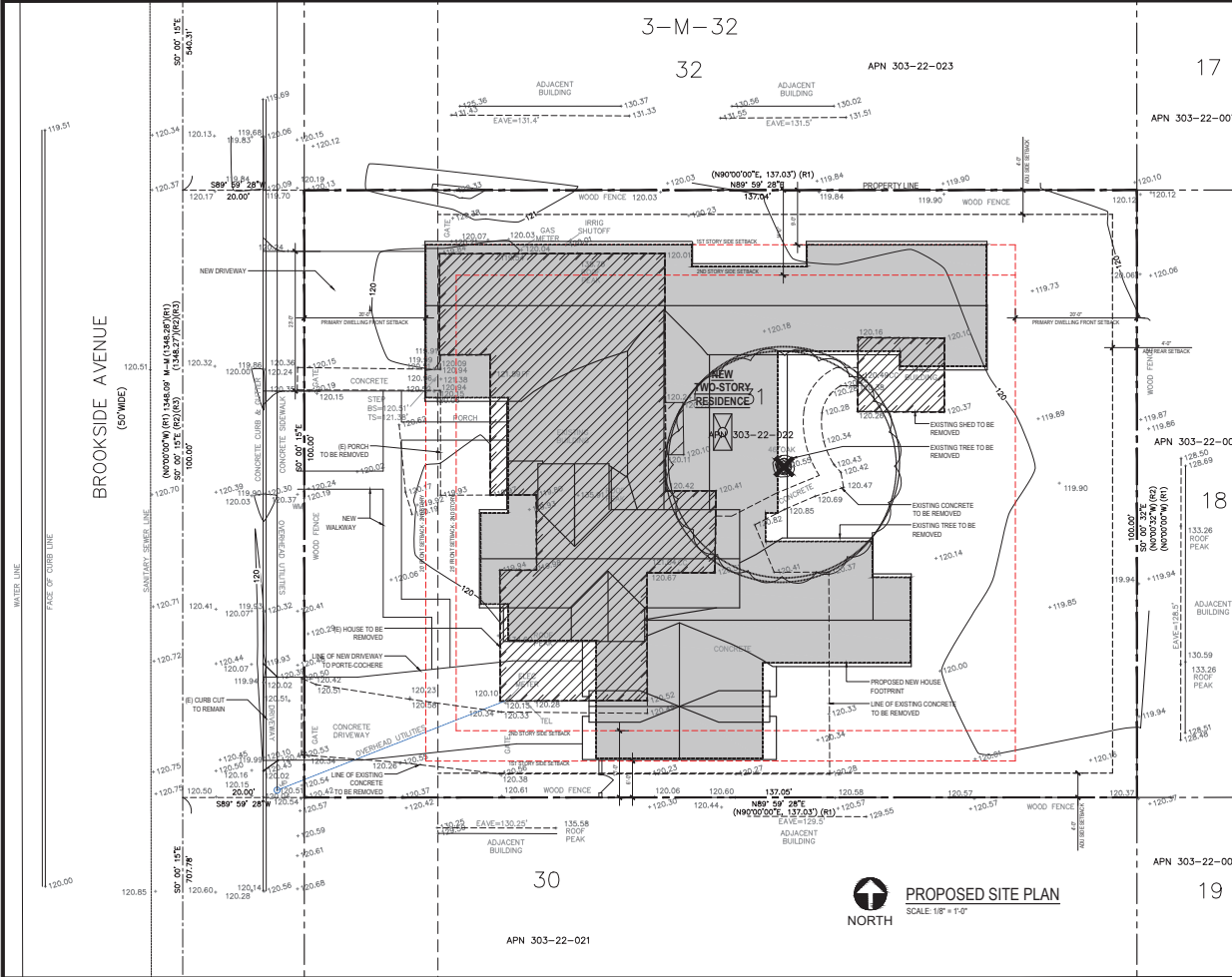


PROPOSED SITE PLAN



PROPOSED EXTERIOR MATERIALS BOARD



PROJECT DATA

PROJECT ADDRESS:	108 BROOKSIDE AV SANTA CLARA CA 95050
A.P.N.:	303-22-022
LOT AREA:	13,700 sq. ft. / 0.31 acres
ZONING:	R1-4L (SINGLE FAMILY, LARGER LOT AREA)
COUNCIL DISTRICT:	DISTRICT 6
YEAR BUILT:	1940
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
HISTORIC:	NO
FLOOD HAZARD:	NO
FLOOD ZONE:	ZONE D
GEOHAZARD:	NO

