

PROJECT DESCRIPTION LETTER

Project Name: Fei Residence – New Single-Family Home with Attached ADU

Project Address: 2031 Santa Cruz Ave, Menlo Park, CA 94025

Prepared By:

Hao Wang, AIA, LEED AP BD+C

HW Architecture

20111 Stevens Creek Blvd, Cupertino, CA 95014

T: (925) 464-9364 | E: haowang@hw-arch.com

Purpose of the Proposal

The owners propose to replace the existing single-story home and detached garage on the property with a thoughtfully designed, two-story single-family residence and an attached accessory dwelling unit (ADU). The project will create a modern, functional, and energy-efficient home that better meets the needs of the owners' growing family and aligns with the character of the neighborhood.

Scope of Work

- Demolition: Remove the existing house, detached garage, and one pine tree in the rear yard (per arborist report).
- New Construction: Build a 3,100 SF two-story single-family home (2,799 SF main house + 311 SF attached ADU + 437 SF garage).
- Site Work: Construct new driveway and walkways, provide two covered parking spaces (in garage) and two uncovered spaces, and install new landscaping.

Architectural Style, Materials, and Construction

The proposed home is designed in a contemporary craftsman style, blending clean modern lines with warm, durable materials to harmonize with the residential character of Santa Cruz Ave.

- Exterior Materials: Arctic White fiber cement lap siding (James Hardie), black metal frame windows, and gray galvanized standing-seam metal roofing.
- Entry & Garage: Black single entry door with sidelites and transom, black steel paneled garage door.
- Construction: Light-steel-frame Type II construction on concrete slab, complying with 2022 CBC, CRC, and Menlo Park municipal codes.

Basis for Site Layout

The site design respects the required R-1-U zoning setbacks (20' front, 20' rear, 5' sides) and the daylight plane requirements. The new house is centered on the lot to maintain appropriate side yard separation and preserve the rhythm of the streetscape. The front porch and entry are oriented toward Santa Cruz Ave to create a welcoming pedestrian presence.

Existing and Proposed Uses

- Existing Use: Single-family house with detached garage (built in 1946).
- Proposed Use: New single-family residence with an attached ADU, entirely for residential use.

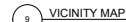
Outreach to Neighboring Properties

The property owners have shared the project concept with immediate neighbors and received supportive feedback. The proposed design was developed with consideration for privacy (e.g., careful window placement), daylight access, and neighborhood character.

2031 SANTA CRUZ AVE, MENLO PARK, CA 94025

12 PROJECT INFORMATION

11 PROJECT INFORMATION / PROJECT DATA TABLE



DESIGN TEAM DIRECTORY

A0.1



1 PERSPECTIVE RENDERING, FACING SANTA CRUZ AVE
Scale: N/A

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 7 OF BLOCK 7 OF THE MAP OF "UNIVERSITY PARK",
PORTION OF RECORD SURVEY MAP, FILED AT, MAP BOOK 4, PAGE 28
SAN MATEO COUNTY RECORDS
CITY OF MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

AUGUST 2025

BASIS OF SURVEY

THE OWNER'S DEED, ALONG WITH THE FOLLOWING MAPS
UNIVERSITY PARK PORTN. OF RSM 4/28

PROJECT BENCHMARK

SET NAIL ON CENTERLINE OF SANTA CRUZ AVENUE
TAKEN AS AN ASSUMED DATUM WITH AN ELEVATION
OF 250.00' AS SHOWN.

NOTES

- UTILITY INFORMATION IS COMPILED FROM SURFACE FEATURES AND
RECORD DATA, ACCURACY AND COMPLETENESS IS NOT GUARANTEED.
- THERE ARE NO KNOWN HORIZONTAL & VERTICAL CURVES WITHIN
300' OF SUBJECT PROPERTY.
- ELEVATIONS ARE BASED ON PROJECT BENCH MARK AS SHOWN.

PUBLIC ADVISORY

THE MAP WAS BASED ON PRIVATE SURVEYS PERFORMED BY
LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR
CORRECTED BY THE COUNTY OF SAN MATEO AFTER ITS FILING.
NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY
THE COUNTY OF ALAMEDA THAT THIS MAP AND THE SURVEY
INFORMATION ON WHICH IS BASED IS CORRECT, ACCURATE,
AND CURRENT, NOR THAT THE COUNTY WILL RETAIN FOR
PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY
BE SUBSEQUENTLY SUBMITTED TO THE COUNTY, INCLUDING
ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES,
DEFICIENCIES, AND ERRORS.

BASIS OF BEARINGS:

NO CITY MONUMENTS WERE FOUND IN THE AREA
THE CENTERLINE OF SANTA CRUZ AVENUE, BETWEEN
THE SHOWN SET NAILS TAKEN AS S 15°46'00"E
PER (4 M 28).

LEGEND:

- EXISTING PROPERTY LINE
- OLD LOT LINES
- SUBDIVISION LINES
- STREET CENTER LINE
- EXISTING WOOD FENCE
- EXISTING CYCLOPE FENCE
- WROUGHT IRON FENCE
- ASSESSOR'S LOT NO.
- CONCRETE WALK
- SUBDIV. LOT NO.
- BUILDING WALL

ABBREVIATIONS:

- PL PROPERTY LINE
- PC PROPERTY CORNER
- LN LINE
- MON MONUMENT
- EXT EXTENSION
- TC TOP OF CURB
- FL FLOW LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- MH MAN HOLE
- RE RECORD INFORMATION
- OHE OVERHEAD ELECTRIC
- TRC TOP ROLLING CURVE

OAK DELL DRIVE 60'R/W

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AND
LOCAL ORDINANCE AT THE REQUEST OF **FEI CHENG** IN JULY 2025.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE
STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THE GRADES
SHOWN HEREON ARE BASED ON CITY OF OAKLAND DATUM.

I FURTHER STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE LAND SURVEYORS ACT THE
PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY BE FILED.

