

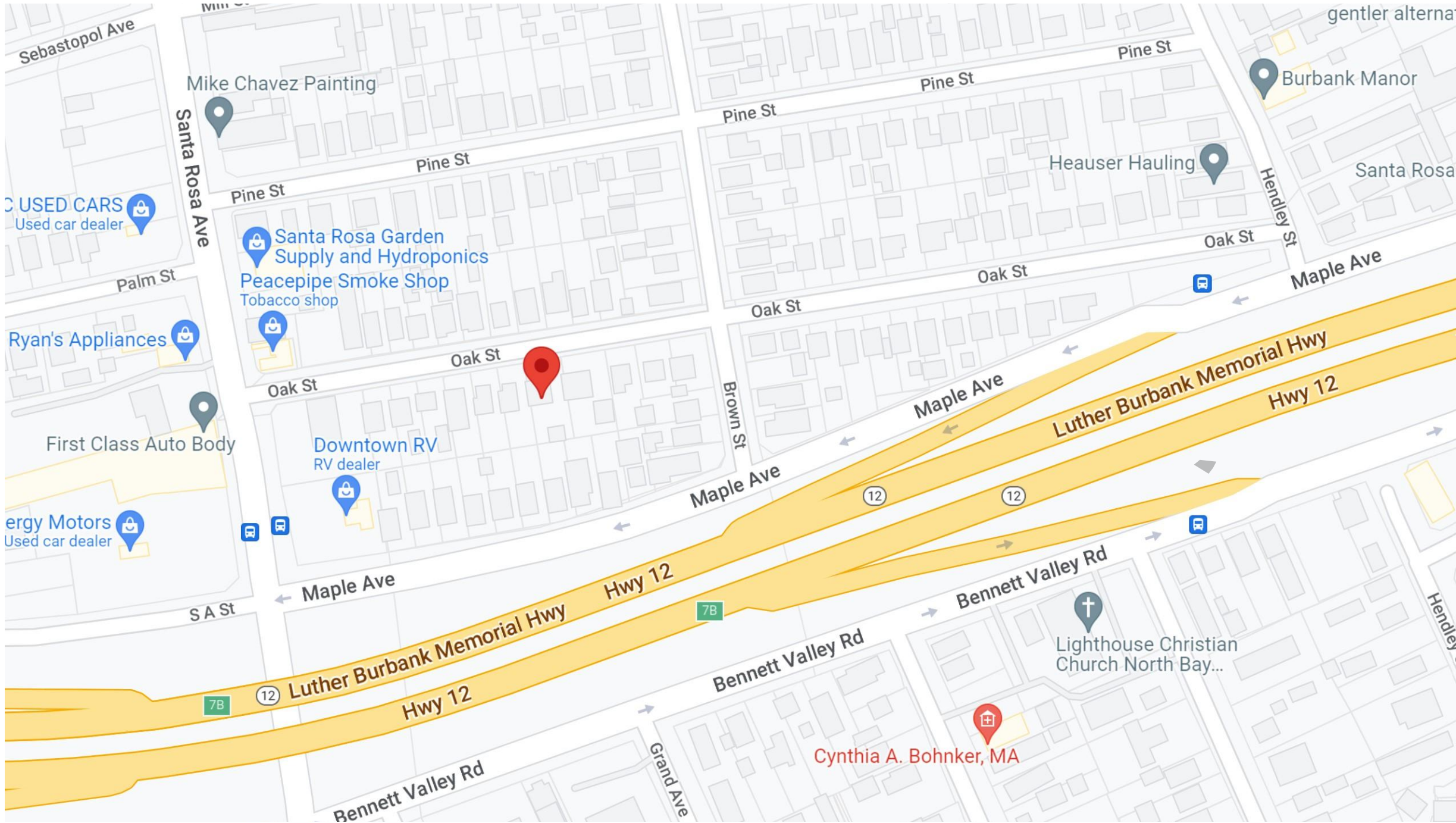
A Remodel for:

Blake & Brauley McNulty

642 Oak Street, Santa Rosa

ABBREVIATIONS

& @ # (E) (N) (R)	AND AT POUND OR NUMBER EXISTING NEW RENOVATED	HGR HORIZ HSS	HANGER HORIZONTAL HOLLOW STEEL SHAPE
AC A/C AD AFCI	ASPHALT CONCRETE AIR CONDITIONING AREA DRAIN ARC FAULT CIRCUIT INTERRUPTOR	J-BOX INSUL KD KP	JUNCTION BOX INSULATION KILN DRIED KING POST
APPROX ARCH	APPROXIMATE ARCHITECTURAL	MECH MDF	MECHANICAL MEDIUM DENSITY FIBER BOARD
BD BLDG BLK BLW BM BOT BSL BTW	BOARD BUILDING BLOCKING BELOW BEAM BOTTOM BUILDING SETBACK LINE BETWEEN	MTL MFR M-L NIC NS NTS	METAL MANUFACTURER MICRO-LAM BEAM NOT IN CONTRACT NON-SHRINK NOT TO SCALE
CANT CL CLG CLR CMU CO COL CONC CONT CSK CTR	CANTILEVER CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONTINUOUS COUNTERSINK CENTER	O/ OBS OC OFCI	OVER OBSURE ON CENTER OWNER FURNISHED CONTRACTOR INSTALLED OCCUPANCY SENSOR
d D DBL DET DF DIA DN DR DS DW	PENNY (NAIL SIZE) DIMMER DOUBLE DETAIL DOUGLAS FIR DIAMETER DOWN DOOR DOWNSPOUT DISHWASHER	PERF PERP PLY PT PUE	PERFORATED PERPENDICULAR PLYWOOD PAIR PRESSURE TREATED
EA EG ELEC ELEV EQ EQUIP	EACH EXISTING GRADE ELECTRICAL ELEVATION EQUAL EQUIPMENT	R REF RET REQ RO RWD RWL	RISER OR RADIUS REFRIGERATOR RETAINING REQUIRED ROUGH OPENING REDWOOD RAIN WATER LEADER
FD FDN FIN FF	FLOOR DRAIN FOUNDATION FINISH FINISH FLOOR	SAD SC SEC SHTG SIM SPECS SS	SEE ARCH. DRAWINGS SOLID CORE SECTION SHEATHING SIMILAR SPECIFICATIONS SELECT STRUCTURAL OR STAINLESS STEEL OR SANITARY SEWER
FG FOB FOC FOS	FINISH GRADE FACE OF BEAM FACE OF CONCRETE FACE OF STUD	STAG STD SW	STAGGERED STANDERED SHEAR WALL
FS GA GALV GSM GFCI	FINISH SLAB or FINISH SURFACE GAUGE GALVANIZED GALVANIZED SHEET METAL GROUND FAULT CIRCUIT INTERRUPTOR	T TEMP TOB TOC TOF	TREAD TEMPERED TOP OF BEAM TOP OF CONCRETE TOP OF FENCE
GL GLB GWB	GLASS GLUE LAMINATED BEAM GYPSUM WALL BOARD	TOW TOS TS	TOP OF WALL TOP OF SLAB or TOP OF SURFACE TUBE STEEL
HB HDR HWD	HOSE BIBB HEADER HARDWOOD	VIF VERT VS VTO	VERIFY IN FIELD VERTICAL VACANCY SENSOR VENT TO OUTSIDE
		W W/ WC WD WH	WATTS WITH WATER CLOSET WOOD WATER HEATER
		WOCD WP WS WRB WTS	WINDOW OPERATION CONTROL DEVICE (LIMIT OPENING TO <4") WATERPROOF WEATHERSTRIPPING WEATHER RESISTIVE BARRIER WELDED THREADED STUD



