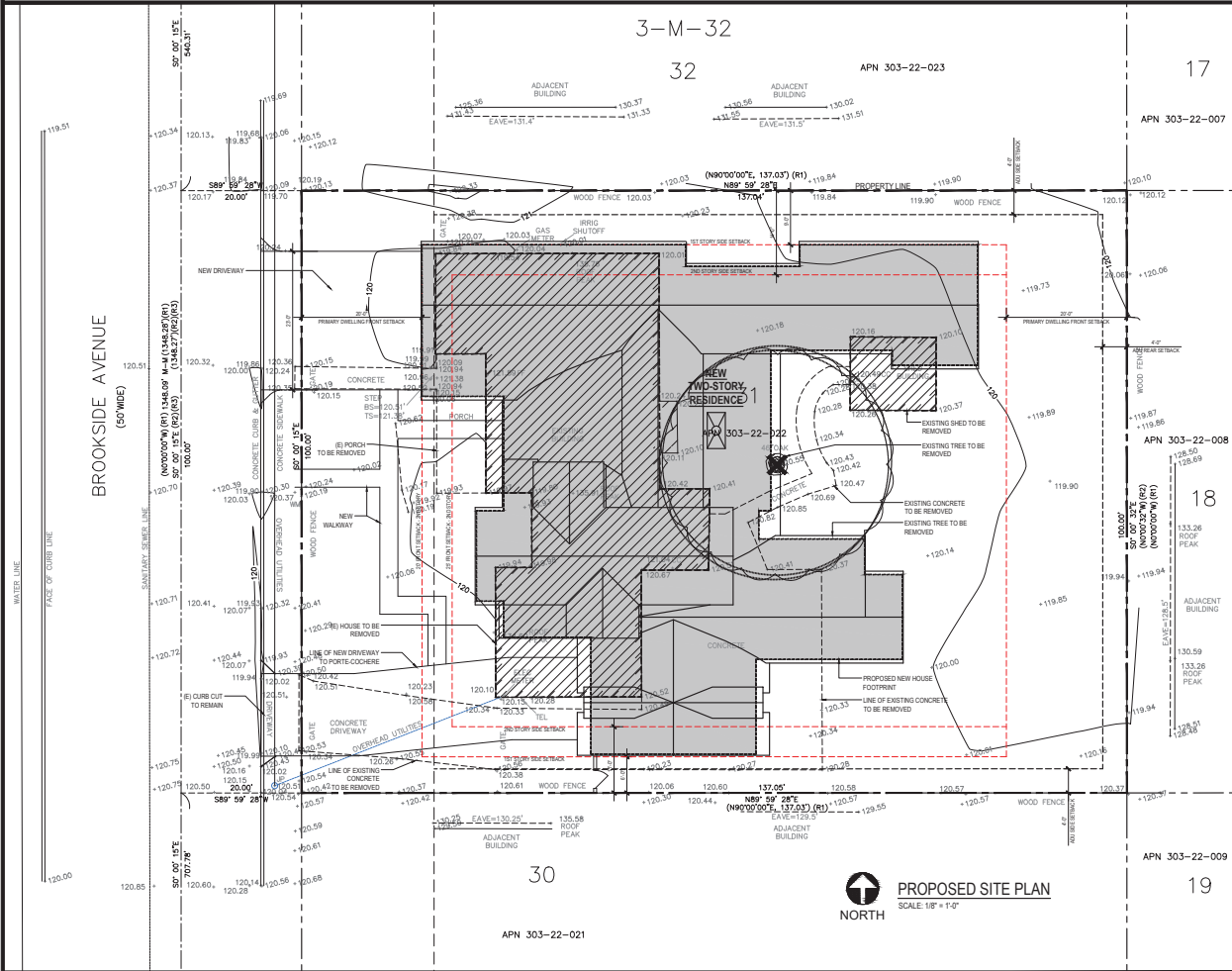


PROPOSED SITE PLAN



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: R1-8L (SINGLE FAMILY, LARGER LOT AREA)
COUNCIL DISTRICT: DISTRICT 6
YEAR BUILT: 1940
OCCUPANCY: R-S
CONSTRUCTION TYPE: V-B
HISTORIC: NO
FLOOD HAZARD: NO
FLOOD ZONE: NO
GEHAZARD: NO

