

## Two-Story Residential Addition

PLANNING SUBMITTAL 10.31.2018  
 PLANNING RESUBMITTAL BUILDING SUBMITTAL  
 PLANNING COMMISSION HEARING 2019.05.15

SCOPE OF WORK:  
 RESIDENTIAL ADDITION  
 1ST LEVEL: 81 SF  
 2ND LEVEL: MASTER BEDROOM & BATHROOM ON TOP OF EXISTING 2-CAR GARAGE (555 SF)

## Project Directory

**OWNER:** HENRY & DAN SHEN  
 835 ORCHID PL., LOS ALTOS, CA 94024-4626  
 650-814-3386 | DAI319H@YAHOO.COM  
 DASHEN1116@YAHOO.COM

**ARCHITECT:** GKW ARCHITECTS, INC.  
 710 E. MCCLINCY LANE SUITE 109, CAMPBELL, CA 95008  
 408-315-2125 | GORDONKWONG@GKWARCHITECTS.COM

**STRUCTURAL:** JHP STRUCTURAL ENGINEERING, INC.  
 JOHN PARK, PE  
 2905 EL SOBRANTE ST., SANTA CLARA, CA 95051  
 DOKK175@YAHOO.COM | 408-655-1399

**T-24 ENERGY:** CARSTAIRS ENERGY, TIMOTHY CARSTAIRS CEA, HERS, GPR  
 2238 BAYVIEW HEIGHTS DRIVE, SUITE E, LOS OSOS, CA 93402  
 TITLE24@YAHOO.COM | 805-904-9048  
 WWW.CARSTAIRSENERGYCALCS.COM

## Project Information

**PROJECT LOCATION:** 835 ORCHID PL., LOS ALTOS, CA 94024-4626

**APN:** 336-01-024

**PROJECT JURISDICTION:** CITY OF LOS ALTOS

**ZONING:** R1-10 SINGLE-FAMILY

**LAND USE:** SINGLE FAMILY, SMALL LOT (4 DU / NET ACRE)

**OCCUPANCY:** R-3

**CONSTRUCTION TYPE:** V-B

**MIN. SITE AREA, CORNER LOT:** 11,000 SF

**(E) LOT AREA:** 11,879 SF > 11,000 SF = OKAY

**MIN. SITE WIDTH, CORNER LOT:** 90 FT

**(E) SITE WIDTH:** 101 FT

**MIN. SITE DEPTH:** 100 FT

**(E) SITE DEPTH:** 110 FT

**MAX. COVERAGE, ONE-STORY:** 35%

**MAX. COVERAGE, TWO-STORY:** 30%

**(E) LOT COVERAGE:** 2,944.29 SF / 11,879 SF = 24.7 %

**(P) LOT COVERAGE:** 3,032.7 SF / 11,879 SF = 25.53%

**FLOOR AREA RATIO ALLOWED:** 3.850 + 10% (879) = 3,938 SF

**(E) F.A.R.:** 2,944.29 SF / 11,879 = 24.7%

**(P) F.A.R.:** 3591 SF / 11,879 = 30.23%

**(E) RESIDENCE:** 2,944.29 SF

**(P) ADDITION:** 558 SF

**TOTAL:** 3591 SF = 30.23%

**SET BACKS**

**FRONT:** 25 FT

**INTERIOR SIDE:**  
 1ST STORY: 10 FT  
 2ND STORY: 17.5 FT

**EXTERIOR SIDE:** 20 FT

**REAR:** 25 FT

**MAXIMUM HEIGHT:** 27 FT

**(P) HEIGHT:** 21.4 FT

**MAXIMUM NUMBER OF STORIES:** 2

**(P) NUMBER OF STORIES:** 2

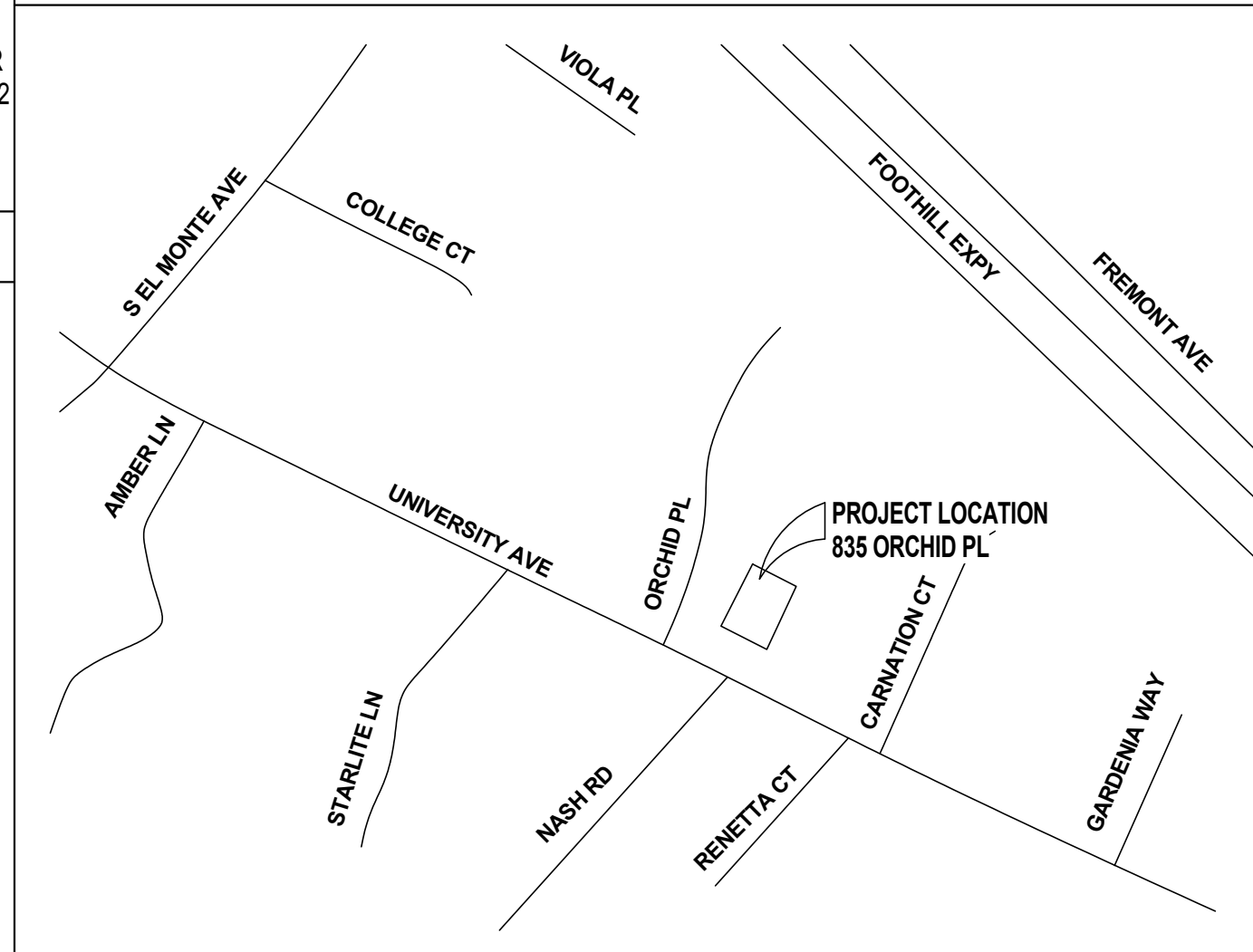
## Applicable Codes

- 2016 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11 (2012 IBC)
- 2016 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2016 CALIFORNIA RESIDENTIAL CODE PART 2.5 (2012 IRC)
- 2016 CALIFORNIA MECHANICAL CODE (2012 UMC)
- 2016 CALIFORNIA PLUMBING CODE (2012 UPC)
- 2016 CALIFORNIA ELECTRICAL CODE (2014 NEC)
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA ENERGY CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS
- LOS ALTOS MUNICIPAL CODE

## Building Information Model



## Vicinity Map



## Sheet Index

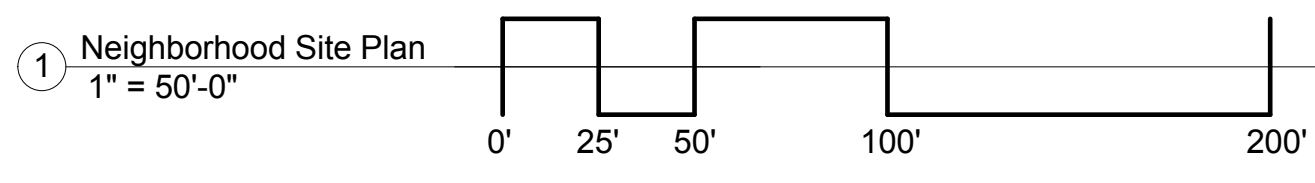
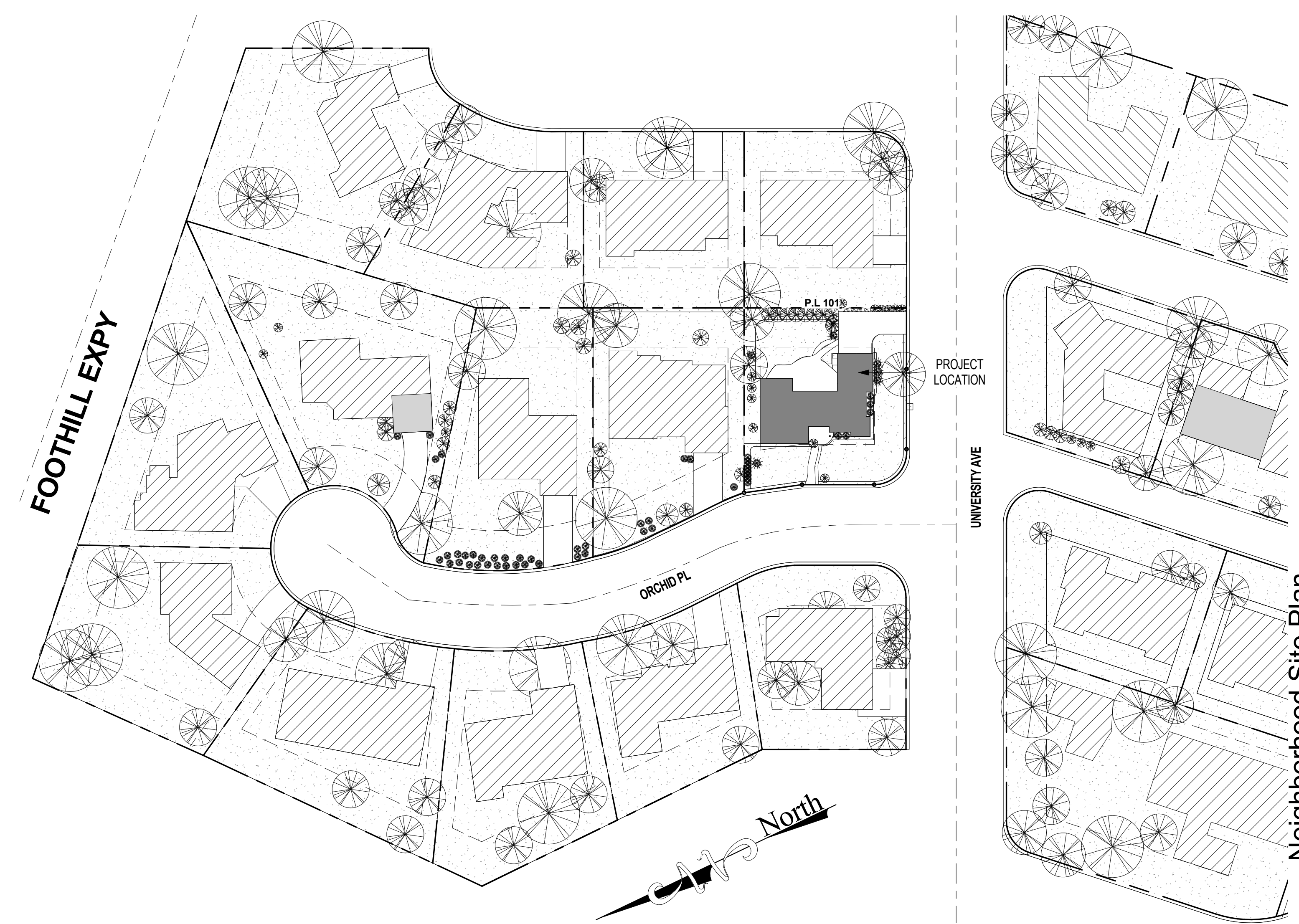
Sheet Number	Sheet Name
A000	Neighborhood Site Plan
A001	Architectural Notes & Symbols
A002	Neighborhood Diagram
A003	3-D Views
A004	Front Elevation Study, Streetscape
A005	Site Plan, Existing
A006	Site Plan, Proposed
A100	Floor Plan, Existing
A101	Floor Plan Level 1 & 2, Proposed
A102	Roof Plan, Existing
A103	Roof Plan, Proposed
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A300	Sections
A400	Architectural Details
L1	Landscape Plan

## Public Works & Site Plan Notes

- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN JOSE.
- OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER CAMPBELL S.J. SECTION 17.20.540
- PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
- ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS, CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
- PER CGSBC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- PER CGSBC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

# RESIDENTIAL ADDITION

LOS ALTOS CALIFORNIA



### NEIGHBORHOOD CONTEXT MAP LEGEND

- 835 ORCHID PLACE, PROJECT LOCATION
  - NEIGHBORING RESIDENCE
  - SECOND STORY OUTLINE
  - PROPERTY LINE
  - SETBACKS
  - CENTERLINE
- \*\*ALL TREES ARE OF FOUR (4) INCH IN DIAMETER OR LARGER

### SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2073 SF	636 SF	2709 SF
NON-HABITABLE AREA:	533 SF	81 SF	614 SF

### ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/PROPOSED
LOT COVERAGE:	2,944.29 SF (24.7%)	3,033 SF (25.53%)	3,563.7 SF / 3,033 SF
FLOOR AREA:	1ST FLR: 2,944.29 SF 2ND FLR: 0 SF TOTAL: 2,944.29 SF (24.7%)	1ST FLR: 3033 SF 2ND FLR: 555 SF TOTAL: 3588 (30.2%)	3,938 SF / 3,588 SF
SETBACKS:			
FRONT	25 FEET & 8 INCHES	25 FEET & 8 INCHES	25 FEET
REAR	25 FEET & 4 INCHES	25 FEET & 4 INCHES	25 FEET
EXTERIOR SIDE (1ST/2ND)	21 FEET/0 FEET	21 FEET/21 FEET	20 FEET/20 FEET
INTERIOR SIDE (1ST/2ND)	10 FEET/0 FEET	10 FEET/0 FEET	10 FEET/17.5 FEET
HEIGHT:	15 FEET	22.8 FEET	27 FEET

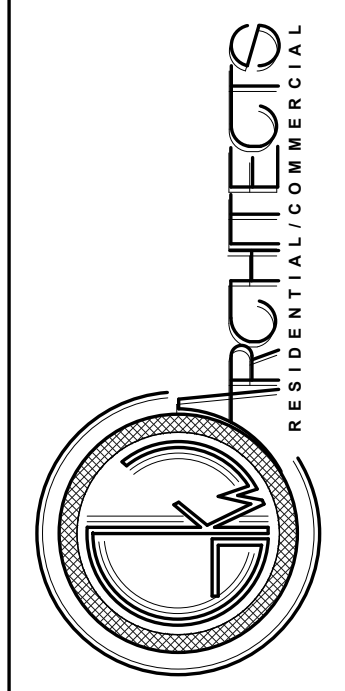
### LOT CALCULATIONS

NET LOT AREA:	11,879 SF
FRONT YARD HARDSCAPE AREA:	269 SF
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 269 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA: 10,369 SF NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SF



DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOUNG OH  
 710 E. MCCLINCY LANE SUITE 109  
 CAMPBELL, CA 95012  
 (408) 796-1940

GORDON KWONG  
 ARCHITECT AIA, LEED GA  
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Neighborhood Site Plan

**A000**

SCALE As indicated

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**ABBREVIATIONS**

<b>A</b>	ABV ABOVE	<b>I</b>	IN INCH	<b>R</b>	REVEAL OR RISER
AC ASPHALT CONCRETE		IN CAND INCANDESCENT		RAD RADIUS	
AD AREA DRAIN		INSUL INSULATION		RCP REINFORCED CONCRETE PIPE	
ADDL ADDITIONAL		INT INTERIOR		RD ROOF DRAIN	
AFF ABOVE FINISH FLOOR		INV INVERT		REF REFERENCE	
ASPH ASPHALT				REFL REFLECTED	
		<b>J</b>	JOIST	REFR REFRIGERATOR	
<b>B</b>	BITUM BITUMINOUS	JST JOIST		RET RETAINING OR RETARDANT	
BKG BACKING		JT JOINT		REG REGISTER	
BLDG BUILDING				RO ROUGH OPENING	
BM BEAM		<b>K</b>	KIPS	(R) REPLACE	
BR BACKER ROD		K KIT	KITCHEN		
BUR BUILT-UP-ROOF		KP KICK PLATE			
BDR BEDROOM				<b>S</b>	SEE CIVIL DRAWINGS
BW BOTTOM OF WALL				SCD SCHEDULE	
		<b>L</b>	LOCATION	SCHD STORM DRAIN	
<b>C</b>	CAB CABINET	LT LIGHT		SECT SECTION	
CB CATCH BASIN				SED SEE ELECTRICAL DRAWINGS	
CEM CEMENT		<b>M</b>	MACHINE BOLT	SF SQUARE FOOT OR FEET	
CF CUBIC FEET		MB MEDIUM DENSITY FIBERBOARD		SHR SHOWER	
CJ CONTROL JOINT		MDF MECHANICAL		SHT SHEET	
CL CLOSET		MECH MECHANICAL		SHTG SHEATHING	
CTL CENTERLINE		MEMB MEMBRANE		SM SIMILAR	
CLG CEILING		MET METAL		SJ SEISMIC JOINT	
CONC CONCRETE		MFR MANUFACTURER		SL SEALANT	
CPT CARPET		MH MANHOLE		SLD SEE LANDSCAPE DRAWINGS	
		MSC MISCELLANEOUS		SM SHEET METAL	
<b>D</b>	DK DECK	MTD MOUNTED METAL		SMD SEE MECHANICAL DRAWINGS	
DR DRAIN		MTL		SOF SOFFIT	
D.S. DOWNSPOUT				SOG SLAB ON GRADE	
		<b>N</b>	NEW	SPD SEE PLUMBING DRAWINGS	
<b>E</b>	(E) EXISTING	(N) NORTH		SPEC/S SPECIFICATION	
E EAST		N.F.V. NET FREE VENTILATION		SQ SQUARE	
ELEC ELECTRICAL PANEL		NIC NOT IN CONTRACT		SS SANITARY SEWER	
EP EXTERIOR		NOM NOMINAL		SSD SEE STRUCTURAL DRAWINGS	
EXT		NP NO PARKING		STC SOUND TRANSMISSION COEFFICIENT	
		NR NON-RATED		STD STANDARD	
		NTS NOT TO SCALE		STL STEEL	
				STOR STORAGE	
<b>F</b>	FDN FOUNDATION			STRL STRUCTURAL	
FH FIRE HYDRANT		<b>O</b>	OVERALL	SY SQUARE YARD	
FIN FINISH		OA ON CENTER		<b>T</b>	T&B TOP AND BOTTOM
FF FINISH FLOOR		OC OUTSIDE DIAMETER/ DIMENSION		T&G TONGUE AND GROOVE	
FL FLOW LINE		OD OWNER FURNISHED CONTRACTOR		TC TOP OF CURB	
FLUOR FLUORESCENT		OFCI INSTALLED		TOC TOP OF CONCRETE	
FOC FACE OF CONCRETE		OFOI OWNER FURNISHED OWNER INSTALL		TOP TOP OF PAVING	
FOF FACE OF FINISH				TOS TOP OF STEEL	
FOS FACE OF STUD		<b>P</b>	PENETRATION	TRD TREAD	
FR FIRE RATED		PENN PERFORATED		TW TOP OF WALL	
FS FLOOR SINK		PERF PERPENDICULAR		<b>U</b>	UNDERWRITERS LABORATORIES
FSL FIRE SPRINKLER		PL PLATE		UTIL UTILITIES	
FTG FOOTING		PL PROPERTY LINE			
FURR FURRING		PL PLASTER		<b>V</b>	VITREOUS CLAY PIPE
		PLAS PLUMBING		VCP VERTICAL	
<b>G</b>	GALV GALVANIZED	PLWB LYWOOD		VERT VERTICAL	
GC GENERAL CONTRACTOR		PNL PANEL		V ATTIC VENT	
GL GLASS		PNL POINT OF CONNECTION		<b>W</b>	WEST OR WIDTH
GND GROUND		POC PERMEABLE PAVERS		W WATER CLOSET	
GWB GYPSUM WALL BOARD		PP PREFABRICATED		WD WOOD	
GYP GYPSUM		PREFAB POUNDS PER SQUARE FOOT		WDW WINDOW	
		PSF POUNDS PER SQUARE INCH		W/O WITHOUT	
		PSI PAINTED		WP WATER PROOF	
<b>H</b>	HDBD HARDBOARD	PTD PRESSURE TREATED		WPT WORKING POINT	
HDR HEADER		PTR PRESSURE TREATED WOOD		WR WATER RESISTANT	
HDWR HARDWARE		PTRWDQ PROPOSED			
HDWD HARDWOOD		(P)			
HTR HEATER					
HVAC HEATING, VENT. & A.C.		<b>Q</b>	QUANTITY		
		QTY			

**GENERAL NOTES**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GWK ARCHITECTS -- GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.

