



EVANS RESIDENCE - DESIGN REVIEW



JARROD DENTON ARCHITECT

SIGNUM ARCHITECTURE, LLP 707 963 8831 1050 Adams Street, Suite D, St. Helena, CA 94574

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EVANS RESIDENCE

2150 STARKEY AVE. YOUNTVILLE, CA 94599 APN 036-034-006

PROJECT NUMBER	2009
DATE	10/01/20
CHECKED BY	JD
DRAWN BY	JD, PG
SCALE	AS NOTED
REVISIONS	

DESIGN REVIEW	11.02.20
DESIGN REVIEW R1	12.18.20
DESIGN REVIEW R2	01.06.21
DESIGN REVIEW R3	02.12.21

SHEET NAME

TITLESHEET

SHEET NUMBER

G0.01 DESIGN REVIEW

A.P.N. 360-340-060

2150 STARKEY AVE. YOUNTVILLE, CA, 94599

- 1.1 APPLICABLE BUILDING CODES: TITLE 24
- PART 1: 2019 BUILDING STANDARDS ADMINISTRATIVE CODE PART 2.5: 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
- PART 3: 2019 CALIFORNIA ELECTRICAL CODE
- PART 4: 2019 CALIFORNIA MECHANICAL CODE
- PART 5: 2019 CALIFORNIA PLUMBING CODE PART 6: 2019 CALIFORNIA ENERGY CODE
- PART 7: 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
- PART 8: 2019 CALIFORNIA HISTORICAL BUILDING CODE
- PART 9: 2019 CALIFORNIA FIRE CODE
- PART 10: 2019 CALIFORNIA EXISTING BUILDING CODE
- PART 11: 2019 CALIFORNIA GREEN BUILDING CODE
- PART 12: 2019 CALIFORNIA REFERENCED STANDARDS CODE
- 1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.
- 1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.
- 1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.
- 1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.

EDWG

ELEC EMER

FIN FLR FLUOR FOC FOF FOS FOM

FTG FURR FUT

GALV GB

GEN GFI

GL GLB GRD GR GSM GWB GYP

HB HD HDR HGR HT

HORIZ HR

ICBO

INSUL INT

LDWG

- 1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- 1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.
- 1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- 1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
- 1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
- 1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.
- 1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE FOR EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2001)
- 1.14 -REFER TO THE PROJECT MANUAL FOR DETAILED -SPECIFICATIONS, MASTER CONTROL SYSTEM INTERFACE REQUIREMENTS and INPUT/OUTPUT LISTS and REQUIREMENTS.
- 1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

SCHD

SECT

SHTG

SPHD SHGL SHWR SHT SIM

SL SOG SPEC SQ SDWG SST STD STL STRUC SUSP

TBD

TEMP

T&G THK

THR

UNO

VERT

W/D

W/O WC.

WNDW WPM

WWF

YD

WSCT

ABBREVIATIONS

MACH

MAINT

MAX

MDWG

MECH

MEMP

MTL MFR

MIN MIR MISC MO

MSRY

MTD

(N) NEC NFPA

NIC

NTS

OBS

OPNG OPP

PART

PDWG

PERM

PL PLAM PLAS PLWD PNL PT

PRCST

PSI

(R)

RА

RAD

REC REF

REFR REINF REQ

RESIL RET

REG RGTR

REV

RМ

RO

RWD RWL

PΒ

& ∠ @ ¢ [↓ ↓ # AB AC A/C ACT AD	AND ANGLE AT CENTERLINE CHANNEL DIAMETER/ROUND PARALLEL PERPENDICULAR NUMBER ANCHOR BOLT ASPHALTIC CONCRETE AIR CONDITIONING ACOUSTIC, ACOUSTICAL AREA DRAIN	EDW ELEV ELEC EME EQ EXP EXT FAU FDN FD FE
ADA ADJ AFF ALUM ALT AP APROX ARCH ASPH AV	AMERICANS WITH DISABILITIES ACT ADJUSTABLE, ADJACENT ABOVE FINISHED FLOOR ALUMINUM ALTERNATE ACCESS PANEL APPROXIMATE ARCHITECTURAL ASPHALT AUDIO VISUAL	FG FIN FLR FLUC FOC FOS FOS FD FS FC
BD BLDG BLK BLKG BM BOT BTW	BOARD BUILDING BLOCK BLOCKING BEAM, BENCHMARK BOTTOM BETWEEN	FTG FURE FUT G GA GAL GB
CAB CB CDWG CDWG CEM CT CG CI CJ CLG	CABINET CATCH BASIN CALIFORNIA BUILDING CODE CIVIL DRAWINGS CEMENT CERAMIC TILE CORNER GUARD CAST IRON CONTROL JOINT CEILING	GD GEN GL GLB GRD GR GSM GWB GYP
CLR CO COL CONC CONT CONTR CONTS CTR CW	CLEAR CASED OPENING COLUMN CONCRETE CONNECTION CONTINUOUS CONTRACTOR CONSTRUCTION CENTER COLD WATER	HB HDR HDR HGR HT HORI HR HW ICBO
DBL DET DIA DIAG DIM DN DP DR DWR DS DWG	DOUBLE DETAIL DOUG FIR, DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DOWN DAMPROOFING DOOR DRAWER DOWNSPOUT DRAWING	ID INSU INSU JAN JT JST KIT LDW0
(E) EA EJ	EXISTING EACH EXPANSION JOINT	LAB LAM LAV

