



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDDP26-03012

Submitted Date: 4/9/2026

Applicant: WeiHong Yang

Property Owner: DAVID DORNAN

Project Description:

The applicant requests approval of a non-substantial Development Plan for the replacement of an existing 150 square-foot deck with a new, 225 square-foot deck on the first floor, and the replacement of an existing approx. 70-square-foot roof covering over the deck with a similar size trellis, for an existing townhouse.

Project Location: (Address: 184 ALAMO SQ, ALAMO, CA 94507 193), (APN: 197320020)

Additional APNs:

General Plan Designation(s): RM

Flood Hazard Areas: X

60-dBA Noise Control: NO

Sphere of Influence: NO

Sanitary District: CENTRAL SANITARY

Specific Plan: NO

Zoning District(s): M-12

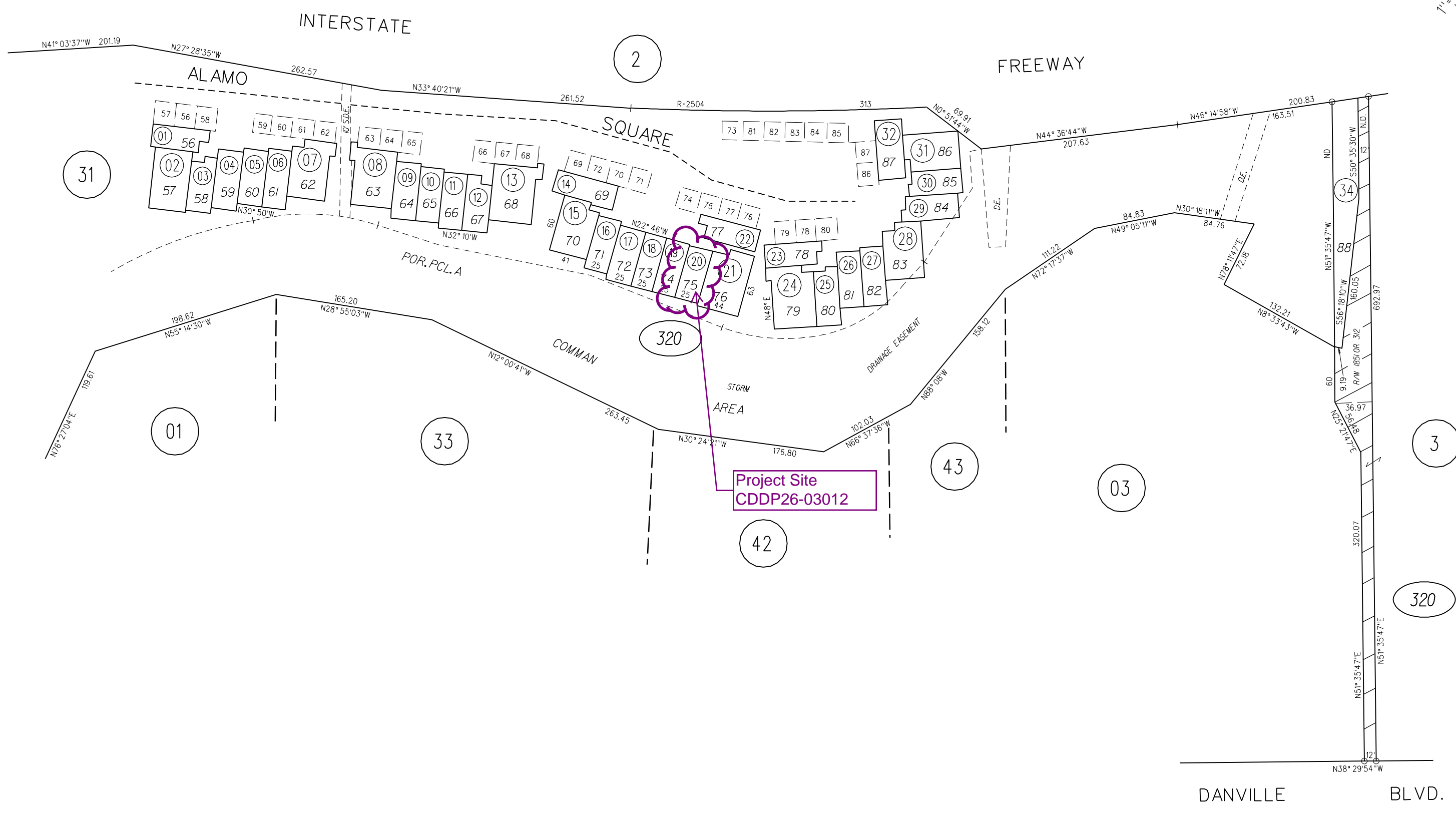
AP Fault Zone: NO

MAC/TAC: ALAMO MAC

Fire District: SAN RAMON VLY FIRE

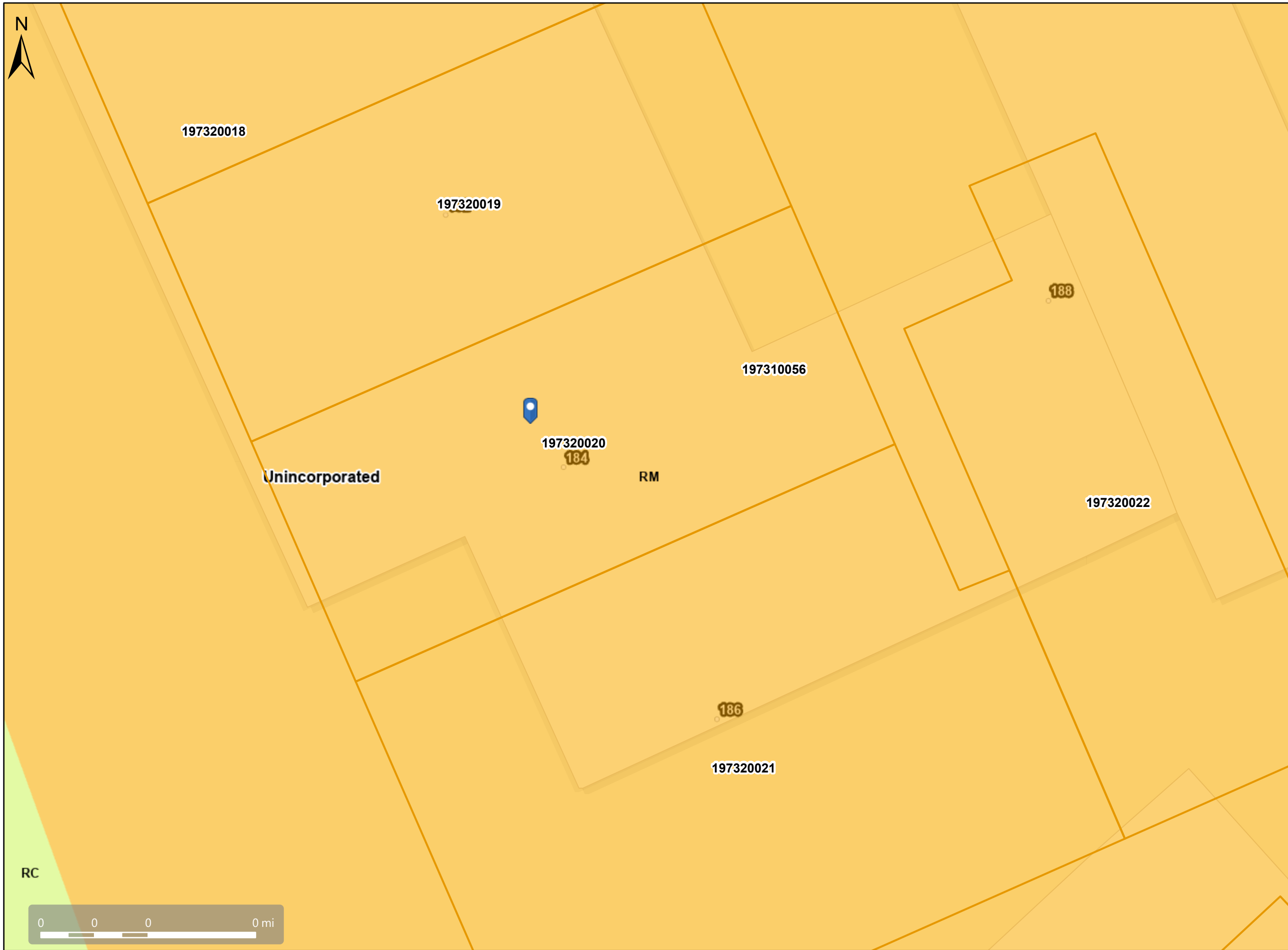
Housing Inventory Site: NO

1" = 100'



DANVILLE BLVD.

General Plan: RM, Residential Medium Density

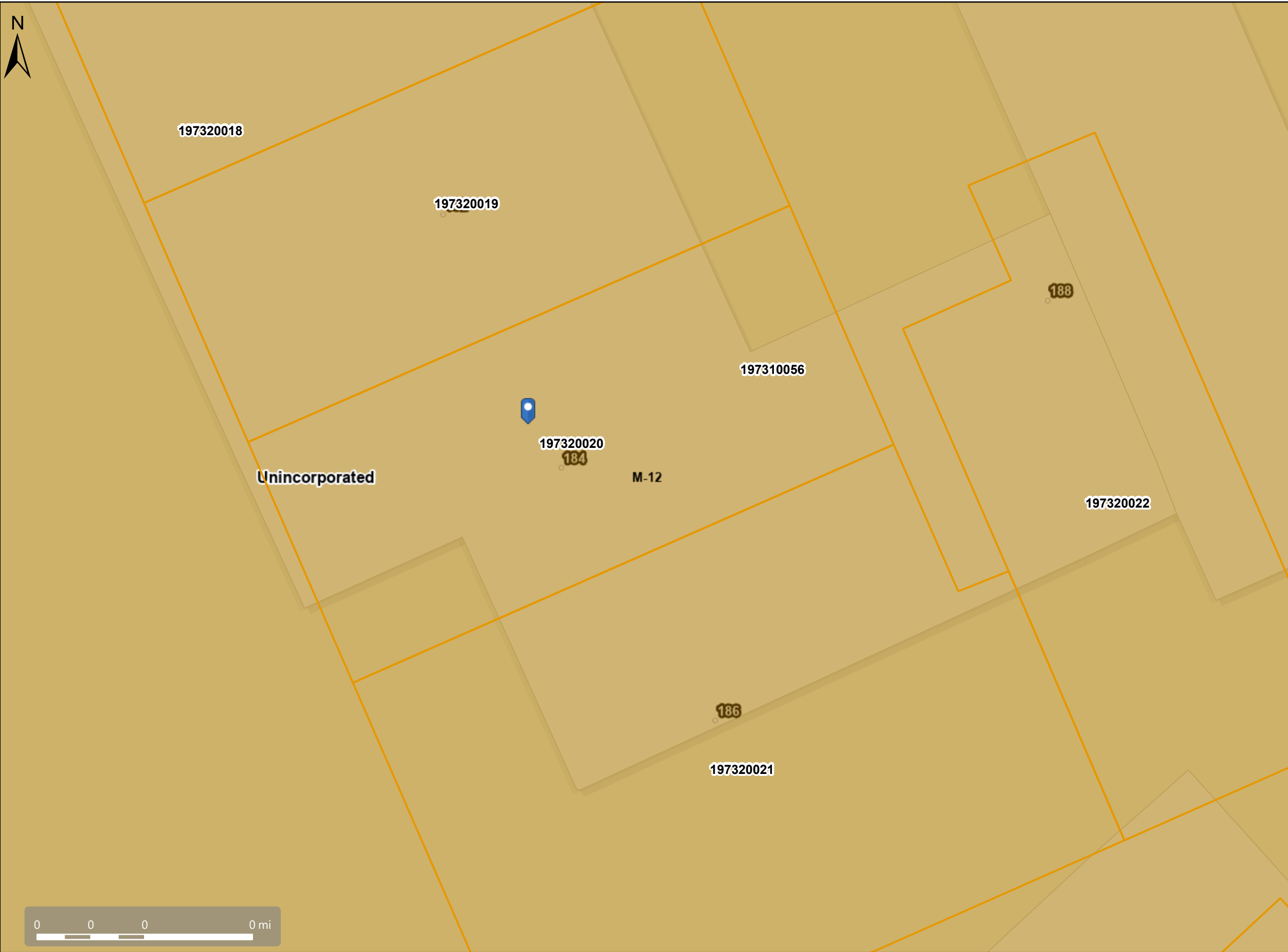


Map Legend

- Assessment Parcels
- General Plan
 - RM (Residential Medium Density) (7-17 du/na)
 - RC (Resource Conservation)
 - Unincorporated
- Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: M-12

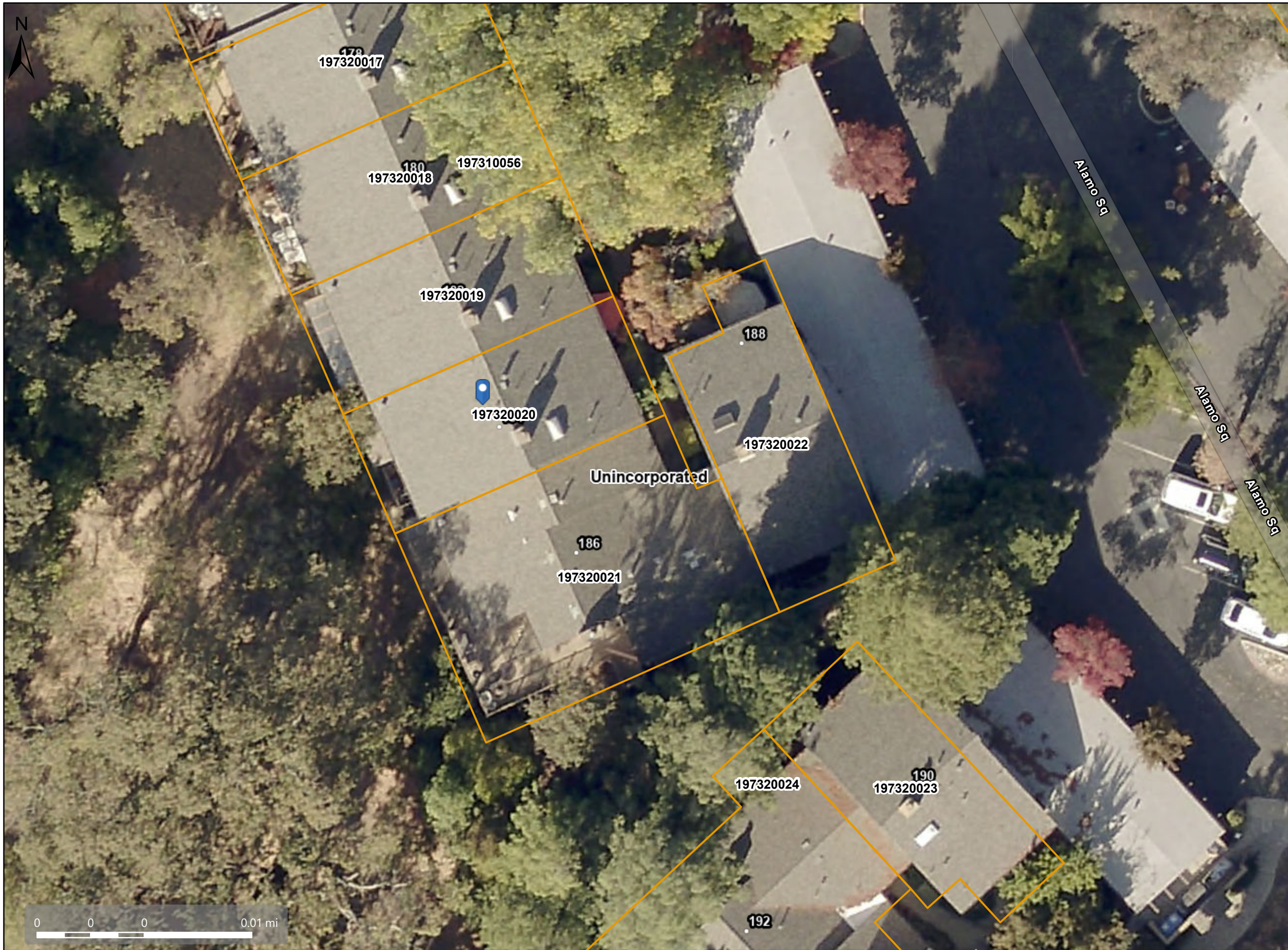


Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
 - M-12 (Multiple Family Residential)
 - Unincorporated
- Address Points

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Aerial View



Map Legend

Assessment Parcels

Unincorporated

Address Points

Aerials 2019

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

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Spatial Reference
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Datum: WGS 1984

LIST OF SUMMARY

PROJECT ADDRESS	
184 ALAMO SQ, ALAMO, CA 94507	
SCOPE OF WORK	
1. REMOVE EXISTING DECK (150 SF), AND REBUILT ENLARGED NEW ONE BY EXTENDING OUT 4' (225 SF)	
PROJECT INFORMATION	
APN NUMBER:	197-320-020
CONSTRUCTION TYPE:	V-B
STORY:	2
ZONING:	M-12
OCCUPANCY:	R-3/U
LIVING SPACE AREA:	1757 SF
LOT AREA:	1425 SF

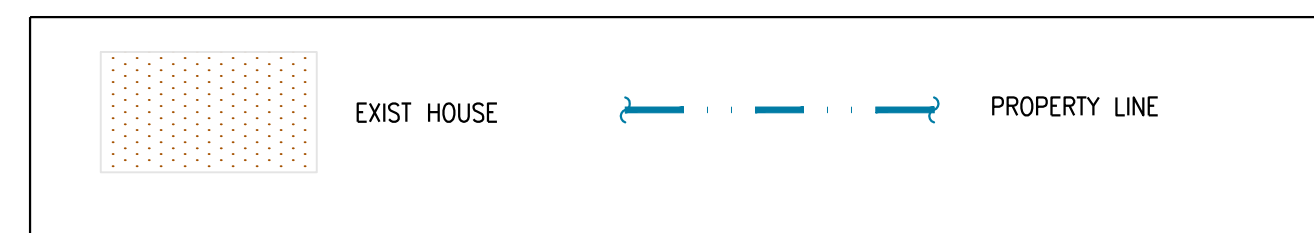
CODE COMPLIANCE:

CALIFORNIA FIRE CODE 2025 EDITION
 CALIFORNIA BUILDING CODE 2025 EDITION
 CALIFORNIA RESIDENTIAL CODE 2025 EDITION
 CALIFORNIA MECHANICAL CODE 2025 EDITION
 CALIFORNIA PLUMBING CODE 2025 EDITION
 CALIFORNIA ELECTRIC CODE 2025 EDITION
 CALIFORNIA GREEN BUILDING CODE 2025 EDITION
 2025 ENERGY EFFICIENCY STANDARDS (TITLE 24)

LIST OF DRAWING SHEETS:

A1.0	SITE PLAN, PROJECT SUMMARY, LIST OF DRAWING SHEETS, PARCEL MAP & SITE PHOTOS
A2.1	EXISTING 1st & 2nd FLOOR/DEMOLITION PLANS
A2.2	PROPOSED 1st & 2nd FLOOR PLANS
A3.1	EXISTING & PROPOSED ELEVATIONS
BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES
<hr/>	
S1.0	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS & TYPICAL DETAILS
S2.1	FOUNDATION PLAN & 1ST FLOOR FRAMING PLAN
S2.2	2ND FLOOR FRAMING PLAN & DETAILS
S3.1	DETAILS I
S3.2	DETAILS II
S3.3	DETAILS III

LEGEND



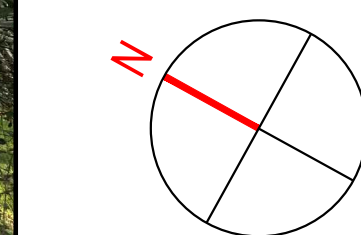
CONSTRUCTION NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO NOTIFY THE ENGINEER AND THE OWNER or ARCHITECT OF ANY CONDITIONS TO BE FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS, or OF ERRORS OR OMISSIONS ON THE PLANS, WHICH MIGHT AFFECT THE COMPLETION OF THE PROJECT, IN THE CASE OF CONFLICT BETWEEN EXISTING BUILDING AND ARCHITECTURAL PLANS AND ELEVATIONS, NOTIFY APPLICABLE PARTIES IMMEDIATELY.

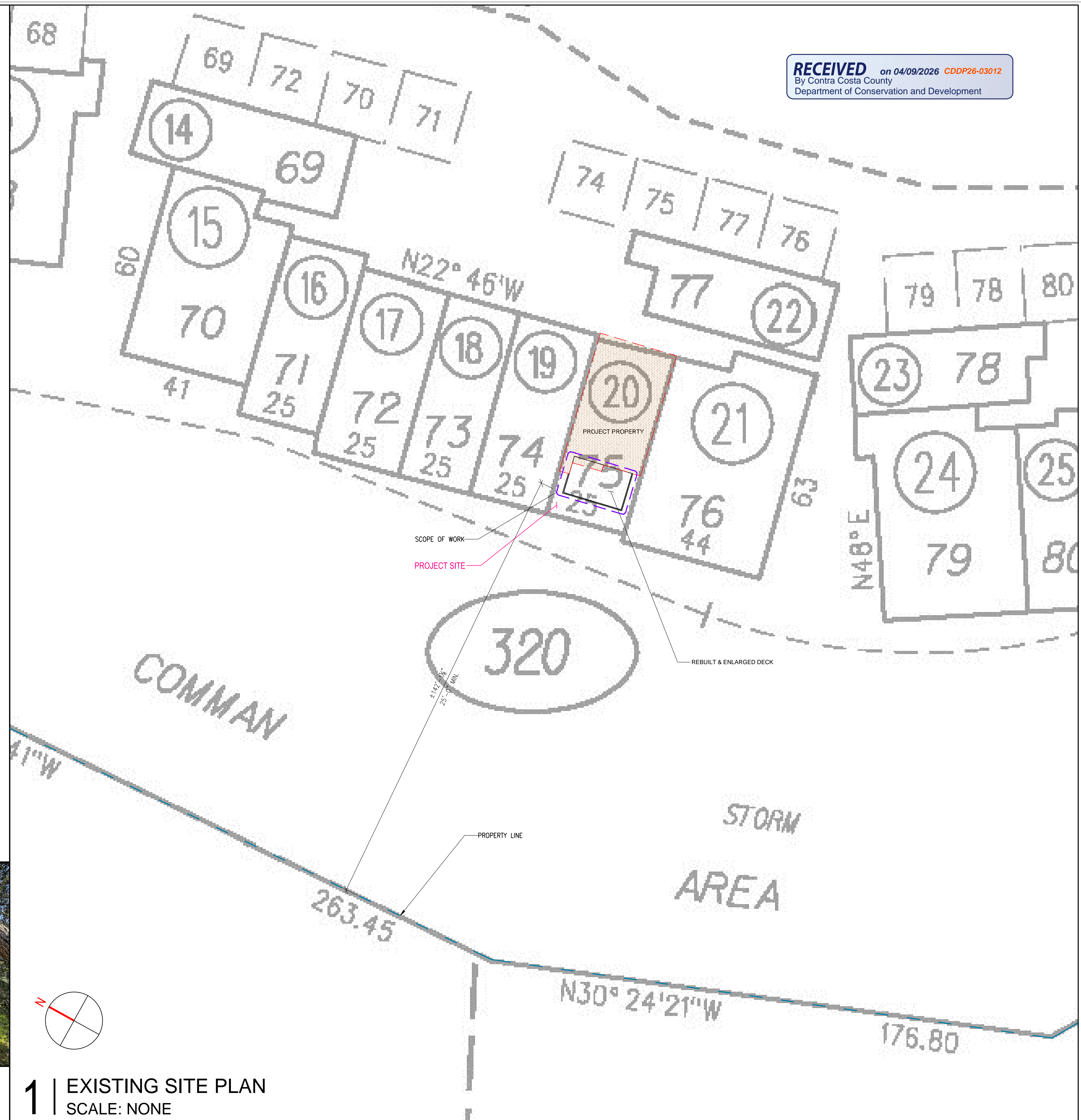


3 | SITE PHOTO II
SCALE: NONE

2 | SITE PHOTO I
SCALE: NONE



1 | EXISTING SITE PLAN
SCALE: NONE



RECEIVED on 04/09/2026 CDDP26-03012
 By Contra Costa County
 Department of Conservation and Development

STRUCTURAL ENGINEER:
W. H. Yang
 STRUCTURAL ENGINEERING SERVICE
 ADD: PO BOX 390695 MOUNTAIN VIEW CALIFORNIA 94039-0695
 P: 408.329.8787
 F: 408.228.5176
 Email: w.h.yang@hotmail.com



DECK REBUILDING

184 ALAMO SQ, ALAMO, CA 94507

DATE:	ISSUE:
04/03/2026	PERMIT SET

REVISIONS:

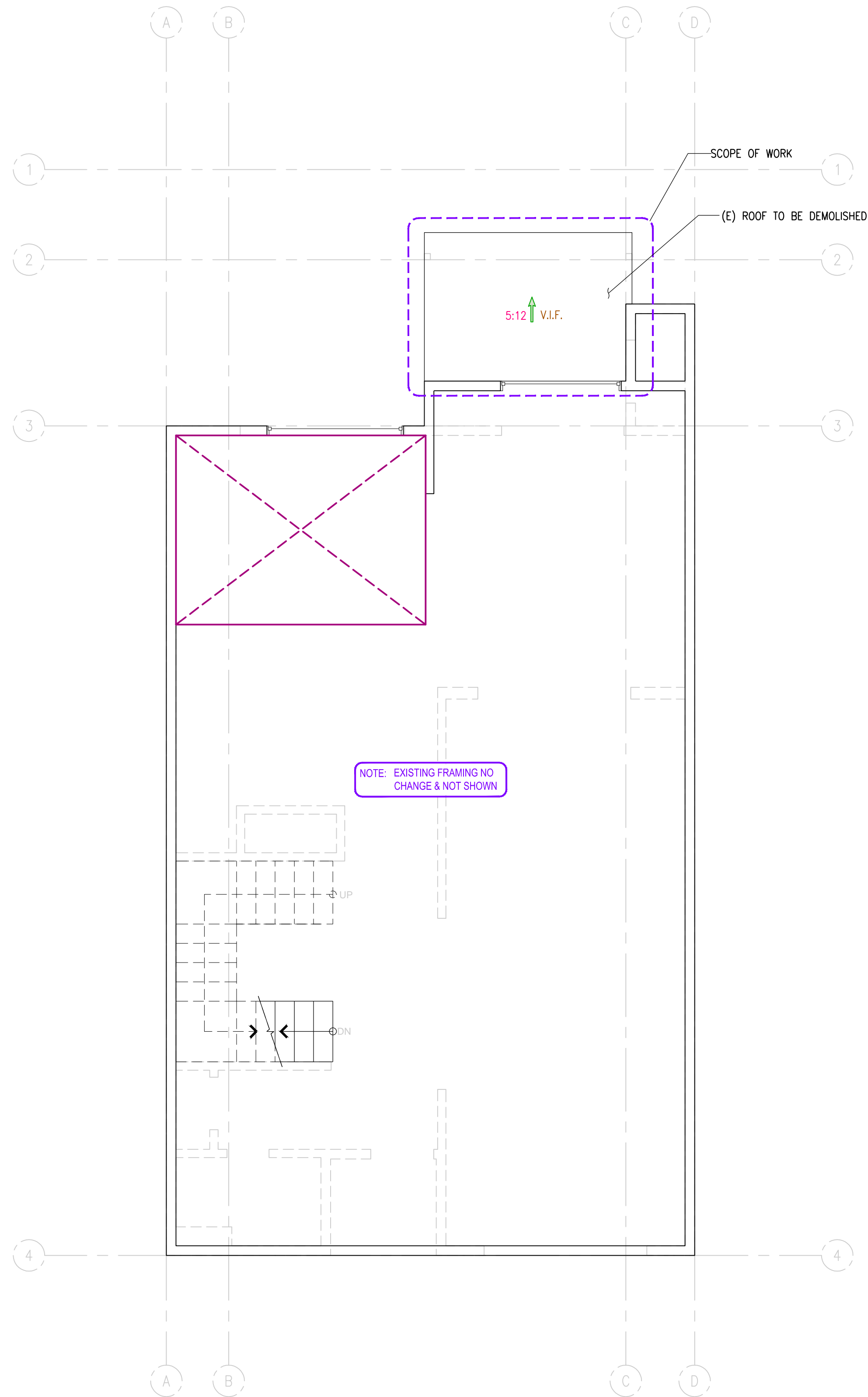
SHEET TITLE:
 SITE PLAN, PROJECT SUMMARY, LIST OF DRAWING SHEETS, PARCEL MAP & SITE PHOTOS

JOB No.:	2603
SCALE:	AS NOTED
SHEET:	A1.0

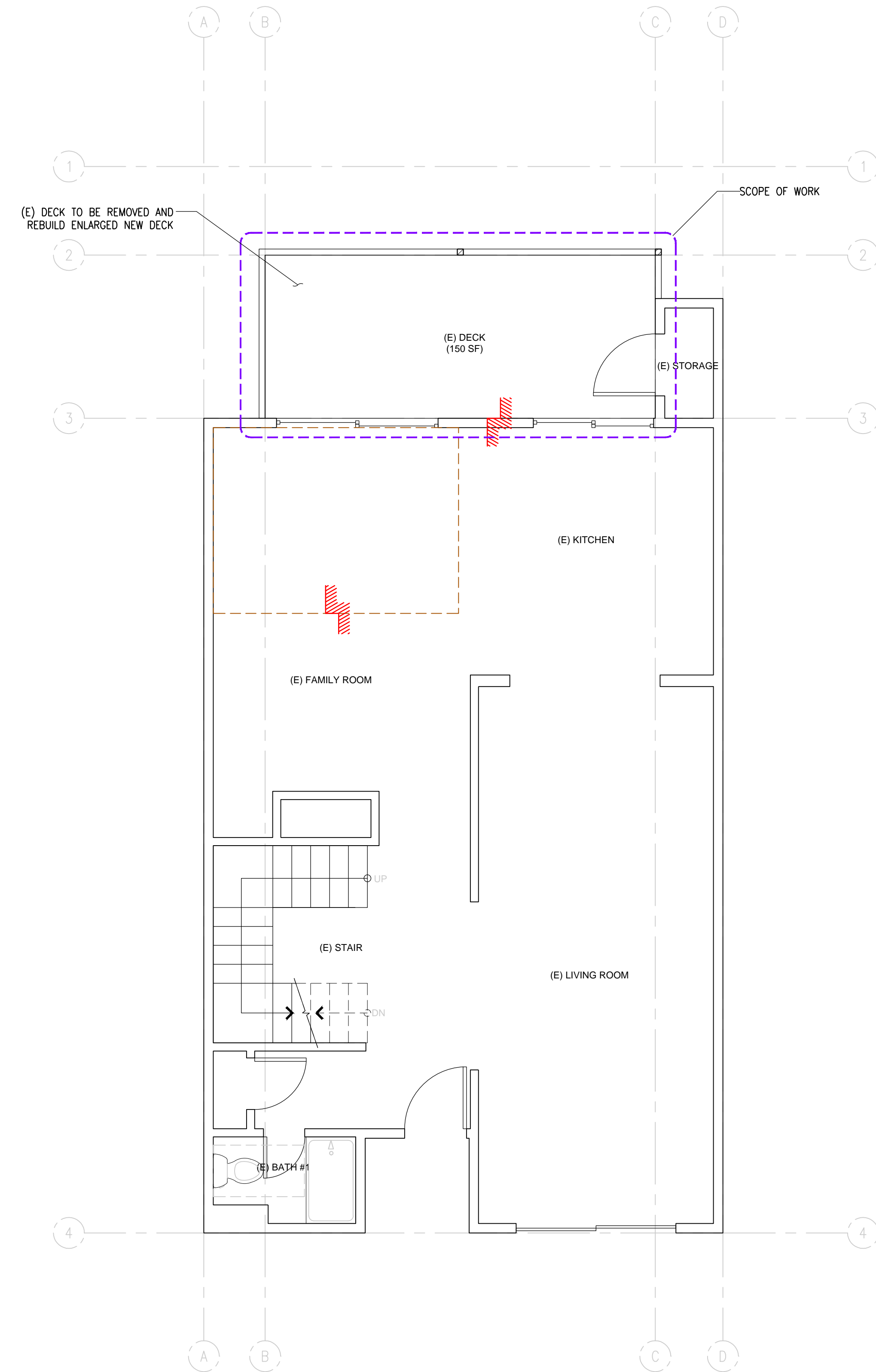
NOTE: THIS SHEET SHOULD BE 24"x36"

LEGEND

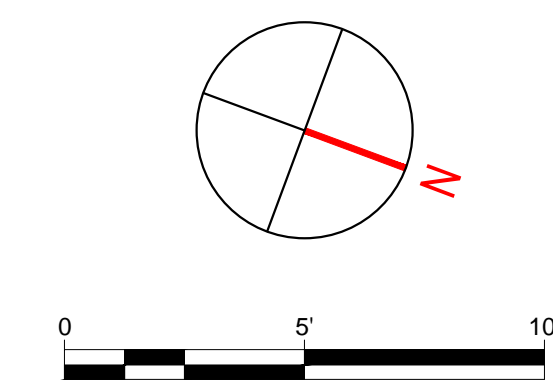
EXISTING WALL
 WALL BELOW, WHERE OCCURS
 INDICATE CHANGE IN ELEVATION, WHERE OCCURS
 V.I.F.
 SPECIAL NOTES:
 SEE SHEET A1.R FOR MORE LEGEND INFO. NOT SHOWN



2 | EXISTING 2ND FLOOR/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 | EXISTING 1ST FLOOR/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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REVISIONS:

SHEET TITLE:
EXISTING 1ST & 2ND FLOOR/DEMOLITION PLANS

JOB No.: 2603
SCALE: AS NOTED
SHEET:

A2.1

NOTE: THIS SHEET SHOULD BE 24"x36"

LEGEND

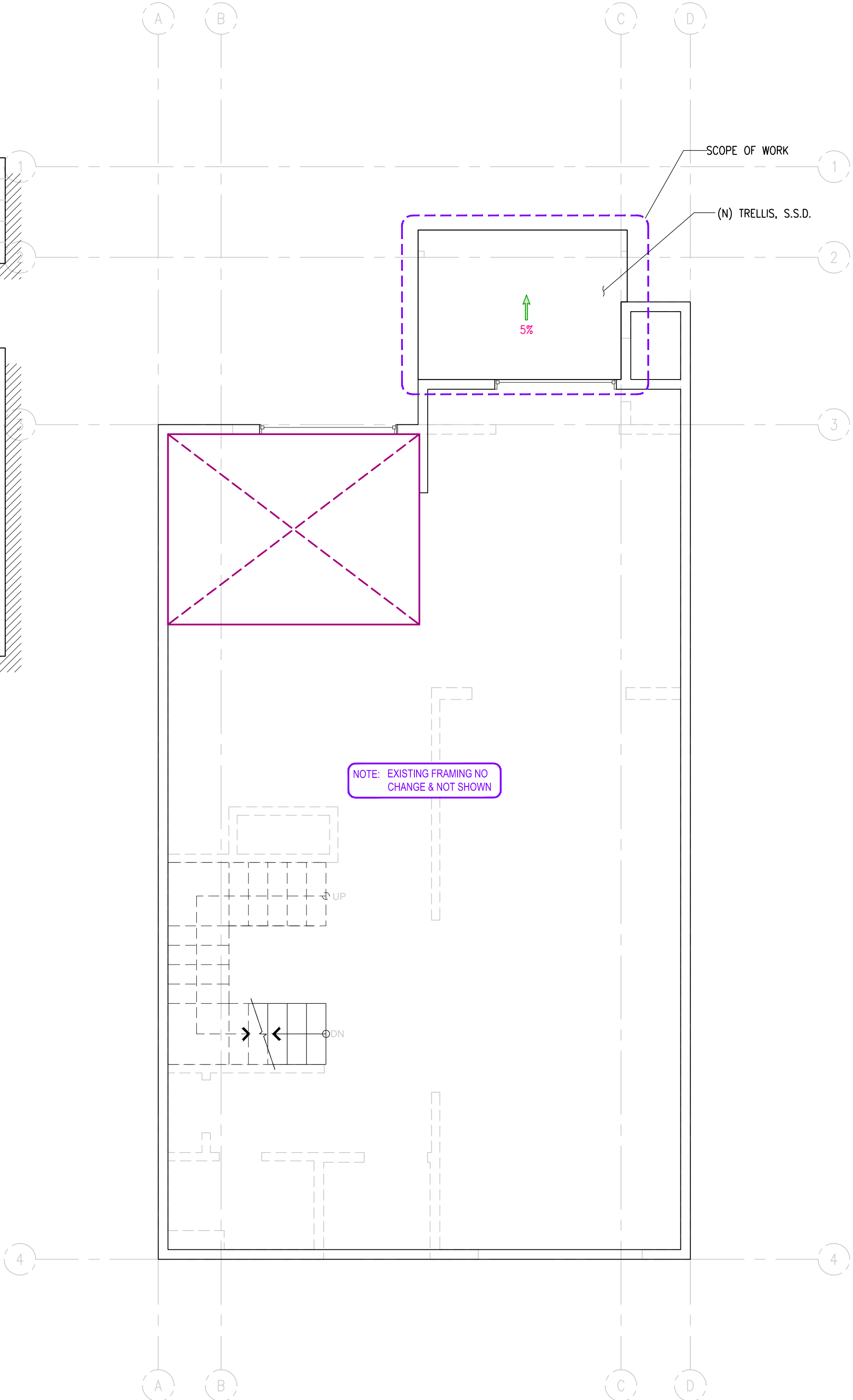
EXISTING WALL
 WALL BELOW, WHERE OCCURS
 INDICATE CHANGE IN ELEVATION, WHERE OCCURS
 SPECIAL NOTES:
 SEE SHEET A1.R FOR MORE LEGEND INFO. NOT SHOWN

GENERAL DRAWINGS NOTES:

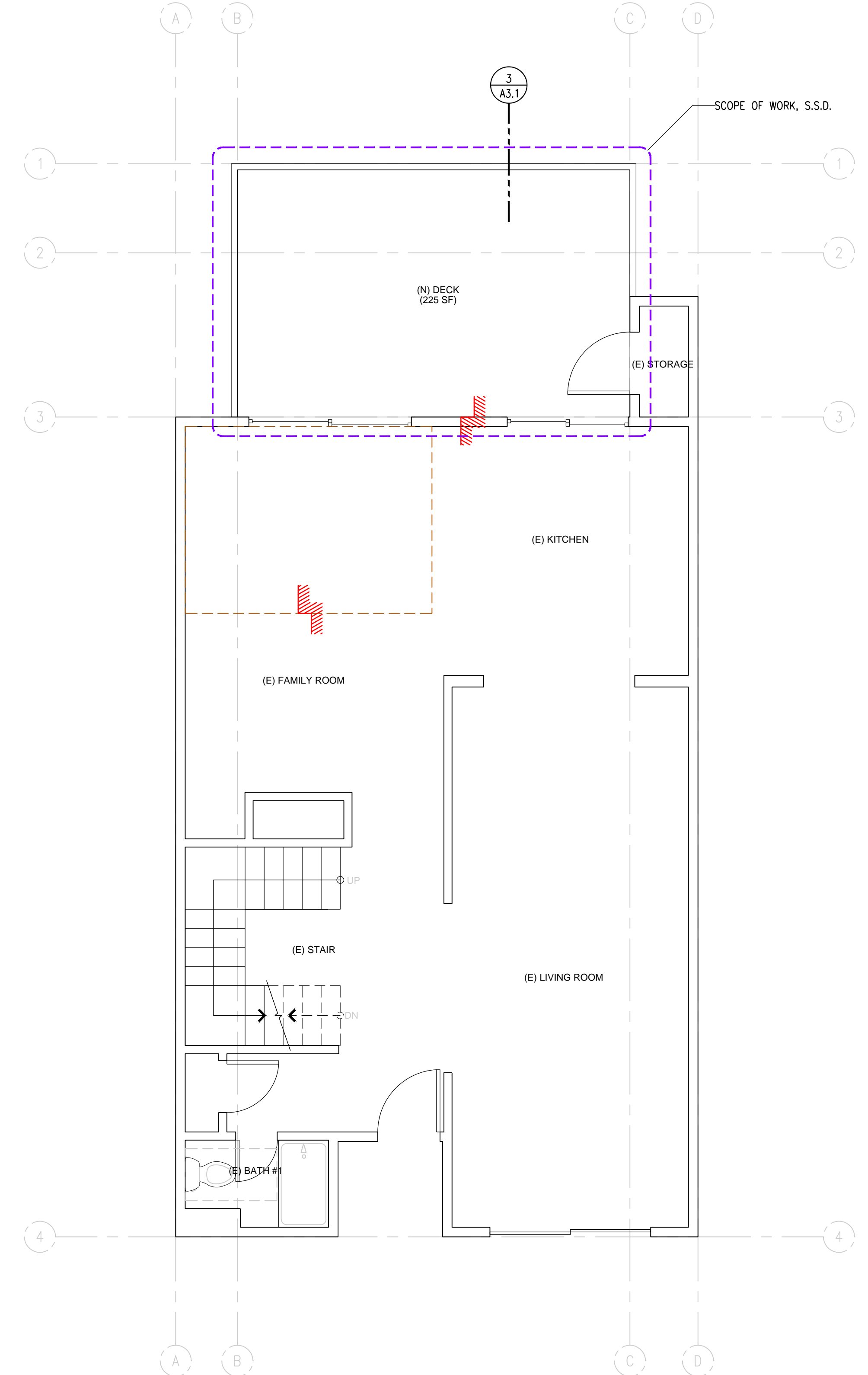
1. THE DIMENSIONS IN THIS SHEET IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THE REAL FIELD DIMENSIONS FOR THE EXISTING AND AS-BUILT STRUCTURES, INCLUDING CEILING HEIGHT, BEFORE ORDERING THE KITCHEN & BATH CABINETS, ETC. DO NOT SCALE DRAWINGS.

NOTES OF RAIL:

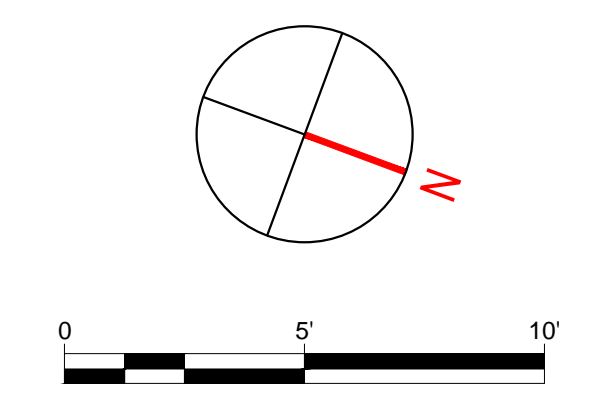
1. GUARDRAIL REQ'D AT WALKING SURFACE 30" OR MORE ABOVE GRADE.
2. GUARDRAIL SHALL NOT BE LESS THAN 42" IN HEIGHT.
3. OPENINGS IN GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.
4. THE BOTTOM CONNECTION OF THE GUARDRAIL TO SHOW THE CONNECTION IS CAPABLE OF RESISTING 200 LBS LOAD APPLIED ON TOP OF THE RAIL IN ANY DIRECTION.
5. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34" OR MORE THAN 38".
6. HANDGRIPS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4", AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".



2 | PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 | PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 ISSUE: PERMIT SET

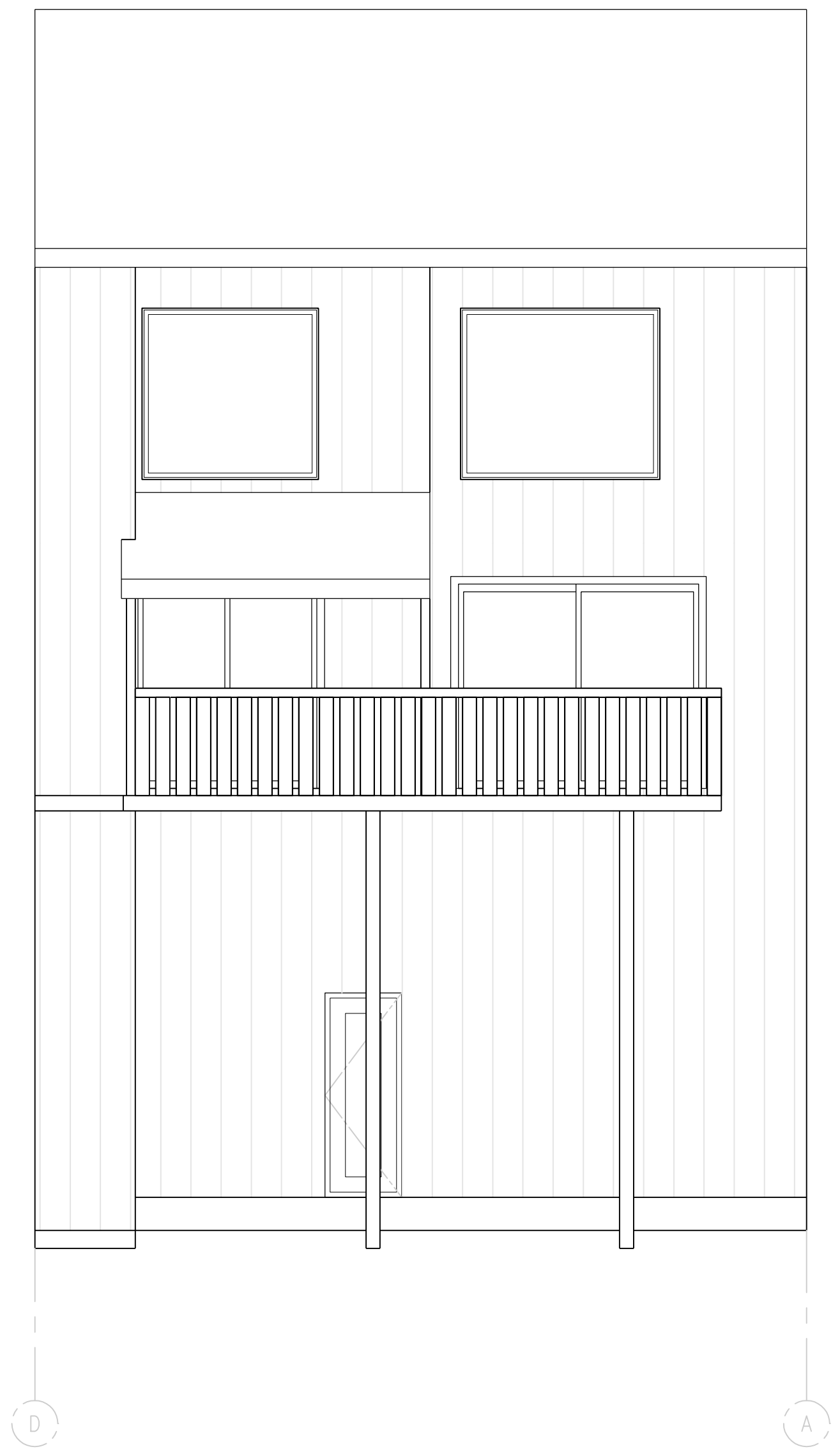
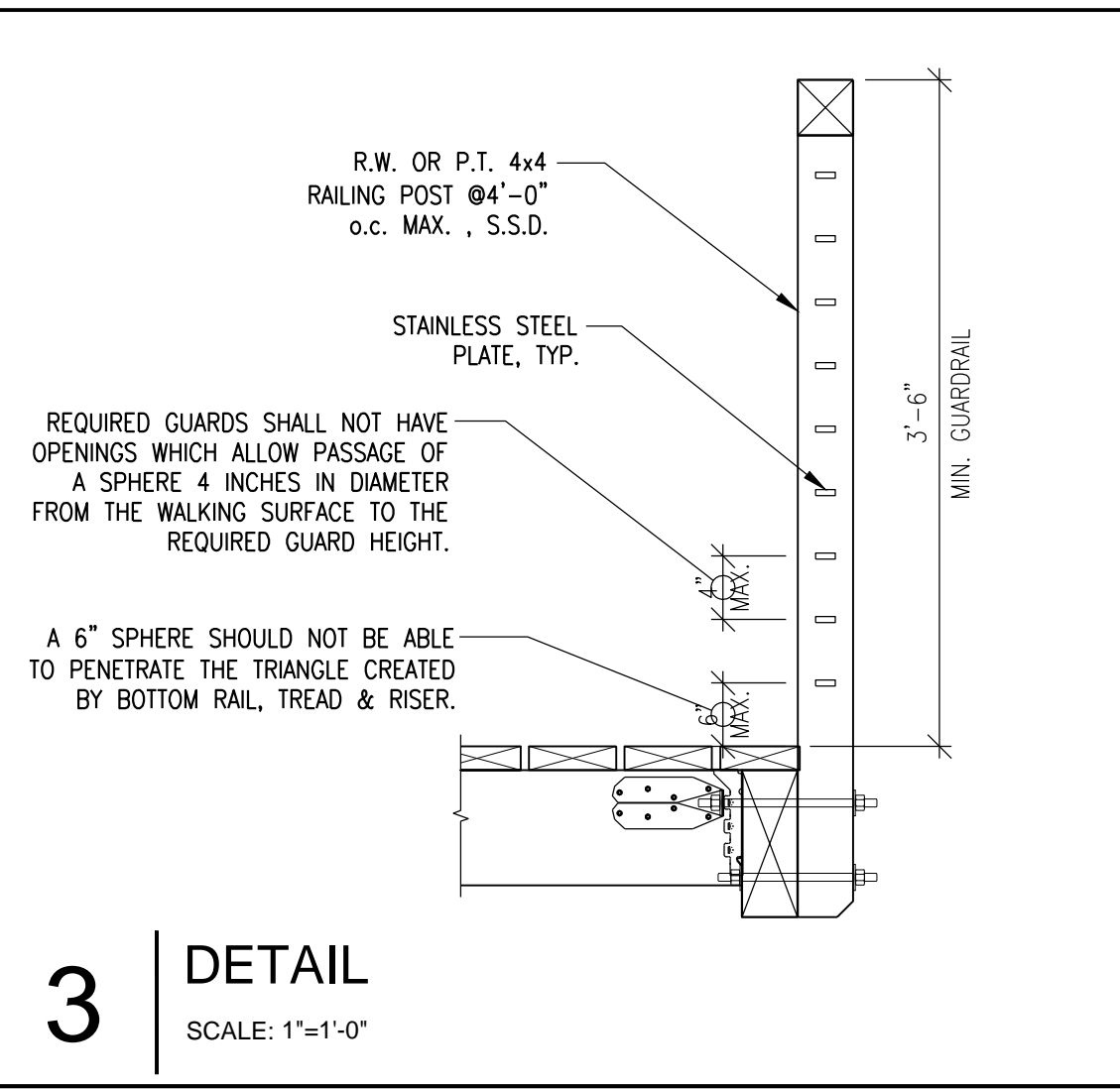
REVISIONS:

SHEET TITLE:
PROPOSED 1ST & 2ND FLOOR PLANS

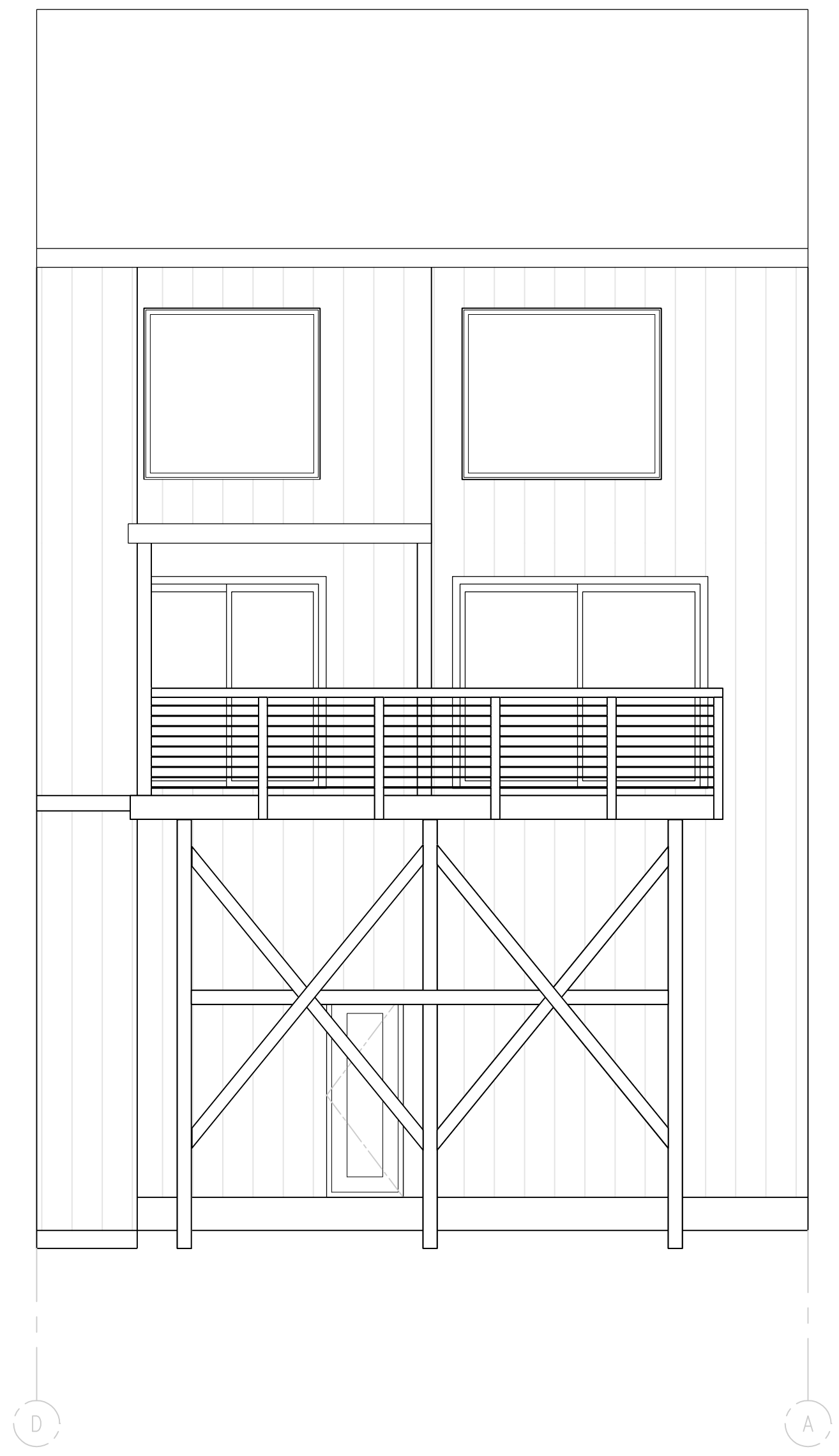
JOB No.: 2603
 SCALE: AS NOTED
 SHEET:

A2.2

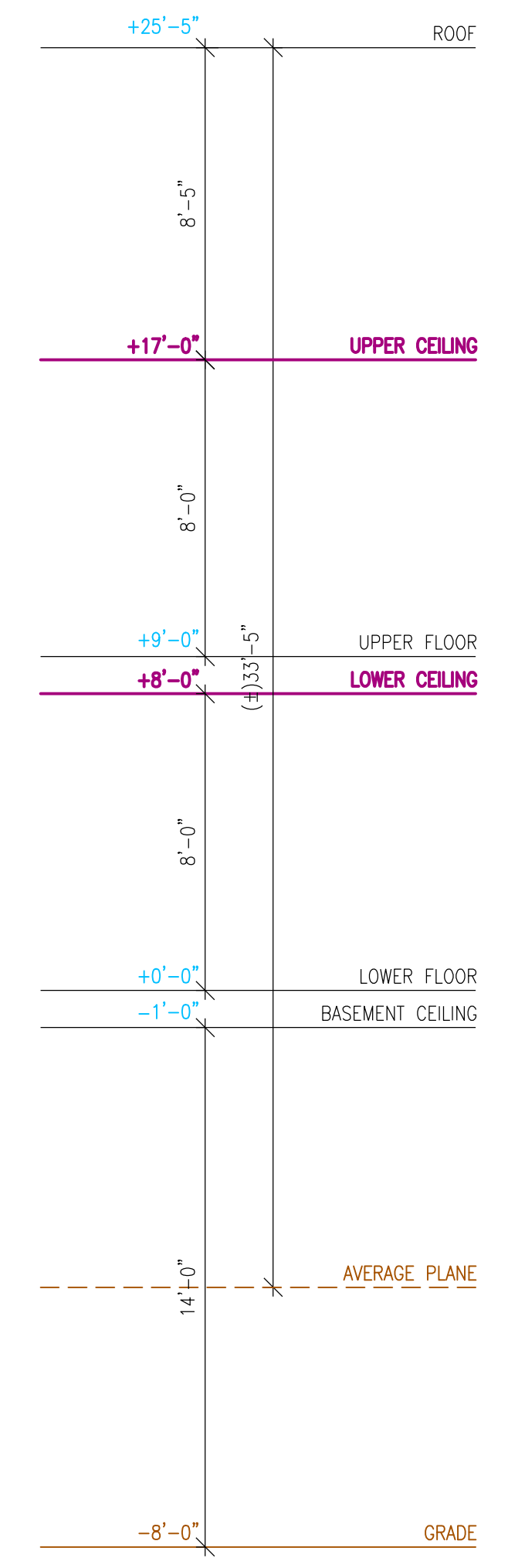
NOTE: THIS SHEET SHOULD BE 24"x36"



2 | **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



1 | **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



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DATE: 04/03/2026 ISSUE: PERMIT SET

REVISIONS:

SHEET TITLE:
EXISTING & PROPOSED ELEVATIONS

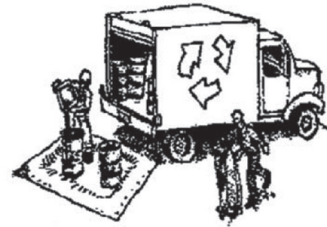
JOB No.: 2603
SCALE: AS NOTED
SHEET:

A3.1

NOTE: THIS SHEET SHOULD BE 24"x36"

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



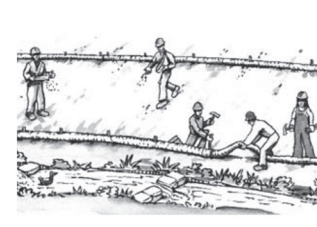
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.



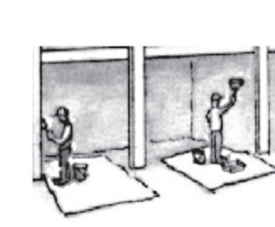
CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



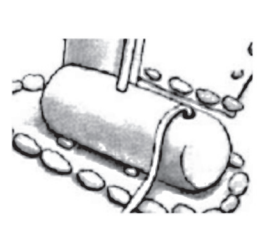
PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

GENERAL NOTES

GENERAL

THESE NOTES APPLY TO THE "S" SERIES OF STRUCTURAL DRAWINGS.

ALL WORK SHALL COMPLY WITH THE DRAWINGS AND AS WELL AS, THE MINIMUM REQUIREMENTS OF THE 2025 CALIFORNIA BUILDING CODE (CBC).

WHERE DIMENSIONS ARE NOT INFERRABLE FROM THE FRAMING PLAN DRAWINGS, CONTRACTOR MAY SCALE THE DRAWINGS ONLY TO ESTIMATE THE LENGTH OF MEMBERS. DRAWINGS SHALL NOT BE SCALED FOR THE PURPOSE OF PREPARING SHOP DRAWINGS OR CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH EXISTING CONDITIONS BEFORE COMMENCING WITH THE WORK, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISION. DO NOT SCALE STRUCTURAL DRAWINGS. CONTACT OWNER'S REPRESENTATIVE FOR CLARIFICATION.

FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING PARTIALLY COMPLETED PORTIONS OF WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO NOTIFY THE ENGINEER AND THE OWNER OR ARCHITECT OF ANY CONDITIONS TO BE FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS, OR OF ERRORS OR OMISSIONS ON THE PLANS, WHICH MIGHT AFFECT THE COMPLETION OF THE PROJECT; IN THE CASE OF CONFLICT BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS, DETAILS, EXISTING CONDITION AND/OR SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL APPLY AND NOTIFY APPLICABLE PARTIES IMMEDIATELY.

PLYWOOD

WALL AND ROOF SHEATHING SHALL BE PS1, APA STRUCTURAL 1, EXTERIOR TYPE DOUGLAS FIR, GRADE C-C. ALL EXTERIOR WALLS SHALL BE PLYWOOD SHEATHED. FLOOR SHEATHING SHALL BE PS1, APA STURD-I-FLOOR, EXTERIOR TYPE, DOUGLAS FIR GRADE C-C PLUGGED, T&G TYPE.

PLYWOOD SHEETS SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AT THE FOLLOWING SPACINGS:

PLYWOOD NAILING SCHEDULE:

PLYWOOD LOCATION	PLYWOOD THICKNESS	NAIL SIZE	NAIL TYPE	NAIL SPACING
ROOF	1/2"	8d COMM.	6"	12"
FLOOR	3/4"	10d COMM.	4" (U.O.N.)	10"
NON-SHEAR WALL	1/2"	8d COMM.	6"	12"

FIELD NAIL INTERIOR OF WOOD SHEATHED SHEARWALL WITH 8d (10d) AT 12" O.C. BLOCK ALL EDGES OF WOOD SHEATHED SHEARWALL.

PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL PLYWOOD EDGES FOR SHEARWALL WHERE NAILING IS EQUAL OR LESS THAN 4" O.C.

CARPENTRY

ALL WOOD CONSTRUCTION SHALL BE PER CBC, CHAPTER 23.

ALL FRAMING SHALL BE DOUGLAS FIR, No. 2 GRADE OR BETTER, EXCEPT BEAMS, POSTS AND TRUSS SHALL BE No. 1 OR BETTER GRADE.

ALL STRUCTURAL LUMBER SHALL BE HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT: MC <19%.

ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED.

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED WITH G185 GALVANIZATION.

MANUFACTURED TIMBER FASTENERS ARE INDICATED ON THE DRAWINGS USING THE SIMPSON COMPANY CATALOG DESIGNATIONS. THESE SYMBOLS ARE USED ONLY FOR IDENTIFICATION. NAILING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE.

NAILS SHALL BE GALVANIZED COMMON WIRE NAILS. USE STAINLESS STEEL COMMON NAILS WHERE EXPOSED TO WEATHER. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH THE 2025 CALIFORNIA BUILDING CODE, TABLE 2304.10.2

PROVIDE THE FOLLOWING BLOCKING AND BRIDGING AS A MINIMUM, UNLESS OTHERWISE SHOWN:

- 2" x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORTS.
- 2" x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
- 2 x 3 CROSS BRIDGING AT MID-SPAN OF ALL JOISTS WHERE SPAN EXCEEDS 8'-0".
- 2 x 4 MIN. FLAT BLOCKING FOR PLYWOOD EDGE JOINTS. CONTINUOUS 2x STUD WIDTH HORIZONTAL BLOCKING AT STUD WALLS; PROVIDE AT MID-HEIGHT AND AT SPACING NOT TO EXCEED 8'-0", WHICHEVER IS LESS.

CONCRETE

ALL CONCRETE CONSTRUCTION SHALL BE PER CBC CHAPTER 19 AND IN ACCORDANCE WITH ACI 318-19 STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE.

REINFORCEMENT SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.

NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. CONSTITUENT OR ADMIXTURE.

ANCHOR BOLTS, STRAP ANCHORS, DOWELS, REINFORCING BARS, AND OTHER INSERTS SHALL BE SET AND SECURELY FASTENED PRIOR TO POURING CONCRETE.

USE THE FOLLOWING MATERIAL PROPERTIES U.O.N.

NORMAL WEIGHT CONCRETE FOOTINGS: 2,500 PSI

ALL REINFORCING STEEL SHALL BE NEW BILLET, HOT ROLLED, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (MINIMUM YIELD STRENGTH OF 60 KSI).

ENGINEERED TIMBER (ICC-ES ESR-1387)

PARALLAM PSL BEAMS:
USE TRUSS JOIST MACMILLAN 2.0E PARALLAM PSL OR EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:

FLEXURAL STRESS $F_b = 2900$ psi MODULUS OF ELASTICITY $E = 2.0 \times 10^6$ psi SHEAR STRESS $F_v = 290$ psi

MODULAM LVL BEAMS:
USE TRUSS JOIST MACMILLAN 1.9E PARALLAM OR EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:
FLEXURAL STRESS $F_b = 2600$ psi MODULUS OF ELASTICITY $E = 1.9 \times 10^6$ psi SHEAR STRESS $F_v = 285$ psi

STRUCTURAL OBSERVATIONS

THE FOLLOWING WORK IS REQUIRED STRUCTURALLY OBSERVED.

- FOUNDATION REINFORCING
- SHEARWALL NAILING
- REINFORCED CONCRETE
- ANCHOR BOLT AND HOLDOWN INSTALLATION

SPECIAL INSPECTION PROGRAM

- INSTALLATION OF ANCHOR BOLTS
- NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS OF SHEARWALLS WITH EDGE NAIL SPACING LESS THAN OR EQUAL TO 4" O.C. (CBC 1707.3).

THE SPECIAL INSPECTION PROGRAM SHALL BE UNDERTAKEN BY OWNER'S TESTING AND INSPECTION AGENCY SUBJECT OR APPROVAL BY THE BUILDING OFFICIAL HAVING GOVERNING JURISDICTION.

EPOXY

USE SIMPSON "SET-3G" HIGH STRENGTH EPOXY (ICC-ES ESR-4057)

ABBREVIATIONS

&	AND	GR	GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS SCHEDULE SIMILAR
⊕	ANCHOR BOLT	HORIZ.	HORIZONTAL	SCHED. SIM.	
B.M.	BEAM	HT	HEIGHT		
BLK	BLOCK	IN.	INCH		
BOT.	BOTTOM	INFO	INFORMATION	SPEC SQ.	SPECIFICATION SQUARE
B.O.	BOTTOM OF	K	KIPS	SF	SQUARE FEET
CL.	CENTER LINE	KIP	1000 POUNDS	STAGG'D	STAGGERED
COL.	COLUMN	LL	LIVE LOAD	STD	STANDARD
CONT.	CONTINUOUS	M.B.	MACHINE BOLTS	STL	STEEL
CLR	CLEAR	MAX.	MAXIMUM	STIFF	STIFFENER
CONC	CONCRETE	MIN.	MINIMUM	STRUCT	STRUCTURAL
CONN	CONNECTION	Mech	MECHANICAL	S.W.	SHEAR WALL
DET.	DETAIL	N.T.S.	NOT TO SCALE	P.S.W.	PERFORATED SHEAR WALL
D.S.	DRAG STRUT	NO.	NUMBER	T&B	TOP AND BOTTOM TONGUE AND GROOVE
DWG.	DRAWING	O.C.	ON CENTER	T&G	TONGUE AND GROOVE
DIAG	DIAGONAL	O.H.	OPPOSITE HAND	T.O.C.	TOP OF CONCRETE
DIA	DIAMETER	PEN.	PENETRATION	Typ.	TYPICAL
EMB.	EMBEDMENT	PL	PLYWOOD	THK	THICK OR THICKNESS
EA.	EACH	P.S.W.	PERFORATED SHEAR WALL	T & B	TOP AND BOTTOM
EXT.	EXTERIOR	P.T.	PRESERVATIVE TREATED	T.O.	TOP OF
E.N.	EDGE NAILING	REIN.	REINFORCEMENT	U.O.N.	UNLESS OTHERWISE NOTED UNLESS NOTED OTHERWISE
E.F.	EACH FACE			VERT	VERTICAL
E.O.	EQUAL			V.I.F.	VERIFY IN FILED
(E)	EXISTING			w/	WITH
EXT	EXTERIOR				
E.O.R.	ENGINEER OF RECORD				

NAILING SCHEDULE: EXCERPT FROM TABLE 2304.10.2 FASTENING SCHEDULE

CONNECTION	FASTENING	FASTENING SCHEDULE
1. JOIST TO SILL OR GIRDER: TOENAIL	3-8d	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d	2-8d
6. SOLE PLATE TO JOIST OR BLOCKING: TYPICAL FACE NAIL BRACED WALL PANEL	16d @16"o.c. C	3-16d @16"o.c. C
7. TOP PLATE TO STUD, END NAIL	2-16d	2-16d
8. STUD TO SOLE PLATE: TOENAIL END NAIL (2x PLATE) END NAIL (3x PLATE)	4-8d 2-16d 2-20d	4-8d 2-16d 2-20d
9. DOUBLE STUDS: FACE NAIL	16d @24"o.c. C	16d @24"o.c. C
10. DOUBLE TOP PLATES: TYPICAL FACE NAIL LAP SPICE	16d @16"o.c. C 8-16d	16d @16"o.c. C 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d	3-8d
12. RIM JOIST TO TOP PLATE: TOENAIL	8d @6"o.c. C	8d @6"o.c. C
13. TOP PLATES LAPS AND INTERSECTIONS: FACE NAIL	2-16d	2-16d
14. CONTINUOUS HEADER, TWO PIECES, 16"o.c. ALONG EDGE:	16d	16d
15. CEILING JOISTS TO PLATE: TOENAIL	3-8d	3-8d
16. CONTINUOUS HEADER TO STUD: TOENAIL	4-8d	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS: FACE NAIL (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d, MIN. TABLE 2308.10.4.1	3-16d, MIN. TABLE 2308.10.4.1
18. CEILING JOISTS TO PARALLEL RAFTERS: FACE NAIL (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d, MIN. TABLE 2308.10.4.1	3-16d, MIN. TABLE 2308.10.4.1
19. RAFTER TO PLATE: TOENAIL (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d	3-8d
23. BUILT-UP CORNER STUDS	16d @24"o.c.	16d @24"o.c.
24. BUILT-UP GIRDERS AND BEAMS: FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPICE	20d @32"o.c. 2-20d	20d @32"o.c. 2-20d
25. 2" PLANKS, AT EACH BEARING	16d	16d
26. COLLAR TIE TO RAFTER: FACE NAIL	3-10d	3-10d
27. JACK RAFTER TO HIP: TOENAIL FACE NAIL	3-10d 2-16d	3-10d 2-16d
28. ROOF RAFTER TO 2x RIDGE BEAM: TOENAIL & FACE NAIL	2-16d	2-16d
29. JOIST TO BAND JOIST: FACE NAIL	3-16d	3-16d
30. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING NOT AT BRACED WALL PANELS AT BRACED WALL PANELS	16d @16"o.c. 16d @8"o.c.	16d @16"o.c. 16d @8"o.c.

- COMMON NAILS TO BE USED EXCEPT WHERE OTHERWISE STATED.
- ANY FASTENING SPECIFIED ON PLANS, DETAILS OR GENERAL NOTES SHALL GOVERN OVER THIS SCHEDULE.
- BOX NAILS ARE PERMITTED TO BE USED.

4 NAILING SCHEDULE

SCALE: NONE

DESIGN CRITERIA

- VERTICAL LOADS:
 - DEAD LOAD:
 - TRELLIS LOAD 5.5 PSF
 - EXTERIOR DECK LOAD 8 PSF
 - LIVE LOAD:
 - EXTERIOR DECK LOAD 60 PSF
- FOUNDATION DESIGN PARAMETERS:
 - PER MINIMUM 2025 CBC VALUES (TABLE 1806.2)
 - VERTICAL FOUNDATION PRESSURE 1500 PSF

GENERAL LEGEND

	WALL AT THE FLOOR or ROOF LINE
	WALL BELOW
	EXISTING WALL TO BE DEMOLISHED
	DETAIL REFERENCE SYMBOL
	LETTER or NUMBER OF SECTION, "-" DENOTE TOTAL SHEET
	SHEET ON WHICH ELEVATION OCCURS
	FRAMING MEMBER
	DIAGRAMMATIC EXTENT OF FRAMING
	INDICATE CHANGE IN ELEVATION, S.A.D. or REFERENCE DETAILS, WHERE OCCURS

POST LEGEND

	POST BELOW
	4x4 POST
	4x6 POST
	6x6 POST

POST NOTES:

- PROVIDE APPROPRIATE BLK'GS UNDER ALL THE POSTS. SEE SHEET S3.1 FOR MORE INFO. U.O.N.
- POSTS AS MINIMUM, U.O.N., WIDTH TO MATCH BEAM WIDE ABOVE AND DEPTH TO MATCH WALL THICKNESS
- USE APPROPRIATE SIMPSON "L" ANGLE EA. SIDE AT T&B. FOR POSTS, U.O.N. ("L30" FOR 4x SIDE, "L50" FOR 6x SIDE, ETC.)

FOUNDATION LEGEND

	(E) FOOTING, V.I.F., TYP.
	(E) STRIP FOOTING, V.I.F., TYP.
	INDICATE HAND-DUG CONC UNDERPIN PIER FOOTING, U.O.N., SEE DETAIL 1/S3.2 FOR MORE INFORMATION.
	INDICATE CONCRETE GRADE BEAM TYPE. ## DENOTES GRADE BEAM WIDE.

HANGERS LEGEND

	DENOTES SIMPSON HANGER, SEE DETAIL 2 ON SHEET S3.1, TYP., U.O.N.
	INVERTED HANGER

NOTES: SEE SHEET S3.1 FOR MORE INFO.

3 TYPICAL PLAN VIEWS OF CONC WALLS & GRADE BEAMS
SCALE: NONE

2 TYPICAL STIRRUP HOOKS & BENDS

SCALE: NONE

MAIN BAR SIZE	MIN. BEND DIA	TIE BAR SIZE	MIN. BEND DIA
#3 THRU #8	6 BAR DIA	#3 THRU #5	4 BAR DIA
#9 THRU #11	8 BAR DIA	OTHERS	SAME AS MAIN REINF.

1 TYPICAL BAR HOOKS
SCALE: NONE

NOTE: WHERE BOTH TYPE HOOKS ARE USED ON THE SAME TIE BAR, ALTERNATE HOOK TYPES AT ENDS OF ADJACENT TIES.

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DATE: ISSUE:

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SHEET TITLE:

GENERAL NOTES
ABBREVIATIONS
SYMBOLS
TYPICAL DETAILS

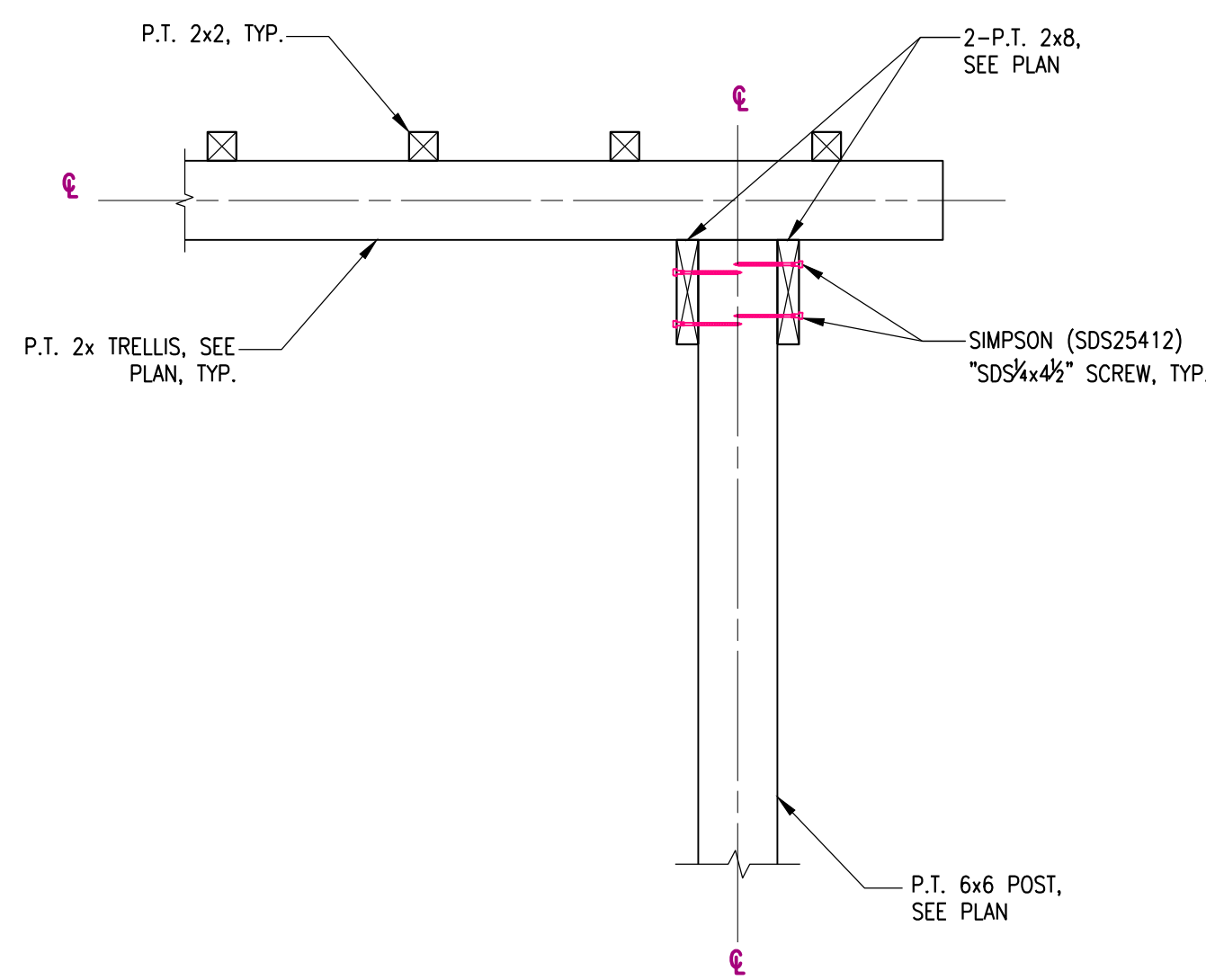
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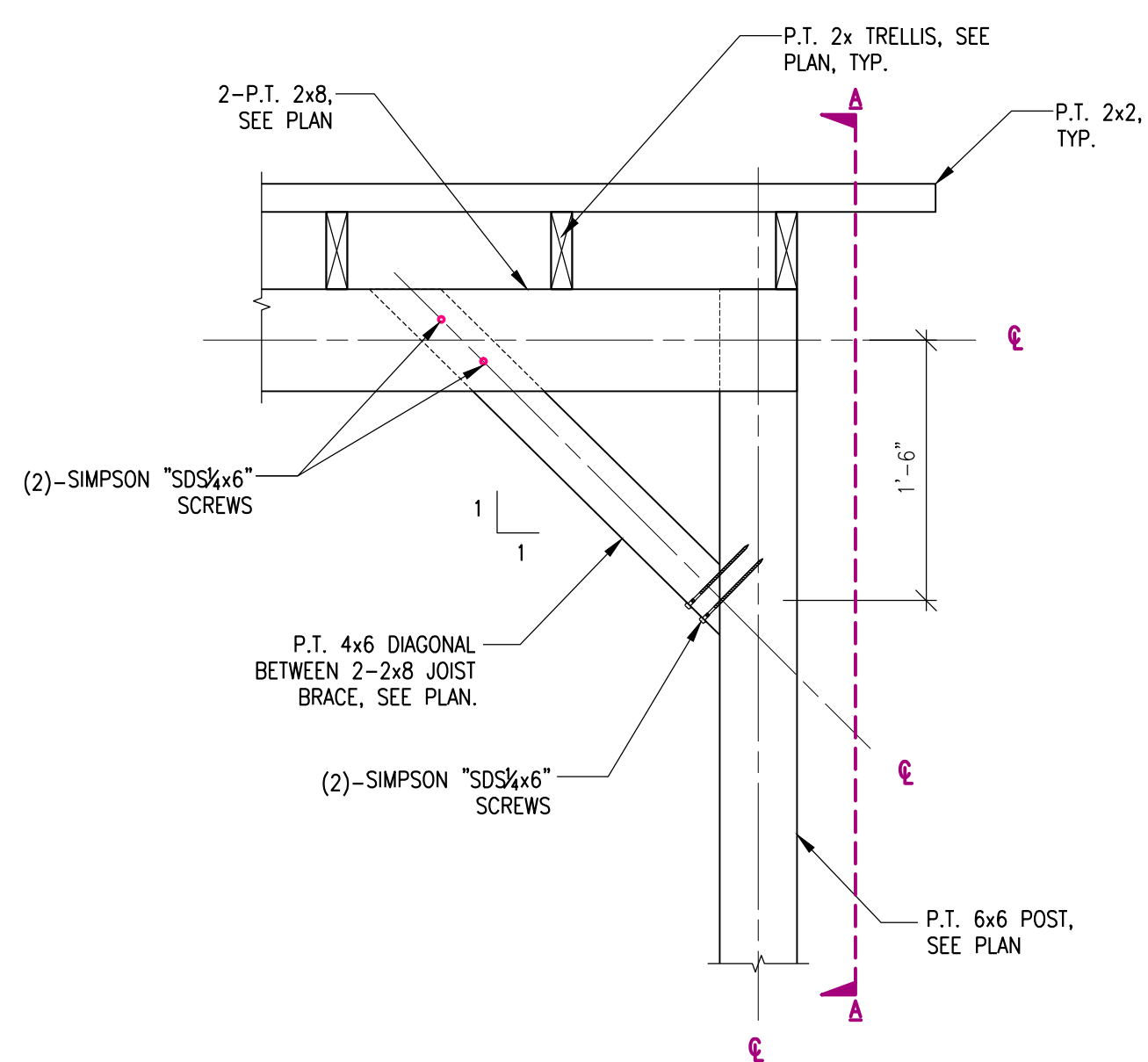
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S1.0

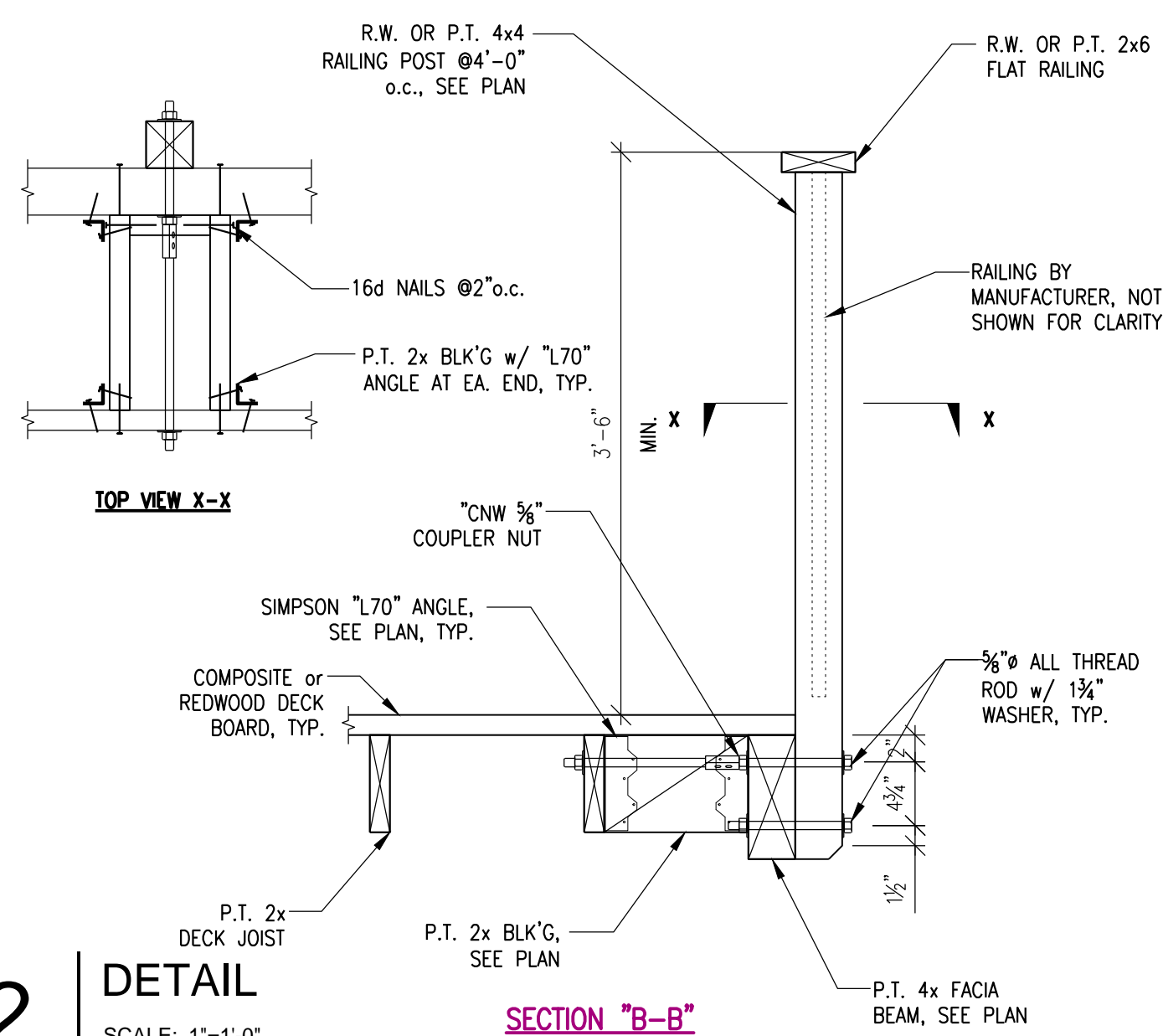
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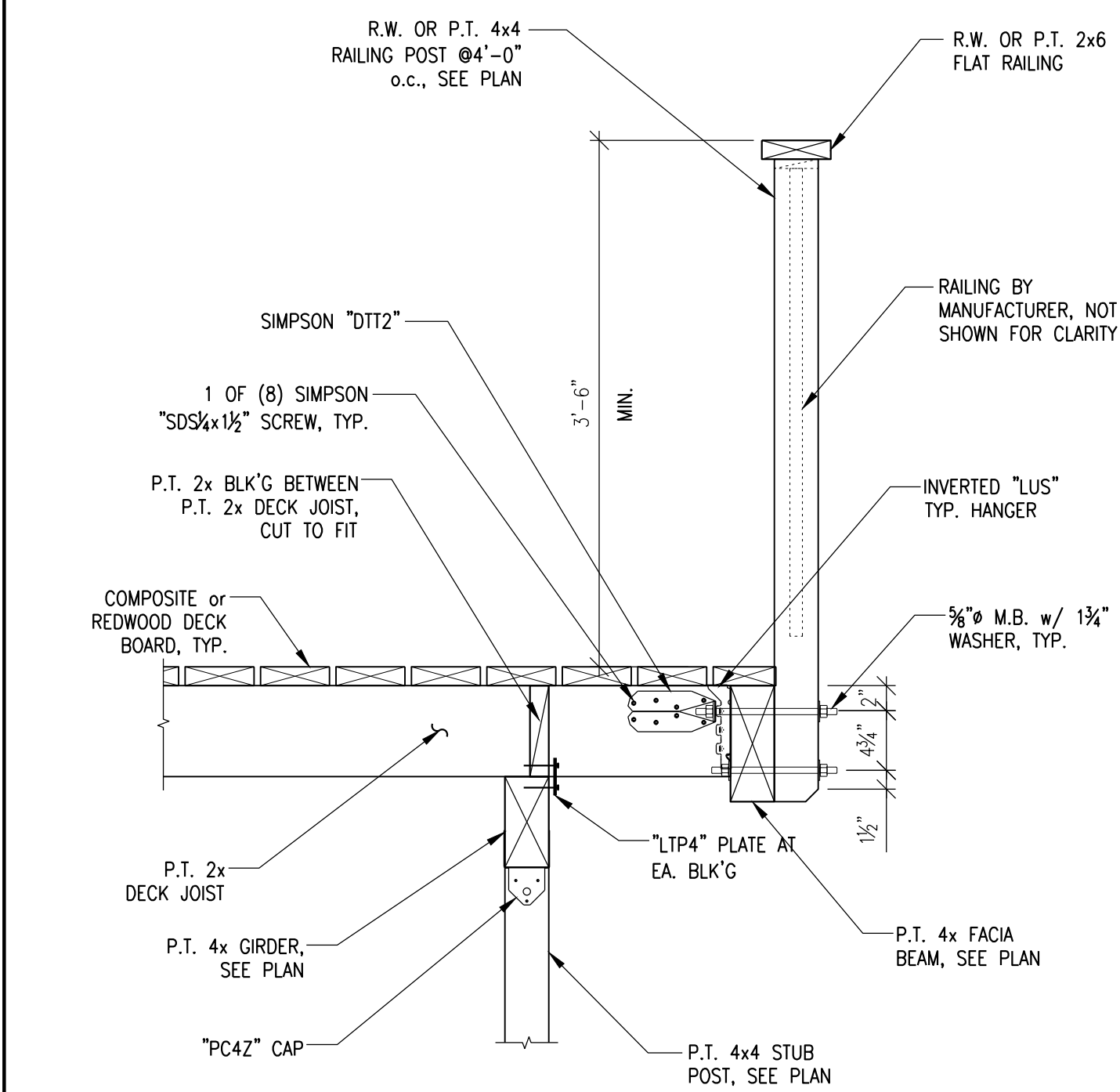
SECTION "A-A"



3 DETAIL
SCALE: 1"=1'-0"



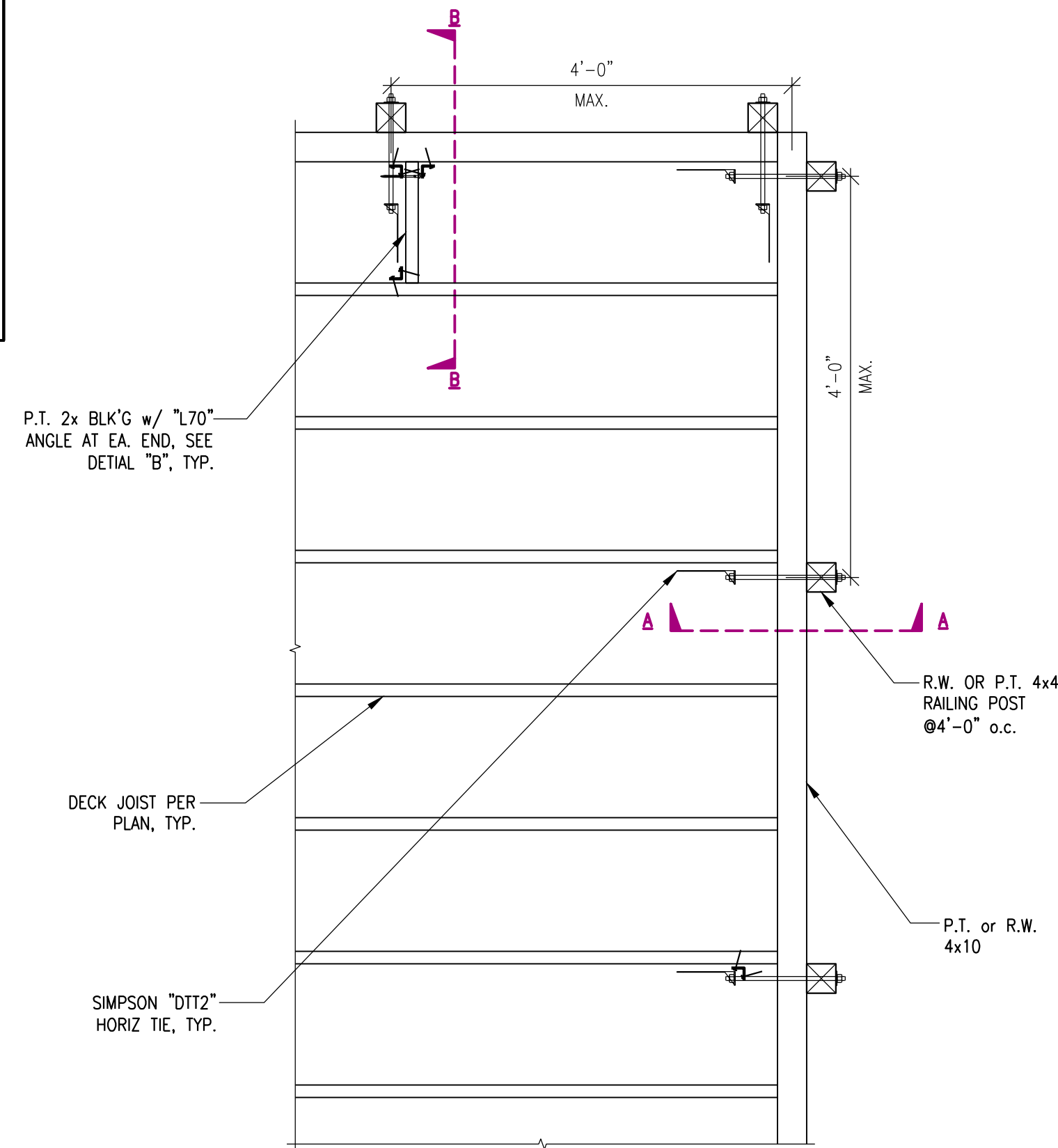
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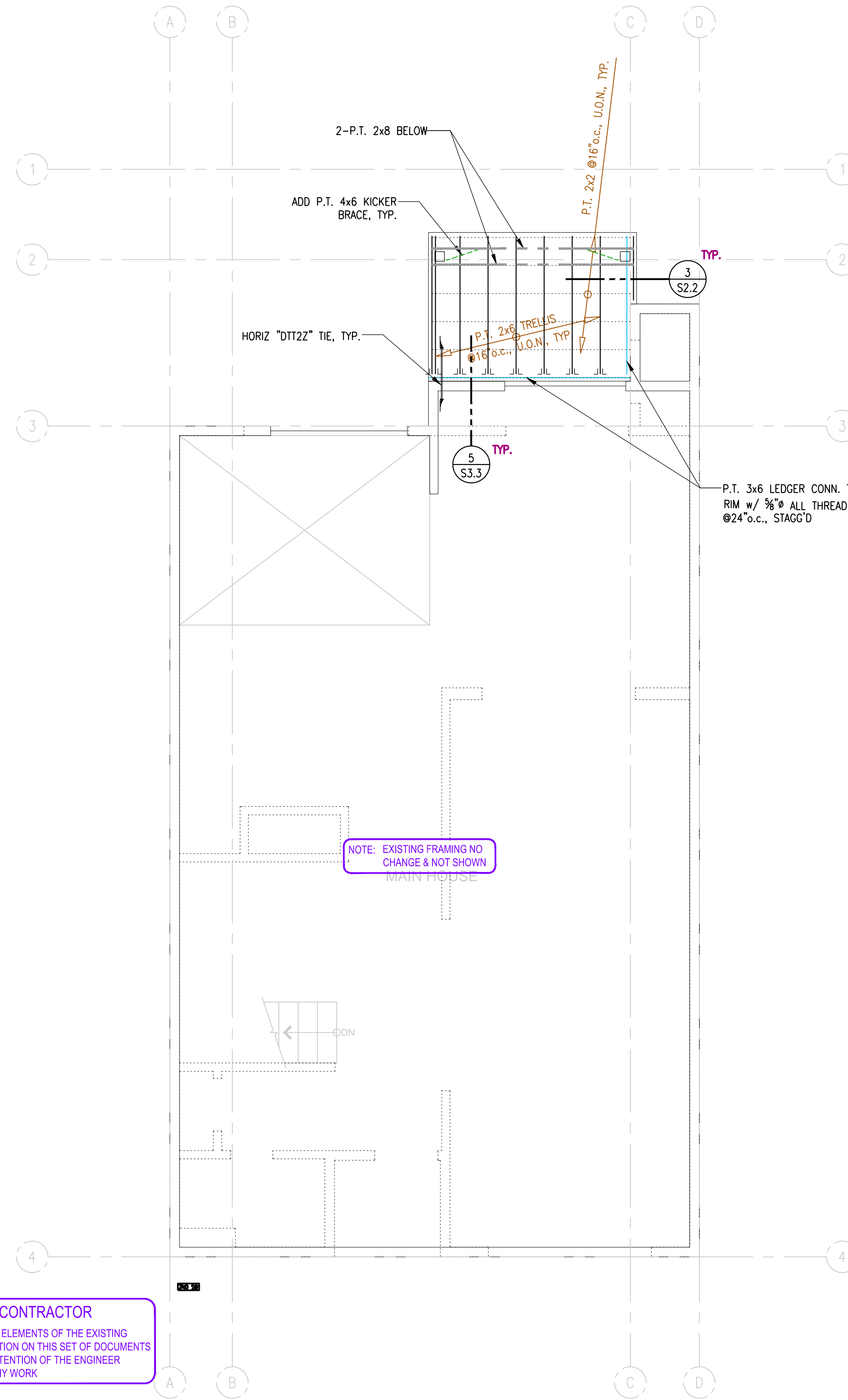
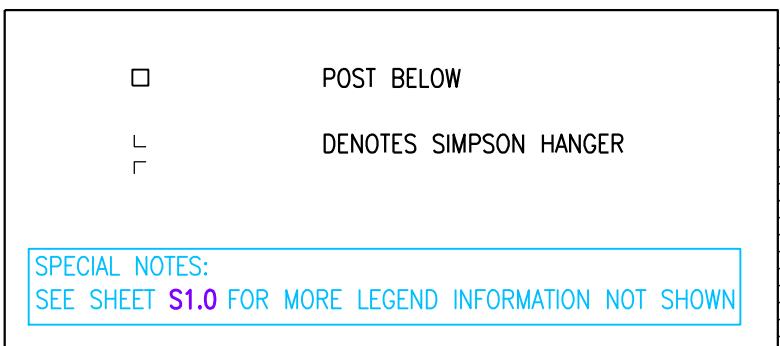
SECTION "A-A"

NOTE:

1. THE RAILING SYSTEM ONLY SHOWN THE STRUCTURAL ANCHOR OF RAILING POST, ALL OTHER INFORMATION BY MANUFACTURER, or SEE ARCHITECTURAL DRAWING AND NOT SHOWN FOR CLARITY
2. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED WOOD THAT CONTAINS AMMONIA OR USES ACZA TREATMENT SHALL BE STAINLESS STEEL

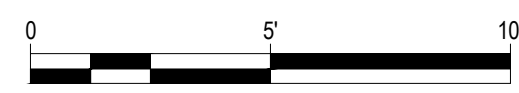


LEGEND



NOTE TO THE CONTRACTOR
ALL CONFLICTS BETWEEN THE ELEMENTS OF THE EXISTING STRUCTURE AND THEIR DEPICTION ON THIS SET OF DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK

1 | 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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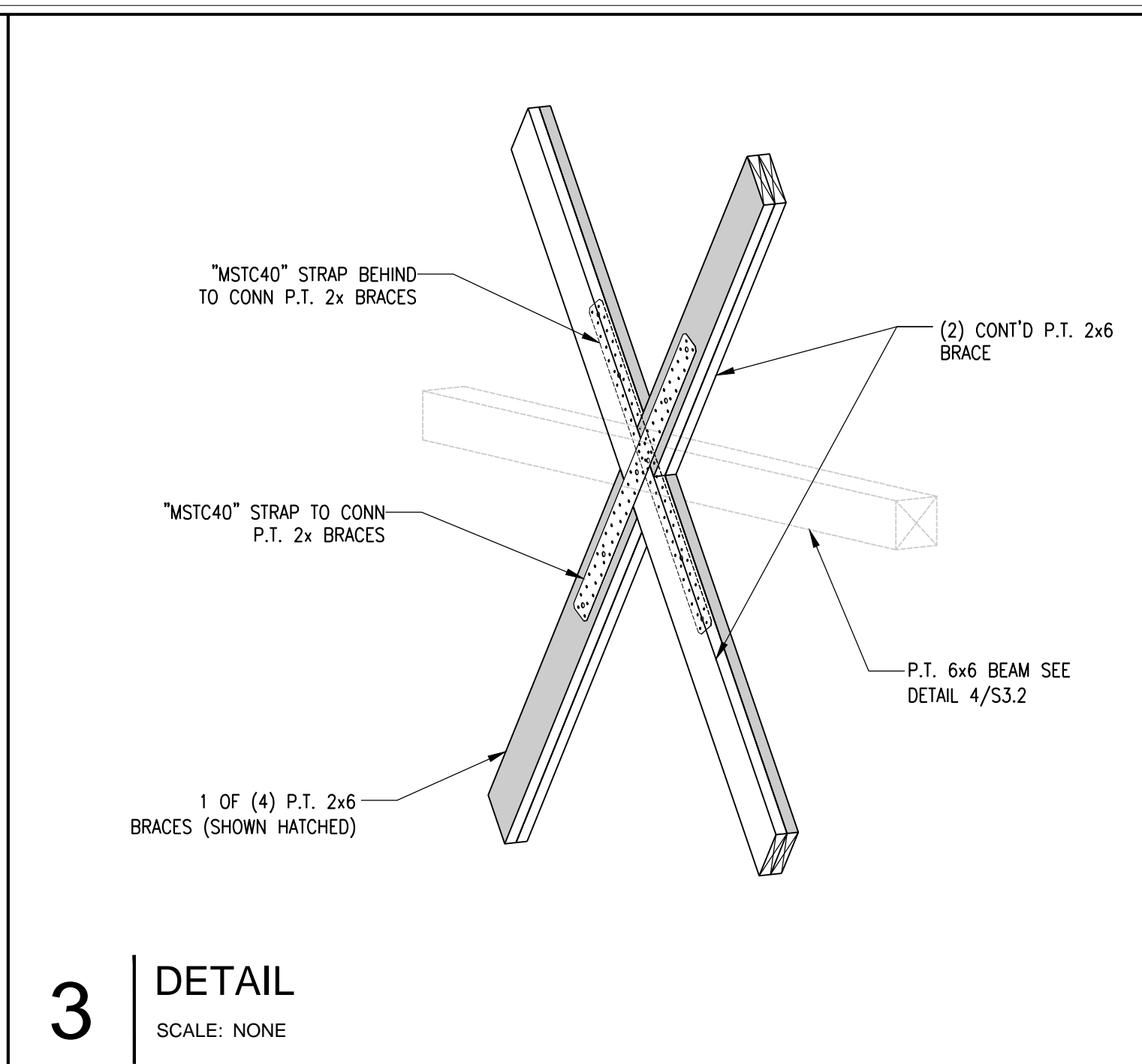
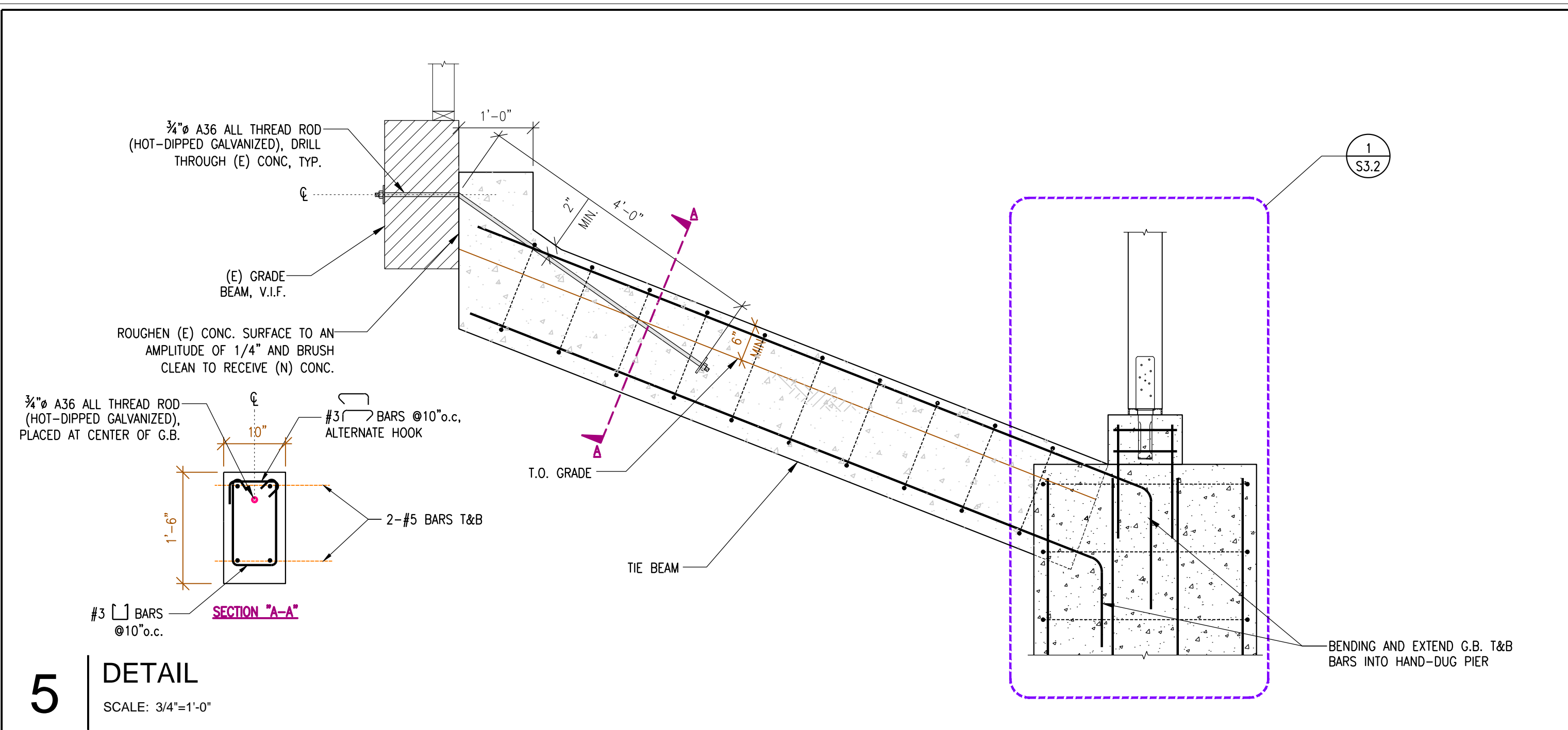
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REVISIONS:

SHEET TITLE:
2ND FLOOR FRAMING PLAN & DETAILS

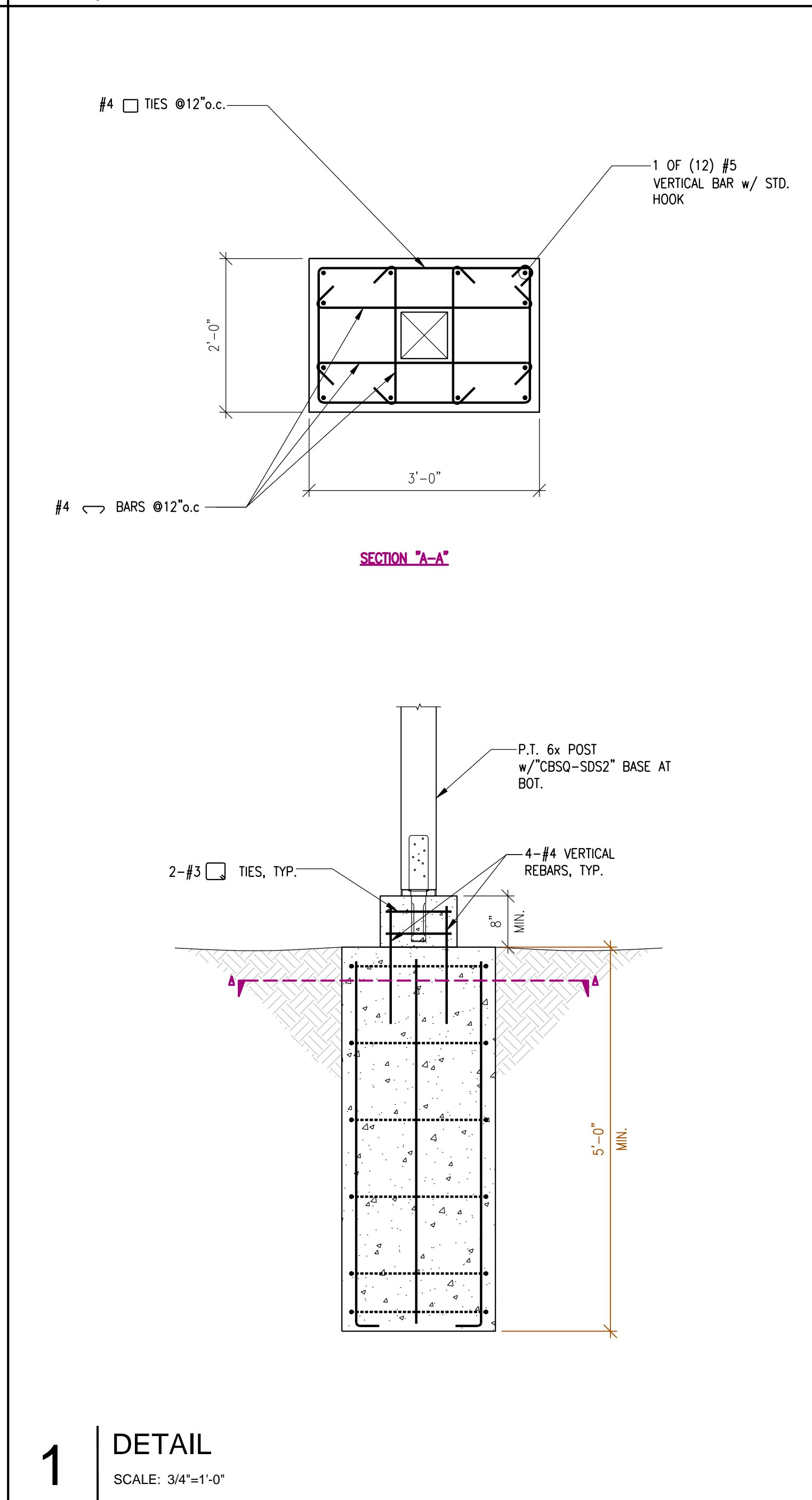
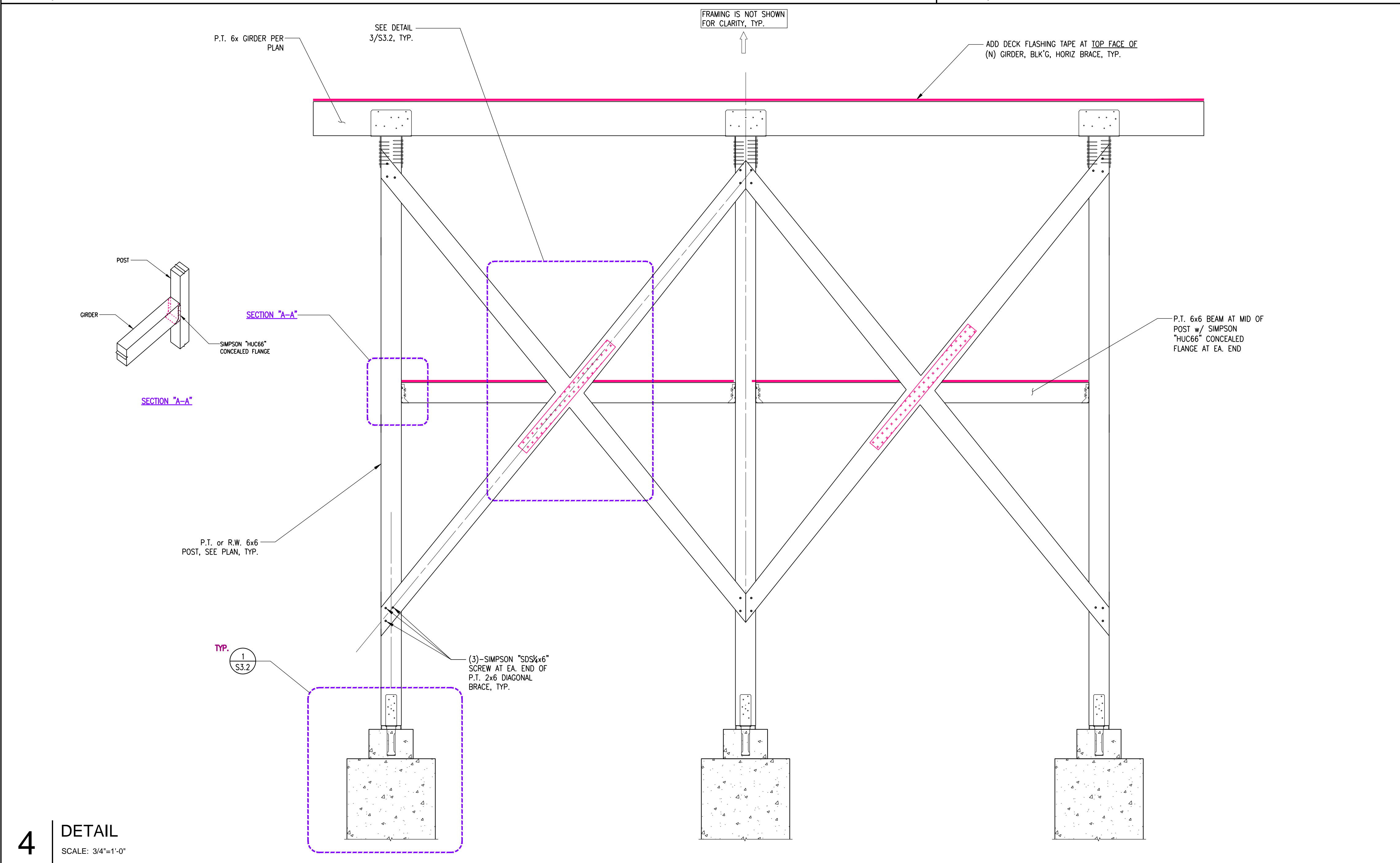
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SCALE: AS NOTED
SHEET: **S2.2**

NOTE: THIS SHEET SHOULD BE 24"x36"



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2 | N/A
SCALE: NONE



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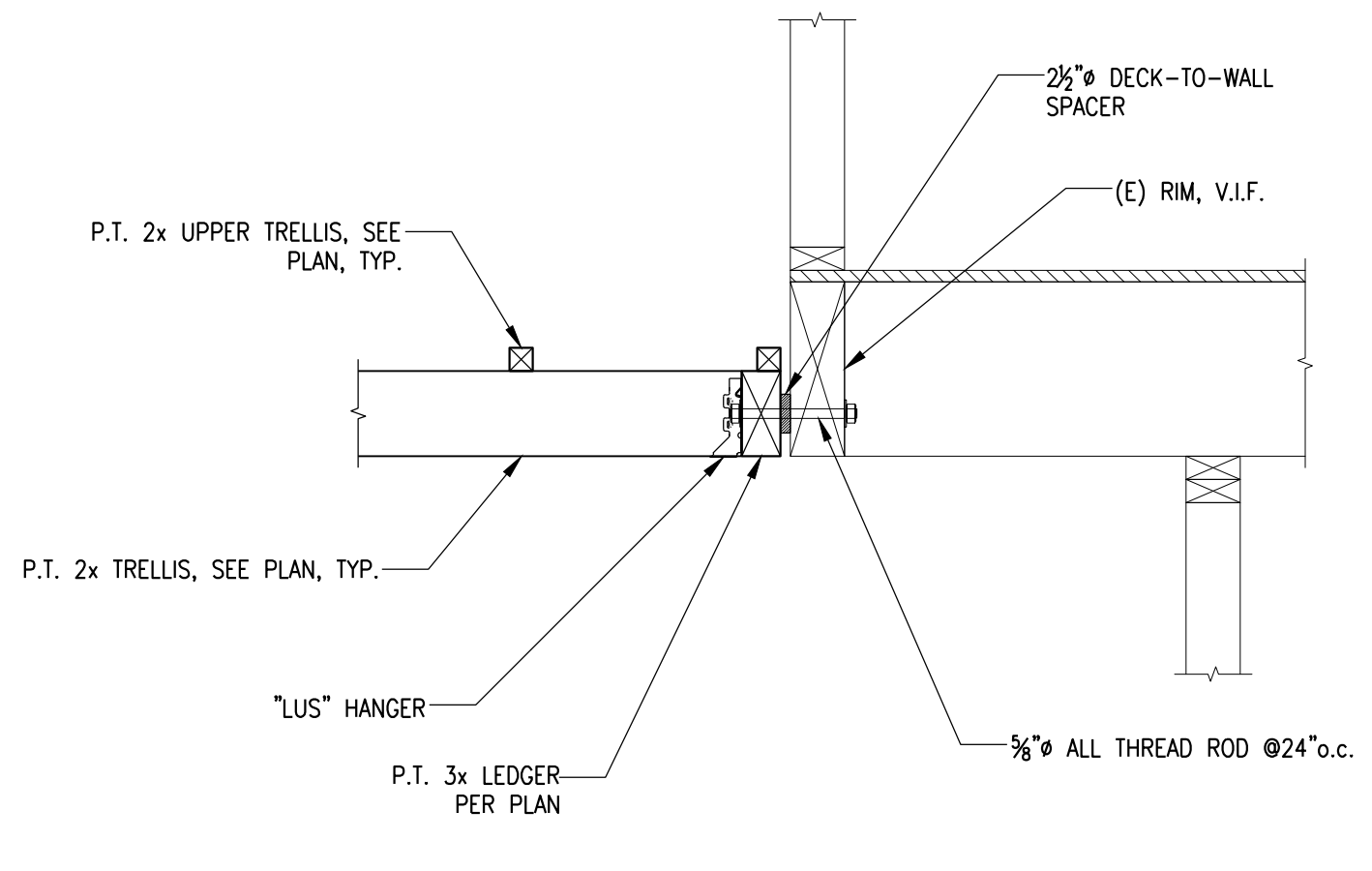
REVISIONS:

SHEET TITLE:
DETAILS II

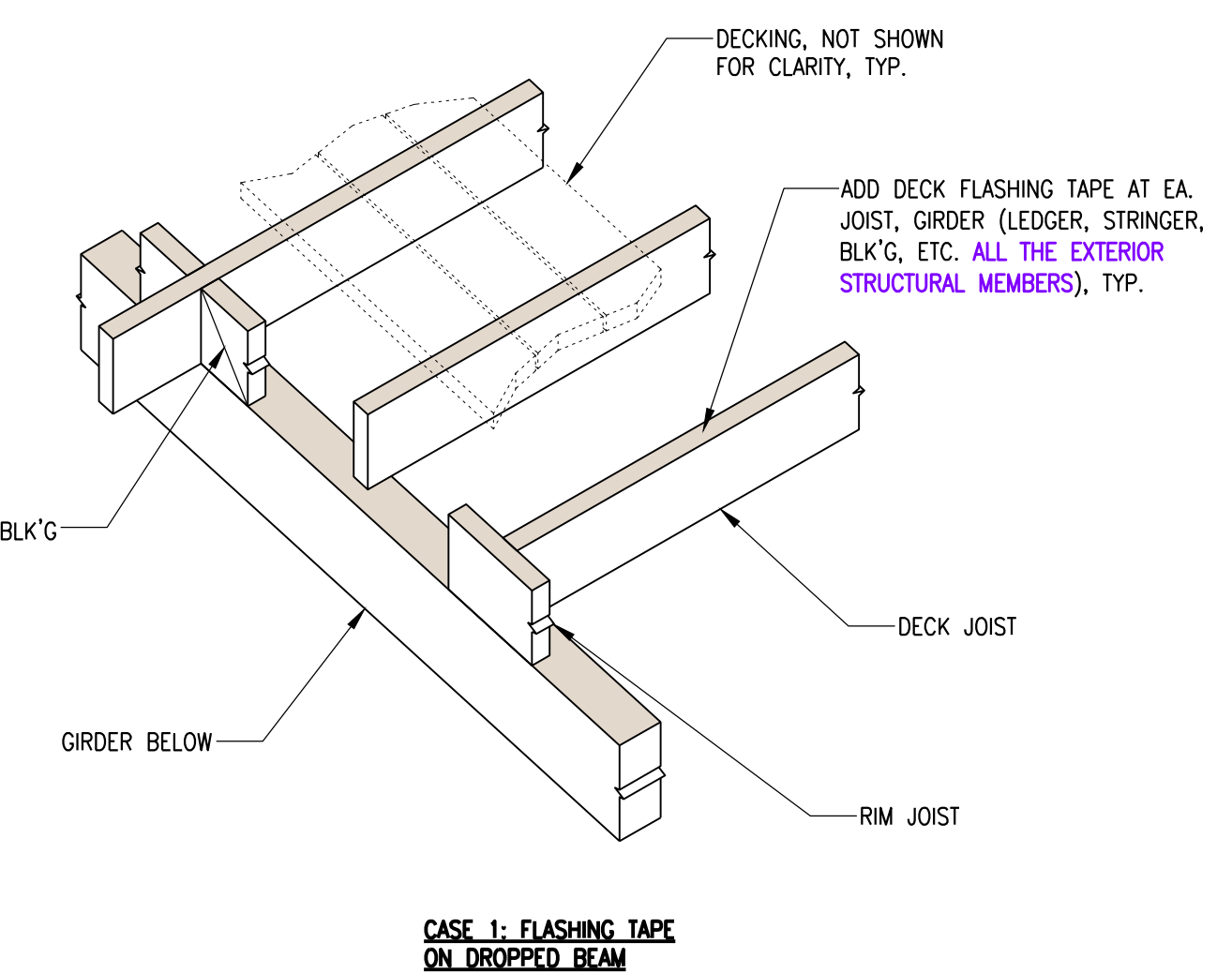
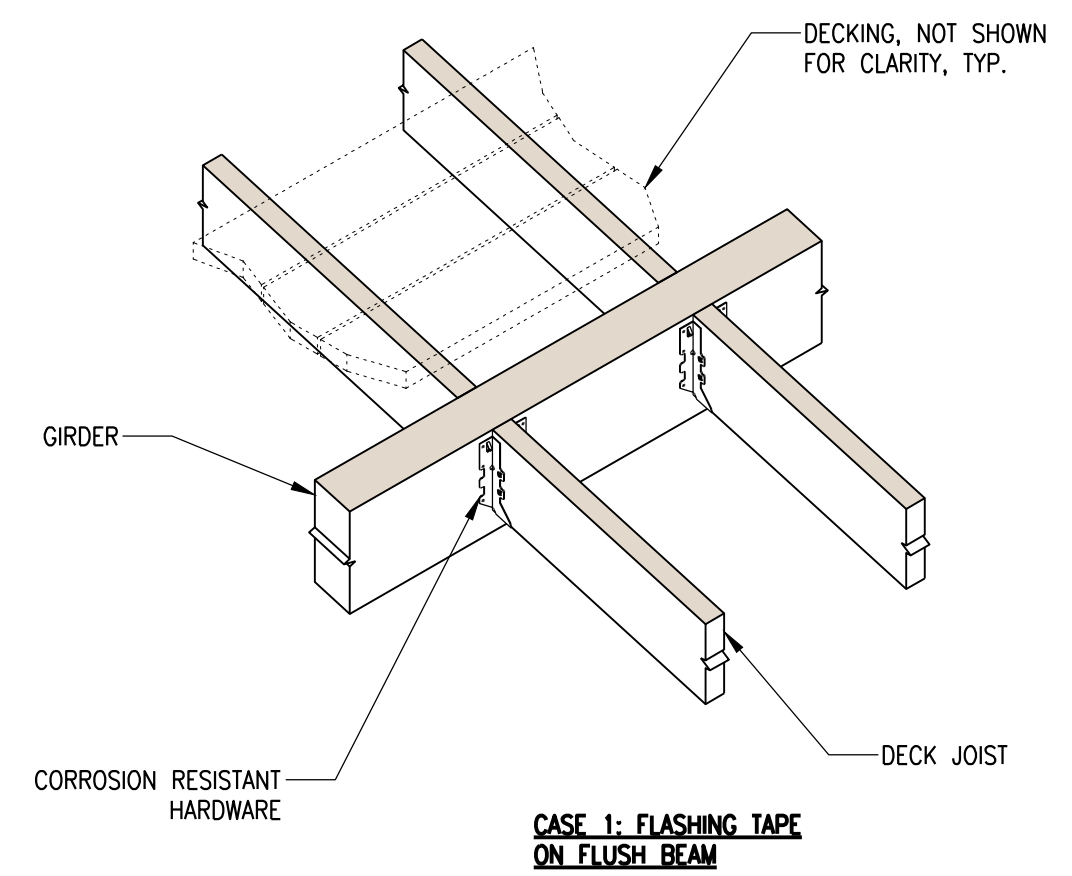
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SCALE: AS NOTED
SHEET:
S3.2

NOTE: THIS SHEET SHOULD BE 24"x36"

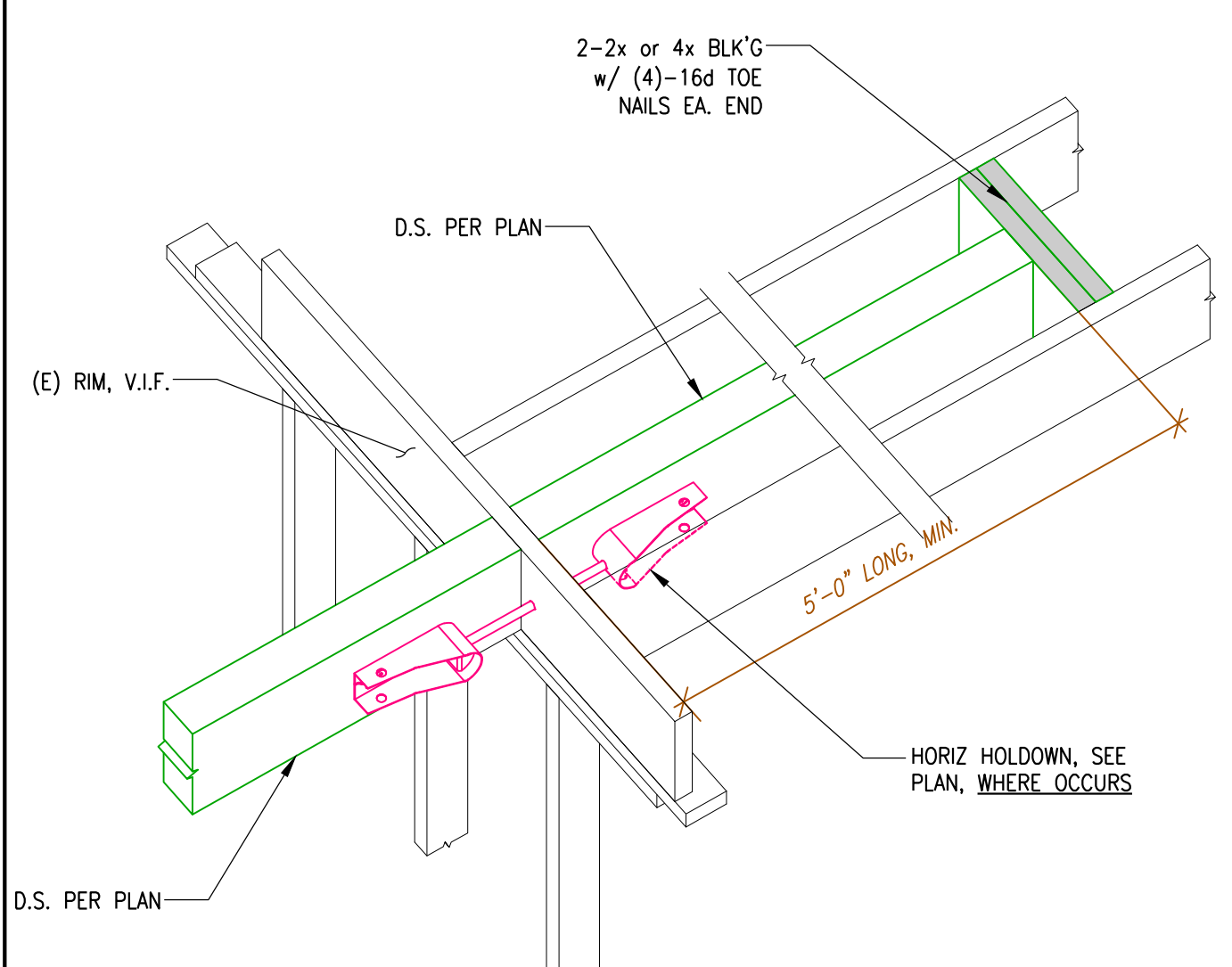
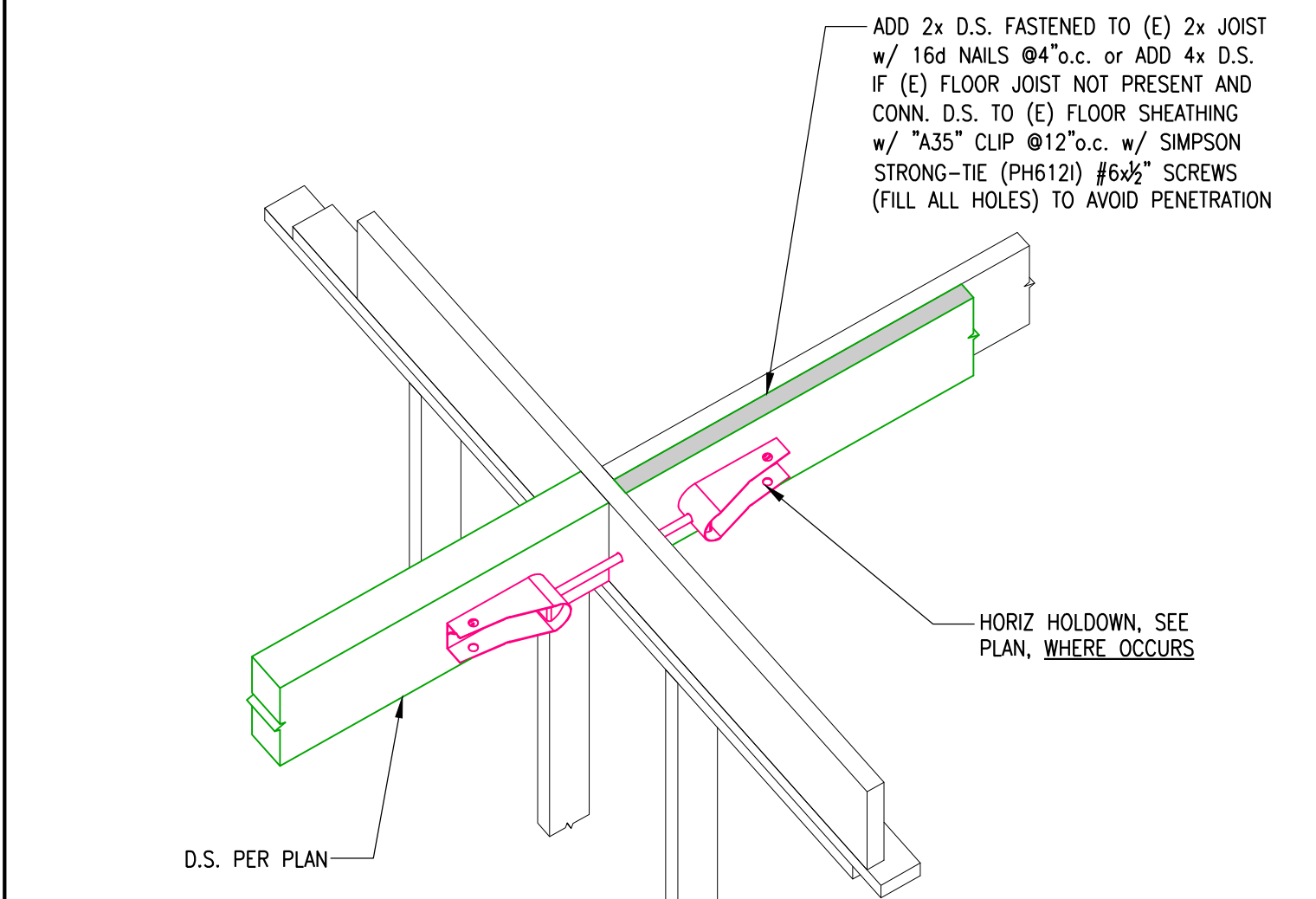
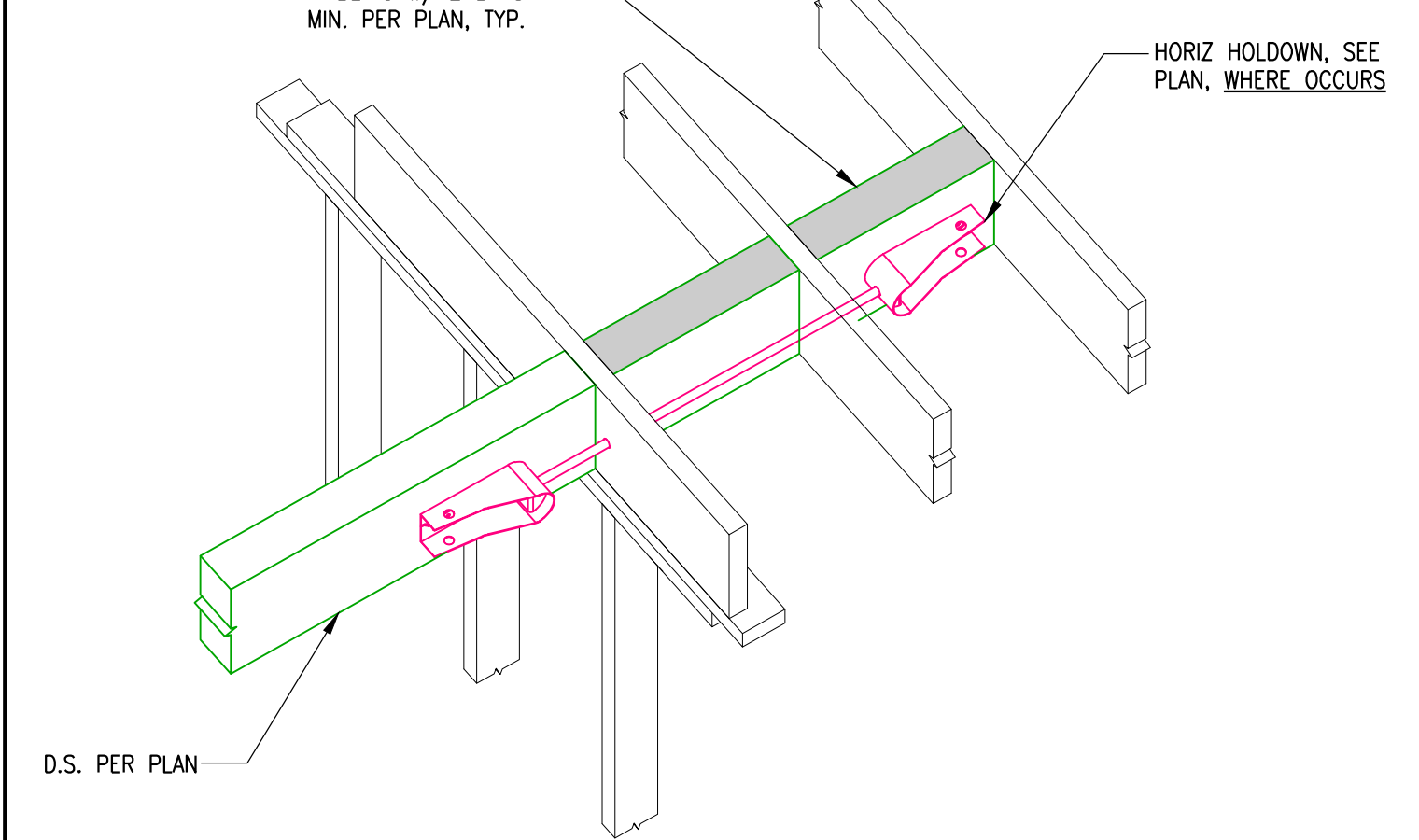
5 DETAIL
SCALE: 1"=1'-0"



NOTE: 1. ALL LUMBER FRAMING USED IN EXTERIOR DECK APPLICATIONS SHOULD BE PRESSURE TREATED TO AWPA STANDARDS OR RECOGNIZED IN A CODE EVALUATION REPORT.
2. ALL THE CONNECTER HARDWARE & FASTENERS FOR PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. CBC 2304.9.5



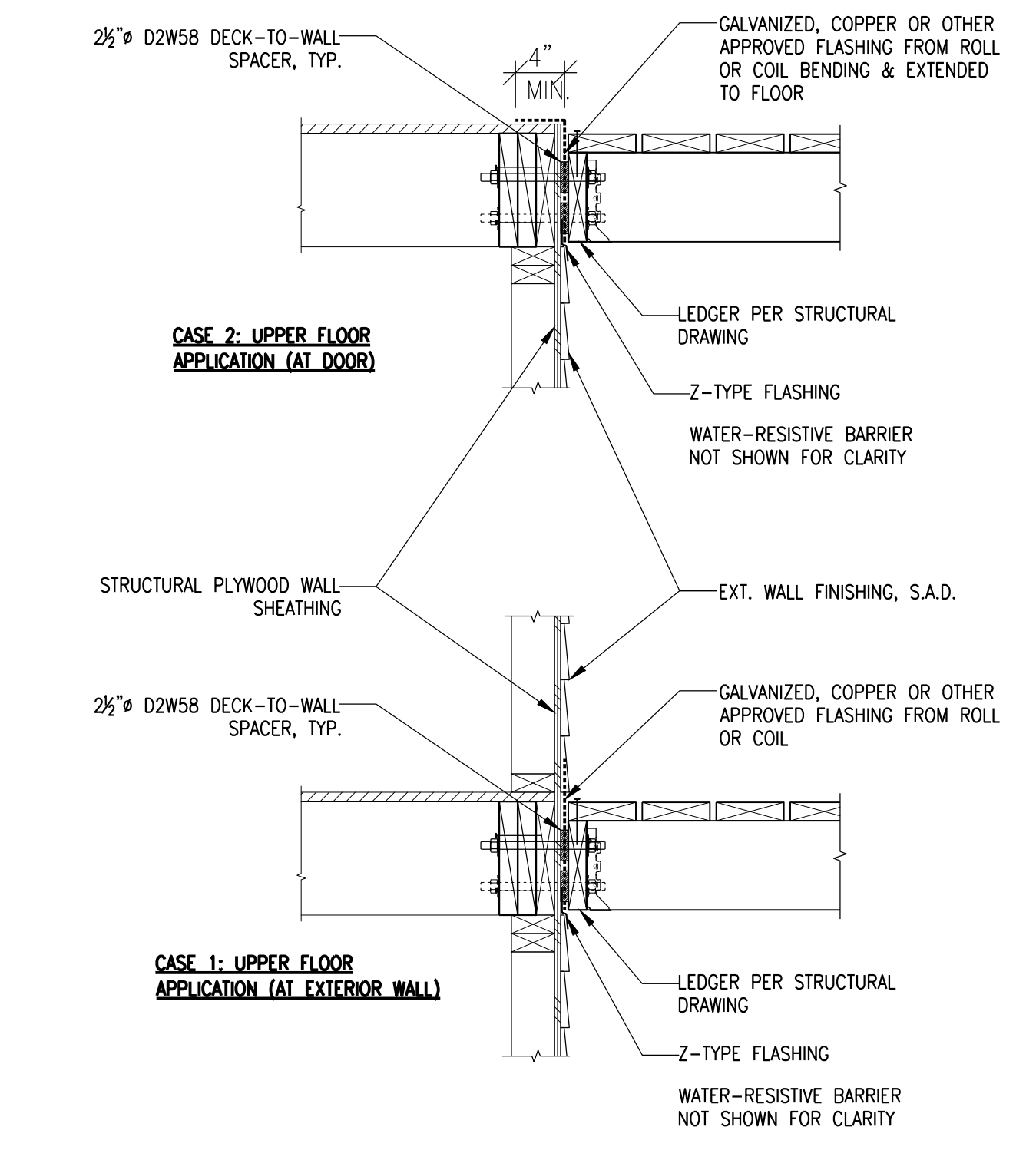
4 WATERPROOF AT EXTERIOR DECK
SCALE: NONE



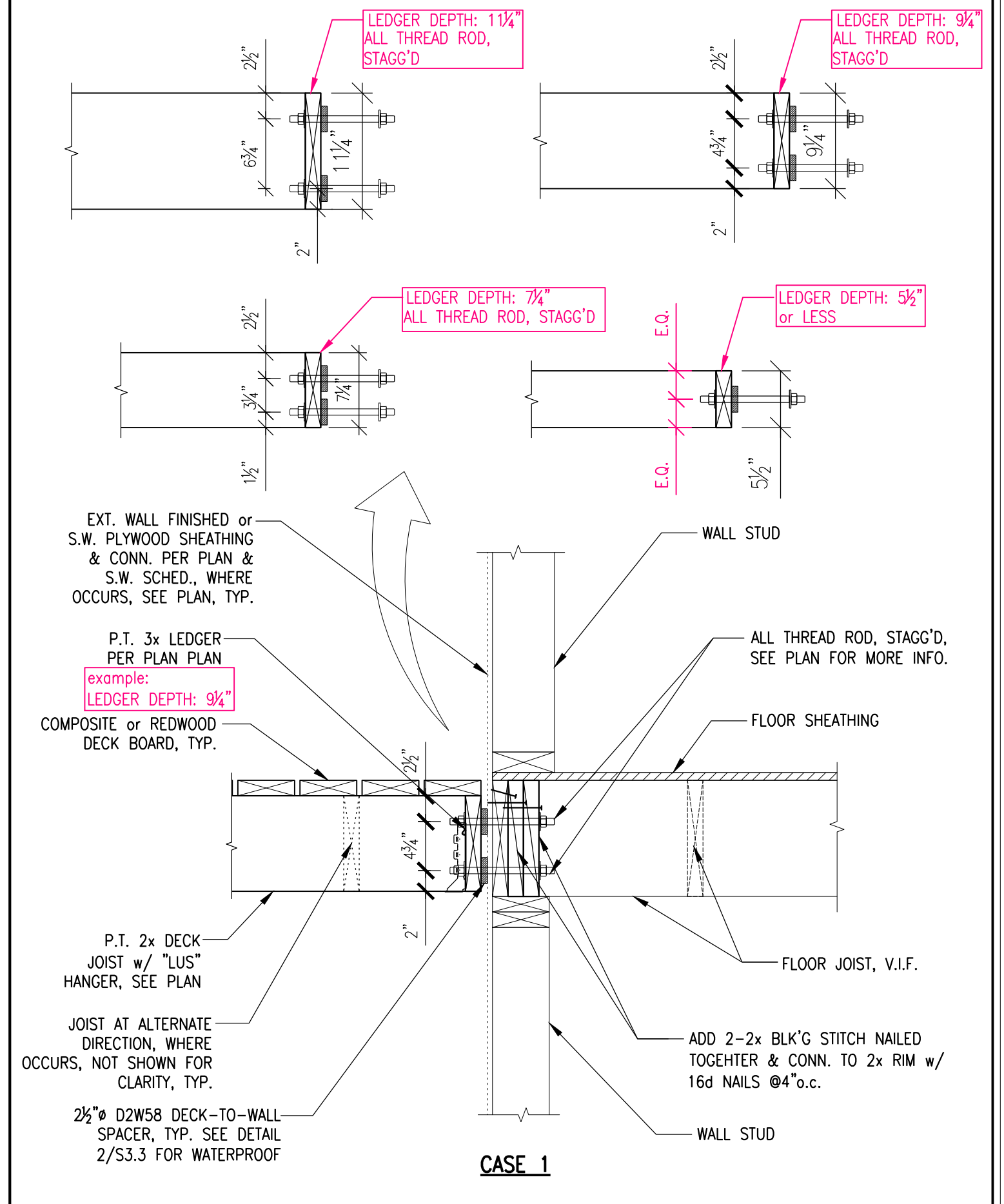
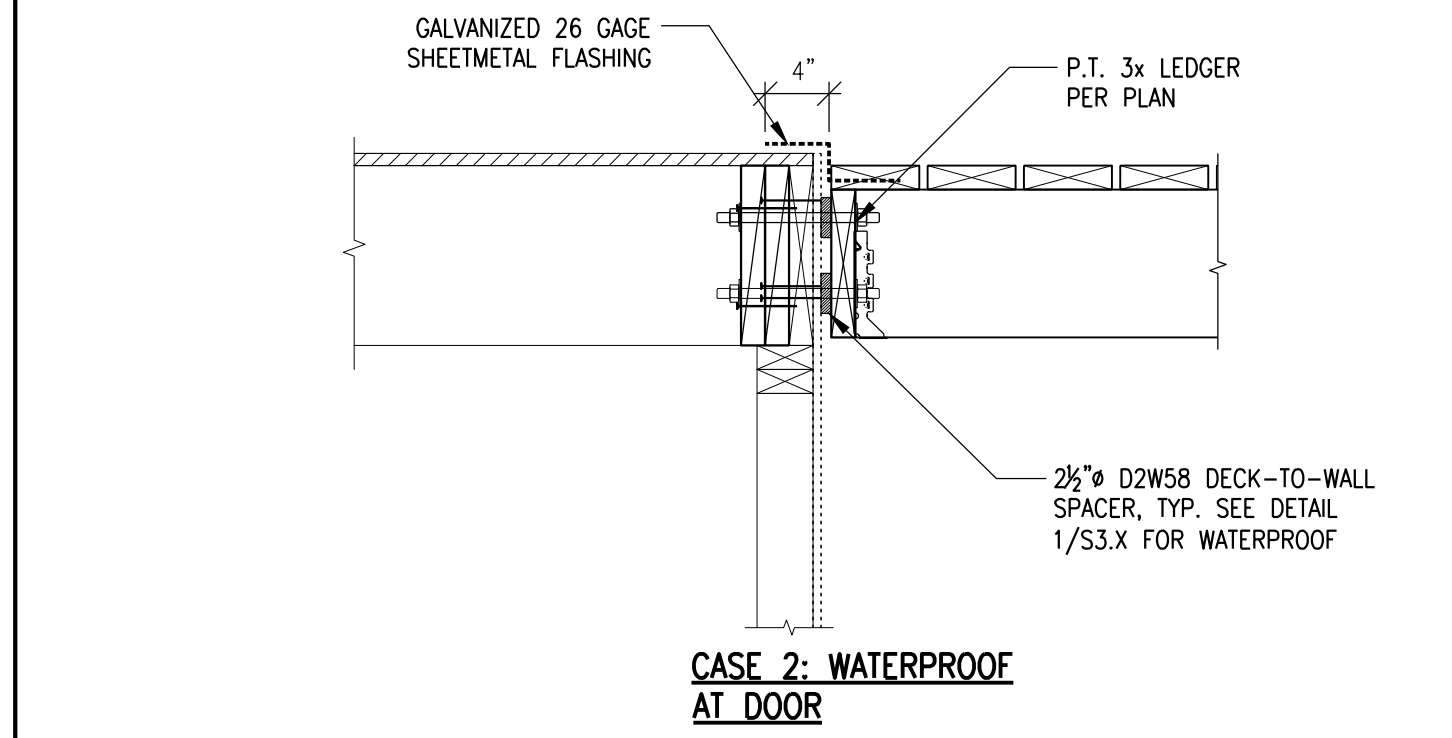
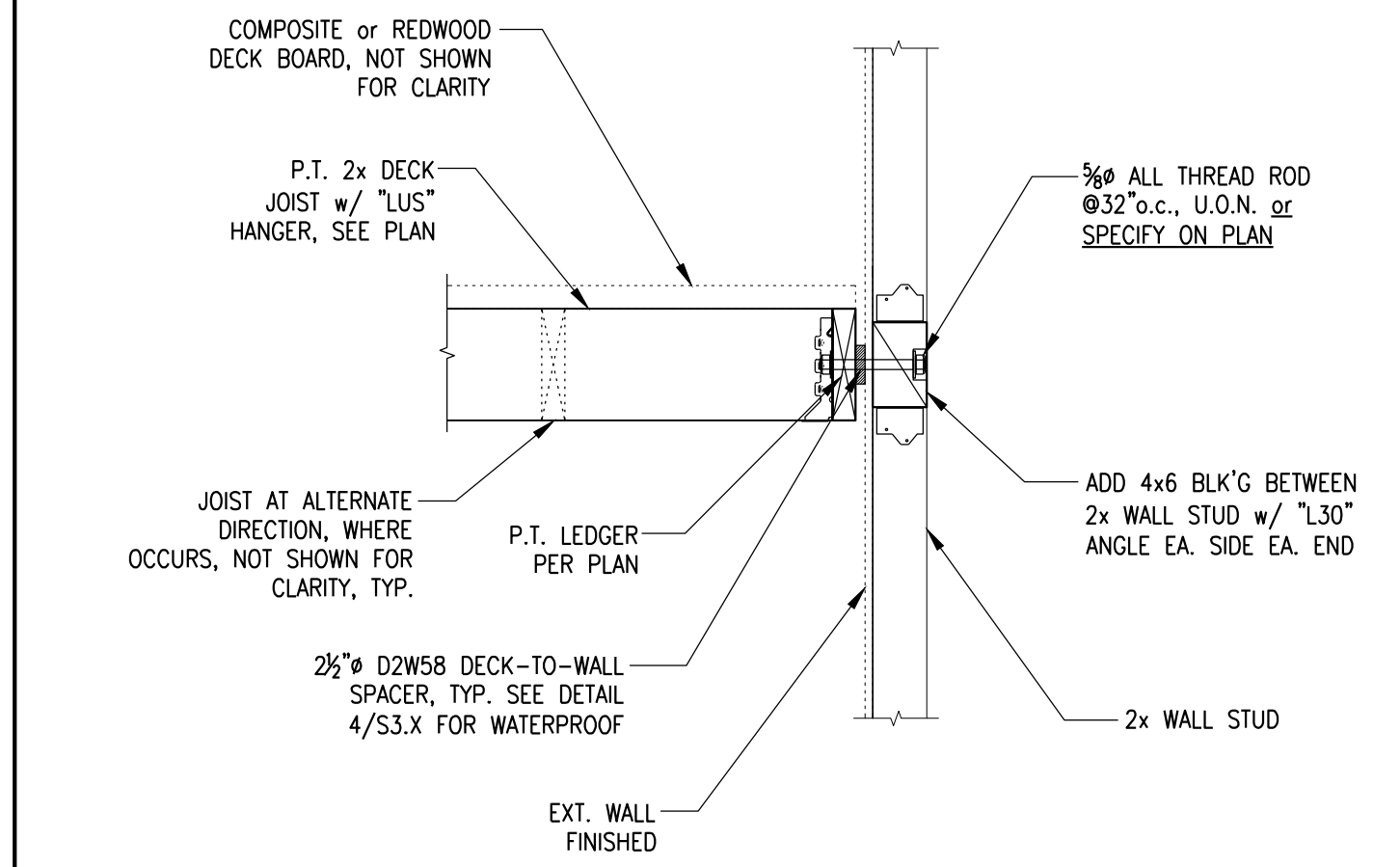
3 DETAIL
SCALE: NONE

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NOTE: 1: ANY SIDING OR MATERIAL OVER THE STRUCTURAL WOOD SHEATHING MUST BE REMOVED AND SPACERS SHOULD CONTACT A GALVANIZED, COPPER, OR OTHER APPROVED FLASHING.
2: THE D2W58 DOES NOT APPLY TO OTHER APPLICATIONS
3: PRODUCT WEB SITE: <https://www.deck2wallspacer.com/>



2 DECK-TO-WALL SPACER WATER PROOF DETAIL
SCALE: NONE



1 LEDGER AT FLOOR (EXTERIOR)
SCALE: NONE

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SHEET TITLE: DETAILS III
JOB NO.: 2603
SCALE: AS NOTED
SHEET: S3.3

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