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

DESIGNER: STUDIO3 DESIGN
 CONTACT: BESS WIERSEMA
 bess@studiothree.com
 638 UNIVERSITY AVE.
 LOS GATOS, CA 95032
 PH: (408) 292-3252

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

MAIN HOUSE HEIGHT:	ALLOWED	EXISTING	PROPOSED
NUMBER OF STORIES:	25'-0"	4'-16'-0"	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:	0 SF	5% (629 SF)	

TOTAL STRUCTURAL COVERAGE: 40% (5,480 SF) 11% (1,611 SF) 36% (4,829 SF)

NOTE: DAYLIGHT PLANE LOCAL CODE ORDINANCE IS IN EFFECT

*R1-8L 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.

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

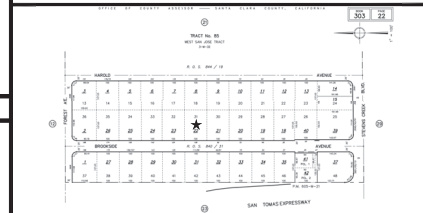
PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES DEMOLISHING AN EXISTING 1811 SF ONE-STORY SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 1 BATH, AND REPLACING WITH NEW 4829 SF TWO-STORY SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHS, AND AN ATTACHED GARAGE.

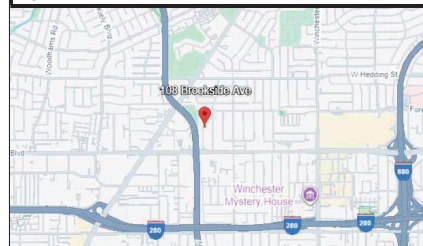
INDEX

A1.1	COVER SHEET & PROPOSED SITE PLAN
C1	TOPOGRAPHIC SURVEY
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS
M1.1	BUILDING SECTIONS
M1.2	BUILDING SECTIONS

PARCEL MAP



VICINITY MAP



PROJECT INFO.

OWNER: RASHMI BHANDARI + SREENATH KURUPATI
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 SANTA CLARA, CA 95050

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 638 UNIVERSITY AVE.
 LOS GATOS, CA 95032
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 LOS GATOS
 CALIFORNIA
 95032
 408.292.3252
 253.399.1125

PROPOSED EXTERIOR MATERIALS BOARD

CLASS 'N' SHINGLE ROOF CEDAR SHAKE - ASPEN - BRAVA	CLASS 'N' STANDING SEAM METAL ROOF MEDIUM BRONZE	PAINTED TRANS SHUTTERS, GUTTERS AND EAVES TAN COLOR	SMOOTH STUCCO WARM WHITE	CLAD EXTERIOR / WOOD INTERIOR WINDOWS - BRONZE COLOR	STONE VENEER

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

FD 2-1/2" BRASS DISC.
W/PUNCH, LS 8593 IN
MONUMENT WELL (R3)
BEARS S71° 18' 28"E
0.05'

N89° 51' 56"W (R3)
167.06'

FD 2-1/2" BRASS DISC.
W/PUNCH, LS 8593 IN
MONUMENT WELL (R3)
BEARS N17° 18' 28"E
0.05'

(S89°52'00"E, 324.06') (R1)
(S89°51'56"E, 324.00') (R2)
S89° 51' 56"E, 324.00' M-M

FD 2-1/2" BRASS DISC.
W/PUNCH, LS 8593 IN
MONUMENT WELL (R3)
BEARS N89° 51' 56"E
0.05'

BENCH MARK.
USGS 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. 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

