

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor

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STAFF REPORT Zoning Administration August 1, 2024 **Item #1**

Staff Contact: Parya Seif, Associate Planner
(408) 299-5783, parya.seif@pln.sccgov.org

File: PLN20-134 **Building Site Approval, Design Review-Tier 2, and Grading** **Approval for a New Single-Family Residence and Associated** **Improvements**

Summary: Building Site Approval, Design Review-Tier 2, and Grading Approval for the construction of a new 12,399 sq. ft. three-story single-family residence, a 1,664 sq. ft. detached garage, and associated improvements including a driveway and septic system. Grading quantities include 3,477 cubic yards of cut and 1,021 cubic yards of fill. The project proposes the removal of eight trees, of which one tree is protected under the County Ordinance Code (over twelve inches in diameter); all other existing trees are to remain.

Owner: Padma Kastury & Veera Kumar Kastury
Applicant: Padma Kastury
Address: 3412 Fowler Road, San Jose
APN: 660-33-009
Supervisorial District: 1

Gen. Plan Designation: Hillside
Zoning: HS-d1
Lot Size: 34.49 acres
Present Land Use: Storage and Barn
HCP: Located in HCP Area 1

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303 (Class3)(a) of the CEQA Guidelines, Attachment A; and
- B. Grant Building Site approval, Design Review Approval, and Grading Approval, pursuant to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
 Attachment B – Preliminary Conditions of Approval
 Attachment C – Plans
 Attachment D – Color Samples
 Attachment E – Story Pole Inspection Photos

PROJECT DESCRIPTION

The project consists of a concurrent land use application for Building Site Approval, Design Review-Tier 2, and Grading Approval for the construction of a new 12,399 sq. ft. three-story single-family residence, a 1,664 sq. ft. detached garage, and associated improvements including a driveway and septic system. The maximum height of the proposed three-story residence is 34 ft. 7 in. Grading quantities for the project include 3,477 cubic yards of cut and 1,021 cubic yards of fill to establish building pads, improve driveways, and landscape areas. The new single-family residence would be approximately 130 feet from the edge of the right of way along the front property line, 918 feet from the rear property line, 327 feet from the east side property line, and 500 feet from the west side property line. Access to the project site will be provided by a driveway taken from Fowler Road. The proposed single-family residence will be served by an on-site septic disposal system, and water will be provided by an on-site well.

The project proposes to remove eight trees, one of which is ordinance-protected with a trunk diameter of twelve (12) inches or greater measured four feet from grade.¹ For removal of any protected tree replacement of four 24-inch box California native trees is required per the County Tree Protection Guidelines. As shown on the submitted Landscape Plan (Sheet L1.0), the applicant proposes eighty (80) trees to provide replacement trees as well as additional screening (refer to **Attachment C**).

Setting/Location Information

The subject parcel is a 34.49-acre lot located at 3412 Fowler Road, east of the San Jose city boundary in a rural area. The project site is boarded by the City of San Jose along the west side of the site. However, the property is not within the City of San Jose Urban Service Area and is therefore not subject to annexation. The lot is relatively steep, with an average slope of 28.69%, ascending from west to east. The western half of the lot is within the Nilsen Landslide zone, making this area unsuitable for development. The parcel is currently developed with a barn and a stable situated in the northwestern portion of the lot, within the Nilsen Landslide zone. The remainder of the lot is vegetated with grass, shrubs, bushes, and various young to mature trees. The current access to the property is via Fowler Road, a private road that approaches from the west side, taking a sharp turn toward the north to provide access to the barn and stable located northwest of the property. The sharp turn toward the north on Fowler Road does not allow fire trucks to access the property. Widening this portion of the road to allow fire trucks access and meet the CAL-FIRE standards regarding fire safe regulations and the County standard for fire access (CFMO-A1) would not be feasible because of the slope and encroachment onto a neighboring property (APN: 660-33-010).

¹ Santa Clara County Code of Ordinances Division C16 – Tree Preservation and Removal - https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC16TRPRRE

While situating the proposed single-family residence in the currently developed area could potentially minimize grading, utilizing that location as the project site is not feasible for two reasons: first, it is within the Nilsen Landslide zone, and second, the access road cannot be improved to meet the CALFIRE and the County fire code requirements. Another potential site, originally proposed by the applicant, is the northeastern portion of the lot which has the highest elevation on this property. Situating the proposed development on this site would have created a visual scar from the valley floor by removing the top of the hill to create a building pad and require a long driveway resulting in a significant amount of grading. Another alternative site is on the southeast corner of the lot, currently proposed by the project. This portion of the lot has having lower elevation compared to the alternative location and is outside the Nilsen Landslide zone. Additionally, there is a large flat area on this portion of the lot which allows for the construction of a new single-family residence and its associated improvements, including a garage, driveway, and leach field.

Surrounding properties are mostly undeveloped properties with a few parcels that have low density residential development and land uses. There are also agricultural uses in the neighborhood as livestock could be seen grazing on a recent site visit to the area.

Fowler Creek runs through the Northeast corner of the property; however, no improvements are proposed within or near the fowler Creek as the proposed development is approximately 900 feet away from the top of Fowler Creek's bank. The site is located in the Santa Clara Valley Habitat Plan Area 1-Private Development Covered. With more than 5,000 square-foot new impervious surface being proposed, the proposed development is a covered project. Prior to issuance of any development permits, a completed Habitat Application for Private Projects must be submitted with landcover fees (land cover loss due to permanent development) and temporary development fees (construction disturbance on land cover less than two (2) years). Detailed information is included as Conditions of Approval in Attachment B.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and staff has determined that the proposed project qualifies for a Class 3 Categorical Exemption under Section 15303(a) because it involves the construction of one single-family residence and associated improvements (refer to Attachment A). As such, an Initial Study and further analysis under CEQA is not required.

B. Project/Proposal

1. General Plan: Hillsides

2. Approved Building Site: Pursuant to County Ordinance Code Section C12-307, Building Site Approval (BSA) is required for new single-family dwellings, including any property within the HS-d1 zoning district that is not a designated lot within an approved Parcel Map/Tract Map. The proposed project satisfies all development standards for the primary residence, detached garage, and associated improvements, including the required setbacks, maximum heights, and parking requirements (2 spots

for the single-family residence, of which one shall be covered). The applicable setback for a primary residence on a lot within the HS zone is 30 feet from all property lines (and/or right of way), and the proposed design satisfies the front, rear, and side setbacks. The maximum height of the proposed three-story residence is 34 ft. 7 in. which is below the 35 feet maximum allowed height in the County Zoning Ordinance. The proposed detached garage meets the front setback for 75 feet and meet applicable side and rear setbacks, and the height limit with a proposed height of 12 ft. 7 in. As the project meets all the minimum requirements and development standards, staff can support the subject request for Building Site Approval.

- 3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by Table A, noting the project’s conformance with Section 3.20.040 “-d1” Combing District:

Setbacks (HS): 30-feet from all property lines (front, side, and rear)
Height: 35-feet
Stories: 3-stories

Table A: Compliance with Development Standards for -d1 Combining District

STANDARDS & REQUIREMENTS	CODE SECTION	Assessed (Y)*
Siting	§ 3.20.040 (A)(2)(b)	Y
Story Poles	§ 3.20.040 (A)(2)(c)	Y
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	N/A
Design Review Guidelines	§ 3.20.040 (F)	Y

C. Design Review Findings

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

- 1. **Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

The County’s Geographic Information System (GIS) data shows the proposed development to be located in the “low” to “high” visibility designations, which indicates that the proposed development is potentially visible from the valley floor. The proposed residence incorporates a tiered design approach with varied rooflines, consistent with the County *Design Review Guidelines*. The proposed exterior walls of the building incorporate patios around the building with a depth of 5 feet which create articulation facades. The proposed exterior colors for the facade, trim, and roof

materials will have natural tones with a Light Reflectivity Value (LRV) of 45 or less, blending with the surrounding landscape. The proposed grading conforms with the existing grade as it avoids sharp angles and blends in the proposed contours with the natural hillside.

The project proposes to remove a total of eight trees on or adjacent to the proposed building pads and driveways. Among them, there is one ordinance-protected tree with a trunk diameter of twelve (12) inches or greater which requires the replacement of four 24-inch box California native trees, per the County *Guidelines for Tree Protection and Preservation for Land Use Applications*. The submitted site plan (Sheet C1) and Landscape plan (Sheet L1.0), proposes a total of eighty (80) trees with a series of shrubs and tall grasses along the northern and southern facades of the residence, garage, and retaining walls. The proposed landscape adequately decreases the house's visibility to the valley floor and reduces the apparent height of the proposed development. The project is conditioned to require the final landscape plan to be approved prior to the issuance of any grading or building permits that is consistent with the landscape plan presented in this report.

The proposed project includes retaining walls along the driveway, ranging from 1 to 7.6 feet in height, as measured from the bottom of the exposed wall to the top of the wall, both existing and proposed landscaping would effectively screen these retaining walls. In order to ensure that retaining walls are not visible, Condition of Approval No. 61 requires landscape screening to be planted for the retaining walls prior to final occupancy.

For the reasons stated above, adequate mitigation of any potential adverse impacts related to the proposed structures, vegetation removal, and grading have been provided, and this finding can be made.

2. Compatibility with the natural environment;

The proposed grading associated with the development includes 3,477 cubic yards of cut and 1,021 cubic yards of fill with a maximum depth of 10 feet. These quantities are required to establish the driveway which is utilized to access the proposed development, as well as the building pads and overall site grading for the single-family residence and its associated improvements. The proposed grading conforms with the existing grade as it avoids sharp angles and blends in the proposed contours with the natural hillside to the maximum extent possible. The project proposes the removal of eight trees, one of which is an ordinance-protected tree with a trunk diameter of twelve (12) inches or greater; the remaining trees will be preserved. The submitted site plan (Sheet C1) and Landscape plan (Sheet L1.0), proposes total of eighty (80) trees with a series of shrubs and tall grasses along the northern and southern facades of the residence, garage, and retaining walls to blend with the surrounding natural environment.

The proposed development will not impact Fowler Creek which runs through the northeastern corner of the subject property, nor will it impact its associated riparian vegetation. The proposed development is located approximately 900 feet from the top of bank, which is beyond the 35 foot setback required by the Santa Clara Valley Habitat Plan. Additionally, the parcel has no mapped species according to the California Natural Diversity Database (CNDDDB).

As the proposed development is designed to be compatible with the natural and existing environment and does not compromise any natural habitat, this finding can be made.

3. Conformance with the “*Design Review Guidelines*,” adopted by the Board of Supervisors;

The proposed project conforms with the County’s Board adopted Design Review Guidelines which require the project to minimize the visibility of new structures from the valley floor through site design, building form, colors and materials, and landscape. Given the constraints of the site, described in Setting/Location Information section of this report, the proposed site is advantageous compared to the alternative locations, as the proposed site is located outside of the Nilsen Landslide zone, would require less grading and would be less visible than the alternative sites. The architectural design of the structure includes non-contiguous wall planes with varied rooflines which minimize bulking and massing. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, as shown on the site plan (Attachment D).

Additionally, the project proposes planting total of eighty (80) trees with a series of shrubs and tall grasses adjacent to northern and southern facades of the residence, garage, and retaining walls to provide additional screening for the project. The proposed landscape adequately decreases the visibility of the proposed development to the valley floor and mitigates its apparent height. As a part of the requirement for Design Review-Tier 2 in the “-d1” zone, the applicant is required to install story poles at least seven (7) days prior to the Zoning Administration Hearing. To ensure compliance with the story pole installation requirement (Zoning Ordinance Section 3.20.040 (A)(2)(c)), story pole placement was verified by Staff on July 18, 2024 and found to be consistent with the project and the requirements for story poles (Attachment E). After inspecting the installed story poles, no new visual impact on the Valley floor was observed by Staff. As such, this finding can be made.

4. Compatibility with the neighborhood and adjacent development;

The property is located between two riparian corridors of Coast Live Oak, located to the north and south. Neighboring properties are primarily vacant land with a few parcels that have low density residences. The property to the north is developed with a 6,238 sq. ft. house and a 1,125 sq. ft. garage. As the surrounding uses are single-family residential or vacant, the proposed single-family residence would be compatible with the surrounding neighborhood. Although the proposed single-family residence is larger

than the existing homes within the neighborhood, it incorporates architectural features including tiered roofs, an extended entry porch, and a semi-enclosed yard to create undulating walls for the residence to avoid expansive facades. Additionally, the design incorporates various materials with earth-toned colors along the structure facades to help break up the structure's appearance. Additionally, the proposed landscape along the northern and southern facades which includes planting eighty (80) 24-inch box California native trees, would screen the project and help to blend the proposed structures into the natural environment.

As such, the proposed residence will be in keeping with the characteristics of the surrounding neighborhood and not be obtrusive in its context, and this finding can be made.

5. Compliance with applicable zoning district regulations; and

Residential uses are an allowed uses in the HS-d1 zoning district (Hillside with a Design Review combining district overlay). The review of the project by County Staff found that the project complies with the applicable zoning regulations and development standards. The proposed residence meets the required setbacks (30 feet front, side, and rear) and height not exceeding the maximum of 35 feet. Furthermore, the project is compliant with the “-d1” design review district standards for the design of the wall planes, building massing, and heights. Additionally, as proposed and as conditioned, the exterior colors will have an LRV of less than 45. The proposed retaining walls do not exceed 10 feet in height, as measured from the bottom of the exposed wall to the top of the wall, and both existing and proposed landscaping would effectively screen the retaining walls. The proposed detached garage meets the front setback for 75 feet and meet the applicable side and rear setbacks. The project complies with the applicable zoning district regulations and for these reasons, this finding can be made.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.

The proposed development conforms with the Santa Clara County General Plan Policy R-LU 18 which allows for low density residential developments. The proposed development includes a single-family residence with its associated improvements, and therefore conforms with this policy. General Plan Policy R-GD 22 also applies to the project which states that grading shall be kept to a minimum to establish a primary use and avoidance of unnecessary grading. The proposed development conforms with this as it is situated in the area on the parcel that requires the least amount of grading to establish the residence and its associated improvements which are allowed uses. Additionally, the project conforms with General Plan Policy R-GD 17, as the project is subject to a design review and all the design review findings can be made. The proposed development is consistent with the County's Board adopted Design Guidelines as it is sited in such a way as to reduce grading and will incorporate tree planting to reduce the visual impacts on the views from the valley floor. Natural colors

and materials with an LRV below 45 are shown on plans to blend the residence with the surrounding environment.

For these reasons, the project will be in conformance with the General Plan and this finding can be made.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The proposed grading quantities for the project include 3,477 cubic yards of cut and 1,021 cubic yards of fill (total of 4,498 cubic yards) with a maximum vertical depth of 10 feet to establish the foundation of the structures and driveways.

Given the constraints of the site, described in the Setting/Location Information section of this report, there are no other alternative locations for the structures, and driveway to go which would reduce the overall grading. The western half of the lot falls within the Nilsen Landslide zone and is geologically unsuitable for development, and only the eastern portion offers stable and secure land. The southeastern portion of the property is not only outside the landslide zone but also benefits from a lower elevation compared to alternative locations, particularly the northeastern portion of the lot. The presence of a large, flat area allows the development of a new single-family residence along with its associated improvements minimizing the need for extensive grading work that would otherwise be required in the alternative location. The proposed grading avoids sharp angles and blends in the proposed contours with the natural hillside to the maximum extent possible. As such, this finding can be made.

2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

The proposed grading will not endanger public or private property. The grading is minimized to maintain a single-family residential use on the property that will provide a safe and stable foundation for the residence and a detached garage. The proposed project will not create any export to public or private property and all exported material will be deposited at an approved site. The Conditions of Approval require that the final grading plans will ensure that grading around the building pads and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. As such, this finding can be made.

3. Grading will minimize impacts to the natural landscape, scenic, biological, and aquatic resources, and minimize erosion impacts.

The proposed grading is designed to contour to the natural topography to the maximum extent possible given the geology constraints of the lot. There are no known biological or aquatic impacts from this project as the proposed development is located approximately 900 feet from the top of the bank and its associated riparian vegetation, which is beyond the 35-foot setback required by the Santa Clara Valley Habitat Plan.

The grading will not impose any significant impacts on the natural landscape. The majority of the onsite landscape will be preserved except for eight trees on or adjacent to the building pad or driveways, including one ordinance-protected tree that requires replacement with four 24-inch box California native trees. The project proposes planting a total of eighty (80) trees along the northern and southern facades of the residence for replacement and additional screening.

Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design which will minimize erosion impacts. As such, this finding can be made.

4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The subject parcel is a 34.49-acre lot with an average slope of 28.69%, ascending from west to east. The western half of the lot is within the Nilsen Landslide zone, making this area unsuitable for development. Consequently, the northwest section of the lot, currently developed with a barn and stable, is not suitable for building a single-family residence. Additionally, the existing driveway that provides access to this portion of the lot cannot be adequately improved to meet CAL FIRE and County Fire Code requirements for fire access, due to the slope and encroachment onto a neighboring property.

Another alternative site location, initially proposed by the applicant, is on the northeast portion of the lot, on the top of the knoll. Establishing the building pad at this location would require removing the top of the knoll, creating a visual scar visible from the valley floor. Additionally, this site would necessitate a long new driveway, resulting in a significant amount of grading compared to an alternative location.

The next alternative development site is on the southeast portion of the lot. This location lies outside the Nilsen Landslide zone and has a lower elevation compared to the alternative location on the northeast portion of the site. Additionally, the presence of a large, flat area on this portion of the lot allows for the construction of a new single-family residence along with associated improvements such as a garage, driveway, and leach field, while requiring less grading. Given the constraints mentioned above,

regarding the landslide zone, topography, and access road, the subject site shall be one that minimizes grading in comparison with other available development sites, and this finding can be made.

5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The proposed grading is designed to conform with the natural terrain and existing topography and will not create a significant visual scar, as mitigated and conditioned. The residence and most portions of the driveway are designed and situated parallel to the existing contours. The proposed trees and shrubs immediately surround the footprint of the proposed single-family residence, garage, and retaining walls, will decrease the visibility of the proposed grading area for the project. Furthermore, the proposed grading avoids sharp angles and blends in the proposed contours with the natural hillside to the maximum extent possible. As such, this finding can be made.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The development is proposed on a large, flat area on the southeast portion of the lot, allowing for the construction of a new single-family residence along with associated improvements such as a garage, driveway, and leach field, while requiring less grading compared to the alternative location. Due to the steep topography and other site constraints, there are no alternative building sites that would result in a reduction of grading quantities. As such, the project is consistent with the County’s General Plan R-GD22, which encourages only the minimal grading necessary to establish a single-family residence. Additionally, due to the lower elevation of the proposed building site and designing the residence and most portions of the driveway parallel to the existing contours, visual impacts from hillside development will be reduced. This is in keeping with General Plan policies R-GD 25 and R-GD 26, which state that “*grading associated with roads, bridges, retaining walls, or similar improvements related to access requirements should not create a significant visual scar or impact to the environment,*” and discourages “*excessive, non-essential grading.*” No specific plan applies to the project. For these reasons, this finding can be made.

7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in substantial conformance with the adopted “Guidelines for Grading and Hillside Development,” particularly the specific guidelines for siting, road design, building form, and design. The residence utilizes a large, flat area on the southeast portion of the lot, located adjacent to the access driveway. This approach aligns with the guideline to propose development in areas with level lands or gentler slopes adjacent to existing infrastructure, thereby minimizing the need for grading and longer driveways into hillside areas.

the project proposes tiered retaining walls instead of engineered slopes. Retaining walls would be landscaped by using vines, shrubbery, or planters to reduce their apparent height and to ensure that they blend with the natural surroundings. In addition, eighty (80) 24-inch box California native trees are proposed along the northern and southern facades of the proposed residence and garage, which will decrease the potential visual impacts of the proposed development.

Therefore, the proposed project is designed to minimize grading and reduce visual impacts of the hillside development and is in keeping with the Guidelines for Grading and Hillside Development. As such, this finding can be made.

In conclusion, based on the analysis of facts described in the body of this report, staff recommends that the Zoning Administration Hearing Officer **grant** the concurrent land use entitlements for a Building Site Approval, Design Review-Tier 2 Approval, and Grading Approval. As noted throughout the Staff Report, the proposed project meets all applicable development standards for a single-family residence and satisfies all the findings for the Design Review-Tier 2 and Grading Approval. Staff further recommends that the Zoning Administration Hearing Officer accept staff's determination that the proposed project is categorically exempt from CEQA review under a Class 3 Categorical Exemption under Section 15303 of the California Environmental Quality Act (Attachment A).

BACKGROUND

On October 16, 2020, the property owner submitted an application for Building Site Approval, Design Review-Tier 2, and Grading Approval for a concurrent land use entitlement. The original application proposed a new 11,145 sq. ft. single-family residence, a 1,346 sq. ft. detached garage, and a pool located on a large flat building pad on the top of the knoll. This location would have created a visual scar from the valley floor and required longer driveways and a significant amount of grading compared to the current proposed development sites. An initial incomplete letter and policy issue letter were issued on November 16, 2020, outlining concerns with the proposed building site, grading, driveway improvement, and septic system.

The applicant resubmitted on several occasions, relocating the proposed building pad to its current location at a lower elevation which has a large, flat area for establishing building pads, to conform with the County requirements regarding the site design, location, and grading. The final resubmittal was made on May 30, 2024. The project was subsequently deemed complete for processing on June 29, 2024. The owner installed the required story poles by July 19, 2024, at the development site as part of the requirements for Design Review Zoning Administration Hearing items (at least 7 days prior to the hearing). A public notice was mailed to all property owners within a 300 radius on July 18, 2024 and was also published in the [San Jose Post-Records](#) on [July 22, 2024](#).²

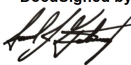
² San Jose Post-Record - <https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1>, Legal Notices Monday July 22, 2023 - <https://www.postrecord.news/LegalNotices/SJR-2024-07-22.pdf>

STAFF REPORT REVIEW

Prepared by: Parya Seif, Associate Planner

Parya Seif

Reviewed by: Samuel Gutierrez, Principal Planner

DocuSigned by:

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Attachment A

Statement Of Exemption from the California Environmental Quality Act (CEQA)

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER PLN20-134	APN(S) 660-33-009	 7/18/2024
PROJECT NAME Kastury Residence	APPLICATION TYPE Building Site Approval, Design Review-Tier 2, and Grading Approval	
OWNER Padma Kastury and Veera Kumar Kastury	APPLICANT Padma Kastury	
PROJECT LOCATION 3412 Fowler Road, San Jose, CA 95135 (APN: 660-33-009)		
PROJECT DESCRIPTION Building Site Approval, Design Review-Tier 2, and Grading Approval for the construction of a new 12,399 sq. ft. three-story single-family residence, a 1,664 sq. ft. detached garage, and associated improvements including a driveway and septic system. Grading quantities include 3,477 cubic yards of cut and 1,021 cubic yards of fill. The project proposes removal of eight trees, of which one tree is protected under the County Ordinance Code (over twelve inches in diameter); all other existing trees are to remain. All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet certain criteria under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been determined to be exempt from further environmental review per the provision(s) listed below.		
CEQA (GUIDELINES) EXEMPTION SECTION Section 15303, Class 3(a) - new single-family residence		
COMMENTS The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a Class 3 Categorical Exemption under Section 15303(a) because it involves the construction of one single-family residence and associated improvements. The subject property is located in a rural area of similar size lots and developed with a stable, barn, and a shed. The project proposes building a single-family residence with associated improvements which is consistent with the immediate neighborhood. The subject parcel has 28% slope, and the proposed grading is required to establish the residential use and its associated improvements which are allowed uses in the underlying zoning district. The residence is located on a relatively flat portion of the lot and the driveway is designed and situated parallel to the existing contours to minimize disturbance to the natural terrain. The one protected tree proposed for removal would be replanted in accordance with the “County of Santa Clara Guidelines for Tree Protection and Preservation” at a 4:1 ratio. The project proposes planting eighty (80) 24-inch box California native trees as replacements and to provide additional screening. The		

aesthetic impacts of the project in the -d1 district viewshed will be addressed through the required Design Review process and conditions of approval. Landscaping and other design measures including Light Reflectivity Value (LRV) would contribute to avoiding aesthetic impacts. No special status species or habitat exists on the project site, and the project would not create any impacts to a watercourse or sensitive or protected wildlife or plant species.

APPROVED BY:

Parya Seif, Associate Planner



Signature

July 18, 2024

Date

Attachment B

Preliminary Building Site Approval, Design Review-Tier 2, and Grading Approval Conditions of Approval

**PRELIMINARY BUILDING SITE APPROVAL, DESIGN REVIEW-TIER 2, AND
GRADING APPROVAL
CONDITIONS OF APPROVAL**

Final Action: August 1, 2024
Applicant: Padma Kastury
Location: 3412 Fowler Road, San Jose, CA 95135 (APN: 660-33-009)
File Number: PLN20-134
CEQA: Exempt under Section 15303, Class 3(a) - new single-family residence
Project Description: Building Site Approval, Design Review-Tier 2, and Grading Approval for the construction of a new 12,399 sq. ft. three-story single-family residence, a 1,664 sq. ft. detached garage, and associated improvements including a driveway and septic system. Grading quantities include 3,477 cubic yards of cut and 1,021 cubic yards of fill. The project proposes removal of eight trees, of which one tree is protected under the County Ordinance Code (over twelve inches in diameter); all other existing trees are to remain.

If you have any questions regarding the following conditions of approval, contact the person whose name is listed for that agency. They represent a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Parya Seif	(408) 299-5783	parya.seif@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Fire Marshal’s Office	Alex Goff	(408) 299-5760	alex.goff@sccfd.org
Roads and Airports	Thomas Esch	(408) 573-2450	tom.esch@rda.sccgov.org
CalFire	Carlos Alcantar	-	carlos.alcantar@fire.ca.gov

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development must take place in substantial conformance with the approved plans, submitted on July 9, 2024, and the Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a Build Site Approval, Design Review, or Grading Approval modification and associated fees.
2. Building and grading permit applications shall be submitted to the Building Inspection Office concurrently.
3. Existing zoning is HS-d1 (Hillsides with Design Review Combining District). The following minimum dwelling setbacks shall be maintained for the residence:

Front: 30 ft.

Sides: 30 ft.

Rear: 30 ft.

4. The maximum height of single-family residence in the HS zone is 35 feet and not more than three (3) stories.
5. A minimum of two off-street parking spaces shall be provided for the single-family residence and at least one space must be covered. Off-street parking shall be identified on plans submitted for a building permit.
6. With the exception of trim and minor details, the exterior surfaces of the house shall be painted muted colors with a light reflectivity value (LRV) of 45 or lower and shall be consistent with the color samples provided with this approval.
7. Onsite lighting shall be designed, controlled and maintained so that no light source is visible from off the property. All exterior lights are required to be downward directed and should have no light spillover off the property.
8. All proposed/existing fences, including walls and gates, are subject to the regulations in Zoning Ordinance Section 4.20.050. Fences over seven feet in height require a building permit.
9. Accessory structures are limited to two (2) plumbing fixtures, per Zoning Ordinance Chapter 4.20.020(I) (1). A Special Permit is required for detached structures with more than two plumbing fixtures and must be applied for with the Department of Planning and Development and receive approval prior to the installation of any additional plumbing fixtures beyond two.
10. Ensure that no structures are located within 35 feet of the top of bank of Fowler Creek, whichever is greater, per the Santa Clara Valley Habitat Agency.
11. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Land Development Engineering

12. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Department of Environmental Health

13. For reduction of a horizontal setback to a steep slope, provide a geotechnical report to the Department of Environmental Health for review and consideration. As noted in Environmental Health staff's soil profile log/ notes, a 100-foot horizontal setback is required

from soil profile #2. For geotechnical report requirements, please see County of Santa Clara Onsite Manual.

14. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

15. Prior to the issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
16. Prior to the issuance of a building permit, and pursuant to Zoning Ordinance Section 3.20.040 (H) and 5.20.125, record a "Notice of Permit and Conditions" with the County Office of the Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.
17. Prior to issuance of a building permit, provide a final landscaping plan showing final tree removal and replacement with size, type and location.

Tree Protection

18. **Grading and building plans** shall clearly identify the size and species of all trees proposed for removal. For each tree twelve (12)-inches (diameter) or greater designated for removal, replacement shall occur per the County of Santa Clara *Guidelines for Tree Protection and Preservation for Land Use Applications*. The following tree replacement ratios apply:
 - For the removal of one small tree (5 - 18 inches):
three (3) 15 gallon trees, or two (2) 24-inch box trees.
 - For the removal of one medium tree (18 – 24 inches):
four (4) 15 gallon trees or three (3) 24-inch box trees.
 - For the removal of a tree larger than 24 inches
five (5) 15 gallon trees or four (4) 24-inch box trees.

