

YMCA of East Bay

ADD AN ADMINISTRATION MODULAR BUILDING

112 Tregallas Road, Antioch, CA 94509

ABBREVIATIONS

ABV	ABOVE	O	AT
ACC	ACCESSIBLE/ ACCESSIBILITY	MAX	MAXIMUM
ADDN	ADDITION	MFR	MANUFACTURE
APFF	ABOVE FINISHED FLOOR	MN	MINIMUM
AVE	AVENUE	MTD	MOUNTED
BLDG	BUILDING	MTL	METAL
BDS	BOARDS	(N)	NEW
BLKG	BLOCKING	NIC	NOT IN CONTRACT
BM	BEAM	NYS	NOT TO SCALE
CONC	CONCRETE	O/C O.C.	ON CENTER
CAB	CABINET	O/C	OVER
C.B.C.	CALIFORNIA BUILDING CODE	OH	OVER HEAD, OVER HANG
C.P.C.	CALIFORNIA PLUMBING CODE	OPG	OPENING
CHAP	CHAPTER	OP	OPERATED
C.J	CEILING JOINT	OPP	OPPOSITE
CLG	CEILING	OPT	OPTIONAL
CLO	CLOSET	PT / PART	PARTIAL
CNTR	COUNTER	PLYWD	PLYWOOD
C.O.	CLEAN-OUT	PLATE	
CONT	CONTINUOUS	P.O.S.	POINT OF SCALE
CP	CARPET	PT	POINT
CT	CERAMIC TILE	PRESS	PRESSURE
DEG	DEGREE	P.R.V.	PRESSURE RELIEF VALVE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DSL	DOUBLE	P.S.F.	POUNDS PER SQUARE FOOT
D.S.	DOWN SPOUT	PT	PRESSURE TREATED
DA	DIAMETER	(R)	RELOCATED
D.J.	DECK JOINT	R	RADIUS, RISER
(E)	EXISTING	R.A.	RETURN AIR
RD	ROAD	REINF	REINFORCED
ELEC	ELECTRIC	REQ	REQUIRED/ REQUIREMENT
ELEV	ELEVATION	RM	ROOM
ENCLM	ENCLOSURE	R.S.	ROUGH SWAN
EPOK	EPOXY	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SA	SUPPLY AIR
EA	EACH	SAB	SOUND ATTENUATION BATTS
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FBG	FIBERGLASS	SC	SCALE
FD	FLOOR DRAIN	STEE	SCHEDULE
FDN	FOUNDATION	SEC/SECT	SECTION
FH	FULL LIGHT	SHWR	SHOWER
FN	FINISH	SH	SINGLE HUNG
F.S.	FLOOR SINK	SM	SIMILAR
FX	FIXED	SL	SLIDING SLIDER
FXT	FIXTURE	SNGL	SINGLE
F.J	FLOOR JOINT	SOG	SLAB ON GRADE
FLR	FLOOR	SG	SQUARE
FLUC	FLUORESCENT	SS	STAINLESS STEEL
FMG	FRAMING	STD	STANDARD
FR	FROM	SV	SHEET VINYL
FRP	FIBERGLASS REINFORCED	TEMP	TEMPERED
PLASTIC		TEL	TELEPHONE
FT	FEET	T.G	TONGUE & GROOVE
FTG	FOOTING	T.L	TRUE DIVIDED LITE
FURN	FURNITURE/ FURNITURE	T-24	TITLE 24 ENERGY COMPLIANCE
GA	GAUGE	T.C	TRASH COMPACTOR
GALV	GALVANIZED	T.O.C.	TOP OF CURB
G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF SLAB
GFI	GROUND FAULT INTERRUPT	THK	THICK
GL	GLASS	TR	TRIM
GLB	GLUE LAMINATED BEAM	TYP	TYPICAL
GSM	GALVANIZED SHEET METAL	U/	UNDER
GYP BD	GYP SUM BOARD	U/C	UNDER CABINET
HD	HEAD	UN	UNLESS OTHERWISE NOTED
HDR	HEADER	V.B.	VAPOR BARRIER
HNGR	HANGER	V.F.	VERIFY IN FIELD
HS	HARD SURFACE	VIN	VINYL
HT	HEIGHT	W/ w/	WITH
Hwy	HIGHWAY	W/O	WITHOUT
IN	INCH	WD	WOOD
INCAND	INCANDESCENT	WH	WATER HEATER
INC	INCLUDE	W/P	WATER PROOF
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
LIN	LINOLEUM		
LNDY	LAUNDRY		
LT	LIGHT		
LVT	LUXURY VINYL TILE		

