

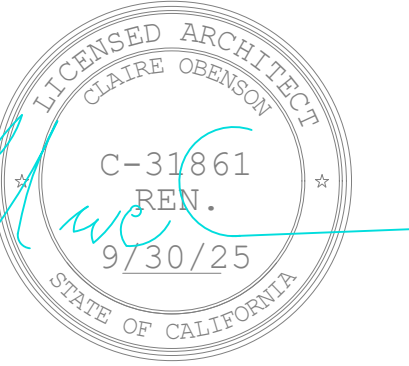
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RECEIVED
August 12, 2024

CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

LANDLORD TENANT IMPROVEMENT IN BRENTWOOD, CA

ST.
CLARE
OF
ASSISI
ARCHITECTURE



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Revisions _____ Date _____

Planning Submittal 08_07_24

Parking REV 07_23_24

Submittal 07_08_24

Meeting 06_06_24

Meeting 05_29_24

ABBREVIATIONS

0	AT	0	AT
ABV.	ABOVE	MAX	MAXIMUM
ACC.	ACCESSIBLE/ ACCESSIBILITY	MFR.	MANUFACTURE
ADDN	ADDITION	MIN	MINIMUM
AFIF	ABOVE FINISHED FLOOR	MTD	MOUNTED
AVE.	AVENUE	MTL	METAL
BLDG	BUILDING	(N)	NEW
BPS	BOARDS	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NFS	NOT TO SCALE
BM	BEAM	O/C O.C.	ON CENTER
CCNG	CONCRETE	O/ O'	OVER
CAB.	CABINET	CC	OCCUPANCY/ OCCUPANCY
G.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
CRFET	CERAMIC TILE	PT	POINT
CT	CERAMIC TILE	PRESS	PRESSURE
DEG.	DEGREE	PR.V.	PRESSURE RELIEF VALVE
DN	DOWN	P.S.I	POUNDS PER SQUARE INCH
DBL	DOUBLE	P.S.F.	POUNDS PER SQUARE FOOT
D.S	DOWN SPOUT	P.T.	PRESSURE TREATED
DA	DIAMETER	(R)	RELOCATED
D.J	DECK JOINT	R.	RADIUS, RISER
(E)	EXISTING	R.A	RETURN AIR
ELECK	ELECTRIC	R.D	ROAD
ELEV.	ELEVATION	RENF.	REINFORCED
ENCL.M	ENCLOSURE	REQ	REQUIRED/ REQUIREMENT
EPOK	EPOXY	ROOM	ROOM
EXT.	EXTERIOR	R.S.	ROUGH SWAN
EA	EACH	R.O	ROUGH OPENING
FAU	FORCED AIR UNIT	S.A	SUPPLY AIR
FBSG	FIBERGLASS	S.A.B	SOUND ATTENUATION BATTS
FD	FLOOR DRAIN	S.D	SMOKE DETECTOR
FDN	FOUNDATION	SC	SCALE
FL	FULL LIGHT	STES	SCHEDULE
FN	FINISH	SEC./SECT.	SECTION
F.S	FLOOR SINK	SHWR	SHOWER
FX	FIXED	SH	SINGLE HUNG
FKT	FIXTURE	SM	SIMILAR
F.J	FLOOR JOINT	SL	SLIDING SLIDER
FLR	FLOOR	SNGL	SINGLE
FLUOR	FLUORESCENT	S.O.G	SLAB ON GRADE
FMG	FRAMING	SG	SQUARE
FR	FROM	SS	STAINLESS STEEL
FRP	FIBERGLASS REINFORCED	S.S.D	SWW STRUCTURAL DRAWINGS
PLASTIC		STD.	STANDARD
FT	FEET	SV	SHEET VINYL
FTG	FOOTING	TEMP	TEMPERED
FURN/FURNACE/ FURNITURE		TEL	TELEPHONE
GA	GASKET	T & G	TONGUE & GROOVE
GALV.	GALVANIZED	TL	TRUE EMBED LITE
G.C.	GENERAL CONTRACTOR	T-24	TITLE 24 ENERGY COMPLIANCE
GFI	GROUND FAULT INTERRUPT	T.C.	TRASH COMPACTOR
GL	GLASS	T.O.C	TOP OF CURB
GLB	GLUE LAMINATED BEAM	T.O.S	TOP OF SLAB
G.S.M	GALVANIZED SHEET METAL	THK	THICK
GYP BD.	GYPSEUM BOARD	TR	TREAD
HD	HEAD	TRF	TYPICAL
HR	HOUR	U/	UNDER
HDR	HANGER	U/C	UNDER CABINET
HNGR	HANGER	UNLN	UNLESS OTHERWISE NOTED
HS	HARD SURFACE	V.B.	VAPOR BARRIER
HT	HEIGHT	V.I.F	VERIFY IN FIELD
H.W.Y.	HIGHWAY	VN	SHEET VINYL
IN	INCH	W/ W/	WITH
INCAND	INCANDESCENT	W/O	WITHOUT
INC.	INCLUDE	WD	WOOD
INSUL	INSULATION	WH	WATER HEATER
L.N.	LINOLEUM	W/P	WATER PROOF
LNDY LAUNDRY		W.W.F.	WELDED WIRE FABRIC
LT	LIGHT		
LVT	LUXURY VINYL TILE		