The project proposes to remove one Ordinance-protected tree with trunk diameters of twelve (12) inches or greater. Based on the size of the trees to be removed, the replacement of four (4) 24-inch box California native trees are required per the above mentioned guidelines (4:1 replacement ratio). **The replacement trees are to remain for the life of the project to provide additional screening of the project as viewed from the valley floor.** In the event that any of the project site trees fail or have to be removed due a hazardous condition an application for tree removal must be submitted to the Department of Planning and Development and are subject to additional replacement trees being planted as determined by the Department.

19. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the

placement of five (5)-foot tall rigid tree protective fencing, as shown on final grading and final building plans:

- a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees.
- b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper function.
- c. Fencing should be repaired as necessary to provide a physical barrier from construction activities.
- d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: <http://www.sccplanning.gov>, or call 408-299-5770 for additional details.”
- e. Protection measures must be in place **prior to construction activity** commencing.
- f. Evidence of tree protective fencing can be provided by taking photos and emailing them to the project planner.

Landscape Permit

20. **Prior to issuance of any permits**, obtain a landscape permit for the proposed landscaped area. The landscape plan shall be used to blend the buildings with the surrounding landscape and soften the impact of development. The landscape plan shall be consistent with Sheet L1.0 of the approved plans. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. The landscape ordinance and supporting information can be found on the following two webpage:
<https://plandev.sccgov.org/landscape-ordinance>
<https://plandev.sccgov.org/ordinances-codes/does-santa-clara-county-sustainable-landscape-ordinance-apply-me>

21. Landscape plan shall include mitigation of any proposed retaining walls. Retaining walls shall be landscaped by using vines, shrubbery, or planters to reduce their apparent height and to ensure that they blend with the natural surroundings per the Design Review Guidelines.

Santa Clara Valley Habitat Plan

22. Prior to issuance of any permit, submit a completed Habitat Plan Application for Private Projects (“Application”) with all required submittal materials, including verified land cover mapping by a qualified biologist, exhibits (as described in the Application for Private Projects), and required staff review fee for review and verification. The Habitat Plan Application shall be approved prior to any permit issuance. The Habitat Plan Application, and Fees information are at the following weblink: <https://scv-habitatagency.org/250/Private-Applicant>. Land cover fees are paid based on the land cover and development area associated with the project. See further details below regarding site plan and land cover verification requirements as part of the application.

Site Plan

23. The required site plan shall show the project development, including a delineation of the permanent and temporary development buffer areas.

- a. *Permanent development area* is defined as all land that will have permanent improvements (buildings/structures, driveway/parking areas, patios, water tanks, trails, landscaping), plus a 50-foot buffer surrounding these areas.
- b. *Temporary development area* is defined as land that will be temporarily affected during development (areas of site to be restored to pre-graded conditions) that will be *restored within one year of completing construction*, plus a 10-foot buffer surrounding these areas.

Fees

24. Prior to issuance of any Permit, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover, and development area associated with the project. *Temporary development fees* are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. **All temporary development that exceeds one (1) year from the onset of construction will be subject to permanent impact fees.** This project is subject to the following Habitat Plan fees based on HCP Geobrowser Mapping.
Fee Zone A (Ranchlands and Natural Lands) (33.8 acres)

Habitat Plan Conditions of Approval

- 25. Prior to issuance of the Grading Abatement Permit, all future development is subject to the following Conditions of Approval and described in more detail within the Santa Clara Valley Habitat Plan.
 - a. Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species
 - b. Condition 3: Maintain Hydrologic Conditions and Protect Water Quality
 - c. Condition 7: Rural Development
- 26. Prior to issuance of the Grading Abatement Permit, incorporate the Habitat Plan Conditions of Approval (Exhibit A) and Table 1: Hydrology Condition 3 into the plan set.

Department of Environmental Health

- 27. Prior to issuance of a development permit, apply for and receive onsite wastewater treatment system (OWTS) clearance through the Department of Environmental Health. This is a separate submittal to Environmental Health subject to completion of a service application and payment of applicable fees.
 - a. Based upon an average percolation rate of 6.5 minutes per inch (MPI) with an application rate of 1.12 gallons per day per square foot, onsite wastewater disposal and treatment conditions have been determined as follows: utilization of septic tank no less than 2000 gallons in storage capacity, a dual dispersal field sized as 218 linear feet plus 218 linear feet, interconnected through a positive diversion valve. As conditioned, this onsite wastewater treatment system (OWTS) can accommodate a design flow not to exceed 975 gallons per day (or 9-bedrooms).
 - b. Submit to the Department of Environmental Health an OWTS plan overlaid onto the final grading and drainage plan for review and approval. This plan shall accurately show the locations where soil profiles and percolation test holes were conducted. The OWTS plan shall identify and locate areas identified as an unstable landmass and/or land slide. Ensure all setback requirements are observed and maintained.

28. As confirmation of final onsite wastewater treatment system sizing, submit to the Department of Environmental Health, the final floor plans for the proposed single-family dwelling.
29. Provide evidence of completing/achieving water clearance by submitting the Department of Environmental Health issued water clearance letter (SR0876090).

Land Development Engineering

30. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits shall be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:
<https://plandev.sccgov.org/home> > How to > Apply for a Development Permit or Planning Application > Grading Permit
31. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
32. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line: § March 1981 Standards and Policies Manual, Volume 1 (Land Development)
<https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies
33. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
34. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include

the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

35. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
36. All future fencing and gates shall be located outside of the right of way to be dedicated.
37. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.

Drainage

38. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

39. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – San Francisco Bay

40. Include one of the following site design measures per the 2022 Municipal Regional Permit in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook available at the following website:

§ www.scvurppp.org > Elements > New Development and Redevelopment > C.3 Stormwater Handbook

41. All pervious paving and pavers shall be designed and constructed with the appropriate storage volume and subdrain system to allow for proper infiltration into the native surface.
42. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and show drainage management areas, treatment measures, and hydromodification management (HM) features. Sizing calculations for the treatment measures and hydraulic analysis of the HM measures will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley

Urban Runoff Pollution Prevention Program (SCVURPPP) available at the following website:

§ www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook

Soils and Geology

43. Submit **one copy** of the signed and stamped geotechnical report for the project.
44. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

45. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Dedications and Easements

46. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/ applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.
Offer to dedicate a 20' half-street curvilinear rights-of-way to the public and the County for public/private road purposes along the private extension of Fowler Road along the southerly property line the parcel being developed.

Agreements

47. Enter into a land development improvement agreement with the County for the improvements along the privately maintained section of Fowler Road. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).
48. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.
49. Enter into a deferred improvement agreement for the ultimate County improvement of Fowler Road.

Geology

50. The property is located within a State Earthquake Fault Zone and a State Seismic Hazard Zone for Earthquake-Induced Landslides which are also County hazard zones. The geologic and geotechnical evaluation report prepared by Quantum Geotechnical, Inc., dated February 15, 2023, provides a well-written evaluation of the potential for these hazards to impact the proposed development. Based on the results of their study they concluded that there are no geologic conditions or geologic hazards that would preclude development of the proposed project. This report is approved, and additional geologic evaluation is not required unless significant changes are made to the submitted plan set.

51. Prior to building and grading permit issuance, submit a **Plan Review Letter** prepared by the geotechnical consultant that confirms the plans conform with the recommendations presented in the approved report. Based on the thickness of undocumented fills encountered during Quantum Geotechnical 2023 evaluation along the proposed access road, the consultant may need to provide revised recommendations for supporting the outboard side of the roadway.

Fire Marshal's Office*Fire Protection Water*

52. Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

On-Site Water Storage

53. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g., onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

- a. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
- b. Provide 6-5,000 gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
- c. Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.
- d. A standard fire hydrant may be required in lieu of water tanks and a wharf hydrant if a water purveyor is available to supply water to the parcel.

Wharf Hydrant

54. One on-site wharf hydrant with 2-1/2 inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.

Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).

Fire Department Access

55. General requirements:

- a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- b. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

Access Roads and Driveways

56. access Road (roads serving more than two lots) and Driveways (roads serving no more than two lots) for fire department access shall comply with the following:

- a. Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
- c. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
- d. Grade: Maximum grade shall not exceed 15%.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- h. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- i. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- j. Address: Numbered address to be easily recognizable from the street.

Miscellaneous

57. This property is located in the Wildland Urban Interface Fire Area. All of the following conditions shall apply:

- a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
- b. Meet Chapter 7A of the CBC.

- c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Maintenance

- 58. Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

- 59. Prior to final inspection, contact your project planner, Parya Seif, **at least two weeks in advance** to schedule a site visit (Planning Inspection) to verify that the construction is consistent with the conditions of approval and the approved design including exterior colors, lighting and landscaping. Landscaping must be established (planted) at the time of inspection.
- 60. Prior to Planning Inspection all the replacement trees must be planted per the approved plans. Photos of the replacement trees shall be email to the Project Planner, Parya Seif, at parya.seif@pln.sccgov.org.
- 61. Prior to final inspection, retaining walls and landscaping shall be installed to ensure that they blend with the natural surroundings per the Design Review Guidelines.

Department of Environmental Health

- 62. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Land Development Engineering

- 63. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 64. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

EXHIBIT A

Santa Clara Valley Habitat Plan Conditions of Approval

FILE NUMBER: PLN20-134
SUBJECT: Building Site Approval, Design Review Tier II, and Grading Approval
SITE LOCATION: 3412 Fowler Road, San Jose, CA 95135 (APN: 660-33-009)
Property Owner: Padma Kastury and Veera Kumar Kastury

Santa Clara Valley Habitat Plan Conditions of Approval

Incorporate the following Habitat Plan Conditions of Approval into the grading abatement permit plans. These Conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.

Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species

Conditions Applied During Project Construction

1. Large Trees (migratory birds or raptors) - If construction will require the removal of large trees during the bird nesting season, conduct pre-construction surveys by a qualified biologist to determine if active nests are present within trees. Private applicants should follow procedures currently used (including definition of nesting season and timing of pre-construction surveys) to comply with Migratory Bird Treaty Act (MBTA) and California state regulation requirements in addressing this condition.

Condition 3: Maintain Hydrologic Conditions and Protect Water Quality

Conditions Applied During Project Construction

2. Incorporate Table 1: Hydrology Condition 3 (attached) into the grading/drainage and building plans.

Condition 7: Rural Development

Conditions Applied During Project Construction

3. Minimize ground disturbance to the smallest area feasible.
4. Use existing roads for access and disturbed areas for staging, as site constraints allow. Off-road travel will avoid sensitive communities such as wetlands and known occurrences of covered plants.
5. Avoid and minimize impacts associated with altering natural drainages and contours on the project site. If the site is graded, blend grading into the existing landform as much as possible.

6. Prevent rills (a narrow groove or crack in the road resulting from erosion by overland flow) by breaking up large or long bare areas into smaller patches that can be effectively drained before rills can develop.
7. Disconnect and disperse runoff flow paths, including roadside ditches, that might otherwise deliver fine sediment to stream channels.
8. Prevent gullies by dispersing runoff from road surfaces, ditches and construction sites, by correctly designing, installing and maintaining drainage structures (i.e., road shape, rolling dips, out-sloped roads, culverts) and by keeping streams in their natural channels. No single point of discharge from a road or other disturbed area should carry sufficient flow to create gullies. If gullies continue to develop, additional drainage structures are needed to further disperse the runoff).
9. Maintain as much natural vegetation as possible, consistent with fuel management standards, on the project site.
10. Maintain County-mandated fuel buffer (variable width by slope conditions).
11. At project sites that are adjacent to any drainage, natural or manmade, exposed soils must be stabilized or otherwise contained on site to prevent excessive sediment from entering a waterway.
12. Minimize to the maximum extent possible the amount of ground disturbance when constructing roads.
13. Ground-disturbing activities associated with road construction should be timed to occur during dry weather months to reduce the possibility of landslides or other sediment being transported to local streams during wet weather.
14. If construction extends into wet weather, the roadbed will be surfaced with appropriate surfacing material to prevent erosion of the exposed roadbed.
15. If construction on steep slopes is required, construction will be timed for dry weather months to reduce the potential for landslides.
16. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.
17. All temporarily disturbed areas, such as staging areas, will be returned to pre- project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.

18. No plants identified by the California Invasive Plant Council as Invasive will be planted on the project site. Planting with watershed local native and/or drought-resistant plants is highly encouraged. This reduces the need for watering as well as the need for fertilizers and pesticides.
19. Outdoor lighting will be of low intensity and will utilize full cutoff fixtures to reduce light pollution of the surrounding natural areas.

Post Construction

20. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile, nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile, nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.
21. All temporarily disturbed areas, such as staging areas, will be returned to pre-project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.

Attachment C

Plans



VICINITY MAP
NTS

LEGEND & ABBREVIATIONS

AB	ADVERTISE BASE	FD	FOUND FINISH GRADE	PIC	POLYLINE CHORD	---	CONTOUR: EXISTING	---	CONTOUR: PROPOSED	---	JOINT POLE
AC	ASPHALT CONCRETE	FL	FIRE HYDRANT	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BL	BUILDING	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BS	BUILDING SETBACK	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BSL	BUILDING SETBACK LINE	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BSL	BUILDING SETBACK LINE	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BSL	BUILDING SETBACK LINE	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED
BSL	BUILDING SETBACK LINE	FL	FLOW LINE	PL	PLASTER	R	RADIUS	---	CONTOUR: PROPOSED	---	CONTOUR: PROPOSED

PROJECT DATA

- APN: 660-33-029
- SITE ADDRESS: 3412 FOWLER RD, SAN JOSE CA 95135
- LOT SIZE: 1,502,393.7± SF (34.49± ACRES)
- ZONING: HS-D1 (100%)
- FIRE PROTECTION DISTRICT: SOUTH SANTA CLARA COUNTY
- FIRE RESPONSIBILITY AREA: SRA (100%)
- GEHAZARD: COUNTY FAULT RUPTURE HAZARD ZONE
- GEHAZARD: COUNTY LANDSLIDE HAZARD ZONE
- GEHAZARD: STATE SEISMIC HAZARD ZONE (EARTHQUAKE INDUCED LANDSLIDES)
- HISTORIC PARCEL: NO
- FEMA FLOOD ZONE: D (100%)
- WATERSHED: SAN FRANCISCO BAY
- RAIN ISOHYET: 17 INCHES
- IMPERVIOUS AREA:

ON-SITE EARTHWORK QUANTITY

IMPROVEMENT	EARTHWORK QUANTITY (CUBIC YARD)		MAXIMUM DEPTH (FEET)	
	CUT	FILL	CUT	FILL
RESURFACE	1105	6	6	6
ACCESSORY STRUCTURE	-	-	-	-
POOL/HARDSCAPE	-	-	-	-
DRIVEWAY & WALKWAY	1,968	979	10	6.5
LANDSCAPE & RETENTION	374	12	7.6	2
WATER TANK CONC PAD	30	30	-	-
TOTAL	3,477	1,021	-	-
TOTAL EARTHWORK	4,498	-	-	-
EXPORT QUANTITY	2,456	-	-	-
IMPORT QUANTITY	0	-	-	-

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULERS TO A COUNTY APPROVED DUMP SITE.

☉ OF FOWLER ROAD EXTENSION

Line #/Curve #	Length	Bearing/Delta	Radius
L1	68.03'	N89°21'00"E	
L3	108.09'	S71°27'00"E	
L2	172.88'	S67°29'00"E	
L8	124.55'	S33°58'20"E	
C1	78.52'	70°00'00"	64.27'
L7	56.27'	N76°01'40"E	
L6	81.73'	N86°01'40"E	
L5	81.73'	S83°58'20"E	
L4	112.47'	S75°57'00"E	
L10	57.18'	S79°13'20"E	
L9	57.19'	S52°43'20"E	
L12	57.25'	S80°58'20"E	
L11	107.69'	N87°31'40"E	
L13	116.92'	S32°00'00"E	

DISTURBED AREAS

NO.	DESCRIPTION	AREA (SQUARE FEET)
1.	TEMPORARY	25,145
2.	PERMANENT	47,220
TOTAL AREA		72,365

SCOPE OF WORK

- GRADE DRIVEWAY, TURNAROUND, MAIN HOUSE, GARAGE, TANK PAD.
- BUILD FOUNDATION, FRAMING, UTILITY.
- SITE RETAINING WALL.
- INSTALL DRAINAGE FACILITIES.
- PLUMBING, DRYWALL, INTERIOR FINISH TRIM.
- PAVED DRIVEWAY & TURNAROUND.

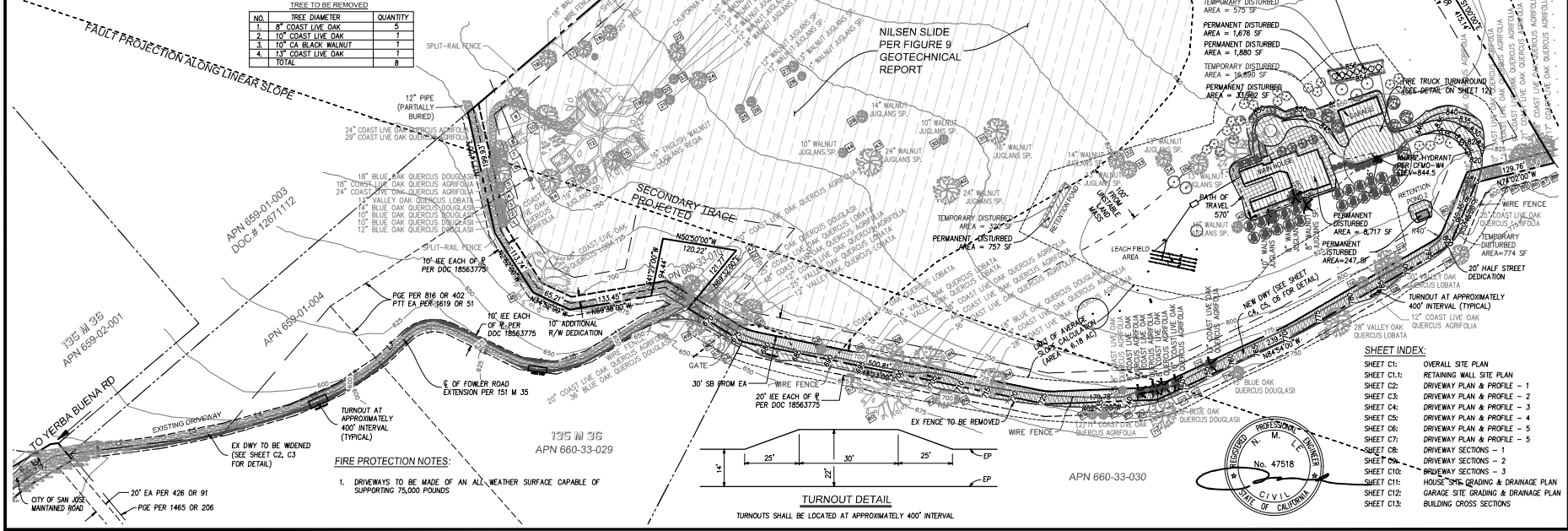
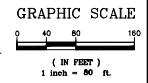
AVERAGE SLOPE CALCULATION

$$S = \frac{0.0023 \times (L) \times (L)}{A}$$

WHERE:
 S = AVERAGE SLOPE OF THE AREA IN PERCENT
 L = CONTOUR INTERVAL
 L = TOTAL LENGTH OF CONTOUR LINES IN FEET
 A = AREA EXPRESSED IN ACERS

$$S = \frac{0.0023 \times (5) \times (15,420)}{6.18} = 28.68\%$$

- ### FIRE PROTECTION NOTES:
- DRIVEWAYS WILL BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.
 - FIRE SPRINKLER SYSTEM WILL BE A DEFERRED SUBMITTAL.
 - ALL STRUCTURES SHALL MEET MIDLAND URBAN INTERFACE (MUI) AND STATE RESPONSE AREA (SRA) REQUIREMENTS AT BUILDING PERMIT SUBMITTAL.
 - PROPERTY TO MAINTAIN 100 FEET DEFENSIBLE SPACE AT ALL TIMES.



SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET C1	OVERALL SITE PLAN
SHEET C11	RETAINING WALL SITE PLAN
SHEET C2	DRIVEWAY PLAN & PROFILE - 1
SHEET C3	DRIVEWAY PLAN & PROFILE - 2
SHEET C4	DRIVEWAY PLAN & PROFILE - 3
SHEET C5	DRIVEWAY PLAN & PROFILE - 4
SHEET C6	DRIVEWAY PLAN & PROFILE - 5
SHEET C7	DRIVEWAY PLAN & PROFILE - 5
SHEET C8	DRIVEWAY SECTIONS - 1
SHEET C9	DRIVEWAY SECTIONS - 2
SHEET C10	DRIVEWAY SECTIONS - 3
SHEET C11	HOUSE SITE GRADING & DRAINAGE PLAN
SHEET C12	GARAGE SITE GRADING & DRAINAGE PLAN
SHEET C13	BUILDING CROSS SECTIONS

DATE	12/28/2022
BY	NTS
DATE	12/28/2022
BY	NTS
DATE	12/28/2022
BY	NTS
DATE	12/28/2022
BY	NTS

ENGINEERING

598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 988-7187
Fax: (408) 983-4106

California

OVERALL SITE PLAN
LANDS OF KASTURY
FOWLER ROAD
APN 660-33-009

C1

1 of 14

San Jose

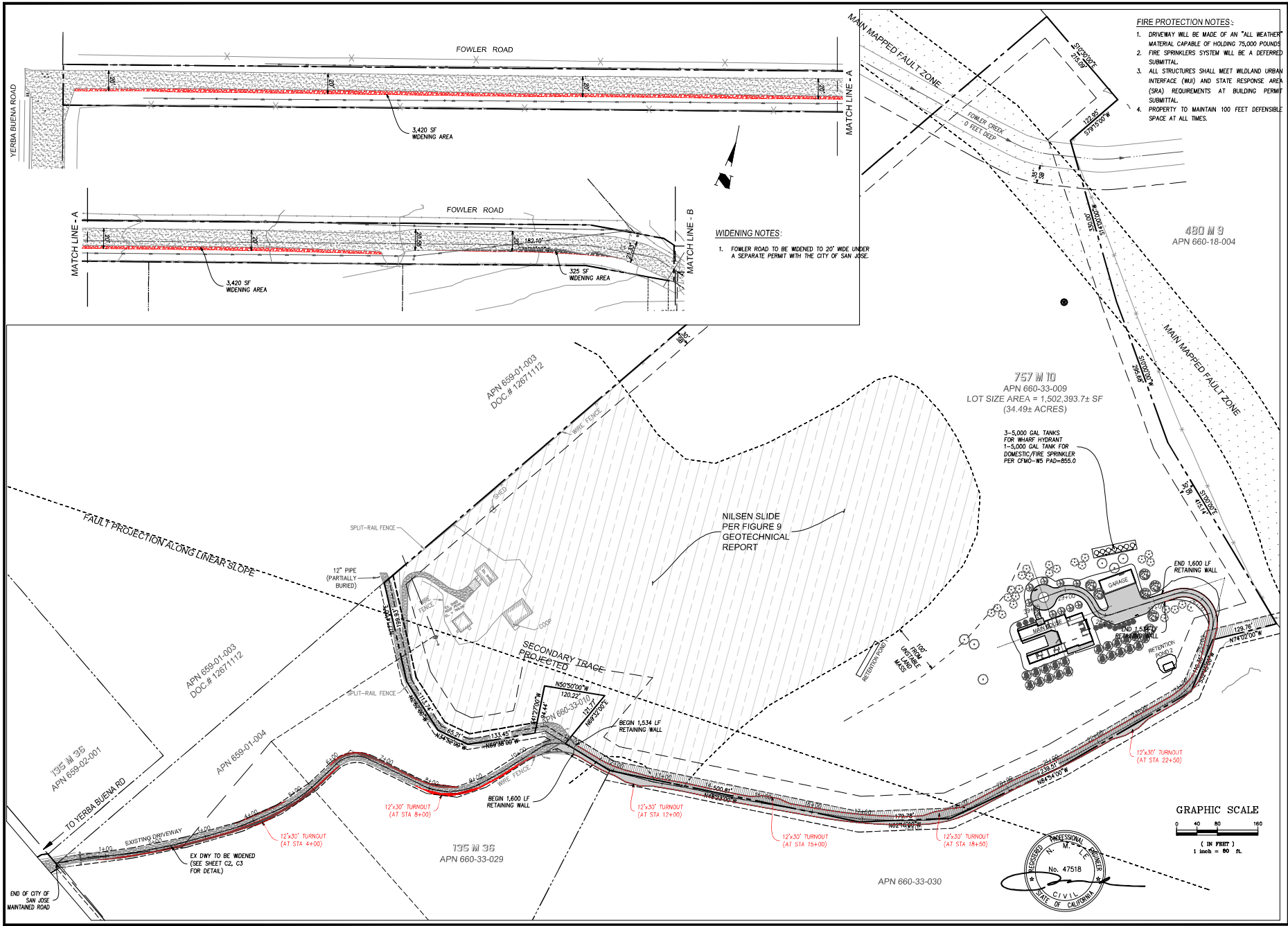
FLN20-134

C1

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: FLN20-134



- FIRE PROTECTION NOTES:**
1. DRIVEWAY WILL BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS
 2. FIRE SPRINKLER SYSTEM WILL BE A DEFERRED SUBMITTAL
 3. ALL STRUCTURES SHALL MEET MIDLAND URBAN INTERFACES (MU) AND STATE RESPONSE AREA (SRA) REQUIREMENTS AT BUILDING PERMIT SUBMITTAL
 4. PROPERTY TO MAINTAIN 100 FEET DEFENSIBLE SPACE AT ALL TIMES.

- WIDENING NOTES:**
1. FOWLER ROAD TO BE WIDENED TO 20' WIDE UNDER A SEPARATE PERMIT WITH THE CITY OF SAN JOSE.

PT	12/16/2023	DATE	12/16/2023	DATE	12/16/2023	DATE	12/16/2023	DATE	12/16/2023	DATE	12/16/2023
REVISION		BY		DATE		DATE		DATE		DATE	
FILE NO.		PROJECT NO.		CONTRACT NO.		PROJECT NO.		CONTRACT NO.		PROJECT NO.	
FILE NO.		PROJECT NO.		CONTRACT NO.		PROJECT NO.		CONTRACT NO.		PROJECT NO.	

