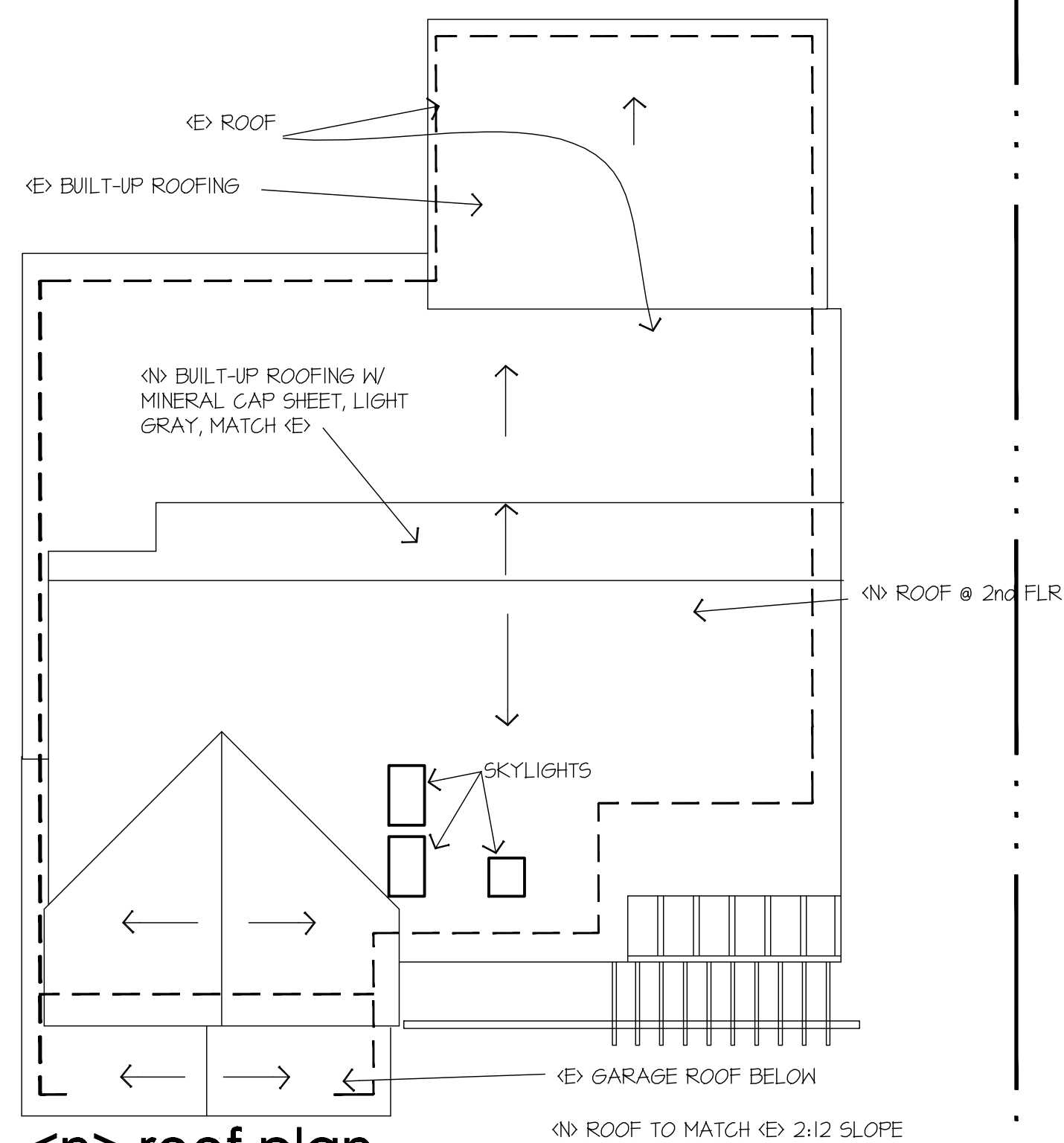
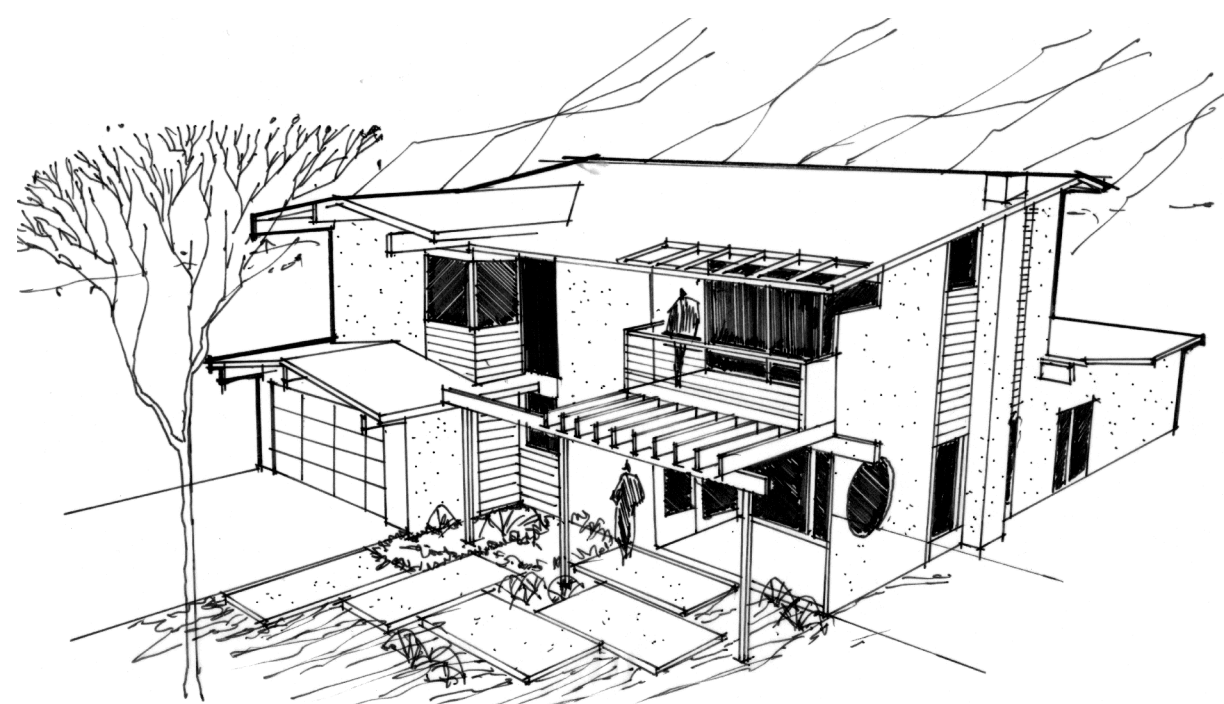