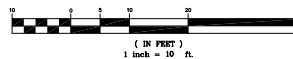
Hendrik Van de Pol
HENDRIK VAN DE POL, R.C.E. 15472
EXPIRATION DATE: MARCH 31, 2027

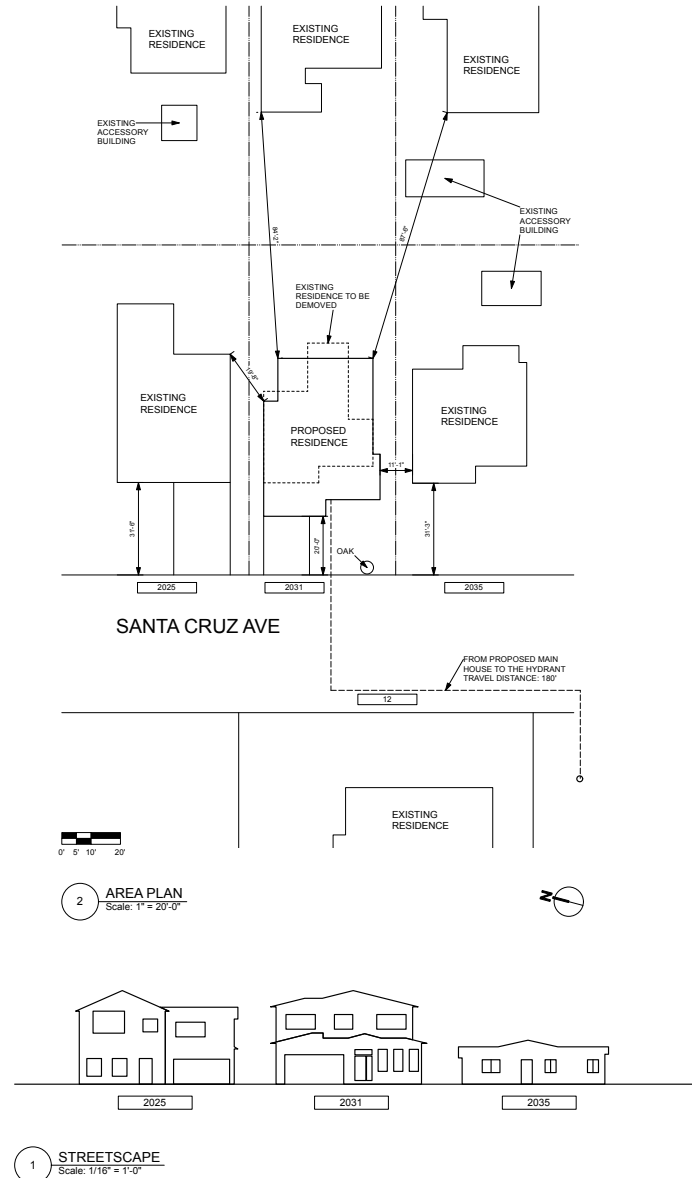
DATE: 08/26/2025



SANTA CRUZ AVENUE 60'R/W
(FORMERLY HYMEN/VALLEY RD.)

GRAPHIC SCALE







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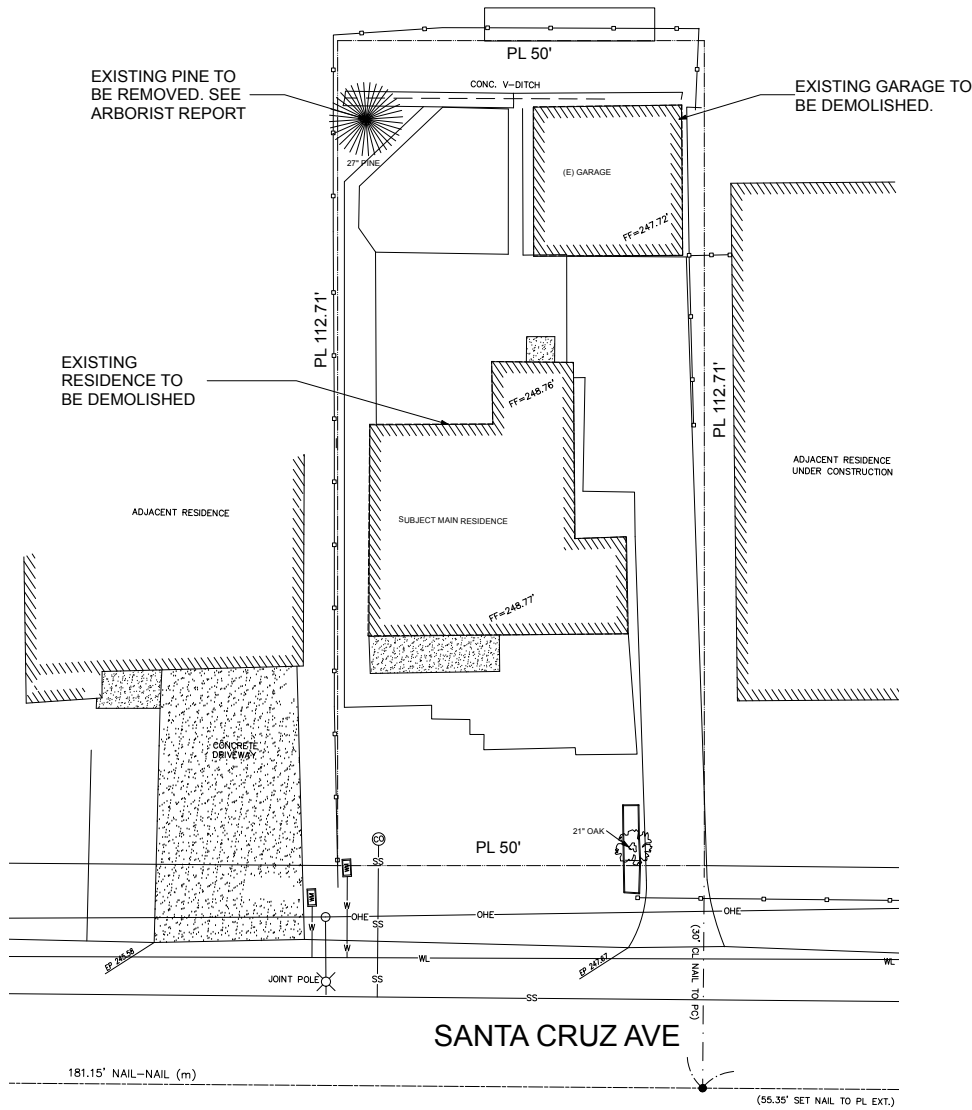
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MENLO PARK
CALIFORNIA
94025