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CALFIRE & RETAINING WALL EXHIBIT
LANDS OF KASTURY
FOWLER ROAD
APN 660-33-009

California

San Jose

2 of 14

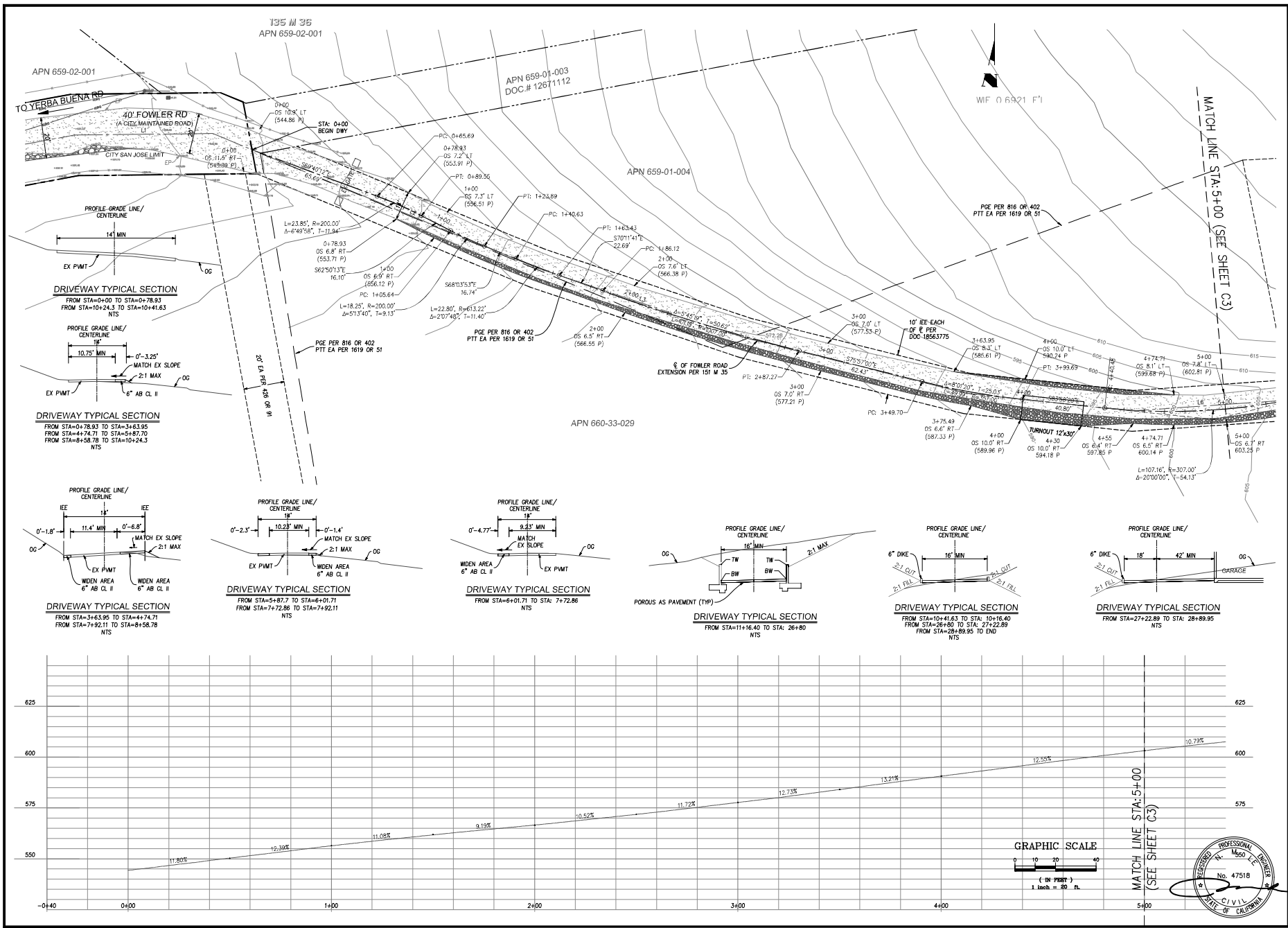
C1.1

PROFESSIONAL SEAL
 No. 47518
 CIVIL ENGINEER
 STATE OF CALIFORNIA

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: FLN20-134



APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: FLN20-134

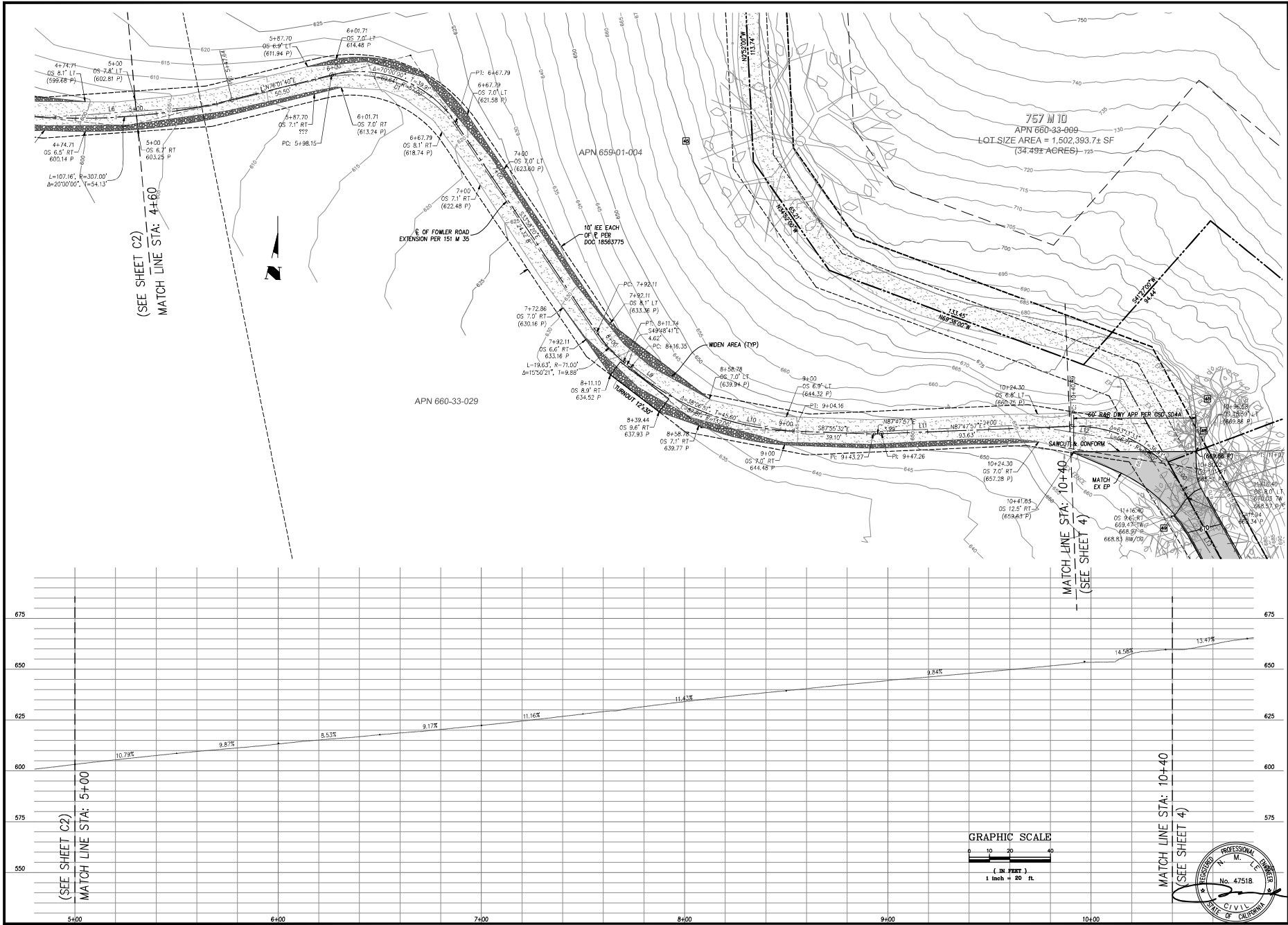
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DRIVEWAY PLAN & PROFILE - 1
 LANDS OF KASTURY
 FOWLER ROAD
 APN 660-33-009
 California

CONTRACT NO. _____
 PROJECT NO. _____
 DRAWING NO. **C2**
 SHEET NO. 3 of 14
 San Jose
 FILE NO. _____



APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: .

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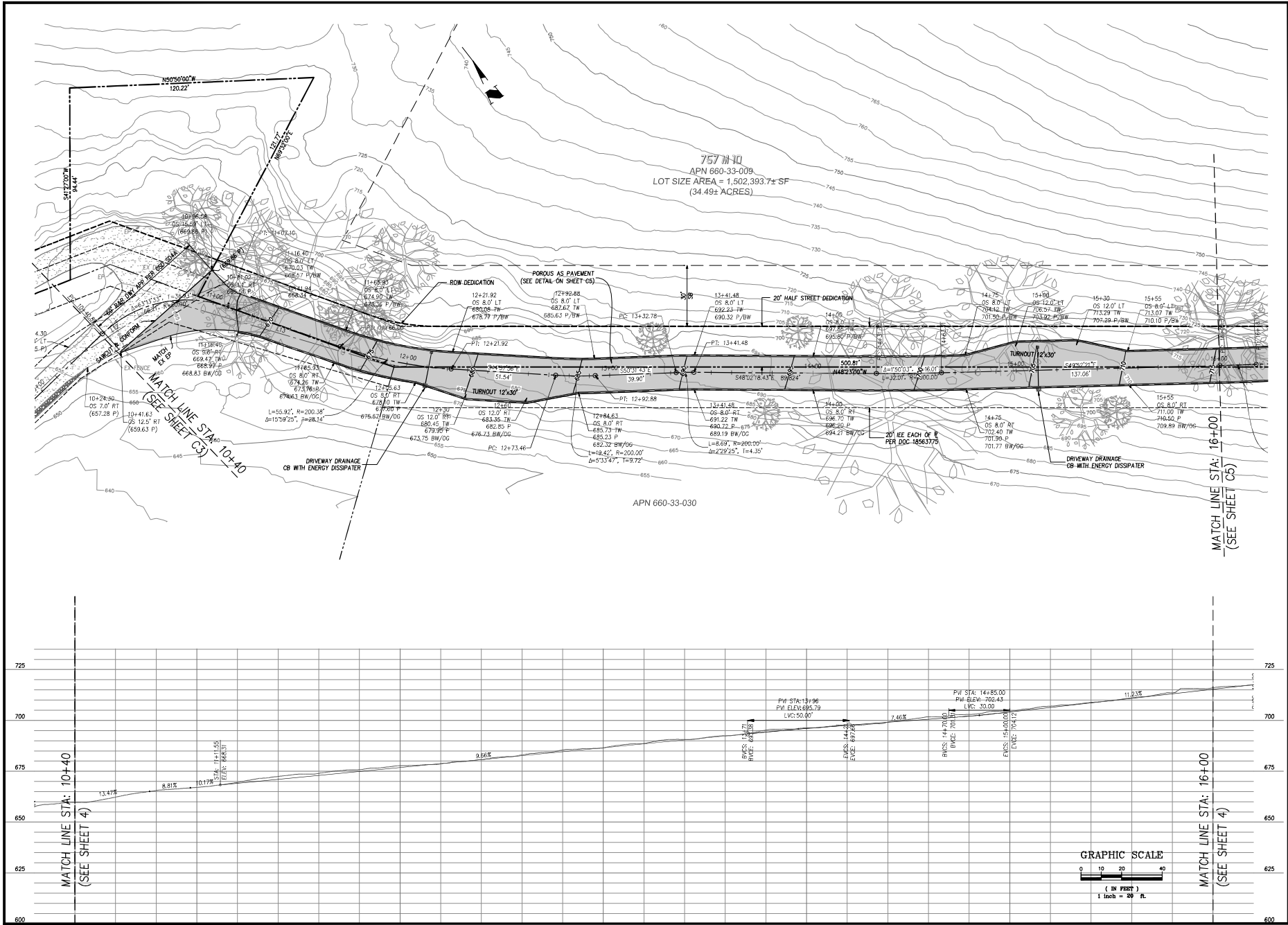
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BY	DATE	
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DRIVEWAY PLAN & PROFILE - 2
 LANDS OF KASTURY
 FOWLER ROAD
 APN 660-33-009
 California

San Jose
 4 of 14
 CONTRACT NO.
 PROJECT NO.
 FILE NO.

3
 No. 47518
 CIVIL ENGINEER
 STATE OF CALIFORNIA

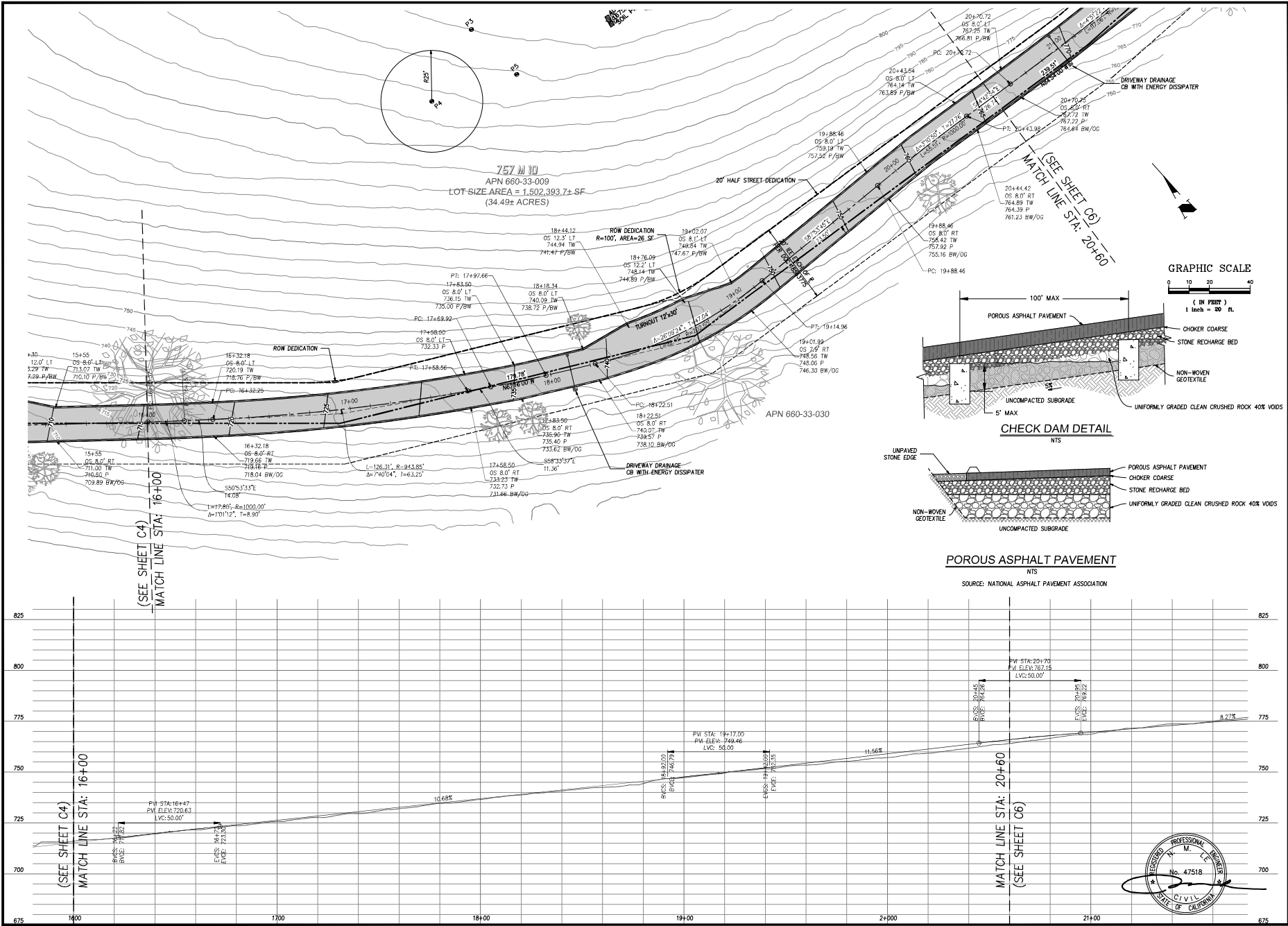


APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: .

DRAWING NO. C4 SHEET NO. 5 of 14 FILE NO.	PROJECT NO. San Jose CONTRACT NO.	PROJECT NAME California ADDRESS 598 E Santa Clara St #270 CITY San Jose, CA 95112 PHONE (408) 982-7187 FAX (408) 383-4106	REVISIONS NO. DATE BY DATE 01/20/2023 02/20/2023 02/20/2023
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(SEE SHEET C4)
MATCH LINE STA: 16+00

(SEE SHEET C6)
MATCH LINE STA: 20+60

(SEE SHEET C4)
MATCH LINE STA: 16+00

(SEE SHEET C6)
MATCH LINE STA: 20+60

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

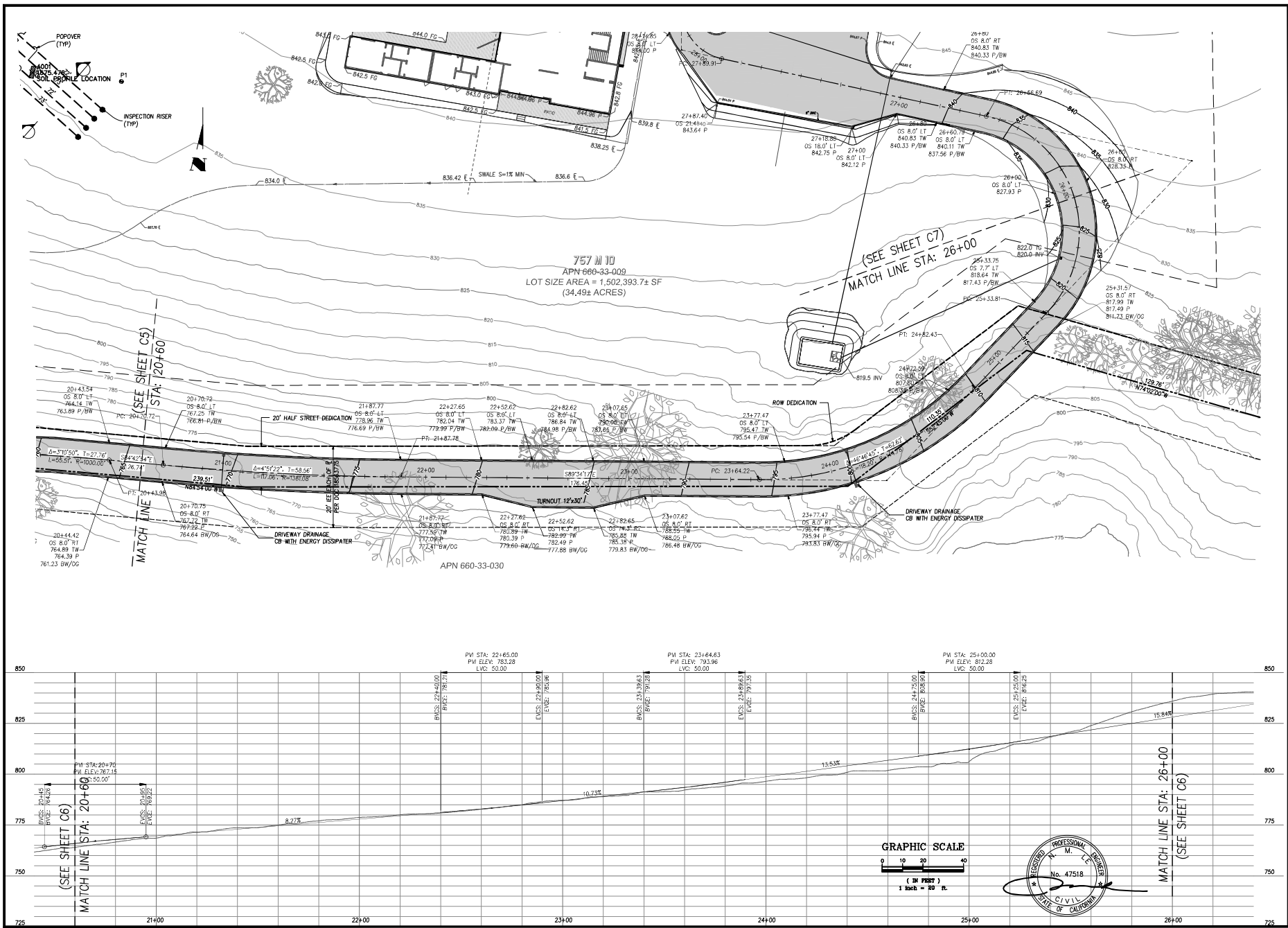
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DATE REVISION	DATE	BY	DATE
12/18/2023	12/18/2023		
DATE	DATE	DATE	DATE
REVISIONS	APPD	DATE	NO.

PROJECT NO.	CONTRACT NO.	PROJECT NAME
C5		DRIVEWAY PLAN & PROFILE - 4 LANDS OF KASTURY FOWLER ROAD APN 660-33-009
DWG. NO.	SHEET NO.	DATE
	6 of 14	San Jose
FILE NO.	SCALE	PROJECT NO.
	6" = 1'	California

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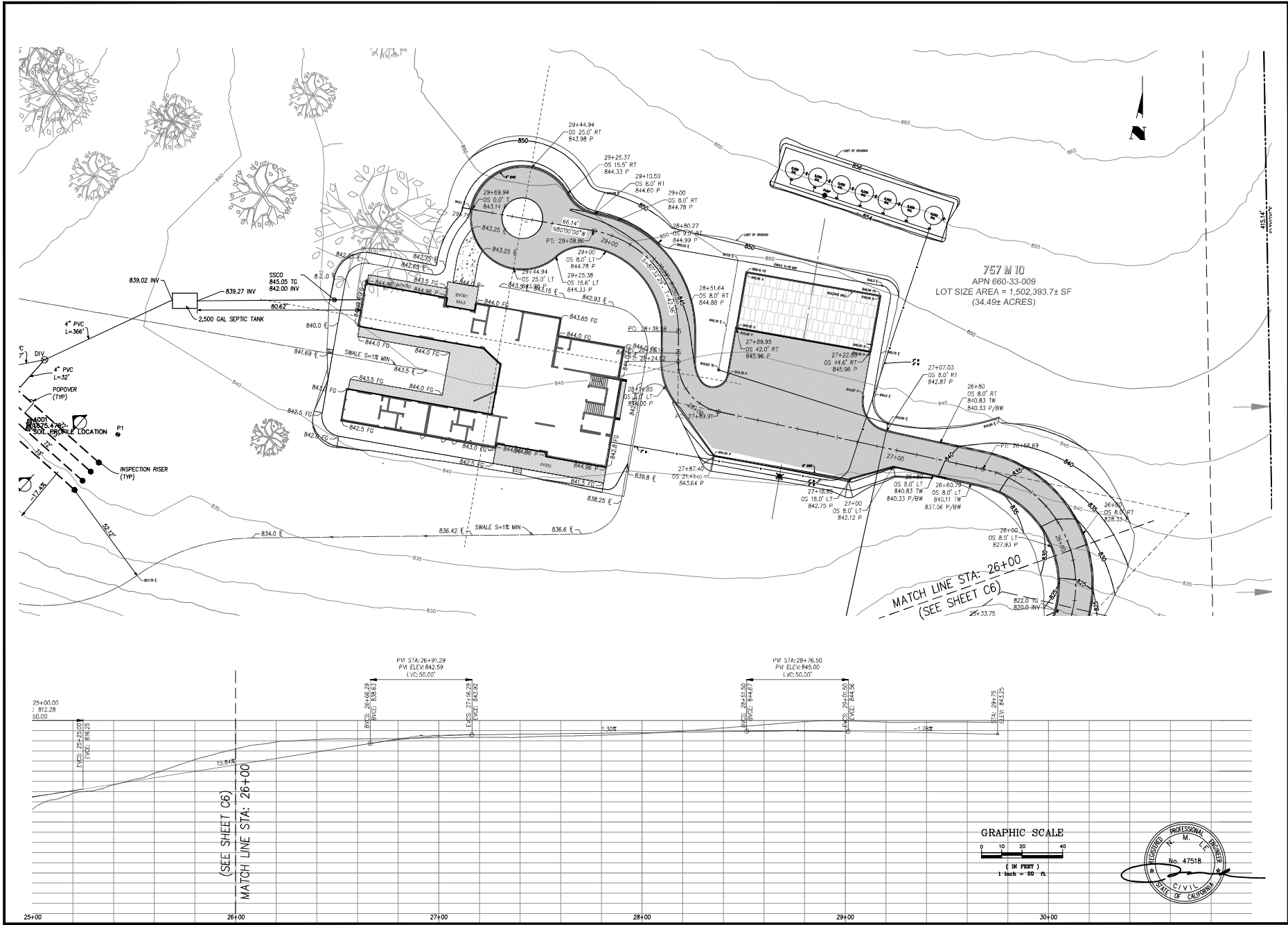


APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO. : .

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BY		BY		BY		BY	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
FILE NO.		CONTRACT NO.		PROJECT NO.		DATE	
SHEET NO.	C6						
<p>ENGINEERING 598 E Santa Clara St #270 San Jose, CA 95112 Phone: (408) 982-7187 Fax: (408) 983-4006</p>							
<p>DRIVWAY PLAN & PROFILE - 5 LANDS OF KASTURY FOWLER ROAD APN 660-33-009</p>							
<p>San Jose 7 of 14 M. L. E. No. 47518 CIVIL ENGINEER STATE OF CALIFORNIA</p>							



APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO. : .

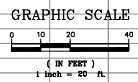
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REVISIONS	
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REVISION	DATE	12/28/2023
BY	DATE	
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N.	N.	
CHECKED	DATE	12/28/2023

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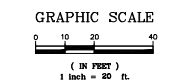
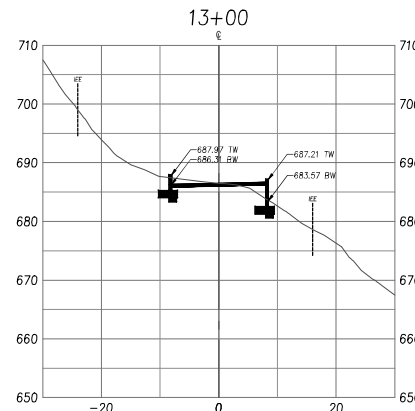
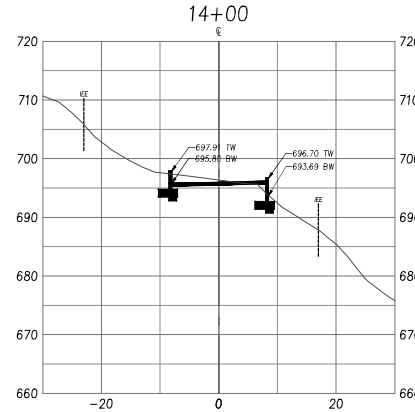
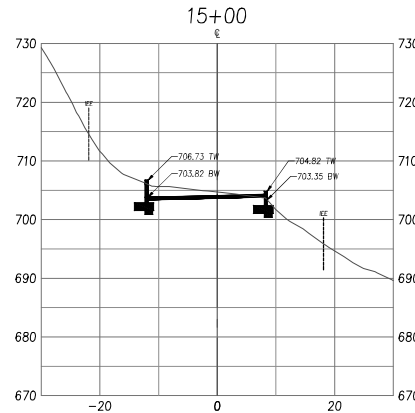
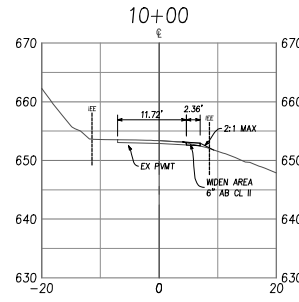
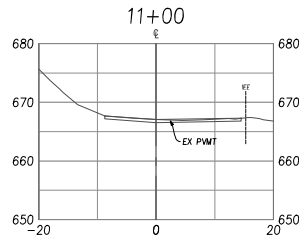
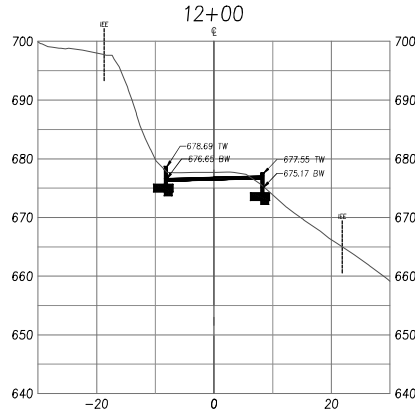
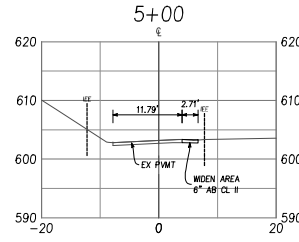
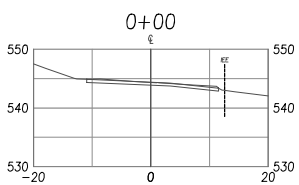
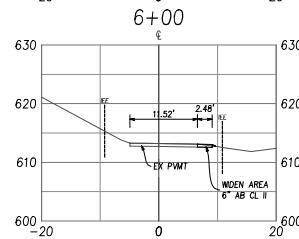
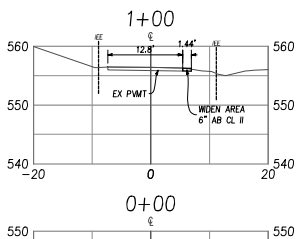
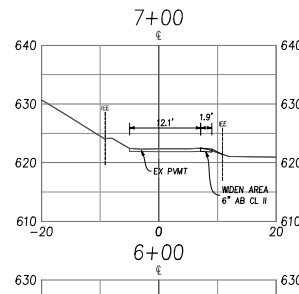
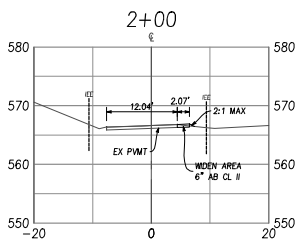
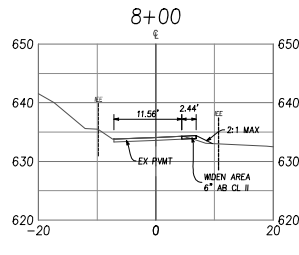
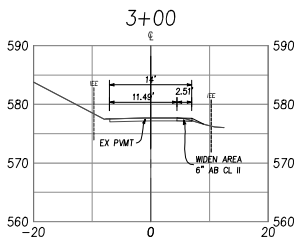
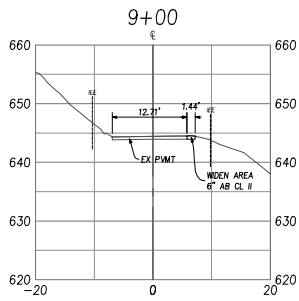
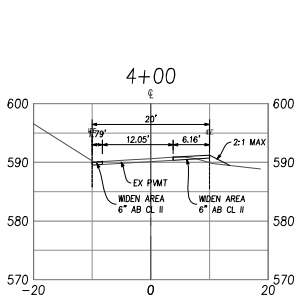
DRIVEWAY PLAN & PROFILE - 6
 LANDS OF KASTURY
 FOWLER ROAD
 APN 660-33-009
 California