SCOPE OF WORK

- CONVERT THE INTERIOR OF AN EXISTING COMMERCIAL SUITE INTO A NEW RECREATIONAL SPACE
- REFER TO EXISTING SITE PLAN AND PROPOSED FLOOR PLANS FOR ROUTES OF TRAVEL

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 BRENTWOOD
 2022 CALIFORNIA EXISTING BUILDING CODE PART 10
 2022 CALIFORNIA BUILDING STANDARDS CODE (CALGREEN CODE) PART 11
 2022 CALIFORNIA REFERENCE STANDARDS CODE PART 12

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

PROJECT DESCRIPTIONS

THIS PROJECT IS A TENANT IMPROVEMENT WITH VENTILATION, SANITATION, HABITABILITY AND OCCUPANCY ISSUES ADDRESSED.

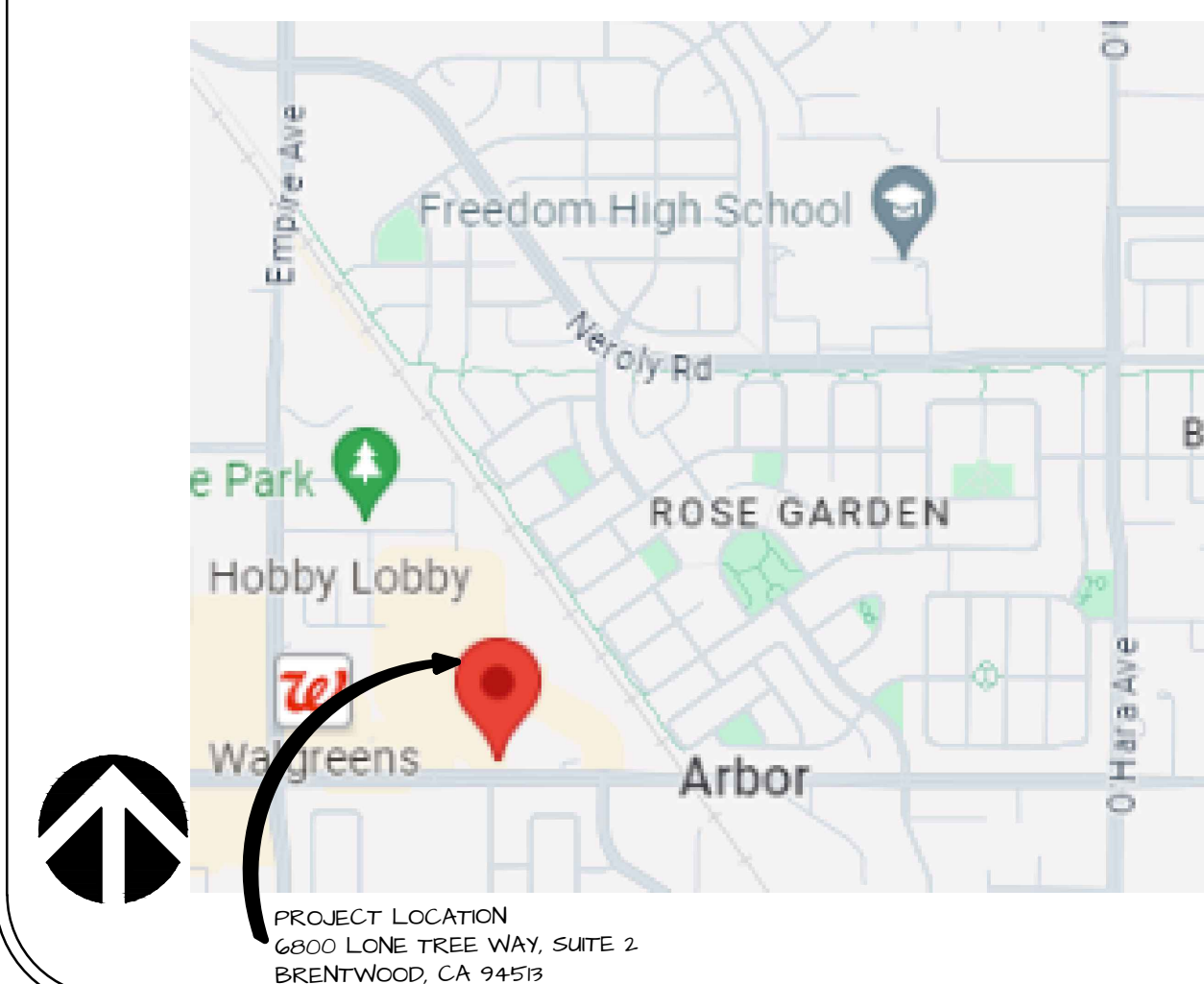
BLDG DATA

PROJECT ADDRESS : 6800 LONE TREE WAY, SUITE 2, BRENTWOOD, CA 94519
 APN : 0900054
 ZONE : SUBAREA E OF THE PLANNED DEVELOPMENT THIRTYEIGHT ZONE (PD-38)
 OCCUPANCY CLASSIFICATIONS : A2
 CONSTRUCTION TYPE : TYPE V-B HE. RATED
 FIRE SPRINKLERS : YES
 TENANT IMPROVEMENT FLOOR AREA : 3,750 SQ. FT.
 YEAR BUILT : 2022
 LOT SIZE : 0.64 ACRES

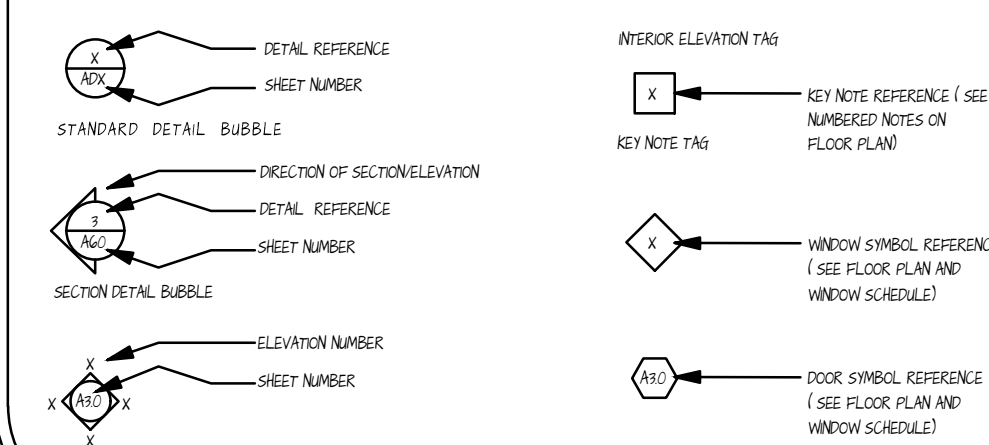
SHEET INDEX

ARCHITECTURAL	
COVER SHEET	G01
OVERALL SITE PLAN, ENLARGED SITE PLAN	A01
EXISTING FLOOR PLAN	A201
PROPOSED FLOOR PLAN	A202