ELEVATION, ELEVATOR
ELECTRICAL EMERGENCY
ELECTRICAL PANEL EQUAL
EACH SIDE EXPANSION
EXTERIOR
FIRE ALARM FORCED-AIR UNIT
FLOOR DRAIN FOUNDATION
FIRE EXTINGUISHER FINISHED GRADE
FINISH FLOOR
FLUORESCENT FACE OF CONCRETE
FACE OF FINISH FACE OF STUD
FACE OF MASONRY
FIREPROOF FLOOR SINK
FOOT/FEET FOOTING
FURRING FUTURE
GAS GAUGE
GALVANIZED GRAB BAR
GARBAGE DISPOSAL GENERAL
GROUND FAULT INTERRUPTER GLASS
GLUE LAMINATED BEAM
GROUND GRADE
GALVANIZED SHEET METAL GYPSUM WALL BOARD
GYPSUM
HOSE BIB HEAD
HEADER HANGER
HEIGHT HORIZONTAL
HOUR HOT WATER
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
INSIDE DIMENSION
INCH INSULATION INTERIOR
JANITOR JOINT
JOIST
KITCHEN LANDSCAPE DRAWINGS
LABORATORY
LAMINATE LAVATORY

ELECTRICAL DRAWINGS

_		
	POUND	S
		SA SAF
	MACHINE MAINTENANCE	SC
	MAXIMUM	SCH SD
	MACHINE BOLT MEDICINE CABINET	SEC
	MECHANICAL DRAWINGS	SH SHT(
	MECHANICAL MEMBRANE	SF
	METAL	SPH
	MANUFACTURER MINIMUM	SHW
	MIRROR	SHT
	MISCELLANEOUS MASONRY OPENING	SL SOG
	MASONRY MOUNTED	SPE(
	MALLEABLE IRON	SQ SDW
	NEW	SST
	NATIONAL ELECTRICAL CODE NATIONAL FIRE	STD STL
	PROTECTION ADMINISTRATION	STOP
	NOT IN CONTACT NUMBER	STRU
	NOT TO SCALE	SV SW
	OVER OVERALL	SYM
	OBSCURE	SYS
	ON CENTER OUTSIDE DIMENSION	T TB
	OVERHANG	TBD
	OPENING OPPOSITE	TC TEL
	PARTITION	TEMI
	PANEL BOARD	T&G THK
	PLUMBING DRAWINGS PERMANENT	THR
	PLATE OR PROPERTY LINE	TOC TOD
	PLASTIC LAMINATE PLASTER	TOS
	PLYWOOD	TOW TPH
	PANEL PAINT, POINT, PRESSURE TREATED	TOP TS
	PRECAST POUNDS PER SQ. INCH	TV
	REMOVE	TYP
	RISER	UNO VB
	RETURN AIR RADIUS	VERT
	RESILIENT CHANNEL	VG VOL
	ROOF DRAIN RECESSED	W/D
	REFERENCE REFRIGERATOR	WSC W
	REINFORCED	W/
	REQUIRED	W/O WC
	RETAINING	WD
	REGULAR REGISTER	WH WND
	REVISION	WPM
	ROOM ROUGH OPENING	WT WR
	REDWOOD	WWF
	RAIN WATER LEADER	YD

SOUTH SINK SUPPLY AIR SELF ADHERED FLASHING SOLID CORE SCHEDULE SOAP DISPENSER SECTION SHELF SHEATHING SQUARE FOOT, FEET

SPRINKLER HEAD SHINGLE SHOWER SHEET SIMILAR SUDIAG

SLIDING SLAB ON GRADE SPECIFICATION OR SPECIAL SQUARE STRUCTURAL DRAWINGS STAINLESS STEEL

STEE STORAGE STRUCTURAL SUSPENDED SHEET VINYL SHEAR WALL

STANDARD

SYMETRICAL SYSTEM TREAD TOWEL BAR

TO BE DETERMINED TOP OF CURB TELEPHONE

TEMPERED TONGUE & GROOVE THICK

THRESHOLD

TOP OF CONCRETE, CURB TOP OF DRAIN TOP OF STEEL

TOP OF WALL TOILET PAPER HOLDER TOP PLATE

TUBE STEEL TELEVISION TYPICAL

UNLESS NOTED OTHERWISE VAPOR BARRIER

VERTICAL VERTICAL-GRAIN

WASHER/DRYER WAINSCOT WASTE, WIDTH, WATER, WATT, WEST

WITH WITHOUT WATERCLOSET

WOOD WATER HEATER

WINDOW WATERPROOF MEMBRANE WEIGHT

WATER RESISTANT WELDED WIRE FABRIC YARD

SPECIAL INSPECTION

EXTERIOR WALLS - per CRC Section R327.7.7.3 THE EXTERIOR WALL ASSEMBLY WILL BE NONCOMBUSTIBLE MATERIAL AND HEAVY TIMBER.

WUI SUMMARY

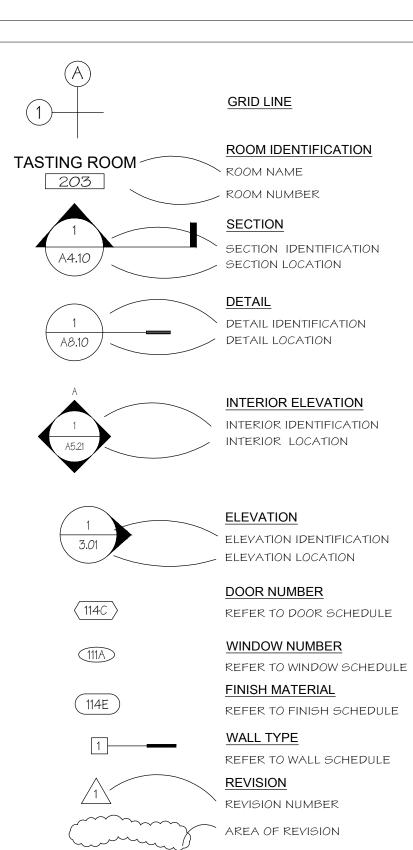
EXTERIOR DOOR & WINDOWS - per CRC Section R327.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE CONSTRUCTED OF MULTI PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE

EXTERIOR WOOD DOORS per CRC Section R327.8.3 SHALL BE OF SOLID CORE WOOD CONSTRUCTION WITH A MIN. STILE AND RAIL THICKNESS OF 1 3/8" AND MIN. RAISED PANEL THICKNESS OF 1 1/4"

