

BUILDING MATERIALS SUPPLY - TI ALCAZAR

910 FRESNO AVE
SANTA ROSA, CA. 95407



SCHWARTZ
ARCHITECTURE

1653 FINLAW STREET
SANTA ROSA, CA 95404
Tel 707 • 478 • 4949

PLANNING RECEIVED
DATE: April 5, 2023
FILE#: DR21-041
PLANNER: M.S.W.



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APPLICABLE CODES

BUILDING CODES AND STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1

2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2. BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC).

2019 CALIFORNIA BUILDING CODE (CBC) APPENDIX CHAPTER 1 105.3.

2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5. BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2019 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3. BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC)

2019 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4. BASED ON 2018 UNIFORM MECHANICAL CODE (UMC).

2019 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5. BASED ON 2018 UNIFORM PLUMBING CODE (UPC).

2019 CALIFORNIA ENERGY CODE. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.

2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8.

2019 CALIFORNIA FIRE CODE (CFC) CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9. BASED ON 2018 INTERNATIONAL FIRE CODE (IFC).

2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10. BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11.

2019 CALIFORNIA REFERENCED STANDARDS CODE. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12.

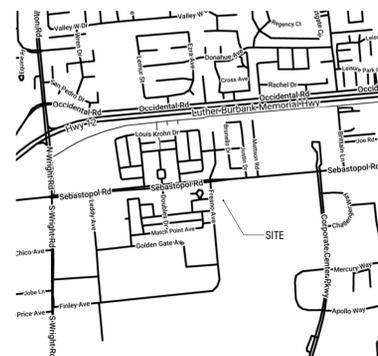
NATIONAL REFERENCE STANDARDS

NFPA 13, 2019 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS

NFPA 72, 2019 EDITION, NATIONAL FIRE ALARM CODE

ADA (AMERICANS WITH DISABILITIES ACT, 1990)

VICINITY MAP



PROJECT INFORMATION

ZONING INFORMATION

APN: 035-101-006
PARCEL AREA: 3.53 ACRES
ZONING: PD-CG / OSC
ALLOWED BUILDING HEIGHT: 35 FT PRIMARY, 16 FT ACCESSORY STRUCTURES
BUILDING SETBACKS
FRONT: 15 FT, 20 FT ACCESSORY STRUCTURES
SIDE: 5 FT, 10 FT @ SECOND STORY
REAR: 5 FT

BUILDING INFORMATION

OCCUPANCY GROUP: B, M, R-3, S-1
CONSTRUCTION TYPE: VB

EXISTING AREA: 5940 SF
DEMOLISH AREA: 1368 SF
AREA OF WORK: NO ADDED AREA
TOTAL PROPOSED AREA: 4072 SF

PROPERTY FALLS WITHIN THE STATE RESPONSIBILITY AREA (SRA) AND MUST COMPLY WITH CRC SECTION R337.

ACCESSIBILITY

AREA OF WORK WILL BE FULLY ACCESSIBLE

DEFERRED SUBMITTALS

- FIRE SPRINKLERS

PROJECT SUMMARY

TENANT IMPROVEMENT INCLUDING DEMOLITION OF PORTIONS OF MAIN STRUCTURE AND ANCILLARY STRUCTURES, CONSTRUCTION OF BOTH INTERIOR AND EXTERIOR STRUCTURES AND PROPERTY FRONTAGE IMPROVEMENTS.

LANDSCAPE PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.

PROJECT TEAM

OWNER

GIL ALCAZAR
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SANTA ROSA, CA 95407

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STRUCTURAL ENGINEER

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ROHNERT PARK, CA 94928

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EMAIL: CMCDONALD@ADDOBEINC.COM

ELECTRICAL ENGINEER

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ROHNERT PARK, CA 94928

CONTACT: COURTNEY CHEUNYANE
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EMAIL: COURTNEY.CHEUNYANE@BROKAWDESIGN.COM

GENERAL CONTRACTOR

-
-

CONTACT: -
PHONE: -

ARCHITECT

SCHWARTZ ARCHITECTURE
SANTA ROSA, CA 95404

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MECHANICAL ENGINEER

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GEOTECHNICAL ENGINEER

RGH CONSULTANTS
1305 NORTH DUTTON AVE.
SANTA ROSA, CA 95401

CONTACT: JARED PRATT
PHONE: (707) 544-1072
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SHEET LIST - PLANNING SUBMITTAL