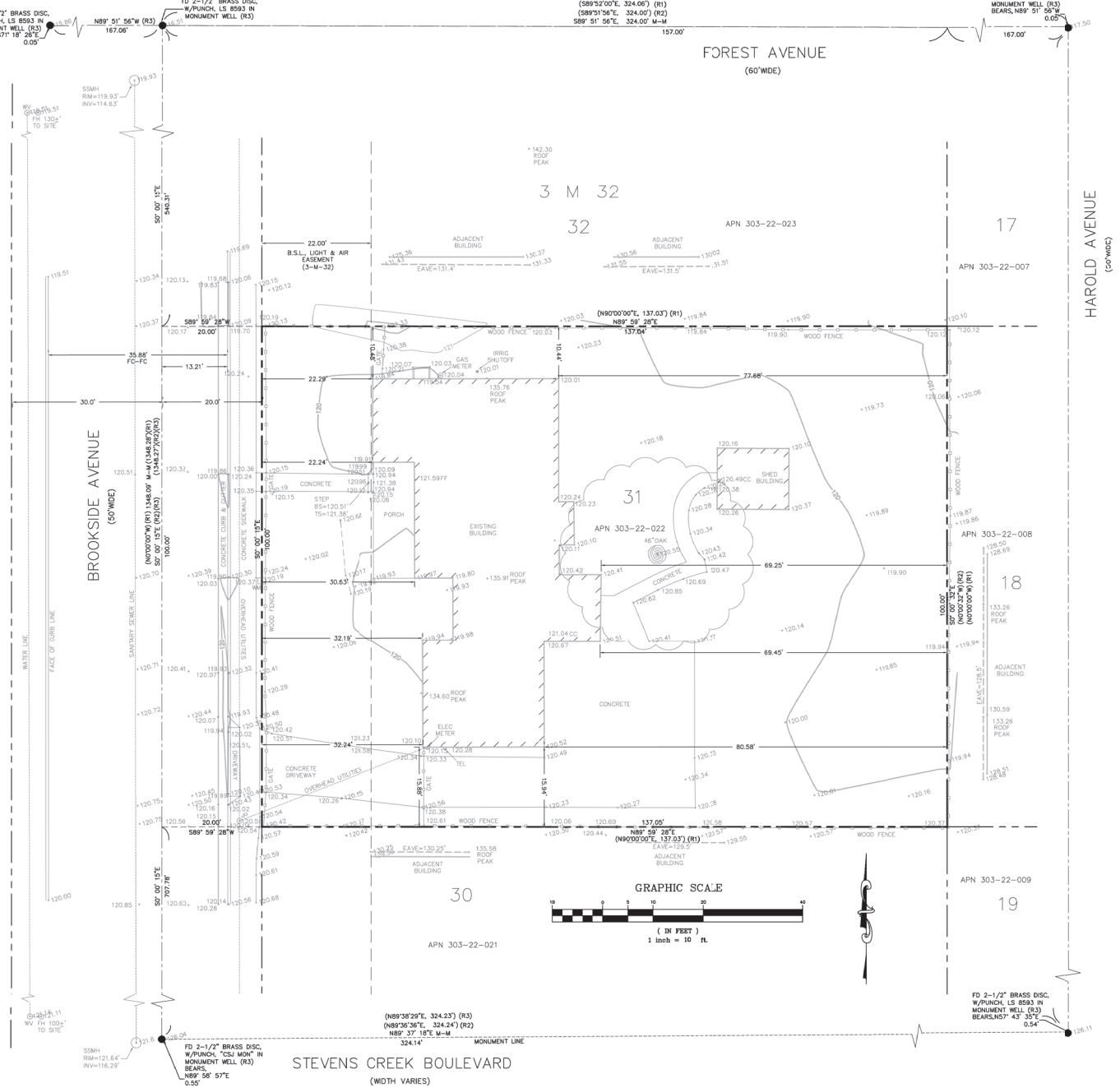
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT/RIGHT OF WAY LINE
 - MONUMENT LINE
 - ▨ BUILDING FOOTPRINT
 - JP JOINT UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEANOUT
 - FF FINISH FLOOR
 - GFS GARAGE FINISH SLAB
 - AD AREA DRAIN
 - WM WATER METER
 - WM WATER METER
 - M-M MONUMENT TO MONUMENT
 - FOUND MONUMENT AS NOTED

- REFERENCES:**
- (1) TRACT NO. 85, BOOK 3 OF MAPS AT PAGE 32
 - (2) RECORDED SURVEY, BOOK 970 OF MAPS AT PAGE 5
 - (3) RECORDED 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, PILING, 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 DELAVUE 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



