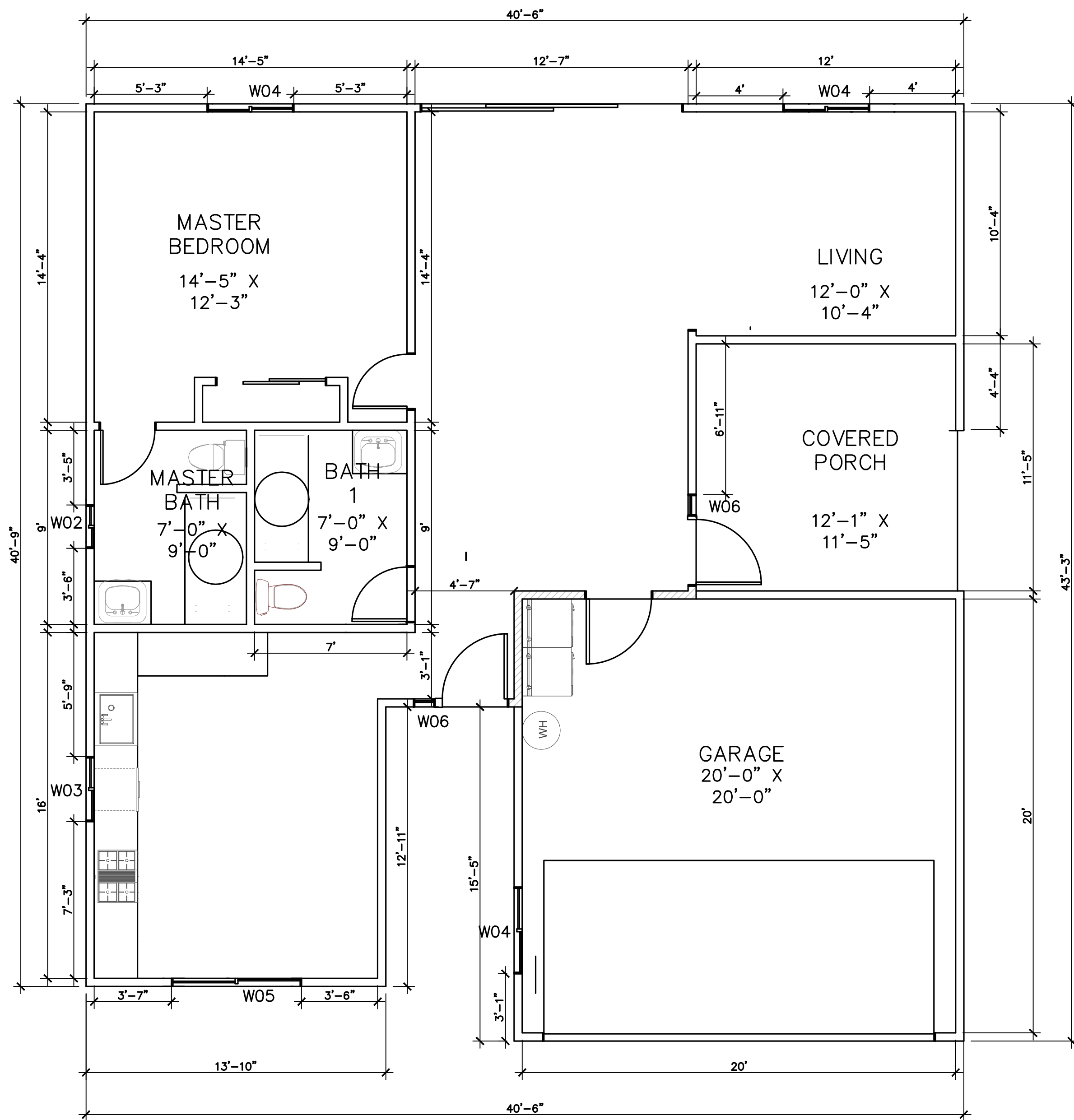
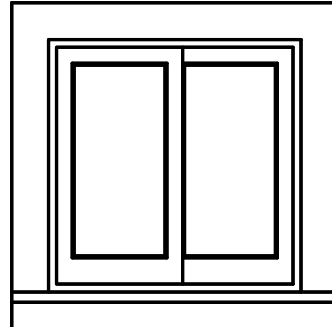
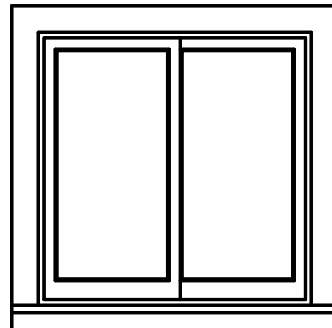
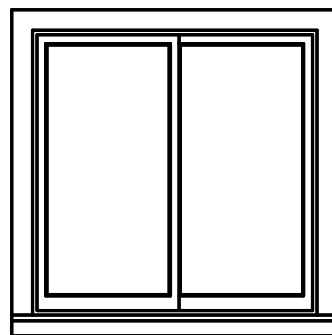
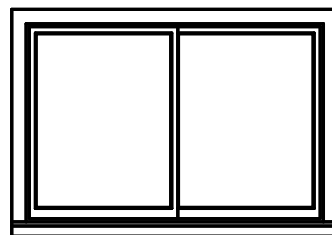




PROPOSED FLOOR PLAN

3D - EXTERIOR ELEVATION	WINDOW SCHEDULE					DESCRIPTION	HEADER	COMMENTS
	NUMBER	LABEL	QTY	FLOOR	EGRESS			
	W02	2020LS	1	1		LEFT SLIDING	2X6X28" (2)	
	W03	3030LS	1	1		LEFT SLIDING	2X6X40" (2)	
	W04	4040LS	3	1		LEFT SLIDING	2X6X52" (2)	
	W05	6040LS	1	1		LEFT SLIDING	2X6X76" (2)	
	W06	1068FX	2	1		FIXED GLASS	2X6X16" (2)	

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 ELEV FOR MORE INFO.

