

YMCA of East Bay

ADD AN ADMINISTRATION MODULAR BUILDING

112 Tregallas Road, Antioch, CA 94509

St.
CLARE
OF
Assisi
ARCHITECTURE



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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 Mig	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

ABBREVIATIONS

O	AT	O	AT
ABV	ABOVE	MAX	MAXIMUM
ACC	ACCESSIBLE/ ACCESSIBILITY	MFR	MANUFACTURE
ADDN	ADDITION	MN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MTD	MOUNTED
AVE	AVENUE	MTL	METAL
BLDG	BUILDING	(N)	NEW
BDS	BOARDS	N/C	NOT IN CONTRACT
BLKG	BLOCKING	NFS	NOT TO SCALE
BM	BEAM	O/C	ON CENTER
CONC	CONCRETE	O/C	OVER
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	PLT	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	PSF	POUNDS PER SQUARE INCH
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
D.S.	DOWN SPOUT	PT.	PRESSURE TREATED
DA	DIAMETER	(R)	RELOCATED
D.J	DECK JOINT	R	RADIUS, RISSER
(E)	EXISTING	R.A.	RETURN AIR
ELECK	ELECTRIC	RD	ROAD
ELEV	ELEVATION	RENF	REINFORCED
ENCLM	ENCLOSURE	REQ	REQUIRED/ REQUIREMENT
EPOX	EPOXY	RM	ROOM
EXT	EXTERIOR	R.S.	ROUGH SWAN
EA	EACH	R.O.	ROUGH OPENING
FAU	FORKED AIR UNIT	SA	SUPPLY AIR
FBG	FIBERGLASS	SAB	SOUND ATTENUATION BATTS
FD	FLOOR DRAIN	SD	SMOKE DETECTOR
FDN	FOUNDATION	SC	SCALE
FLR	FLOOR	STEE	STEES
FLUOR	FLUORESCENT	SEC/SECT	SECTION
FMG	FRAMING	SHWR	SHOWER
FR	FROM	SH	SINGLE HUNG
FREP	FIBERGLASS REINFORCED	SIM	SIMILAR
PLASTIC		SL	SLIDING SLIDER
FT	FEET	SNGL	SINGLE
FTG	FOOTING	SO	SQUARE
FURN	FURNITURE	SS	STAINLESS STEEL
GA	GAUGE	STD	STANDARD
GALV	GALVANIZED	SV	SHEET VINYL
GC	GENERAL CONTRACTOR	TEMP	TEMPERED
GFD	GROUND FAULT INTERRUPT	TEL	TELEPHONE
GL	GLASS	T & G	TONGUE & GROOVE
GLB	GLUE LAMINATED BEAM	T.L.	TRUE DIVIDED LITE
G.S.M.	GALVANIZED SHEET METAL	T-24	TITLE 24 ENERGY COMPLIANCE
GYP. BD.	GYP. BOARD	T.C.	TROUGH COMPACTOR
HD	HEAD	T.O.C.	TOP OF CURB
HR	HOUR	T.O.S.	TOP OF SLAB
HR.	HEADER	THK	THICK
HNGR	HANGER	TRD	TREAD
HS	HARD SURFACE	TYP	TYPICAL
HT	HEIGHT	U/	UNDER
Hwy	HIGHWAY	U/C	UNDER CABINET
IN	INCH	UN	UNLESS OTHERWISE NOTED
INCAND	INCANDESCENT	VB	VAPOR BARRIER
INC.	INCLUDE	VIF	VERIFY IN FIELD
INSUL	INSULATION	VIN	VINYL
LN	LINOLEUM	W/	WITH
LNDY	LAUNDRY	W/O	WITHOUT
LT	LIGHT	WD	WOOD
LVT	LUXURY VINYL TILE	WH	WATER HEATER
		W/P	WATER PROOF
		WWF	WELDED WIRE FABRIC

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.

