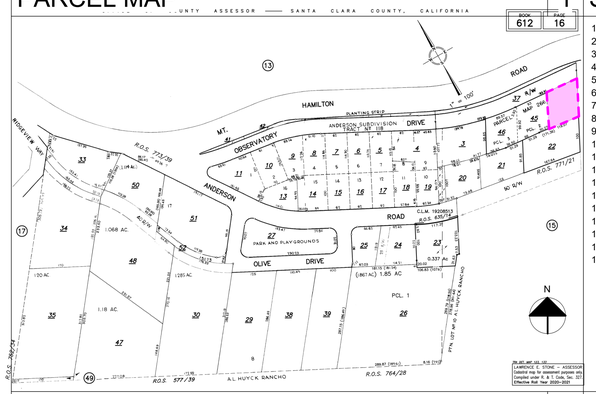
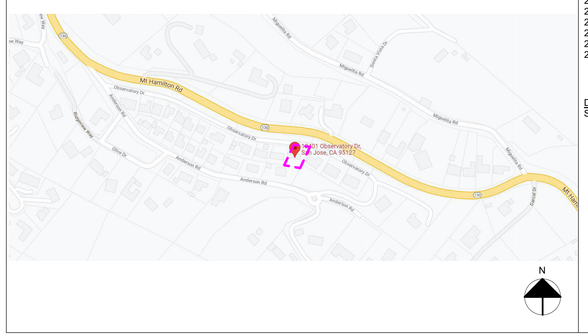
NGUYEN THAC RESIDENCE
10401 OBSERVATORY DR SAN JOSE, CA 95127

PARCEL MAP 1



VICINITY MAP 2



SHEET INDEX 3

1	A0.01	TITLE SHEET
2	A0.02	MATERIAL BOARD
3	A0.03	FAR CALCULATION
4	A1.01	(E) SITE PLAN
5	A1.02	(P) SITE PLAN
6	A1.03	(E) BASE FLOOR PLAN
7	A1.04	(P) BASE FLOOR PLAN
8	A1.05	(E) 1ST FLOOR PLAN
9	A1.06	(P) 1ST FLOOR PLAN
10	A1.07	(P) 2ND FLOOR PLAN
11	A1.11	(E) ROOF PLAN
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13	A2.01	(E) & (P) NORTH ELEVATIONS
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16	A2.04	(E) & (P) WEST ELEVATION
17	A3.01	(P) A-A & B-B SECTIONS
18	A3.02	(P) C-C & D-D SECTIONS
19	C1	EXISTING SURVEY

CODE COMPLIANCE 4

APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE

CODE SUMMARY

OCCUPANCY:	R3/U
OCCUPANT LOAD:	200 GROSS
TYPE OF CONSTRUCTION:	V-B
FIRE SUPPRESSION:	SPRINKLED
OCCUPANCY SEPARATION:	1-HOUR
HEIGHT MAXIMUM:	35'-0"
ALLOWABLE FLOOR AREA:	N/A
ALLOWABLE DEVELOPMENT AREA:	N/A

DEFFERED SUBMITTAL
SWIMMING POOL

PROJECT TEAM 5

OWNERS
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EMAIL: bluedragonkick@gmail.com
PHONE: 408.202.6955

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PALO ALTO, CA 94306
ARCHITECT: MALIKA JUNAID
CONTACT: ZHENGRUI HE
PHONE: 314.808.7609
FAX: 949.625.7869
EMAIL: zhengrui@mdesignsarchitects.com;

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CIVIL ENGINEER
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CONTACT: SAEID RAZAVI
EMAIL: srazavi@smpengineers.com
PHONE: 408.472.5062

OFFICIAL USE ONLY

PROJECT DATA TABLES 6

ZONING SUMMARY

ZONE: RR-d1

APN: 612-16-044

FLOOD ZONE: FEMA D (100%)

PUBLIC R.O.W. N/A

CONFORMITY: N/A

LOT SIZE: 0.2 ACRES/ 9,270 SF

SCOPE OF WORK: REMODEL A 2,874SF EXISITNG HOUSE AND ADD A STORY TO EXISTING HOUSE. REPLACING THE EXTERIOR MATERIAL. PROPOSED HOUSE HEIGHT IS 31'-2". TOTAL ADDING 1,638 SF TO EXISITNG HOUSE.

LOT AREA SUMMARY

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
FLOOR AREA	2,874SF	4,512SF	N/A
LANDSCAPE AREA	N/A	N/A	N/A

MAXIMUM FLOOR AREA (MFA)

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
BASE FLOOR	1,134SF	1,240SF	N/A
GARAGE/CARORT	500SF	500SF	N/A
ACCESSORY STRUCTURE	N/A	N/A	N/A
FIRST FLOOR	1,240SF	1,682SF	N/A
SECOND FLOOR	N/A	1,097SF	N/A
TOTAL	2,874SF	4,512SF	N/A

HEIGHT

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
HEIGHT	26'	31'-2"	35'
DAYLIGHT PLANE	N/A	N/A	N/A

SETBACK LINES

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
FRONT	30'	30'	30'
REAR	20% =20'	20%=20'	20%=20'
LEFT SIDE	10'	10'	10'
RIGHT SIDE	10'	10'	10'

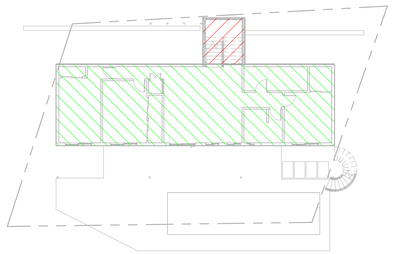
PARKING SUMMARY

DESCRIPTION	EXISTING	PROPOSED	REQUIRED
ENCLOSED PARKING	2	2	2
OPEN PARKING OR CARPORT	N/A	N/A	N/A
EV CHARING STATIONS	N/A	N/A	N/A

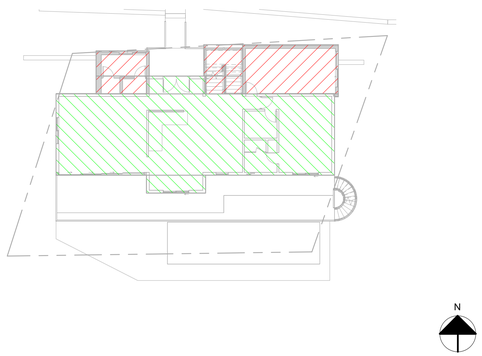
DRIVEWAY

DESCRIPTION	EXISTING	PROPOSED	ALLOWED
NUMBER OF CURB CUTS	N/A	N/A	N/A
CURB CUT WIDTH	N/A	N/A	N/A
DRIVEWAY WIDTH	N/A	N/A	N/A
DRIVEWAY LENGTH	N/A	N/A	N/A
VISION TRIANGLE REQUIRED:	N/A	N/A	N/A

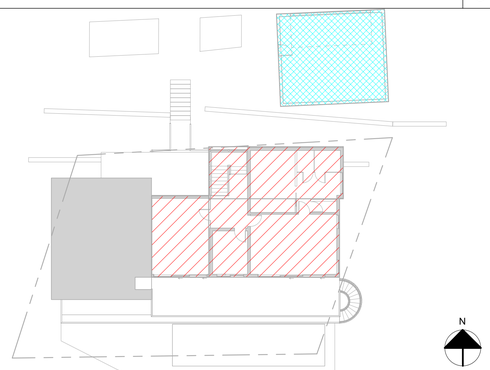
(P) BASE FLOOR KEY PLAN 7



(P) 1ST FLOOR KEY PLAN 8



(P) 2ND FLOOR KEY PLAN 9



Description	Date

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01/08/23
RENEWAL DATE
STATE OF CALIFORNIA

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10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

TITLE SHEET

2021.12.02

A0.01

12/8/2021 4:19:42 PM

STUCCO
PAINTED DARK
GREY
IRON
MOUNTAIN
IRV=9.13

BLACK SPIRAL
STAIRCASE

GLASS GUARDRAIL

CURTAIN WALL

LONGBOARD AMERICAN CHERRY IRV=23.79

LIGHT GRAY PIGEON GRAY IRV=42.35

WOOD DECK BLACK WALNUT IRV=17.04

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PLANNING PACKAGE

MATERIAL BOARD

2021.12.02

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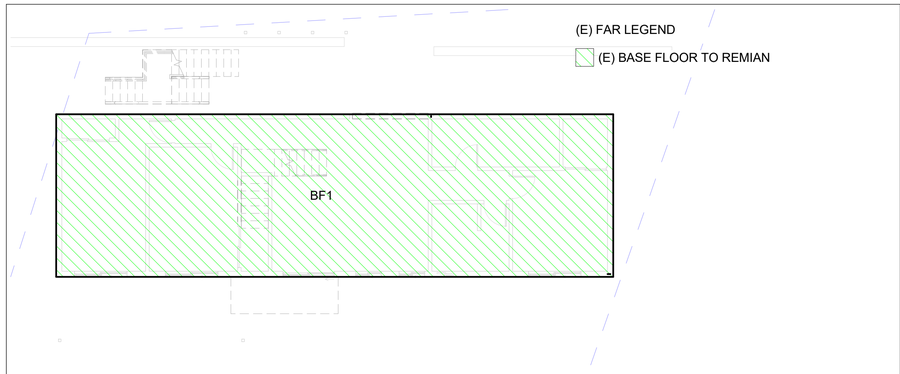
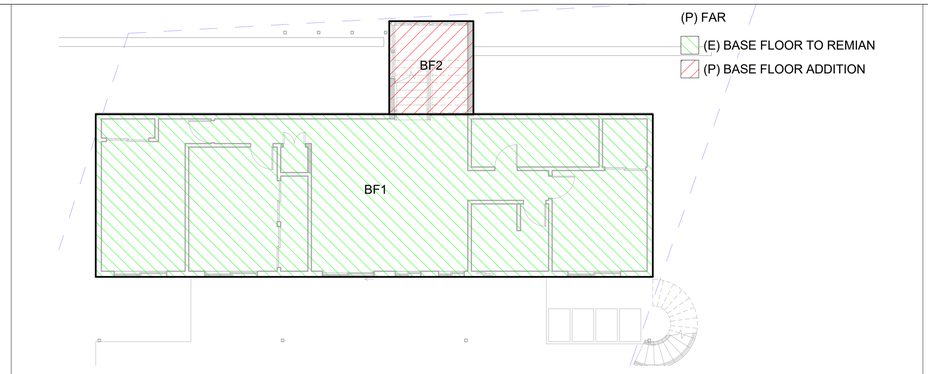
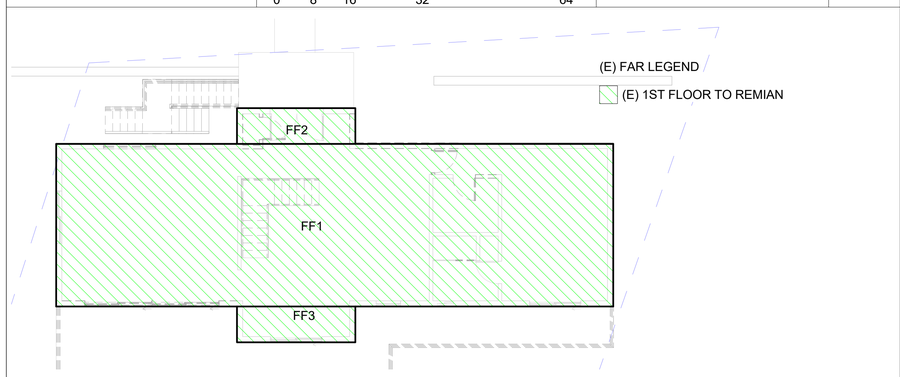