A. LOWER CABINETS w/ COUNTERTOP, SINK AND 4"
BACKSPLASH.

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

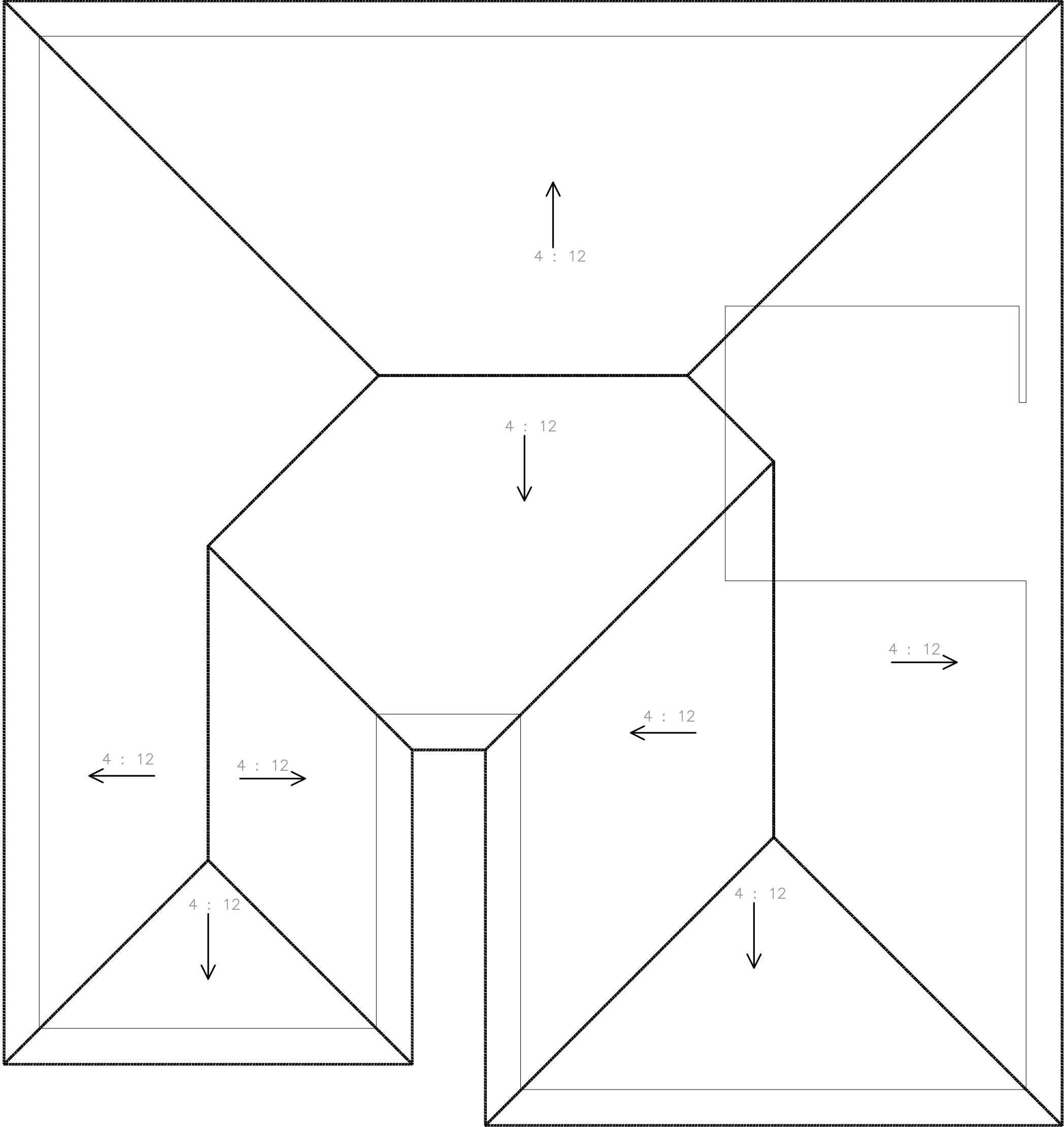
M. WATER HEATER

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 (.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

PROPOSED 1BD RM FLOOR PLAN		13375 SANTA TERESA BLVD, SAN MARTIN, CA 95046				NGOC PHAM (CB1902) REGISTERED CIVIL ENGINEER		SIGNATURE 		NES CONSULTANTS, INC. CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LANE, SUITE F, PMB 109 SAN JOSE, CA 95118 (510) 962-2008		VL Designed VL Drawn NP Checked		SUBMITTAL		10/16/23							
Scale AS NOTED				Date 05/15/2024				REF. NO.				DWG. NO. A.6				DESCRIPTION		MARK		DATE		BY	
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PROPOSED ROOF PLAN

1/4" = 1'- 0'

NOTES

DESIGN AND INSTALL (DESIGN BUILD) HVAC SYSTEM TO ACCA MANUAL J, D, AND S RECOMMENDATIONS.

KEYNOTES

- 1
- COMPOSITE ROOF TO BE SELECTED BY OWNER

2

ATTIC VENTILATION CALCS

UPPER ROOF – VENTILATION REQUIRED:
3,120 S.F. ATTIC AREA / 300 = 10.4 S.F. = 1,498 SQ. IN.

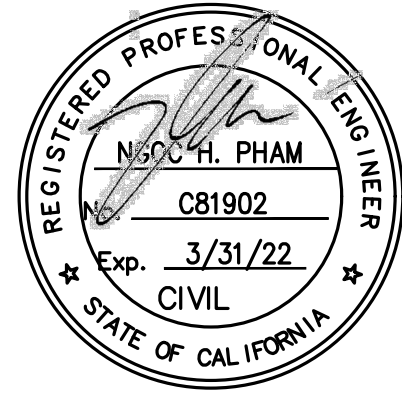
UPPER VENTILATION PROVIDED
PROVIDE 22 EACH O'HAGEN VENT (Ø72 SQ.IN.)
22 X 72 = 1584 SQ. IN. WITH 11 IN THE LOWER VENTS

LOWER VENTILATION PROVIDED (MIN.):
RAFTER w/ (3) 2" DIA. HOLES (Ø 9.42 SQ. IN. PER BLOCK) LOCATED IN 1 IN 2 RAFTER
48 X 9.42 = 452 SQ. IN. PROVIDED

NOTE: PROVIDE ATTIC VENTILATION IN COMPLIANCE w/ C.B.C. 1505.3. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED MAY BE 1/300 PROVIDED THAT 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

TYPICAL VENTILATION INCLUDES:
1. RAFTER/TRUSS BLOCKS w/ (3) 2" DIA. HOLES (AREA = 9.42 SQ. IN. PER BLOCK) LOCATED IN 1 IN 3 RAFTER/TRUSS SPACES.