#	NAME	REV
PLANNING		
DR1	COVER SHEET	
DR2	NEIGHBORHOOD CONTEXT	
DR3	OVERALL SITE PLAN	
DR4	ENLARGED SITE PLAN	
DR5	BUILDING ELEVATIONS - DEMOLITION	
DR6	BUILDING ELEVATIONS - PROPOSED	
DR7	SITE PHOTOS	
TOTAL: 7		



Revisions

No.	Revisions	Date

COVER SHEET

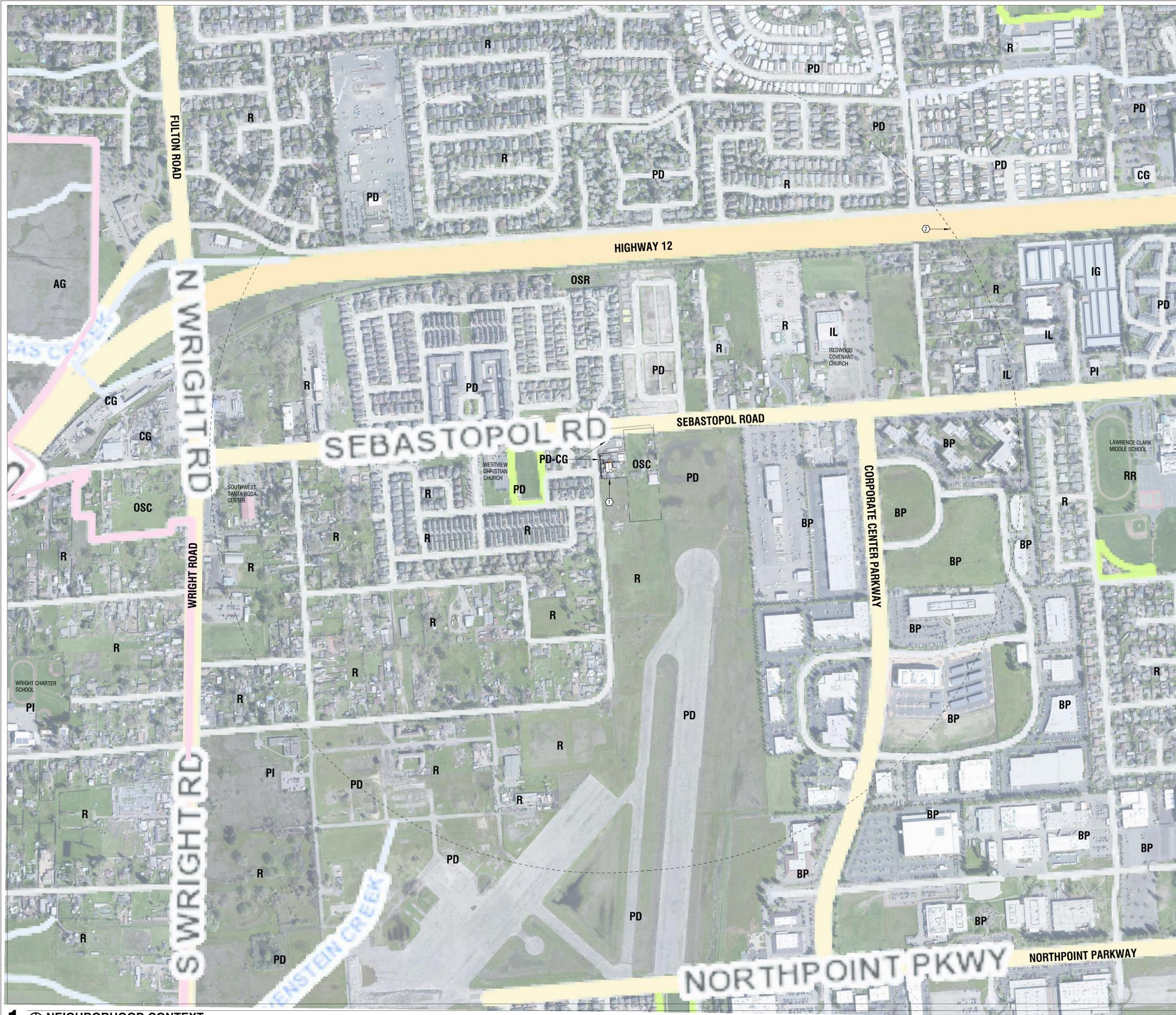
Project No.: 18-049-TI

Drawn By: S/A

Issue Date: 9-29-2022

Sheet

DR1



SHEET KEYNOTES

- ① PROJECT SITE
- ② 1/2 MILE RADIUS FROM PROJECT SITE



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NEIGHBORHOOD CONTEXT

Project No.: 18-049-TI
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DR2

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1 **NEIGHBORHOOD CONTEXT**
1" = 300'-0"