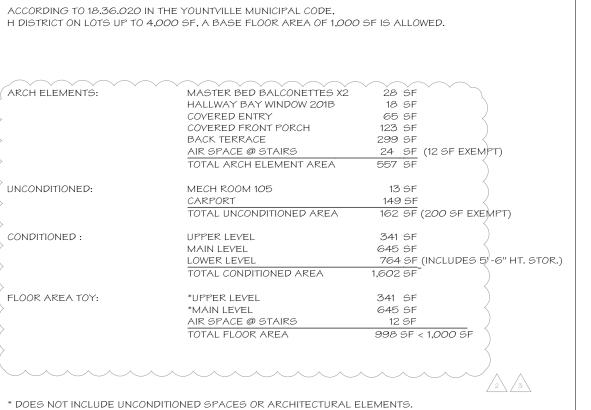
EAVE OVERHANGS - per CRC Section 327.7.4 THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL BE UNPROTECTED AS PERMITTED BY EXCEPTIONS 1-4.

VENTS - per CRC Section 327.6.3 EXCEPTION 1 & 2, BURNING EMBER AND FLAME RESISTANT EAVE AND CORNICE VENTS ('VULCAN VENT') SHALL BE USED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH VENT OPENINGS.

SYMBOLS AND REFERENCES

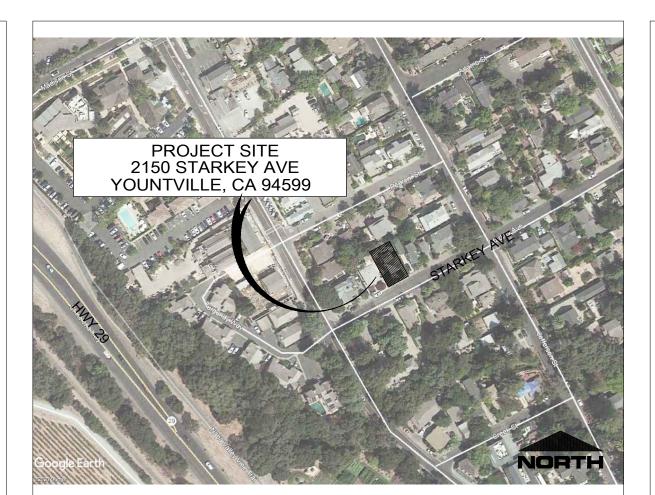


PROJECT SQ FT CALCULATIONS



DEFERRED SUBMITTALS

VICINITY MAP



PROJECT DATA

2150 STARKEY AVE.

YOUNTVILLE, CA 94599

ADDRESS:

ASSESSOR PARCEL #:
PARCEL SIZE:
FLOOD ZONE:
ZONING DISTRICT:
OCCUPANCY:
CONSTRUCTION:
STORIES:

036-034-006 0.08 ACRES OR 3,525 SF PARCEL NOT IN FEMA FLOOD ZONE H (OLD TOWN HISTORIC) R3, U-1 CARPORT TYPE V-N - SPRINKLERED

PROJECT DIRECTORY

OWNER: JAKE AND KIM EVANS CONTACT:

P.O. BOX 245 PEBBLE BEACH, CA 93953

ARCHITECT : SIGNUM ARCHITECTURE, LLP CONTACT: JARROD DENTON 1050 ADAMS ST, SUITE D ST. HELENA, CA 94574 P 707.963.8831

SURVEYOR: TERRA FIRMA SURVEYS, INC CONTACT: CHRISTOPHER K. COLE, PLS 5769 P.O. BOX 533 ST. HELENA, CA 94574

GEOTECH: MILLER PACIFIC ENGINEERING GROUP MONICA THORNTON CONTACT: 1333 N MCDOWELL BLVD., SUITE C, PETALUMA, CA 94954

G0 G0. G0. G0. A1 A2. A2 A2. A2. A3. A3. (A3. A4. A4.02

GENERAL

.01	TITLE SHEET
.02	PROJECT INFORMATION
.03	RENDER STREET VIEW
.04	RENDER STREET VIEW

ARCHITECTURAL

.01	SITE PLAN
.00	LOWER FLOOR PLAN
.01	MAIN FLOOR PLAN
.02	UPPER FLOOR PLAN
.10	ROOF PLAN
.01	ELEVATIONS
.02	ELEVATIONS
.03	ELEVATIONS - STREET FRONT
.01	SECTIONS
.02	SECTION

No. 0 **D** 0 2 te 0 0

JARROD DENTON ARCHITECT

SIGNUM ARCHITECTURE, LLP 707 963 8831 1050 Adams Street, Suite D, St. Helena, CA 94574

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2150 STARKEY AVE. YOUNTVILLE, CA 94599 APN 036-034-006

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CHECKED BY	JD
DRAWN BY	JD, PG
SCALE	AS NOTED
REVISIONS	

DESIGN REVIEW	11.02.20
DESIGN REVIEW R1	12.18.20
DESIGN REVIEW R2	01.06.21
DESIGN REVIEW R3 🖄	02.12.21

SCOPE OF WORK

PROPOSING 2-STORY SINGLE FAMILY RESIDENCE AND DETACHED CARPORT IN HISTORICAL DISTRICT.

SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02 DESIGN REVIEW





Signum architecture

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EXISTING STREET VIEW - VIEW 1



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12.18.20
01.06.21
02.12.21

SHEET NAME

SHEET NUMBER



PROPOSED STREET VIEW - VIEW 1







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DESIGN REVIEW R3 / 3	02.12.21



RENDER STREET VIEW SHEET NUMBER G0.04

PROPOSED STREET VIEW - VIEW 2

(E) LANDSCAPE WALL TO BE REMOVED

(E) 1" DIA. FIG TREE TO BE REMOVED -----(E) 2 X 2" DIA. FRUIT TREES TO BE REMOVED -----

(E) GAS CONNECTION — (E) 5" DIA. FRUIT TREE TO BE REMOVED -----

(E) RESIDENCE TO BE REMOVED -----

DRIVE ISLE UNDER MASTER -BEDROOM TO ACCESS CARPORT - SEE ELEVATIONS

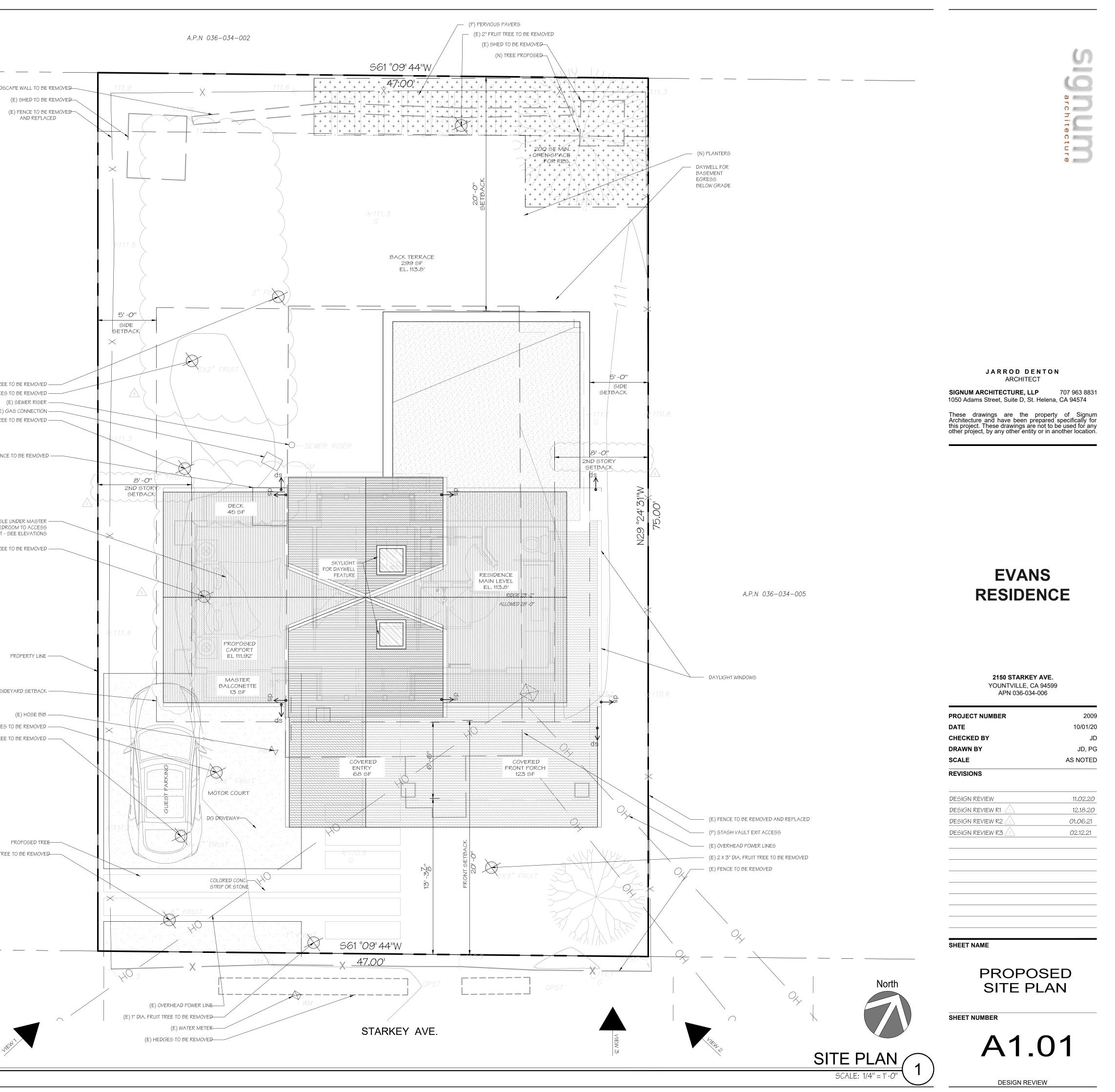
(E) 3" DIA. FRUIT TREE TO BE REMOVED -----

