

GARDEN SQUARE AT SEBASTOPOL ROAD

A SUSTAINABLE DEVELOPMENT INCLUDING
75,746 SQ. FT COMMERCIAL SPACE
& 75 UNITS (5% AFFORDABLE)

- 28 ONE BEDROOM
- 3 AFFORDABLE ONE BEDROOM
- 16 ONE BEDROOM CORNER
- 19 IN LINE TWO BEDROOMS
- 1 AFFORDABLE IN LINE TWO BEDROOMS
- 8 TWO BEDROOM CORNER
- 99 PARKING SPACES



VIEW FROM THE REAR



VIEW FROM SEBASTOPOL ROAD

EXISTING STREET VIEW



VIEW FROM SEBASTOPOL ROAD

EXISTING STREET VIEW



VIEW FROM STONY POINT ROAD

DRAWING INDEX

ARCHITECTURAL

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CIVIL

- C1 CONCEPTUAL GRADING PLAN
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- C3 GRADING PLAN SECTIONS

VICINITY MAP



PROJECT TEAM

- Architect:**
ACE DESIGN LLC
1024 Iron Point Road, Suite 1048
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FAX: (707) 446-8155
- Mechanical-Plumbing Engineer:**
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3177 DOWNS ST.
LOS ANGELES, CA 90003
- Structural Engineer:**
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PROJECT DATA

ASSESSOR'S PARCEL NUMBER	125-031-054, 125-031-073
PROJECT NAME	125-121-002, 125-031-063 GARDEN SQUARE
ADDRESS	1910 SEBASTOPOL ROAD SANTA ROSA, CA
PROJECT DESCRIPTION	75 ROOMS, 5 STORY
ZONING	CG (GENERAL COMMERCIAL)
JURISDICTION	CITY OF SANTA ROSA, CA
CODE ANALYSIS	
1 OCCUPANCY CLASSIFICATION	A2, B, M, B-3
2 TYPE OF CONSTRUCTION	III-A
3 FIRE SPRINKLERS	YES WPPA-13
4 HEIGHT (MAX.)	
ACTUAL	55'-0" TOP OF MAIN PARAPET
ALLOWABLE	55'-0" (AS PER CITY CODE CHAPTER 20-23-040, TABLE 2-7)
5 STOREYS (MAX.)	
ACTUAL	5
ALLOWABLE	5
AREA BREAKDOWN	
TOTAL SITE AREA	= 75,746 S.F. = 1.74 AC
TOTAL UNITS	= 75
DENSITY REQUIRED	= 38 UNITS PER AC
DENSITY PROVIDED	= 43 UNITS OF 1.74 AC
FIRST FLOOR SQUARE FOOTAGE	= 9,958 S.F.
OUTSIDE PARKING AREA	= 12,311 S.F.
SECOND FLOOR SQUARE FOOTAGE	= 17,333 S.F.
THIRD FLOOR SQUARE FOOTAGE	= 17,965 S.F.
FOURTH FLOOR SQUARE FOOTAGE	= 17,965 S.F.
FIFTH FLOOR SQUARE FOOTAGE	= 17,965 S.F.
TOTAL SQUARE FOOTAGE	= 61,186 S.F.
LOT COVERAGE	
TOTAL AREA OF SITE	= 75,746 SQ. FT. (1.74 AC)
PROVIDED LANDSCAPE AREA	= 15,410 SQ. FT. (0.34N)
BUILDING FOOTPRINT	= 9954 + 12341 = 21295 SQ. FT. (0.42N)
TOTAL PAVED AREA	= 31137 SQ. FT. (0.69N)
REQUIREMENTS	
8 REQUIRED FIRE RESISTANCE OF EXTERIOR	YES
9 BILLS AND PROTECTION OF SPRINGS NEAR TO LOCATION ON PROPERTY	YES
9 FIRE RESISTIVE CONSTRUCTION REQUIREMENTS	YES
9 SPECIAL INSPECTIONS REQUIRED	YES
11 CODE YEAR / TYPE	CG 2022, CMC 2022, CMC 2021, CMC 2020, CMC 2019, CALIFORNIA ENERGY CODE 2022, CFC 2022, CALIFORNIA 2022, IMC 2022
12 PROPOSED BUILDING USE	RETAIL & APARTMENTS
13 HOURS OF OPERATION	24 HOURS

REVISIONS	DATE

ACE Design LLC
1024 IRON POINT ROAD, SUITE 1048
FOLSOM, CA 95630
PHONE: (707) 396-5113 FAX: (707) 446-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

