



## AGENCY COMMENT REQUEST

Date 1/7/26

We request your comments regarding the attached application currently under review.

<p><b>DISTRIBUTION</b></p> <p><b>INTERNAL</b></p> <p><input checked="" type="checkbox"/> Building Inspection      Grading Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning      Housing Programs</p> <p>Trans. Planning      Telecom Planner</p> <p>ALUC Staff      HCP/NCCP Staff</p> <p>County Geologist</p> <p><b>HEALTH SERVICES DEPARTMENT</b></p> <p>Environmental Health      Hazardous Materials</p> <p><b>PUBLIC WORKS DEPARTMENT</b></p> <p>Engineering Services      Special Districts</p> <p>Traffic</p> <p>Flood Control (Full-size)</p> <p><b>LOCAL</b></p> <p><input checked="" type="checkbox"/> Fire District _____          San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></p> <p><input checked="" type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfpd.org">fire@cccfpd.org</a></p> <p><input checked="" type="checkbox"/> Sanitary District <u>West County Wastewater</u></p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u></p> <p><input checked="" type="checkbox"/> City of <u>El Cerrito</u></p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>East Richmond Heights MAC</u></p> <p>Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email)</p> <p><b>OTHERS/NON-LOCAL</b></p> <p>CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><b>ADDITIONAL RECIPIENTS</b></p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Diana Lecca</u></p> <p>Phone # <u>925-655-2869</u></p> <p>E-mail <u><a href="mailto:diana.lecca@dcd.cccounty.us">diana.lecca@dcd.cccounty.us</a></u></p> <p>County File # <u>CDVR25-01070</u></p> <p>Prior to <u>Feb. 4, 2026</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Landslide      <input checked="" type="checkbox"/> Active Fault Zone (A-P)</p> <p style="text-align: center;">Liquefaction      Flood Hazard Area</p> <p style="text-align: center;">60-dBA Noise Control</p> <p style="text-align: center;">CA EPA Hazardous Waste Site</p> <p style="text-align: center;"><input checked="" type="checkbox"/> High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p><b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments:      None      Below      Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number:** CDVR25-01070

**File Date:** 1/6/2026

**Applicant:**

WANDA O TRE KLOPSON KLOPSON WANDA O TRE  
6803 DEL MONTE AVE  
RICHMOND, CA 94805 204

gotocraig@yahoo.com  
(510) 557-0853

**Property Owner:**

WANDA O TRE KLOPSON  
6803 DEL MONTE AVE  
RICHMOND, CA 94805 204

gotocraig@yahoo.com  
(510) 557-0853

**Project Description:**

The applicant requests approval of a variance and small lot design review to allow a 9-foot 3-inch secondary front yard setback (where 15 feet is the minimum required) to repair an elevated deck at the rear of an existing SFR.

**Project Location: (Address: 6803 DEL MONTE AVE, RICHMOND, CA 94805 204), (APN: 521132015)**

**Additional APNs:** N/A

**General Plan Designation(s):** RM

**Flood Hazard Areas:** X

**60-dBA Noise Control:** NO

**Sphere of Influence:** El Cerrito

**Sanitary District:** WEST CO WASTEWATER

**Specific Plan:** N/A

**Zoning District(s):** R-6

**AP Fault Zone:** Hayward Fault Seismic Zone

**MAC/TAC:** East Richmond Heights MAC

**Fire District:** CONSOLIDATED FIRE

**Housing Inventory Site:** NO

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
066A	Late Filing Penalty	002606-9660-REV-000-5B066A	0.00	
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
<b>Total:</b>			<b>3280.00</b>	<b>3280.00</b>

EAST RICHMOND HEIGHTS - TRACT NO. 4 M B 8-177

1- 11P.M.35 1-16-70

2- 72 L.S.M. 42 6-13-83

10

11

KENSINGTON

09

15

ARLINGTON

BLVD.

15

RICHMOND

AVE.

ROAD

AQUA VISTA COURT

AQUA VISTA

70/32  
ASSESSOR'S MAP

BOOK 521 PAGE 13

CONTRA COSTA COUNTY, CALIF.

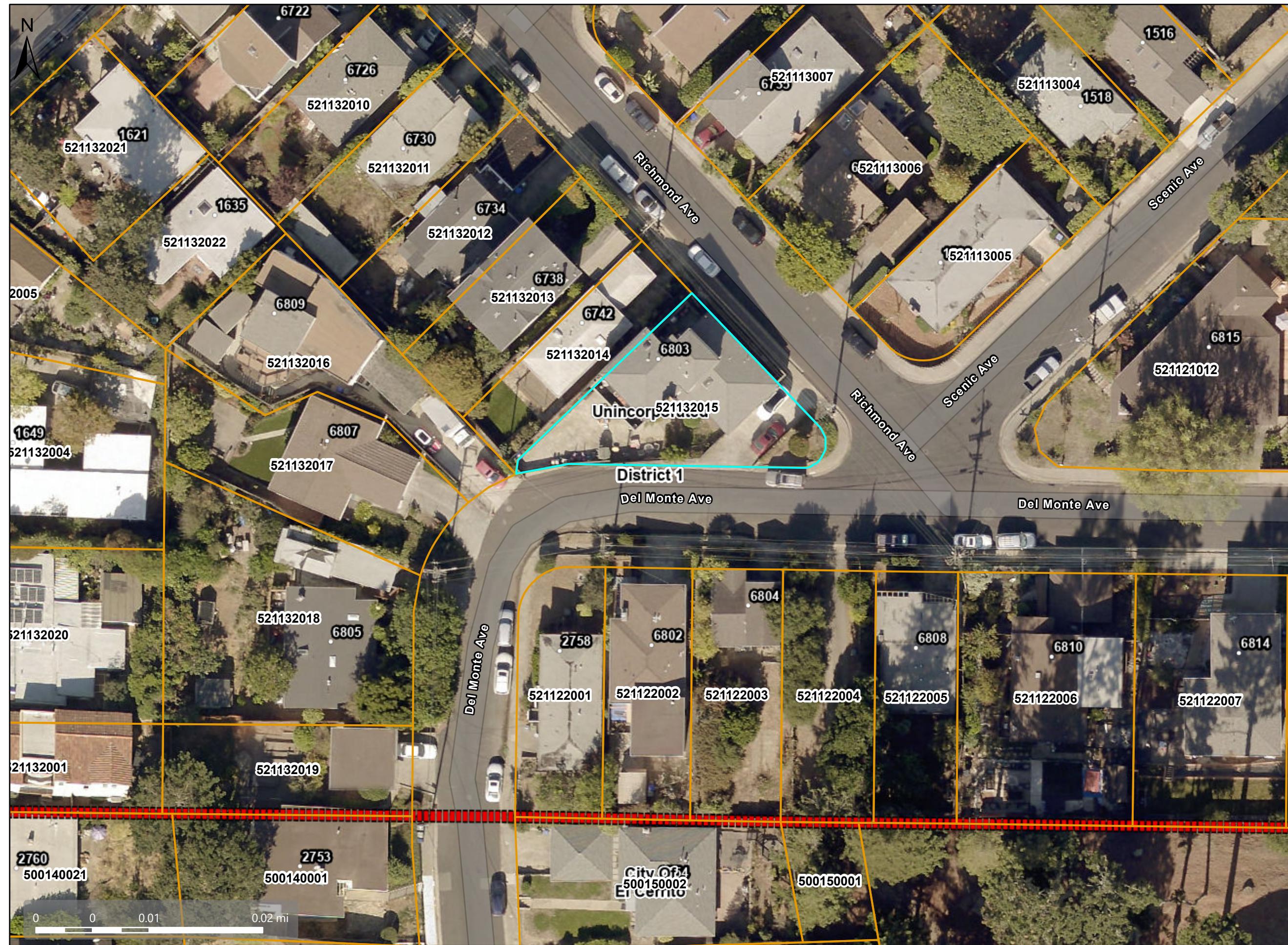
PB  
500

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.





# Orthophotography



## Map Legend

- Assessment Parcels
- Unincorporated
- City Limits
- Board of Supervisors' Districts
- Address Points
- Aerials 2019
- RGB
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

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. CMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CMap 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

## DRAWING INDEX

A0.0	SITE PLAN AND BUILDING INFORMATION
A1.0	EXISTING PARTIAL FLOOR PLAN
A2.0	EXISTING ELEVATIONS
A3.0	EXISTING SECTIONS
S1.0	STRUCTURAL NOTES AND COVE SHEET
S2.0	FOUNDATION AND FRAMING PLAN
S3.0	STRUCTURAL DETAILS

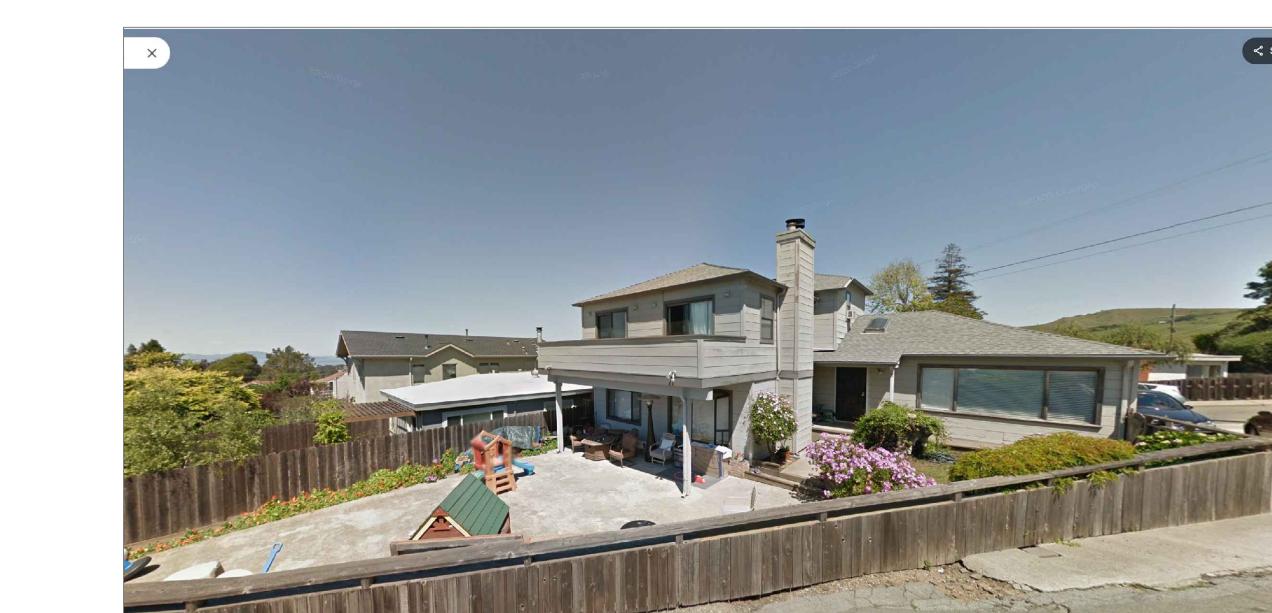
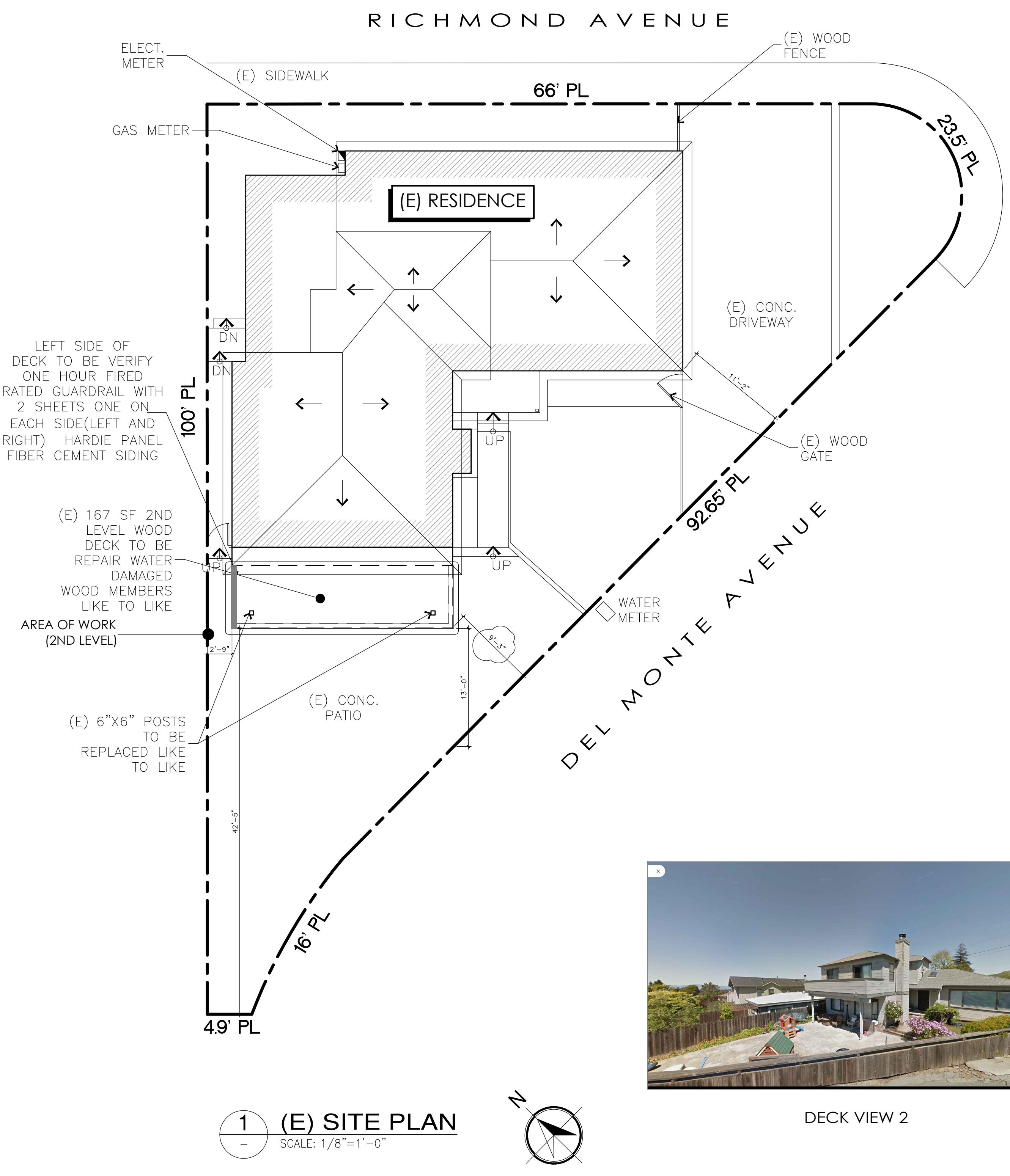
**RECEIVED** on 12/31/2025 CDVR25-01070  
By Contra Costa County  
Department of Conservation and Development

## APPLICABLE CODES

CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2022 EDITION
CALIFORNIA FIRE CODE (CFC)	2022 EDITION
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS (CGBS)	2022 EDITION

## GENERAL NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2019 CBC AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY IN SITE ALL INFORMATION PROVIDED IN THE DRAWINGS. DUE TO ACCESSIBILITY LIMITATIONS SOME ASSUMPTIONS WERE MADE. IF DISCREPANCIES OCCUR IT SHALL BE REPORTED TO THE DESIGNER.
- ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS, OR AS CLARIFIED BY DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
- CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING SURFACES & MATERIALS DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF DESIGNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INADEQUATE CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
- ALL WORK & MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS & ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS & INTERPRETATIONS.
- CONTRACTOR TO PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.



DECK VIEW 2



DECK VIEW 3

## PROJECT DIRECTORY

OWNER:	THERESA KLOPSON	CIVIL ENGINEER: VIT HANACEK
	(510) 557 0853	PHONE: (925) 262-7401
	GOTOCRAIG@YAHOO.COM	V.HANACEK@YAHOO.COM
		FAX: N/A
DESIGNER:	BRENDA MUÑOZ	TITLE 24: NA
	(510) 734 2181	

Brenda Muñoz  
December- 2024

**OWNER:**  
Theresa Klopson  
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**e-mail:**  
bmblueprints@gmail.com

## ABBREVIATIONS

∠	ANGLE	HB	HOSE BIB
@	AT	HDW	HARDWOOD
○	CENTERLINE	HM	HOLLOW METAL
∅	DIAMETER	HORIZ	HORIZONTAL
⊥	PERPENDICULAR	HR	HOUR
#	POUND OR NUMBER	INSUL	INSULATION
±	PLUS/MINUS	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	LAM	LAMINATE
AL	ALUMINUM	LAV	LAVATORY
APP'D	APPROVED	LT	LIGHT
ARCH	ARCHITECTURAL		
BLDG	BUILDING	MAX	MAXIMUM
BO	BOTTOM OF	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MTD	MOUNTED
CNTR	COUNTER	(N)	NEW
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT	CONTINUOUS		
DBL	DOUBLE	P-LAM	PLASTIC LAMINATE
DET	DETAIL	PLY	PLYWOOD
DIA	DIA	PT	POINT
DN	DOWN		
DR	DOOR	R	RADIUS
DS	DOWNSPOUT	REF	REFRIGERATOR
DWG	DRAWING	REQ	REQUIRED
(E)	EXISTING	RM	ROOM
EA	EACH	R O	ROUGH OPENING
ELEC	ELECTRICAL	S	SOUTH
		SCHED	SCHEDULE
		SIM	SIMILAR
		SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EXT	EXTERIOR	STL	STEEL
FA	FIRE ALARM	STOR	STORAGE
FDN	FOUNDATION	SSD	SEE STRUCTURAL
FIN	FINISH	SL	SKYLIGHT
FL	FLOOR	TV	TELEVISION
FLUOR	FLUORESCENT	TYP	TYPICAL
FDN	FOUNDATION	UON	UNLESS
FOS	FACE OF STUD	VIF	OTHERWISE NOTED
FT	FEET OR FOOT	W	VERIFY IN FIELD
FTG	FOOTING	W/	WEST
FURR	FURRING	WH	WITH
GALV	GALVANIZED	WD	WATER HEATER
GS	GALVANIZED STEEL		WOOD
GYP BD	GYPSUM BOARD		

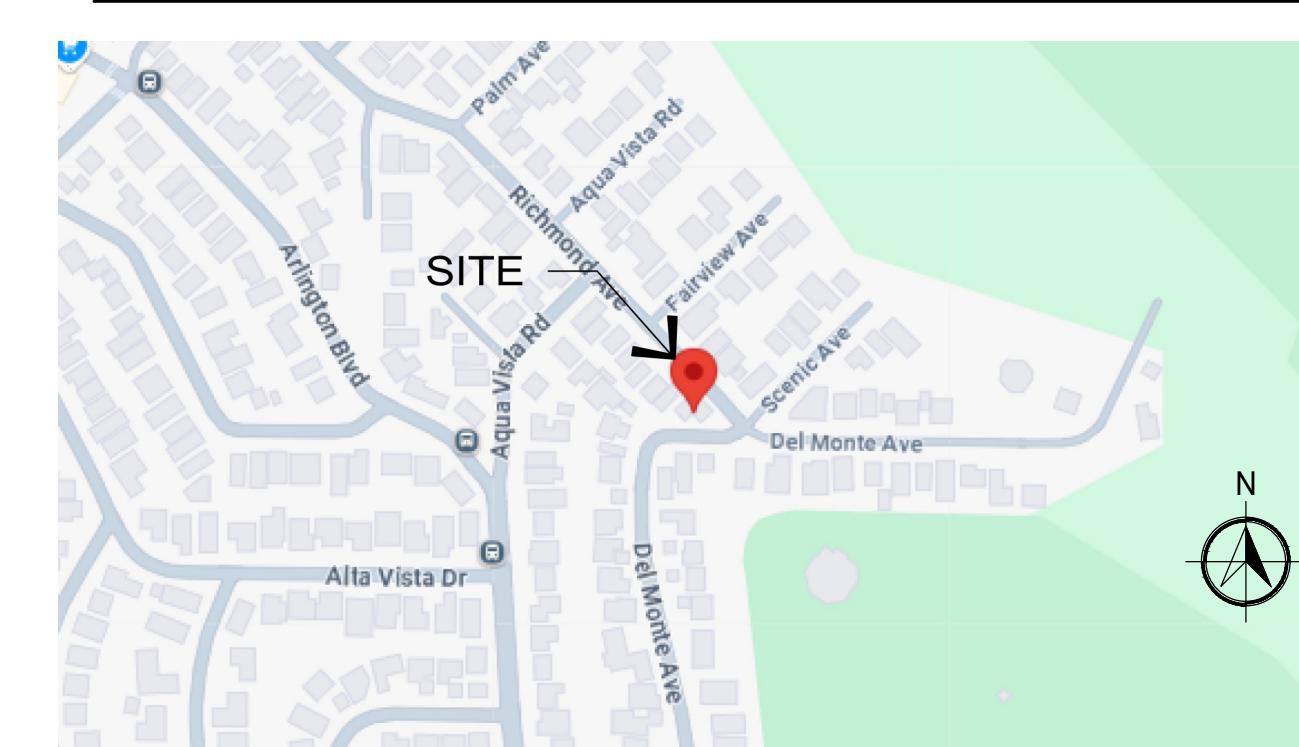
## PROJECT INFORMATION

APN #	521-132-015-4
OCCUPANCY	R3
TYPE OF CONSTRUCTION	V-B
ZONING	R-6 SINGLE FAMILY RESIDENCE
LOT AREA	5,500 S.F.
EXISTING COVERED AREA	1,611.5 S.F.

## PROJECT SCOPE



## VICINITY MAP



PROJECT NAME:  
PROJECT ADDRESS:

CONTENT:  
SITE PLAN AND  
BUILDING  
INFORMATION

SCALE: AS SHOWN

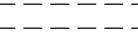
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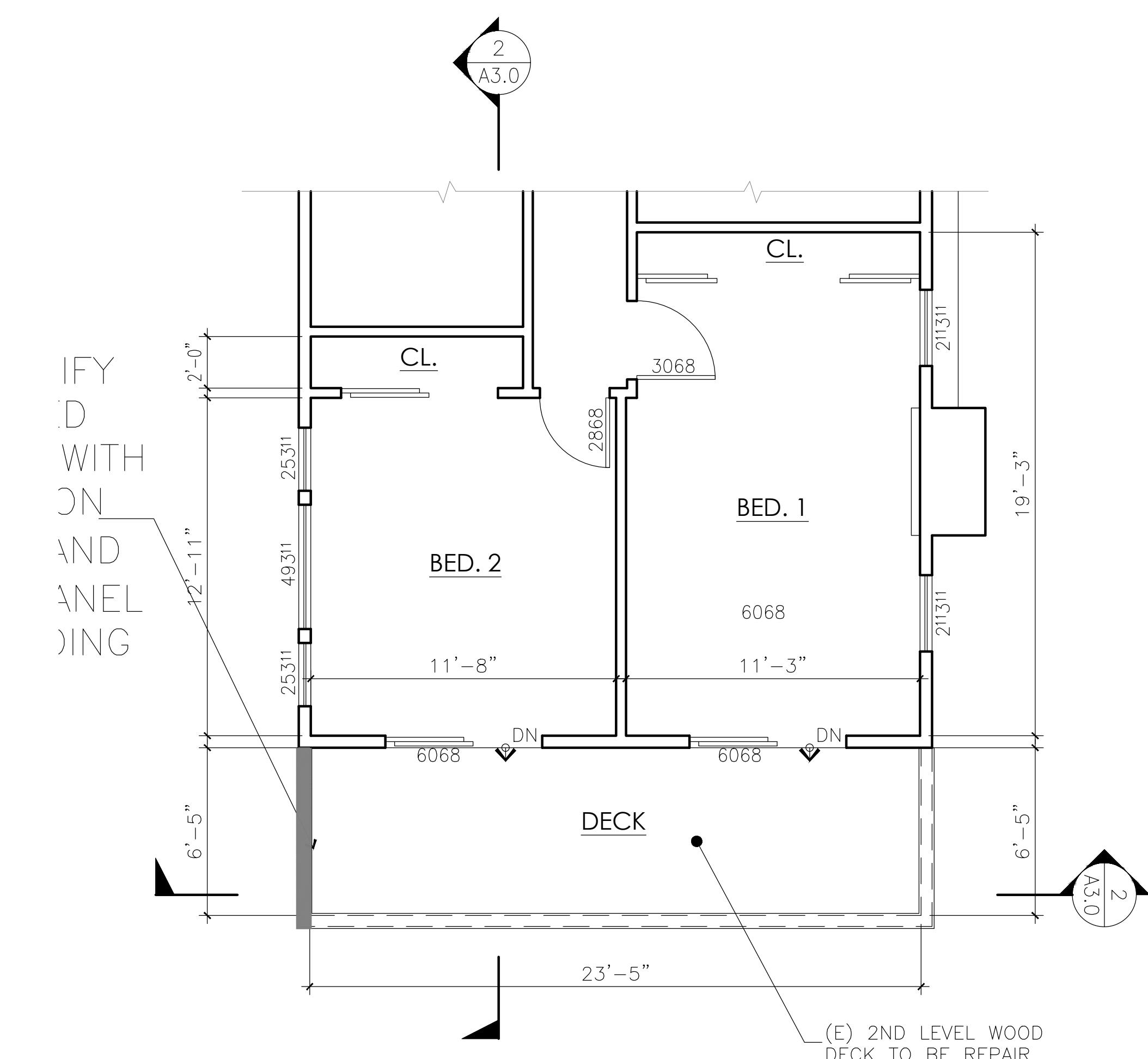
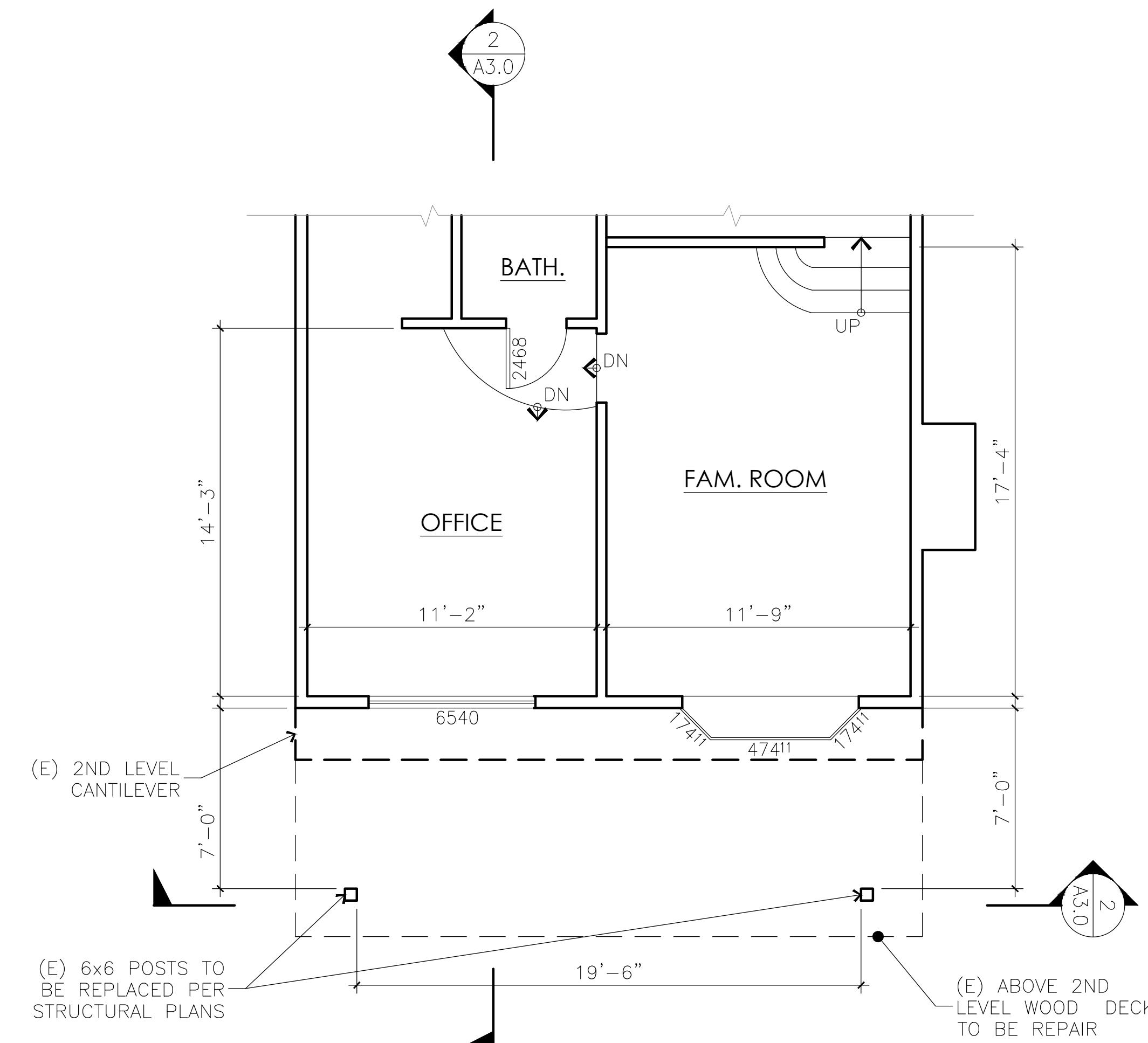
JOB #: 03272025

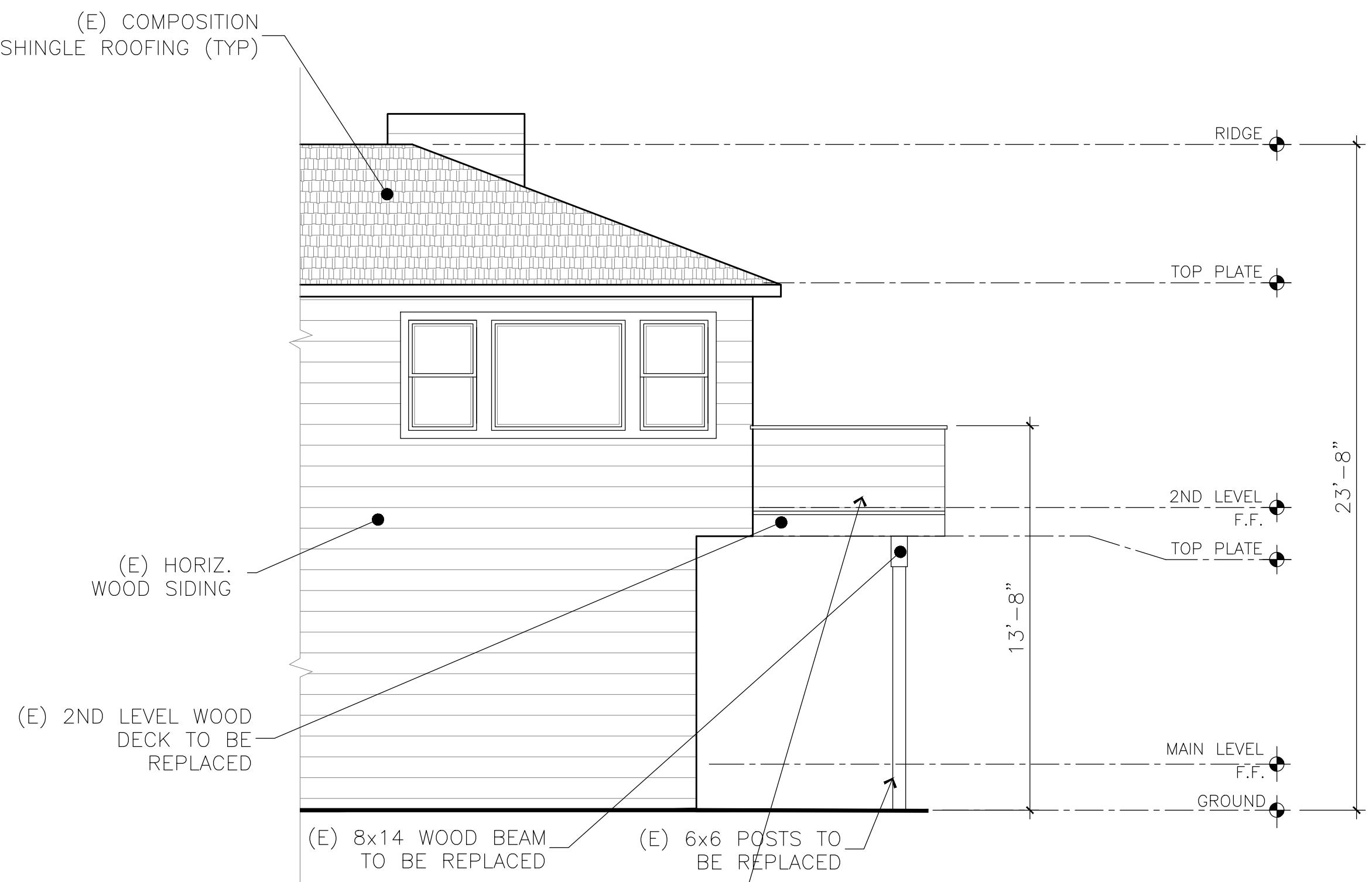
SHEET:

A0.0

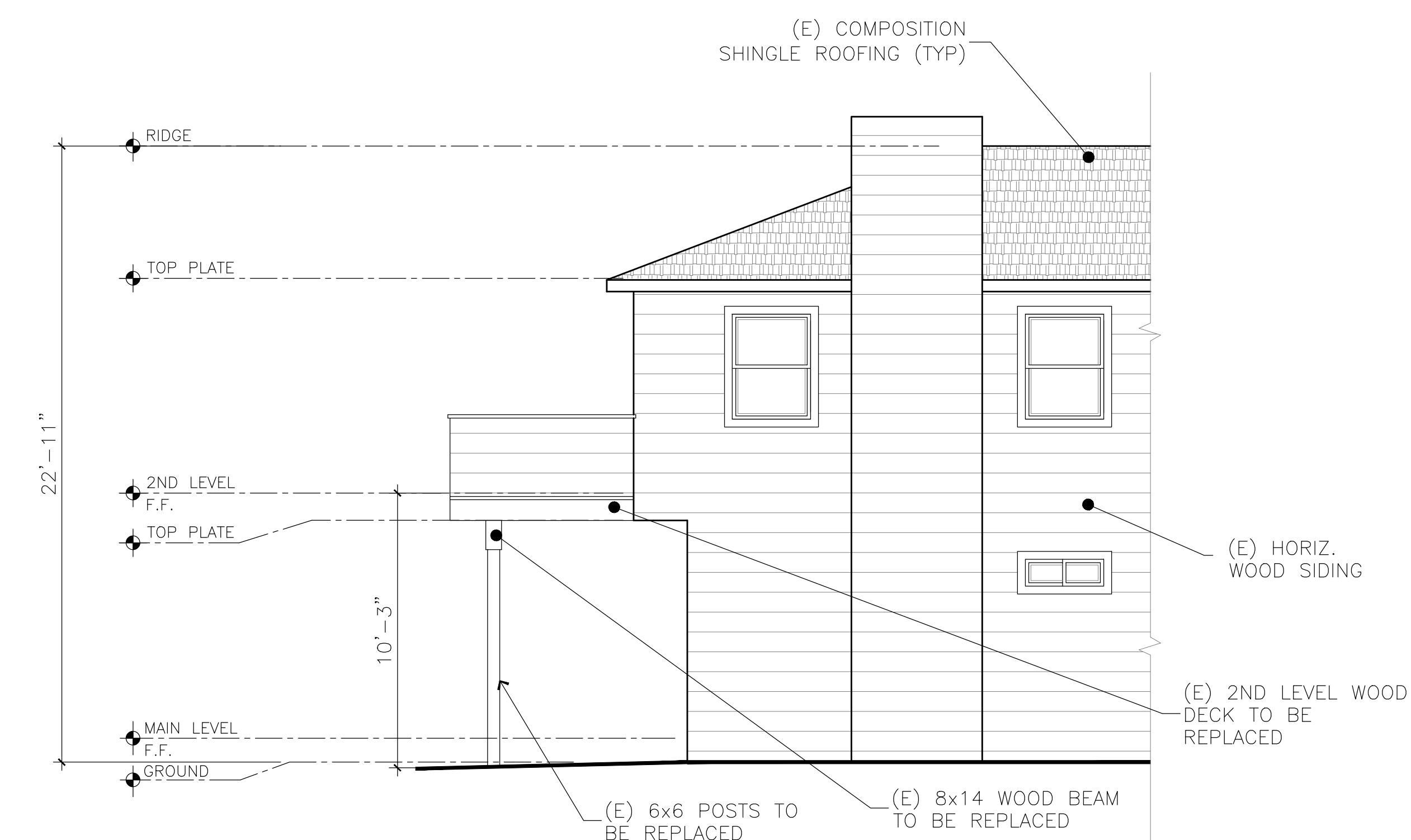
**WALL**

 EXISTING TO BE REMOVED  
 EXISTING WALLS TO REMAIN  
 NEW WALL

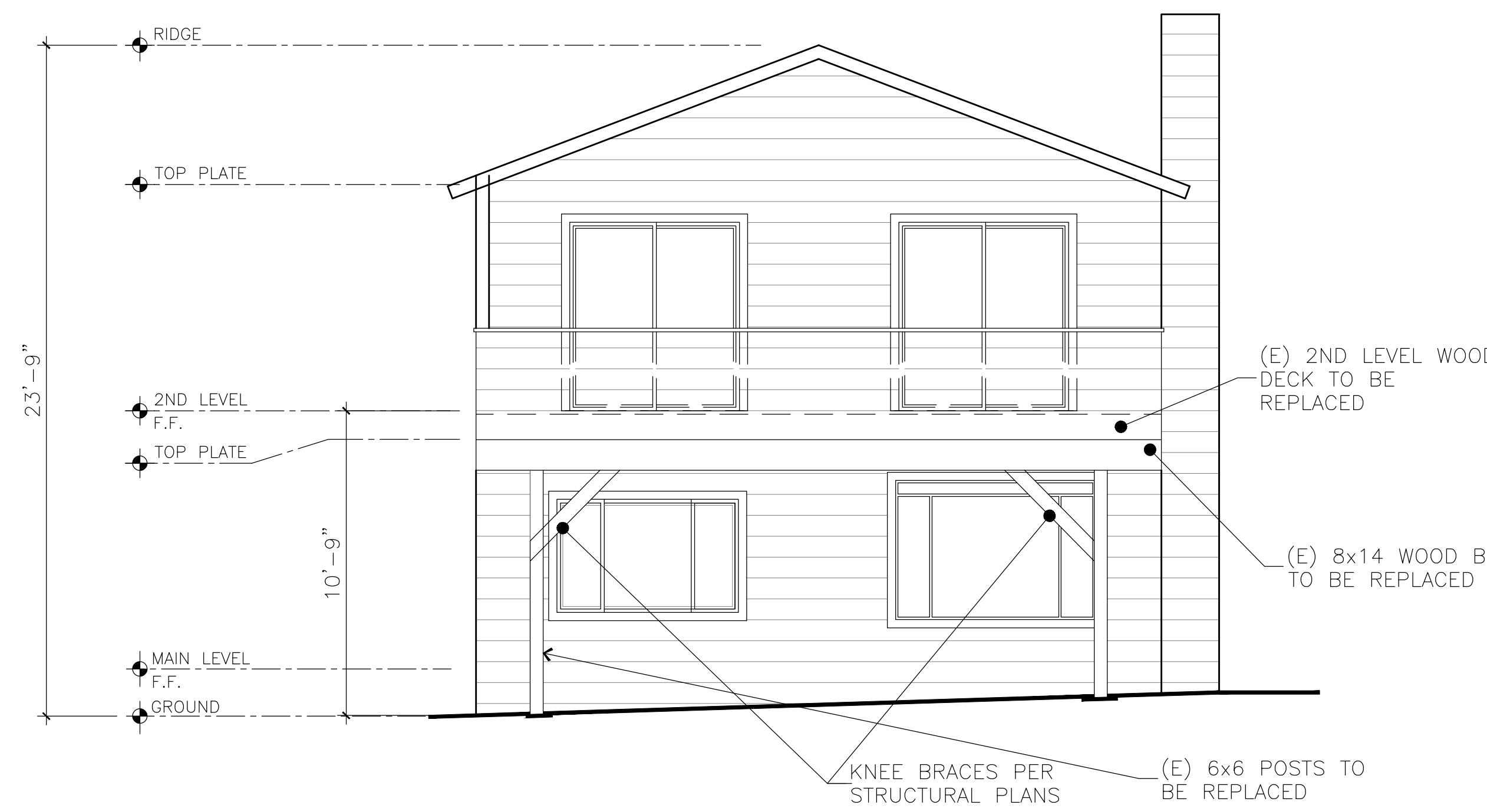




1 (E) LEFT ELEVATION  
SCALE: 1/4"=1'-0"



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



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

2ND LEVEL DECK REPAIR  
6803 DEL MONTE AVE, RICHMOND CA 94805  
APN: 521 - 132 - 015 - 4

PROJECT ADDRESS:  
6803 DEL MONTE AVE, RICHMOND CA 94805

CONTENT:  
EXISTING ELEVATIONS

SCALE: AS SHOWN

DRAW BY: B.M.

JOB #: 03272025

SHEET:

A2.0

REVISION	BY

**BM** Brenda Muñoz  
Designer  
2619 Lowell Av. Richmond, Ca 94801  
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bmblueprints@gmail.com

Brenda Muñoz  
December- 2024

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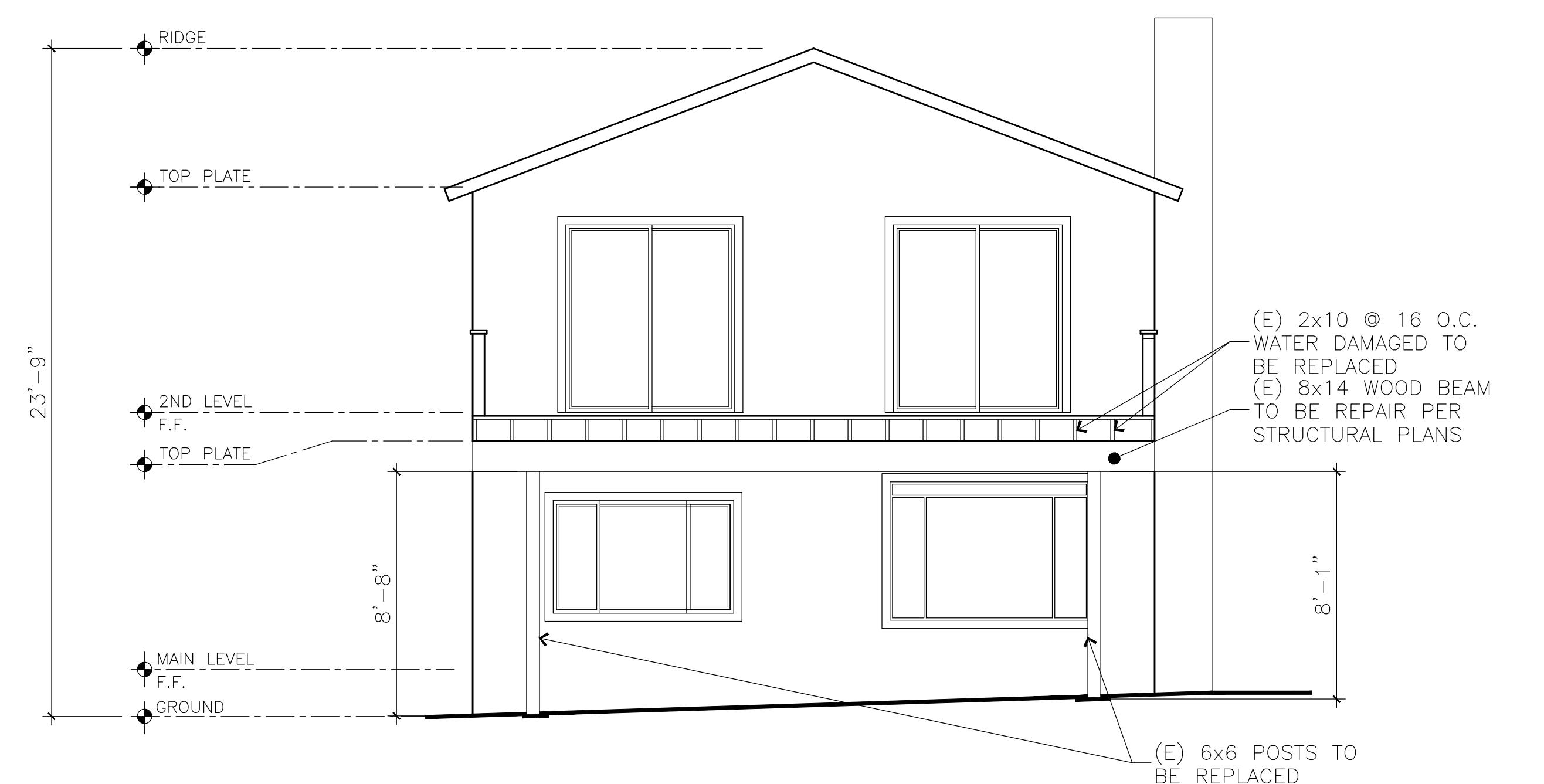
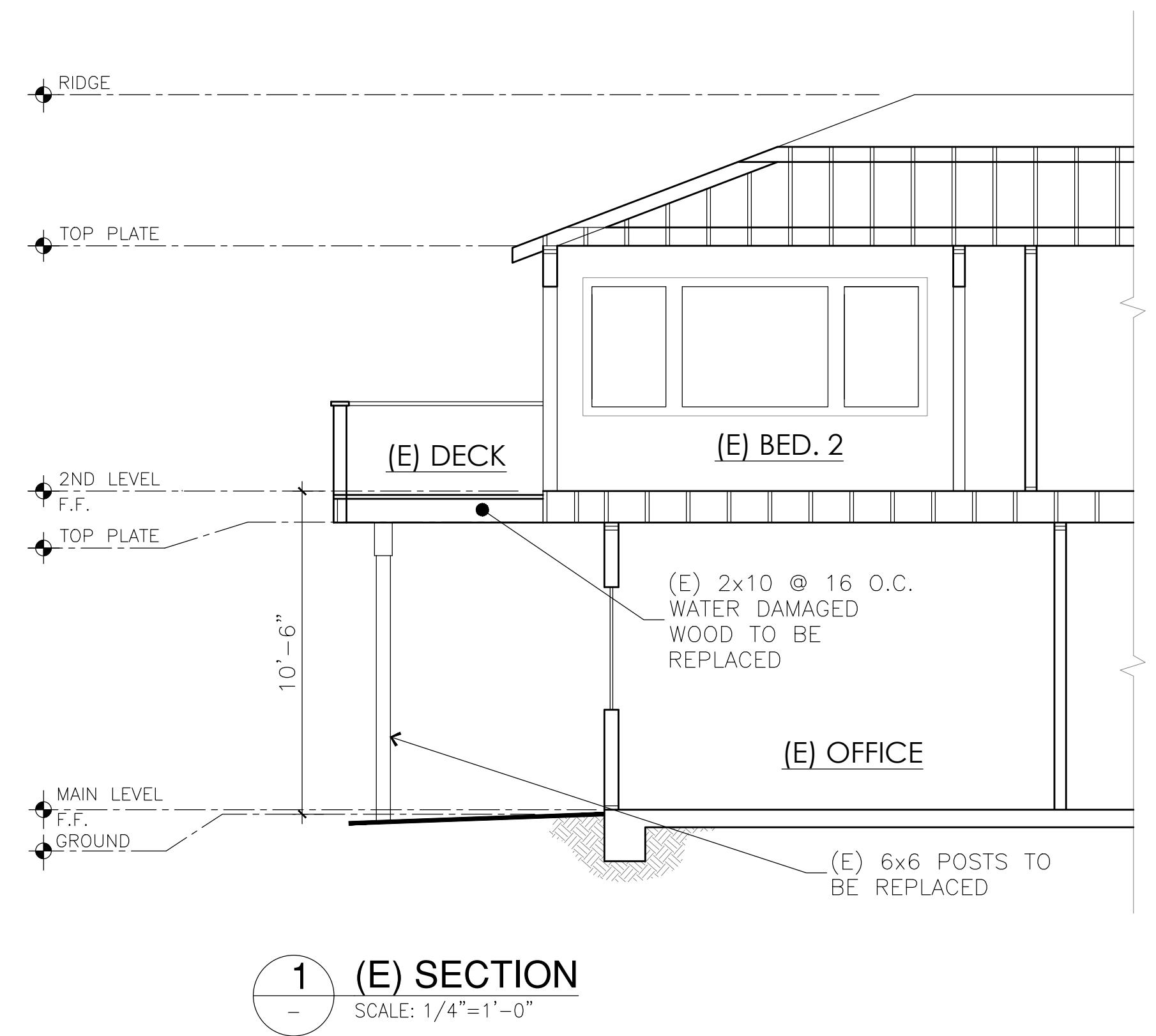
**PHONE:**  
**(510) 734-2181**  
**e-mail:**  
**bmblueprints@gmail.com**

# 2ND LEVEL DECK REPAIR NTE AVE, RICHMOND ON: 521 - 132 - 015 - 4

PROJECT NAME: **6803 DEL**  
PROJECT ADDRESS:

SCALE: AS SHOWN  
DRAW BY: B.M.  
JOB #: 03272025

# A3.0



**2 (E) SECTION**  
— SCALE:  $1/4" = 1' - 0"$

# GENERAL NOTES

## GENERAL:

THESE PLANS ARE A BUILDER'S SET. VIT HANACEK ENGINEERING, INC. WAS CONTRACTED TO PROVIDE A BUILDER'S SET WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY AND ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE 2022 CBC SHALL GOVERN.

ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

## JOB SAFETY AND CONTRACTOR'S RESPONSIBILITIES:

- A. ENGINEER IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION, AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.
- B. VERIFICATION: CONTRACTOR'S RESPONSIBILITY IS TO VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING THE WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL AND OTHER DISCIPLINES DESIGN. IT IS CONTRACTOR'S SOLE RESPONSIBILITY IF ANY PART OF CONSTRUCTION IS PROVIDED WHILE ARCHITECTURAL, STRUCTURAL AND/OR CIVIL DOCUMENTS DO NOT MATCH EACH OTHER OR IF DESIGN DOCUMENTS DO NOT MATCH FIELD CONDITIONS (UNLESS OBTAINING WRITTEN AUTHORIZATION FROM THE DESIGNER). EXISTING FRAMING MEMBERS WERE NOT VERIFIED BY ENGINEER AND MUST BE COMPARED WITH ACTUAL EXISTING DIMENSIONS AND SPECIFICATIONS AND ALL CONFLICTING DISCREPANCIES MUST BE CLARIFIED WITH ENGINEER (REGARDLESS IF THEY INCLUDE Y.I.F. NOTE OR NOT).
- C. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT. NOTES TAKE PRECEDENCE OVER GRAPHICS AT NOT-TO-SCALE DRAWINGS/DETAILS.
- D. CODES: ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE [2022 CALIFORNIA BUILDING CODE (CBC)].
- E. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (ICBO REPORTS) AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
- F. SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
- G. PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- H. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
- I. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADS FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
- J. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACTOR DRAWINGS AND SPECIFICATIONS REPRESENT THE FURNISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- K. CHANGES TO DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL FROM THE ENGINEER.

## SHOP DRAWINGS:

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE CERTAIN THAT THE SHOP DRAWINGS AND CONSTRUCTION ARE IN CONFORMANCE WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT LEAST 3 WEEKS BEFORE FABRICATION, THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT FOR REVIEW TO DETERMINE GENERAL COMPLIANCE WITH THE DRAWINGS. OUR REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE IN COMPLIANCE WITH THE LATEST DRAWINGS.

## SITE OBSERVATIONS:

THE CONTRACTOR SHALL GIVE ENGINEER 4 BUSINESS DAYS MINIMUM NOTICE AS TO THE TIME OF THE SITE OBSERVATION FOR ANY OBSERVATION REQUIRED BY C.B.C. 2022 CHAPTER 17 OR ANY OTHERS WHICH MAY BE REQUIRED. ALL WRITTEN SITE OBSERVATIONS/INSPECTIONS REPORTS BY THE REGULATORY AGENCY SHALL BE COPIED TO THE ENGINEER.

## FOUNDATION:

DESIGN WAS BASED ON THE MINIMUM REQUIREMENTS OF CHAPTER 18 OF THE 2022 CALIFORNIA BUILDING CODE. PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE = 1,500 psf.

## CONCRETE NOTES:

- A. CONCRETE SHALL CONFORM TO ASTM-94 AND SHALL HAVE A 28 DAY (MINIMUM) COMPRESSIVE STRENGTH OF 2500 PSI. SPECIAL INSPECTION IS NOT REQUIRED.
- B. LARGEST AGGREGATE: 3/4 INCH. MAX.
- C. SLUMP: 4 INCHES MAX.
- D. REINFORCING SHALL BE FREE OF LOOSE RUST OR OTHER DELETERIOUS COATING.
- E. USE ASTM A61 Grade 60 (Fy=60 ksi), TYPICAL AND 40 KSI FOR TIES AND STIRRUPS.
- F. REINFORCING MIN. COVER SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH	3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
NOT EXPOSED TO EARTH OR WEATHER	1 1/2 INCH

G. IF REINFORCING STEEL SHOP DRAWINGS ARE PROVIDED, THOSE SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW & APPROVAL BY ENGINEER, AT LEAST 3- WEEKS BEFORE FABRICATION.

H. PROVIDE SIMPSON 'SET-3C' EPOXY ADHESIVE COMPLYING WITH ICC ES-2508 AT ALL EPOXY INSTALLATION, U.O.N. ON PLANS.

# ABBREVIATIONS

AND	MET.	METAL
AT	MIN.	MINIMUM
A.B.	MISC.	MISCELLANEOUS
ARCH.	N.I.C.	NOT IN CONTRACT
BLDC.	NOM.	NOMINAL
BLK'G.	NS	NEAR SIDE
BM.	NTS	NOT TO SCALE
B.O.	O.C.	ON CENTER
BOT.	O.D.	OUTSIDE DIAMETER
¢	O.H.	OPPOSITE HAND
C.J.	OPN'G.	OPENING
CLR.	OPP.	OPPOSITE
COL.	PLATE	
CONN.	PLYWOOD	
CONT.	PARALLEL STRAND LUMBER	
C.P.	POINT	
CTR.	P.T.D.F.	PRESERVATIVE TREATED DOUGLAS FIR
DET.	PTN.	PARTITION
Ø	REF.	REFERENCE
D.F.	REINF.	REINFORCEMENT
DWG.	REQ'D.	REQUIRED
(E)	RWD.	REDWOOD
EA.	S.A.D.	SEE ARCHITECTURAL DRAWING
E.D.	SCHED.	SCHEDULE
E.F.	S.D.M.S.	SELF DRILLING METAL SCREW
EL.	SECT.	SECTION
ELECT.	SHT.	SHET
EQ.	SIM.	SIMILAR
E.W.	SPEC.	SPECIFICATIONS
EXT.	SQ.	SQUARE
FDN.	STD.	STANDARD
FIN.	STL.	STEEL
FL.	S.T.M.S.	SELF TAPPING METAL SCREW
F.O.	STRUCT.	STRUCTURAL
F.O.C.	SYM.	SYMMETRICAL
FOHC	T & B	TOP AND BOTTOM
F.O.S.	T & G	TONGUE AND GROOVE
F.S.	T.O.	TOP OF
FTG.	T.O.C.P.	TOP OF CONCRETE PAVEMENT
GA.	T.O.D.	TOP OF DECK
GALV.	T.O.F.	TOP OF FOOTING
GLB	T.O.M.	TOP OF MASONRY
HD	T.O.S.	TOP OF STEEL
HDG	T.P.	TOP OF PLATE
HORIZ.	TYP.	TYPICAL
HT.	U.O.N.	UNLESS OTHERWISE NOTED
INT.	VERT.	VERTICAL
JT.	V.I.F.	VERIFY IN FIELD
L.L.H.	W/	WITH
LL.V.	W/O	WITHOUT
LT.	WF	WIDE FLANGE
M.B.	W.P.	WORK POINT
MAX.	WT.	WEIGHT
MECH.		MECHANICAL

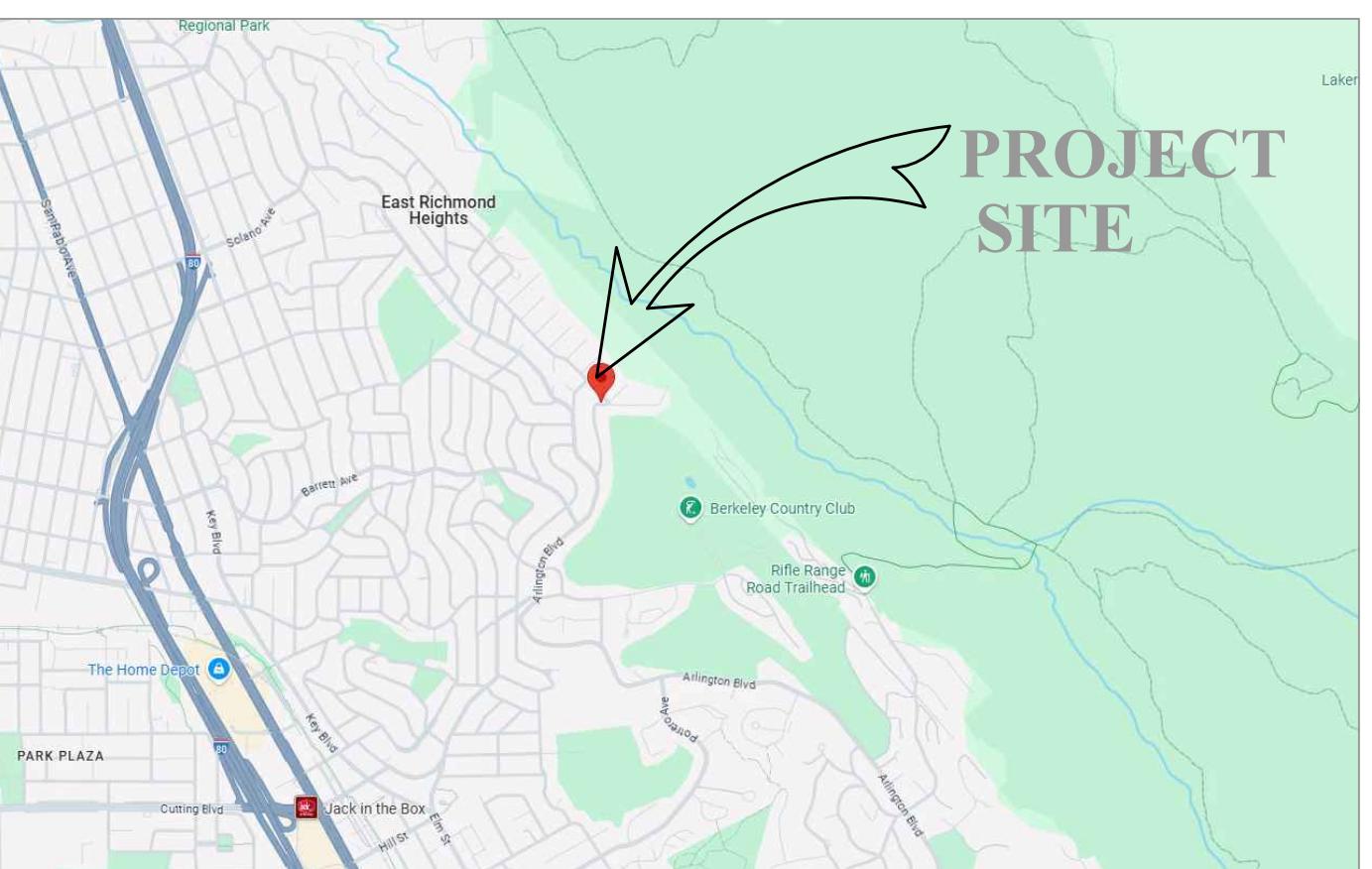
# DRAWING INDEX

S-1 GENERAL NOTES, VICINITY MAP, DRAWING INDEX  
 S-2 BALCONY FRAMING PLANS  
 S-3 STRUCTURAL DETAILS

# CODE REFERENCE

2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA ELECTRIC CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA GREEN BUILDING CODE

# LOCATION MAP



# DESIGN BASIS

1. APPLICABLE CODE  
 CALIFORNIA BUILDING CODE (CBC) 2022 EDITION

2. VERTICAL LIVE LOADS  
 2.1. FLOOR 40 PSF  
 2.2. BALCONY FLOOR 60 PSF

3. FOUNDATION CRITERIA  
 3.1. PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF

4. LATITUDE AND LONGITUDE SITE COORDINATE DATA  
 LATITUDE 37.9483° N  
 LONGITUDE 122.0185° W

# BALCONY REPAIR

PROJECT NAME:

SHEET TITLE: GENERAL NOTES, VICINITY MAP & DRAWING INDEX

SHEET NO.:

**S-1**

PROJECT: 25-0354E



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ISSUANCE AND REVISIONS:		DESCRIPTION
NO.	DATE	

# ME: BALCONY REPA

SET TITLE: BALCONY STRUCTURAL DESIGN

SHEET NO

**S-3**

PROJECT: 25-0354E