PROJECT NO. :
 CONTRACT NO. :
 San Jose
 8 of 14
 FILE NO. : C7



(SEE SHEET C6)
 MATCH LINE STA: 26+00

MATCH LINE STA: 26+00
 (SEE SHEET C6)



SHEET NO. 9	OF 14	PROJECT NO. C8	CONTRACT NO.	PROJECT NO. San Jose	PROJECT NO. California	REVISIONS	DATE	DATE	DATE	DATE
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EXPIRED	12/22/2023	12/22/2023	12/22/2023	12/22/2023	12/22/2023	APFD	DATE	DATE	DATE	DATE
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PWNT	12/22/2023	12/22/2023	12/22/2023	12/22/2023	12/22/2023	APFD	DATE	DATE	DATE	DATE
P-OF	12/22/2023	12/22/2023	12/22/2023	12/22/2023	12/22/2023	APFD	DATE	DATE	DATE	DATE
NAME	12/22/2023	12/22/2023	12/22/2023	12/22/2023	12/22/2023	APFD	DATE	DATE	DATE	DATE
CHKD	12/22/2023	12/22/2023	12/22/2023	12/22/2023	12/22/2023	APFD	DATE	DATE	DATE	DATE

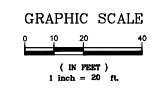
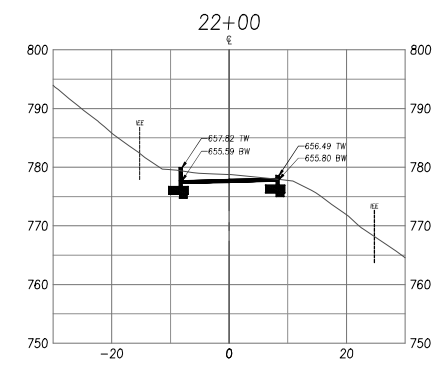
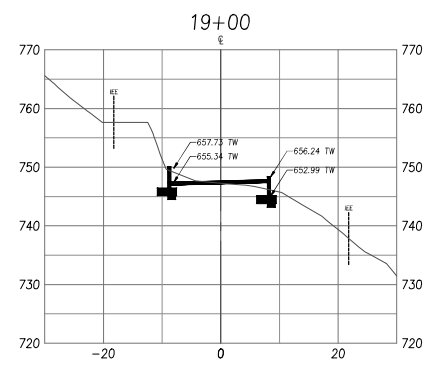
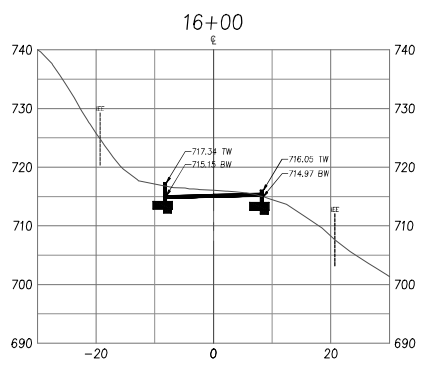
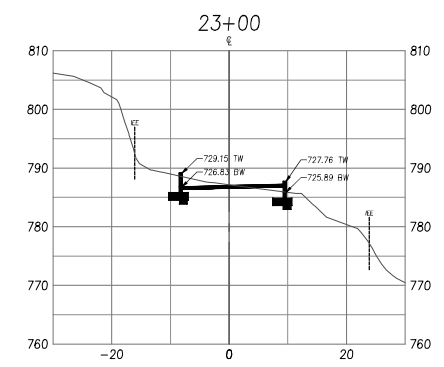
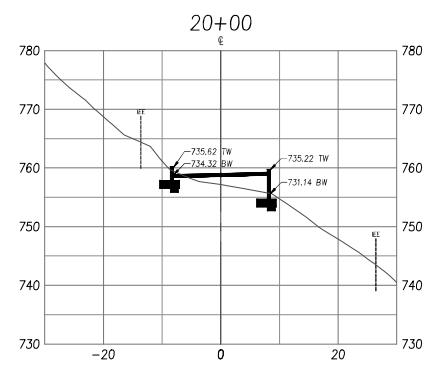
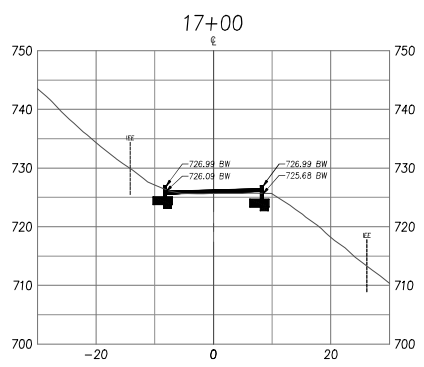
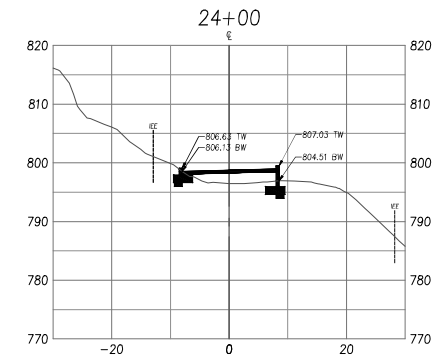
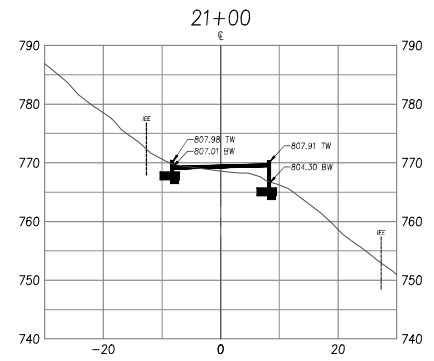
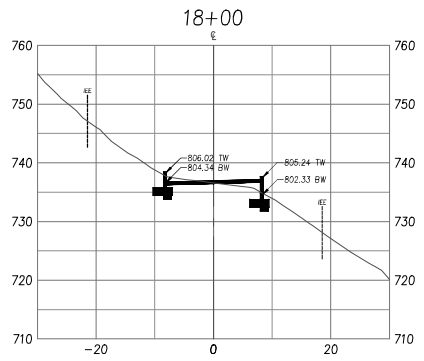
E ENGINEERING
 598 E Santa Clara St #270
 San Jose, CA 95112
 Phone: (408) 906-7187
 Fax: (408) 933-4006

DRIVEWAY CROSS SECTIONS
 LAND OF KASTURY
 FOWLER ROAD
 APN 660-33-009

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: .

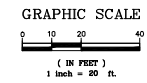
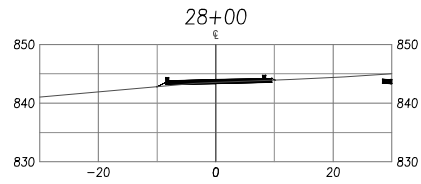
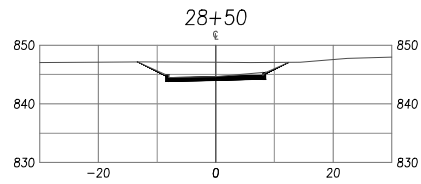
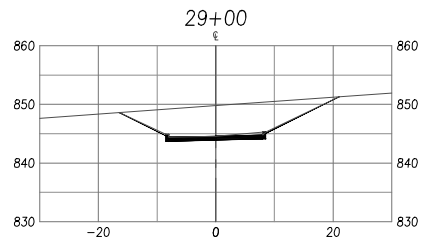
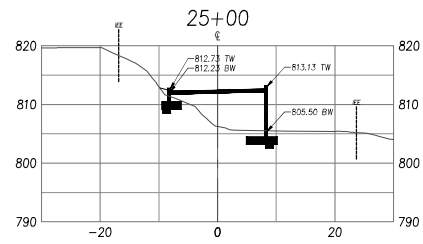
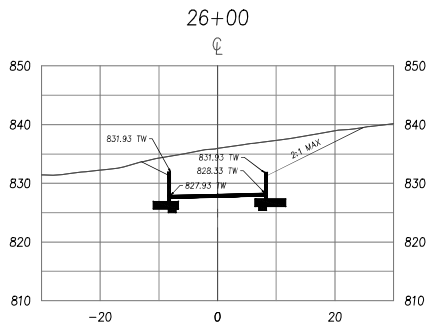
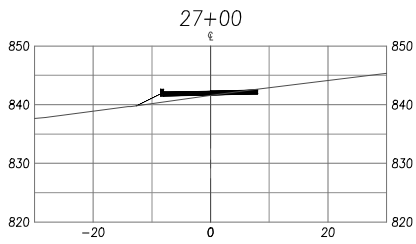


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BY		DATE		DATE		DATE	
APP'D		DATE		DATE		DATE	
FILE NO.	C9	PROJECT NO.	APN 660-33-009	CONTRACT NO.		DATE	
SHEET NO.	10 of 14	SAN JOSE					
<p>DRIVEWAY CROSS SECTIONS LAND OF KASTURY FOWLER ROAD APN 660-33-009</p>							
<p>California 598 E Santa Clara St #270 San Jose, CA 95112 Phone: (408) 506-7187 Fax: (408) 593-4006</p>							
<p>ENGINEERING</p>							

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: .

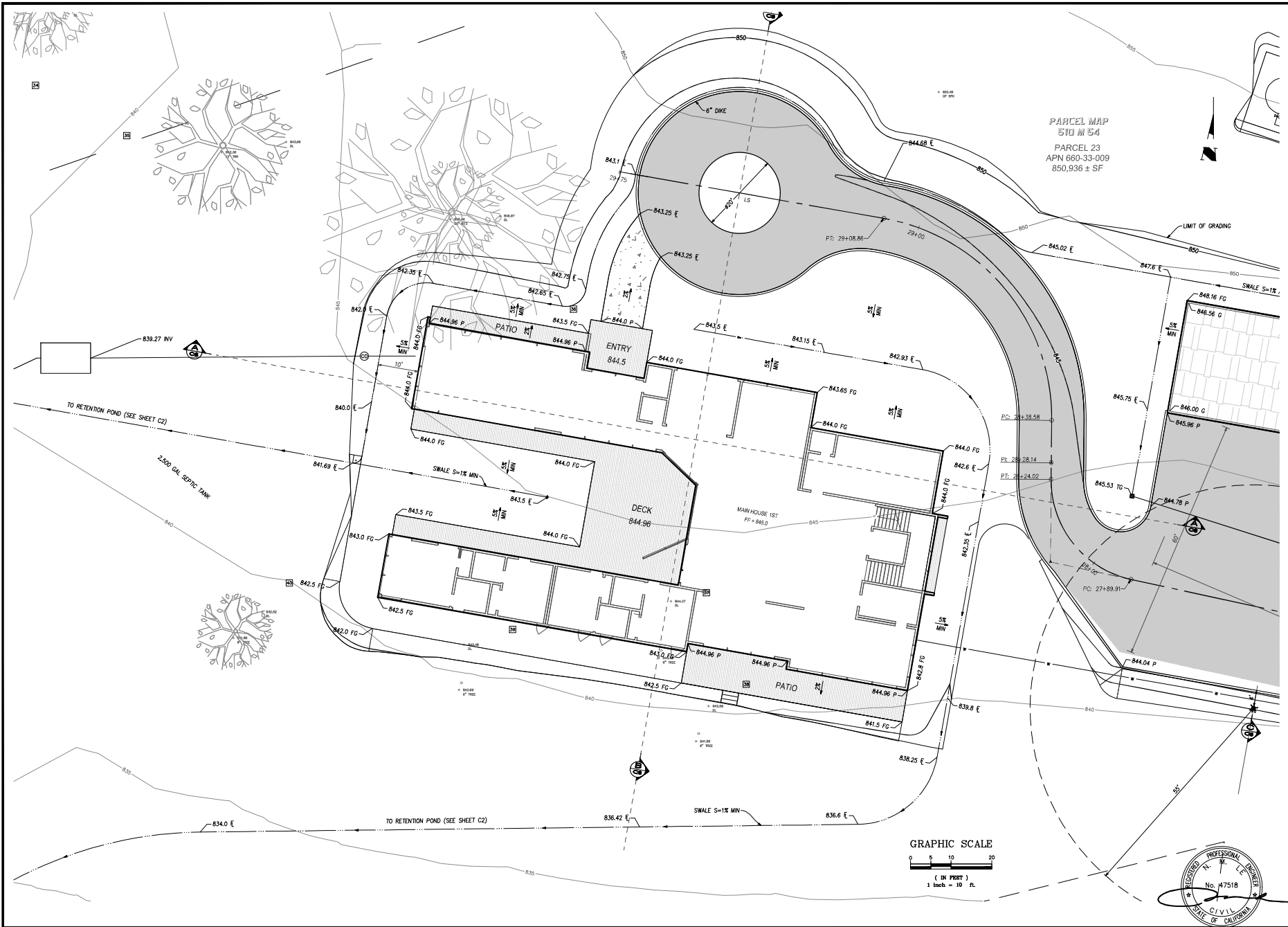


APPLICANT : KASTURY

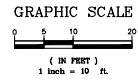
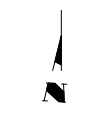
ROAD NAME : FOWLER ROAD

FILE NO.: .

LE ENGINEERING 598 E Santa Clara St #270 San Jose, CA 95112 Phone: (408) 506-7187 Fax: (408) 593-4006	PROJECT NO. California
	CONTRACT NO. San Jose
SHEET NO. C10 of 14 FILE NO.	REVISIONS BY DATE APP'D DATE



PARCEL MAP
510 N1 S4
PARCEL 23
APN 660-33-009
850,936 ± SF



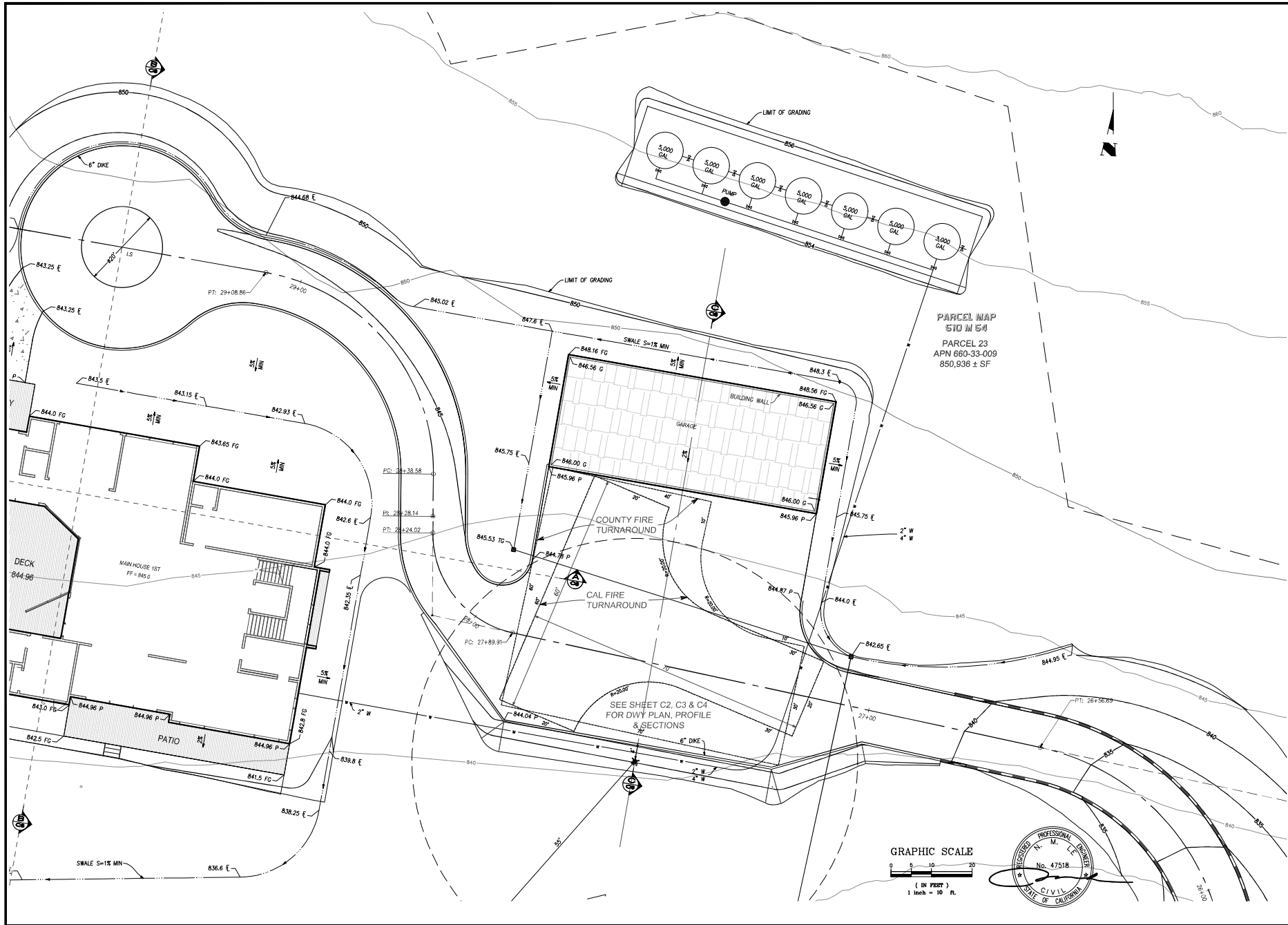
DRAWING NO. C11	SHEET NO. 12 of 14	FILE NO.	CONTRACT NO.	PROJECT NO.	California
			HOUSE SITE GRADING & DRAINAGE PLAN LAND OF KASTURY FOWLER ROAD APN 660-33-009		
DATE 12/02/2023	DATE 12/02/2023	DATE 12/02/2023	CHECKED	DATE	REVISIONS
NO.	EXPIRED	DATE	BY	DATE	NO.
NO.	BY	DATE	BY	DATE	NO.
NO.	BY	DATE	BY	DATE	NO.

E ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95112
 Phone: (408) 906-7187
 Fax: (408) 933-1006

APPLICANT : KASTURY

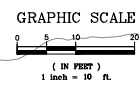
ROAD NAME : FOWLER ROAD

FILE NO.: .



PARCEL MAP
 510 M 54
 PARCEL 23
 APN 660-33-009
 850,936 ± SF

SEE SHEET C2, C3 & C4
 FOR DWY PLAN, PROFILE
 & SECTIONS

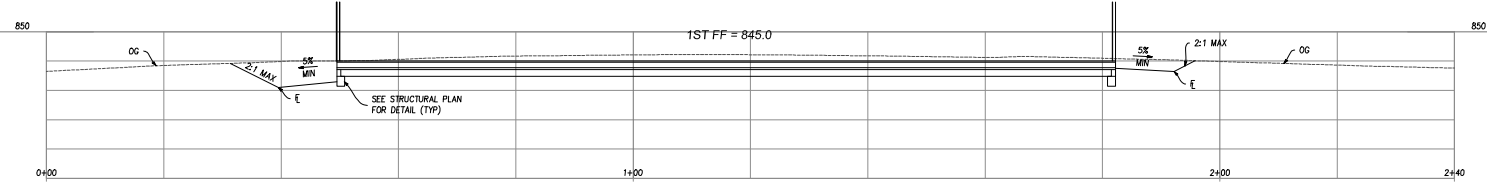


SHEET NO. C12 OF 13 OF 14	CONTRACT NO. PROJECT NO. San Jose	COUNTY California	GARAGE SITE GRADING & DRAINAGE PLAN LAND OF KASTURY FOWLER ROAD APN 660-33-009			
			PARCEL MAP 510 M 54 PARCEL 23 APN 660-33-009 850,936 ± SF			
DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	
DRAWN BY P. Y.	CHECKED BY P. Y.	DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	DATE 12/22/2023	
BY P. Y.	DATE 12/22/2023	APPTD P. Y.	DATE 12/22/2023	REVISIONS NO.	NO.	

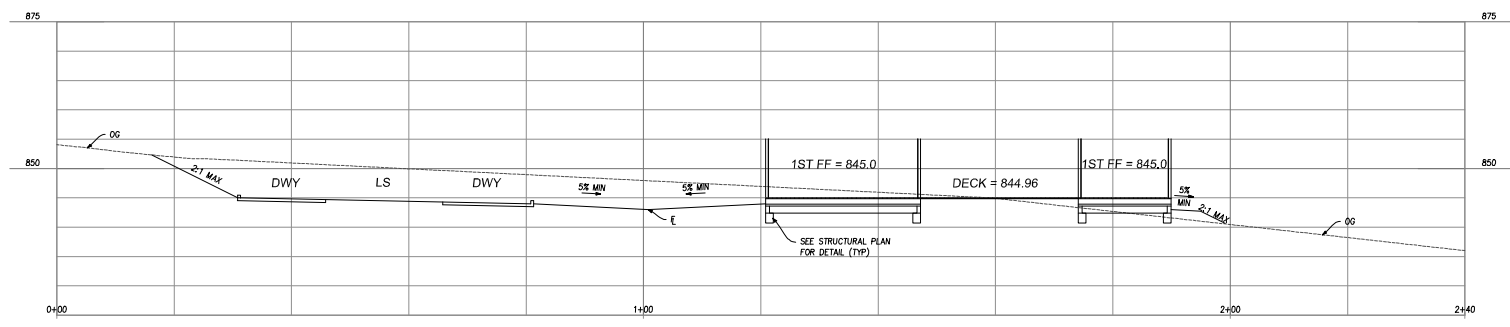
APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

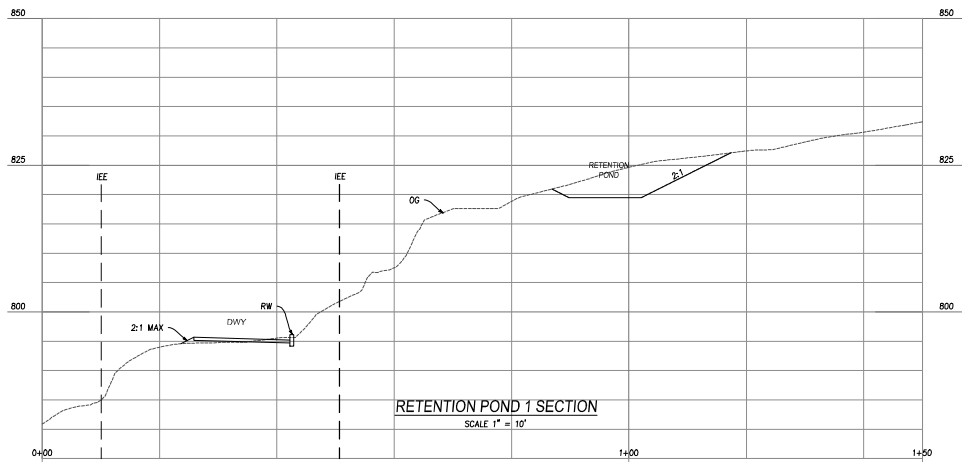
FILE NO.: .



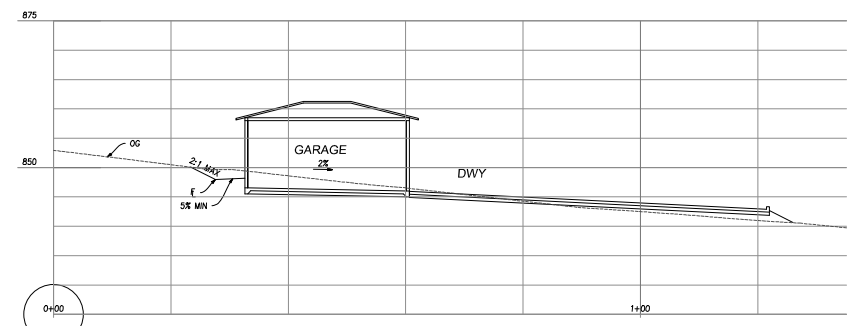
SECTION A-A
SCALE 1"=10'



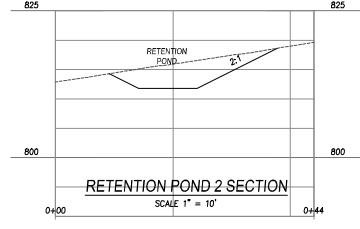
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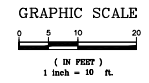
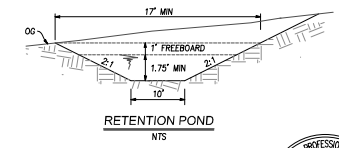
RETENTION POND 1 SECTION
SCALE 1" = 10'



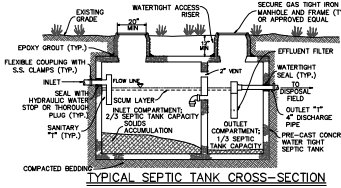
SECTION C-C
SCALE 1"=10'



RETENTION POND 2 SECTION
SCALE 1" = 10'

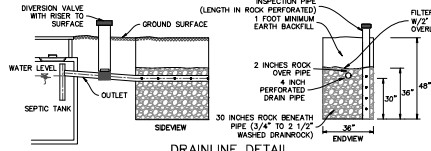


NO.	REVISIONS	BY	DATE	APP'D
PT	DESIGNED	DATE	12/22/2023	
PT	DRAWN	DATE	12/22/2023	
PT	CHECKED	DATE	12/22/2023	
ENGINEERING 598 E Santa Clara St. #270 San Jose, CA 95112 Phone: (408) 906-7187 Fax: (408) 933-4006				
BUILDING CROSS SECTIONS LAND OF KASTURY FOWLER ROAD APN 660-33-009 California				
CONTRACT NO.	C13	PROJECT NO.	San Jose	FILE NO.
SHEET NO.	14 of 14			



TYPICAL SEPTIC TANK CROSS-SECTION

CONCRETE TANKS MUST BE USED WHERE POSSIBLE. ALTERNATIVE MATERIALS ARE APPROVED ON A SITE SPECIFIC BASIS. THE DEPARTMENT OF ENVIRONMENTAL HEALTH MAINTAINS A LIST OF APPROVED SEPTIC TANKS.