2. SCREEN VENTS (AREA: 29 SQ. IN. PER VENT FOR 16" O.C. OR 46 SQ. IN. PER VENT FOR 24" O.C. RAFTERS/TRUSSES. VERIFY W/ MANUFACTURER). LOCATED IN 1 IN 3 RAFTER/TRUSS SPACES, AT REAR AND SIDE ELEVATIONS.



SIGNATURE

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING
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SAN JOSE, CA 95118
(510) 962-2008

PROPOSE ROOF PLAN

13375 SANTA TERESA BLVD,
SAN MARTIN, CA 95046

Scale AS NOTED

Date 05/15/2024

REF. NO.

DWG. NO.

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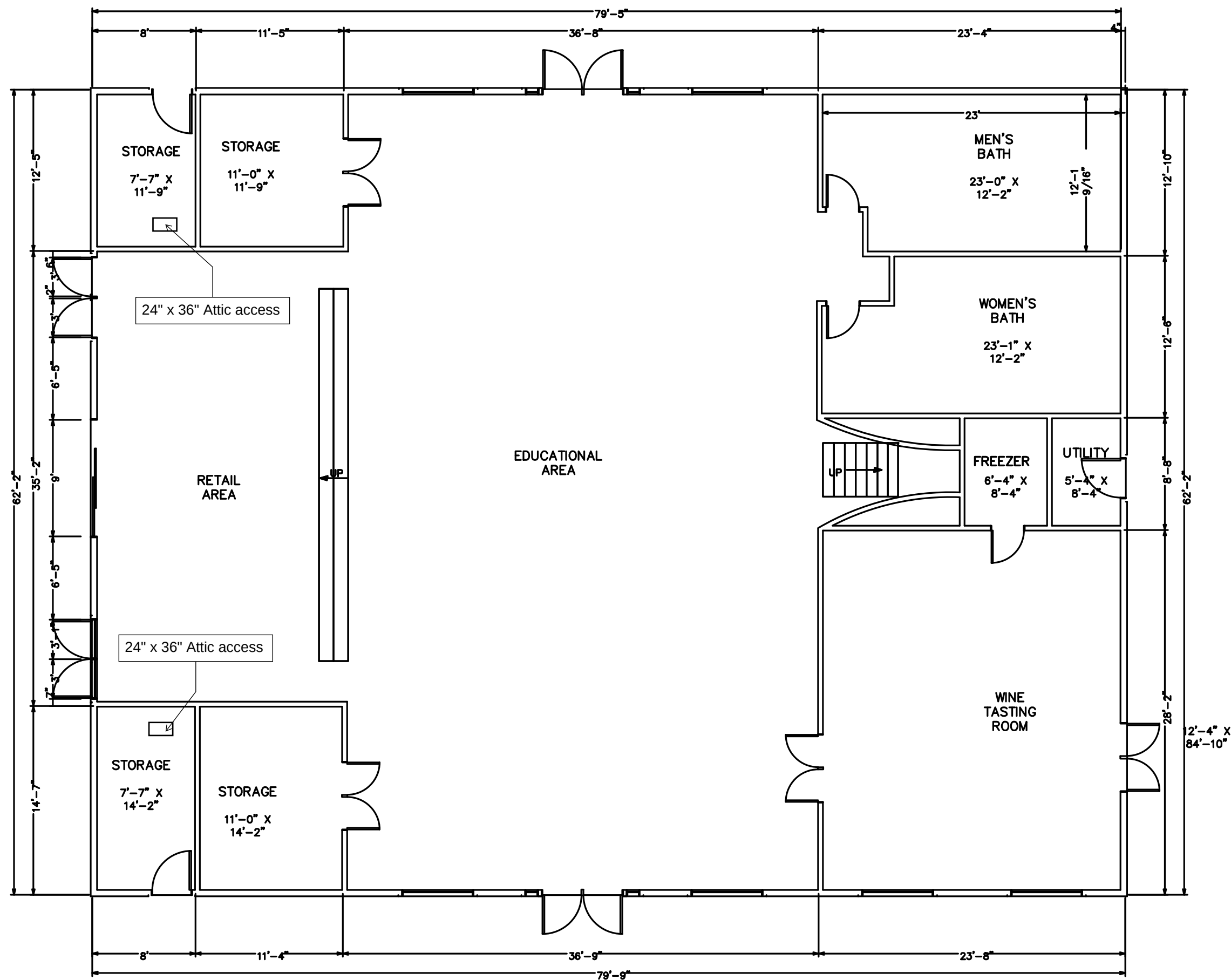
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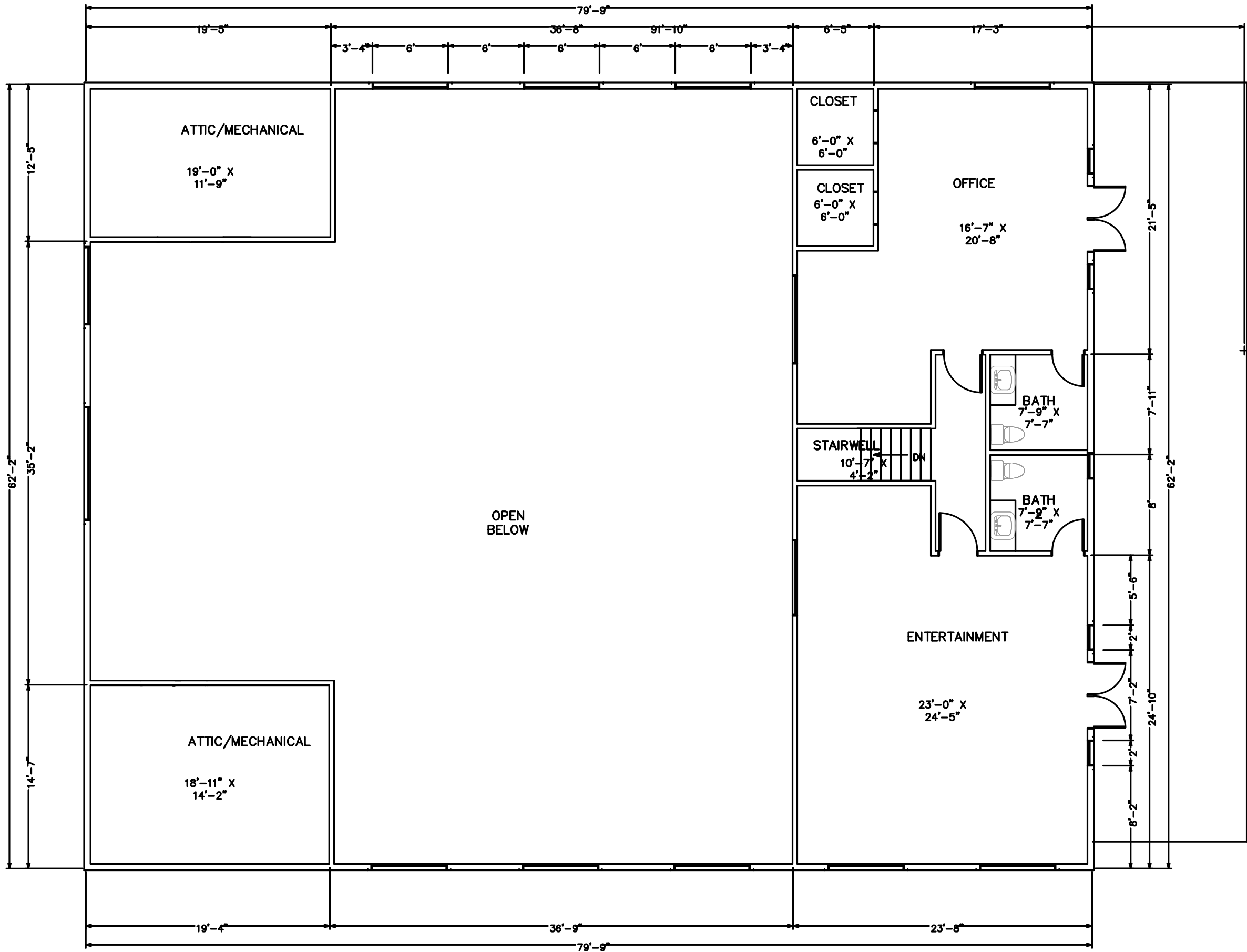
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PROPOSED 1ST FLOOR PLAN

