

# HONGFENG YIN & LINA LI'S RESIDENCE

## 21526 MONROVIA ST, CUPERTINO, CA 95014

### STRUCTURAL GENERAL NOTES

#### A. GENERAL

- ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC, LAWS & ORDINANCES
- THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACINGS & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

#### B. FOUNDATION

- FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

#### C. CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE(150#CF) & AGGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
- CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
- PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS

#### D. REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CYT THREAD ANCHOR BOLTS ONLY.

#### E. STRUCTURAL & MISC. STEEL

- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
- WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING ETXX ELECTRODES.
- ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
- BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
- STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
- ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

#### F. WOOD FRAME CONSTRUCTION

- GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2019) AND THE STANDARD PRACTICES RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE SECTION J. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
- WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
- UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS, FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:

### GENERAL NOTES

**BIRD NESTING PROTECTION NOTE:**  
If any ground-disturbing activities occur between February 1 and August 31, a preconstruction bird nesting survey will be conducted within 7 days prior to the start of work and submitted to the City in compliance with City Code Section 17.04.050. Tree removal or pruning, if required, will be completed prior to the nesting season when feasible.

**ARCHAEOLOGICAL AND CULTURAL RESOURCE:**  
All contractors and construction crews have been informed of the potential for encountering archaeological and tribal cultural resources during excavation. They have received information on basic site indicators, applicable laws (e.g. NAGPRA, PRC 5097, HSC 7050 & 7052), and protection procedures. In the event of discovery, work within 25 feet will cease, and a qualified archaeologist will be retained to assess the find and consult with appropriate tribal representatives, if applicable.

**HUMAN REMAINS AND NATIVE AMERICAN BURIALS.**  
In accordance with California Health and Safety Code Section 7050.6 and Public Resources Code Section 5097.98, if human remains are discovered during construction, work in the immediate area (within 100 feet) shall stop, and the Santa Clara County Coroner shall be notified immediately. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be contacted within 24 hours, and the Most Likely Descendant (MLD) will have 48 hours to make recommendations. The remains shall be reinterred with appropriate dignity if no recommendations are made.

**PALEONTOLOGICAL RESOURCES**  
During construction, if any paleontological resources (e.g., fossilized bones, shells, plant remains, tracks) are encountered, all construction work in the area shall be halted or redirected. The project applicant shall retain a qualified paleontologist to assess the significance of the find and notify the City. If deemed significant, appropriate preservation or recovery measures shall be implemented in coordination with City staff and the property owner before resuming construction.

**Noise During Construction Note:**  
During project construction, the project applicant shall incorporate the following measures to reduce noise during construction and demolition activity:  
a. The project applicant and contractors shall prepare and submit a Construction Noise Control Plan to the City's Planning Department for review and approval prior to issuance of the first permit. The Construction Noise Plan shall demonstrate compliance with daytime and nighttime decibel limits pursuant to Chapter 10.48 (Community Noise Control) of Cupertino Municipal Code. The details of the Construction Noise Control Plan shall be included in the applicable construction documents and implemented by the on-site Construction Manager. Noise reduction measures selected and implemented shall be based on the type of construction equipment used on the site, distance of construction activities from sensitive receptor(s), site terrain, and other features on and surrounding the site (e.g., trees, built environment) and may include, but not be limited to, temporary construction noise attenuation walls, high quality mufflers. During the entire active construction period, the Construction Noise Control Plan shall demonstrate that compliance with the specified noise control requirements for construction equipment and tools will reduce construction noise in compliance with the City's daytime and nighttime decibel limits.  
b. Select haul routes that avoid the greatest amount of sensitive use areas and submit to the City of Cupertino Public Works Department for approval prior to the start of construction.  
c. Limit the use of noisy equipment on the site (e.g., generators, compressors, etc.) to specific construction zones, and along queuing lanes for trucks. Noisy equipment shall be turned off if not in use for more than 5 minutes.  
d. During the entire active construction period and to the extent feasible, the use of noise control measures such as mufflers, whistles, alarms, and bells will be for safety purposes only. Construction equipment shall be equipped with horns, whistles, and bells which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotter in compliance with all safety requirements and law.

### PROJECT DATA

OWNER: HONGFENG YIN & LINA LI'S RESIDENCE  
EXISTING USE: SINGLE FAMILY RESIDENCE  
LOCATION: 21526 MONROVIA ST, CUPERTINO, CA 95014  
APN: 356-23-020  
ZONING: R1-7.5  
LOT GROSS SIZE: 7,490 S.F.  
OCCUPANCY GROUP: R-3U  
TYPE OF CONSTRUCTION: V-B  
FIRE SPRINKLER: NONE  
YEAR BUILT: 1965  
ALLOWABLE FLOOR AREA: 3,370 S.F.  
LOT AVERAGE SLOPE: (FLAT)  
FLOOR AREA: EXISTING PROPOSAL TOTAL  
DWELLING: 1,548 S.F. 1,548 S.F.  
GARAGE: 418 S.F. 418 S.F.  
TOTAL FOOTPRINT: 1,548 S.F.  
FAR: 20.7 %

### SCOPE OF WORK

- Remodel to Existing SFD (Single-Family Dwelling):
  - Kitchen Remodel (147 SF):
    - Install a new exterior door.
    - Hall Bath and Master Bath Remodels (138 SF):
      - Renovate both bathrooms, including fixtures and finishes.
      - Other Remodels (572 SF):
        - Master Bedroom Remodel.
        - Bedroom 2 Remodel.
        - Add a New Study Room.
        - Hallway Closet Remodel.
        - Remove living room walls and fireplace.
        - Demolish the existing sunroom.
- Garage Remodel:
  - Window Replacement:
    - Remove 2 existing windows.
    - Infill the openings and replace with new windows.
  - Garage Entry Door:
    - Relocate the entry door to a more convenient location.
    - Washer and Dryer:
      - Relocate washer and dryer units.
      - Add a new sink for utility purposes.
  - Electrical Upgrades:
    - Lighting:
      - Install 7 new light fixtures in the garage.
      - Install 11 new light fixtures in the living room, family rooms, and hallways.
      - Install 9 exterior lights for outdoor illumination.
    - Switches and Outlets:
      - Add 3 new switches and 2 outlets in the garage.
      - Add 11 switches and 1 outlet in the living and family rooms and hallways.

### STRUCTURAL GENERAL NOTES

#### G. NAIL SCHEDULE

- WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED EDGES. 8d @ 10" INCHES O.C. AT INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.
- AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

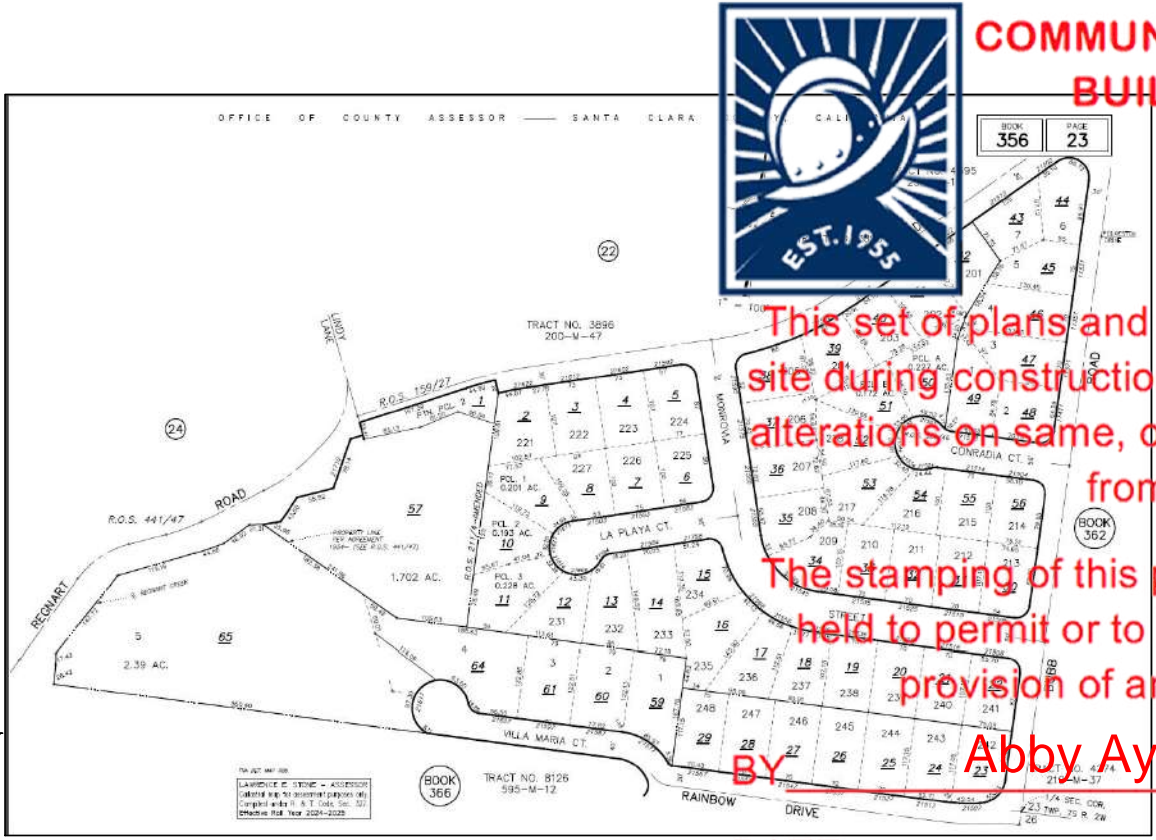
### APPLICABLE CODES

#### CODE COMPLIANCE

Specify the following Governing Codes on cover sheet:

- 2022 Calif. Building Code (based on 2021 International Building Code)
- 2022 Calif. Residential Code (based on 2021 International Resid. Code)
- 2022 Calif. Plumbing Code (based on 2021 Uniform Plumbing Code)
- 2022 Calif. Mechanical Code (based on 2021 Uniform Mechanical Code)
- 2022 Calif. Electrical Code (based on 2020 National Electrical Code)
- 2022 Calif. Energy Code
- 2022 Calif. Green Building Standards Code
- Cupertino Municipal Code

### VICINITY MAP



COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION - CUPERTINO  
9743 WHITE PINE WAY, ELK GROVE, CA 95624

**APPROVED**

This set of plans and specifications MUST be kept at the job site during construction. It is unlawful to make any changes or alterations on same, or to deviate therefrom, without approval from the Building Official.

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of any City Ordinance or State Law.

By: Abby Ayende

DATE 7/8/2025

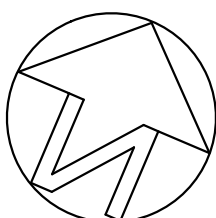
PERMIT NO BLD-2025-0547

### SHEET

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A-1	EXISTING SITE PLAN, SUMMARY, NOTES, AREA
A-2	(E) FLOOR PLAN AND (N) FLOOR PLAN
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A-4	(N) ELEVATION AND ROOF PLANS
A-5	P-0413 BEST MANAGEMENT PRACTICES
A-6	FUGITIVE DUST CONTROL - BAAQMD BASIC CONTROL MEASURES (TABLE 5-2)
S0	STRUCTURAL SPEC.
S1	FOUNDATION PLAN & FOUNDATION NOTES
S2	FRAMING PLAN & FRAMING NOTES
SD1	STRUCTURAL DETAILS

STAMPED FROM CITY



ROADWAYS MONROVIA



CUPERTINO Building Department

REVIEWED FOR CODE COMPLIANCE

Reviewed By: Phuong Devries

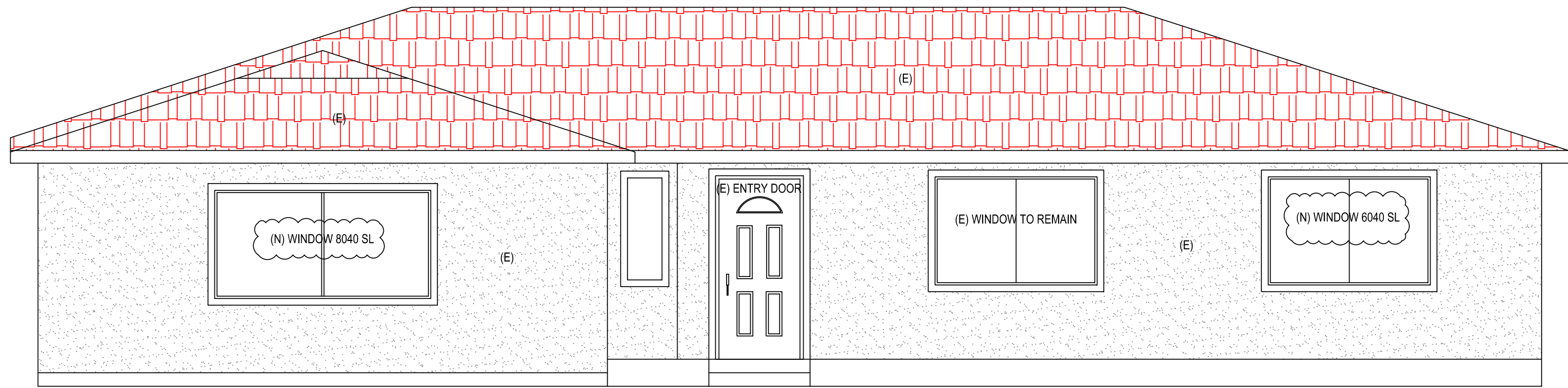
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SITE PLAN - SCALE: 1 / 8" = 1'-0"

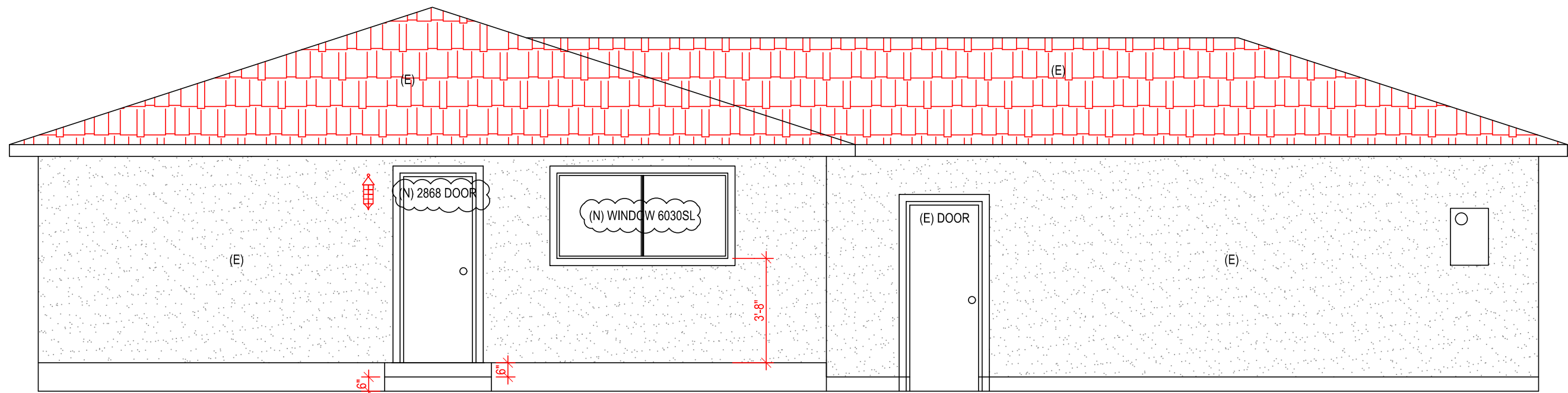




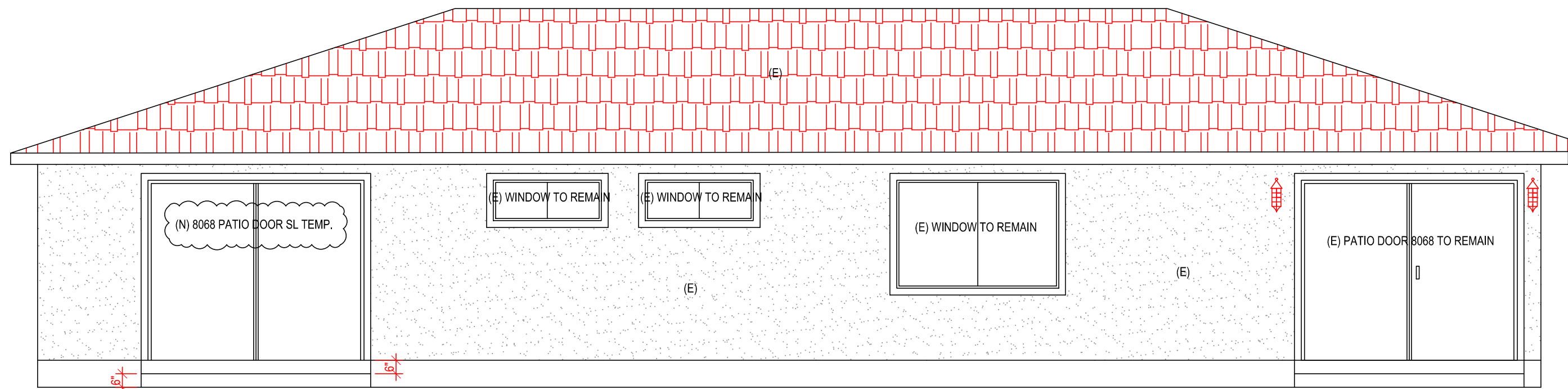




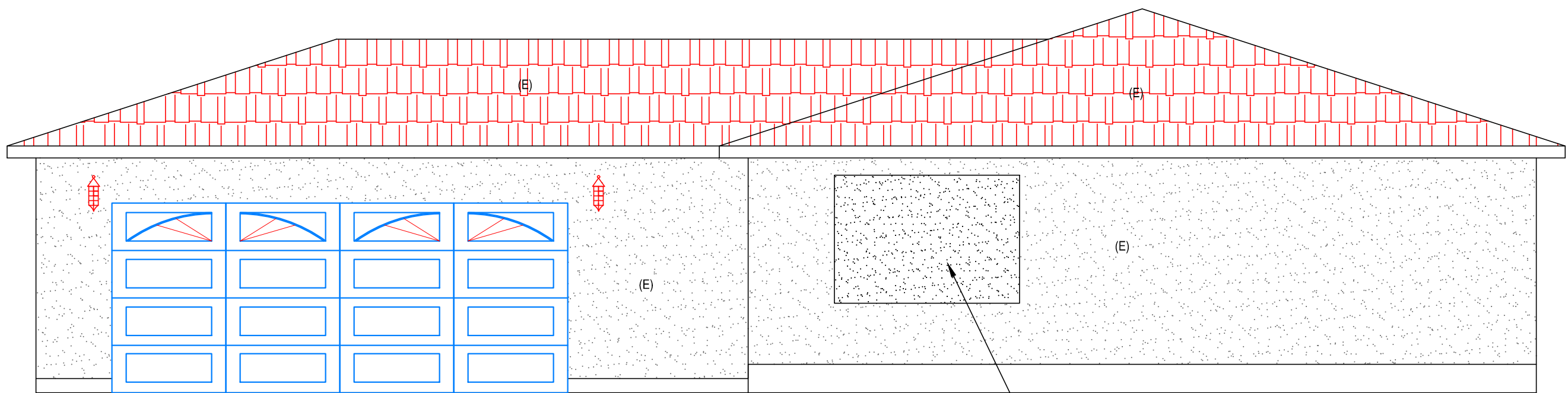
(N) HOUSE FRONT ELEVATION  
SCALE: 1 / 4" = 1'-0"



(N) HOUSE LEFT ELEVATION  
SCALE: 1 / 4" = 1'-0"



(N) HOUSE REAR ELEVATION  
SCALE: 1 / 4" = 1'-0"

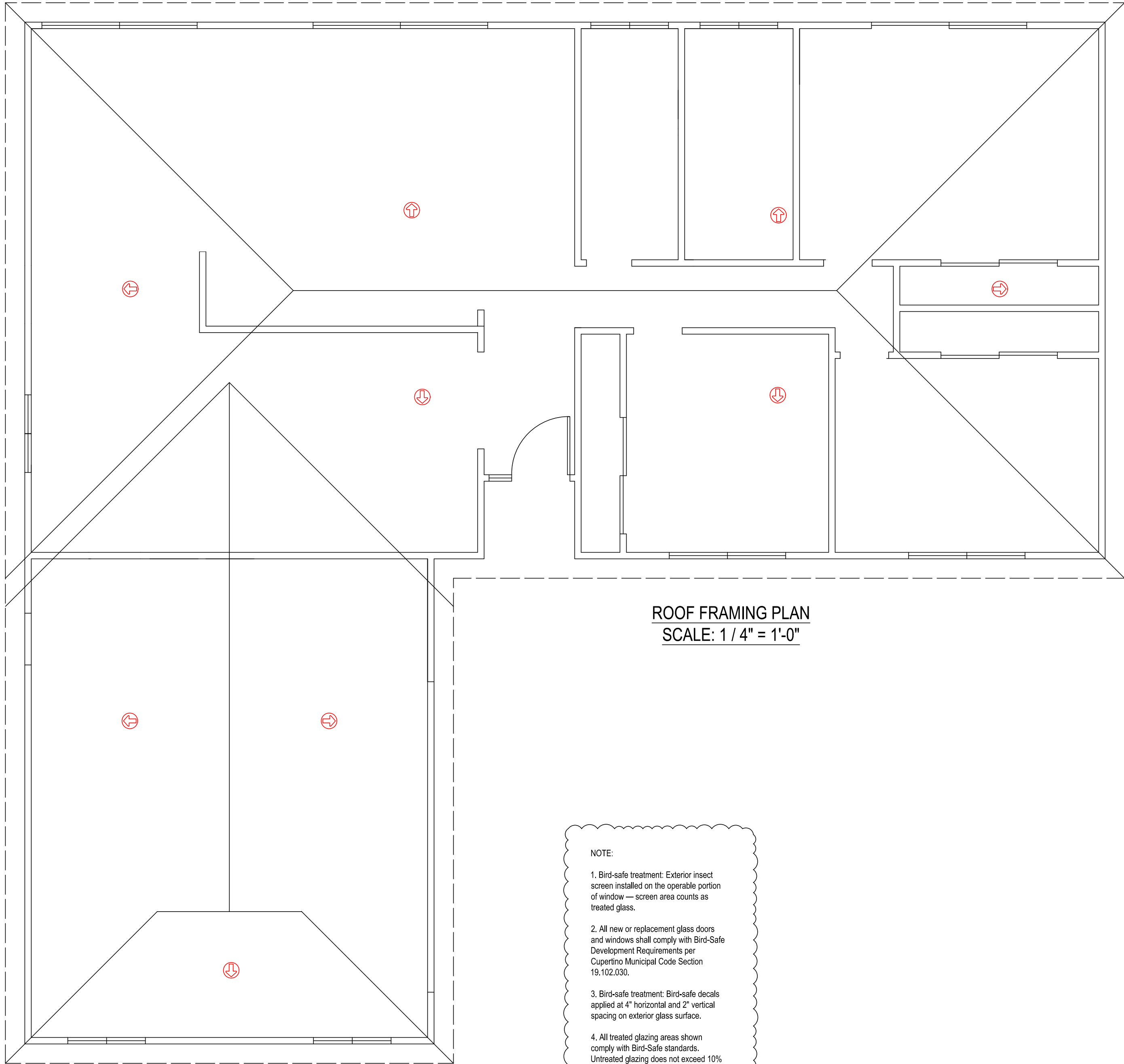


(N) HOUSE RIGHT ELEVATION  
SCALE: 1 / 4" = 1'-0"

PAINT SPECIFICATION NOTE:  
All interior and exterior wall paints used in this project shall be low-VOC architectural coatings, with volatile organic compound (VOC) emissions not exceeding 50 grams per liter (g/L), in compliance with BAAQMD and CEQA requirements.



Notes on the exterior elevations and section details for exterior plaster/stucco as required:  
1. Weather-resistant barriers have been specified as per Section R703.2, including a water-resistive vapor-permeable barrier equivalent to two layers of 1/2" CDX OR OSB, 2x STUDS EXTERIOR WALL (MATCH EXISTING).  
2. Plastering details have been specified with at least three coats when applied over metal lath or wire lath, and at least two coats when applied over masonry, concrete, treated wood, or decay-resistant wood, as specified in Section R703.7.2.  
3. Wood screed details have been specified as follows:  
• Minimum 20 gauge galvanized corrosion-resistant material.  
• Minimum vertical attachment flange of 3-1/2 inches at or below the foundation plate for all exterior walls.  
• Screed placement at least 4 inches above earth or 2 inches above paved areas.



ROOF FRAMING PLAN  
SCALE: 1 / 4" = 1'-0"

NOTE:  
1. Bird-safe treatment: Exterior insect screen installed on the operable portion of window — screen area counts as treated glass.  
2. All new or replacement glass doors and windows shall comply with Bird-Safe Development Requirements per Cupertino Municipal Code Section 19.102.030.  
3. Bird-safe treatment: Bird-safe decals applied at 4" horizontal and 2" vertical spacing on exterior glass surface.  
4. All treated glazing areas shown comply with Bird-Safe standards. Untreated glazing does not exceed 10% of the façade surface area. Manufacturer specifications available upon request.

Exterior Elevation Note:  
Copper metal roofing, copper granule-containing asphalt shingles, and copper gutters shall not be permitted for use on any residential, commercial, or industrial building for which a building permit is required.  
• Reference: Cupertino Municipal Code Section 9.18.210

STAMPED FROM CITY



TOMMY DRAFTING

Date: FEBRUARY 18, 2025

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881  
(408) 876-8402

Signed:

Thuy

Email:helennguyen3689@gmail.com  
9743 WHITE PINE WAY, ELK GROVE, CA 95624

NEW ELEVATION  
21526 MONROVIA ST,  
CUPERTINO, CA 95014

REVISION	DATE	BY
1	04-01-2025	HL
2	05-15-2025	HL

Scale: AS SHOWN

SHEET NO:

A-4