Vicinity Map

NOT TO SCALE

DEMOLITION NOTES

- Contractor and his subcontractors are to verify all existing conditions before commencing with work, in order to ensure conformance with design drawings. All inconsistencies shall be brought to the attention of the owner prior to proceeding with any work.
- Layout of new work is largely based upon relationships to existing conditions. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the designer prior to proceeding with any work.

CONTRACTOR REQUIREMENTS

- All work to be performed must be by a licensed contractor and or subcontractor.
- All construction shall conform to the applicable building codes and any other local codes and ordinances in force at the time of construction. All materials shall conform to and be installed in accordance with manufacturer's specifications for the specific product and/or service.
- The intent of the documents is to include all labor, materials, equipment and transportation necessary for the complete and proper execution of the work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the documents shall be supplied by the contractor and his subcontractors.
- Deviations or alterations to any portion of the work of specific details shall not be done unless approved by the owner and/or designer prior to work being done.
- Any changes and or additional work to be performed must be submitted on a written change order with a cost estimate prior to work being performed.
- Contractor to supply owner with schedule of work to be performed with a completion date.
- Contractor to provide toilet facilities.
- Protect all areas outside of the project area.
- Contractor to protect and store all materials from weather and elements.
- On a daily basis, clean up and cart away debris; broom sweep all areas involved in the project.
- Contractor to haul away debris as necessary. Contractor to provide dumpster.
- Contractor shall be held responsible for all loss and damage that may happen to work or the any of the materials used thereon until the acceptance of the work by the owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
- General contractor and any subcontractors shall guarantee all work installed by him/her for a period of one (1) year, unless noted otherwise.
- At the completion of the work, all glass, floors, plumbing fixtures, etc., shall be thoroughly cleaned and polished. All plumbing, heating, electrical systems shall be in satisfactory working condition. All exterior areas shall be left clean and free from debris, rubbish and miscellaneous materials.
- The contractor and subcontractors agree that during the guarantee period, any defective work and any other work damaged thereby, shall be replaced promptly and properly without cost to the owner.

- Manufacturers' printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
- A punch list of missing items, uncompleted work, and defective work shall be made by the contractor prior to the owner's occupancy of the work under contract. The owner, contractor and designer shall review and accept the punch list, on site, which will be incorporated into the notice of substantial completion filed by the owner.
- The filing of the notice of substantial completion by the owner starts the warranty and guarantee period, as well as the lien period for the subcontractors.
- When the owner occupies the space prior to completion, the contractor is not responsible for damages that have not been documented as defective before owner occupancy, except for defective or missing items.
- Remove existing work as indicated on the drawings and as necessary for new work. Verify with the owner before discarding any removed salvageable materials.
- The owner shall be instructed as to the use and maintenance of each piece of equipment.

GENERAL CONSTRUCTION NOTES

- Plans are not to be scaled, refer to written dimensions or contact Architect for information.

Symbol Key

Exterior Elevation		Drawing Number Sheet Number		Waterproofing, vapor barrier, WRB or flashing
Section		Drawing Number Sheet Number		Anti-fracture membrane (horiz), or drain mat (vertical)
Interior Elevation		Drawing Number Sheet Number		Plywood or OSB
Detail		Drawing Number Sheet Number		Concrete
Key Note		Drawing Number		Drain Rock
Window ID		Window Number		Earth
Door ID		Door Number		Rigid or spray foam insulation
Elevation		Height Description		Batt Insulation
North Arrow				Beam or Post
				2x lumber
				I-joist

Code Summary

2022 California Residential Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Fire Code
2022 Green Building Code
City of Santa Rosa local ordinances & regulations

Project Information

Project Name: McNulty Residence
Project Location: 642 Oak Street
APN: 009-331-030
Acres: 0.15 acres
Zoning: Low Residential
Building Type: Residential
Occupancy Type: R-3
Construction Type: V-B unsprinklered

Building Limits

Maximum height: 35 ft.
Setbacks (secondary structure)
Front: 20'-0"
Side: 5'-0"
Rear: 5'-0"

Project Description

Remodel kitchen, remove windows on side yard. Replace window at rear with a door and replace a door at rear with a window. Replace additional windows toward rear of property.

Deferred Submittals

none

Area Summary

BUILDING AREA

(E) Living Area: 1,426 sq. ft.
Remodel Area: 276 sq. ft.

BUILDING HEIGHT

Proposed building height: no change

Directory

OWNER
Blake & Brauley McNulty
642 Oak Street
Santa Rosa, CA 95404

ARCHITECT
Winfield Klein
61 Montgomery Drive
Santa Rosa, CA 95404
winfield@kleinarch.design
(707) 364-3589

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642 Oak Street
Santa Rosa, California 95404
APN: 009-331-030

REVISIONS:

Sheet Index

A001	Cover Sheet
A002	Site Plan
A101	Existing Plan, Demo Plan
A102	Proposed Floor Plan
A201	Existing Exterior Elevations
A202	Proposed Exterior Elevations



DESIGNER:

WK + TK

DATE:

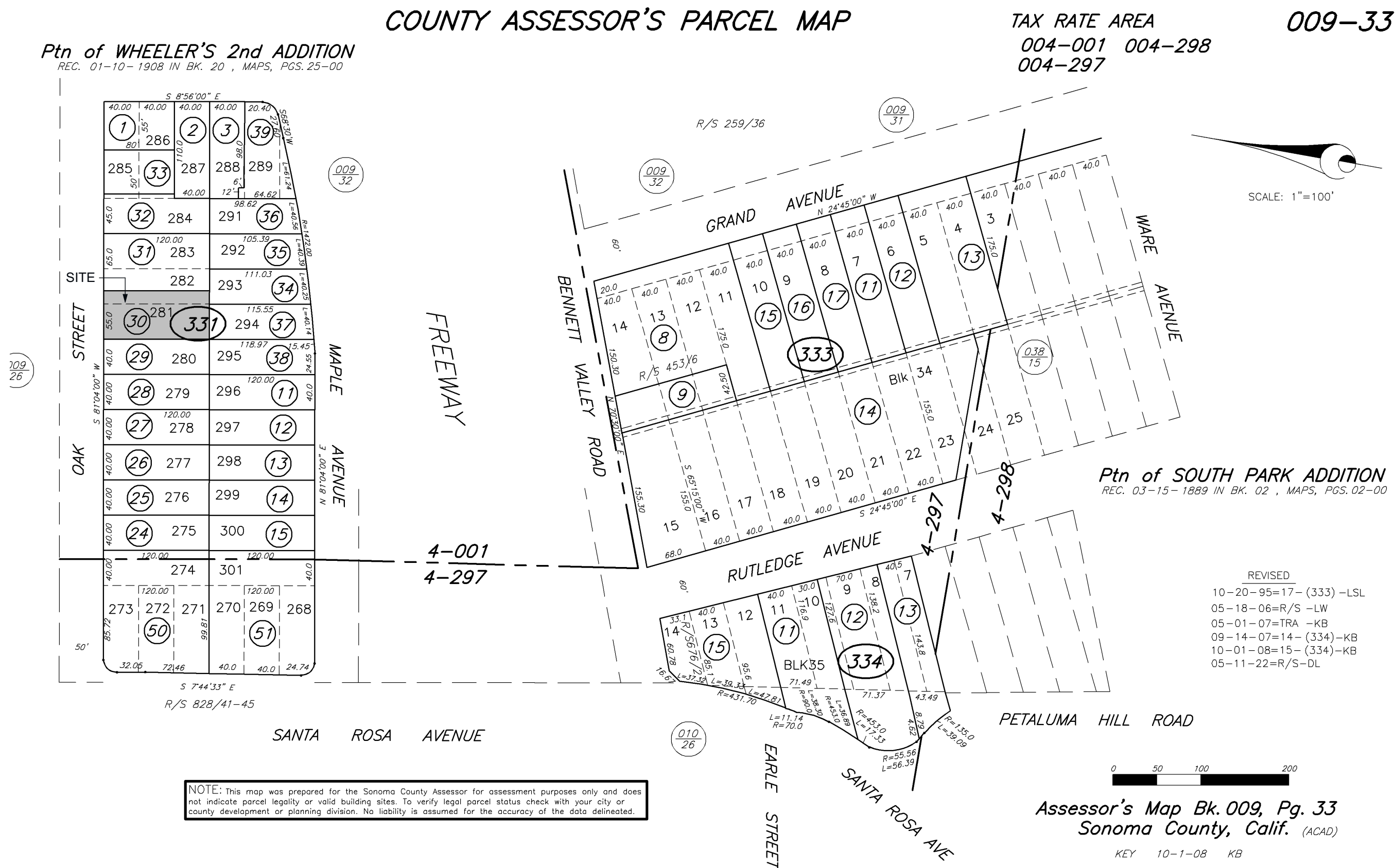
Sept 21, 2023

LAYOUT NAME:

Cover Sheet

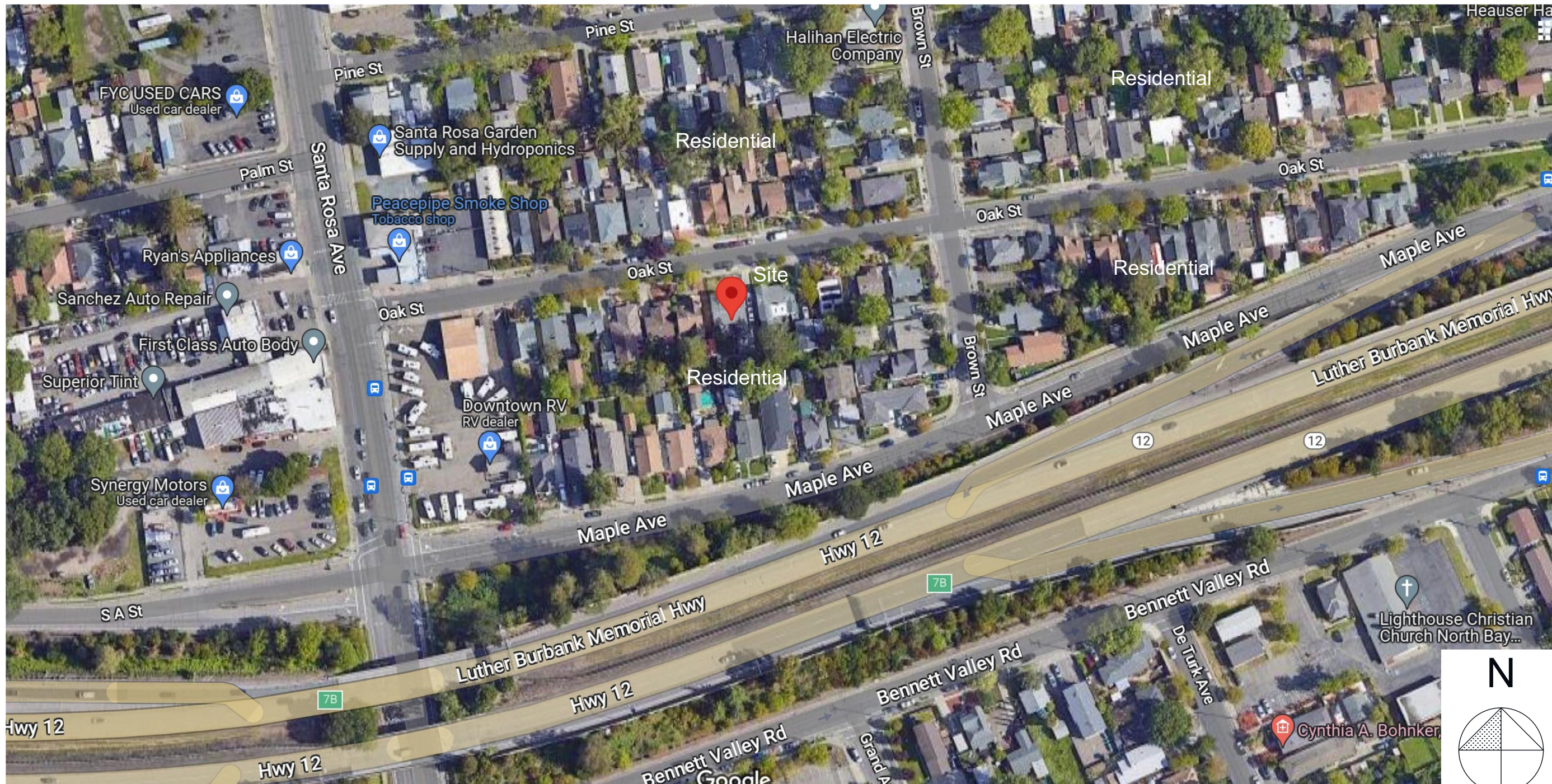
SHEET NO.