VICINITY MAP



SYMBOL REFERENCES



PROJECT CONTACTS

PROJECT CONTACTS	
TENANT	ARCHITECT
MICHAEL AND PATANSHA PERSON 420 BEATRICE CT, BRENTWOOD CA 94519 PH: 925-238-0444 CONTACT: MIKE PERSON EMAIL: mika@keycounselpc.com	ST. CLARE OF ASSISI ARCHITECTURE 420 BEATRICE CT, SUITE G-2 BRENTWOOD, CA 94519 PH: 415-948-7763 CONTACT: CLARE OBENSON EMAIL: CLARE.OBENSON@GMAIL.COM

Drawing Title

Cover Sheet

Scale NA

Drawn By

Job Number 202413

Drawing Number

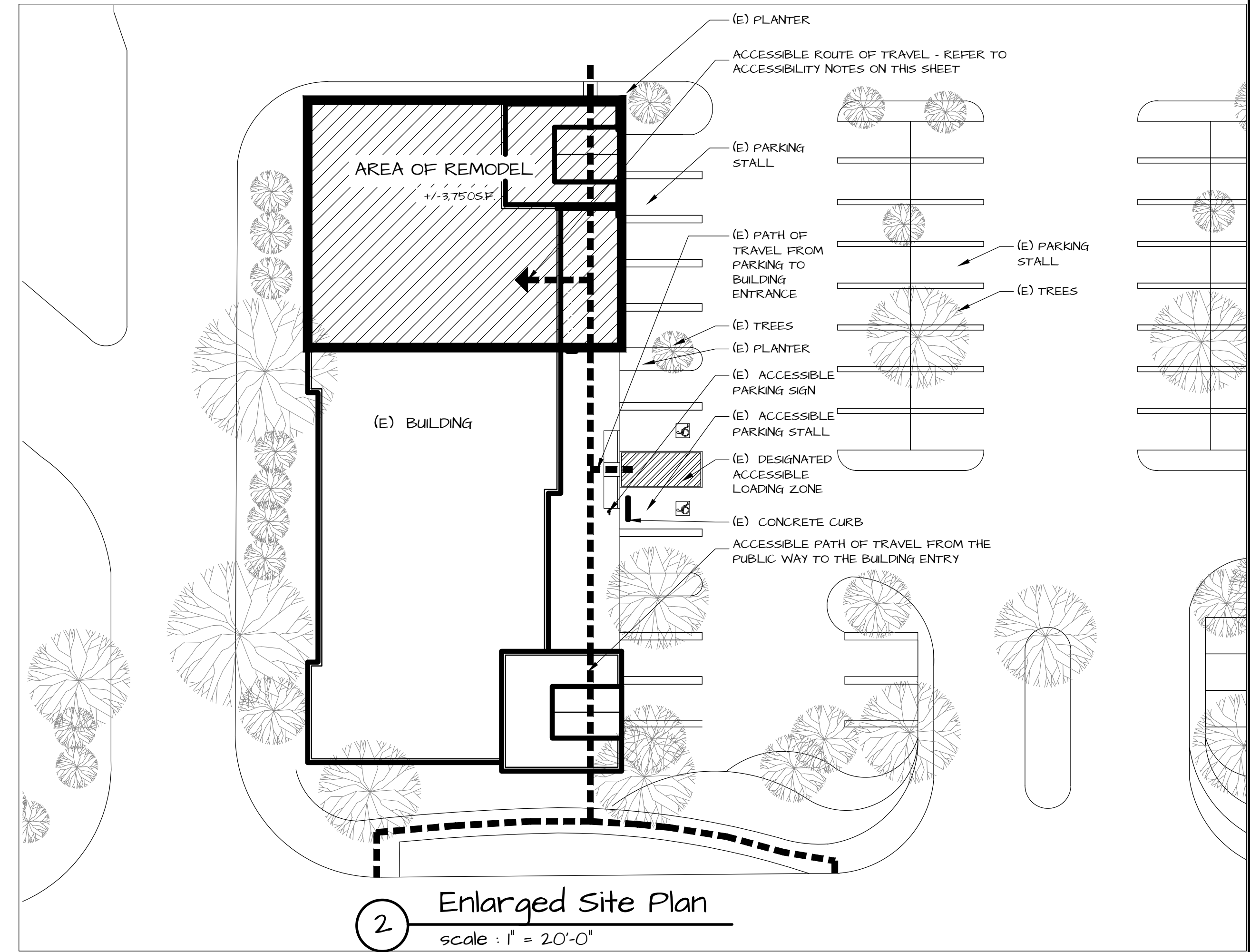
G0.1

ACCESSIBLE PARKING CALCULATIONS

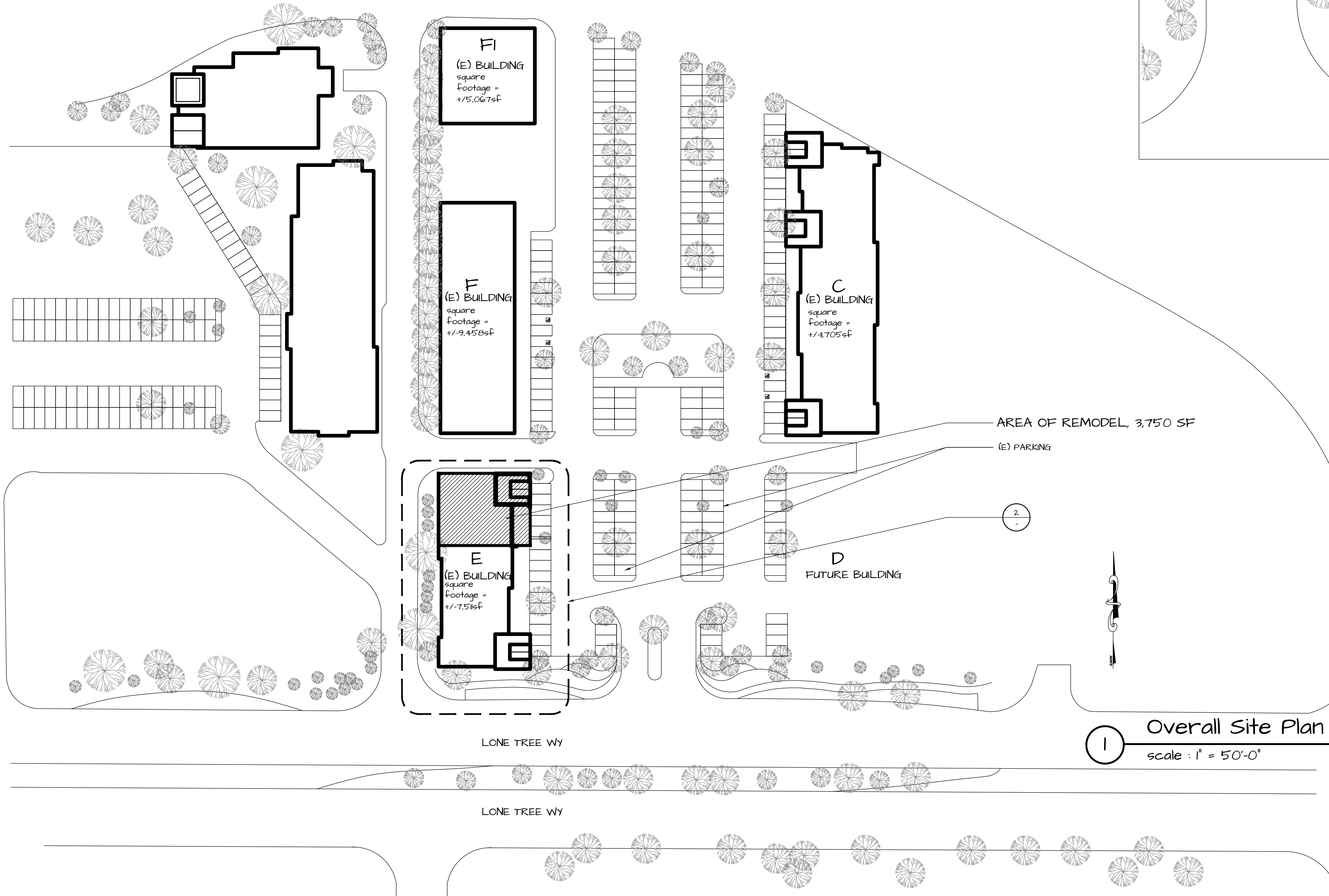
TOTAL NUMBER OF PARKING STALLS FOR BUILDING 'E' = 30 STALLS
 REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS FOR 1 TO 25 STALLS = 1 VAN-ACCESSIBLE STALL REQUIRED
 1 VAN-ACCESSIBLE STALLS PROVIDED
 1 STANDARD ACCESSIBLE STALL PROVIDED