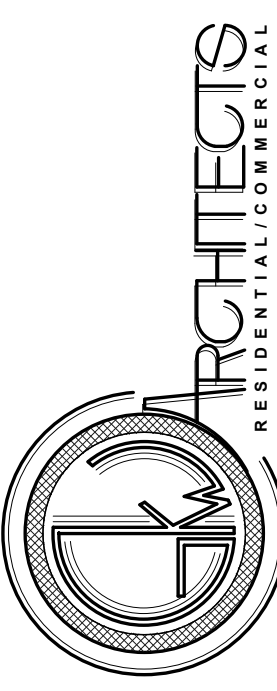
**GRAPHIC SYMBOLS**

	CONCRETE PAD		KEY NOTE		REMOVE
	DETAIL REFERENCE		BUILDING SECTION		WALL TYPE
	INTERIOR ELEVATION		DOOR TYPE		ROOM TAG
	DATUM REFERENCE		REVISION		WINDOW TYPE
	APPROXIMATE LINE OF WORK				



DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOUNG OH  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1949

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONK.WONG@GWKARCHITECTS.COM



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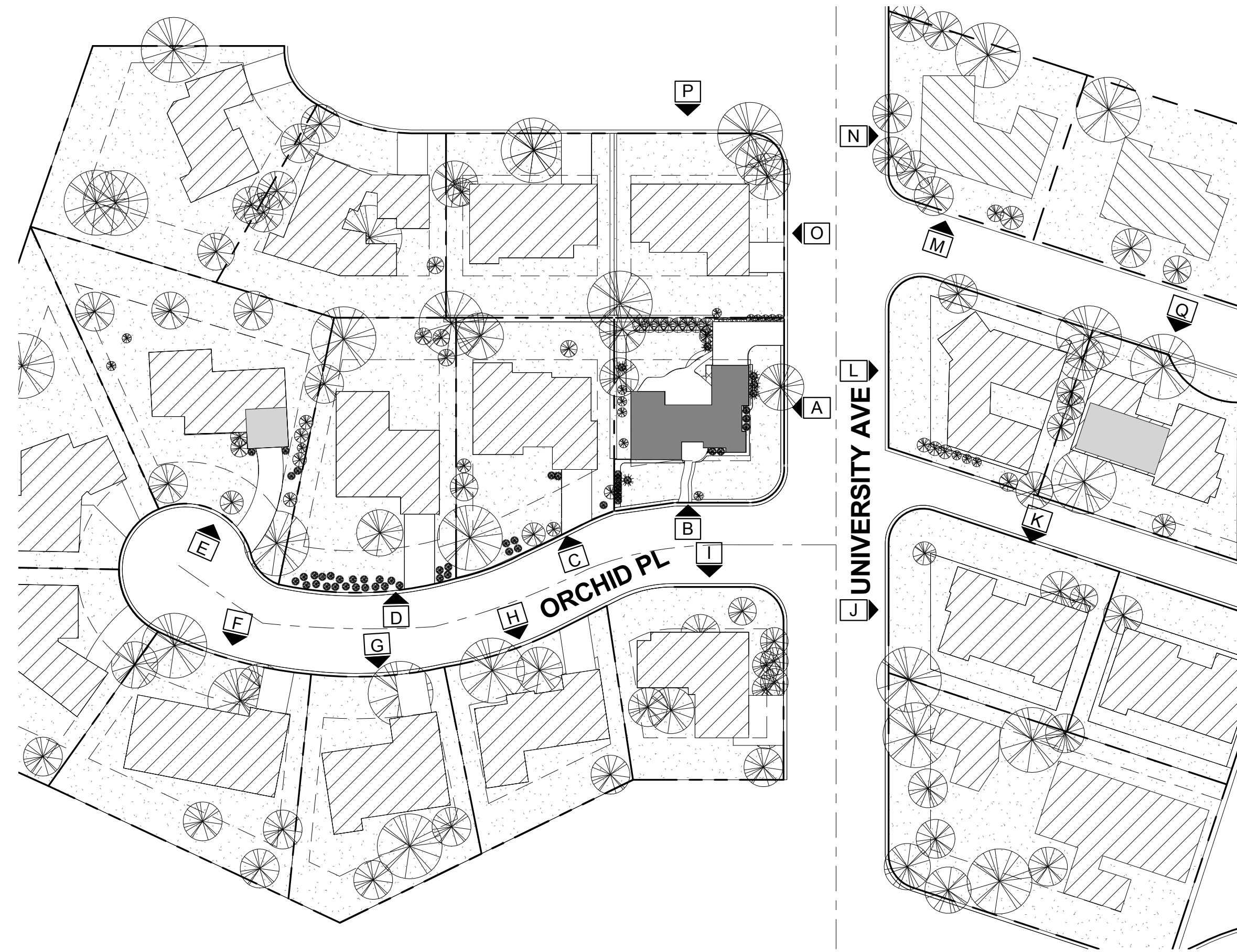
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Architectural Notes & Symbols

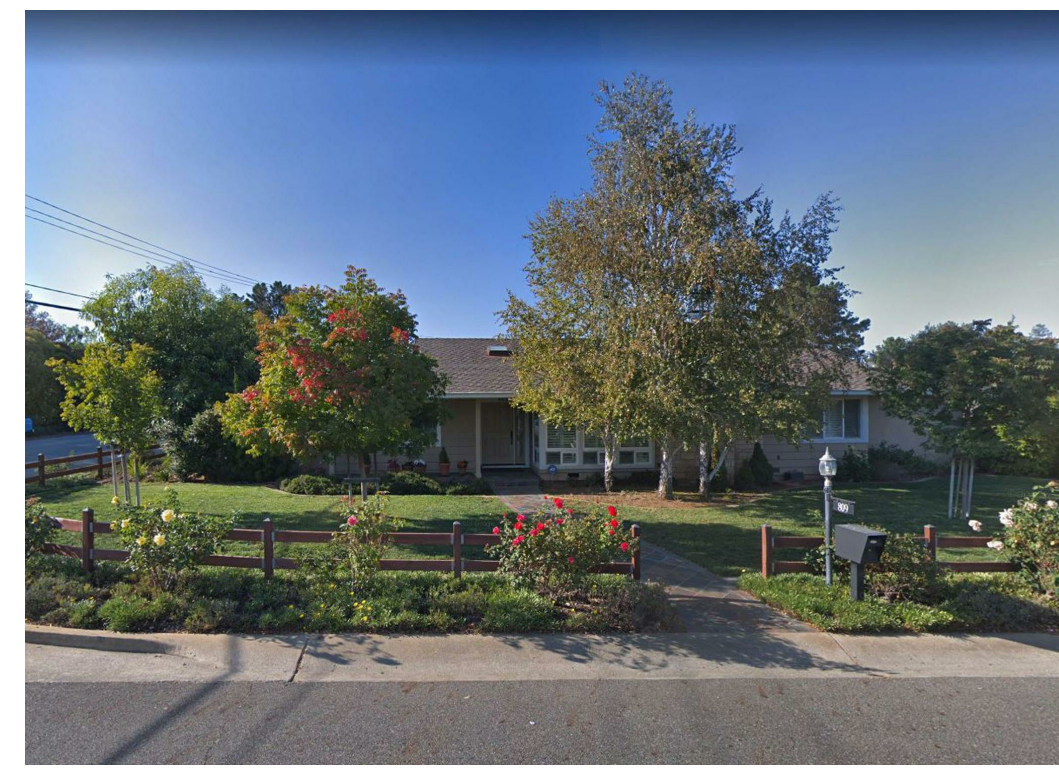
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Architectural Notes & Symbols





1 Neighborhood Photos Diagram  
1" = 60'-0"



I 809 Orchid Pl



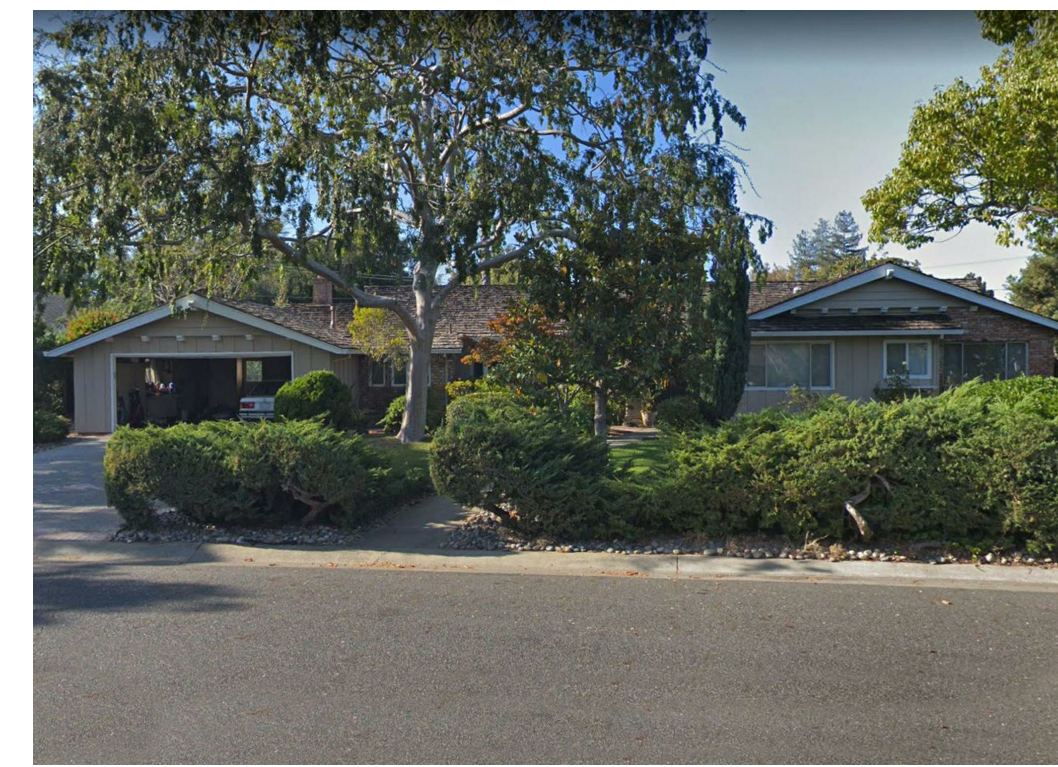
E 827 Orchid Pl



A 835 Orchid Pl; View from University Ave



J 800 Nash Rd; View from University Ave



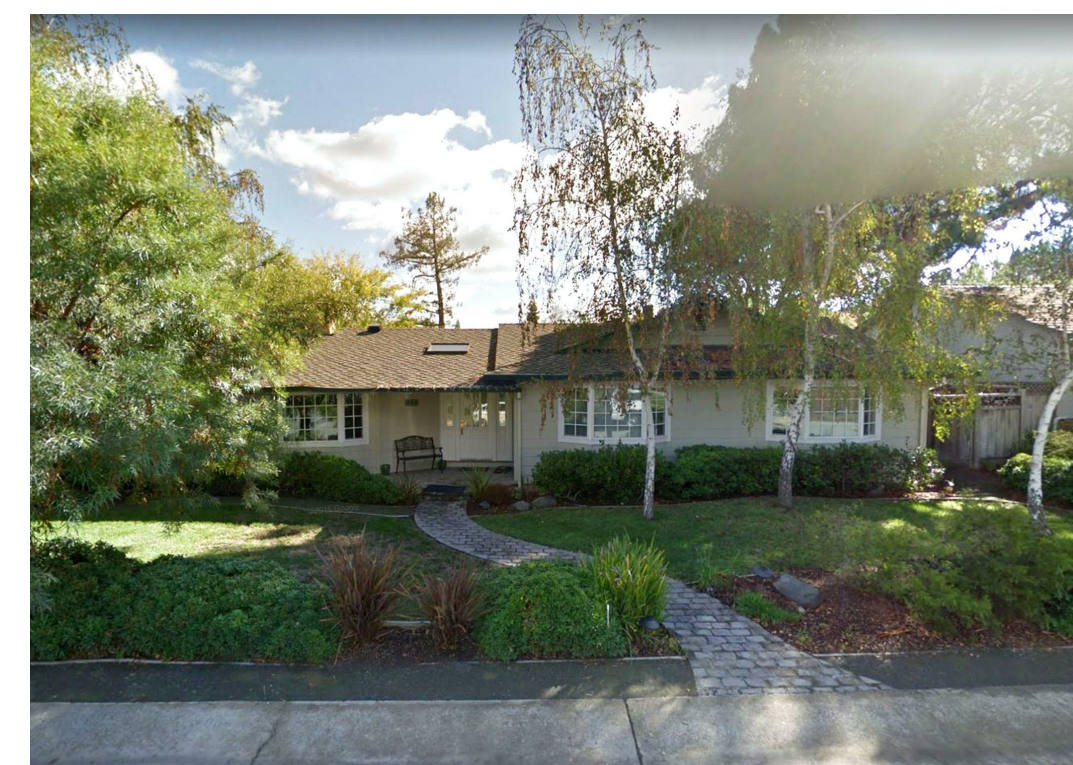
F 817 Orchid Pl



B 835 Orchid Pl



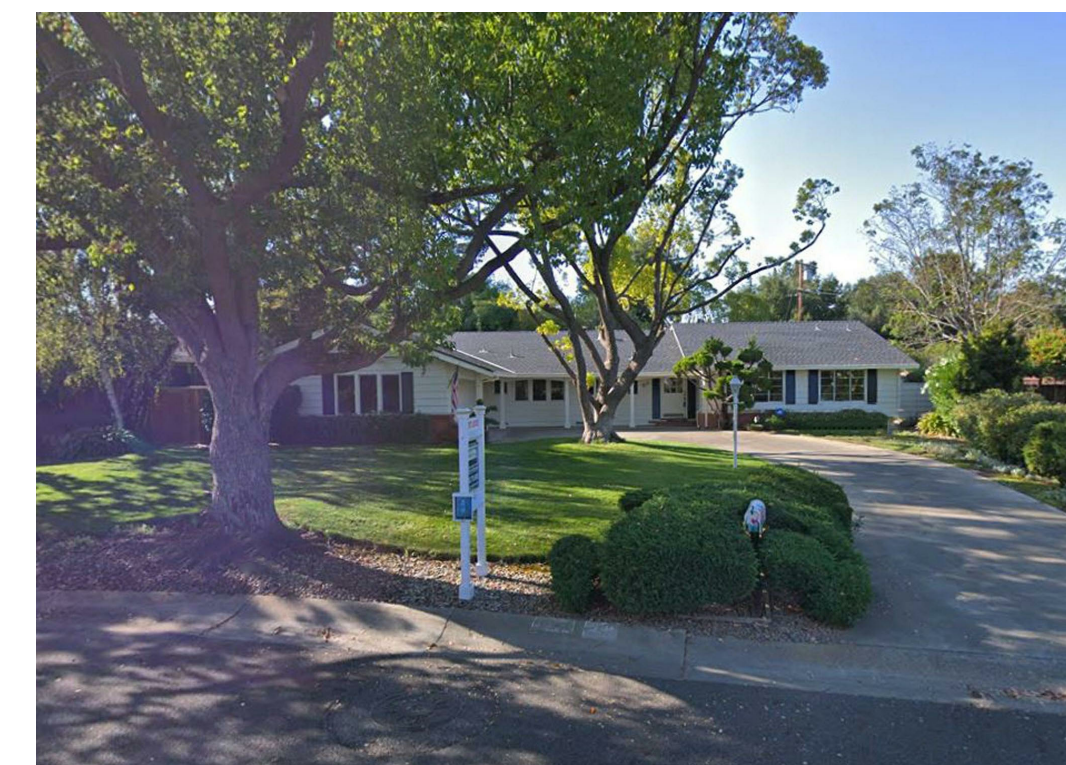
O 839 Carnation Ct; View From University Ave