SCHWARTZ ARCHITECTURE

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OVERALL SITE PLAN

Project No.: 18-049-TI

Drawn By: S/A

Issue Date: 9-29-2022

Sheet

DR3

RESOURCE PROTECTIONS

- SITE DISTURBANCE WILL BE LIMITED TO EXISTING DEVELOPED AND RUDERAL AREAS AROUND THE PERIPHERY OF THE BUILDINGS AND ALONG FRESNO AVENUE.
- THE CITY OF SANTA ROSA IS REQUIRING STREET FRONTAGE IMPROVEMENTS ALONG FRESNO AVENUE. THIS WILL REQUIRE THE REMOVAL OF NON-NATIVE ORNAMENTAL TREES AND A SINGLE VALLEY OAK TREE. NATIVE TREE REPLACEMENT WILL BE IN-KIND IN AREAS DEEMED APPROPRIATE FOR REPLANTING (E.G., PLANTING AREA ALONG FRESNO AVENUE OR RUDERAL AREAS ON THE EAST SIDE OF THE BUILDING). THE PLANTINGS WILL PROVIDE A VEGETATED BUFFER FOR THE DEVELOPMENT AND IMPROVE NATIVE PLANT DIVERSITY ON THE SITE.
- SILT FENCE WILL BE INSTALLED ALONG THE EASTERN AND SOUTHERN EDGES OF THE PROJECT SITE FOR EROSION CONTROL, DEMARCATION OF THE WORK AREA, AND RESOURCE PROTECTION.
- CONSTRUCTION ACTIVITIES (E.G., TREE REMOVAL, BUILDING DISTURBANCE) WILL BE INITIATED BETWEEN SEPTEMBER 1 AND JANUARY 31. IF WORK IS INITIATED OUTSIDE OF THIS WINDOW (FEBRUARY 1 - AUGUST 31), THE PROJECT PROPONENT WILL RETAIN A QUALIFIED BIOLOGIST TO COMPLETE A PRECONSTRUCTION NESTING BIRD SURVEY. IF NESTING BIRDS ARE PRESENT, CONSTRUCTION WILL BE DELAYED UNTIL NESTING IS COMPLETE AS DETERMINED BY THE QUALIFIED BIOLOGIST. NO WORK WILL OCCUR IN AREAS SUPPORTING NESTING BIRDS.

KEYNOTES

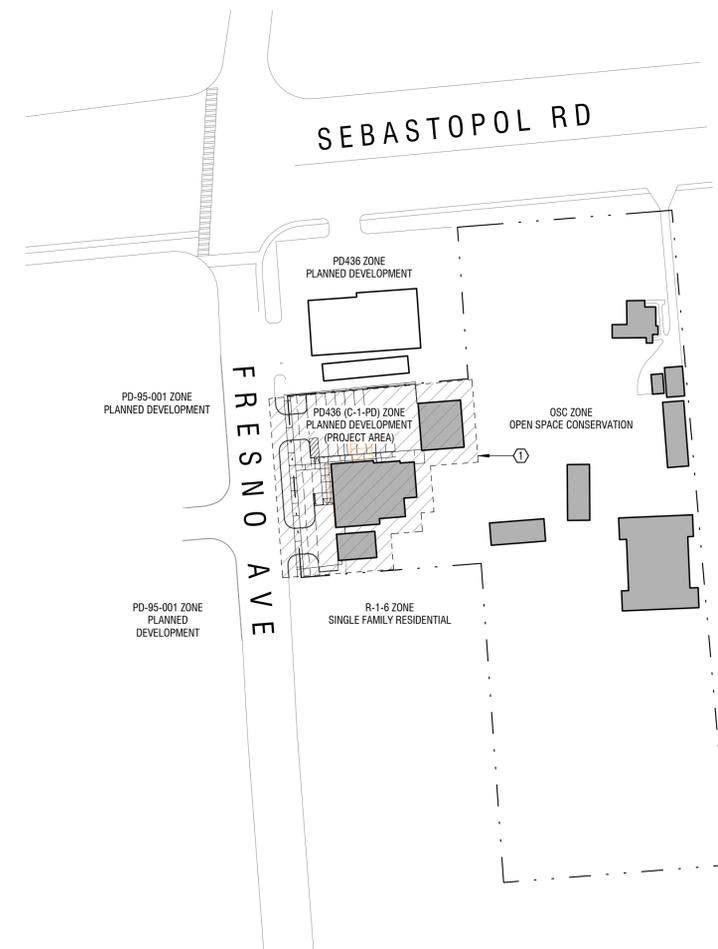
- ① AREA OF WORK, SEE 1/DR4
- ② EXISTING SLAB
- ③ EXISTING STRUCTURE
- ④ PROPERTY LINE
- ⑤ REMOVE DILAPIDATED OPEN-AIR ANIMAL STALLS AND BARN
- ⑥ REMOVE AND RELOCATE (E) TRASH DUMPSTER, SEE 1/DR4 FOR NEW LOCATION