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 5" ON THIS SHEET. CHANGES IN ELEVATION GREATER THAN 1/4" SHALL HAVE CURB RAMPS COMPLYING WITH CBC 1B-406. 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-405.
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-705.12.5
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 Enlarged Site Plan
 scale : 1" = 20'-0"

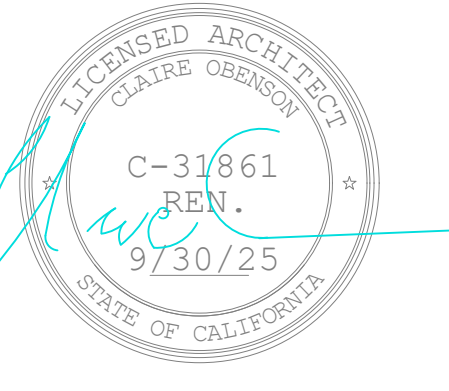


1 Overall Site Plan
 scale : 1" = 50'-0"

SITE PARKING CALCULATIONS EXISTING PARKING SPACES PROVIDED: 507

BUILDING	STATUS	ORIGINAL APPROVED SF.	ORIGINAL REQUIRED PARKING SPACES	ACTUAL SF.	PARKING SPACES USED
A	EXISTING (NOT SHOWN)	46,000	184	TBD	PROJECTED = 184
A1	EXISTING (NOT SHOWN)	10,010	40	10,010	10,010 / 250 = 40
B	EXISTING (NOT SHOWN)	8,142	32	8,142	8,142/250 = 32
C	EXISTING	11,885	48	11,705	11,705/250 = 32
D	FUTURE BUILDING	17,080	68	TBD	PROJECTED = 68
E	THIS APPLICATION	7,491	30	751	751/250 = 30
F	EXISTING	9,490	38	9,458	9,458/250 = 38
F1	EXISTING	4,970	20	5,067	PROJECTED = 20
G	EXISTING (NOT SHOWN)	2,200	9	6,625	6,625/250 = 27
			469		486