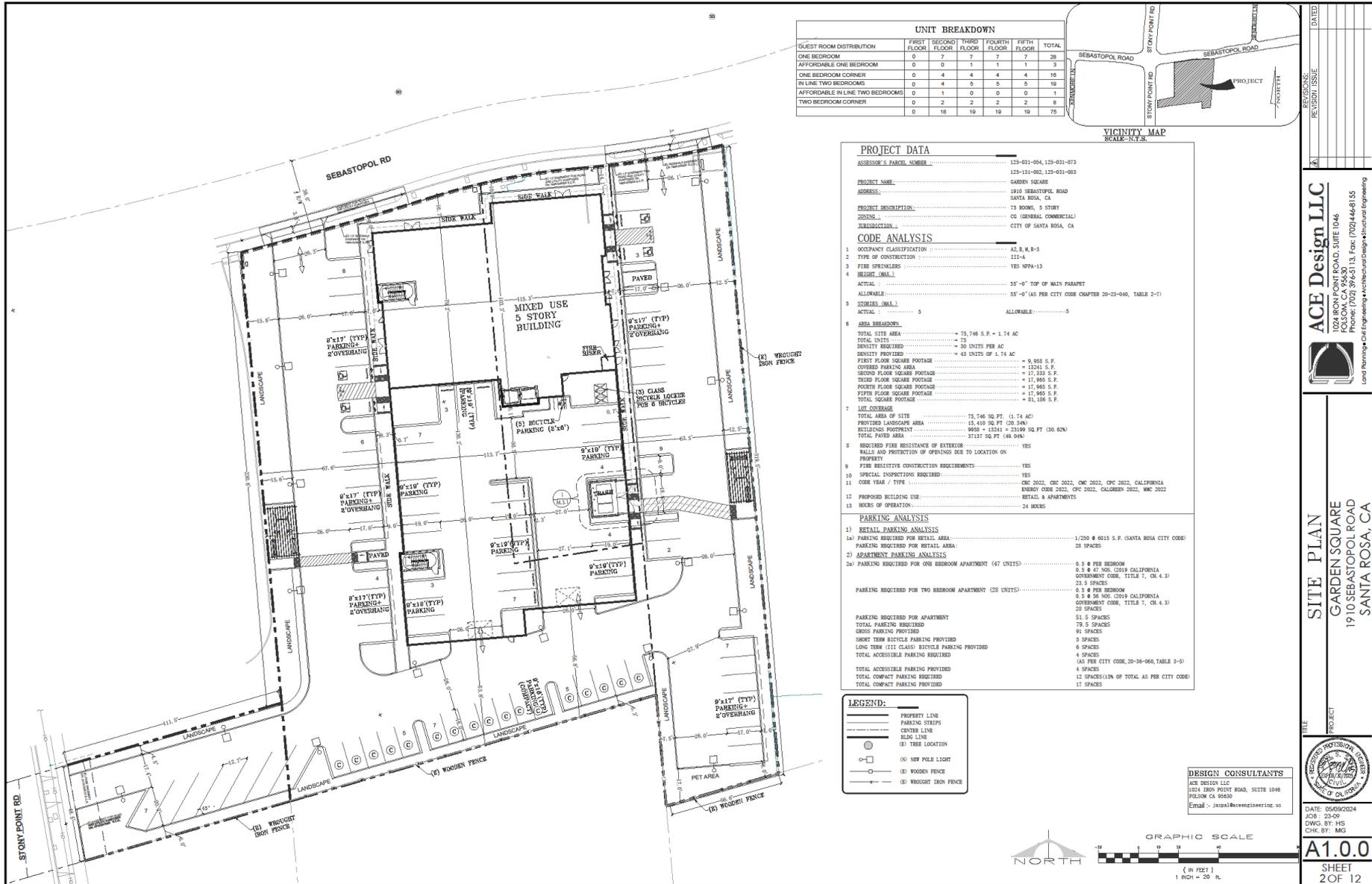
COVER SHEET

GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

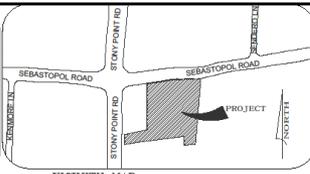


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JOB: 23-09
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CHK. BY: MG

A0.0.0
SHEET
1 OF 12



UNIT BREAKDOWN						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
QUEST ROOM DISTRIBUTION						
ONE BEDROOM	0	7	7	7	7	28
AFFORDABLE ONE BEDROOM	0	0	1	1	1	3
ONE BEDROOM CORNER	0	4	4	4	4	16
IN LINE TWO BEDROOMS	0	4	5	5	5	19
AFFORDABLE IN LINE TWO BEDROOMS	0	1	0	0	0	1
TWO BEDROOM CORNER	0	2	2	2	2	8
	0	18	19	19	19	75



PROJECT DATA	
ASSESSOR'S PARCEL NUMBER	125-031-004, 125-031-073 125-031-002, 125-031-003
PROJECT NAME	GARDEN SQUARE
ADDRESS	1910 SEBASTOPOL ROAD SANTA ROSA, CA
PROJECT DESCRIPTION	73 ROOMS, 5 STORY
ZONING	CG (GENERAL COMMERCIAL)
JURISDICTION	CITY OF SANTA ROSA, CA
CODE ANALYSIS	
1 OCCUPANCY CLASSIFICATION	A2, B, M, R-3
2 TYPE OF CONSTRUCTION	III-A
3 FIRE SPRINKLER	YES NPA-13
4 HEIGHT (MAX.)	
ACTUAL	55'-0" TOP OF MAIN PARAPET
ALLOWABLE	55'-0" (AS PER CITY CODE CHAPTER 20-23-040, TABLE 2-7)
5 SIGNAGE (MAX.)	
ACTUAL	5
ALLOWABLE	5
AREA BREAKDOWN	
TOTAL SITE AREA	75,746 S.F. = 1.74 AC
TOTAL UNITS	75
DENSITY REQUIRED	30 UNITS PER AC
DENSITY PROVIDED	43 UNITS PER 1.74 AC
FIRST FLOOR SQUARE FOOTAGE	9,800 S.F.
COVERED PARKING AREA	13,241 S.F.
SECOND FLOOR SQUARE FOOTAGE	17,320 S.F.
THIRD FLOOR SQUARE FOOTAGE	17,968 S.F.
FOURTH FLOOR SQUARE FOOTAGE	17,968 S.F.
FIFTH FLOOR SQUARE FOOTAGE	17,968 S.F.
TOTAL SQUARE FOOTAGE	81,198 S.F.
USE COVERAGE	
TOTAL AREA OF SITE	75,746 SQ. FT. (1.74 AC)
PROVIDED LANDSCAPE AREA	15,410 SQ. FT. (35.26%)
RETAILING FOOTPRINT	9058 + 11244 + 23109 SQ. FT. (30.62%)
TOTAL PAVED AREA	37137 SQ. FT. (49.04%)
FIRE RESISTANCE	
REQUIRED FIRE RESISTANCE OR EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY	YES
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS	YES
SPECIAL INSPECTIONS REQUIRED	YES
11 CODE YEAR / TYPE	CBC 2022, CBC 2021, CBC 2020, CBC 2018, CALIFORNIA ENERGY CODE 2022, CPC 2022, CALIFORNIA 2022, MFC 2022
12 PROPOSED BUILDING USE	RETAIL & APARTMENTS
13 HOURS OF OPERATION	24 HOURS
PARKING ANALYSIS	
1) RETAIL PARKING ANALYSIS	
14) PARKING REQUIRED FOR RETAIL AREA	1/200 @ 6615 S.F. (SANTA ROSA CITY CODE) 28 SPACES
PARKING REQUIRED FOR RETAIL AREA	
2) APARTMENT PARKING ANALYSIS	
20) PARKING REQUIRED FOR ONE BEDROOM APARTMENT (47 UNITS)	0.5 @ PER BEDROOM 0.5 @ 47 NOS. (2019 CALIFORNIA GOVERNMENT CODE, TITLE 7, CH. 4.3) 23.5 SPACES
PARKING REQUIRED FOR ONE BEDROOM APARTMENT (47 UNITS)	
21) PARKING REQUIRED FOR TWO BEDROOM APARTMENT (28 UNITS)	0.5 @ PER BEDROOM 0.5 @ 56 NOS. (2019 CALIFORNIA GOVERNMENT CODE, TITLE 7, CH. 4.3) 28 SPACES
PARKING REQUIRED FOR TWO BEDROOM APARTMENT (28 UNITS)	
PARKING REQUIRED FOR APARTMENT	51.5 SPACES
TOTAL PARKING REQUIRED	79.5 SPACES
ORIG. PARKING PROVIDED	91 SPACES
SHORT TERM BICYCLE PARKING PROVIDED	5 SPACES
LONG TERM (TIT CLASS) BICYCLE PARKING PROVIDED	6 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	4 SPACES
(AS PER CITY CODE, 20-26-060, TABLE 3-3)	
TOTAL ACCESSIBLE PARKING PROVIDED	4 SPACES
TOTAL COMPACT PARKING PROVIDED	12 SPACES (15% OF TOTAL AS PER CITY CODE)
TOTAL COMPACT PARKING PROVIDED	17 SPACES