PROPERTY OWNERS
FEI CHENG
2031 SANTA CRUZ AVE
MENLO PARK
CALIFORNIA
94025

FOR:
PLANNING PERMIT
DATE:
18 SEP 2025
SCALE:
AS NOTED
DRAWN BY:
HW & SJ
JOB NUMBER:
25104
REVISIONS:

(E) SITE PLAN
A1.1



1 (E) SITE PLAN
Scale: 1/8" = 1'-0"





2 STREET VIEW
Scale: Actual Size



1 FRONT VIEW
Scale: Actual Size



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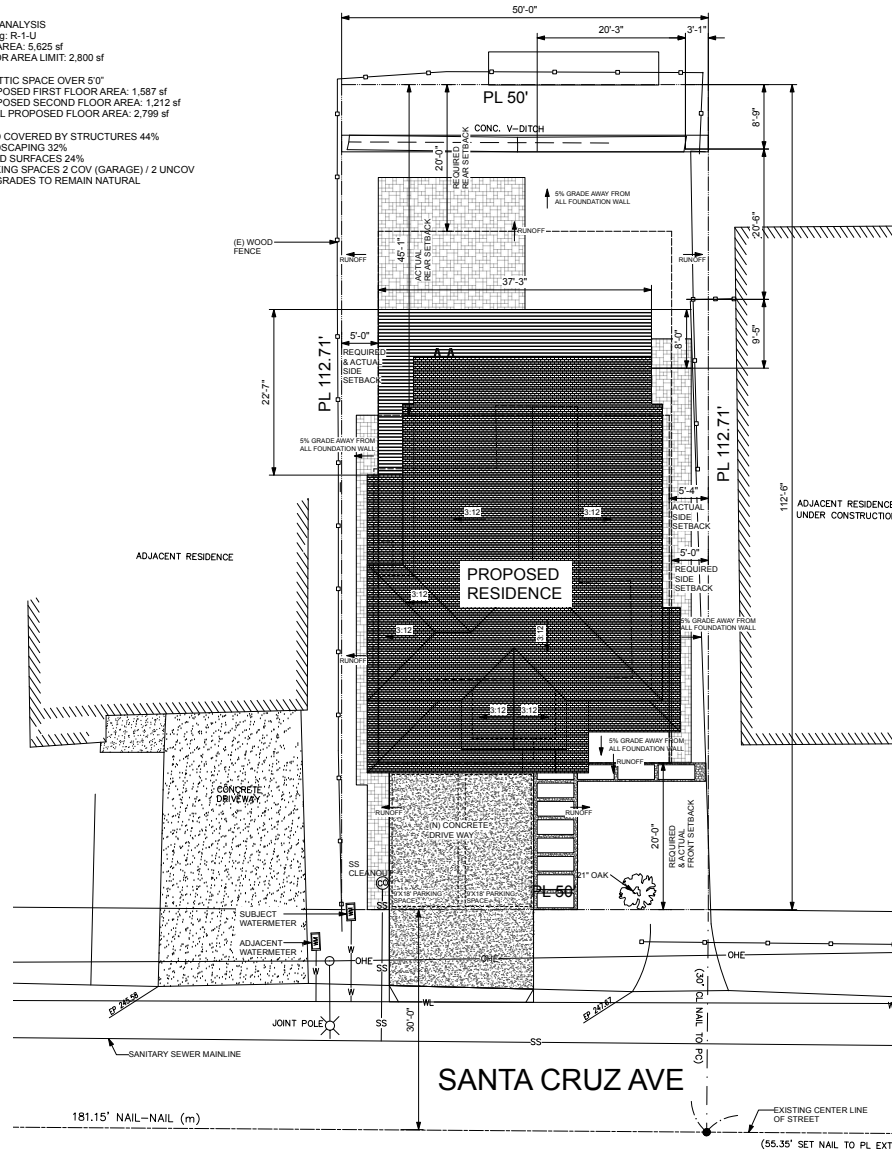
(E) ELEVATIONS
PHOTOGRAPHS

A3.0

SITE ANALYSIS
Zoning: R-1-U
LOT AREA: 5,625 sf
FLOOR AREA LIMIT: 2,800 sf

NO ATTIC SPACE OVER 5'0"
PROPOSED FIRST FLOOR AREA: 1,587 sf
PROPOSED SECOND FLOOR AREA: 1,212 sf
TOTAL PROPOSED FLOOR AREA: 2,799 sf

LAND COVERED BY STRUCTURES 44%
LANDSCAPING 32%
PAVED SURFACES 24%
PARKING SPACES 2 COV (GARAGE) / 2 UNCOV
ALL GRADES TO REMAIN NATURAL



1 (N) SITE PLAN / ROOF PLAN
Scale: 1/8" = 1'-0"



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(N) SITE PLAN / ROOF PLAN

A2.1.A

IMPERVIOUS AREA WORKSHEET

Page 1 of 2

Return this completed form, with plan set, to the City of Menlo Park Engineering Division.

Date: 9/18/2025 APN: 074-092-250

Property Address: 2031 Santa Cruz Ave, Menlo Park, CA 94025

Project Description: DEMO THE EXISTING SINGLE-FAMILY HOUSE AND THE DETACHED GARAGE
- REMOVE AN EXISTING PINE TREE IN THE REAR YARD
- CONSTRUCT A NEW 2-STORY SINGLE-FAMILY HOUSE WITH AN ATTACHED ADU

Contact Name: Hao Wang

Contact Telephone Number: 925-464-9364

Contact Email: haowang@hw-arch.com

Title And Sheet# of Submitted Drawing used For Calculations:
A2.1.B (N) SITE PLAN SQUARE-FOOTAGE CALCULATION PLAN

Land Use (Circle One): Residential Commercial Industrial Professional Roadway

Drainage Basin (Circle One):
(See the Hydrology Report Requirements for a Drainage Basin map.)
Atherton Creek San Francisco Creek San Francisco Bay

I certify that the calculations below accurately reflect the proposed changes and final impervious surfaces for the above project.