STUDIO THREE DESIGN
 INTERIORS
 REMODELS +
 ADDITIONS
 NEW CONSTRUCTION
 638 UNIVERSITY AVE.
 LOS GATOS
 CALIFORNIA
 95032
 T 408.292.3252
 F 253.399.1125



RASHMI GREENWATH
 108 BROOKSIDE AVE
 SANTA CLARA, CA 95050

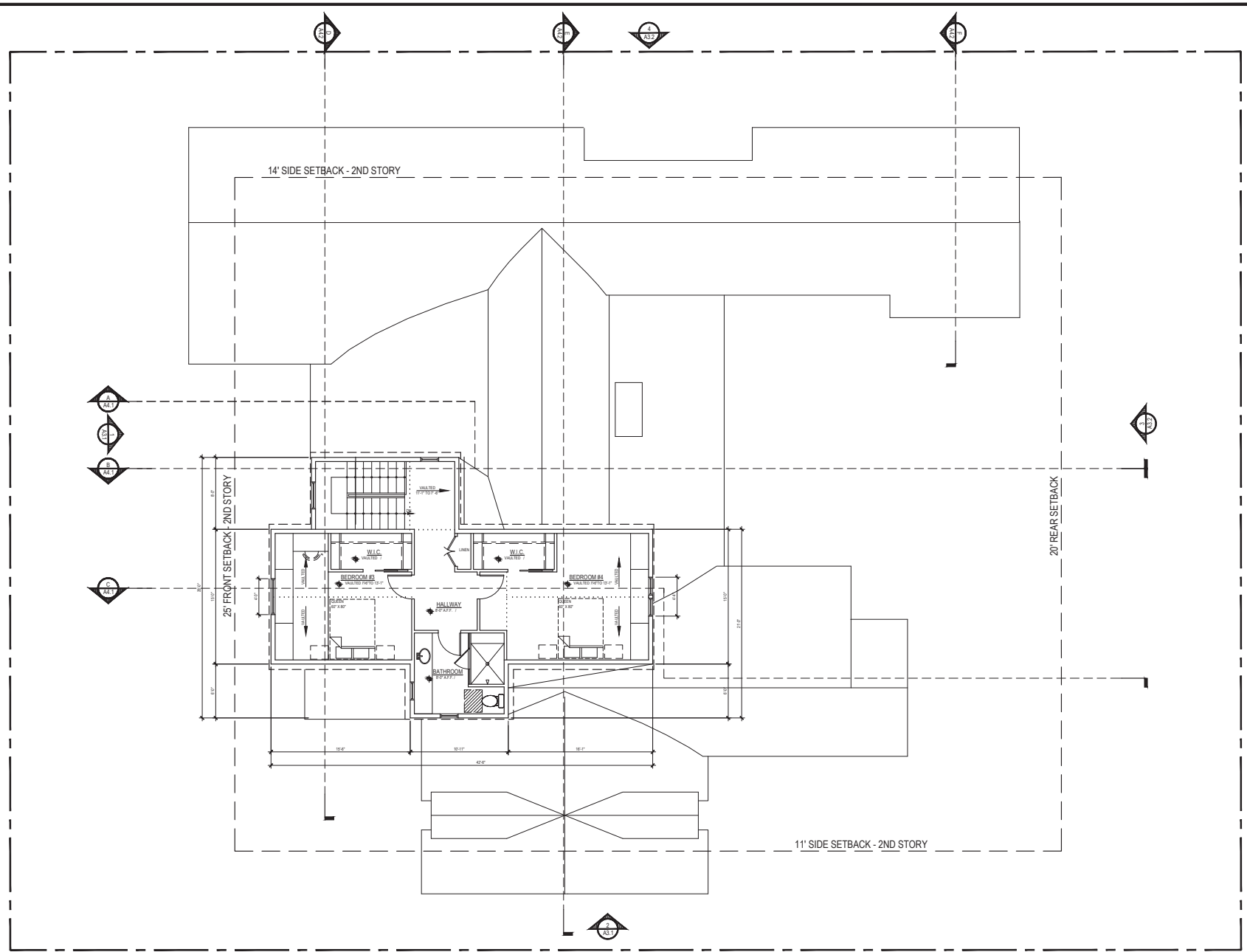
AP.N. 303-22-022


07 JANUARY 2026
 03 MARCH 2026
 SITE + ARCHITECTURAL
 PLANNING SUBMITTAL

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

PROPOSED