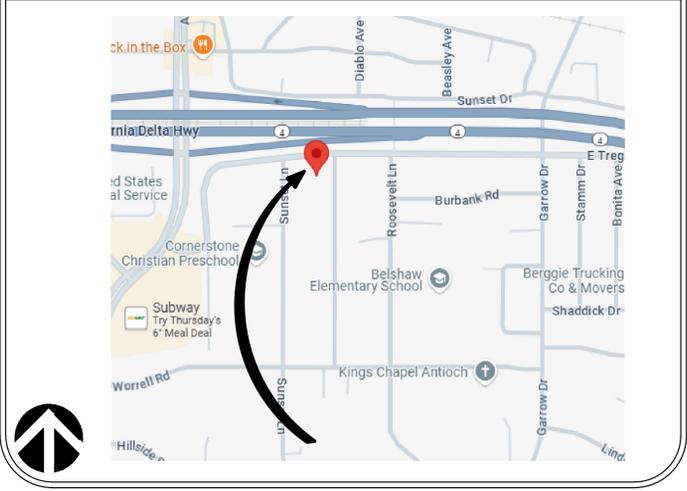
PROVIDE ACCESSIBILITY UPGRADES AS REQUIRED OR TO BECOME REQUIRED FOR ALTERATION TO EXISTING COMMERCIAL BUILDINGS. THE AMOUNT TO BE DEVOTED TO UPGRADES IS DETERMINED BASED ON THE VALUATION OF THE PROJECT. IF THE COST DOES NOT EXCEED \$ 86/172.00, 20% OF THE COST ABOVE AND BEYOND THE ACTUAL COST MUST BE 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: 06863032
 ZONE: R-4 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: TBD
 FIRE SPRINKLERS: YES
 NUMBER OF STORES: ONE

LOT COVERAGE CALCULATIONS:

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

PROPOSED MODULAR BUILDING = 1,000 SF, WHICH IS LESS THAN THE ALLOWED 2,666 SF, THEREFORE PROPOSED LOT COVERAGE SQUARE FOOTAGE COMPLES WITH THE REQUIREMENTS.

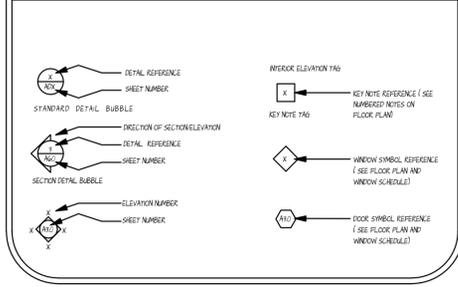
SHEET INDEX

ARCHITECTURAL	
COVER SHEET	A01
EXISTING SITE PLAN	A01
PROPOSED SITE PLAN	A02
SITE PHOTOS	A03
PROPOSED FRONT ELEVATION	A301
PROPOSED RIGHT ELEVATION	A302
RENDERINGS	A303