SCOPE OF WORK

- ADDITION OF ONE ADMINISTRATION MODULAR BUILDING ON THE SITE TO BE USED AS A CONFERENCE ROOM OR OTHER ADMINISTRATIVE USES. Admin Space. THERE WILL NO CLASSROOM USE.

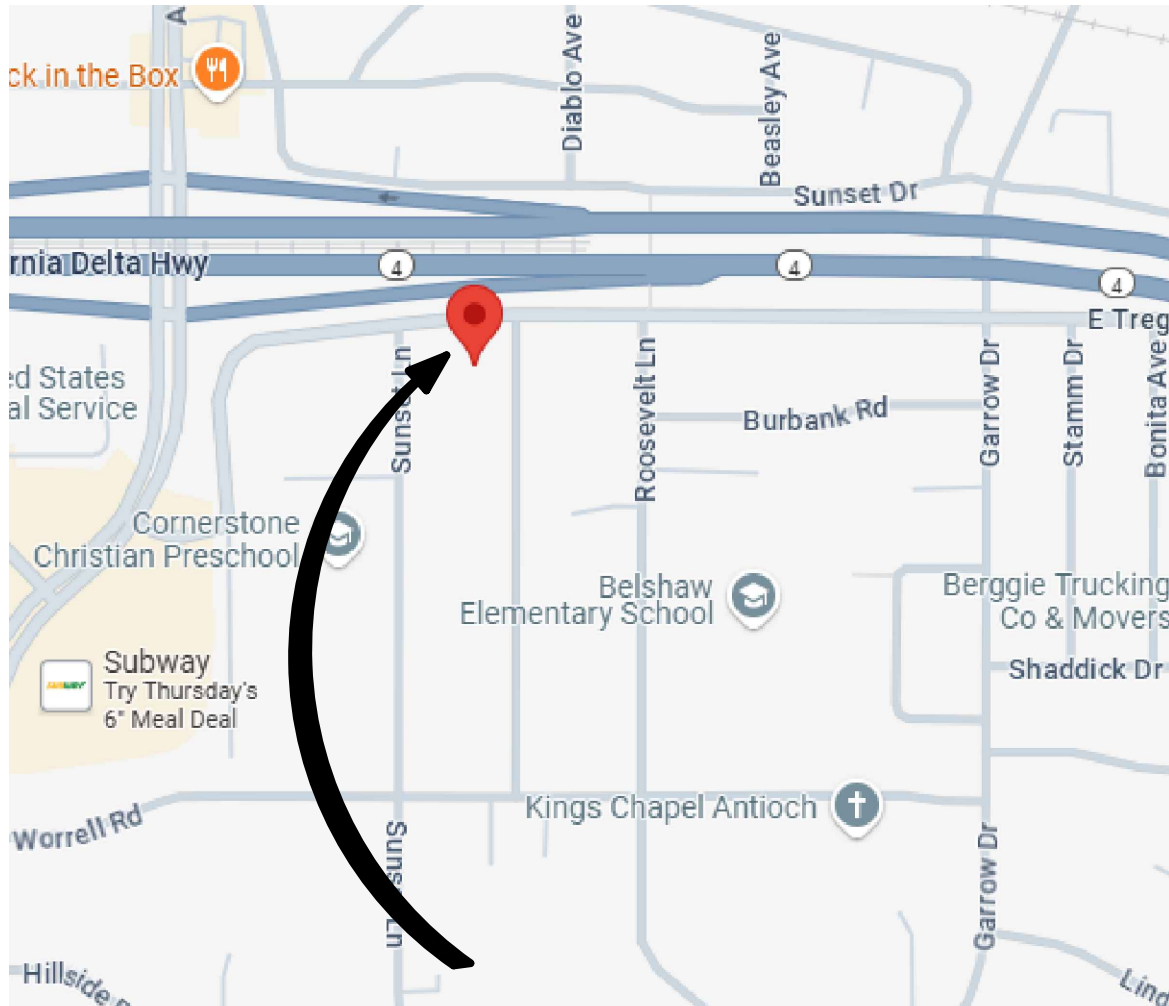
PROVIDE ACCESSIBILITY UPGRADES AS REQUIRED OR TO BECOME REQUIRED FOR ALTERATION TO EXISTING COMMERCIAL BUILDINGS. THE AMOUNT TO BE DEVOTED TO UPGRADES IS DETERMINED BASED ON THE VALUATION OF THE PROJECT. IF THE COST DOES NOT EXCEED \$ 106,172.00, 20% OF THE COST ABOVE AND BEYOND THE ACTUAL COST MUST BE DEVOTED TO ACCESSIBILITY UPGRADES PER CBC 1B-202.4. IF THE VALUATION EXCEEDS THAT VALUE, THEN FULL COMPLIANCE IS REQUIRED. NOTE THAT ANY NEW CONSTRUCTION MUST BE FULLY COMPLIANT AND DOES NOT COUNT AGAINST THE 20%.