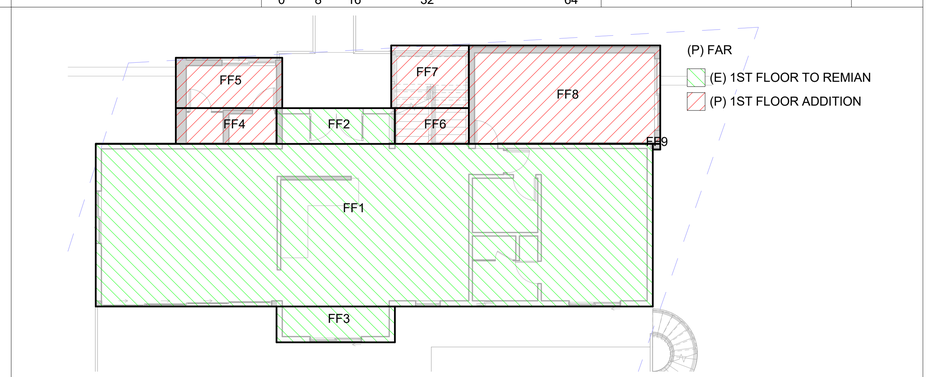
(E) BASE FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 1



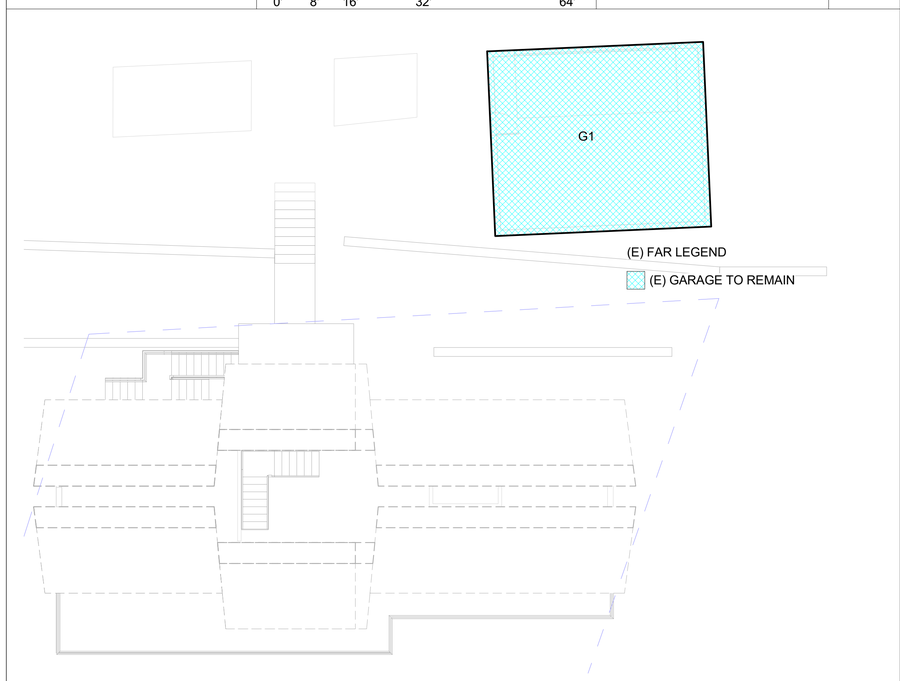
(P) BASE FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 2



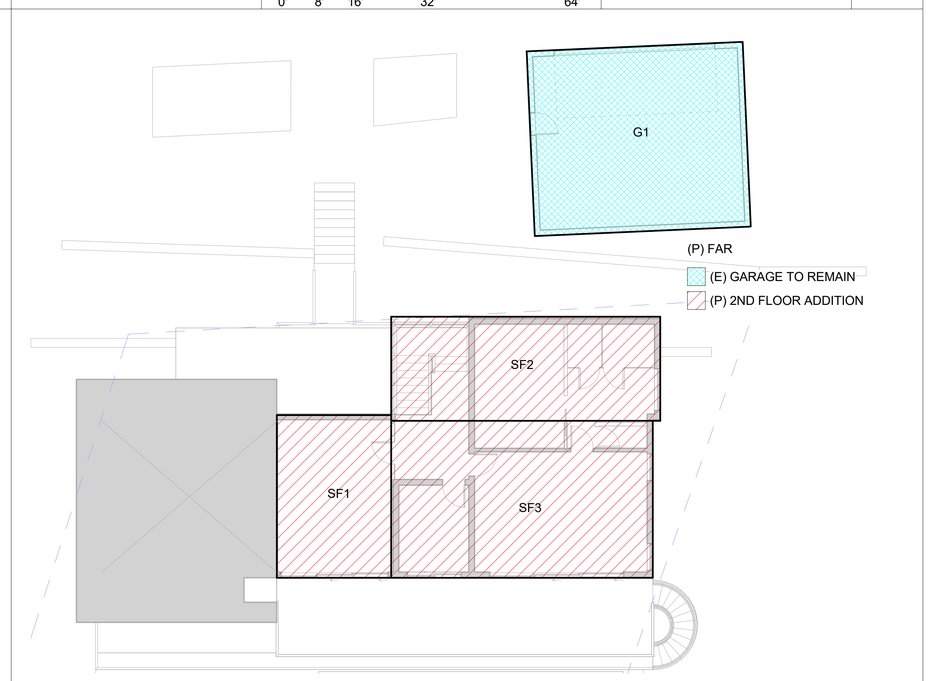
(E) 1ST FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 3



(P) 1ST FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 5



(E) 2ND FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 6



(P) 2ND FLR FAR | 0' 8' 16' 32' 64' | SCALE: 1/8" = 1'-0" | 7

8

(E) FAR			
NUMBER	LENGTH	WIDTH	AREA
(E) 1ST FLOOR TO REMIAN			
FF1	18' - 2"	62' - 4"	1134 SF
FF2	4' - 0"	13' - 3"	53 SF
FF3	4' - 0"	13' - 3"	53 SF
			1240 SF
(E) BASE FLOOR TO REMIAN			
BF1	18' - 2"	62' - 4"	1134 SF
			1134 SF
(E) GARAGE TO REMAIN			
G1	20' - 8"	24' - 2"	500 SF
			500 SF
(E) FAR			2874 SF

(P) FAR			
NO.	WIDTH	LENGTH	AREA
(E) BASE FLOOR TO REMIAN			
BF1	62' - 4"	18' - 2"	1134 SF
			1134 SF
(P) BASE FLOOR ADDITION			
BF2	10' - 5"	9' - 5"	98 SF
			98 SF
			1232 SF
(E) 1ST FLOOR TO REMIAN			
FF1	62' - 4"	18' - 2"	1134 SF
FF2	13' - 3"	4' - 0"	53 SF
FF3	13' - 3"	4' - 0"	53 SF
			1240 SF
(P) 1ST FLOOR ADDITION			
FF4	11' - 3"	4' - 0"	45 SF
FF5	11' - 11"	5' - 8"	67 SF
FF6	8' - 3"	4' - 0"	33 SF
FF7	8' - 8"	7' - 0"	61 SF
FF8	21' - 5"	11' - 0"	236 SF
FF9	0' - 10"	0' - 8"	1 SF
			442 SF
			1682 SF
(E) GARAGE TO REMAIN			
G1	24' - 2"	20' - 8"	500 SF
			500 SF
(P) 2ND FLOOR ADDITION			
SF1	18' - 2"	12' - 10"	233 SF
SF2	30' - 1"	11' - 8"	351 SF
SF3	29' - 3"	17' - 7"	514 SF
			1097 SF
			1598 SF
(P) FAR TOTAL			4512 SF

Description	Date

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STATE OF CALIFORNIA

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PLANNING PACKAGE

FAR CALCULATION

2021.12.02

A0.03

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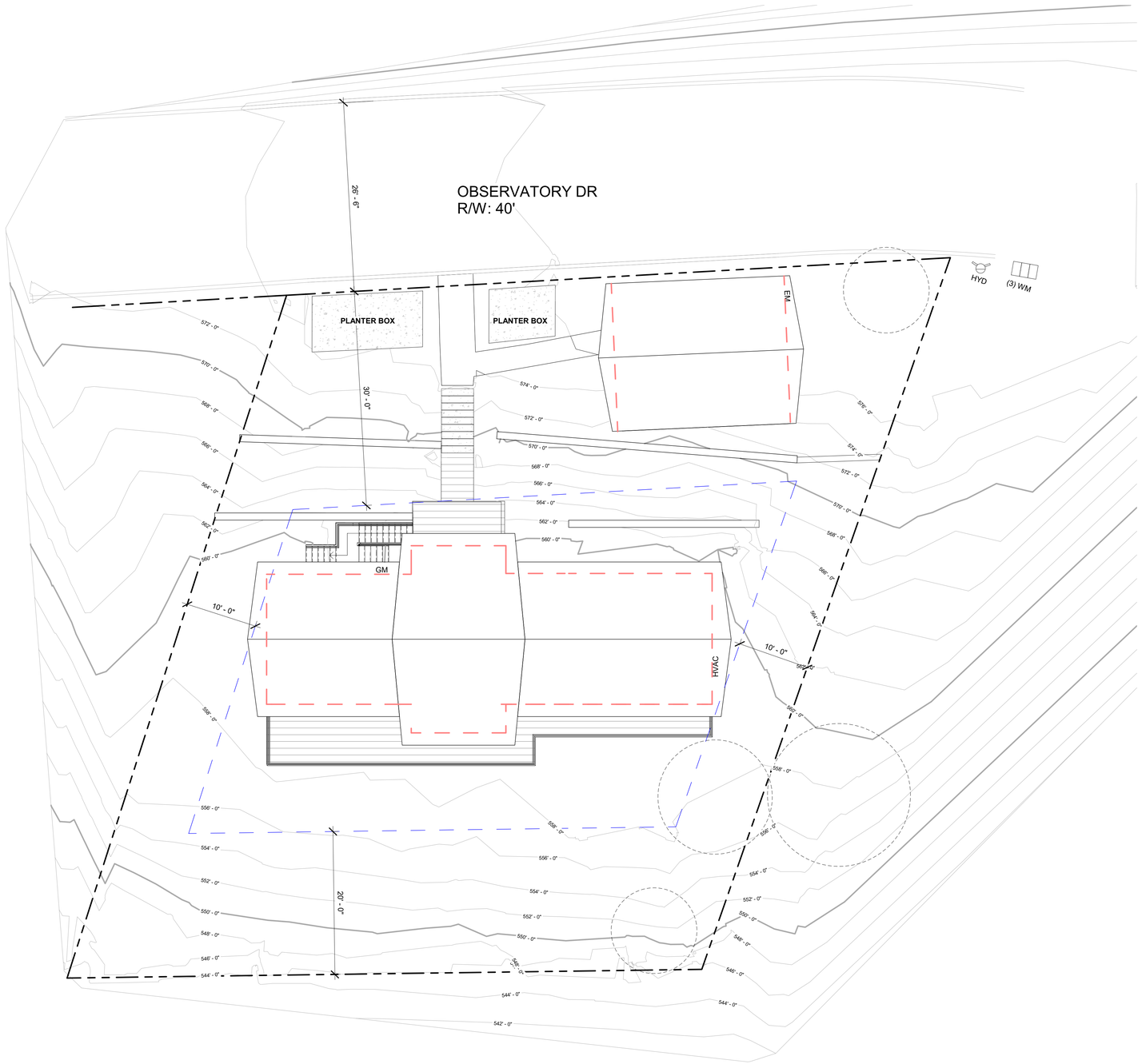
LEGEND