SITE PLAN LEGEND

- PROPERTY LINE
- - - SETBACK
- FOUNDATION LINE
- - - EAVES
- SEWER
- - - OVERHEAD ELECTRICAL WIRES
- - - WATER



1 **OVERALL SITE PLAN**
1" = 40'-0"



2 **SITE UTILIZATION MAP**
1" = 80'-0"



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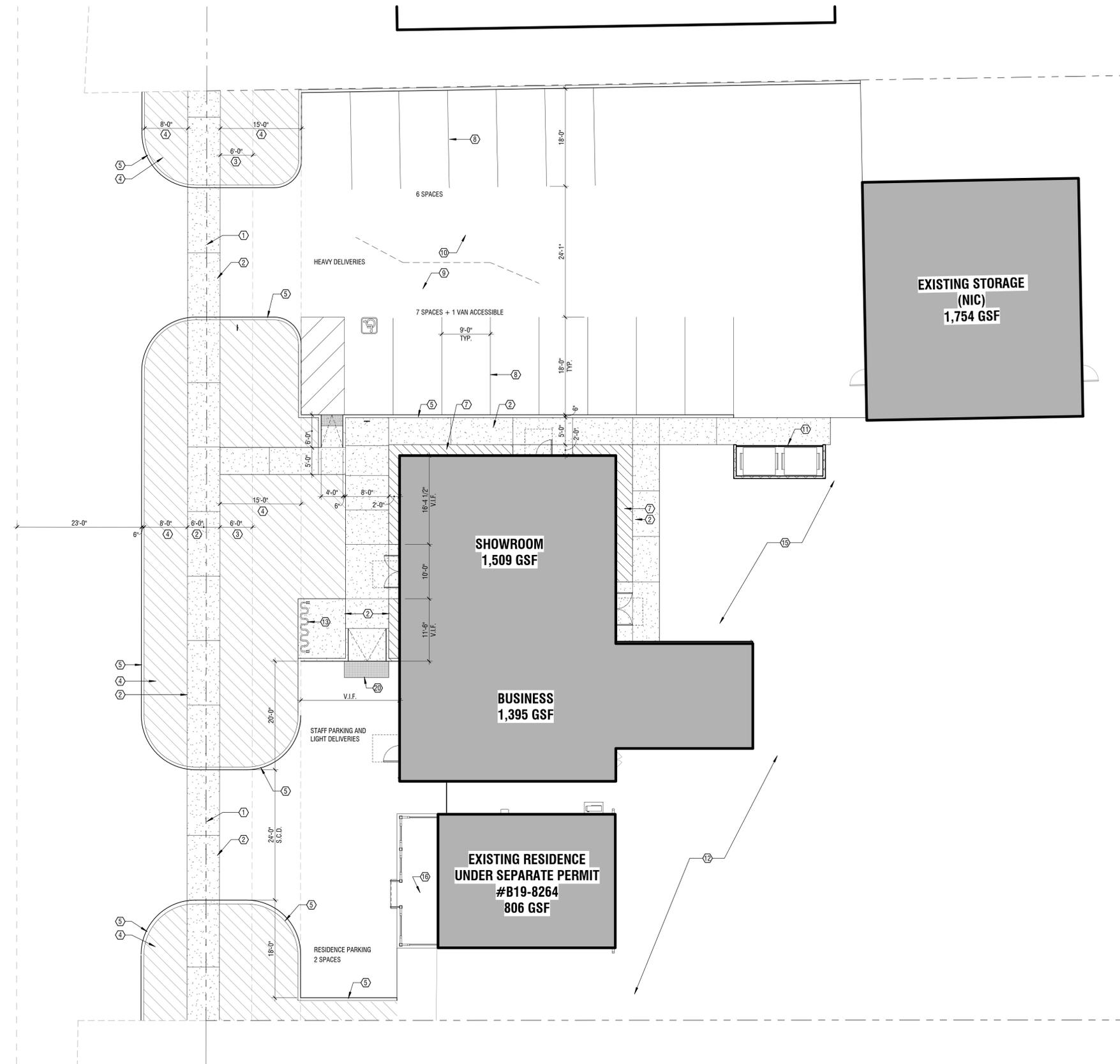
GENERAL SHEET NOTES

