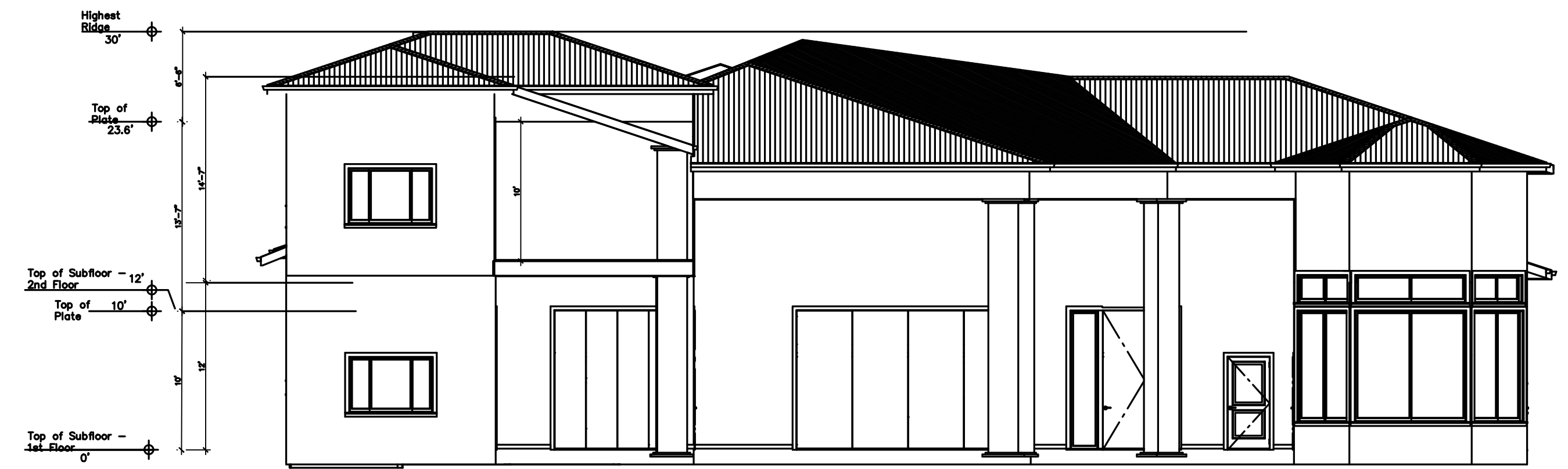
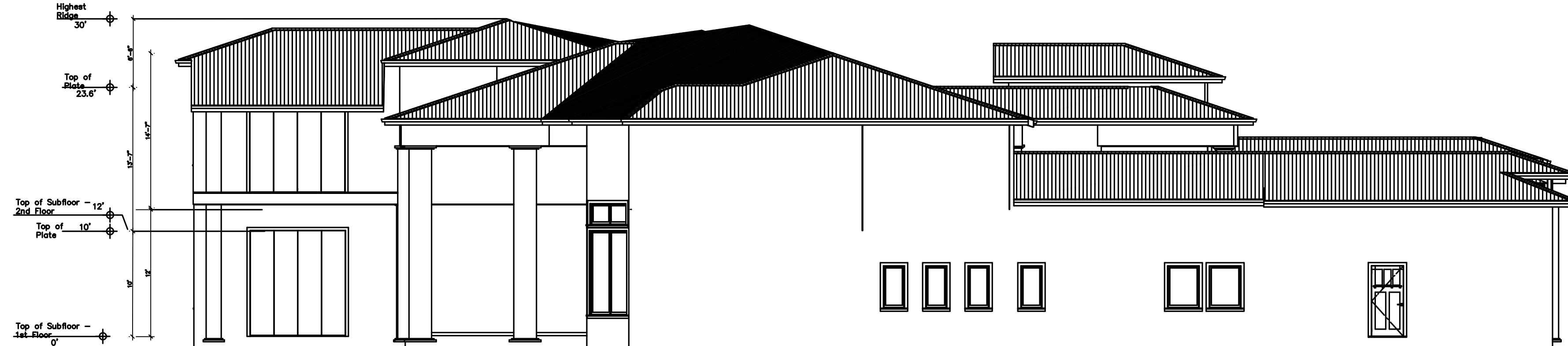