REFER TO EXISTING SITE PLAN AND PROPOSED FLOOR PLANS FOR ROUTES OF TRAVEL.

ACCESSIBILITY ITEMS TO BE UPGRADED

DEFERRED SUBMITTALS

VICINITY MAP



CODE INFORMATION

APPLICABLE CODES

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1
2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 1
2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 2
2022 CALIFORNIA ELECTRICAL CODE PART 3
2022 CALIFORNIA MECHANICAL CODE PART 4
2022 CALIFORNIA PLUMBING CODE PART 5
2022 CALIFORNIA ENERGY CODE PART 6
2022 CALIFORNIA HISTORICAL BUILDING CODE PART 8
2022 CALIFORNIA FIRE CODE AS AMENDED BY THE CITY OF ANTIOCH
2022 CALIFORNIA EXISTING BUILDING CODE PART 10
2022 CALIFORNIA BUILDING STANDARDS CODE (CALGREEN CODE) PART 1
2022 CALIFORNIA REFERENCE STANDARDS CODE PART 12

ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS

BLDG DATA

PROJECT ADDRESS : 112 TREGALLAS ROAD, CA 94509
APN : 06B053032
ZONE : R-1.5 SINGLE FAMILY RESIDENTIAL
DISTRICT :
LOT SQUARE FOOTAGE : 4.4 ACRES OR 19,666 SF
EXISTING BUILDING SQUARE FOOTAGE : 5,500 SF
OCCUPANCY CLASSIFICATIONS : GROUP B
CONSTRUCTION TYPE : TBO
FIRE SPRINKLERS : YES
NUMBER OF STORES : ONE

LOT COVERAGE CALCULATIONS:
LOT COVERAGE ALLOWABLE: 40% OF LOT SQUARE FOOTAGE
4.0X X 19,666 SF = 7,867 SF, WHICH IS THE MAXIMUM ALLOWABLE LOT COVERAGE
EXISTING LOT COVERAGE = 7,667 SF - 5,500 SF = 2,166 SF, THEREFORE, THE
TOTAL SQUARE FOOTAGE OF ANY NEW BUILDINGS CANNOT EXCEED 2,166 SF

PROPOSED MODULAR BUILDING = 1,000 SF, WHICH IS LESS THAN THE ALLOWED 2,166 SF, THEREFORE PROPOSED LOT COVERAGE SQUARE FOOTAGE COMPLIES WITH THE REQUIREMENTS.

SHEET INDEX

ARCHITECTURAL

COVER SHEET A01
EXISTING SITE PLAN A101
PROPOSED SITE PLAN A102
SITE PHOTOS A103
PROPOSED FRONT ELEVATION A301
PROPOSED RIGHT ELEVATION A302
RENDERINGS A303