A001



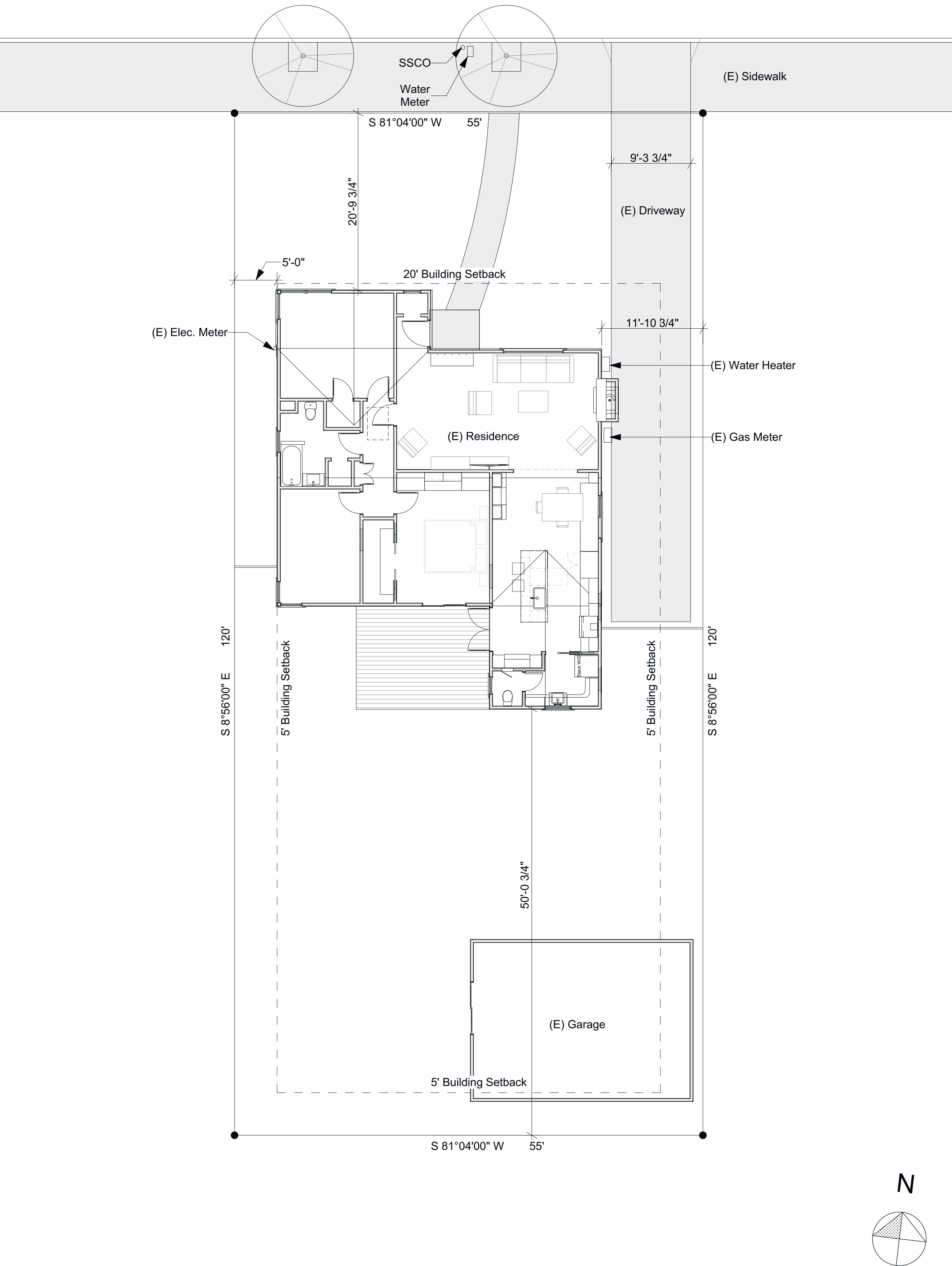
Assessors Parcel Map

NOT TO SCALE



Neighborhood Context Map

NOT TO SCALE



Site Plan

SCALE: 1/8" = 1'-0"

REVISIONS:



DESIGNER:
 WK + TK

DATE:
 Sept 21, 2023

LAYOUT NAME:
 Site Plan

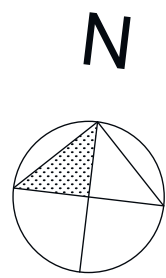
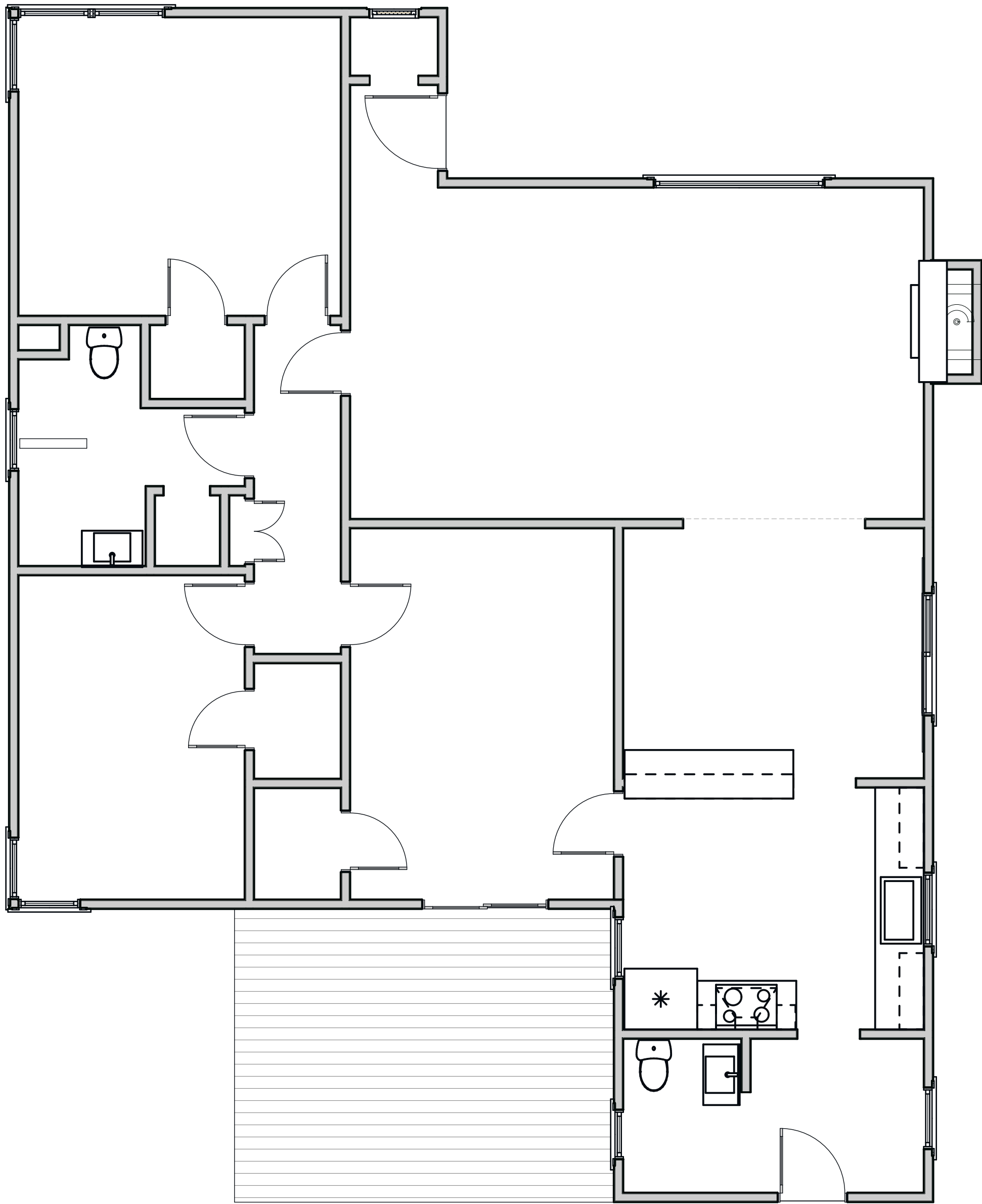
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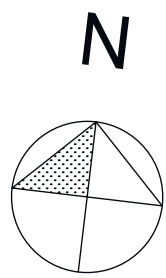
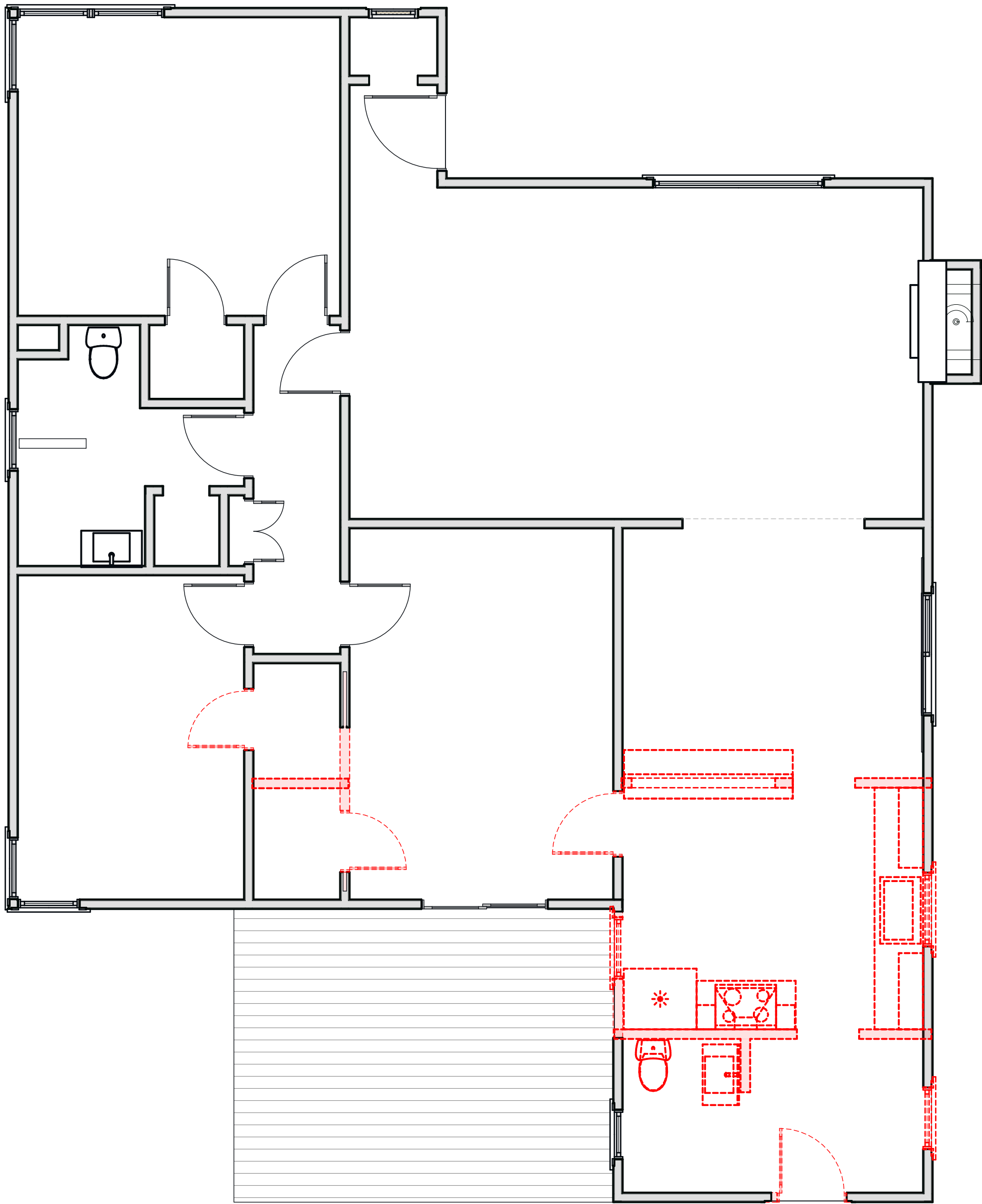
DESIGNER:
WK + TK
DATE:
Sept 21, 2023
LAYOUT NAME:
Existing Plan, Demo Plan
SHEET NO.

A101



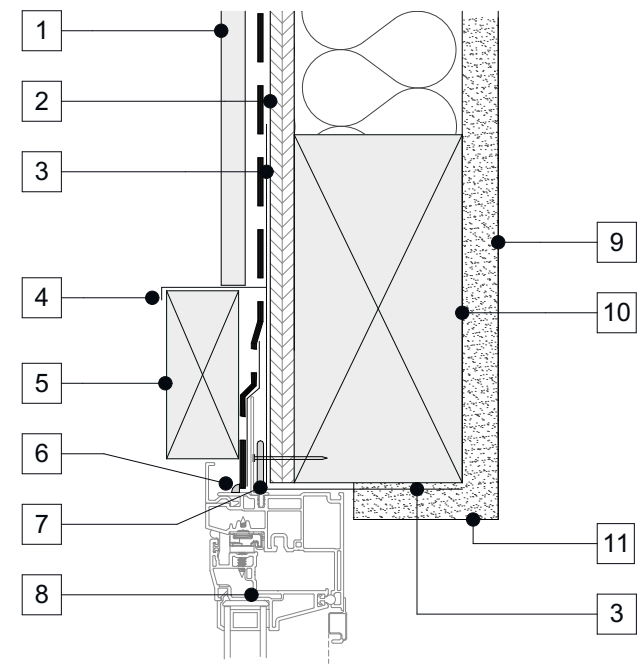
1
A101 Existing Floor Plan

SCALE: 1/4" = 1'-0"