site plan

$$1/8." = 1' - 0"$$


<n> roof plan

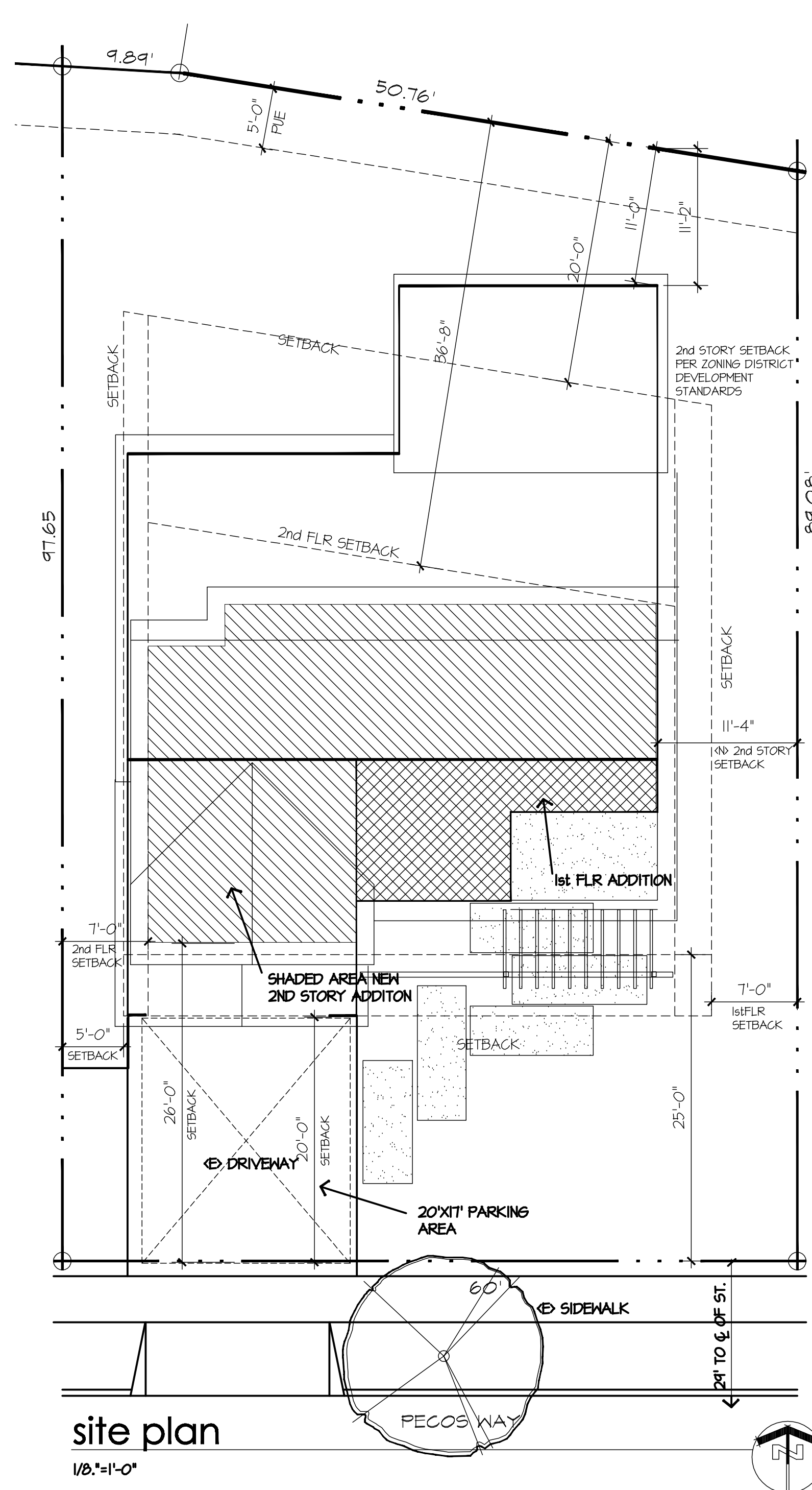
$$1/8'' = 1' - 0''$$

design concept

THE EXISTING NEIGHBORHOOD WAS ORIGINALLY A TRACT OF SINGLE STORY MID-CENTURY HOMES WITH A LOT OF MASS, LARGE CENTRAL BEAM, AND AN INVASIVE TECTUM ROOFING SOLUTION AT THE TIME. OVER TIME THE NEIGHBORHOOD HAS SLOWLY CHANGED WITH A FEW TWO STORY ADDITIONS, REMODELED EXTERIORS, ETC. THE OVERALL FEEL IN THE NEIGHBORHOOD STILL HAS SOME UNIFYING ELEMENTS DUE TO MATURE LANDSCAPING GENTLY CURVING STREETS BUT NOW WITH A VARIETY OF DIFFERENT STYLES OF HOMES GIVING IT AN INTERESTING CHARACTER. THERE ARE SOME HOUSES THAT HAVE KEPT THE ORIGINAL STYLE, SOME HAVE CHANGED TO A HEAVY SPANISH INFLUENCE WITH STUCCO, LARGE ARCHED WINDOWS/OPENINGS, SOME WITH STANDARD RATHER FLAT 4:12 ROOFING AND NO STYLE, ETC. THERE ARE ALSO SOME EXAMPLES OF MORE MODERN AND EVEN SOME ADDITIONS USING UNCONVENTIONAL MATERIALS WHICH GIVE THE NEIGHBORHOOD SOME UNIQUE QUALITIES AND MAKE FOR A MORE VIBRANT AND ALIVE FEEL.

WE ARE TRYING TO KEEP THE SAME FEEL IN THE NEIGHBORHOOD, THE FAMILY WITH 3 KIDS IS NOW IN NEED OF SOME LARGER SPACES. THEIR REQUIREMENTS/NEEDS/WISHES PRECLUDED EXPANDING OUT DUE TO SMALL LOT SIZE AND THEREFORE THE OPTION OF GOING UP SEEMS LIKE THE ONLY WAY TO GET SOME MORE ROOM. WE HAVE TRIED TO KEEP THE SAME CHARACTER WITH THE SURROUNDING NEIGHBORHOOD USING SOME WOOD BEAMS , STUCCO AND WOOD SIDING ALONG WITH KEEPING THE LOW ROOF PITCH. THE SECOND STORY IS STEPPED BACK FROM THE FRONT THIS KEEPING THE FRONT "YARD" SPACE AS LARGE AS POSSIBLE. THE HOUSE IS BIGGER THAN MANY OF THE SURROUNDING HOUSES, BUT WITH CONTEMPORARY STYLING (21st CENTURY) AND "LIGHTWEIGHT" (VISUAL) MATERIALS IT SHOULD FIT IN WITH THE EXISTING HOUSES AND BE AN EXCITING AND UNIQUE ADDITION TO THE NEIGHBORHOOD.

AS SEEN IN THE STREETSCAPES THE HOUSE WILL BLEND IN WITH THE TWO ADJACENT HOUSES, EVEN THOUGH IS HAS THE SECOND FLOOR, THE MATERIALS AND ROOF SHAPES ARE REMAINING THE SAME THIS GIVING A CONTINUITY TO THE NEIGHBORHOOD, PLUS IT WILL HELP AND MAYBE ENCOURAGE PEOPLE WHO WANT TO ADD-ON/REMODEL AN EXAMPLE OF HOW TO MOVE THE ARCHITECTURE OF THE 20th CENTURY INTO THE 21st WITHOUT LOSING ITS ROOTS/RELATIONSHIP TO THE PAST.



site plan

$$1/8. = 1'-0'$$

general notes

PROGRAM: ADD 1,061 S.F. TO AN EXISTING 1,373 S.F. +/- SINGLE STORY HOUSE. ADD A SECOND STORY OF 936 S.F. AND EXPAND 1st FLR BY 197 S.F. EXISTING HOUSE HAS 3 BEDROOMS, 2 BATHS, LIVING RM, KITCHEN AND FAMILY RM. NEW STRUCTURE WILL HAVE 4 BEDRMS, 3 1/2 BATHS, LIVING RM, FAMILY RM AND DEN/MULTI-USE RM AND A LAUNDRY RM.