Calculations Performed By (Print): Hao Wang

Title: Architect

Calculations Performed By (Signature): HAO WANG

Date: 9/18/2025

Y:\Eng\DW\Administration\Development Services\Single Lot\G&D\Guidelines\Attachments\Impervious Area Worksheet.doc

Page 11

IMPERVIOUS AREA WORKSHEET

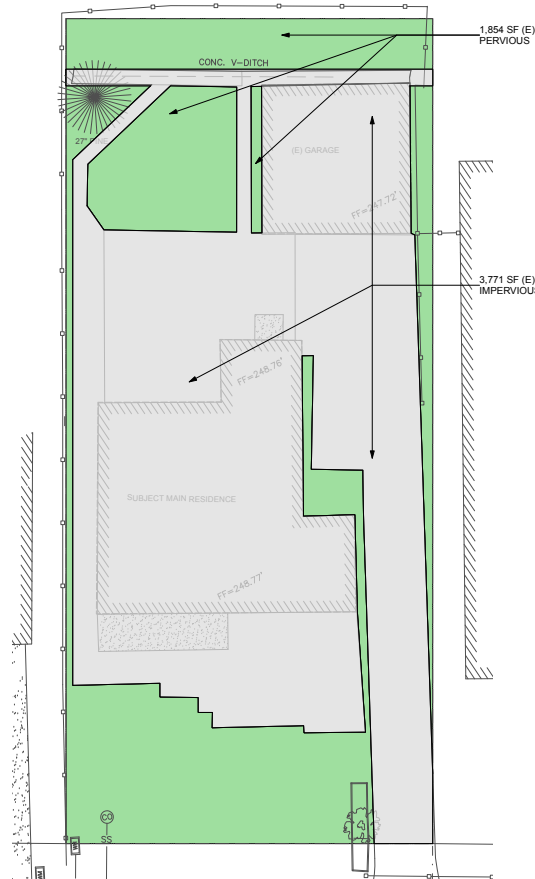
Page 2 of 2

IMPERVIOUS AREA CALCULATION			
Total Area of Parcel	=	A	5,625 ft ²
Existing Pervious Area	=	B	1,854 ft ²
Existing Impervious Area	=	C	3,771 ft ²
Existing % Impervious	=	C ÷ A x 100 =	67 %
Existing Impervious Area To Be Replaced W/ New Impervious Area	=	E	2,767 ft ²
Existing Pervious Area To Be Replaced W/ New Impervious Area	=	F	1,040 ft ²
New Impervious Area (Creating and/or Replacing)	=	E + F =	G 3,807 ft ²
If G is greater than 10,000 square feet, a hydrology report shall be submitted to Engineering.			
Existing Impervious Area To Be Replaced W/ New Pervious Area	=	H	1,036 ft ²
Net Change In Impervious Area	=	F - H =	I 44 ft ²
Input negative (-) number if the F (net change) is negative			
Proposed Pervious Area	=	B - I =	J 1,818 ft ²
Proposed Impervious Area	=	C + I =	K 3,807 ft ²
Verify that J + K = A			
Proposed % Impervious	=	K ÷ A x 100 =	L 67.7 %

Y:\Eng\DW\Administration\Development Services\Single Lot\G&D\Guidelines\Attachments\Impervious Area Worksheet.doc

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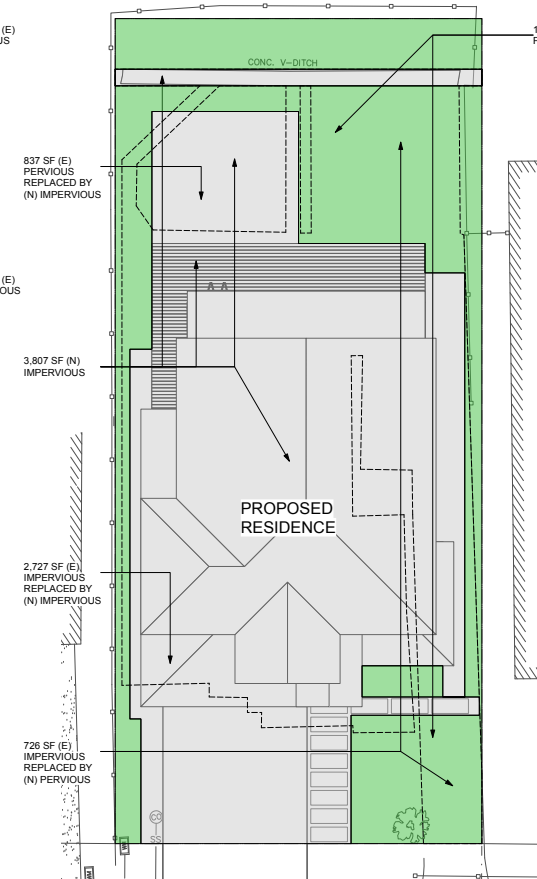
TOTAL LOT AREA: 5,625 SF



SANTA CRUZ AVE

2 (E) SITE PLAN
Scale: 1/8" = 1'-0"

TOTAL LOT AREA: 5,625 SF



SANTA CRUZ AVE

1 (N) SITE PLAN / ROOF PLAN
Scale: 1/8" = 1'-0"