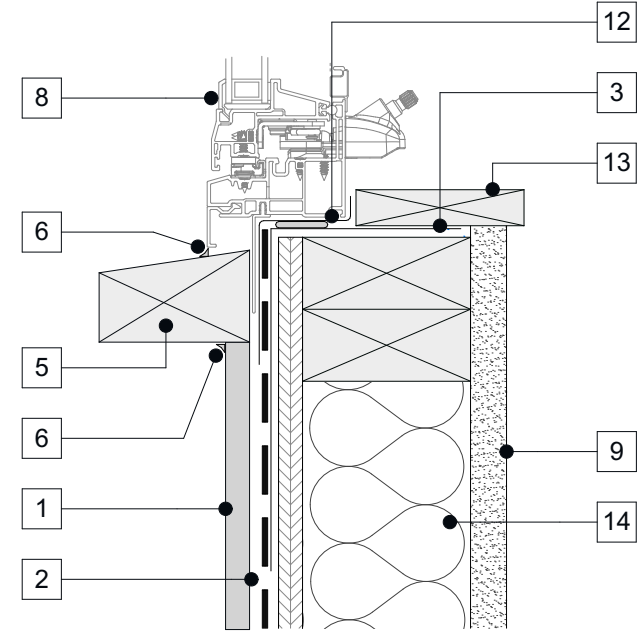


2
A101 Demo Plan

SCALE: 1/4" = 1'-0"



SECTION AT HEADER
(JAMB SIMILAR)

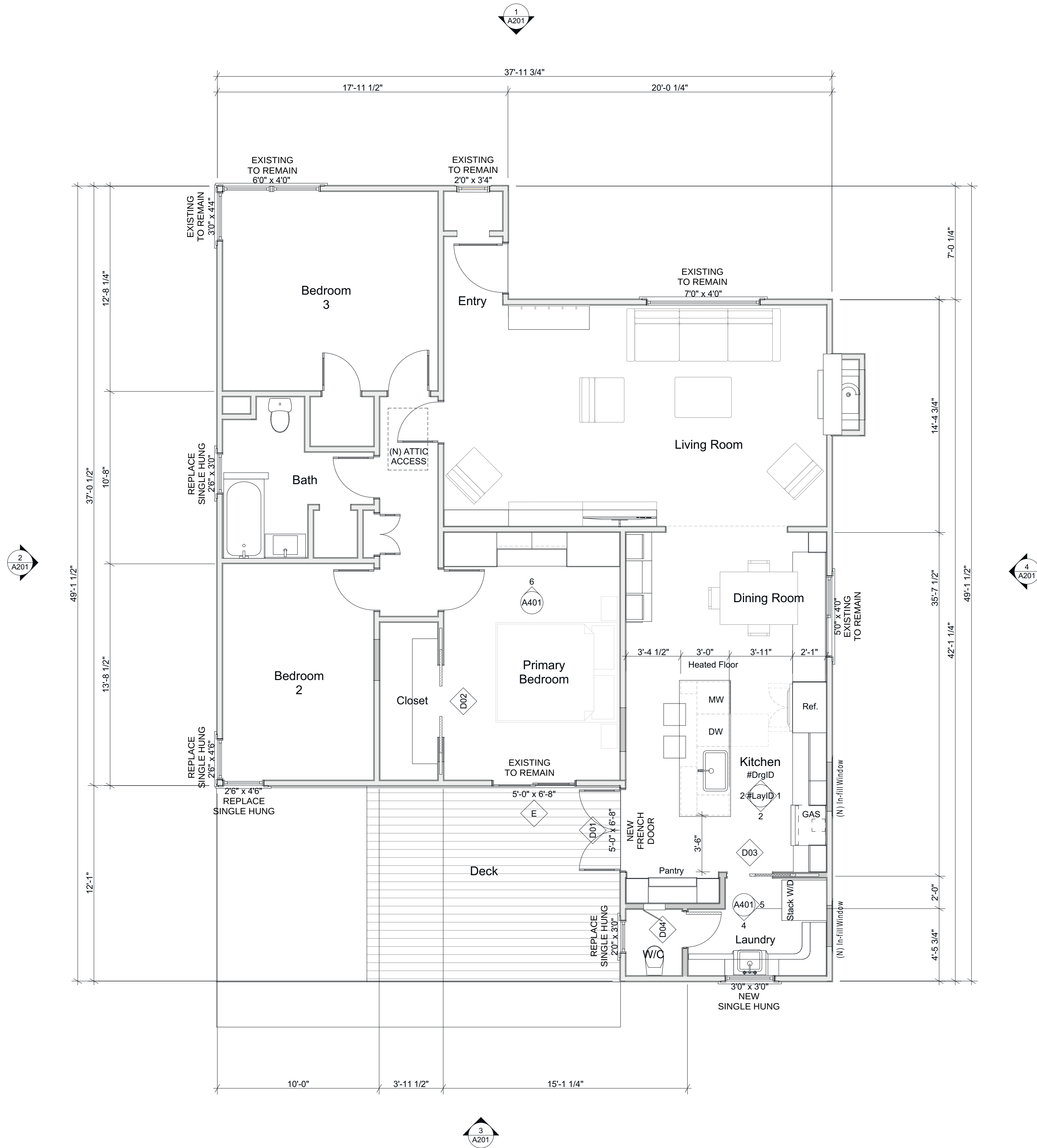


SECTION AT SILL

- 1 Siding over WRB
- 2 Sheathing per structural engineer
- 3 Wrap rough opening with self-adhesive flashing
- 4 G90 head flashing
- 5 Trim to match existing
- 6 Sealant
- 7 Set window in bed of sealant at head and jambs
- 8 Install window per manufacturer's specifications
- 9 5/8" gypsum board
- 10 Header per plan
- 11 Wrap top and sides with 5/8" gypsum board
- 12 Window flashing pan set in bed of sealant
- 13 3/4" paint grade poplar sills typical
- 14 R-15 mineral batts
- 15 2 x 4 stud framing
- 16 5/8" gypsum board

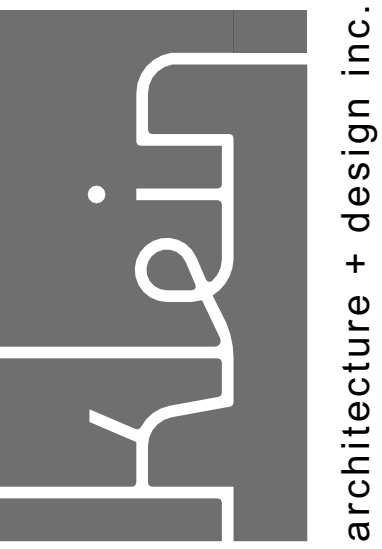
1 Window Detail

SCALE: 3" = 1'-0"