SITE SUMMARY

AREA OF SITE 5617 S.F. +/-
APN 104-27-009
CONST TYPE V-B
ZONING RO

BLDG AREA		ADDITIONS		PROPOSED	
(E) HOUSE	1373 SF	1st FLR	197	HOUSE	2434
(E) GARAGE	384 SF	2nd FLR	864	GARAGE	384 SF
(E) F.A.R.	31.2			F.A.R.	50.2

1. ALL INTERIOR FINISHES SHALL BE CLASS 3 FIRE RESISTANT MATERIALS, (CBC STANDARDS) U.N.O.
2. ALL INTERIOR PARTITIONS TO MEET STRUCTURAL REQUIREMENTS OF CRC 2016 CFC, CMC, CFC, CEC
3. LIGHTING AND ELECTRICAL WORK IN ACCORDANCE WITH STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS. (TITLE 24) AND NATIONAL ELECTRICAL CODE.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
5. ALL DUCTWORK TO BE INSTALLED AND INSULATED PER CBC ENERGY REQUIREMENTS.
6. SPECIAL CONDITIONS TO BE HANDLED ON AN INDIVIDUAL BASIS.
7. ALL OUTLETS IN BEDROOMS TO BE ARC-FAULT INTERRUPTER
8. ALL OUTLETS IN BATHROOMS AND KITCHEN TO BE GFI CIRCUITS.
9. PROVIDE ANTI-SCOLD SHOWER HEADS @ TUBS / SHOWERS
10. COMPLY WITH ALL REQUIRED CODES, ORDINANCES, ETC. 2016 CRC, CMC, CEC, CFC & CFC AND 2016 CA. ENERGY CODE
11. ALL FASTENERS TO COMPLY WITH TABLE R802.3 CRC

legend

===== (D) WALLS TO REMAIN

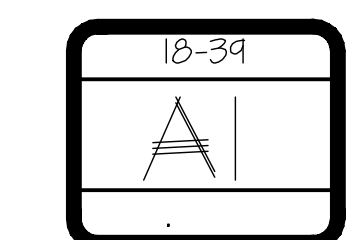
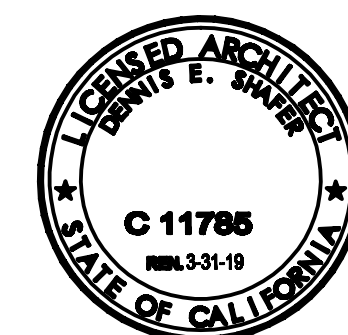
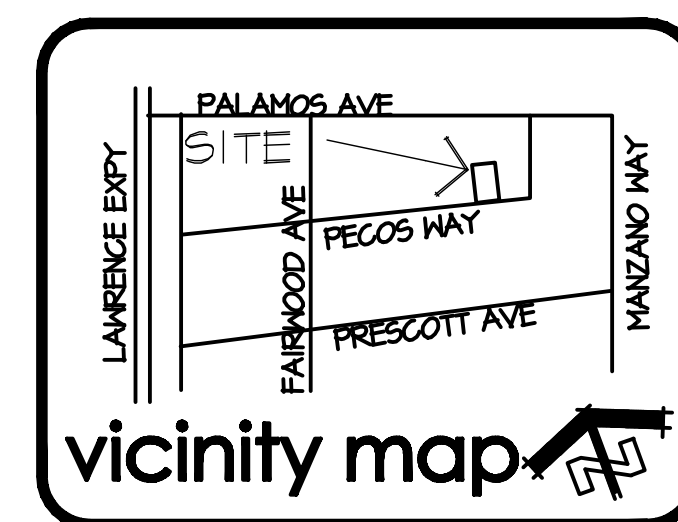
----- (D) WALLS TO BE REMOVED

===== (D) NEW EXTERIOR WALLS- 2 x 4 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR WALL AND 1/2" PLYND ON EXTERIOR & CEMENT PLASTER R-15 BATT INSULATION U.N.O.

===== (D) INTERIOR WALLS- 2 x 4 WD STUDS W/ 1/2" GYP. BD. EA. SIDE U.N.O.



1235 Pecos Way			
Lot Size	5617		
Project Data (sq. ft. unless otherwise noted)			
Floor Area			
Existing			
	First Floor	1,373	Total Second Floor
	Garage	384	864
Existing Floor Area		1,757	Total First Floor
			2,102
Proposed			
	Existing First Floor	1,373	Second Floor to
	First Floor Addition	197	First Floor Ratio
	Second Floor	864	41%
	Garage (e)	384	
Proposed Floor Area		2,818	
Floor Area Ratio (%)			
	Existing	31%	
	Proposed	50.2%	
Lot Coverage (sq. ft.)			
Existing			
	First Floor	1,373	
	Front Porch	148	
	Garage	384	
Existing Lot Coverage		1,905	
Proposed			
	Existing First Floor	1,373	
	First Floor Addition	197	
	Covered Front Porch	148	
	Garage (e)	384	
Proposed Lot Coverage		2,102	
Lot Coverage (%)			
	Existing	34%	
	Proposed	37%	



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shafers
architecture

**dennis e. shafer , architect
principal
ph (408) 343-1336**

Camino real #445
sunnyvale, california 94087

SECOND STORY ADDITION
LIFE RESIDENCE

235 PECOS WAY
SUNNYVALE, CA

no.		

PLANING
revision

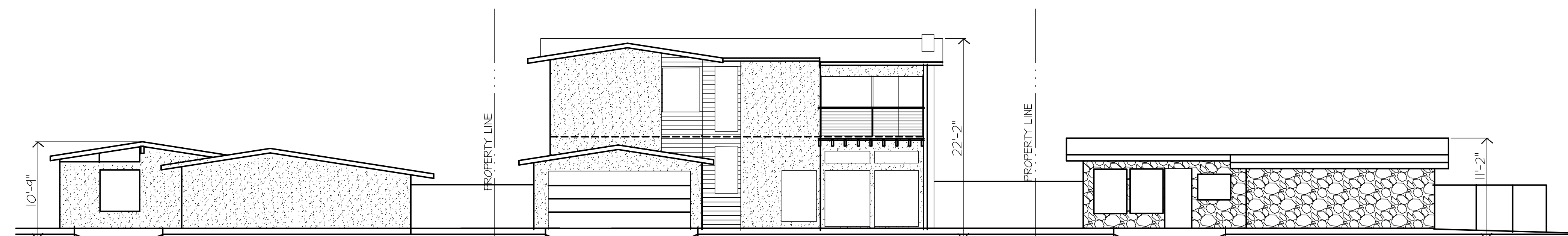
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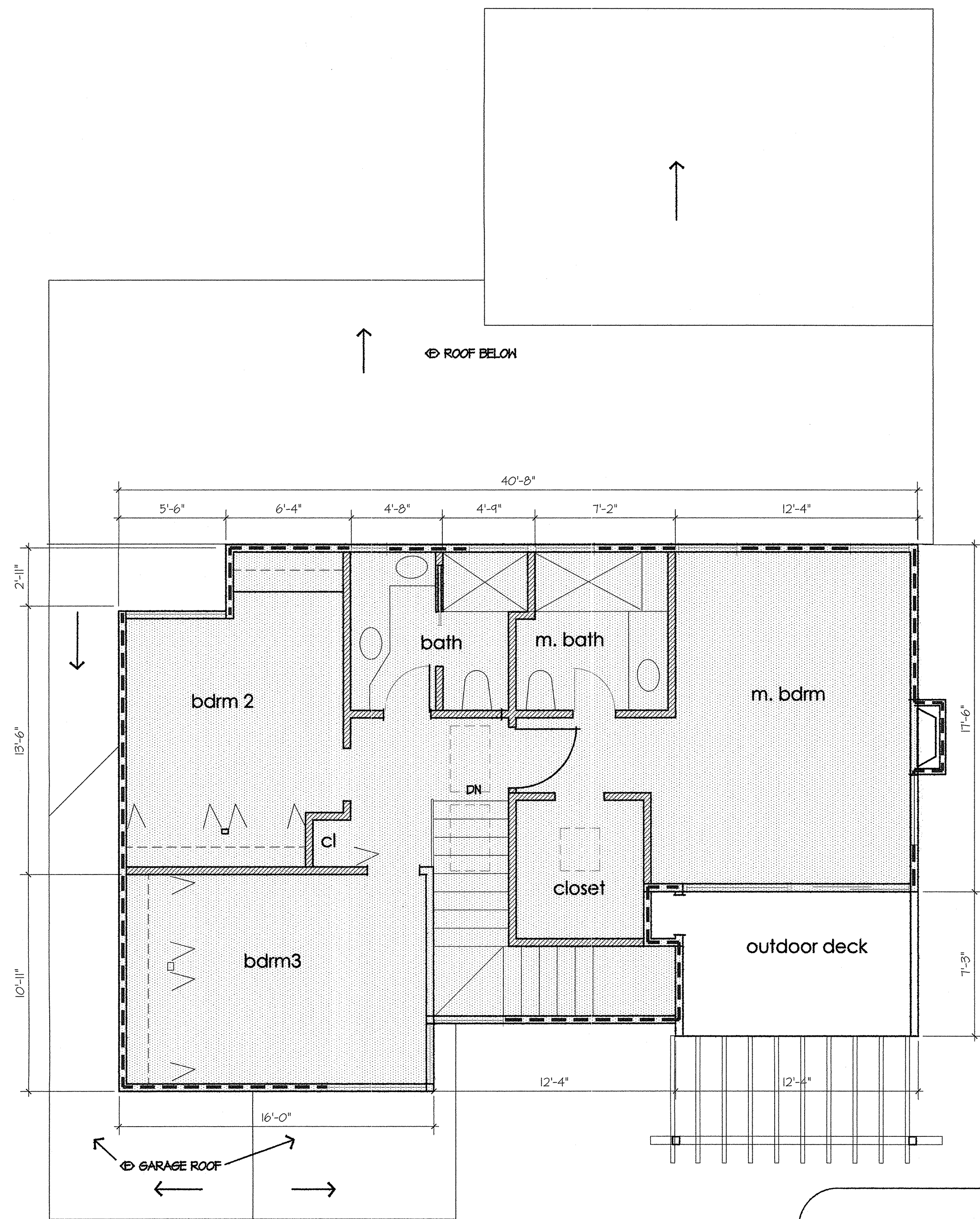
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streetscape- looking north