PROJECT CONTACTS

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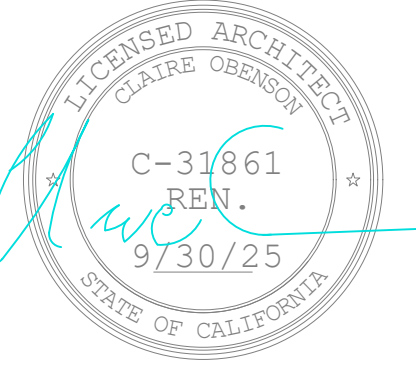
TENANT / OWNER : YMCA OF EAST BAY
112 E TREGALLAS ROAD
PH: 925-887-4536
CONTACT: MICHAEL SAENZ
EMAIL: MSAENZ@YMCAEASTBAY.ORG

ARCHITECT : ST. CLARE OF ASSISI ARCHITECTURE
1420 BEATRICE CT, SUITE 612
BRENTWOOD, CA 94519
PH: 415-948-7763
CONTACT: CLARE OBENSON
EMAIL: CLARE.OBENSON@GMAIL.COM

GENERAL CONTRACTOR

TBD

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Revisions Date

Use Permit Application REV 05_14_25

Use Permit Application 04_28_25

Revised Drawings 03_24_25

Revised Drawings 03_14_25

Options for Pre App Mtg 01_23_25

Preliminary Drawings 01_15_25

YMCA Modular

112 E Tregallas Road
Antioch, CA 94509

Drawing Title

Cover Sheet

Scale NA

Drawn By

Job Number 202418

Drawing Number

A0.1

ACCESSIBILITY CALCULATIONS

TOTAL NUMBER OF EXISTING PARKING STALLS -	24
REQUIRED AND EXISTING NUMBER OF ACCESSIBLE PARKING STALLS -	1
REQUIRED AND EXISTING NUMBER OF VAN-ACCESSIBLE STALLS -	1

ACCESSIBILITY NOTES

1. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUS (48" MIN WIDE CLEAR PATH) AND HAVE MAXIMUM $\frac{1}{4}$ " CHANGE OF ELEVATION OR PROVIDE CHANGE IN LEVEL PER DETAIL 5' ON THIS SHEET. CHANGES IN ELEVATION GREATER THAN $\frac{1}{4}$ " SHALL HAVE CURB RAMPS COMPLYING WITH CBC 1B-4.06. PATH-OF-TRAVEL WALKWAYS SLOPES TO BE 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPES. WALKWAYS EXCEEDING THESE PERCENTAGES SHALL HAVE RAMPS COMPLYING WITH CBC 1B-4.05.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
3. CURB CUT RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:2).
4. PROVIDE TRUNCATED DOMES AS DETECTABLE WARNING AT HAZARDOUS VEHICULAR AREAS 36" IN WIDTH PER 2022 CBC 1B-7.05.12.5.
5. PROVIDE 60"x60" LEVEL LANDING AREA AT ALL ENTRY AND EXIT DOORS NOT TO EXCEED 15% SLOPE IN ANY DIRECTION.
6. THRESHOLDS AT ALL DOORS SHALL NOT BE MORE THAN $\frac{1}{4}$ " ABOVE FLOOR AND LANDING ON BOTH SIDES OF THE THRESHOLD.