PROJECT CONTACTS

PROJECT CONTACTS	
TENANT / OWNER	ARCHITECT
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GENERAL CONTRACTOR	
TBD	

SYMBOL REFERENCES

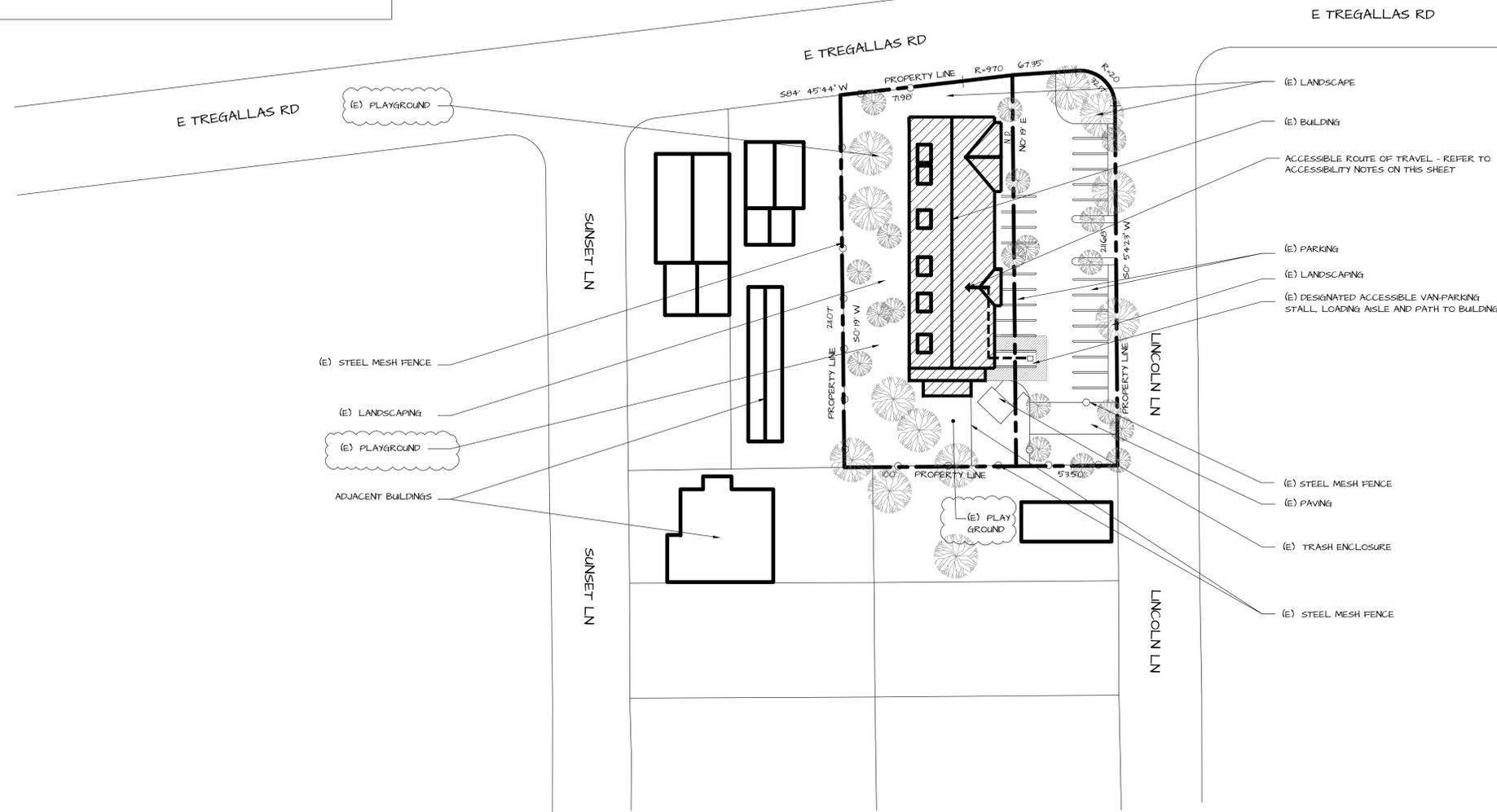


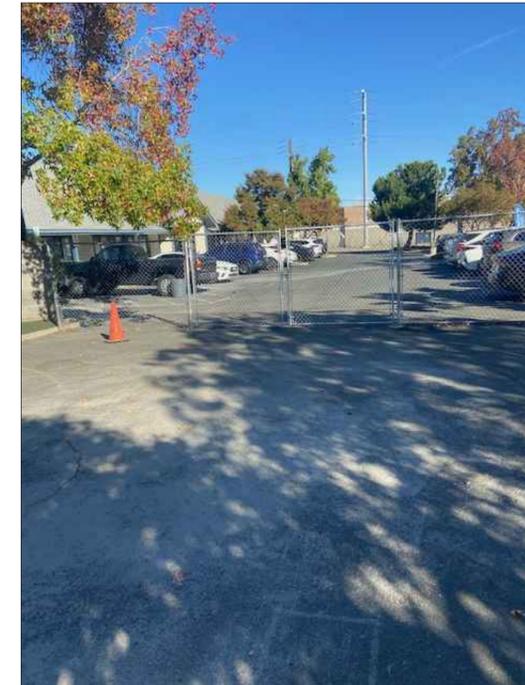
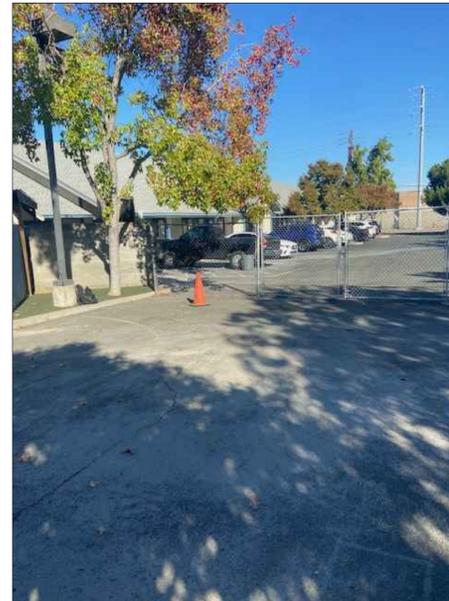
ACCESSIBLE PARKING CALCULATIONS

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 1/4" CHANGE OF ELEVATION OR PROVIDE CHANGE IN LEVEL PER DETAIL 15 ON THIS SHEET. CHANGES IN ELEVATION GREATER THAN 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 (1:12).
4. PROVIDE TRUNCATED DOMES AS DETECTABLE WARNING AT HAZARDOUS VEHICULAR AREAS 36" IN WIDTH PER 2.022 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 1/2" ABOVE FLOOR AND LANDING ON BOTH SIDES OF THE THRESHOLD.