— — — —	PROPERTY LINES
— — — —	SETBACK LINES
— — — —	BASEMENT OUTLINE
— — — —	1ST FLOOR OUTLINE
— — — —	2ND FLOOR OUTLINE
E E E E	ELEC. LINE
G G G G	GAS LINE
SS SS SS SS	SANITARY SEWER LINE
W W W W	WATER LINE
O O O O	FENCE LINE
X X X X	TREE PROTECTION LINE



1 (E) SITE PLAN
1/8" = 1'-0"

Description	Date

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STATE OF CALIFORNIA

NGUYEN THACH RESIDENCE
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PLANNING PACKAGE

(E) SITE PLAN

2021.12.02

A1.01

(E) SITE PLAN

0' 4' 8' 16' 32'

SCALE: As indicated

1

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LEGEND

— — — —	PROPERTY LINES
— — — —	SETBACK LINES
— — — —	BASEMENT OUTLINE
— — — —	1ST FLOOR OUTLINE
— — — —	2ND FLOOR OUTLINE
E E E E	ELEC. LINE
G G G G	GAS LINE
SS SS SS SS	SANITARY SEWER LINE
W W W W	WATER LINE
O O O O	FENCE LINE
X X X X	TREE PROTECTION LINE

1 (P) SITE PLAN
1/8" = 1'-0"

Description	Date

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RENEWAL DATE
STATE OF CALIFORNIA

NGUYEN THAC RESIDENCE
10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

(P) SITE PLAN

2021.12.02

N

A1.02

(P) SITE PLAN

0' 4' 8' 16' 32'

SCALE: As indicated

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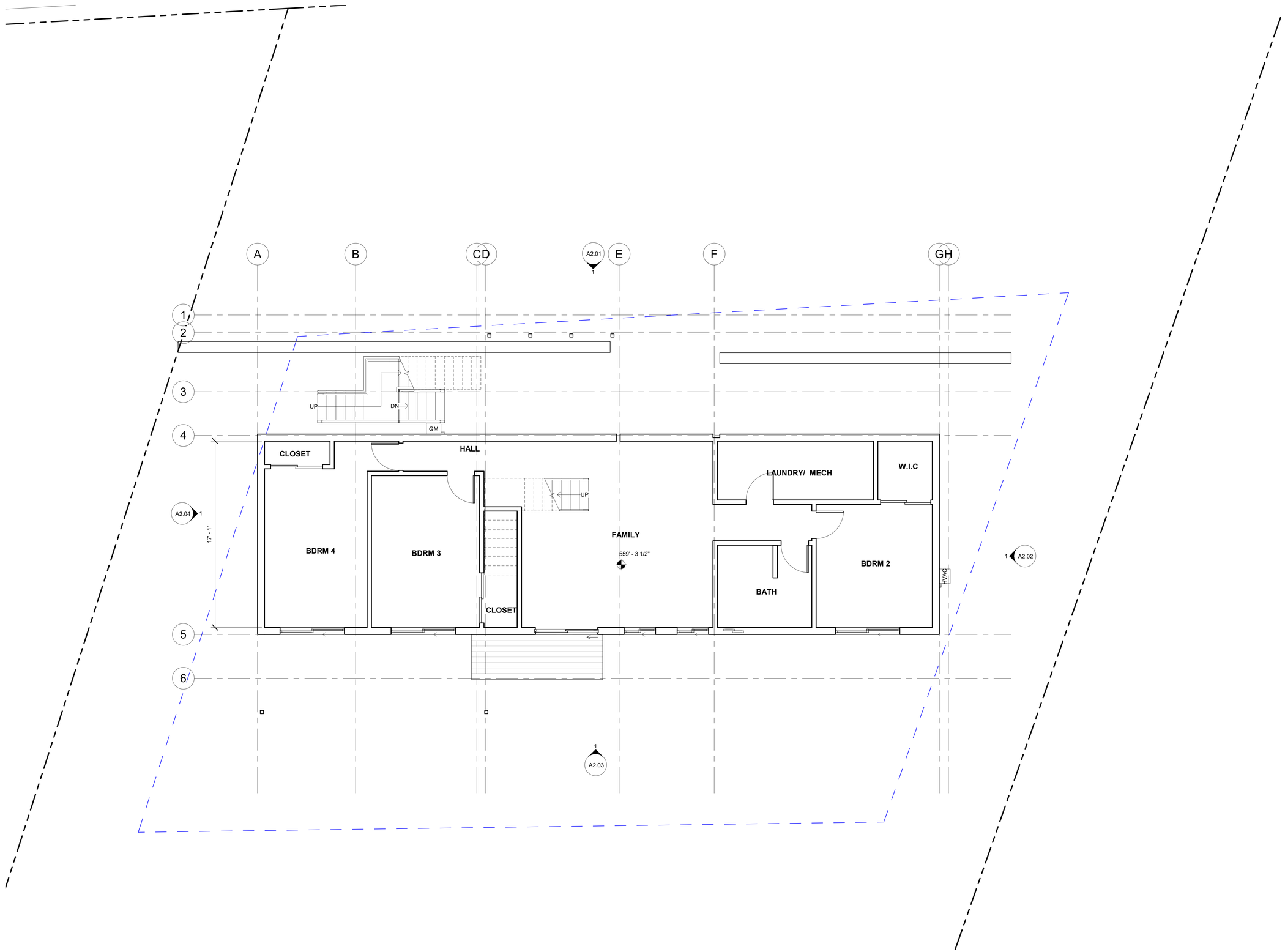

Description	Date

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STATE OF CALIFORNIA

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PLANNING PACKAGE

(E) BASE FLOOR PLAN

2021.12.02

A1.03

(E) BASE FLOOR PLAN

0' 2' 4' 8' 16'

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

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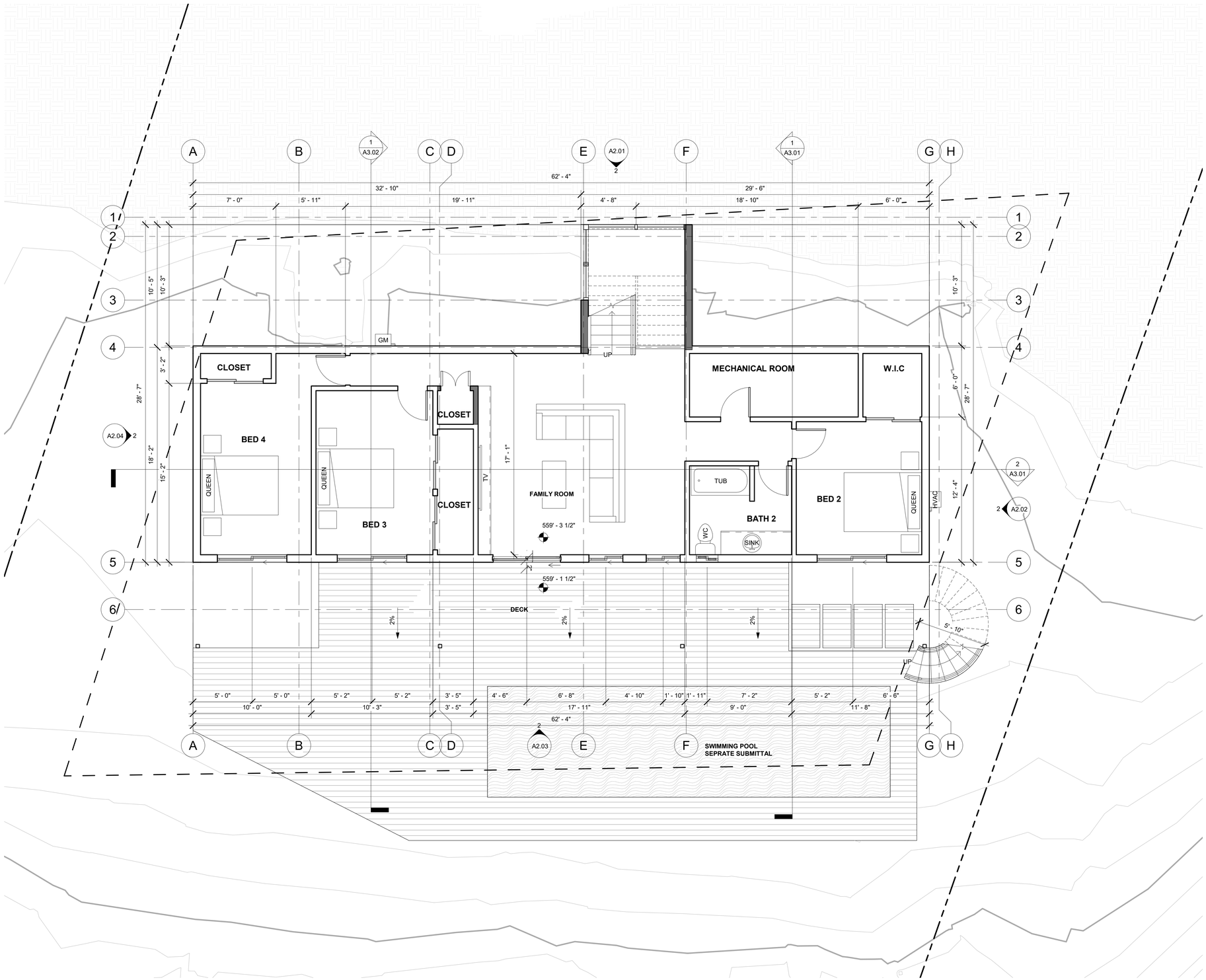

LEGEND

- (E) WALLS TO REMAIN
- (P) NEW WALLS
- 1-HOUR FIRE-RATED WALLS
- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE
- SD SMOKE DETECTOR
- SC SMOKE & CARBON MONOXIDE DETECTOR
- EM ELECTRIC METER
- GM GAS METER

Description	Date

M • DESIGNS ARCHITECTS

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STATE OF CALIFORNIA

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10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

(P) BASE FLOOR PLAN

2021.12.02

A1.04

(P) BASE FLOOR PLAN

0' 2' 4' 8' 16'

