

EAMES RESIDENCE

NICK LEE ARCHITECTURE

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GENERAL PROJECT NOTES

- BEFORE CONSTRUCTION IS TO BEGIN, THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED APPROVALS & PERMITS HAVE BEEN OBTAINED. THE CONSTRUCTION OR FABRICATION OF ANY BUILDING COMPONENT MAY BEGIN ONLY AFTER THE CONTRACTOR HAS RECEIVED PLANS AND ANY ADDITIONAL DOCUMENTS FROM THE PERMITTING AND OTHER REGULATORY AGENCY. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING MODIFICATIONS OF WORK REQUIRED BY ANY REGULATORY AGENCY.
- ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR THE LOCAL JURISDICTION.
- THE DRAWINGS REPRESENT THE INTENDED CONSTRUCTED RESULT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND ALL RISKS INVOLVED IN THE CONSTRUCTION, AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AND ITS COMPONENTS DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACT DOCUMENTS DESCRIBE SPECIFIC DESIGN INTENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOTION AND NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE DRAWINGS OR MENTIONED IN THE NOTES.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS INCLUDING SAFETY OF ALL PERSONAS AND PROPERTY DURING THE COURSE OF CONSTRUCTION. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION THE PERFORMANCE OF THE WORK OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. ORDERING OR FABRICATION OF ANY MATERIALS. IF DISCREPANCIES ARE FOUND BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE OWNER AND RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- SHORING & DEMOLITION: THE CONTRACTOR SHALL SAFELY SHORE WHENEVER NECESSARY TO ALLOW DEMOLITION AND/OR INSTALLATION OF NEW CONSTRUCTION. REMOVAL, CUTTING AND DRILLING OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND APPROPRIATE TOOLS.
- SUBSTITUTION OR CHANGE REQUESTS SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSIONS ARE TO FACE OF STRUCTURAL OR FRAMING MEMBERS, U.O.N.
- WHERE IT IS CLEAR THAT A DRAWING REPRESENTS ONE ITEM OF A NUMBER, OR ONLY A PART OF AN ASSEMBLY, THE OTHER WORK SHALL BE CONSTRUCTED REPETITIVELY.
- CONFIRM LOCATION AND DETAILING OF PENETRATIONS FOR PLUMBING, MECHANICAL, AND ELECTRICAL.
- SHOP DRAWINGS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MULTIPLE COPIES SHOP DRAWINGS FOR OWNER REVIEW, FOR ALL CUSTOM PROJECT COMPONENTS INCLUDING BUT NOT LIMITED TO: DOORS, WINDOWS, STEEL FABRICATIONS, & CASEWORK. CONTRACTOR MUST OBTAIN "REVIEW, WITHOUT EXCEPTIONS" COMMENT ON SUBMITTAL PRIOR TO ORDERING OR FABRICATION OF COMPONENTS.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS NOTE "VIF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLAIN.
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST OCCUR.
- GRID LINES ARE SHOW TO FACE OF FRAMING U.O.N. AND ARE FOR REFERENCE.
- COORDINATE LOCATION AND PROVIDE BLOCKING, BACK AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL MOUNTED ITEMS.

PROJECT INFORMATION

ADDRESS: 235 LIBERTY ST., PETALUMA, CA 94952
OWNER: RYAN AND SHONDRA EAMES
APN: 006-273-015
OCCUPANCY GROUP: R-3
FIRE SPINKLERS: NO FIRE SUPPRESSION CURRENTLY INSTALLED.
LOT AREA: 6,120 SF

BUILDING AREA CALCULATIONS

EXISTING CONDITIONS:
1ST FLOOR: 1,797 SF
2ND FLOOR: 1,837F
TOTAL EXISTING: 3,634 SF

AREA TO BE REMODELED:
1ST FLOOR: 591 SF
2ND FLOOR: 740 SF

NEW AREA:
GARAGE LEVEL - CONDITIONED MUDROOM: 241 SF
1ST FLOOR CONDITIONED SPACE CONVERTED TO PORCH: (75) SF
2ND FLOOR UNCONDITIONED STORAGE CONVERTED TO CONDITIONED: 64 SF
TOTAL AREA OF WORK: 1,711 SF