DRAINLINE DETAIL

TABLE 3-1
WASTEWATER DESIGN FLOWS FOR SINGLE FAMILY RESIDENCES AND SECOND UNITS

No. of Bedrooms	Design flow (gpd/Day)
1	150
2	300
3	450
4	525
5	600
6	675
>6	+75 per bedroom

TABLE 1. STANDARD WASTEWATER APPLICATION RATES-SEPTIC TANK EFFLUENT

Percolation Rate Application Rate (inches/day)	Rate (gpd/ft²)
1	1.04
2	1.04
3	1.04
4	1.04
5	1.04
6	1.04
7	1.04
8	1.04
9	1.04
10	1.04
11	1.04
12	1.04
13	1.04
14	1.04
15	1.04
16	1.04
17	1.04
18	1.04
19	1.04
20	1.04

*COUNTY OF SANTA CLARA - DEH OHSITE SYSTEM MANUAL - MAY 2014

DISPERSAL TRENCH LENGTH CALCULATIONS

REFERENCE:
SANTA CLARA COUNTY OHSITE SYSTEM MANUAL (OSM), MAY 2014
WASTEWATER DESIGN FLOW (WDF)
MAIN HOUSE NO. BEDROOM = 13
FROM TABLE 3-1 OSM
13 BEDROOM HOUSE = 1,200 GAL/DAY

WDF = 1,200 GAL/DAY

STANDARD WASTEWATER APPLICATION RATES (SWAR)

AVERAGE ADJUSTED PERCOLATION RATE = 6.52 MPI
FROM TABLE 1 OSM WITH 7 MPI:
SWAR = 1.04

TRENCH LENGTH CALCULATIONS

$L = \frac{WDF}{SWAR}$
L = TRENCH LENGTH
Q = DESIGN WASTEWATER FLOW (GPD)
R = SWAR (GPD/SF)
A = TOTAL INFILTRATIVE AREA PER LINEAL FOOT OF TRENCH (SF)
WITH LEACHFIELD AREA GROUND SLOPE < 20% & SOIL PERCOLATION RATE BETWEEN 5 AND 60 MPI USE INFILTRATIVE SURFACE OF 8 SF
 $L = \frac{1200}{(1.04)(8)} = 144.23' \text{ USE } 145'$

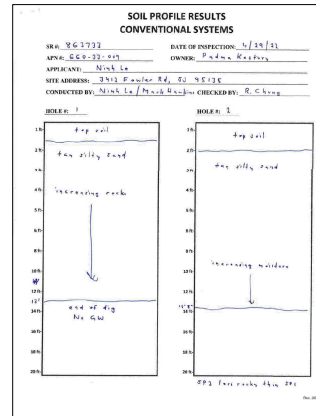


SEPTIC SYSTEM CONSTRUCTION NOTES

- PROJECT REQUIREMENTS
 - SYSTEM TO SERVE A NEW 13 BEDROOM, 12,045 SF LIVING AREA HOUSE. INSTALLATION OF SYSTEM TO CONFORM TO SANTA CLARA COUNTY SEWAGE DISPOSAL ORDINANCE. CALL SANITARY DEPARTMENT OF ENVIRONMENTAL HEALTH 24 HOURS MIN. PRIOR TO START OF WORK AT (408)-918-3400.
 - SEWAGE DISPOSAL SYSTEM CONSISTS OF ONE EXIST 2,500 GALLON SEPTIC TANK WITH WATER TIGHT ACCESS RISERS TO GRADE, A 3" DIA. DIVERSION VALVE WITH 3" DIA. 1" X 1/4" LEADFIELD OF 34" WIDE BY 30" DEEP DRAINROCK BED WITH INSPECTION RISERS TO GRADE. THE DISPERSAL FIELDS SHALL BE INTERCONNECTED WITH A 4" DIA. DIVERSION VALVE WHICH IS CAPABLE OF DIRECTING THE SEPTIC TANK EFFLUENT TO ONE DISPERSAL FIELD AT A TIME.
 - GROUND SLOPE OF DISPERSAL FIELD #1 & DISPERSAL FIELD #2 IS APPROXIMATELY 15.8% DISPERSAL FIELDS SHALL BE INSTALLED LEVEL AND ON CONTOURS AS SHOWN ON PLAN. EXCESS SOIL FROM LEACHFIELD CONSTRUCTION SHALL BE SPREAD ON SITE AT A DEPTH OF 8" MAX OR BE REMOVED OFF-SITE.
 - THE DIVERSION VALVE SHALL BE OPERATED ANNUALLY TO ROTATE THE USE OF DISPERSAL FIELDS TO EXTEND THE LIFE OF THE SEPTIC SYSTEM.
 - MAIN CAPS OF ALL BALL RUN VALVES (BVR) AND RISERS (R) WITH A PERMANENT MARKER OR LABEL.
 - SHIMMING PLOYS OR SPAS MUST NOT BE DRAGGED OR BACKWOASHED INTO THE SEPTIC SYSTEM.
 - ANOD PLANTING TREES IN DISPERSAL FIELD OR TO SEPTIC TANK.
 - GARBAGE DISPOSAL IS NOT RECOMMENDED. IF THEY ARE INSTALLED, THEY SHOULD BE USED SPARINGLY OR NOT AT ALL.
 - THE SOLIDS THAT ACCUMULATE IN THE SEPTIC TANK SHOULD BE REMOVED BY PUMPING EVERY 3-5 YEARS TO PREVENT SOLIDS FROM ENTERING AND CLOGGING THE DISPERSAL FIELD.
 - ALL WORK TO BE PERFORMED BY AN APPROPRIATELY LICENSED CONTRACTOR.
 - PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL CONTACT USA AT 1-800-227-2600 TO LOCATE ALL UNDERGROUND UTILITIES.

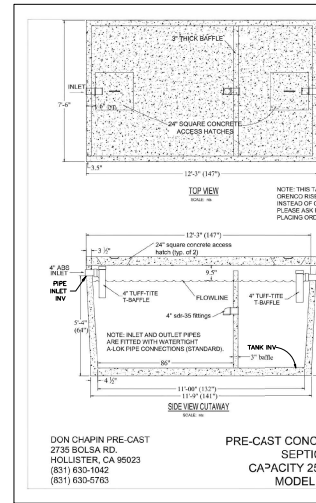
B. SEPTIC TANK REQUIREMENTS

- MINIMUM CAPACITY SEPTIC TANKS MUST HAVE A MINIMUM CAPACITY OF TWO THOUSAND (2,000) GALLONS OR TWICE THE PEAK DAILY WASTEWATER FLOW FOR THE FACILITY SERVED, WHICHEVER IS GREATER. MINIMUM SEPTIC TANK CAPACITY FOR ASSISTED CARE FACILITIES SHALL BE EQUAL TO THREE TIMES THE PEAK DAILY WASTEWATER FLOW.
- TWO COMPARTMENTS SEPTIC TANKS MUST BE OF TWO-COMPARTMENT CONSTRUCTION WITH THE FIRST COMPARTMENT EQUAL TO TWO-THIRDS THE TOTAL TANK VOLUME. THE COMPARTMENTS MUST BE SEPARATED BY A Baffle OR EQUIVALENT ARRANGEMENT.
- MATERIALS SEPTIC TANKS MUST BE WATER TIGHT, PROPERLY VENTED AND CONSTRUCTED OF REINFORCED CONCRETE, HEAVYWEIGHT REINFORCED CONCRETE BLOCKS, FIBERGLASS OR OTHER DURABLE, NON-CORROSION MATERIALS AS APPROVED BY THE DIRECTOR. SEPTIC TANKS SHALL BE DESIGNED TO WITHSTAND ANY ANTICIPATED WEIGHT PLACED ABOVE IT. ALL SEPTIC TANKS SHALL BE LISTED AND APPROVED BY LAPRO OR AN ACSI ACCREDITED TESTING ORGANIZATION. EXCEPTION TO THIS REQUIREMENT MAY BE GRANTED WHERE STRUCTURAL DESIGN CALCULATIONS FOR THE SEPTIC TANK ARE PROVIDED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
- ACCESS OPENINGS ACCESS TO EACH SEPTIC TANK COMPARTMENT MUST BE PROVIDED BY A MANHOLE OPENING AT LEAST THIRTY INCHES IN DIAMETER.
- ACCESS RISERS A RISER MUST EXTEND FROM EACH MANHOLE OPENING TO OR ABOVE THE SURFACE OF THE GROUND. THE RISER MUST BE OF A SIZE LARGER THAN THE MANHOLE OPENING, BE BOTH GAS- AND WATER-TIGHT, BE CONSTRUCTED OF DURABLE MATERIAL AND EQUIPPED WITH A SECURE COVER.
- EFFLUENT FILTER THE OUTLET OF THE SEPTIC TANK SHALL BE FITTED WITH AN EFFLUENT FILTER CAPABLE OF SCREENING SOLIDS IN EXCESS THREE-SIXTEENTHS (3/16) OF AN INCH IN DIAMETER AND CONFORMING TO NSF/ANSI STANDARD 46 OR AS OTHERWISE APPROVED BY THE DIRECTOR.
- TANK CONNECTIONS ALL CONNECTIONS FROM BUILDING TO SEPTIC TANK MUST CONFORM TO CONSTRUCTION STANDARDS AS REQUIRED BY THE COUNTY BUILDING OFFICIAL.
- WATER-TIGHTNESS TESTING ALL NEW SEPTIC TANK INSTALLATIONS AND MODIFICATIONS TO EXISTING SEPTIC TANKS SHALL UNDERGO WATER-TIGHTNESS TESTING AS FOLLOWS:
 - NEW TANKS FOR NEW TANK INSTALLATIONS, THE TESTING SHALL BE DONE WITH THE RISERS IN PLACE AND THE INLET AND OUTLET PIPES PLOUGED. THE TANK SHALL BE FILLED WITH WATER TO A LEVEL EXTENDING A MINIMUM OF TWO (2) INCHES INTO THE RISERS, AND MONITORED FOR A 1-4 HOUR PERIOD WITH NO MEASURABLE DROOP IN THE WATER LEVEL.
 - EXISTING TANKS FOR EXISTING TANKS, THE TANK SHALL BE FILLED WITH WATER TO A LEVEL EVEN WITH THE INVERT OF THE OUTLET PIPE, AND MONITORED FOR A 1-4 HOUR PERIOD WITH NO MEASURABLE DROOP IN WATER LEVEL. HOWEVER, IN CASES WHERE THERE IS GROUNDWATER LEVEL IS KNOWN OR ESTIMATED TO RISE ABOVE THE LEVEL OF THE OUTLET PIPE DURING ANY TIME OF THE YEAR, THE WATER-TIGHTNESS TEST SHALL BE CONDUCTED FOLLOWING THE PROCEDURE FOR NEW TANK INSTALLATIONS, I.E., BY FILLING THE TANK WITH WATER INTO THE RISERS.



Soil Profile Results Conventional Systems

DEPTH (FEET)	SOIL TYPE	PERCENTAGE (%)	MOISTURE (%)	PERCOLATION RATE (MPI)
0-12	CLAY	60	22	6.86
12-18	CLAY	60	22	4.44
18-24	CLAY	60	22	2.42
24-30	CLAY	60	22	5.58
30-36	CLAY	60	22	4.0



NOTES:

- EXCAVATION SPECIFICATIONS: LENGTH 14'-0" WIDTH 9'-0" DEPTH BELOW INLET 5'-4" (CONFORMING TO THE ORDINANCE OR TO THE COMPACTED SURFACE NOTICE).
- DEPTH BELOW INLET 5'-4" (CONFORMING TO THE ORDINANCE OR TO THE COMPACTED SURFACE NOTICE).
- CERTIFIED ENGINEERING IS AVAILABLE UPON REQUEST.
- THIS IS ALSO AVAILABLE AS AN HD RATED ASSEMBLY.
- INTERNAL TOP TO BODY DESIGN.

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO. :

ENGINEERING

595 E Santa Clara St #270
San Jose, CA 95112
Tel: (408) 488-1877
Fax: (408) 583-0006

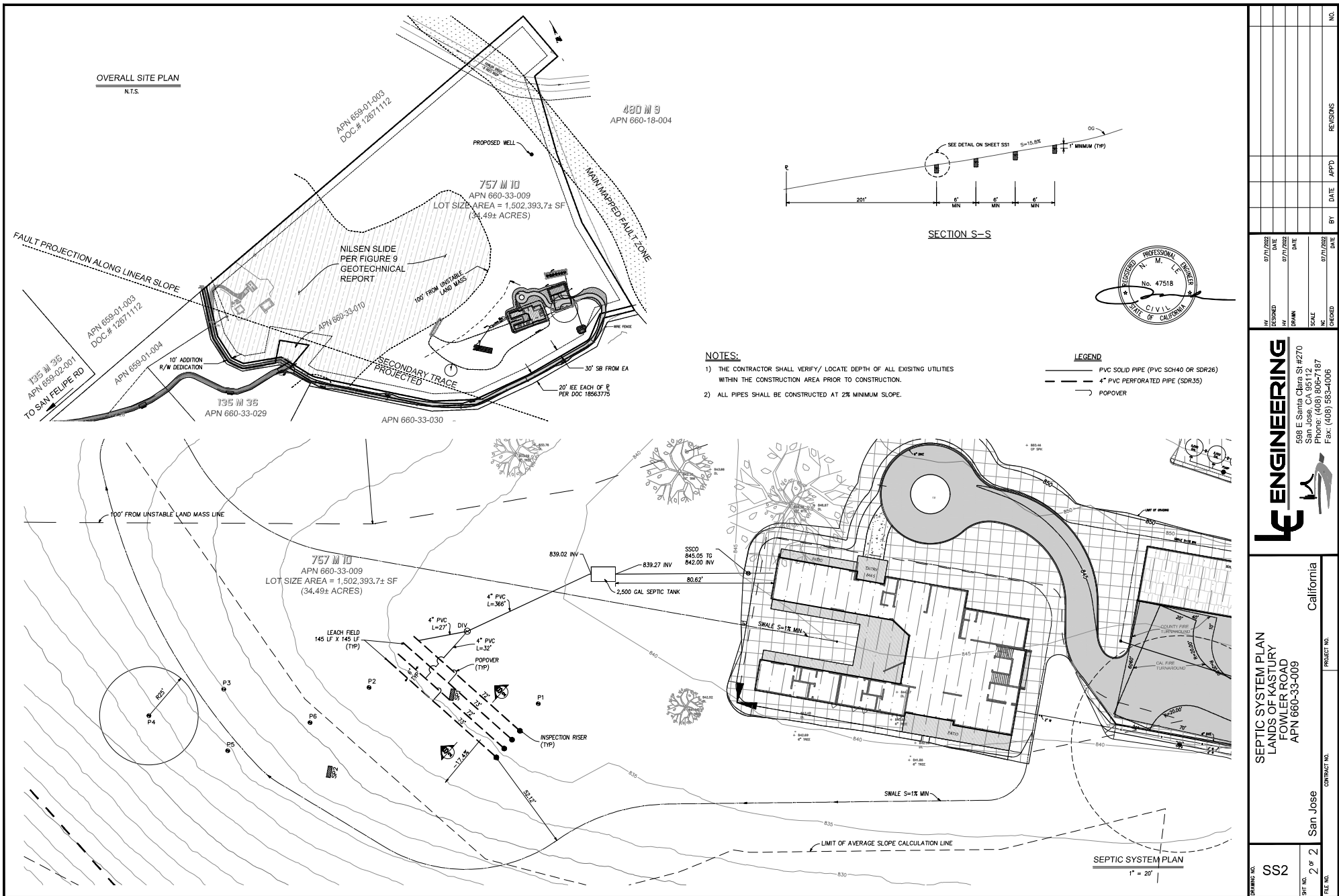
California

SEPTIC SYSTEM PLAN
LANDS OF KASTURY
FOWLER ROAD
APN 660-33-009

DATE: 07/1/2022
DRAWN: SS1
SCALE: AS SHOWN
CHECKED: SS1
DATE: 07/1/2022

DATE: 07/1/2022
BY: DATE
APPROVED: DATE
REVISIONS: NO

CONTRACT NO. PROJECT NO. SHEET NO. 1 OF 2 FILE NO.



- NOTES:**
- 1) THE CONTRACTOR SHALL VERIFY/ LOCATE DEPTH OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION.
 - 2) ALL PIPES SHALL BE CONSTRUCTED AT 2% MINIMUM SLOPE.

- LEGEND**
- PVC SOLID PIPE (PVC SCH40 OR SDR26)
 - 4" PVC PERFORATED PIPE (SDR35)
 - POPOVER

DRAWING NO. SS2	SHEET NO. 2 of 2	FILE NO.	PROJECT NO.	CONTRACT NO.	DATE	BY	DATE	APPD	REVISIONS	NO.	
			California								
			<p style="margin: 0;">LE ENGINEERING</p> <p style="margin: 0;">596 E Santa Clara St #270 San Jose CA 95117 Phone: (408) 999-1877 Fax: (408) 583-0006</p>								
			<p style="margin: 0;">SEPTIC SYSTEM PLAN</p> <p style="margin: 0;">LANDS OF KASTURY</p> <p style="margin: 0;">FOWLER ROAD</p> <p style="margin: 0;">APN 680-33-009</p>								

APPLICANT : KASTURY

ROAD NAME : FOWLER ROAD

FILE NO.: .

KASTURY RESIDENCE

DESIGN DEVELOPMENT SET

06.14.2023

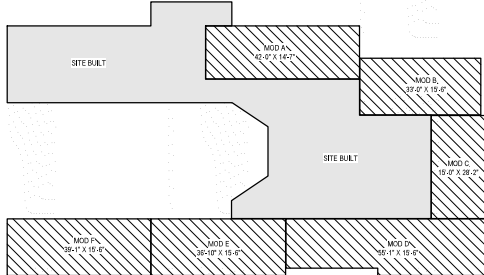


VICINITY MAP

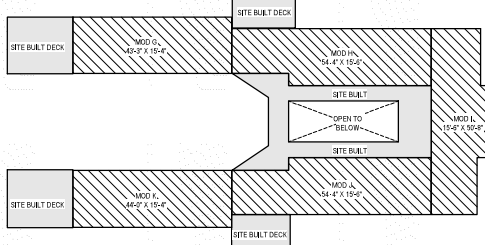


MODULAR KEY

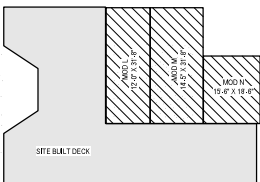
FIRST FLOOR KEY PLAN



SECOND FLOOR MOD KEY PLAN



THIRD FLOOR MOD KEY PLAN



PAGE INDEX

PAGE INDEX	
SHEET NUMBER	SHEET NAME
00.	COVER
A000	COVER SHEET
01.	SURVEY
A0.2	SITE PLAN
A0.3	ENLARGED SITE PLAN
02.	ARCHITECTURAL
A0.0	Conceptual Renders / Materials
A0.1	Conceptual Renders / Materials
A001	GENERAL NOTES
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A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	GARAGE FLOOR & ROOF PLAN
A210	AREA CALC.
A300	ROOF PLAN
A400	ELEVATIONS
A401	ELEVATIONS
A402	GARAGE ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS
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A700	ARCHITECTURAL DETAILS
A800	INTERIOR ELEVATIONS
A801	INTERIOR ELEVATIONS
A900	WINDOW SCHEDULE
A901	DOOR SCHEDULE
03.	STRUCTURAL
S-1.1	STRUCTURAL TITLE SHEET
S-1.2	STRUCTURAL SPECIFICATIONS & SPECIAL INSPECTIONS
04.	MECHANICAL
M1	MECHANICAL LAYOUT
05.	ELECTRICAL
E100	BASEMENT ELECTRICAL PLAN
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN
E103	THIRD FLOOR & GARAGE FLOOR ELECTRICAL PLAN
E200	ELECTRICAL DETAILS
06.	PLUMBING
P1.0	PLUMBING LAYOUT

PROJECT DATA

PROJECT ADDRESS: 3412 FOWLER ROD, SAN JOSE CA 95135

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW ONE-STORY SINGLE FAMILY PREFABRICATED MODULAR RESIDENCE CONSTRUCTED OFF SITE AND INSTALLED ON SITE BUILT FOUNDATION

PARCEL NO.: 660-23-009

ABBREVIATED LEGAL DESCRIPTION: LOT "FURTADO" OF RECORD OF SURVEY RECORDED IN BOOK 757 PAGE 10 OF SANTA CLARA RECORDS

TYPE OF CONSTRUCTION: TYPE V-B

SPRINKLERED: YES

APPLICABLE BUILDING CODES: STATE: CALIFORNIA

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2019 International Residential Code
- 2018 International Energy Conservation Code
- 2019 International Existing Building Code

Electrical Code: 2017 NEC with amendments

Mechanical Code: 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 International Residential Code Parts V & VI

Plumbing Code: 2017 Idaho State Plumbing Code based on the 2015 Uniform Plumbing Code.

Fire Code (administered by the California State Fire Marshal): 2018 International Fire Code, WILDLIFE URBAN INTERFACE (WUI)

AHJ: PLANNING/ZONING: HS-D1 (100%) - TIER 2

LAND USE CODE: REFER TO SITE PLAN FOR ZONING / LAND USE INFORMATION CONFORMANCE:

DESIGN CRITERIA: REFER TO STRUCTURAL CALCULATIONS

BUILDING AREA

CONDITIONED SPACE		UNCONDITIONED SPACE		IMPERVIOUS AREA	
FIRST FLOOR		BASEMENT		FIRST FLOOR	
FORMAL DINING	792 SF	MECH RM	382 SF	DECK 1	1141 SF
MOD A	1384 SF			DECK 2	175 SF
MOD B	510 SF	FIRST FLOOR		DECK 3	397 SF
MOD C	422 SF	SITE BUILT GARAGE	1889 SF	DECK 4	911 SF
MOD D	895 SF	TOTAL UNCONDITIONED SPACE	2271 SF	ENTRY DECK	139 SF
MOD E	570 SF			SECOND FLOOR	
MOD F	608 SF			DECK 5	280 SF
	5092 SF			DECK 6	153 SF
SECOND FLOOR				DECK 7	136 SF
MOD G	663 SF			DECK 8	287 SF
MOD H	835 SF			THIRD FLOOR	
MOD I	686 SF			DECK 9	1868 SF
MOD J	833 SF			ROOF	
MOD K	677 SF			ROOF	1464 SF
PASSAGE	541 SF			TOTAL IMPERVIOUS AREA : 11	6654 SF
	4246 SF				
THIRD FLOOR					
MOD L	381 SF				
MOD M	458 SF				
MOD N	288 SF				
	1129 SF				
TOTAL CONDITIONED SPACE	10467 SF				

PROJECT TEAM

OWNER/BUILDER:	VEERAKUMAR AND PADMA KASTURY BILLING ADDRESS CONTACT: (ARUN'S EMAIL)	ARCHITECT:	METHOD ARCHITECTURE 95 YESLER WAY, SUITE 300 SEATTLE, WA 98104 CONTACT: ROHAN SHAH (851) 803-6389
SURVEY:	CHRISTENSEN & PLOUFF LAND SURVEYING 101 CHURCH ST, SUITE 29 LOS GATOS, CA 95030	MODULAR CONTRACTOR:	METHOD HOMES 95 YESLER WAY, SUITE 300 SEATTLE, WA 98104 CONTACT: JOHN BACON (206) 789-5553
STRUCTURAL:	ASHLEY & VANCE ENGINEERING 1653 LUCERNE ST, SUITE D MINDEN, NV 89423 CONTACT: JORDAN DENO, (775) 825-4945X113	MODULAR PLANT LOCATION:	6519 NORTHGATE WAY FERDALE, WA 98248
CIVIL:	LE ENGINEERING 698 E SANTA CLARA ST #270 SAN JOSE, CA 95112 CONTACT (408) 806-7187	MECHANICAL/ELECTRICAL/FPV CONSULTANT:	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD., #8 CARMEL, CA 93923 CONTACT: DAVID KNIGHT (831) 250-0314
GEOTECHNICAL:			
LANDSCAPE:			

PROJECT DATA PER SANTA CLARA COUNTY REQUIREMENTS

LOT SIZE	34.46 ACRES(1,502,383.71 SQ FT)
ALLOWABLE LOT COVERAGE:	-SQ FT
MAX HEIGHT:	35 FT
PROPOSED HEIGHT	34 FT -7 1/4 IN
FRONT SETBACK	30 FT
REAR SETBACK	30 FT
SIDE SETBACK	30 FT
EXISTING LOT COVERAGE:	
PARKING:	6 PROVIDED

PROPOSED ENVELOPE

GLAZING U-FACTOR	0.30
DOOR U-FACTOR	0.30
CEILING	R-50 COMPOSED OF: R-12 GI INSULATION AT ROOF - OF SHEATHING OF R-38 CAVITY INSULATION (CLOSE CELL SPRAY FOAM)
WALL ABOVE GRADE	R-26 COMPOSED OF: R-21 CAVITY + R-6 GI (ZIP-R6)
FLOOR (ABOVE UNHEATED SPACE)	R-38
SLAB ON GRADE (UNHEATED SPACE)	



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.789.5553

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

COVER SHEET

Client	KASTURY
Date	05.31.2023
Drawn by	METHOD ARCH

A000

Scale 1/16" = 1'-0"

06/10/2023 10:41:01 AM

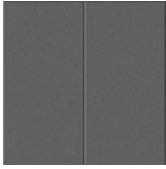
KASTURY RESIDENCE

LUNAWOOD SMOOTH SAND
DOLLAR



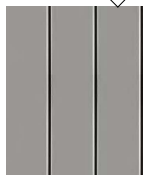
LVR 20 BASED ON APPROXIMATE MATERIAL

FIBER CEMENT PANELS
DARK GRAY



LVR 20 BASED ON APPROXIMATE MATERIAL

TAYLOR METALS/ STANDING
SEAM METAL
FINISH STANDARD
KYNAR5000 CHARCOAL GRAY



LVR = 12

PAINTED METAL TRIM
AND FASCIA
KYNAR 500 MATTE BLACK



LVR = 6

MARVIN WINDOWS & DOORS
ESSENTIAL COLLECTION
MATTE BLACK



PROPOSED GLASS TO BE NON REFLECTIVE
LVT = 0.64% - 0.68%

STAINED WOOD SLATS
(FINAL COLOR TBD)



LVR 20 BASED ON APPROXIMATE MATERIAL



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.786.6563

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

Conceptual Renders /
Materials

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A0.0

Scale

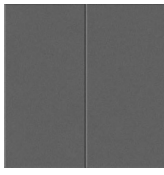
KASTURY RESIDENCE

LUNAWOOD SMOOTH SAND DOLLAR



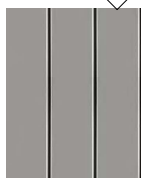
LVR 20 BASED ON APPROXIMATE MATERIAL

FIBER CEMENT PANELS



LVR 28 BASED ON APPROXIMATE MATERIAL

TAYLOR METALS/ STANDING SEAM METAL ROOF FINISH STANDARD KYNAR5000 CHARCOAL GRAY



LVR = 12

PAINTED METAL TRIM AND FASCIA KYNAR 500 MATTE BLACK



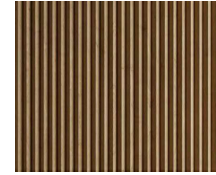
LVR = 6

MARVIN WINDOWS & DOORS ESSENTIAL COLLECTION MATTE BLACK



PROPOSED GLASS TO BE NON REFLECTIVE LVT = 0.41% - 0.39%

STAINED WOOD SLATS (FINAL COLOR TBD)



LVR 20 BASED ON APPROXIMATE MATERIAL



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.786.6553

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

Conceptual Renders /
Materials

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A0.1

Scale



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.789.6553

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

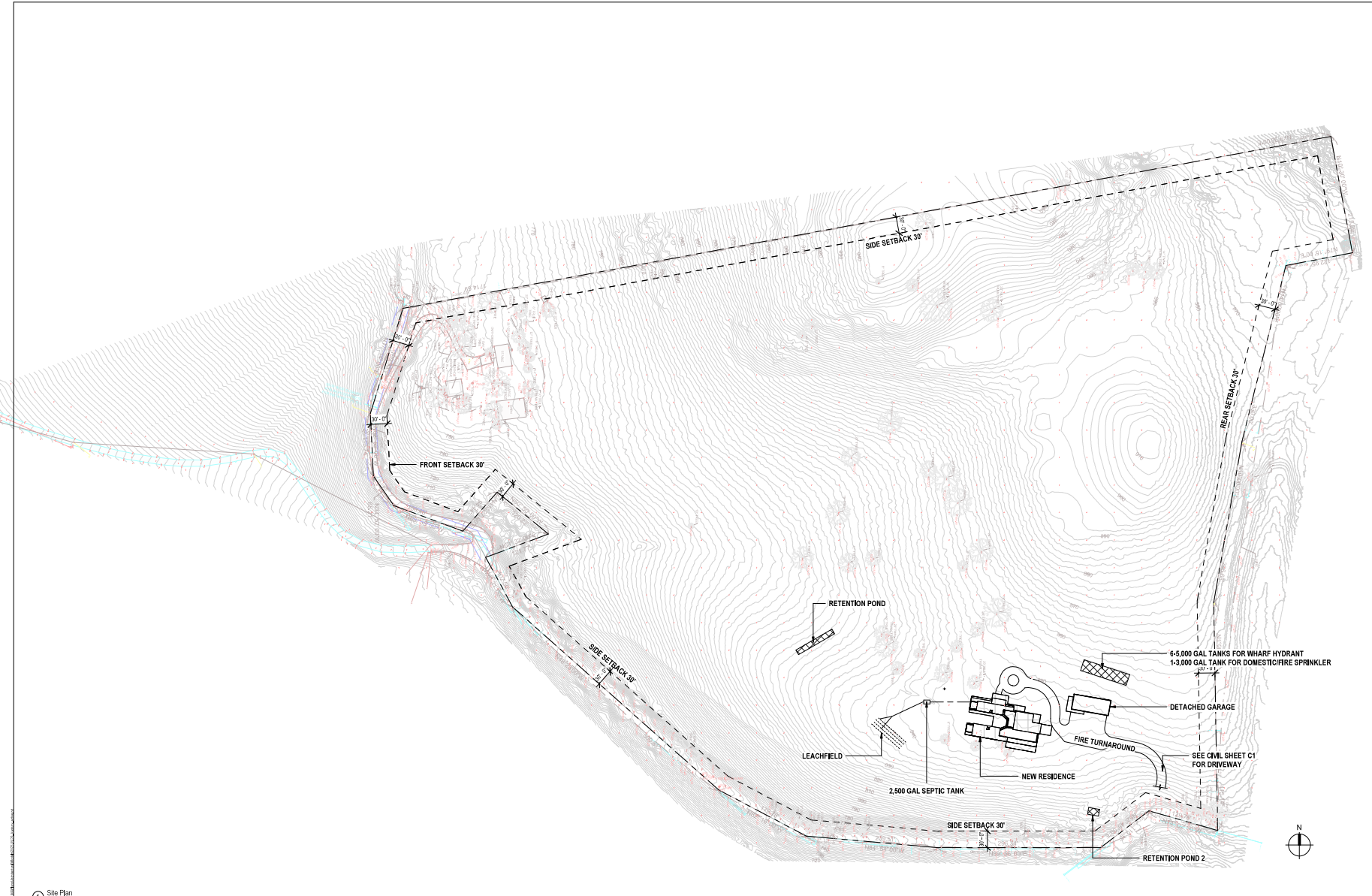
No.	Description	Date

SITE PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A0.2

Scale: 1" = 80'-0"