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

1

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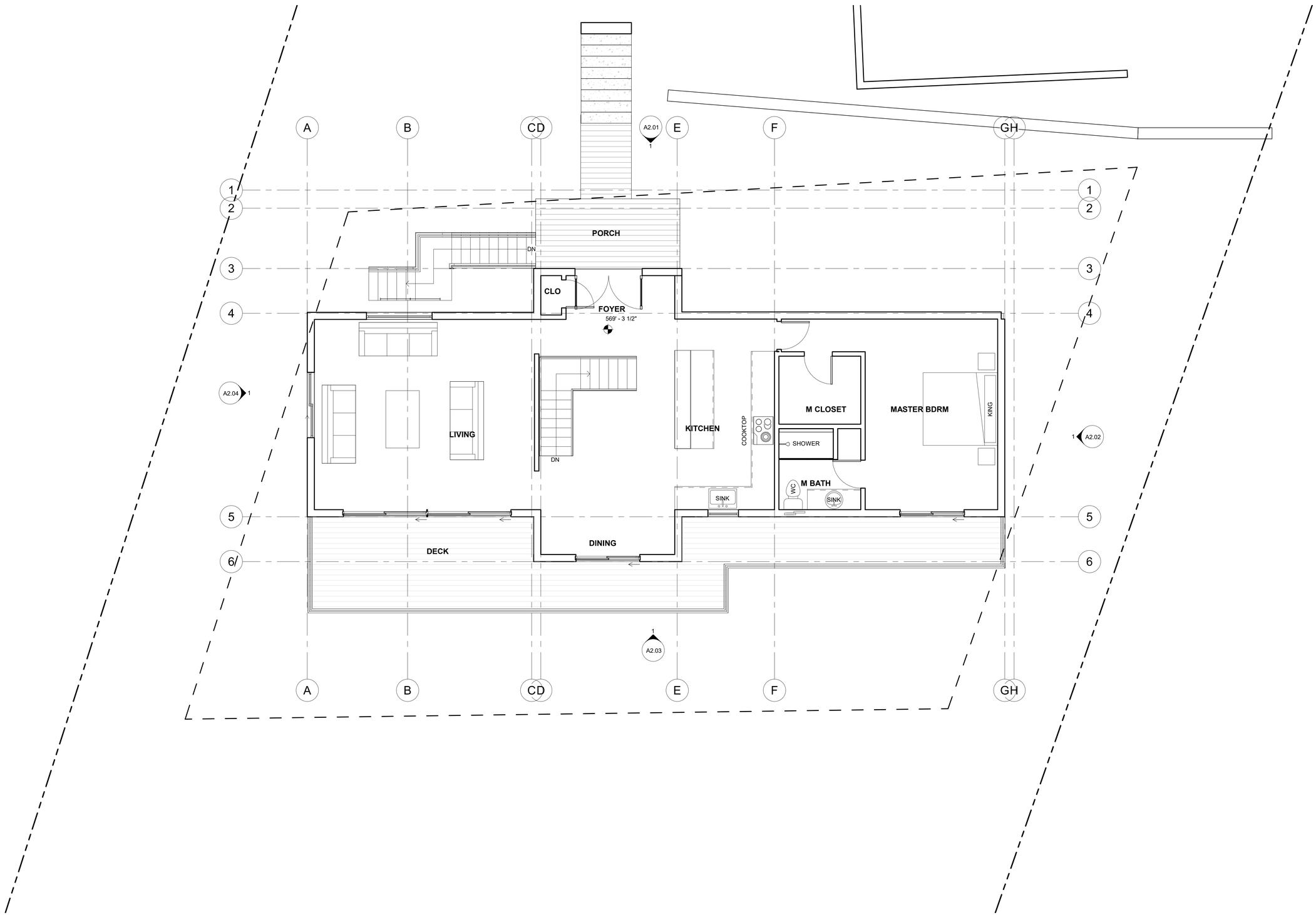

Description	Date

M DESIGNS ARCHITECTS

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01/08/23
RENEWAL DATE
STATE OF CALIFORNIA

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10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

(E) 1ST FLOOR PLAN

2021.12.02

A1.05

(E) 1ST FLOOR PLAN

0' 2' 4' 8' 16'

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

1

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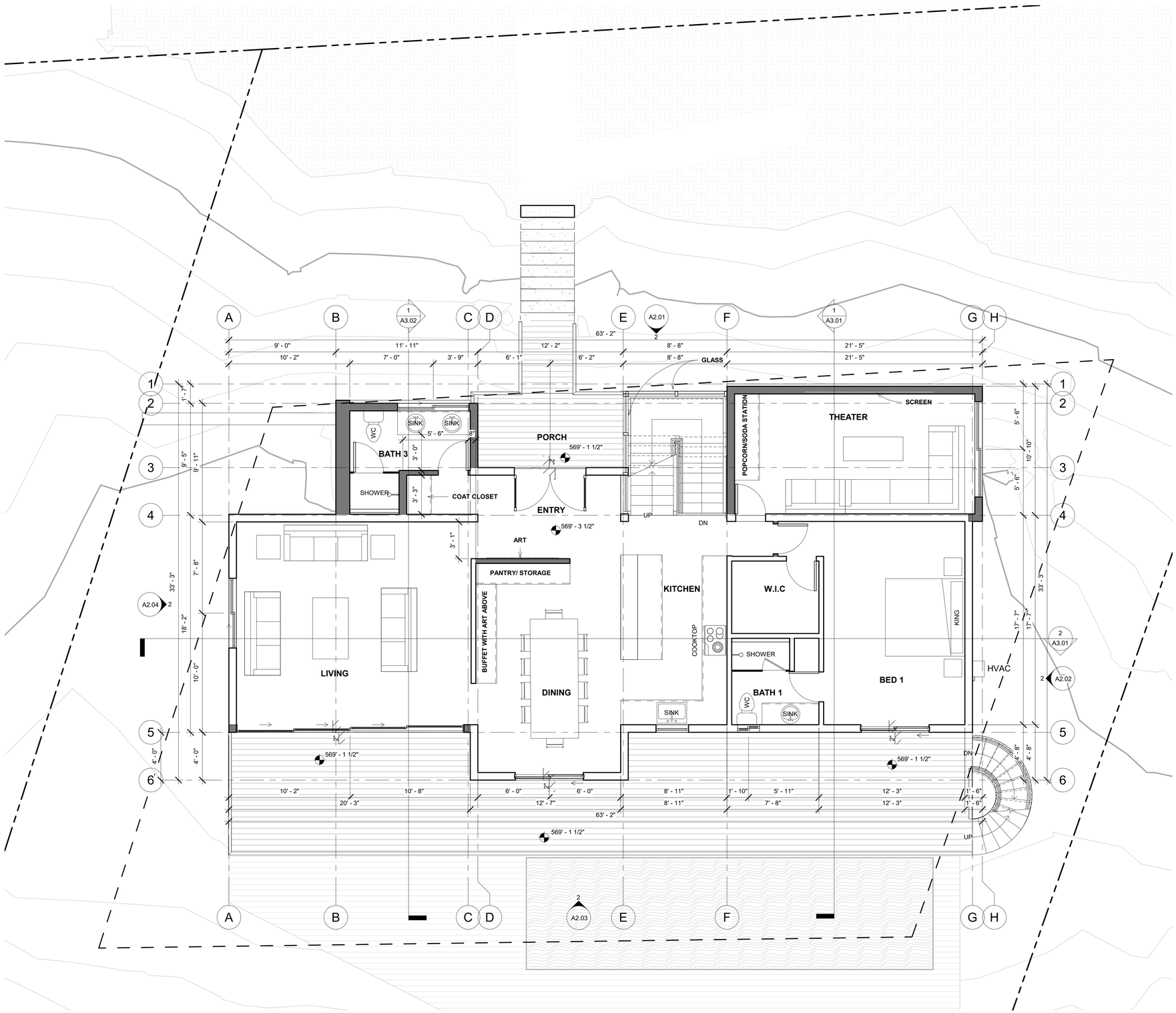

LEGEND

- (E) WALLS TO REMAIN
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- # WALL TAG
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- # PLAN NOTE
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- SC SMOKE & CARBON MONOXIDE DETECTOR
- EM ELECTRIC METER
- GM GAS METER

Description	Date

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PLANNING PACKAGE

(P) 1ST FLOOR PLAN

2021.12.02

A1.06

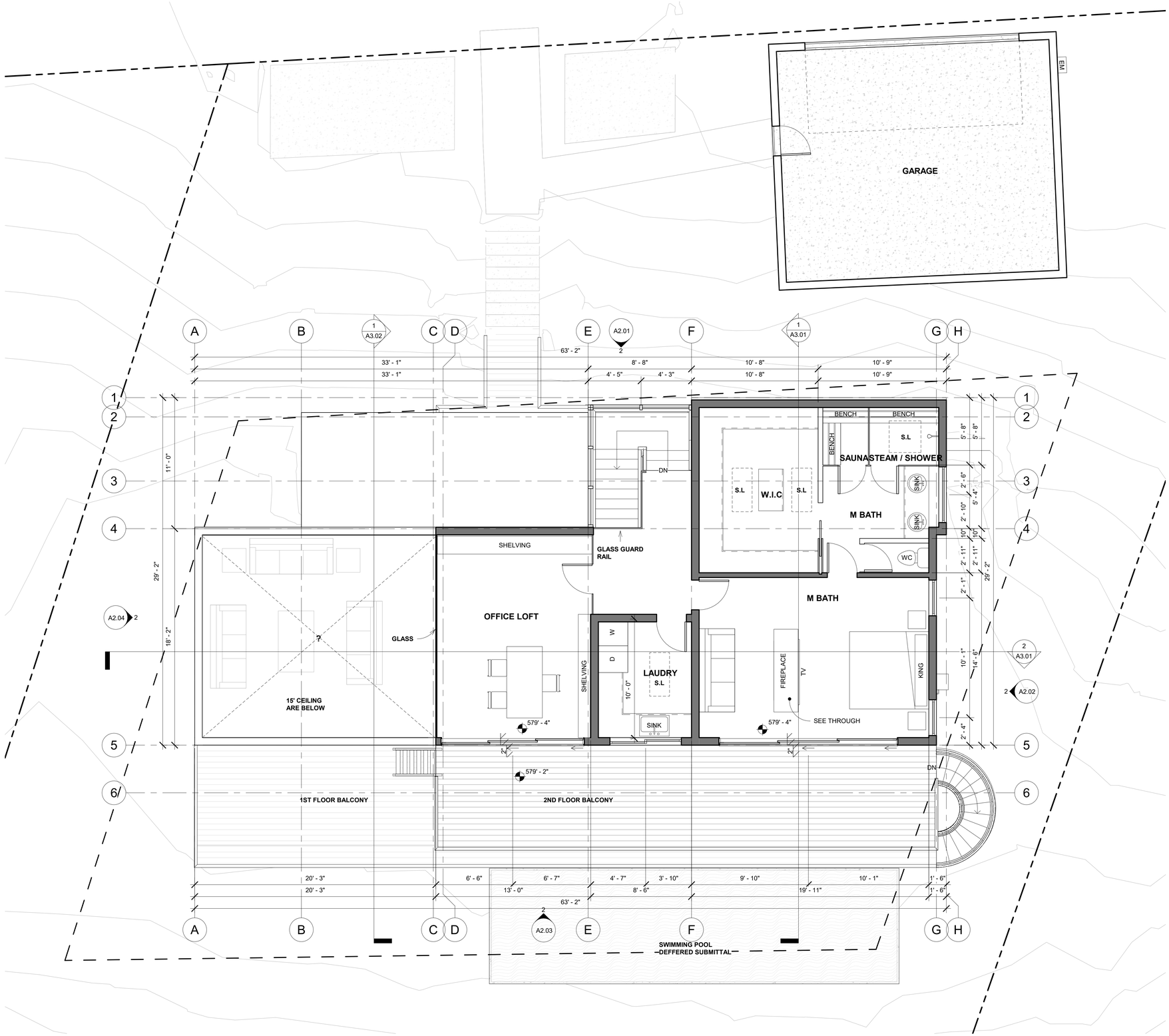
(P) 1ST FLOOR PLAN

0' 2' 4' 8' 16'

