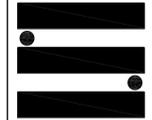


ARCHITECT



**STOWERS ASSOCIATES ARCHITECTS**

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PROJECT

**Fire Damage Reconstruction**  
**SCHEIDERER RESIDENCE**  
945 Lantana Drive, Sunnyvale 94086

ISSUE	DATE
Planning Submittal	02.02.2015
Planning Rev. 1	04.01.2015
Planning Rev. 2	04.21.2015

STAMP



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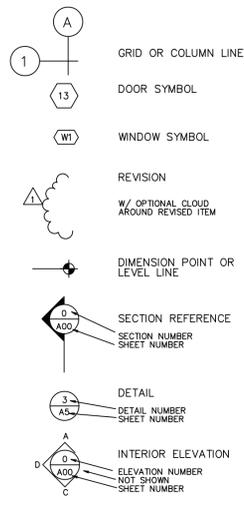
TITLE SHEET



# Scheiderer Residence

Fire Reconstruction | 945 Lantana Drive, Sunnyvale 94086

## SYMBOLS



## ABBREVIATIONS

Channel And Angle AT Centerline Diameter or Round Found or Number EQUIS Existing Future New Relocate	A.B. Anchor Bolt A.C. Asphaltic Concrete A.D. Area Drain ADJ. Adjacent AFF. Above finish floor AGGR. Aggregate AL. Aluminum ANOD. Anodized APPROX. Approximate ARCH. Architectural ASPH. Asphalt	BD. Board BLUM. Blumhous BULD. Building BLK. Block BLKG. Blocking BM. Beam BOT. Bottom BTWN. Between	CAB. Cabinet C.B. Catch Basin CEM. Cement CER. Ceramic C.I. Cast Iron C.G. Corner Guard C.L.G. Ceiling CLO. Closet C.M.U. Concrete Masonry Unit(s) C.O. Cleanout COL. Column COMP. CONC. Composition Concrete CONN. Connection CONSTR. Construction CONT. Continuous CORR. Corridor CPT. Carpet C.T. Ceramic Tile CTS&K Countersunk Counters CTR. Center	E. East E.A. Expansion Joint E.L. Elevation ELEC. Electrical ELEV. Elevator EMER. Emergency ENCL. Enclosure E.P. Electrical Panelboard EQ. Equipment E.W.C. Electric Water Cooler EXST. Existing EXPO. Exposed EXP. Expansion EXT. Exterior	F.A. Fire Alarm F.B. Flat Bar FOO. Floor Cleanout F.O.D. Floor Drain FON. Foundation F.E. Fire Extinguisher F.E.C. Fire Extinguisher Cab. F.G. Finish Grade F.H.C. Fire Hose Cabinet F.H.W.S. Flat Head Wood Screw FIN. Finish FL. Floor FLASH. Flashing FLUOR. Fluorescent F.O. Face Of F.O.C. Face of Concrete F.O.F. Face of Finish F.O.S. Face of Studs FRF. Fireproof F.S. Full Size F.S.K. Floor Sink FT. Foot or Feet FLOOR. Flooring FURR. Furring	GA. Gauge GALV. Galvanized G.B. Grab Bar G.C. Garbage Disposal G.F.I. Ground Fault Interrupter GL. Gazing G.L.B. Glu-Laminated Beam GL. Glass GND. Ground G.S.M. Galvanized Sheet Metal GR. Grade GYPSUM Gypsum	H. High H.B. Hose Bibb H.C. Hollow Core or Handicap H.D.W. Hardwood H.W.C. Hardware H.M. Hollow Metal HORZ. Horizontal HR. Hour HGT. Height H.W.H. Hot Water Heater	I.D. Inside Diameter (Dim.) IN. Inch INSUL. Insulation INT. Interior INCAND. Incandescent	JAN. Janitor JT. Joint KIT. Kitchen L. Long LAB. Laboratory LAM. Laminated LAV. Lavatory LCK. Locker LOC. Location LT. Light	MAX. Maximum M.B. Machine Bolt M.C. Medicine Cabinet MECH. Mechanical MEM. Membrane MET. Metal MFR. Manufacture MH. Manhole MIN. Minimum MIR. Mirror MISC. Miscellaneous M.O. Masonry Opening MTD. Mounted MUL. Mullion	N. North N.I.C. Not In Contract NO. or # Number NOM. Nominal NGS. Numbers N.T.S. Not To Scale	O. Over O.A. Overall OBS. Obscure O.C. On Center O.D. Outside Diameter(Dim) OFF. Office OPNG. Opening OPP. Opposite	P.D.S. Powder Driven Screw PERP. Perpendicular PRE-CAST Pre-cast PL. Plate P.LAM. Plastic Laminate PLAS. Plaster PLUMB. Plumbing PR. Pair PT. Paint P.T. Pressure Treated P.T.D. Paper Towel Dispenser P.T.D./R Toilet Paper Dispenser P.T.D./R Toilet Paper Dispenser & Receptacle PTN. Partition P.T.R. Paper Towel Receptacle	Q.T. Quarry Tile	R. Riser or Radius R.D. Roof Drain REF. Reference or Refrigerator REFL. Reflective REFR. Refrigerator REG. Register REIN. Reinforced REQ. Required RES. Resilient REV. Reverse RM. Room R.O.P. Rough Opening RWD. Redwood RWL. Rain Water Leader	S. South S.A.D. See Architectural Drawings SAN. Sanitary S.S.D. See Structural Drawings S.C. Solid Core S.C.D. Seat Cover Dispenser SCHED. Schedule S.D. Soap Dispenser SECT. Section S.F.T. Storefront SH. Shelf SHR. Shower SMT. Sheet SHTG. Sheathing SIM. Similar SKYLT. Skylight S.N.D. Sanitary Napkin Dispenser S.N.R. Sanitary Napkin Receptacle SPEC. Specification SQ. Square S.S.T. Stainless Steel S.S.K. Service Sink STA. Station STAG. Staggered STD. Standard STL. Structural STOR. Storage STR. Structural SURF. Surface SUSP. Suspended SYM. Symmetrical	T.RD. Tread T.B. Towel Bar TBR. To Be Removed TAB. Top and Bottom T.C. Top of Curb TEL. Telephone TER. Terrace T&G. Tongue and Groove THK. Thick T.O. Top Of T.P. Top of Pavement T.P.P. Top of Plate T.P.D. Toilet Paper Dispenser T.V. Television T.W. Top of Wall TYP. Typical	U/C Under Counter UNFIN. Unfinished U.O.N. Unless Otherwise Noted UR. Urinal	V.I.F. Verify In Field V.C.T. Vinyl Composition Tile VERT. Vertical VEST. Vestibule	W. West W/ With W.C. Water Closet WCO. Wall Cleanout WO. Wood W/N Within W/O Without WO Where Occurs WP. Waterproof WSCT. Wainscot WT. Weight
---	--	---	---	--	---	--	--	---	---	--	--	--	--	------------------	---	--	--	---	--	---

## PROJECT DIRECTORY

OWNER CONTACT	DAN AND ROBIN SCHEIDERER 945 LANTANA DRIVE SUNNYVALE, CA 94086
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TITLE 24	NICK BIGARDI 21 N. HARRISON AVENUE CAMPBELL, CA 95008 PHONE: 408.866.1620 FAX: 408.866.6832 EMAIL: TITLE24@X.NETCOM.COM
CONTRACTOR	BY OWNER / TBD

## PROJECT SUMMARY DATA

PARCEL NUMBER	213-22-041
LOT SIZE	6,000 SQ. FT.
ZONING	RO
GENERAL PLAN DESIGNATION	RESIDENTIAL LOW DENSITY
OCCUPANCY GROUPS:	R-3 (Single Family Residential)
CONSTRUCTION TYPE:	V-B Non-Rated
FIRE SPRINKLERS:	NO
NUMBER OF STORIES:	TWO STORIES (EXISTING)
SETBACK	FRONT FIRST/20' - SECOND/25' SIDE FIRST/4' - SECOND 7' REAR 20'
HEIGHT LIMIT	30' MAXIMUM HEIGHT
LOT COVERAGE	40% FOR TWO STORY
FLOOR AREA RATIO (FAR)	45% EXISTING HOUSE FAR 50% PROPOSED FAR

EXISTING HOUSE	
FIRST FLOOR	1,687 SF
SECOND FLOOR	566 SF
TOTAL LIVING AREA	2,253 SF
GARAGE	423 SF
(E) TOTAL SQ. FT.	2,676 SF
1ST FLOOR ADDITION	79 SF
2ND FLOOR ADDITION	245 SF
PROPOSED ADDITION	324 SF
PROPOSED SQ. FT.	3,000 SF

LOT COVERAGE CALCS	
LOT AREA	6,000 SF
ALLOWABLE COVERAGE	40%
PROPOSED HOUSE	2,396 SF
ENTRY PORCH	30 SF
TOTAL COVERAGE	2,426 SF
2,426 / 6000 = 0.404	
PROPOSED LOT COVERAGE	40%