Proposed Floor Plan

SCALE: 1/4" = 1'-0"



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Santa Rosa, CA 95404
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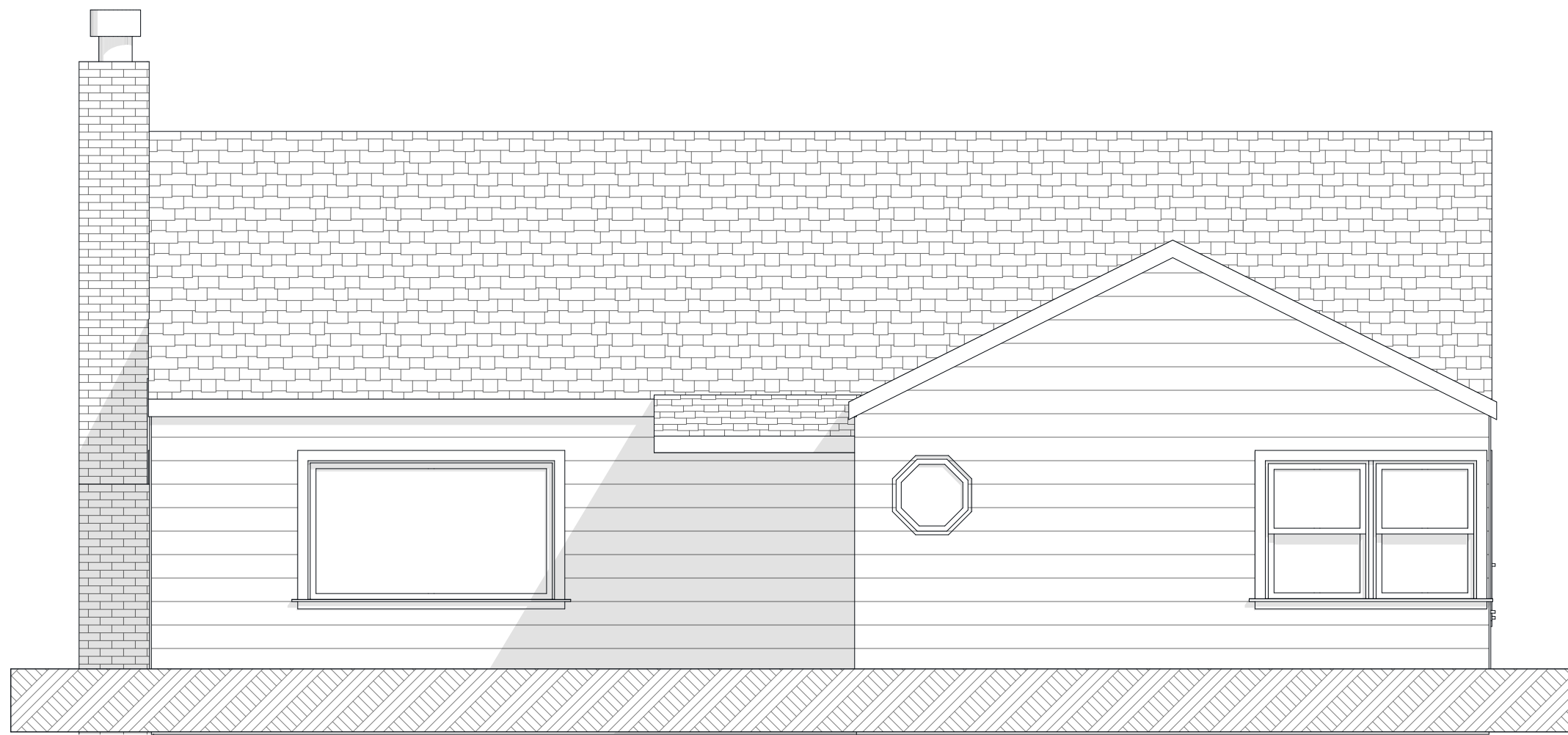
LAYOUT NAME:
Proposed Floor Plan

SHEET NO.