1/8" = 1'- 0'

Floor Area = 7011 SF
First Floor = 4,958 SF (79.75' x 62.17')
Second Floor = 2,053 SF (23.667' x 62.17') + (17.588' x 19.333') + (12.417' x 19.417')



PROPOSED 2ND FLOOR PLAN

1/8" = 1'- 0'

SUBMITTAL		10/16/23	
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VL	Drawn		
NP	Checked		
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BY		REVISIONS	

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

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PROPOSED WINE TASTING
FLOOR PLAN

13375 SANTA TERESA BLVD,
SAN MARTIN, CA 95046

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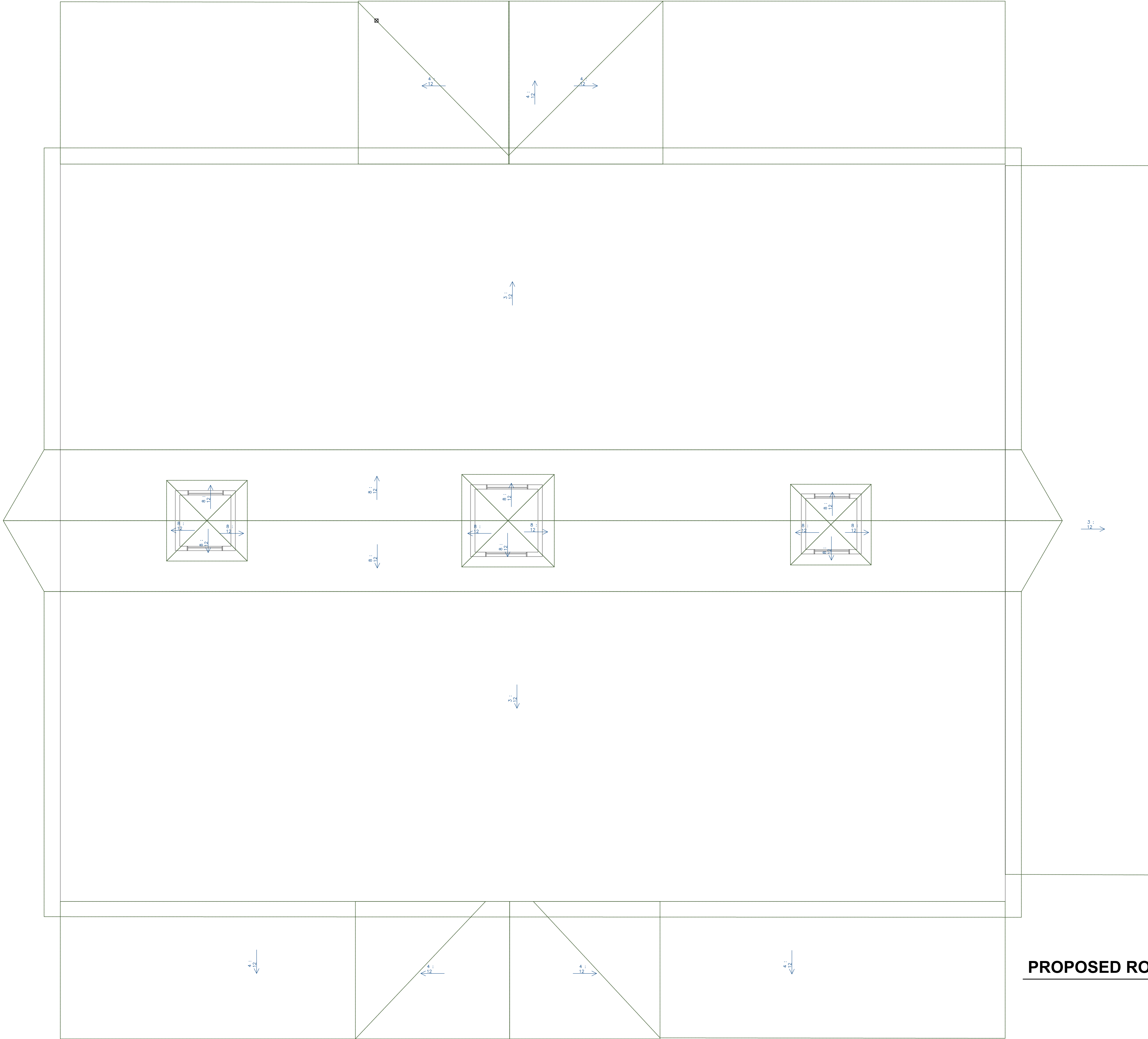
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ORIGINAL SCALE IN INCHES
C81902