LEGEND:	
	PROPERTY LINE
	PARKING STRIPS
	CENTER LINE
	BLK. LINE
	(E) TREE LOCATION
	(N) NEW POLE LIGHT
	(E) WOODEN FENCE
	(E) WROUGHT IRON FENCE



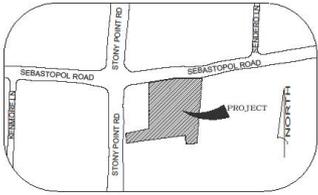
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SITE PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

DESIGN CONSULTANTS
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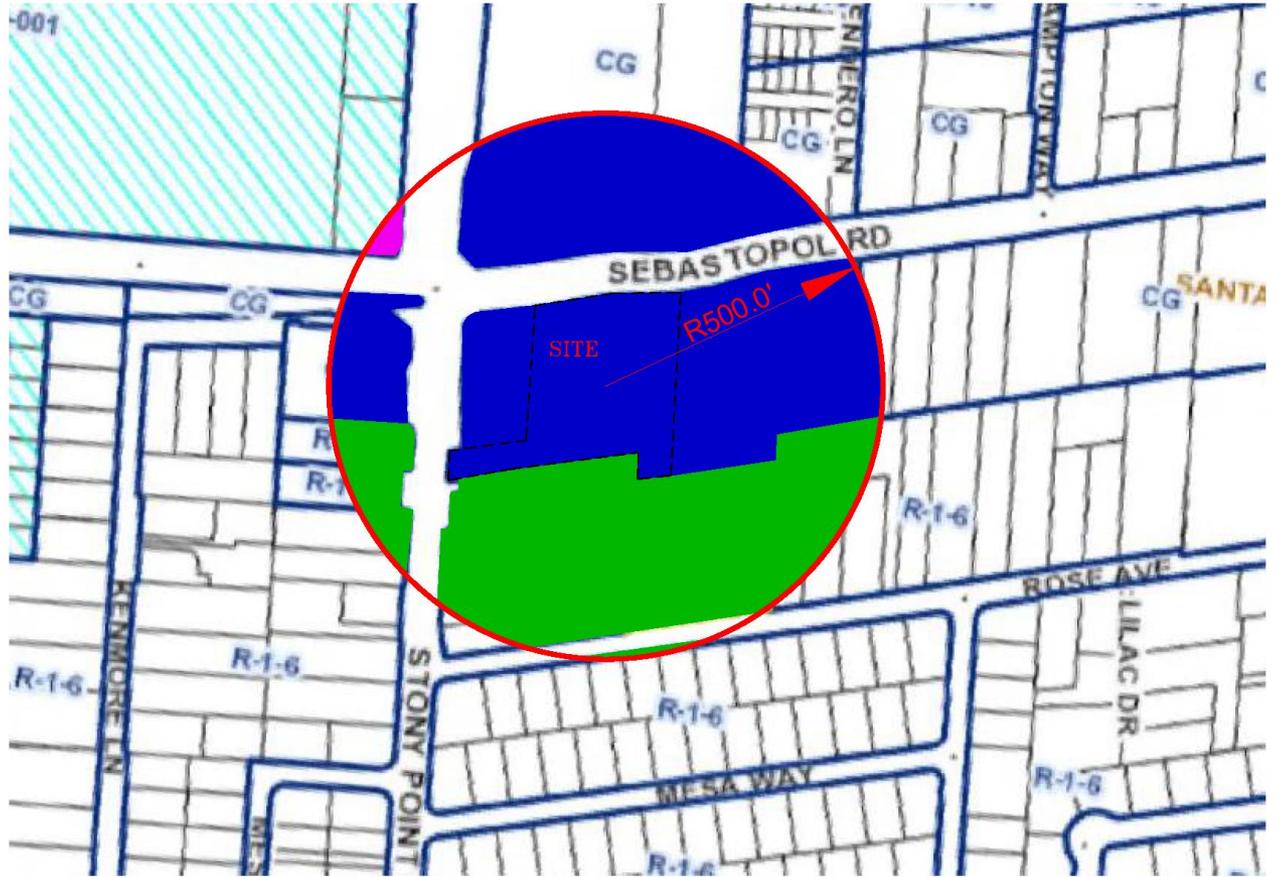
DATE: 05/09/2024
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 DWG. BY: HSC
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VICINITY MAP:

LEGEND:

- R-1-6
- CG
- PD 0048



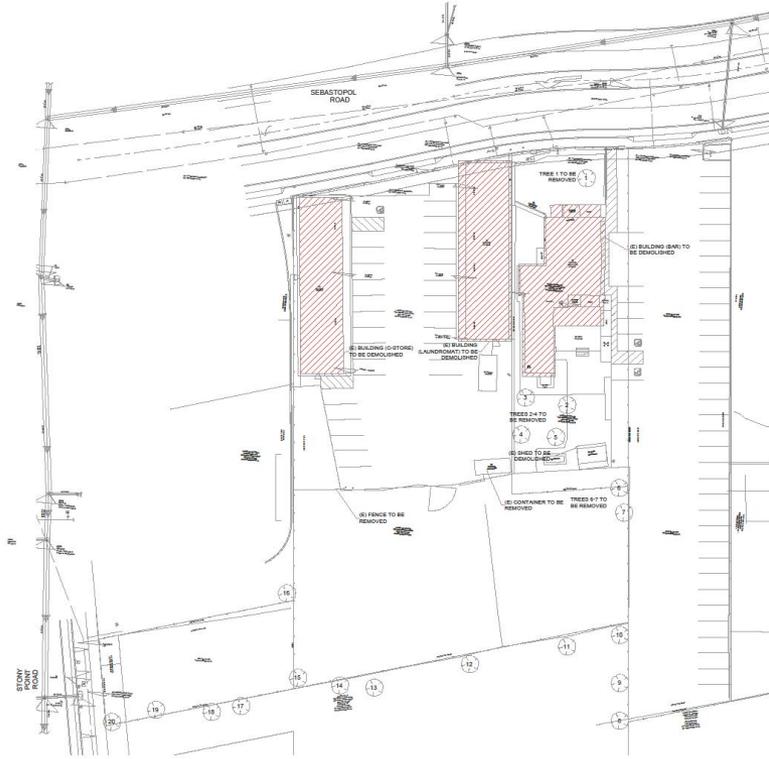
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NEIGHBORHOOD CONTEXT MAP
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

DATE: 05/09/2024
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 CHK BY: MG

A1.0.1
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DEMOLITION PLAN



VICINITY MAP
SCALE-N.T.S.

LEGEND:

- PROPERTY LINE
- CENTER LINE
- (S) BUILDINGS TO BE DEMOLISHED

NORTH

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.