A102



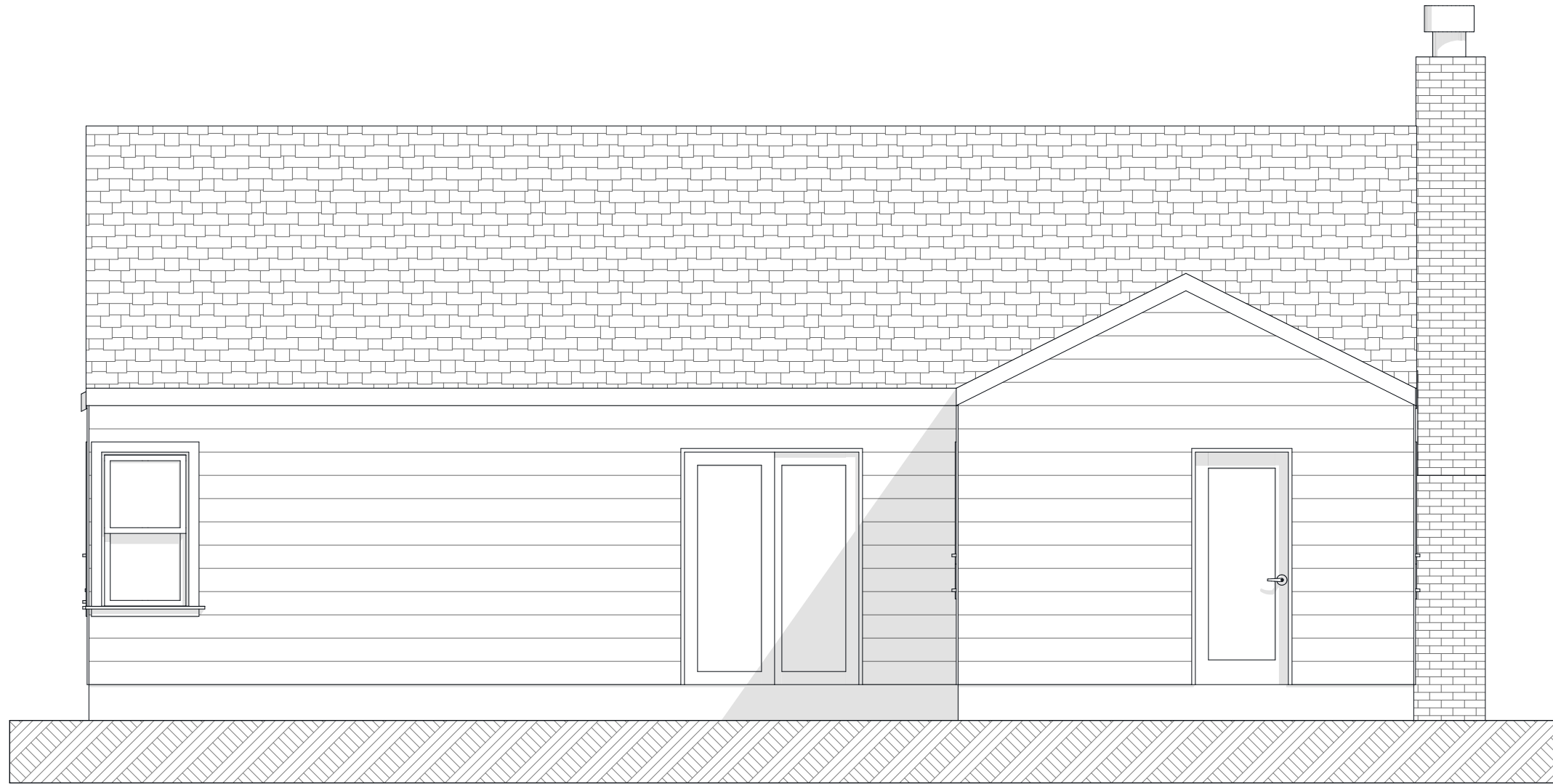
Front Elevation



1 North Elevation (Existing)
A201 SCALE: 1/4" = 1'-0"



2 East Elevation (Existing)
A201 SCALE: 1/4" = 1'-0"



3 South Elevation (Existing)
A201 SCALE: 1/4" = 1'-0"



4 West Elevation (Existing)
A201 SCALE: 1/4" = 1'-0"

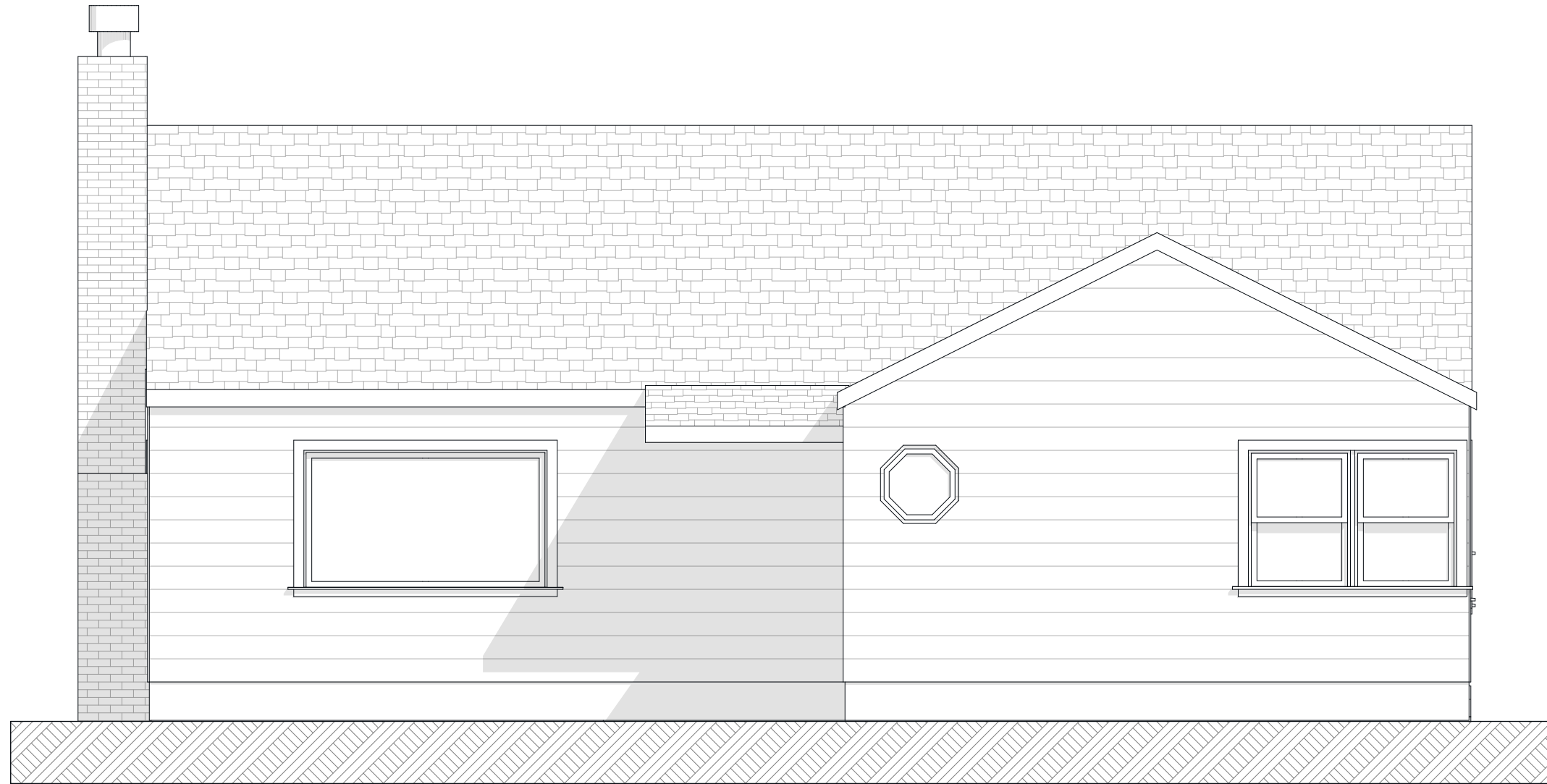
REVISIONS:



DESIGNER:
WK + TK
DATE:
Sept 21, 2023
LAYOUT NAME:
Existing Exterior
Elevations
SHEET NO.

Exterior Finishes

Roof	No change
Siding	Match existing wood siding with redwood or cedar. Install siding over HydroTex weather barrier or approved equal over 1/2" APA rated sheathing. Paint to match existing color.
Windows and Doors	New fiberglass doors and windows. Install per manufacturer's specifications. Color: White
Trim	Painted wood trim at corners, windows and doors. Color to match existing. Wood species to match existing.
Gutter and Downspouts	No change
Flashing	All wall cap metal, sill pans, flashing, counter flashing and z-bar over windows shall be galvanized steel painted to match siding color.
Driveway	No change



1 North Elevation
A202 SCALE: 1/4" = 1'-0"



2 East Elevation
A202 SCALE: 1/4" = 1'-0"



3 South Elevation
A202 SCALE: 1/4" = 1'-0"



4 West Elevation
A202 SCALE: 1/4" = 1'-0"

REVISIONS:



DESIGNER:
WK + TK

DATE:
Sept 21, 2023

LAYOUT NAME:
Proposed Exterior Elevations

SHEET NO.

A202