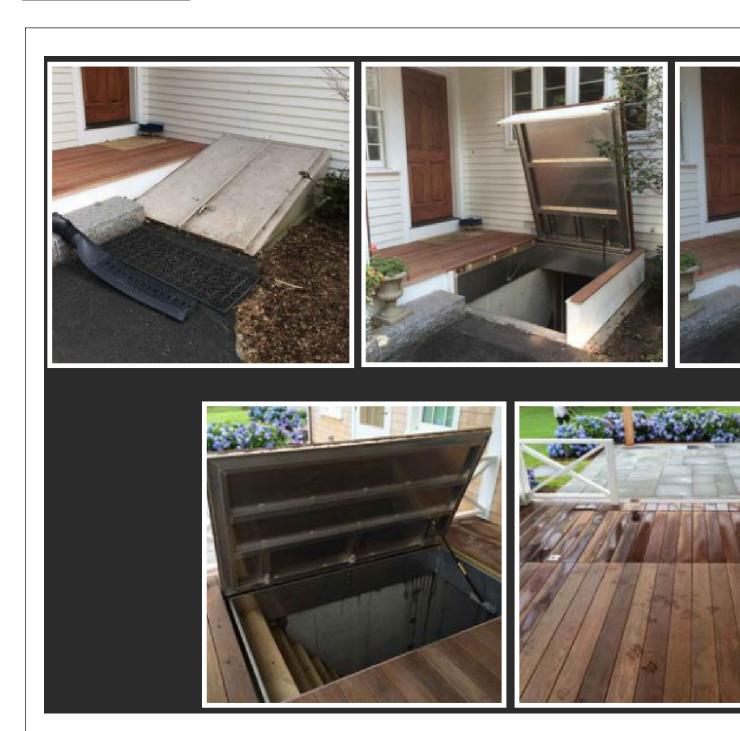
A.P.N 036-034-007

5' -0'' SIDEYARD SETBACK —

(E) 2 X 6" DIA. FRUIT TREES TO BE REMOVED -----(E) 4+6" DIA. FRUIT TREE TO BE REMOVED -----

(E) 6" DIA. FRUIT TREE TO BE REMOVED

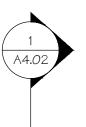




STASHVAULT DECK HATCH







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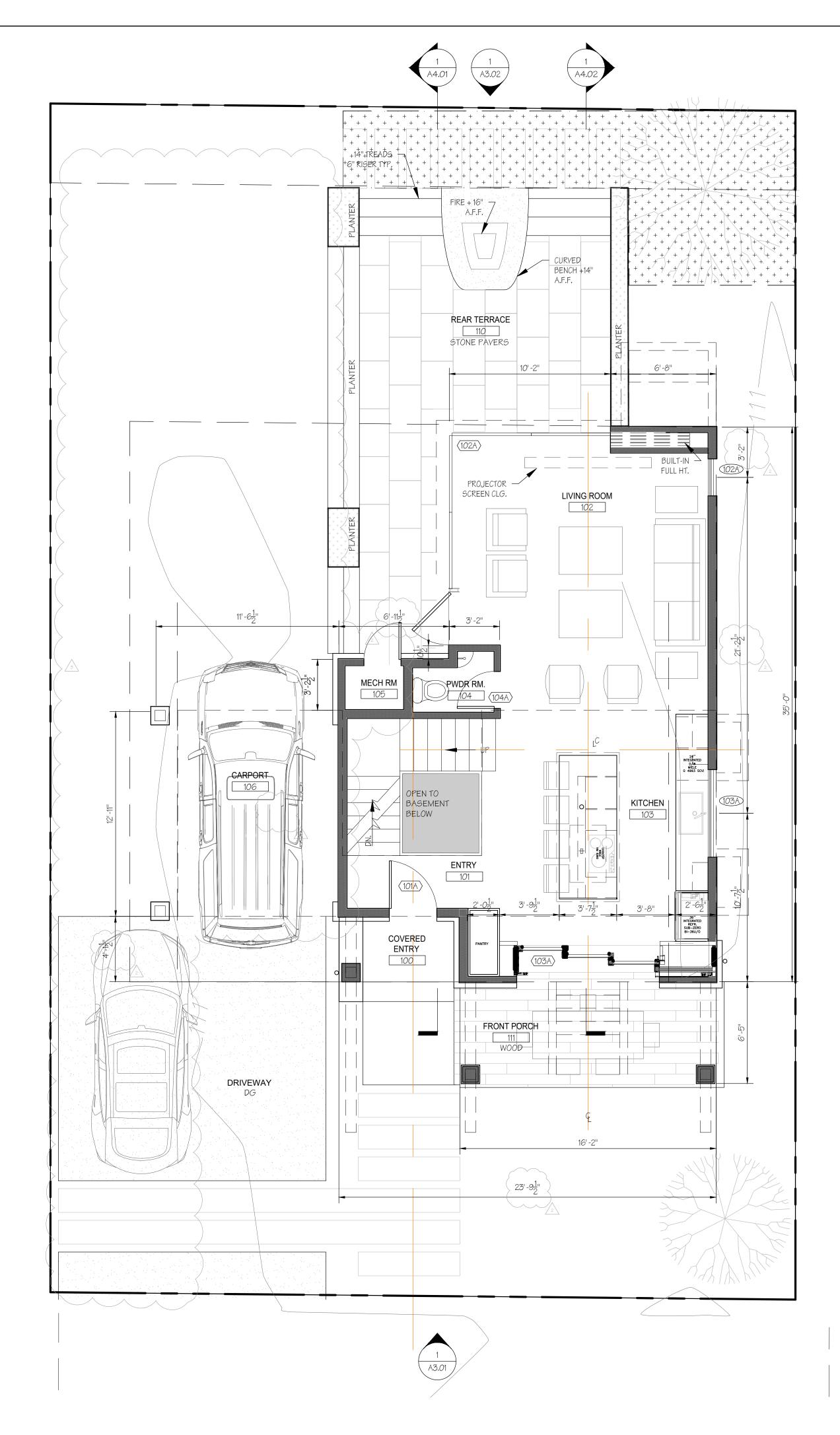
SHEET NAME

LOWER LEVEL FLOOR PLAN

SHEET NUMBER

A2.00

LOWER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"



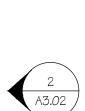




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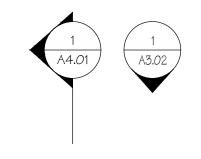
MAIN LEVEL FLOOR PLAN