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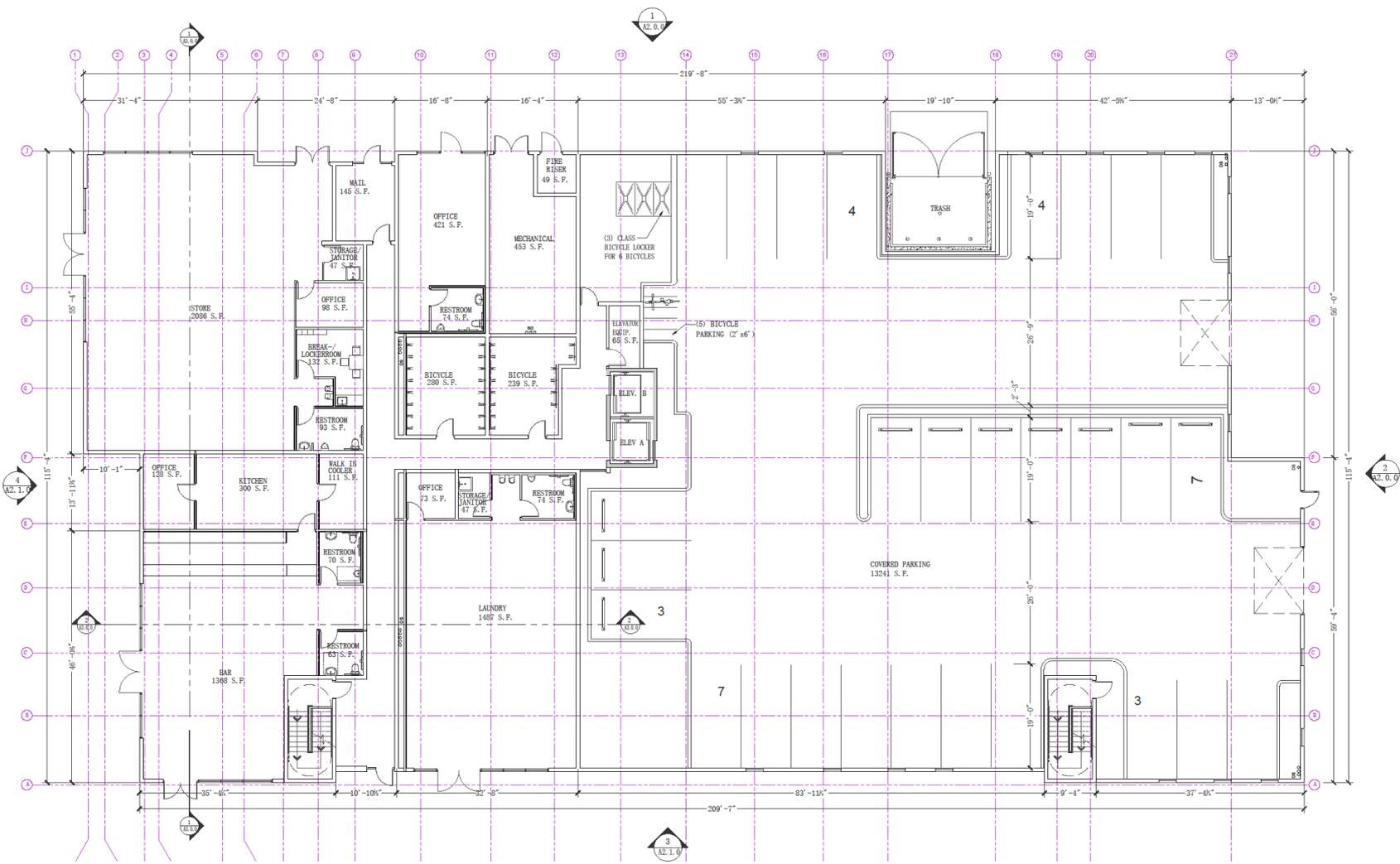
ACE Design LLC
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DEMOLITION PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA



DATE: 05/09/2024
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 DWG. BY: HSE
 CHK. BY: MG

A1.0.2
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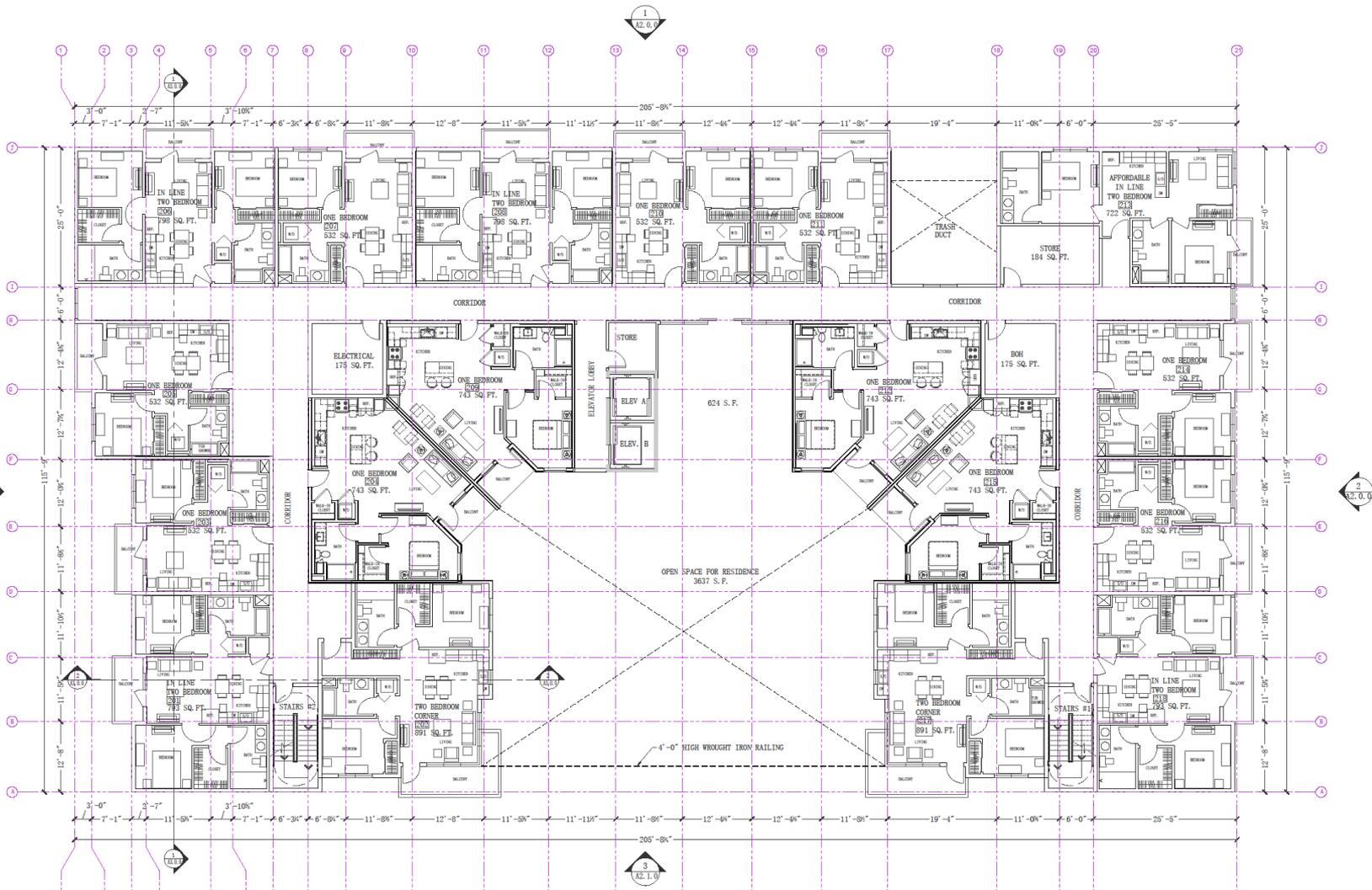
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO.	REVISIONS	DATE