FLOOR AREA RATIO CALCS	
LOT AREA	6,000 SF
SQUARE FOOTAGE	3,000 SF
FAR	50%

## MAP



## GENERAL NOTES

- The "General Conditions of the Contract for Construction", AIA Document A201, latest edition, all inclusive is a part of this Contract. This document may be examined at the Architect's office.
- Provide an emergency telephone on the job prior to any construction.
- Any errors or omissions found in the drawings shall be immediately brought to the attention of the Architect.
- Existing construction indicated is for information only. It is the Contractor's responsibility to verify the actual conditions, locations, and dimensions and to notify the Architect of any discrepancies or omissions in these conditions before commencing any new work in areas affected by these existing conditions.
- Contractor shall be responsible for providing all materials and workmanship in accordance with all applicable federal, state, and local laws, codes, ordinances, and regulations.
- Do not scale plans. If dimensions are found to be missing or inaccurate, immediately contact the Architect for clarification.
- These plans are the sole property of the Architect. The unauthorized reproduction or use of these plans is illegal and the Architect disclaims any responsibility for their unauthorized use.
- Protect the area and all new and existing materials and finishes from damage which may occur during construction.
- Remove rubbish and waste materials regularly during construction and leave the area clear and ready for use when finished.
- All warranties due to the Owner shall be forwarded in triplicate form to the Contractor upon completion of the job, with no exceptions.
- Changes in the design or materials will not be accepted without authorization from the Architect and Owner.
- Subcontractors shall submit as-built drawings to the Contractor upon completion of work.
- All construction shall comply with City and State of California building codes.
- Job is to be completed in a workman-like manner (i.e. installations to be uniform, square and to specified dimensions, fasteners to be of sufficient color and texture with complete coverage: use drop cloths, masking, etc. to eliminate paint splter
- All systems are to be operational per manufacturer's tolerances upon completion of construction.
- Provide blocking and/or reinforcement in all walls as required to adequately support all items to be attached to walls (i.e. cabinetry, etc.)

## DRAWING INDEX

A0	COVER SHEET AND PROJECT INFORMATION
A1	SITE PLAN
A2	EXISTING HOUSE PLANS: PRE-FIRE (REFERENCE ONLY)
A3	PROPOSED FLOOR PLAN
A4	EXISTING AND PROPOSED ROOF PLAN
A5	PROPOSED EXTERIOR ELEVATIONS
A6	PROPOSED EXTERIOR ELEVATIONS
A7	BUILDING SECTION / STREET ELEVATION
A8	AM SOLAR STUDY
A9	PM SOLAR STUDY
L1	PRELIMINARY LANDSCAPE PLAN

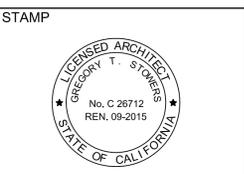
## CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:  
2013 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, AND ENERGY CODES AS AMENDED BY THE STATE OF CALIFORNIA.

## PROJECT DESCRIPTION

THE EXISTING TWO STORY RESIDENCE WAS COMPLETELY DESTROYED IN A STRUCTURE FIRE. THIS PROJECT IS TO REBUILD THE HOME FROM THE FOUNDATION UP TO REPLACE EXISTING. SCOPE TO INCLUDE MINOR OWNER REQUESTED IMPROVEMENTS TO INCLUDE THE ADDITION OF 79 SQUARE FEET TO THEIR FIRST FLOOR AND 245 SQ. FEET TO THE SECOND. CONSTRUCTING TO INCLUDE REPLACEMENT OF 5 BEDROOM, 3 BATHROOM HOME, KITCHEN, LIVING, DINING, FAMILY ROOM AND TWO CAR GARAGE.

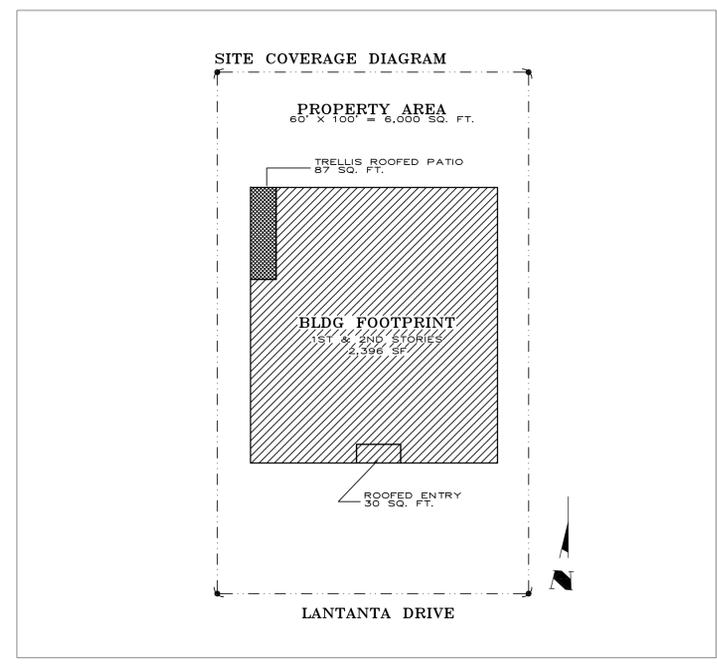
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SCALE	AS NOTED

**SITE PLAN**



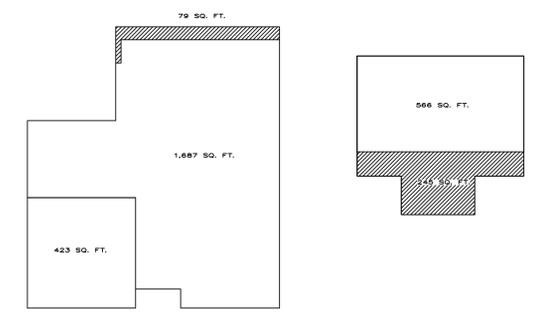
EXISTING HOUSE	
FIRST FLOOR	1,687 SF
SECOND FLOOR	566 SF
TOTAL LIVING AREA	2,253 SF
GARAGE	423 SF
(E) TOTAL SQ. FT.	2,676 SF

1ST FLOOR ADDITION	79 SF
2ND FLOOR ADDITION	245 SF
PROPOSED ADDITION	324 SF

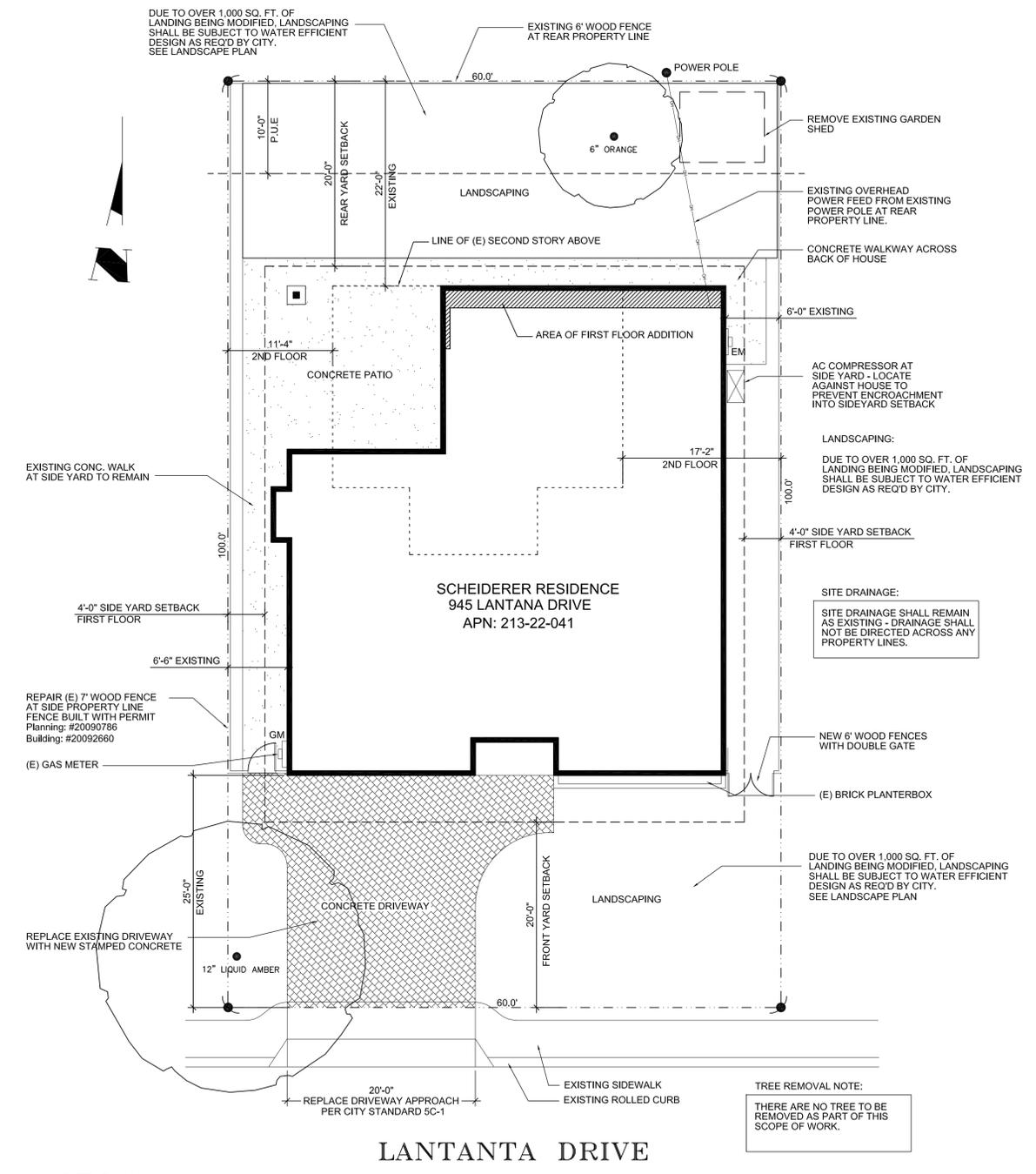
PROPOSED SQ. FT. 3,000 SF

LOT COVERAGE CALCS	
LOT AREA	6,000 SF
ALLOWABLE COVERAGE	40%
PROPOSED HOUSE	2,396 SF
ENTRY PORCH	30 SF
TOTAL COVERAGE	2,426 SF
2,426 / 6000 = 0.404	
PROPOSED LOT COVERAGE	40%