PROPOSED ROOF PLAN

1/4" = 1'- 0'

Scale AS NOTED

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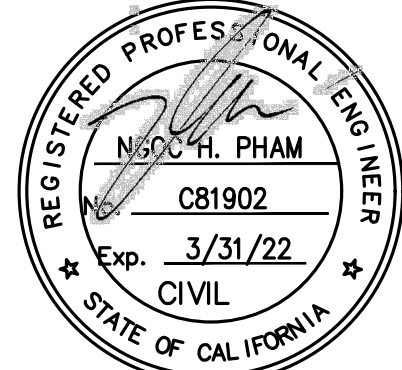
PROPOSE ROOF PLAN

13375 SANTA TERESA BLVD,
SAN MARTIN, CA 95046

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10/16/23

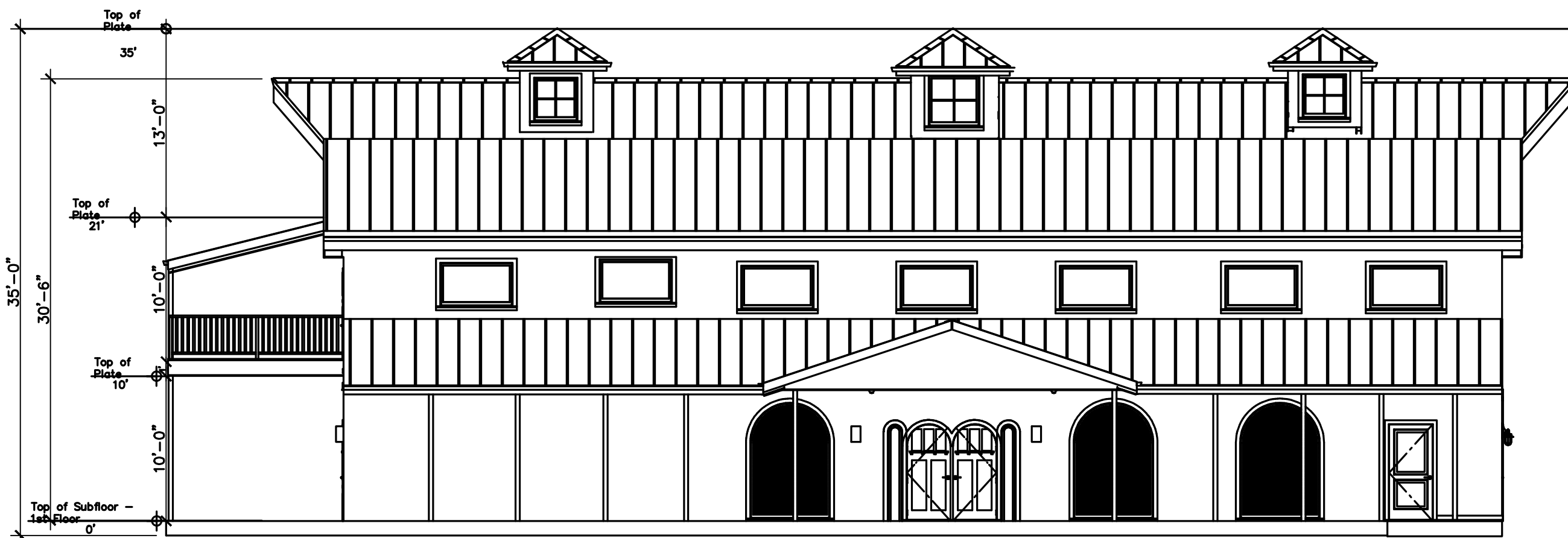
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RIGHT ELEVATION

1/8" = 1'- 0'