PERCENT REMODEL: 1,711 / 3,634 = 47.1%

TOTAL CONDITIONED AREA PROPOSED: 3,864 SF

COVERAGE CALCULATONS

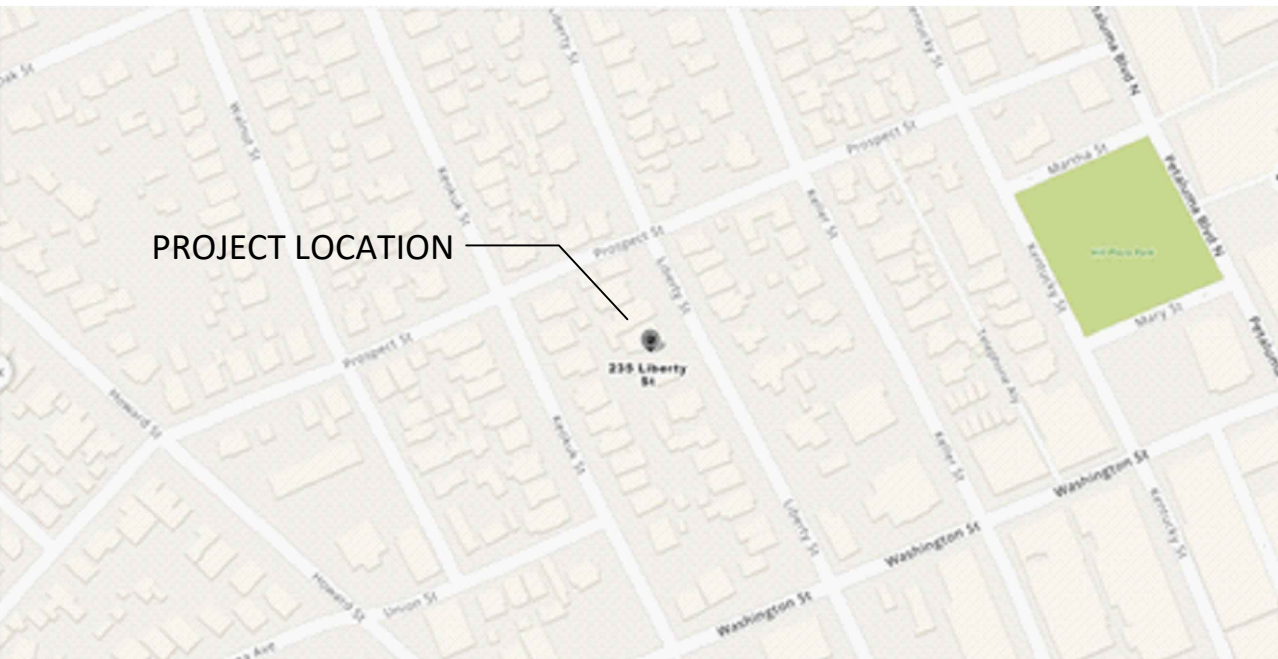
EXISTING CONDITIONS:
RESIDENCE (INCLUDING PORCHES): 1,973 SF
PUMP HOUSE / WORKSHOP: 184 SF
DRIVEWAY: 287 SF
PAVER PATHWAY (FRONT YARD): 42 SF
CONCRETE PATHS AND LANDING TO REMAIN(FRONT YARD): 155 SF
TOTAL EXISTING FRONT YARD COVERAGE: 484 SF

PROPOSED COVERAGE:
RESIDENCE (INCLUDING PORCHES): 1,973 SF
PUMP HOUSE / WORKSHOP: 184 SF
DRIVEWAY AND PEDESTRIAN PATHS (FRONT YARD): 168 SF
(E) CONCRETE PATHS AND LANDING TO REMAIN(FRONT YARD): 155 SF
TOTAL PROPOSED FRONT YARD COVERAGE: 323 SF

CODE COMPLIANCE

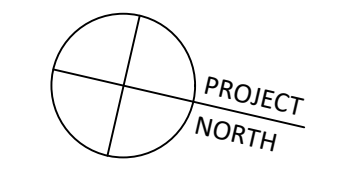
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
- 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2019 GREEN BUILDING STANDARDS CODE (CGBSC)
 - 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

VICINITY MAP



Sheet Index:

- A0.0 - COVER SHEET
- A1.0 - PLOT PLAN
- A1.1 - PROPOSED SITE PLAN
- A1.2 - GRADING PLAN
- A6.1 - EAST ELEVATION
- A6.2 - SOUTH ELEVATION



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Cover Sheet

REVISIONS:

REV#	DATE
1	10-28-17
2	11-04-21
3	12-26-21

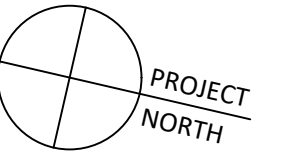
ISSUE DATE: 10-28-17

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DRAWING NUMBER:

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



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Plot Plan

REV#	DATE
△ 08-21-21	
△ 11-04-21	
△ 12-26-21	

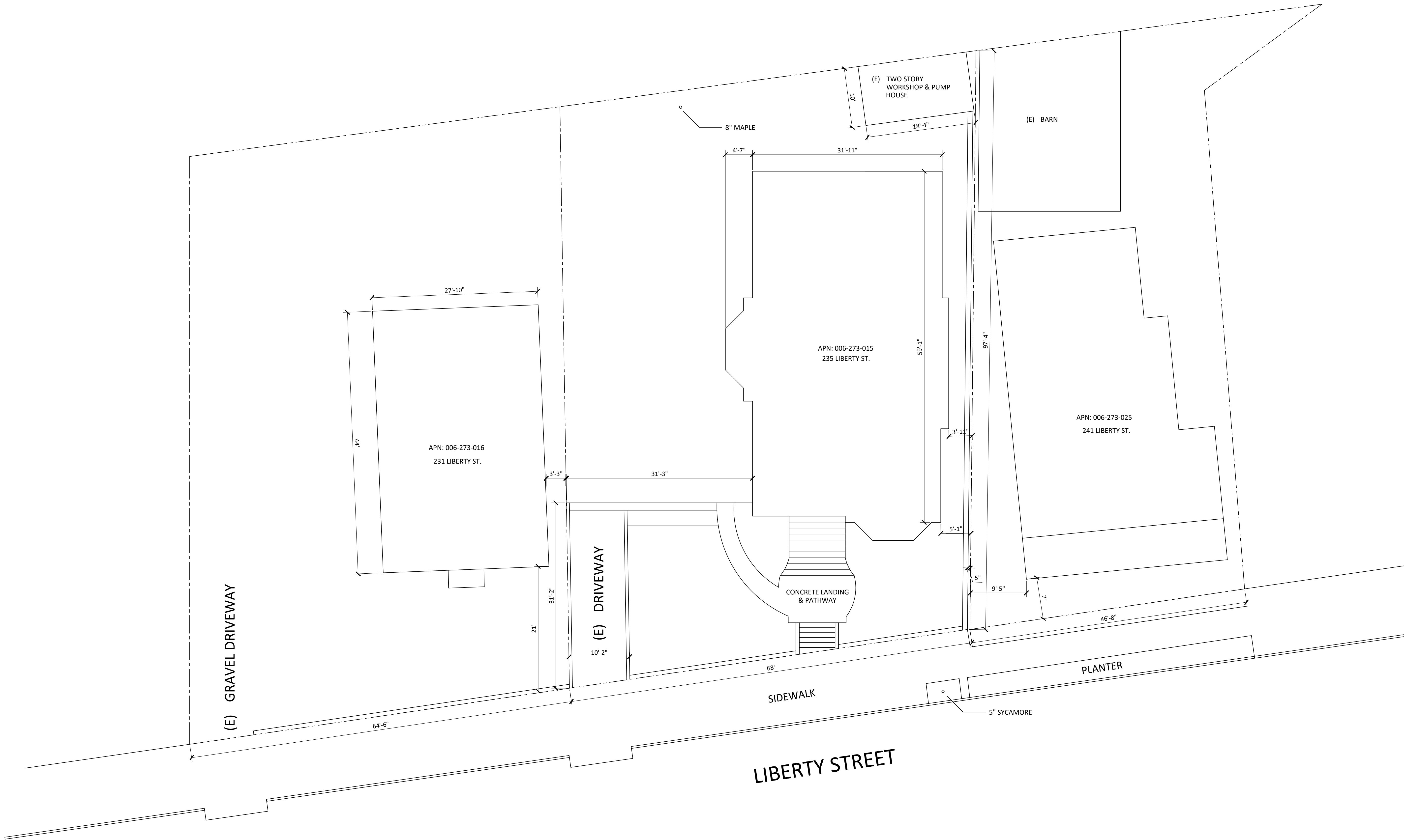
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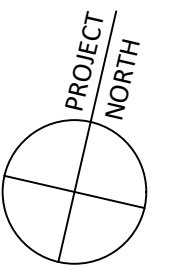
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SCALE: 1/8" = 1'-0"





