

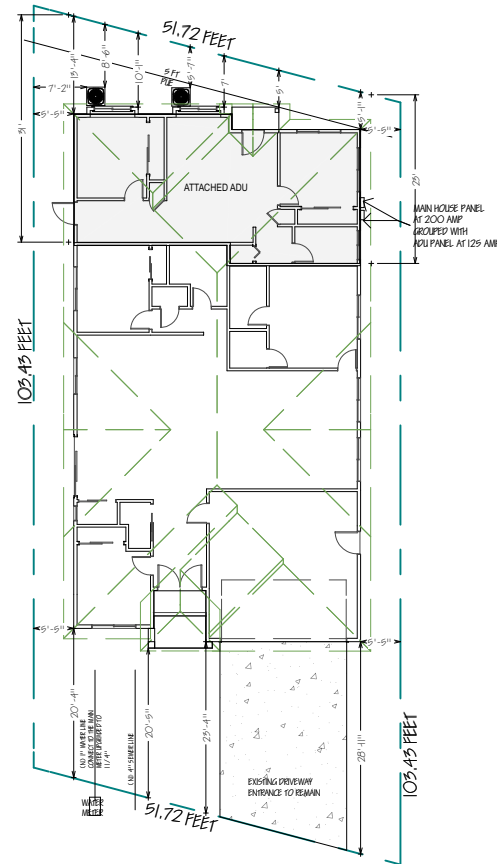


**GRADING and DEMO NOTES:**

1. CONTACT PUBLIC WORKS. FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. N/A
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
  - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
  - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

**TREE PROTECTION NOTES:**

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



1 PROPOSE SITE PLAN  
SC: 1/8" = 1'0"



New House & Attached ADU  
**717 Flannery St,  
 Santa Clara, CA 95051**  
 717 Flannery St,  
 Santa Clara, CA 95051