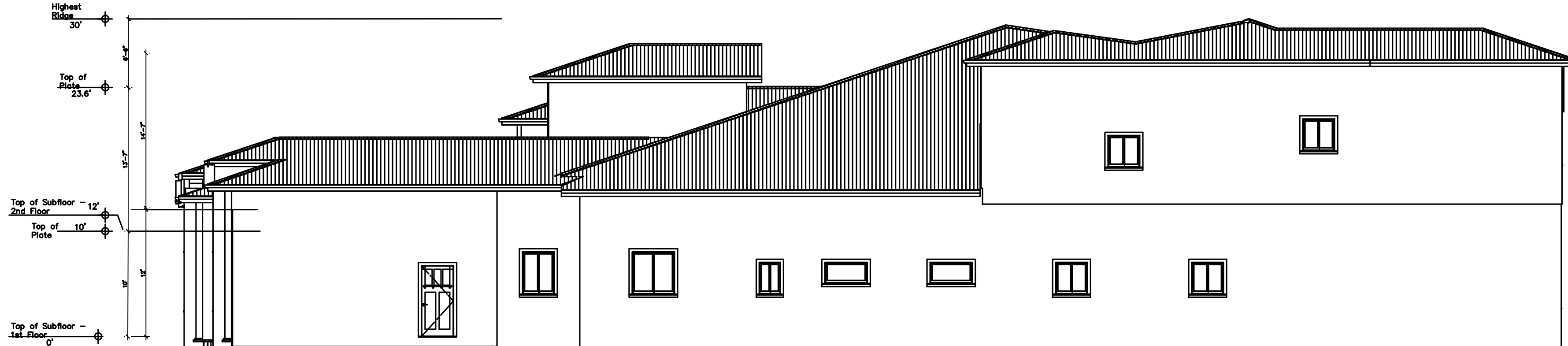
FRONT ELEVATION



REAR ELEVATION

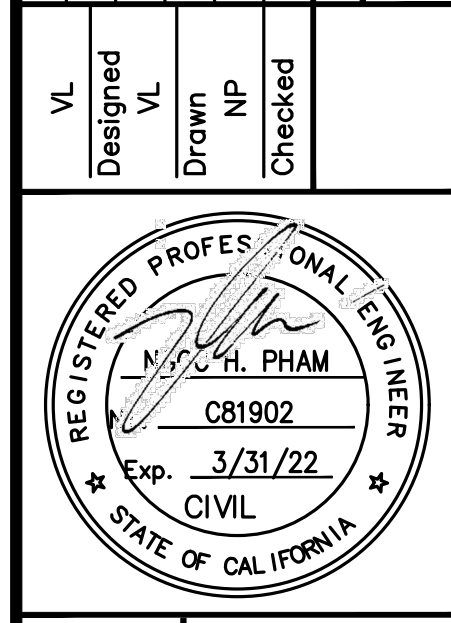


RIGHT ELEVATION



LEFT ELEVATION

SUBMITTAL		REVISIONS	
VL	DATE	DESCRIPTION	MARK
Desigined	10/16/23		
Drawn			
NP			
Checked			



NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING
1859 BRANHAM LANE, SUITE F, PMB 109
SAN JOSE, CA 95118
(415) 962-2008

ELEVATION PLANS

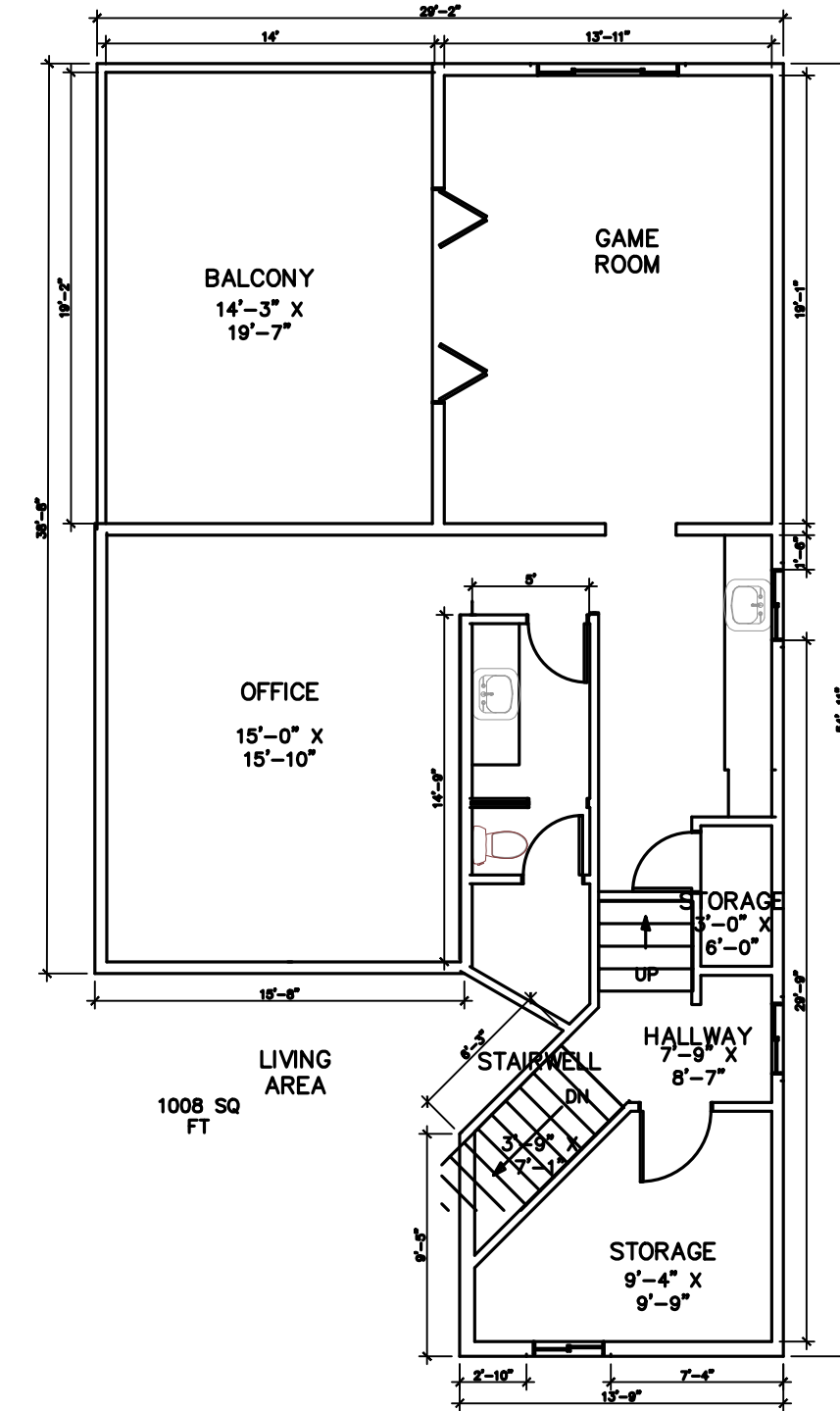
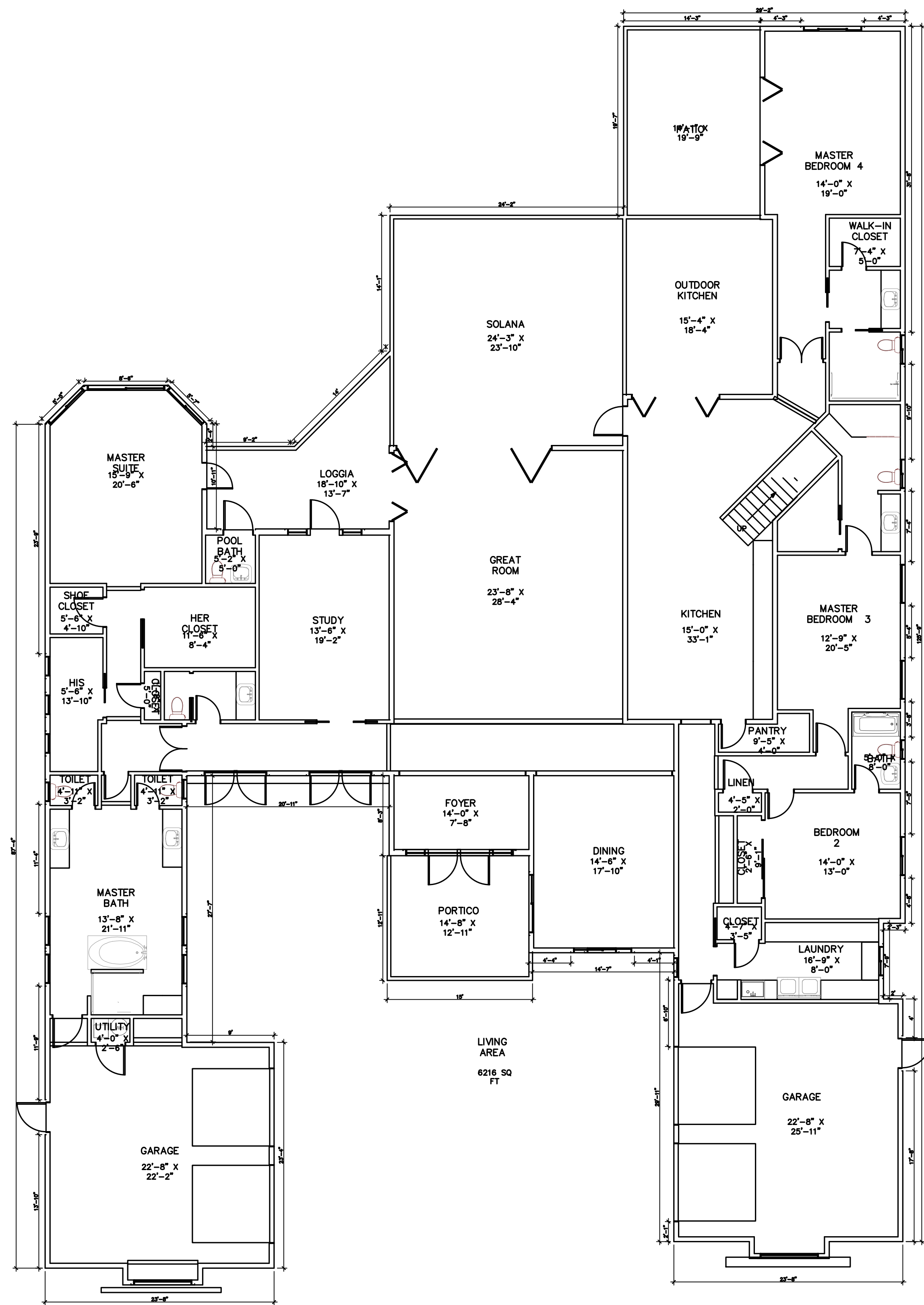
24 GROVER CT,
WALNUT CREEK, CA 94596

Scale AS NOTED
Date 9/5/23
REF. NO.
DWG. NO. A.4
of ___ Sheets
JOB NO. 23076

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

DATE PLOTTED =>

USERNAME => USER



PROPOSED FLOOR PLAN

1/8" = 1'- 0"

DATE	BY	MARK	REVISIONS
10/16/23			

VL	VL	NP	NP
Designed	VL	Drawn	NP
		Checked	

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE F, PHB 109
SAN JOSE, CA 95118
(510) 962-2008

**PROPOSED MAIN RESIDENCE
FLOOR PLAN**

13375 SANTA TERESA BLVD

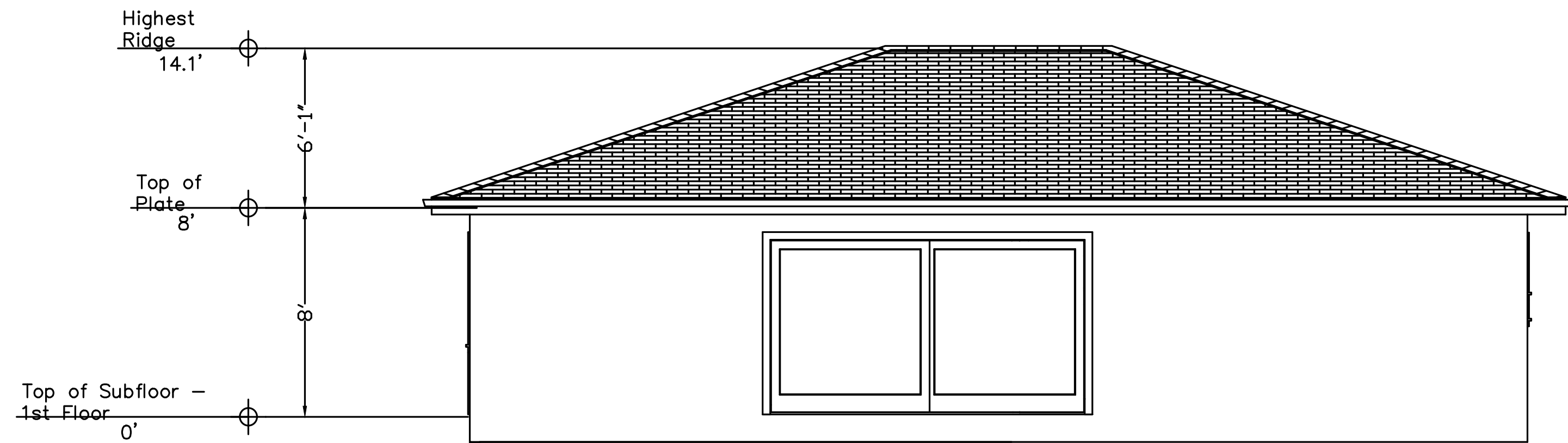
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JOB NO. 23076	

ORIGINAL SCALE IN INCHES
FOR REVISIONS

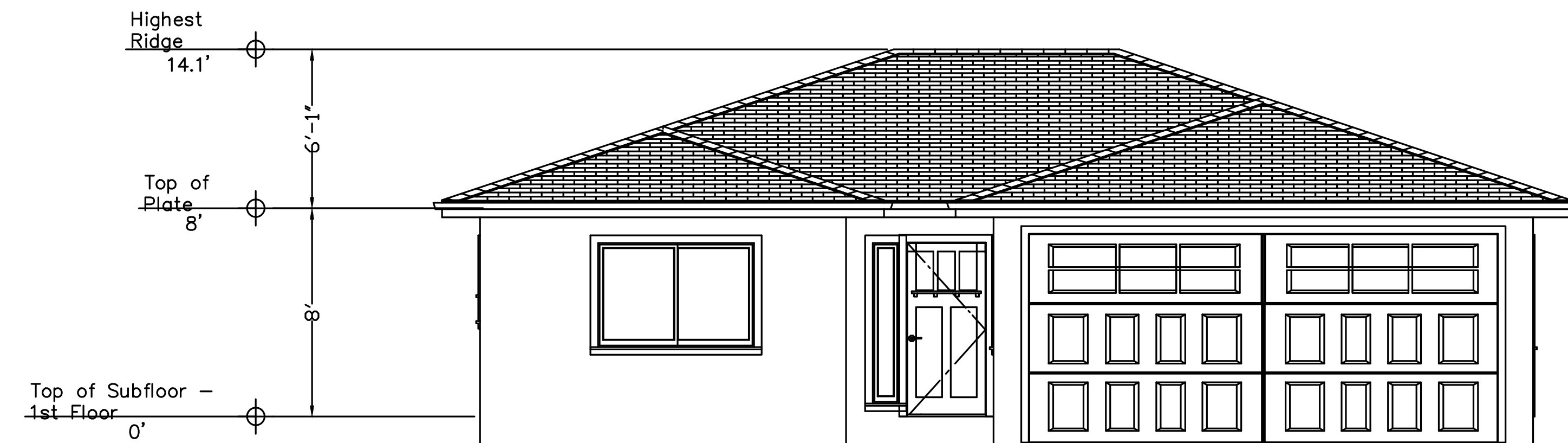
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DATE PLOTTED => DATE

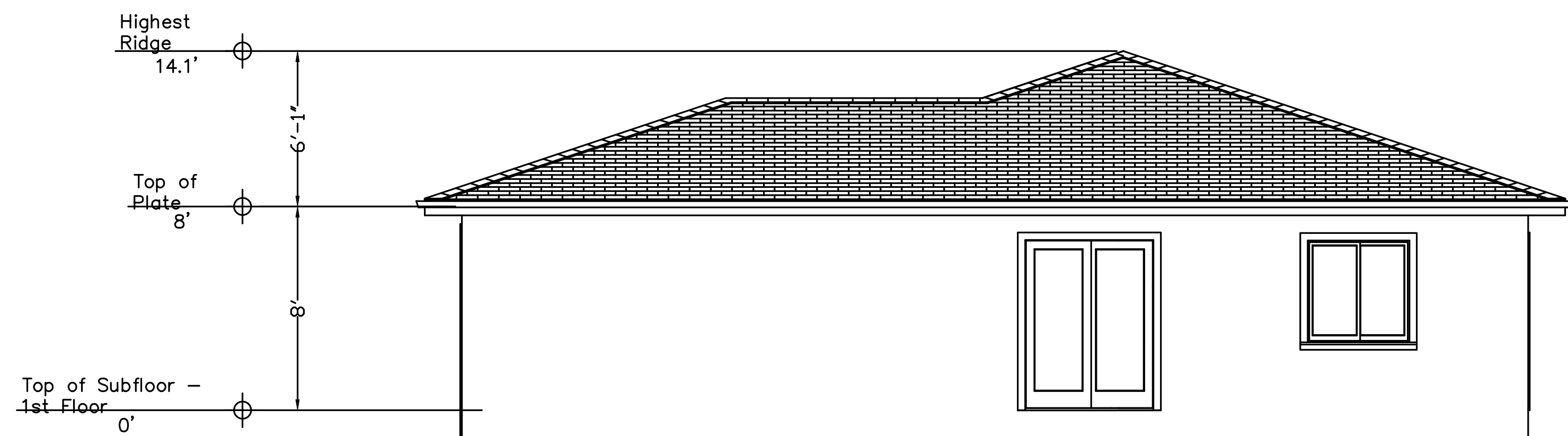
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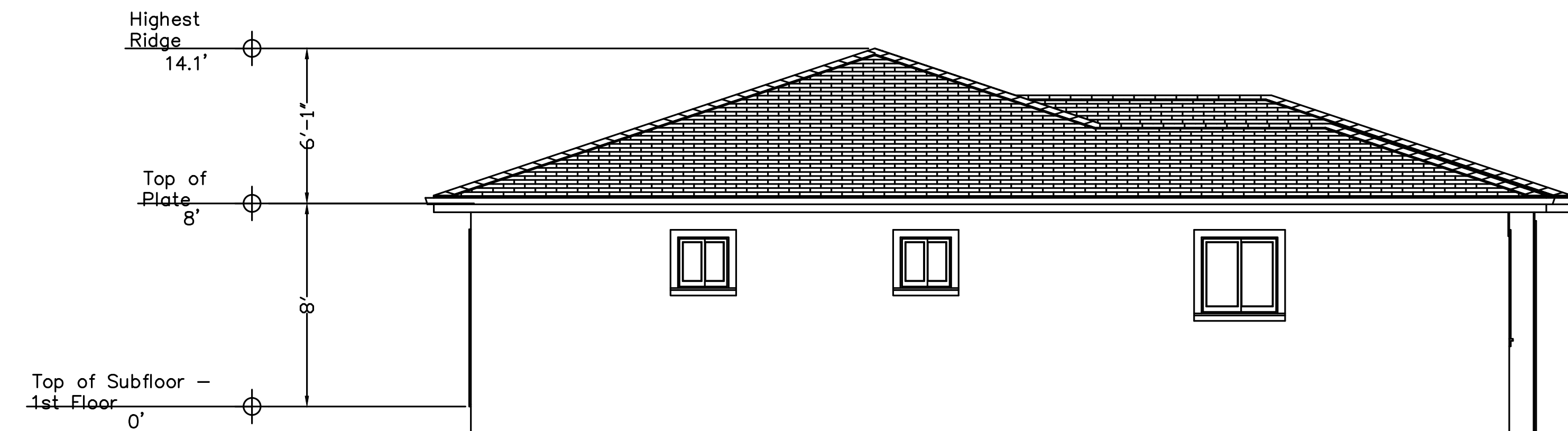
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

DATE	BY	MARK	DESCRIPTION	REVISIONS
10/16/23				

VL	NP	Checked
Designed	Drawn	
	NP	

REGISTERED PROFESSIONAL ENGINEER
 N. H. PHAM
 C81902
 Exp. 3/31/22
 CIVIL
 STATE OF CALIFORNIA

NGOC PHAM (C81902)
 REGISTERED CIVIL ENGINEER

SIGNATURE

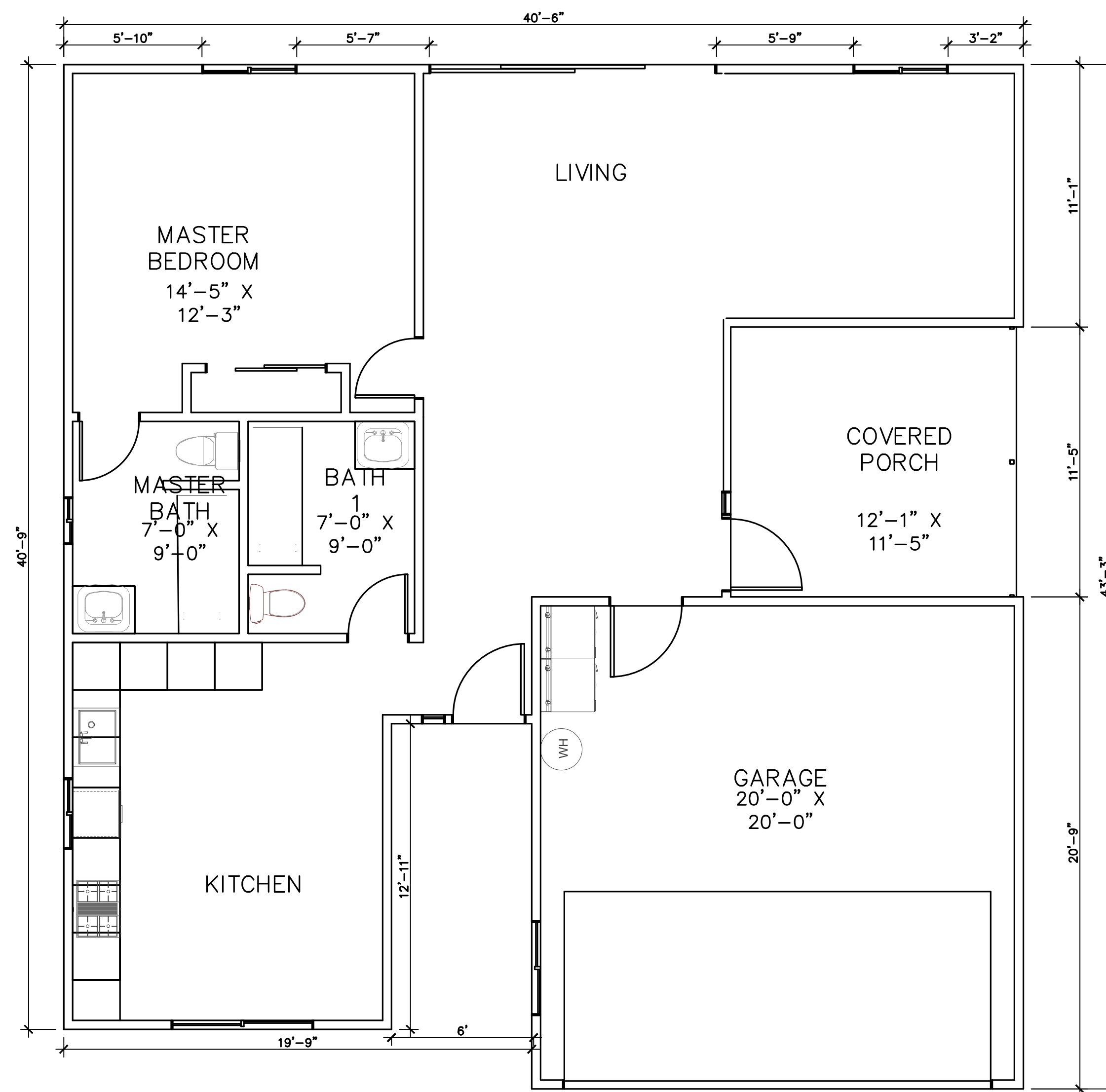
NES CONSULTANTS, INC.
 CIVIL & STRUCTURAL ENGINEERING
 1859 BRANHAM LANE, SUITE F, PMB 109
 SAN JOSE, CA 95118
 (510) 962-2008

ELEVATION PLANS

13375 SANTA TERESA BLVD

TIME PLOTTED =>

Scale	AS NOTED
Date	9/5/23
REF. NO.	
DWG. NO.	A.4
of	Sheets
JOB NO.	23076

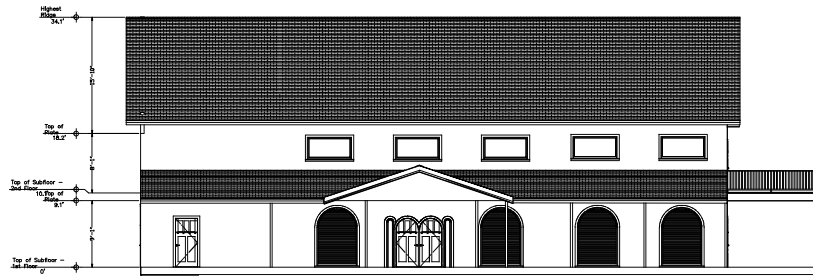


PROPOSED FLOOR PLAN
 1/4" = 1'- 0"

KEYNOTES

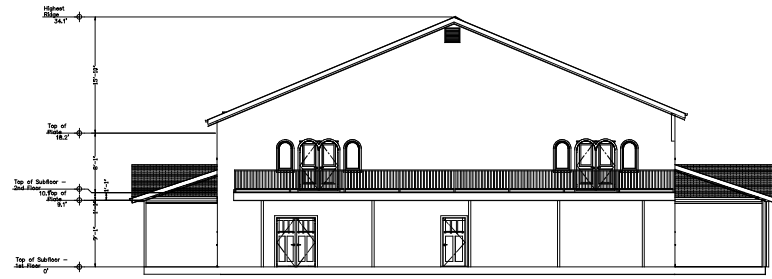
- 1 PARTITIONS.
 A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
 B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
 C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH. BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
- 2 PROVIDE AND INSTALL DOOR AS PER SPECS.
- 3 PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.
- 4 PROVIDE AND INSTALL PLUMBING FIXTURE.
 A. LAVATORY
 B. TOILET
 C. SHOWER
 D. BATHTUB
 E. KITCHEN SINK
 F. VEGETABLE SINK
 G. COUNTRY STYLE SINK
- 5 CASEWORK. SEE INTERIOR ELEVS FOR MORE INFO.
 A. LOWER CABINETS w/ COUNTERTOP, SINK AND 4" BACKSPASH.
 B. UPPER CABINETS w/ EXHAUST HOOD/MICROWAVE.
 C. RECESSED MEDICINE CABINET. OWNER TO SELECT.
 D. LOWER CABINETS w/ COUNTERTOP
- 6 EQUIPMENT.
 A. WASHER PROVIDED BY OWNER.
 B. DRYER PROVIDED BY OWNER.
 C. REFRIGERATOR PROVIDED BY OWNER
 D. RANGE
 E. OVEN
 F. DISHWASHER
 G. KEGERATOR
 H. FRIDGE
 I. TANKLESS
 J. ELECTRIC PANEL
 K. GAS METER
 L. ELECTRIC METER
 M. WATER HEATER
- 7 INSTALL 5/8" TYPE "X" GYPSUM BOARD AT THE GARAGE CEILING AND INSTALL A MIN. OF 1/2" SHEETROCK AT ALL THE GARAGE WALLS. DUCTS PENETRATING THE GARAGE CEILING SHALL BE A MIN. 26 GAUGE (0.019")
- 8 INSTALL 4" STEEL BOLLARDS AND BOLT INTO CONCRETE SLAB IN FRONT OF THE WATER HEATER AND FURNACE.
- 9 INSTALL 18" HEIGHT PLATFORM W/ 2 LAYERS OF 3/4" PLYWOOD

SUBMITTAL	10/16/23						
VL Designed	VL Drawn	NP Checked	MARK	DATE	BY	REVISIONS	
NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER		SIGNATURE		NES CONSULTANTS, INC. <small>CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LANE, SUITE F, RMB 109 SAN JOSE, CA 95118 (510) 962-2008</small>			
PROPOSED 1BD RM RESIDENCE FLOOR PLAN				13375 SANTA TERESA BLVD TIME PLOTTED => \$TIME			
Scale AS NOTED		Date 9/5/23		REF. NO.		DWG. NO.	
						A.1	
						of _____ Sheets	
						JOB NO. 23076	



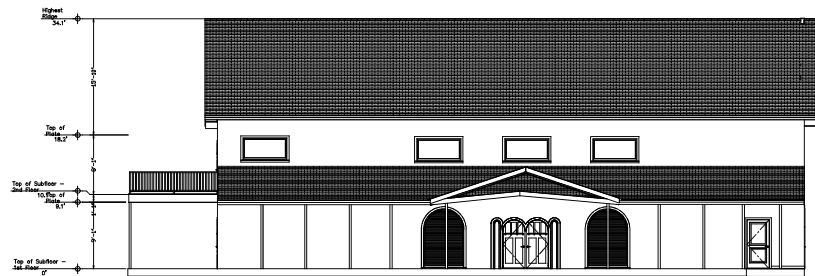
FRONT ELEVATION

1/8" = 1'-0"



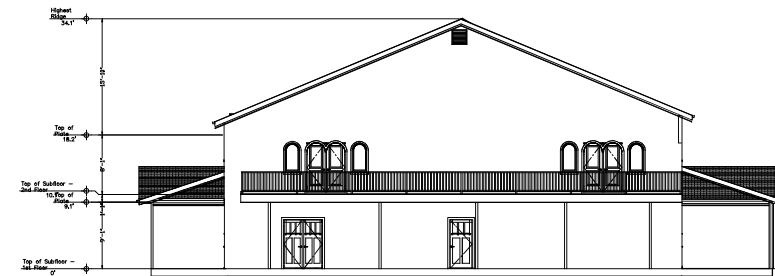
RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

DATE	BY	REVISIONS
10/16/23		

VL	DESCRIPTION	MARK	DATE	BY
Designated VL				
Drawn UP				
Checked				

REGISTERED PROFESSIONAL ENGINEER
 N. PHAM
 CE1902
 Exp. 3/31/22
 CIVIL
 STATE OF CALIFORNIA

NGOC PHAM (CE1902)
 REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS, INC.
 CIVIL & STRUCTURAL ENGINEERING
 1650 BRANHAM LANE, SUITE 100
 COSTA MESA, CA 92626
 (714) 942-2000

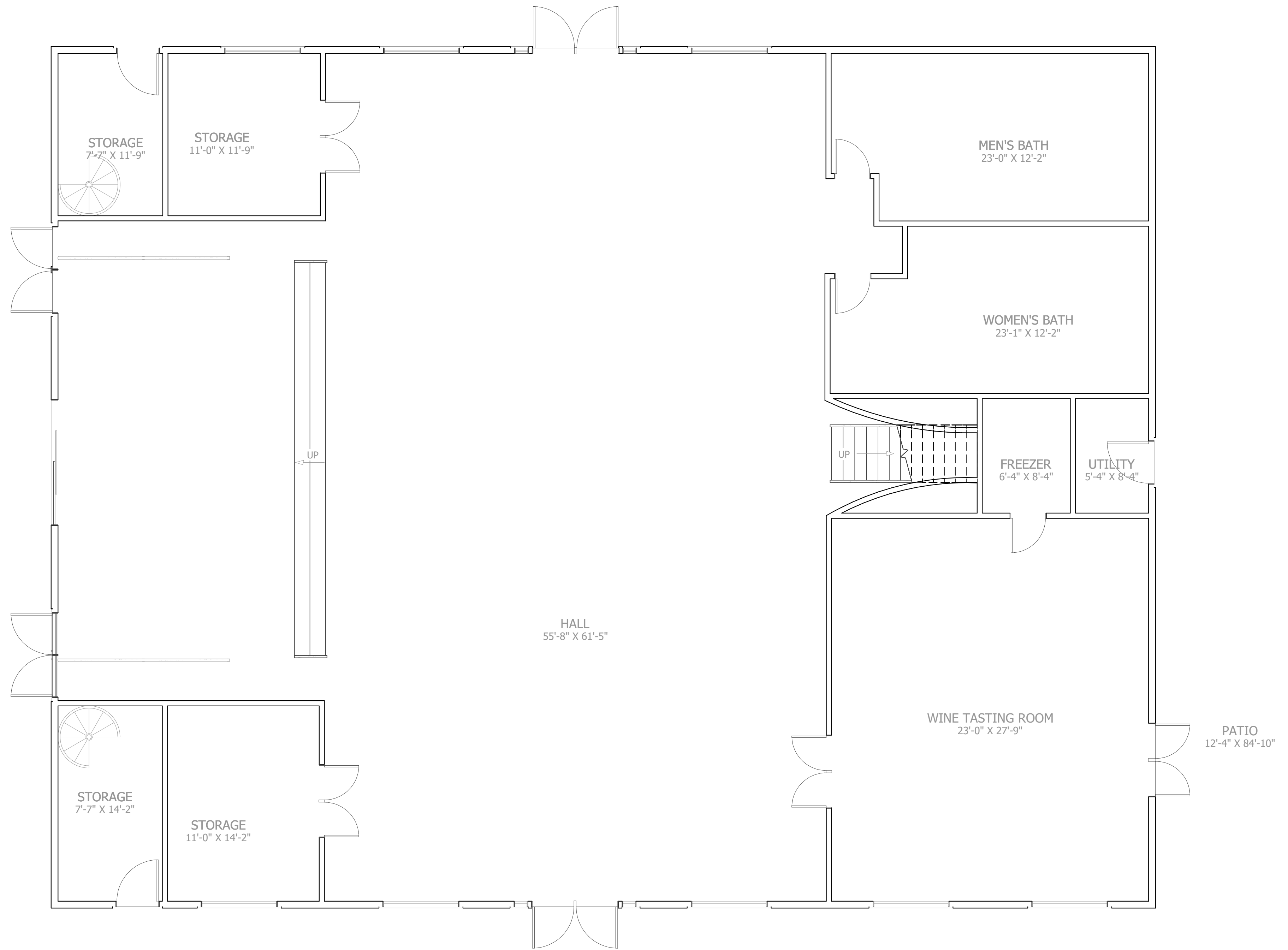
PROPOSED WINE TASTING ROOM
 ELEVATION PLANS

13375 SANTA TERESA BLVD

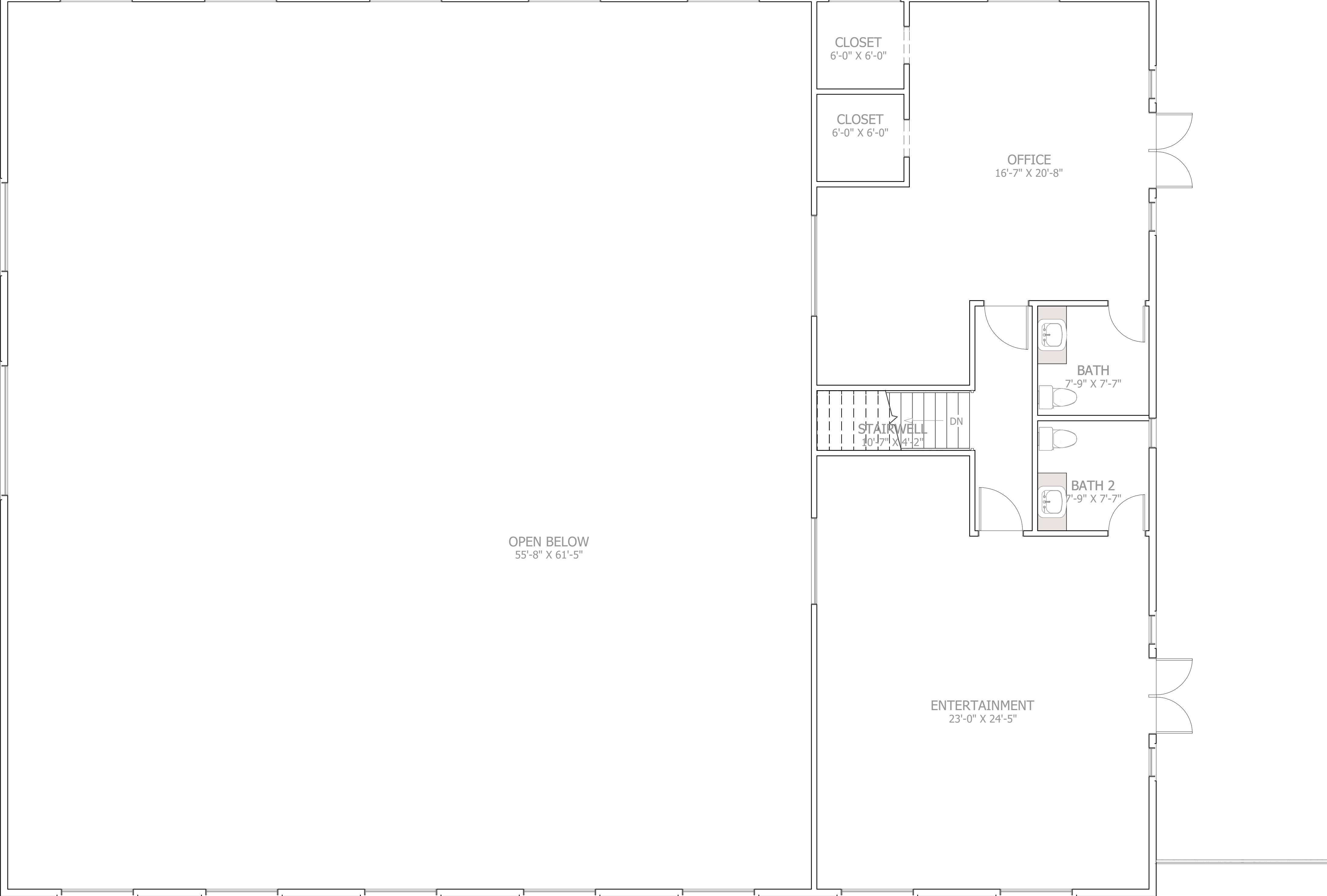
DATE PLOTTED => \$TIME

Scale	AS NOTED
Date	9/5/23
REF. NO.	
DWG. NO.	A.4W
of Sheets	
JOB NO.	23076

71'-10" X 12'-4"



LIVING AREA
5057 SQ FT



CLOSET
6'-0" X 6'-0"

CLOSET
6'-0" X 6'-0"

OFFICE
16'-7" X 20'-8"

BATH
7'-9" X 7'-7"

BATH 2
7'-9" X 7'-7"

STAIRWELL
10'-7" X 4'-2"
DN

OPEN BELOW
55'-8" X 61'-5"

ENTERTAINMENT
23'-0" X 24'-5"

LIVING AREA
2165 SQ FT