

# CONTEMPO HOMEOWNERS ASSOCIATION

4190 Gemini Drive, Union City, CA 94587 Phone: 510-489-4440

## BALCONY REPLACEMENT GUIDELINES

**GENERAL NOTES:**

1. THE OWNER HAS REVIEWED THE SUBMITTALS AND HAS APPROVED THE DESIGN AND MATERIALS FOR THE BALCONY REPLACEMENT AND JOIST AND GUARDWALL REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**MATERIAL SPECIFICATIONS:**

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**REMEDIAL BALCONY FRAMING REPAIR PLAN**

**STATEMENT OF REPAIR DESIGN INTENT**

THE SUBJECT PRIVATE UNIT OWNER HAS CHOSEN TO VOLUNTARILY REPAIR THE CANTILEVERED BALCONY DECKING, JOISTS, & GUARDWALLS. THE PURPOSE OF THESE DRAWINGS IS TO DEPICT REMEDIAL CONSTRUCTION THAT WILL INCREASE THE PERFORMANCE OF THE BALCONY STRUCTURE.

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	8/24/17
2	ISSUED FOR CONSTRUCTION	8/24/17

**SCALE:** 1" = 4'-0"

**DATE:** 8/24/17

**PROJECT:** REMEDIAL BALCONY FRAMING REPAIR PLAN

**UNIT:** S1

Available at Contempo Office