MAIN HOUSE SETBACKS:	ALLOWED
FRONT:	20'-0"
FRONT, SECOND STORY:	25'-0"
SIDE:	6'-0" AND 9'-0"
SIDE, SECOND STORY:	11'-0" AND 14'-0"
REAR:	20'-0"

MAIN HOUSE HEIGHT:	ALLOWED	EXISTING	PROPOSED
NUMBER OF STORIES:	25'-0"	17'-6"	25'-0"
	2"	1	2

STRUCTURAL COVERAGE:	ALLOWED	EXISTING	PROPOSED
MAIN HOUSE:	10% (1,438 SF)	23% (3,143 SF)	
SHED:	1% (173 SF)	0 SF	
PORCHES:	0 SF	4% (560 SF)	
PORTE-COCHERE:	0 SF	4% (497 SF)	
GARAGE:		5% (629 SF)	

TOTAL STRUCTURAL COVERAGE:	40% (5,480 SF)	11% (1,611 SF)	36% (4,829 SF)
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NOTE: DAYLIGHT PLANE LOCAL CODE ORDINANCE IS IN EFFECT

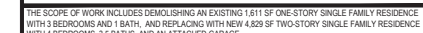
*R1-4L SINGLE FAMILY ZONING DOES NOT SET FAR CAP. INSTEAD, MAXIMUM BUILDING COVERAGE IS 40%, PLUS HEIGHT, SETBACKS, AND OTHER STANDARDS. ALL COVERED STRUCTURES ARE INCLUDED IN THE TOTAL STRUCTURAL COVERAGE CALCULATION. NON-COVERED STRUCTURES DO NOT APPLY TO THE TOTAL STRUCTURAL COVERAGE CALCULATION.

MAIN HOUSE BEDROOMS:	EXISTING	PROPOSED
	3	4
MAIN HOUSE BATHROOMS:	EXISTING	PROPOSED
	1	3.5

PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES DEMOLISHING AN EXISTING 1,811 SF ONE-STORY SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 1 BATH, AND REPLACING WITH NEW 4,829 SF TWO-STORY SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHS, AND AN ATTACHED GARAGE.

PARCEL MAP



VICINITY MAP



CODES USED

- 2025 California Building Code
- 2025 California Residential Code
- 2025 California Electrical Code
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Energy Code
- 2025 California Fire Code
- 2025 California Existing Building Code
- 2024 International Existing Building Code
- 2025 California Green Building Standards Code

SCALE:

COVER SHEET & PROPOSED SITE PLAN

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

PROJECT INFO.

OWNER:
RASHMI BHANDARI - SREENATH KURUPATI
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

DESIGNER:
STUDIO THREE DESIGN
CONTACT: BESS WIERSEMA
bess@studiothree.com
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A3.2 PROPOSED ELEVATIONS

A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS

07 JANUARY 2026
03 MARCH 2026
SITE - ARCHITECTURAL
PLANNING SUBMITTAL

108 BROOKSIDE AVE
SANTA CLARA, CA 95050

APN 303-22-022

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BENCH MARK.
USCDS BRASS DISC (J879); ALONG STEVENS CREEK BOULEVARD; 0.1 MILES EAST OF THE INTERSECTION WITH SAN TOMAS EXPRESSWAY, WEST OF HAROLD AVENUE, 163 FEET EAST OF THE CENTERLINE OF BROOKSIDE AVENUE, 15 FEET NORTH OF THE NORTH CURB OF STEVENS CREEK BOULEVARD; ON TOP OF A LOW, 8 INCH WIDE CONCRETE RETAINING WALL; 5 FEET NORTH OF THE SOUTH END OF THE RETAINING WALL, PROJECTING 0.9 FEET ON THE WEST SIDE AND 0.5 FEET ON THE EAST SIDE OF THE WALL, AND ABOVE LEVEL WITH THE BOULEVARD. CITY OF SANTA CLARA RECORDS.
ELEVATION = 125.77 (NAVD88)

BASIS OF BEARINGS.
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE MONUMENT LINE OF BROOKSIDE AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED APRIL 19, 2011 IN BOOK 844 OF MAPS, PAGES 19-22, SANTA CLARA COUNTY RECORDS.
BEARING-NORTH 00°15'00" WEST

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/RIGHT OF WAY LINE
- MONUMENT LINE