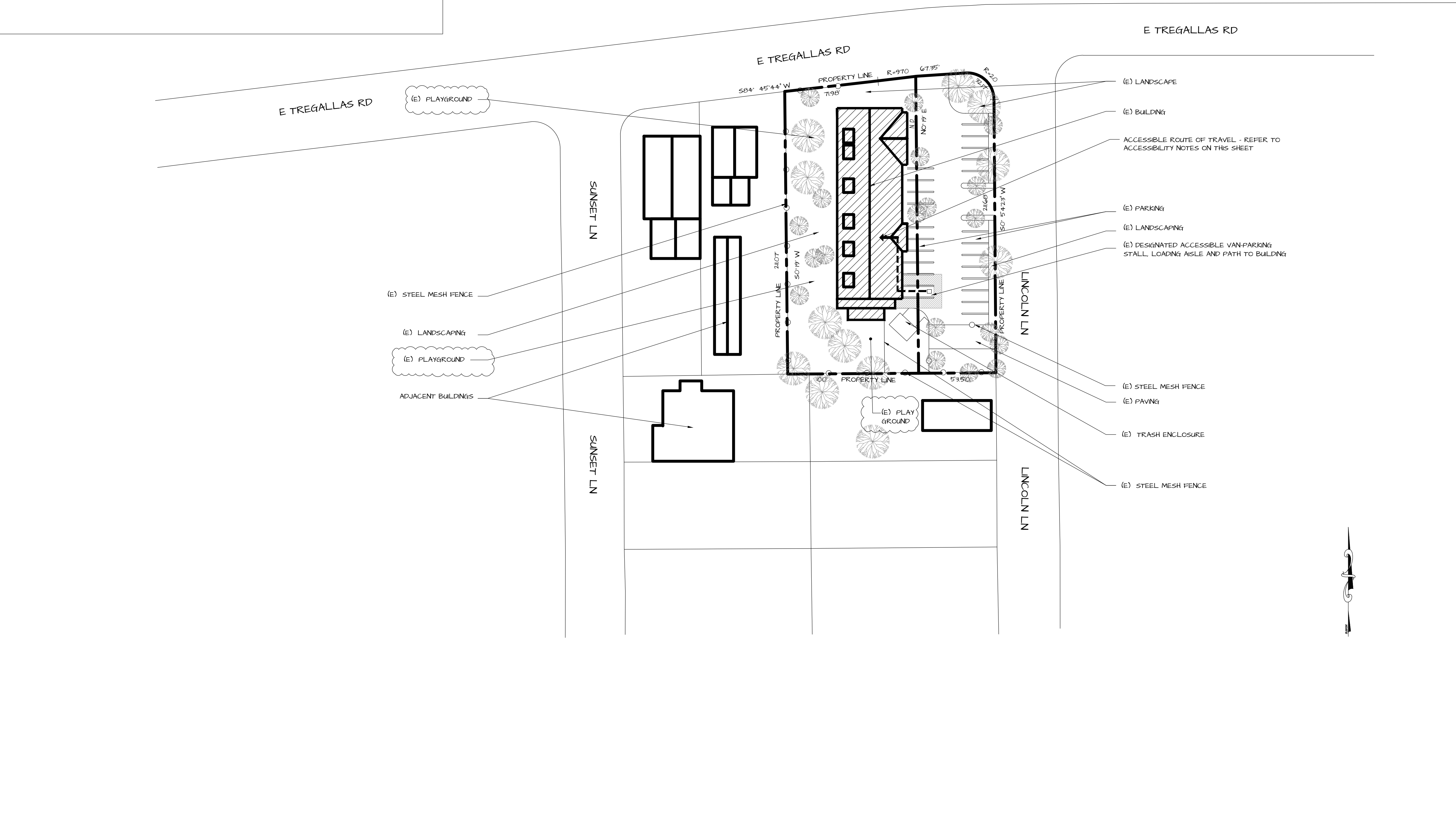
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Drawing Title