REVISION TABLE:	PLANNING RESPONSE
1	COMPLETED

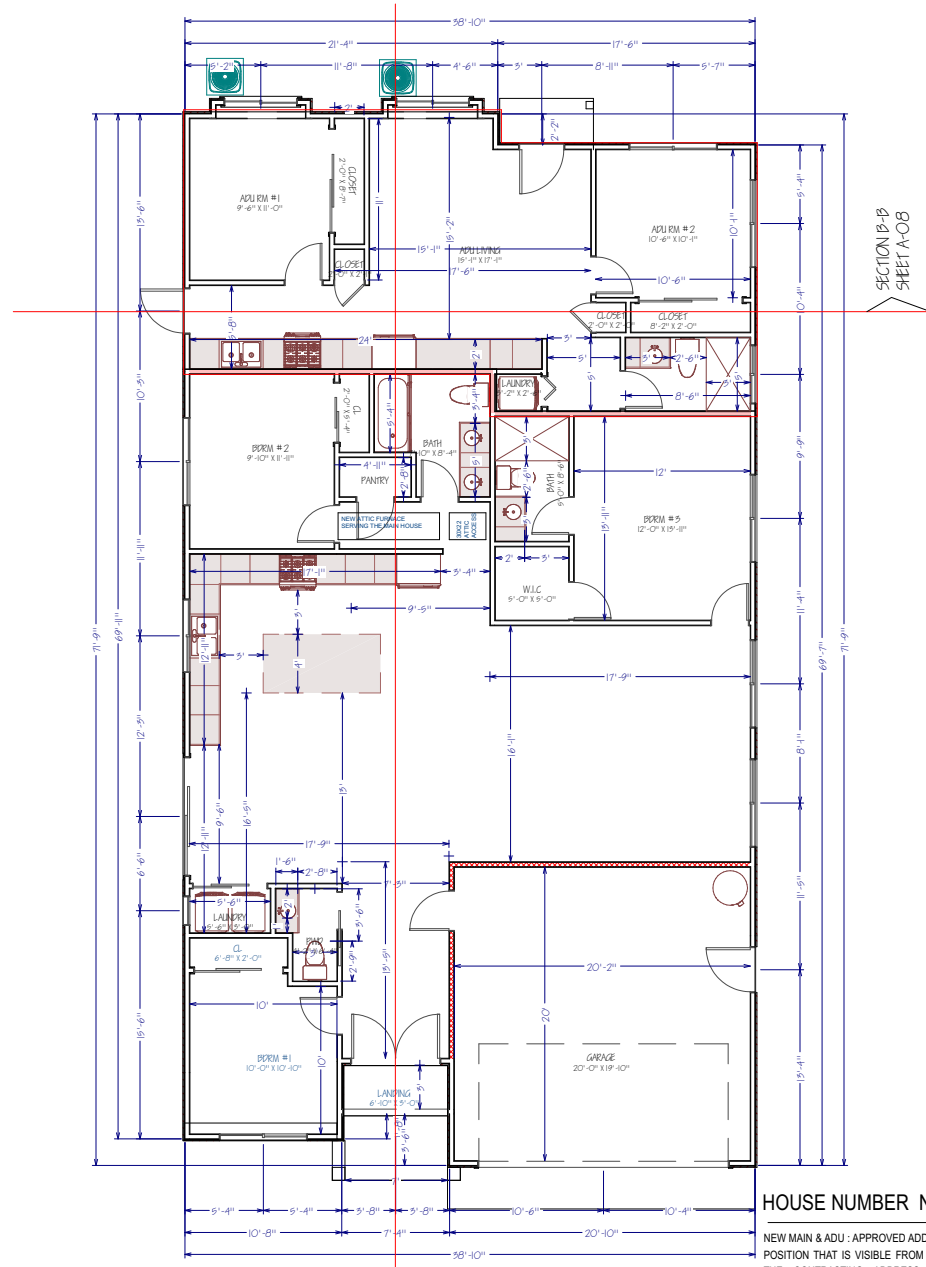
**NBI**  
 NILSENE BUILDER INC.  
 DESIGNER:  
 NILSENE BUILDER INC.  
 21080 HOMESTEAD ROAD,  
 #216  
 CUPERTINO, CA 95014  
 TEL: 408-487-5071  
 ZOHCHOR.RAMIN@GMAIL.COM

**SITE PLAN  
 CONDITIONS**

PROJECT ID: \_\_\_\_\_  
 DATE: \_\_\_\_\_ 2028  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ RAMIN ZOHCHOR  
 NILSENE BUILDER INC.

SHEET NUMBER:  
**A-S1**

OWNERSHIP:  
 DESIGNER:  
 NILSENE BUILDER INC.  
 RAMIN ZOHCHOR  
 ZOHCHOR.RAMIN@GMAIL.COM



**LEGEND:**

- NEW CONSTRUCTION WALL  
2x4 @ 16" O.C. WALL STUDS  
OR PER STRUCTURAL DRAWINGS
- GARAGE WALL SEPARATION  
HOUSE
- ADU & HOUSE FIRE WALL
- ATTACHED ADU  
BOUNDARIES



New House & Attached ADU  
**717 Flannery St,  
 Santa Clara, CA 95051**  
 717 Flannery St,  
 Santa Clara, CA 95051

REVISION TABLE:	
NO.	DESCRIPTION
1	PLANNING RESPONSE SCOPING

**NBI**  
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**PROPOSED  
 FLOOR PLAN**

PROJECT ID: \_\_\_\_\_  
 DATE: \_\_\_\_\_ 2020  
 SCALE: \_\_\_\_\_  
 DRAWN BY: RAMIN ZOHOCR  
 NILSENE BUILDER INC.

SHEET NUMBER:  
**A-01**

OWNER/DRP:  
 DESIGNER:  
 NILSENE BUILDER INC.  
 RAMIN ZOHOCR  
 ZOHOCR.RAMING@GMAIL.COM

**HOUSE NUMBER NOTES:**

NEW MAIN & ADU : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

**1** PROPOSE FLOOR PLAN  
 SC: 1/8" = 1'-0"

SECTION A-A  
 SHEET A-08

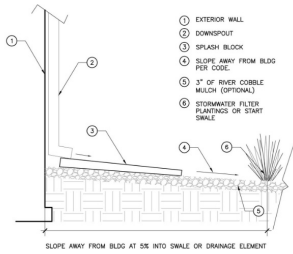
SECTION B-B  
 SHEET A-08

**R302.11 Fireblocking.**

In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

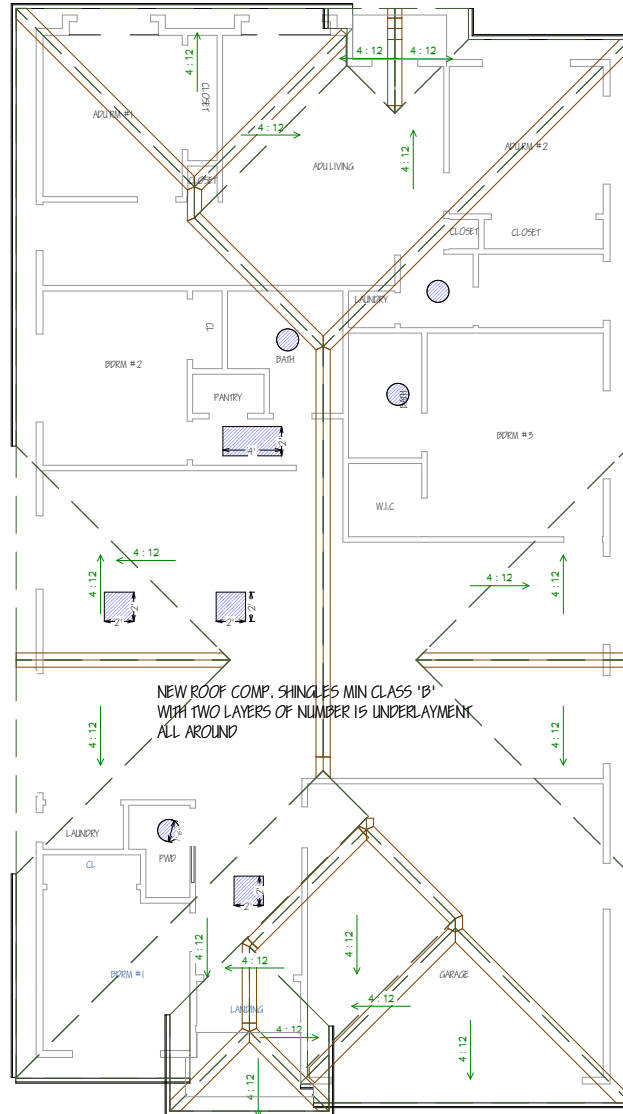
Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
  - 1.1. Vertically at the ceiling and floor levels.
  - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



**CITY NOTE**

RAIN RUNOFF WILL NOT DRAIN INTO NEIGHBORING LOT(S).  
WATERS TO BE DRAINED INTO APPROVED DOWNSPOUTS WITH APPROVED SPLASH BLOCK AND SLOPED TO THE FRONT OF THE PROPERTY & STREET



ROOF PLAN PITCH AT 4:12  
ALL AROUND

1 PROPOSE FLOOR PLAN  
SC: 1/8" = 1'-0"

**LEGEND:**

NEW CONSTRUCTION WALL PER STRUCTURAL PLAN

PROPOSED SKYLIGHT & SUN TUBES  
FIXED MODELS VELUX OR SIMILAR  
ICC-ES REPORTER 4108



New House & Attached ADU

717 Flannery St,  
Santa Clara, CA 95051

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Santa Clara, CA 95051

REVISION TABLE:	PLANNING RESPONSE	SCOPED



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SHEET TITLE:

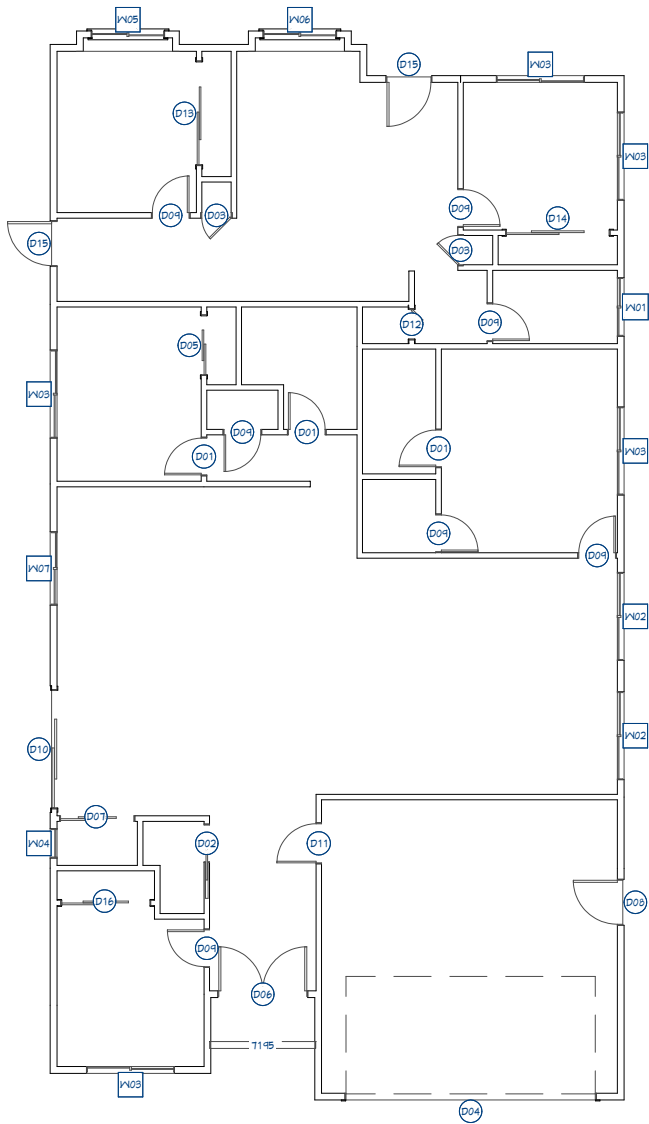
**ROOF PLAN  
CONDITIONS**

PROJECT ID: \_\_\_\_\_  
DATE: \_\_\_\_\_ 2026  
SCALE: \_\_\_\_\_  
DRAWN BY: RAMIN ZOHOOOR  
NILSENE BUILDER INC.

SHEET NUMBER:

**A-02**

OWNER:  
DESIGNER:  
NILSENE BUILDER INC.  
RAMIN ZOHOOOR  
ZOHOOOR.RAMING@GMAIL.COM



WINDOW SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	TEMPERED	DESCRIPTION	COMMENTS
W01	4030LS	1	4030LS	48"	36"	60"		LEFT SLIDING	
W02	6060LS	2	6060LS	72"	72"	24"		LEFT SLIDING	
W03	6054LS	2	6054LS	72"	64"	32"		LEFT SLIDING	
W04	2040SC	1	2040SC	24"	48"	48"		SINGLE CASEMENT-HL	
W05	5054LS	1	5054LS	60"	64"	0"		LEFT SLIDING	
W06	5054LS	1	5054LS	60"	64"	2"		LEFT SLIDING	
W07	5046LS	1	5046LS	60"	54"	42"		LEFT SLIDING	
W08	0030LS	4	0030LS	0"	36"	14"		LEFT SLIDING	

DOOR SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2680	3	2680 L IN	36"	96"	HINGED-DOOR P04	
D02	2680	1	2680 L	36"	96"	POCKET-DOOR P04	
D03	2080	2	2080 L IN	24"	96"	HINGED-DOOR P04	
DD4	17080	1	17080	204"	96"	GARAGE-GARAGE DOOR P06	
D05	4080	1	4080 R IN	48"	96"	SLIDER-DOOR P04	
D06	6080	1	6080 L R EX	72"	96"	EXT. DOUBLE HINGED-GLASS PANEL	
D07	5080	1	5080 R IN	60"	96"	SLIDER-DOOR P04	
D08	3080	1	3080 R EX	36"	96"	EXT. HINGED-PANEL	
D09	2680	7	2680 R IN	36"	96"	HINGED-DOOR P04	
D10	8080	1	8080 L EX	96"	96"	EXT. SLIDER-GLASS PANEL	
D11	2880	1	2880 L IN	32"	96"	HINGED-DOOR P04	
D12	2080	1	2080 L	24"	96"	2 DR. BIFOLD-LOUVERED	
D13	7080	1	7080 L IN	84"	96"	SLIDER-DOOR P04	
D14	7080	1	7080 R IN	84"	96"	SLIDER-DOOR P04	
D15	3080	2	3080 R EX	36"	96"	EXT. HINGED-GLASS PANEL	
D16	6080	1	6080 R IN	72"	96"	SLIDER-DOOR P04	

**WINDOW NOTES:**

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

The opening shall comply with the following minimums:

- a) Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- b) Minimum net clear operable dimension 20 inches in width (R310.2.1).
- c) Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- d) The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

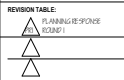
**\*\* NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

1 PROPOSE OPENING PLAN  
SC: 1/8" = 1'-0"

New House & Attached ADU

717 Flannery St,  
Santa Clara, CA 95051

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Santa Clara, CA 95051



DESIGNER:  
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SHEET TITLE:

**OPENING SCHEDULES**

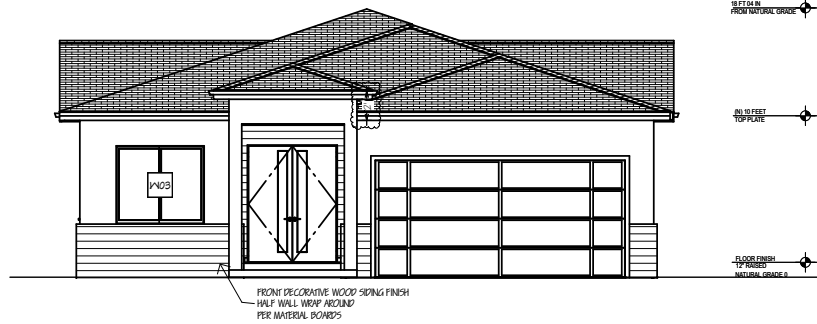
PROJECT ID: \_\_\_\_\_  
DATE: \_\_\_\_\_ 2026  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ RAMIN ZOHOOOR  
NILSENE BUILDER INC.

SHEET NUMBER:

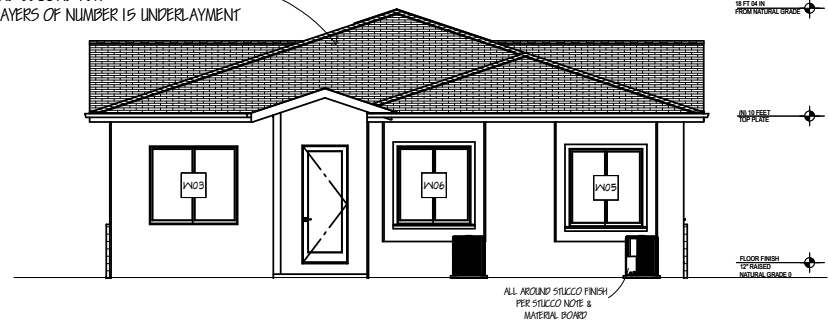
**A-03**

OWNERSHIP:  
DESIGNER:  
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NEW ROOF COMP. SHINGLES MIN CLASS 'B'  
ALL FIRST AND SECOND FLR  
WITH TWO LAYERS OF NUMBER 15 UNDERLAYMENT



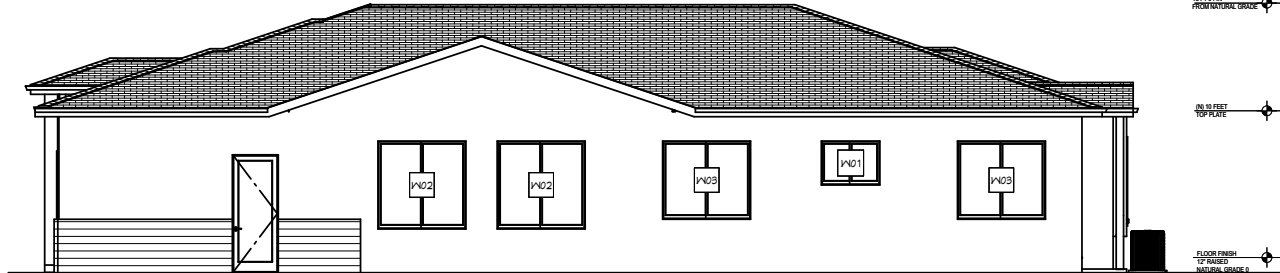
PROPOSED FRONT ELEVATION  
SC: 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SC: 1/4" = 1'-0"

**ELEVATIONS NOTES:**

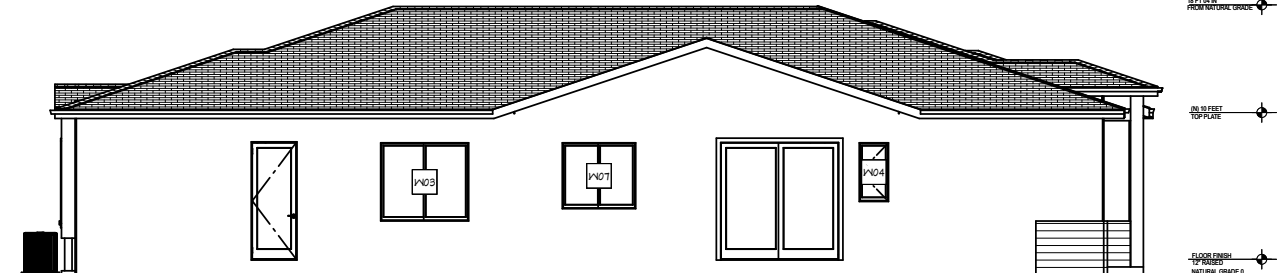
- STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER CORROSION RESISTANT METAL LATH OR WIRE LATH PER CRC R703.7.1
- PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
- PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
- NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
- PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
- PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
- R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.



PROPOSED RIGHT ELEVATION  
SC: 1/4" = 1'-0"

**VERTICAL GLASS, WALL COVERINGS, ROOF COVERINGS, AND FENESTRATION NOTES:**

- Glass sloped 15 degrees (0.26 rad) or less from vertical in windows, curtain and window walls, doors and other exterior applications shall be designed to resist the wind loads due to ultimate design wind speed, Vult, in Section 1609 for components and cladding per CBC §2404.1.
- Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2.1(1) and R301.2.1(2) per Wind Resistance CRC §R703.1.2.
- Roof coverings installed on roofs in accordance with Section 1507 that are mechanically attached or adhered to the roof deck shall be designed to resist the design wind load pressures for components and cladding in accordance with Section 1609.5.2 per CBC §1504.4.
- Exterior windows and sliding doors shall be tested and labeled per CBC §1709.5.1 and CBC §1709.5.2.
- Fenestration Products and Exterior Doors shall meet CE/C Section 110.6 Mandatory Requirements listed in the Residential Certificate of Compliance (CFCR) form.
- Labeling per CE/C §110.6(a)5A. Fenestration products and exterior doors shall: Have a temporary label for manufactured fenestration products and exterior doors. The temporary label shall not be removed before inspection by the enforcement agency.



PROPOSED LEFT ELEVATION  
SC: 1/4" = 1'-0"

New House & Attached ADU

717 Flannery St,  
Santa Clara, CA 95051

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Santa Clara, CA 95051

REVISION TABLE:	PLANNING RESPONSE	DATE



DESIGNER:  
NILSENE BUILDER INC.  
21080 HOMESTEAD ROAD,  
#216 CUPERTINO, CA 95014  
TEL: 408-487-8071  
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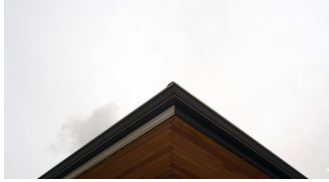
**PROPOSED ELEVATIONS**

PROJECT ID: \_\_\_\_\_  
DATE: \_\_\_\_\_ 2020  
SCALE: \_\_\_\_\_  
DRAWN BY: RAMIN ZOHOR  
NILSENE BUILDER INC.

SHEET NUMBER:  
**A-04**

OWNERSHIP:  
DESIGNER:  
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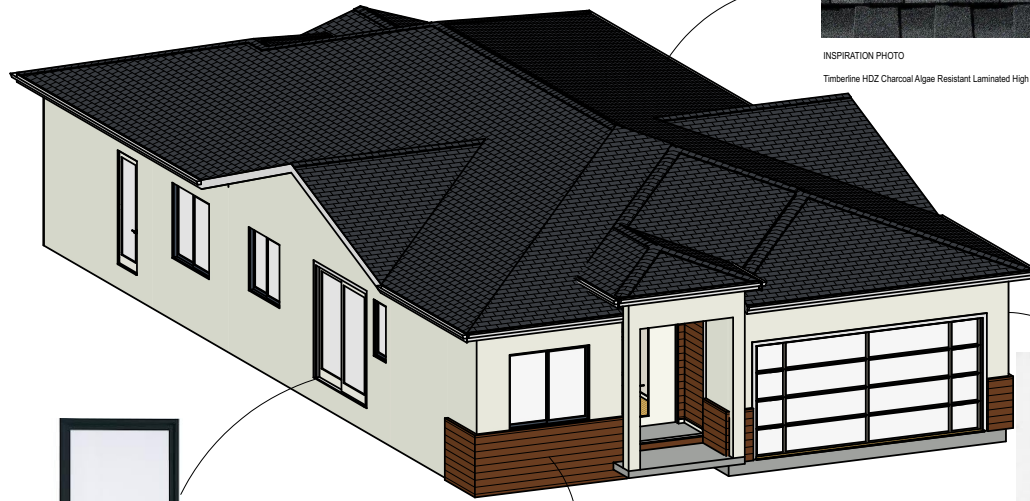
INSPIRATION PHOTO  
EAVES  
FASCIA BOARDS AND GUTTER BLACK COLOR



James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish  
ZX10 FASCIA  
JAMES HARDY - WITH ROYAL MOLDING



INSPIRATION PHOTO  
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Milgard C650 Ultra™  
Series Bergamo windows - "black bean color"  
\*ALL EXTERIOR WINDOWS TO BE FIBER GLASS  
\*\*NO WINDOW TRIM PROPOSED  
\*ALL EXTERIOR DOORS TO BE FIBER GLASS



FRONT PORCH WOOD SIDING MATERIALS



EXTERIOR STUCCO  
BENJAMIN MOORE  
ICICLE  
2142-70  
SOFT WHITE WITH MUTED GRAY-GREEN UNDERTONES



New House & Attached ADU  
**717 Flannery St,  
Santa Clara, CA 95051**  
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Santa Clara, CA 95051

REVISION TABLE:	PLANNING RESPONSE
△	COMMENTS
△	
△	
△	
△	
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△	
△	
△	

**NBI**  
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ZOHOOOR.RAMIN@GMAIL.COM

**MATERIAL  
BOARDS**

PROJECT ID: \_\_\_\_\_  
DATE: \_\_\_\_\_ 2026  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ RAMIN ZOHOOOR  
NILSENE BUILDER INC.

SHEET NUMBER:  
**A-06**

OWNERSHIP:  
DESIGNER:  
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