Site Plan
1" = 80'-0"



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.789.6553

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

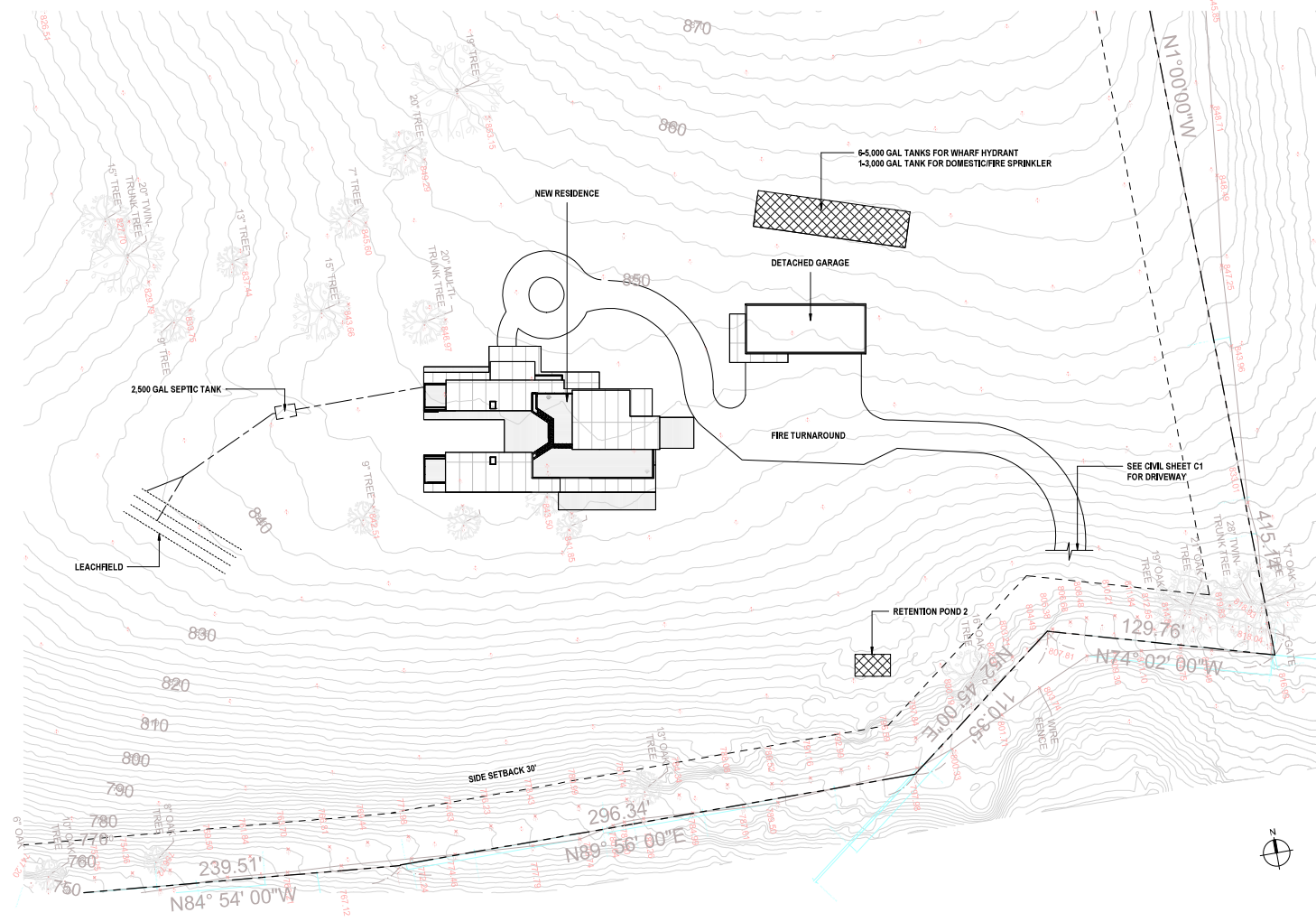
No.	Description	Date

ENLARGED SITE PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A0.3

Scale: 1" = 30'-0"



Enlarged Site Plan
1" = 30'-0"

DESIGN DEVELOPMENT

No.	Description	Date

FIRST FLOOR PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A201

Scale: As indicated

WALL LEGEND

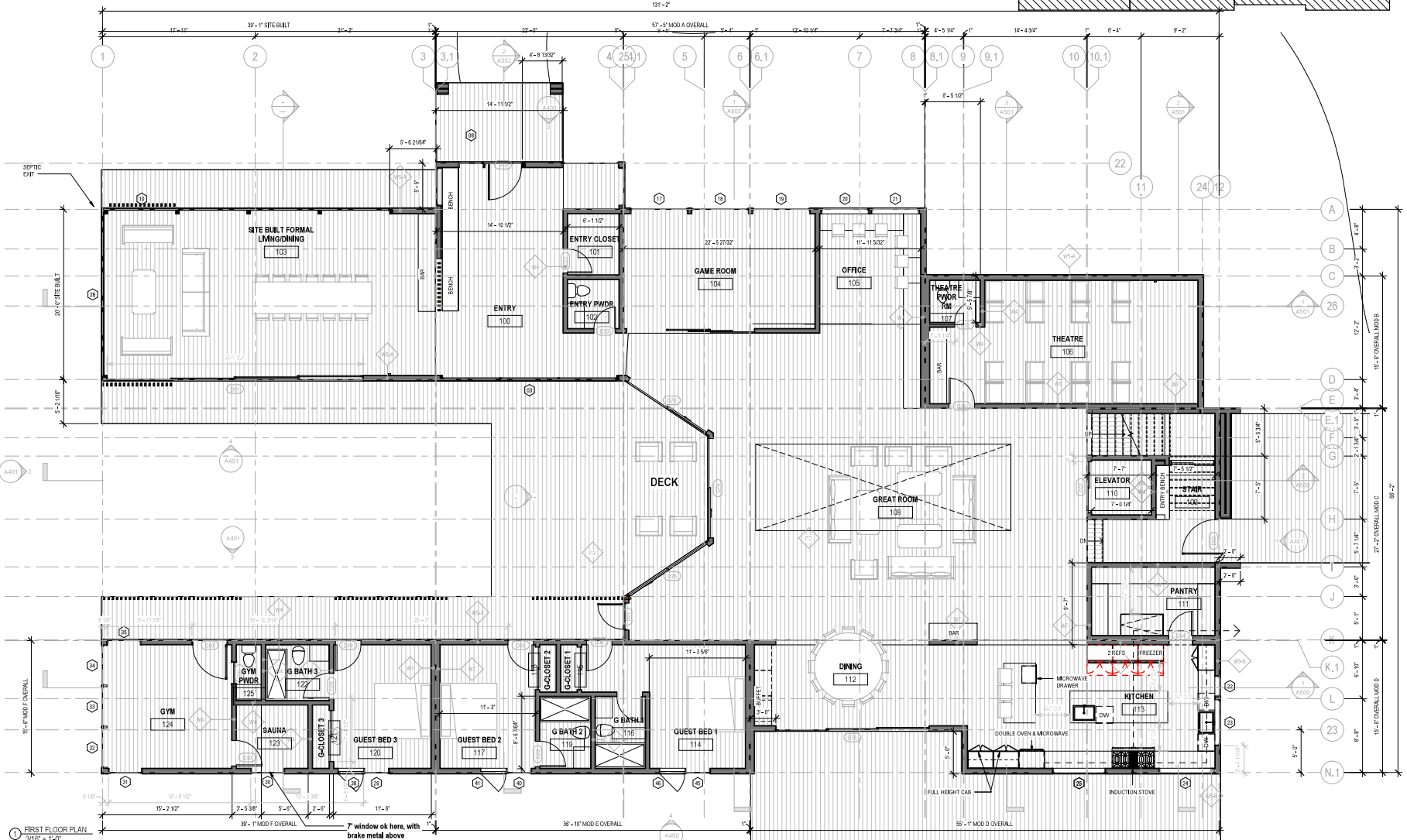
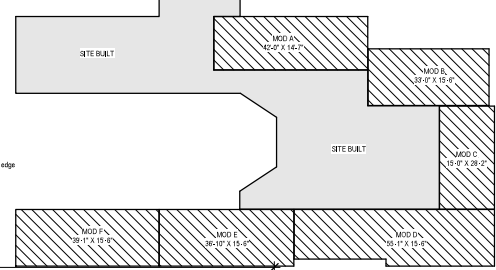
EXTERIOR FINISH SCHEDULE LEGEND:

- A 1/8" RAS Wood Siding, 6TK
- B Fiber Cement Panels
- C Metal Shading Seam
- D MFG. Taper Metals, 22ga min, 24" wide panels, Finish: KolorKOTE Channel Gray
- W1 Concrete Foundation Wall - 4"
- W2 Concrete Foundation Wall - 4"
- W4 Finish per Finish Schedule of SIP GWP (Level 5) or R13 Batt Insulation of SIP GWP (Level 5) or Finish per Finish Schedule
- W5 Finish per Finish Schedule of SIP GWP (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation of SIP GWP (Level 5) or Finish per Finish Schedule
- W6 Finish per Finish Schedule of Vapor Resistant Primer of SIP GWP (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation of SIP GWP (Level 5) or Finish per Finish Schedule
- W7 15/32" CDX Plywood of 2x6 Wood Stud Framing per Structural w/ SIP GWP (Level 5) or Vapor Resistant Primer of SIP GWP (Level 5) or Finish per Finish Schedule

FLOOR LEGEND

- F1 3" Concrete Rat Slab with wire mesh reinforcing of 8 MIL Min Vapor Barrier of appropriate per sheet
- F2 Finish floor per Finish Schedule of R13 Batt Insulation of Framing per Structural w/ R38 Batt Insulation of Finish per ceiling finish schedule
- F3 Finish floor per Finish Schedule of Sheathing per Structural of Wood Joist Per Structural of Finish per Finish Schedule
- D1 Finish floor per Finish Schedule of 60mil PVC/TPC membrane R13 Tapered Plywood (Spaced at 14" per foot to gullet at edge otherwise per sheet) on 38 batt insulation @Chordless Sheathing per sheet of Finish per Finish Schedule
- F4 Finish floor per Finish Schedule of PT Framing Per structural

FIRST FLOOR KEY PLAN



1 FIRST FLOOR PLAN
3/16" = 1'-0"

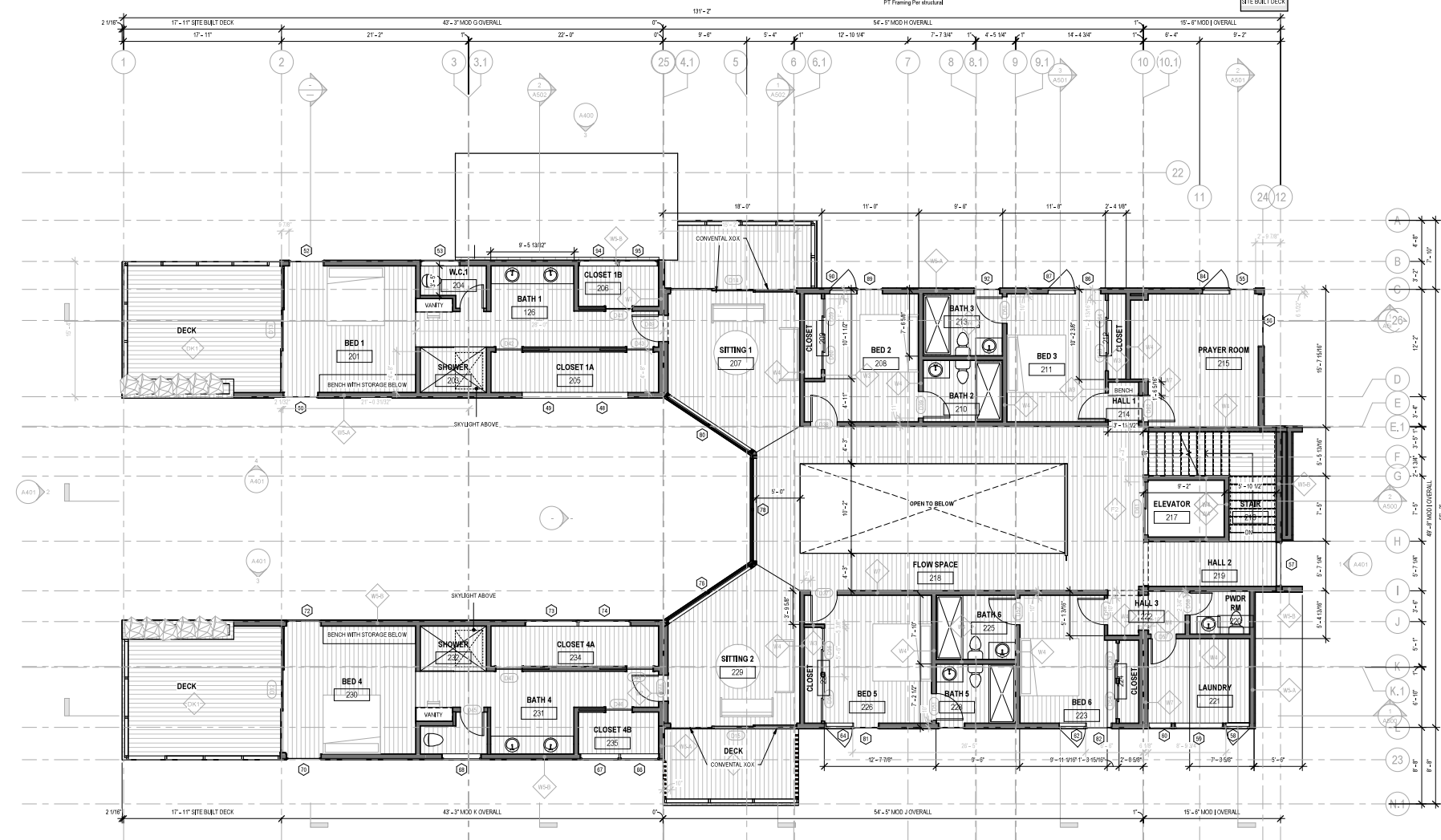
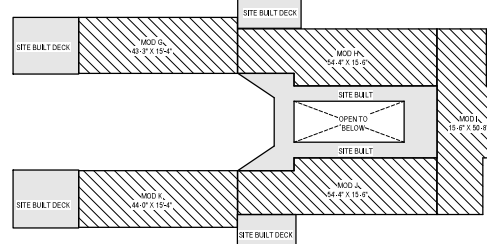
WALL LEGEND

- EXTERIOR FINISH SUFFIX LEGEND:
- A 1X6 T&G Wood Siding STK
MFG: DeKalb/Smith's Lumber Smooth Sand Dollar or Sim
 - B Fiber Cement Panels
Color Dark Gray
 - C Metal Standing Seam
MFG: Taylor Metals, 22ga min. 24" wide panels,
Finish: 999000 Charcoal Gray
 - WC1 Concrete Foundation Wall - 4"
 - WC2 Concrete Foundation Wall - 4"
 - WH 15/24" CDX Plywood of
2x6 Wood Stud Framing per Structural w/
5/8" GWB (Level 5) or
Finish per Finish Schedule
 - W3 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W4 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W5 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W6 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W7 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W8 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W9 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
 - W10 1/2" x 4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule

FLOOR LEGEND

- F1 3" Concrete Flat Slab with wire mesh reinforcing of
R.M. Min Vapor Barrier of
appropriate per strut
- F2 Finish floor per Finish Schedule of
3/4" Ply Sheathing Per Structural of
F58 Sub Floor Area of
Finish per ceiling finish schedule
- F3 Finish floor per Finish Schedule of
Sheathing per Structural of
Wood Joist Per Structural w/
Finish per ceiling finish schedule
- F4 Finish floor per Finish Schedule
60Mil PVCOTPO membrane
R15 Tapered Rigid Insulation Sloped at 1/4" per foot to gutter at edge
whenever per strut
- F5 Finish floor per Finish Schedule
1/2" x 3/4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
- F6 Finish floor per Finish Schedule
1/2" x 3/4" x 1/2" x 2" Veneer Panel
Finish per Finish Schedule
- F7 Finish floor per Finish Schedule
Speed at 1/4" of
PT Framing per Structural

SECOND FLOOR MOD KEY PLAN



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.788.6553

Kastury Residence
3412 Fowler Rd., San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

SECOND FLOOR PLAN

Client: KASTURY
Date: 05/01/2023
Drawn by: METHODO ARCH

A202

Scale: As indicated

9/10/2023 10:56:17 AM

WALL LEGEND

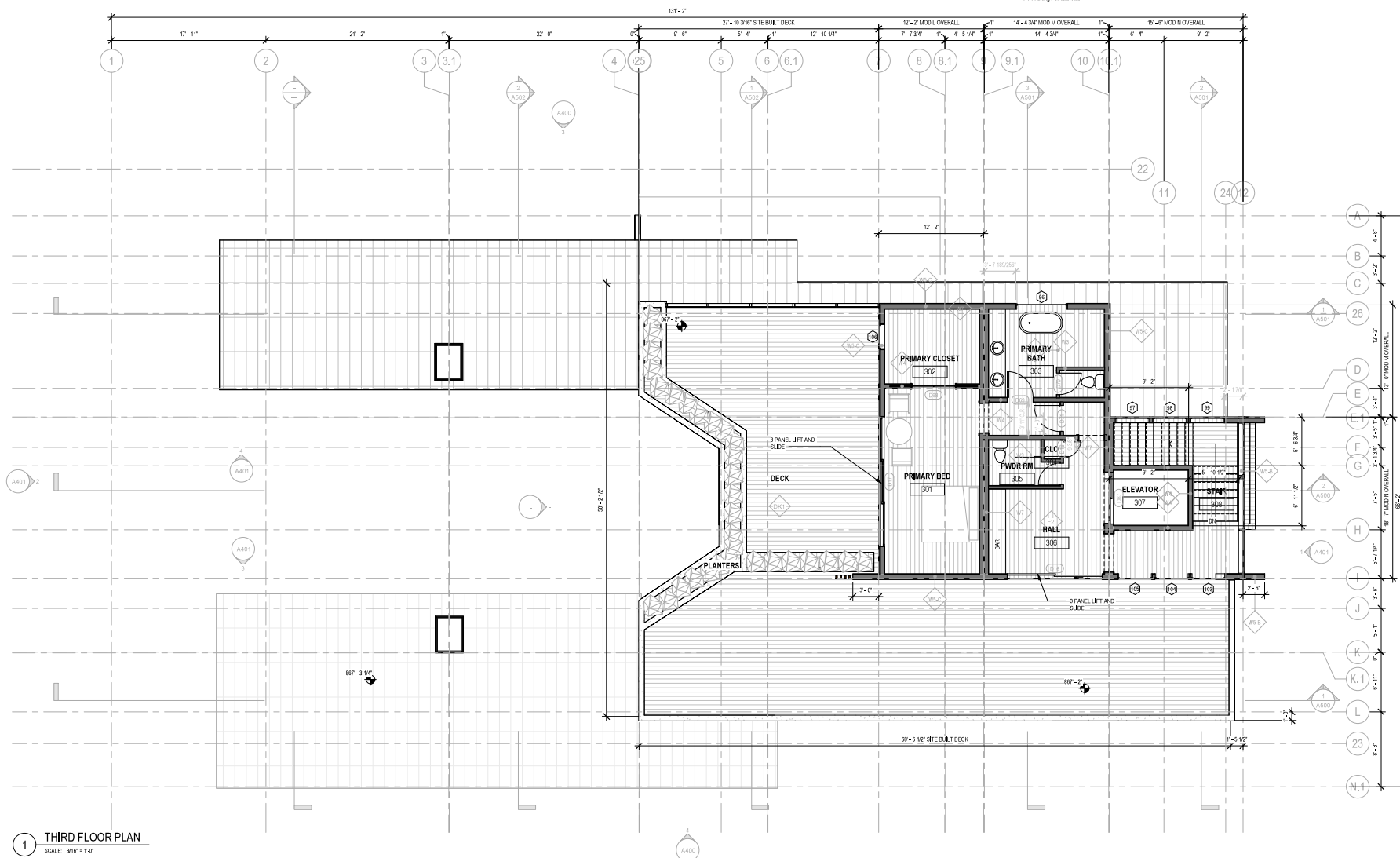
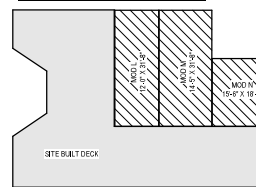
EXTERIOR FINISH SURFACES LEGEND

- 1/2" T&G Wood Siding, STK
MFC: Oakum/Beck's Linewood Smooth Sand/Dollar or Sim
- Fiber Cement Panels
Color: Dark Gray
- Metal Standing Seam
MFC: Taylor Metal, 22ga min, 24" wide panels,
Finish: Krytox/Chromalox
- Concrete Foundation Wall - 4"
- Concrete Foundation Wall - 6"
- Finish per Finish Schedule of 5/8" GWB" (Level 5) or 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- Finish per Finish Schedule of 5/8" GWB" (Level 5) or 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- 15/32" CDX Fiberglass
2x4 Wood Stud Framing per Structural w/ 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- Finish per Finish Schedule of 5/8" GWB" (Level 5) or 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- 2" Concrete Rat Slab with wire mesh reinforcing of 8 Mils Min Vapor Barrier or appropriate per struct
- Finish floor per Finish Schedule of 3/4" Ply Sheathing Per structural of Framing per Structural w/ R38 Batt Insulation or Finish per ceiling finish schedule
- Finish floor per Finish Schedule of Sheathing as per Structural of Wood Joist Per Structural of
- Finish floor per Finish Schedule of Sheathing as per Structural of 2x4" Joist Per Structural of
- 15/32" CDX Fiberglass
2x4 Wood Stud Framing per Structural w/ 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- Finish floor per Finish Schedule of Sheathing as per Structural of Wood Joist Per Structural of

FLOOR LEGEND

- 2" Concrete Rat Slab with wire mesh reinforcing of 8 Mils Min Vapor Barrier or appropriate per struct
- Finish floor per Finish Schedule of 3/4" Ply Sheathing Per structural of Framing per Structural w/ R38 Batt Insulation or Finish per ceiling finish schedule
- Finish floor per Finish Schedule of Sheathing as per Structural of Wood Joist Per Structural of
- Finish floor per Finish Schedule of Sheathing as per Structural of 2x4" Joist Per Structural of
- 15/32" CDX Fiberglass
2x4 Wood Stud Framing per Structural w/ 5/8" GWB" (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- Finish floor per Finish Schedule of Sheathing as per Structural of Wood Joist Per Structural of

THIRD FLOOR MOD KEY PLAN



1 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.789.6593

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

THIRD FLOOR PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARQH

A203

Scale: As indicated



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.786.6553

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

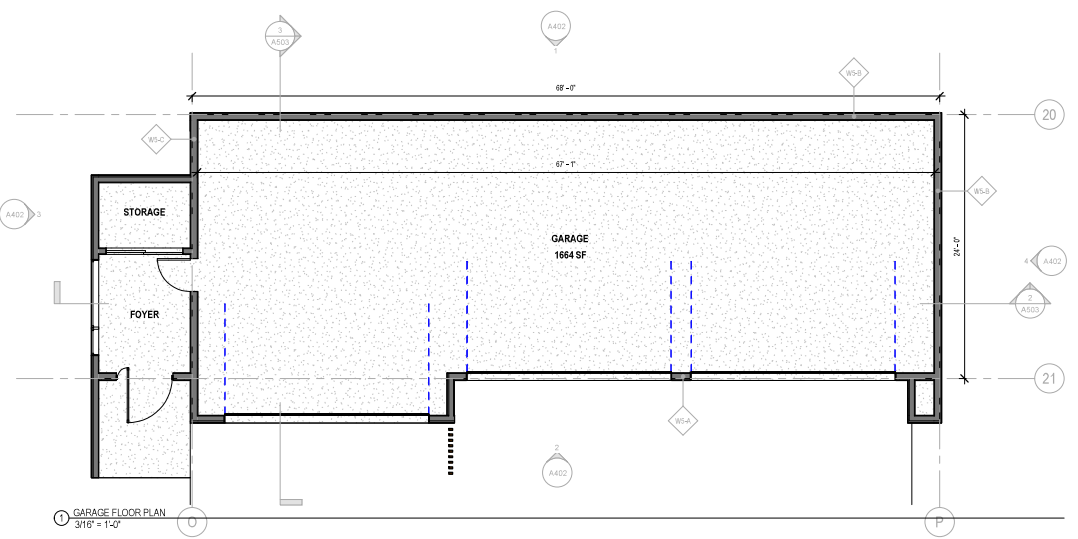
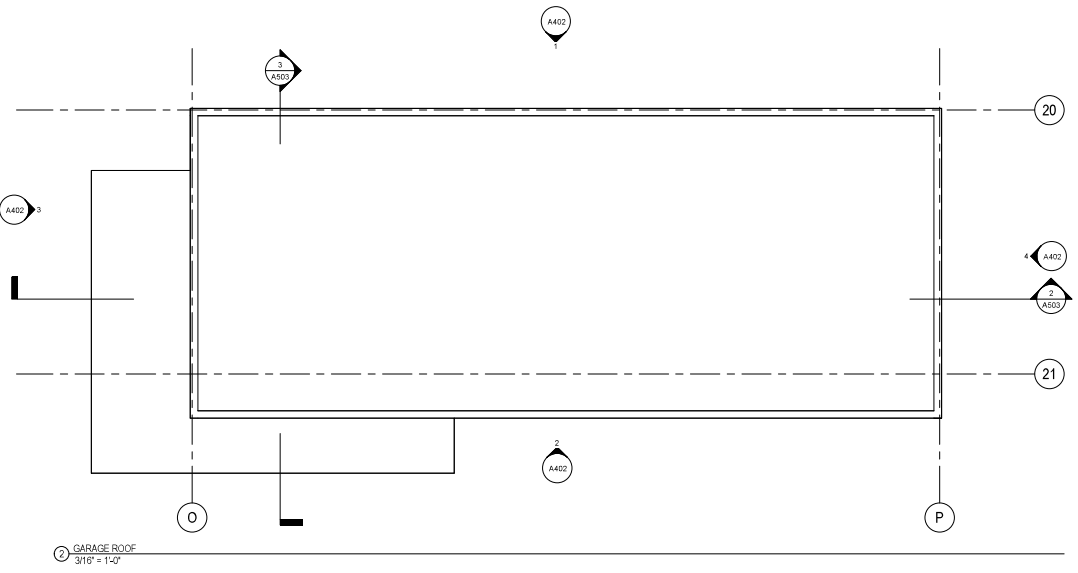
No.	Description	Date