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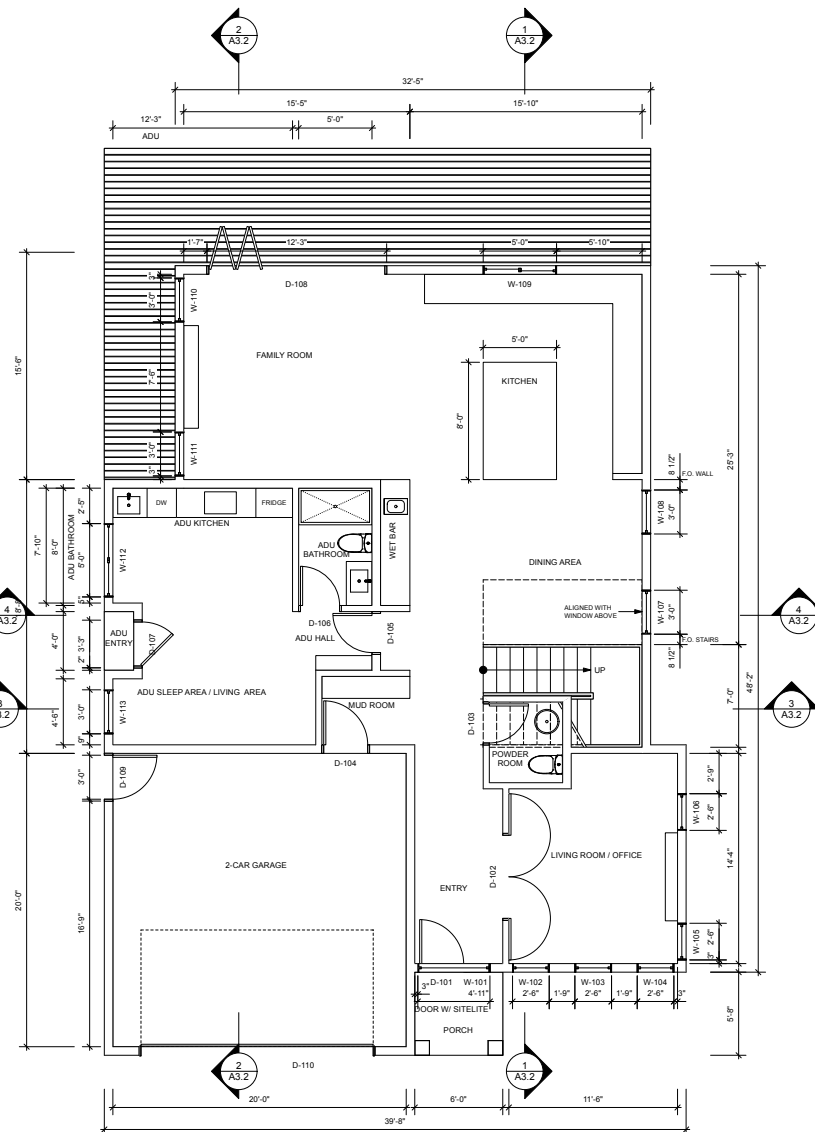
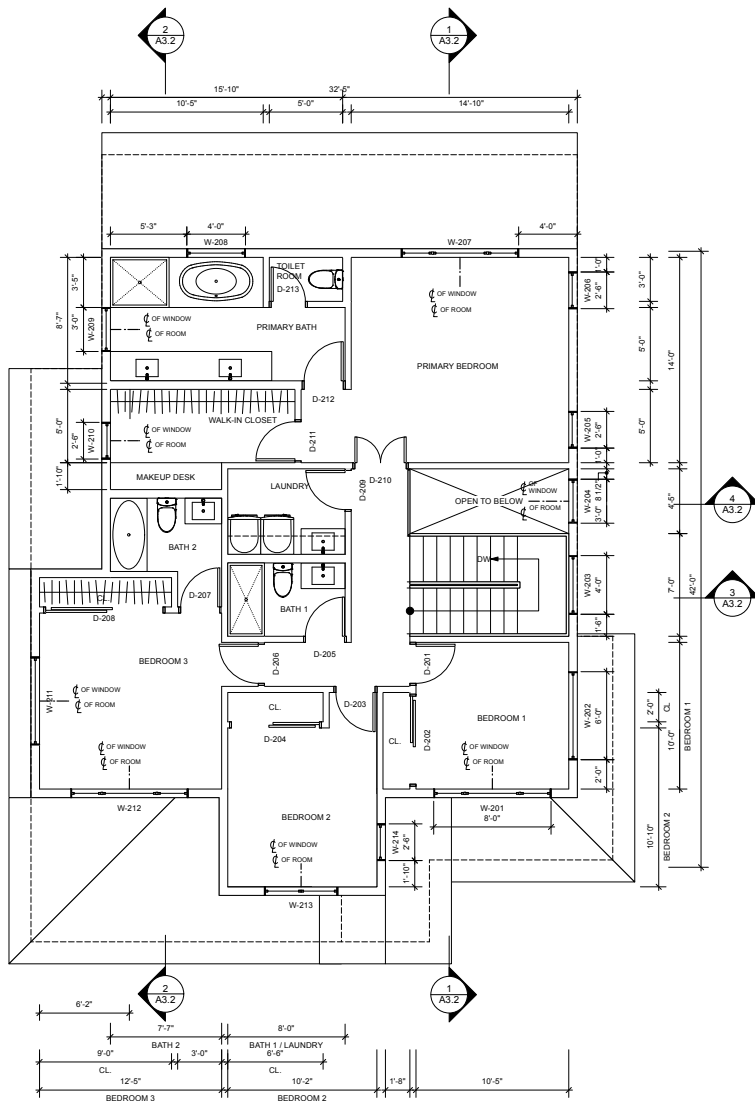
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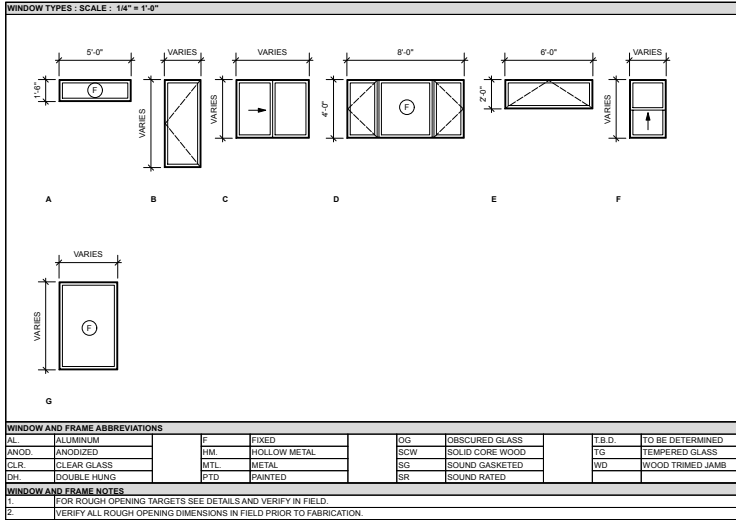
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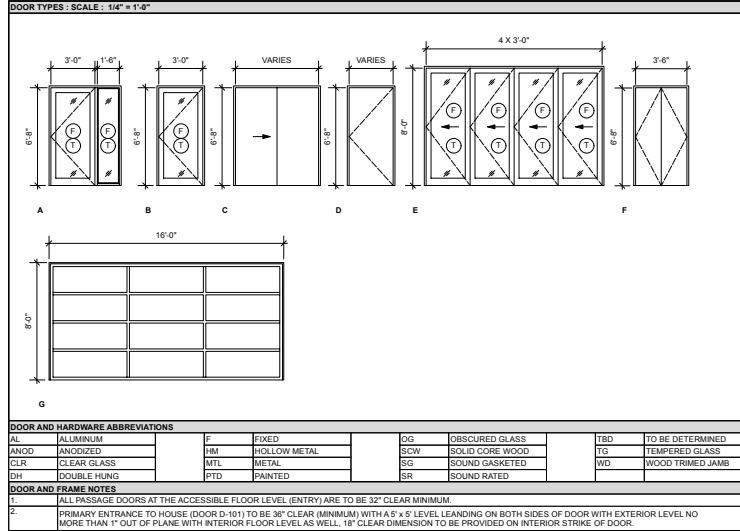
(N) SITE PLAN
SQUARE-FOOTAGE
CALCULATION PLAN