SHEET NUMBER

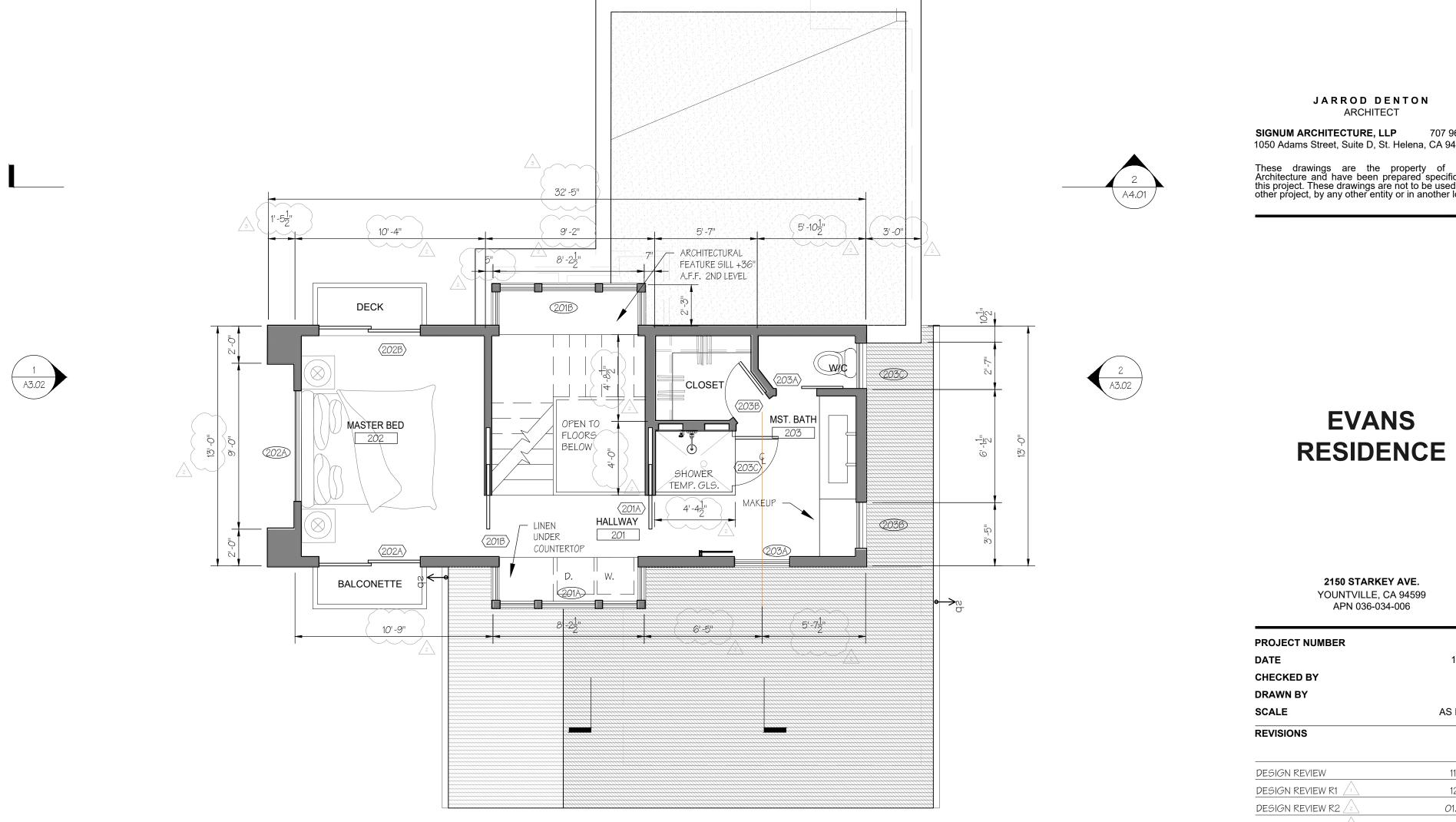
A2.01 DESIGN REVIEW

MAIN LEVEL FLOOR PLAN

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



A4.02





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SHEET NAME

UPPER LEVEL FLOOR PLAN

SHEET NUMBER

A2.02

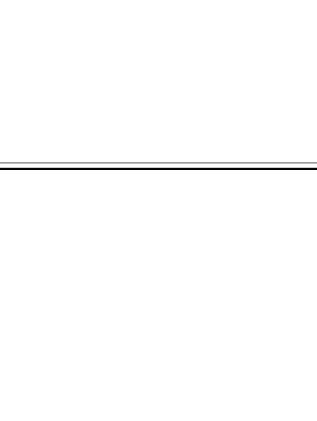
UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"









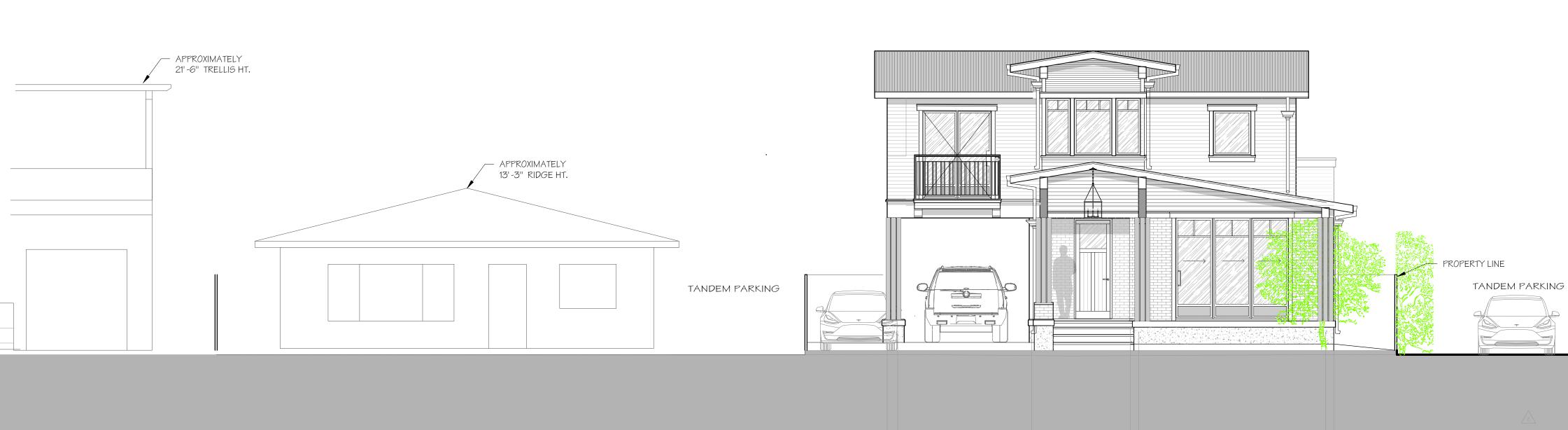














2150 STARKEY AVE.



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CALE	AS NOTE
RAWN BY	JD, P
HECKED BY	J
AIE	10/01/2