- A. SITE PLAN IS DERIVED FROM PUBLICALLY AVAILABLE SOURCES. VERIFY CRITICAL DIMENSIONS AND CLEARANCES IN FIELD.
- B. PROVIDE CONNECTION TO CITY WATER AND SEWER FOR DOMESTIC AND FIRE SPRINKLER USE. EXISTING WELL TO BE USED FOR IRRIGATION.
- C. PROVIDE ELECTRICAL DROP TO UTILITY ROOM.
- D. ALL CONCRETE FLATWORK EXPANSION AND CONTROL JOINTS FOR REFERENCE ONLY, REFER TO CIVIL DRAWINGS FOR FURTHER INFO.

SHEET KEYNOTES

- ① PROPERTY LINE
- ② (N) CONCRETE WALK, ACCESSIBLE ROUTE
- ③ (N) PUBLIC UTILITY EASEMENT
- ④ (N) PLANTING AREA
- ⑤ (N) CONCRETE CURB, S.C.D.
- ⑥ -
- ⑦ (N) PLANTING STRIP
- ⑧ (N) STRIPING, TYP.
- ⑨ (N) A.C. PAVING WHERE OCCURS
- ⑩ (E) AC PAVING TO BE RESTRIPTED FOR PARKING WHERE OCCURS
- ⑪ (N) C.M.U. TRASH ENCLOSURE
- ⑫ (E) GRASS YARD TO REMAIN
- ⑬ (N) BICYCLE PARKING
- ⑭ -
- ⑮ (N) PLANTING @ REMOVED STRUCTURE, TO MATCH ADJACENT
- ⑯ (E) PORCH @ RESIDENCE, N.I.C.

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ENLARGED SITE PLAN

Project No.: 18-049-TI
 Drawn By: SA
 Issue Date: 9-29-2022
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DR4

9/30/2022 10:36:48 AM

1 ENLARGED SITE PLAN
1" = 10'-0"



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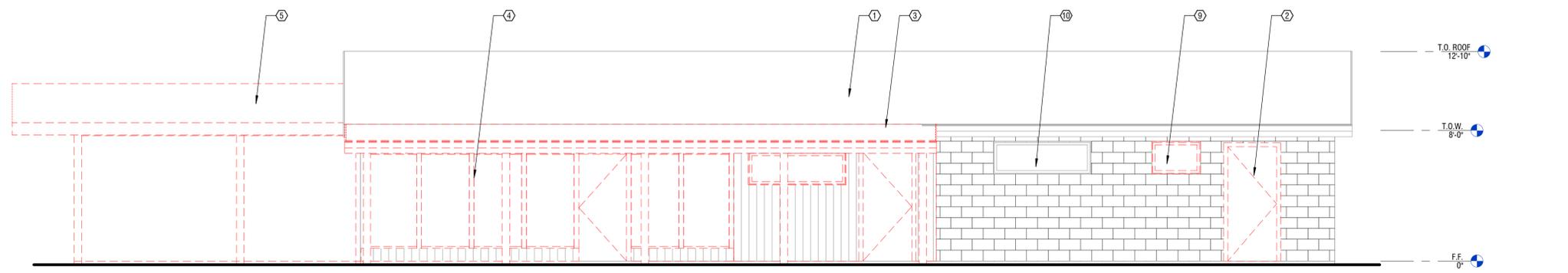
BUILDING ELEVATIONS - DEMOLITION