FLOOR AREA RATIO CALCS	
LOT AREA	6,000 SF
SQUARE FOOTAGE	3,000 SF
FAR	.5



**2 AREA DIAGRAMS AND CALCS**  
 SCALE: 1/16" = 1'-0"



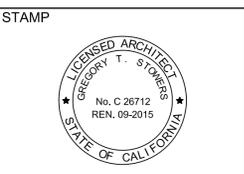
**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

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PROJECT  
**Fire Damage Reconstruction**  
**SCHEIDERER RESIDENCE**  
 945 Lantana Drive, Sunnyvale 94086

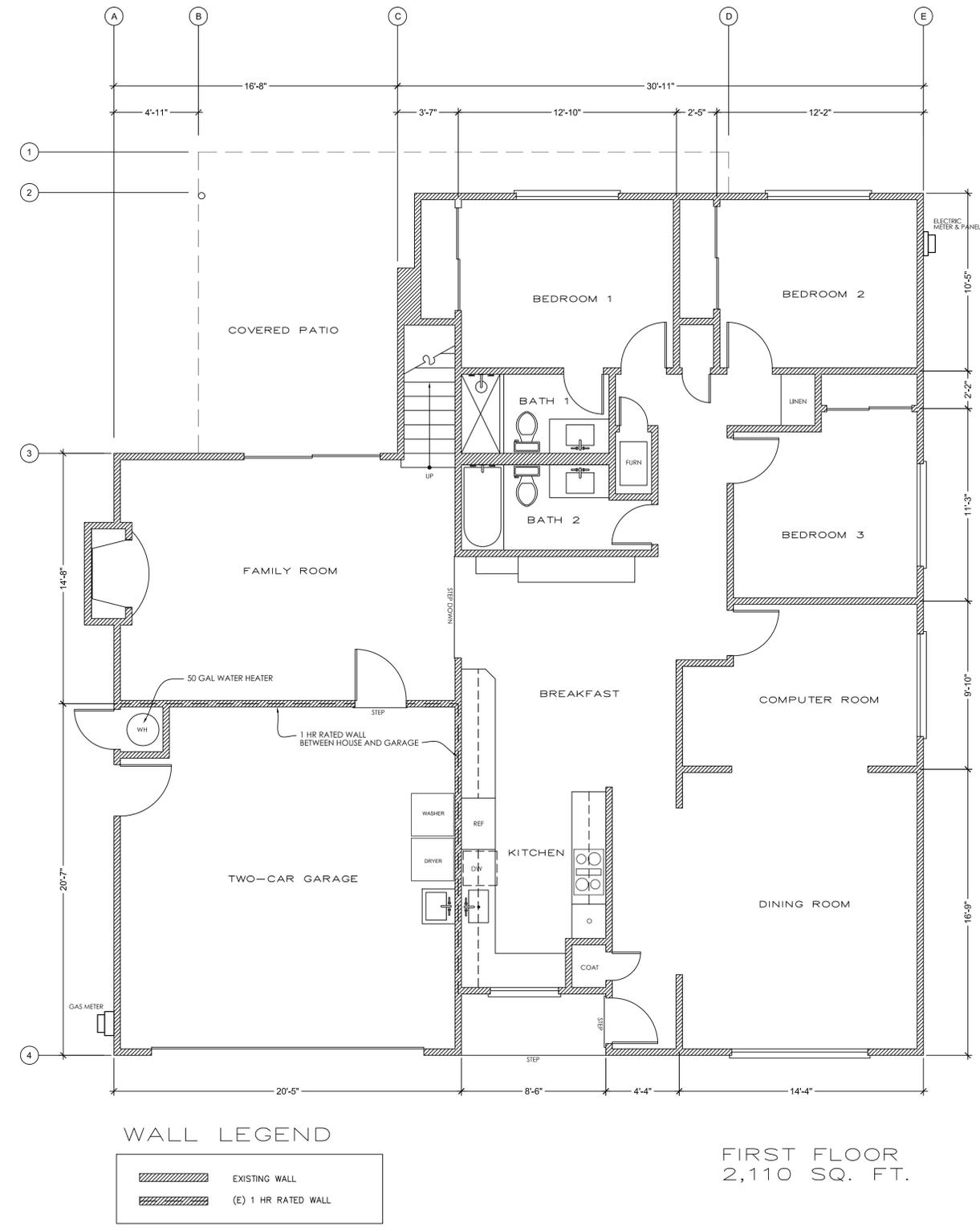
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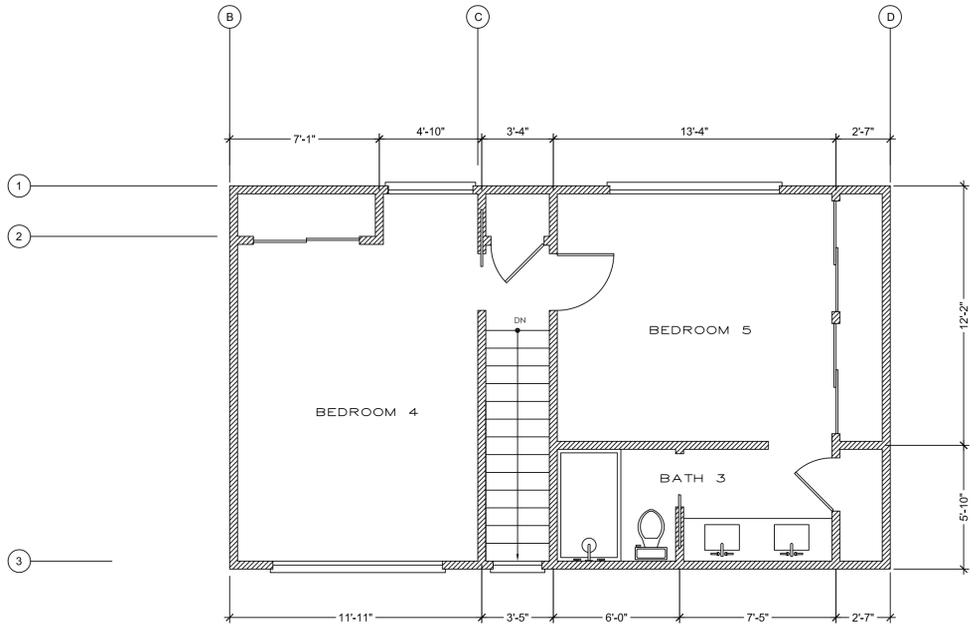
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**EXISTING FLOOR PLANS - PRE-FIRE**