 BUILDING FOOTPRINT

- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEAOUT
- FF FINISH FLOOR
- GFS GARAGE FINISH SLAB
- AD AREA DRAIN
- WM WATER METER
- WM WATER METER
- M-M MONUMENT TO MONUMENT
- FOUND MONUMENT AS NOTED

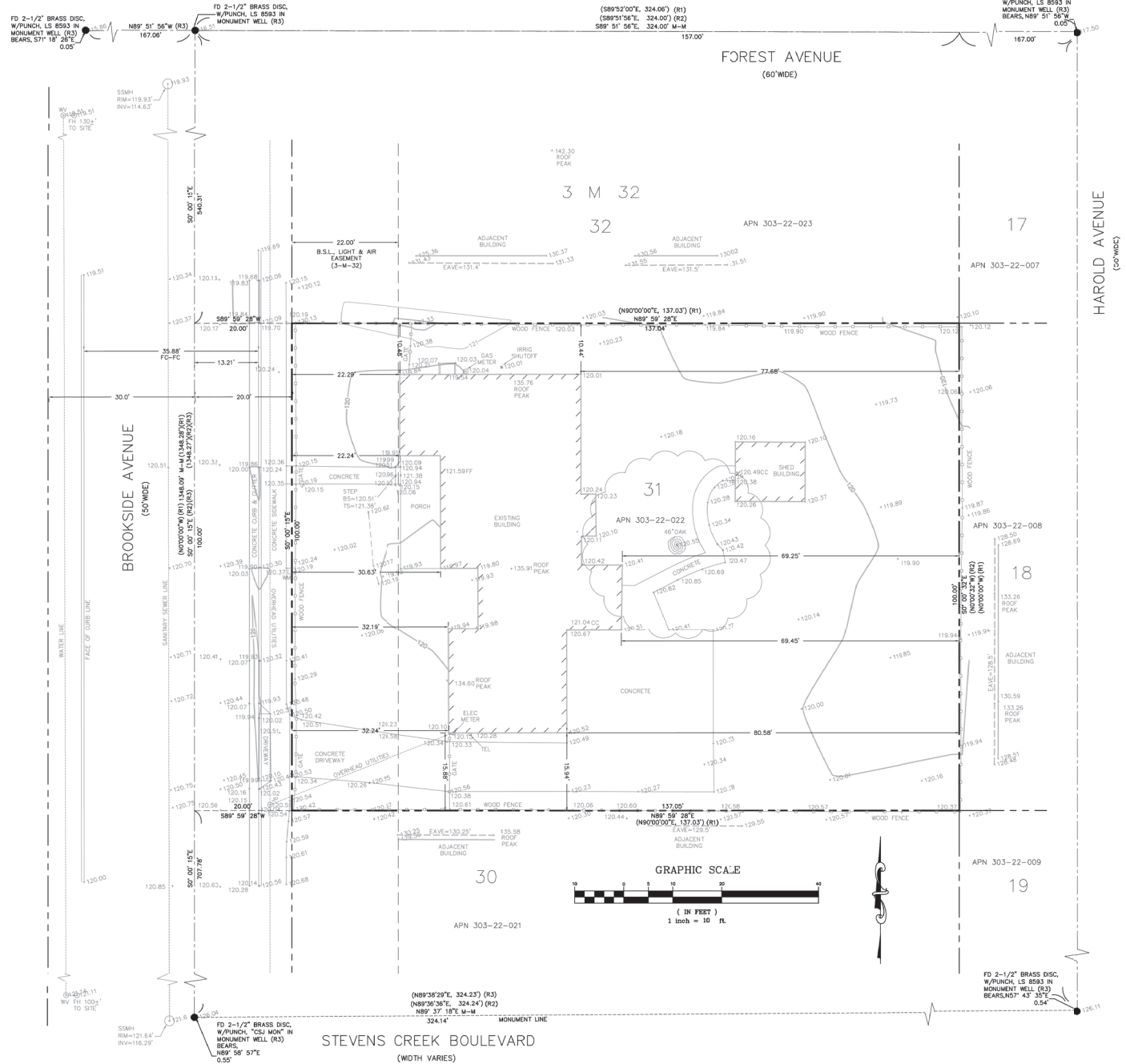
REFERENCES:

- (1) TRACT NO. 85, BOOK 3 OF MAPS AT PAGE 32
- (2) RECORD OF SURVEY, BOOK 970 OF MAPS AT PAGE 5
- (3) RECORD OF SURVEY, BOOK 844 OF MAPS AT PAGES 19-20

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE PROPERTY LINES ARE TO THE FACE OF STUCCO.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PIPES, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.