Project No.: 18-049-TI
Drawn By: S/A
Issue Date: 9-29-2022
Sheet

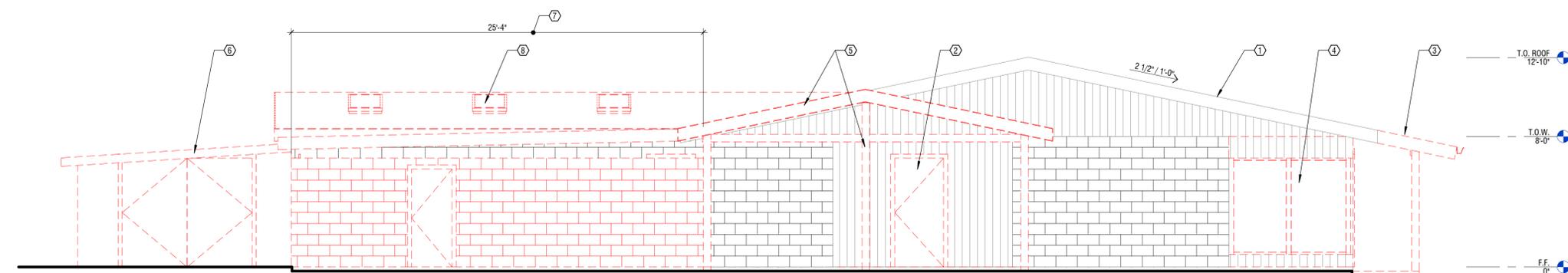
DR5

SHEET KEYNOTES

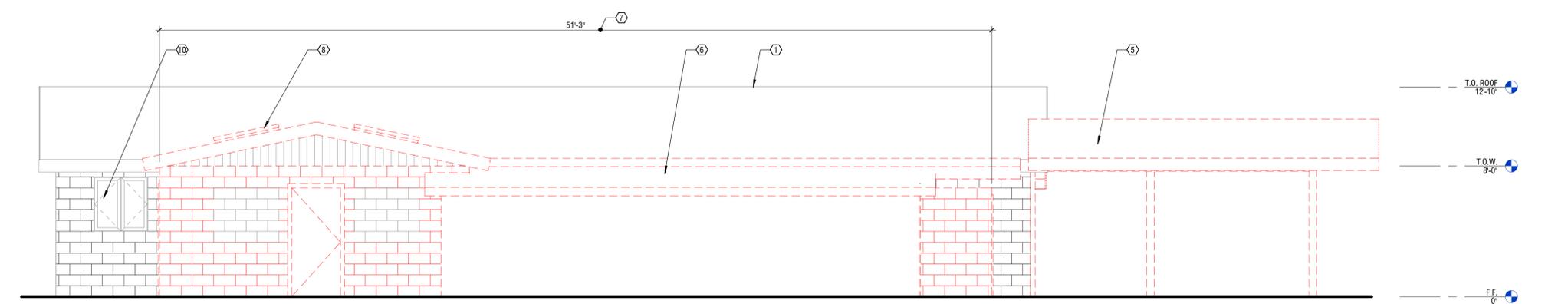
- ① REMOVE (E) TAR AND GRAVEL ROOFING
- ② REMOVE (E) DOOR, SEE PLANS
- ③ REMOVE (E) ATTACHED PORCH ROOF, SEE PLANS
- ④ REMOVE PORTION (E) EXTERIOR NON-CMU WALL AND WINDOWS
- ⑤ REMOVE (E) ATTACHED CARPORT, SEE PLANS
- ⑥ REMOVE (E) ATTACHED STORAGE STRUCTURE, SEE PLANS
- ⑦ REMOVE (E) KENNELS, INCLUDING CMU WALLS, FOUNDATION, AND ROOF, SEE PLANS
- ⑧ (E) ROOF OVER KENNELS TO BE REMOVED
- ⑨ (E) WINDOW TO BE REMOVED AND OPENING INFILLED
- ⑩ (E) WINDOW TO REMAIN



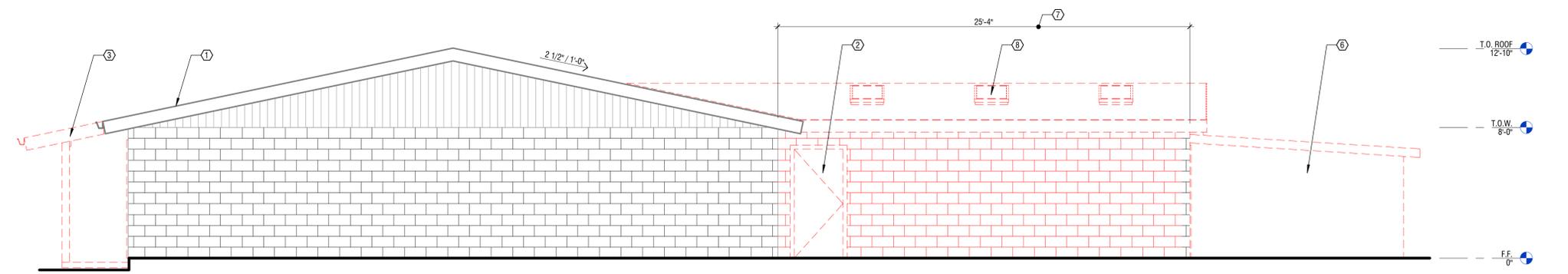
1 WEST ELEVATION - DEMOLITION
1/4" = 1'-0"