M 864 Renetta Ct



K 800 Nash Rd



G 815 Orchid Pl



C 833 Orchid Pl



Q 854 Renetta Ct



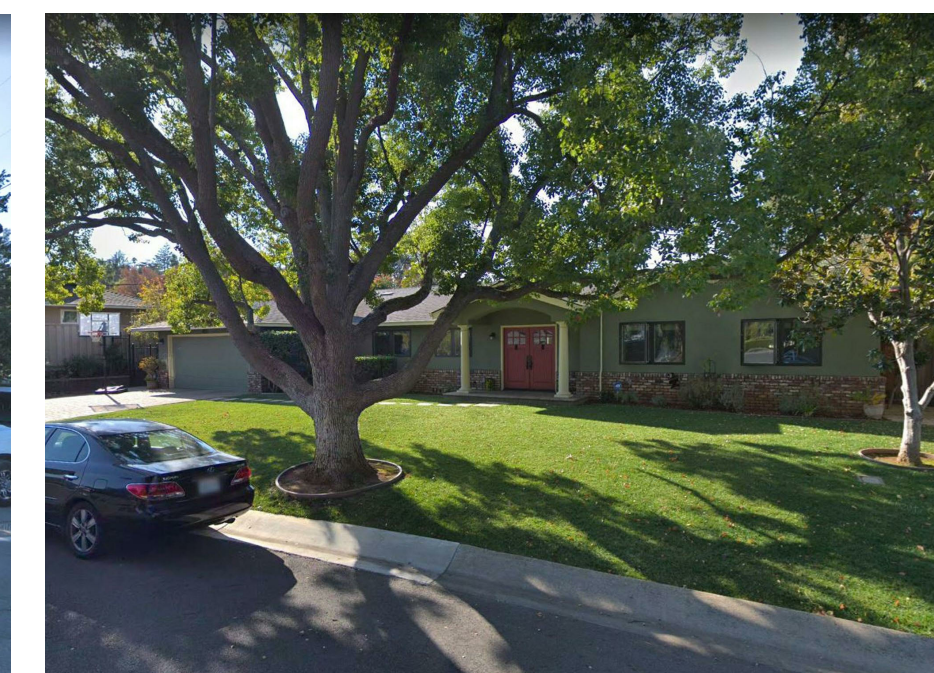
P 839 Carnation Ct



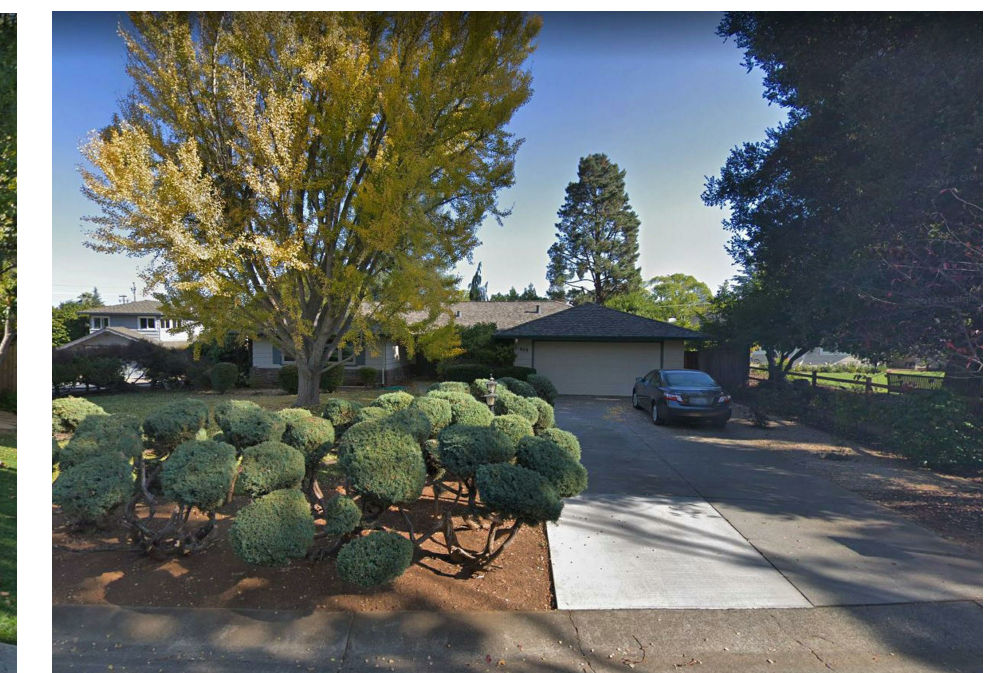
N 864 Renetta Ct; View from University Ave



L 852 Renetta Ct; View from University Ave



H 811 Orchid Pl



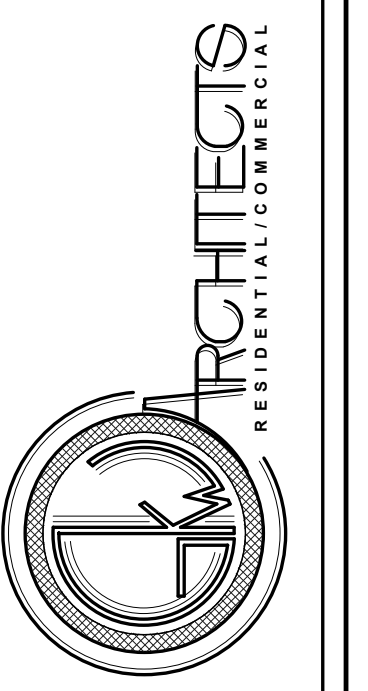
D 829 Orchid Pl

Neighborhood Diagram



DESIGN TEAM:  
GORDON K WONG, CAROLINA SOLIS, YOON OH  
JENNY C. WONG, LUCY LANE SUITE 109  
7106 MCCLINTY LANE SUITE 109  
CAMPBELL, CA 95021  
(408) 786-1840

GORDON K WONG  
ARCHITECT AIA, LEED GA  
7106 MCCLINTY LANE SUITE 109  
CAMPBELL, CA 95021  
GORDONK.WONG@GKWARCHITECTS.COM

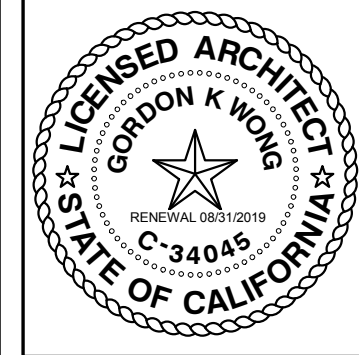


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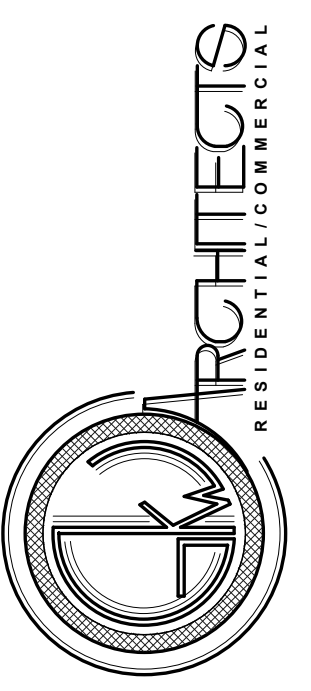
Neighborhood Diagram  
**A002**  
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DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOON OH  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 296-1846

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONKWONG@GKWARCHITECTS.COM



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3-D Views

**A003**

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PROPOSED VIEW



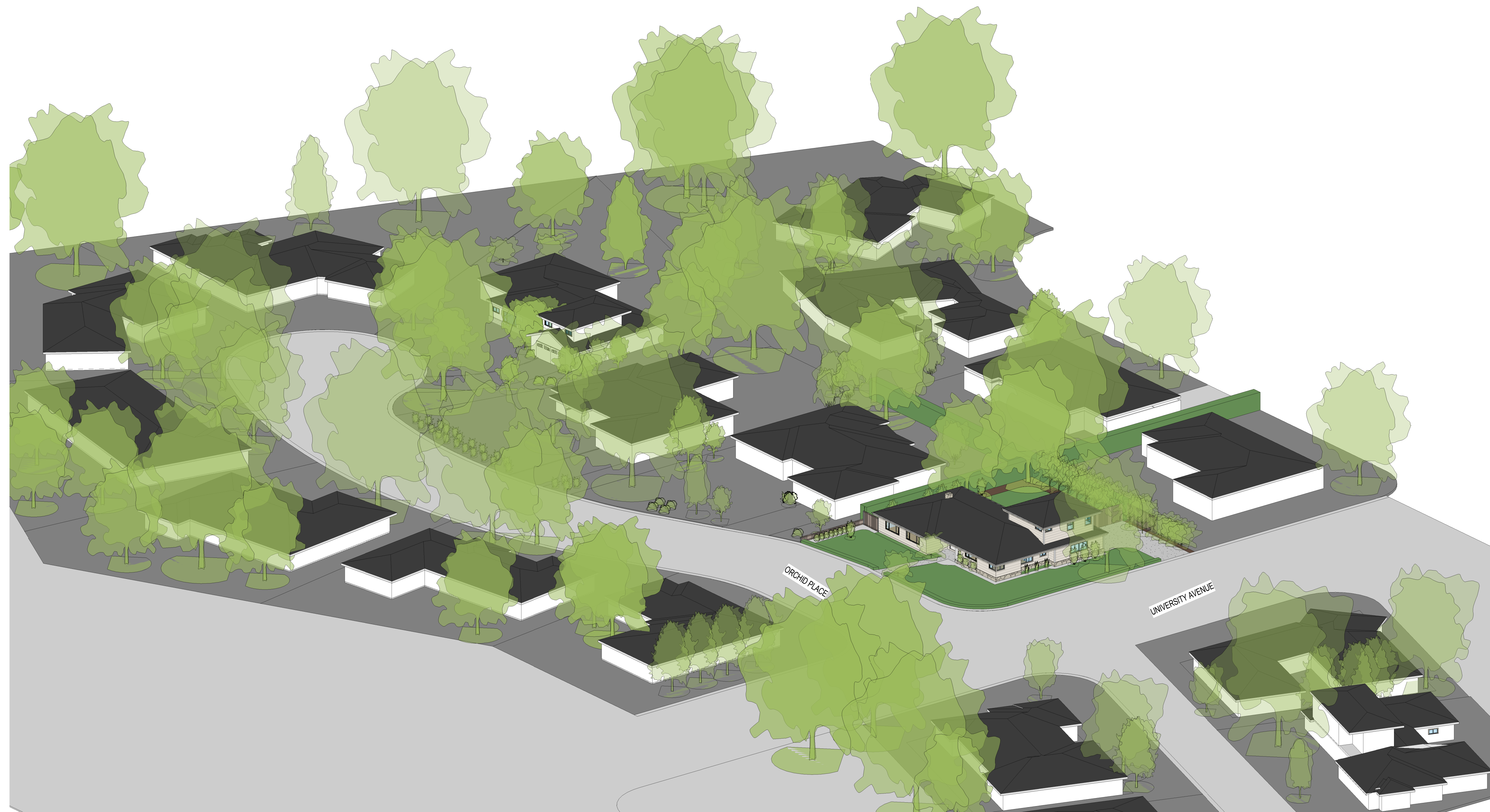
PROPOSED VIEW



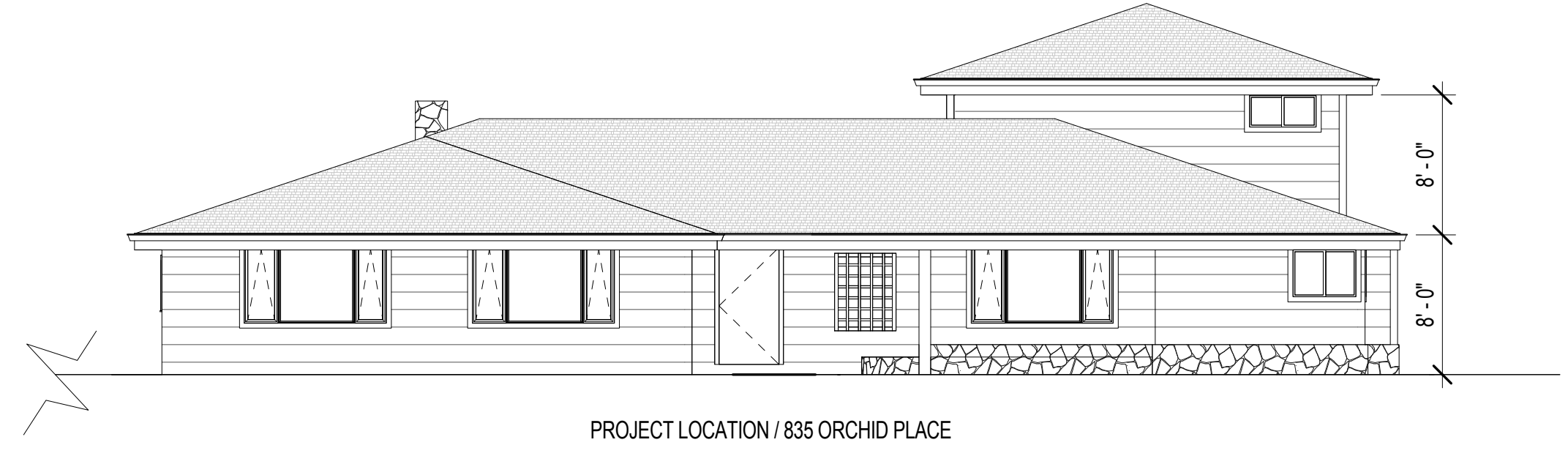
EXISTING STREET VIEW

3-D Views





NEIGHBORING RESIDENCE / 817 ORCHID PLACE



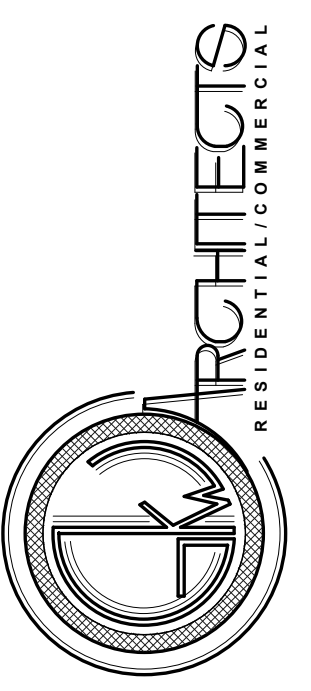
PROJECT LOCATION / 835 ORCHID PLACE

Front Elevation Study, Streetscape



DESIGN TEAM:  
 GORDON K WONG, CAROLINA SOLIS, YOUNG OH  
 JENNY C. WONG, MCLINCY LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 786-1845

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCLINCY LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONK.WONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
 LOS ALTOS, CA 94024-4626

Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Front Elevation Study, Streetscape

A004

SCALE 1/8" = 1'-0"

8/20/2019 1:21:41 PM





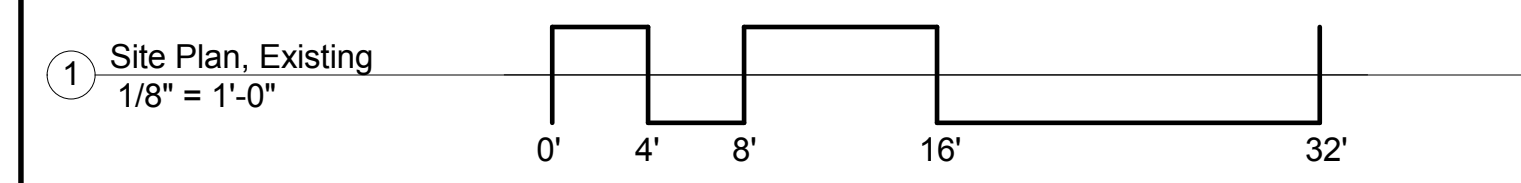
- GENERAL NOTES**
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS
  - AMOUNT OF LANDSCAPE AFFECTED BY REMODEL / ADDITION IS UNDER 2,500 SF
  - SHALL NOT TRIGGER WATER EFFICIENCY LANDSCAPE ORDINANCE
  - END OF CONSTRUCTION, FRONT OF PROPERTY TO BE MAINTAINED.

- LANDSCAPE KEYNOTES**
- LANDSCAPE TO REMAIN, NO WORK TO EXISTING PERVIOUS TO IMPERVIOUS SURFACES RATIO
  - ALL EXISTING TREES TO REMAIN
  - CURRENTLY, AREA OF WORK IS NOT WITHIN 2/3 OF ANY NEARBY TREE DRIPLINE
  - ONLY TREES THAT ARE 4" OR GREATER IN DIAMETER AT 48" HEIGHT ARE NOTED ON LANDSCAPE PLAN, PER CITY REQUIREMENT

**TREE LIST AND NAMES**

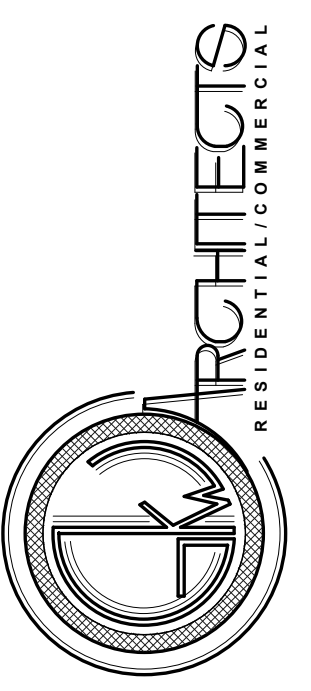
# TREES	TREE TYPE	TREE NAME	REMAIN
1	1	CAROLINA LAUREL	REMAIN
1	2	JAPANESE MAPLE	REMAIN
1	3	HOLLY EVERGREEN	REMAIN
1	4	YELLOW OLEANDER	REMAIN
1	5	REDWOOD PINES	REMAIN
1	6	WALNUT	REMAIN
1	7	CUMQUAT	REMAIN
7	8	LAURUS/ LAUREL	REMAIN

- (E) SITE PLAN KEY NOTES**
- 1 (E) BUILDING LINE
  - 2 (E) WATER METER
  - 3 (E) ELECTRICAL PANEL
  - 4 (E) ELECTRICAL METER
  - 5 (E) GAS METER
  - 6 (E) SOLAR BATTERY / INVERTER
  - 7 (E) GATE
  - 8 (E) CHIMNEY
  - 9 (E) SOLAR PANELS
  - 10 (E) CHIMNEY TO BE DEMO
- (E) SITE PLAN LEGEND**
- PROPERTY LINE
  - - - BUILDING LINE
  - - - SETBACK LINE
  - W WATER METER
  - 6FT WOOD FENCE
  - GRASS SWALE



DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOUNG OH  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1946

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONK.WONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
 LOS ALTOS, CA 94024-4626