A Site Parking Calculations
 scale : NA



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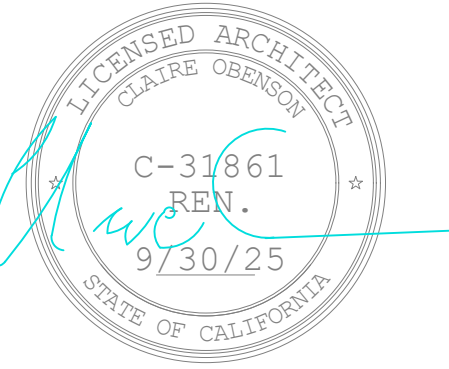
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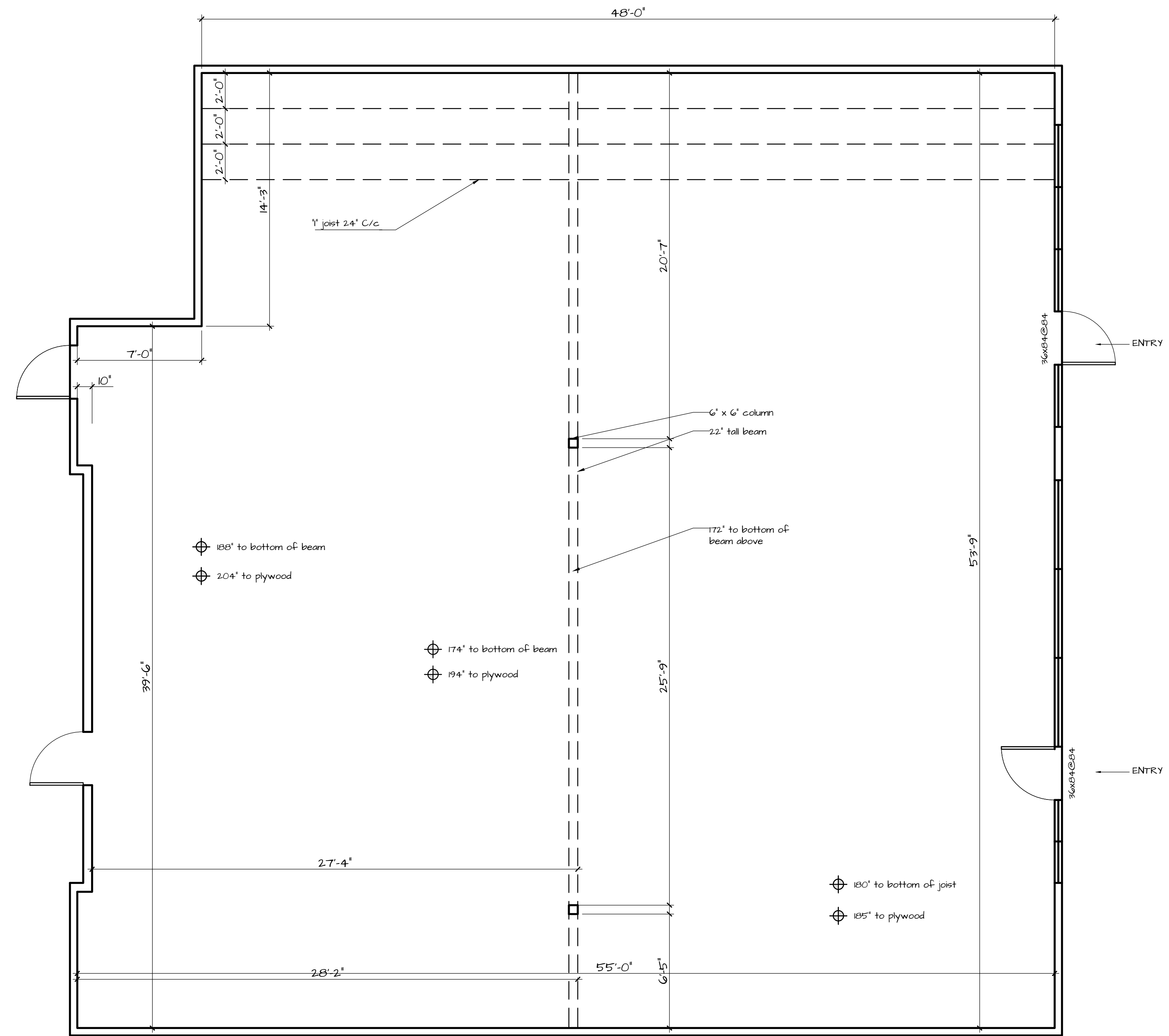
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 6800 Lone Tree Way, Suite 2
 Brentwood, CA 94513

Drawing Title
Overall Site Plan, Enlarged Site Plan
 Scale See drawing
 Drawn By _____
 Job Number 202413
 Drawing Number _____