(E) Site Plan

Drawing Title

(E) Site Plan

Scale	1" = 40'-0"
Drawn By	

Scale	1" = 40'-0"
Drawn By	

Job Number	202418
Drawing Number	

Job Number	202418
Drawing Number	

A101

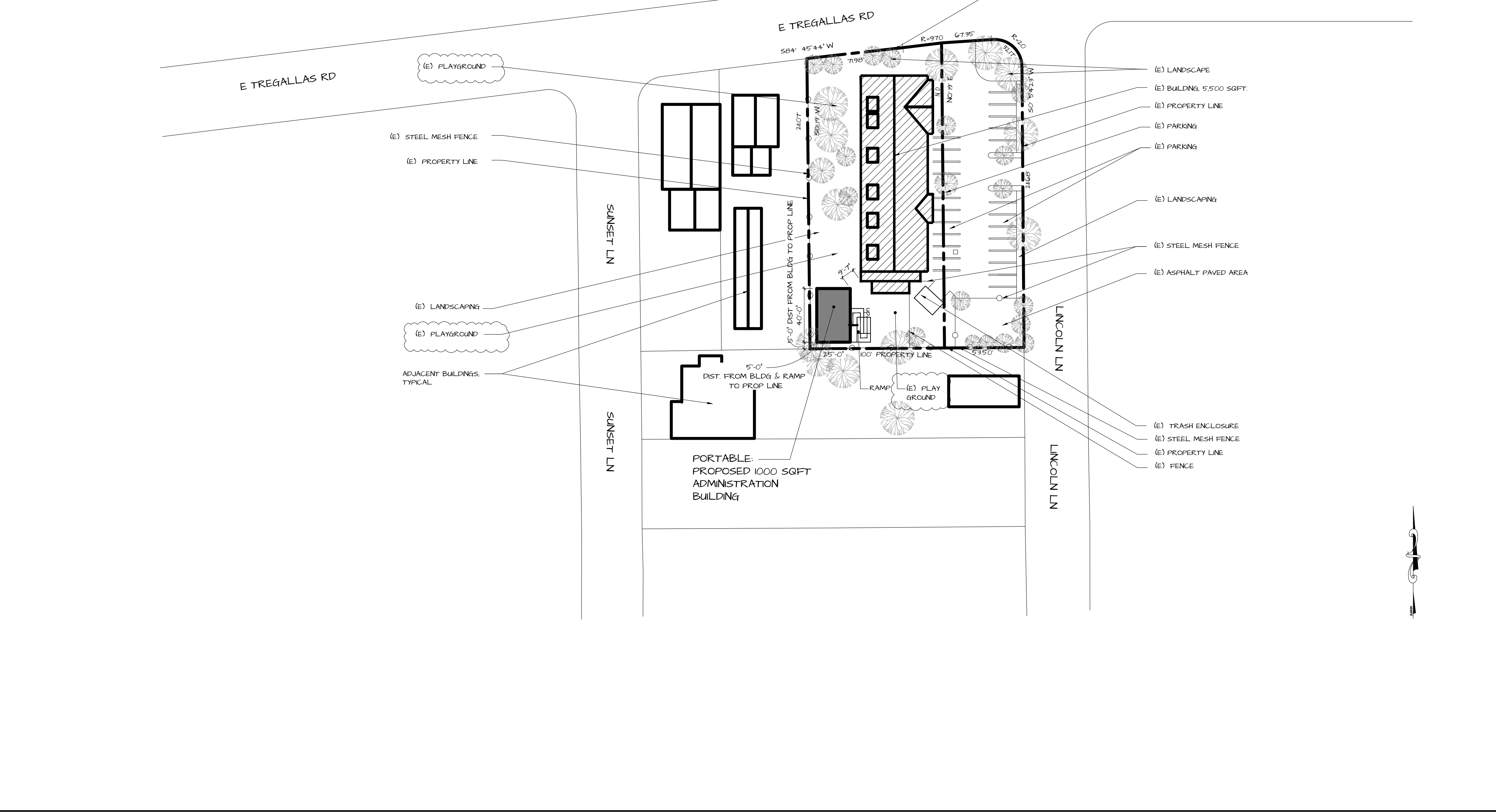
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5. PROVIDE 60"x60" LEVEL LANDING AREA AT ALL ENTRY AND EXIT DOORS NOT TO EXCEED 15% SLOPE IN ANY DIRECTION.
6. THRESHOLDS AT ALL DOORS SHALL NOT BE MORE THAN 1/2" ABOVE FLOOR AND LANDING ON BOTH SIDES OF THE THRESHOLD.

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② Existing Adjacent Areas



① Project Site



Revisions	Date

Use Permit Application	04_28_25
Revised Drawings	03_24_25
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YMCA Modular