Site Plan, Existing

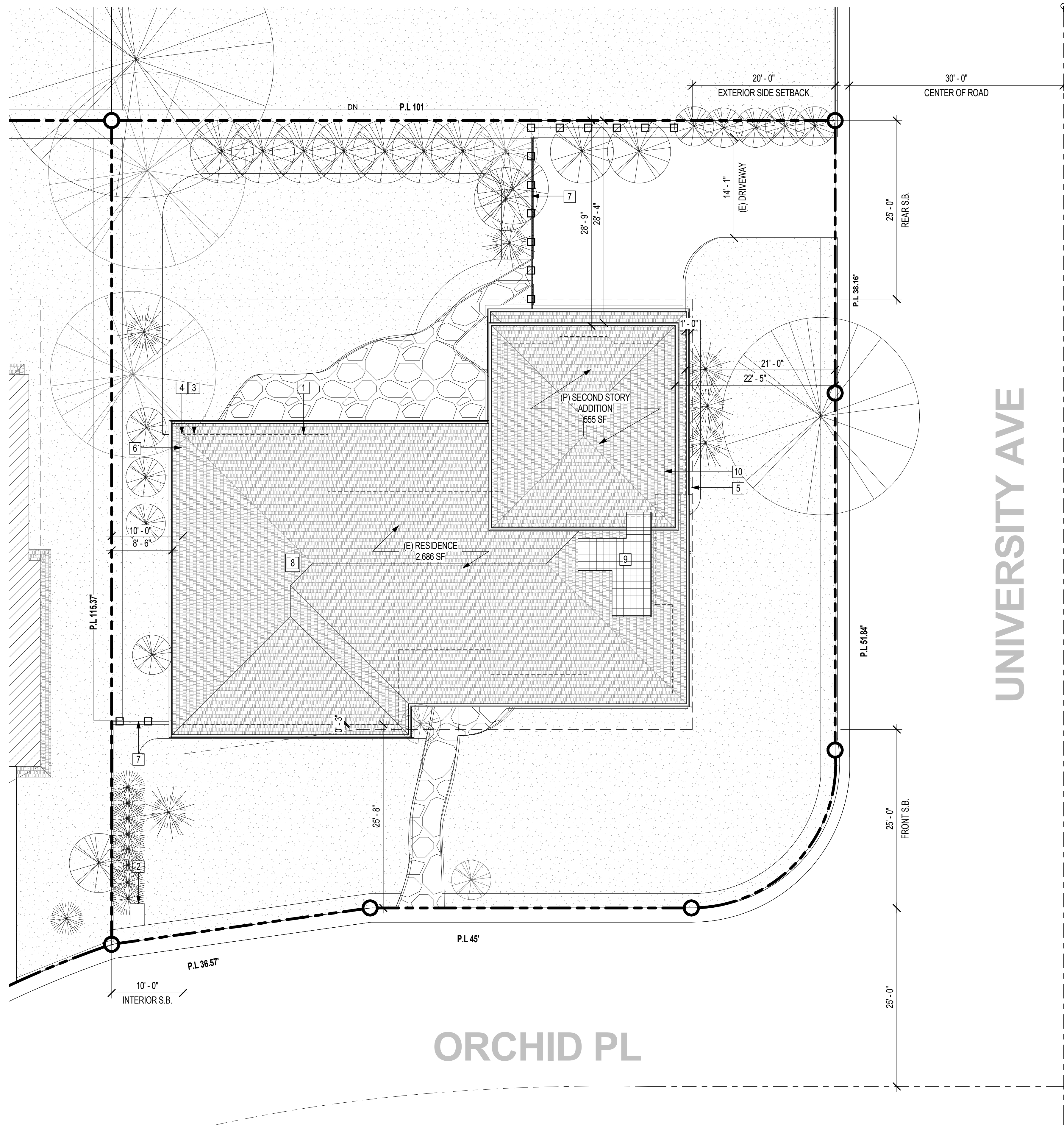
**Project Schedule Revision**

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Site Plan, Existing

**A005**  
 SCALE As indicated  
 8/20/2019 1:21:51 PM



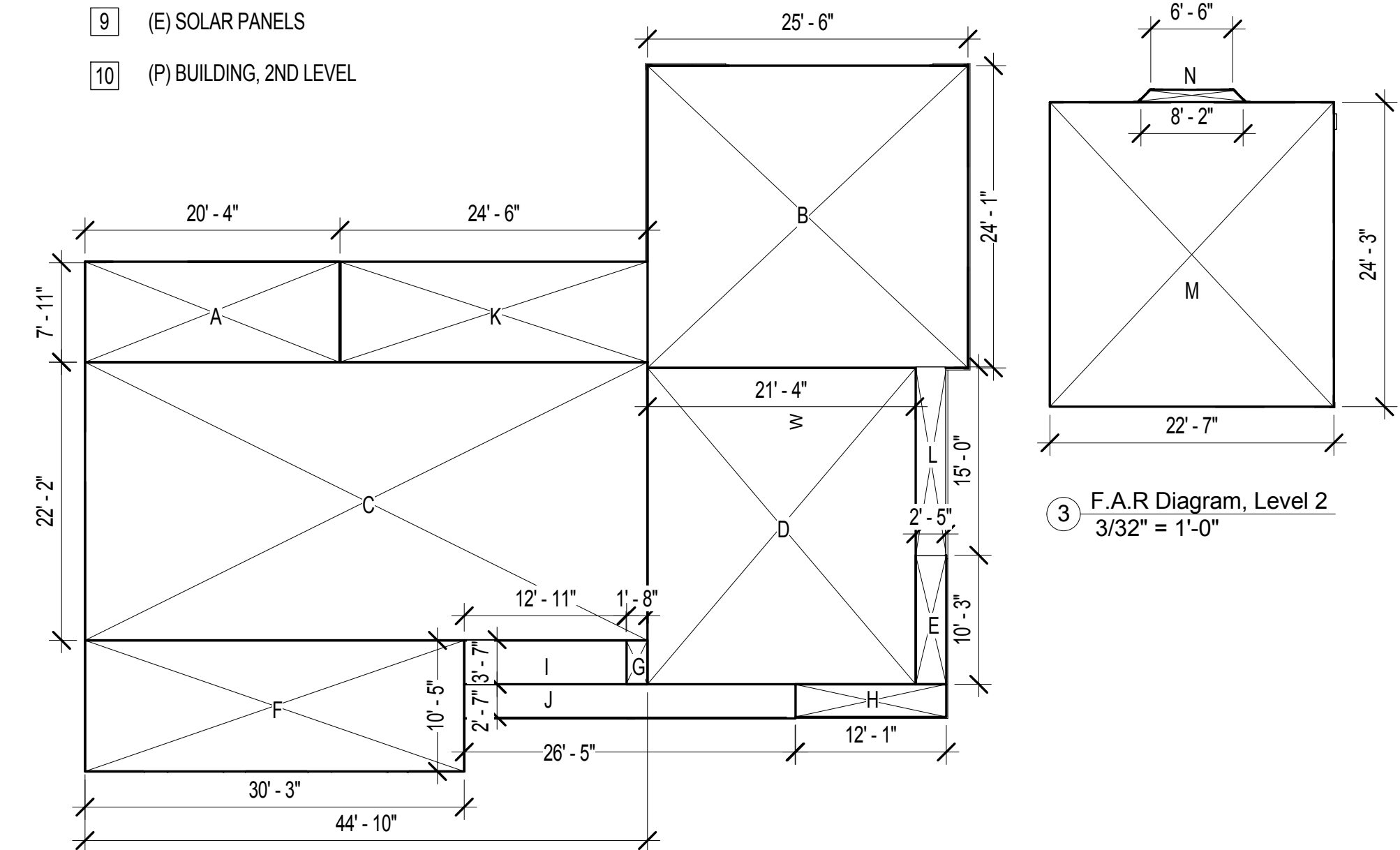


UNIVERSITY AVE

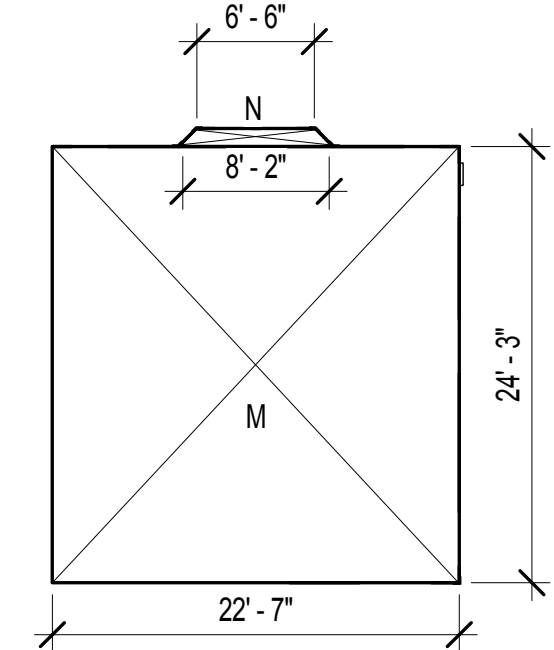
ORCHID PL

**(D) SITE PLAN KEY NOTES**

- 1 (D) BUILDING FOOTPRINT
- 2 (E) WATER METER
- 3 (E) ELECTRICAL PANEL
- 4 (E) ELECTRICAL METER
- 5 (E) GAS METER
- 6 (E) SOLAR BATTERY / INVERTER
- 7 (E) GATE
- 8 (E) CHIMNEY
- 9 (E) SOLAR PANELS
- 10 (P) BUILDING, 2ND LEVEL



② F.A.R. Diagram, Level 1  
3/32" = 1'-0"



③ F.A.R. Diagram, Level 2  
3/32" = 1'-0"

**FLOOR AREA AND COVERAGE CALCULATIONS**

FLOOR 1		
SECTION	DIMENSIONS	AREA (SF)
A	20' 4" x 7' 11"	161
B	20' 6" x 24' 1"	614
C	44' 10" x 22' 2"	994
D	21' 4" x 25' 2"	537
E	2' 5" x 10' 3"	25
F	30' 3" x 10' 5"	315
G	1' 8" x 3' 6"	6
H	12' 1" x 2' 7"	31
I	3'-7" x 12'-11"	46
J	2'-7" x 26'-5"	71
K	7'-11" x 24'-6"	196
L	2'-6" x 15'-0"	37

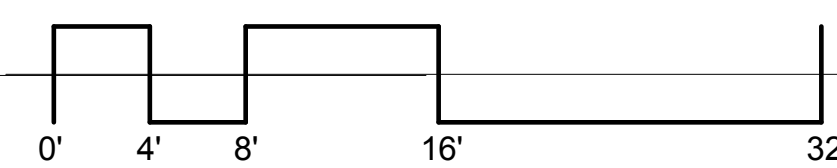
FIRST STORY SUBTOTAL = 3,033 SF

FLOOR 2		
SECTION	DIMENSIONS	AREA (SF)
M	22' 7" x 24' 3"	548
N	[(8' 2" + 6' 6")/2] x 1	7

SECOND STORY SUBTOTAL = 555 SF

TOTAL FLOOR AREA =	3,588 SF
FIRST STORY SUBTOTAL =	3,033 SF
TOTAL LOT COVERAGE = 3,033 / 11,879 =	25.53 %

① Site Plan, Proposed  
1/8" = 1'-0"

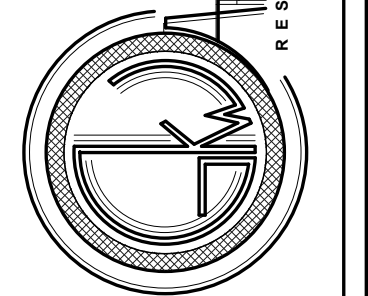


Site Plan, Proposed



DESIGN TEAM:  
GORDON K WONG  
ARCHITECT AIA, LEED GA  
7106 MCCLINTOCK LANE SUITE 109  
CAMPBELL, CA 95021  
(408) 796-1846

GORDON K WONG  
ARCHITECTS  
RESIDENTIAL COMMERCIAL  
GORDONKWONG@GKWAARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
835 ORCHID PLACE  
LOS ALTOS, CA 94024-4626

**Project Schedule Revision**

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2	05.01.2019	PLANNING RESUBMITTAL

Site Plan,  
Proposed

**A006**

SCALE As indicated

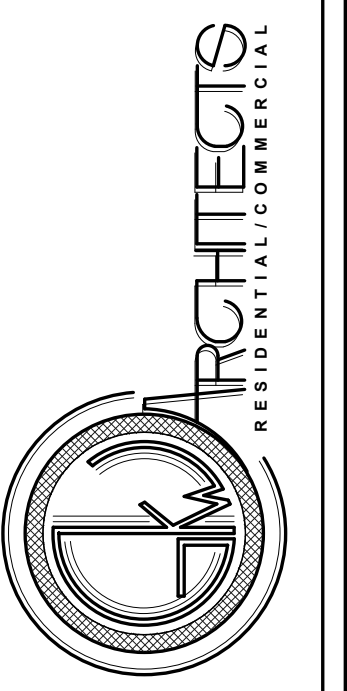
8/20/2019 1:22:03 PM





DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOUNG OH  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1846

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONKWONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
 LOS ALTOS, CA 94024-4626

Project Schedule Revision

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2	05.01.2019	PLANNING RESUBMITTAL

Floor Plan, Existing

**A100**

SCALE 1/4" = 1'-0"

8/20/2019 1:22:11 PM

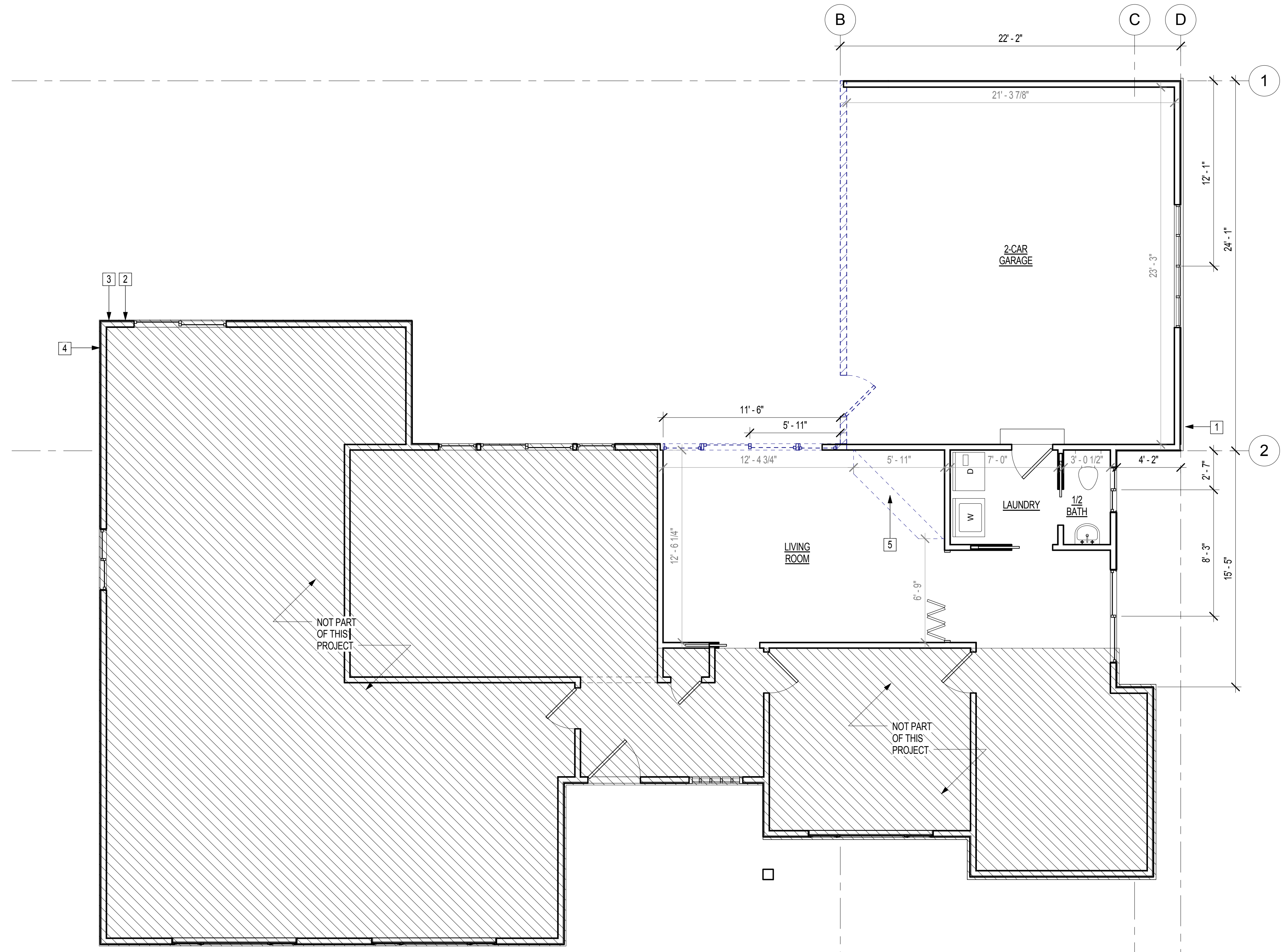
Floor Plan, Existing

(E) FLOOR PLAN KEY NOTES

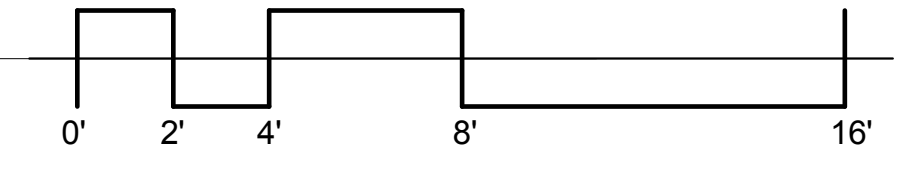
- 1 (E) GAS METER
- 2 (E) ELECTRICAL PANEL
- 3 (E) ELECTRICAL METER
- 4 (E) SOLAR BATTERY/INVERTER
- 5 (E) FIREPLACE TO BE DEMOLISHED

(E) FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) SLIDING DOOR TO BE DEMOLISHED
- AREA NOT PART OF THE PROJECT



1 Floor Plan, Existing  
 1/4" = 1'-0"

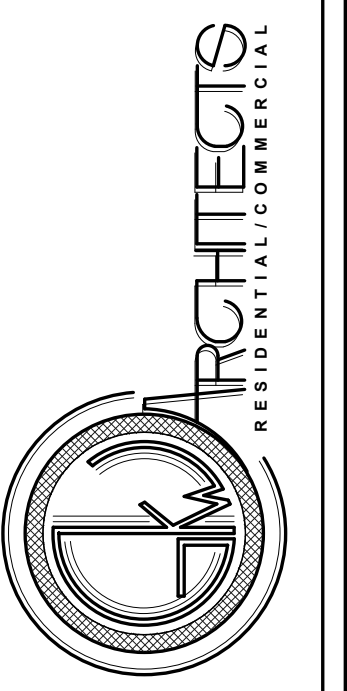






DESIGN TEAM:  
 JENNY C. WONG, CAROLINA SOLIS, YOUNG OH  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 286-1840

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONKWONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
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Project Schedule Revision		
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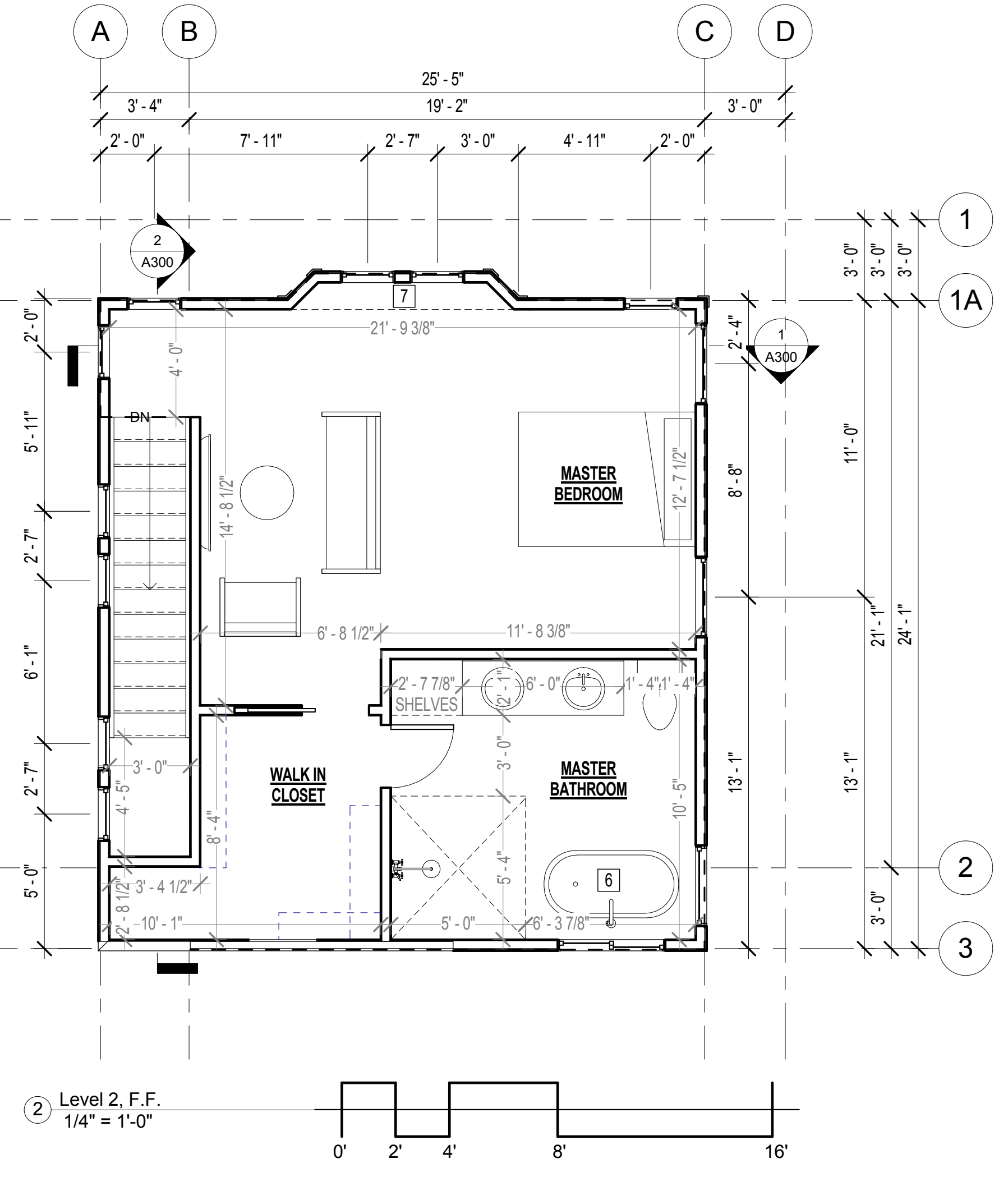
Floor Plan Level 1 & 2, Proposed