GARAGE FLOOR & ROOF PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A204

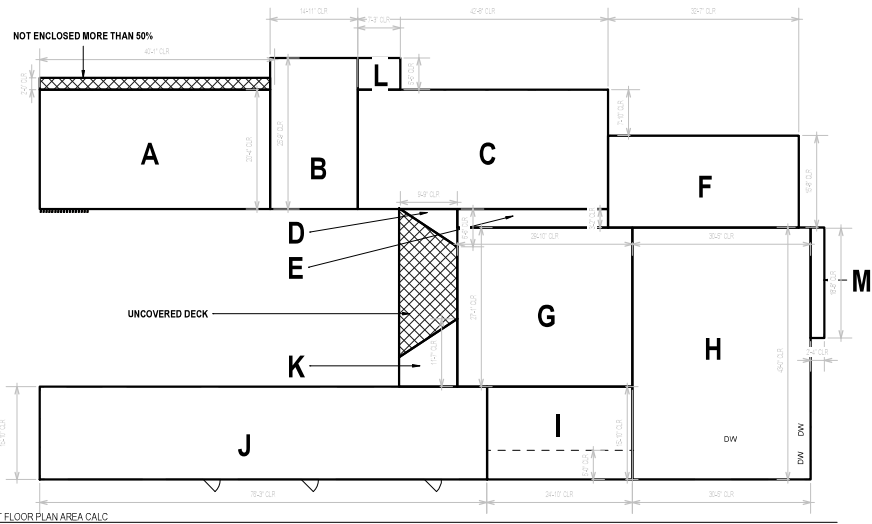
Scale: As indicated



WALL LEGEND

EXTERIOR FINISH SUFFIX LEGEND:

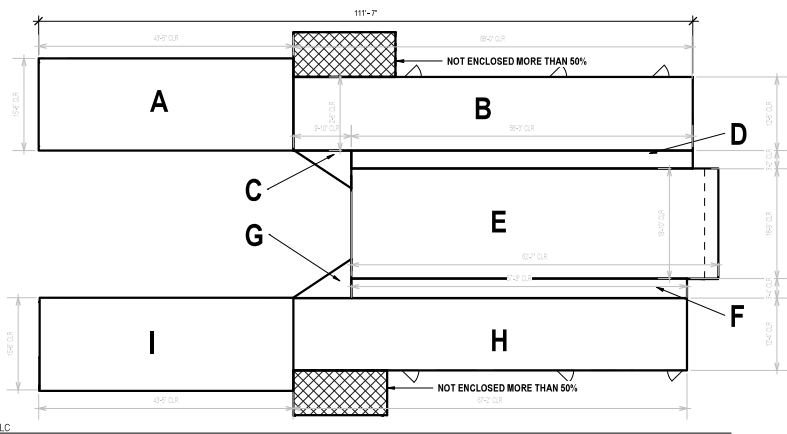
<ul style="list-style-type: none"> -A 1x6 TAG Wood Siding, STK -B Fiber Cement Panels -C Metal Standing Seam -D MFC: Taper Metal, 22ga min. 24" wide panels. -E MFC: DainikWerk's Lunawood Smooth Sand Dollar or Slim -F Color: Dark Gray -G Finish: Kynar500 Chemical Gray 	<ul style="list-style-type: none"> -W1 -W2 -W3 -W4 -W5 	<ul style="list-style-type: none"> Finish per Finish Schedule of SIP GWS (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or SIP GWS (Level 5) or Finish per Finish Schedule Finish per Finish Schedule of Vapor Retentive Primer or SIP GWS (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or SIP GWS (Level 5) or Vapor Retentive Primer or Finish per Finish Schedule 15/32" CDX Plywood or 2x6 Wood Stud Framing per Structural w/ SIP GWS (Level 5) or Vapor Retentive Primer or Finish per Finish Schedule
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1 FIRST FLOOR PLAN AREA CALC
1" = 10'-0"

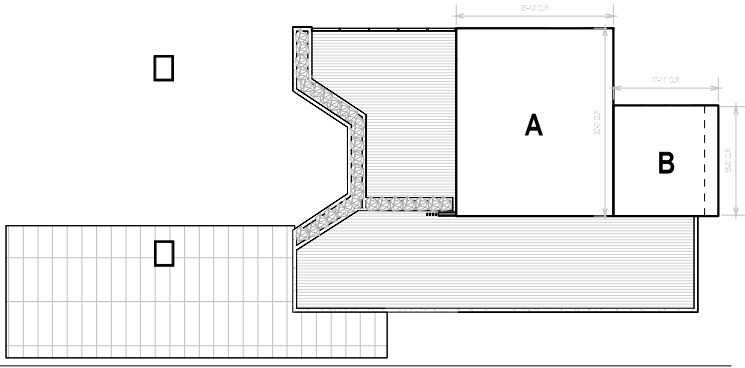
	DIMENSIONS	AREA (SF)
A	40' X 20' - 4"	799.4
B	14' - 11" X 25' - 9"	385.2
C	42' - 8" X 20' - 4"	868.3
D	9' - 9" X 6' - 6"	31.5
E	25' - 8" X 3' - 2"	78.9
F	32' - 7" X 15' - 8"	511.9
G	29' - 10" X 27' - 1"	809.7
H	30' - 5" X 43' - 0"	1306.4
I	15' - 10" X 24' - 10"	383
J	76' - 4" X 15' - 10"	1209
K	9' - 9" X 11' - 7"	81.8
L	7' - 3" X 5' - 5"	38.3
M	2' - 4" X 18' - 8"	43.8
TOTAL		6558.3

FIRST FLOOR: 6558.3 SF
 SECOND FLOOR: 4645 SF
 THIRD FLOOR: 1195.5 SF
 TOTAL: 12,398.8 SF
 DETACHED GARAGE: 1664 SF



2 SECOND FLOOR PLAN AREA CALC
1" = 10'-0"

	DIMENSIONS	AREA (SF)
A	43' - 4" X 15' - 8"	678.7
B	68' - 0" X 12' - 6"	850.6
C	9' - 9" X 6' - 6"	31.5
D	58' - 1" X 3' - 2"	178.5
E	62' - 7" X 18' - 10"	1176.9
F	57' - 3" X 3' - 4"	189
G	9' - 9" X 6' - 6"	31.5
H	12' - 4" X 67' - 2"	828.6
I	15' - 10" X 43' - 10"	678.7
TOTAL		4645



3 THIRD FLOOR PLAN AREA CALC
1" = 10'-0"

	DIMENSIONS	AREA (SF)
A	26' - 10" X 32'	857.9
B	17' - 11" X 18' - 6"	337.6
TOTAL		1,195.5



METHOD HOMES
 95 YESLER WAY
 SUITE 300
 SEATTLE, WA 98104
 T. 206.789.6553

Kastury Residence
 3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

AREA CALC

Client: KASTURY
 Date: 05.01.2023
 Drawn by: METHOD ARCH

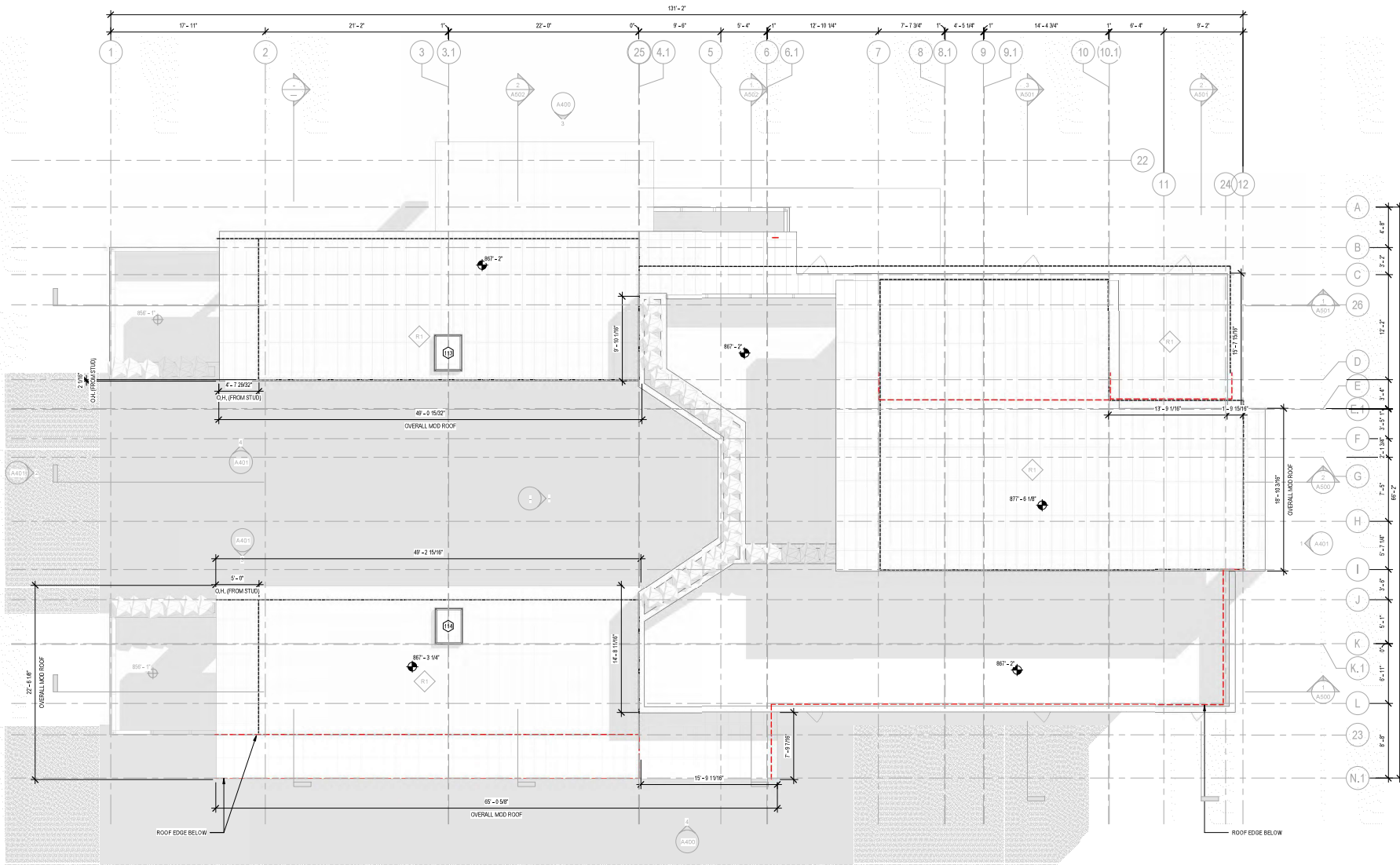
A210

Scale: As indicated

ROOF LEGEND



Mechanically Fastened Metal Roofing of
Ice and Water Shield of
1/2" Sheathing per Structural of
Framing per Structural of
R38 Batt Insulation of
3/8" Gypsum (Level 5) w/
Vapor Resistive Primer of
Finish per Finish Schedule.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



METHOD HOMES
95 YESLER WAY
SUITE 300
SEATTLE, WA 98104
T. 206.789.6563

Kastury Residence
3412 Fowler Rd, San Jose CA 95135

DESIGN DEVELOPMENT

No.	Description	Date

ROOF PLAN

Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A300

Scale: As indicated

DESIGN DEVELOPMENT

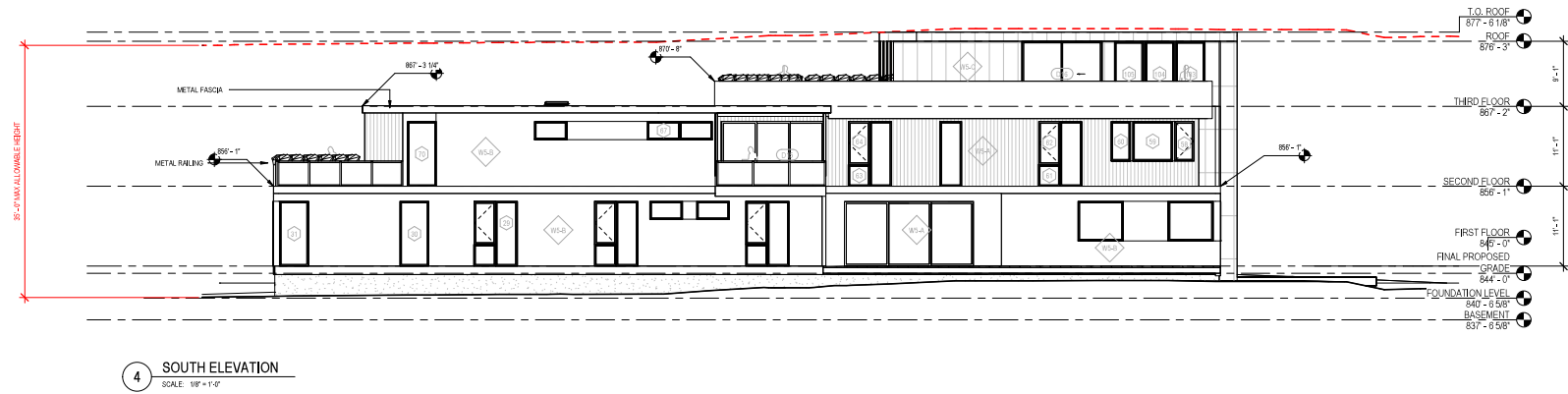
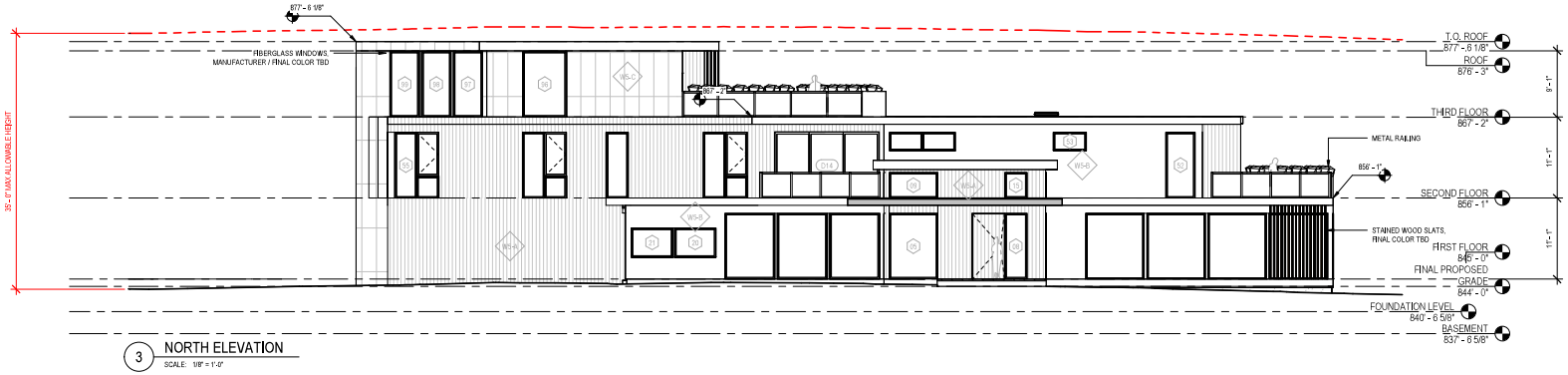
No.	Description	Date

ELEVATIONS

Client	KASTURY
Date	05.01.2023
Drawn by	METHOD ARCH

A400

Scale As indicated



HEIGHT CALCULATIONS

AVERAGE FINISH GRADE:
 $843.91 + 844.23 + 844.23 + 843.49 + 843.49 + 844 + 844 + 843.4 + 843.4 + 844.96 + 841.42 + 844.42 + 843 + 843.32 + 843.75 = 12655.0215 = \mathbf{843.668}$

MAX ALLOWABLE HEIGHT: 843'-0" + 35" = 878' - 0"
TOP OF ROOF PROPOSED HEIGHT: 878' - 3 1/4"

WALL LEGEND

- EXTERIOR FINISH SUFFIX LEGEND:**
- ◊-A 1/2" SG Wood Siding, STK
 - ◊-B MF-G Diaphragm/Luxwood Smooth Sand Dollar or Sm
 - ◊-C Fiber Cement Panels Color: Dark Gray
 - ◊-D Metal Standing Seam MF-G Tin/Alu Metal: 72ga min, 24" wide panels, Finish: Krytox5000 Charcoal Gray
 - ◊-E Concrete Foundation Wall-1'
 - ◊-F Concrete Foundation Wall-1'
 - ◊-G Finish per Finish Schedule of 5/8" GWP (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation of 5/8" GWP (Level 5) or Finish per Finish Schedule
 - ◊-H Finish per Finish Schedule of 5/8" GWP (Level 5) or 2x4 Wood Stud Framing per Structural w/ Vapor Resistive Primer of 5/8" GWP (Level 5) or Finish per Finish Schedule
 - ◊-I 15/32" CDX Plywood of 2x6 Wood Stud Framing per Structural w/ Vapor Resistive Primer of 5/8" GWP (Level 5) or Finish per Finish Schedule
 - ◊-J Finish per Finish Schedule of 5/8" GWP (Level 5) or 2x4 Wood Stud Framing per Structural w/ Vapor Resistive Primer of 5/8" GWP (Level 5) or Finish per Finish Schedule
 - ◊-K Finish per Finish Schedule of 5/8" GWP (Level 5) or 2x4 Wood Stud Framing per Structural w/ Vapor Resistive Primer of 5/8" GWP (Level 5) or Finish per Finish Schedule

DESIGN DEVELOPMENT

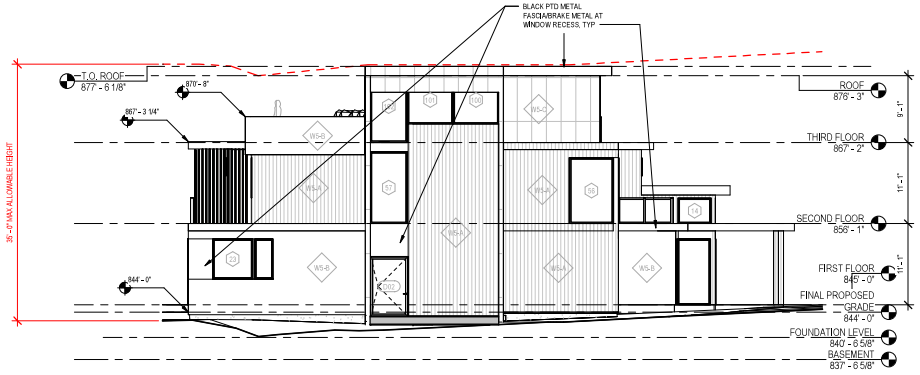
No.	Description	Date

ELEVATIONS

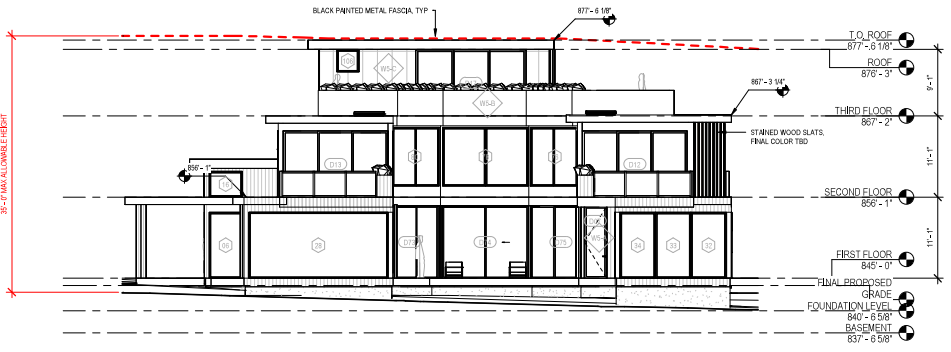
Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A401

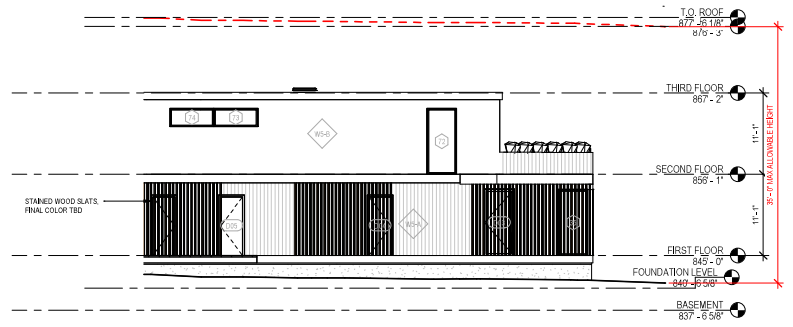
Scale: As indicated



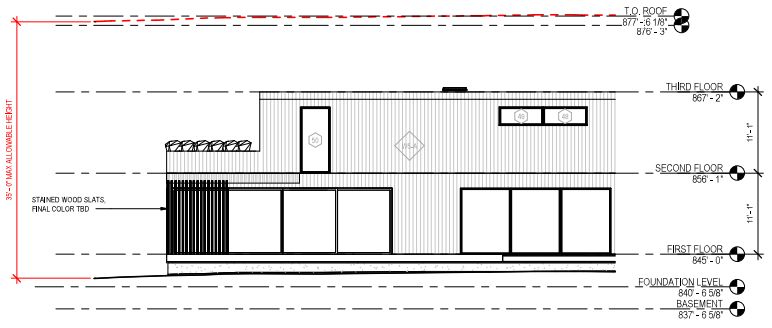
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

HEIGHT CALCULATIONS

AVERAGE FINISH GRADE:
843.91 + 844.23 + 844.23 + 843.40 + 843.49 + 844 + 844 + 843.4 + 843.4 + 844.96 + 841.42 + 844.42 + 843 + 843.32 + 843.75 = **12655.0215 = 843.689**

MAX ALLOWABLE HEIGHT: 843'-8" + 35" = 878' - 8"
TOP OF ROOF PROPOSED HEIGHT: 878' - 3 1/4"

WALL LEGEND

EXTERIOR FINISH SUFFRA LEGEND			
◊-A	1x6 T&G Wood Sides, STX MFG. Dittler/Mark's Lunawood Smooth Sand Dollar or 8m	◊-7	Finish per Finish Schedule of 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation of 5/8" GWB (Level 5) or Finish per Finish Schedule
◊-B	Fiber Cement Panels Color: Dark Grey	◊-8	Finish per Finish Schedule of Vapor Resistant Primer of 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation of 5/8" GWB (Level 5) or Vapor Resistant Primer of Finish per Finish Schedule
◊-C	Metal Standing Seam MFG. Tazji/Metalj, 22ga min, 24" wide panels. Finish: Kynar5000 Charcoal Grey	◊-9	15/32" CDX Plywood of 2x4 Wood Stud Framing per Structural w/ 5/8" GWB (Level 5) or Vapor Resistant Primer of Finish per Finish Schedule
◊-WC1	Concrete Foundation Wall - 8"	◊-10	
◊-WC2	Concrete Foundation Wall - 8"	◊-11	
◊-W	Finish per Finish Schedule of 5/8" GWB (Level 5) of 2x4 Wood Stud Framing per Structural w/ R13 Batt Insulation of 5/8" GWB (Level 5) or Finish per Finish Schedule		

DESIGN DEVELOPMENT

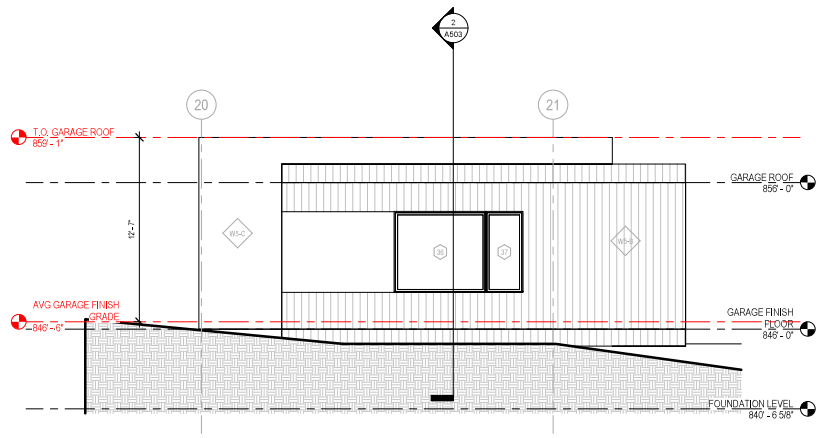
No.	Description	Date

GARAGE ELEVATIONS

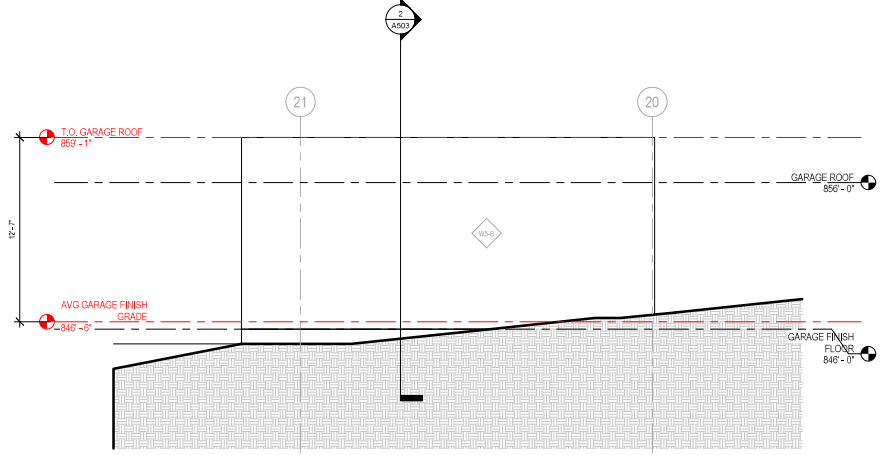
Client	KASTURY
Date	05.01.2023
Drawn by	METHOD ARCH

A402

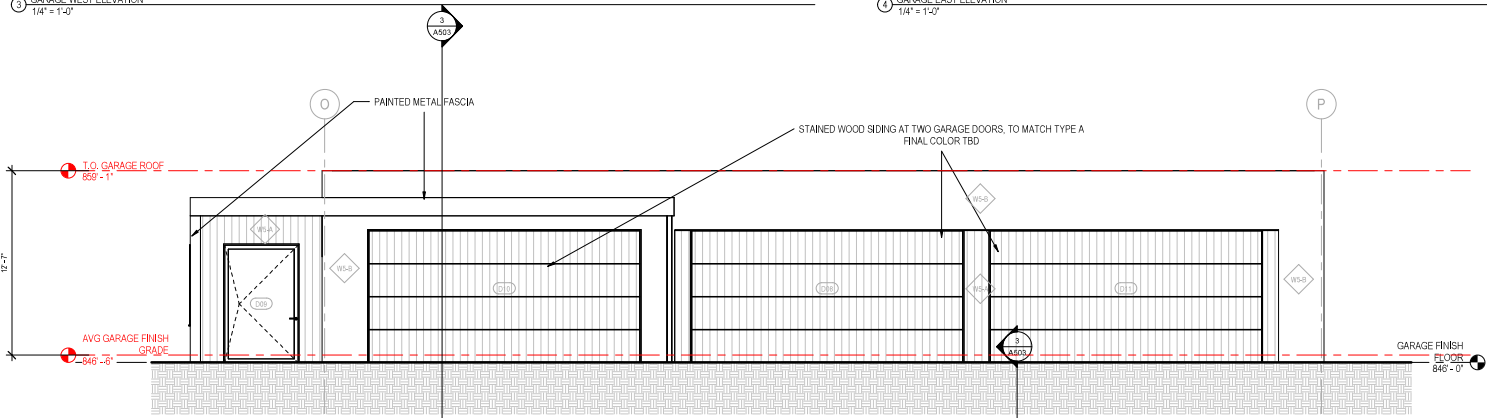
Scale: As indicated



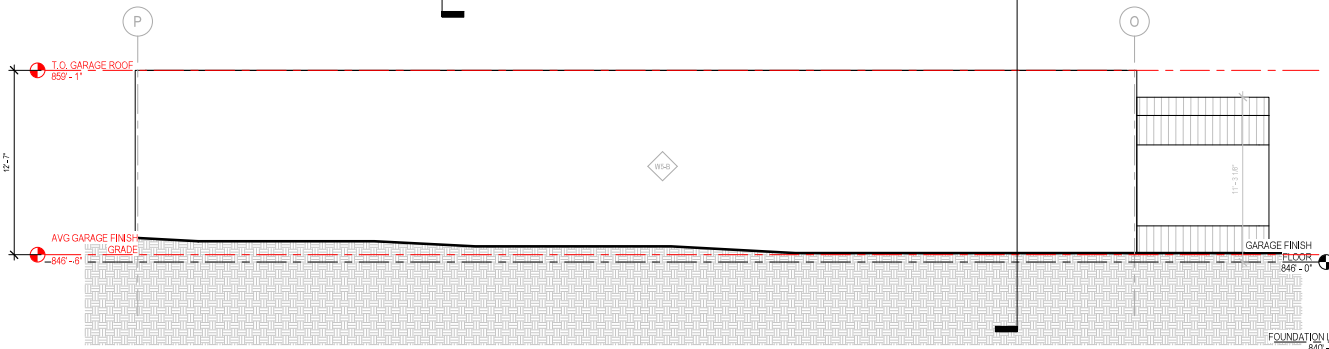
③ GARAGE WEST ELEVATION
1/4" = 1'-0"



① GARAGE EAST ELEVATION
1/4" = 1'-0"



② GARAGE SOUTH ELEVATION
1/4" = 1'-0"



① GARAGE NORTH ELEVATION
1/4" = 1'-0"

HEIGHT CALCULATIONS

AVERAGE FINISH GRADE:
848 + 848 + 845 + 845 = 3386/4 = 847

TOP OF ROOF: 857' 3 1/8"

WALL LEGEND

EXTENSION FINISH SCHEDULE

- A 1X6 T&G Wood Siding, STX
- B W6 Soffit Bricks/Lamwood Smooth Sand Dablar or Sim
- C Fibre Cement Panels
Color: Dark Grey
- D Metal Standing Seam
- E WFC: Taper Metal, 22ga min. 24" wide panels.
Finish: Ipeco/200 Charcoal Grey
- WC1 Concrete Foundation Wall - 6"
- WC2 Concrete Foundation Wall - 0"
- WA Finish per Finish Schedule of 5/8" GWB (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Finish per Finish Schedule
- W3 Finish per Finish Schedule of 5/8" GWB (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Finish per Finish Schedule
- W5 Finish per Finish Schedule of Vapor Resistant Primer or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Vapor Resistant Primer of Finish per Finish Schedule
- W6 15/32" CDX Plywood of 2x6 Wood Stud Framing per Structural w/ 5/8" GWB (Level 5) or Vapor Resistant Primer or Finish per Finish Schedule
- W7

- W1 Finish per Finish Schedule of 5/8" GWB (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Finish per Finish Schedule
- W2 Finish per Finish Schedule of Vapor Resistant Primer or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Vapor Resistant Primer of Finish per Finish Schedule
- W4 Finish per Finish Schedule of 5/8" GWB (Level 5) or 2x6 Wood Stud Framing per Structural w/ R13 Batt Insulation or 5/8" GWB (Level 5) or Finish per Finish Schedule

DATE: 2023.05.01

DESIGN DEVELOPMENT

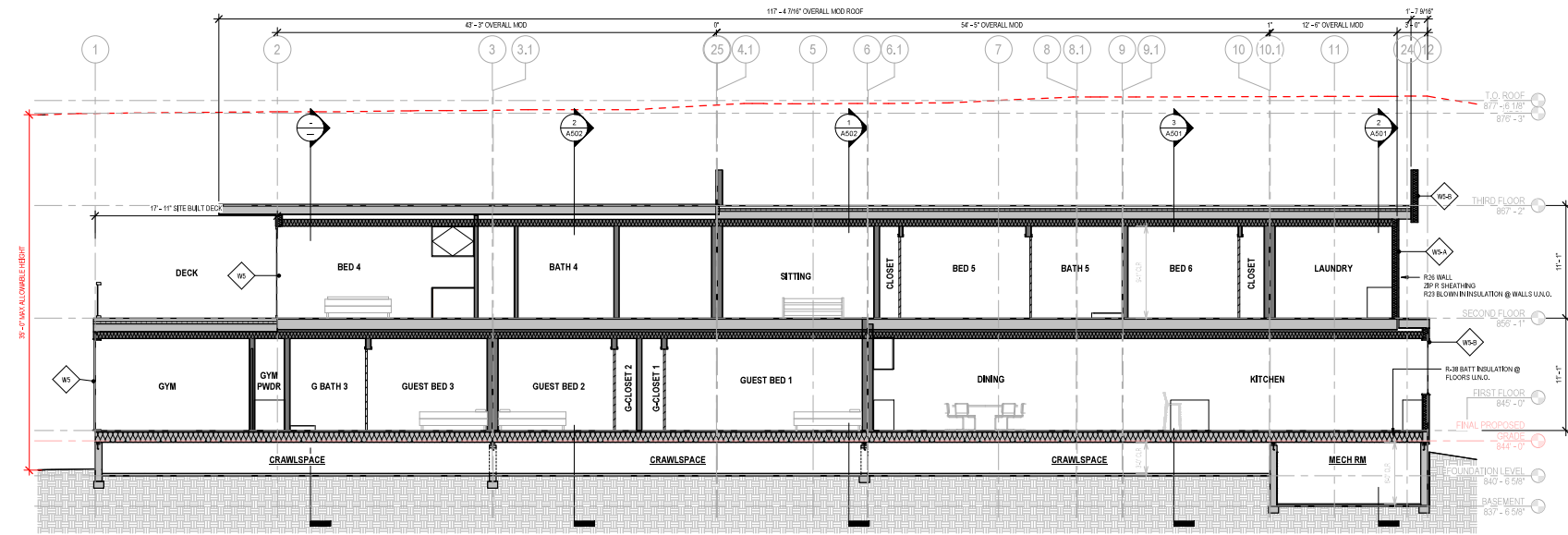
No.	Description	Date

BUILDING SECTIONS

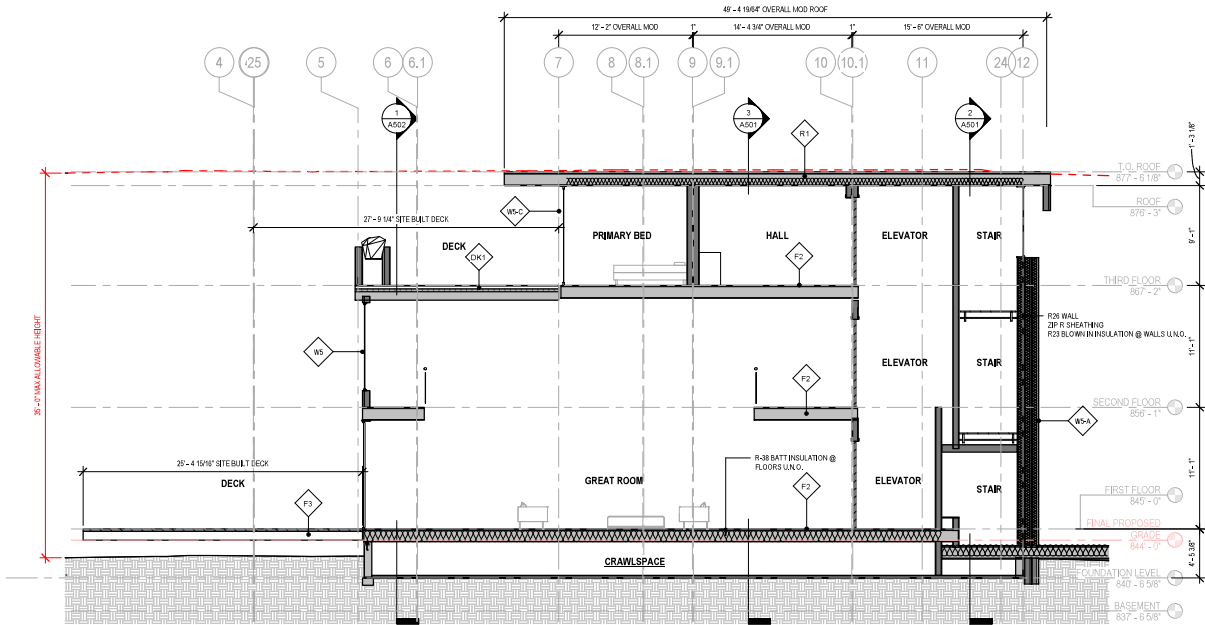
Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD AR04

A500

Scale: 3/16" = 1'-0"



1 BUILDING SECTION 1
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT

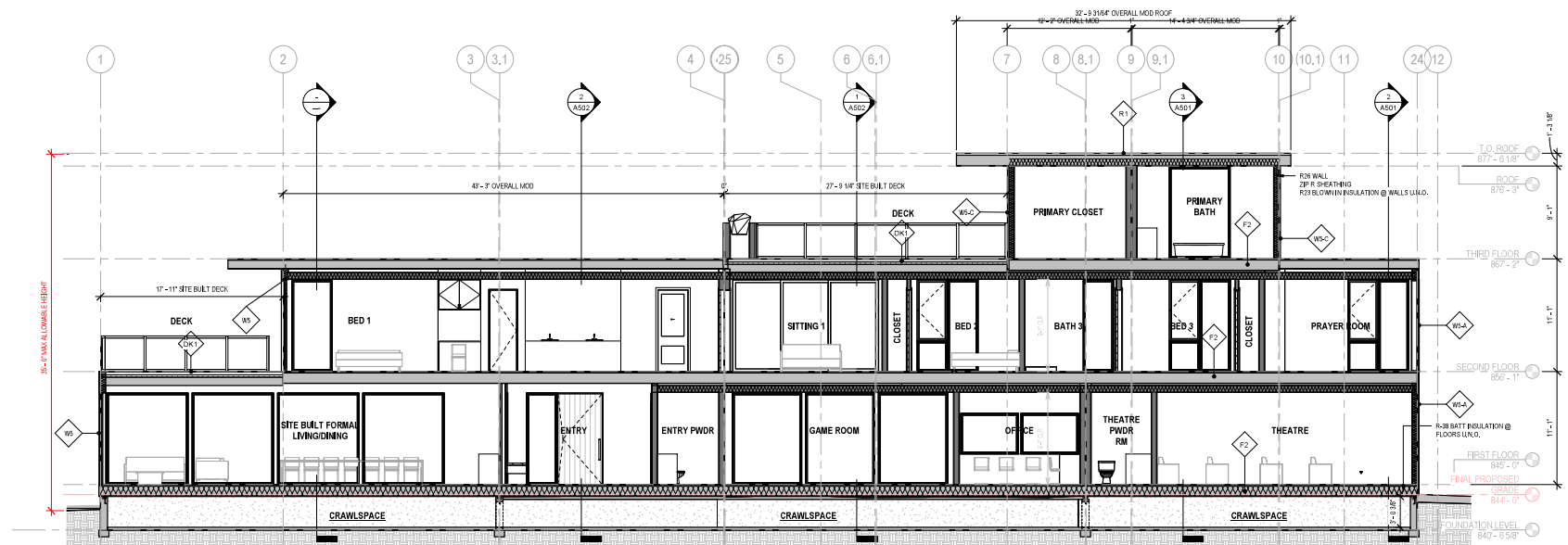
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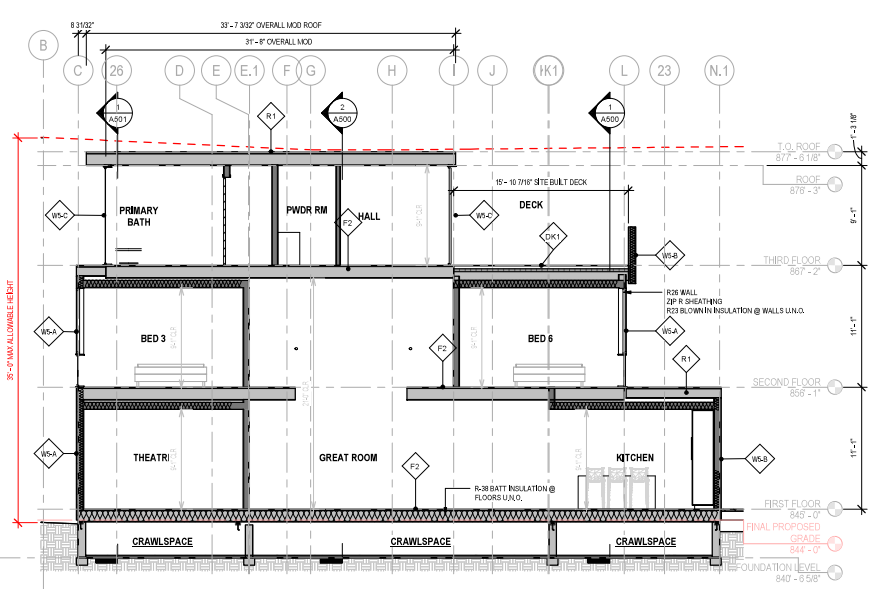
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Drawn by: METHOD AR04

A501

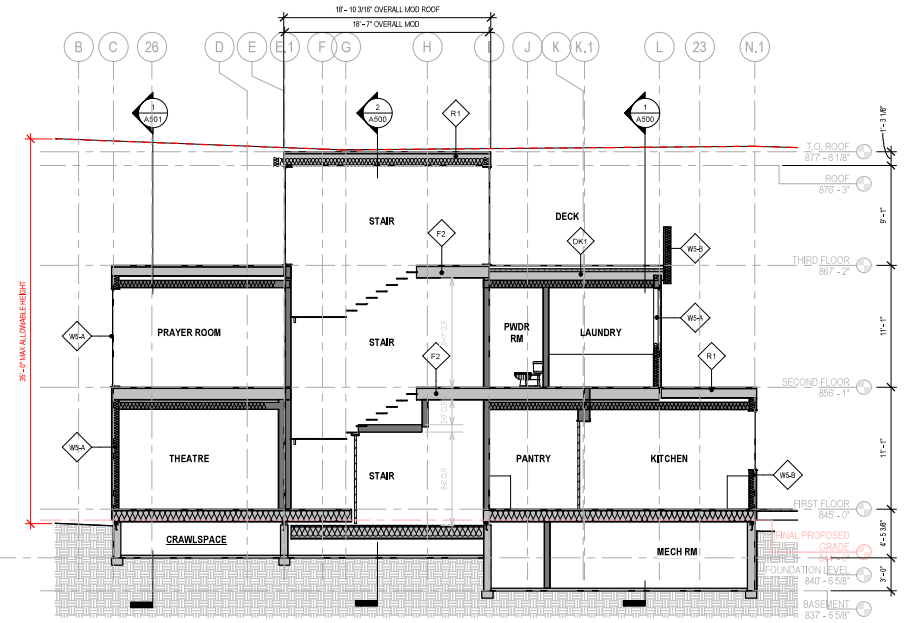
Scale: 3/16" = 1'-0"



1 BUILDING SECTION 3
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION 5
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 4
SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT

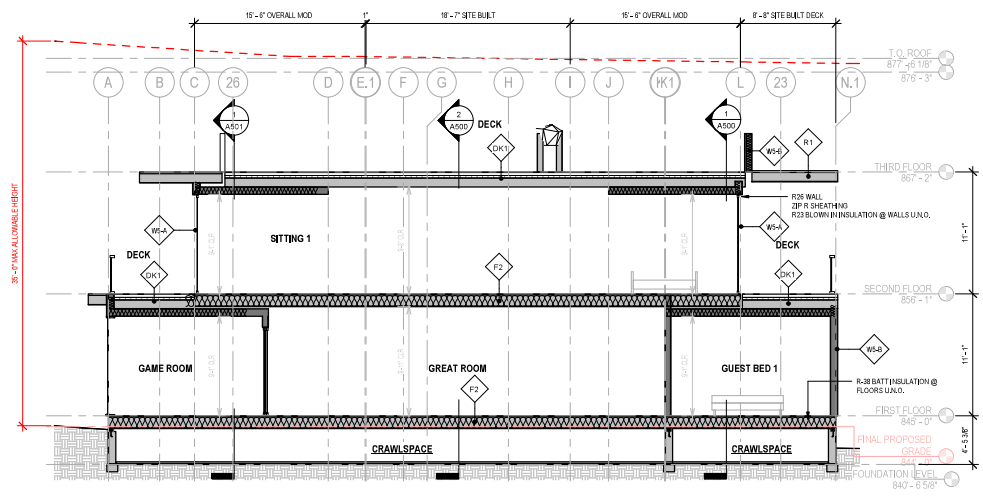
No.	Description	Date

BUILDING SECTIONS

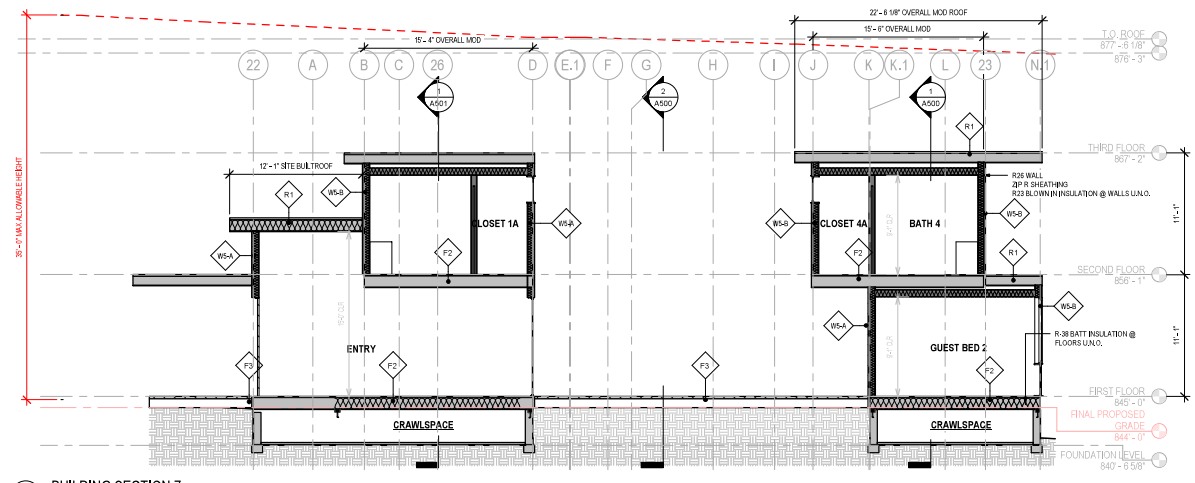
Client: KASTURY
Date: 05.01.2023
Drawn by: METHOD ARCH

A502

Scale: 3/16" = 1'-0"



1 BUILDING SECTION 6
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 7
SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT

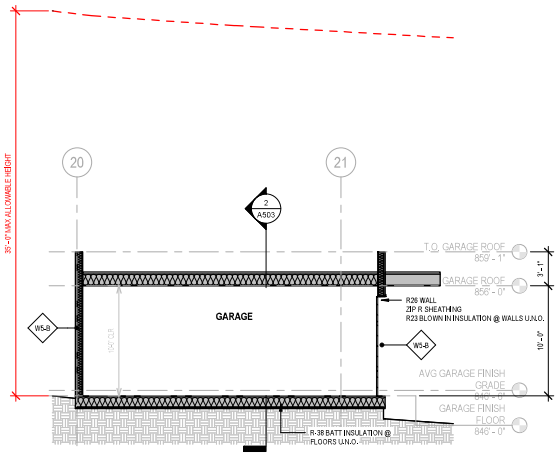
No.	Description	Date

GARAGE BUILDING SECTIONS

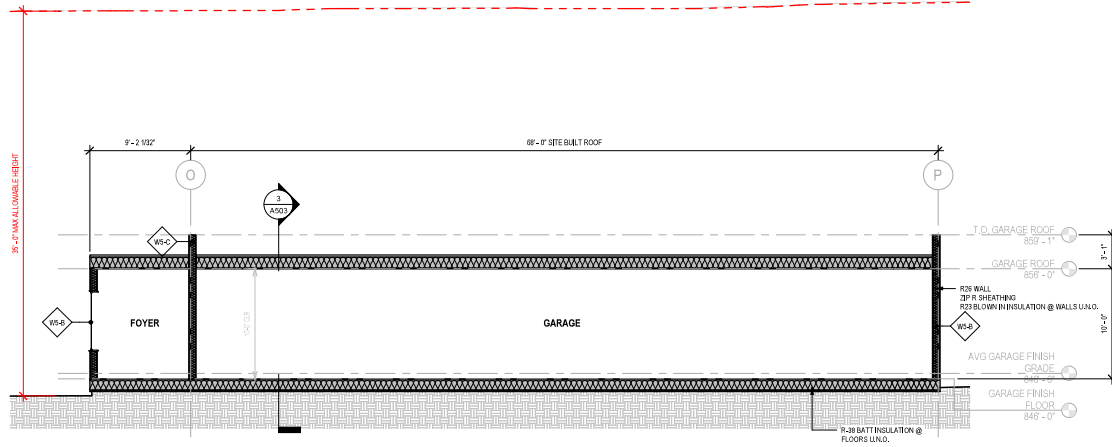
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Date: 05.01.2023
Drawn by: METHOD ARCH

A503

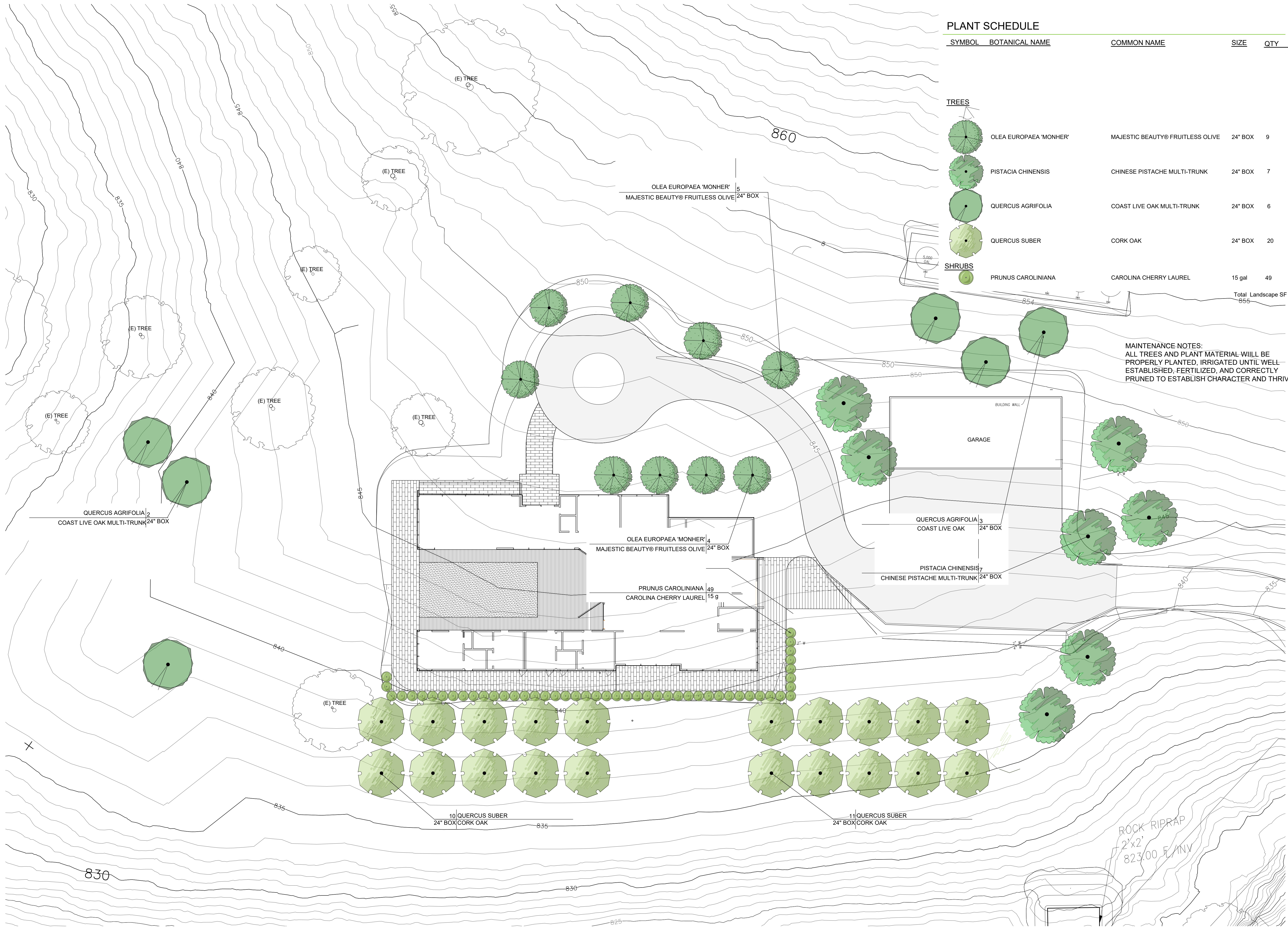
Scale: 3/16" = 1'-0"



3 BUILDING SECTION 10
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 9
SCALE: 3/16" = 1'-0"



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SF
TREES					
	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY® FRUITLESS OLIVE	24" BOX	9	63
	PISTACIA CHINENSIS	CHINESE PISTACHE MULTI-TRUNK	24" BOX	7	49
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24" BOX	6	42
	QUERCUS SUBER	CORK OAK	24" BOX	20	140
SHRUBS					
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	15 gal	49	196
				Total Landscape SF =	490

MAINTENANCE NOTES:
 ALL TREES AND PLANT MATERIAL WILL BE PROPERLY PLANTED, IRRIGATED UNTIL WELL ESTABLISHED, FERTILIZED, AND CORRECTLY PRUNED TO ESTABLISH CHARACTER AND THRIVE.

Randy Thueme Design

LANDSCAPE ARCHITECTURE

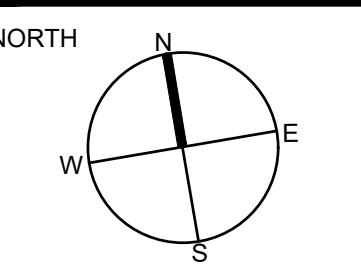
59 GRANT AVENUE, 4TH FLOOR
 SAN FRANCISCO, CA 94108
 P. 415.485.1178

WWW.RANDYTHUEMEDSIGN.COM

KASTURY RESIDENCE
 3412 FOWLER ROAD
 SAN JOSE, CA 95135



CHECKED BY: RT
 DRAWN BY: RA
 RTD PROJECT #: 2308



SCALE: 1/16" = 1'-0"
 6' 12' 24'

L1.0
 TREE PLAN

DATE
 13 NOV 2023 PLANNING
 19 JULY 2024 PLANNING

PLANNING

ROCK RIPRAP
 2'x2'
 823.00 F/ANY

Attachment D

Color Samples

3412 Fowler road, San Jose CA 95135

AR20-0630

Project Address

Project File Number

660 33 009

APN

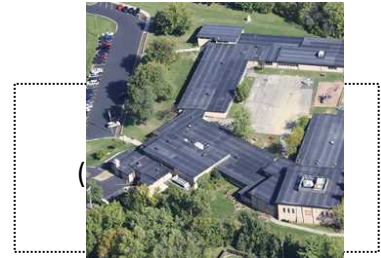
Color/Materials Board*

Roof

Ethylene Propylene Diene Monomer Roofing with
CAV-GRIP III Low-VOC Adhesive/Primer

Manufacture & Material Carlislesyntec, INC

Product Name, Number EPDM - Sure-Seal®



Door & Window Frames, Railings

Aluminum frame in dark color

Manufacture / Number Bonelli windows and doors

Color Name, LRV Tyer power coating, LRV 8

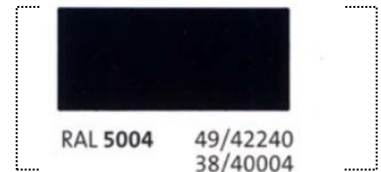


Trim

Aluminum trim in dark color to match windows

Manufacture / Number Tyger power coating

Color Name, LRV RAL 5004, LRV 8



Exterior Walls

Fiber cement

Manufacture / Number Nichiha fiber cement

Color Name, LRV ROUGHSAWN Tobacco, LRV 13

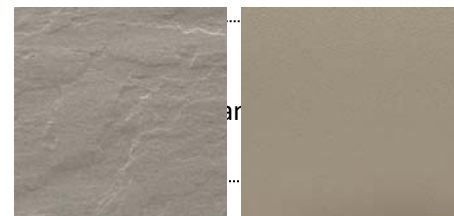


Architectural Accents (Ex. Stone Veneer)

Fiber cement

Manufacture / Number Nichiha fiber cement

Color Name, LRV SANDSTONE Autumn Brown, LRV 39
TUFFBLOCK Bamboo, LRV: 32



Retaining Walls SCREEN WALLS

Stucco

Manufacture / Number Sherwin-Williams

Color Name, LRV Requisite Gray, LRV: 45



*This information shall also be provided on the elevation drawings in the plans.

1/24/2019

Attachment E

Story Pole Inspection Photos