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FIRST FLOOR PLAN
GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE: PROJECT: ARCHITECT: DATE: 05/09/2024
 JOB: 23-09
 DWG. BY: JES
 CHK. BY: ME



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS:	DATE:

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TITLE: SECOND FLOOR PLAN
 PROJECT: GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA



DATE: 05/09/2024
 JOB: 23-09
 DWG. BY: JES
 CHK. BY: ME

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EXTERIOR ELEVATIONS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

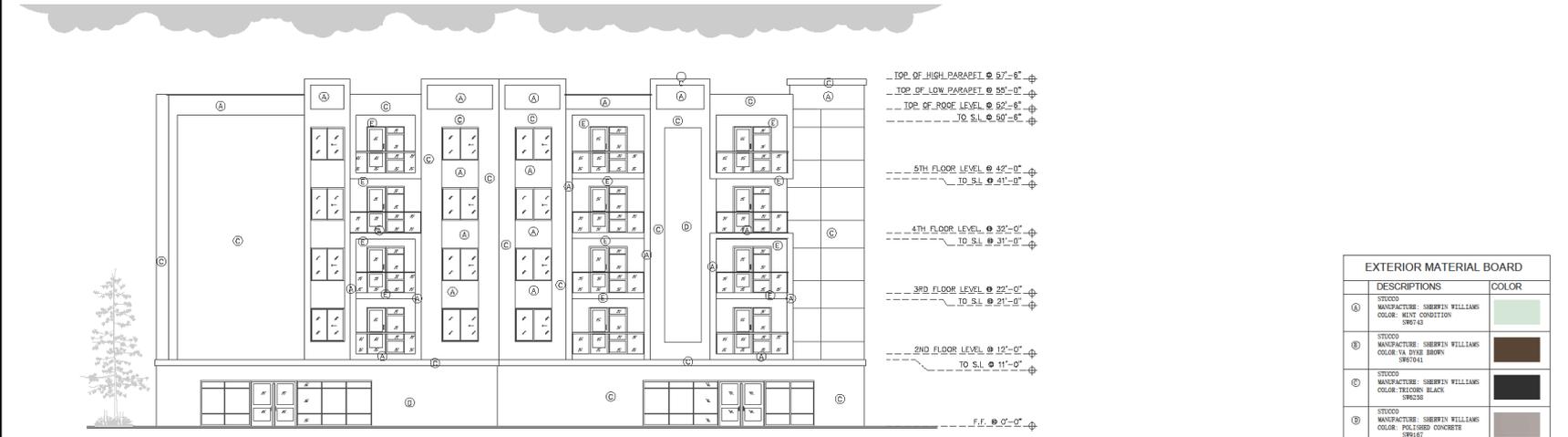
TITLE: PROJECT: 

DATE: 05/05/2024
 JOB: 23-09
 DWG. BY: RMC
 CHK. BY: MGC

A2.1.0
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 9 OF 12

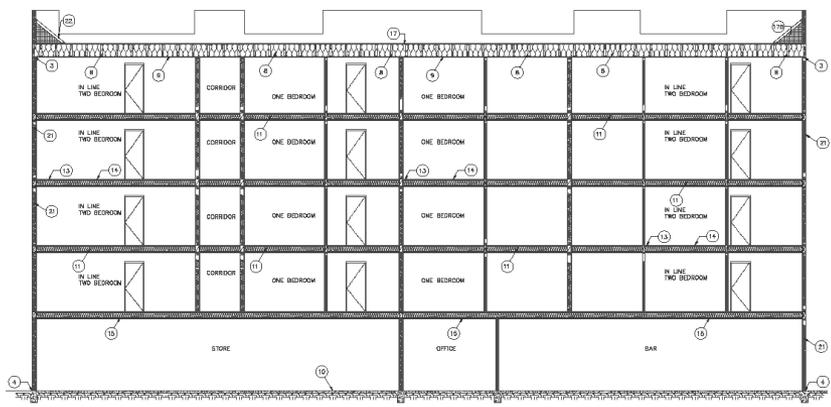


3 REAR ELEVATION (WEST)
 SCALE : 1/8"=1'-0"

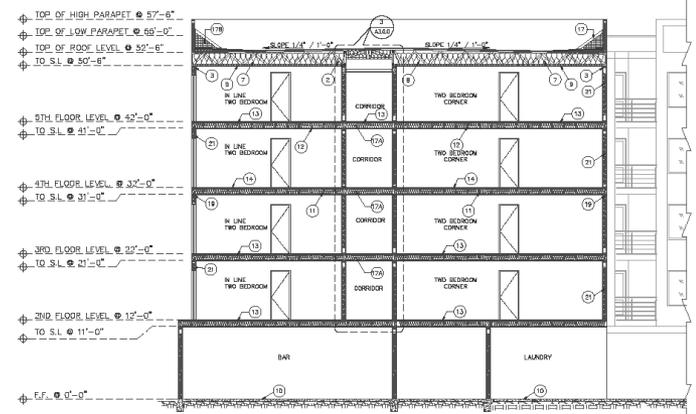


4 RIGHT ELEVATION (NORTH)
 SCALE : 1/8"=1'-0"

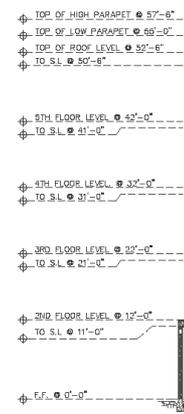
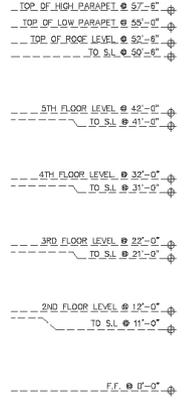
EXTERIOR MATERIAL BOARD		
	DESCRIPTIONS	COLOR
①	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: NEW CONDITION SW643	
②	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: YA DIVE BROWN SW7041	
③	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: YELLOON BLACK SW638	
④	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW167	
⑤	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW633	