Kevin M. Smith
10/09/25
DATE

KEVIN SMITH
LAND SURVEYING
111 DELVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154



TOPOGRAPHIC SURVEY
108 BROOKSIDE AVENUE, SANTA CLARA, CA 95050
APN 303-22-022

SHEET
C1
OF 1
DATE
OCTOBER 2025
JOB NO.
K25032



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REMODELS +
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RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

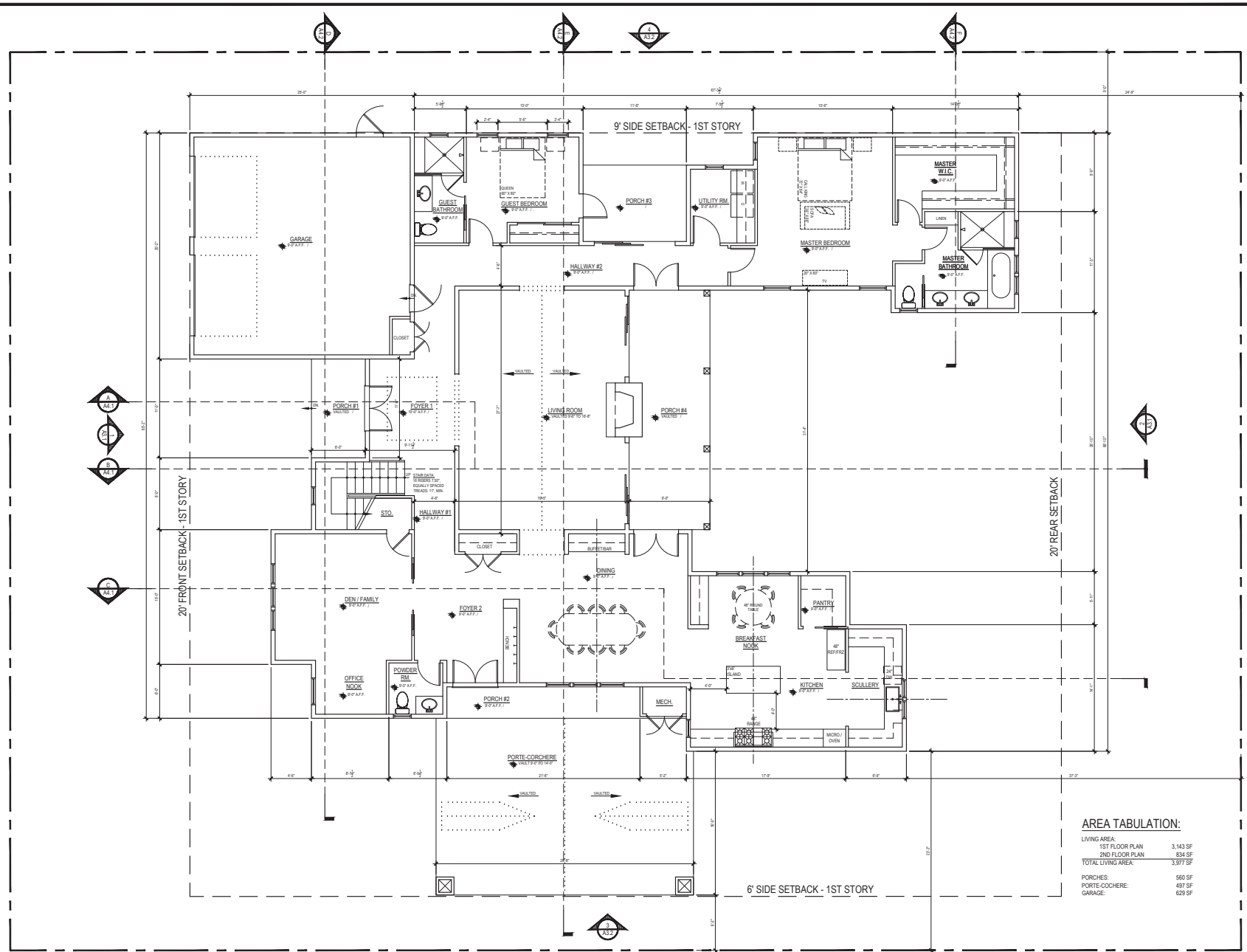
A.P.N. 303-22-022

07 JANUARY 2026
03 MARCH 2026
SITE - ARCHITECTURAL
PLANNING SUBMITTAL

SCALE: 1/4" = 1'-0"