 SECOND FLOOR PLAN

A2.2



 PROPOSED SECOND FLOOR PLAN
 NORTH



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CALIFORNIA
95032
T 408.292.3252
F 253.399.1125



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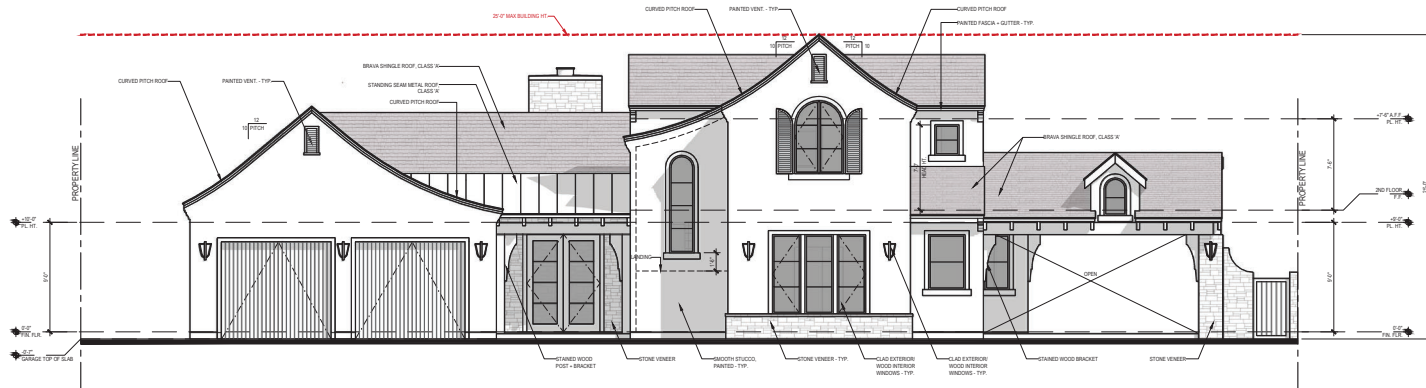
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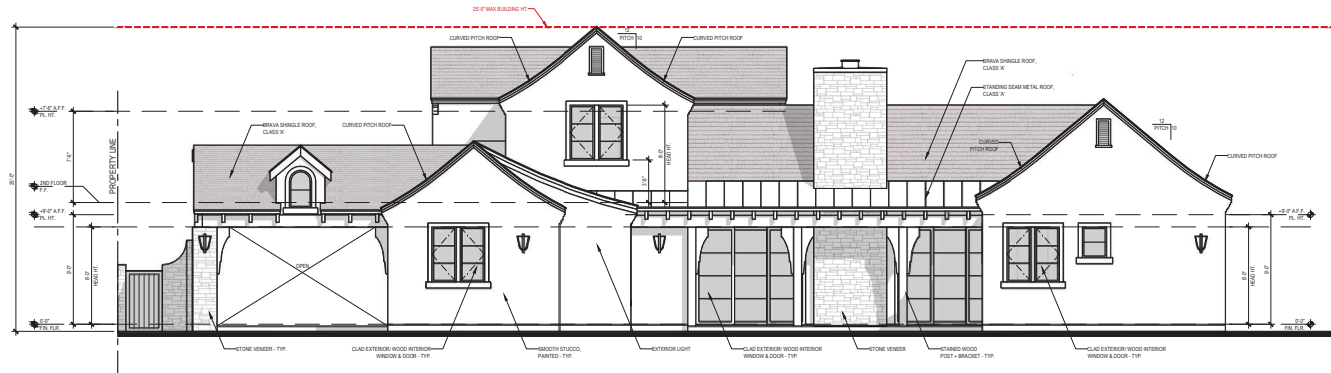
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.1