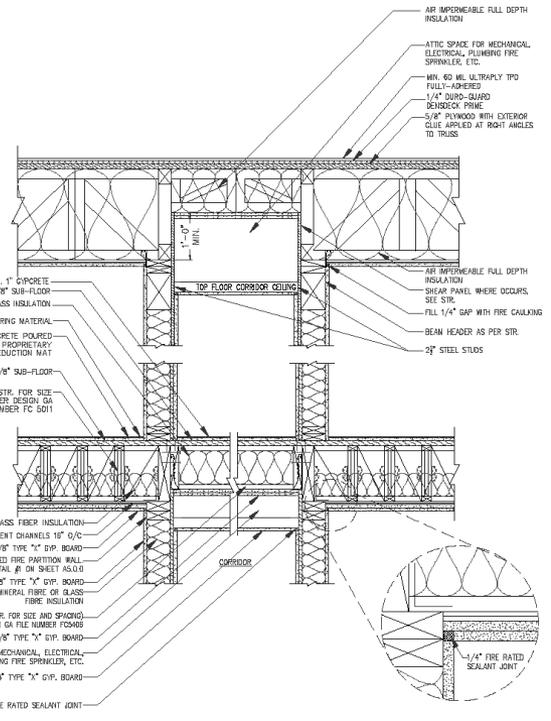
1 BUILDING SECTION
SCALE: 1/8"=1'-0"



2 BUILDING SECTION
SCALE: 1/8"=1'-0"



- | | |
|-----|---|
| # | KEY NOTES |
| 2 | TRUSS PER STRUCTURAL PLANS |
| 3 | BEAM PER STR. PLANS. |
| 4 | KEEP SCREEN |
| # | ROOF, FLOOR, CEILING KEY NOTES |
| 7 | ONE HOUR RATED ROOF-CEILING ASSEMBLY |
| 8 | AIR IMPERMEABLE FULL DEPTH INSULATION APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING COMPLYING PER SECTION 1202.3 ITEM 5.1.1 |
| 9 | ONE LAYER OF 5/8" TYPE 'X' GYP. BOARD ON R.C CHANNEL. |
| 10 | 4" CONC. SLAB AS PER STR. |
| 11 | 1 HOUR RATED INTERIOR FLOOR CEILING ASSEMBLY WITH TYPE 'X' GYP. BOARD. REFER DETAIL #13 ON SHEET AS.0.1.(3-1/2" CLASS FIBER INSULATION AT BOTTOM OF FLOOR CAVITY) |
| 12 | WOOD FLOOR. TJI JOISTS AS PER STR. |
| 13 | 1-1/8" SUB FLOOR. |
| 14 | 3/4" GYPCRETE TOPPING. |
| 15 | TWO LAYERS OF 5/8" TYPE 'X' GYP. BOARD. |
| 17 | MIN. 60 MIL ULTRA PLY TPO. SLOPE PER CODE |
| 17A | R-11 FIBER GLASS INSULATION |
| 17B | RIGID INSULATION |
| # | WALL KEY NOTES |
| 19 | 2x SOLID BLOCKING TYP. |
| 21 | WOOD STUDS W/ R-10 FIBER INSULATION, 5/8" TYPE 'X' FIRE RATED GYP. BD. ON INTERIOR/EXTERIOR SHEATHING ON EXTERIOR. STUCCO OVER (2) LAYERS 5/8" BUILDING PAPER. # INSTALL PER MANUF. RECOMMENDATION. |
| 22 | BRACING AS PER STR. |



3 TJI JOISTS AT CORRIDOR WALL
SCALE: NTS

REVISIONS:	DATE:
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ACE Design LLC
1024 IRONPOINT ROAD, SUITE 1046
1910 SEASTOPOL ROAD
SANTA ROSA, CA

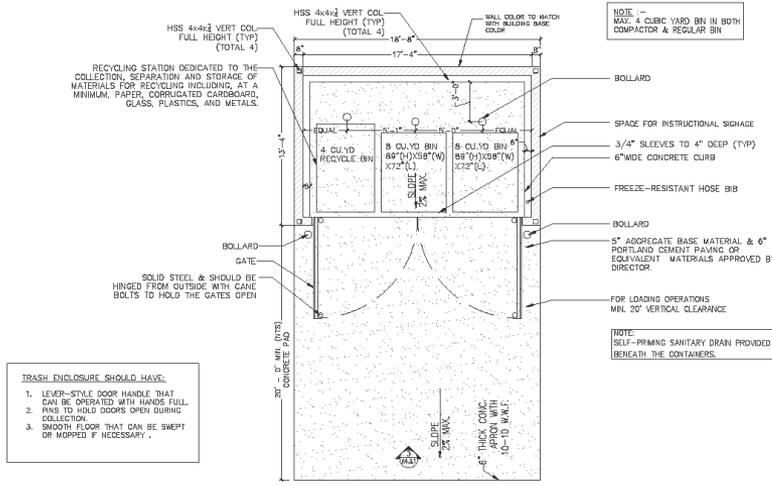
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BUILDING SECTIONS
GARDEN SQUARE
1910 SEASTOPOL ROAD
SANTA ROSA, CA

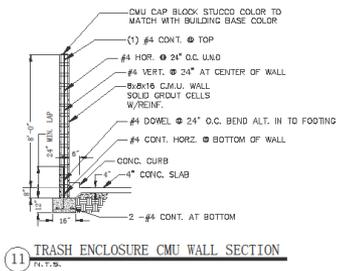
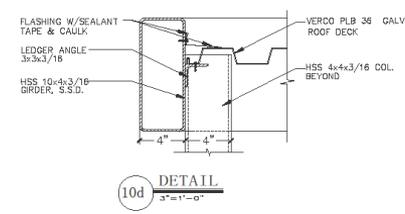
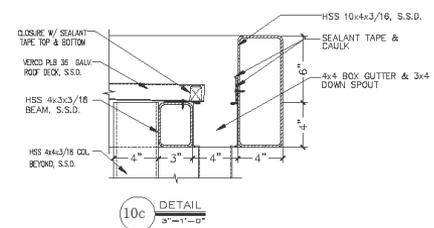
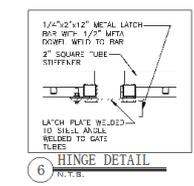
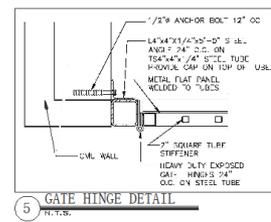
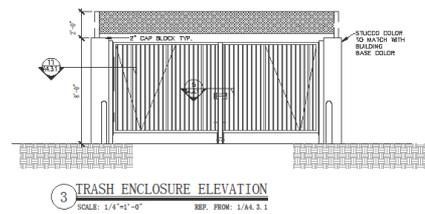
TITLE: PROJECT

DATE: 05/09/2024
JOB: 23-09
DWG. BY: HS
CHK. BY: MG

A3.0.0
SHEET
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- TRASH ENCLOSURE SHOULD HAVE:
1. LEVER-STYLE ROOF HANDLE THAT CAN BE OPERATED WITH HANDS FULL.
 2. PINS TO HOLD DOORS OPEN DURING COLLECTION.
 3. SMOOTH FLOOR THAT CAN BE SWEPT OR MOPPED IF NECESSARY.



NO.	REVISION/ISSUE	DATE

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TRASH DETAILS
GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 50827

DATE: 05/09/2024
JOB: 23-09
DRAWN BY: JES
CHK BY: MG

A4.3.1
SHEET
11 OF 12



VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



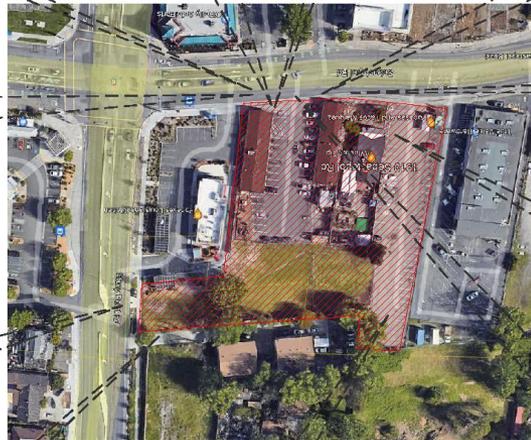
VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



VIEW FROM STONY POINT ROAD



VIEW FROM EXISTING WROUGHT IRON FENCE



VIEW FROM EXISTING WROUGHT IRON FENCE



VIEW FROM EXISTING WOODEN FENCE



VIEW FROM SEBASTOPOL ROAD

REVISIONS:	DATE:
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SITE PHOTOGRAPHS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA



DATE: 05/05/2024
 JOB: 23-09
 DWG. BY: HSI
 CHK. BY: MG

A8.0.0

SHEET
12 OF 12



3D VIEW

REVISIONS	DATE
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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: **3D VIEW**
 PROJECT: **GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA**



DATE: 05/07/2024
 JOB: 23-09
 DWG. BY: JES
 CHK. BY: MG

A7.0.0A
 SHEET
 3 OF 4



3D VIEW

REV.	REVISIONS	DATE

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 ROSA, CALIFORNIA 95770
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 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

3D VIEW

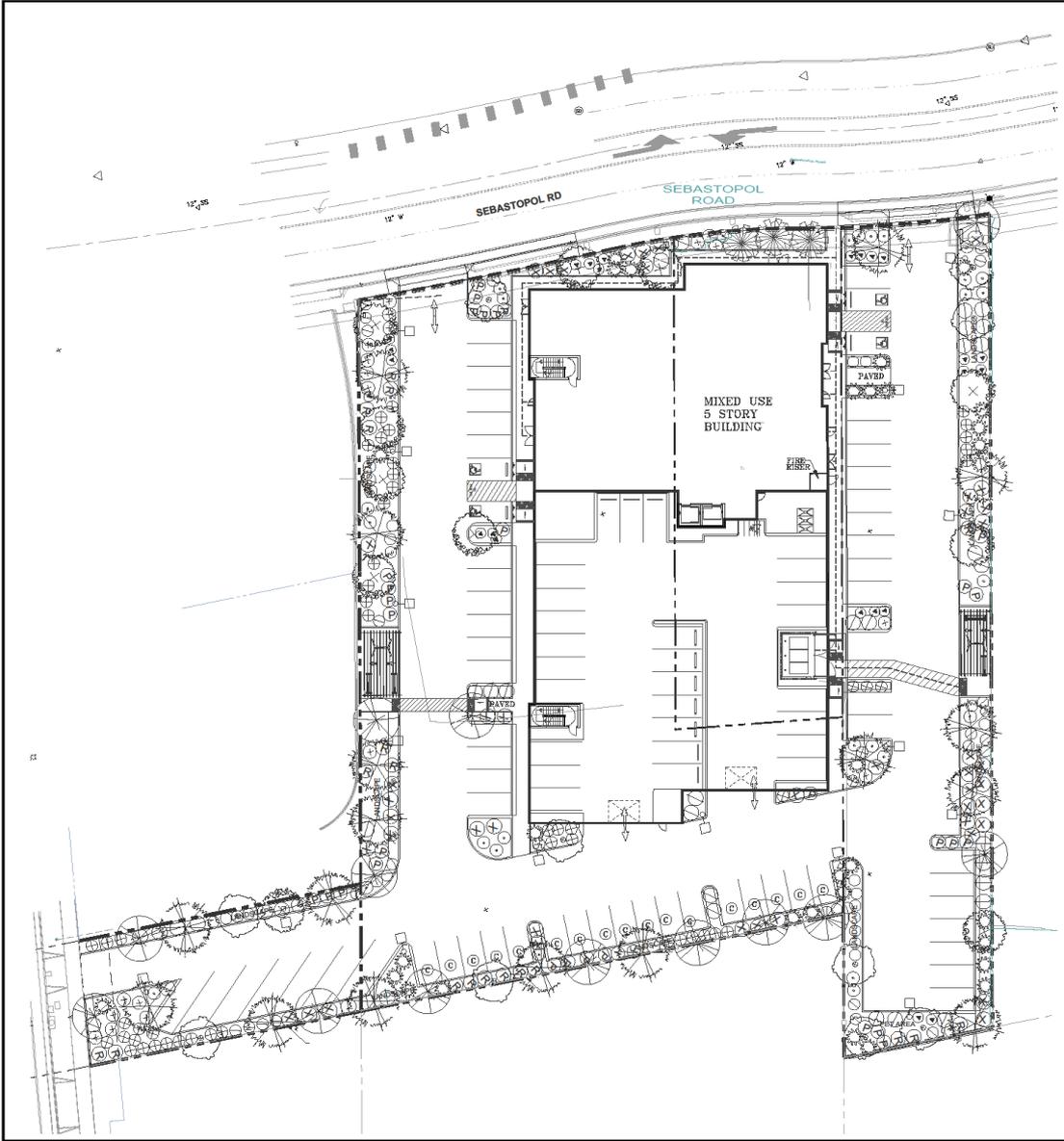
GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE PROJECT



DATE: 05/07/2024
 JOB: 23-09
 DWG BY: JES
 CHK BY: MG

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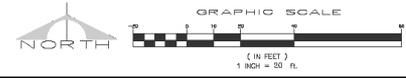
LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE ROUTE/WALK
- (E) TREE LOCATION
- (E) WOODEN FENCE
- (E) WROUGHT IRON FENCE