② Existing Adjacent Areas



① Project Site



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Site Photos

NA



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Drawing Title _____

**Proposed Front
Elevation**

Scale NA

Drawn By _____

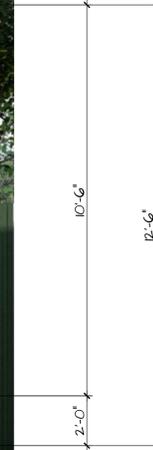
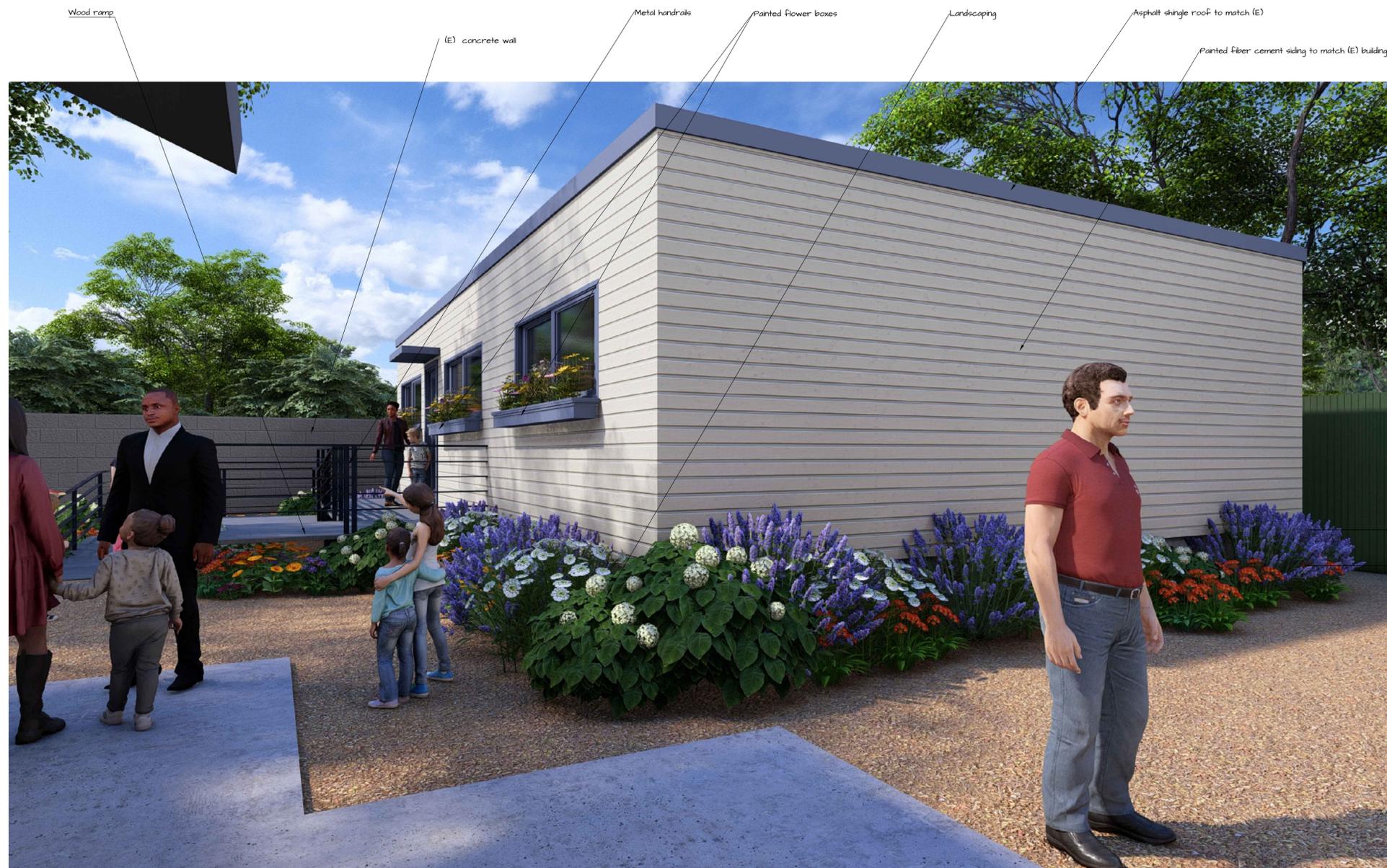
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A301



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Drawing Title

**Proposed Right
Elevation**

Scale NA

Drawn By

Job Number 202418

Drawing Number

① Proposed Right Elevation

A302



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Scale _____

N/A

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A303