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

1

12/9/2021 4:20:10 PM



LEGEND

- (E) WALLS TO REMAIN
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01/08/23
RENEWAL DATE
STATE OF CALIFORNIA

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10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

(P) 2ND FLOOR PLAN

2021.12.02

A1.07

(P) 2ND FLOOR PLAN

0' 2' 4' 8' 16'

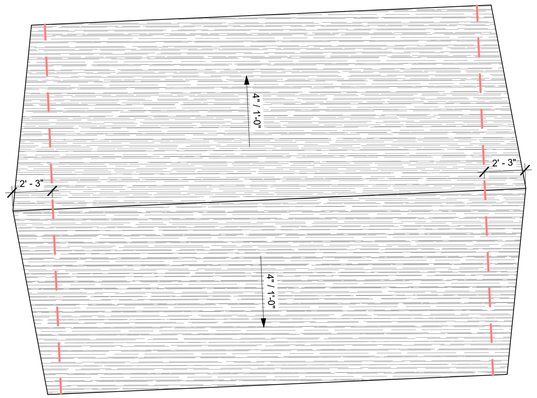
SCALE: 1/4" = 1'-0"

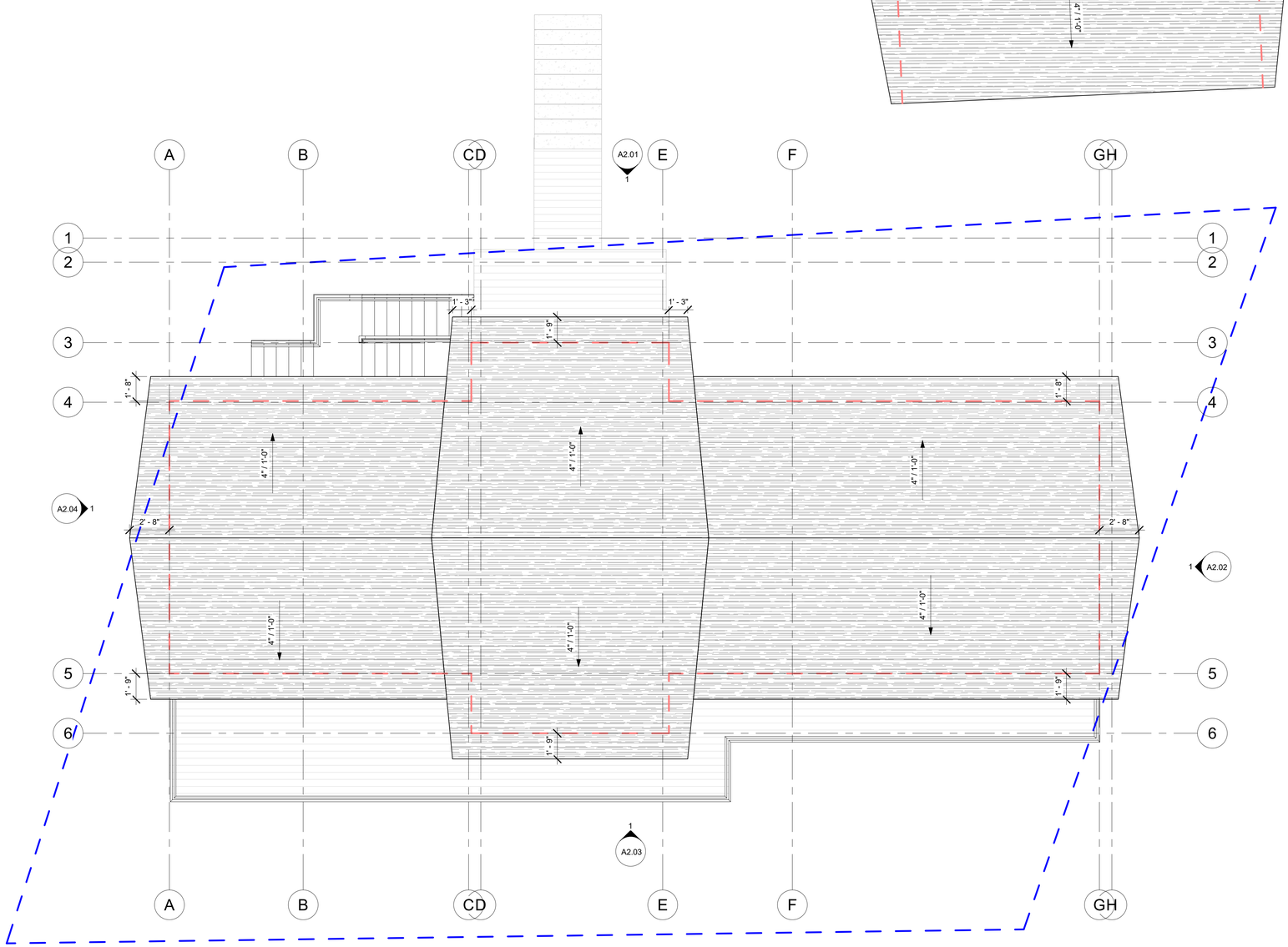
1

12/9/2021 4:20:13 PM

LEGEND

— — — —	PROPERTY LINES
— — — —	SETBACK LINES
— — — —	BASEMENT OUTLINE
— — — —	1ST FLOOR OUTLINE
— — — —	2ND FLOOR OUTLINE
E E E E	ELEC. LINE
G G G G	GAS LINE
SS SS SS SS	SANITARY SEWER LINE
W W W W	WATER LINE
O O O O	FENCE LINE
X X X X	TREE PROTECTION LINE





Description	Date

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C-23842
01/08/23
RENEWAL DATE
STATE OF CALIFORNIA

NGUYEN THAC RESIDENCE
10401 OBSERVATORY DR SAN JOSE, CA 95127

PLANNING PACKAGE

(E) ROOF PLAN

2021.12.02

A1.11

(E) ROOF PLAN

0' 2' 4' 8' 16'

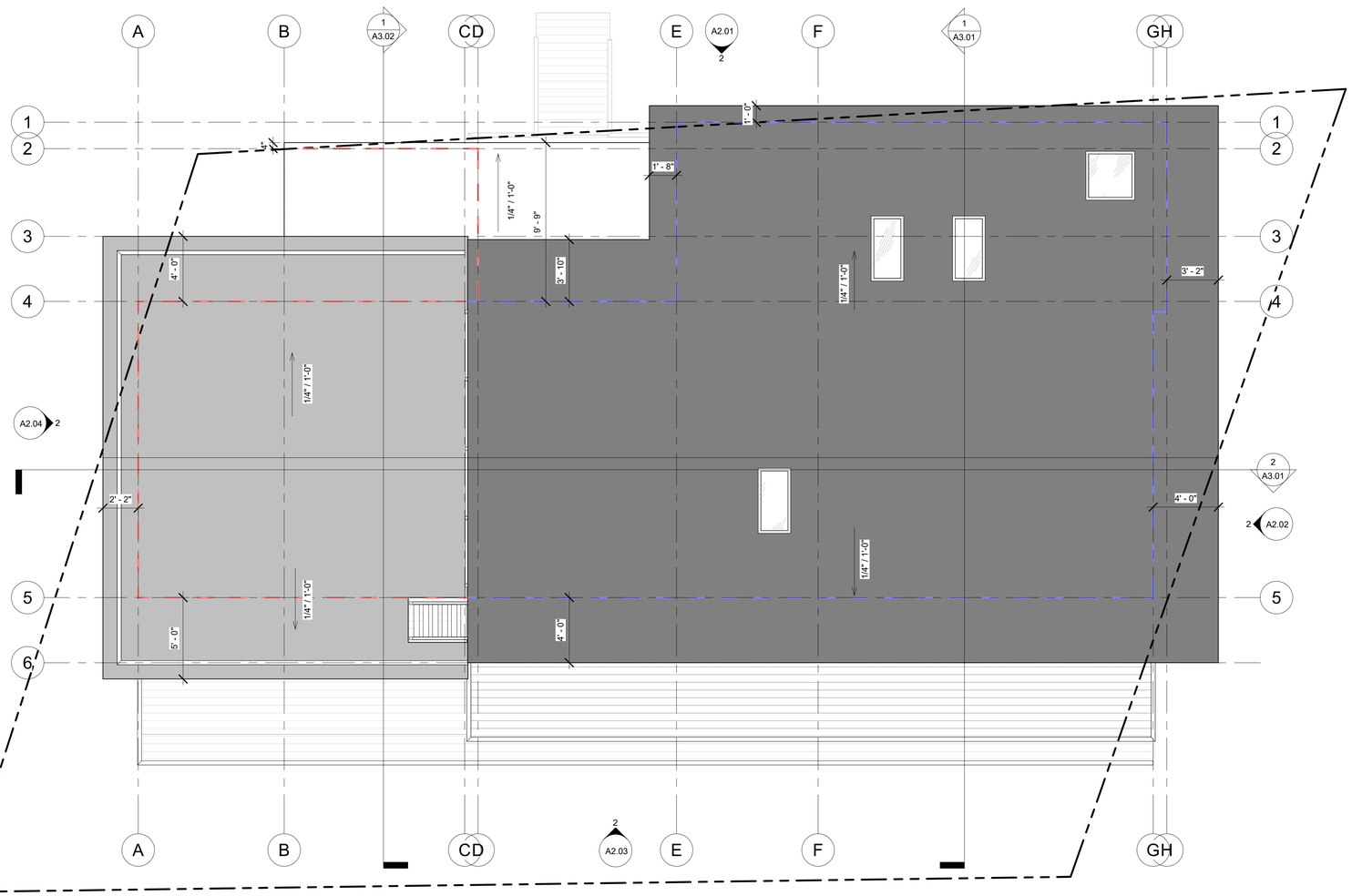
SCALE: As indicated

1

12/9/2021 4:20:19 PM

LEGEND

— — — —	PROPERTY LINES
— — — —	SETBACK LINES
— — — —	BASEMENT OUTLINE
— — — —	1ST FLOOR OUTLINE
— — — —	2ND FLOOR OUTLINE
E E E E	ELEC. LINE
G G G G	GAS LINE
SS SS SS SS	SANITARY SEWER LINE
W W W W	WATER LINE
O O O O	FENCE LINE
X X X X	TREE PROTECTION LINE