PROPOSED
FIRST FLOOR PLAN

A2.1



PROPOSED FIRST FLOOR PLAN



A.P.N. 303-22-022

SCALE: 1/4" = 1'-0"

A2.2



PROPOSED SECOND FLOOR PLAN

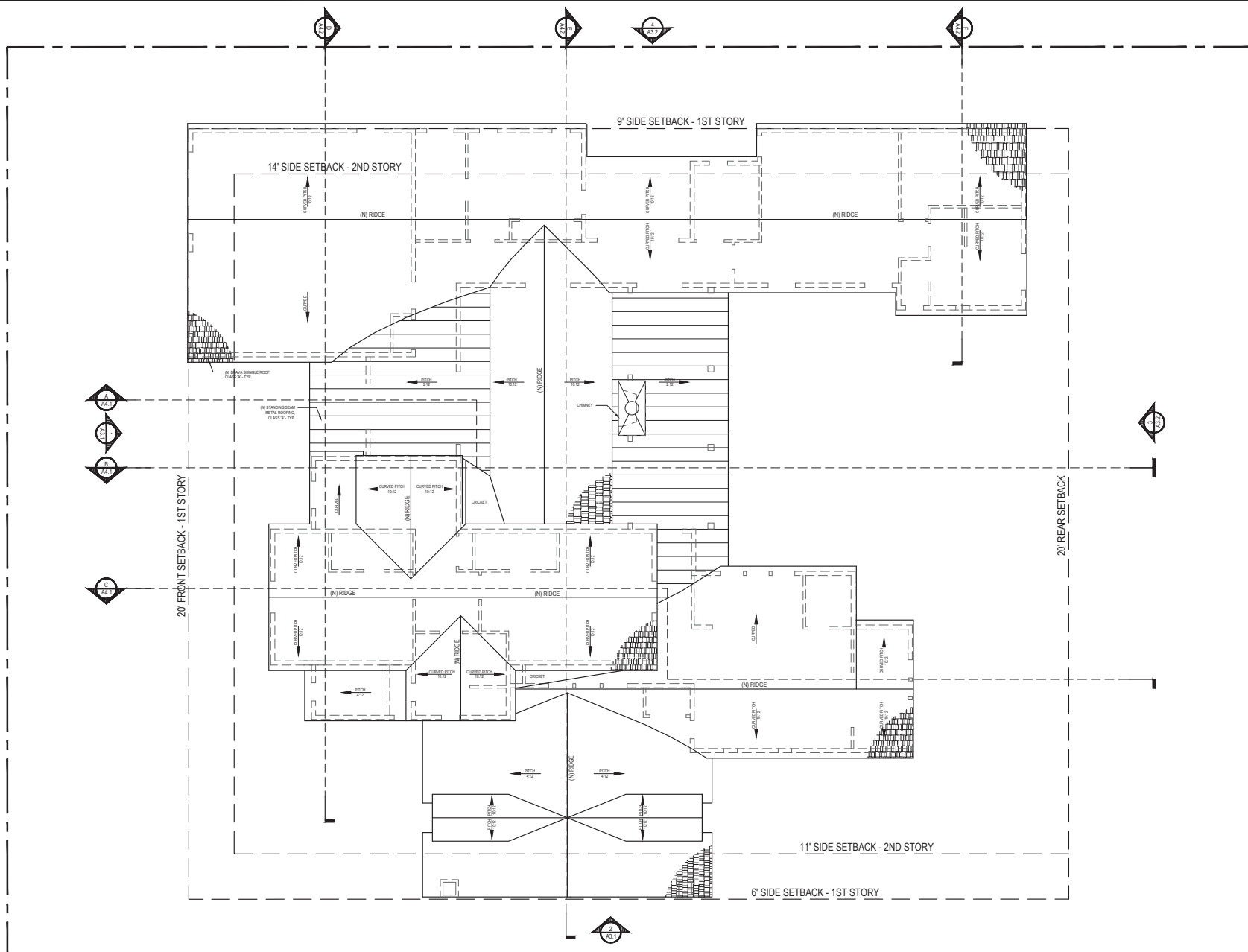


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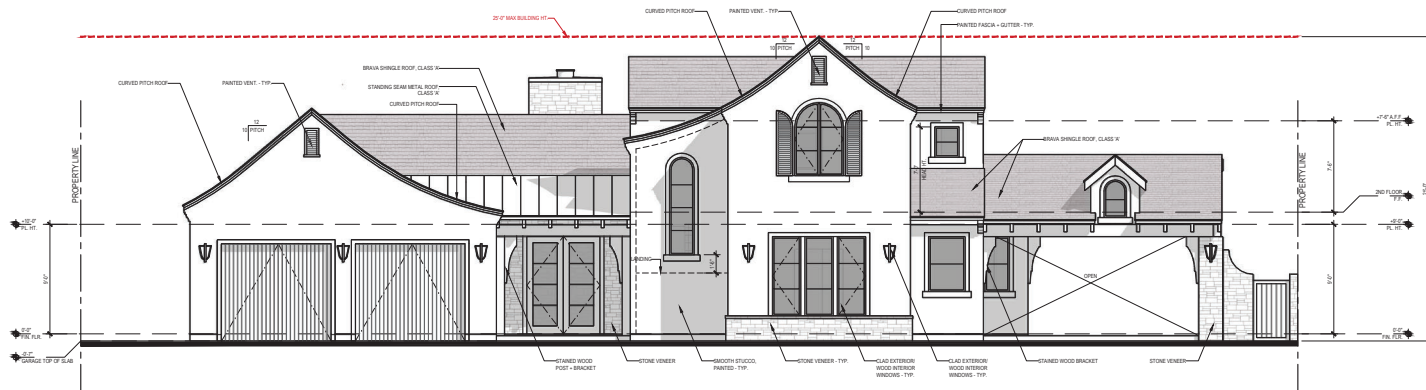
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN

A2.3



PROPOSED ROOF PLAN

[illegible]

07 JANUARY 2026
03 MARCH 2026
SITE + ARCHITECTURAL
PLANNING SUBMITTAL

PROPOSED ELEVATIONS



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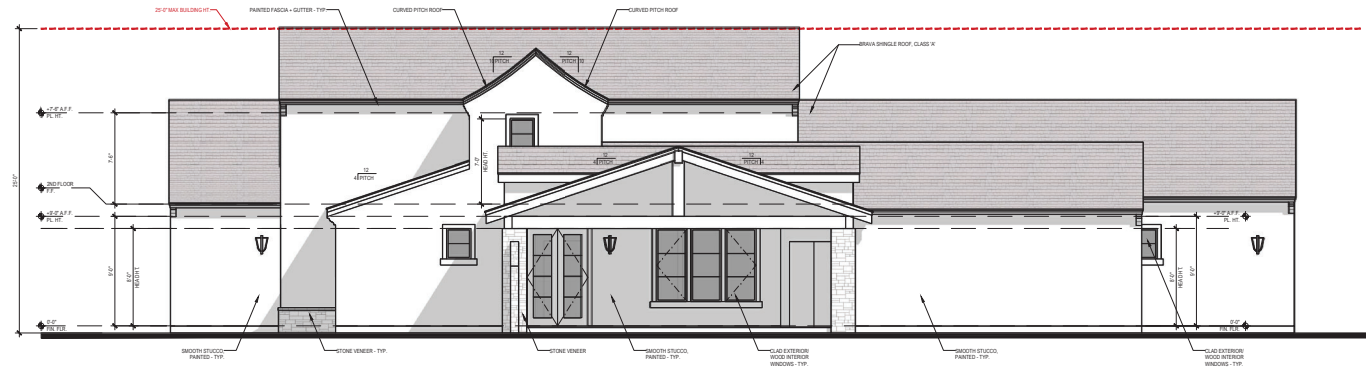
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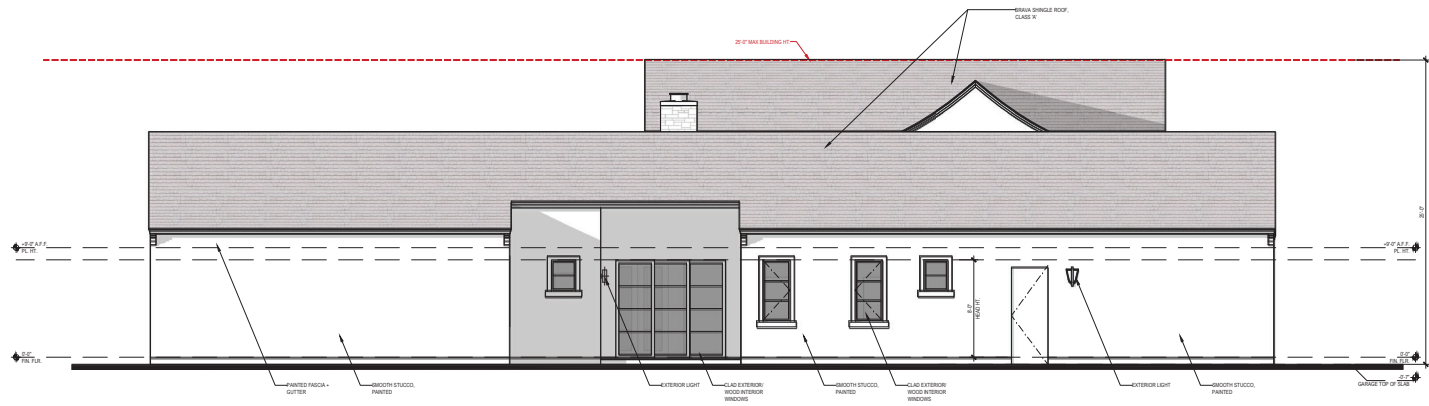
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.2