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SHEET NAME

ELEVATIONS FRONT HOUSE

SHEET NUMBER

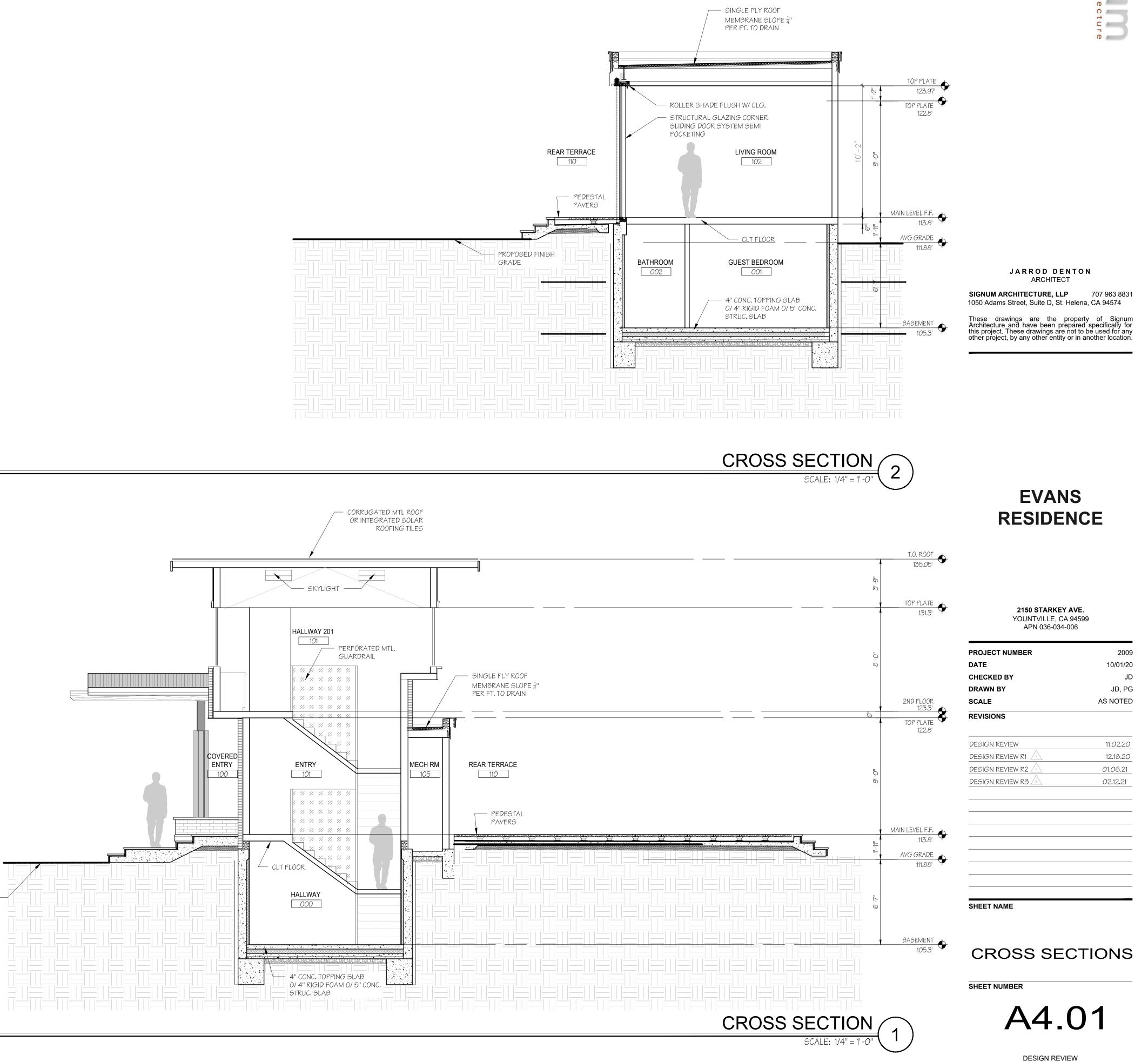
A3.03

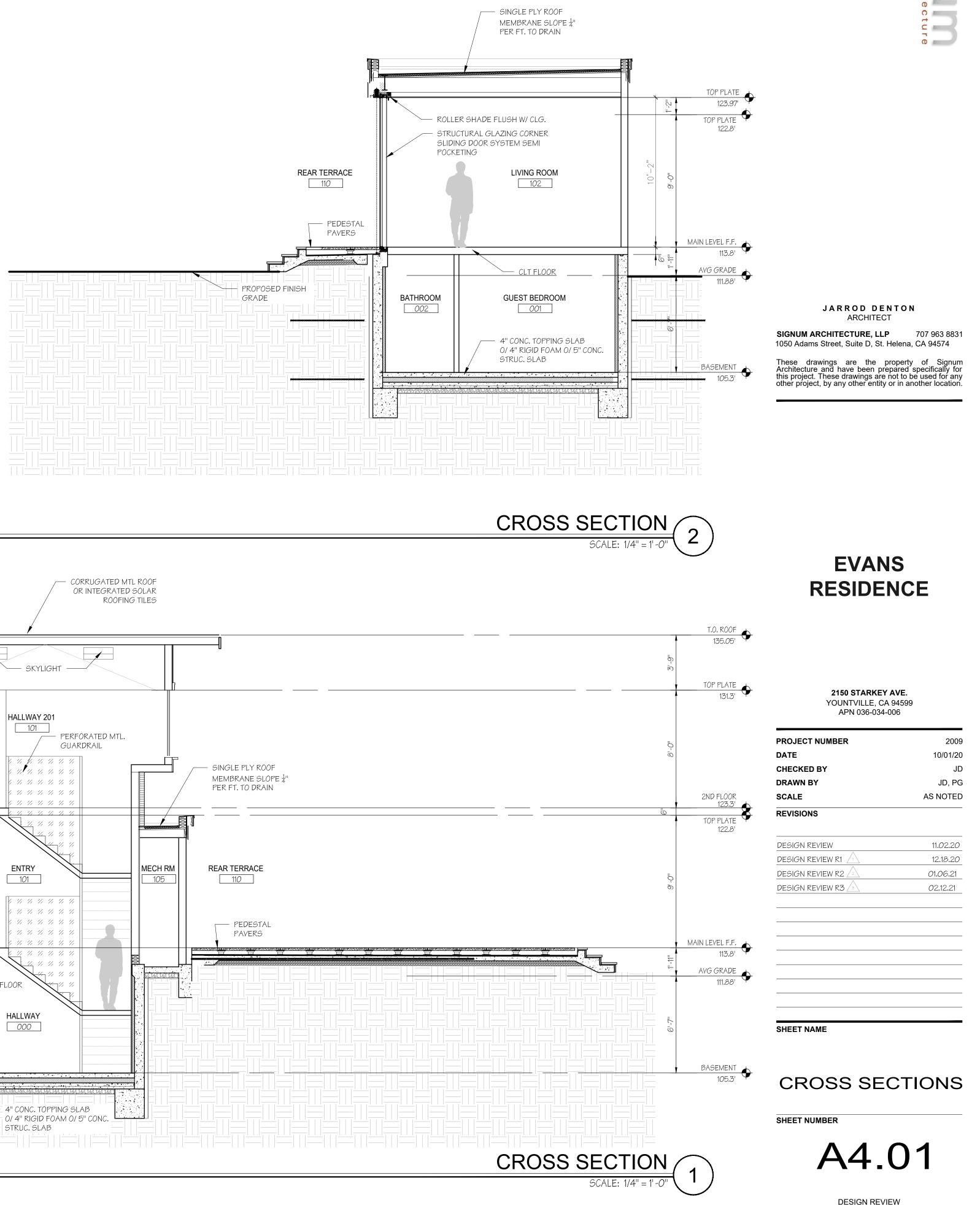
2137 STARKEY AVE.