2 NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



3 EAST ELEVATION - DEMOLITION
1/4" = 1'-0"



4 SOUTH ELEVATION - DEMOLITION
1/4" = 1'-0"

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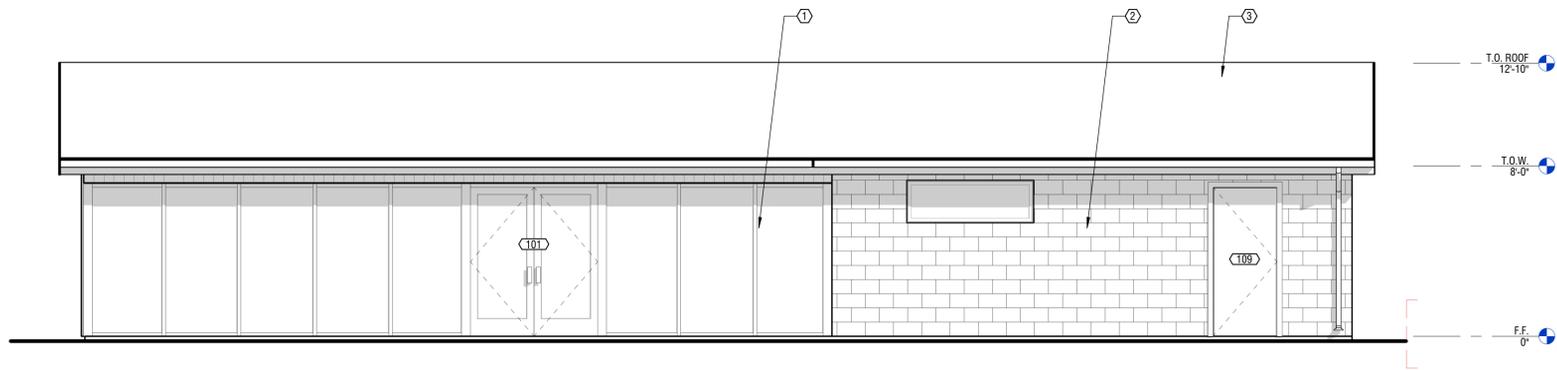
BUILDING ELEVATIONS - PROPOSED

Project No.: 18-049-TI
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Issue Date: 9-29-2022
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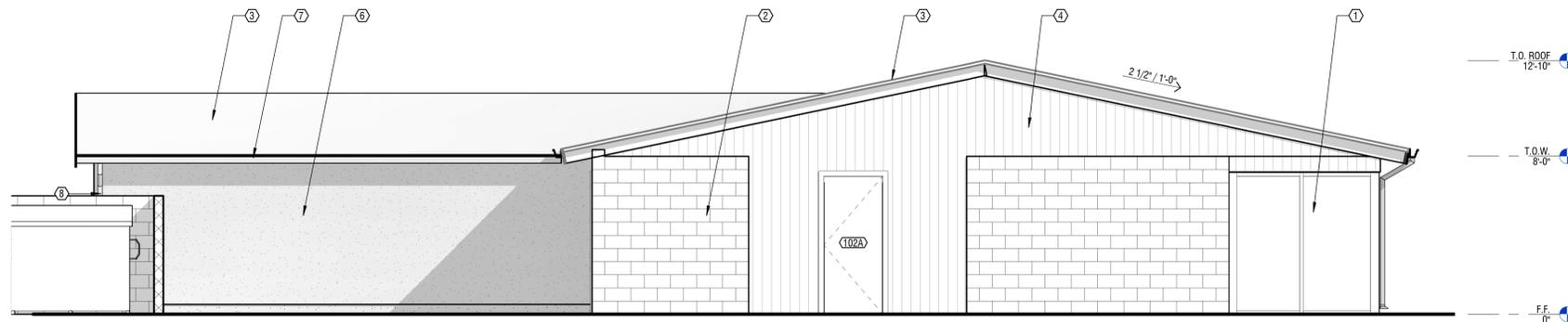
DR6