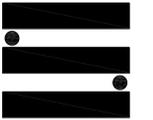


**1** EXISTING FIRST FLOOR PLAN - PRE FIRE  
 SCALE: 1/4" = 1'-0"



**2** EXISTING SECOND FLOOR PLAN - PRE FIRE  
 SCALE: 1/4" = 1'-0"

ARCHITECT



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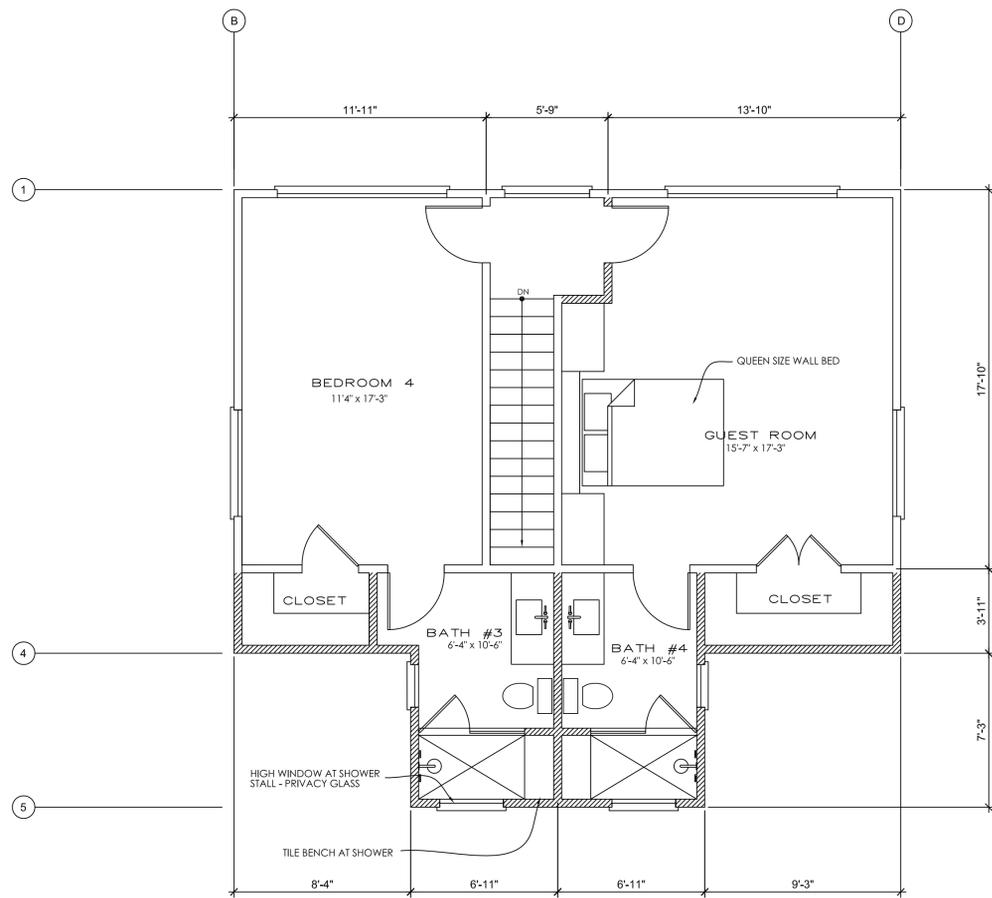
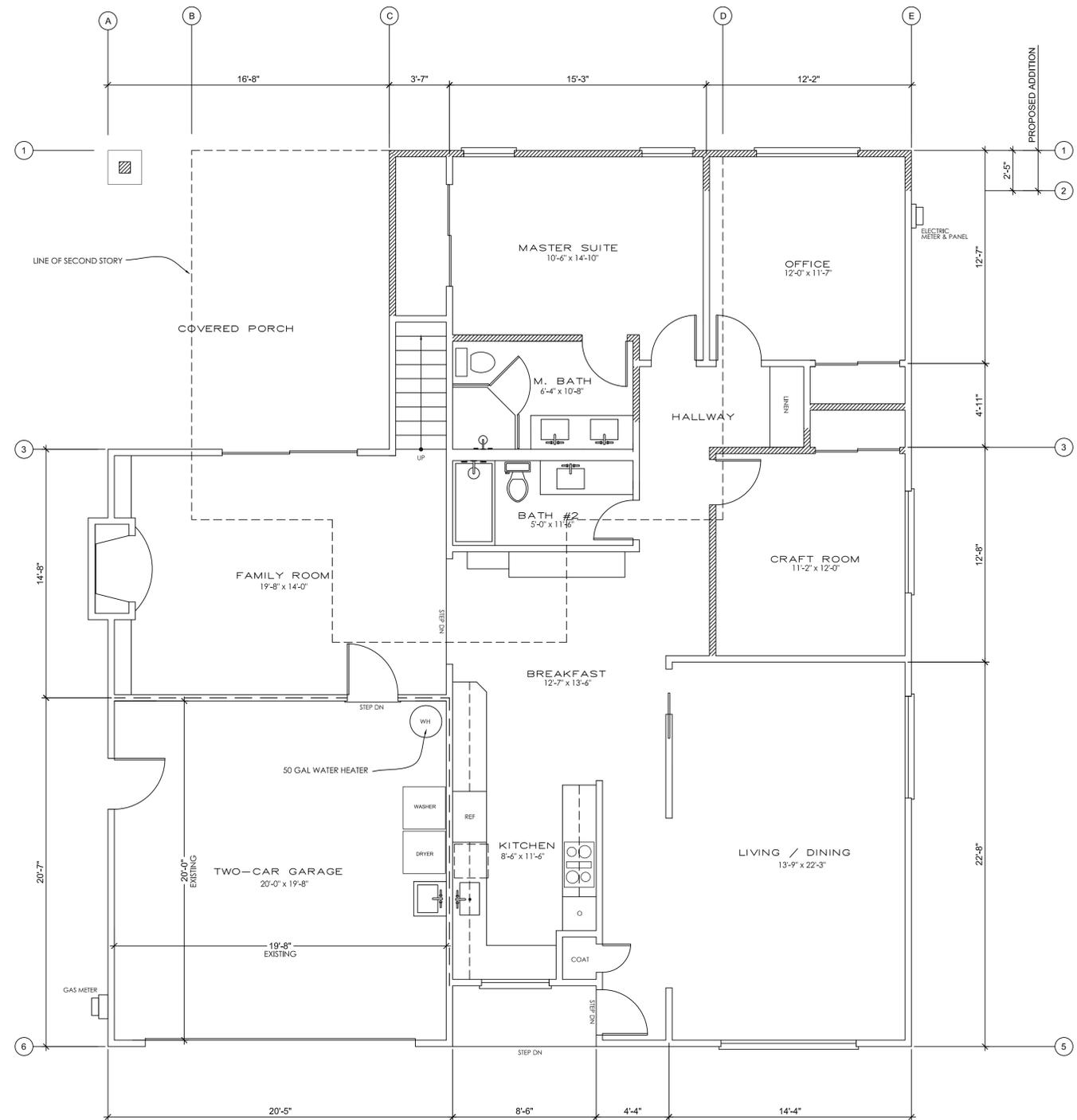
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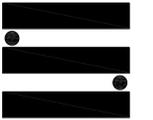
**PROPOSED FLOOR PLANS**



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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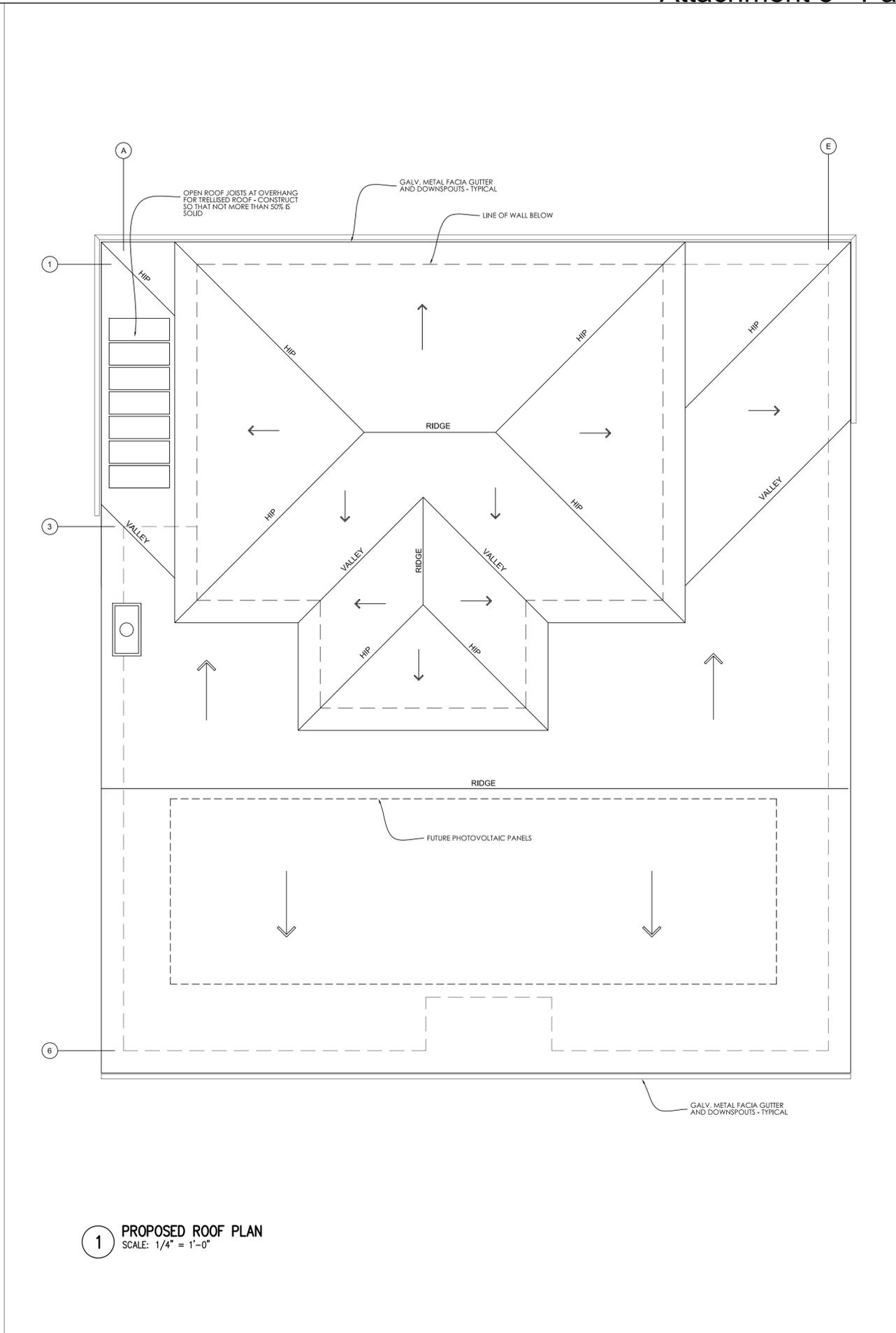
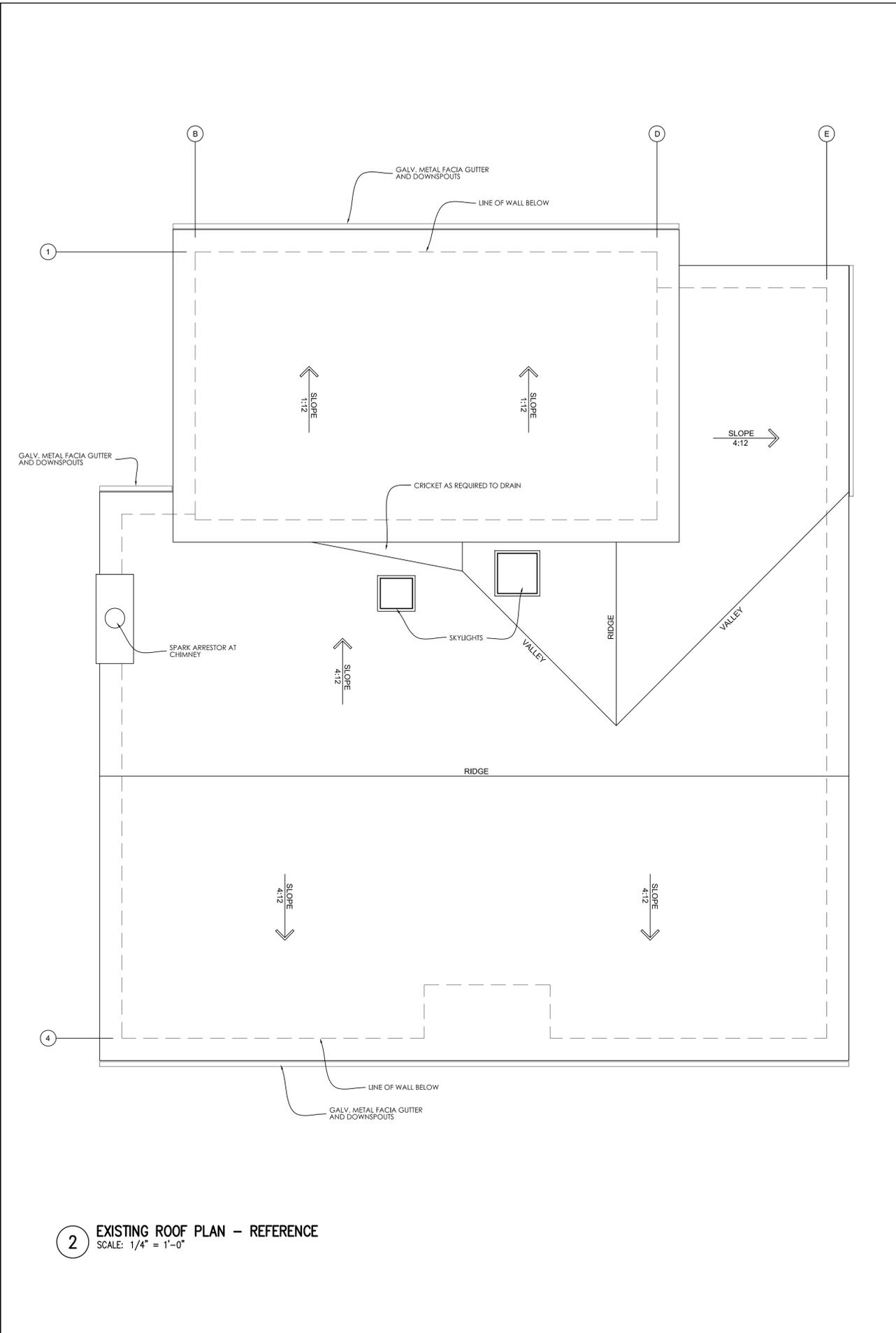
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ROOF PLAN