PROPOSED NORTH ELEVATION - 3



PROPOSED SOUTH ELEVATION - 4



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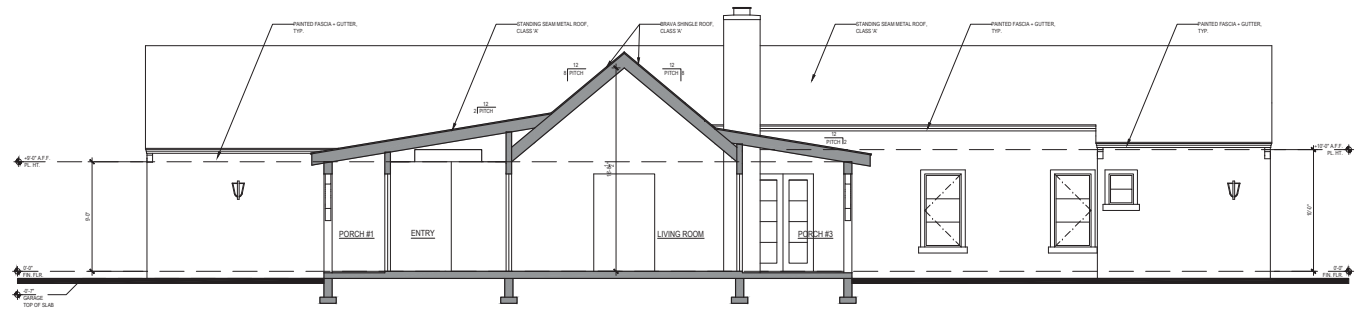
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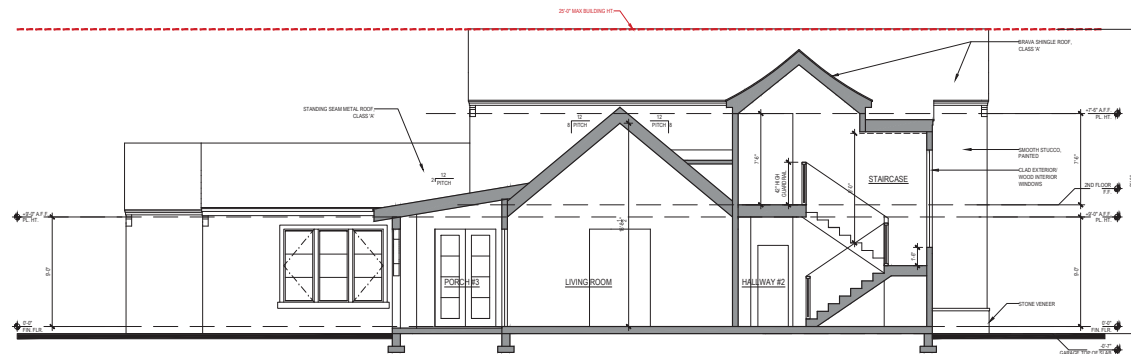
BUILDING SECTIONS

A4.1



BUILDING SECTION A

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION B

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION C

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



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BUILDING SECTIONS

A4.2