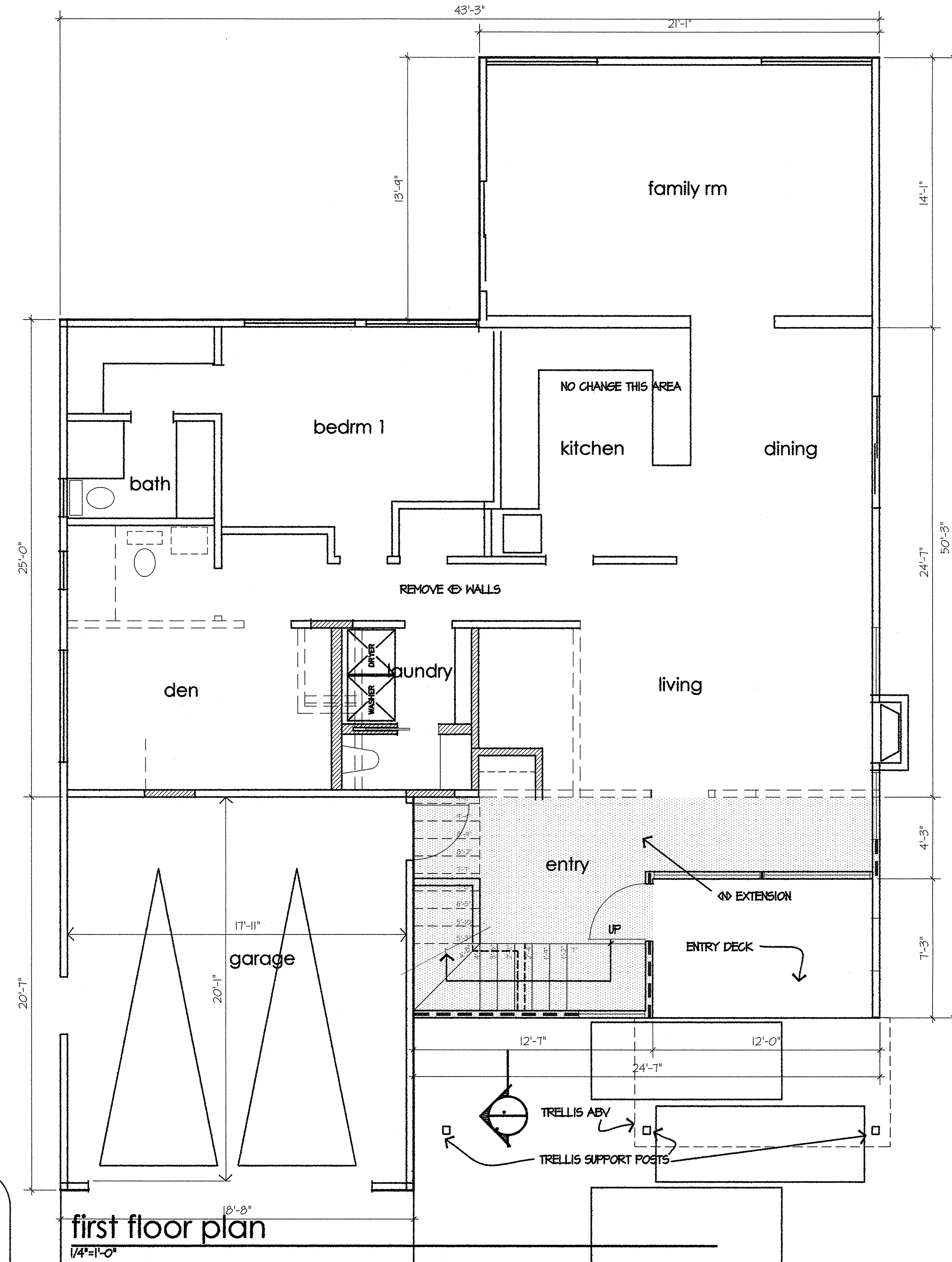
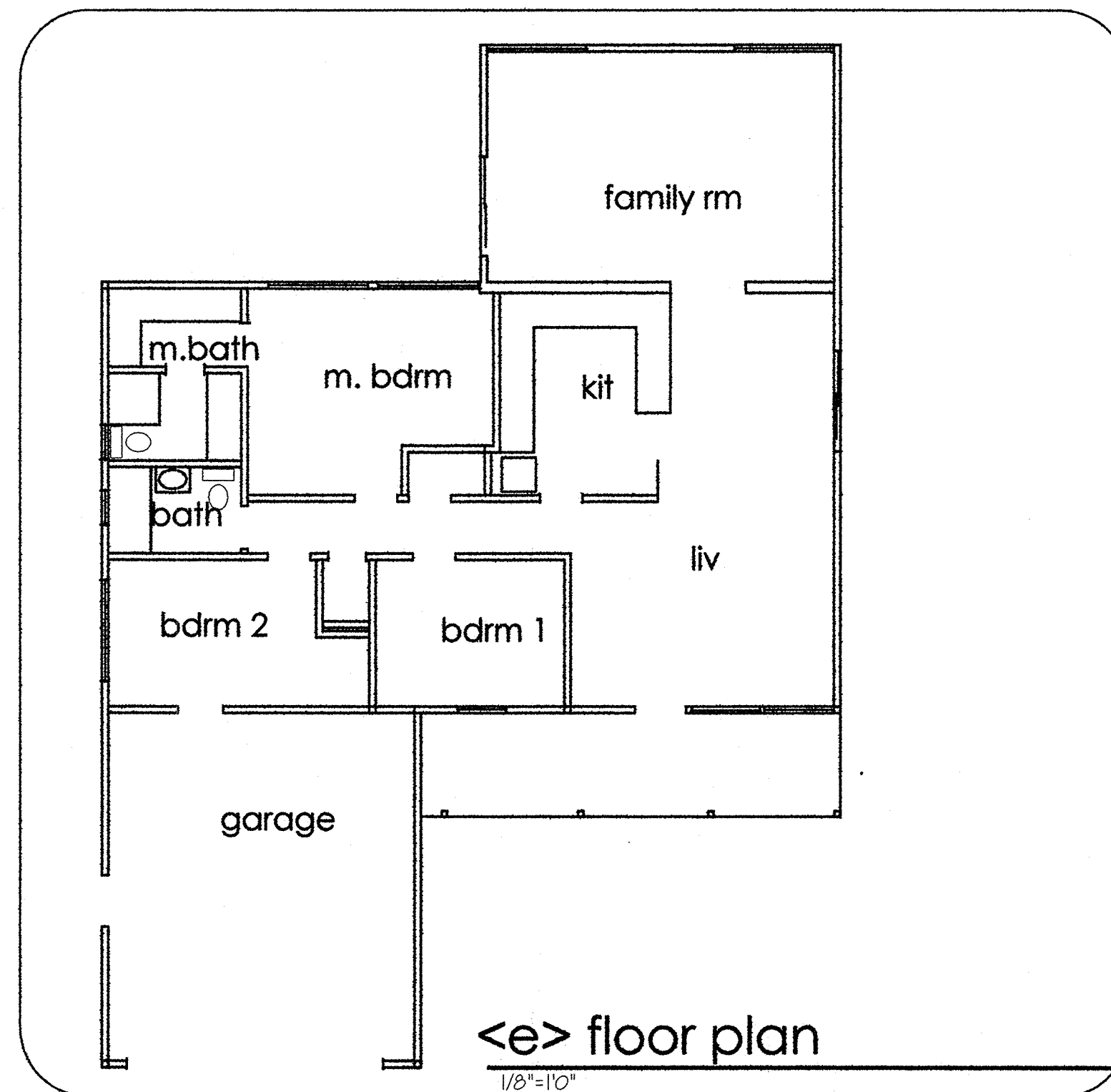
$$\overline{1/8'' = 1' - 0''}$$