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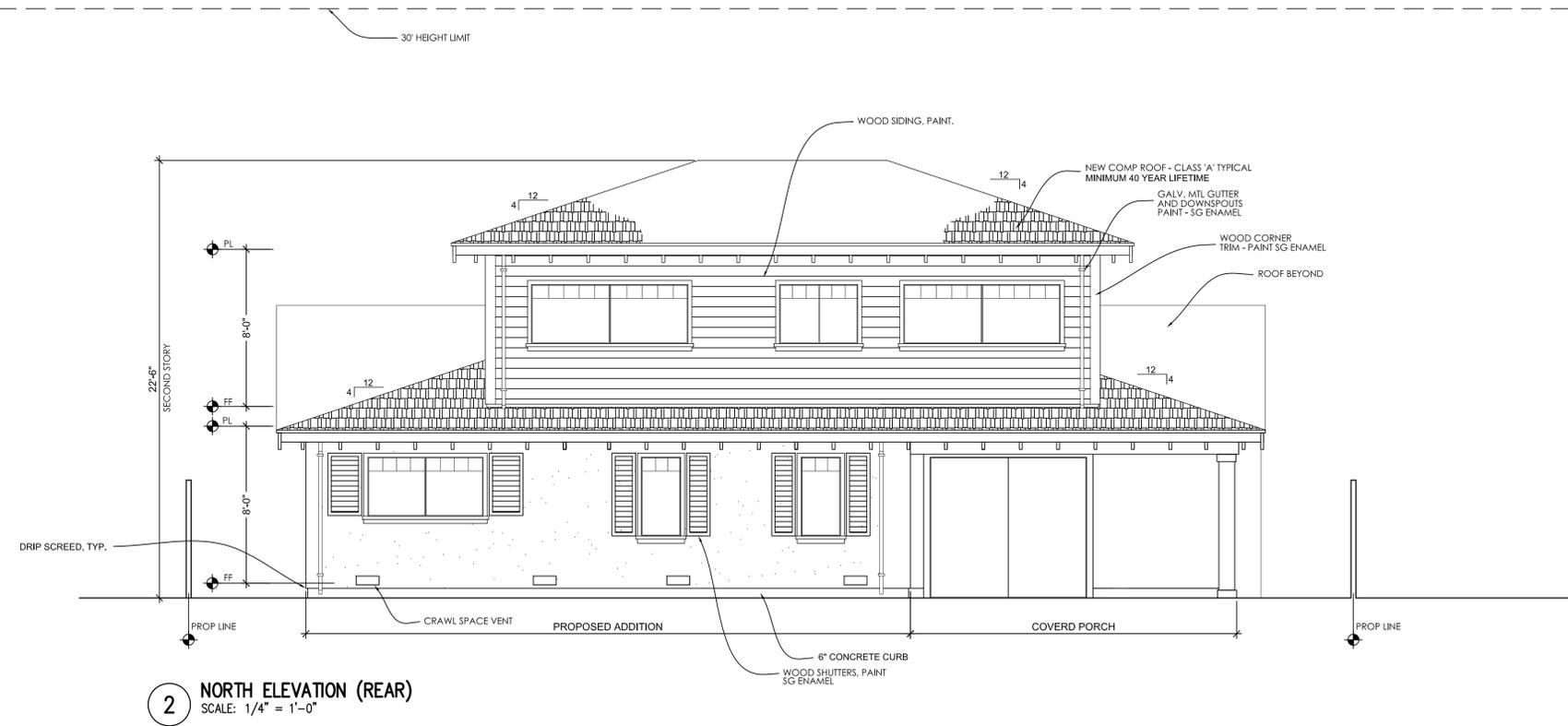
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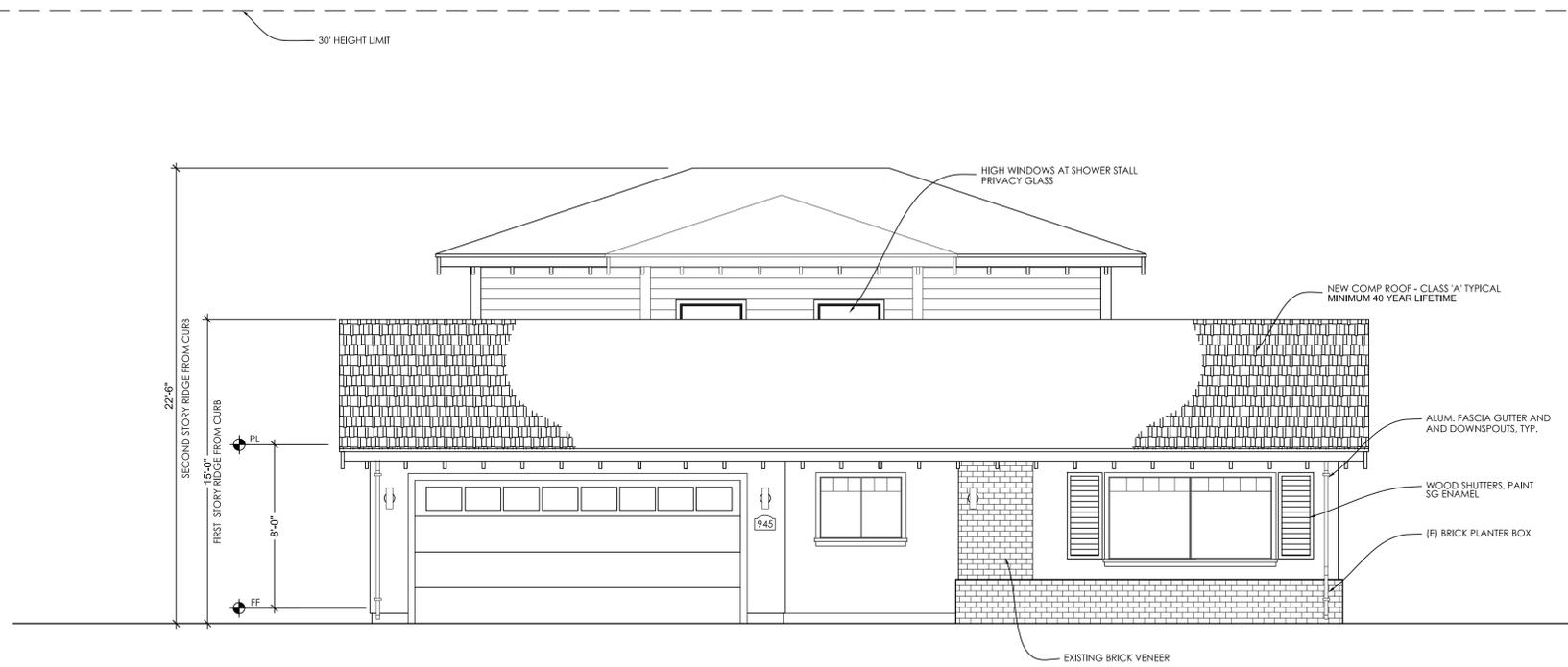
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**EXTERIOR ELEVATIONS**

