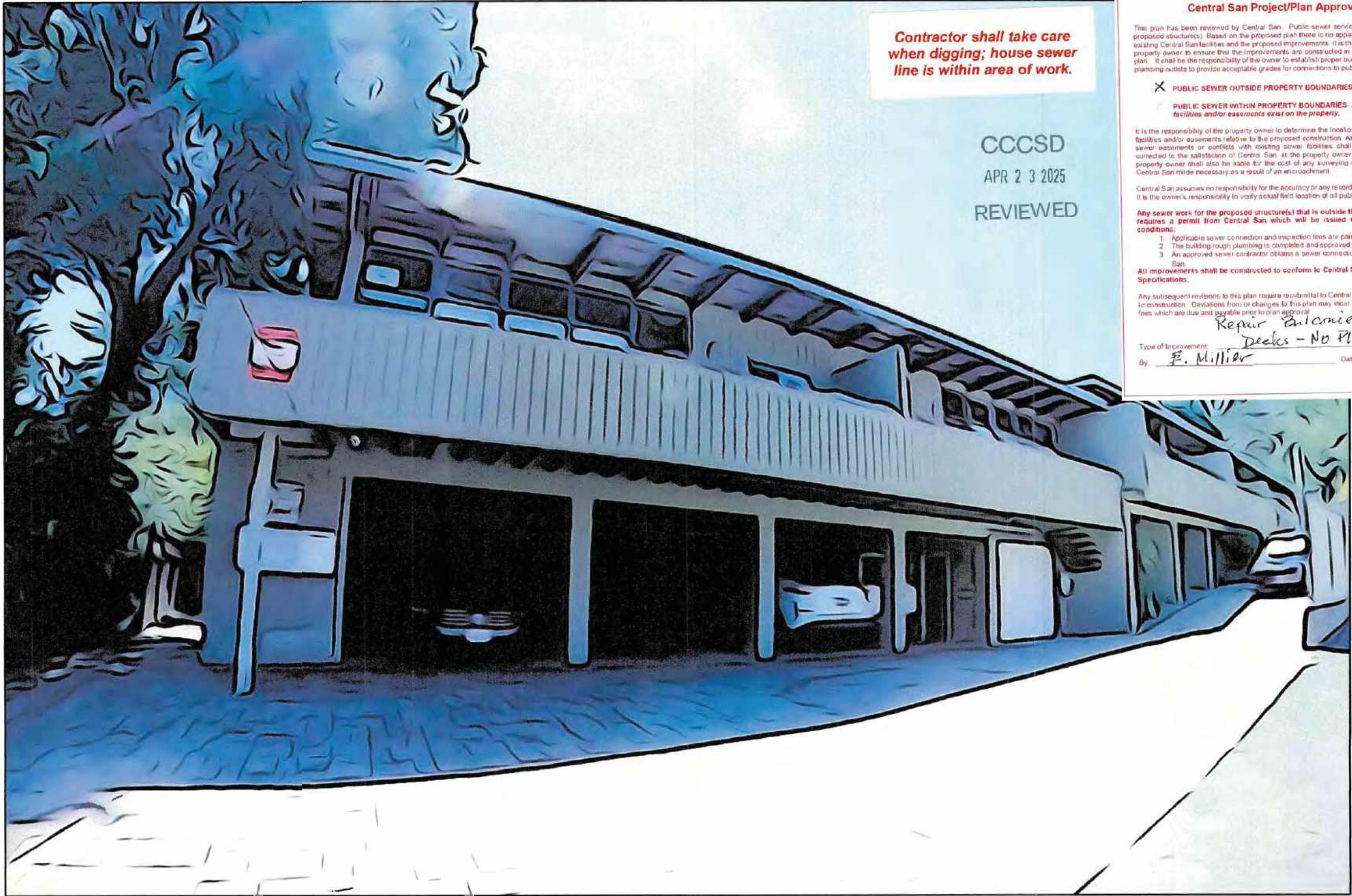


Received 1 - 22 pages

Sign _____ DATE _____

Sign _____ DATE _____

SB721 REPORT ♦ DECK REPAIR WORK



Contractor shall take care when digging; house sewer line is within area of work.

CCCSD
APR 23 2025
REVIEWED

Central San Project/Plan Approval

This plan has been reviewed by Central San. Public sewer service is available to the proposed structure(s). Based on the proposed plan there is no apparent conflict between existing Central San facilities and the proposed improvements. It is the responsibility of the property owner to ensure that the improvements are constructed in accordance with this plan. It shall be the responsibility of the owner to establish proper building elevation of the plumbing outlets to provide acceptable grades for connections to public sewers.

PUBLIC SEWER OUTSIDE PROPERTY BOUNDARIES: Public sewer facilities and/or easements exist on the property.

PUBLIC SEWER WITHIN PROPERTY BOUNDARIES: Public sewer facilities and/or easements exist on the property.

It is the responsibility of the property owner to determine the location of any public sewer facilities and/or easements relative to the proposed construction. Any encroachment into sewer easements or conflicts with existing sewer facilities shall be removed and/or corrected to the satisfaction of Central San, at the property owner's sole expense. The property owner shall also be liable for the cost of any surveying and/or other work by Central San made necessary as a result of an encroachment.

Central San assumes no responsibility for the accuracy of any record information provided. It is the owner's responsibility to verify actual field location of all public sewer facilities.

Any sewer work for the proposed structure(s) that is outside the building footprint requires a permit from Central San which will be issued under the following conditions:

1. Applicable sewer connection and inspection fees are paid to Central San.
2. The building rough plumbing is completed and approved by the City or County.
3. An approved sewer contractor obtains a sewer connection permit from Central San.

All improvements shall be constructed to conform to Central San's Standards and Specifications.

Any subsequent revisions to this plan require resubmittal to Central San for approval prior to construction. Deviations from or changes to this plan may incur additional Central San fees which are due and payable prior to plan approval.

Type of Improvement: Repair balconies & Decks - No Plumbing

By: E. Miller Date: 4-23-25

CERTIFIED PEA CASE #12119

LEAL ROYCE CHARONNAT
ARCHITECT+ENGINEERING

1-5TH AVE OAKLAND 94606
510.436.3466 FAX 877.769.9966
OFFICE@CHARONNATDESIGN.COM

REGISTERED ARCHITECT • STATE OF CALIFORNIA
LEAL ROYCE CHARONNAT
C8901
EXPIRES MARCH 31, 2026

CONTACT ARCHITECT

PROJECT LOGO

PROJECT ADDRESS

**SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK**

891 893 895 897 BELL ST
LAFAYETTE CA 94549

APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com |
brtanportue@gmail.com
(925) 938-3900

SHEET INFORMATION

PROJECT #: 891BELL_SB791
ISSUE: PERMIT ISSUE #1
DATE: AUG 11, 2024
SCALE: AS NOTED
FILE: 891_BELL_010
DRAWN BY: ME
CHECKED BY: LRC
CC LICENSE: INCLUDED
© METADATA: INCLUDED

ISSUE HISTORY

4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

PROTECTIVE COVER SHEET

SHEET NUMBER

WRAP

891 893 895 897 BELL ST LAFAYETTE

City of Lafayette Digital

Planning Services Division

Zoning Clearance

Approved Hold Final Inspection

By: Nicole Zittel Nicole Zittel

Date: 06/20/2025

CONSTRUCTION HOURS
8AM to 6PM
MONDAY - FRIDAY
NO CONSTRUCTION VEHICLES
BEFORE 8AM

City of Lafayette

| | |
|---------------------------------|--|
| Postentitlement Phase-eligible? | Y |
| Permit Subtype | Residential Addition and/or Remodel |
| Option | Not Applicable |
| No of Bedrooms | |
| Square Footage Area (Gross) | |
| New Impervious Surfaces | |
| Planning Entitlement # | IDT Plans: 1737155 |
| Planning ADU Permit? | N |
| Planning UHD Permit? | N |
| VHFHS2? | N |
| Holds/Conditions | No holds |
| Stamped Sheets | A100, A200, G-891, G-893, G-895, G-900, A-520, P-100 |

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION

PERMIT NUMBER
BIAL25-007297

THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.

2:15 pm, Nov 21, 2025

REVIEWED

FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES, THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATIONS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.

By: **Reginald George**

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PROJECT INFORMATION

30 PROJECT DESCRIPTION



- PROJECT IS TO REPAIR EXISTING BALCONY AND LEDGER DECKS.
THE PROPERTY IS SLOPED; THE APARTMENT BUILDING HAS FIVE APARTMENTS WITH THE FIFTH APARTMENT (899 BELL) LOCATED AT GRADE WITH A PATIO (NO DECK WORK.)
THE WORK CONSISTS ONLY OF REPAIR AND REPLACEMENT WORK IN SAME CONFIGURATION AS EXISTING WITH PORTIONS OF DECKS MODIFIED AS REQUIRED TO CONFORM TO CURRENT CALIFORNIA BUILDING CODE LIFE SAFETY OR ADA REQUIREMENTS.
NO INTERIOR REMODEL WORK OF APARTMENT UNITS EXCEPT AS NOTED ON SHEET A-701
891 - REPAIR EGRESS BALCONY AND STAIRS; NO CHANGE IN BALCONY OR STAIRS DIMENSIONS.
893 - REPAIR EGRESS BALCONY; RETAIN EXIST STAIRS.
895 - REPAIR EGRESS DECK WITH MODIFICATIONS TO PROVIDE LEGAL PATH OF TRAVEL HEADROOM; RETAIN EXIST STAIRS WITH MODIFICATIONS
897 - REPAIR EGRESS DECK; RETAIN EXIST STAIRS
ALL BALCONY AND DECK GUARDRAILS REPLACED; NEW GUARDRAILS AND HANDRAILS FOR EXIT STAIRS.
FRONT DOOR THRESHOLDS OF APARTMENT UNITS TO COMPLY WITH ADA 2010 STANDARDS 404.1 AND 404.2.5 RAISED THRESHOLDS THAT EXCEED 1/4" IN HEIGHT TO BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2.
SB-271 THE DEFICIENT AREA IDENTIFIED IN THE ENCLOSED REPORT IS LESS THAN 6- FEET ABOVE GRADE AND THUS NOT SUBJECT TO SB271. THE AREA WAS SUBSEQUENTLY REPAIRED AND IS NOT PART OF THIS WORK

31 ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes ADA, AHJ, CBC, CONT, EXIST, FTAO, OC, TYP.

32 PROJECT ARCHITECT

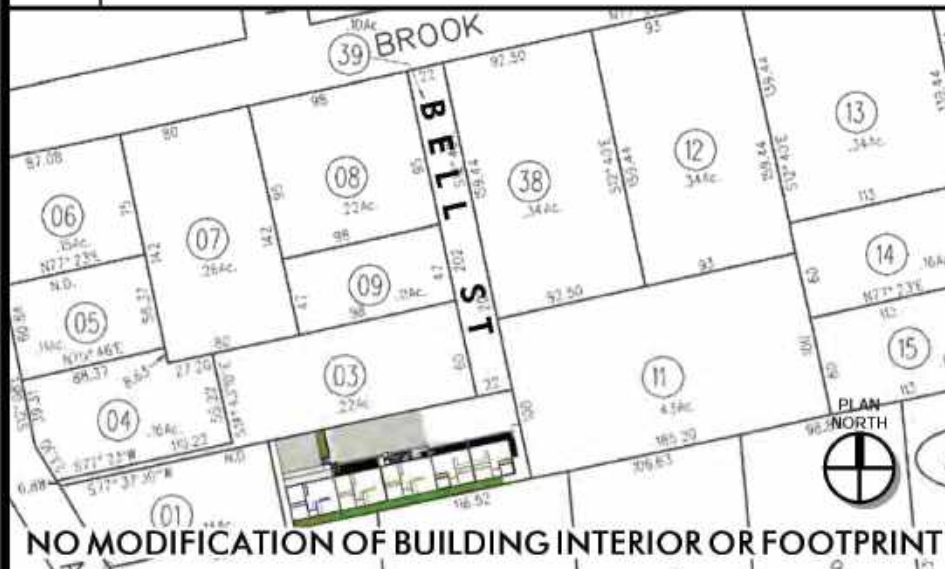
LEAL CHARONNAT, CALIFORNIA ARCHITECT C-8901
OFFICE: 1 - 5TH AVENUE - BUILDING 28
5TH AVENUE MARINA
OAKLAND, CA 94606
USPS MAIL: LEAL CHARONNAT—ARCHITECT+ENGINEERING
499 EMBARCADERO STE 1-9
OAKLAND CA 94606-5129
OFFICE: (415) 787-5325
MOBILE: (510) 436-3466
FAX: (877) 769-9966
EMAIL: OFFICE@CHARONNATDESIGN.COM

PROJECT DATA

20 LOCATION MAP



21 SITE PLAN SCALE: 1" = 120'



22 SCOPE OF WORK

- CONSTRUCTION WORK: REPLACE EXISTING BALCONIES AND DECKS IN SAME CONFIGURATION
DEMOLITION WORK: EXISTING BALCONIES & DECKS
MECHANICAL WORK: NONE
ELECTRICAL WORK: ONLY AS REQUIRED TO RELOCATE EXISTING WIRING INTERFERING WITH NEW WORK
PLUMBING WORK: NONE
COMMUNICATION AND NETWORK WORK: VERIFY AND COORDINATE AS DIRECTED BY OWNER

23 PROPERTY INFORMATION

Table with 2 columns: ITEM (SOURCE) and DATA. Includes Assessor Parcel Number, Address, Latitude, Longitude, Elevation, etc.

24 COST OF CONSTRUCTION

Table with 3 columns: WORK, ESTIMATED COST, %. Includes All Repair and Dem Work: \$47,150.00 (100%).

PROJECT DOCUMENTATION

10 SHEET INDEX

Table listing sheet numbers, titles, and page numbers. Includes WRAP, G.000, G.010, G.011, G.120, G.200, G.300, G.401, G.402, G.501, G.502, G.503, G.891, G.893, G.895, G.897, G.900, A.100, A.200, A.510, A.511, A.512, A.513, A.520, A.701, A.711, P.100, S.010, S.020, S.101, S.102, S.103, S.201, S.301, S.302, S.303, S.304, S.305, S.306, S.307, S.308, S.309, S.401, S.402, S.403, S.501, S.502, S.700, S.701, S.702, S.703, S.704, S.705, S.706, S.707, S.708, S.709, S.710, S.711, CONSTRUCTION DOCUMENTS DISCIPLINE SHEET NUMBERS, WRAP.

11 REQUIRED OBSERVATIONS

PER CBC 1704.6 STRUCTURAL OBSERVATIONS:
THE ARCHITECT OF RECORD SHALL PERFORM OBSERVATIONS FOR THE FOLLOWING ITEMS:
VERIFY INSTALLATION OF WALL FLASHING*
VERIFY BEAM TIES*
NEW BEAMS AND JOIST FRAMING*
* NOTE: THIS OBSERVATION MAY BE FORGONE AT AHJ OPTION THAT INSPECTION BY AHJ ALONE IS SUFFICIENT

12 SHOP DRAWINGS REQUIRED

- SHOP DRAWINGS BY FABRICATOR REQUIRED - TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION:
HANDRAILS - SEE SHEET A-520
METAL GUARDRAILS FOR STAIRS - SEE SHEET S-103
STEEL REBAR FOR STAIR LANDING - SEE SHEET S-103

CODE COMPLIANCE

00 AHJ IMPRIMATUR

CCCSD
APR 23 2025
REVIEWED

01 APPLICABLE CODES

- 2022 CALIF. EXISTING BUILDING CODE (CEBC)
2022 CALIF. FIRE CODE (CRC)
2022 CALIF. PLUMBING CODE (CPC)
2022 CALIF. GREEN BLDG STANDARDS (CGBS)
2022 CALIF. BUILDING CODE (VOL 1 & 2) (CBC)
2022 CALIF. ELECTRICAL CODE (CEC)
2022 CALIF. MECHANICAL CODE (CMC)
2022 CALIF. ENERGY CODE (CENC)
2010 TITLE III 28 CFR PART 36 SUBPART D (T24)
2004 ADAAG - 36 CFR PART 1191 (ADA)
2025 ADJUSTED COST OF CONSTRUCTION: \$203,611
SMOKE AND CARBON MONOXIDE ALARM VERIFICATION: VERIFY THAT ALL REQUIRED SMOKE AND CARBON MONOXIDE SENSORS ARE INSTALLED IN ALL FIVE APARTMENT UNITS - SEE SHEET A-701 FOR REQUIREMENTS - PRIOR TO FINAL INSPECTION BY AHJ.

02 DESIGN CODE REFERENCES

Table with 2 columns: ITEM (SOURCE) and DATA. Includes Balcony/Deck Live Load, Exit Stairs Live Load, Design Code Reference Document, Risk Category, Site Class, Soil Class, Wind Speed, Hurricane Prone Site, Ground Snow Load, Liquefaction Hazard Zone, Flood Zone.

03 APPLICABLE ZONING CODE

Table with 2 columns: ZONING CATEGORY and SETBACKS. Includes Zoning Category (MRA), Front (20-FT), Street Side Yard (15-FT), Interior Side Yard (10-FT), Rear Yard (15-FT), Existing Use (MULTI-FAMILY), CBC Occupancy (R-2), Occupant Load Factor (200 SF/OCCUPANT GROSS), Use Code (ASSESSOR) (25), Local Landmark (NO).

04 DESIGN PROFESSIONAL IN CHARGE

PER CBC 01-070.3.4 DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
LEAL CHARONNAT - ARCHITECT+ ENGINEERING, CALIFORNIA ARCHITECT NO 8901, IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.



SB-721 REPORT BALCONY & LEDGER DECK REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com
brianportue@gmail.com
(925) 938-3900

Table with 2 columns: PROJECT INFO and METADATA. Includes Project No., Issue, Date, Scale, File, Drawn by, Checked by, License, Metadata.

Table with 2 columns: SHEET HISTORY. Includes 3 ENG. UPDATE, 2 PERMIT APPLICATION, 1 PERMIT ISSUE.

CODE COMPLIANCE PROJECT DATA SHEET INDEX
SHEET NUMBER
G-000

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NOTE - PERIODS AFTER ABBREVIATIONS ARE GENERALLY NOT USED; NOT ALL ABBREVIATIONS MAY BE USED; UNITS ARE USMS - INCHES WHEN UNIT SYMBOL NOT SHOWN

| | | | |
|--|------------------------------|-----------------------------|------------------------------------|
| (E) EXISTING | "DIA," Ø DIAMETER | INCL INCLUDE (D) (ING) | S SINK, SWITCH |
| /_ ANGLE | DIAG DIAGONAL | INS INSULATE(D) | SAD SEE ARCH DWG |
| @ AT | DIM DIMENSION | INT INTERIOR | S&P SHELF & POLE |
| AA ALL AROUND | DN DOWN | INV INVERT ELEVATION | SC SOLID CORE |
| AB ANCHOR BOLT | DOJ DEPARTMENT OF JUSTICE | JST JOIST | SCHED SCHEDULE |
| AC AIR CONDITIONING | DR DOOR | JT JOINT | SD SMOKE DETECTOR, |
| AC ASPHALT CONCRETE | DS DOWNSPOUT | KIT KITCHEN | STORM DRAIN |
| AD AREA DRAIN | DT DRAIN TILE | KO KNOCKOUT LIGHT | SDMH STORM DRAIN MANHOLE |
| ADA AMERICAN WITH DISABILITIES | DTL DETAIL | LAM LAMINATE(D) | SDS SIMPSON DRIVE SCREW |
| ACT - 2010 VERSION | DW DRIVEWAY | LAV LAVATORY | SEC SECTION |
| ADDL ADDITIONAL | DW DISHWASHER | LDG LANDING | SH SHELF, SHELVING |
| ADJ ADJUSTABLE | DWG DRAWING | LOC LOCATE, LOCATION | SHR SHOWER |
| AHJ AUTHORITY HAVING JURISDICTION | DWR DRAWER | LSL LAMINATED STRAND LUMBER | SHT SHEET |
| AL ALUMINUM | (E) EXISTING | LT LIGHT | SHTG SHEATHING |
| ALT ALTERNATE | EA EACH | LVL LAMINATED VENEER LUMBER | SIM SIMILAR |
| ALUM ALUMINUM | EIT EXPANSION JOINT | LWT LIGHT WEIGHT | SNT SEALANT |
| ANC ANCHOR | EL ELEVATION | M METRIC | SPEC SPECIFICATION |
| AP ACCESS PANEL | ELEC ELECTRIC(AL) | MAS MASONRY | STD STANDARD |
| APPROX APPROXIMATE | ELEV ELEVATOR | MAX MAXIMUM | SQ SQUARE |
| ARC ARCHITECT | EN EDGE NAILING | MC MECHANICAL CONTRACTOR | SS SANITARY SEWER |
| ARCH ARCHITECT(URAL) | EQ EQUAL | MECH MECHANICAL | STFR STIFFENER |
| B BRICK | EQUIP EQUIPMENT | MET METAL | STL STEEL |
| BC BUILDING CORNER | EST ESTIMATED | MFR MANUFACTURER | STOR STORAGE |
| BD BOARD | EXIST EXISTING | MH MANHOLE | STRUC STRUCTURE, STRUCTURAL |
| BDG BRIDGING | EXP EXPOSED | MIN MINIMUM | STR STRUCTURE, STRUCTURAL |
| BENCHMARK | EXT EXTERIOR | MIR MIRROR | SUSP SUSPEND(ED) (SION) |
| BFP BACKFLOW PREVENTER | EXTR EXTRUDED | MISC MISCELLANEOUS | SV SHEET VINYL |
| BIT BITUMINOUS | FAB FABRICATION | ML MATCH LINE | SW(#) SHEARWALL NUMBER |
| BLDG BUILDING | FB FACE BRICK | MO MASONRY OPENING | SYS SYSTEM |
| BLK BLOCKING | FD FLOOR DRAIN | MTL METAL | T TREAD, TELEPHONE |
| BLM BLOCKING | FDN FOUNDATION | MUL MULLION | T&B TOP AND BOTTOM |
| BM BEAM | FFE FINISH FLOOR ELEVATION | MW MICROWAVE | T&G TONGUE AND GROOVE |
| BENCH MARK | FFL FINISH FLOOR | (N) NEW | TB TOP OF BANK |
| BOTT BOTTOM | FH FIRE HYDRANT | NIC NOT IN CONTRACT | TBD TO BE DETERMINED |
| BRG BEARING, BARGE | FH FULL HEIGHT | "NO", No, # NUMBER | TC TOP OF CURB |
| BUR BUILT-UP ROOFING | FJ FLOOR JOIST | NOM NOMINAL | TEL TELEPHONE |
| C CENTERLINE | FIN FINISH(ED) | NS NON-SLIP | TEMP TEMPERATURE |
| CAB CABINET | FIX FIXTURE | NTS NOT TO SCALE | THK THICK |
| CAV CAVITY | FL FENCE LINE | OC ON CENTER, | TJI ENGINEERED WOOD I-JOIST |
| CB CATCH BASIN | FL FLOOR(ING) | CENTER-TO-CENTER | THR THRESHOLD |
| CBC CALIFORNIA BUILDING CODE | FLG FLASH(ING) | OH OVERHEAD, OVER HANG | TN TOENAIL |
| CFLG COUNTER FLASHING | FND FOUNDATION | OPNG OPENING | TOB TOP OF BEAM |
| CHAM CHAMFER | FOC FACE OF CONCRETE | OPP OPPOSITE | TOBM TOP OF BEAM |
| CI CONTINUOUS INSULATION | FOM FACE OF MASONRY | OPT OPTIONAL | TOM TOP OF MASONRY |
| CJ CONSTRUCTION JOINT, CEILING JOIST | FOS FACE OF STUD | P PLATE | TOMAS TOP OF MASONRY |
| CJT CONTROL JOINT | FR FIRE PROOF | PBD PARTICLE BOARD | TP TOP PLATE |
| CL CENTER LINE | FR FIRE RATED | PL PLATE, PROPERTY LINE | TP TOILET PAPER |
| CLG CEILING | FIRE RETARDENT | PLAM PLASTIC LAMINATE | TS TUBE STEEL |
| CLO CLOSET | FRAME (D) (ING) | PLAS PLASTER | TSL TOP OF SLAB |
| CLR CLEAR(ANCE) | FRP FIBER-REINFORCED PLASTIC | PNL PANEL | TST TOP OF STEEL |
| CMP CORRUGATED METAL PIPE | FTAO FORCE TRANSFER | PNT(D) PAINT(ED) | TW TOP OF WALL |
| CMU CONCRETE MASONRY UNIT | AROUND OPTINING | PSF POUNDS PER SQUARE FOOT | TYP TYPICAL |
| CO CARBON MONOXIDE | FTG FOOTING | PSI POUNDS PER SQUARE INCH | UN UNLESS NOTED |
| CoO CITY OF OAKLAND | FUR FURR (ED) (ING) | PSL PARALLEL STRAND LUMBER | UNO UNLESS NOTED OTHERWISE |
| COL COLUMN | FURN FURNISH(ED) | PT PRESSURE TREATED (WOOD) | US UNITED STATES |
| COMBI COMBINATION | GA GAUGE | PTDF PRESSURE TREATED DF | USCS UNITED STATES CUSTOMARY UNITS |
| CON CONTRACTOR | GALV GALVANIZED | PTN PARTITION | V VERTICAL |
| CONC CONCRETE | GB GRADE BEAM [STRUCTURE] | PUE PUBLIC UTILITY EASEMENT | VAN VANITY |
| CONST CONSTRUCTION | GRADE BREAK [PLOT PLAN] | PWD PLYWOOD | VAR VARIES |
| CONT CONTINUOUS, CONTINUED | GRAB BAR | QT QUARRY TILE | VB VAPOR BARRIER |
| CONTR CONTRACTOR | GC GENERAL CONTRACTOR | QTY QUANTITY | VCT VINYL COMPOSITION TILE |
| COORD COORDINATE | GL GLASS / GLAZING | R RISER, RECEPTACLE | VENT VENTILATOR(ING) |
| CPT CARPET(ED) | GPBD GYPSUM BOARD | RA RETURN AIR | VERT VERTICAL |
| CRC CALIFORNIA RESIDENTIAL CODE | GRND GROUND | RAD RADIUS | VIF VERIFY IN FIELD |
| CRZ CRITICAL ROOT ZONE | GROVE GROVE OF TREES | RD ROOF DRAIN | VIN VINYL |
| CS COILED STRAP | GYP GYPSUM | RDN RADIATION | VIN B VINYL BASE |
| CT CERAMIC TILE | H HORIZONTAL | REF REFERENCE | VNR VENEER |
| CTR CENTER(ED) | HB HOSE BIBB | REFR REFRIGERATOR | VSE VENEER SHELF ELEVATION |
| CW COLD WATER | HC HOLLOW CORE | REINF REINFORCE(D) (ING) | VT VINYL TILE |
| D DIAMETER | HCPD HANDICAPPED | REQ REQUIRED | W STEEL WIDE PLANE, WATER |
| DBL DOUBLE | HD HOLD DOWN | RET RETAIN(ING) | W/ WITH |
| DEM DEMOLISH / DEMOLITION | HDR HEADER | REV REVISE(D) (ABLE) | W/O WITHOUT |
| DET DETAIL (SEE DTL) | HDW HARDWARE | RFG ROOFING | WC WATER CLOSET |
| DF DRINKING FOUNTAIN, DOUGLAS FIR | HM HOLLOW METAL | RFT RAFTER | WD WOOD |
| DF1 DOUGLAS FIR No 1 | HNGR HANGER | RM ROOM | WDW WINDOW |
| DF2 DOUGLAS FIR No 2 | HORIZ HORIZONTAL | RMB REMOVABLE | WM WATER METER |
| DFSS DOUGLAS FIR SELECT STRUCTURAL DRAIN INLET | HPWD HARDWOOD PLYWOOD | RO ROUGH OPENING | WP WATERPROOF |
| | HR HOUR | ROW RIGHT OF WAY | WV WATER VALVE |
| | HT HEIGHT | RWL RAINWATER LEADER | WWF WELDED WIRE FABRIC |
| | HWD HARDWOOD | | X BY (DIMENSIONS: "4X4") |
| | HUTF SIMPSON JST HNGR | | YD YARD |



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4 AUDIO INSTRUCTIONS



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USE THESE APPS TO READ QR CODES

3 QR CODE READER APPS

S-100.1.10



3 DETAIL N°
A101 DETAIL SHEET

CCCS
APR 23 2025

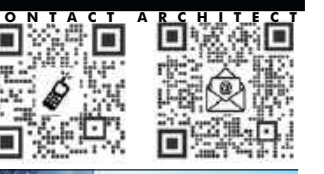
REVIEWED

1 DRAWING SYMBOLS

2 ABBREVIATIONS

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
PERMIT NUMBER
BIAL25-007297
2:22 pm, Nov 21, 2025
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES, THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN APPROVAL OF THE VIOLATIONS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.
By: Reginald George

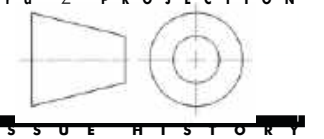
CERTIFIED DSA CASO 21213
LEAL ROYCE CHARONNAT ARCHITECT+ENGINEERING
1-5TH AVE OAKLAND 94606
510.436.3466 FAX 877.769.9966
OFFICE@CHARONNATDESIGN.COM



CONTACT ARCHITECT
PROJECT ADDRESS
SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

PROPERTY OWNER
TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com
brtanportue@gmail.com
(925) 938-3900

SHEET INFORMATION
PROJECT N°: 891BELL_SB791
ISSUE: PERMIT ISSUE #1
DATE: AUG 11, 2024
SCALE: AS NOTED
FILE: 891_BELL_010
DRAWN BY: ME
CHECKED BY: LRC
CC LICENSE: © © © ©
© METADATA: INCLUDED



ISSUE HISTORY
4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

DRAWING SYMBOLS ABBREVIATIONS AUDIO INSTRUCTIONS

SHEET NUMBER
G-010

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GENERAL NOTES AND INSTRUCTIONS FOR BUILDER

GN12. CONSTRUCTION OPERATIONS (CONT.)

F. CONSTRUCTION SITE ACCESS - BUILDER SHALL LIMIT ACCESS TO THE CONSTRUCTION SITE TO ONLY THE BUILDER'S OWN AUTHORIZED PERSONNEL OR THOSE OF OTHER TRADES.

GN13. CONSTRUCTION DOCUMENTATION

A. THE BUILDER SHALL MAINTAIN NECESSARY RECORDS OF THE CONSTRUCTION WORK INCLUDING BUT NOT LIMITED TO MATERIAL PURCHASE RECORDS, RECORDS OF MATERIAL TESTS, ETC.

B. SUCH RECORDS SHALL BE MADE AVAILABLE TO THE OWNER, OR ARCHITECT OR ENGINEER OF RECORD, WHEN REQUESTED IN ORDER TO VERIFY COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

GN14. CONSTRUCTION METHODOLOGY

A. BUILDER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODOLOGY USED TO ASSEMBLE THE VARIOUS BUILDING SYSTEMS INTO A COHESIVE STRUCTURALLY SOUND AND WATER-TIGHT STRUCTURE(S).

B. BUILDER SHALL PROVIDE ALL NECESSARY SHORING, BRACING, SUPPORTS, AND TEMPORARY CONSTRUCTION NECESSARY TO MAINTAIN A SAFE WORKING ENVIRONMENT UNTIL THE VERTICAL AND LATERAL LOAD BEARING SYSTEMS HAVE BEEN FULLY INSTALLED.

GN15. CONSTRUCTION FIRE SAFETY

A. APPLICATION - THIS SECTION APPLIES DURING PRIOR TO AND DURING CONSTRUCTION. ARTICLE 87 OF THE FIRE CODE SHALL BE FOLLOWED CONCERNING FIRE SAFETY DURING THE CONSTRUCTION, DEMOLITION OR REPAIR, AND THE FOLLOWING REQUIREMENTS SHALL BE PROVIDED TO THE PROJECT MANAGER AND THE JOB BUILDER/CONTRACTOR WHO SHALL NOTIFY ALL EMPLOYEES AND SUBCONTRACTORS OF THESE REQUIREMENTS; AND VERIFY WHICH SPECIFIC REQUIREMENTS APPLY TO THIS PROJECT.*

B*. VEGETATION MANAGEMENT - COMPLY WITH ALL LOCAL FIRE CODES AND NOTICES OF FIRE DANGER INCLUDING RED FLAG WARNINGS.

C*. SITE UTILITIES - SITE UTILITIES THAT WOULD REQUIRE THE ACCESS ROAD TO BE DUG UP AND OR MADE IMPASSIBLE SHALL BE INSTALLED PRIOR TO COMBUSTIBLE CONSTRUCTION COMMENCING.

D*. FIRE LANES - ACCESS ROADS, TURNAROUNDS, PULLOUTS, AND FIRE OPERATION AREAS AND FIRE WATER SUPPLIES SHALL BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS, INCLUDING PARKING THOSE AREAS ARE REQUIRED FIRE LANES SHALL BE PASSABLE FIRE EQUIPMENT AT ALL TIMES.*

E. PROJECT ACCESS - ENTRANCES TO JOB SITES SHALL NOT BE BLOCKED AT ANY TIME OTHER THAN BY APPROVED GATES.

F. EMERGENCY EQUIPMENT - A MEANS TO CONTACT EMERGENCY SERVICES AND A MINIMUM OF ONE 4A 20BC FIRE EXTINGUISHER SHALL BE PROVIDED AT THE JOB SITE. IN WILD LANDS AREAS, A ROUND POINT SHOVEL SHALL ALSO BE PROVIDED.

6. FIRE EXTINGUISHERS - A MINIMUM OF ONE 2A 20BC FIRE EXTINGUISHER SHALL BE MAINTAINED WITHIN 75- FEET OF TRAVEL DISTANCE FROM ANY PORTION OF EACH BUILDING BEING CONSTRUCTED. FIRE EXTINGUISHERS SHALL BE ON THE SAME LEVEL AND WITHIN 30 FEET OF HAZARDOUS OPERATIONS. SEE FIRE CODE FOR ADDITIONAL REQUIREMENTS.

7. HOT WORK ACTIVITIES - HOT WORK ACTIVITIES SUCH AS WELDING, CUTTING, TORCHES, AND FLAME PRODUCING OPERATIONS SHALL BE IN ACCORDANCE WITH THE FIRE CODE. KEY ELEMENTS PERTAINING TO THESE OPERATIONS ARE AS FOLLOWS:

a. FIRE EXTINGUISHER - A MINIMUM 2A 20BC FIRE EXTINGUISHER SHALL BE LOCATED WITHIN 30 FEET OF ACTIVITY.

b. SPARK PROTECTION - WELDING OR CUTTING OPERATIONS THAT OCCUR ABOVE OR WITHIN 10 FEET OF COMBUSTIBLE MATERIALS, OR FLAME PRODUCING OPERATIONS THAT ARE WITHIN CLOSE PROXIMITY OF COMBUSTIBLE MATERIALS, SHALL BE PROTECTED FROM IGNITION BY SHIELDING OR WETTING.

c. FIRE WATCH - A FIRE WATCH SHALL BE PROVIDED DURING AND FOR ONE-HALF HOUR AFTER COMPLETION OF THE OPERATION.

d*. FIRE WEATHER - WELDING AND CUTTING OPERATIONS SHALL NOT OCCUR WHERE HOT SPARKS OR MATERIALS WILL COME IN CONTACT WITH COMBUSTIBLE VEGETATION, AND SUCH ACTIVITIES SHALL BE PROHIBITED IN AND ABOUT FLAMMABLE VEGETATIONS DURING PERIODS OF CRITICAL FIRE WEATHER OR RED FLAG DAY WARNINGS.

*NOT APPLICABLE TO FLOATING HOME PROJECTS.

GN9. CODE COMPLIANCE (CONT.)

B. CODE INCLUSION - THE REQUIREMENTS OF ALL CODES SHALL BE INCORPORATED AS PART OF THE PROJECT PLANS AND SHALL BE FOLLOWED BY ALL TRADES. ALL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE CODES, EVEN IF DETAILS OR SPECIFICATIONS ARE NOT SPECIFICALLY CALLED OUT ON THE PROJECT PLANS.

GN10. CONDITIONS OF APPROVAL

A. CONFORMANCE TO PLANS - BUILDER SHALL CONSTRUCT THE BUILDING AND STRUCTURE TO CONFORM TO THE DESIGN APPROVED BY THE PERMITTING AGENCY. ANY AND ALL CHANGES TO THE DESIGN THAT WOULD REQUIRE ADDITIONAL AGENCY REVIEW AND OR APPROVAL SHALL BE OBTAINED BY BUILDER PRIOR TO CONSTRUCTION.

B. PERMIT COMPLIANCE - BUILDER SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL. SUCH CONDITIONS MAY BE INCLUDED IN OTHER DOCUMENTS AVAILABLE FROM OWNER. BUILDER SHALL VERIFY AND COMPLY WITH ALL CONDITIONS OF APPROVAL. THE CONDITIONS OF APPROVAL MAY INCLUDE BUT ARE NOT LIMITED TO:

1. HOURS AND DAYS OF OPERATION OF CONSTRUCTION ACTIVITY
2. SITE PROTECTION REQUIREMENTS
3. CONSTRUCTION ACTIVITY NOISE LEVELS
4. MATERIAL DELIVERY AND PERSONNEL
5. ON-SITE STORAGE AND PARKING
6. USE OF HAZARDOUS MATERIALS
7. NOTIFICATION OF NEIGHBORS OF CERTAIN ACTIVITIES

GN11. SPECIAL INSPECTIONS/ CONSTRUCTION OBSERVATION

A. REQUIRED OBSERVATION - THE BUILDER SHALL COORDINATE ALL WORK IDENTIFIED ELSEWHERE ON THE PLANS AS REQUIRING EITHER SPECIAL INSPECTION OR CONSTRUCTION OBSERVATION. IT SHALL BE THE BUILDER'S RESPONSIBILITY TO SEE THAT SUCH REQUIRED INSPECTION OR OBSERVATION IS CARRIED OUT.

B. OBSERVATION SCHEDULING - THE BUILDER SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD OF IN A TIMELY MANNER, BUT NO SOONER THAN 72 HOURS MONDAY THROUGH FRIDAY WHEN SUCH INSPECTION OR OBSERVATION SHALL BE REQUIRED.

C. INSPECTION OBSERVATION COSTS - THE OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF ANY SPECIAL INSPECTION OR CONSTRUCTION OBSERVATION WORK. SUCH PROFESSIONAL WORK WILL BE DONE UNDER A SEPARATE AGREEMENT OR WORK ORDER BETWEEN THE PROFESSIONAL AND THE OWNER. THE BUILDER SHALL REIMBURSE THE OWNER FOR ALL COSTS OF RE-INSPECTIONS OF ANY WORK FOUND TO BE DEFECTIVE BY AGENCY.

D. OBSERVATION REPORTS - THE ARCHITECT OR ENGINEER OF RECORD SHALL PROVIDE THE BUILDER WITH AN INSPECTION OR OBSERVATION REPORT WITHIN 72 HOURS OF THE FIELD VISIT.

E. ACCESS TO WORK - THE BUILDER SHALL BE RESPONSIBLE TO EXPOSE ALL WORK AS NECESSARY FOR A COMPLETE AND THOROUGH INSPECTION OR OBSERVATION. THE BUILDER SHALL EXPOSE, AT HIS OWN COST, ALL WORK AS DIRECTED BY THE ARCHITECT OR ENGINEER OF RECORD AS NECESSARY FOR A COMPLETE AND THOROUGH INSPECTION OR OBSERVATION, AND SHALL PROVIDE ARCHITECT ACCESS TO ALL AREAS.

E. DEFICIENCIES CORRECTION - THE BUILDER SHALL BE RESPONSIBLE TO CORRECT ALL DEFICIENCIES REPORTED IN THE INSPECTION OR OBSERVATION REPORT AT NO ADDITIONAL COST TO OWNER.

GN12. CONSTRUCTION OPERATIONS

A. CONSTRUCTION SAFETY - IT SHALL BE THE BUILDER'S RESPONSIBILITY TO MAINTAIN A SAFE CONSTRUCTION SITE FREE OF UNDUE HAZARDS.

B. REVIEW BY OTHERS - COMMENTS ON THE QUALITY OF THE CONSTRUCTION OR CONSTRUCTION SITE BY EITHER THE OWNER, THE ARCHITECT OF RECORD OR THE ENGINEER OF RECORD SHALL NOT BE CONSTRUED AS APPROVING OF THE CONSTRUCTION METHODOLOGY OR THE SAFETY OF THE CONSTRUCTION SITE, NOR SHALL SUCH COMMENTS REDUCE THE RESPONSIBILITY OF THE BUILDER, NOR SHALL THOSE PARTIES BE RESPONSIBLE FOR THE BUILDER INSTALLING ANY REFERENCED WORK WHETHER OR NOT SUCH SITE VISITS INCLUDE CONSTRUCTION INSPECTION OR OBSERVATION.

C. NOISE CONTROL - BUILDER SHALL MAINTAIN A PROFESSIONAL WORK AREA FREE FROM UNNECESSARY NOISES INCLUDING EXTRANEANOUS SOUND SYSTEMS, ETC.

D. WORKER SAFETY TRAINING - BUILDER SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TRAINING AND OR EQUIPMENT TO ALL WORKERS; AND THAT ALL TRADES FOLLOW THE SAME RULES AND PROCEDURES.

E. CAL-OSHA COMPLIANCE - BUILDER SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STATE CALIFORNIA OSHA REGULATIONS, ALL AS PART OF THE WORK.(CONT.)

GN3. CONSTRUCTION SITE OPERATIONS (CONT.)

C. CONSTRUCTION DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT WITHIN 48 HOURS OF CREATION, OR DISPOSED IN AN APPROVED DEBRIS BOX AS APPROVED BY THE PERMITTING AGENCY. NO CONSTRUCTION EQUIPMENT, MATERIALS, SHALL BLOCK SIDEWALKS OR STREETS OR ACCESS TO OTHER PROPERTIES WITHOUT PROPER AGENCY PERMITS AND PERMISSIONS FROM ADJACENT PROPERTY OWNERS.

GN4. BUILDING LAYOUT*

A. BUILDER SHALL ENGAGE THE SERVICES OF A LICENSED LAND SURVEYOR TO LOCATE THE BUILDING WHEN REQUIRED BY PERMITTING AGENCIES, OR WHEN NEW STRUCTURES ARE TO BE BUILT THAT ARE NOT DIRECTLY CONNECTED TO AN EXISTING STRUCTURE.

B. ADDITIONS TO EXISTING BUILDINGS SHALL BE AS SHOWN ON DRAWINGS. DISTANCE TO PROPERTY LINES REQUIREMENTS SHALL GOVERN ALL LAYOUT DIMENSIONS. VERIFY ACTUAL LAYOUT PRIOR TO COMMITTING TO FOUNDATION FORM WORK.

GN5. CONSTRUCTION DETAILS:

A. ONLY TYPICAL CONSTRUCTION DETAILS ARE PROVIDED FOR THE PROJECT. NOT ALL DETAILS THAT MAY BE REQUIRED TO PRODUCE A STRUCTURALLY SOUND, WATERTIGHT STRUCTURE HAVE BEEN SHOWN. BUILDER IS RESPONSIBLE FOR PROVIDING ALL DETAILS, LABOR AND MATERIALS NEEDED TO CONSTRUCT A SOUND WATERPROOF STRUCTURE.

B. ONLY GENERAL PLANS FOR TRADES ARE PROVIDED. EACH TRADE SHALL BE RESPONSIBLE FOR PROVIDING SPECIFIC PLANS AS REQUIRED TO COMPLETE THEIR WORK TO BE WHOLLY FUNCTIONAL. THE BUILDER SHALL COORDINATE THE ACTUAL ROUTING OF TRADE EQUIPMENT IN ORDER TO AVOID CONFLICTS, AND TO BE COORDINATED WITH EACH OTHER.

C. BUILDER SHALL PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING, AND FRAMING REQUIRED FOR COMPLETE INSTALLATION OF ALL ACCESSORIES, FIXTURES, AND EQUIPMENT FOR A COMPLETE INSTALLATION.

D. WHERE NO SPECIFIC DETAIL IS SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.

GN6. DEMOLITION WORK PERMIT

A. WHEN DEMOLITION WORK IS INVOLVED, THE BUILDER SHALL OBTAIN THE NECESSARY PERMIT FROM THE LOCAL AIR QUALITY CONTROL DISTRICT. DEMOLITION IS DEFINED AS MOVING OR DISMANTLING ANY LOAD-BEARING STRUCTURAL MEMBER OF A BUILDING WITHOUT THE INTENT TO REPLACE IT IN THE SAME LOCATION. THIS INCLUDES THE REMOVAL OF A ROOF FOR THE PURPOSE OF ADDING A SECOND STORY. THE PERMIT NUMBER MUST BE PROVIDED TO BUILDING INSPECTORS WHEN REQUIRED. IF THE PROJECT IS EXEMPT, A LETTER FROM THE PERMITTING AGENCY SHALL BE PROVIDED.

GN7. DEFERRED PLAN SUBMITTAL

A. DEFERRED SUBMITTAL DOCUMENTS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD. A LETTER FROM THE ARCHITECT OR ENGINEER OF RECORD SHALL BE SUBMITTED STATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE TO THE DESIGN INTENT OF THE PROJECT DOCUMENTS.

C. THE TRADE OR MANUFACTURER OF THE ITEM SHALL PROVIDE ALL NECESSARY DOCUMENTATION TO SATISFY THE PERMITTING AGENCY REVIEW PROCESS.

B. LIST OF DEFERRED SUBMITTALS MAY INCLUDE BUT ARE NOT LIMITED TO:

- PREFABRICATED TRUSSES
- PLUMBING LAYOUT AND ROUTING PLANS
- ELECTRICAL LAYOUT AND EQUIPMENT PLANS
- FIRE SPRINKLER LAYOUT AND EQUIPMENT PLANS

GNB. PROJECT PLANS

A. PROJECT PLANS DOCUMENTS SHALL INCORPORATE ALL DRAWINGS, CALCULATIONS, CONDITIONS OF APPROVAL, LETTERS AND CORRESPONDENCE FROM THE PERMITTING AGENCY AND OTHER DOCUMENTS ISSUED AND APPROVED BY THE PERMITTING AGENCY.

B. ALL SUPPLEMENTAL NOTICES, CORRECTIONS OR INSTRUCTIONS IN WRITING FROM THE ARCHITECT OR ENGINEER OF RECORD SHALL ALSO BE INCORPORATED AS PART OF THE PROJECT PLANS.

C. SEE GENERAL BUILDING NOTE GN1 FOR INSTRUCTIONS ON RESOLVING CONFLICTS BETWEEN THE DOCUMENTS.

GN9. CODE COMPLIANCE

A. GOVERNING CODES - THE PROJECT SHALL BE BUILT TO CONFORM TO THE CODES AS NOTED ON SHEET G-000. CODES APPLY TO EACH TRADE THAT WORKS ON PROJECT WHEN APPROPRIATE.

GNO. DEFINITIONS

A. OWNER - THE PERSON OR ENTITY THAT CONTRACTS WITH THE BUILDER AND DESIGN PROFESSIONALS.

B. BUILDER - THE PERSON OR BUSINESS ENTITY THAT MAY LEGALLY ENTER INTO A CONTRACT WITH THE OWNER TO OVERSEE THE GENERAL CONSTRUCTION OF THE PROJECT AND PROVIDE WHEN CONTRACTED APPROPRIATE CONSTRUCTION SERVICES ..

C. BUILDING (STRUCTURE) - THE STRUCTURE OR STRUCTURES INCLUDING SURROUNDING GROUNDS STRUCTURES AS DESCRIBED IN THE PLANS.

D. DESIGN PROFESSIONALS - THE ARCHITECT OR ENGINEER OF RECORD ENGAGED BY THE OWNER TO PREPARE THE CONSTRUCTION DOCUMENTS AND, WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS OR CONSTRUCTION OBSERVATIONS; DULY LICENSED BY THE STATE OF CALIFORNIA

E. PROJECT - THE STRUCTURE OR STRUCTURES, AND WHEN CALLED OUT OR REQUIRED FOR A COMPLETE PROJECT, MODIFICATIONS TO THE LAND, AS DESCRIBED IN THE PLANS FOR THE PROJECT.

F. PROJECT PLANS - THE CONSTRUCTION DOCUMENTS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, TECHNICAL DRAWINGS PROVIDED BY THE DESIGN PROFESSIONALS, CUT SHEETS EITHER LOOSE OR INCORPORATED IN THE CONSTRUCTION DRAWINGS, ALL LETTERS OF APPROVAL AND CONDITIONS OF APPROVAL AS PROVIDED BY PERMITTING AGENCIES, AND ALL RULES, RESTRICTIONS AND COVENANTS OF THE PROPERTY WHEN PROVIDED BY THE OWNER. THE TERMS DRAWINGS-, -SPECIFICATIONS-, OR -SHOP DRAWINGS- SHALL BE EQUALLY INTERPRETED AS MEANING THE PROJECT PLANS.

G. TRADES - OTHER PERSONS OR BUSINESS ENTITIES THAT PROVIDE SPECIALIZED CONSTRUCTION OF VARIOUS BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO THE PLUMBING, ELECTRICAL, HVAC (HEATING AND VENTILATING, AIR CONDITIONING), MECHANICAL SYSTEMS IN THE STRUCTURE.

H. WORK - ALL REQUIRED LABOR AND MATERIALS, BOTH OF A TEMPORARY OR PERMANENT NATURE, REQUIRED TO FULLY ASSEMBLE ALL THE PARTS NEEDED TO CONSTRUCT THE PROJECT AS DESCRIBED IN THE PLANS INTO A WHOLLY FUNCTIONAL STRUCTURAL OR STRUCTURES.

GN1. CONSTRUCTION DOCUMENTS VERIFICATION

A. THE BUILDER SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE BUILDER, IN WRITING, INSTRUCTIONS ON WHICH DOCUMENT TAKES PRECEDENCE.

B. FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE BUILDER HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.

C. THE BUILDER SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT ABOUT CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK OR ORDERING MATERIALS.

D. WORK COORDINATION - THE BUILDER SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADE WORK THAT MAY BE ASSOCIATED WITH THE PROJECT, INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPECIALTY TRADES.

GN2. DIMENSIONS AND EXISTING CONDITIONS VERIFICATION

A. DRAWING SCALE - DO NOT SCALE DRAWINGS.

B. DIMENSION VERIFICATION - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.

C. FIELD CONDITIONS VERIFICATION - IT SHALL BE THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE VARIOUS TRADES.

D. FRAMING DIMENSIONS - GENERAL DIMENSIONS ARE CONSIDERED TO BE FACE OF STUD (F.O.S. OR FOS) UNLESS CENTERLINE IS SHOWN.

E. DIMENSIONS - ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE SHOWN.

F. CEILING HEIGHTS - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED CEILING SURFACE. THE NET DISTANCE BETWEEN HORIZONTAL STRUCTURAL MEMBERS SHALL BE ADJUSTED AS NECESSARY IN ORDER TO ACHIEVE THE NOTED FINISHED CEILING HEIGHT DIMENSIONS.

GN3. CONSTRUCTION SITE OPERATIONS

A. WORK AREA RESTRICTION - ALL WORK AND ACTIVITIES WILL BE RESTRICTED TO THE PROJECT PROPERTY.

B. WORK OPERATION HOURS - ALL CONSTRUCTION ACTIVITY SHALL CONFORM TO THE PERMITTING AGENCY'S RESTRICTIONS OF HOURS AND DAYS OF OPERATIONS.

(CONT.)

CERTIFIED DSA CASO 21213



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PROJECT LOGO

PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK

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APN 241-200-002

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SHEET INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
| ISSUE: | PERMIT ISSUE #1 |
| DATE: | AUG 11, 2024 |
| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | CC0 |
| METADATA: | INCLUDED |

ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
| 2 | PERMIT APPLICATION | 4.10.25 |
| 1 | PERMIT ISSUE | 09.12.2024 |

GENERAL NOTES
AND INSTRUCTIONS
FOR BUILDER

SHEET NUMBER
G-011

APR 23 2025
REVIEWED

CCCSO
APR 23 2025
REVIEWED

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CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
PERMIT NUMBER
BIAL25-007297

THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES

2:22 pm, Nov 21, 2025

REVIEWED

FOR COMPLIANCE WITH COUNTY BUILDING CODES & CODES, THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN APPROVAL OF THE VIOLATIONS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT APPROBATION FROM THE BUILDING OFFICIAL.

By: Reginald George

HOT WORK

Recommended safety procedures for hot work

1 PLAN THE HOT WORK

"Hot work" means an operation that can produce enough heat to ignite flammable materials (i.e. welding, cutting and sanding)

Plan the work, perform risk assessment taking into account working conditions (i.e. Weather conditions, & proximity to hazardous areas)
Apply permit-to-work and enclosed space entry procedures.

Emergency escape routes must be planned and communications and emergency signals determined



2 INCREASE SAFETY MEASURES

Take into consideration the possibility of flammable vapours reaching the hot work area by wind as well as possible heat being transfer to adjacent spaces.

All personnel must use suitable protective clothing and equipment

Place warning signs to protect all personnel from fumes sparks, and electrical arcs.



3 WORK AREA PREPARATION

Clear the work area of debris and dust.
The air supply services must be Isolated, tagged and locked off.
Drain and free pipes and valves of liquid and gas.
Blank off open pipes.

Before opening, lines and pumps, flush with water.
Ventilation and fume removal in enclosed spaces must be running continuous and a gas free certificate then issued by an authorised person.



4 SAFETY PROCEDURES DURING AND AFTER HOT WORK

Position a fire watch person with fire fighting equipment with a clear view of the work area.
Make sure a fire hose is run out, pressurized and tested.
Welding and cutting equipment must be in working condition.
Remember: Arc welders must be earthed and gas bottles must be safely placed and secured.

WHEN COMPLETED:

- 1 MAKE SURE THAT NO FIRE RISK REMAINS
- 2 ALL HOT SURFACES HAVE COOLED DOWN BEFORE LEAVING THE WORK AREA UNATTENDED
- 3 PERMIT-TO-WORK IS SIGNED OFF.

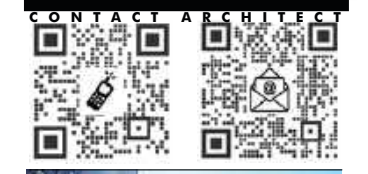


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Marine Lite

HOT WORK SAFETY PROCEDURES

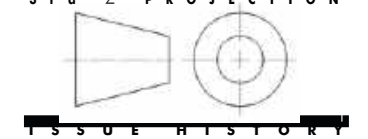
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CONTACT ARCHITECT
PROJECT ADDRESS
**SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK**
891 893 895 897 BELL ST
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DATE: AUG 11, 2024
SCALE: AS NOTED
FILE: 891_BELL_010
DRAWN BY: ME
CHECKED BY: LRC
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ISSUE HISTORY
4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

HOT WORK SAFETY PROCEDURES

SHEET NUMBER
G-120

**PROJECTS EXEMPT FROM ZONING PLAN CHECK*
(LAFAYETTE PLANNING DEPARTMENT – STEP 1)**

The following projects may proceed directly to the Contra Costa County Building Inspection Department to submit your application for building permit. These projects are exempt from Zoning Plan Check as they have been found to uniformly comply with the Zoning Code.

1. **Termite or dry-rot repair** where there is no increase in square footage, and no increase in the number of plumbing fixtures (including roughing in or stubbing for future use).
2. **Kitchen remodel**, except when a second kitchen facility is being added.
3. **Electrical or natural gas permits** for repair or replacement where there is no increase in the number of meters.
4. Mechanical permits for installation, repair, or replacement of new HVAC equipment for **single-family residential** property.
5. Mechanical or plumbing permits for repair, replacement or installation of **water heaters or pool or spa equipment** for single-family residential property.
6. **Foundation repair or seismic upgrade** where there is no increase in the square footage or bulk of the structure.
7. **Repairs to existing swimming pools** and spas.
8. Bathroom or other **interior remodels** where there is no increase in conditioned space.
9. **Fire damage repair**: if there is no increase in building size or the installation of a second kitchen that was not existing prior to the fire.
10. **Window replacements in-kind** in the existing rough-framed openings, new skylights, or removal of windows. New windows requiring new openings to be framed do require City review.
11. Residential re-roofing of **5,000 sq. ft.** (50 roofing squares) are exempt and do not require a Construction & Demolition Waste Recycling Waste Management Plan.
12. **Rooftop solar projects** mounted on a detached single-family dwelling or a duplex, and do not exceed the height of the zoning district in which the project is located.
13. Residential or commercial **electrical metering stations** located on private property.
14. **Decks** being demolished, repaired in-kind, or the addition of cross bracing. New or enlarged decks require City planning review.
15. **Siding repair or replacement** if the color and material are like-for-like.
16. **Retaining walls** under 4 ft. in height.

*Exempt projects are no longer considered exempt when a Waste Management Plan is required based on the criteria below.

- Residential: All newly constructed buildings, all demolition-only projects, all projects that increase conditioned area, volume, or size, all projects where the addition or alteration is 1,000 sq. ft. or larger, and/or all projects where the project valuation is \$50,000 or greater, with the exception of reroof-only projects.
- Non-Residential: All projects.

Building, cont'd

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 ft. 9 in. in height.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 lbs. or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**PROJECTS EXEMPT FROM ZONING PLAN CHECK* AND A BUILDING PERMIT
(LAFAYETTE PLANNING DEPARTMENT & CONTRA COSTA COUNTY DCD)**

Almost all construction and remodel projects require a building permit. It is safe to assume that a permit is required unless you are told by a building official that a permit is not required or the project is exempt from the California Building & Residential Codes as listed below. If you have any questions as to whether your specific project requires a permit, please contact the Contra Costa County Building Inspection Department (CCCBID). *Exempt projects are no longer considered exempt when a Waste Management Plan is required based on the criteria on the following pages.

Excerpt from the 2022 California Building & Residential Codes (CBC & CRC)

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following.

| Section 105.2 Work exempt from permit California Building Code | Section R105.2 Work exempt from permit California Residential Code |
|---|---|
| <p>Building:</p> <ol style="list-style-type: none"> 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 sq. ft. It is permissible that these structures still be regulated by Section 710A, despite exemption from permit. 2. Fences not over 7 ft. high. (Lafayette limits fence height to 6 ft within property setbacks) 3. Oil derricks. 4. Retaining walls that are not more than 3 feet in height measured from the top of the footing to the top of the wall and that have a downward ground slope at the bottom of the retaining wall not exceeding 1(vertical):10(horizontal), unless supporting a surcharge or ground slope exceeding 1(vertical):2(horizontal) or impounding Class I, II, or III-a liquids. 5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1. 6. Sidewalks and driveways not more than 30 in. above adjacent grade, and not over any basement or story below and are not part of an accessible route. 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. 8. Temporary motion picture, television and theater stage sets and scenery. 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 in. deep, do not exceed 5,000 gallons and are installed entirely above ground. 10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. | <p>Building:</p> <ol style="list-style-type: none"> 1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m2). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit. 2. Fences not over 7 feet (1829 mm) high. (Lafayette limits fence height to 6 ft within property setbacks) 3. Retaining walls that are not more than 3 feet in height measured from the top of the footing to the top of the wall and that have a downward ground slope at the bottom of the retaining wall not exceeding 1(vertical):10(horizontal), unless supporting a surcharge or ground slope exceeding 1(vertical):2(horizontal) or impounding Class I, II, or III-a liquids 4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1. 5. Sidewalks and driveways. 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. 7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep. 8. Swings and other playground equipment. 9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support. 10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4. |

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
PERMIT NUMBER
BIA125-007297

THESE PLANS MUST BE OPEN FOR THE PERMITS AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.

2:22 pm, Nov 21, 2025

REVIEWED

FOR COMPLIANCE WITH COUNTY BUILDING CODES & CODES, THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN APPROVAL OF THE QUALITY OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.

By: Reginald George

CCCSD
APR 23 2025
REVIEWED

CERTIFIED DSA CAS# 71213

LEAL ROYCE CHARONNAT
ARCHITECT+ENGINEERING
115TH AVE OAKLAND 94606
510.436.3466 FAX 877.769.9966
OFFICE@CHARONNATDESIGN.COM

REGISTERED ARCHITECT
STATE OF CALIFORNIA
LEAL ROYCE CHARONNAT
C8901
EXPIRES MARCH 31, 2026

CONTACT ARCHITECT
PROJECT LOGO
PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com |
brianportue@gmail.com
(925) 938-3900

SHEET INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
| ISSUE: | PERMIT ISSUE #1 |
| DATE: | AUG 11, 2024 |
| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | CC |
| © METADATA: | INCLUDED |

ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
| 2 | PERMIT APPLICATION | 4.10.25 |
| 1 | PERMIT ISSUE | 09.12.2024 |

CONDITIONS OF APPROVAL

SHEET NUMBER
G-200



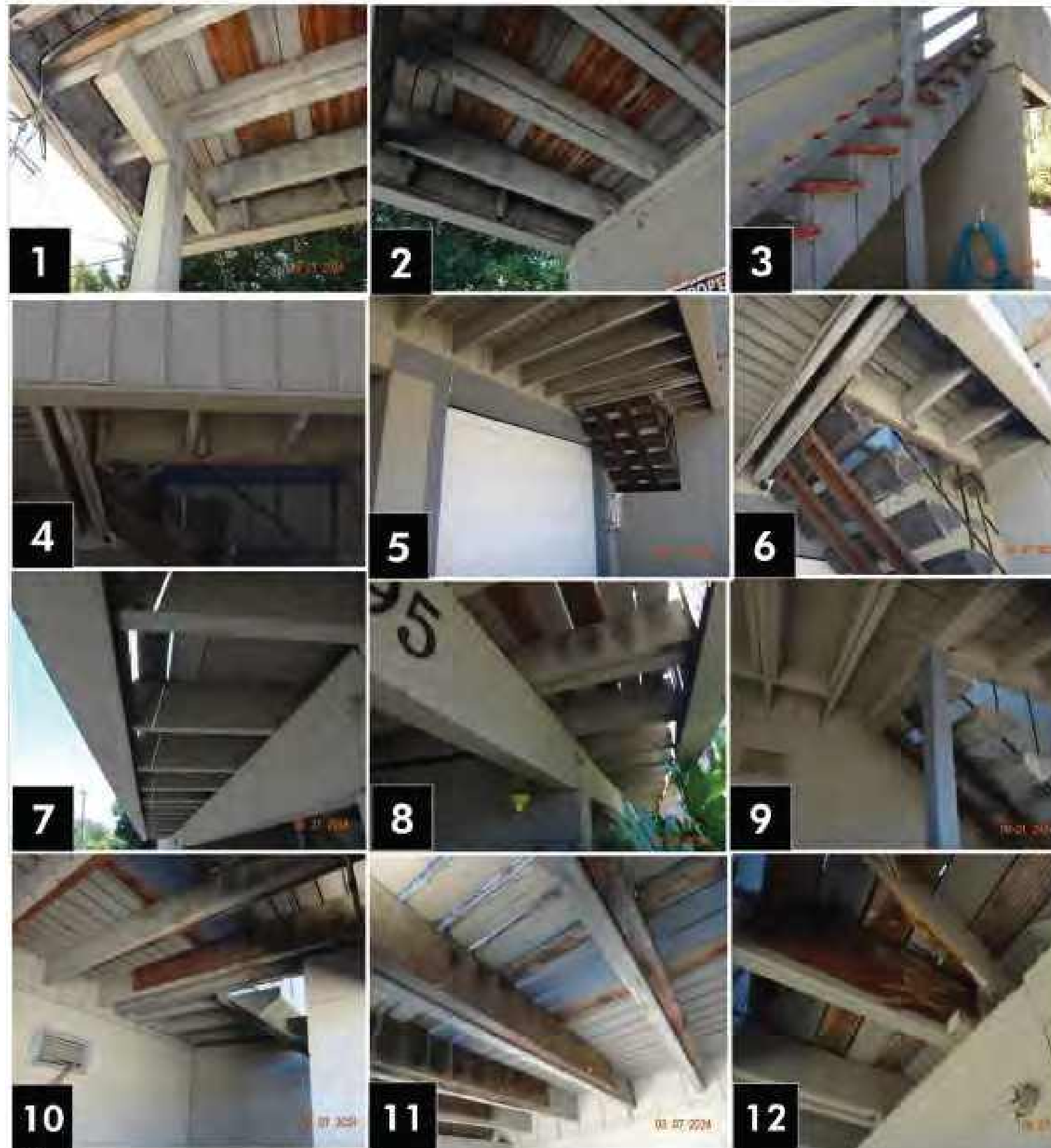
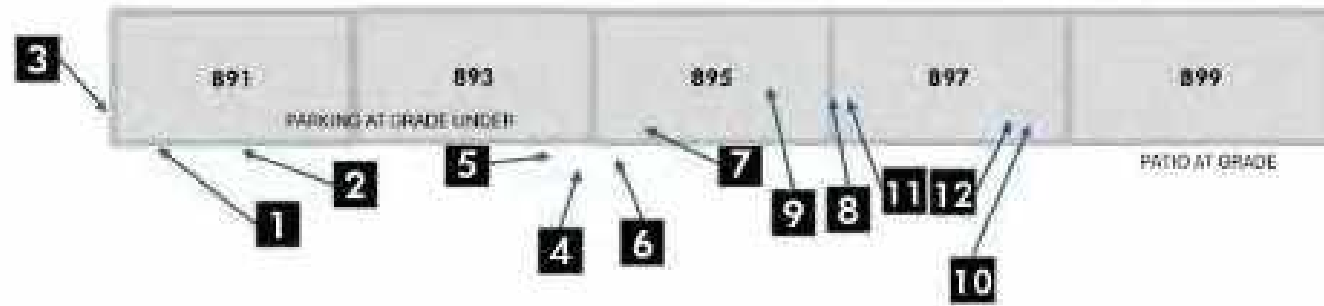
SB 721 EXTERIOR EXPOSED ELEMENT (EEE) INSPECTION REPORT

SITE PHOTO DOCUMENTATION



EEE FACILITY ADDRESS: 891-899 BELL DR LAFAYETTE CA
SITE PLAN WITH PHOTO LOCATIONS

NO SCALE



- 1 ENTRY LANDING SHOWING REPLACED DECKING, POORLY SISTERED JOISTS (REPLACEMENT REQUIRED)
2 ENTRY LANDING WITH POORLY CONSTRUCTED SISTERED JOISTS (REPLACEMENT REQUIRED)
3 ACCESS STAIRS - NO HANDRAIL, TREADS DETRIORATED (REPLACEMENT REQUIRED) - COMPLIANT WITH FHA & ADA
4 NO VISIBLE FLASHING FOR PANNELED GUARD RAIL; SIDING SHOWING SIGNS OF WEATHERING (REPLACEMENT REQUIRED)
5 CANTILEVER JOISTS - PROVIDE NEW SISTERED JOISTS AS NEEDED WHEN JOIST TOPS OR END SHOW DETRIORATION (SISTERED JOISTS ADDED AS REQUIRED)
6 FRAMING CONNECTIONS DETRIORATED, REPAIR WORK INSUFFICIENT (REFRAME / REPLACEMENT REQUIRED)
7 CANTILEVER JOISTS - PROVIDE NEW SISTERED JOISTS AS NEEDED WHEN JOIST TOPS OR END SHOW DETRIORATION (SISTERED JOISTS ADDED AS REQUIRED)
8 REPAIRED / SISTERED JOISTS - NO PROTECTIVE FLASHING VISIBLE (REPLACE JOISTS AS REQUIRED); REFRAME
9 REPAIRED / SISTERED JOISTS WITH NO PROTECTIVE FLASHING VISIBLE (REFRAME AND REPLACE JOISTS AS REQUIRED)
10 DECK PLANKING BOARDS REPLACED, EXISTING JOISTS HAVE NO VISIBLE FLASHING (REFRAME / REPLACE FRAMING AS REQUIRED)
11 REPAIRED / SISTERED JOISTS NON-STRUCTURAL, DECK PLANKING SHOW DETRIORATION (REPLACEMENT REQUIRED)
12 DETRIORATED JOISTS - STRUCTURAL FAILURE - DECK PLANKING SPANS W/ WEAKENED JOIST (ONLY 1 OF SEVERAL HUNDRED) (REPLACEMENT REQUIRED) AS APPL. (DECK < 8-FT ABOVE GRADE AT LOCATION)

CONTRA COSTA COUNTY BUILDING INSPECTION DIVISION PERMIT NUMBER BIAL25-007297

222 pm, Nov 21, 2025

REVIEWED

RECOMMENDED BY BUILDING OFFICIAL: LARRY L. GORRIS, BUILDING OFFICIAL

By: Reginald George



SB 721 EXTERIOR EXPOSED ELEMENT (EEE) INSPECTION REPORT

- THIS REPORT IS AN INITIAL INSPECTION
THIS REPORT IS FOR A RE-INSPECTION AFTER REPAIR WORK
THIS REPORT IS FOR A REQUIRED SEXENNIAL INSPECTION
OWNER/AGENT PRESENT DURING INSPECTION
OWNER/AGENT PRESENT DURING INSPECTION
OWNER/AGENT PRESENT DURING INSPECTION

SYMBOL KEY
ITEM/ELEMENT NOT PRESENT
ITEM/ELEMENT PRESENT, STATUS NEEDS TO BE FOLLOWED FOR CORRECTION

FACILITY ADDRESS: 891-899 BELL DRIVE LAFAYETTE CA 94549 APN: 241-200-002 YEAR BUILT: 1959

OWNER: TOM PORTUE PHONE: (925) 938-3900 EMAIL: TPORTUE@YAHOO.COM BRIANPORTUE@GMAIL.COM

INSPECTION DATE: 08/28/2024 REPORT DATE: 08/28/2024 INSPECTED BY: LRC TEMP: 74 WEATHER: CLEAR

AHJ: CONTRA COSTA COUNTY BLDG DEPT 45 DAY SUBMITTAL 15 DAY SUBMITTAL EMERGENCY CONDITIONS

TYPE OF ELEMENT INSPECTED: BALCONY DECK PORCH WALKWAY STAIRS ENTRY STRUCTURE GREATER THAN 6-FT ABOVE GRADE

EQUIPMENT AVAILABLE/UTILIZED: MOISTURE PROBE MILDEW PROBE DIGITAL MEASURING BORESCOPE CONTOUR GAUGE PHOTOS

PUBLIC FUNDED (FHA / ADA REQUIREMENTS) FIRE SPRINKLES FIRE RATED CONSTRUCTION # UNITS: 5 LIVE LOAD: 60 PSF

DECKING MATERIAL: WOOD-NON-PT PLANKS WOOD- PT PLANKS COMPOSITE PLANKS CONCRETE/TILE SURFACE SLOPED NONE %

WATERPROOFING MATERIALS: MEMBRANE WOOD- PT GLULAM LUMBER METAL OR I-JOISTS LVL BEAMS BUTYL FLASHING

STRUCTURAL MATERIAL: WOOD-NON-PT WOOD- PT GLULAM LUMBER METAL BEAMS, JOISTS, POSTS, DECKING I-JOISTS LVL JOISTS/BEAMS

Table with columns for ELEMENT STATUS, ELEMENTS, and NOTES. Includes a legend for element status and a list of elements with their respective findings.

ASSOCIATED WATERPROOFING ELEMENTS

Table for Associated Waterproofing Elements with columns for Flashing, Membranes, Coatings, Sealants, Adhesion of Waterproofing Materials, Deck Waterproofing Membrane, Deck Traffic Coating, and Deck Traffic Sealant.

EXTERIOR EXPOSED ELEMENTS (LOAD BEARING)

Table for Exterior Exposed Elements (Load Bearing) with columns for Surface Decking, Joists, Beams, Posts, Guardrails, and Handrails.

NARRATIVE:

- EMERGENCY REPAIRS - VERIFY AND REPLACE BROKEN JOIST FOR UNIT 877 AS EMERGENCY WORK UNDER SB 721 (WORK MAY COMMENCE PRIOR TO PERMIT ISSUANCE SEE PHOTO)
REPAIR PATH OF EGRESS - ALL BALCONIES AND FROM THE WALKWAY FACILITY THE PRIMARY PATH OF EGRESS AND THE SECONDARY PATH OF EGRESS TO REPAIR A SAFE AND SOUND STRUCTURE. VISUAL NON-DESTRUCTIVE INSPECTION OF BALCONIES (CAN BE USED AND NOT SUPPORTED) AND WALKWAY (DOES NOT HAVE TREADS) AND CONDITIONS OF STRUCTURAL FAILURE (BEAM AS NOTED IN PHOTO) - HOW MANY, BUT NOT LACK OF PROPER FLASHING AND WEATHERPROOFING. (SEE PHOTOS 1, 2, 3, 6, 9, 10)
DIRECT VISUAL EXAMINATION - INSPECTION OF EXISTING STRUCTURE AND FLASHING IN-ESTIMATING WITH OWNER - PROVIDED MAINTENANCE REPAIR HISTORY. DECK JOIST HEIGHT PRECLUDED DIRECT TESTING FROM BELOW
REPAIR/REPLACE FLASHING EXISTING - FLASHING AT BUILDING NOT WORK AT JOIST - INSTALL NEW FLASHING COORDINATED WITH WALL MEMBRANE (SEE PHOTO 3)
DEFECTIVE WORK - ANCHOR BOLTS ON YARD BRIM (WITH NO VISIBLE FLASHING) FOR DECK (24" ABOVE DECK TOP) (SHOWING) HOME DETRIORATION
REPLACEMENT COMMENDATION - REPLACE DECK PLANKING (SEE LOCATION OF EXISTING CANTILEVER JOISTS FOR BALCONY - SISTERED JOISTS NEEDED WITH IT - SEE PHOTOS 1, 2, 11, 12)
DEFECTIVE CONSTRUCTION REPAIR WORK - REPAIR WORK, DETRIORATED, NON-STRUCTURAL 891-899 BELL DRIVE WALKWAY HEIGHT UNDER 8-FT (DOWN TO TOP) A SPOKE HEAD HEIGHT RECOMMENDATION TO RELIEVE SUCH LOW STRUCTURAL MEMBERS TO PROVIDE EQUAL OR MINIMUM HEAD HEIGHT (JOIST SEE: 1, 2, 6, 1, 10, 11)
NO PROTECTION VISIBLE - STAIRS, CORRIDOR, OR OTHER WALKWAYS UNDER EXISTING AND NEW MEMBERS (SEE PHOTOS 10, 11, 12)
RECOMMENDATION - INSPECT ALL NON-STRUCTURAL MEMBERS WITH STAIRS, FLASHING, AND OTHER WEATHER PROTECTIVE SYSTEMS AS REQUIRED FOR A SAFE AND STABLE STRUCTURE
EMERGENCY REPAIRS - VERIFY AND REPLACE BROKEN JOIST FOR UNIT 877 AS EMERGENCY WORK UNDER SB 721 (WORK MAY COMMENCE PRIOR TO PERMIT ISSUANCE SEE PHOTO)

CCCSD APR 23 2025 REVIEWED

PER CA CC 1954 EMERGENCY REPAIRS TO BE COMPLETED IN 15 DAYS - BY 09/25/2024 PER CA CC 1954 NON-EMERGENCY REPAIRS TO BE COMPLETED IN 45 DAYS - BY 10/13/2025

NOTE - THE FINDINGS IN THIS REPORT ARE ONLY VALID AS OF THE DATE OF INSPECTION - FURTHER INSPECTIONS MAY BE REQUIRED AS ADVISED OR NOT

PREPARED BY: LEAL CHARONNAT, ARCHITECT SIGNATURE DATE 9/10/2024

IMPORTANT - RETAIN THIS REPORT IN BUILDING RECORDS FOR A MINIMUM OF TWO INSPECTION CYCLES FROM DATE OF INSPECTION PER CA CC 1954

LEAL CHARONNAT ARCHITECT+ENGINEERING 1-5TH AVE OAKLAND 94606 510-435-3466 FAX 877-769-9966 OFFICE@CHARONNATDESIGN.COM



SB-721 REPORT BALCONY & LEDGER DECK REPAIR WORK 891 893 895 897 BELL ST LAFAYETTE CA 94549 APN 241-200-002

TOM PORTUE 2336 Heritage Hills Dr Pleasant Hill CA 94523 tportue@yahoo.com brianportue@gmail.com (925) 938-3900

PROJECT NO: 891BELL_SB791 ISSUE: PERMIT ISSUE #1 DATE: AUG 11, 2024 SCALE: AS NOTED FILE: 891_BELL_010 DRAWN BY: ME CHECKED BY: LRC CC LICENSE: 000000 METADATA: INCLUDED

3/27/2024 HISTORY 4 3ENG. UPDATE 09.20.25 2 PERMIT APPLICATION 4.10.25 1 PERMIT ISSUE 09.12.2024

SB-721 REPORT SHEET NUMBER G-300

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

NOT APPLICABLE RESPONSIBLE PARTY (ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

1 2 3 4

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PW-MIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW-MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PW-MIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) is defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94506(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a street-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 118B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 118B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and isocyanates), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in unit of product, less packaging, which do not weigh more than 1 pound and do not contain more than 10 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARI Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94500, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 43.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification.
2. Field verification of on-site product containers.

| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
|--|-----------|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| DOVE-BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| SPECIALTY APPLICATIONS | |
| PVC WELDING | 510 |
| CPVC WELDING | 400 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| SUBSTRATE SPECIFIC APPLICATIONS | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

| SEALANTS | VOC LIMIT |
|--------------------------|-----------|
| ARCHITECTURAL | 200 |
| MARINE DECK | 780 |
| NONMEMBRANE ROOF | 300 |
| ROAD/PAV | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| SEALANT PRIMERS | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

| COATING CATEGORY | VOC LIMIT |
|---|-----------|
| FLAT COATINGS | 50 |
| NON-FLAT COATINGS | 100 |
| NONFLAT-HIGH GLOSS COATINGS | 150 |
| SPECIALTY COATINGS | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE/MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| DRY FOG COATINGS | 150 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM-RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 |
| HIGH TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW SOLIDS COATINGS ₍₂₎ | 120 |
| MAGNETIC CEMENT COATINGS | 450 |
| MASTIC TEXTURE COATINGS | 100 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRETREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS | |
| CLEAR | 750 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDANTS | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

| PRODUCT | CURRENT LIMIT |
|---|---------------|
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD ₍₁₎ | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1303. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (3 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PID/EOD/CEH/IBAAQ/Pages/VOC.aspx>

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PID/EOD/CEH/IBAAQ/Pages/VOC.aspx>

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resident foot traffic shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDPH/PID/EOD/CEH/IBAAQ/Pages/VOC.aspx>

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARI's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulations (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the P5-1 or P5-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 339 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0225 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 10 percent moisture content. Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101 B of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT
4.507.1 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Licensed persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION (HCD). When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials of the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

(BSC) When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION.

Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial performance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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OFFICE@CHARONNATDESIGN.COM

REGISTERED ARCHITECT
LEAL ROYCE CHARONNAT
C8901
EXPIRES MARCH 31, 2025

CONTACT US
PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com
brianportue@gmail.com
(925) 938-3900

SHEET INFORMATION
PROJECT NO: 891BELL_SB791
ISSUE: PERMIT ISSUE #1
DATE: AUG 11, 2024
SCALE: AS NOTED
FILE: 891_BELL_010
DRAWN BY: ME
CHECKED BY: LRC
CC LICENSE: © 2024
© METADATA: INCLUDED

CCCSD
APR 2 3 2025
REVIEWED

CAL GREEN
SHEET 2

SHEET NUMBER
G-402

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Construction Waste Management (CalGreen) Report

Do not attempt to fill-out the forms until you have saved/downloaded the forms as described [in these step-by-step instructions](#). To release the CalGreen hold placed on scheduling Final Inspection, a [CalGreen Report](#) must be completed and submitted for approval. Email completed PDF forms to recycling@dcd.cccounty.us with the subject line "CalGreen Report for Permit (list building permit number)". CalGreen Reports will not be approved unless filled out completely.

- ❑ The top portion of the CalGreen Report must include the following project information:
 - APN and Permit Number
 - Project Square Feet
- ❑ Group all your facility receipts together based on Material Type.
- ❑ Do not include Land Clearing Debris (plant, tree, soil, sand, and rock) in this CalGreen Report. **Note that Land Clearing Debris does not count towards CalGreen's 65% recycling credit requirement.**
- ❑ Refer to the [Recycling Receipt Guide](#) to identify appropriate information to enter into CalGreen Report.
- ❑ For Trash or MSW do the following:
 - List the total number of receipts.
 - List the name of the Facility that you delivered your load to.
 - In the drop down field next to the Facility Name, select the name of the hauling company you used, enter the name of the hauling company if not listed as an option, or mark Self-Haul if you delivered the load yourself.
 - Convert any receipts that lists amount in cubic yards to tons by multiplying amount by .2085.
 - Add all tons listed on MSW receipts and enter in Column (C).
- ❑ For each Source Separated Material type, do the following:
 - List the total number of receipts.
 - List the name of the Facility that you delivered your load to.
 - In the drop down field next to the Facility Name, select the name of the hauling company you used, enter the name of the hauling company if not listed as an option, or mark Self-Haul if you delivered the load yourself.
 - Convert any receipts that list cubic yards to tons. Refer to the [Volume to Weight Conversion Table](#) to find the conversion rate according to material type.
 - Add all tons listed on Approved Facility receipts and enter in Column (B).
 - Add all tons from Unapproved Facilities to MSW Disposed Column (C).
 - **NOTE: Loads taken to a facility that is not on the list of Approved Facilities will be given 0% recycling credit.** To get credit for these loads you may pay an additional fee and submit a [Diversion Certification Form](#) completed by both the delivering and receiving entity with receipts and appropriate documentation that adequately demonstrates an appropriate level of recycling to DCD.

Example:

| Number of Receipts per Material Type | Name of Facilities where Loads were Delivered (INCLUDE NAME OF HAULING COMPANY UNLESS 'SELF HAUL' IS CHECKED) | Material Type Identified on Receipt | Tons REUSE (A) | Tons RECYCLED (B) | Tons DISPOSED (C) |
|---|---|--------------------------------------|----------------|-------------------|-------------------|
| 2 | ABC Transfer Station | Trash or Municipal Solid Waste (MSW) | | | 4 |
| Source Separated Reusable or Recyclable Materials | | | | | |
| 1 | 123 Rock Recycling | Asphalt & Concrete | | 5 | |

Page 2 of 3

- In the drop down field next to the Facility Name, select the name of the hauling company you used, enter the name of the hauling company if not listed as an option, or mark Self-Haul if you delivered the load yourself.
- Convert any receipts that list amount in cubic yards to tons by multiplying amount by 0.2085.
- Add all tons listed on Approved Facility receipts. **Mixed C&D is not 100% recyclable.** Enter 65% of total Mixed C&D tons in Column (B), and 35% of total Mixed C&D tons in Column (C).
- Add all tons from Unapproved Facilities and enter in Column (C).
- **NOTE: Loads taken to a facility that is not on the list of Approved Facilities will be given 0% recycling credit.** To get credit for these loads you may pay an additional fee and submit a [Diversion Certification Form](#) completed by both the delivering and receiving entity with receipts and appropriate documentation that adequately demonstrates an appropriate level of recycling to DCD.
- ❑ Email CalGreen report to recycling@dcd.cccounty.us with subject line "CalGreen report for Permit [list permit number]" for processing.
- ❑ CalGreen Hold will not be released if [CalGreen Report](#) is not **completely filled out AND accompanied by all receipts and documentation** substantiating the information about the project's recycling, reuse, and disposal. Solid Waste Staff will instruct you to gather the missing information, receipts and documentation and to resubmit the Report when completed.
- ❑ If CalGreen Report substantiates that 65% by weight of construction debris has been diverted, and the Project is found in compliance Solid Waste Staff can approve the CalGreen Report, and the CalGreen hold placed on scheduling Final Inspection will be released. *You should not expect to have your CalGreen*

CONTRA COSTA COUNTY
 BUILDING INSPECTION DIVISION
 PERMIT NUMBER
 BIAL25-007297
 THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES
 2:22 pm, Nov 21, 2025

REVIEWED
 FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN APPROVAL OF THE HOLDINGS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICE.

By: Reginald George

Page 1 of 3

CCCSD
 APR 23 2025
 REVIEWED



1 RECEIPT INSTRUCTIONS

SHEET NOTES

- ① SEE SHEET **G-011** FOR GENERAL NOTES
- ① DOCUMENT ALL DEMOLITION AND CONSTRUCTION DEBRIS REMOVAL. ALL DEBRIS MUST BE DISPOSED OF AT ONLY AUTHORIZED DISPOSAL FACILITY. RETAIN ALL RECEIPTS FOR TURN IN PRIOR TO FINAL INSPECTION. FOLLOW INSTRUCTIONS.
- ② USE QR CODE TO OBTAIN POST-CONSTRUCTION RECYCLING DOCUMENTS
- ③ LIST OF APPROVED RECYCLING FACILITIES PROVIDED

Revised: 10/5/2023

CalGreen Recycling Instructions for Residential Projects

Construction Waste Management (CalGreen) Plan

Do not attempt to fill-out the form until you have saved/downloaded the form as described [in these step-by-step instructions](#). To release the CalGreen hold placed on permit issuance, you must submit a completed [Construction Waste Management \(CalGreen\) Plan](#). Email completed PDF forms to the plan checker assigned to your project with the subject line "CalGreen Plan for Permit [list building permit number]". If you do not know the email of the plan checker assigned to your project, please call the APC Front Desk at 925 655-2700, let the staff member know your permit number, and ask for the email of the plan checker assigned to your project. CalGreen Plans will not be approved unless the Plan is filled out completely.

- ❑ The top portion of the Plan must include the following project information:
 - APN and Permit Number
 - Owner Name and Owner Email Address
 - Project Square Feet and Building Type
 - Project Description stating if demolition, or any interior wall work is involved.
- ❑ The bottom portion of the plan must:
 - Mark which materials you plan to Reuse, Recycle, and Dispose. Name of facility where you plan to take your loads of each type of material. Choose facility from list of [Approved Construction & Demolition \(C&D\) Processing Facilities](#). Call chosen facility to verify the process for obtaining C&D recycling receipts.
 - Select "Self Haul" if Property Owner or Primary Contractor is hauling debris to facility, or select "Enter Hauler Name" and type in the name of company hauling away debris.

NOTE: Mixed C&D loads taken to Approved Facilities will only get 65% recycling credit. Source Separated materials taken to Approved Facilities, get 100% recycling credit. Do not place project waste into your residential trash or recycling cart.

NOTE: Loads taken to a facility that is not on the list of Approved Facilities will be given 0% recycling credit. To get credit for these loads you must pay an additional fee and submit a [Diversion Certification Form](#) completed by both the delivering and receiving entity with receipts and appropriate documentation that adequately demonstrates an appropriate level of recycling to DCD.

NOTE: Land Clearing Debris (plant, tree, sand, dirt/soil and rock) loads will not count towards CalGreen's 65% recycling credit requirement.

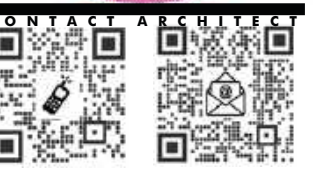
- ❑ Sign Plan, Indicate whether you are the Owner, Contractor, or Other, Print your name, and Date.
- ❑ Read Letter of Acknowledgement, check to acknowledge that you read each statement, and enter your Full Name and E-mail at the bottom. Submit with Plan.
- ❑ If Plan is filled adequately, APC Staff can approve your plan, and CalGreen hold will be released.

IMPORTANT REMINDERS DURING PROJECT CONSTRUCTION:

- During Construction, collect receipts and other verifying documentation for any waste load leaving project site. If you anticipate that your project will generate little waste and do not plan on bringing your waste to a facility, please email us at recycling@dcd.cccounty.us for additional instructions prior to starting construction.
- Receipts must include date, facility name, material type, weight, and unit of measurement. Refer to [Recycling Receipt Guide](#) to locate required information on each facility receipt.

CERTIFIED DSA CASO 21213

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SB-721 REPORT
BALCONY & LEDGER DECK REPAIR WORK
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 APN 241-200-002

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 tportue@yahoo.com |
 brianportue@gmail.com
 (925) 938-3900

SHEET INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
| ISSUE: | PERMIT ISSUE #1 |
| DATE: | AUG 11, 2024 |
| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | CDC |
| METADATA: | INCLUDED |

ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
| 2 | PERMIT APPLICATION | 4.10.25 |
| 1 | PERMIT ISSUE | 09.12.2024 |

CALGREEN RECYCLING INSTRUCTIONS

SHEET NUMBER
G-501

Approved Construction & Demolition (C&D) Processing Facilities

Mixed C&D recycling receipts from these facilities are eligible for 65% diversion credit. Applicants must obtain adequate Recycling Receipts to receive recycling credit shown below.

Prior to transporting debris to any selected facility, read the footnotes related to all caution symbols listed next to any facility to be used. BEFORE leaving facility, verify all required info is shown on receipt - material type, amount, and unit of measurement must be legible to receive credit.

Table with columns: CAUTION: May Issue Inadequate Receipts, Mixed C&D Recycling Facilities (Listed Alphabetically), Address, City, Phone, Recycling Credit (Mixed C&D, Source Separated Materials, Land Clearing Debris), MINIMUM OF 65% RECYCLING REQUIRED as of 2017. Lists facilities like BeeGreen Recycling, Berkeley Transfer Station, etc.

- BRING SAMPLE RECEIPT - To ensure your receipt will be eligible for recycling credit, bring sample from Recycling Receipt Guide for comparison before leaving facility.
The receipts issued by these facilities WILL NOT show load quantity (or possibly material) unless you specifically request prior to unloading.
These facilities also issue MSW (disposal) receipts.

Approved Construction & Demolition (C&D) Processing Facilities

Source Separated Material receipts from these facilities are eligible for 100% diversion credit. You must obtain adequate Recycling Receipts to receive recycling credit shown below.

Prior to transporting debris to any selected facility, read the footnotes related to all caution symbols listed next to any facility to be used. BEFORE leaving facility, verify all required info is shown on receipt - material type, amount, and unit of measurement must be legible to receive credit.

Table with columns: CAUTION: May Issue Inadequate Receipts, Source Separated Recycling Facilities (Listed Alphabetically), Address, City, Phone, Recycling Credit (Mixed C&D, Source Separated Materials, Land Clearing Debris), Why Recycle Source Separated Materials?, What is Land Clearing Debris?. Lists facilities like Alco Iron & Metal Co., Antioch Building Materials Co., etc.

- BRING SAMPLE RECEIPT - To ensure your receipt will be eligible for recycling credit, bring sample from Recycling Receipt Guide for comparison before leaving facility.
The receipts issued by these facilities WILL NOT show load quantity (or possibly material) unless you specifically request prior to unloading.
These facilities also issue MSW (disposal) receipts.



1 CALGREEN PLAN FILL-IN

SHEET NOTES

- SEE SHEET G-011 FOR GENERAL NOTES
DOCUMENT ALL DEMOLITION AND CONSTRUCTION DEBRIS REMOVAL. ALL DEBRIS MUST BE DISPOSED OF AT ONLY AUTHORIZED DISPOSAL FACILITY.
USE QR CODE TO OBTAIN ON-LINE FILL-IN DOCUMENT
LIST OF APPROVED RECYCLING FACILITIES PROVIDED

CONSTRUCTION WASTE MANAGEMENT (CALGREEN) PLAN: RESIDENTIAL

PERMIT WILL NOT BE ISSUED UNTIL COMPLETED PLAN IS SUBMITTED & APPROVED
QUESTIONS? Contact the Application & Permit Center at (925) 655 2700

Form fields for APN, Building Permit #, Owner Name, E-mail, Phone, Jobsite Address, Sq. Ft., Project Type, Jobsite Contact, Company, Jobsite Contact Phone, Amount of Demolition Work, and Check all applicable waste reduction methods.

Table for Material Type, To Be REUSED, To Be RECYCLED, To Be DISPOSED. Includes sections for Mixed Construction & Demolition (C&D) Debris, Source Separated Reusable or Recyclable Materials, and a list of materials like Asphalt & Concrete, Dry Wall/Gypsum, Clean Wood.

By typing my full name and e-mail below, I acknowledge that I am responsible for complying with the construction and demolition waste recycling requirements of the CalGreen Building Standards Code as amended by County Ordinance including submittal of a completed CalGreen Report and receipts that adequately demonstrate a minimum of 65% was recycled.

Form fields for Full Name of Other, E-mail Address, and Date.

FINAL INSPECTION WILL ONLY BE SCHEDULED IF COMPLETED REPORT SUBMITTED WITH ADEQUATE RECYCLING RECEIPTS
When selecting facilities to be used, be sure to refer to the most up-to-date Approved C&D Processing Facilities List posted on our website www.cccounty.us/debris.

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510.436.3466 FAX 877.769.9966
OFFICE@CHARONNATDESIGN.COM

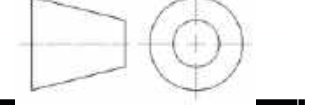
REGISTERED ARCHITECT
LEAL ROYCE CHARONNAT
C8901
EXPIRES MARCH 31, 2025



SARAH CHARONNAT
PROJECT ADDRESS
SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com
brianportue@gmail.com
(925) 938-3900

Table with columns: SHEET INFORMATION, PROJECT No., ISSUE, DATE, SCALE, FILE, DRAWN BY, CHECKED BY, CC LICENSE, METADATA.



ISSUE HISTORY
4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

CALGREEN PLAN

SHEET NUMBER
G-502

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SHEET NOTES

- ① SEE SHEET **G-011** FOR GENERAL NOTES
- ① DOCUMENT ALL DEMOLITION AND CONSTRUCTION DEBRIS REMOVAL. ALL DEBRIS MUST BE DISPOSED OF AT ONLY AUTHORIZED DISPOSAL FACILITY. RETAIN ALL RECEIPTS FOR TURN IN PRIOR TO FINAL INSPECTION. FOLLOW INSTRUCTIONS.
- ② USE QR CODE TO OBTAIN ON-LINE FILL-IN DOCUMENT
- ③ LIST OF APPROVED RECYCLING FACILITIES PROVIDED

1 CALGREEN PLAN FILL-IN

SAMPLE RECYCLING RECEIPT

Contra Costa Waste Service – Receipt for Mixed C&D Load

2. Name of Facility
[Contra Costa Waste Service]

1. Date listed on the Receipt [6/24/2016]

3. Waste or Material Type Identified on Receipt
[Mixed Construction and Demolition (C&D)]

4. Amount Identified on Facility Receipt [3.94]

5. Unit of measurement listed on Receipt
[Tons]

| Material | Unit | Rate | Qty | Amount |
|----------|------------|--------|------|-----------------|
| C&D-CONS | TN | 93.000 | 3.94 | 366.42 |
| Gross: | 35200 LB 1 | | | |
| Tare: | 31320 LB 2 | | | |
| Net: | 7880 LB | | | |
| | | | | Total: \$366.42 |

To view the County's [Volume to Weight Conversion Table](#) or more recycling receipt examples from other facilities, check out the [Recycling Receipt Guide](#) on our website: www.cccounty.us/debris

G:\Conservation_Waste-Recycling\Debris Recovery Program\CalGreen Debris Recovery Packets\Editable

Revision Date: 5/19/2020

Revision Date: 2/16/22

CalGreen Letter of Acknowledgement for Residential Projects

Important Information

Check to acknowledge that you've read, understand, and agree to comply with each statement:

- I will **communicate with all** contractors, waste haulers, and anyone removing debris from the project site to ensure they are aware of this requirement and are taking the necessary steps to meet and prove compliance.
- During Construction Activities, I will **collect receipts, and other verifying documentation for any waste load** leaving my project site.
- I will call my chosen facility to **verify the process for obtaining C&D recycling receipts** before hauling any loads away from my project site.
- Prior to leaving facility, I will **confirm that all receipts received from facilities include date, facility name, type of material, amount, and unit of measurement** for each load.
- If I use a facility that is **NOT on the "Approved C&D Processing Facilities" list**, I will pay the associated fee and submit a Diversion Certification Form along with receipts and appropriate documentation. I understand that I will not receive recycling credit unless Diversion Certification Form adequately demonstrates the level of recycling to DCD.
- After construction activities have ended, I will **complete the required CalGreen Report** electronically, attach all receipts and other verifying documentation, and submit them collectively via e-mail to recycling@dcd.cccounty.us.
- I understand that Land Clearing Debris (plant, tree, dirt/soil, sand, and rock) receipts will not count towards CalGreen's 65% recycling rate requirement.
- I understand that the **project's final inspection will NOT be scheduled** if CalGreen Report and documentation does not adequately demonstrate 65% by weight of Construction and Demolition Debris was diverted (recycled or reused) from the landfill.
- If I am not the property owner for this project, I **promise to provide the property owner with a copy of this CalGreen Plan and Letter of Acknowledgement** being submitted on their behalf.

By typing my full name and e-mail address below, I acknowledge that I am responsible for complying with the above statements regarding the construction and demolition waste recycling requirements of the CalGreen Building Standards Code as amended by County Ordinance.

Full Name _____
 I am the _____ Other, please specify: _____
 E-mail Address _____ Date _____

G:\Conservation_Waste-Recycling\Debris Recovery Program\CalGreen Debris Recovery Packets\Editable Documents\CalGreen Letter of Acknowledgement_Residential.docx

CONTRA COSTA COUNTY
 BUILDING INSPECTION DIVISION
 PERMIT NUMBER
BIA25-007287
 THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.
 2:22 pm, Nov 21, 2025
REVIEWED
 FOR COMPLIANCE WITH COUNTY BUILDING CODES & CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE USED TO DENY AN APPROVAL OF THE VIOLATION OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.
 By: Reginald George

CCCSD
 APR 2 3 2025
REVIEWED

CERTIFIED DSA CASO 21213

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 1-5TH AVE OAKLAND 94606
 510.436.3466 FAX 877.769.9966
 OFFICE@CHARONNATDESIGN.COM

REGISTERED ARCHITECT
 LEAL ROYCE CHARONNAT
 C8901
 EXPIRES MARCH 31, 2026

CONTACT ARCHITECT
 PROJECT LOGO
 PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
 APN 241-200-002

TOM PORTUE
 2336 Heritage Hills Dr
 Pleasant Hill CA 94523
 tportue@yahoo.com |
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 (925) 938-3900

SHEET INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
| ISSUE: | PERMIT ISSUE #1 |
| DATE: | AUG 11, 2024 |
| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | CCCSD |
| METADATA: | INCLUDED |

ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
| 2 | PERMIT APPLICATION | 4.10.25 |
| 1 | PERMIT ISSUE | 09.12.2024 |

CALGREEN PLAN INFORMATION

SHEET NUMBER
G-503



6 PROJECT AS-IS PHOTO



3 PROJECT AS-IS PHOTO



5 PROJECT AS-IS PHOTO



2 PROJECT AS-IS PHOTO



4 PROJECT AS-IS PHOTO

PHOTO NOTES

- 1 WOOD STAIRS - REFURBISH IN LIKE KIND
- 2 SOLID WALL RAILING
- 3 SUPPORT BEAMS / PILASTERS - NO CONNECTION
- 4 SUPPORT POST
- 5 SEE SHEET G-000 FOR COMMUNICATION AND SIGNAL WIRING MODS REQUIRED TO BE COORDINATED WITH THE WORK.

City of Lafayette Digital
 Planning Services Division
 Zoning Clearance

Approved Hold Final Inspection

By: *Nicole Zittel* Nicole Zittel

Date: 06/20/2025

CONTRA COSTA COUNTY
 BUILDING INSPECTION DIVISION
 PERMIT NUMBER: BIAL25-007297
 2:22 pm, Nov 21, 2025
 REVIEWED

FOR COMPLIANCE WITH COUNTY BUILDING CODE, I LOCKED THE STAMPING OF THIS DOCUMENT AND WILL NOT BE HELD TO PERMIT TO BE IN APPROVAL OF THE VIOLATIONS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.

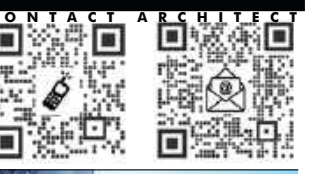
By: *Reginald George*

CCCSD
 APR 23 2025
 REVIEWED

1 PHOTO KEY AND NOTES

NO SCALE

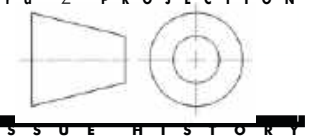
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 OFFICE@CHARONNATDESIGN.COM



SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
 APN 241-200-002

TOM PORTUE
 2336 Heritage Hills Dr
 Pleasant Hill CA 94523
 tportue@yahoo.com |
 brianportue@gmail.com
 (925) 938-3900

SHEET INFORMATION
 PROJECT NO: 891BELL_SB791
 ISSUE: PERMIT ISSUE #1
 DATE: AUG 11, 2024
 SCALE: AS NOTED
 FILE: 891_BELL_010
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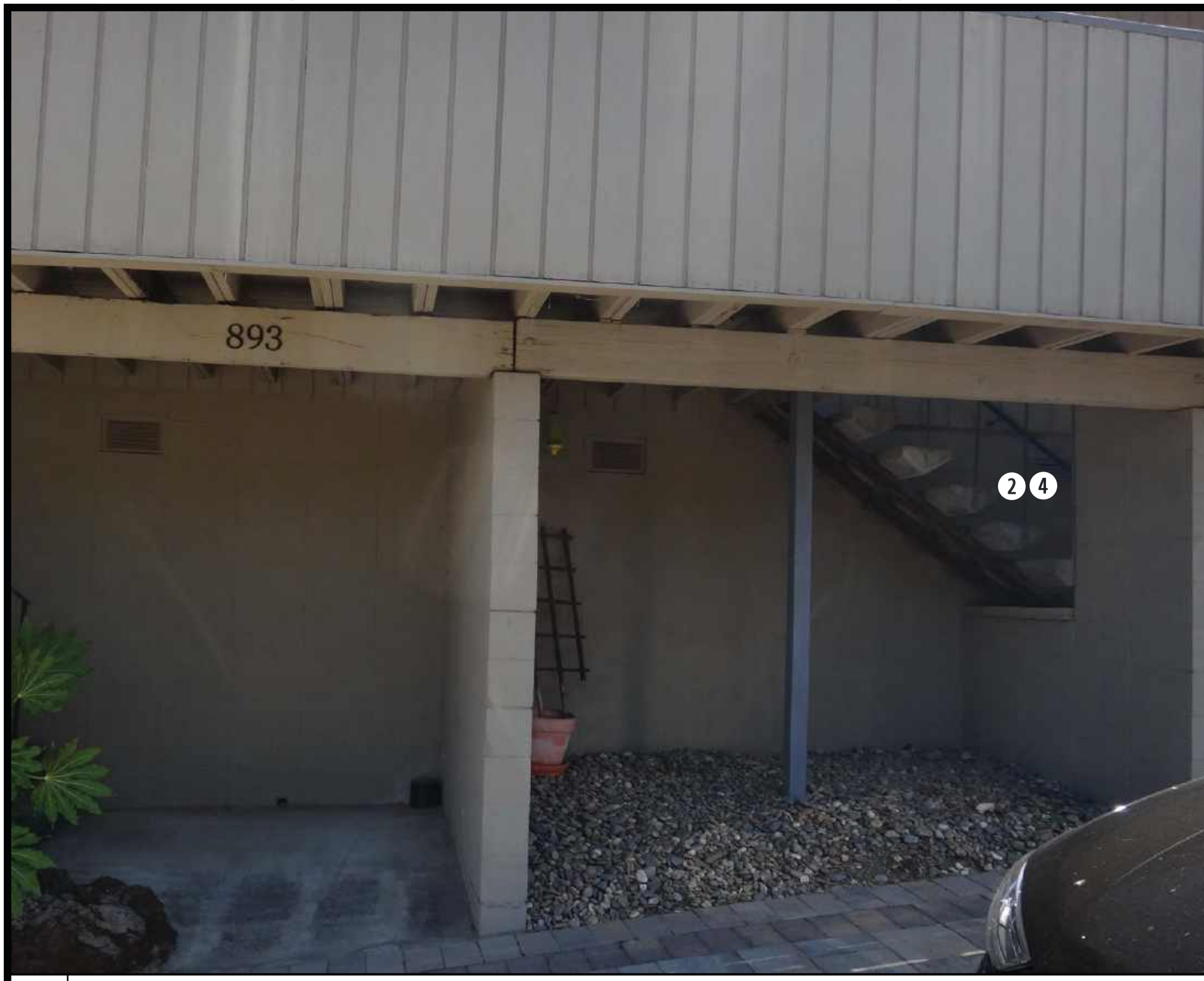


ISSUE HISTORY
 4 3ENG. UPDATE 09.20.25
 2 PERMIT APPLICATION 4.10.25
 1 PERMIT ISSUE 09.12.2024

UNIT 891
 SITE PHOTOS

SHEET NUMBER
G-891

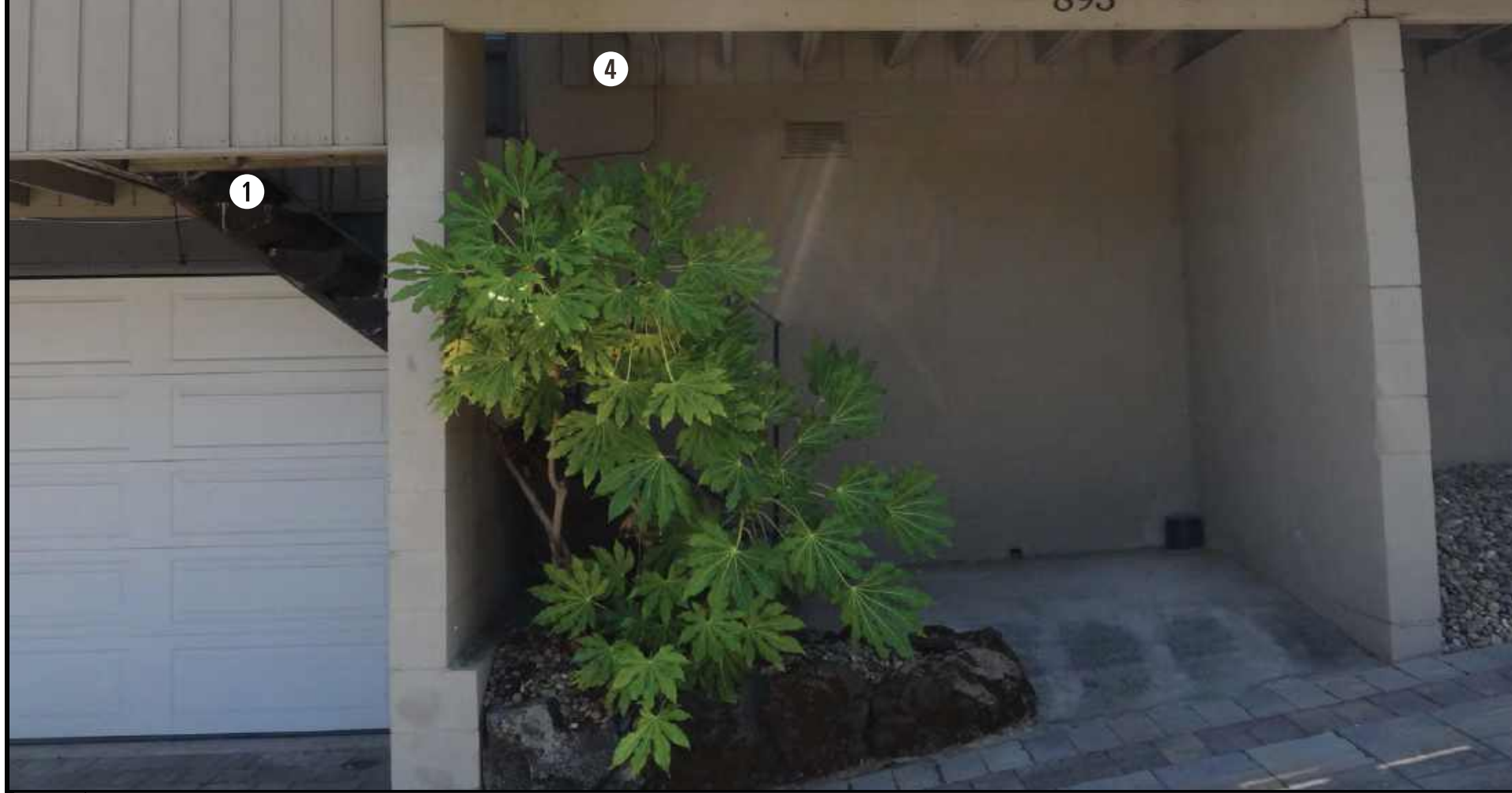
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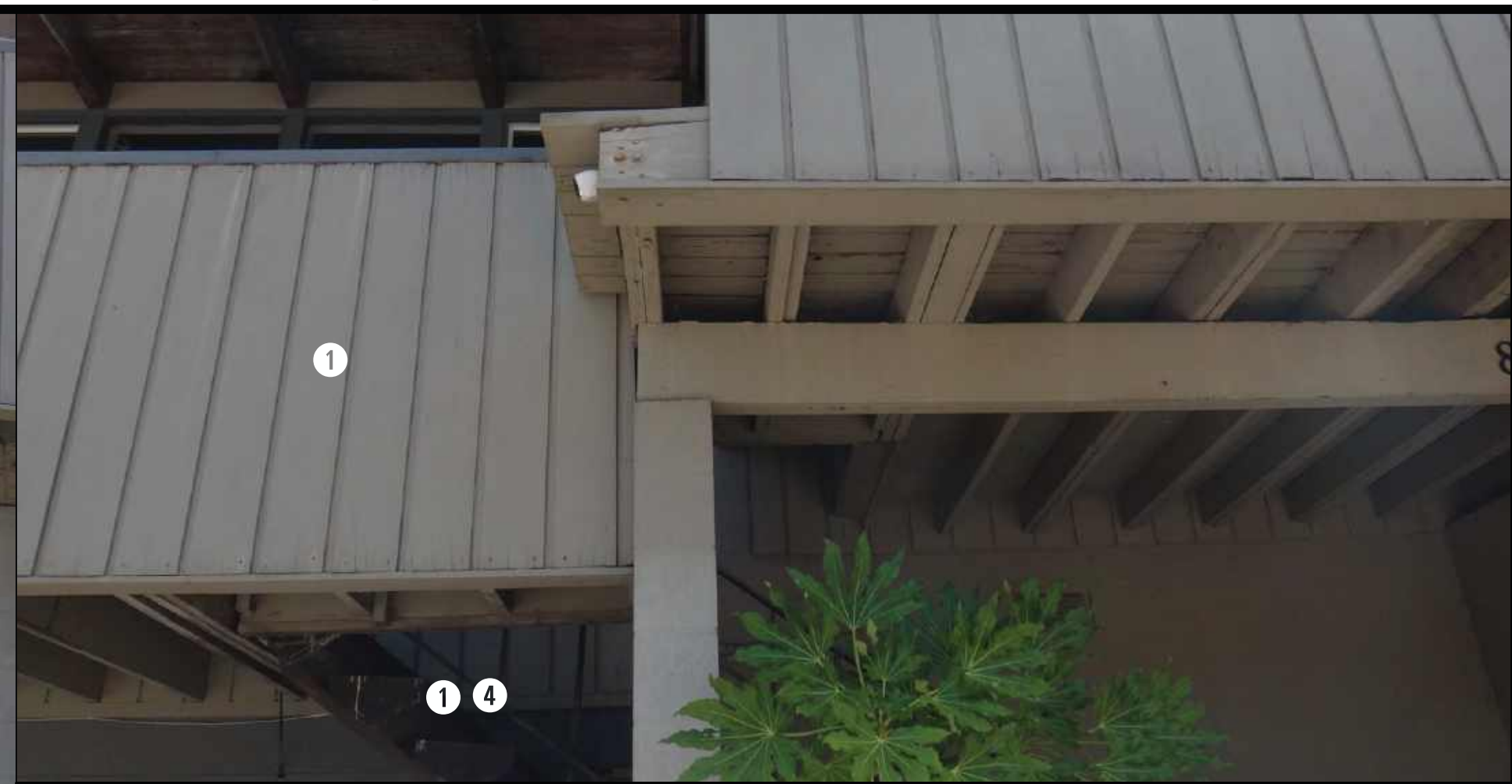
5 PROJECT AS-IS PHOTO



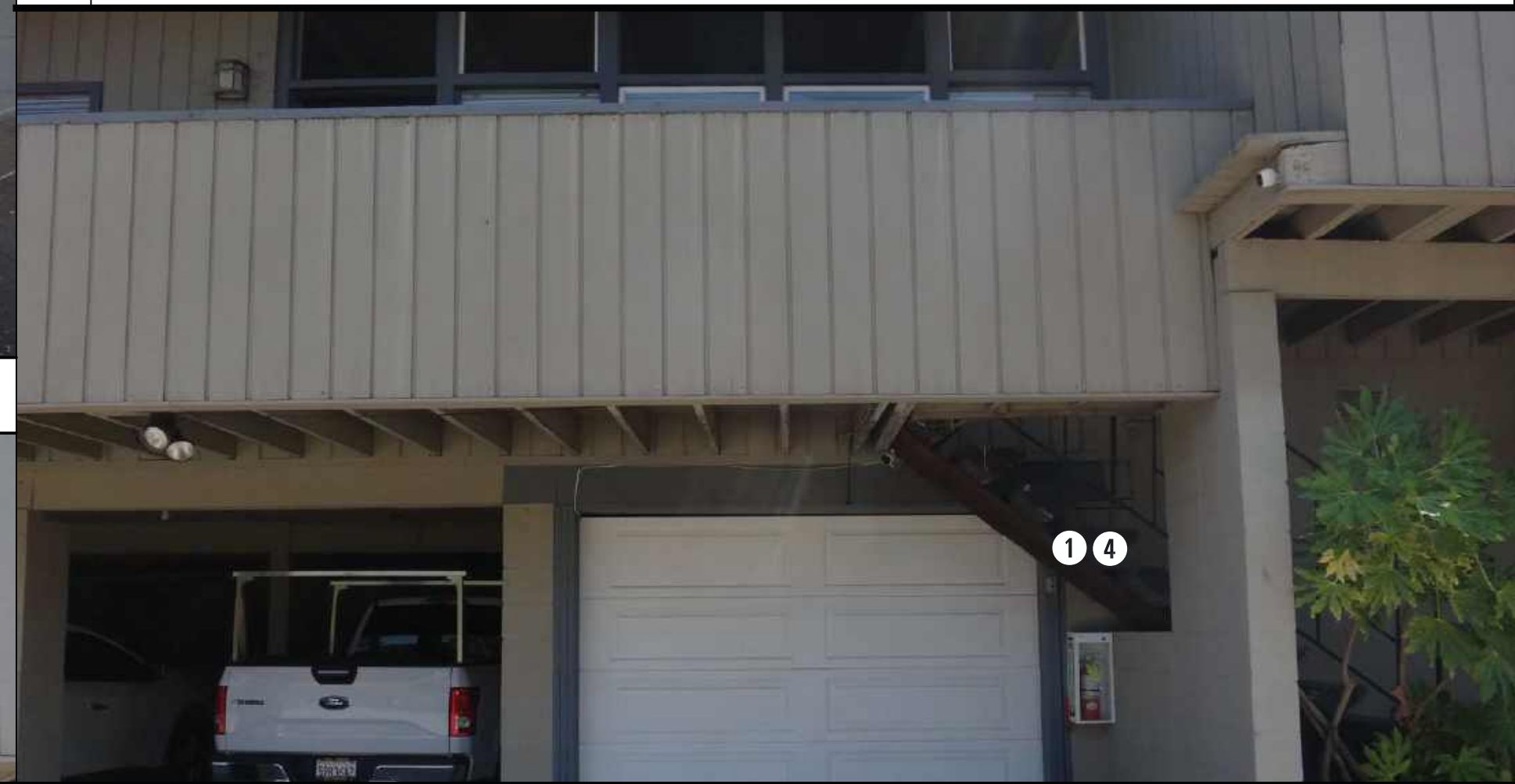
4 PROJECT AS-IS PHOTO



4 PROJECT AS-IS PHOTO



3 PROJECT AS-IS PHOTO



2 PROJECT AS-IS PHOTO

PHOTO NOTES

- 1 CONCRETE STEPS TO UNITS 893
- 2 CONCRETE STEPS TO UNITS 895
- 3 UNIT 893
- 4 STAIRS WITH NON-CODE COMPLIANT HEADROOM

895 893

NO SCALE

City of Lafayette Digital
Planning Services Division
Zoning Clearance

Approved Hold Final Inspection

By *Nicole Zittel* Nicole Zittel

Date 06/20/2025

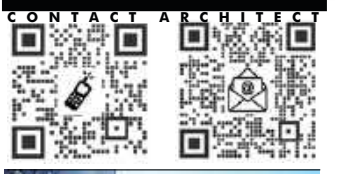
CONSTRUCTION HOURS
8AM to 6PM
MONDAY-FRIDAY
NO CONSTRUCTION VEHICLES
BEFORE 8AM

CONTRA COSTA COUNTY BUILDING DEPARTMENT PERMIT SERVICES
 BALCS-50721
 222 pm, Nov 21, 2025
 REVIEWED
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1 PHOTO KEY AND NOTES

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510.433.3466 FAX 877.769.9966
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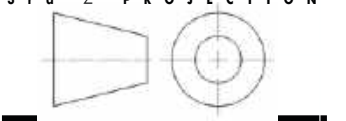
**SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK**

891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
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tportue@yahoo.com |
brianportue@gmail.com
(925) 938-3900

SHEET INFORMATION

PROJECT NO: 891BELL_SB791
ISSUE: PERMIT ISSUE #1
DATE: AUG 11, 2024
SCALE: AS NOTED
FILE: 891_BELL_010
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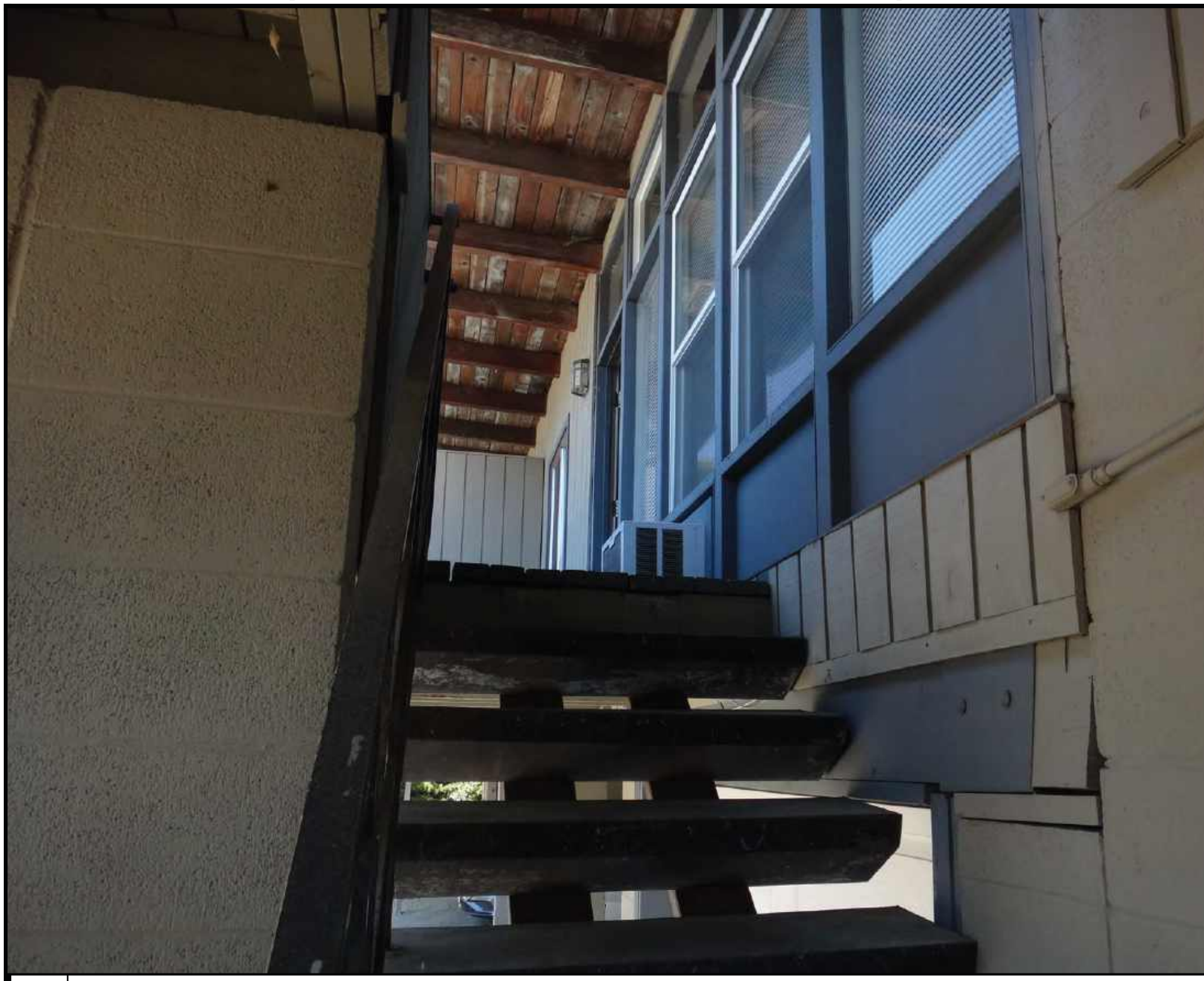
ISSUE HISTORY

4 3ENG. UPDATE 09.20.25
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1 PERMIT ISSUE 09.12.2024

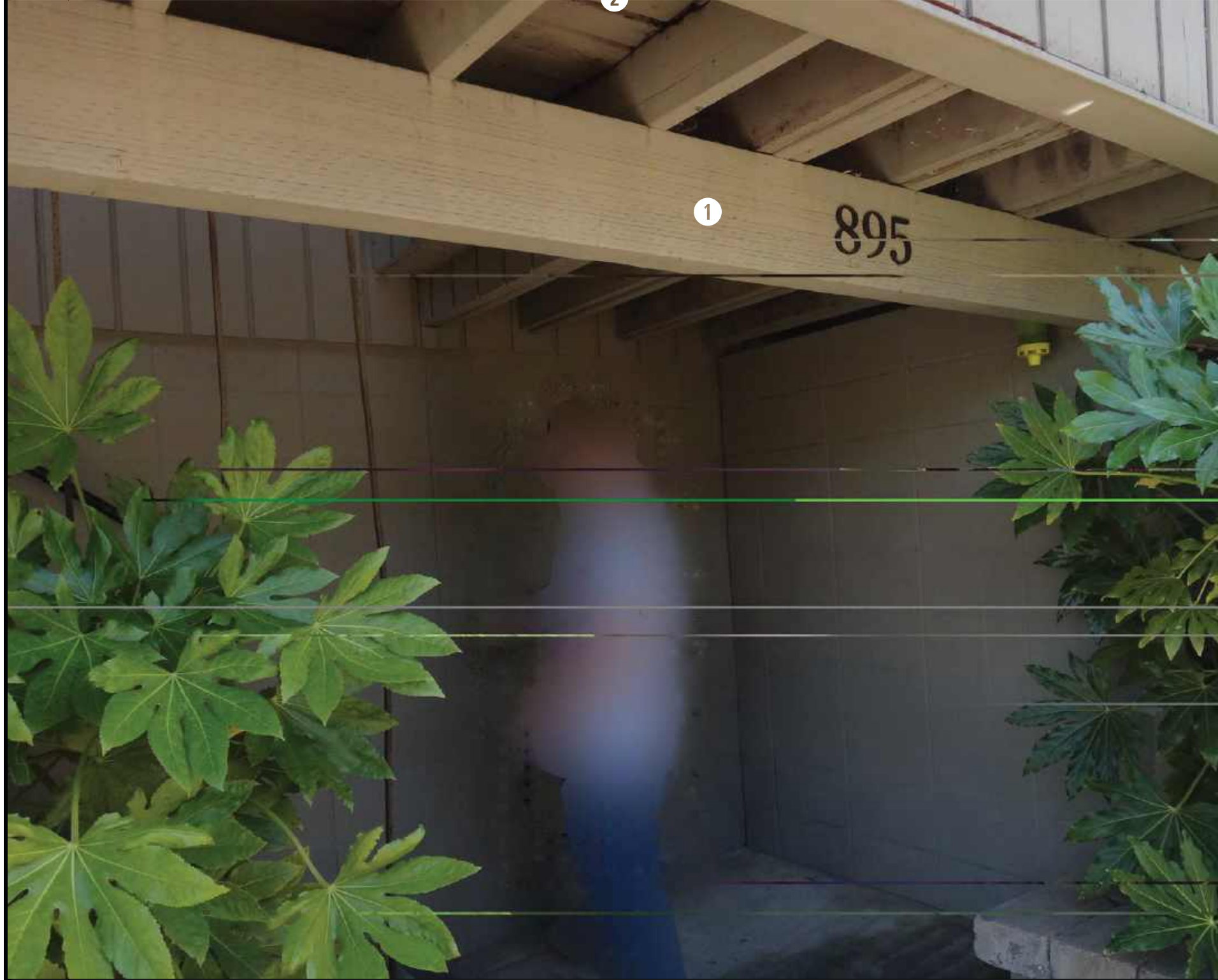
UNIT 892
SITE PHOTOS

SHEET NUMBER
G-893

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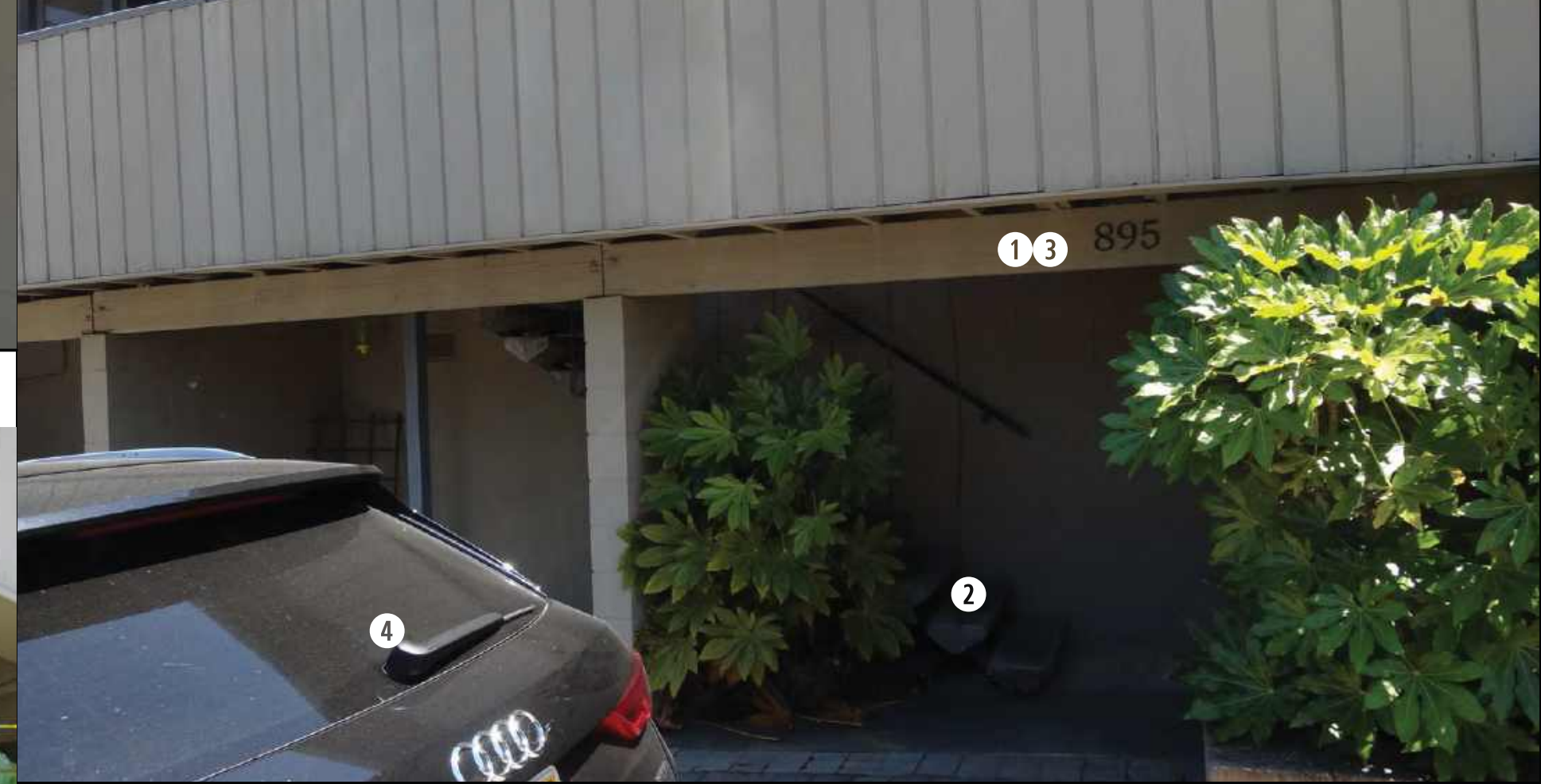
5 PROJECT AS-IS PHOTO



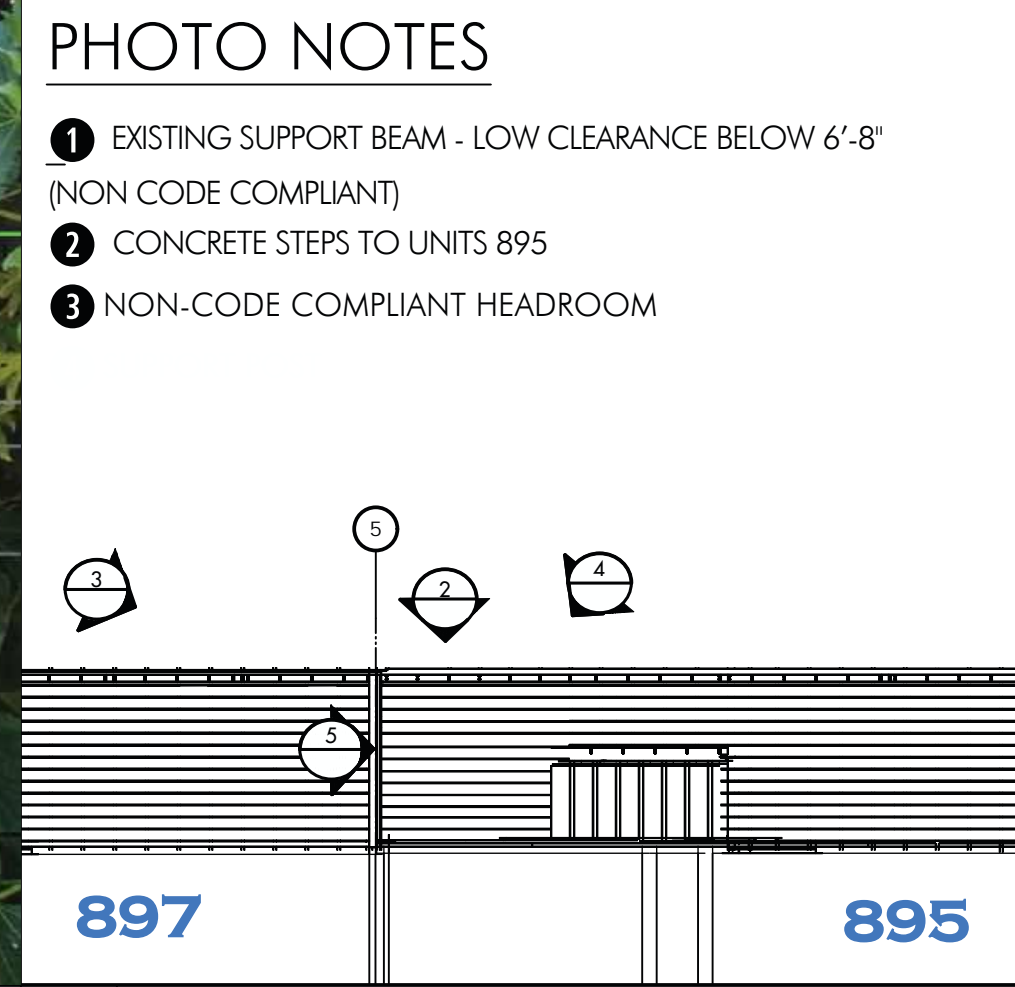
4 PROJECT AS-IS PHOTO



3 PROJECT AS-IS PHOTO



2 PROJECT AS-IS PHOTO



1 PHOTO KEY AND NOTES

PHOTO NOTES

- 1 EXISTING SUPPORT BEAM - LOW CLEARANCE BELOW 6'-8" (NON CODE COMPLIANT)
- 2 CONCRETE STEPS TO UNITS 895
- 3 NON-CODE COMPLIANT HEADROOM

City of Lafayette Digital
 Planning Services Division
 Zoning Clearance

Approved Hold Final Inspection

By Nicole Zittel

Date 06/20/2025

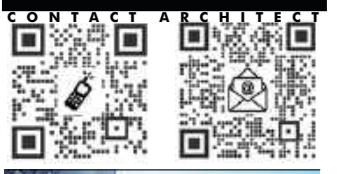
CONSTRUCTION HOURS
 8AM to 5PM
 MONDAY - FRIDAY
 NO CONSTRUCTION VEHICLES
 BEFORE 8AM

CONTRA COSTA COUNTY
 BUILDING INSPECTION DIVISION
 PERMIT NUMBER
 BIAL25-007287
 2:22 pm, Nov 21, 2025
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 FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES. THE STAMPING
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 BUILDING OFFICIAL.
 By: Reginald George

CCCSD
 APR 23 2025
 REVIEWED

NO SCALE

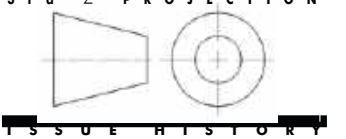
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SB-721 REPORT
 BALCONY & LEDGER DECK
 REPAIR WORK
 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
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TOM PORTUE
 2336 Heritage Hills Dr
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 tportue@yahoo.com |
 brianportue@gmail.com
 (925) 938-3900

SHEET INFORMATION
 PROJECT NO: 891BELL_SB791
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ISSUE HISTORY
 4 3ENG. UPDATE 09.20.25
 2 PERMIT APPLICATION 4.10.25
 1 PERMIT ISSUE 09.12.2024

UNIT 895 SITE PHOTOS

SHEET NUMBER G-895



5 PROJECT AS-IS PHOTO



4 PROJECT AS-IS PHOTO



3 PROJECT AS-IS PHOTO



2 PROJECT AS-IS PHOTO

PHOTO NOTES

- 1** CONCRETE STEPS TO UNITS 899 NO WORK
- 2** CONCRETE STEPS TO UNITS 897 - RETAIN, SECURE TO NEW DECK FRAMING
- 3** RAILING FOR 897
- 4** SUPPORT FOR UNIT 897 DECK
- 5** PROVIDE NEW HANDRAIL FOR UNIT 899
- 6** PROVIDE NEW SUPPORT POST FOR PRIVACY WALL, SEE **S-309.2**

CONTRACTOR'S SIGNATURE: By: Reginald George

REVIEWED: 2:22 pm, Nov 21, 2025

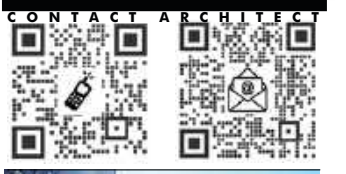
CITY OF LAFAYETTE: City of Lafayette Planning Services Division Zoning Clearance

APPROVED: By: Nicole Zittel, Date: 06/20/2025

CONSTRUCTION HOURS: 8AM to 6PM MONDAY-FRIDAY NO CONSTRUCTION VEHICLES BEFORE 8AM

1 PHOTO KEY AND NOTES

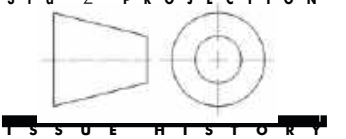
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SB-721 REPORT
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 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
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SHEET INFORMATION
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ISSUE HISTORY
 4 ENG. UPDATE 09.20.25
 2 PERMIT APPLICATION 4.10.25
 1 PERMIT ISSUE 09.12.2024

UNIT 897
SITE PHOTOS

SHEET NUMBER
G-897

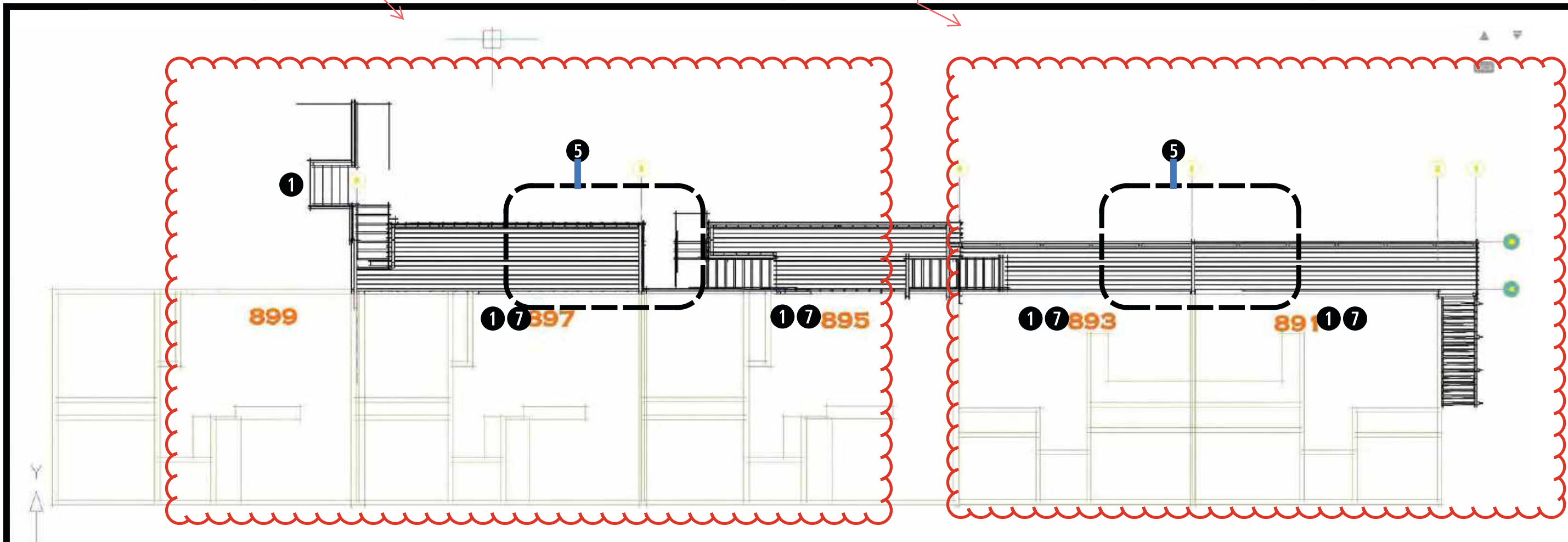
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BIAL25-007298

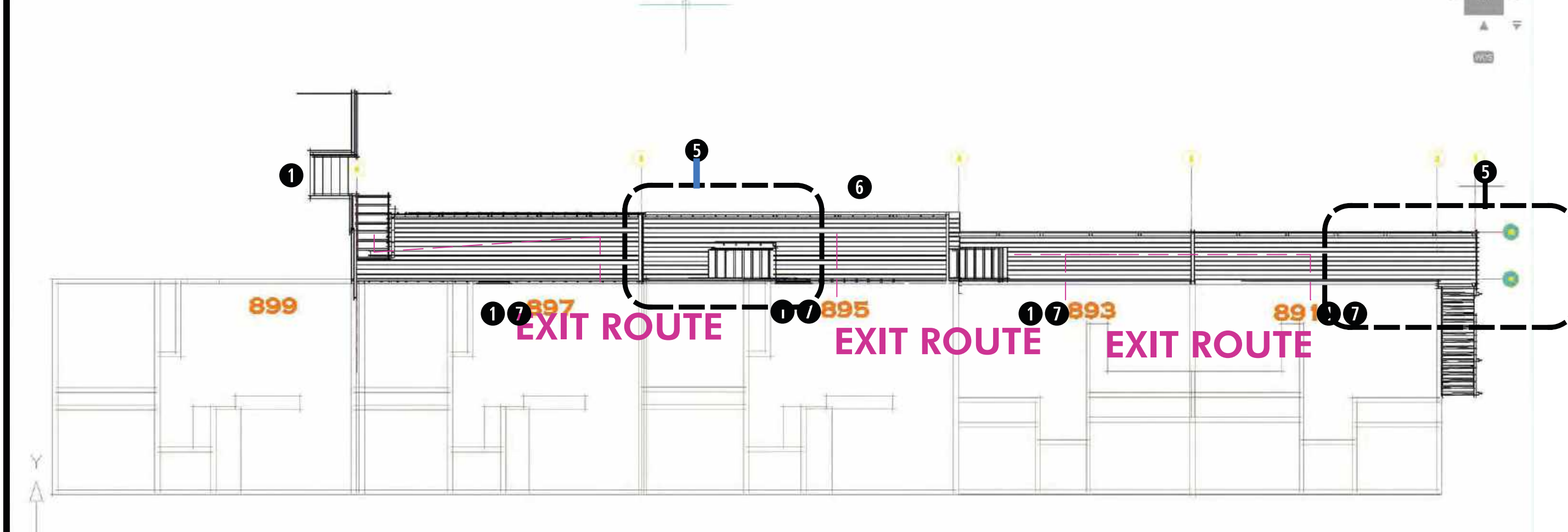
BIAL25-007297

SHEET NOTES

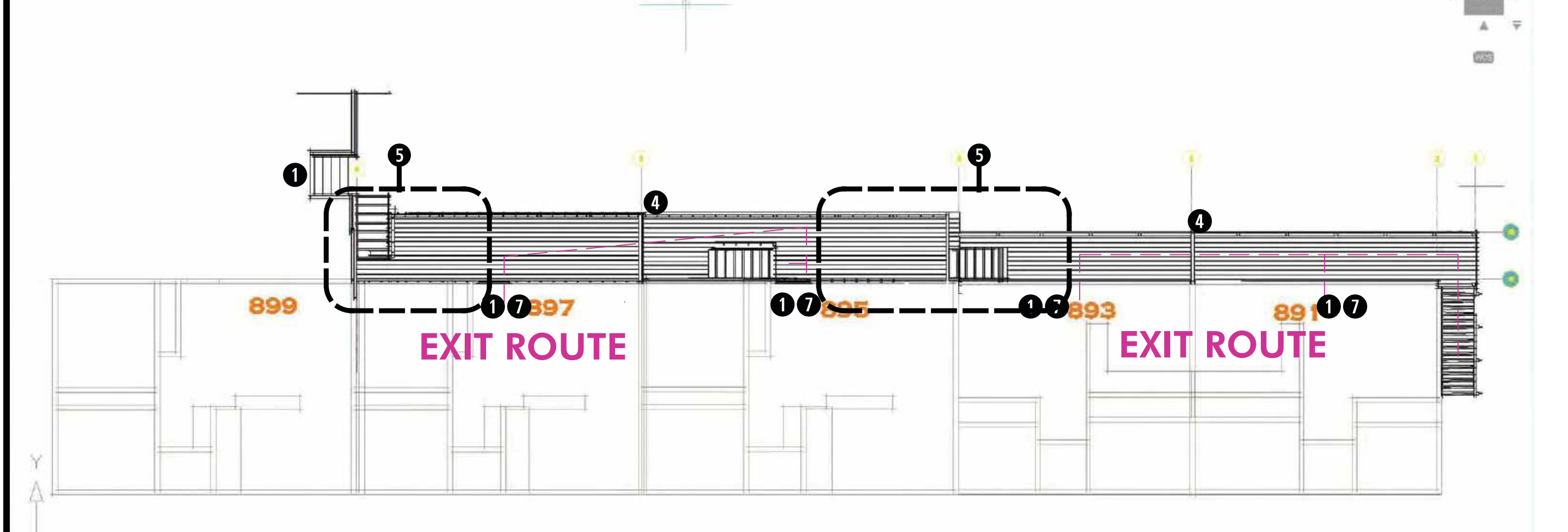
- ① SEE SHEET **G-011** FOR GENERAL NOTES AND INSTRUCTIONS FOR BUILDER
- ① **24 / 7 ACCESS** - TENANTS SHALL HAVE LEGAL 24/7 ACCESS FROM APARTMENT UNITS TO PUBLIC RIGHT OF WAY - COORDINATE WITH OWNER'S SPECIFIC REQUIREMENTS
- ② **CONSTRUCTION SEQUENCE** - BUILDER TO COORDINATE CONSTRUCTION SEQUENCE WITH OWNER TO PROVIDE CONTINUOUS ACCESS FROM APARTMENT UNITS TO PUBLIC RIGHT OF WAY AS APPROVED BY OWNER; BUILDER MAY DETERMINE THEIR OWN CONSTRUCTION SEQUENCE AS LONG AS TENANT ACCESS IS NOT RESTRICTED AND IS COORDINATED WITH BUILDING CODE AND OWNER'S REQUIREMENTS; BUILDER MAY HAVE FULL ACCESS WHEN UNITS ARE VACANT AS COORDINATED WITH OWNER.
- ③ **TEMPORARY STAIRS** - IF REQUIRED, BUILDER TO PROVIDE TEMPORARY ACCESS VIA STAIRS, WALKWAYS, ETC. AS NEEDED AND COORDINATED WITH OWNER - SEE NOTE ⑥
- ④ **PRIVACY WALLS** - REMOVE PRIVACY WALLS FOR TEMPORARY EXIT ACCESS - PATCH FLOORING, SECURE RAILINGS AS NEEDED FOR SAFE PASSAGE - COORDINATE WITH OWNER
- ⑤ **WORKAREA** - BUILDER TO COORDINATE WITH OWNER ON PROPER CONSTRUCTION SEQUENCE
- ⑥ **EXIT STAIRS** - PROVIDE TEMPORARY EXIT STAIRS AS NEEDED OR REQUIRED FOR CONTINUOUS TENANT ACCESS PER NOTE ① - COORDINATE WITH OWNER FOR PARKING ACCESS, ETC.; PROVIDE CODE LEGAL HANDRAILS FOR ALL STAIRS
- ⑦ **WORK AT EXIT DOORS** - COORDINATE WITH OWNER WORK AT ENTRY DOORS TO PROVIDE CONTINUOUS ACCESS FOR TENANTS



3 CONSTRUCTION SEQUENCE - TENANT ACCESS - PHASE III SCALE: NONE



2 CONSTRUCTION SEQUENCE - TENANT ACCESS - PHASE II SCALE: NONE



1 CONSTRUCTION SEQUENCE - TENANT ACCESS - PHASE I SCALE: NONE

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
PERMIT NUMBER
BIAL25-007297
2:22 pm, Nov 21, 2025
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By: Reginald George

City of Lafayette
Planning Services Division
Zoning Clearance
Approved / Hold Final Inspection
By: *Nicole Zittel* Nicole Zittel
Date: 06/20/2025

CONSTRUCTION HOURS
8AM to 6PM
MONDAY - FRIDAY
NO CONSTRUCTION VEHICLES BEFORE 8AM

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APR 23 2025
REVIEWED

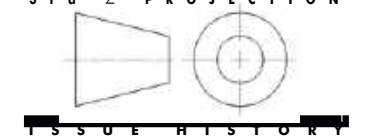
CERTIFIED P.S.A. 6450 21213
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SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com |
brianportue@gmail.com
(925) 938-3900

SHEET INFORMATION
PROJECT NO: 891BELL_SB791
ISSUE: PERMIT ISSUE #1
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SCALE: AS NOTED
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ISSUE HISTORY
4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

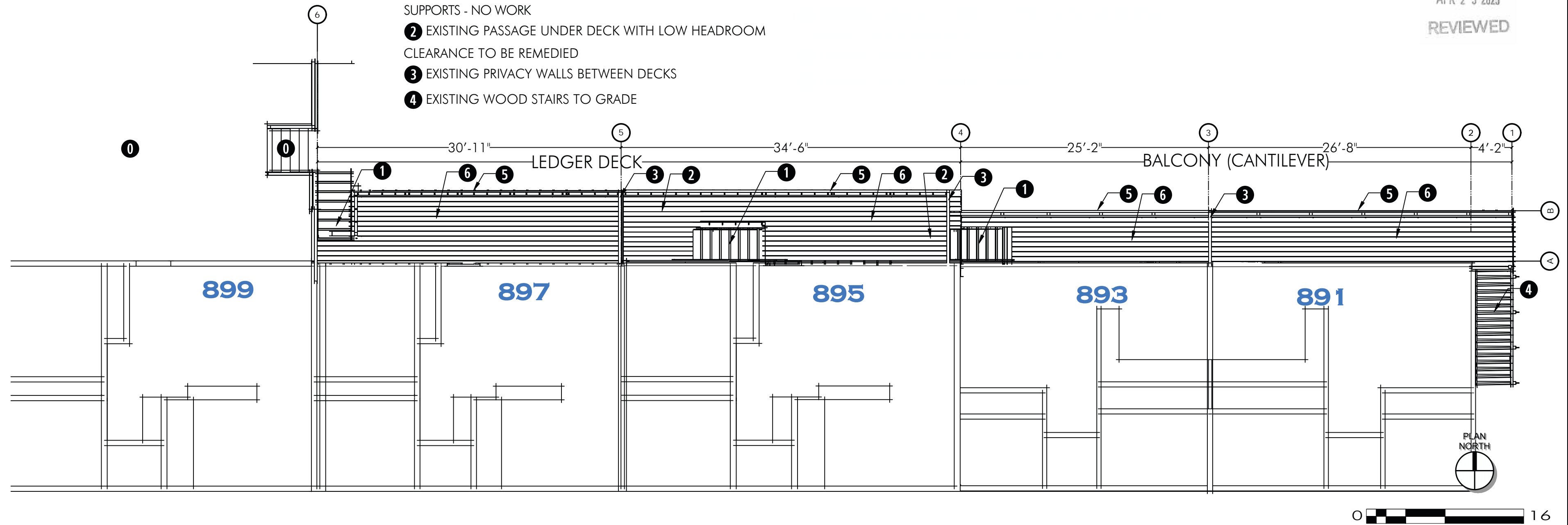
CONSTRUCTION SEQUENCE
TENANT ACCESS

SHEET NUMBER
G-900

DETAIL NOTES

- ① EXISTING CONCRETE STEPS & PATIO - NO WORK
- ② EXISTING PASSAGE UNDER DECK WITH LOW HEADROOM CLEARANCE TO BE REMEDIED
- ③ EXISTING PRIVACY WALLS BETWEEN DECKS
- ④ EXISTING WOOD STAIRS TO GRADE
- ⑤ EXISTING RAILING WALL TO BE REPLACED
- ⑥ EXISTING DECKING TO BE REPLACED

CCCSD
APR 23 2025
REVIEWED



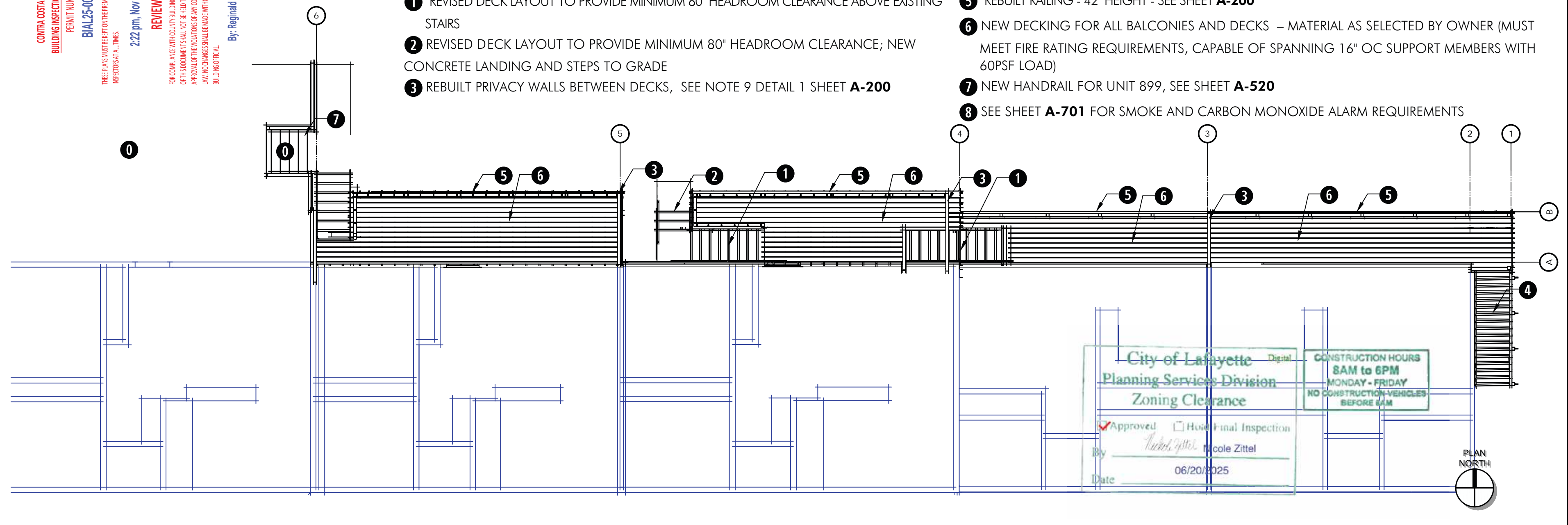
BALCONY AND LEDGER DECK PLAN - EXISTING

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

DETAIL NOTES

- ① EXISTING CONCRETE STEPS & PATIO - NO WORK
- ② REVISED DECK LAYOUT TO PROVIDE MINIMUM 80" HEADROOM CLEARANCE; NEW CONCRETE LANDING AND STEPS TO GRADE
- ③ REBUILT PRIVACY WALLS BETWEEN DECKS, SEE NOTE 9 DETAIL 1 SHEET A-200
- ④ REBUILT EXIST STAIRS TO GRADE
- ⑤ REBUILT RAILING - 42" HEIGHT - SEE SHEET A-200
- ⑥ NEW DECKING FOR ALL BALCONIES AND DECKS - MATERIAL AS SELECTED BY OWNER (MUST MEET FIRE RATING REQUIREMENTS, CAPABLE OF SPANNING 16" OC SUPPORT MEMBERS WITH 60PSF LOAD)
- ⑦ NEW HANDRAIL FOR UNIT 899, SEE SHEET A-520
- ⑧ SEE SHEET A-701 FOR SMOKE AND CARBON MONOXIDE ALARM REQUIREMENTS

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
PERMIT NUMBER
BIAL25-007297
2:22 pm, Nov 21, 2025
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING CODES, THE DRAWING OF THIS DOCUMENT SHALL NOT BE HELD RESPONSIBLE FOR THE APPROVAL OF THE FOUNDATIONS OF ANY COUNTY BUILDING OR STATE UNIT. NO CHANGES SHALL BE MADE WITHOUT APPROVAL FROM THE BUILDING OFFICIAL.
By: Reginald George

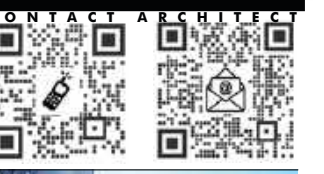


BALCONY AND LEDGER DECK PLAN - REPAIRED

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

CERTIFIED P.S.A. C.A.S. 21213

LEAL ROYCE CHARONNAT
ARCHITECT+ENGINEERING
1-5TH AVE OAKLAND 94606
510.436.3465 FAX 877.769.9966
OFFICE@CHARONNATDESIGN.COM



CONTACT ARCHITECT

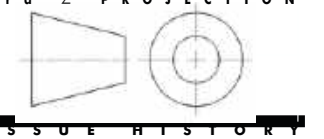
**SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK**

891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com
brtanportue@gmail.com
(925) 938-3900

SHEET INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
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| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | |
| METADATA: | INCLUDED |



ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
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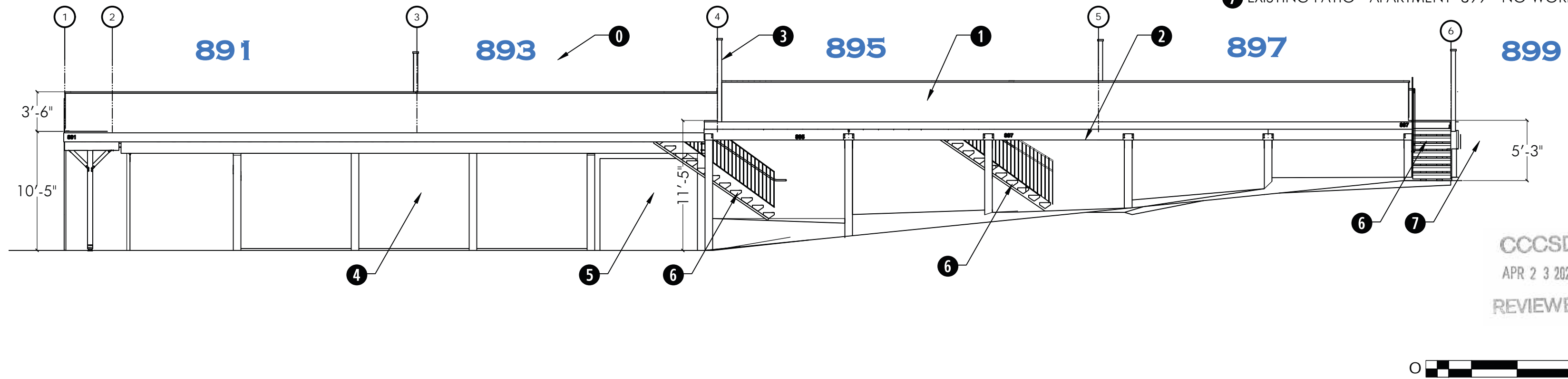
BALCONY & DECK
FLOOR PLANS

SHEET NUMBER
A-100

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DETAIL NOTES

- ① APARTMENT BUILDING WALLS NOT SHOWN FOR CLARITY
- ① SOLID RAILING (2X4 WALL WITH SHEATHING) - NO GAP AT DECKING INTERSECTION — REPLACE WITH 42" HIGH SOLID RAILING WALLS WITH <4" GAP AT BOTTOM, TYP
- ② LOW HEAD-HEIGHT AT DECK BEAM (<6'-8" CLEAR) — RECONFIGURE REPLACEMENT DECK WITH MINIMUM 7'-6" HEADROOM OR GREATER
- ③ PRIVACY WALLS TO BE REPLACED IN LIKE-KIND
- ④ EXISTING CARPORTS - NO WORK
- ⑤ EXISTING GARAGE - NO WORK
- ⑥ EXISTING PRECAST CONCRETE EXIST STAIRS - NO WORK
- ⑦ EXISTING PATIO - APARTMENT 899 - NO WORK



CCCSD
 APR 23 2025
 REVIEWED

2

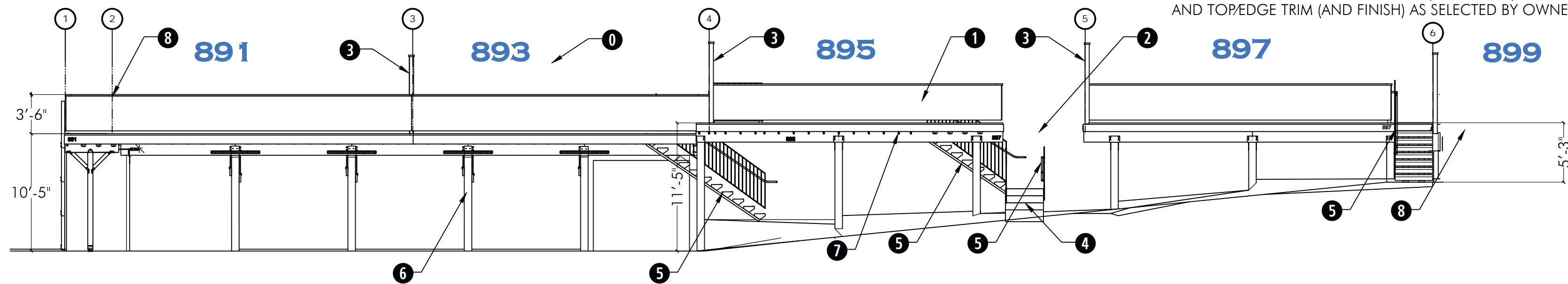
BALCONY AND DECK ELEVATION - EXISTING

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

DETAIL NOTES

- ① APARTMENT BUILDING WALLS NOT SHOWN FOR CLARITY
- ① REPLACEMENT 42" HIGH SOLID RAILING WALLS WITH <4" GAP AT BOTTOM, FINISH TO MATCH EXISTING, SEE NOTE ⑨
- ② NO REPLACEMENT DECK OVER EXIT STAIRS
- ③ PRIVACY WALLS REPLACED IN SAME CONFIGURATION
- ④ NEW CONCRETE EXIT STAIRS
- ⑤ EXISTING STAIRS (NO WORK) W/ NEW METAL GUARDRAILS AND HANDRAILS TO REPLACE EXISTING - SEE SHEET A-521
- ⑥ EXISTING CONC BLOCK PILASTERS WITH NEW HARDWARE
- ⑦ NEW HARDWARE FOR DECK MEMBER CONNECTIONS
- ⑧ NEW HANDRAIL @ APARTMENTS 891, 899 - SEE SHEET A-521
- ⑨ WALLS AND GUARDRAILS BOTH SIDES WITH 3/8" STRUC I PLYWOOD AND WEATHER-PROOF HOUSE WRAP (TYVEK, ETC.) WITH SIDING AND TOPEDGE TRIM (AND FINISH) AS SELECTED BY OWNER

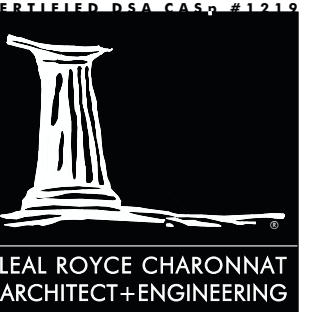
CONTRA COSTA COUNTY
 BUILDING INSPECTION DIVISION
 PERMIT NUMBER
BIAL25-007297
 THESE PLANS ARE TO BE LEFT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.
 2:22 pm, Nov 21, 2025
REVIEWED
 FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN APPROVAL OF THE VIOLATIONS OF ANY COUNTY ORDINANCE OR STATE LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.
 By: Reginald George



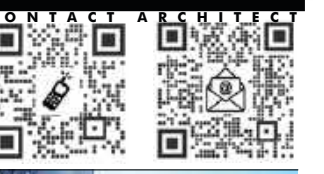
1

BALCONY AND DECK ELEVATION - REPAIRED

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



LEAL ROYCE CHARONNAT
 ARCHITECT+ENGINEERING
 1-5TH AVE OAKLAND 94606
 510.436.3466 FAX 877.769.9966
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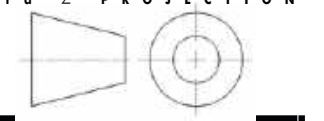


PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
 APN 241-200-002

TOM PORTUE
 2336 Heritage Hills Dr
 Pleasant Hill CA 94523
 tportue@yahoo.com |
 brianportue@gmail.com
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| SHEET INFORMATION | |
|-------------------|-----------------|
| PROJECT NO: | 891BELL_SB791 |
| ISSUE: | PERMIT ISSUE #1 |
| DATE: | AUG 11, 2024 |
| SCALE: | AS NOTED |
| FILE: | 891_BELL_010 |
| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | CC BY-NC-SA |
| METADATA: | INCLUDED |



| ISSUE HISTORY | |
|---------------|------------------------------|
| 4 | 3 ENG. UPDATE 09.20.25 |
| 2 | 2 PERMIT APPLICATION 4.10.25 |
| 1 | 1 PERMIT ISSUE 09.12.2024 |

BALCONY & DECK ELEVATIONS

SHEET NUMBER
A-200

SHEET NOTES

① SEE SHEET **G-011** FOR GENERAL NOTES AND INSTRUCTIONS FOR BUILDER

① **JOIST TAPE** - ALL STRUCTURAL MEMBERS TO BE PROTECTED WITH BUTYL JOIST TAPE - SEE SHEET **A-511** FOR TYPICAL INSTALLATION DETAILS

③ **EXISTING WALL FLASHING** - COORDINATE NEW JOIST TAPE WITH EXISTING WALL FLASHING; REPAIR OR REPLACE EXISTING FLASHING THAT IS A DETERIORATED CONDITION OR CANNOT BE PROPERLY COORDINATED WITH NEW JOIST TAPE

| | TREX PROTECT | DeckWise WiseWrap Joist Tape | Co-Fair Products Deck Flash Barrier | Grace Vycor Deck Protector | G-Tape | TimberTech PRO-Tac |
|---------------|------------------------------|------------------------------|-------------------------------------|----------------------------------|---|---|
| Tape Material | Butyl | Asphalt | Asphalt | Asphalt | Acrylic | Butyl |
| Zero VOCs | X | | | | | |
| Thickness | 20 mil | 35-40 mil | | 25 mil | 20 mil | 20 mil |
| Size of Roll | 1-5/8" x 50' 3-1/8" x 50' | 3" x 75' | 3" x 75' | 4" x 75' 6" x 75' 9" x 75' | 2" x 65' 4" x 65' 6" x 65' 9" x 65' 12" x 65' | 1-5/8" x 65' 2-1/2" x 65' 3-1/4" x 65' 4" x 65' 12" x 65' |
| Rim Tape | 11" x 50' | n/a | n/a | n/a | n/a | n/a |
| Price | From \$24.49 | From \$31.88 | From \$29.89 | From \$28.97 | From \$22.99 | From \$29.99 |
| Warranty | 25 Years | | | | 90 days | |

rev. 1023

Butyl Tape vs Silicone: Which is Better?

trexprotect.com/blog/butyl-tape-vs-silicone-which-is-better

What is Butyl Tape?

Butyl tape is a rubber-based adhesive developed to augment its traditional rubber counterparts. Butyl can withstand extreme temperatures and maintain its stickiness at much colder temperatures than natural rubber.

It also has an instant initial stickiness to almost any surface and adheres well. Because of this, it makes for a great problem-solver when you need to repair in a pinch. It's also very flexible, making it reliable when moisture is a factor, such as outdoors in your deck.

Butyl tape is the go-to sealant for many RV campers and boat enthusiasts because of its resistance to water and weather. It also works well and sticks to glass, metal, and wood, serving as an excellent tool for repairs or a deck's substructure.

What is Silicone Tape?

Silicone tape is a readily available sealant and bedding compound. Adhesive to fiberglass, metal, wood, rubber, and vinyl surfaces, it takes 24 hours to cure. Made from cured silicone rubber, it has a thin silicone gel layer that fuses and forms a permanent bond to the applied surface.

However, silicone sealant has some disadvantages that make it unsuited for long-term projects or fixes. For example, many find silicone putty tape difficult to remove due to the bond it forms, which can create an even worse mess. The applied surface is also prone to absorbing some residual silicone that is squeezed out from under the hardware. It can also be a huge project to remove all the old silicone you once applied before re-bedding.

While typically cheaper than butyl tape, it also can dry out fairly quickly, which will reduce the integrity of your seal over time. Silicone fixes might be a good short-term fix, but they typically need to be resealed again in about a year.

Silicone vs. Butyl Tape Comparison

Which option is best comes down to the project you have at hand. While silicone provides a quick and cheap repair, butyl tape offers a much longer-lasting and more dependable seal. Adhesion, flexibility, and durability make butyl tape the best option for many repair and construction projects. Whether you're working on leaks in your boat or mobile home, installing new windows or repairing a windshield, blocking minor leaks in water pipes, or repairing an EPDM rubber roof, butyl tape is the superior choice. However, for repairing old windows that have new leaks, silicone caulk or butyl caulking can be easier to apply. Butyl tape can also withstand circumstances of extreme temperature or moist environments.

Pros and Cons of Using Butyl Tape

As with any product, butyl sealant tape has its ups and downs. So let's take a look at what makes it unique:

Pros:

- Bonds securely to resistant surfaces
- It is more temperature-resistant and oozes less in extreme heat
- Flexible to be applied in a wide range of weather environments
- Usually more affordable than acrylic or silicone
- Creates an effective, airtight, and watertight barrier
- Seals better around decking hardware, like screws and fasteners, creating a tight seal

Cons:

- Because it is a solvent-based adhesive, it can dissolve if exposed to strong chemical solvents like gasoline, turpentine, or mineral oil
- It does not adhere well to very rough surfaces
- It can be affected by extreme temperatures despite improvements

Pros and Cons of Using Silicone Tape

Pros:

- Creates a permanent seal that seals leaks well
- Usually less expensive than butyl tape
- Works as a quick and easy fixing tool

Cons:

- It can be absorbed by surfaces and is difficult to remove
- It dries out quickly and doesn't work well as a long-term sealant
- Less resistant to extreme weather situations
- Less adhesive and sticky to decking hardware
- It can take hours to cure

Conclusion

In most scenarios, especially those when you need a long-term, watertight seal, butyl tape beats out silicone tape. It is simply more well-suited to survive longer where moisture, low and high temperatures, and longevity are factors, such as supporting a deck and its substructure. When making an investment in your home that you want to last as long as possible, use butyl tape to ensure that it does.

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION

PERMIT NUMBER
BIAL25-007287

THESE PLANS MUST BE RETURNED TO THE PERMITS AND ACCESSIBILITY
INSPECTOR AT ALL TIMES.

2:22 pm, Nov 21, 2025

REVIEWED

FOR COMPLIANCE WITH COUNTY BUILDING CODES & CODES, THE DRAWING
OF THIS DOCUMENT SHALL NOT BE HELD TO BE AN
APPROVAL OF THE QUALITY OF ANY COUNTY PERFORMANCE OR STATE
LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE
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By: Reginald George

CCCSD
APR 23 2025
REVIEWED



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OFFICE@CHARONNATDESIGN.COM



PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
891 893 895 897 BELL ST
LAFAYETTE CA 94549
APN 241-200-002

PROPERTY OWNER

TOM PORTUE
2336 Heritage Hills Dr
Pleasant Hill CA 94523
tportue@yahoo.com |
brtanportue@gmail.com
(925) 938-3900

SHEET INFORMATION

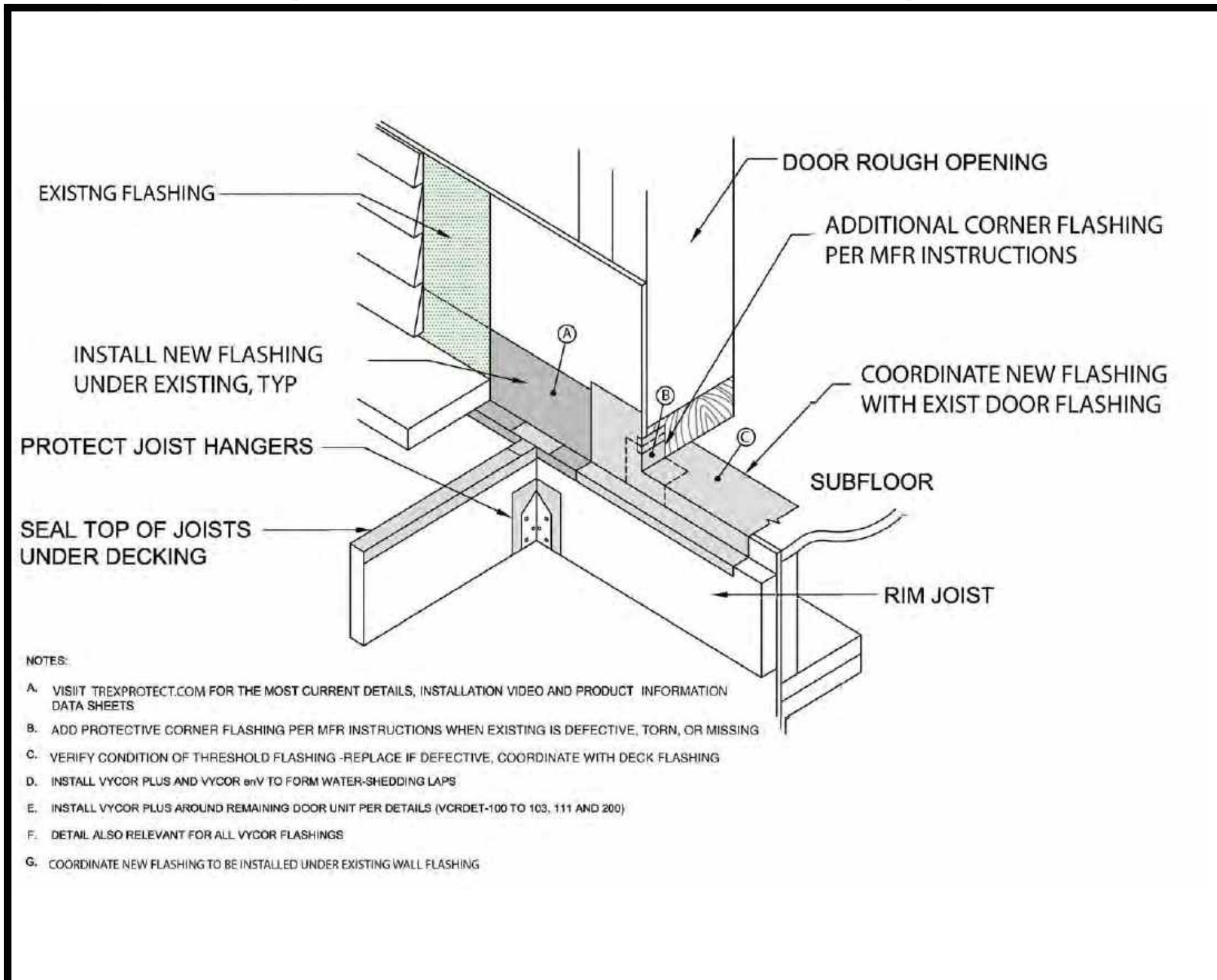
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CHECKED BY: LRC
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ISSUE HISTORY

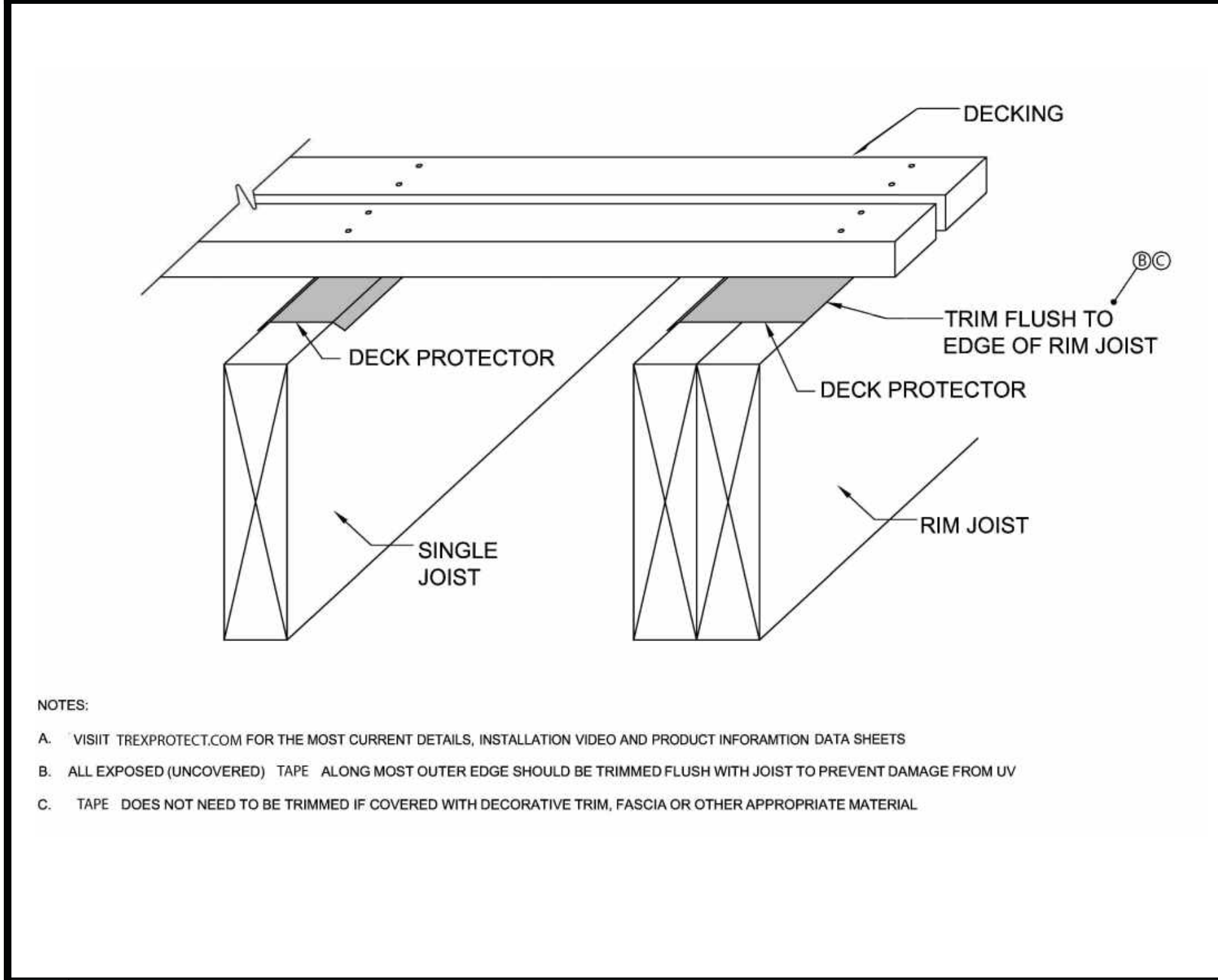
4 3ENG. UPDATE 09.20.25
2 PERMIT APPLICATION 4.10.25
1 PERMIT ISSUE 09.12.2024

SELF-ADHESIVE
FLASHING SPECS

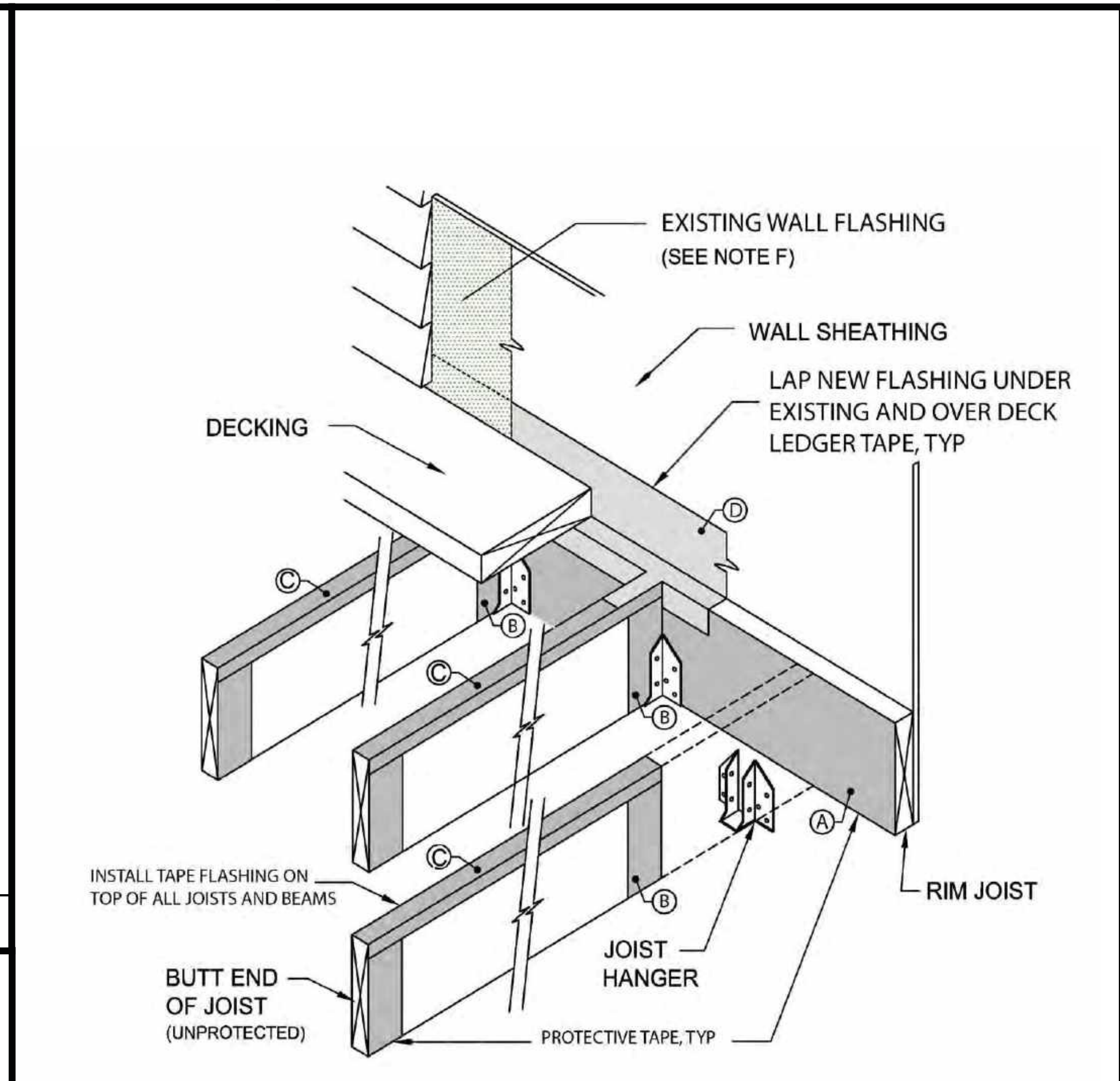
SHEET NUMBER
A-510



4 DOOR SILL FLASHING DETAIL SCALE: NONE



3 TYPICAL TOP OF JOIST FLASHING DETAIL SCALE: NONE



2 TYPICAL JOIST AND BEAM FLASHING DETAIL SCALE: NONE

NOTES:
 A. VISIT TREXPROTECT.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT INFORMATION DATA SHEETS
 B. INSTALL PROTECTIVE TAPE TO COMPLETELY COVER JOIST END PRIOR TO INSTALLING IN JOIST HANGER
 C. INSTALL PROTECTIVE TAPE TO COVER TOPS OF ALL JOISTS - PROPER LAPS WHERE OCCUR
 D. ENSURE THAT THE VYCOR FLASHINGS ARE NOT PERMANENTLY EXPOSED TO UV
 E. DETAIL ALSO RELEVANT FOR ALL BEAMS, CARRIAGE BEAMS, ETC.
 F. COORDINATE NEW FLASHING TO BE INSTALLED UNDER EXISTING WALL FLASHING

CCCSD
 APR 23 2025
 REVIEWED

- 1** DECK MEMBER FLASHING REQUIREMENTS
1. ALL WOOD STRUCTURAL MEMBERS SHALL BE PROTECTED WITH SELF-ADHESIVE **BUTYL** FLASHING AS SHOWN IN DETAILS AND ON MFR'S WEB SITE.
 2. DETAILS SHOWN ARE FOR SELF-ADHESIVE FLASHING **TREXPROTECT SELF-ADHESIVE BUTYL TAPE**
 3. SEE THIS SHEET AND SHEET **A-512** FOR INSTALLATION SUGGESTIONS, DETAILS AND SPECIFICATIONS.

1 DECK MEMBER FLASHING REQUIREMENTS

CERTIFIED CSA CASQ 21213

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PROJECT ADDRESS

SB-721 REPORT
BALCONY & LEDGER DECK
REPAIR WORK
 891 893 895 897 BELL ST
 LAFAYETTE CA 94549
 APN 241-200-002

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SHEET INFORMATION

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| DRAWN BY: | ME |
| CHECKED BY: | LRC |
| CC LICENSE: | |
| METADATA: | INCLUDED |

ISSUE HISTORY

| | | |
|---|--------------------|------------|
| 4 | 3ENG. UPDATE | 09.20.25 |
| 2 | PERMIT APPLICATION | 4.10.25 |
| 1 | PERMIT ISSUE | 09.12.2024 |

SELF-ADHESIVE
 FLASHING DETAILS

SHEET NUMBER
A-511



4 REASONS FOR WATERPROOFING USE



3 HOW TO WATERPROOF A DECK



Trex[®]Protect[™]
JOIST, BEAM & RIM TAPE

TREX JOIST, BEAM & RIM TAPE INSTALLATION

- » Trex Protect Tape can be applied to horizontal and vertical surfaces including all joists, rim joists, beams, steps, stair stringers, blocking, ledger board, under joists hangers and other surfaces.
 - » When pulling deck boards onto the deck, a piece of plywood or wafer board can be used to overhang the edge of the deck. This will prevent the product from rolling up and pulling up from the joist.
 - » Trex Protect tape has three widths making it convenient to apply to all wood surfaces.
 - Use 1-5/8" x 50' (41.3 mm x 15.24 m) Joist Tape for joists
 - Use 3-1/8" x 50' (79.4 mm x 15.24 m) Beam Tape for all double beams
 - Use 11" x 50' (279.4 mm x 15.24 m) Rim Tape for rim joists, stairs and all flat-blocked surfaces
- NOTE:** *Trex Protect cannot be used to install Trex RainEscape.*

INSTRUCTIONS

STEP 1

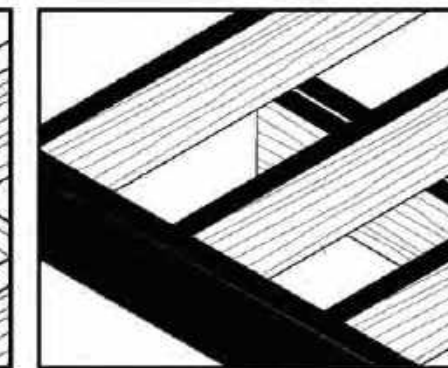
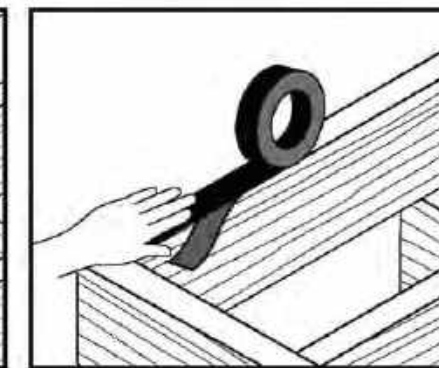
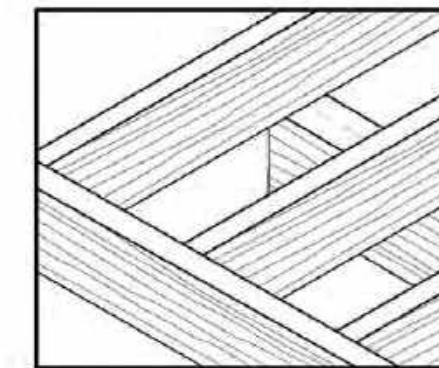
» Clean the wood surface making sure it is dry and free of any debris.

STEP 2

» Remove the backing while applying the tape directly to the surface. Run your hand over the tape and firmly press onto the wood surface.

STEP 3

» After covering the wood surface with tape, cut the tape to length with a utility knife or scissors.



For more information, visit trexprotect.com

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2 TYPICAL JOIST AND BEAM FLASHING INSTALLATION

1. ALL WOOD STRUCTURAL MEMBERS SHALL BE PROTECTED WITH SELF-ADHESIVE **BUTYL** FLASHING AS SHOWN IN DETAILS AND ON MFR'S WEB SITE.
2. DETAILS SHOWN ARE FOR SELF-ADHESIVE FLASHING **TREXPROTECT SELF-ADHESIVE BUTYL TAPE**

CONTRA COST COUNTY
BUILDING DEPARTMENT
PERMIT NUMBER
BALCS-00727
ISSUED FOR THE
222 pm Nov 21, 2025
REVIEWED
FOR THE CITY OF OAKLAND
APPROVAL OF THE OAKLAND CITY ENGINEER
OR ARCHITECT SHALL BE NECESSARY FOR THE
RECORDING OF THIS PERMIT

By: *Reginald George*

CCCSD
APR 23 2025
REVIEWED

1 DECK MEMBER FLASHING REQUIREMENTS

CERTIFIED DESIGN PROFESSIONAL

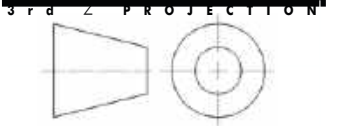
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APN 241-200-002

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SELF-ADHESIVE
FLASHING INSTALL
INSTRUCTIONS

SHEET NUMBER
A-512