**A101**

SCALE 1/4" = 1'-0"

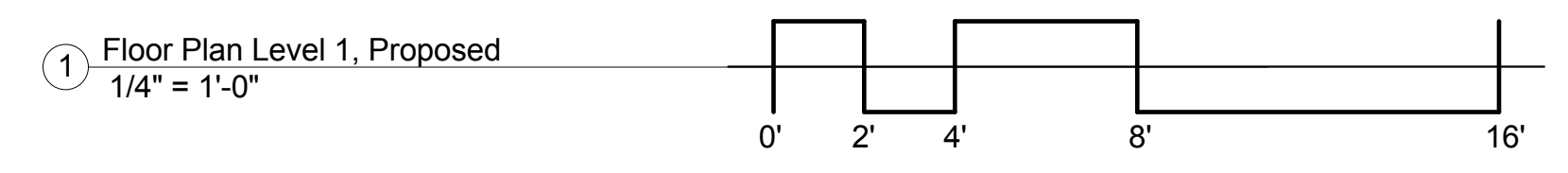
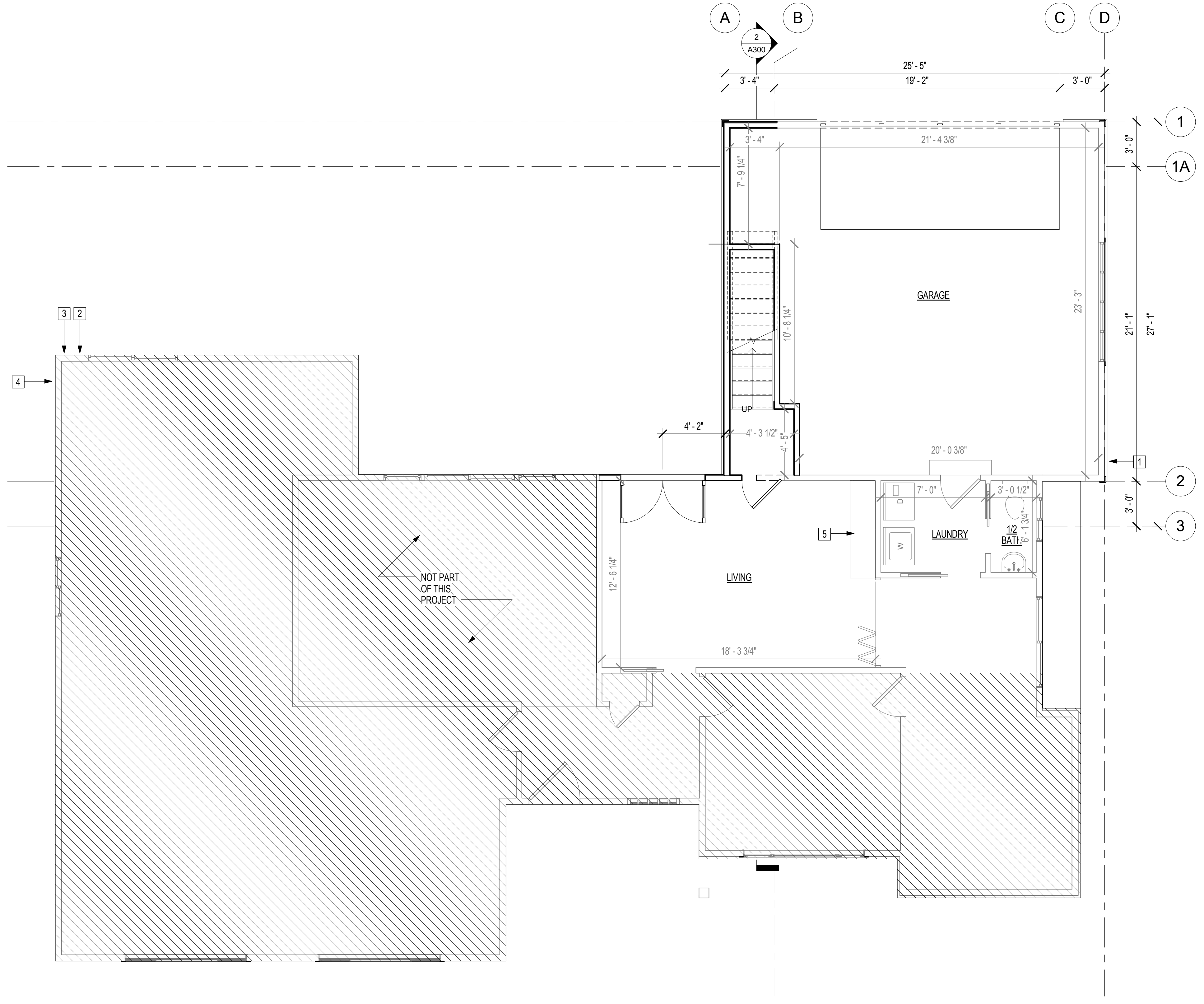
8/20/2019 1:22:15 PM

Floor Plan Level 1 & 2, Proposed



- (P) FLOOR PLAN KEY NOTES**
- 1 (E) GAS METER
  - 2 (E) ELECTRICAL PANEL
  - 3 (E) ELECTRICAL METER
  - 4 (E) SOLAR BATTERY/INVERTER
  - 5 (P) WINE RACK
  - 6 (P) FREE STANDING TUB
  - 7 (P) BAY WINDOW SEATING

- NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.
  2. ALL ELEMENTS IN BLACK ARE PROPOSED, ALL ELEMENTS IN GRAY ARE EXISTING TO REMAIN.
  3. NEW AC CONDENSOR AND WHOLE HOUSE FAN











DESIGN TEAM:  
 GORDON K WONG ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1848  
 GORDONK@GKARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
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 LOS ALTOS, CA 94024-4626

Project Schedule Revision

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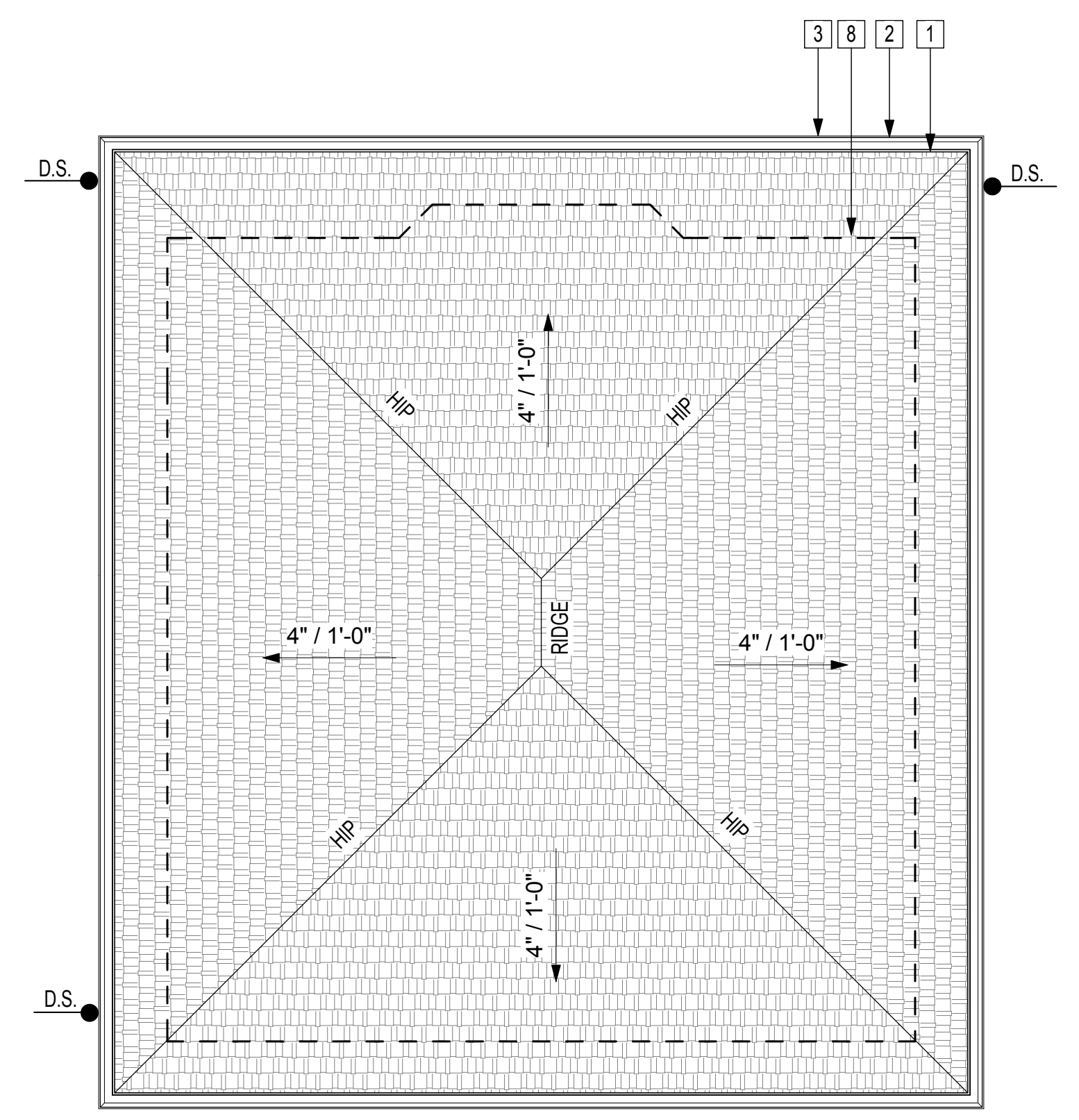
Roof Plan, Proposed

**A103**

SCALE 1/4" = 1'-0"

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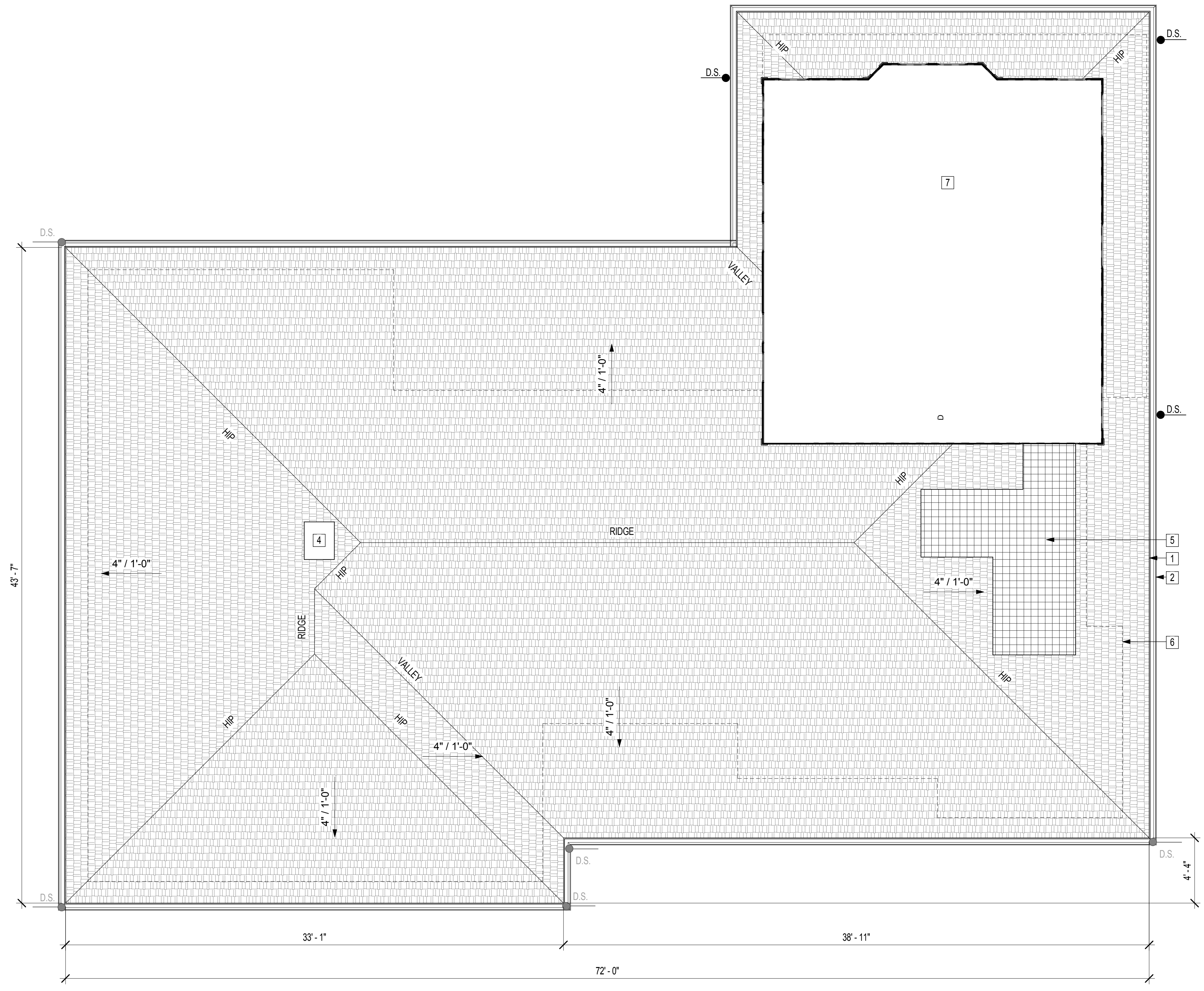
Roof Plan, Proposed



② Roof Plan, Level 2, Proposed  
 1/4" = 1'-0"

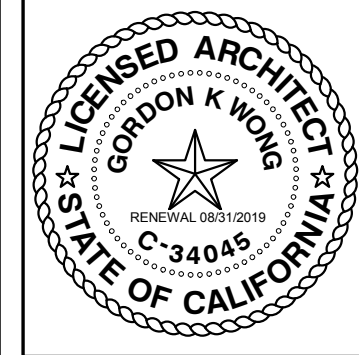
- KEYNOTES**
- 1 TYP. FASCIA BOARD
  - 2 TYP. GUTTER
  - 3 (P) METAL SHAKE ROOF TO MATCH EXISTING, CLASS A
  - 4 (E) CHIMNEY
  - 5 (E) SOLAR PANELS
  - 6 BUILDING OUTLINE, LEVEL 1
  - 7 (P) 2ND LEVEL
  - 8 BUILDING OUTLINE, LEVEL 2

- D.S. EXISTING DOWNSPOUT
- D.S. PROPOSED DOWNSPOUT



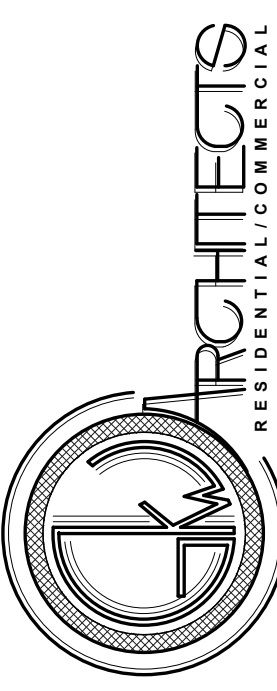
① Roof plan Level 1, Proposed  
 1/4" = 1'-0"





DESIGN TEAM:  
 GORDON K WONG ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1940  
 GORDONKWONG@GKWARCHITECTS.COM

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 796-1940  
 GORDONKWONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
 LOS ALTOS, CA 94024-4626

Project Schedule Revision

NO.	DATE	DESCRIPTION
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2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed South Elevation

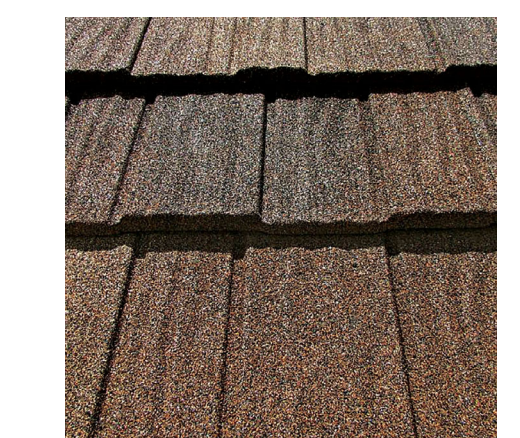
A200

SCALE 1/4" = 1'-0"

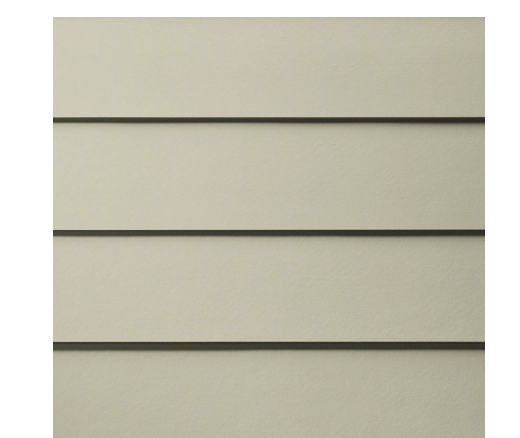
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Existing & Proposed South Elevation

MATERIALS KEYNOTES



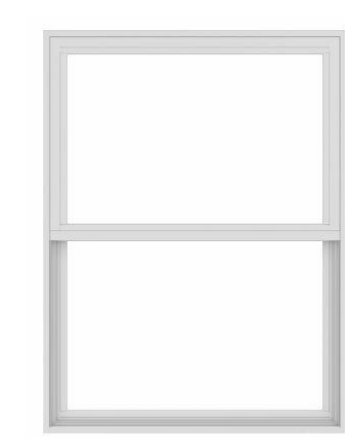
METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



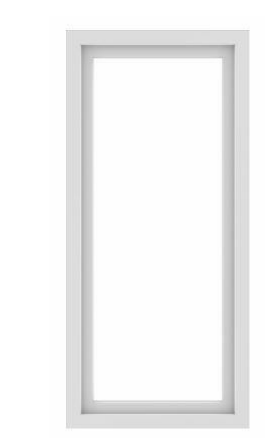
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



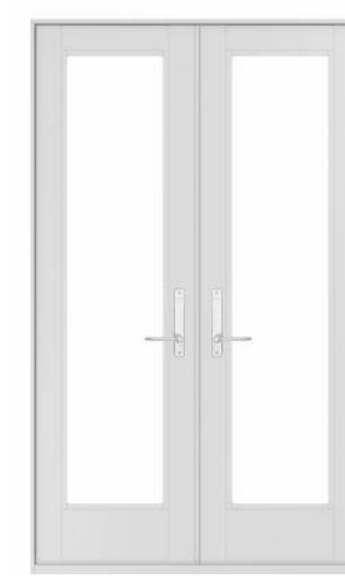
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