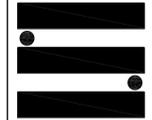


**2 NORTH ELEVATION (REAR)**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"

ARCHITECT



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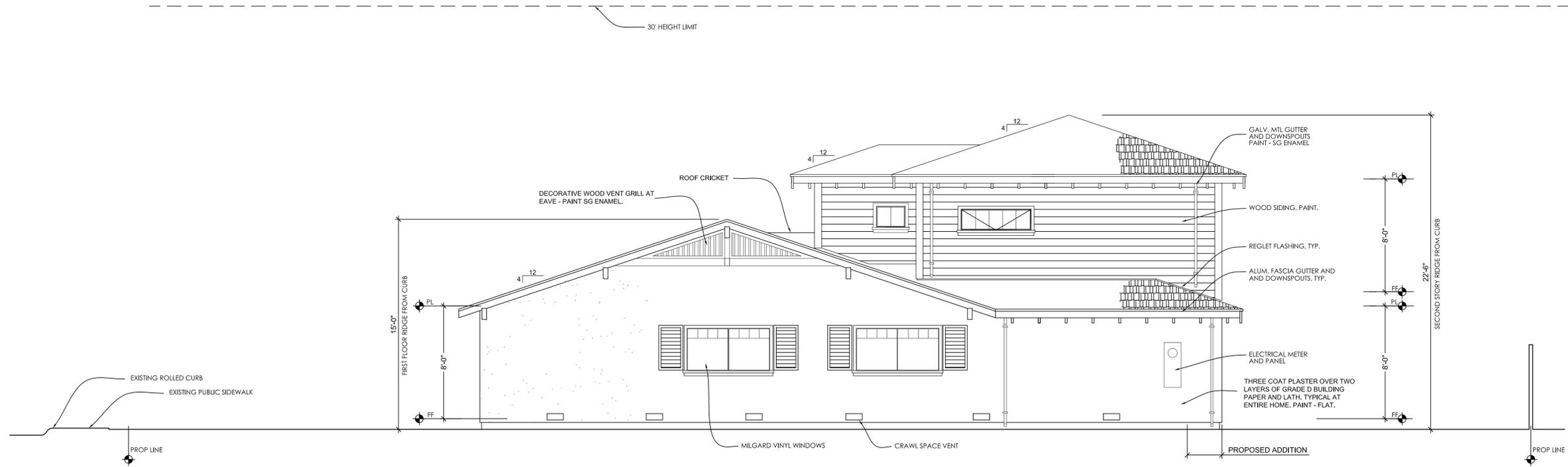
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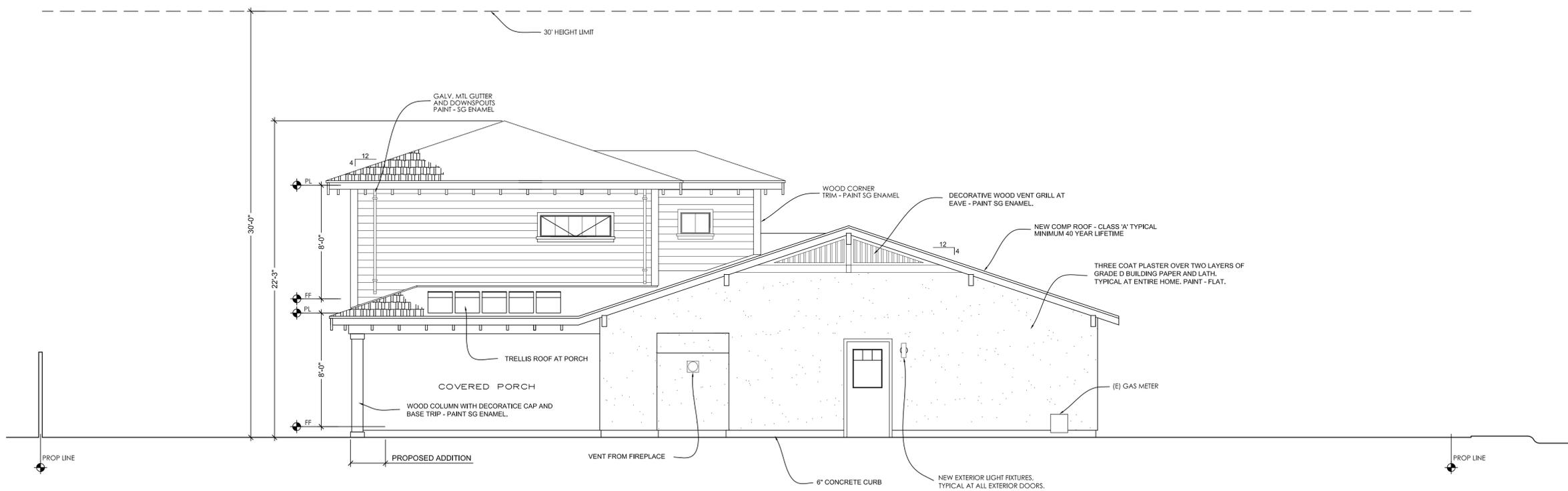
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**EXTERIOR ELEVATIONS**



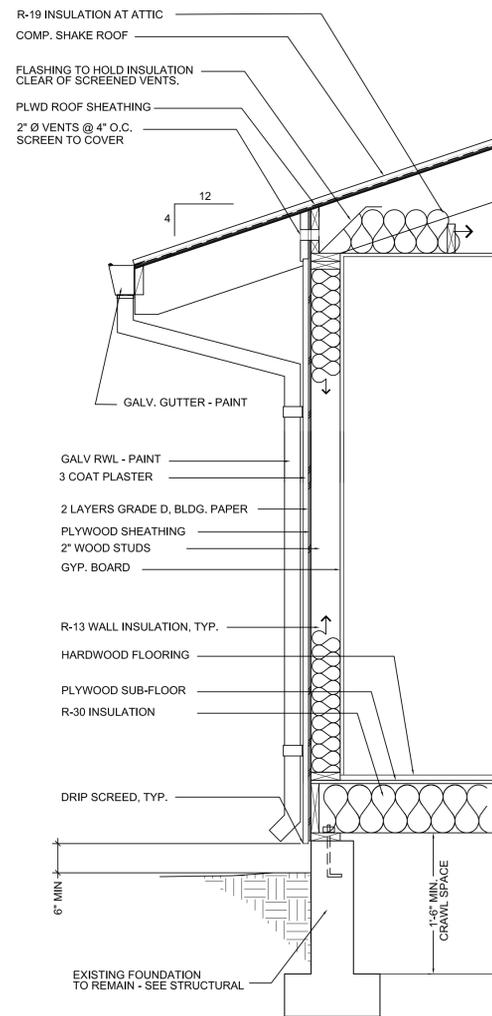
**2 EAST ELEVATION (SIDE YARD)**  
SCALE: 1/4" = 1'-0"