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SITE PLAN

REVISIONS:
REV# DATE
12-26-21

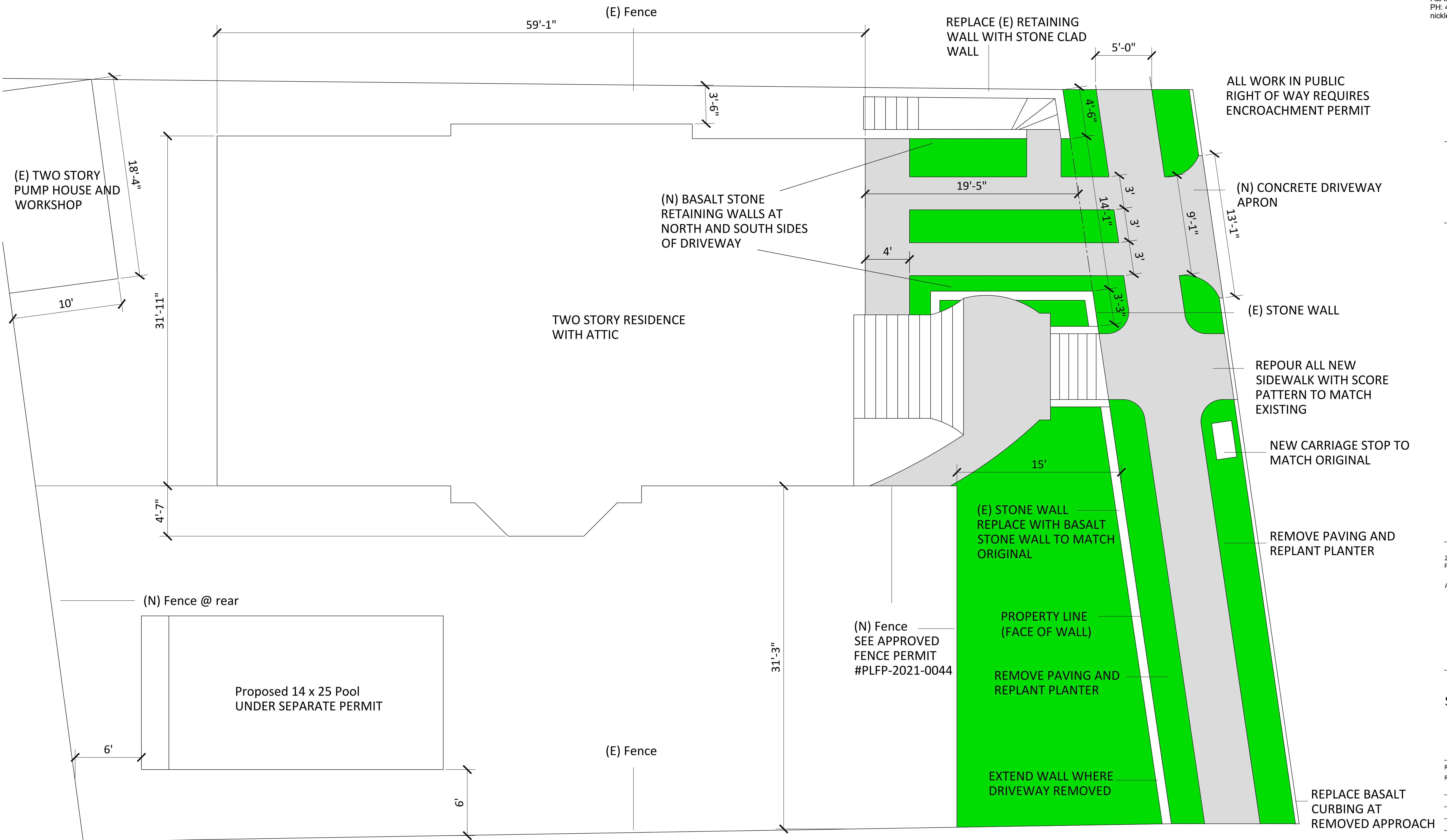
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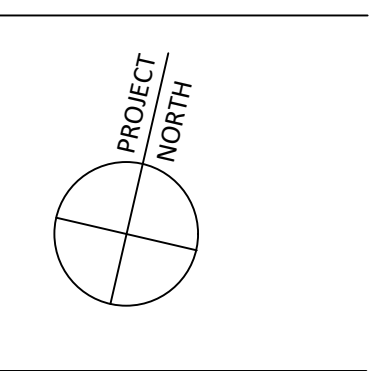
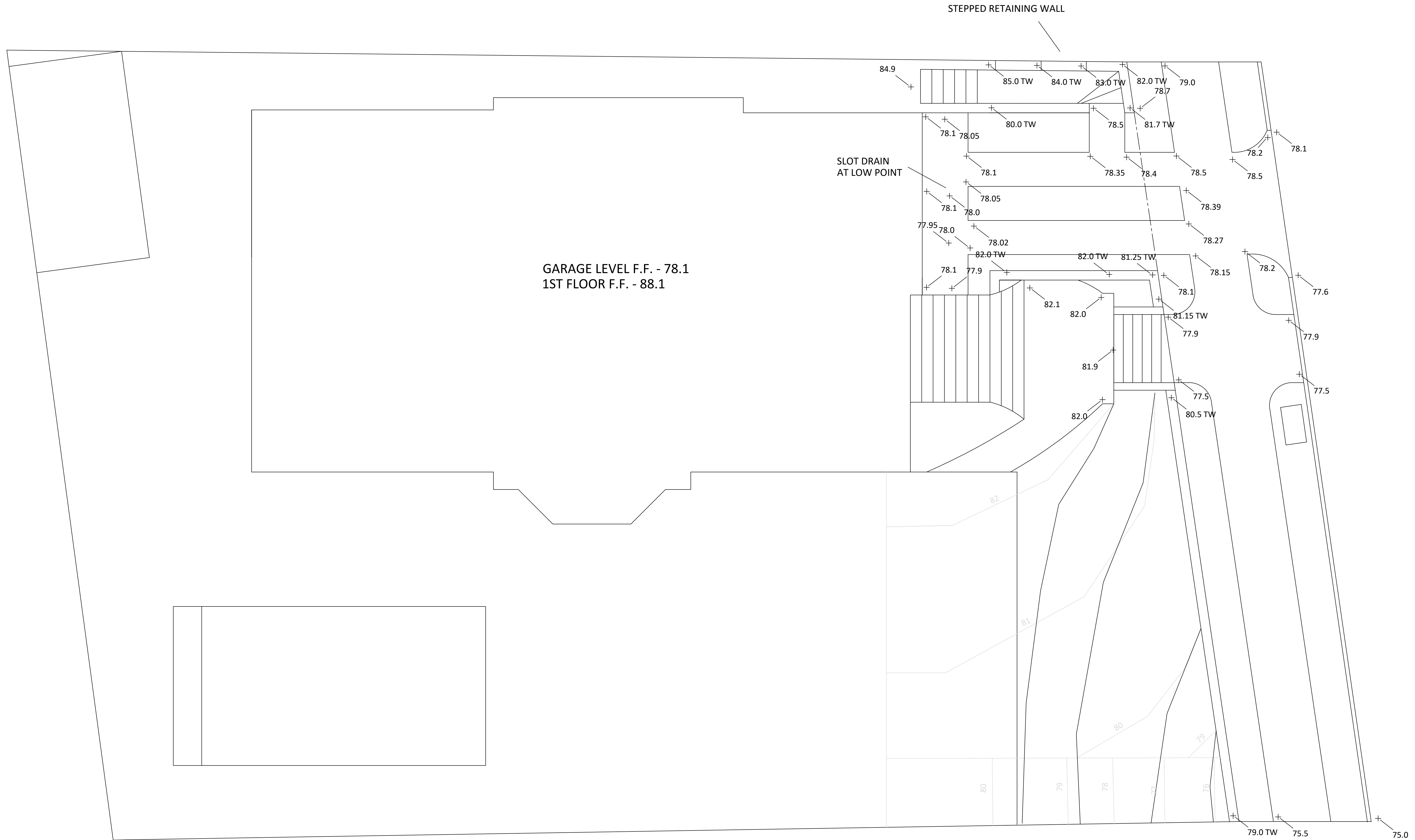
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SCALE: 1/4" = 1'-0"





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GRADING PLAN

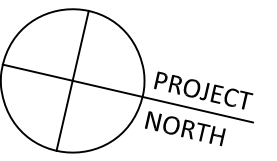
REVISIONS:

REV#	DATE

ISSUE DATE: 12-26-21
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DRAWING NUMBER:

A 1.2

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



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FRONT
ELEVATION

REVISIONS:
REV# DATE
△ 08-21-21

ISSUE DATE: 08-22-17

DRAWN BY: RE

DRAWING NUMBER:

A 6.1

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



(N) Trim to match original photos

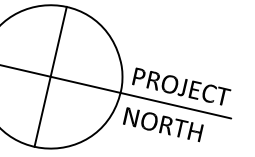
(N) Fence

(N) GARAGE DOOR

(N) Basalt wall to match original

1

East Elevation



(N) Gable roof over
existing 2nd story

(N) Rear Porch to
match original
photos



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SOUTH
ELEVATION

REVISIONS:
REV# DATE
1 08-21-21

1

South Elevation

ISSUE DATE: 08-22-17

DRAWN BY: RE

DRAWING NUMBER:

A 6.2

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