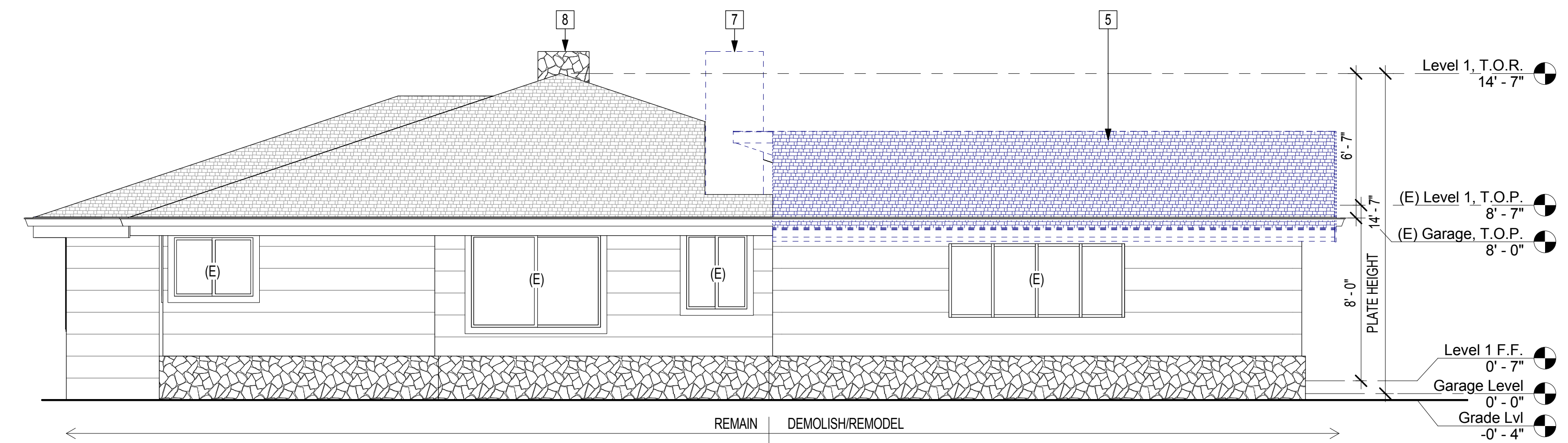
GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

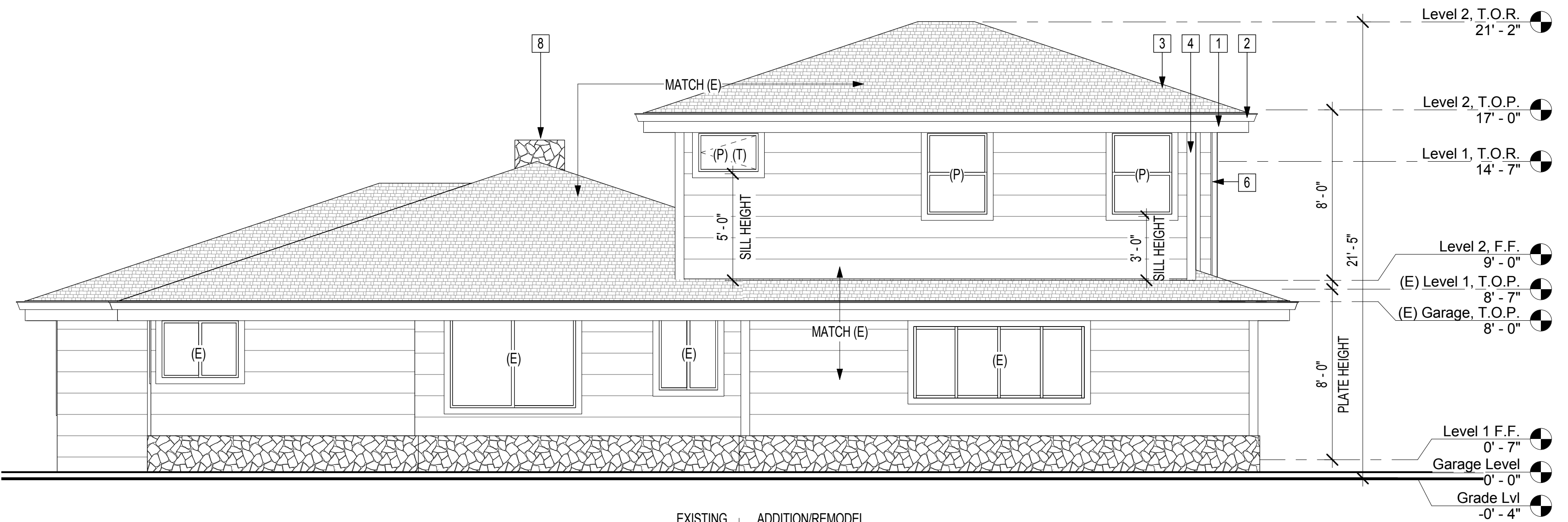
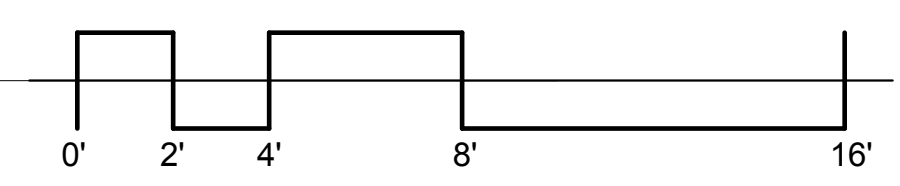
KEY NOTES

- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (E) CHIMNEY TO REMAIN

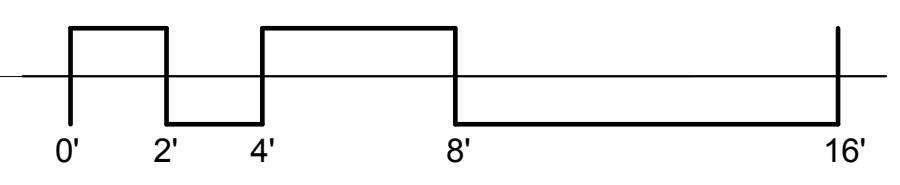
- (T) TEMPERED  
 (P) PROPOSED



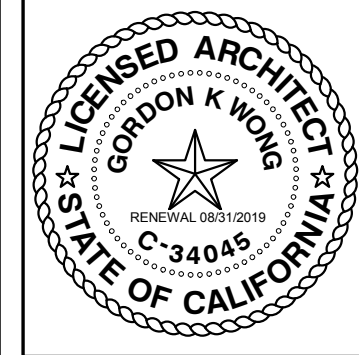
1 South Elevation, Existing  
 1/4" = 1'-0"



2 South Elevation, Proposed  
 1/4" = 1'-0"

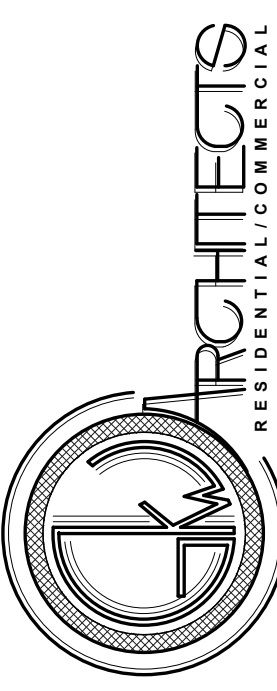






DESIGN TEAM:  
 GORDON K WONG ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 786-1848  
 GORDONKWONG@GKWAARCHITECTS.COM

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTOCK LANE SUITE 109  
 CAMPBELL, CA 95021  
 (408) 786-1848  
 GORDONKWONG@GKWAARCHITECTS.COM



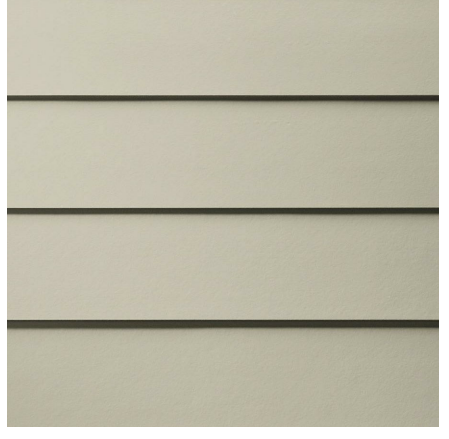
**HENRY & DAN SHEN RESIDENCE**  
 835 ORCHID PLACE  
 LOS ALTOS, CA 94024-4626

Existing & Proposed North Elevation

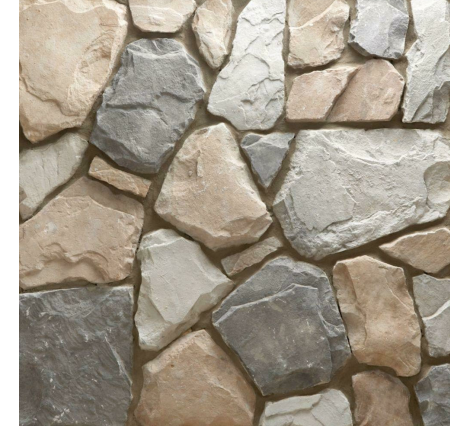
MATERIALS KEYNOTES



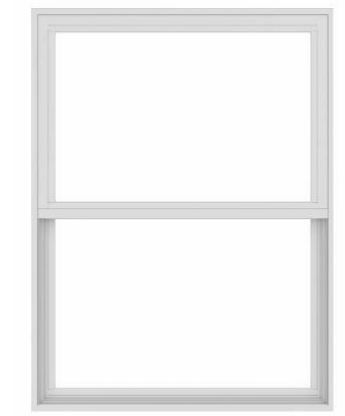
METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



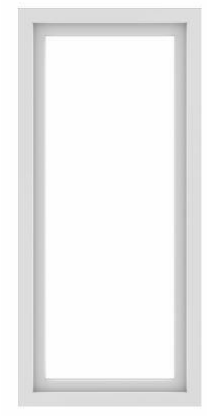
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

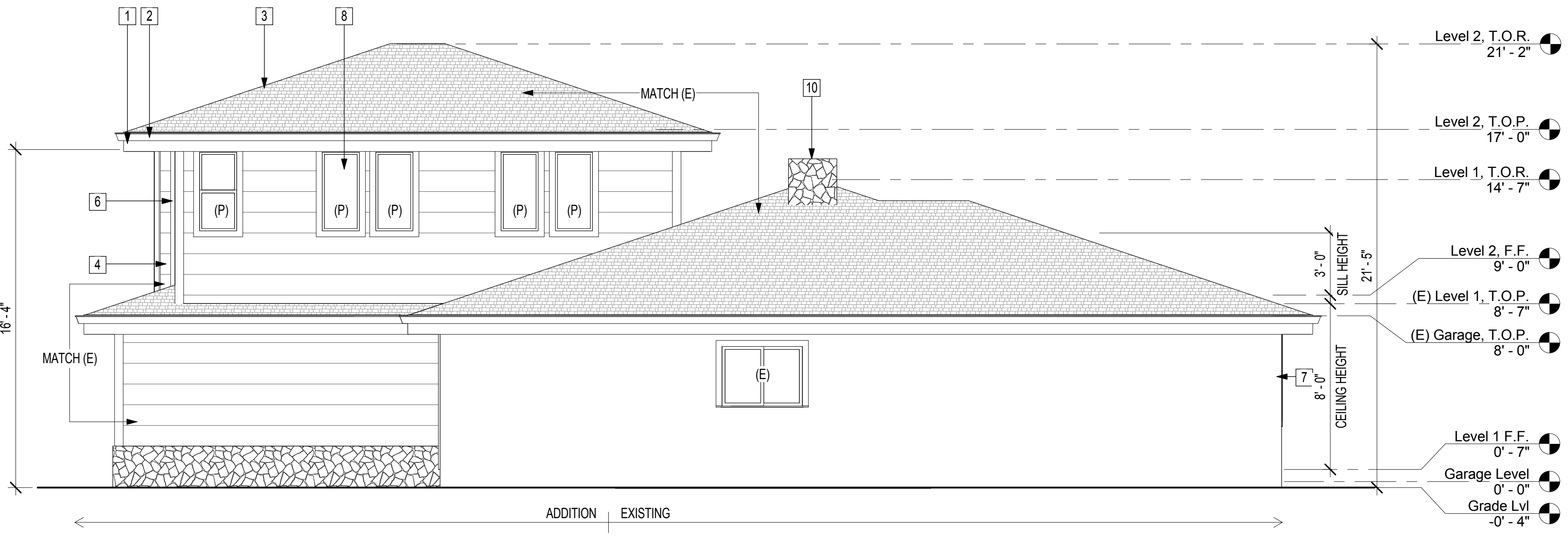
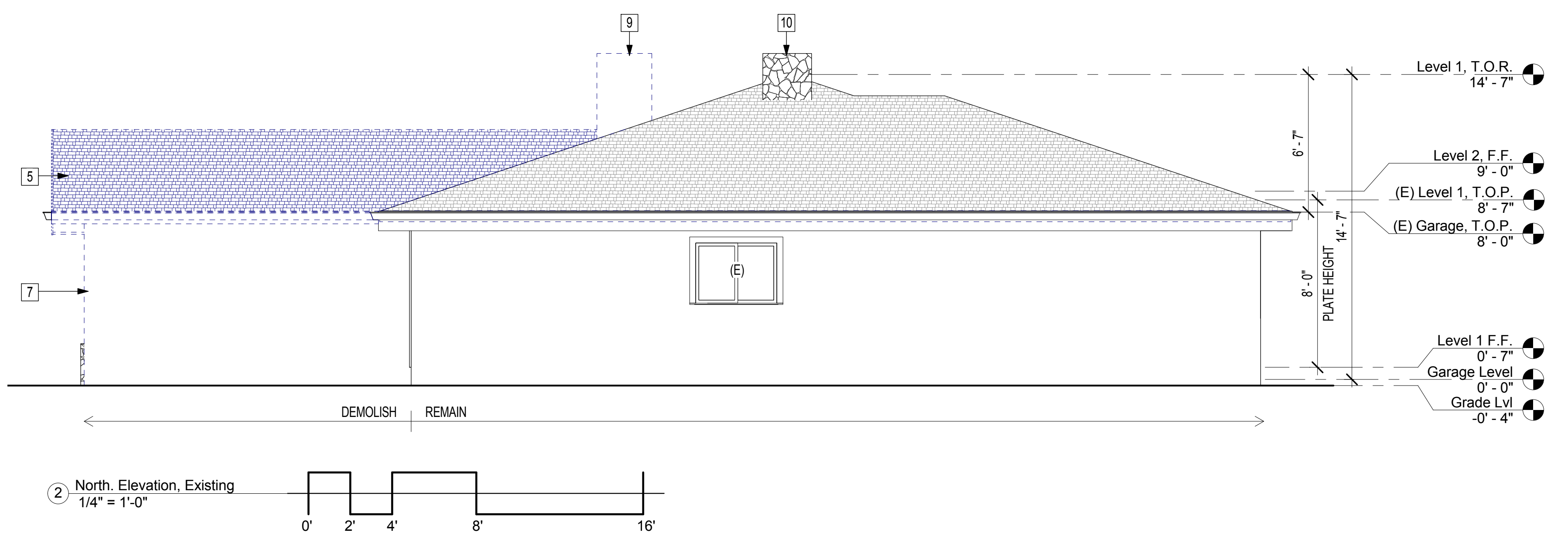
GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) STUCCO SIDING
- 8 FIXED WINDOW, TYP.
- 9 (E) CHIMNEY TO BE DEMOLISHED
- 10 (E) CHIMNEY TO REMAIN

- (E) EXISTING
- (P) PROPOSED



Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed North Elevation

A201

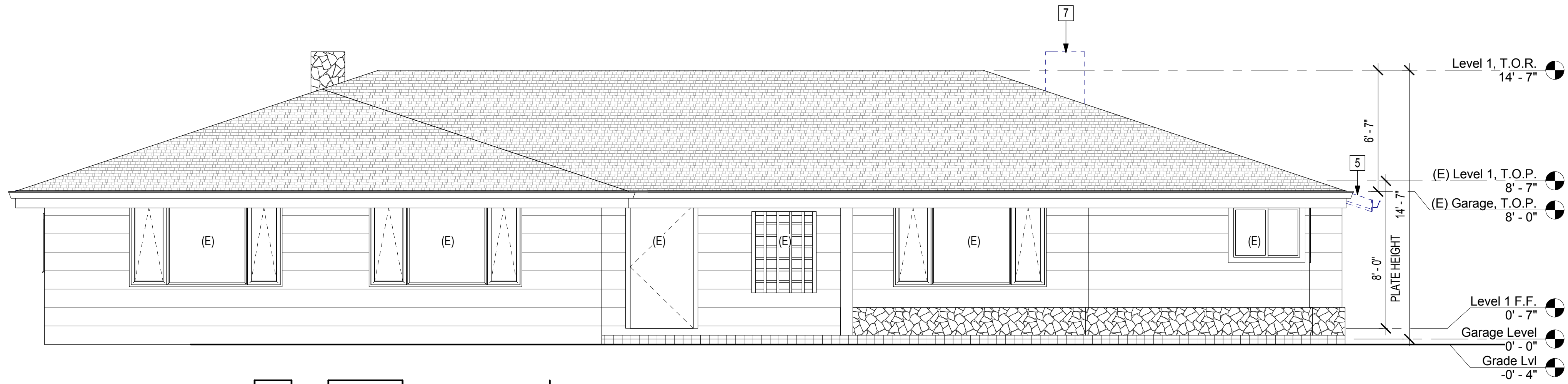
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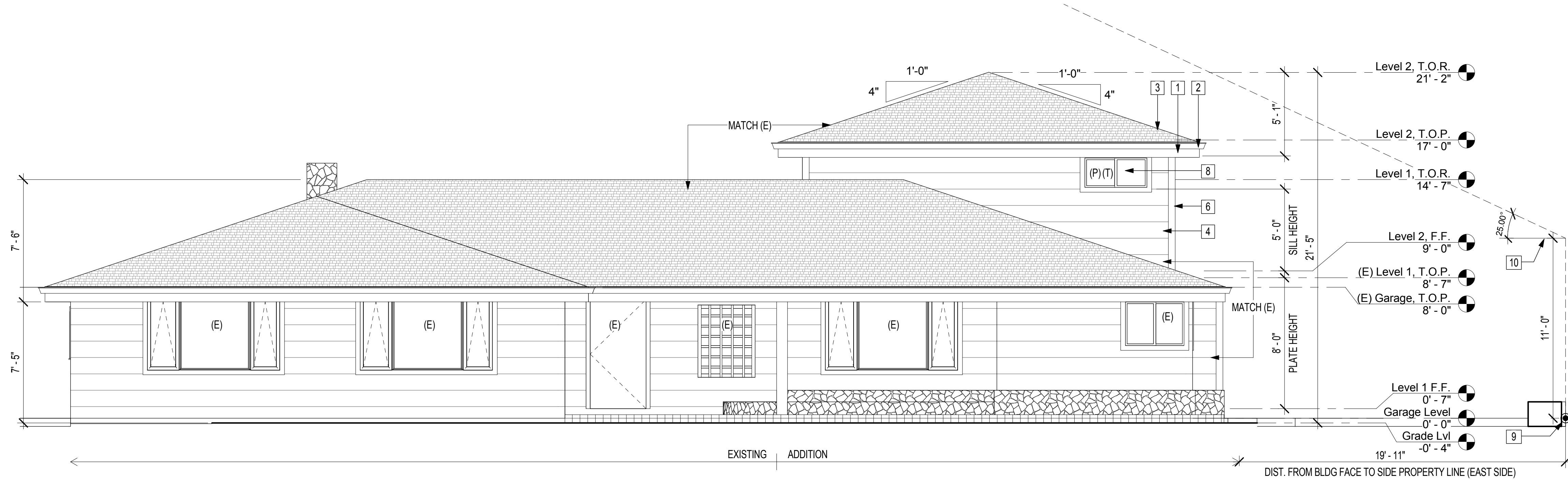








① West Elevation, Existing  
1/4" = 1'-0"

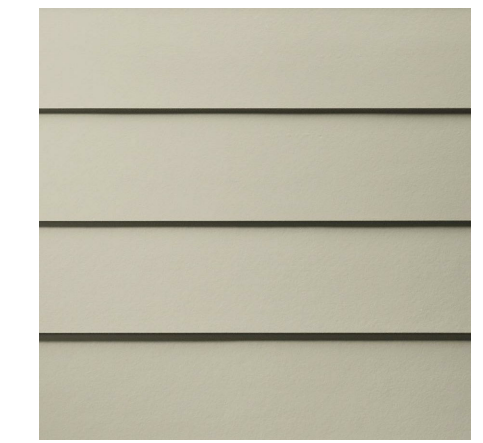


② West Elevation, Proposed  
1/4" = 1'-0"

**MATERIALS KEYNOTES**



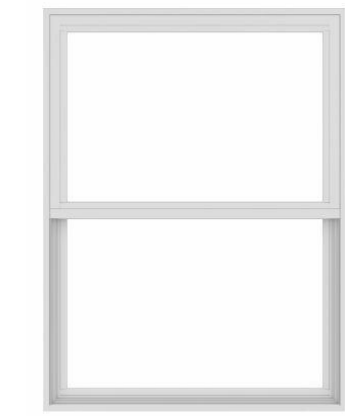
METAL SHAKE - DECRA SHAKE XD  
(DECRA ROOFING SYSTEMS)



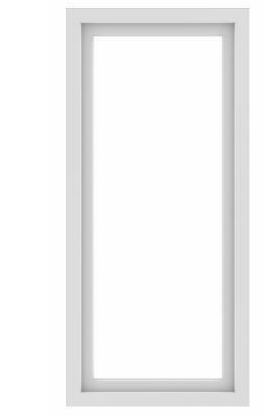
HORIZONTAL WOOD SIDING - SMART  
SIDE (LP BUILDING PRODUCTS)



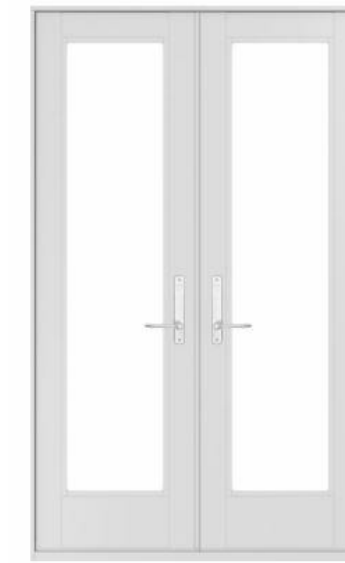
VENEERSTONE - FIELD STONE  
GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES  
(ANDERSEN)



FIXED PICTURE WINDOW - 100  
SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200  
SERIES (ANDERSEN)

**GENERAL ELEVATION NOTES**

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

**KEY NOTES**

- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (P) PRIVACY WINDOW
- 9 DAYLIGHT PLACE REFERENCE POINT
- 10 "CITY OF LOS ALTOS ORDINANCE"

14.06.100 - DAYLIGHT PLACE (R1-10).  
NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND A DAYLIGHT PLANE AS FOLLOWS:

A FOR LOTS SEVENTY (70) FEET OR GREATER WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL.