south elevation





second floor plan
1/4"=1'-0"



first floor plan
1/4"=1'-0"

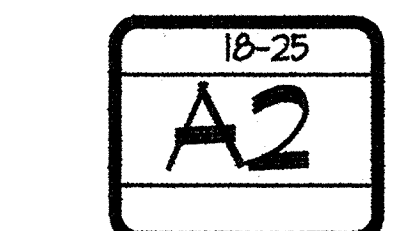
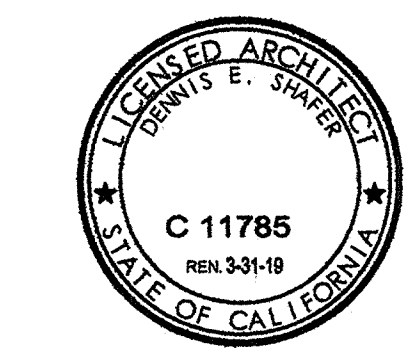
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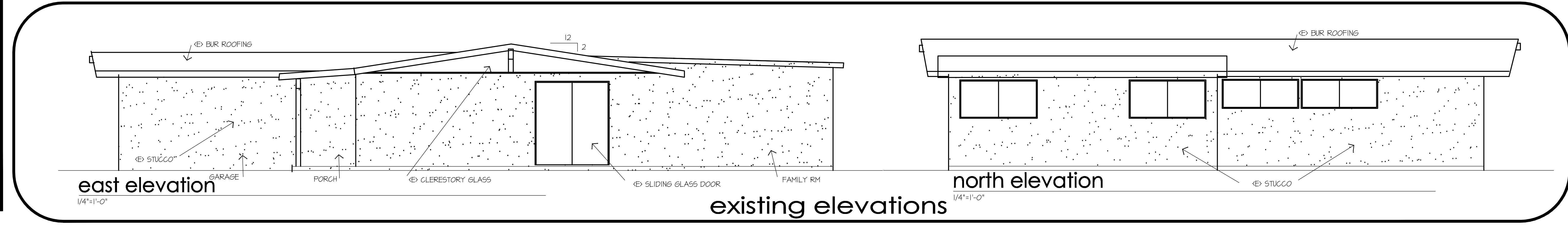