A2.1.B





WINDOW LEGEND



DOOR LEGEND

WINDOW SCHEDULE													
WINDOW NO.	ROOM NAME - NO.	E) ROUGH OPENING		NOMINAL OPENING		SILL HEIGHT A.F.F.	TYPE	OPERATION	FRAME	GLAZING			REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT				MATERIAL	GLASS TYPE	STC	FILM	
W-101	ENTRY			4'-11"	1'-6"	SEE ELE	A	FIXED	ALUM.	CLR.	---	---	
W-102	LIVING ROOM / OFFICE			2'-6"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-103	LIVING ROOM / OFFICE			2'-6"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-104	LIVING ROOM / OFFICE			2'-6"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-105	LIVING ROOM / OFFICE			2'-6"	6'-0"		B	CASEMENT	ALUM.	CLR.			EGRESS
W-106	LIVING ROOM / OFFICE			2'-6"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-107	DINNING AREA			3'-0"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-108	DINNING AREA			3'-0"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-109	KITCHRN			6'-0"	4'-6"		C	SLIDING	ALUM.	CLR.			
W-110	FAMILY ROOM			3'-0"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-111	FAMILY ROOM			3'-0"	6'-0"		B	CASEMENT	ALUM.	CLR.			
W-112	ADU KITCHEN			6'-0"	4'-0"		C	SLIDING	ALUM.	CLR.			EGRESS
W-113	ADU SLEPP / LIVING AREA			3'-0"	4'-0"		B	CASEMENT	ALUM.	CLR.			EGRESS
W-201	BEDROOM 1			8'-0"	4'-0"		D	CASEMENT + FIXED + CASEMENT	ALUM.	CLR.			EGRESS
W-202	BEDROOM 1			8'-0"	2'-0"		E	AWNING	ALUM.	CLR.			
W-203	STAIRS			4'-0"	6'-0"		G	FIXED	ALUM.	CLR.			
W-204	STAIRS			3'-0"	6'-0"		G	FIXED	ALUM.	CLR.			
W-205	PRIMARY BEDROOM			2'-6"	4'-0"		F	SINGLE HUNG	ALUM.	CLR.			
W-206	PRIMARY BEDROOM			2'-6"	4'-0"		F	SINGLE HUNG	ALUM.	CLR.			
W-207	PRIMARY BEDROOM			8'-0"	4'-0"		D	CASEMENT + FIXED + CASEMENT	ALUM.	CLR.			EGRESS
W-208	PRIMARY BATH			4'-0"	4'-0"		G	FIXED	ALUM.	CLR.			
W-209	PRIMARY BATH			3'-0"	4'-0"		F	SINGLE HUNG	ALUM.	CLR.	---	---	
W-210	WALK-IN CLOSET			2'-6"	4'-0"		F	SINGLE HUNG	ALUM.	CLR.	---	---	
W-211	BEDROOM 3			6'-0"	2'-0"		E	AWNING	ALUM.	CLR.			
W-212	BEDROOM 3			8'-0"	4'-0"		D	CASEMENT + FIXED + CASEMENT	ALUM.	CLR.			EGRESS
W-213	BEDROOM 2			5'-0"	4'-0"		D	CASEMENT + FIXED + CASEMENT	ALUM.	CLR.			EGRESS
W-214	BEDROOM 2			2'-6"	4'-0"		B	CASEMENT	ALUM.	CLR.			

WINDOW SCHEDULE

DOOR SCHEDULE												
DOOR NO.	ROOM NAME - NO.	ROUGH OPENING		NOMINAL SIZE		DOOR STYLE		GLAZING	FRAME MATERIAL	FILM	FIRE / SOUND RATING	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT	TYPE	MATERIAL					
D101	ENTRY			3'-0"	5'-8"	A	ALUM.	TG, CLR.	ALUM.	---	---	W/ 1'-6" SIDELITE
D102	LIVING ROOM / OFFICE			5'-6"	5'-8"	C	WOOD	---	WOOD	---	---	
D103	POWDER ROOM			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D104	MUD ROOM			3'-0"	5'-8"	D	WOOD	---	WOOD	---	---	
D105	ADU HALL			2'-6"	5'-8"	D	WOOD	---	WOOD	---	45 MIN. FIRE-RATED	
D106	ADU BATHROOM			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D107	ADU ENTRY			3'-0"	5'-8"	E	ALUM.	TG, CLR.	ALUM.	---	---	
D108	FAMILY ROOM			4 X 3'-0"	5'-0"	C	ALUM.	TG, CLR.	ALUM.	---	---	
D109	GARAGE			3'-0"	5'-8"	D	WOOD	---	WOOD	---	---	
D110	GARAGE			16'-0"	5'-0"	G	STEEL	---	STEEL	---	---	
D201	BEDROOM 1			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D202	BEDROOM 1			5'-0"	5'-8"	D	WOOD	---	WOOD	---	---	
D203	BEDROOM 2			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D204	BEDROOM 2			5'-0"	5'-8"	D	WOOD	---	WOOD	---	---	
D205	BATH 1			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D206	BEDROOM 3			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D207	BATH 2			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D208	BEDROOM 3			5'-0"	5'-8"	D	WOOD	---	WOOD	---	---	
D209	LAUNDRY			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D210	PRIMARY BEDROOM			2 X 1'-9"	5'-8"	F	WOOD	---	WOOD	---	---	
D211	WALK-IN CLOSET			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D212	PRIMARY BATH			2'-6"	5'-8"	D	WOOD	---	WOOD	---	---	
D213	TOILET ROOM			2'-4"	5'-8"	D	WOOD	---	WOOD	---	---	