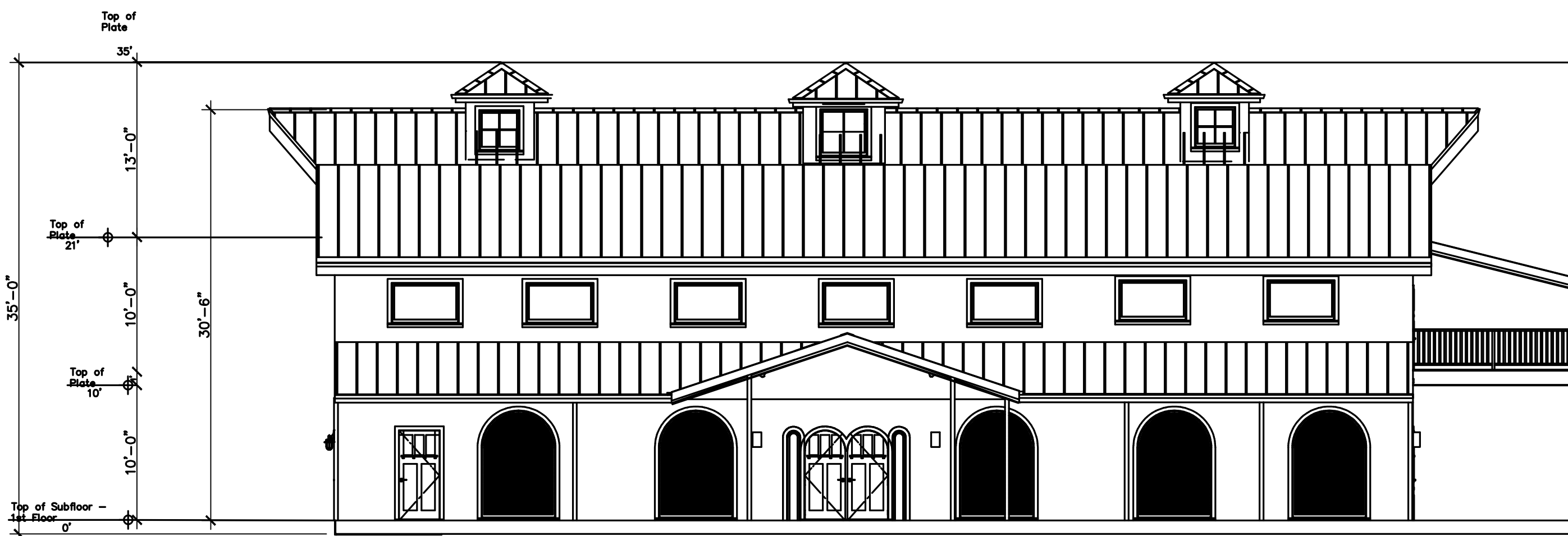
FRONT ELEVATION

1/8" = 1'- 0'



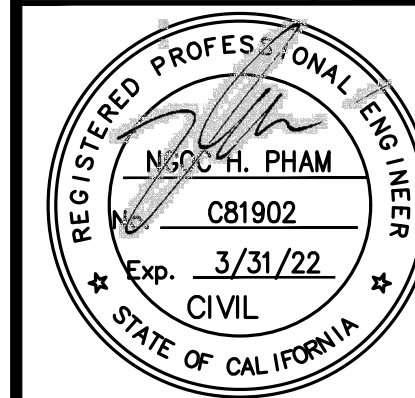
LEFT ELEVATION

1/8" = 1'- 0'



REAR ELEVATION

1/8" = 1'- 0'



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SAN JOSE, CA 95118
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PROPOSED WINE TASTING ROOM
ELEVATION PLANS

13375 SANTA TERESA BLVD,
SAN MARTIN, CA 95046

Scale AS NOTED

Date 05/15/2024

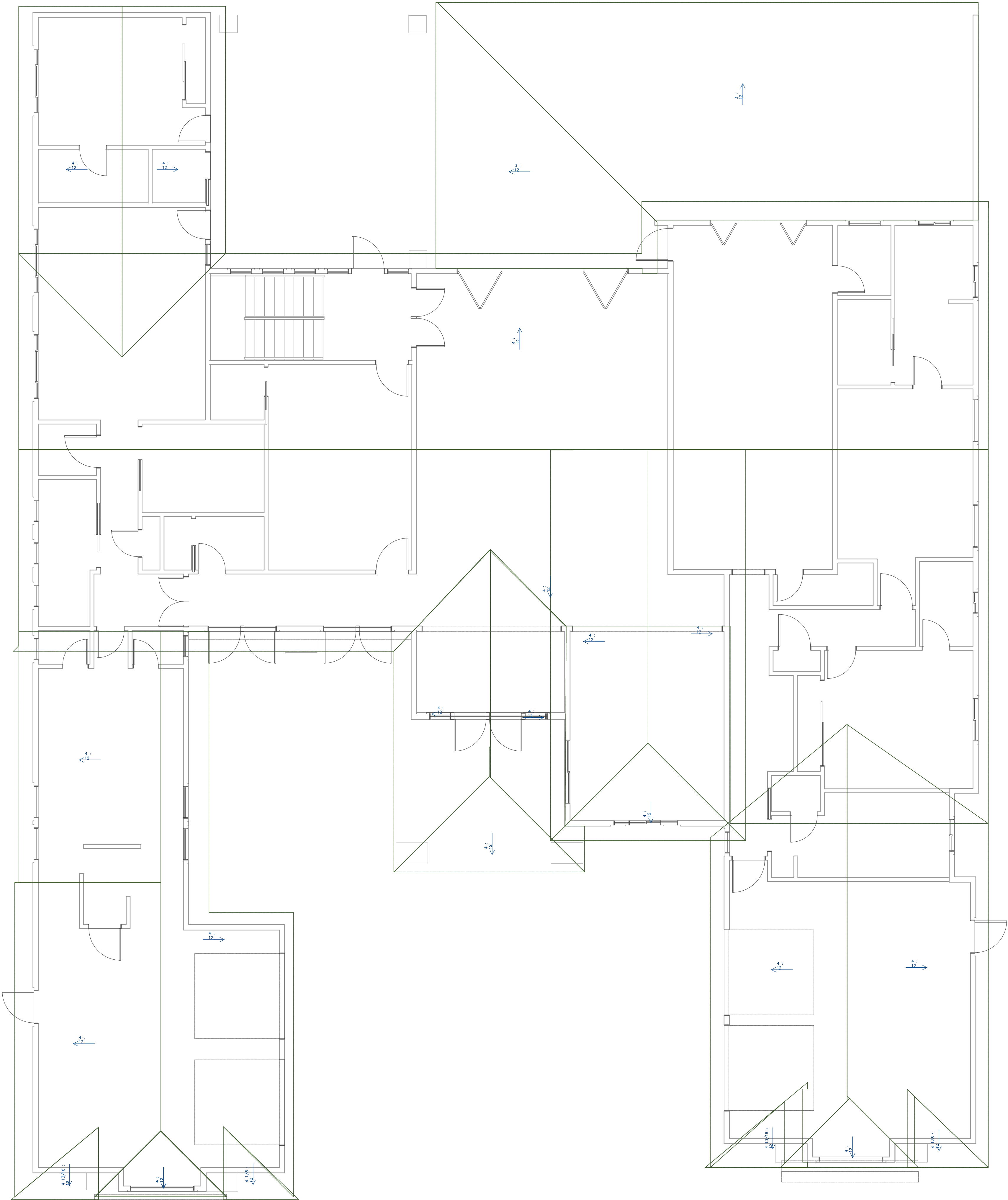
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PROPOSED ROOF PLAN