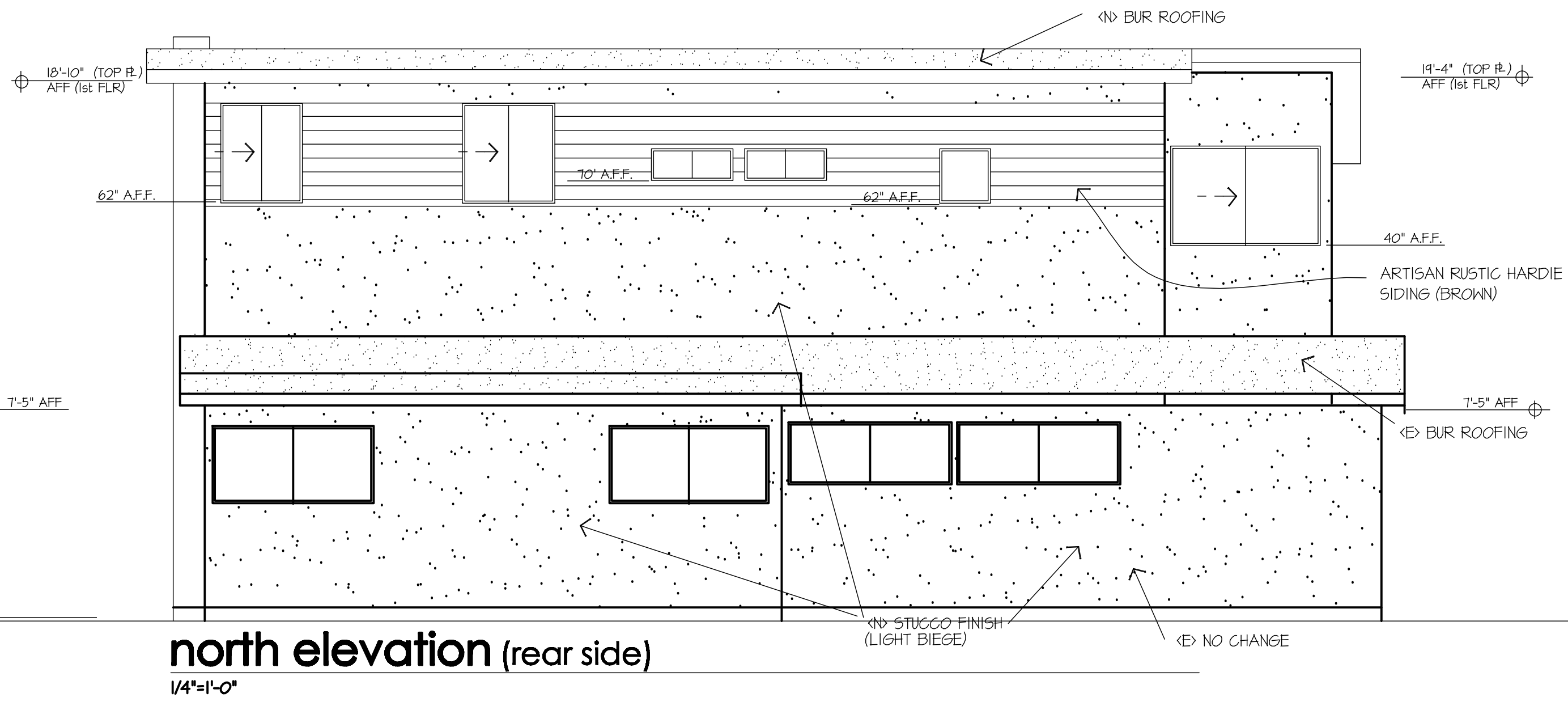
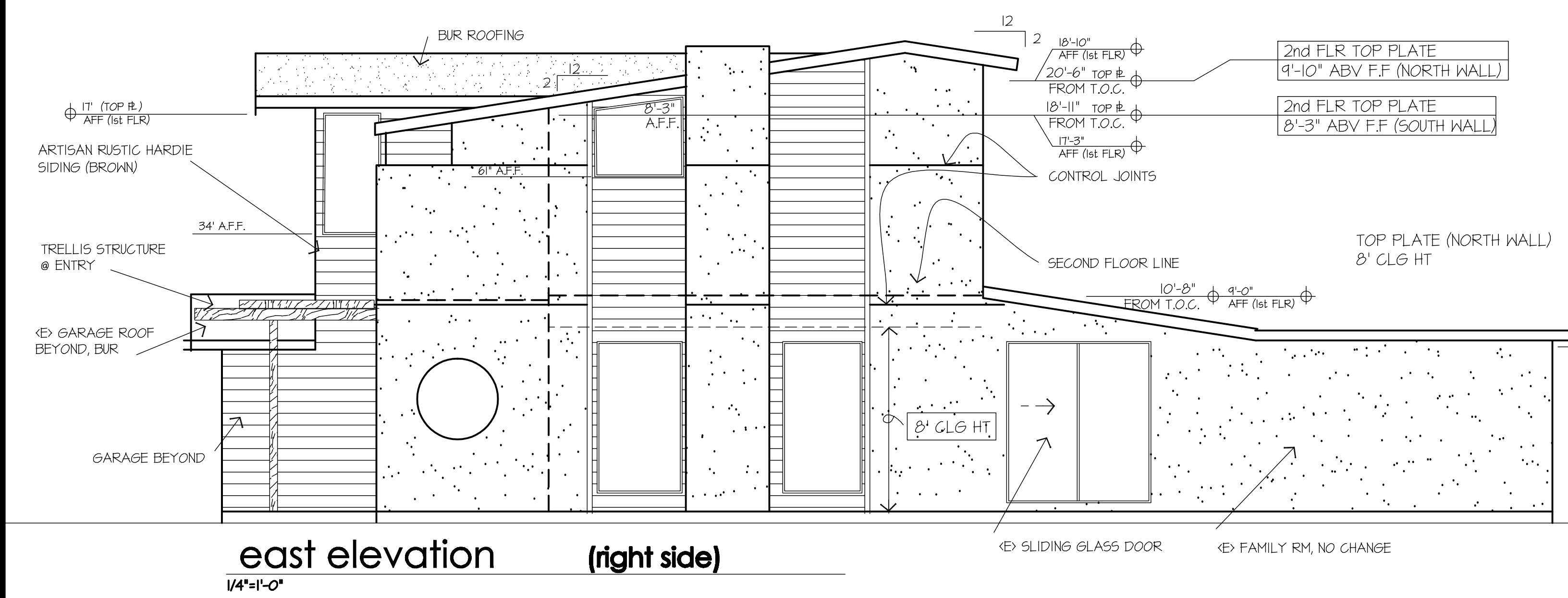
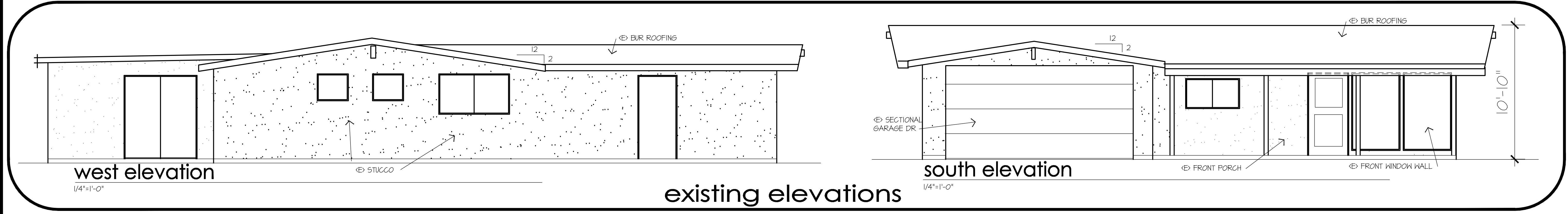
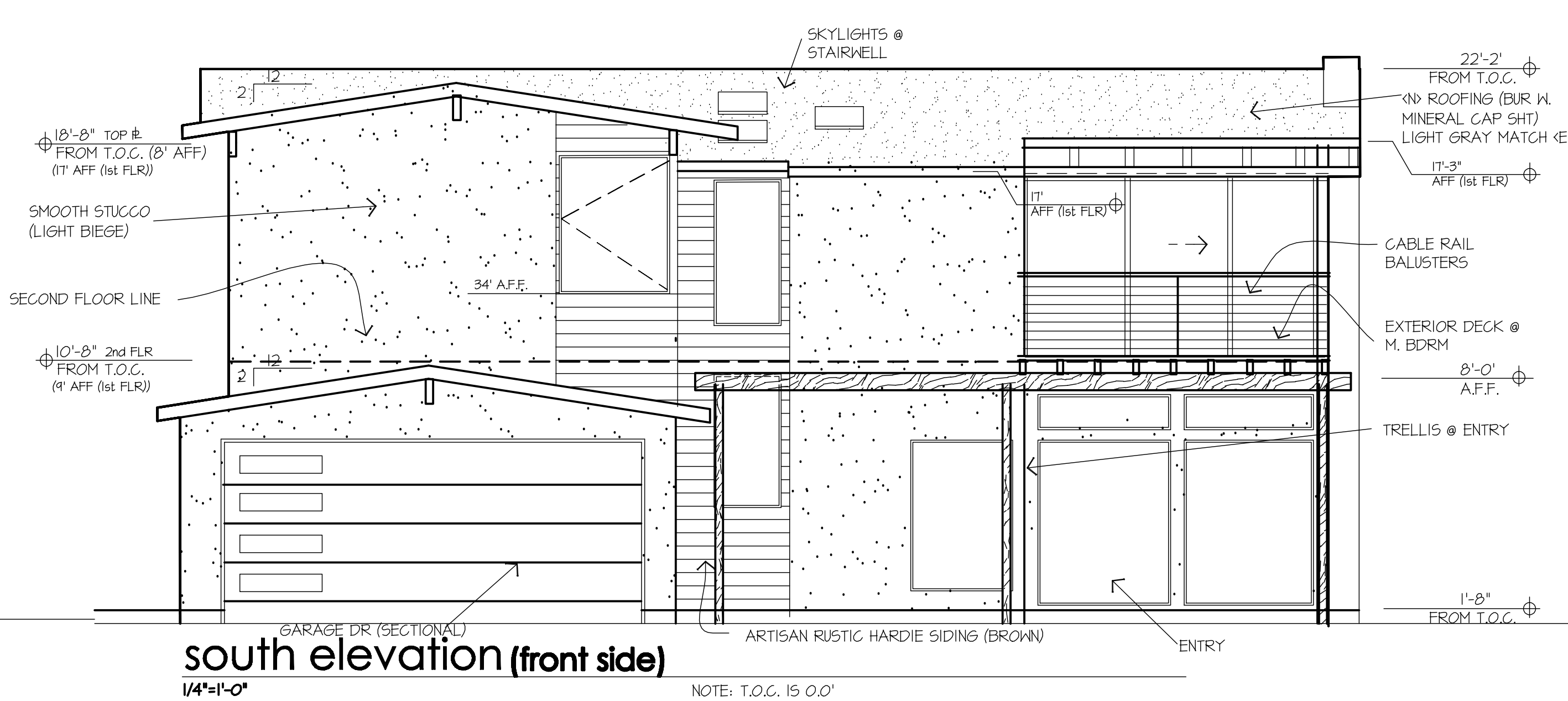
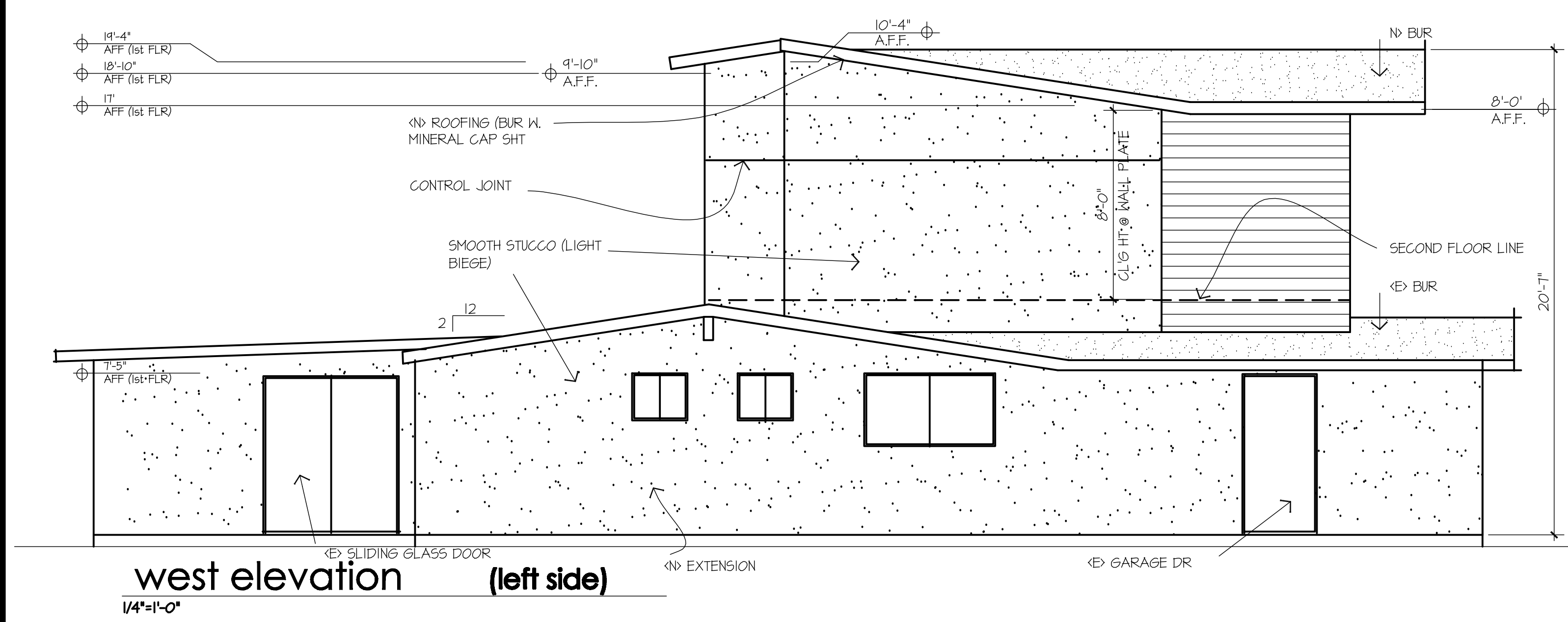
shafer architecture
dennis e. shafer, architect
principal

