



August 24, 2020

Planning Department
Attn: Glen Jia
Department of Planning & Development
County of Santa Clara
70 W. Hedding Street, 7th Floor, East Wing
San Jose, California 95110

Subject: **Architectural Comments Response**
Regarding Property: 16390 Stevens Canyon Road, Cupertino, CA 95014
County's Permit #: PLN19-0187

Dear Glen:

On behalf of the owners, Gordon and Sarah Astles, who are proposing a new residence on their 16390 Steven's Canyon property, we are resubmitting the responses to the architectural comments from the incomplete comment letter we received in October 2019. This letter is to complement the other responses that we submitted digitally this past June. We have also attached a revised set of plans with the new revisions.

We are hopeful that our drawings and supporting documents are satisfactory. Our clients are anxious to get the project moving. Please don't hesitate to call me to clarify any items that come up.

Very truly yours,

Chepe Mantica,
Project Coordinator

Architectural Plans

12. Provide a dimensioned site plan of the entire property, with all property lines, easements, right-of-way, edge of existing pavement, watercourse/drainage swales, and setbacks, as required per the Sample Site Plan -Rural Zoning District (enclosed).

Response: We have provided Sheet A1.21 and A1.22 with the new dimension lines and revised labeling.

13. Provide typical Title Sheet information on Sheet TO.I, including size of each parcel, zoning, utility (water, septic/sewer) information, impervious coverage area, landscaping, setbacks, etc. Please note zoning of APN 503-05-009 is HS.

Response: We have placed the Assessor's sizes of each parcel, on the title Sheet as well as referenced in the Civil Sheet C1-2

14. Provide the following on Sheet A1 .1:

- a. Directional arrow. [Provided](#)
- b. Fire tum out as shown on Civil Sheets C-1.2 and C-2.1. Provided on Sheet A [Provided on Sheets A- 1.21, A-1.22, further details provided on Civil Sheets](#)
- c. Dimensioned setbacks of all structures, water wells, and septic lines from merged property lines. [Provided on New Site Plans A- 1.21, A-1.22](#)
- d. Stevens Canyon Road and Stevens Creek along entire frontage of merged lots. [Provided on New Site Plans A- 1.21, A-1.22](#)
- e. Property line of merged Lot 13 to remain. [Provided on New Site Plans A- 1.21, A-1.22 +New Merger exhibit provided in Civil Sheet C1.2](#)

15. The property line, edge of Stevens Canyon Road, top/bottom of Stevens Creek, and dimensioned right of way/easements are difficult to read on Sheet A1. I due to the scale/size. Please clearly delineate all property information along Stevens Canyon Road.

[Provided on New Site Plans A- 1.21, A-1.22](#)

16. According to Sheet C-2.0, a spa is proposed adjacent to the accessory structure.

However, Sheet A2.2 identifies Storage 2 building. Clarify if a pool/spa is proposed adjacent to the accessory structure/Patio 2.

[Provided on New Site Plans A- 1.21, A-1.22, Note also provided in Sheet 2.1, and C-2.0](#)

17. Provide the following on all elevations:

- a. Label "Finished Grade" (red lines) and provide finished grade elevations

[New markings provided on sheets A5.1, A5.2, A6.1, A6.2](#)

- b. Exterior materials/colors.

[New markings provided on sheets A6.1, A6.2](#)

18. Provide the following on all cross sections/details:

- a. Label "Finished Grade" and provide finished grade elevations

[New markings provided on sheets A5.1, A5.2,](#)

- b. Label use of each room

[New markings provided on sheets A5.1, A5.2,](#)