PROPOSED WEST ELEVATION - 1



PROPOSED EAST ELEVATION - 2



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F 253.399.1125



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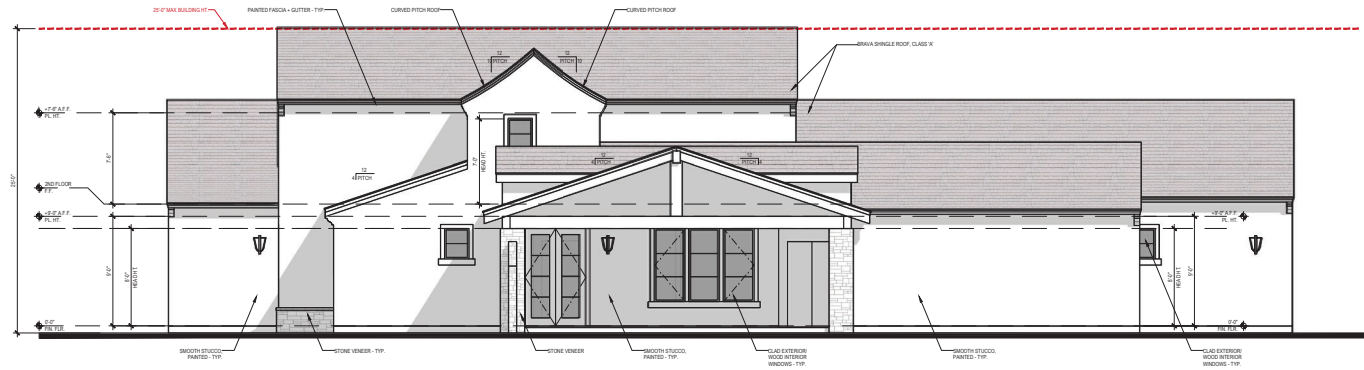
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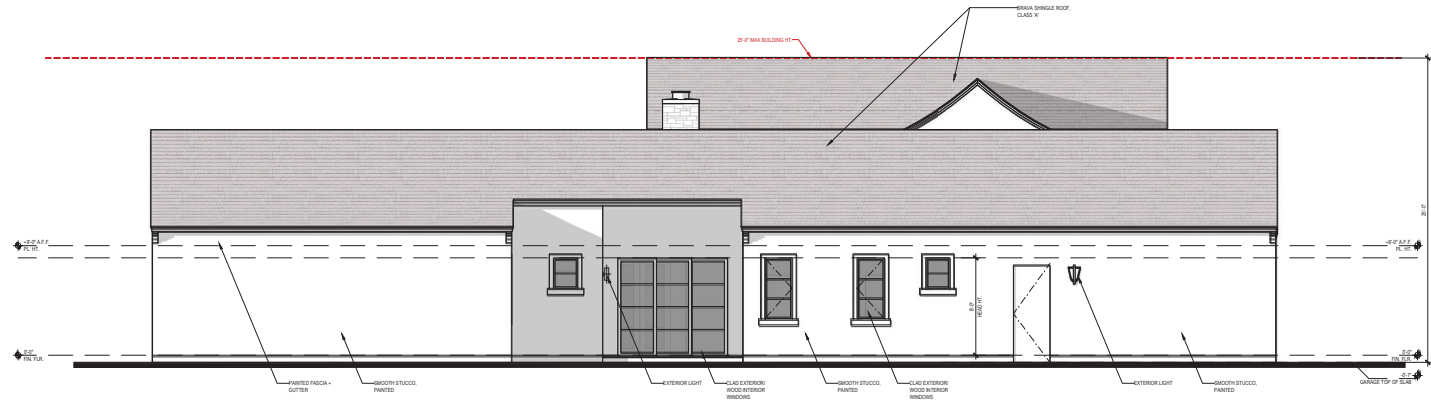
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.2