1/4" = 1'- 0'

Scale AS NOTED

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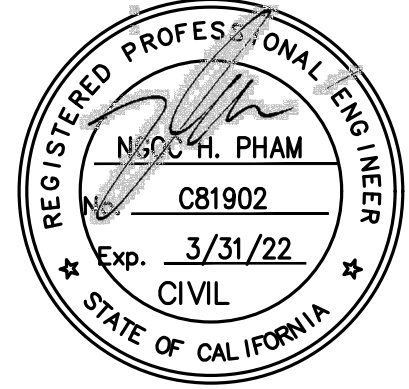
PROPOSE ROOF PLAN

13375 SANTA TERESA BLVD,
SAN MARTIN, CA 95046

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

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ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

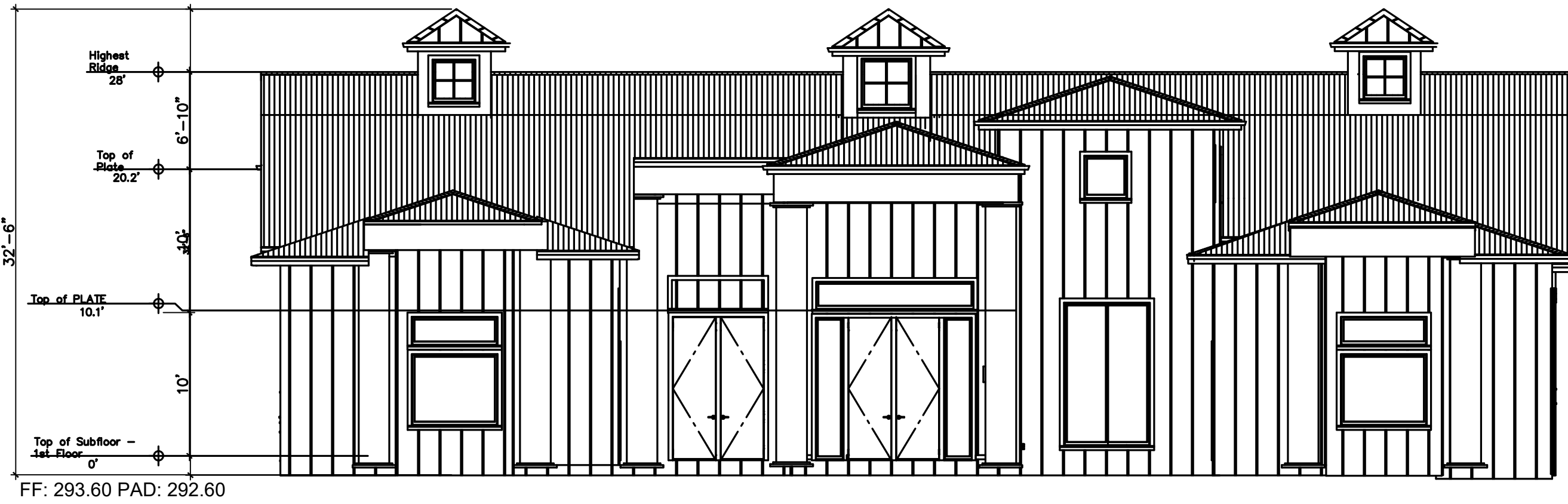
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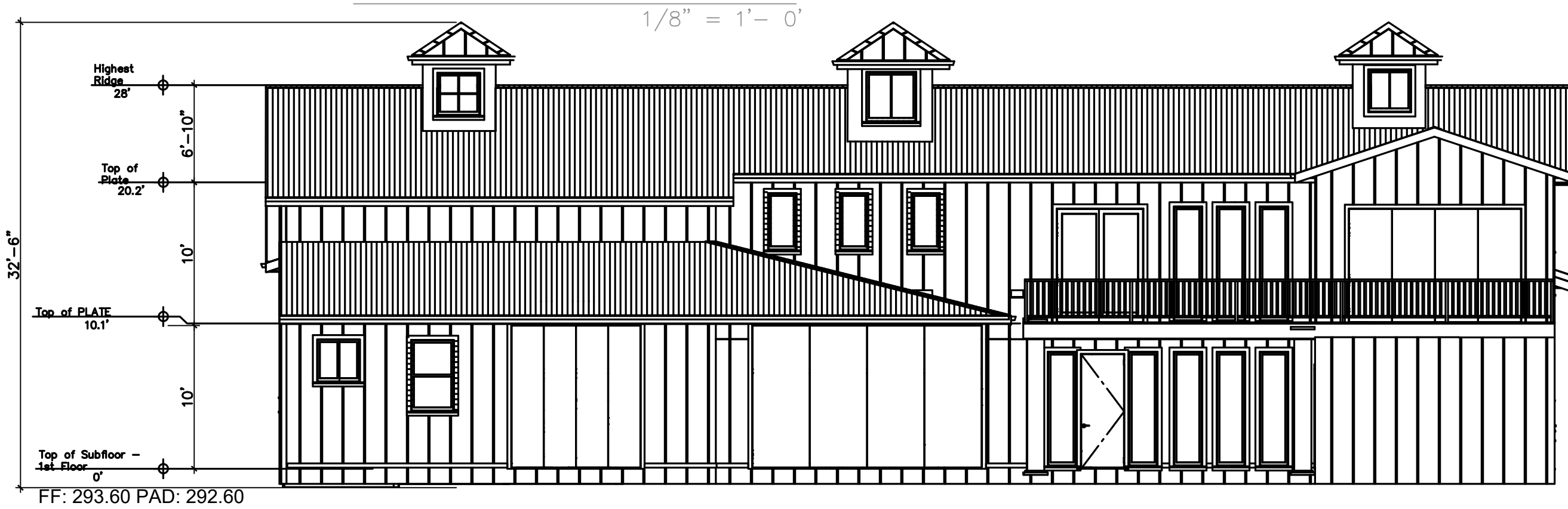
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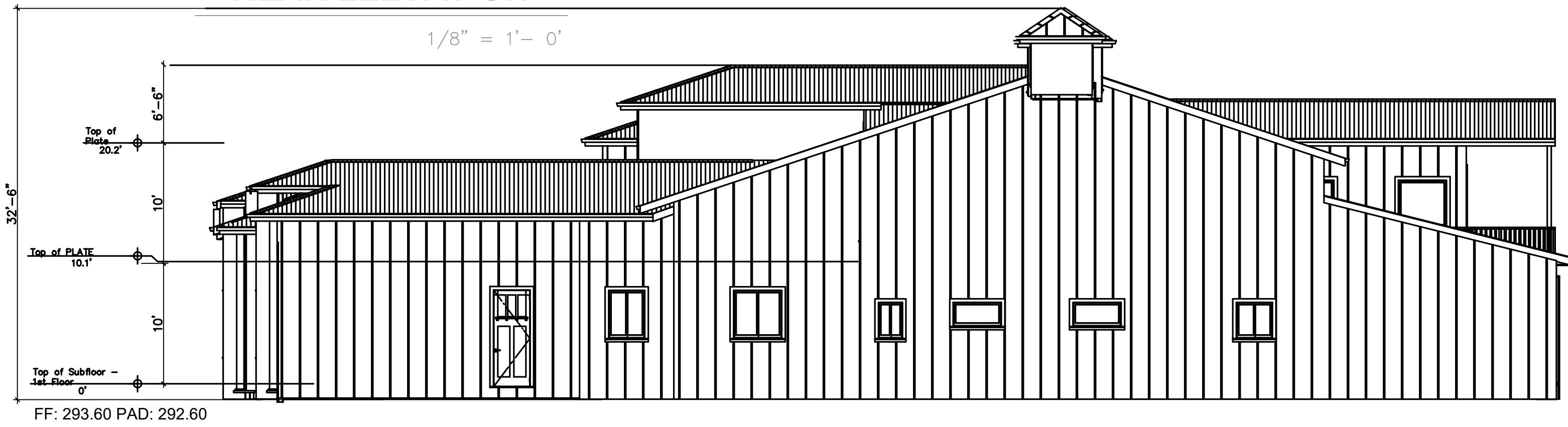