DOOR SCHEDULE



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AS NOTED

DRAWN BY
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REVISIONS

WINDOW & DOOR
SCHEDULES

A2.3

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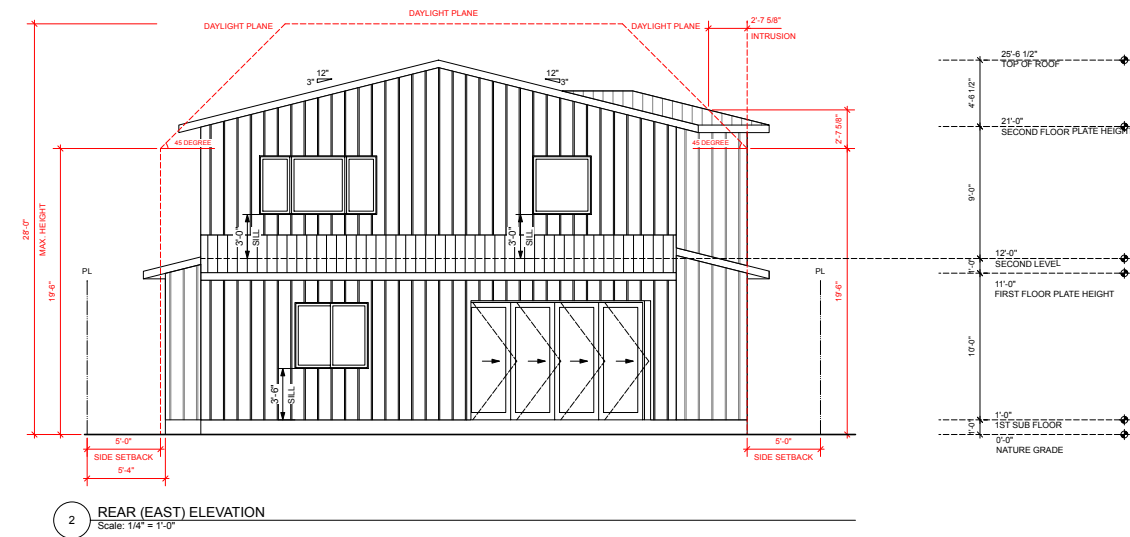
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(N) ELEVATIONS

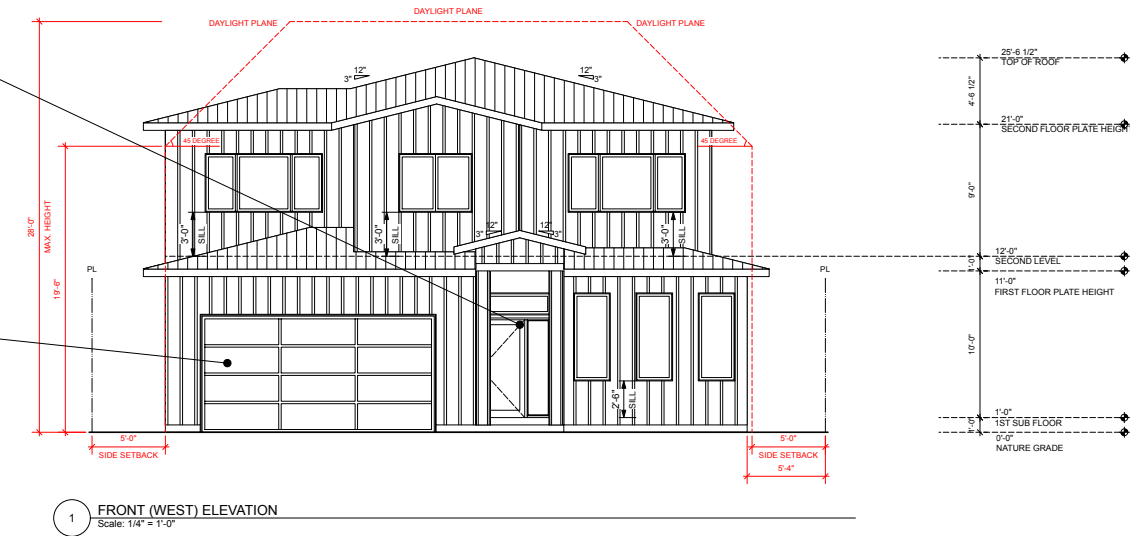
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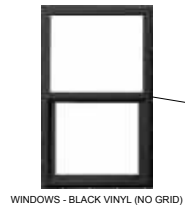