112 E Tregallas Road
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Drawing Title

Site Photos

Scale
NA

Drawn By

Job Number
202418

Drawing Number

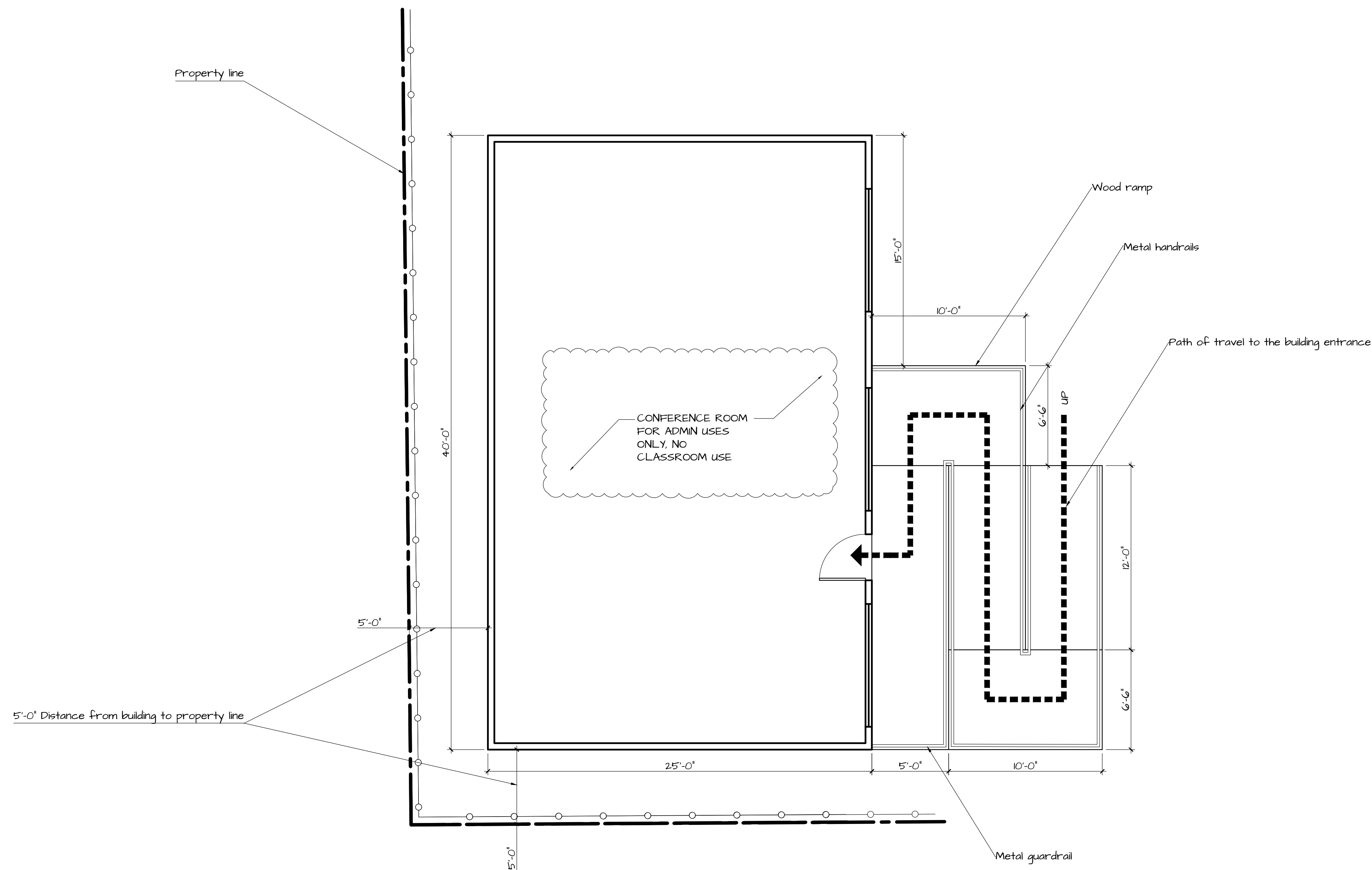
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Drawing Title	
Proposed Floor Plan	
Scale	
1/4"=1'-0"	
Drawn By	
Job Number	
202418	
Drawing Number	

A201



NOTE:
No children are allowed
in the new building



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YMCA Modular

112 E Tregallas Road
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Drawing Title

Proposed Front
Elevation

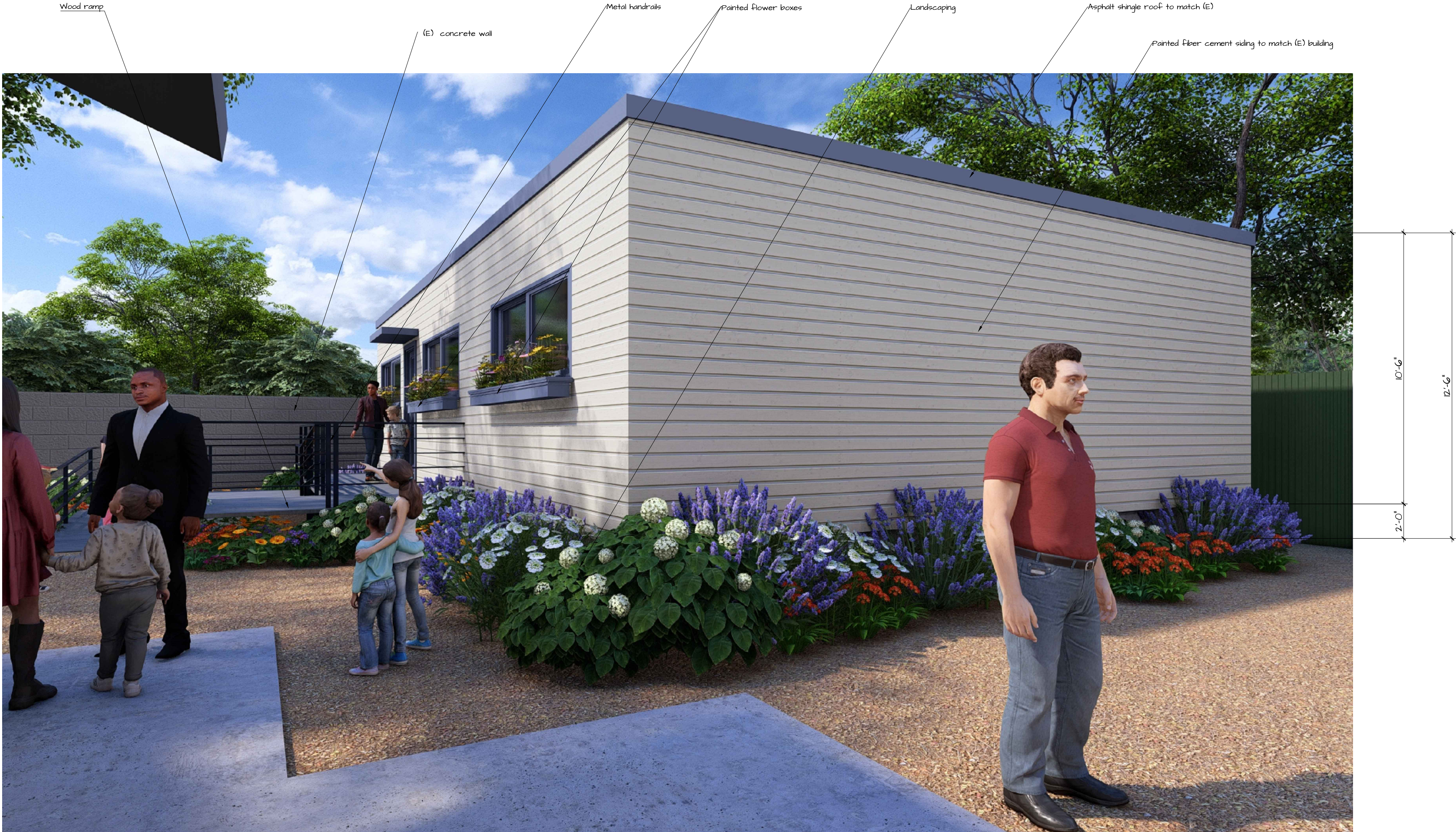
Scale
NA

Drawn By

Job Number
202418

Drawing Number

A301



1 Proposed Right Elevation

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CLARE OBENSON

C-31861

REN.

9/30/25

STATE OF CALIFORNIA

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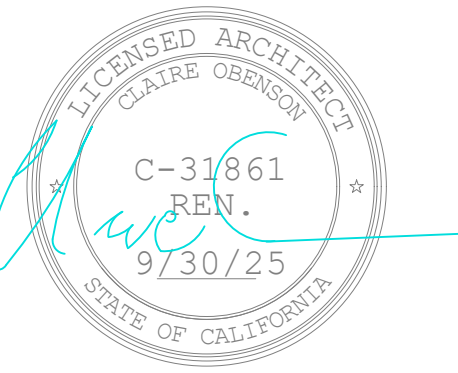
112 E Tregallas Road
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Drawing Title	
Proposed Right Elevation	
Scale	NA
Drawn By	
Job Number	202418
Drawing Number	

A302



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Drawing Title

Renderings

scale	N/A
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Drawn By _____

Job Number 202418

Drawing Number

A303