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	HYDROZONE WATER USE SETTING
TREES					
FAB	PLATANUS X ACERIFOLIA 'BLOODGOOD' (DECIDUOUS)	LONDON PLANE TREE	24" BOX	13	LOW (1)
QOL	QUERCUS CHRYSOLEPIS (EVERGREEN)	CANYON LIVE OAK	24" BOX	11	LOW (1)
PKA	PISTACIA CHINENSIS 'KEITH DAVEY' (DECIDUOUS)	STOCKTON CHINESE PISTACHE	15 GAL	3	LOW (1)
RLA	RHUS LANCEA (EVERGREEN)	AFRICAN SUMAC	15 GAL	17	LOW (1)
PLA	PYRUS CALLERYANA 'BRADFORD' (DECIDUOUS)	BRADFORD PEAR	15 GAL	10	MEDIUM (2)
SHRUB/HEDGE					
	LONICERA NITIDA A MINIMUM HEIGHT OF 3' AS MEASURED FROM THE ADJACENT PARKING LOT TOP-OF-CURB	BOX HONEYSUCKLE			
SHRUBS					
LKR	LAVATERA X KEW ROSE	BUSH MALLOW	5 GAL	53	LOW (1)
LAR	LUPINUS ARBOREUS	YELLOW BUSH LUPINE	5 GAL	40	LOW (1)
PCA	PHYSOCARPUS CAPITATUS	WESTERN NINE BARK	5 GAL	31	LOW (1)
SDO	SATUREJA DOUGLASSII	YERBA BUENA	5 GAL	24	LOW (1)
CTH	CELANOTHUS THYRSIFLORUS	WILD LEAC	5 GAL	31	LOW (1)
ETU	ERYTHRONIUM TUCULUMENSE	FAIRY LILY	5 GAL	32	LOW (1)
SMA	SIDALCEA MALVAEFLORA	CHEEKERBLOOM	5 GAL	30	LOW (1)
EKA	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL	25	LOW (1)
STA	SEDUM TELEPHUM 'AUTUMN JOY'	STONECROP	1 GAL	24	LOW (1)
PF1	PENSTEMON 'FIREBIRD'	BEARD TONGUE	1 GAL	16	LOW (1)
AMI	ACHEILLEA MILLIFOLIUM	YARROW	1 GAL	46	LOW (1)



REVISIONS:

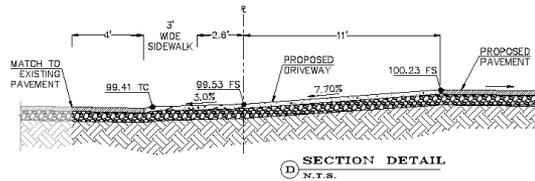
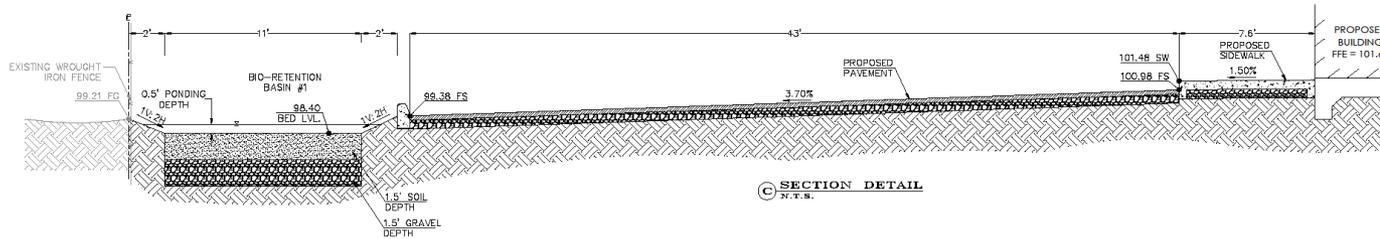
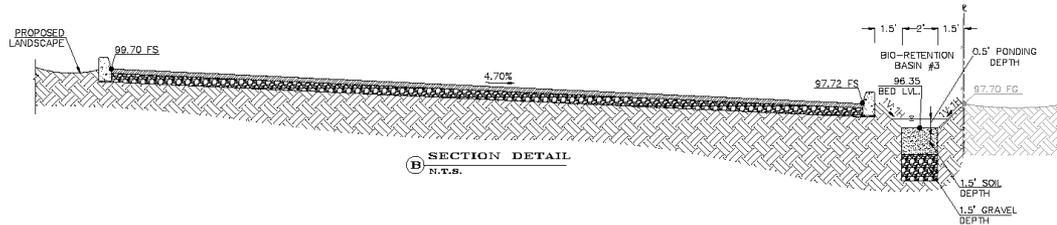
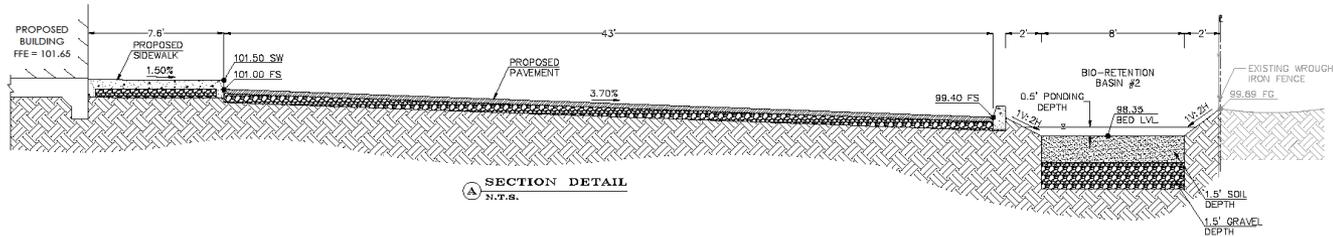
NO.	DATE	DESCRIPTION

ACE Design LLC
 1024 IRON POINT ROAD, SUITE 1046
 SANTA ROSA, CA 95405
 Phone: (707) 596-5113, Fax: (707) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

LANDSCAPING PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

DATE: 05/07/2024
 JOB: 23-09
 DWG. BY: HS
 CHK. BY: MG

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REVISIONS:	REVISED/ISSUE	DATE

ACE Design LLC
 1024 IRON POINT ROAD, SUITE 1046
 PHOENIX, ARIZONA 85016
 PHONE: (602) 396-5113 FAX: (602) 446-8155
 LAND PLANNING • CIVIL ENGINEERING • ARCHITECTURAL DESIGN • STRUCTURAL ENGINEERING

GRADING PLAN SECTIONS
GARDEN SQUARE
 1910 SEBSTOPOL ROAD
 SANTA ROSA, CA



DATE: 06/25/2023
 JOB: 23-09
 DWG BY: JRK
 CHK BY: JS

C3
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