DESIGN TEAM:  
GORDON K WONG  
ARCHITECT AIA, LEED GA  
7106 MCCLINTOCK LANE SUITE 109  
CAMPBELL, CA 95021  
(408) 796-1846  
GORDONKWONG@GKWARCHITECTS.COM



**HENRY & DAN SHEN RESIDENCE**  
835 ORCHID PLACE  
LOS ALTOS, CA 94024-4626

Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed West Elevation

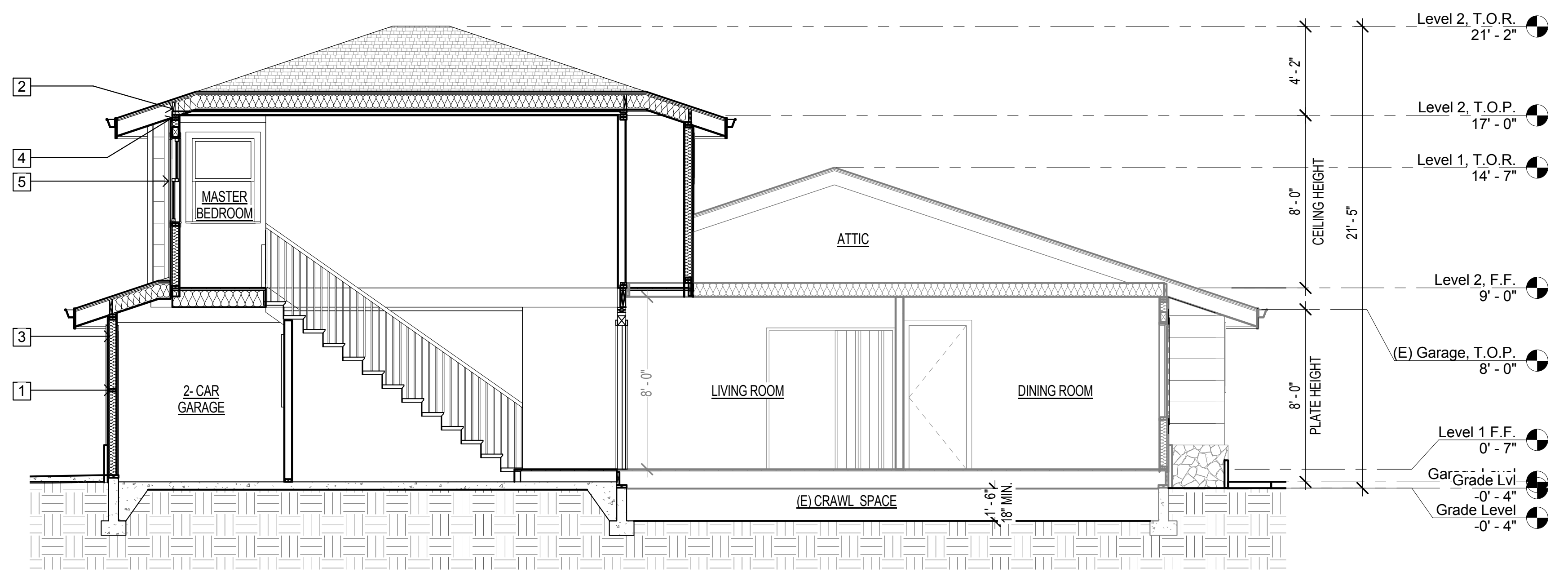
**A203**

SCALE 1/4" = 1'-0"

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Existing & Proposed West Elevation

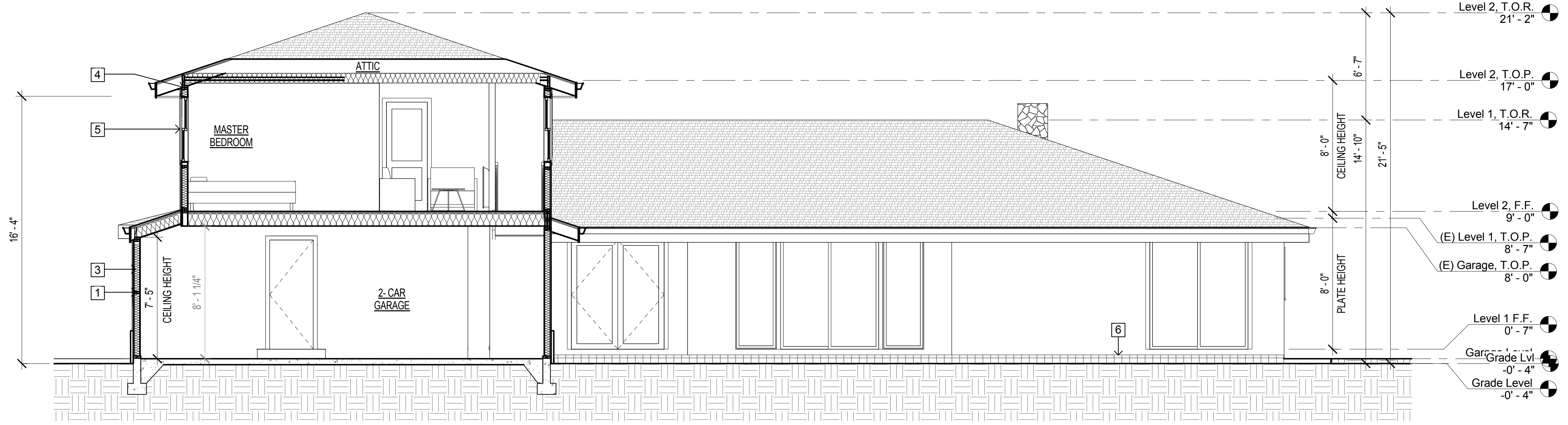




2 Section 1  
1/4" = 1'-0"

- SECTION GENERAL NOTES**
- R-13 INSULATION @ PERIMETER WALLS
  - R-30 INSULATION @ CEILING
  - CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS ON SITE

- (P) SECTION KEYNOTES**
- FIRE BLOCK, TYP.
  - HEADER, S.S.D.
  - FIRE BATT INSULATION
  - DOUBLE 2X TOP PLATE, S.S.D.
  - SINGLE-HUNG WINDOW
  - (E) PERMEABLE PAVERS

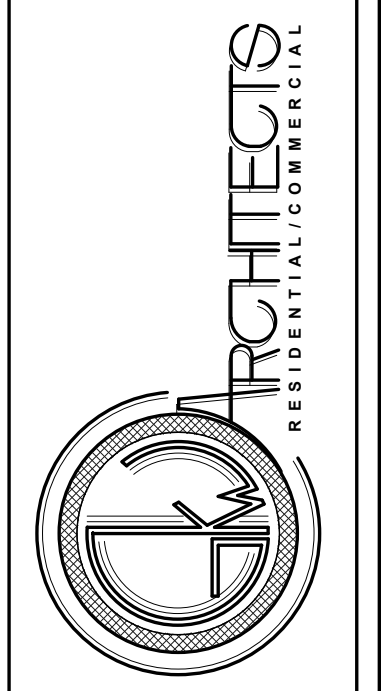


1 Section 2  
1/4" = 1'-0"

Sections



DESIGN TEAM:  
GORDON K WONG ARCHITECT AIA, LEED GA  
7106 MCCLINTY LANE SUITE 109  
CAMPBELL, CA 95021  
(408) 796-1846  
GORDONK@GKWARCHITECTS.COM



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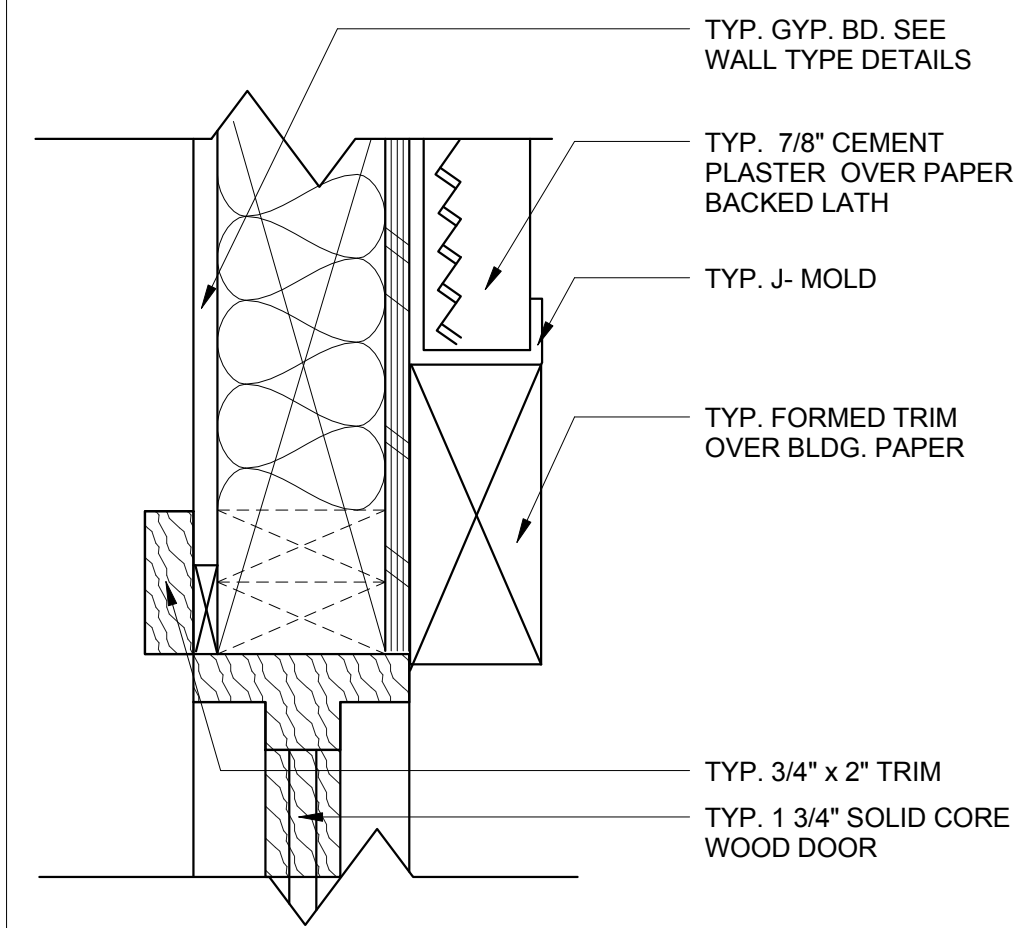
Sections

**A300**

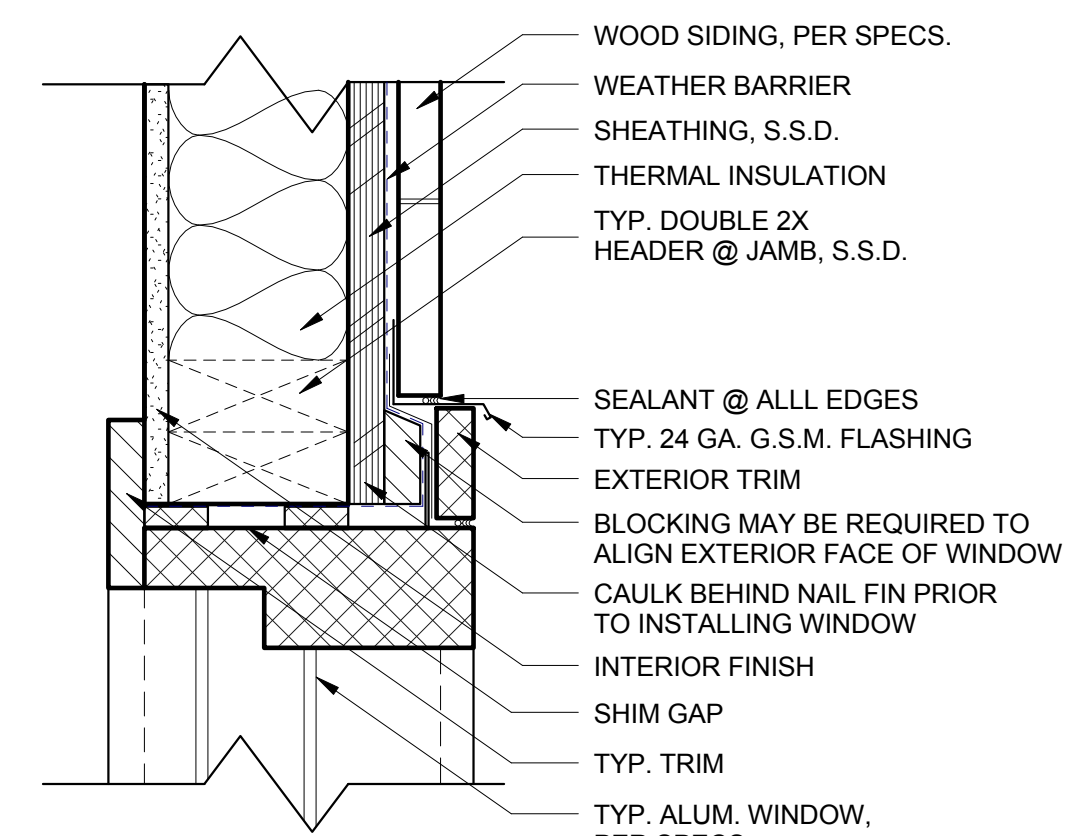
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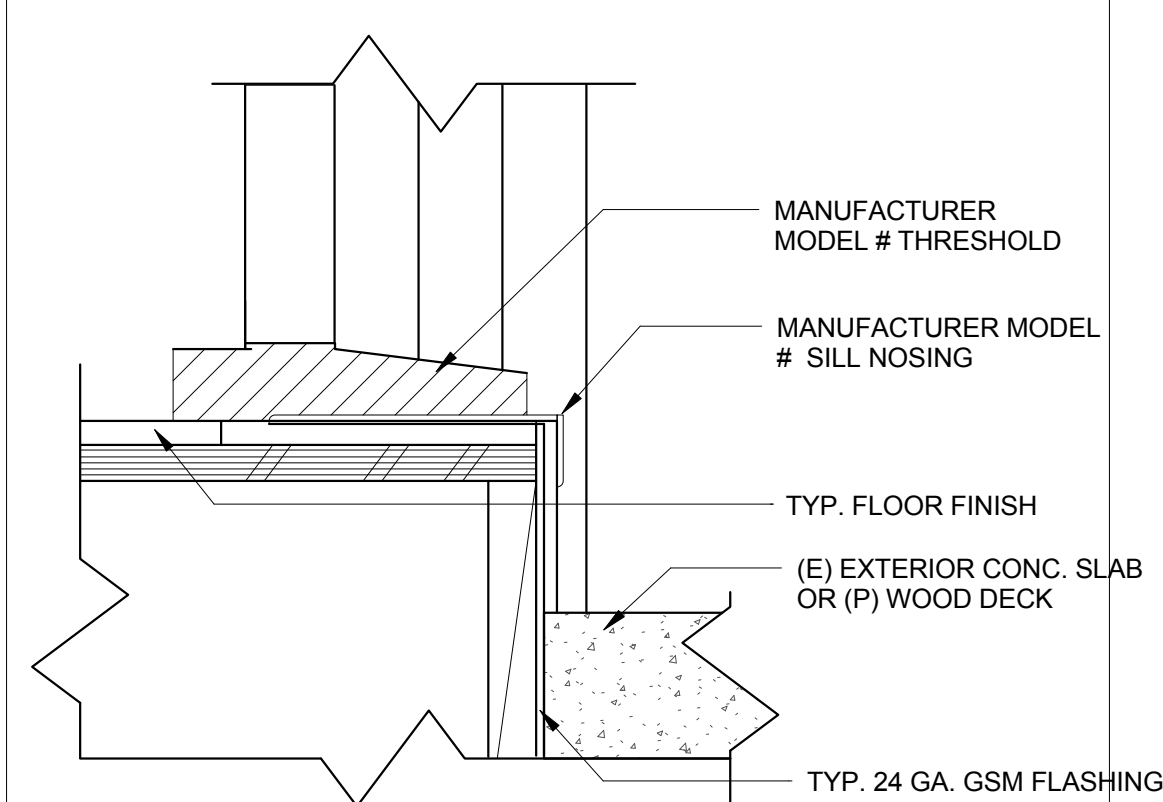