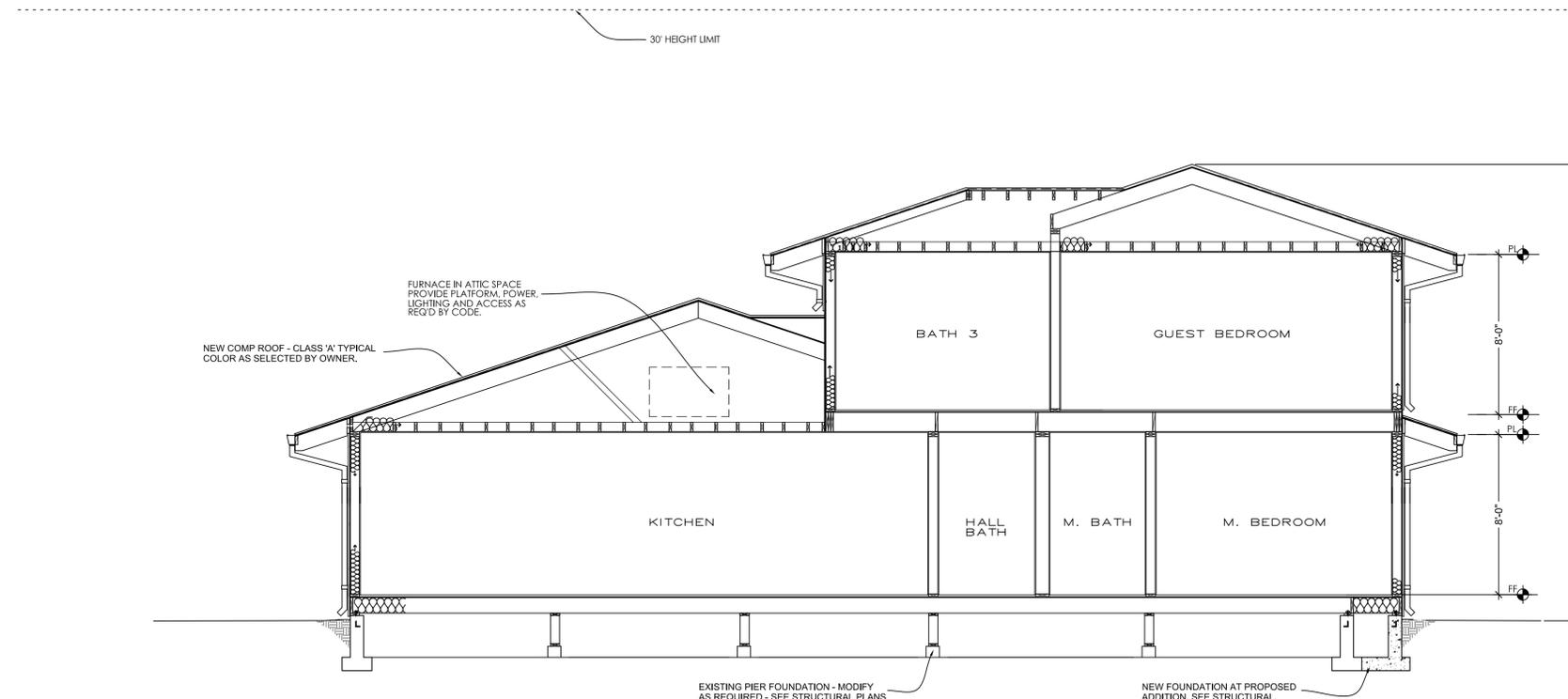
**1 WEST ELEVATION (SIDE YARD)**  
SCALE: 1/4" = 1'-0"



**3** STREET ELEVATION  
SCALE: 1/8" = 1'-0"

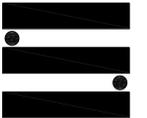


**2** TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"



**1** NORTH / SOUTH BUILDING SECTION  
SCALE: 1/4" = 1'-0"

ARCHITECT



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PROJECT

**Fire Damage Reconstruction**  
**SCHEIDERER RESIDENCE**  
945 Lantana Drive, Sunnyvale 94086

ISSUE	DATE
Planning Submittal	02.02.2015
Planning Rev. 1	04.01.2015
Planning Rev. 2	04.21.2015

STAMP



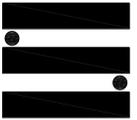
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JOB NO.	2014.18
DRAWN BY	GTS
SCALE	AS NOTED

**BUILDING AND WALL SECTION**  
**STREET ELEVATION**



ARCHITECT



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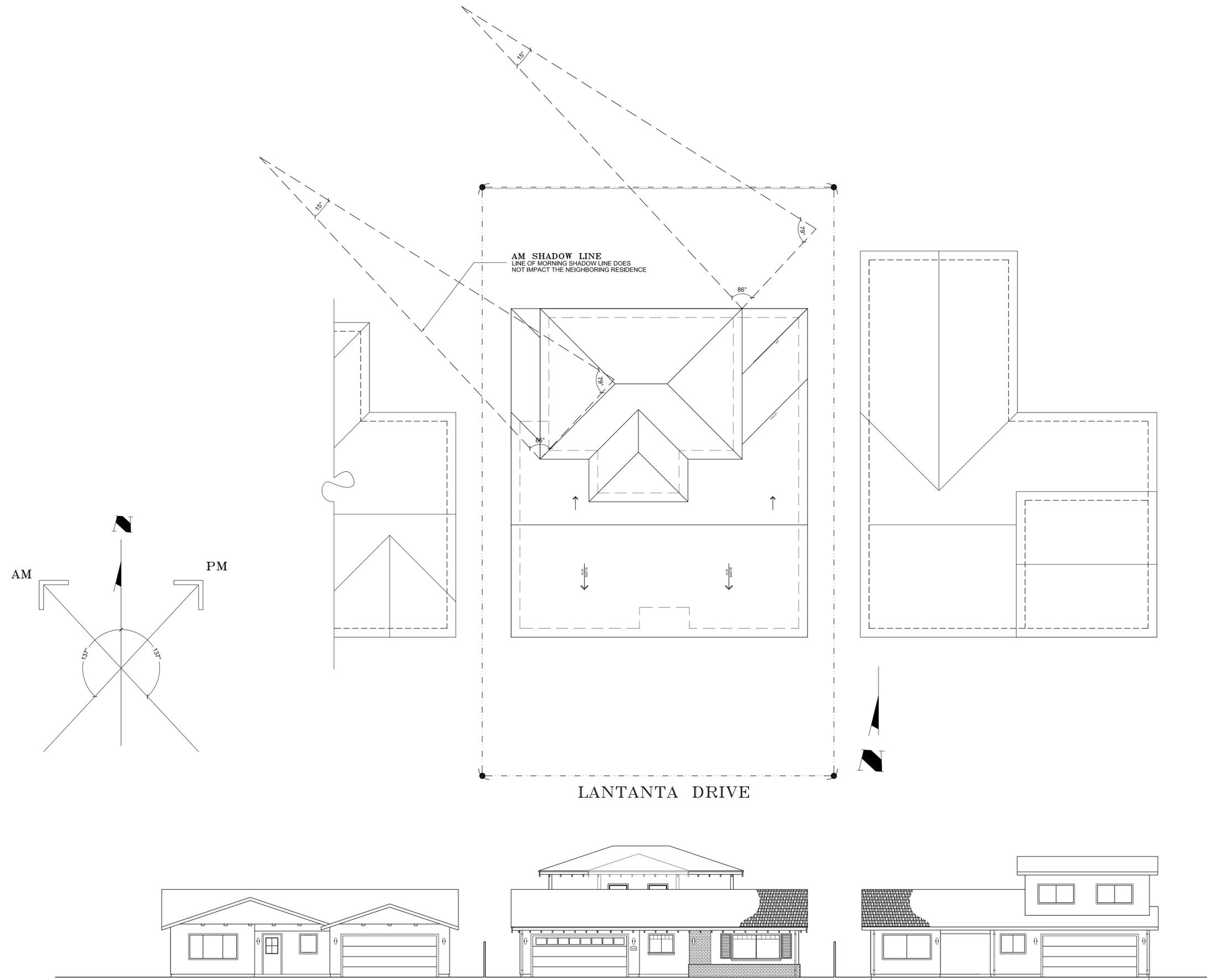
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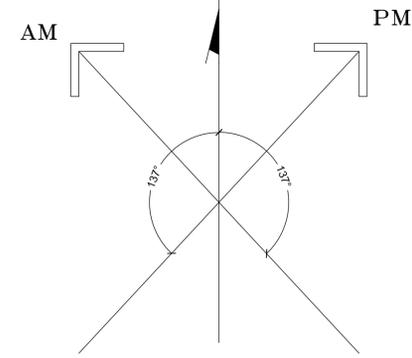
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AM SHADOW STUDY



**AM SHADOW LINE**  
LINE OF MORNING SHADOW LINE DOES NOT IMPACT THE NEIGHBORING RESIDENCE



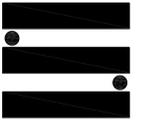
LANTANA DRIVE

945 LANTANA DRIVE

ESTIMATED ELEVATION OF TWO STORY NEIGHBORING HOUSE  
THIS HOUSE WAS ALSO DAMAGED BY FIRE AND IS IN THE PROCESS OF BEING RECONSTRUCTED