SHEET KEYNOTES

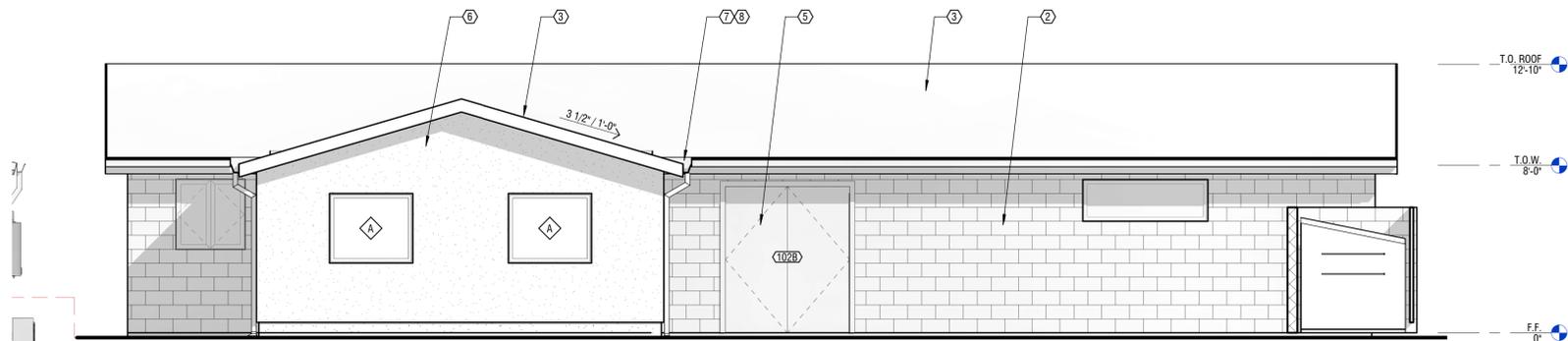
- ① (N) STOREFRONT SYSTEM, SEE STOREFRONT ELEVATIONS 1 / A6.1
- ② (E) CMU WALL TO REMAIN W/ (N) PAINT
- ③ (N) COMPOSITION SHINGLE ROOFING OVER 2-LAYERS WATERPROOF ROOFING MEMBRANE, TYP.
- ④ SAND AND PAINT (E) SHEATHING AT 2X FRAMED GABLE ENDS, TYP.
- ⑤ SAWCUT (N) OPENING AT (E) CMU WALL, SEE SCHEDULES, S.S.D.
- ⑥ (N) EXTERIOR CEMENTITIOUS PLASTER (STUCCO) / 2X FRAMED WALL, S.S.D.
- ⑦ (N) GALV. METAL GUTTER, PAINTED
- ⑧ (N) DOWNSPOUT, TO DIRRECT RUNOFF WATER 18" AWAY FROM BUILDING



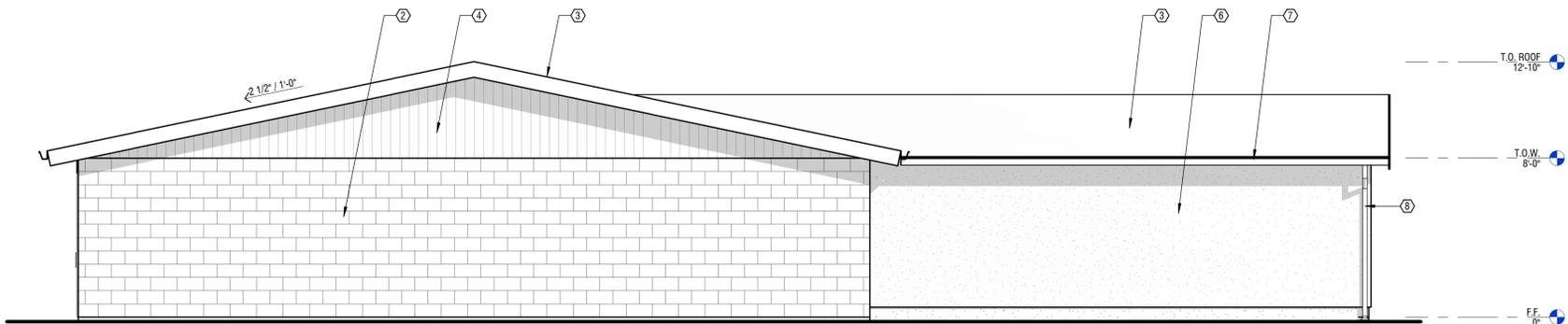
1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

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SITE PHOTOS
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DR7



1 WEST
 1 1/2" = 1'-0"



2 NORTH
 1 1/2" = 1'-0"



3 NORTHEAST
 3" = 1'-0"



4 SOUTH
 1 1/2" = 1'-0"



5 SOUTHEAST
 1 1/2" = 1'-0"



6 SOUTHWEST
 5' = 1'-0"