- APPROXIMATELY 28' RIDGE HT.

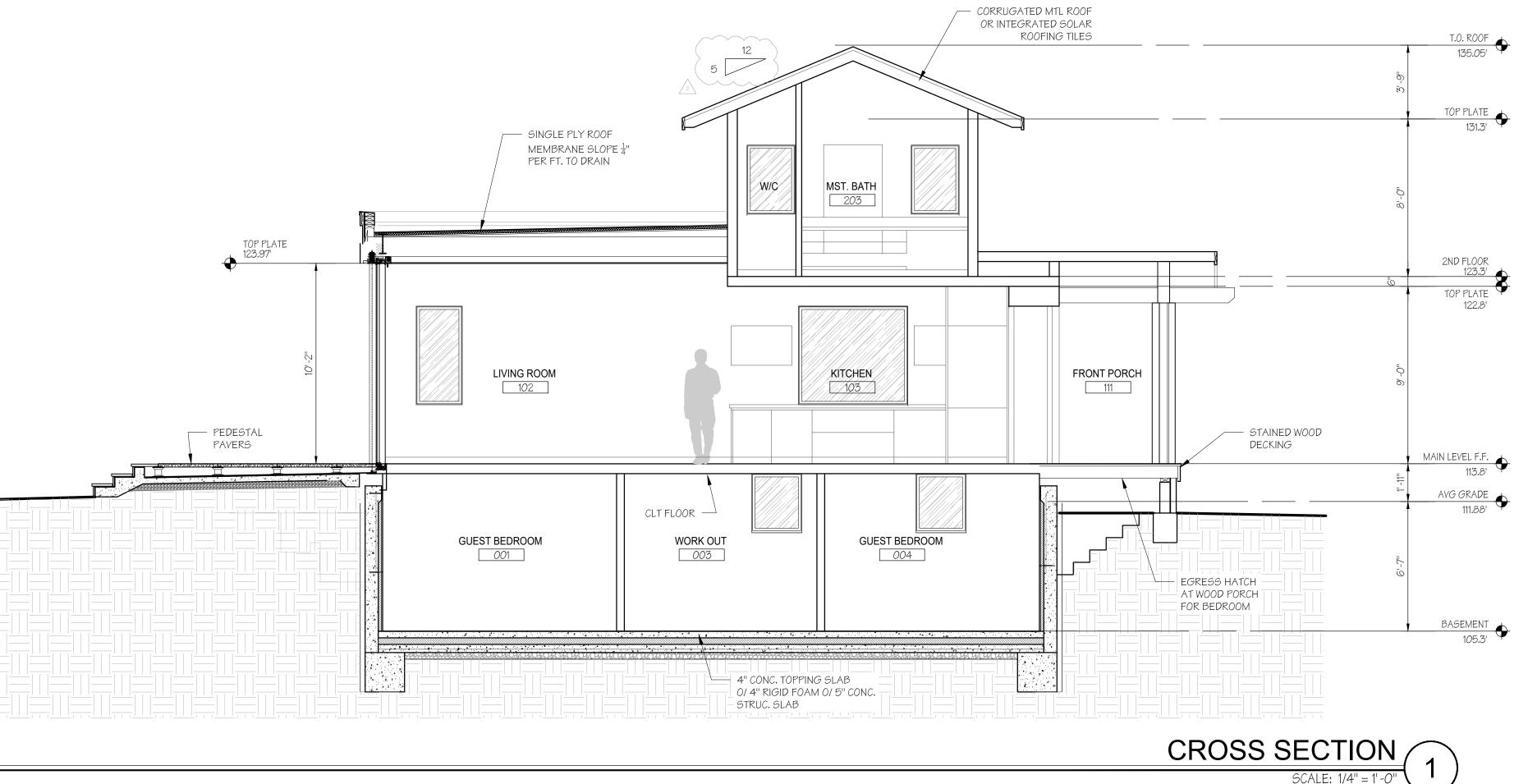
PROPOSED FINISH – GRADE











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DESIGN REVIEW R2 /

SCALE

DATE

SHEET NAME

CROSS SECTIONS

SHEET NUMBER

SCALE: 1/4" = 1' -C

A4.02