**1 SOLAR STUDY**  
SCALE: 1/8" = 1'-0"

ARCHITECT



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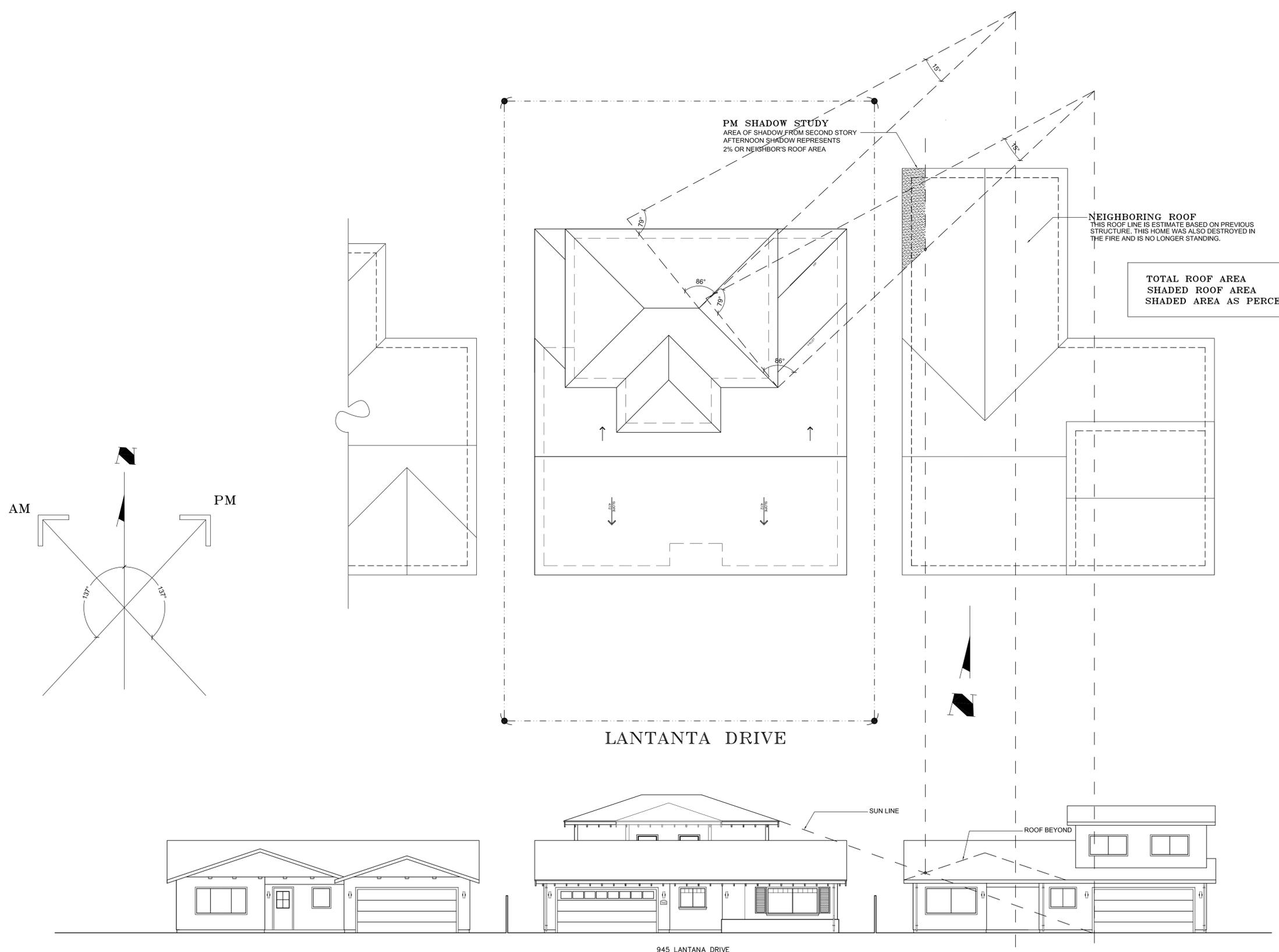
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PM SHADOW STUDY



**1 PM SOLAR STUDY**  
SCALE: 1/8" = 1'-0"



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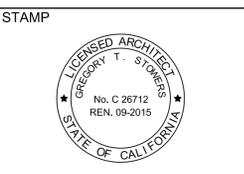
**PROJECT**

**Fire Damage Reconstruction**

**SCHEIDERER RESIDENCE**

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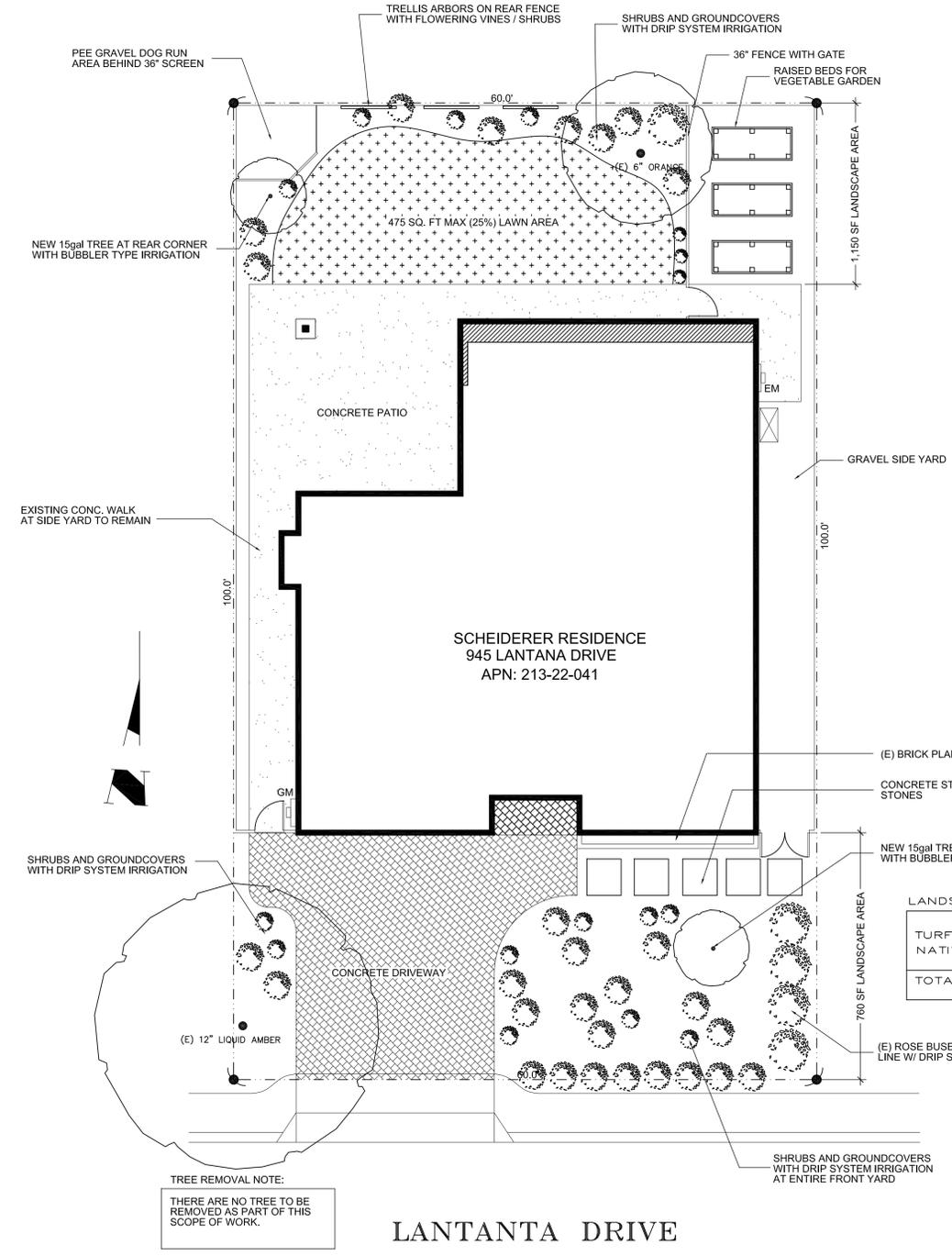
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**PRELIMINARY LANDSCAPE PLAN**



**LANDSCAPE IRRIGATION:**

- All landscaped areas shall be provided with a permanent irrigation system for all uses. Irrigation systems shall be designed and maintained to prevent water waste (e.g. runoff or overspray). Irrigation controllers shall be capable of multiple programming and incorporate sensors to override the call for water during rain or if the soil is still moist. Irrigation controllers and backflow devices shall be screened from public view. Irrigation shall only occur between 8 p.m. and 10 a.m. See Water-Efficient Landscaping Checklist for detailed requirements.

**PLANTING, SOIL MANAGEMENT AND WATER FEATURES**

- Plant selection and installation must be done in accordance with accepted horticultural industry practices. See Landscaping Resources handout.
- Plants with similar water needs must be grouped in the same area ("hydrozone"). Areas with a mix of plants with different water needs may be allowed if Option 2 (described above) is selected.
- A minimum 2-in. layer of mulch shall be applied on all exposed soil.

**IRRIGATION AUDIT REPORT**

- Soil amendments (i.e. use of compost) and structured soil shall be incorporated based on what is appropriate for selected plants. A report shall include, but not be limited to, inspection, system tune-up, system test with distribution uniformity, correction of any overspray or runoff and preparation of an irrigation schedule.
- Water features (i.e. fountains) must have a recirculating water system and use recycled water if available. Covers are strongly recommended for pools and spas.

**SITE DRAINAGE**

- Site drainage shall not be directed across any property lines.

**PLANT MATERIAL:**

- Plant material shall have a variety of shrubs, vines, ground covers and shall be sized and spaced to achieve immediate effect.
- One tree shall be planted per required 1,000 of landscape area.
- Turf shall be tall fescue or similar turf required less water.

**LANDSCAPE AREA CALCS**

TURF AREA	475 SF	25%
NATIVE / LOW WATER PLANTINGS	1,435 SF	75%
TOTAL LANDSCAPE AREA	1,910 SF	100%

**TREE REMOVAL NOTE:**  
 THERE ARE NO TREE TO BE REMOVED AS PART OF THIS SCOPE OF WORK.

**1 LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"