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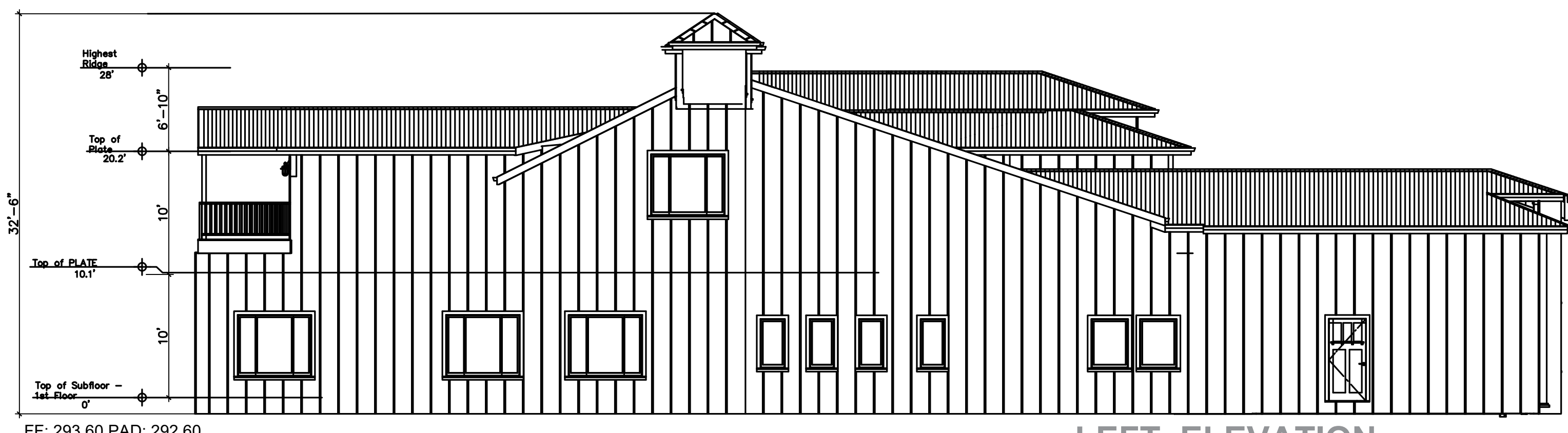
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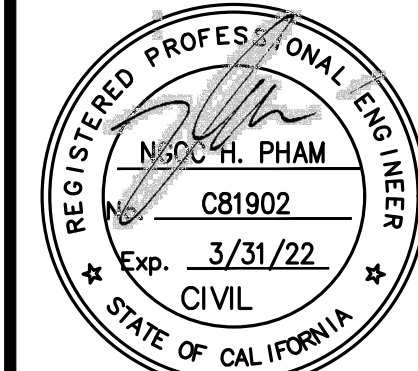
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



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REGISTERED CIVIL ENGINEER

SIGNATURE

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(510) 962-2008

PROPOSED MAIN HOME
ELEVATION PLANS

13375 SANTA TERESA BLVD,
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PROPOSED RESIDENCE FLOOR PLAN						Scale AS NOTED	
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