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SECOND STORY ADDITION
LURIE RESIDENCE
1235 PECOS WAY
SUNNYVALE, CA

no.	revisions	date
1	PLANNING RESIDENTIAL	4/20/20



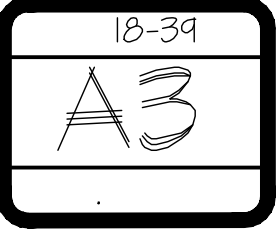
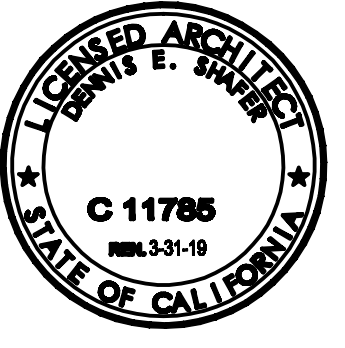


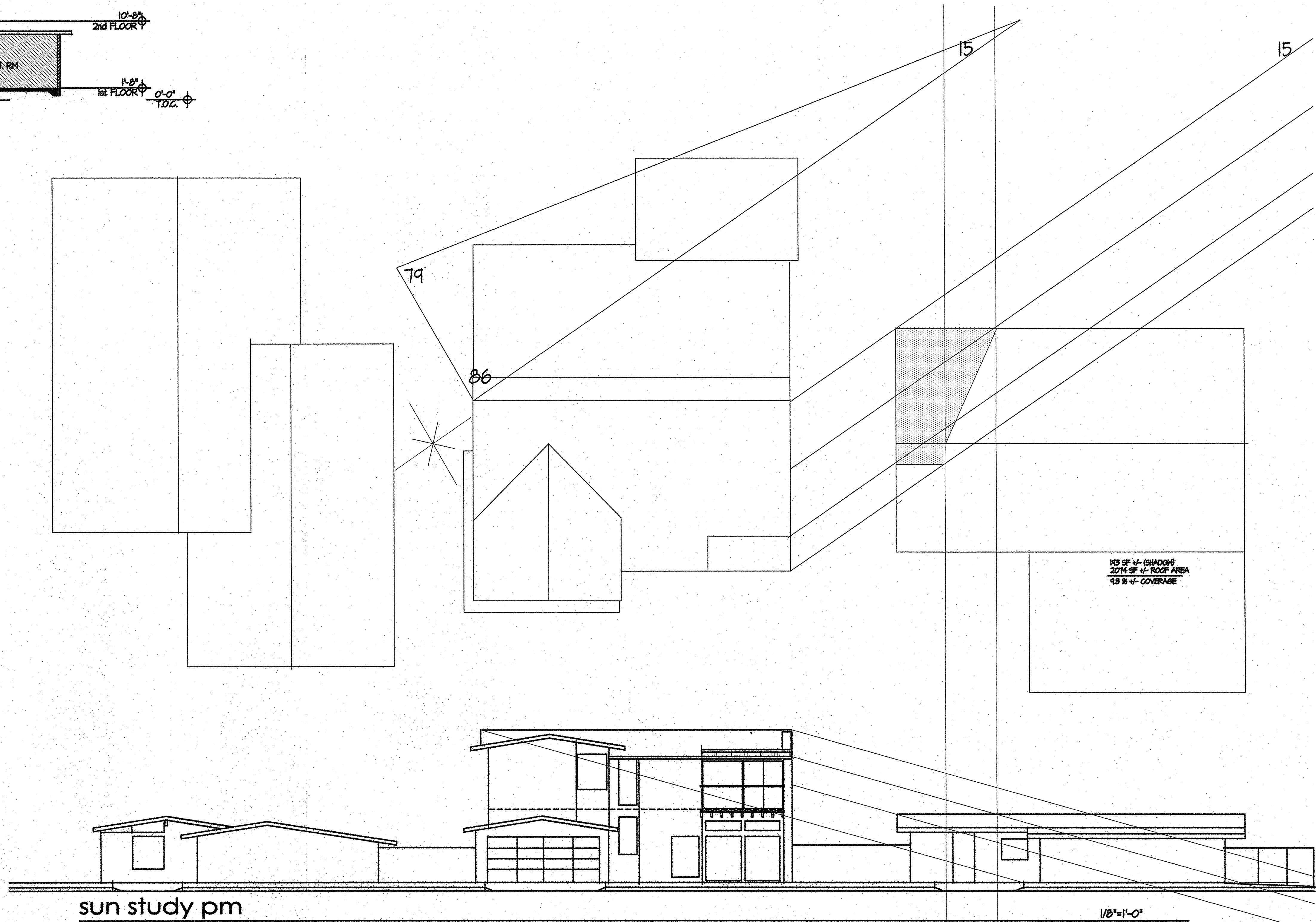
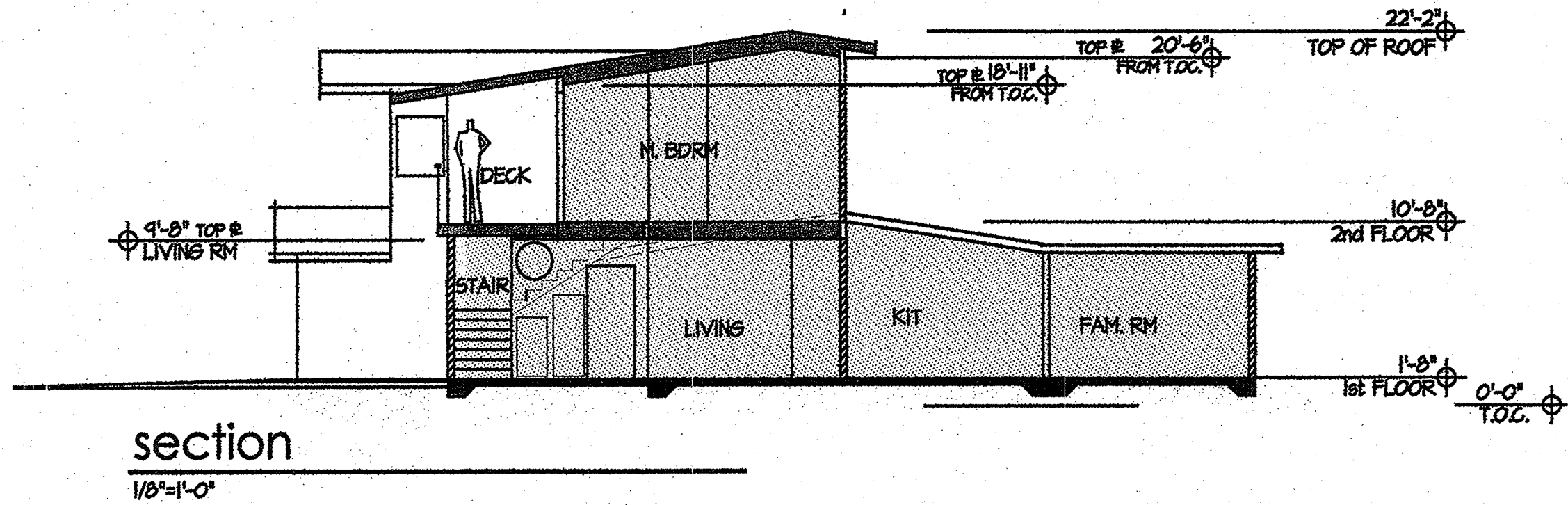
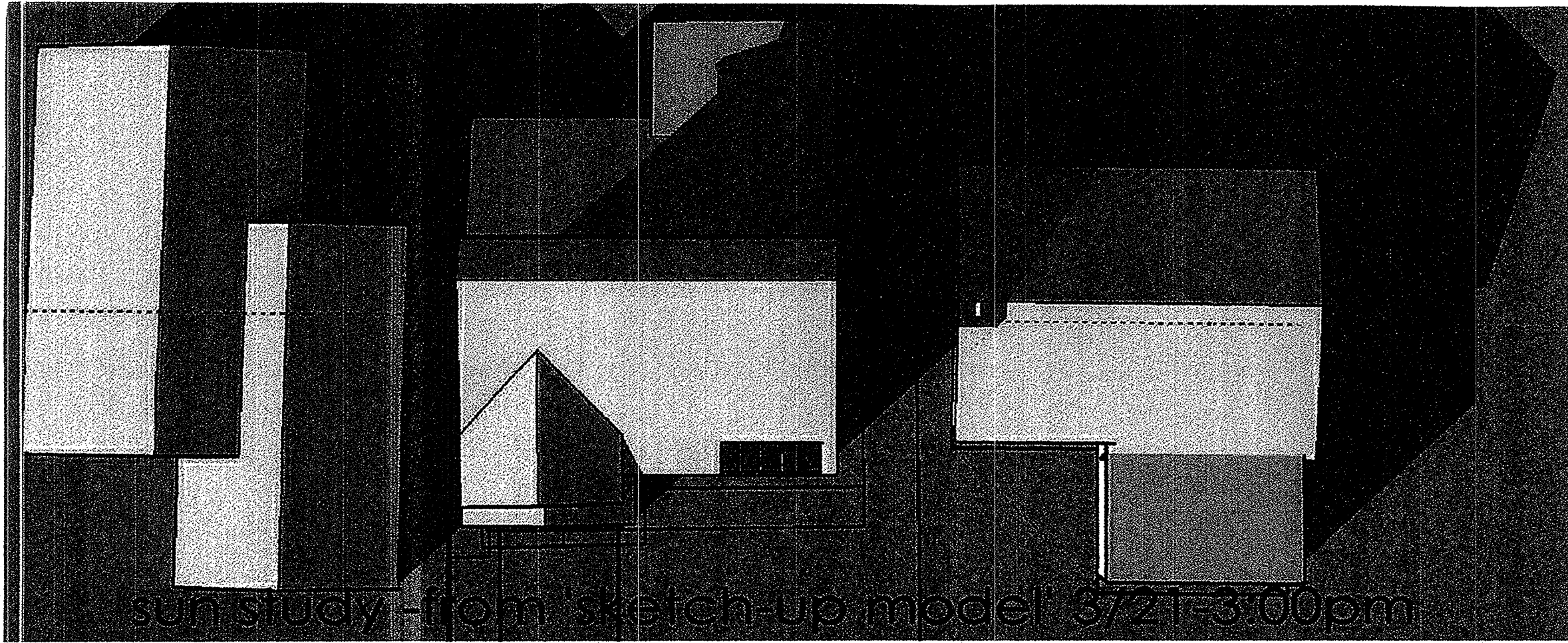
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no.	revisions	date
1	PLANNING RESIDENTIAL	4/20/20

REMODEL / SECOND STORY ADDITION FOR
LURIE RESIDENCE
1235 PECOS WAY
SUNNYVALE, CA

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DENISE E. SHAFER - architect
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REVISIONS		DATE
1	PLANNING RESUBMITTAL	4/20/20
2	revisions	date

REMODEL / SECOND STORY ADDITION FOR
LURIE RESIDENCE
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SUNNYVALE, CA

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