PROPOSED NORTH ELEVATION - 3



PROPOSED SOUTH ELEVATION - 4



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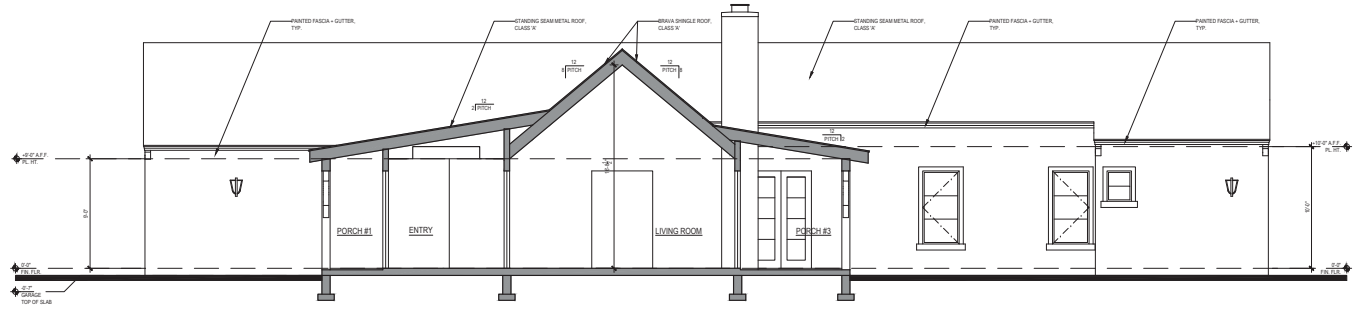
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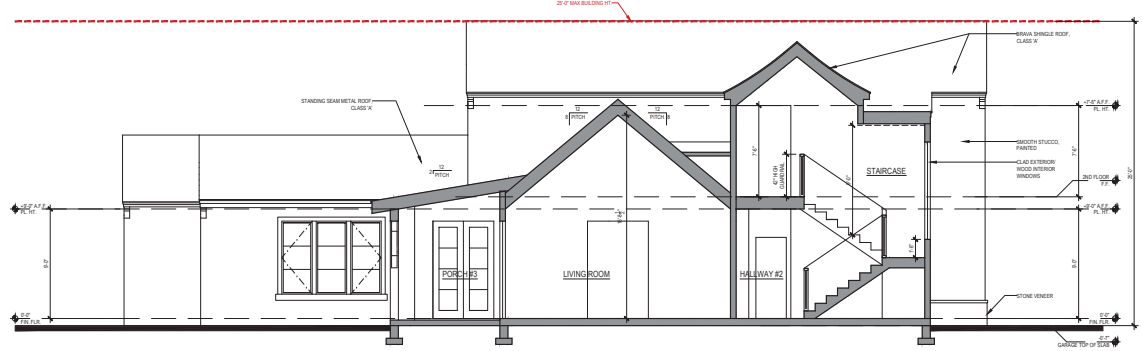
SCALE: 1/4" = 1'-0"