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PLANNING PACKAGE

(P) ROOF PLAN

2021.12.02

A1.12

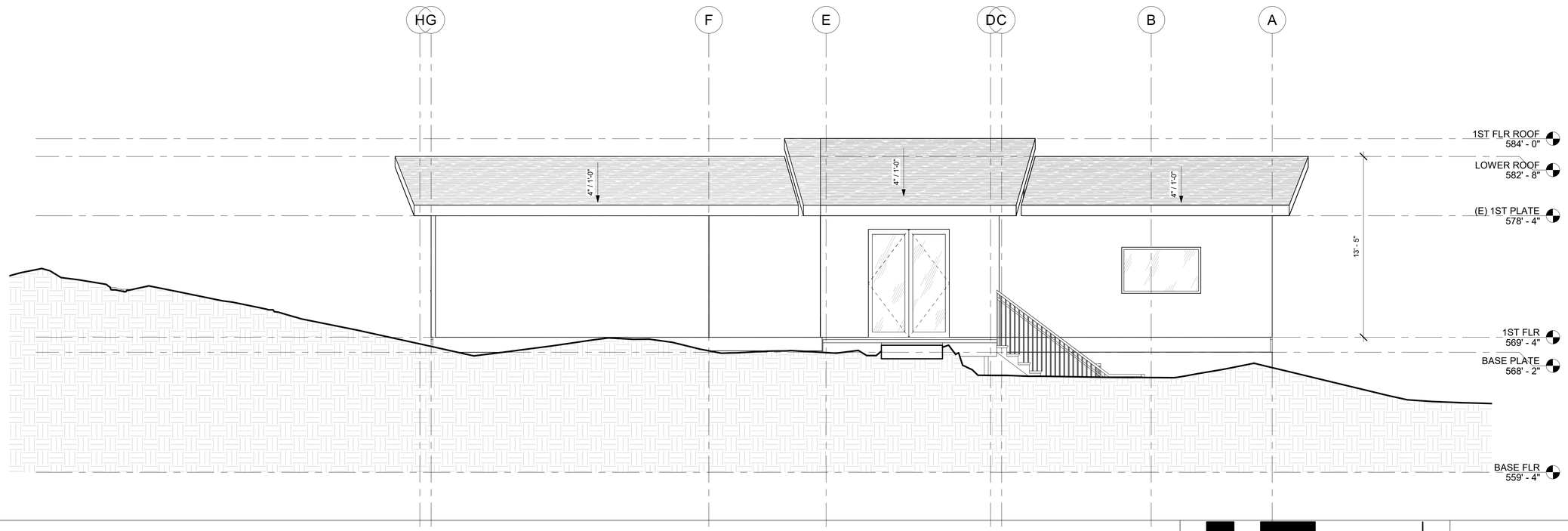
(P) ROOF PLAN

0' 2' 4' 8' 16'

SCALE: As indicated

1

12/8/2021 4:20:22 PM



(E) NORTH ELEVATION

0' 2' 4' 8' 16'

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

(P) NORTH ELEVATION

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0" | 2

Description	Date

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PLANNING PACKAGE

(E) & (P) NORTH ELEVATIONS

2021.12.02

A2.01

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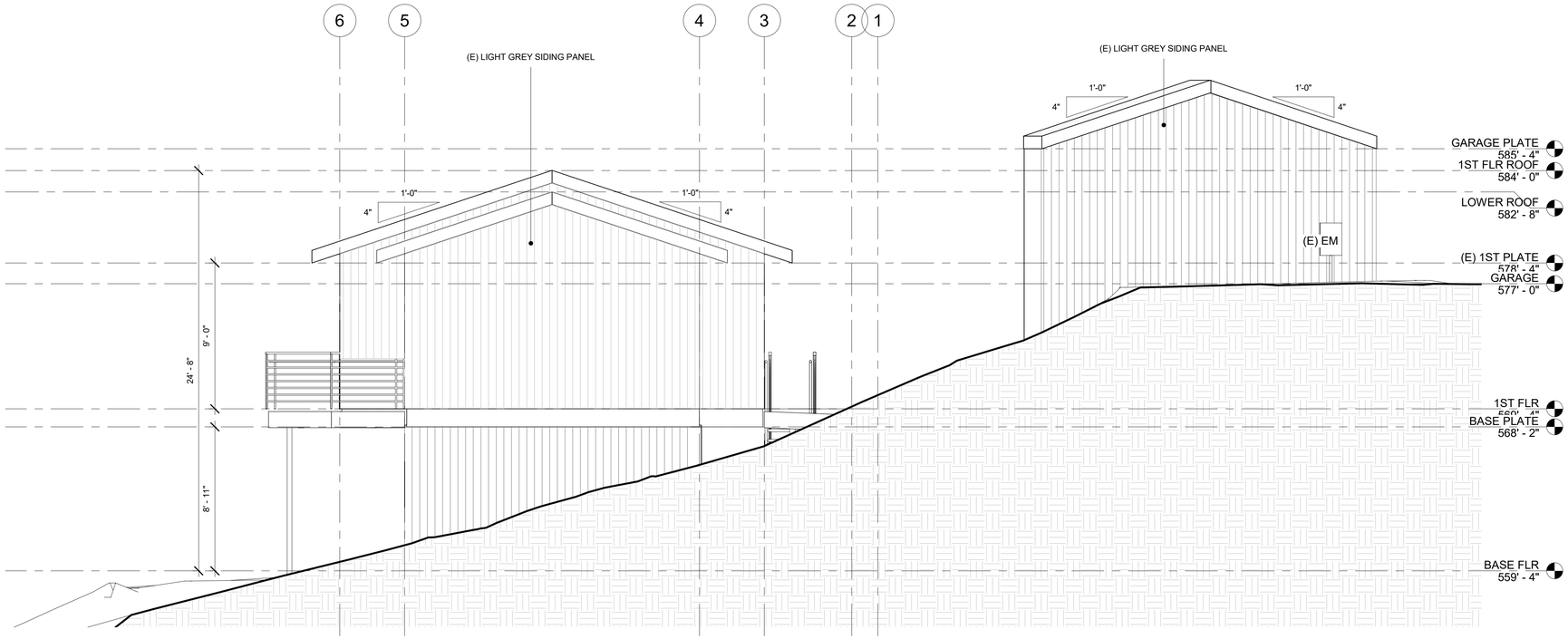
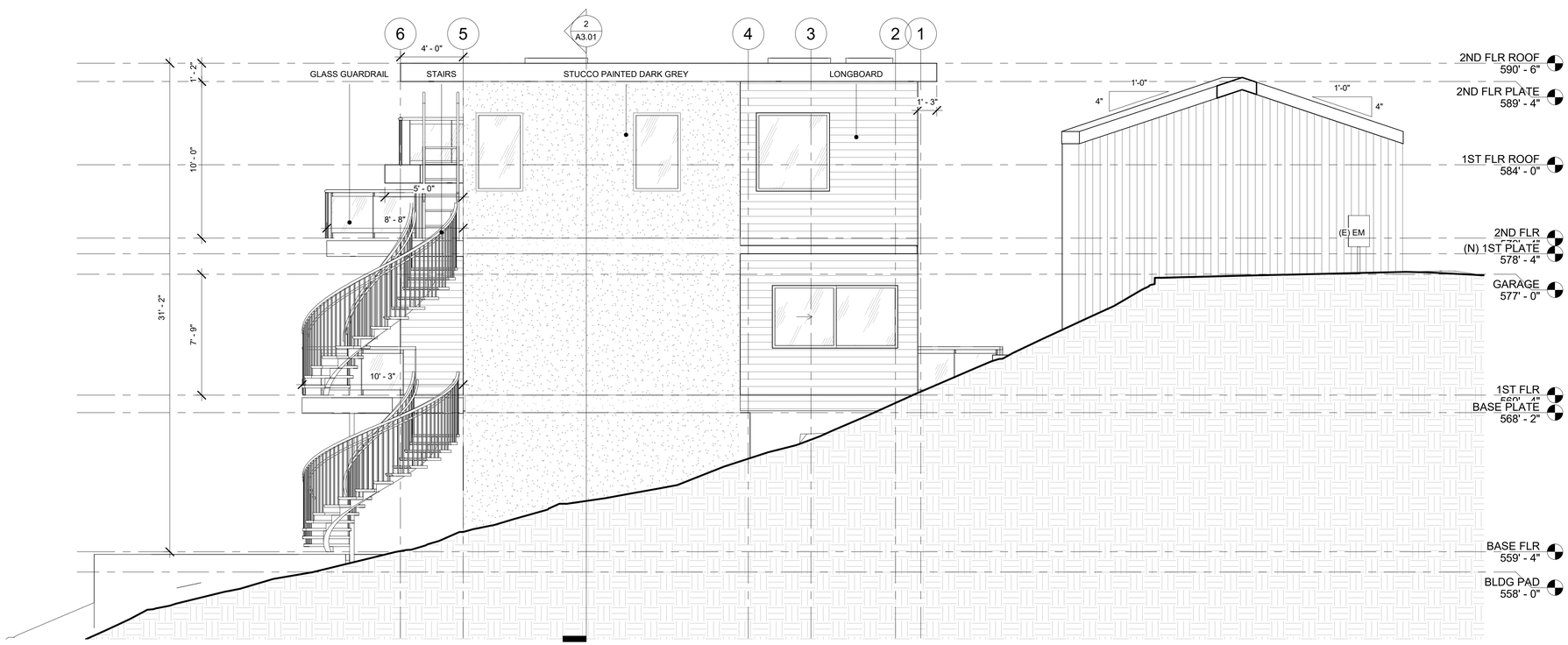


(E) EAST ELEVATION

0' 2' 4' 8' 16'

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



(P) EAST ELEVATION

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0" | 2

LEGEND

- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE

Description	Date

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PLANNING PACKAGE

(E) & (P) EAST ELEVATIONS

2021.12.02

A2.02

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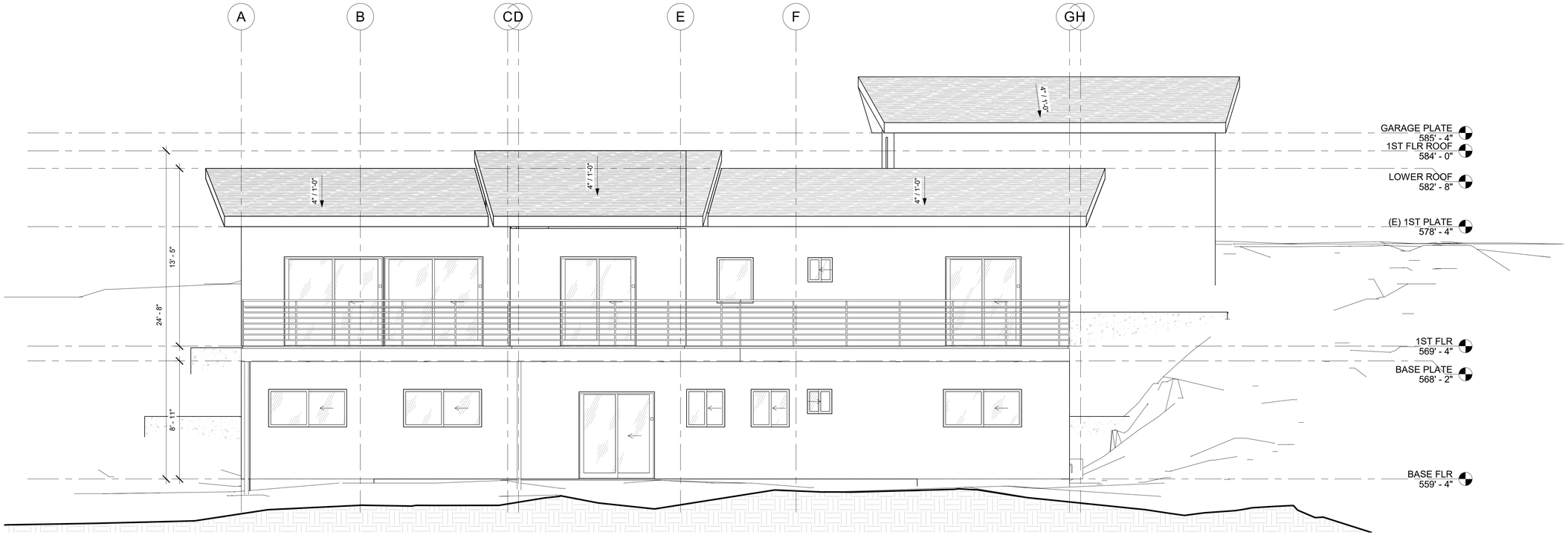
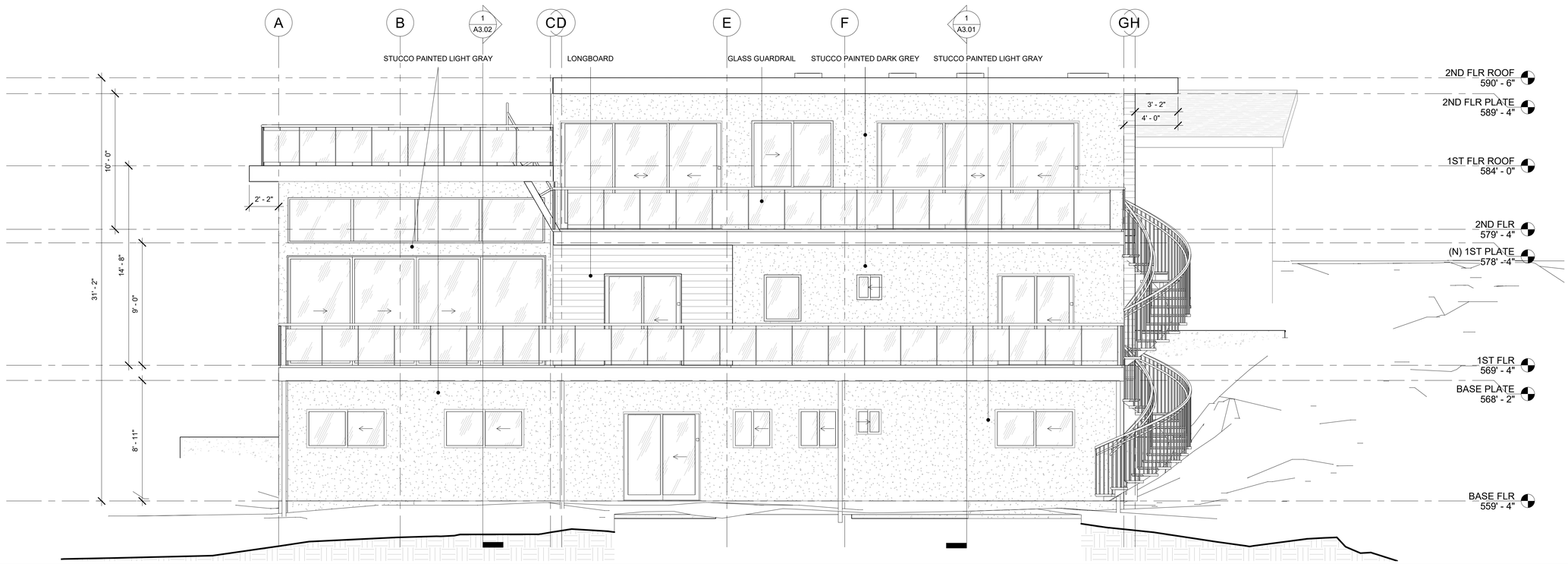


(E) SOUTH ELEVATION

0' 2' 4' 8' 16'

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



LEGEND

- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE

(P) SOUTH ELEVATION

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0" | 2

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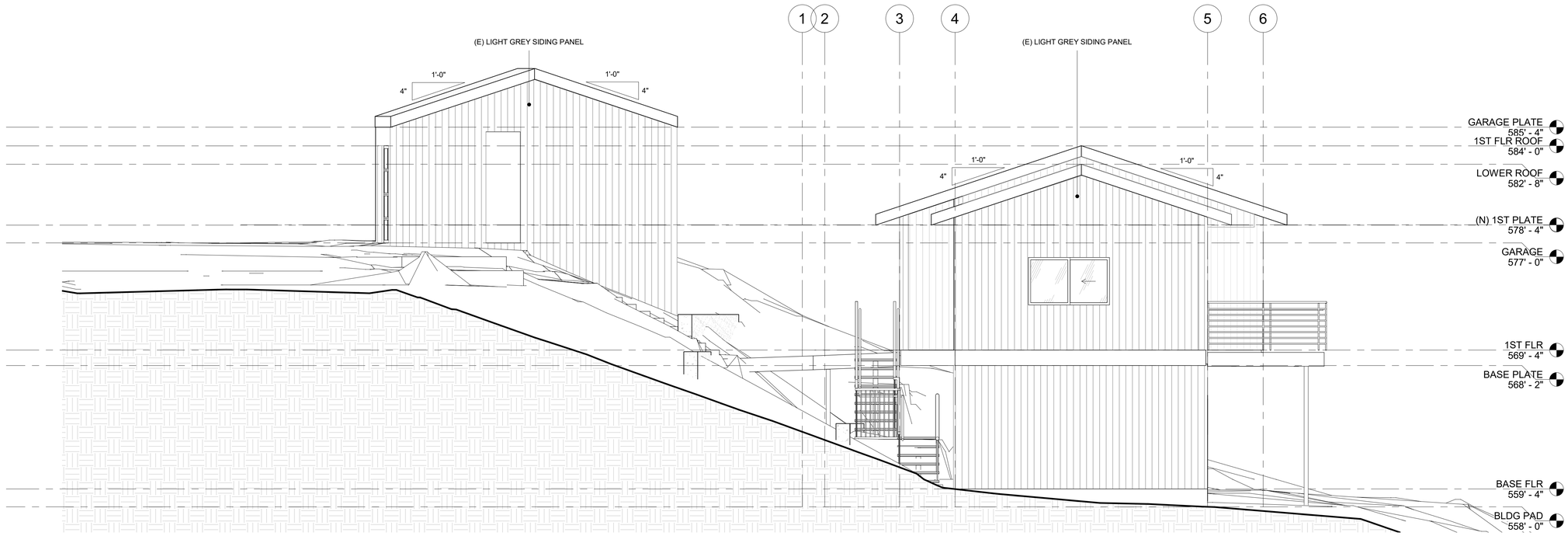
PLANNING PACKAGE

(E) & (P) SOUTH ELEVATION

2021.12.02

A2.03

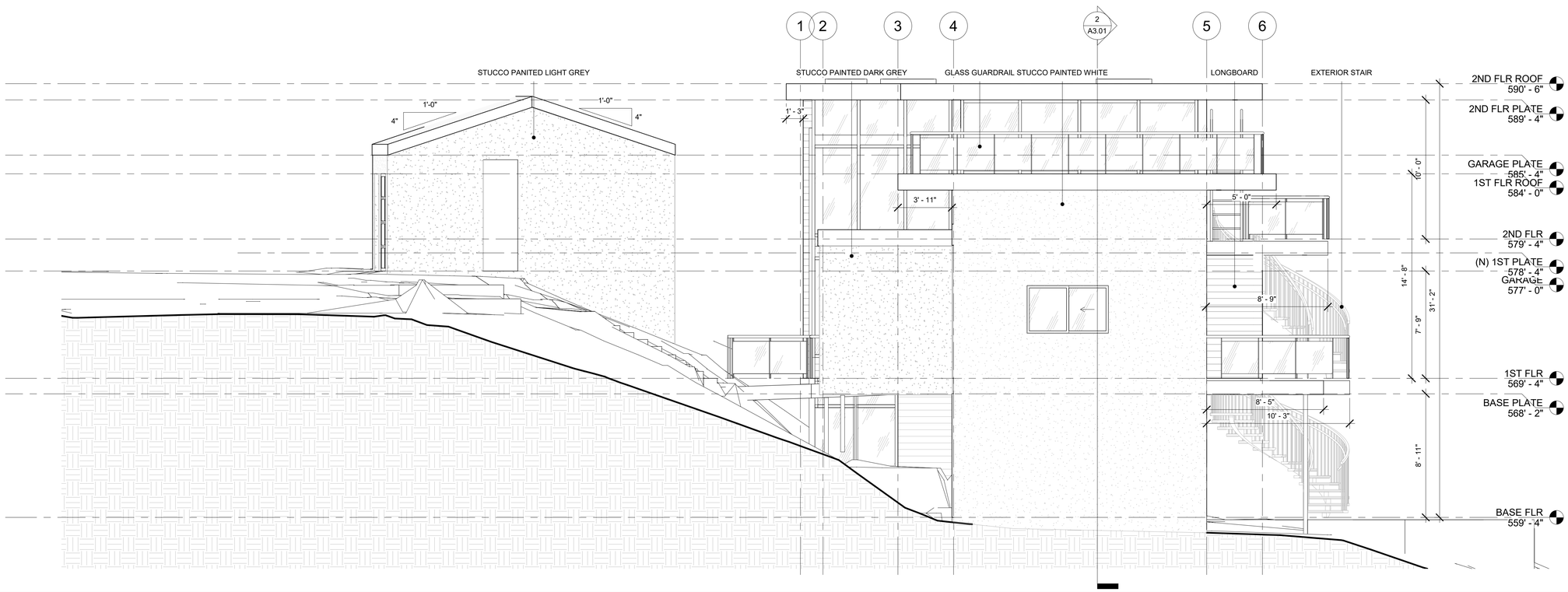
12/9/2021 4:20:38 PM



(E) WEST ELEVATION

0' 2' 4' 8' 16'

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



LEGEND

- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE

(P) WEST ELEVATION

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0" | 2

Description	Date

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PLANNING PACKAGE

(E) & (P) WEST ELEVATION

2021.12.02

A2.04

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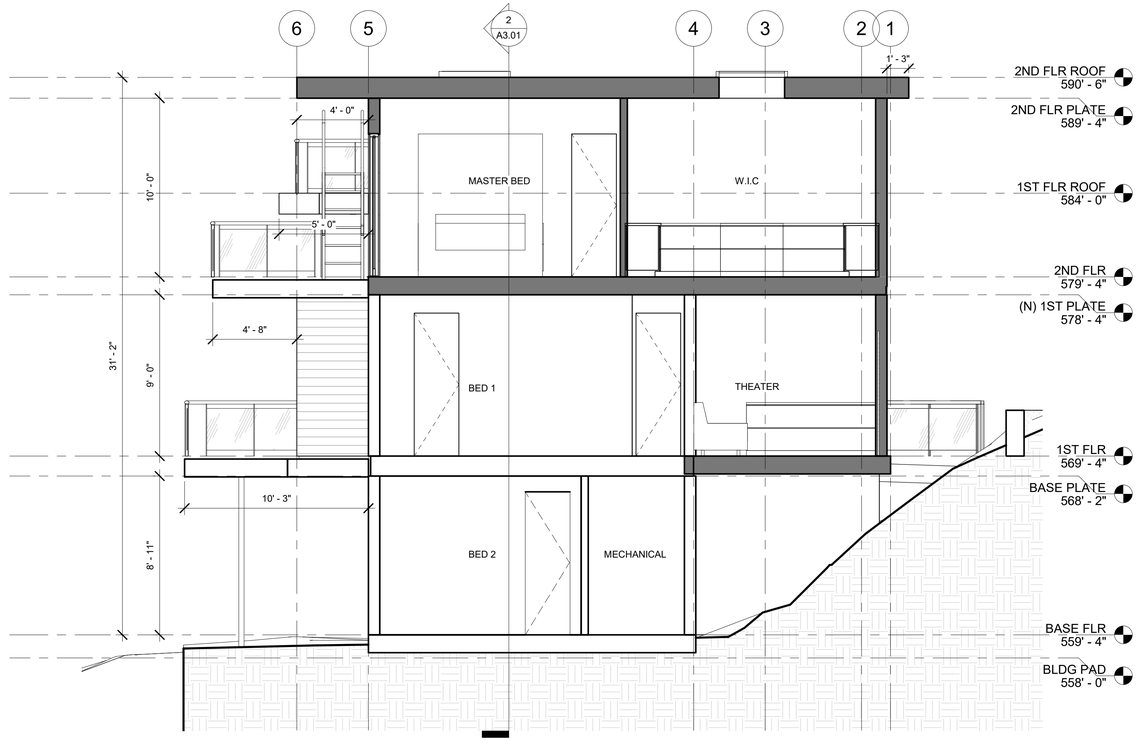

(P) SECTION A-A

0' 2' 4' 8' 16'

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

1

(P) SECTION B-B

0' 2' 4' 8' 16'

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

2

LEGEND

- (E) WALLS, FLOORS, AND ROOFS TO REMAIN
- (P) NEW WALLS, FLOORS AND ROOFS
- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE

Description	Date

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(P) A-A & B-B SECTIONS

2021.12.02

A3.01

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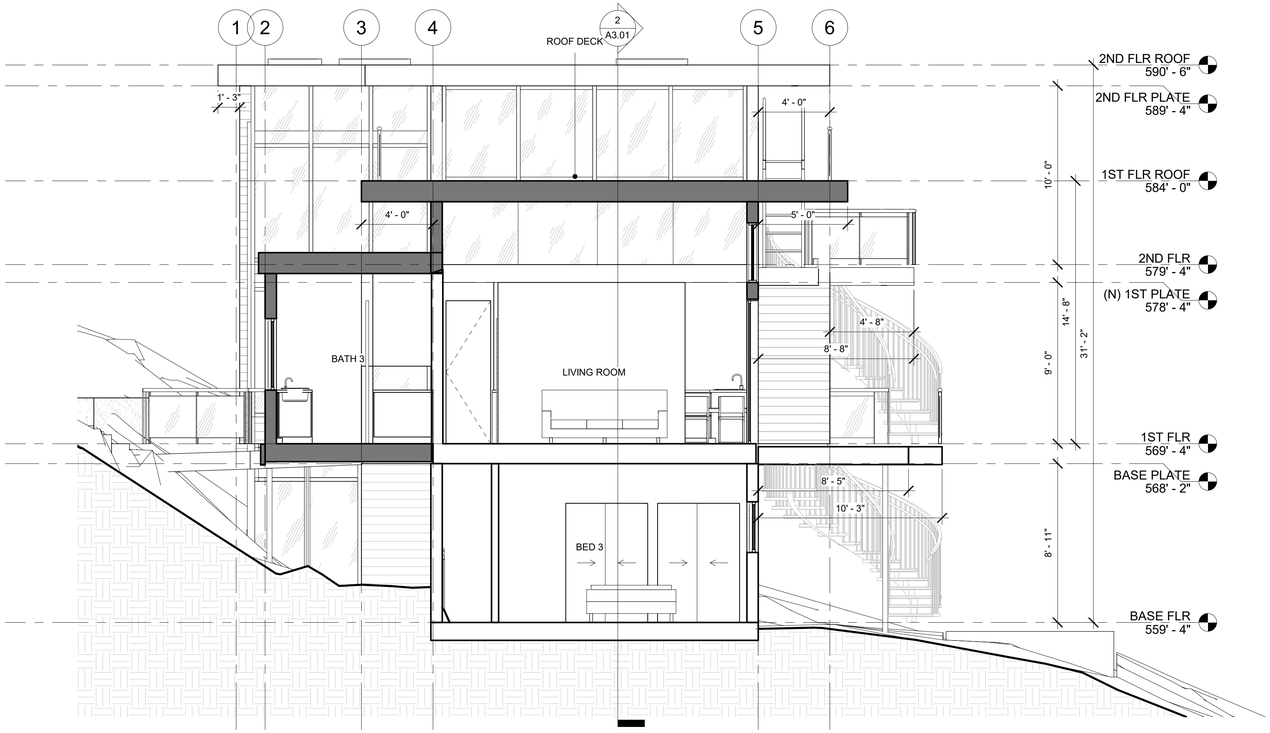

LEGEND

- (E) WALLS, FLOORS, AND ROOFS TO REMAIN
- (P) NEW WALLS, FLOORS AND ROOFS
- # WALL TAG
- # WINDOW TAG
- # DOOR TAG
- T TEMPERED TAG
- OBS OBSCURE TAG
- # PLAN NOTE

(P) SECTION C-C

0' 2' 4' 8' 16'

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

SCALE: 1/4" = 1'-0" | 2

Description	Date

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PLANNING PACKAGE

(P) C-C & D-D SECTIONS

2021.12.02

A3.02

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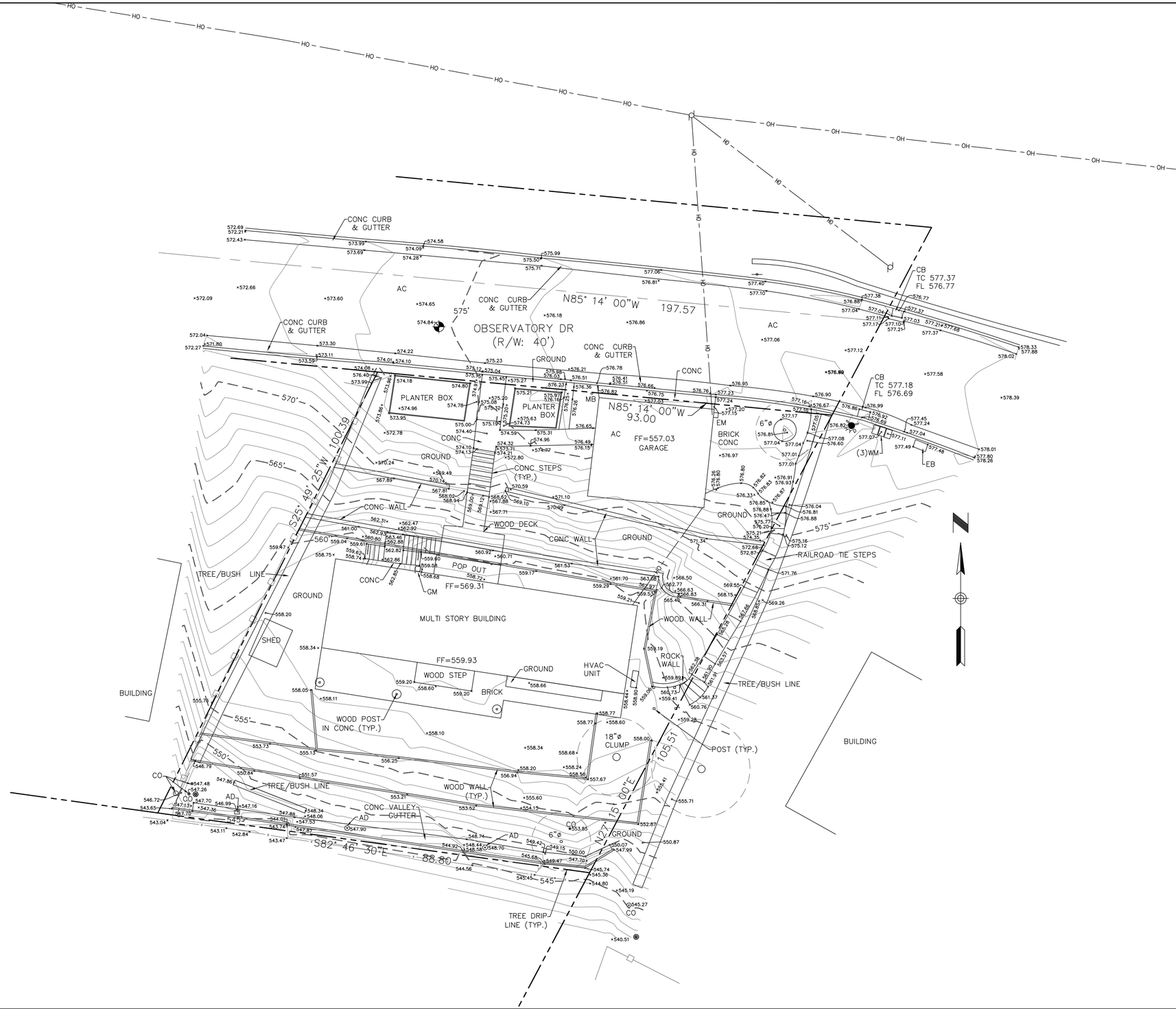

LEGEND

	PROPERTY LINE	AC	ASPHALT
	EXISTING LOTS	AD	AREA DRAIN
	CENTERLINE	ANC	ANCHOR
	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
SS	SANITARY SEWER LINE	C&G	CURB AND GUTTER
SD	STORM DRAIN LINE	CB	CATCH BASIN
OH	OVERHEAD POWER LINE	CO	CLEAN OUT
	WOOD FENCE	DW	DRIVEWAY
		EB	ELECTRIC BOX
		EM	ELECTRIC METER
	POWER POLE	EP	EDGE OF PAVEMENT
	FIRE HYDRANT	FH	FIRE HYDRANT
	JOINT POLE	GA	GUY ANCHOR
	SURVEY MONUMENT FOUND	GM	GAS METER
	TBM (ELEVATION)	GV	GAS VALVE
WV	WATER VALVE	IV	IRRIGATION VALVE
		LP	LIGHT POLE
		MB	MAIL BOX
		MH	UTILITY MANHOLE
		P.U.E.	PUBLIC UTILITY EASEMENT
		P	BRICK CONC PILLAR
		PP	POWER POLE
		(R)	RADIAL BEARING
		SL	STREET LIGHT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		SSCO	SANITARY SEWER CLEAN OUT
		TCD	THROUGH CURB DRAIN
		TS	TRAFFIC SIGN
		VG	VALLEY GUTTER
		WM	WATER METER
		WV	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, CORNER RECORD: 1492, WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:
S.C.V.W.D. BENCHMARK #441
ELEVATION=220.08' (NAVD 88 DATUM)

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=574.84' (NAVD 88 DATUM)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 8,758.03 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 24915470 BY FIDELITY NATIONAL TITLE CO. DATED 04/12/2021, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

10401 OBSERVATORY DR.
SAN JOSE, CA 95127
APN: 612-16-044

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: S.R.
Date: 07/19/2021
Project No: 221080

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF SAN JOSE