

GENERAL NOTES & MAP REFERENCES:

1. THE COORDINATES OF THIS DRAWING ARE BASED UPON AN ASSUMED SYSTEM AND ORIGIN.
2. ALL DISTANCES WITHIN THIS DRAWING ARE BASED UPON THE US SURVEY FOOT AND DECIMALS THEREOF AND ARE GROUND DISTANCES.
3. BEARING AND DISTANCES SHOWN ON THIS MAP ARE TAKE FROM MAP FILED IN BOOK 908 OF MAPS AT PAGES 38 & 39.
4. CONTOUR INTERVAL IS 0.5'.

BASIS OF BEARINGS NOTE:

THE BEARINGS SHOWN ON THIS MAP ARE BASED UPON THE EASTERLY LINE OF PARCEL 'A', AS FOUND MONUMENTED AND RECORDED IN BOOK 908 OF MAPS AT PAGES 38 & 39, SANTA CLARA COUNTY RECORDS. (S23°48'14"E)

BASIS OF ELEVATION NOTE:

SANTA CLARA VALLEY WATER DISTRICT, BM315. BENCHMARK IS BRASS DISC ON TOP OF CONCRETE DESK AT NORTHWEST CORNER OF BRIDGE AT CHURCH AVENUE OVER LLAGAS CREEK. DATUM IS NAVD88. ELEVATION = 267.88'

LEGEND

- STREET RIGHT OF WAY LINE.
- - - LOT SURVEYED FOR THIS PROJECT.
- (25.25') RECORD DIMENSIONS
- FOUND 1/2" WITH CAP TAGGED 'LS 4516'

ABBREVIATIONS

- (.....) RECORD DATA
- APN ASSESSORS PARCEL NUMBER
- FD. FOUND

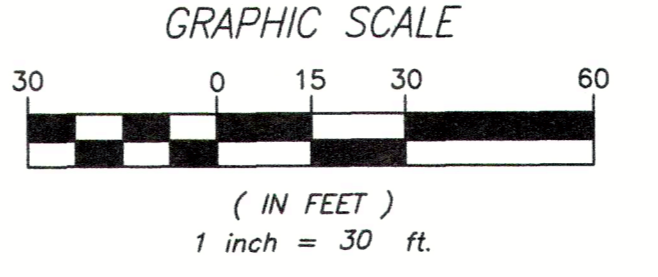
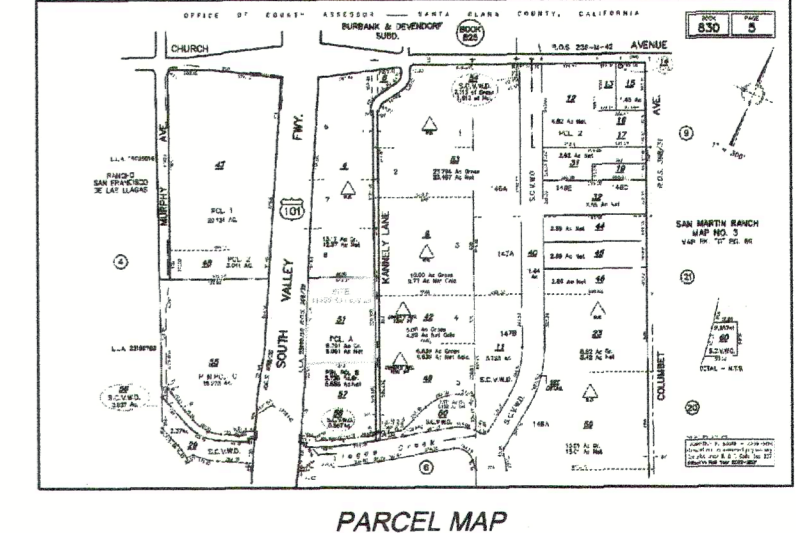
GRADING QUANTITIES (CUBIC YARDS)

STRUCTURE	CUT	FILL	HEIGHT ABOUT 4'-0"
1. MAIN HOUSE		630	v
2. ADU		250	v
3. JADU		150	v
4. MOBIL HOME		320	v
5. GARAGE		100	v
6. BARN		250	v
7. PARKING & DW		250	v
8. DRIVEWAYS		50	v
9. SEPTIC TANK	300		
TOTAL	300 C.Y.	2,000 C.Y.	

PROJECT DATA

APPLICABLE CODES: 2019 CBC, CRC, CFC, CMC, CPC, CEC, ASCE07-16 & COUNTY ORDINANCES
 ZONING: RR
 OCCUPANCY: FROM A TO R1
 VB
 CONSTRUCTION TYPE: AUTOMATIC FIRE SPRINKLER SYSTEM:
 DOMESTIC WATER FIRE SPRINKLERS
 STORY: ONE
 FEMA FLOOD PLAIN: 256'
 DESIGN FLOOR FINISH LEVEL (FF): 258'
 RAW LAND AREA: 6.4 ACRES (GROSS)
 NET AREA: 6.1 ACRES (NET)
 PROPOSAL TO BUILD:
 (1) MAIN HOUSE (WITH A BASEMENT) = 4,160 SF,
 (2) 4-CAR GARAGE
 (3) ADU = 1,200 SF WITH 1-CAR GARAGE
 (4) JUNIOR ADU = 500 SF WITH ONE PARKING SPACE,
 (5) TEMP. MOBIL HOME = 2,100 SF,
 (6) BARN = 4,000 SF,
 (7) 3-2,500 GALLON WATER TANKS,
 (8) EXTG. WELL (PORTABLE TEST),
 (9) SEPTIC SYSTEM,
 (10) B' WOOD FENCING PROPERTY,
 (11) REPAIR EXTG. & BUILD NEW DRIVE WAY,
 (12) PARKING LOT SPACE

ADDRESS: 11555 KANNELLY LANE, GILROY, CA 95138
 APN: 830-05-051
 DEBI NGUYEN, Owner
 Signature: [Signature] Date: 09/19/21



SITE ADDRESS: 11555 KANNELLY LANE, GILROY, CA.

REV	BY	DATE	REVISION
△	JC	9-12	REVISED ADU AND JADU SIZES

OWNER: Joseph Tran & Debi Nguyen
 PROJECT: Home Site on a 6.1-Acre Land
 ADDRESS: 11555 Kannelly Lane
 Gilroy, California 95138
 APN: 830-05-051
 TEL: 408.640.5450

DESIGNER / ENGINEER:
TECHNICAL ANALYSIS, DESIGN & ENGINEERING
 P.O. Box 2450
 Cupertino, CA 95015
 Paul Tai, P.E. Tel: 408.202.4368 Fax: 408.743.5220
 Email: gusatai@gmail.com http://www.ebuildok.com
 Design . Engineering . Energy Consulting . Construction

TITLE:
Proposed Home Site & Accessory Structures
 On 6.1 Acres Raw Land Property
 OTHERWISE SPECIFIED, SCALE: 1" = 30'-0"

AS SHOWN
Date: May 12, 2021
Drawn: FC
Check: PF
Pro. Engineer: PKT
File:

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 SHEET 1.00 OF 2 SHEETS
 JOB NUMBER TADE2021-215