ENTRY DOOR - BLACK SINGLE DOOR WITH SIDELITES AND TRANSOM

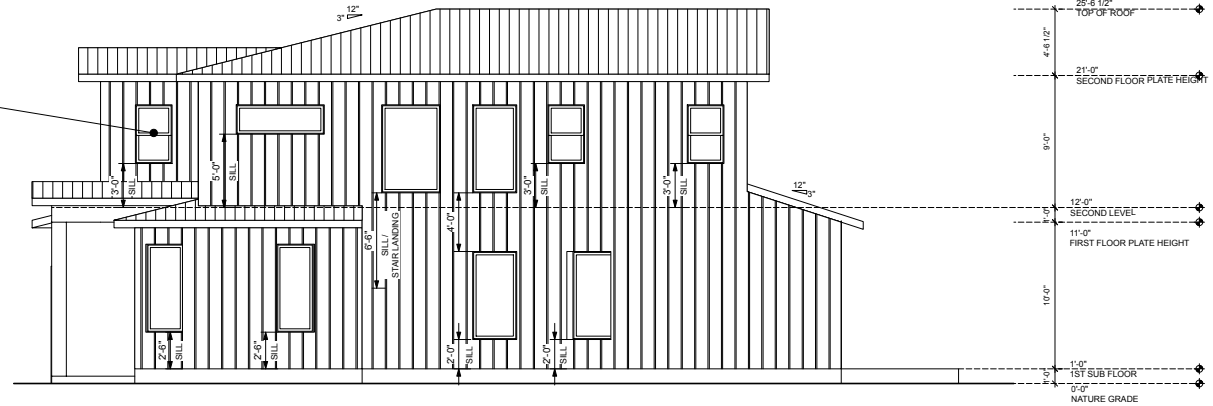


GARAGE DOOR - BLACK BRIDGEPORT STEEL EXTENDED PANEL GARAGE DOOR

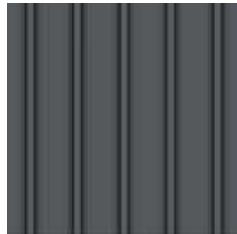




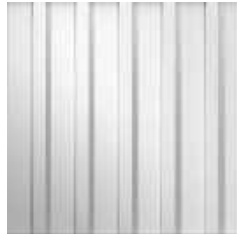
WINDOWS - BLACK VINYL (NO GRID)



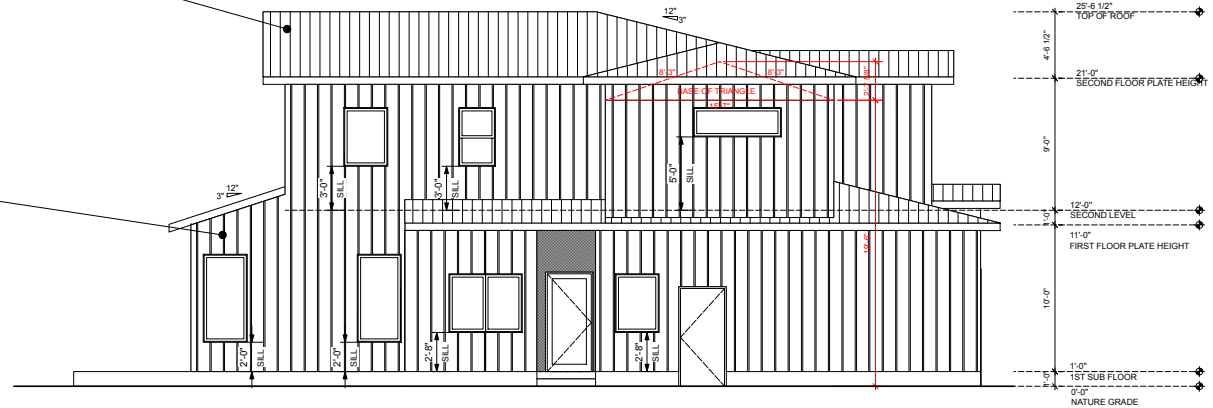
2 RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



METAL ROOF PANEL - GRAY GALVANIZED STEEL



EXTERIOR WALL SIDING - ARCTIC WHITE
JAMES HARDIE



1 LEFT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



2011 STEVENS CREEK BLVD.
CUPERTINO, CA 95014
haowang@hw-arch.com
925.464.5354

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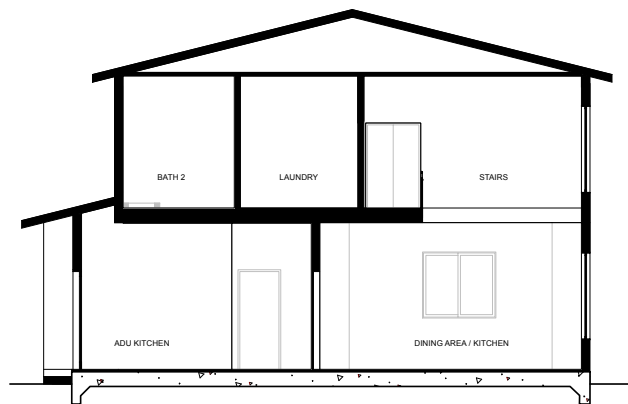
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MENLO PARK
CALIFORNIA
94025

PROPERTY OWNERS
FEI CHENG
2031 SANTA CRUZ AVE
MENLO PARK
CALIFORNIA
94025

FOR:
PLANNING PERMIT
DATE:
18 SEP 2025
SCALE:
AS NOTED
DRAWN BY:
HW & SJ
JOB NUMBER:
25104
REVISIONS:

(N) ELEVATIONS

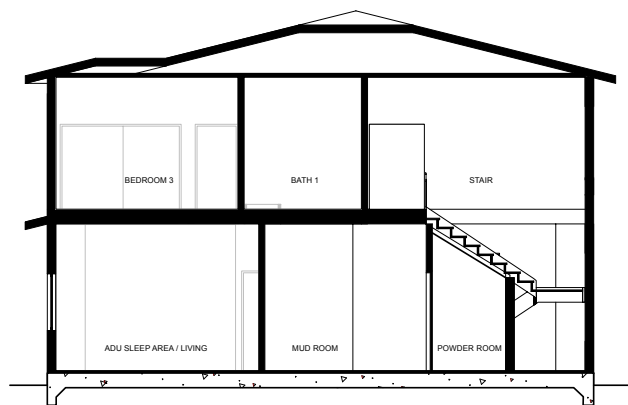
A3.2



4 SECTION D
Scale: 1/4" = 1'-0"



2 SECTION B
Scale: 1/4" = 1'-0"



3 SECTION C
Scale: 1/4" = 1'-0"



1 SECTION A
Scale: 1/4" = 1'-0"