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Drawing Title

Existing Floor Plan

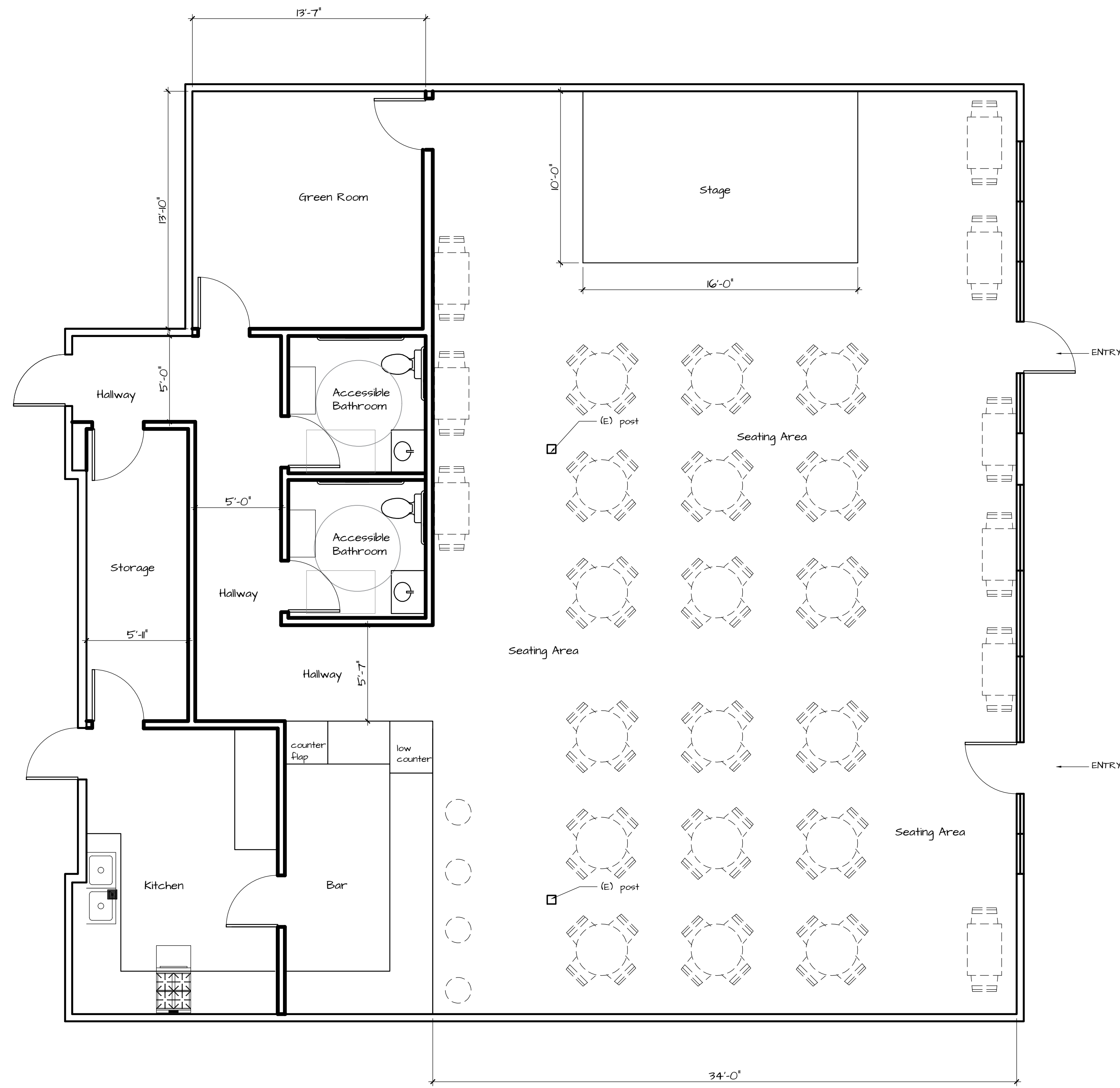
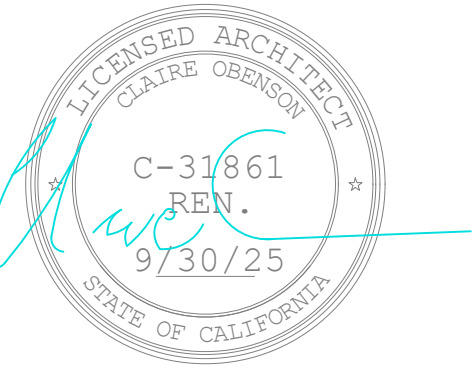
Scale 1/4"=1'-0"

Drawn By

Job Number 202413

Drawing Number

A201



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C'est La Vie

6800 Lone Tree Way, Suite 2
Brentwood, CA 94513

Drawing Title

Proposed Floor Plan

Scale 1/4"=1'-0"

Drawn By

Job Number 202413

Drawing Number

A202