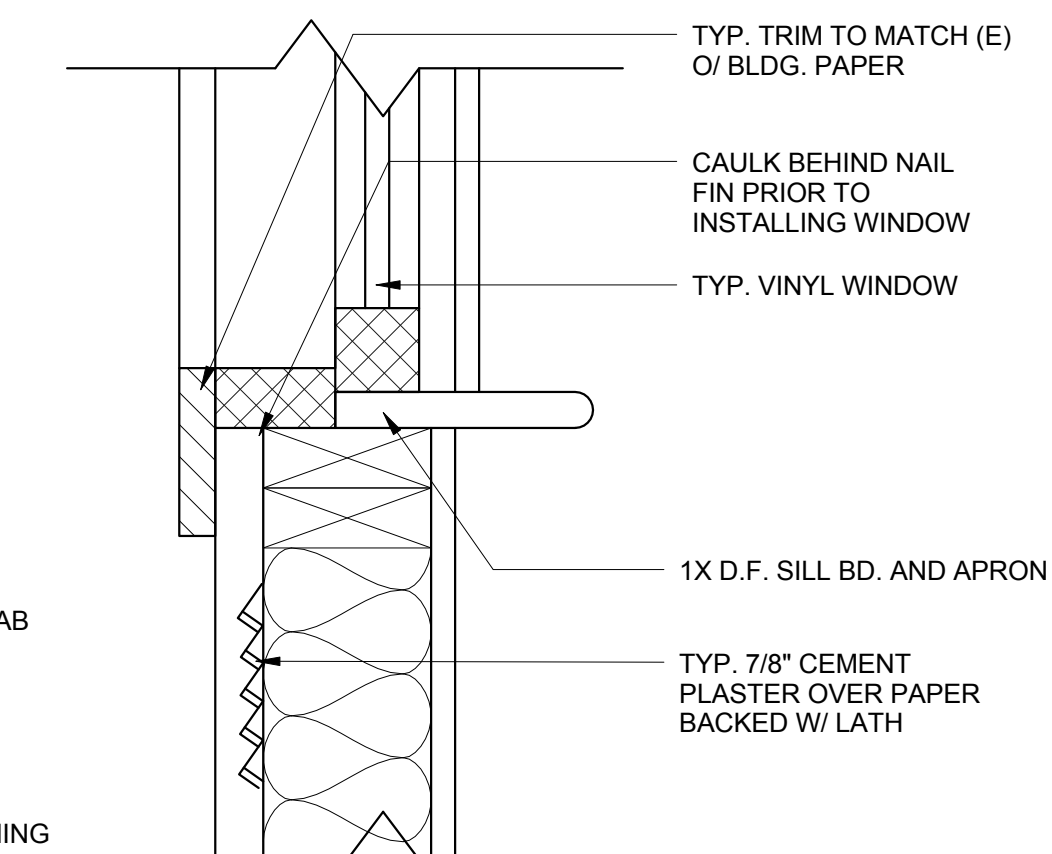
6 Exterior Door Head & Jamb  
3" = 1'-0"



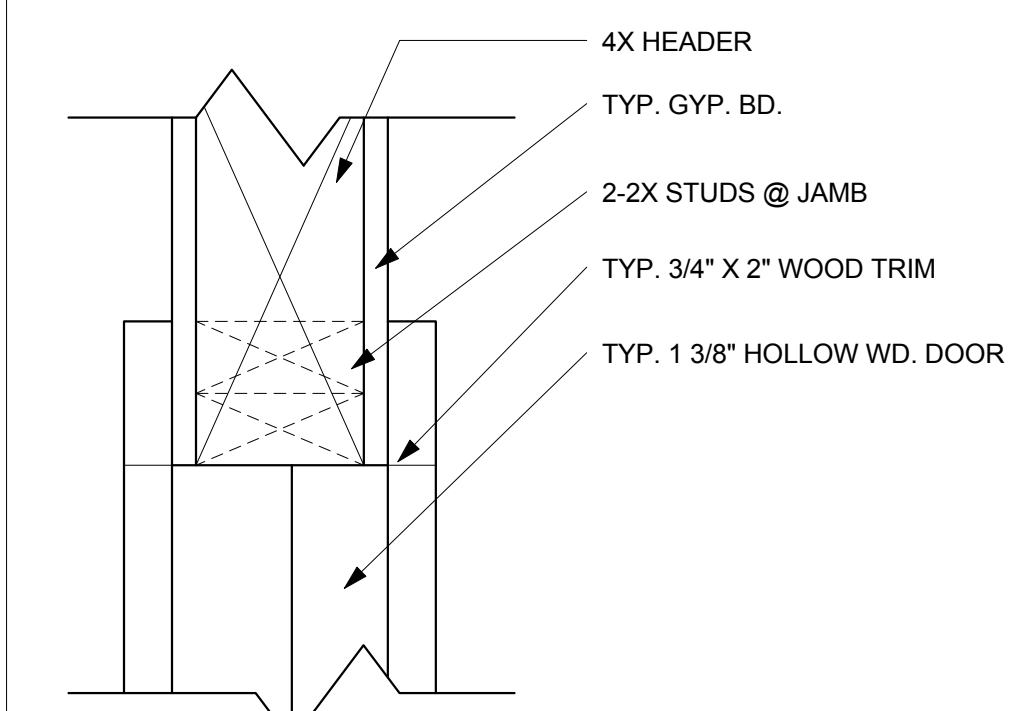
3 Window Head & Jamb  
3" = 1'-0"



5 Exterior Door Sill  
3" = 1'-0"

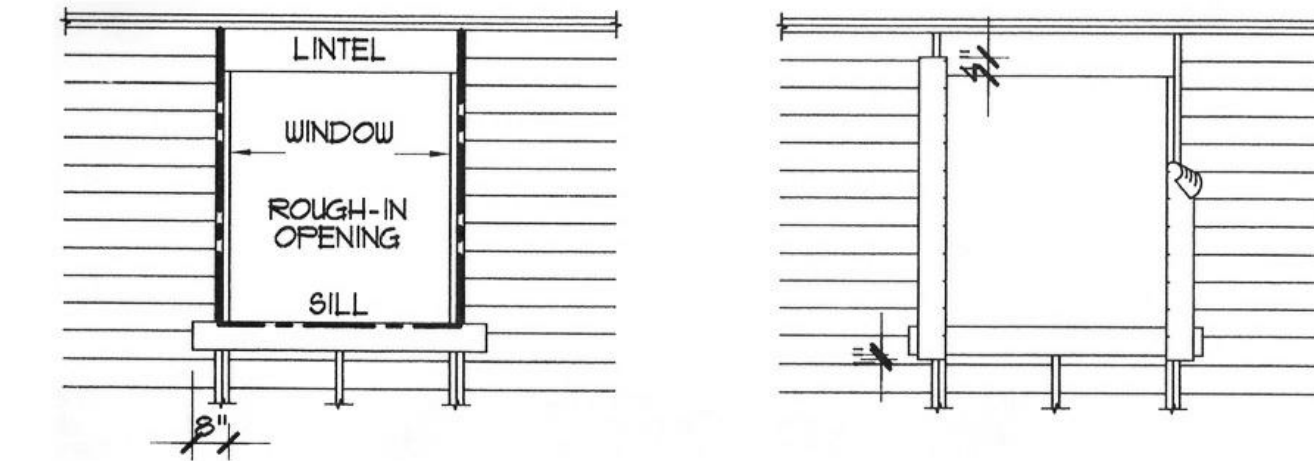


2 Window Sill  
3" = 1'-0"



4 Interior Door  
3" = 1'-0"

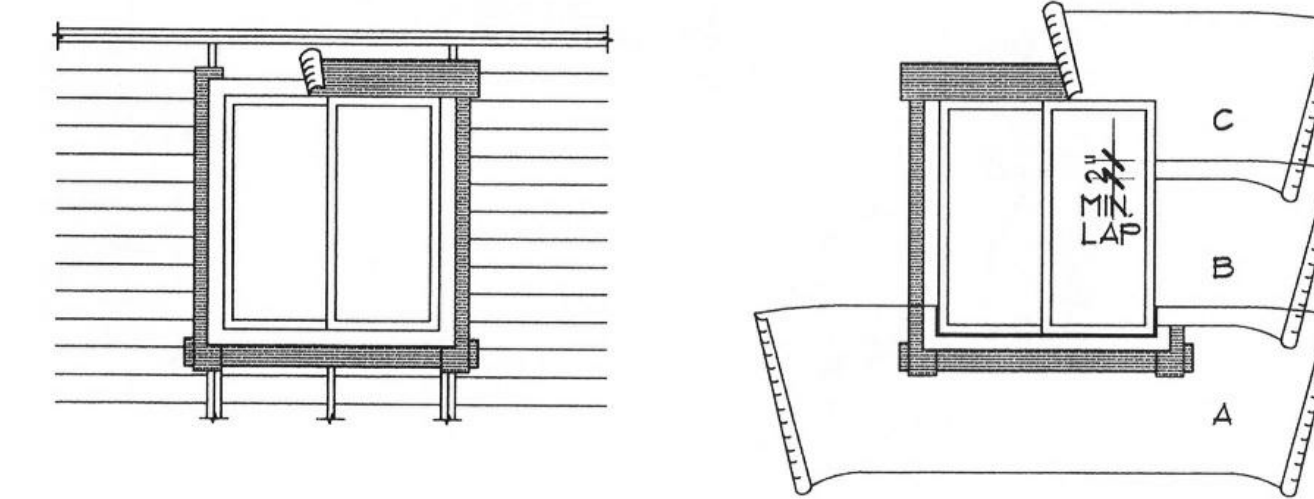
PER CBC SECTION 1404.2 WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF No. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 OR OTHER APPROVED MATERIALS, SHALL BE ATTACHED TO THE STUD OR SHEATHING, WITH FLASHING AS DESCRIBED IN SECTION 1405.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.



1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOIST STOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
2. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH TOUGH- JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OR SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

NOTE: LINE- WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO) SHALL BE INSTALLED AS FOLLOWS:

1. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.
2. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.



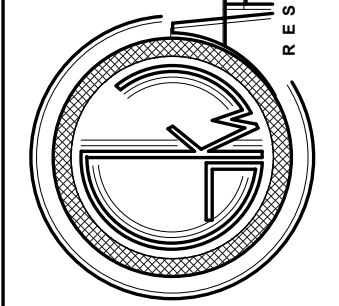
3. INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOIST STOP (OR EQUAL). INSTALL THE WINDOW HEAD MOIST STOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.

4. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL LAY BUILDING PAPER UNDER SILL STRIP.  
NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B,C,D ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL FRAME (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURERS RECOMMENDATIONS.

1 Typ. Moist Stop Install  
1" = 10'-0"

Architectural Details



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Revision

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Architectural  
Details

A400

SCALE As indicated

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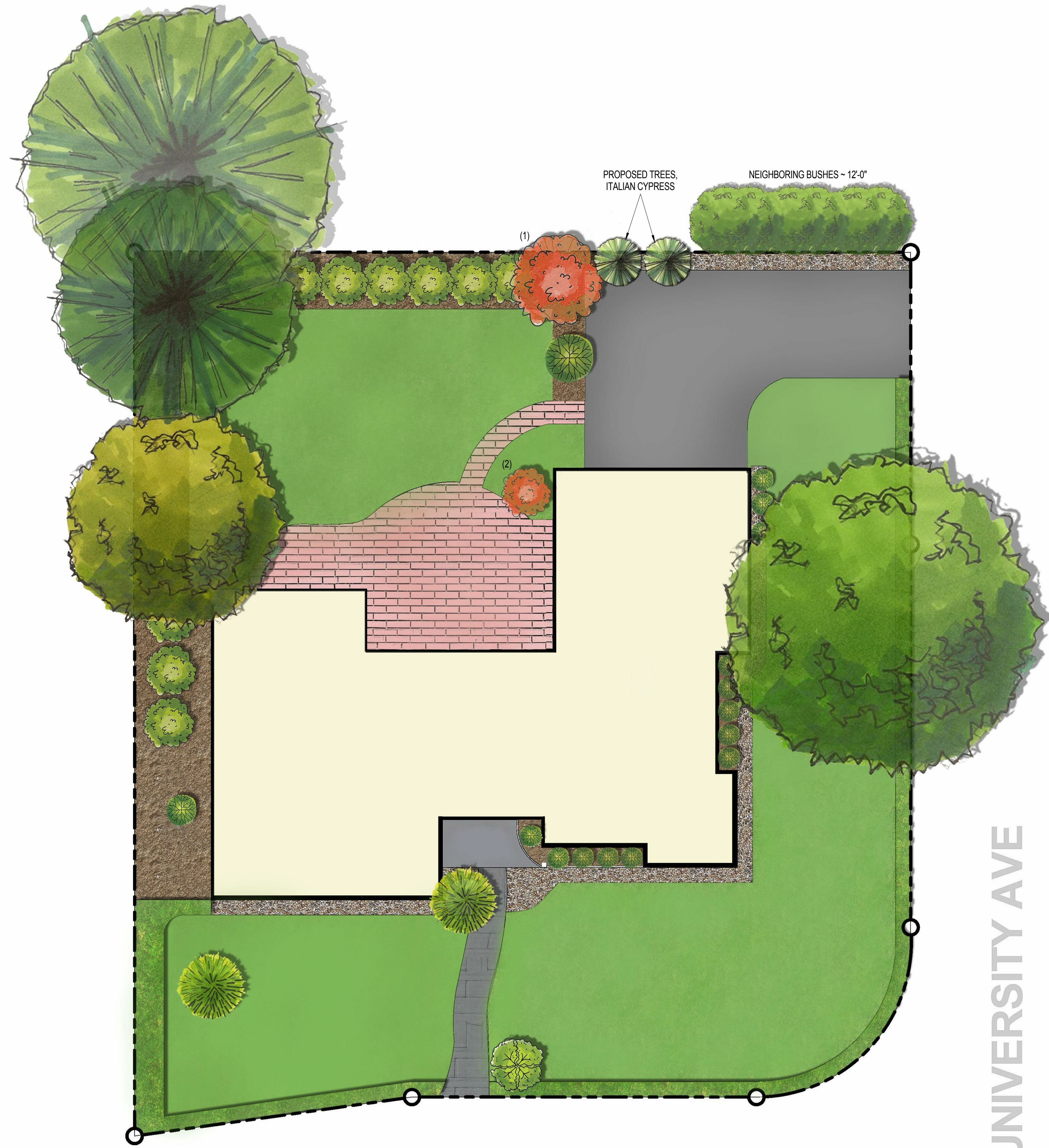


DESIGN TEAM:  
GORDON K WONG  
ARCHITECT AIA, LEED GA  
7106 MCCLINTY LANE SUITE 109  
CAMPBELL, CA 95021  
GORDONK.WONG@GKARCHITECTS.COM  
(408) 786-1846

GORDON K WONG  
ARCHITECT AIA, LEED GA  
7106 MCCLINTY LANE SUITE 109  
CAMPBELL, CA 95021  
GORDONK.WONG@GKARCHITECTS.COM  
(408) 786-1846

ARCHITECTS  
RESIDENTIAL COMMERCIAL





**TREE PHOTOS**



**NAME:** CAROLINA CHERRY LAUREL  
**SCIENTIFIC NAME:** PRUNIS CAROLINIANA  
**SIZE:** 15-36" TALL WITH A SPREAD OF 19-29"  
**GROWING TIME:** UP TO 25' A YEAR.

**NAME:** JAPANESE MAPLE  
**SCIENTIFIC NAME:** ACER PALMATUM  
**GROWING TIME:** 1-2' PER YEAR.

**NAME:** HOLLY EVERGREEN  
**TYPE:** DECIDUOUS  
**SIZE:** UP TO 70'  
**GROWING TIME:** ~3'/YR.

**NAME:** YELLOW OLEANDER  
**TYPE:** ORNAMENTAL  
**SIZE:** 6'-20"  
**GROWING TIME:** 1-2' /YR.

**NAME:** REDWOOD PINE  
**SCIENTIFIC NAME:** SEQUOIOIDEAE  
**GROWING TIME & SIZE:** ~ 30' IN THE FIRST 10 YRS



**NAME:** WALNUT  
**SCIENTIFIC NAME:** JUGLANS  
**SIZE:** UP TO 40-60' TALL  
**GROWING TIME:** 3-4' /YR.

**NAME:** KUMQUAT  
**SCI. NAME:** CITRUS JAPONICA  
**SIZE:** 8-15'  
**GROWING TIME:** 3-4' /YR.

**NAME:** LAUREL, LAURUS  
**SCIENTIFIC NAME:** LAURUS NOBILIS  
**SIZE:** UP TO 23-59'  
**GROWING TIME:** 1'-9' /YR.

**NAME:** ITALIAN CYPRESS  
**SCIENTIFIC NAME:** CUPRESSUS SEMPERVIRENS  
**SIZE:** UP TO 40'-0" H X 5'-0" W  
**GROWING TIME:** FAST, 3'-0' /YR.

**LEGEND**

- CAROLINA LAUREL
- JAPANESE MAPLE
- HOLLY EVERGREEN
- YELLOW OLEANDER
- REDWOOD PINES
- NEIGHBORING TREE
- WALNUT
- CUMQUAT
- LAURUS/ LAUREL
- ITALIAN CYPRESS, PROPOSED TREE
- BUSHES
- NEIGHBORING BUSHES, 12'

**GENERAL NOTES**

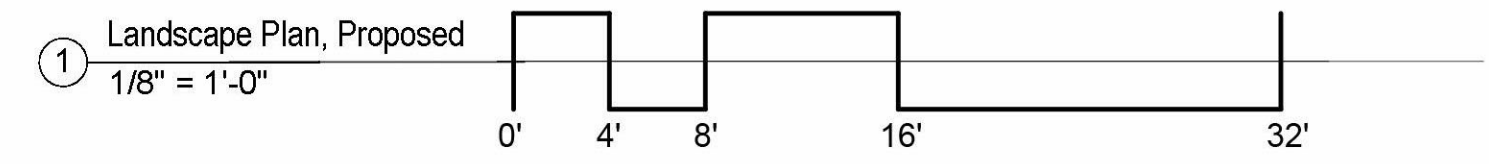
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS
- AMOUNT OF LANDSCAPE AFFECTED BY REMODEL / ADDITION IS UNDER 2,500 SF
- SHALL NOT TRIGGER WATER EFFICIENCY LANDSCAPE ORDINANCE
- END OF CONSTRUCTION, FRONT OF PROPERTY TO BE MAINTAINED.

**LANDSCAPE KEYNOTES**

- LANDSCAPE TO REMAIN, NO WORK TO EXISTING PERVIOUS TO IMPERVIOUS SURFACES RATIO
- ALL EXISTING TREES TO REMAIN
- CURRENTLY, AREA OF WORK IS NOT WITHIN 2/3 OF ANY NEARBY TREE DRIPLINE
- ONLY TREES THAT ARE 4" OR GREATER IN DIAMETER AT 48" HEIGHT ARE REQUIRED TO BE NOTED ON LANDSCAPE PLAN, PER CITY REQUIREMENT

**TREE LIST AND NAMES**

# TREES	TREE TYPE	TREE NAME	REMAIN
1	1	CAROLINA LAUREL	REMAIN
1	2	JAPANESE MAPLE	(1) REMAIN (2) RELOCATE
1	3	HOLLY EVERGREEN	REMAIN
1	4	YELLOW OLEANDER	REMAIN
1	5	REDWOOD PINES	REMAIN
1	6	WALNUT	REMAIN
2	7	CUMQUAT	REMAIN
10	8	LAURUS/ LAUREL	REMAIN
2	9	ITALIAN CYPRESS	PROPOSED



UNIVERSITY AVE

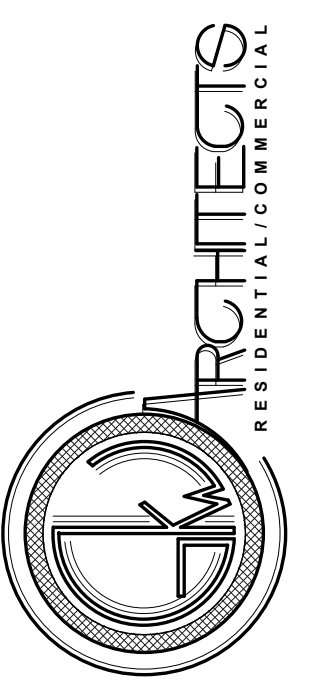
ORCHID PL

Landscape Plan



DESIGN TEAM:  
 GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONK@GKWARCHITECTS.COM  
 (408) 796-1840

GORDON K WONG  
 ARCHITECT AIA, LEED GA  
 7106 MCCLINTY LANE SUITE 109  
 CAMPBELL, CA 95021  
 GORDONK@GKWARCHITECTS.COM



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Landscape Plan

L1

SCALE

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