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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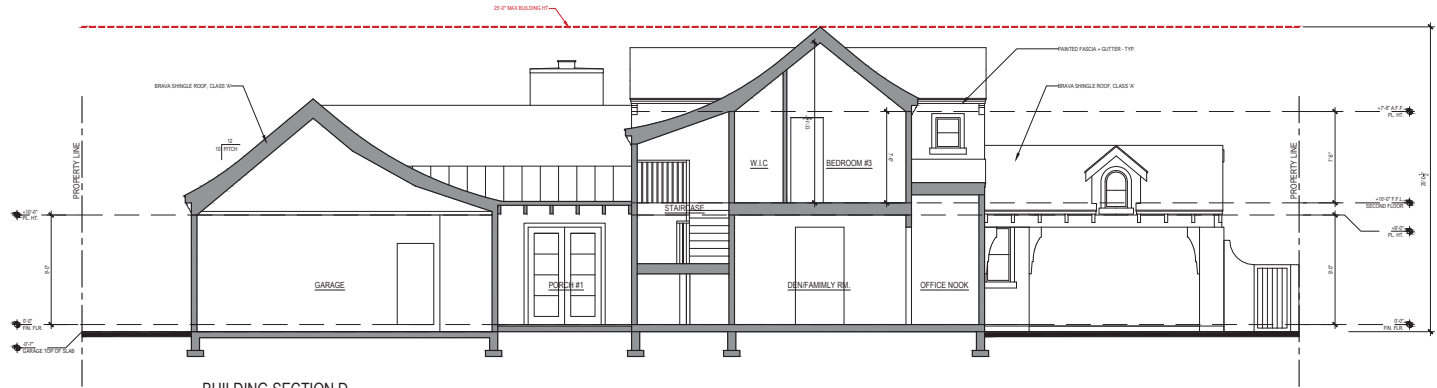
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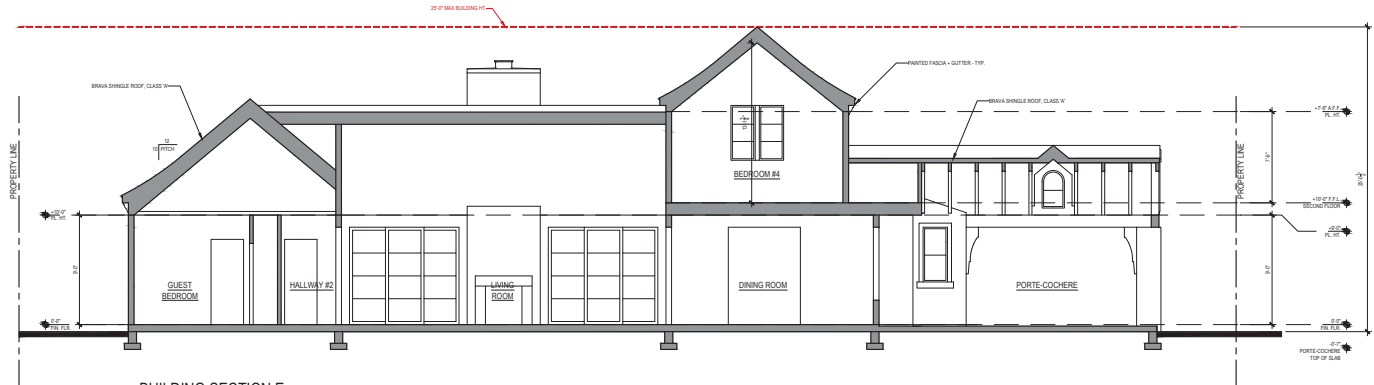
BUILDING SECTIONS

A4.2



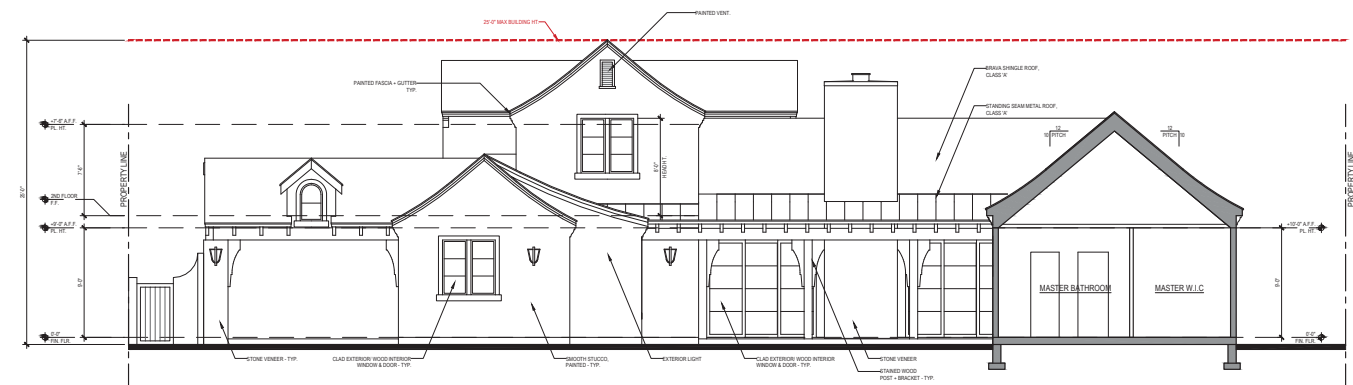
BUILDING SECTION D

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION E

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION F

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS