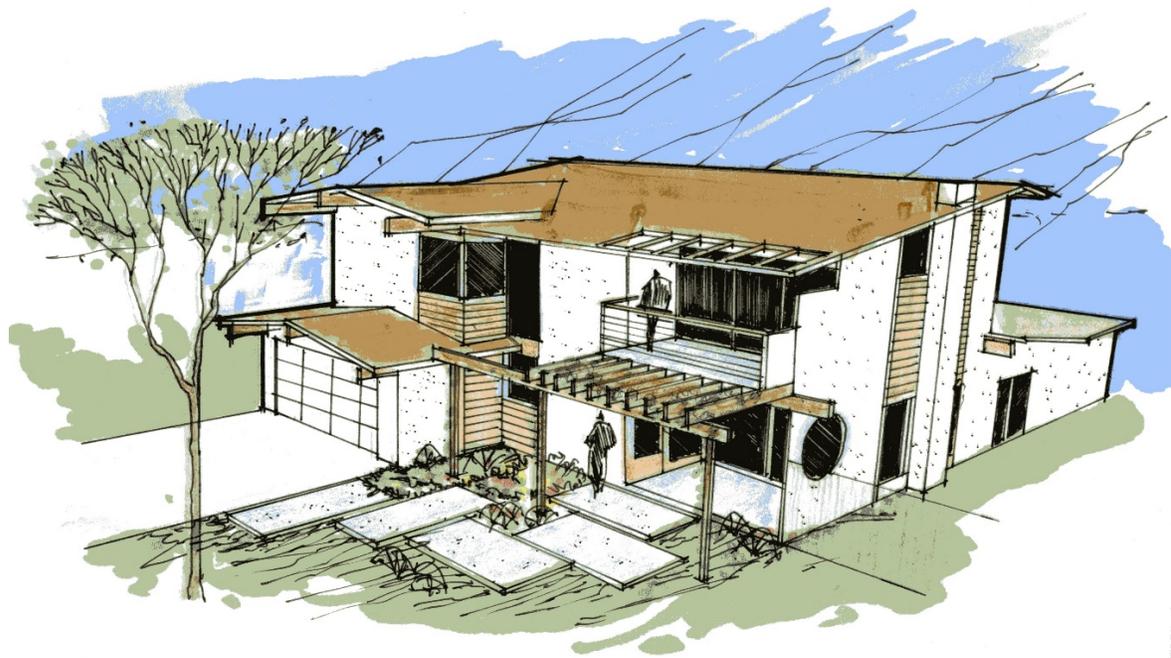


Remodel / Addition to the

Lurie Residence

1235 Pecos Way,

Sunnyvale, CA



Reason

The Lurie's need more space for their family of 5. The current house has 1368 SF of living space which includes living/dining area, kitchen, family room (285 SF) which was added some years ago, master bedroom and 2 small bedrooms. Currently their 2 daughters share one small bedroom and the son has the other (about 90 SF each). The house was built in 1955 and was rather small even in that time period. They would like more room. They want to add 2 new larger bedrooms and a new master bedroom. Expanding on just the one level the yard would be gone and the lot would seem a lot smaller. Therefore, going up was the only alternative. We tried to keep under the 45 FAR but because of the lot size it was not possible with what they needed. After many studies we came to the existing proposal which gives them the space for a growing family and gives them more typical spaces of today's houses. This will also enhance the neighborhood with a pleasant piece of architecture.



With the proposed 2nd story addition we believe it integrates and blends in very well with the area and in our opinion better than the above examples. Some people have kept to the original look with materials, etc. some have changed the exterior materials. The original siding was a bit varied, from board and bat, plywood, and stucco along with large areas of glass at the living room/entry space. Most of the 2nd story additions seem be much 'heavier' than the surrounding neighbors which again we believe that the smooth stucco and wood accents give a lighter feel and better relationship to the neighboring houses.

It seems a lot of these additions might have been done before the current standards were implemented but the one below was just completed and therefore we assume it was under the same 'requirements' as our proposal.



As can be seen it has some nice elements and interesting character but does it 'fit into this neighborhood. We have been criticized for a bulky top and yet this seems to be very heavy and bulky, plus it has a balcony above the entry which was said to be uncommon and discouraged. It basically sets back similar to ours though I think ours is more articulated giving more shades and shadows which gives it more character. We like the above house but find it hard to say it follows the guidelines but ours does not.

The original roofs were low slope and built up roofing though again over time many people when remodeling have gone to the 4:12, 6:12 route which is very visible along with composition shingles. Again all are good design elements but why are we questioned when we keep the same roof slopes and material.

he finishes now vary greatly, with more stucco, some rock veneers, wood and even corrugated metal siding. All these different materials give the area a different quality that was not there originally, but it also gives a bit of an interesting character to the neighborhood and individuality.

Design

Surveying the neighborhood, we decided to try and move our design to the 21st century but also keep it related to the surroundings and history of the tract. We are using some wood siding along with smooth stucco to keep the scale down. We have maintained the idea of having larger glass area at the living room/entry plus keeping the entry rather subdued, typical of 50's & 60's ranch style.

The second story will be about 935 SF sitting on top of the 1900 SF first story (existing 1752 + 148 new). Above the garage we have stepped back the new bedrooms on both the front and east side. The stair area is then stepped back from the bedroom portion, then the master bedroom is stepped back from the stair portion. Therefore, the second story is stepping back from the street 3 different distances giving the front of the house a more articulated façade which decreases the scale, bulk and gives some interest and character to the house. Also, the mature trees around this neighborhood also reduces the scale of the houses.

The entry will be defined by the hardscape and landscaping leading up to the front door plus the extending out of the balcony structure will give a nice 'entry trellis effect' which historically is a 'ranch' characteristic. We think that the entry along with the second story stepping back, and wood siding will give the house a welcoming tone and blend in with the surrounding houses and yet acknowledge newer ideas in design and architecture.

We have kept the low slope roofing to keep in character with the original architecture. All the materials are seen throughout the neighborhood. This house will be a welcome addition to the neighborhood and provide new and exciting spaces to the family plus it will enhance the surrounding area and hopefully inspire the neighbors to keep their houses in good condition and upgrade where possible for the future.