

PASMOOIJ RESIDENCE

WATER TOWER AND BARN REMODEL

10 YERBA BUENA AVE LOS ALTOS CA 94022

HISTORICAL REVIEW



DRAWING INDEX

- COVER SHEET
- A1.1 NEW SITE PLAN
- BARN
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- W5.0 NEW WATER & BARN DETAILS
- W5.1 NEW WATER & BARN DETAILS

GENERAL NOTES

- BUILDING OWNER:
LAURIE & DUCCO PASMOOIJ
10 YERBA BUENA AVE.
LOS ALTOS, CA 94022
- APN #: 167-29-059
- CONSTRUCTION TYPE: V-B
- OCCUPANCY: R3/U
- APPLICABLE CODES:
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA ENERGY CODE
LOCAL CITY OF LOS ALTOS CODES
- CONSULTANTS:
1. STRUCTURAL ENGINEER:
RINNE & PETERSON
1121 SAN ANTONIO RD., SUITE C200
PALO ALTO, CA 94303
TEL: 650-428-2860 FAX: 650-428-2861
2. CIVIL ENGINEER:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL: 510-887-4086
3. GEOTECHNICAL ENGINEER:
MURRAY ENGINEERS
935 FREMONT AVE.
LOS ALTOS, CA 94024
TEL: 650-559-9980

PROJECT DESCRIPTION:

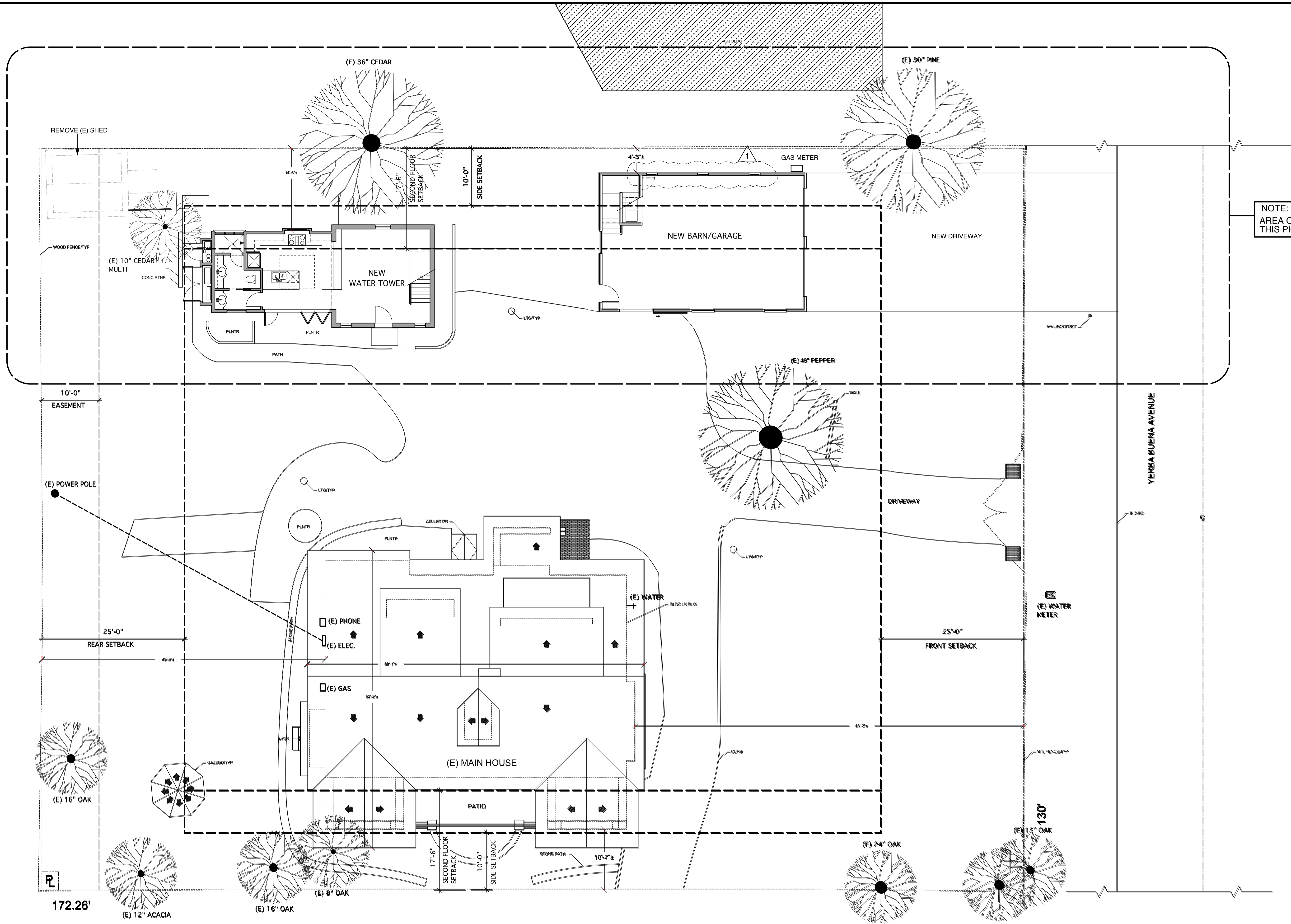
REMODEL AND RESTORE TWO HISTORIC ACCESSORY STRUCTURES AS APPROVED BY THE DESIGN REVIEW COMMISSION ON NOVEMBER 20, 2013.

THE EXISTING WATER TOWER IS TO BE REMODELED INTO A GUEST HOUSE WITH A NEW FOUNDATION AND ALL NEW BUILDING SYSTEMS INCLUDING ELECTRICAL, MECHANICAL AND PLUMBING. STRUCTURAL AND SEISMIC IMPROVEMENTS WILL ALSO BRING THE STRUCTURE UP TO CODE. NEW INTERIOR FINISHES, WINDOWS, DOORS AND EXTERIOR FINISHES WILL BE INCLUDED.

THE EXISTING BARN IS TO BE REMODELED INTO A GARAGE WITH A NEW FOUNDATION, NEW ELECTRICAL AND A NEW LAUNDRY CLOSET. STRUCTURAL AND SEISMIC IMPROVEMENTS WILL ALSO BRING THE STRUCTURE UP TO CODE. SOME NEW INTERIOR FINISHES WILL BE INCLUDED ALONG WITH NEW WINDOWS, DOORS AND EXTERIOR FINISHES.

Gregory P. Evard Architect, AIA

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NOTE:
AREA OF WORK IN
THIS PHASE.

Written dimensions on these drawings shall have precedence over scaled dimensions. All dimensions are shown in feet and inches. All dimensions are to the center of the Project and the Architect shall be notified immediately of any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and no part thereof shall be used for any other than this project without the written consent of the Architect.

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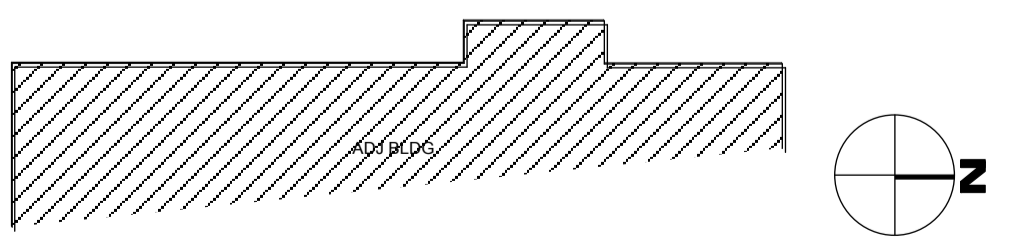
Revisions	
No.	Date

Date: April 17, 2014

Project:

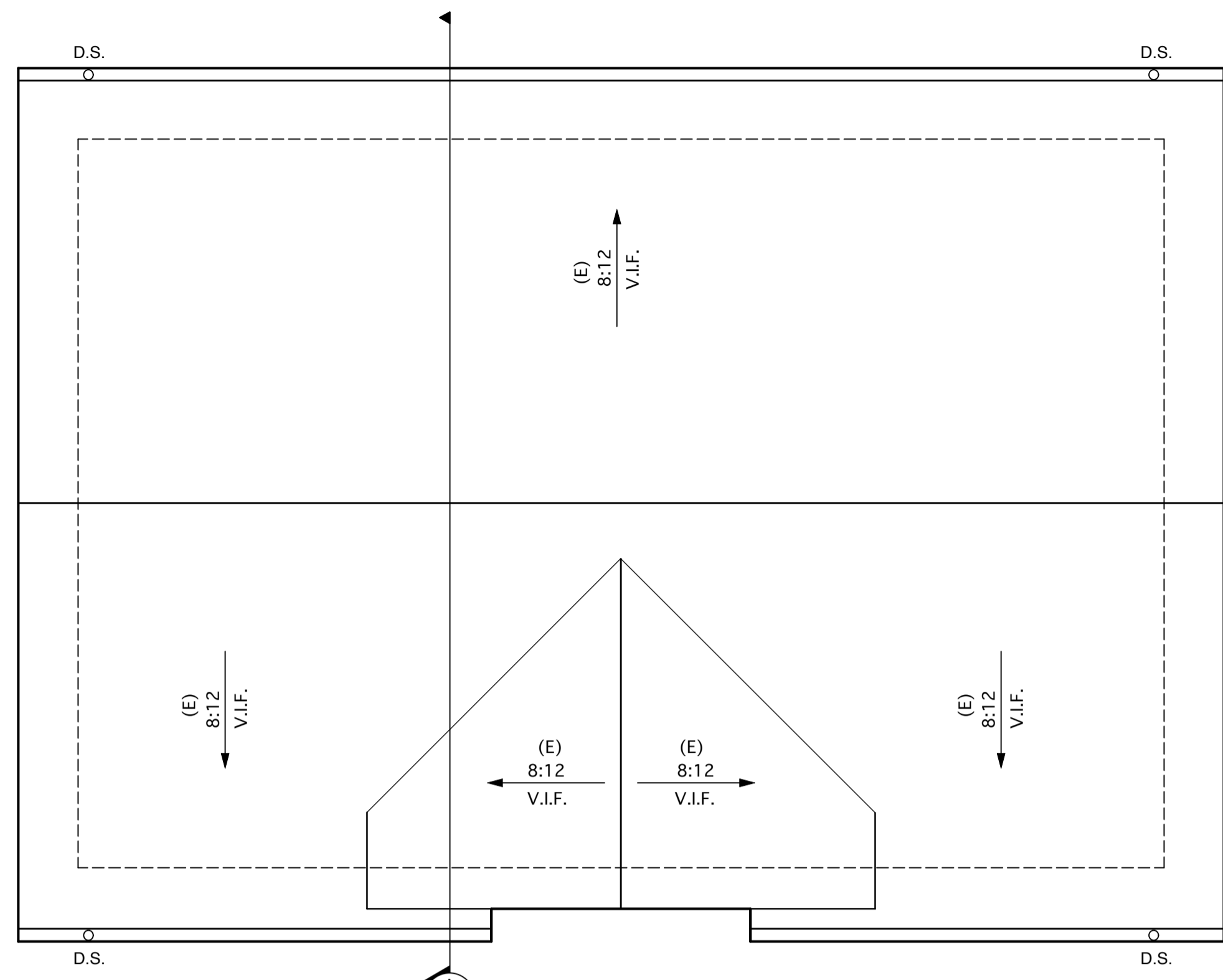
A.I.I

NEW ARCHITECTURAL SITE PLAN
 22,394 SQFT PROPERTY LINE SCALE: 1/8"=1'-0"

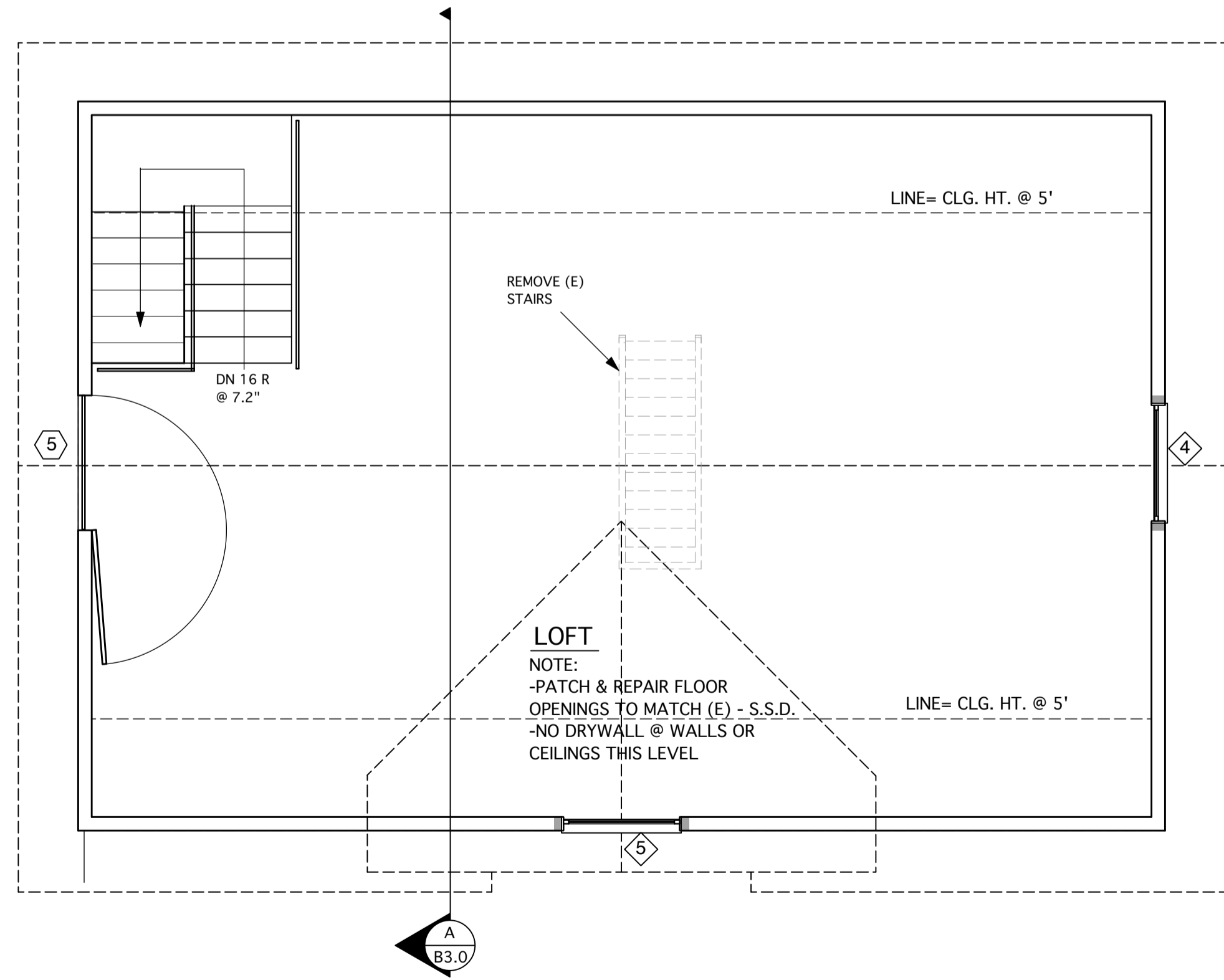


PLEASE NOTE:
THIS IS NOT A SURVEY. PROPERTY LINES TAKEN FROM TAX ASSESSOR'S MAP. PLACEMENT ASSUMED.

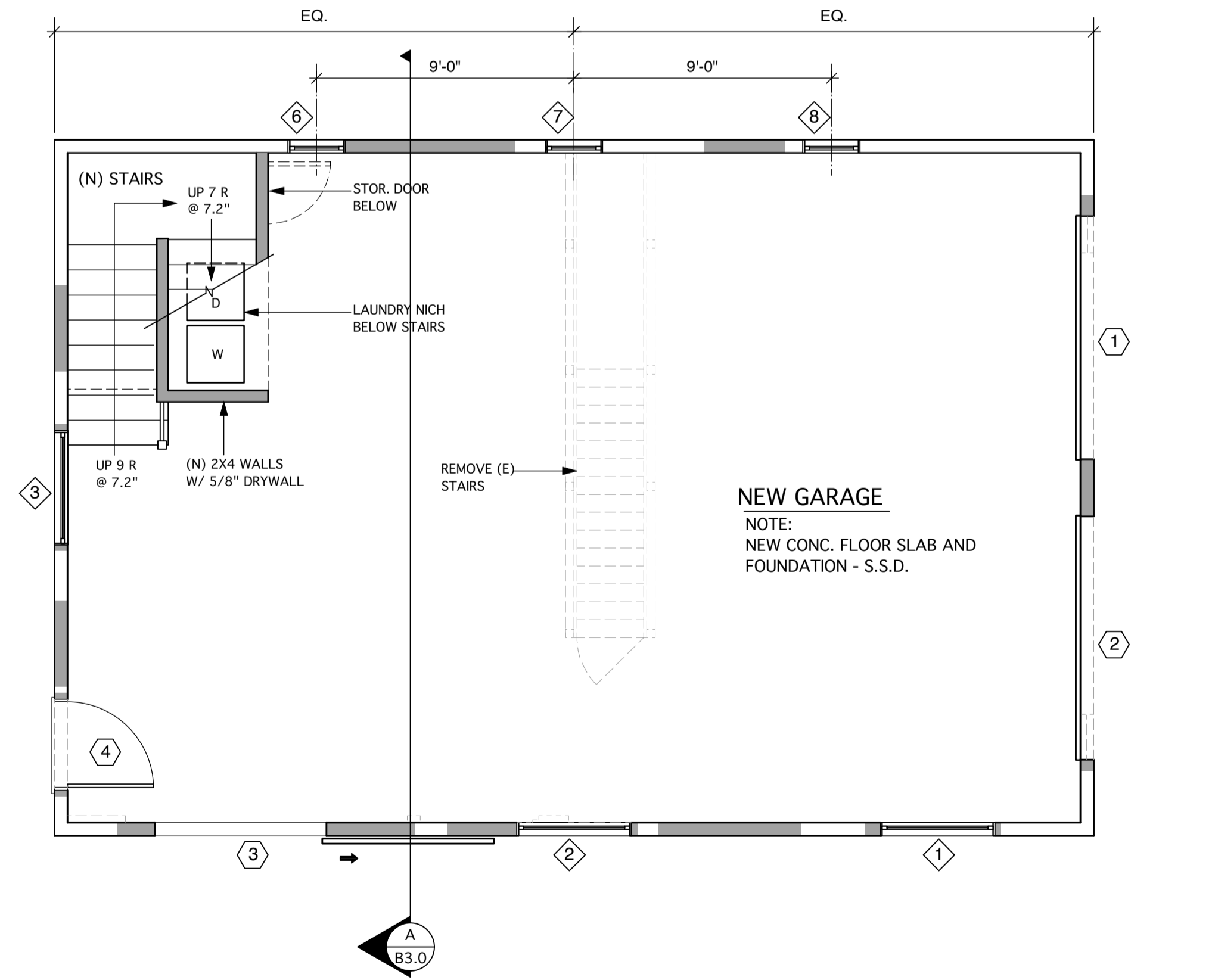
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1 NEW BARN ROOF PLAN 1/4"=1'-0"



1 NEW BARN LOFT PLAN 1/4"=1'-0"
616 SQ. FT.



1 NEW BARN GROUND FLOOR PLAN 1/4"=1'-0"
884 SQ. FT.

WINDOW SCHEDULE

NOTE: PROVIDE TEMPERED GLASS AT WDW'S, WHERE CODE REQ'D.

MRK	SIZE	HxW	TYPE	GLAZ'G.	MFR.	MODEL #	NOTES
1	4'-6"	X 5'-0"	(2) DBL. HUNG	1/2" DUAL LOW E	MARVIN	(2) WUDH 2422	
2	4'-6"	X 5'-0"	(2) DBL. HUNG	1/2" DUAL LOW E	MARVIN	(2) WUDH 2422	
3	4'-6"	X 5'-0"	(2) DBL. HUNG	1/2" DUAL LOW E	MARVIN	(2) WUDH 2422	
4	4'-6"	X 5'-0"	(2) DBL. HUNG	1/2" DUAL LOW E	MARVIN	(2) WUDH 2422	
5	4'-6"	X 5'-0"	(2) DBL. HUNG	1/2" DUAL LOW E	MARVIN	(2) WUDH 2422	
6	2'-0"	X 2'-2"	RE-USE (E) FIXED CUT LITE WDW'S. FROM (E) NORTH FACING WALL				REPAIR AS NEEDED
7	2'-0"	X 2'-2"	RE-USE (E) FIXED CUT LITE WDW'S. FROM (E) NORTH FACING WALL				REPAIR AS NEEDED
8	2'-0"	X 2'-2"	RE-USE (E) FIXED CUT LITE WDW'S. FROM (E) NORTH FACING WALL				REPAIR AS NEEDED

DOOR SCHEDULE

NOTE: ALL GLAZING IS TO BE TEMPERED.

MRK	SIZE	HxW	TYPE	GLAZ'G.	MFR.	MODEL #	NOTES
1	7'-0"	X 8'-0"	WOOD 4 PANEL ROLL UP	TEMP. CLEAR	CUSTOM		SEE ELEVATIONS
2	7'-0"	X 8'-0"	WOOD 4 PANEL ROLL UP	TEMP. CLEAR	CUSTOM		SEE ELEVATIONS
3	7'-0"	X 6'-0"	WOOD SLIDING BARN DOOR	TEMP. CLEAR	CUSTOM		SEE ELEVATIONS - RICHARDS WILCOX HARDWARE
4	7'-0"	X 3'-0"	WOOD DUTCH DOOR	TEMP. CLEAR	CUSTOM		SEE ELEVATIONS
5	6'-8"	X 4'-6"	RE-USE (E) HAY LOFT DOOR. REPAIR AS NEEDED. REVERSE SWING. LOUVER ABOVE REMAINS. REPLACE ONLY IF REPAIR UNFEASIBLE.				IRON FLAT STRAP RAIL'G. PER CODE. SEE DETAIL

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Revisions

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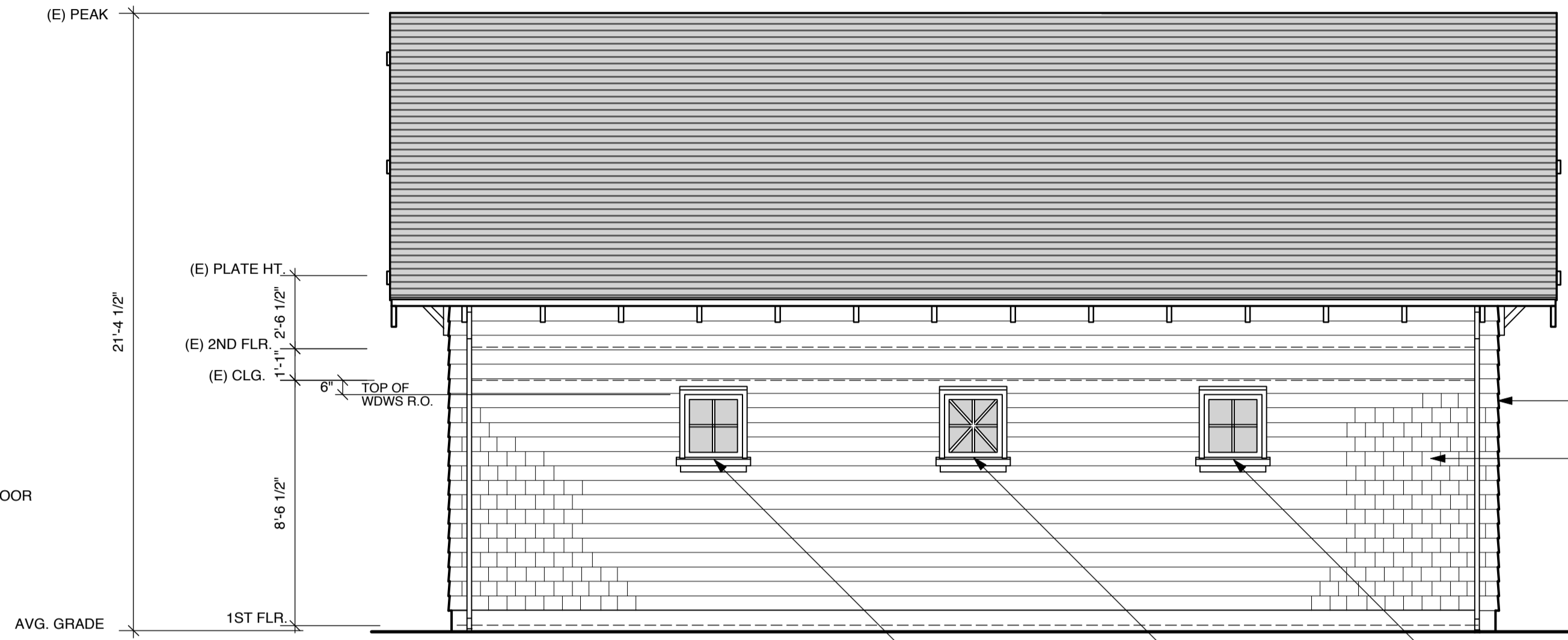
Project:

B.I.I

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1 NEW NORTH ELEVATION 1/4"=1'-0"



1 NEW WEST ELEVATION 1/4"=1'-0"



1 NEW SOUTH ELEVATION 1/4"=1'-0"

NOTE:
ALL RIDGE HEIGHTS ARE TO REMAIN THE SAME AS EXISTING.



1 NEW EAST ELEVATION 1/4"=1'-0"

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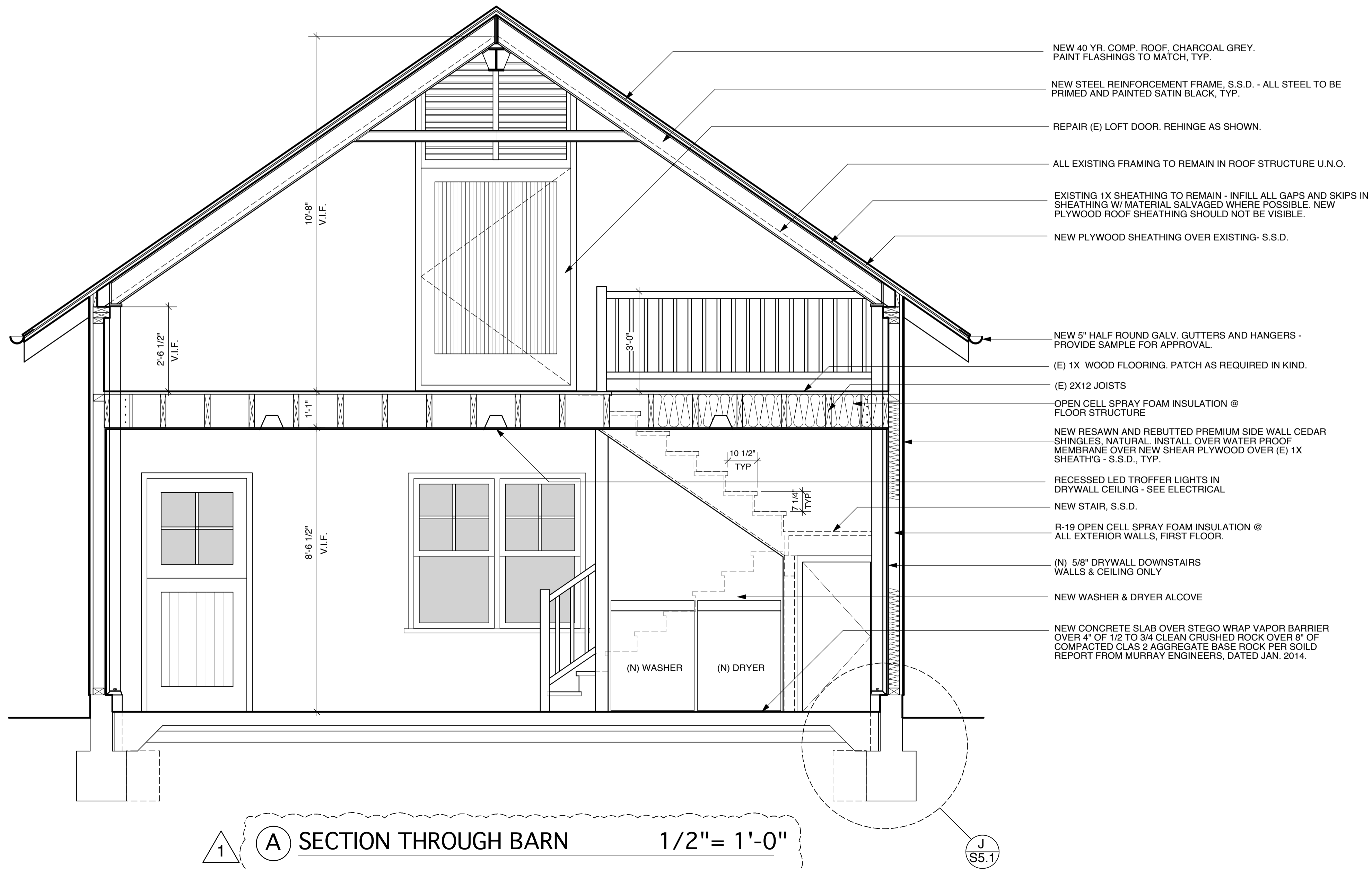
Revisions	
No.	Date

Date: April 17, 2014

Project:

B2.I

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Date: April 17, 2014

Project:

B3.0

WINDOW SCHEDULE

NOTE: PROVIDE TEMPERED GLASS AT WDWS. WHERE CODE REQD.

MRK	SIZE	HxW	TYPE	GLAZ'G.	MFR.	MODEL #	NOTES
1	4'-0" X 2'-0"		DBL. HUNG	1/2" DUAL LOW E	MARVIN	WUDH 2020	
2	4'-0" X 2'-0"		DBL. HUNG	1/2" DUAL LOW E	MARVIN	WUDH 2020	
3	4'-0" X 3'-0"		DBL. HUNG	1/2" DUAL LOW E	MARVIN	WUDH 3220	
4	3'-4" X 4'-0"		FIXED	1/2" DUAL LOW E	MARVIN	WUAWN 4840	
5	PER PLAN		GREENHOUSE	1" SOLAR BAND 70	SOLARIUM	SERIES 200	
6	4'-0" X 3'-0"		DBL. HUNG	1/2" DUAL LOW E	MARVIN	WUDH 3220	
7	4'-0" X 3'-0"		CASEMENT PUSH OUT	1/2" DUAL LOW E	MARVIN	WUPCA 3648E	
8	4'-0" X 3'-0"		CASEMENT PUSH OUT	1/2" DUAL LOW E	MARVIN	WUPCA 3648E	
9	4'-0" X 3'-0"		CASEMENT PUSH OUT	1/2" DUAL LOW E	MARVIN	WUPCA 3648E	
10	4'-0" X 3'-0"		CASEMENT PUSH OUT	1/2" DUAL LOW E	MARVIN	WUPCA 3648E	

DOOR SCHEDULE

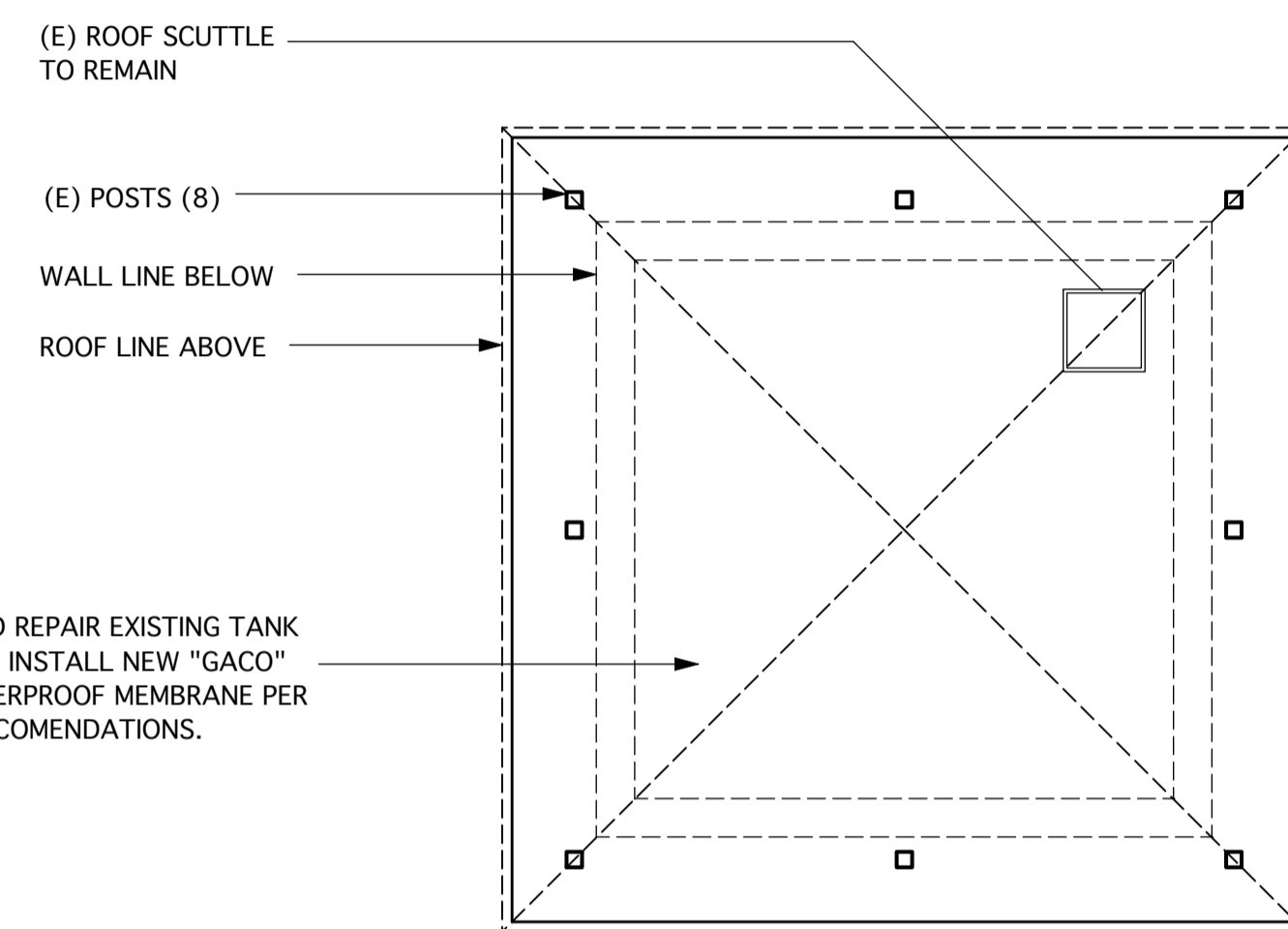
NOTE: ALL GLAZING IS TO BE TEMPERED.

MRK	SIZE	HxW	TYPE	GLAZ'G.	MFR.	MODEL #	NOTES
1	6'-8" X 3'-0"		HINGED	1/2" DUAL LOW E	MARVIN		
2	8'-0" X 10'-10"		DOOR SYSTEM	1/2" DUAL LOW E	MARVIN		4-PANEL
3	8'-8" X 2'-6"		HINGED	N.A.			
4	6'-8" X 2'-6"		POCKET	N.A.			
5	6'-8" X 2'-6"		POCKET	N.A.			
6	6'-8" X 2'-6"		POCKET	N.A.			
7	6'-8" X 6'-0"		SLIDER	N.A.			
8	6'-8" X 3'-0"		HINGED	N.A.			UTILITY CLOSET DOORS-VENT PER CODE
9	6'-8" X 6'-0"		HINGED	N.A.			UTILITY CLOSET DOORS-VENT PER CODE

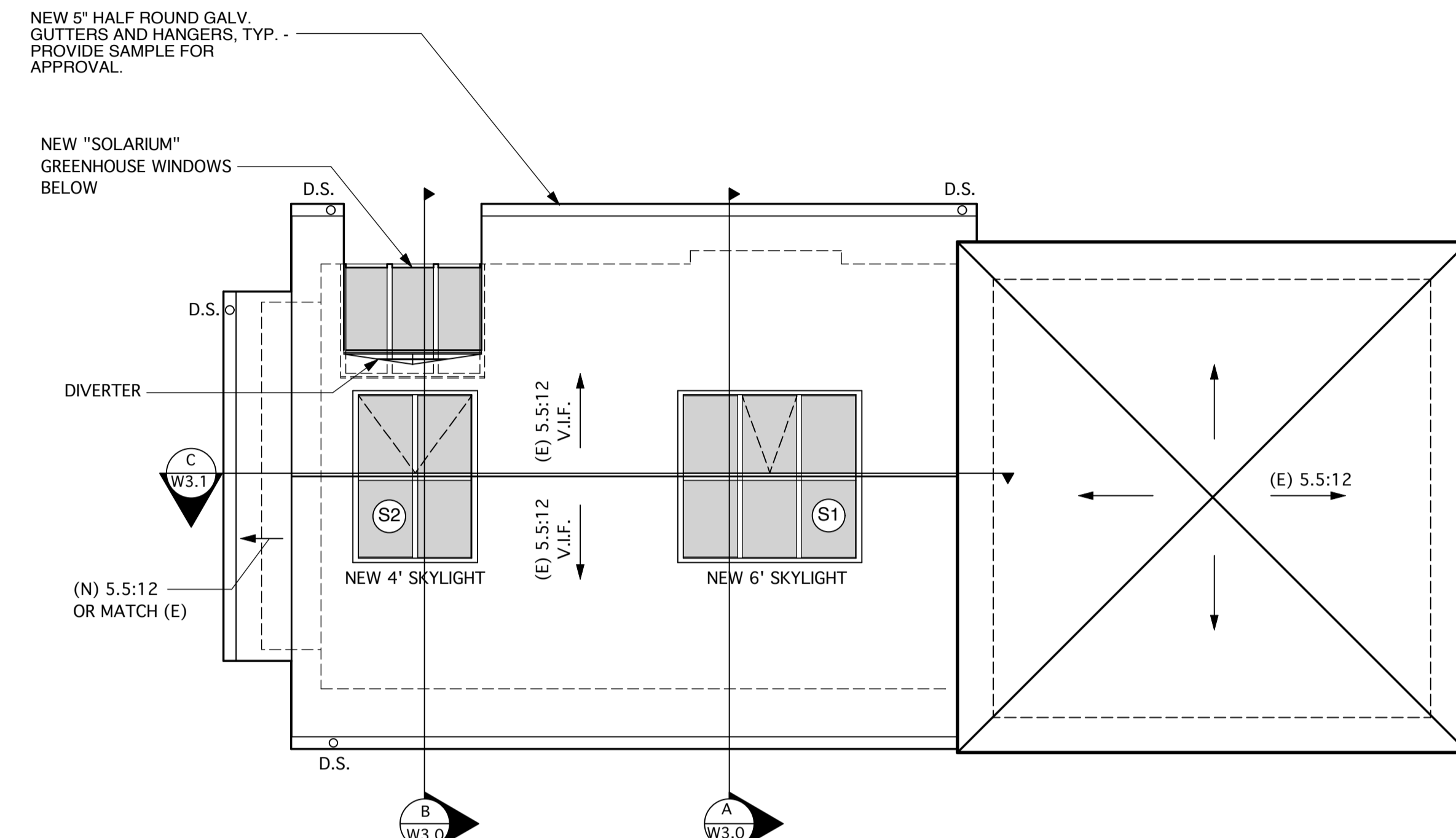
SKYLIGHT SCHEDULE

MRK	SIZE	HxW	TYPE	GLAZ'G.	MFR.	MODEL #	NOTES
S1	5'-6" X 6'-0"		FIXED/VENTG	1/2" DUAL LOW E	SOLARIUM	SERIES F-2	SEE ROOF PLAN FOR ACTIVE PANELS
S2	5'-6" X 4'-0"		FIXED/VENTG	1/2" DUAL LOW E	SOLARIUM	SERIES F-2	SEE ROOF PLAN FOR ACTIVE PANELS

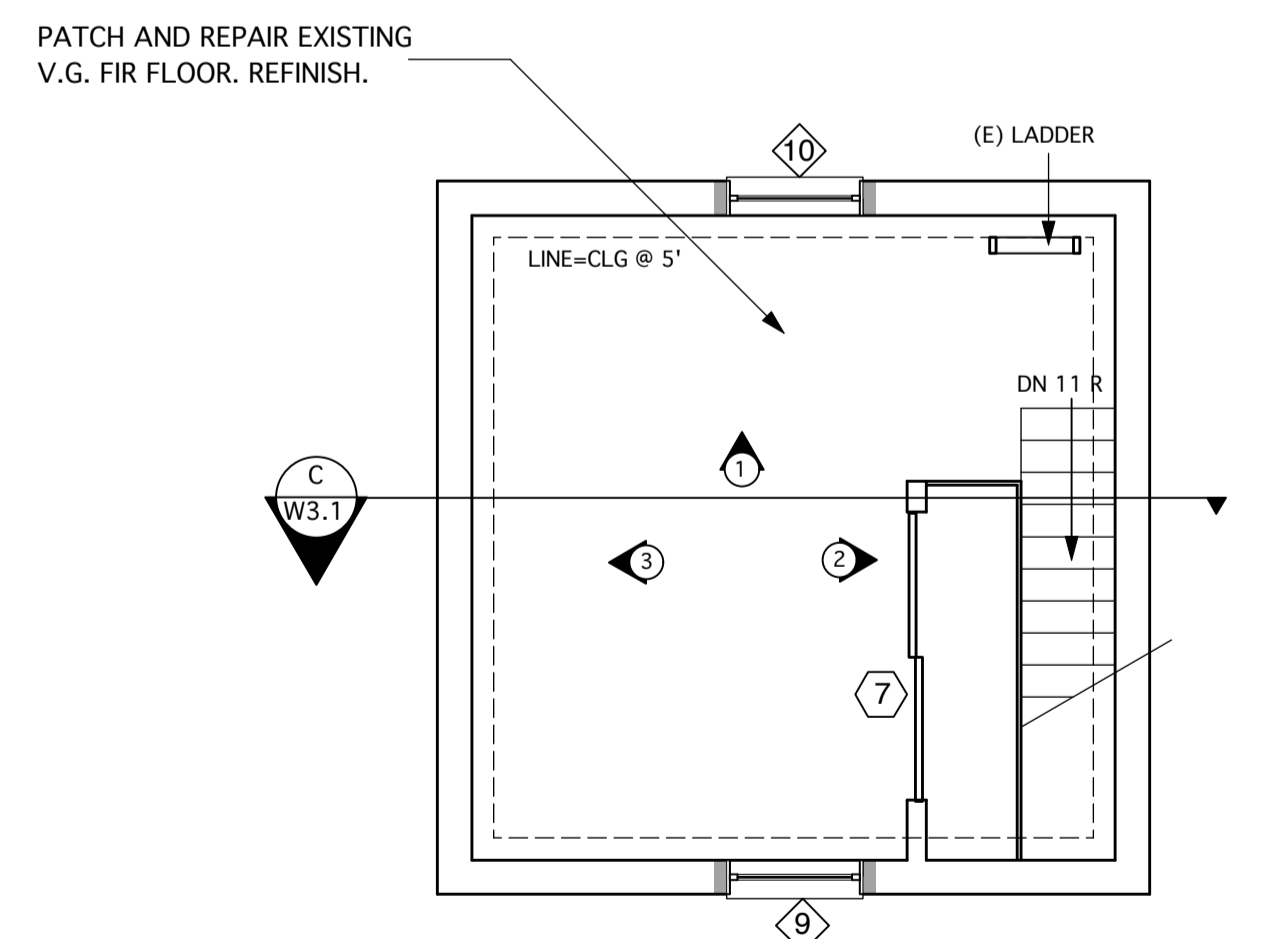
* NOTE: SKY. HT. IS CALLED OUT AS OUTSIDE CURB DIMENSION.



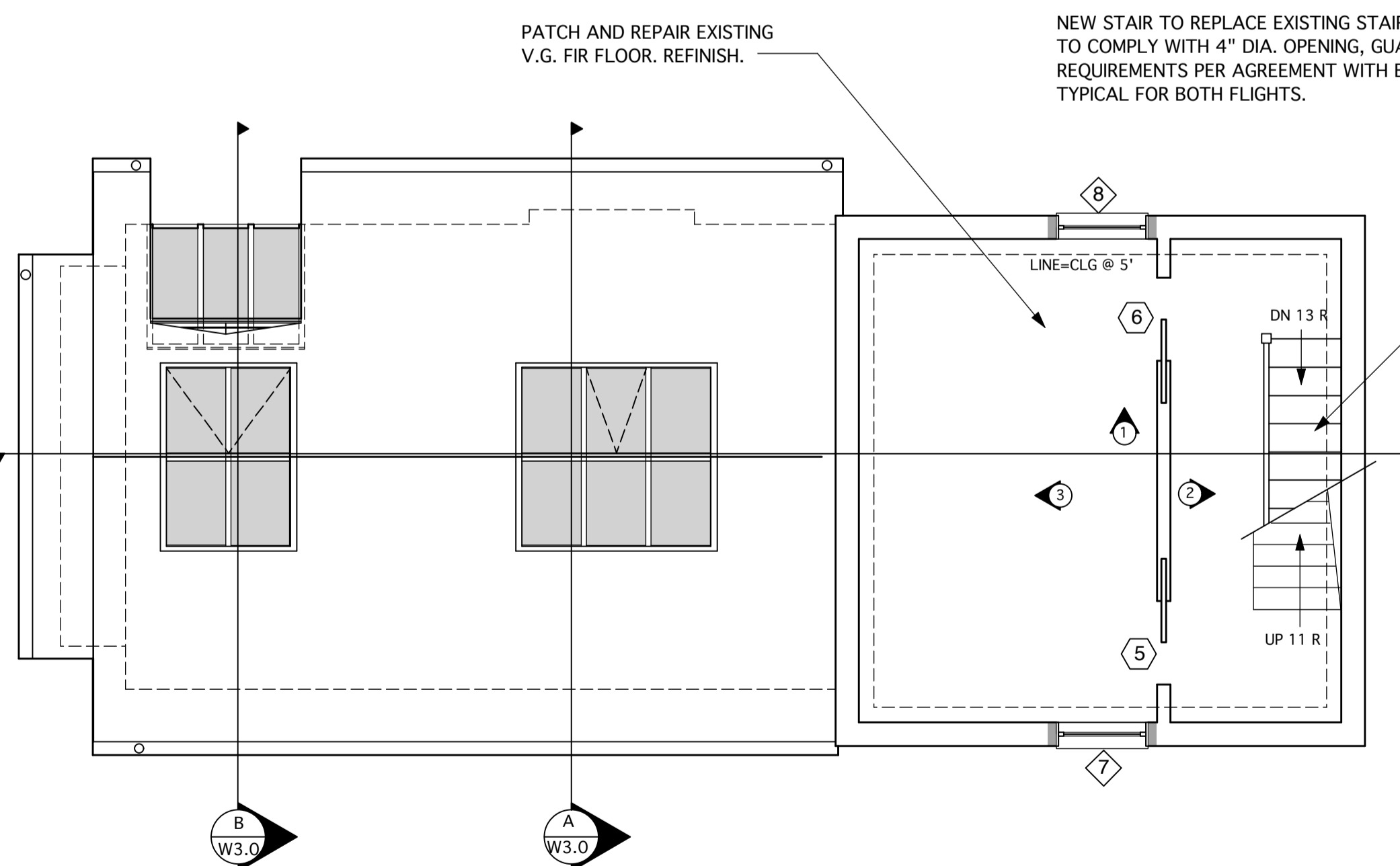
(E) TOWER PLAN 1/4"=1'-0"



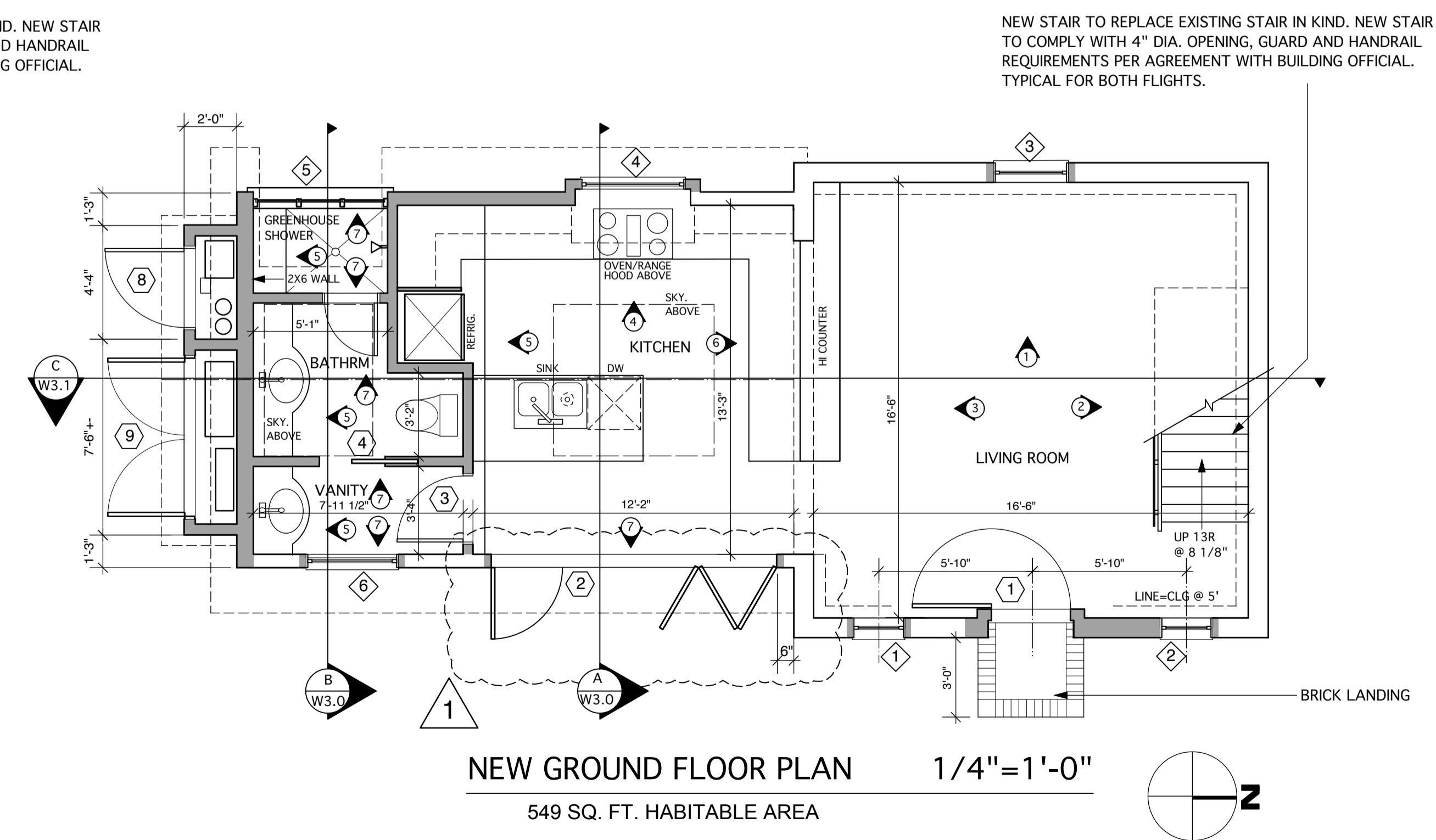
NEW ROOF PLAN 1/4"=1'-0"



THIRD FLOOR PLAN 1/4"=1'-0"
156 SQ. FT. HABITABLE AREA



SECOND FLOOR PLAN 1/4"=1'-0"
196 SQ. FT. HABITABLE AREA



NEW GROUND FLOOR PLAN 1/4"=1'-0"
549 SQ. FT. HABITABLE AREA

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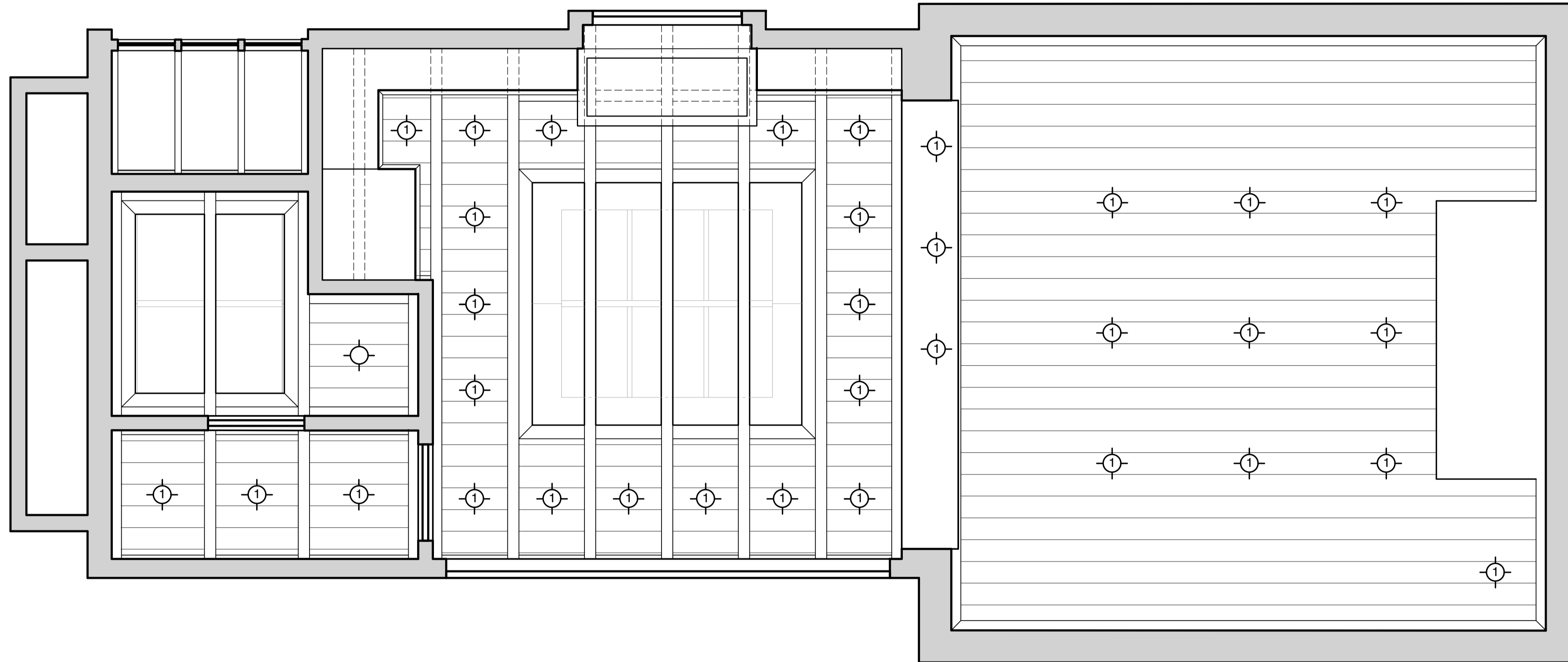
Revisions

No.	Date

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Project:

W.I.I



REFLECTED CEILING PLAN 1/2"=1'-0"

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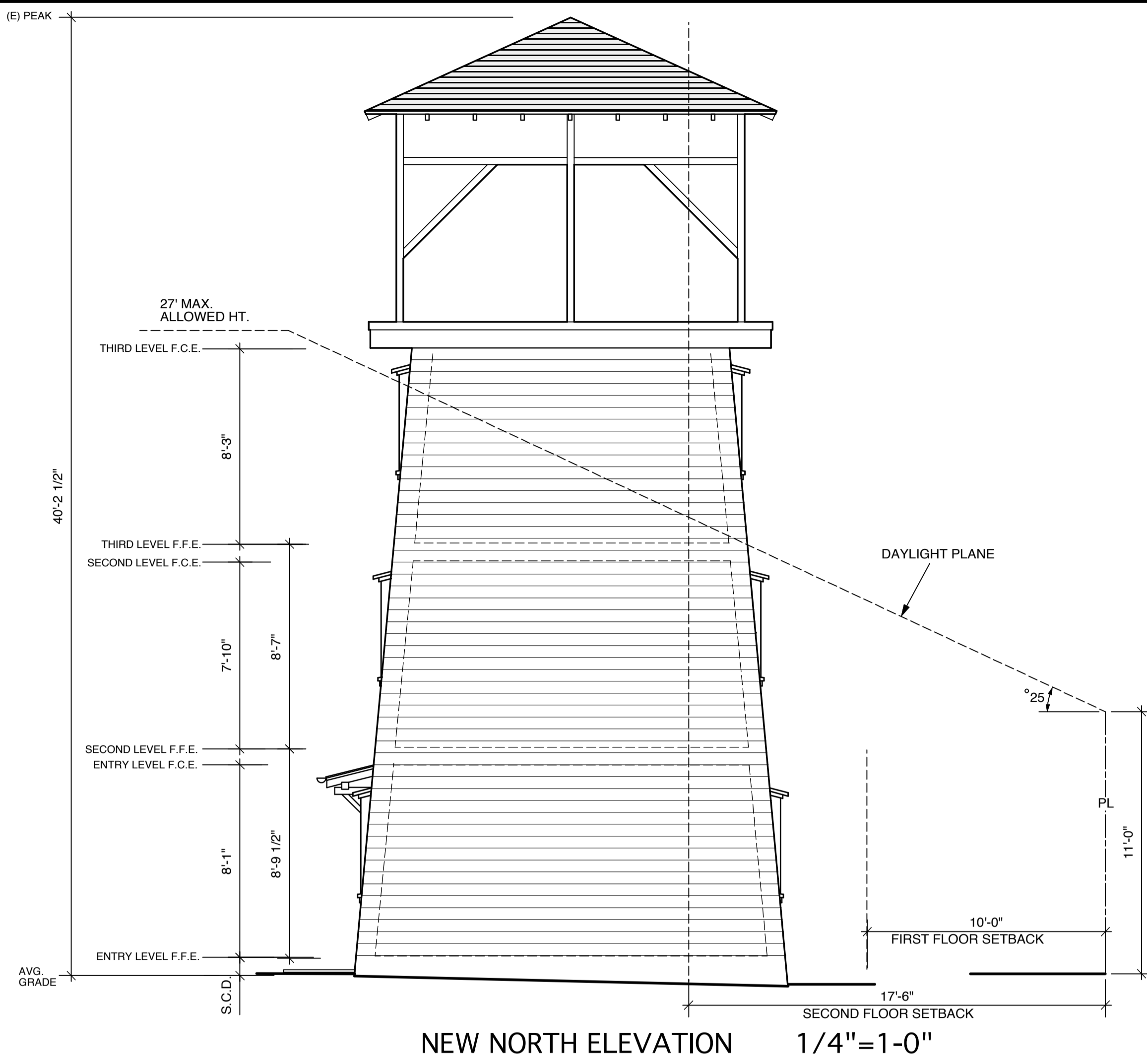
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Project:

W1.3

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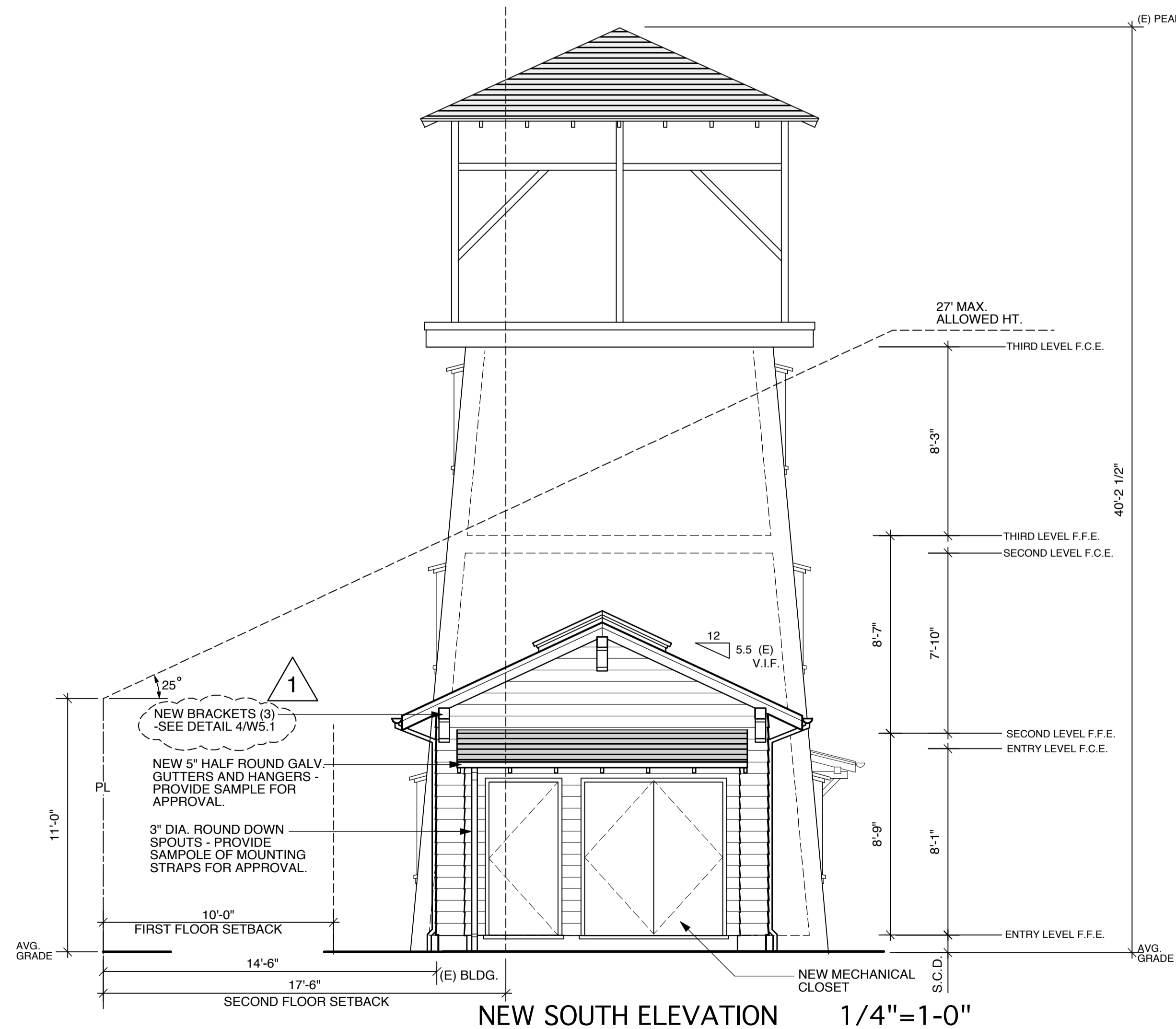
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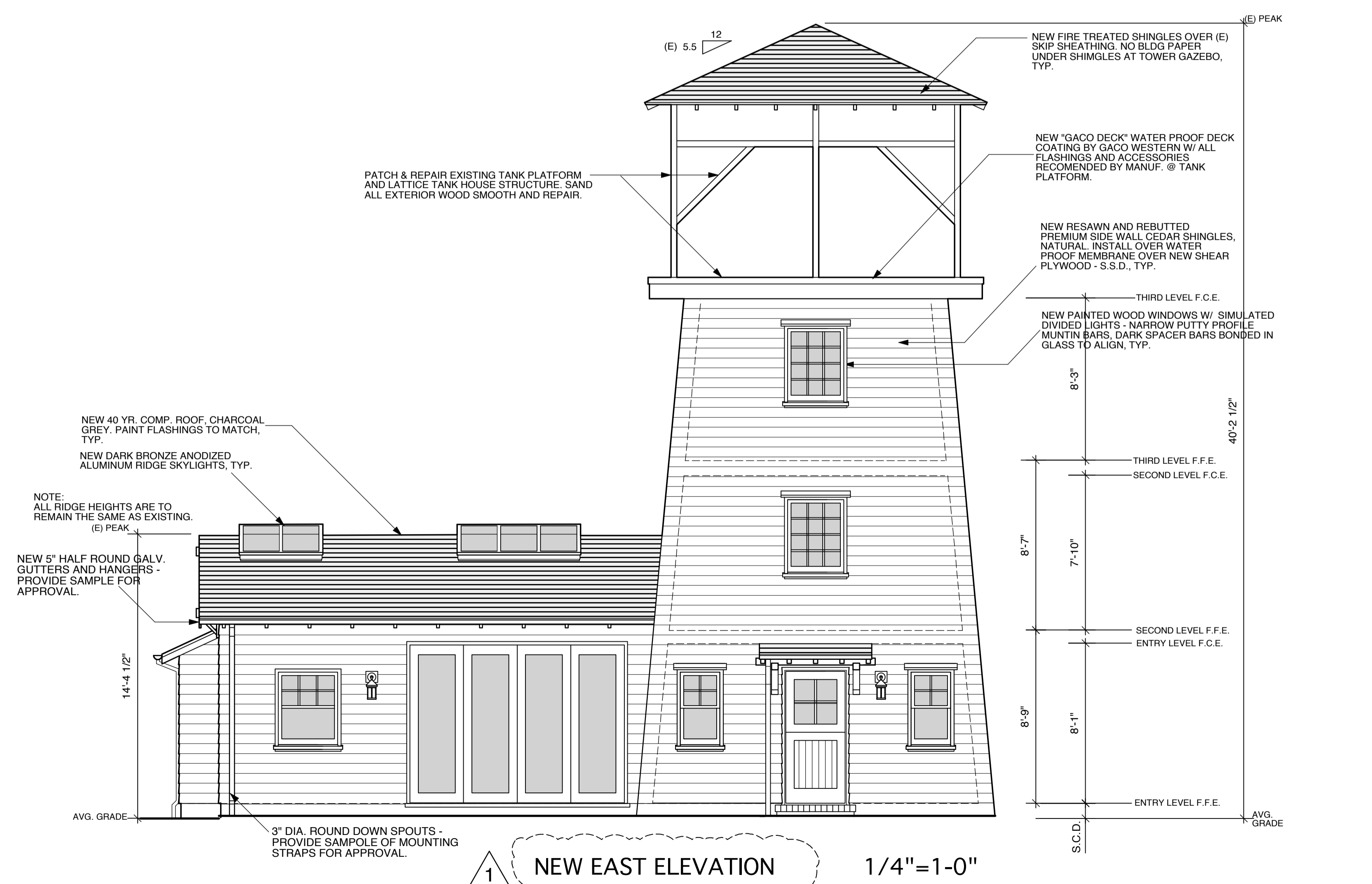
NEW NORTH ELEVATION 1/4"=1'-0"



NEW WEST ELEVATION 1/4"=1'-0"



NEW SOUTH ELEVATION 1/4"=1'-0"



NEW EAST ELEVATION 1/4"=1'-0"

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W2.2

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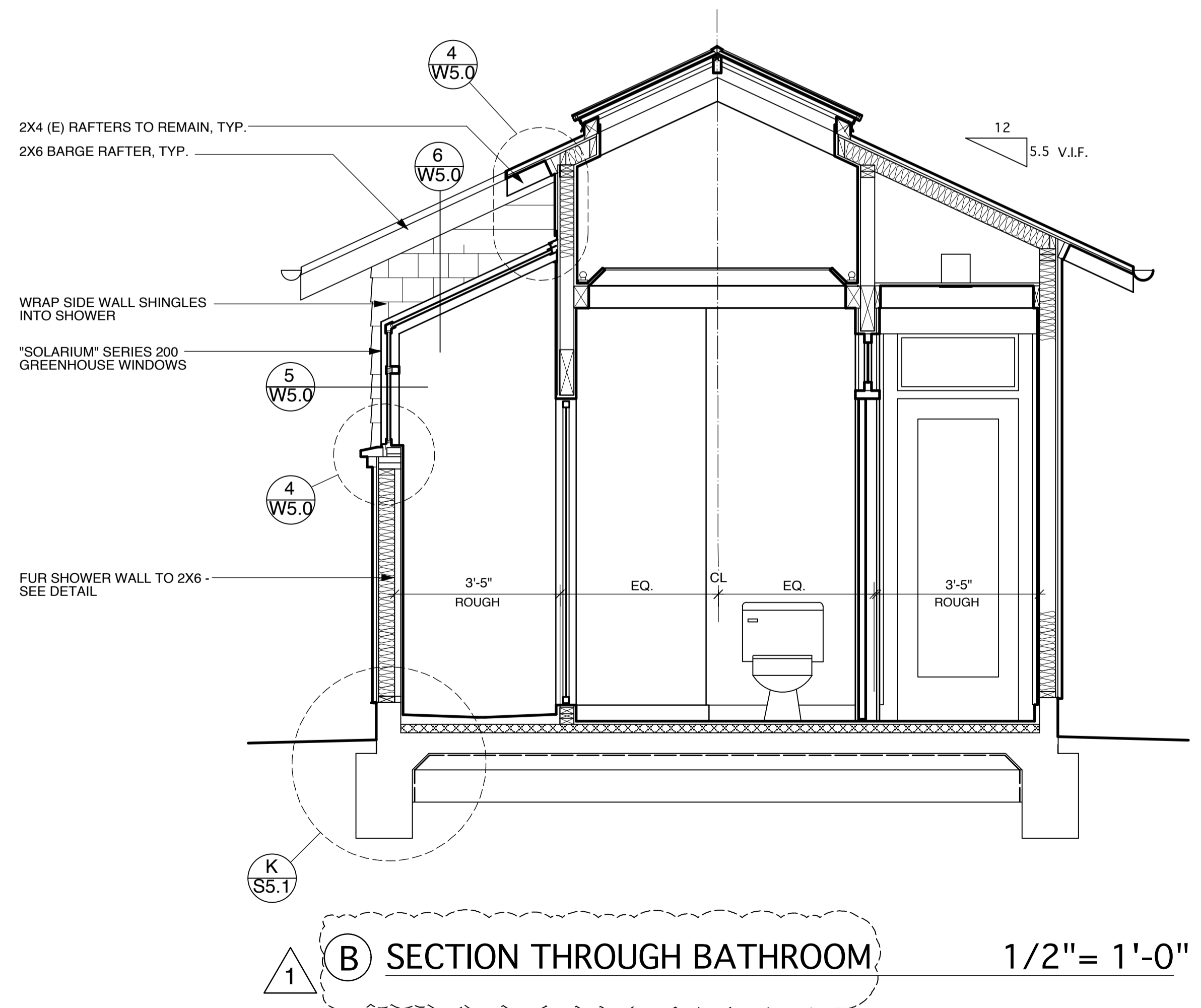
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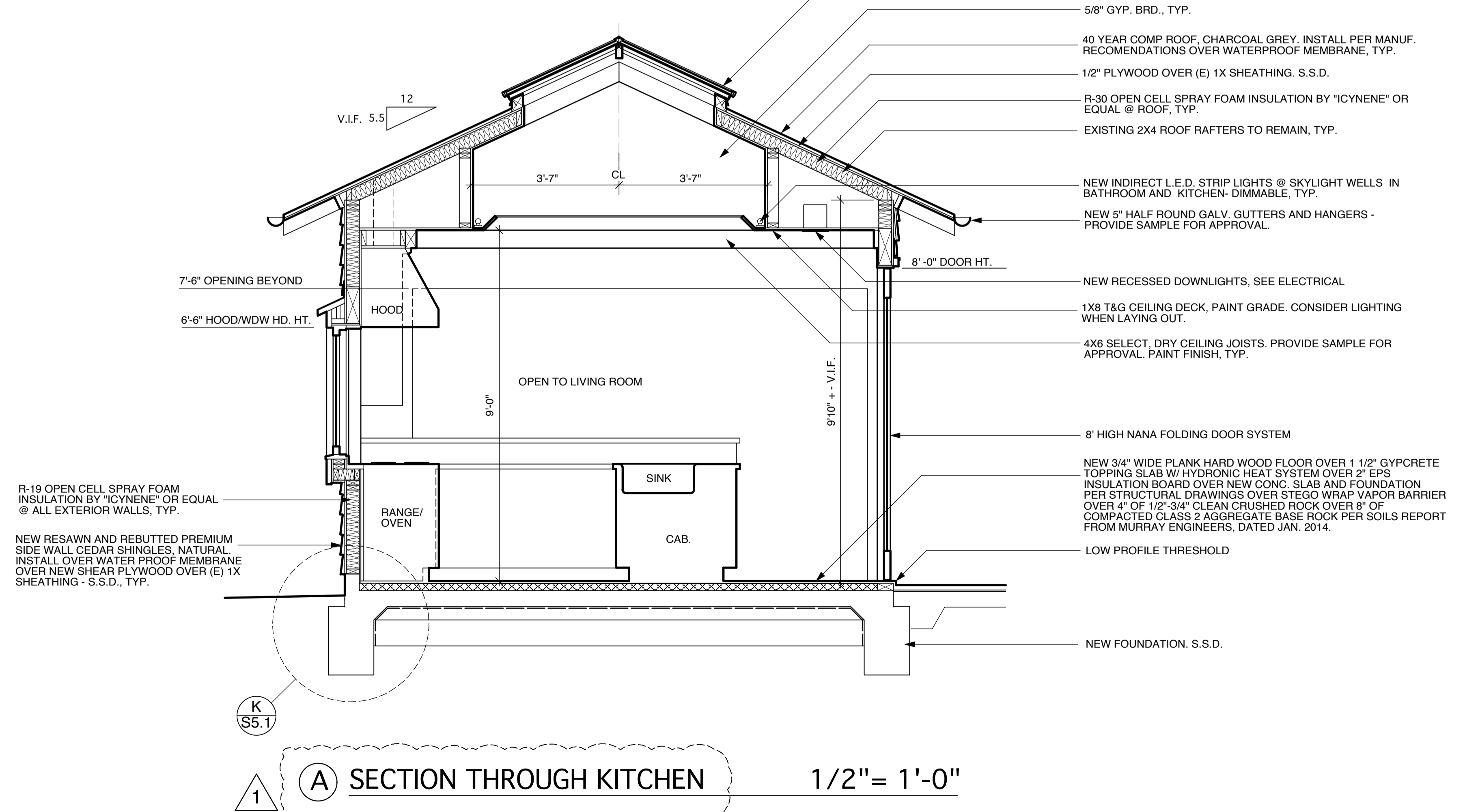
Date: April 17, 2014

Project:

W3.0



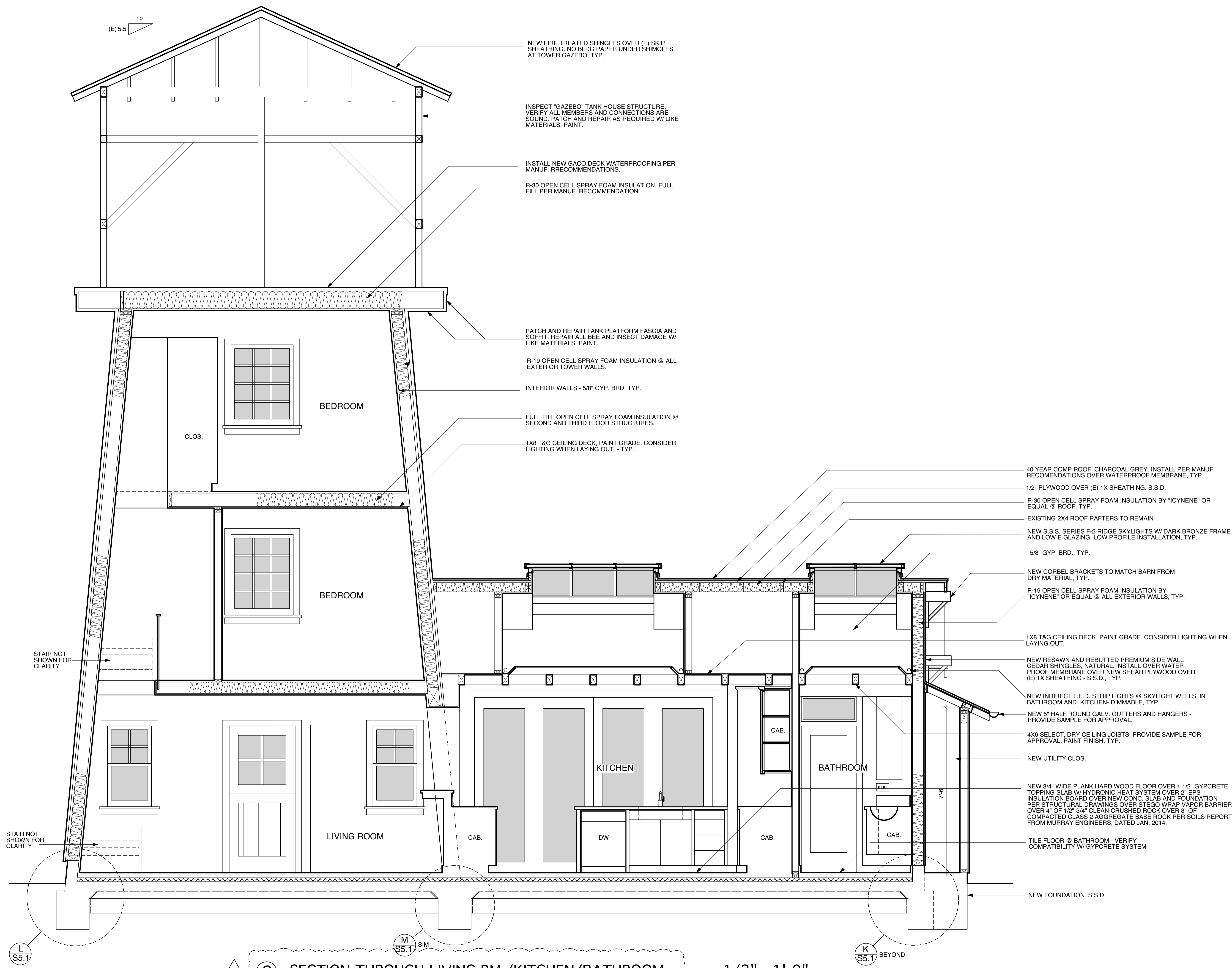
B SECTION THROUGH BATHROOM 1/2" = 1'-0"



A SECTION THROUGH KITCHEN 1/2" = 1'-0"

R-19 OPEN CELL SPRAY FOAM INSULATION BY "ICYNENE" OR EQUAL @ ALL EXTERIOR WALLS, TYP.
 NEW RESAWN AND REBUTTED PREMIUM SIDE WALL CEDAR SHINGLES, NATURAL INSTALL OVER WATER PROOF MEMBRANE OVER NEW SHEAR PLYWOOD OVER (E) 1X SHEATHING - S.S.D., TYP.

- NEW S.S.S. SERIES F-2 RIDGE SKYLIGHTS W/ DARK BRONZE FRAME AND LOW E GLAZING. LOW PROFILE INSTALLATION, TYP.
- 5/8" GYP. BRD., TYP.
- 40 YEAR COMP ROOF, CHARCOAL GREY. INSTALL PER MANUF. RECOMMENDATIONS OVER WATERPROOF MEMBRANE, TYP.
- 1/2" PLYWOOD OVER (E) 1X SHEATHING, S.S.D.
- R-30 OPEN CELL SPRAY FOAM INSULATION BY "ICYNENE" OR EQUAL @ ROOF, TYP.
- EXISTING 2X4 ROOF RAFTERS TO REMAIN, TYP.
- NEW INDIRECT L.E.D. STRIP LIGHTS @ SKYLIGHT WELLS IN BATHROOM AND KITCHEN- DIMMABLE, TYP.
- NEW 5" HALF ROUND GALV. GUTTERS AND HANGERS - PROVIDE SAMPLE FOR APPROVAL.
- NEW RECESSED DOWNLIGHTS, SEE ELECTRICAL
- 1X8 T&G CEILING DECK, PAINT GRADE. CONSIDER LIGHTING WHEN LAYING OUT.
- 4X8 SELECT, DRY CEILING JOISTS. PROVIDE SAMPLE FOR APPROVAL. PAINT FINISH, TYP.
- 8' HIGH NANA FOLDING DOOR SYSTEM
- NEW 3/4" WIDE PLANK HARD WOOD FLOOR OVER 1 1/2" GYPCRETE TOPPING SLAB W/ HYDRONIC HEAT SYSTEM OVER 2" EPS INSULATION BOARD OVER NEW CONC. SLAB AND FOUNDATION PER STRUCTURAL DRAWINGS OVER STEGO WRAP VAPOR BARRIER OVER 4" OF 1/2"-3/4" CLEAN CRUSHED ROCK OVER 8" OF COMPACTED CLASS 2 AGGREGATE BASE ROCK PER SOILS REPORT FROM MURRAY ENGINEERS, DATED JAN. 2014.
- LOW PROFILE THRESHOLD
- NEW FOUNDATION, S.S.D.



(E) 5.5 12

NEW FIRE TREATED SHINGLES OVER (E) SKIP SHEATHING. NO BLDG PAPER UNDER SHINGLES AT TOWER GAZEBO, TYP.

INSPECT "GAZEBO" TANK HOUSE STRUCTURE. VERIFY ALL MEMBERS AND CONNECTIONS ARE SOUND. PATCH AND REPAIR AS REQUIRED W/ LIKE MATERIALS, PAINT.

INSTALL NEW GACO DECK WATERPROOFING PER MANUF. RRECOMMENDATIONS.

R-30 OPEN CELL SPRAY FOAM INSULATION. FULL FILL PER MANUF. RECOMMENDATION.

PATCH AND REPAIR TANK PLATFORM FASCIA AND SOFFIT. REPAIR ALL BEE AND INSECT DAMAGE W/ LIKE MATERIALS, PAINT.

R-19 OPEN CELL SPRAY FOAM INSULATION @ ALL EXTERIOR TOWER WALLS.

INTERIOR WALLS - 5/8" GYP. BRD., TYP.

FULL FILL OPEN CELL SPRAY FOAM INSULATION @ SECOND AND THIRD FLOOR STRUCTURES.

1X8 T&G CEILING DECK, PAINT GRADE. CONSIDER LIGHTING WHEN LAYING OUT. - TYP.

40 YEAR COMP ROOF, CHARCOAL GREY. INSTALL PER MANUF. RECOMENDATIONS OVER WATERPROOF MEMBRANE, TYP.

1/2" PLYWOOD OVER (E) 1X SHEATHING. S.S.D.

R-30 OPEN CELL SPRAY FOAM INSULATION BY "ICYNENE" OR EQUAL @ ROOF, TYP.

EXISTING 2X4 ROOF RAFTERS TO REMAIN

NEW S.S.S. SERIES F-2 RIDGE SKYLIGHTS W/ DARK BRONZE FRAME AND LOW E GLAZING. LOW PROFILE INSTALLATION, TYP.

5/8" GYP. BRD., TYP.

NEW CORBEL BRACKETS TO MATCH BARN FROM DRY MATERIAL, TYP.

R-19 OPEN CELL SPRAY FOAM INSULATION BY "ICYNENE" OR EQUAL @ ALL EXTERIOR WALLS, TYP.

1X8 T&G CEILING DECK, PAINT GRADE. CONSIDER LIGHTING WHEN LAYING OUT.

NEW RESAWN AND REBUTTED PREMIUM SIDE WALL CEDAR SHINGLES. NATURAL. INSTALL OVER WATER PROOF MEMBRANE OVER NEW SHEAR PLYWOOD OVER (E) 1X SHEATHING - S.S.D., TYP.

NEW INDIRECT L.E.D. STRIP LIGHTS @ SKYLIGHT WELLS IN BATHROOM AND KITCHEN. DIMMABLE, TYP.

NEW 5" HALF ROUND GALV. GUTTERS AND HANGERS - PROVIDE SAMPLE FOR APPROVAL.

4X6 SELECT. DRY CEILING JOISTS. PROVIDE SAMPLE FOR APPROVAL. PAINT FINISH, TYP.

NEW UTILITY CLOS.

NEW 3/4" WIDE PLANK HARD WOOD FLOOR OVER 1 1/2" GYPCRETE TOPPING SLAB W/ HYDRONIC HEAT SYSTEM OVER 2" EPS INSULATION BOARD OVER NEW CONC. SLAB AND FOUNDATION PER STRUCTURAL DRAWINGS OVER STEGO WRAP VAPOR BARRIER OVER 4" OF 1/2"-3/4" CLEAN CRUSHED ROCK OVER 8" OF COMPACTED CLASS 2 AGGREGATE BASE ROCK PER SOILS REPORT FROM MURRAY ENGINEERS, DATED JAN. 2014.

TILE FLOOR @ BATHROOM - VERIFY COMPATILITY W/ GYPCRETE SYSTEM

NEW FOUNDATION. S.S.D.

STAIR NOT SHOWN FOR CLARITY

STAIR NOT SHOWN FOR CLARITY

L S5.1

M S5.1

K S5.1

BEYOND

1 (C) SECTION THROUGH LIVING RM./KITCHEN/BATHROOM

1/2" = 1'-0"

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WATER TOWER AND BARN REMODEL
10 YERBA BUENA AVE LOS ALTOS CA 94022

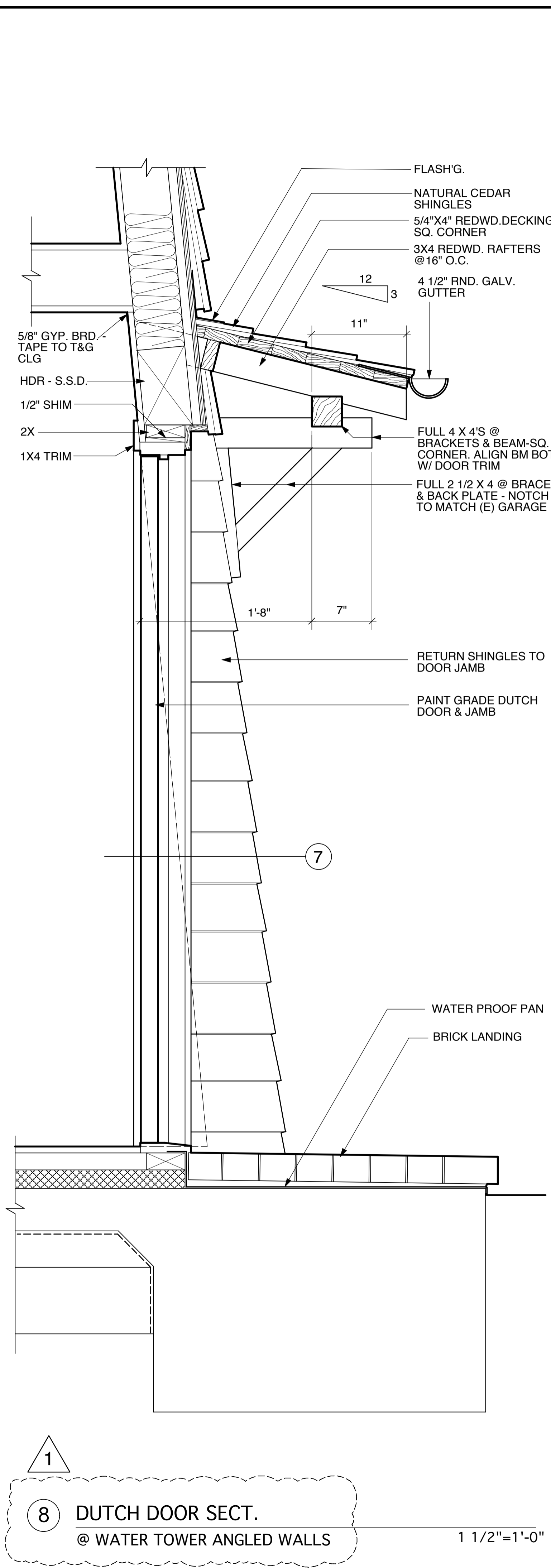
Revisions

No.	Date

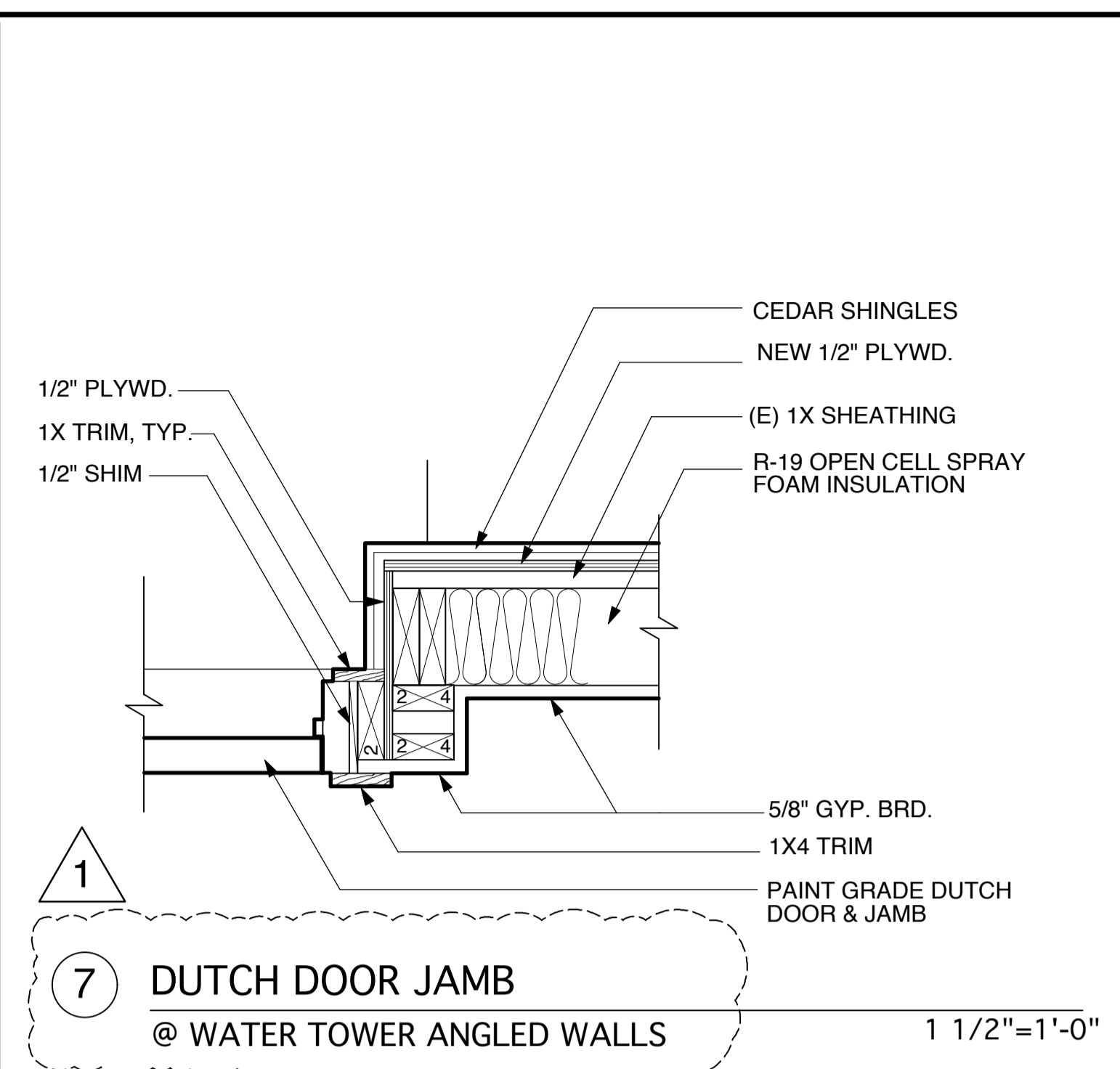
Date: April 17, 2014

Project:

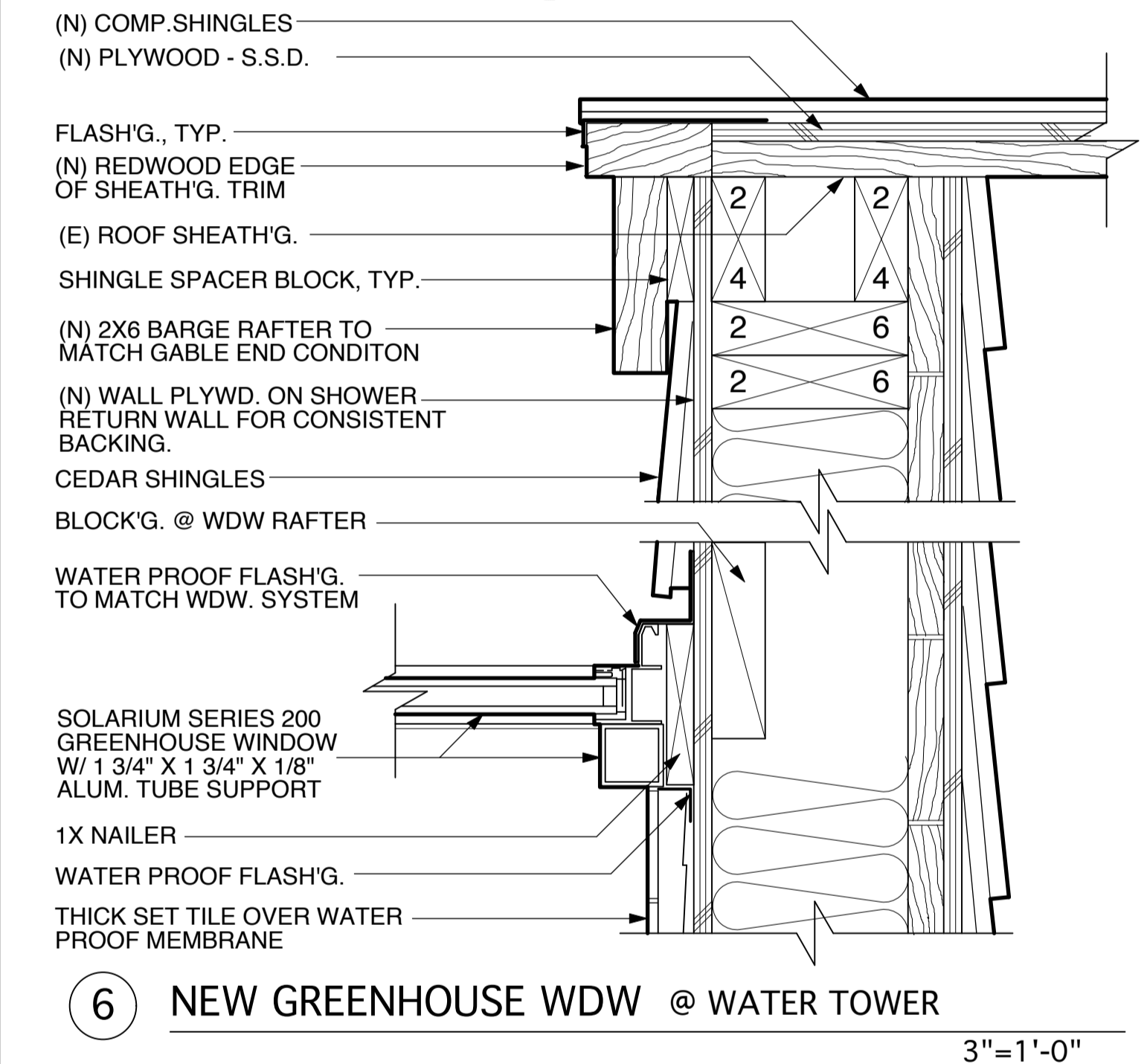
W3.1



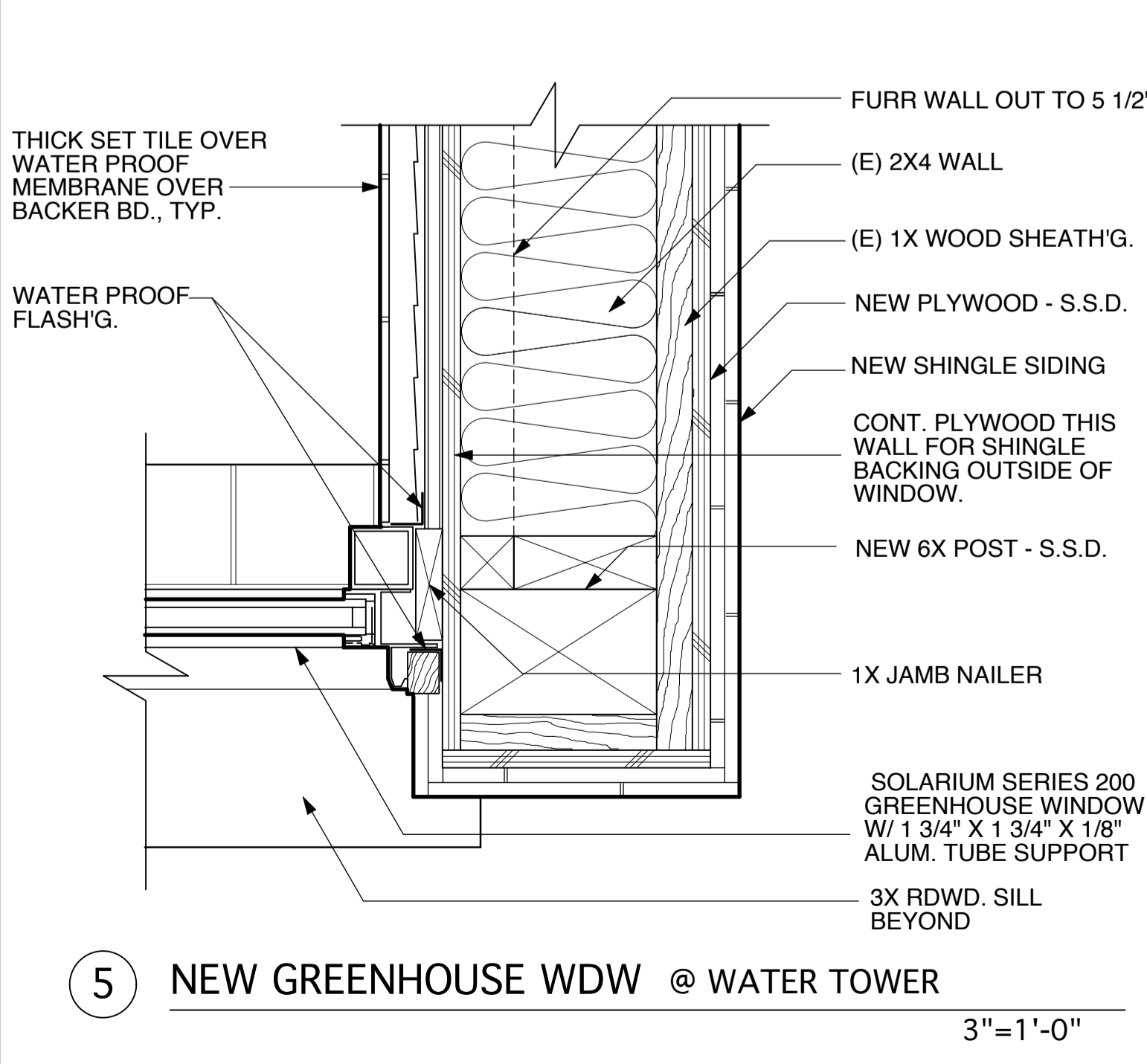
8 DUTCH DOOR SECT.
@ WATER TOWER ANGLED WALLS
1 1/2"=1'-0"



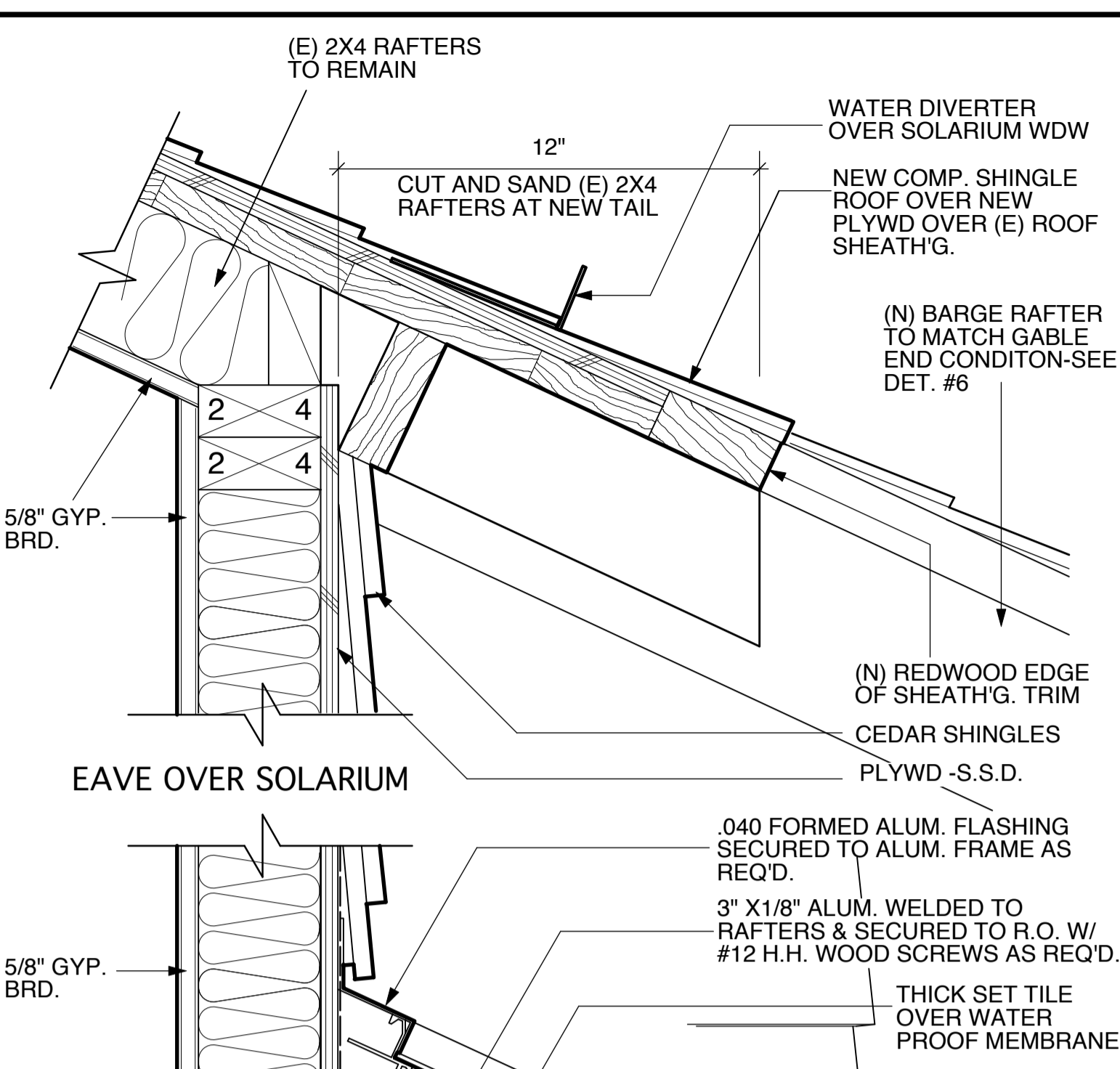
7 DUTCH DOOR JAMB
@ WATER TOWER ANGLED WALLS
1 1/2"=1'-0"



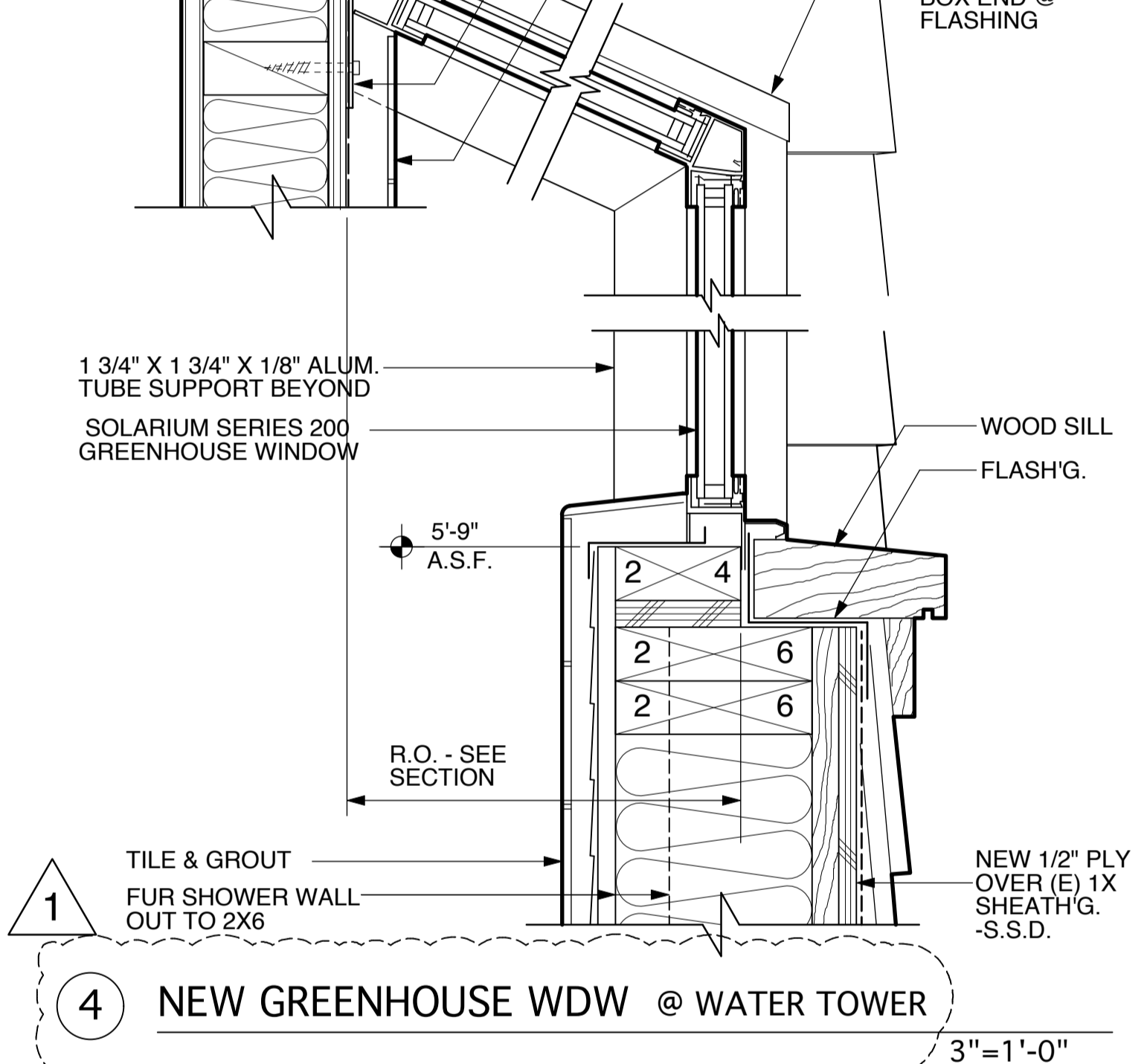
6 NEW GREENHOUSE WDW @ WATER TOWER
3"=1'-0"



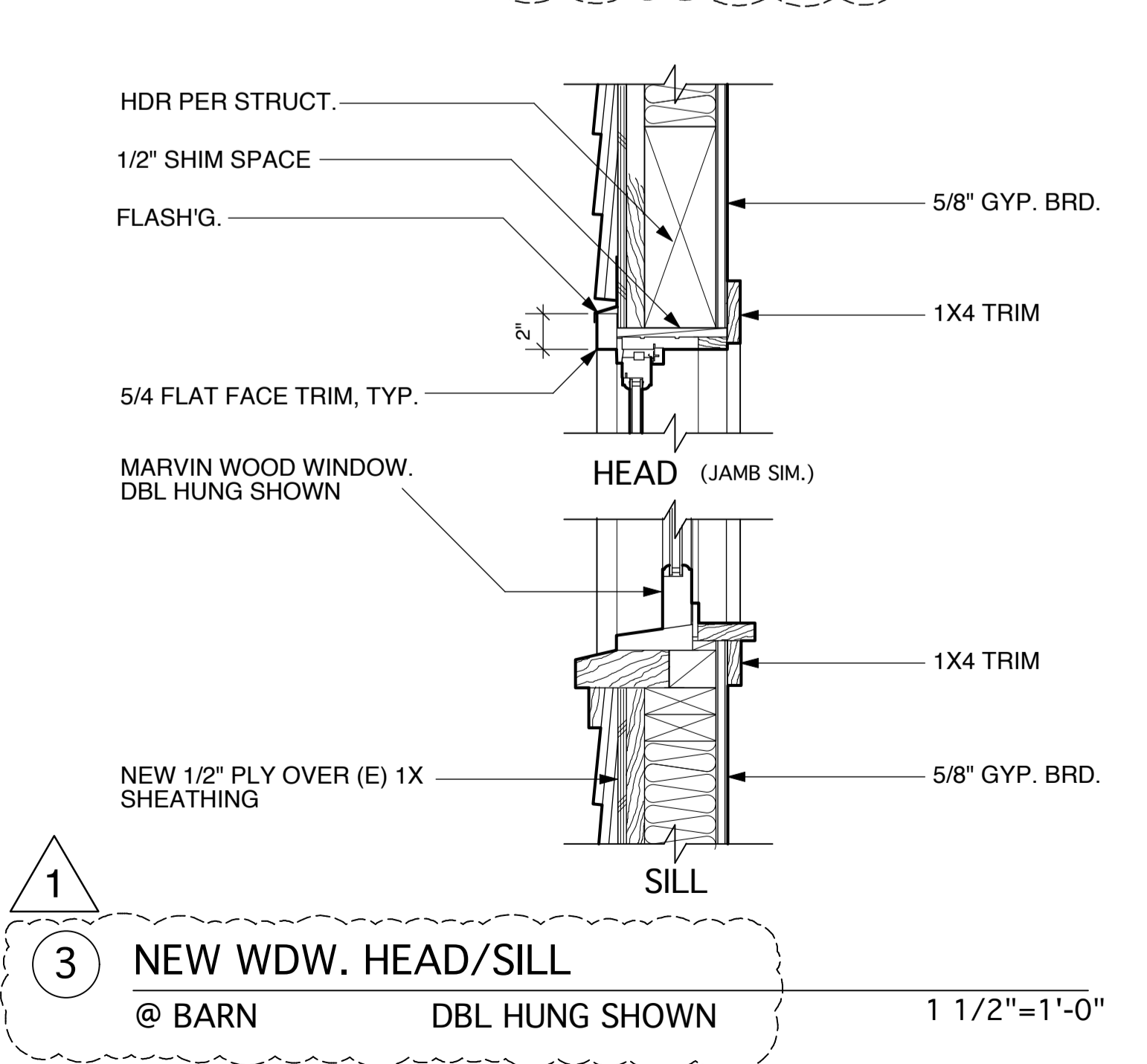
5 NEW GREENHOUSE WDW @ WATER TOWER
3"=1'-0"



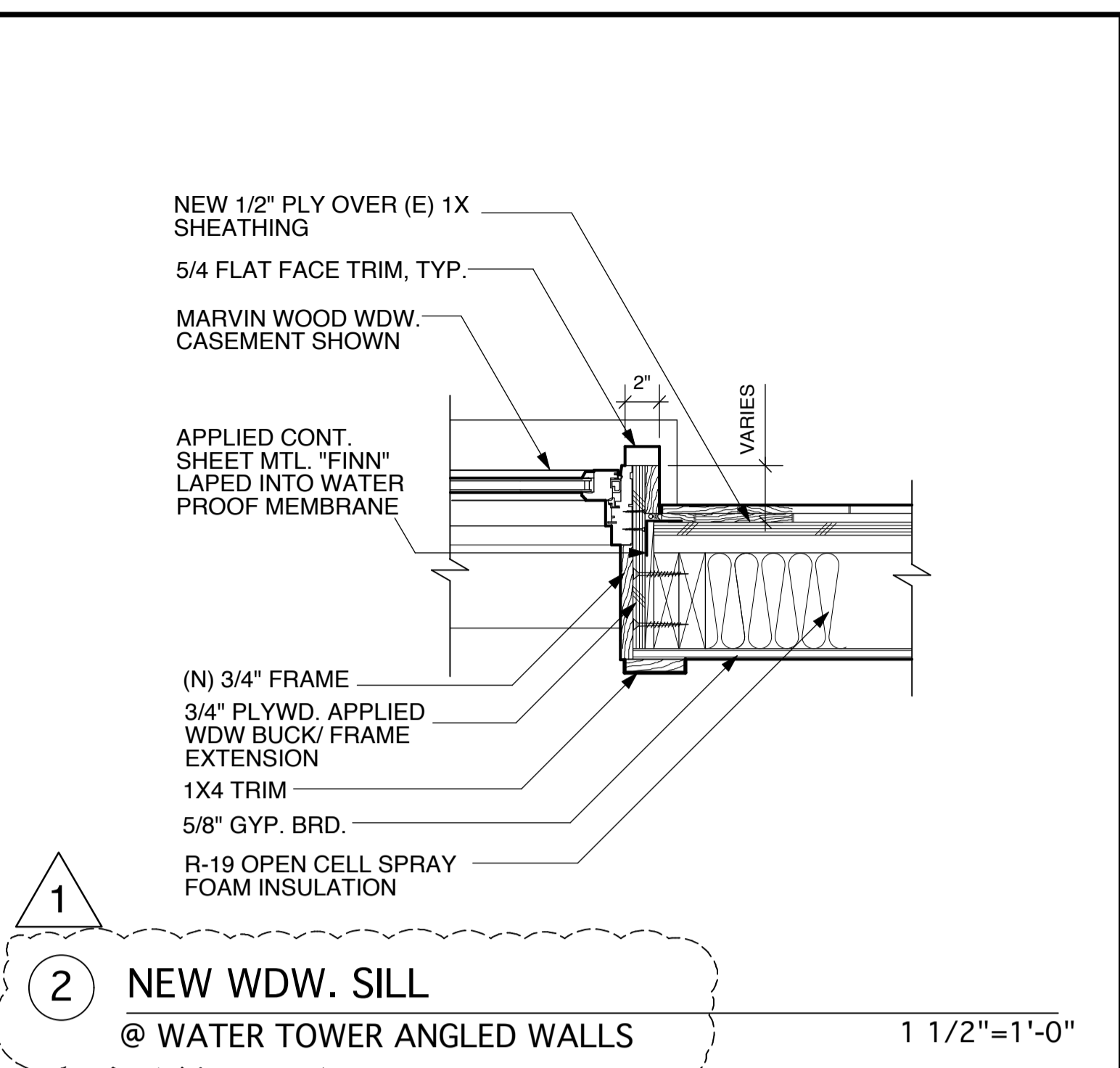
EAVE OVER SOLARIUM
1 1/2"=1'-0"



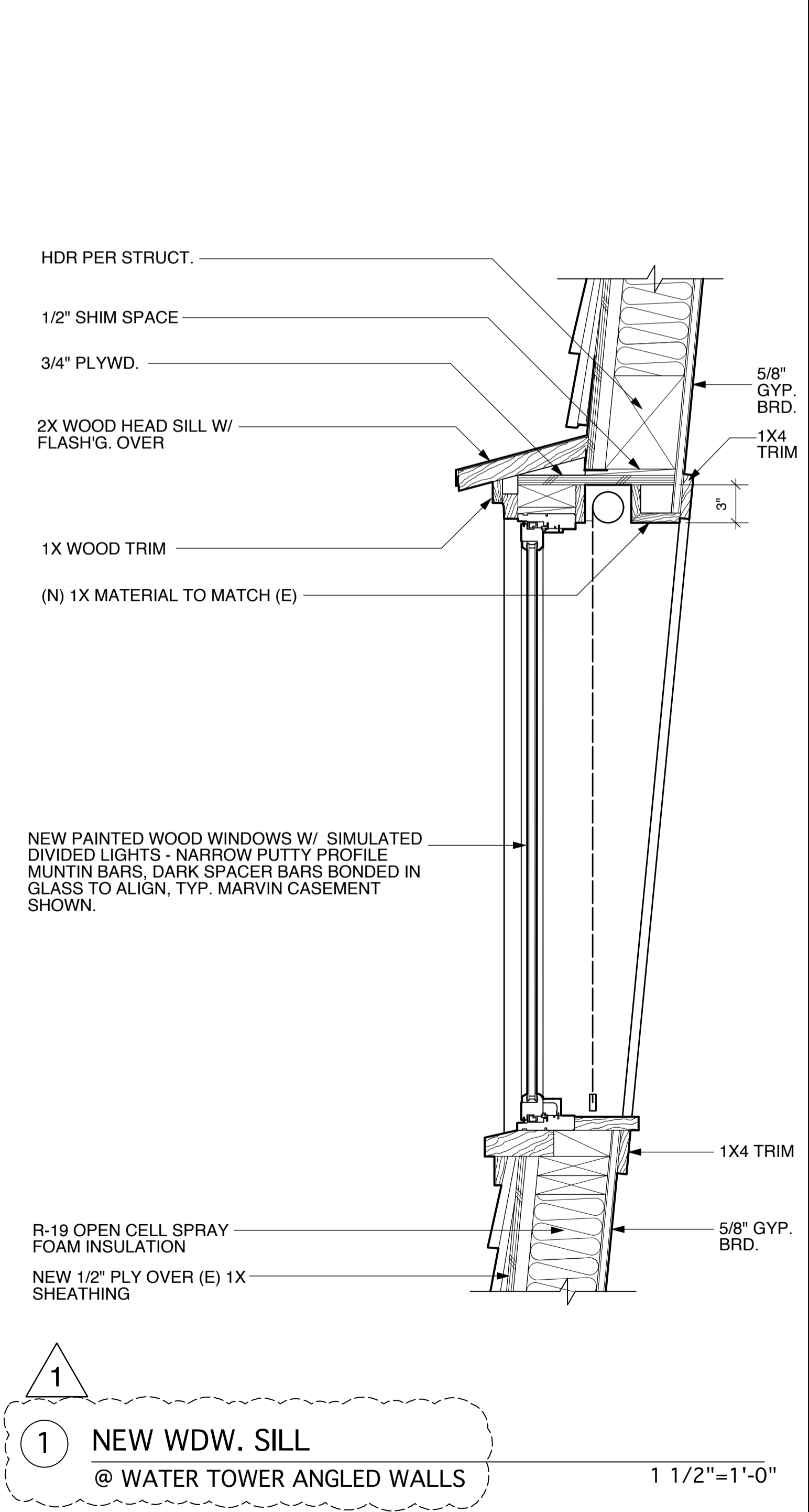
4 NEW GREENHOUSE WDW @ WATER TOWER
3"=1'-0"



3 NEW WDW. HEAD/SILL
@ BARN DBL HUNG SHOWN
1 1/2"=1'-0"



2 NEW WDW. SILL
@ WATER TOWER ANGLED WALLS
1 1/2"=1'-0"



1 NEW WDW. SILL
@ WATER TOWER ANGLED WALLS
1 1/2"=1'-0"

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and no part thereof shall be used for any other than this project without the written consent of the Architect.

Revisions	
No.	Date

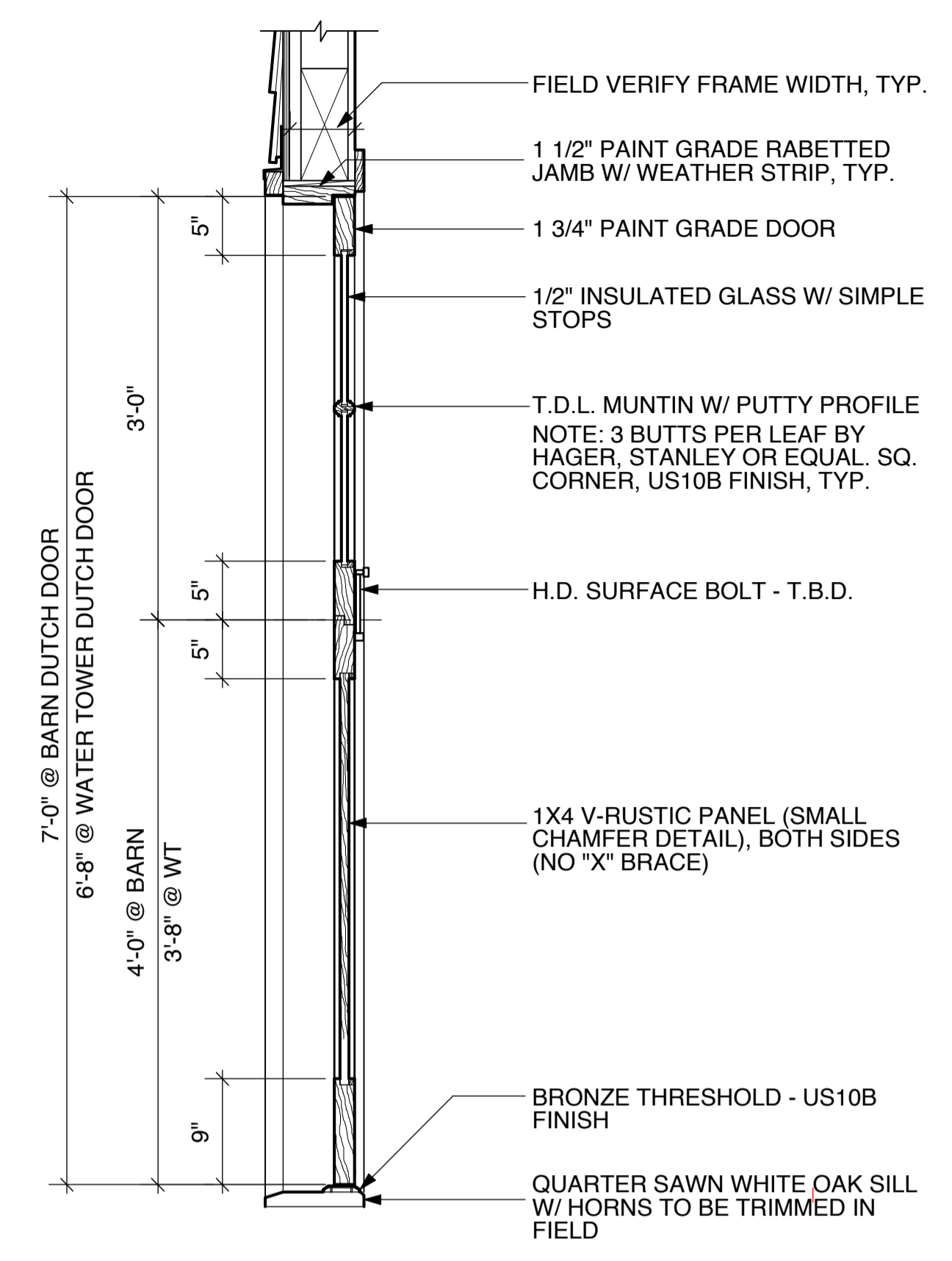
Date: April 17, 2014
Project:

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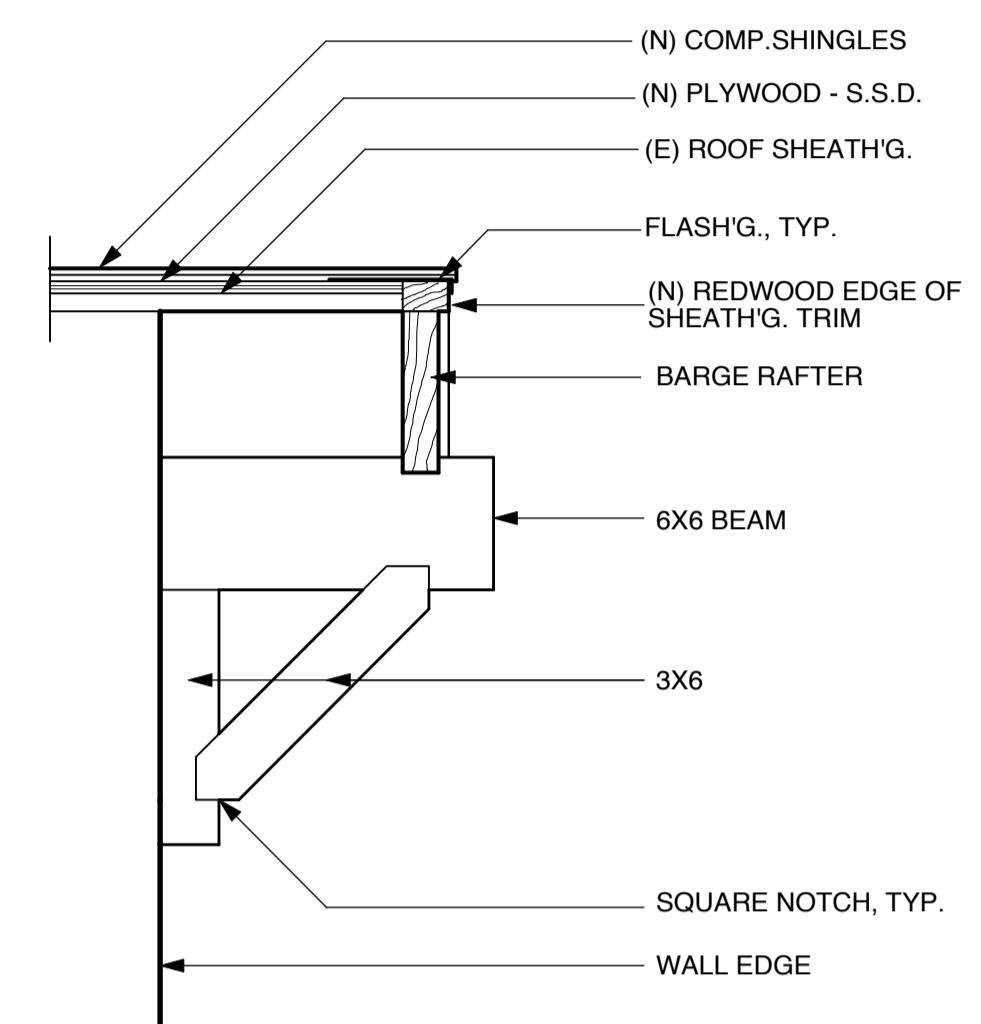
Revisions	
No.	Date

Date: April 17, 2014

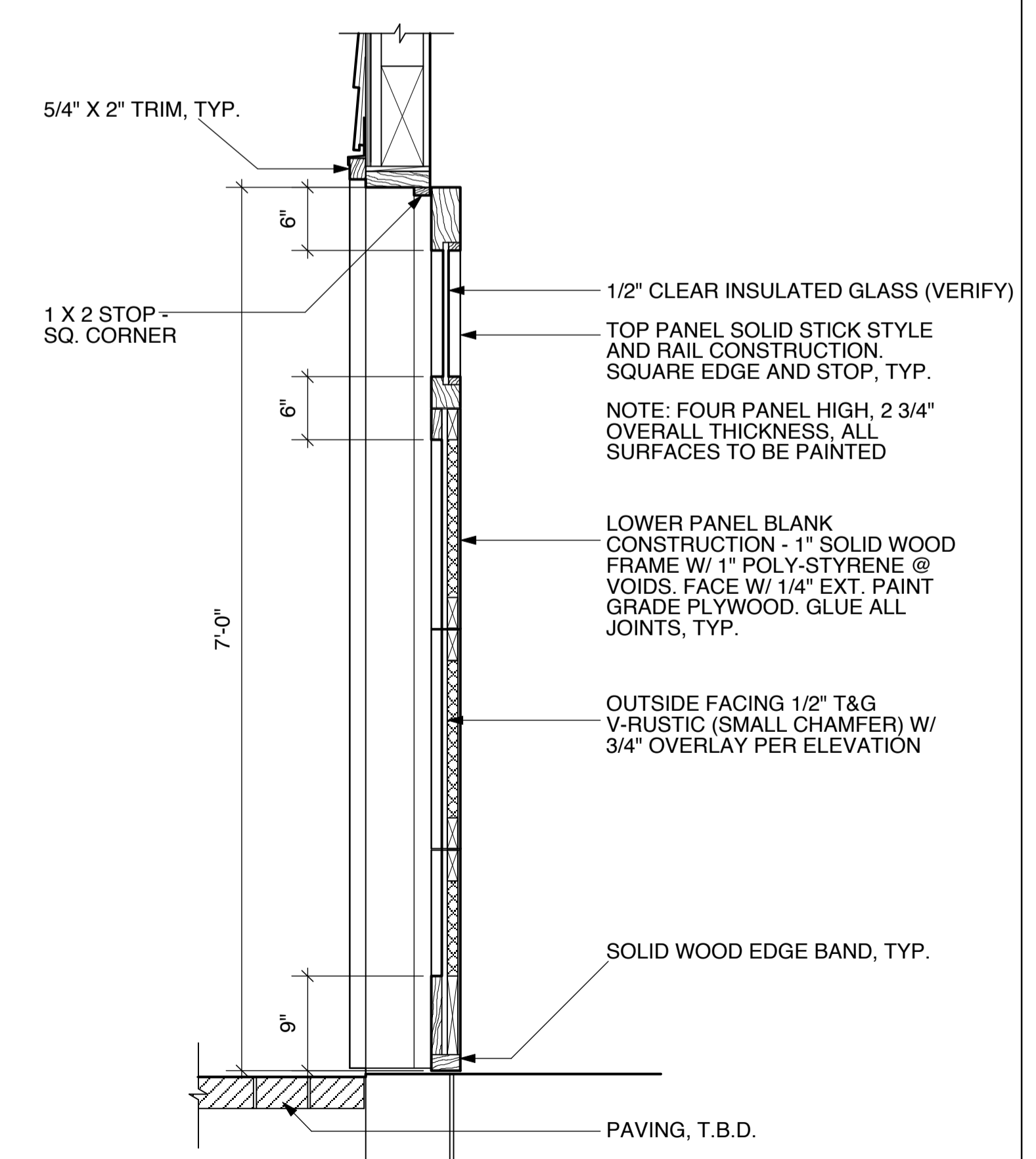
Project:



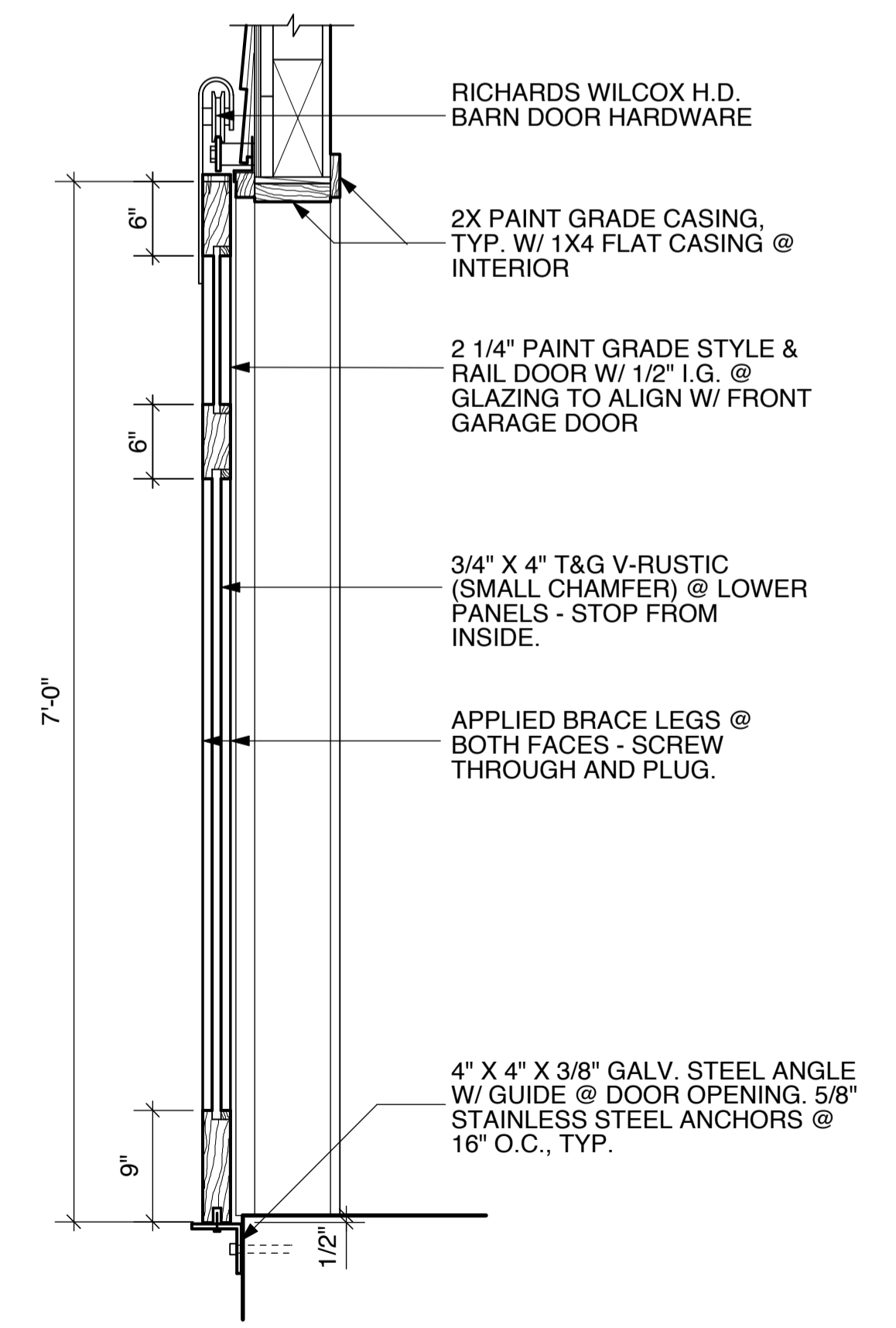
② DUTCH DOOR @ BARN
 @ WATER TOWER SIM. 1"=1'-0"



④ BRACKET DETAIL
 @ WATER TOWER GUEST UNIT 1 1/2"=1'-0"



③ GARAGE DOOR @ BARN 1"=1'-0"



① BARN DOOR @ GARAGE SLAB 1"=1'-0"