

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

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COLORED

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CIVIL

C1	CONCEPTUAL GRADING PLAN
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VICINITY MAP



PROJECT TEAM

Architect:
ACE DESIGN LLC
1024 Iron Point Road, Suite 1040
Folsom, CA 95630
PHONE: (925) 398-5113
FAX: (925) 440-8155

Mechanical-Plumbing Engineer:
BK CONSULTING ENGINEERS INC.
3077 DOWNS ST.
LOS ANGELES, CA 90005

Structural Engineer:
ACE DESIGN LLC
1024 Iron Point Road, Suite 1040
Folsom, CA 95630
PHONE: (925) 398-5113
FAX: (925) 440-8155

Electrical Engineer:
BK CONSULTING ENGINEERS INC.
3077 DOWNS ST.
LOS ANGELES, CA 90005
PHONE: (909) 558-2058
Email: bill@bkce.com

Civil Engineer:
ACE DESIGN LLC
1024 Iron Point Road, Suite 1040
Folsom, CA 95630
PHONE: (925) 398-5113
FAX: (925) 440-8155

Landscape Engineer:
JOHN N. SUESENS

Soil Engineer:
TERRACON CONSULTANTS, INC.
1335 E. Colton Dr.
Colton, California 92534
PHONE: (909) 524-7311
FAX: (909) 301-6016

SCOPE OF WORK

(N) MIXED USE DEVELOPMENT W/ COMMERCIAL SPACE (9,958 SQ. FT.) AND 75 RESIDENTIAL UNITS WITH 99 PARKING SPACES.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER	125-031-054, 125-031-073, 125-131-002, 125-031-063
PROJECT NAME	GARDEN SQUARE
ADDRESS	1910 SEBASTOPOL ROAD, SANTA ROSA, CA
PROJECT DESCRIPTION	75 ROOMS, 5 STORIES
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 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 STORIES (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.
COVERED PARKING AREA	= 15,314 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	= 9958 + 12241 = 21199 SQ. FT. (0.48N)
TOTAL PAVED AREA	= 31137 SQ. FT. (0.69N)
REQUIRED FIRE RESISTANCE OF EXTERIOR	
BELLS AND PROTECTION OF SPRINKLES SET TO LOCATION ON PROPERTY	YES
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS	YES
SPECIAL INSPECTIONS REQUIRED	YES
1 CODE YEAR / TYPE / TITLE	CBC 2022, CBC 2021, CBC 2018, CBC 2015, CALIFORNIA ENERGY CODE 2022, CFC 2022, CALIFORNIA 2022, IMC 2022
12 PROPOSED BUILDING USE	RETAIL & APARTMENTS
13 HOURS OF OPERATION	24 HOURS

DATE	
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ACE Design LLC
1024 IRON POINT ROAD, SUITE 1040
FOLSOM, CA 95630
PHONE: (925) 398-5113 FAX: (925) 440-8155

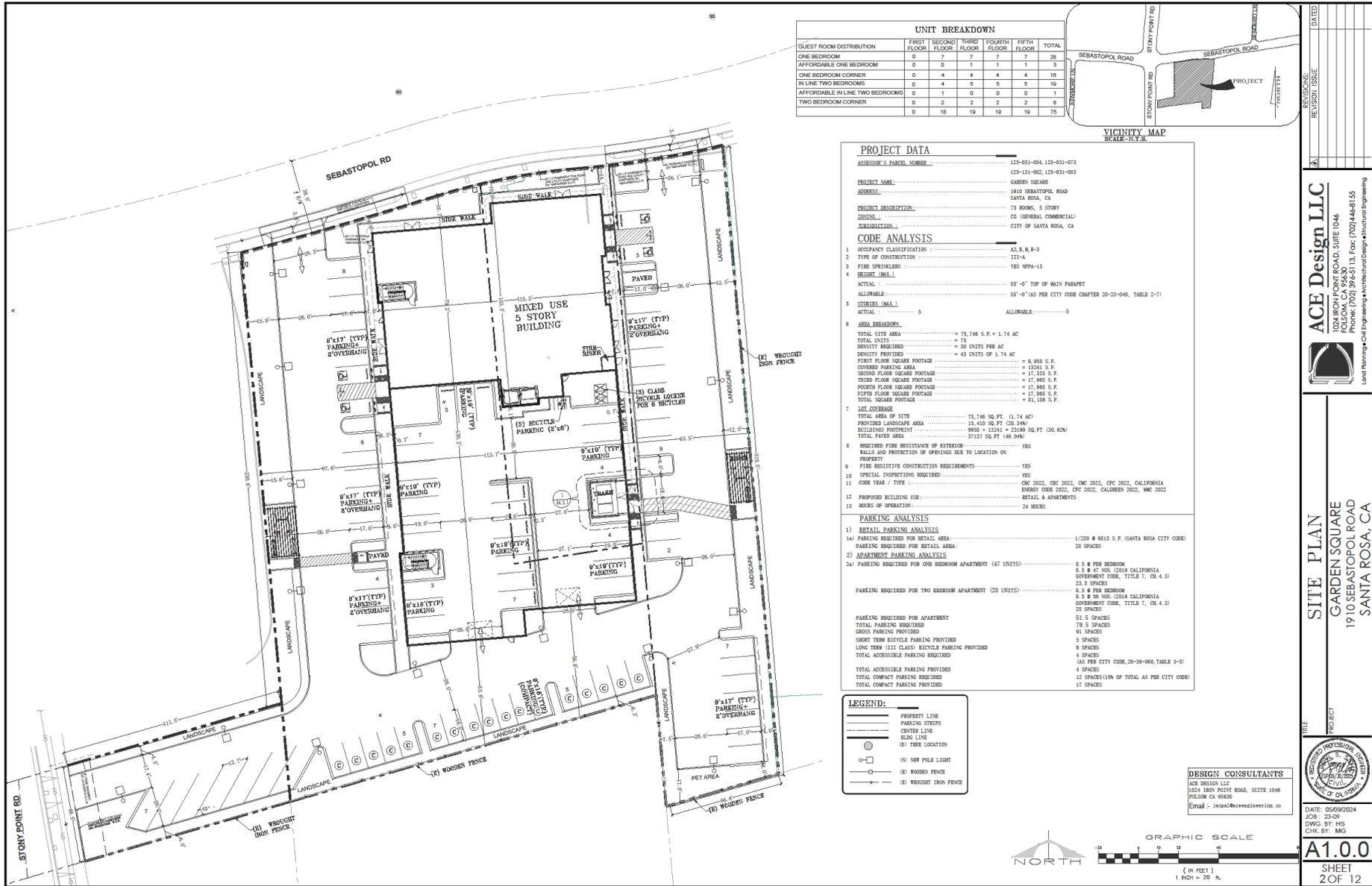
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COVER SHEET
GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

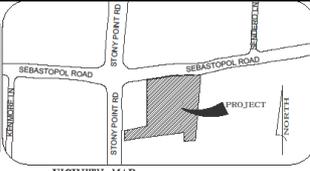


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SHEET
1 OF 12



UNIT BREAKDOWN						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
GUEST ROOM DISTRIBUTION						
ONE BEDROOM	0	7	7	7	7	28
AFFORDABLE ONE BEDROOM	0	0	0	1	1	2
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: 125-091-004, 125-091-073
 125-131-002, 125-091-063

PROJECT NAME: 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, R-3
 2 TYPE OF CONSTRUCTION: III-A
 3 FIRE SPRINKLERS: YES WPA-13
 4 HEIGHT (MAX.): 55'-0" TOP OF MAIN PARAPET
 ACTUAL: 55'-0" (AS PER CITY CODE CHAPTER 20-23-040, TABLE 2-7)
 ALLOWABLE: 55'-0" (AS PER CITY CODE CHAPTER 20-23-040, TABLE 2-7)

5 PERMITS: 5
 ACTUAL: 5
 ALLOWABLE: 5

6 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 OF 1.74 AC = 9,908 S.F.
 FIRST FLOOR SQUARE FOOTAGE: 12,441 S.F.
 COVERED PARKING AREA: 17,319 S.F.
 SECOND FLOOR SQUARE FOOTAGE: 17,965 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: 81,196 S.F.

7 **LEG COVERAGE**

TOTAL AREA OF SITE: 75,746 SQ. FT. (1.74 AC)
 PROVIDED LANDSCAPE AREA: 15,410 SQ. FT. (35.26%)
 BUILDINGS FOOTPRINT: 9908 + 12241 + 23139 SQ. FT. (30.62%)
 TOTAL PAVED AREA: 37137 SQ. FT. (49.04%)

8 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
 10 CODE YEAR / TYPE: CMC 2022, CMC 2021, CMC 2020, CMC 2018, CALIFORNIA ENERGY CODE 2022, CMC 2022, CALIFORNIA 2022, IBC 2022
 11 PROPOSED BUILDING USE: RETAIL & APARTMENTS
 13 HOURS OF OPERATION: 24 HOURS

PARKING ANALYSIS

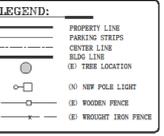
1) **RETAIL PARKING ANALYSIS**

14) PARKING REQUIRED FOR RETAIL AREA: 1/250 @ 6615 S.F. (SANTA ROSA CITY CODE) = 28 SPACES
 PARKING REQUIRED FOR RETAIL AREA: 28 SPACES

2) **APARTMENT PARKING ANALYSIS**

14) PARKING REQUIRED FOR ONE BEDROOM APARTMENT (47 UNITS): 0.5 @ PER BEDROOM = 23.5 SPACES
 0.5 @ 47 NOS. (2019 CALIFORNIA GOVERNMENT CODE, TITLE 7, CH. 4.3)
 23.5 SPACES
 PARKING REQUIRED FOR TWO BEDROOM APARTMENT (23 UNITS): 0.5 @ PER BEDROOM = 11.75 SPACES
 0.5 @ 26 NOS. (2019 CALIFORNIA GOVERNMENT CODE, TITLE 7, CH. 4.3)
 11.75 SPACES

PARKING REQUIRED FOR APARTMENT: 35.25 SPACES
 TOTAL PARKING REQUIRED: 63.75 SPACES
 63 SPACES
 SHORT TERM BICYCLE PARKING PROVIDED: 5 SPACES
 LONG TERM (11) CLASS BICYCLE PARKING PROVIDED: 6 SPACES
 TOTAL ACCESSIBLE PARKING PROVIDED: 11 SPACES
 (AS PER CITY CODE, 20-36-060, TABLE 3-3)
 4 SPACES
 TOTAL ACCESSIBLE PARKING PROVIDED: 15 SPACES (15% OF TOTAL AS PER CITY CODE)
 TOTAL COMPACT PARKING PROVIDED: 17 SPACES



DESIGN CONSULTANTS
 ACE DESIGN LLC
 1024 IRON POINT ROAD, SUITE 1046
 FLEMING CA 95920
 Email: jaspal@acedesigning.us



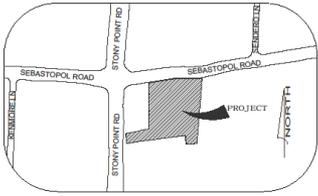
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ACE Design LLC
 1024 IRON POINT ROAD, SUITE 1046
 SANTA ROSA, CA
 Phone: (707) 996-5113, Fax: (707) 446-8155
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SITE PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

PROFESSIONAL SEAL
 JASPAL SINGH
 CIVIL ENGINEER
 STATE OF CALIFORNIA

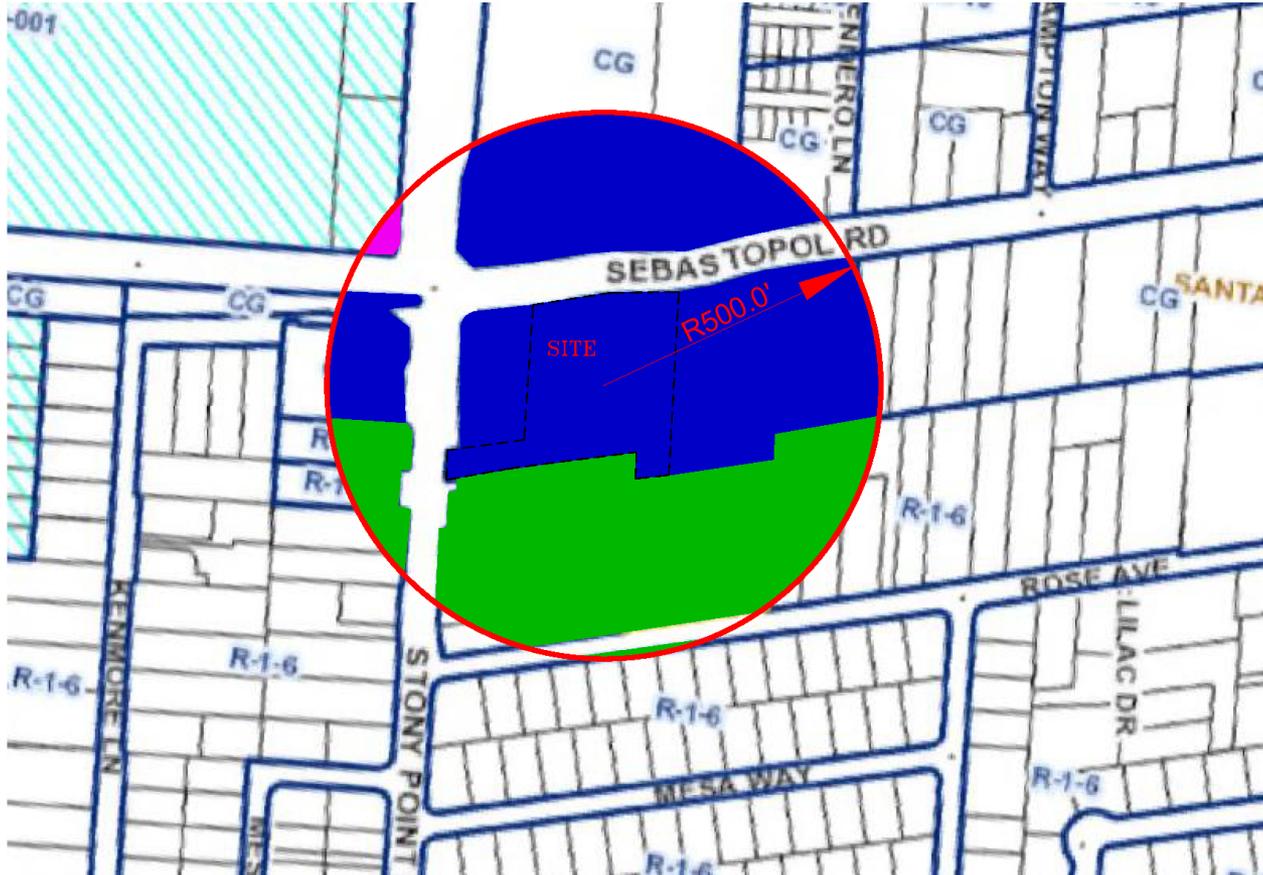
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A1.0.0
 SHEET
 2 OF 12



VICINITY MAP:

LEGEND:

- R-1-6
- CG
- PD 0048



NO.	REVISIONS	REVISOR	ISSUE	DATE
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2				
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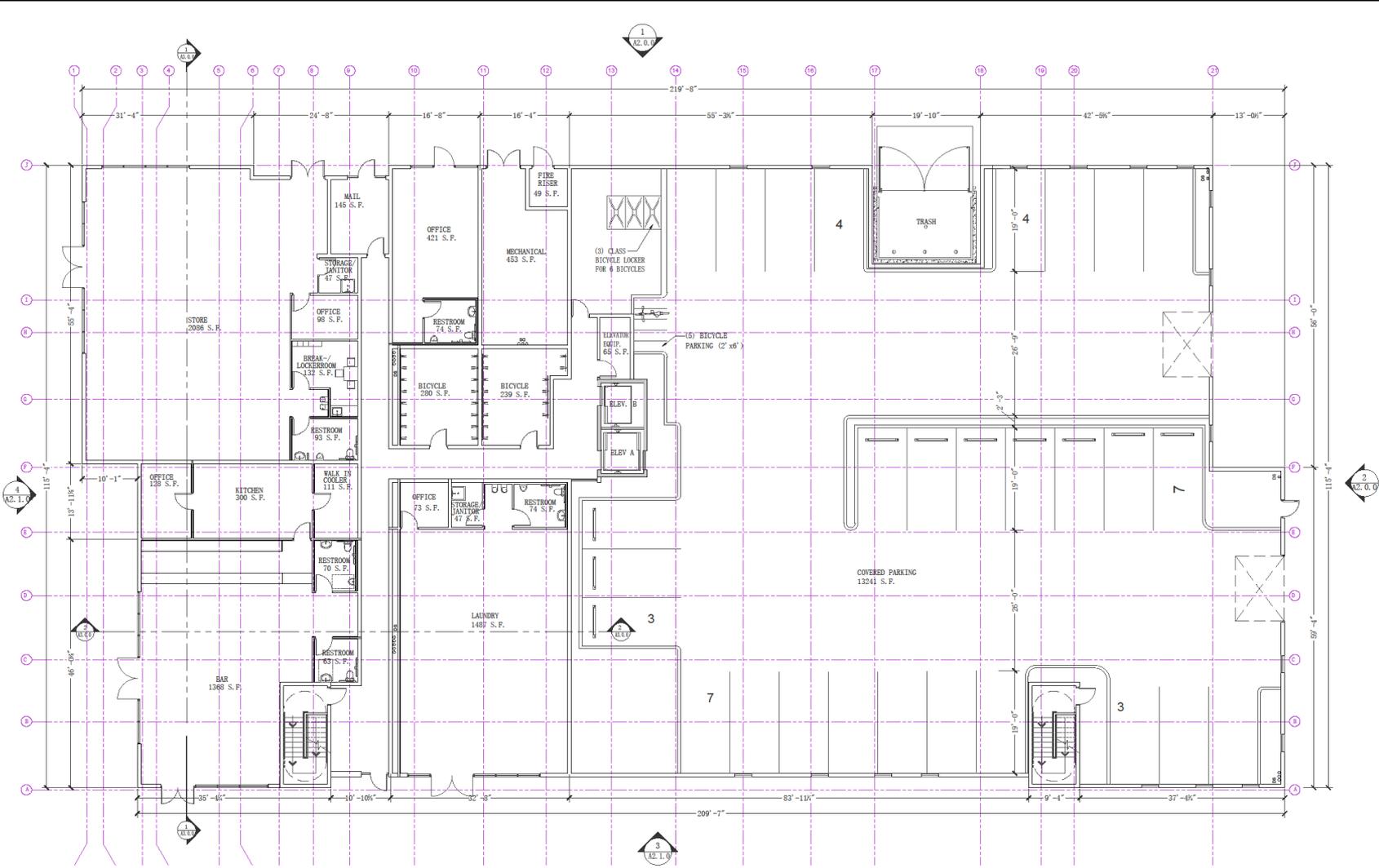
ACE Design LLC
 1024 BRON POINT ROAD, SUITE 1046
 SANTA ROSA, CA 95405
 Phone: (707) 536-5113, Fax: (707) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

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



DATE: 05/09/2024
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A1.0.1
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1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

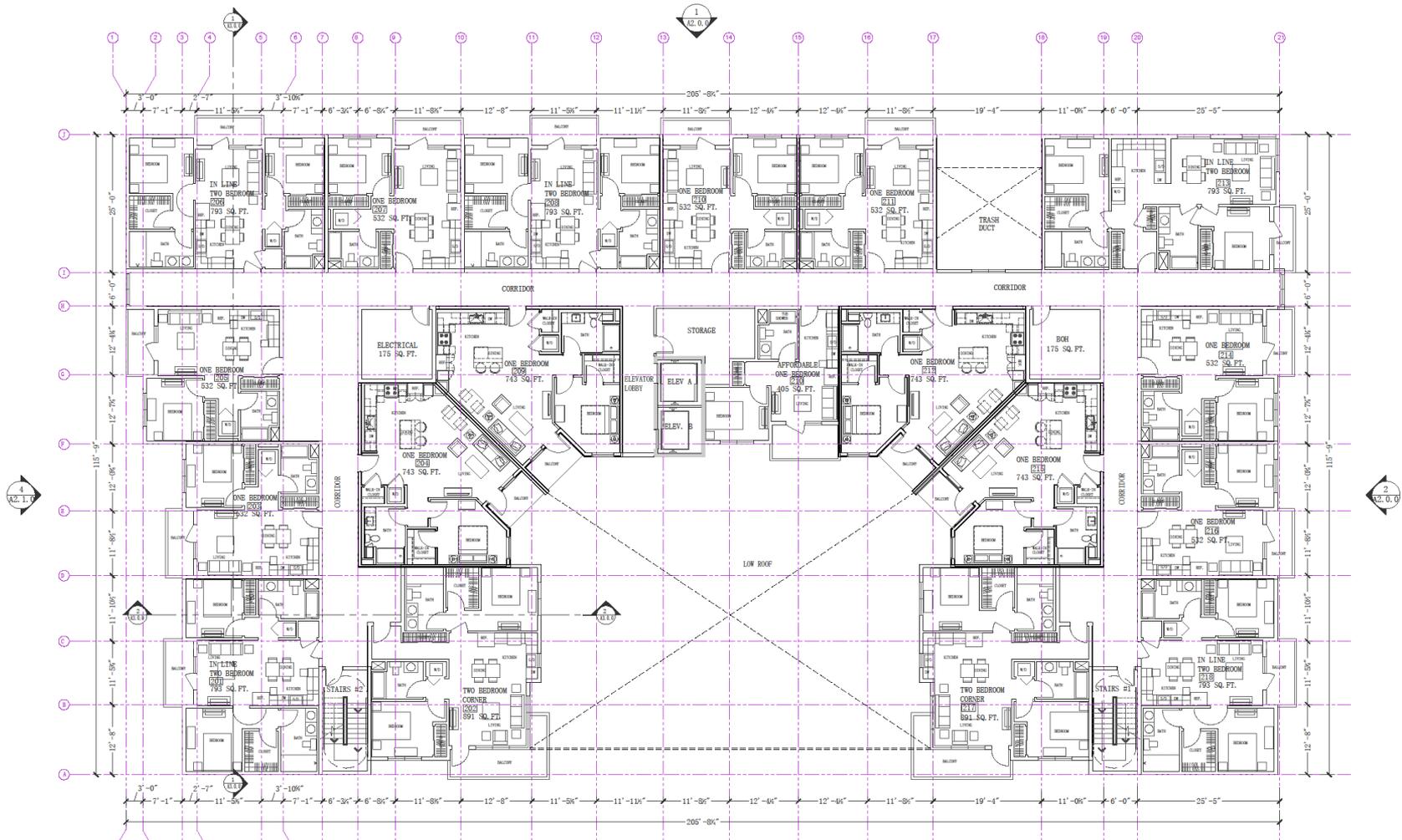
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ACE Design LLC
 1024 IRONPOINT ROAD, SUITE 1046
 PHOENIX, ARIZONA 85016
 PHONE: (602) 996-5113 FAX: (602) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

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

PROJECT

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A1.1.0
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1 TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

3
12.1.0

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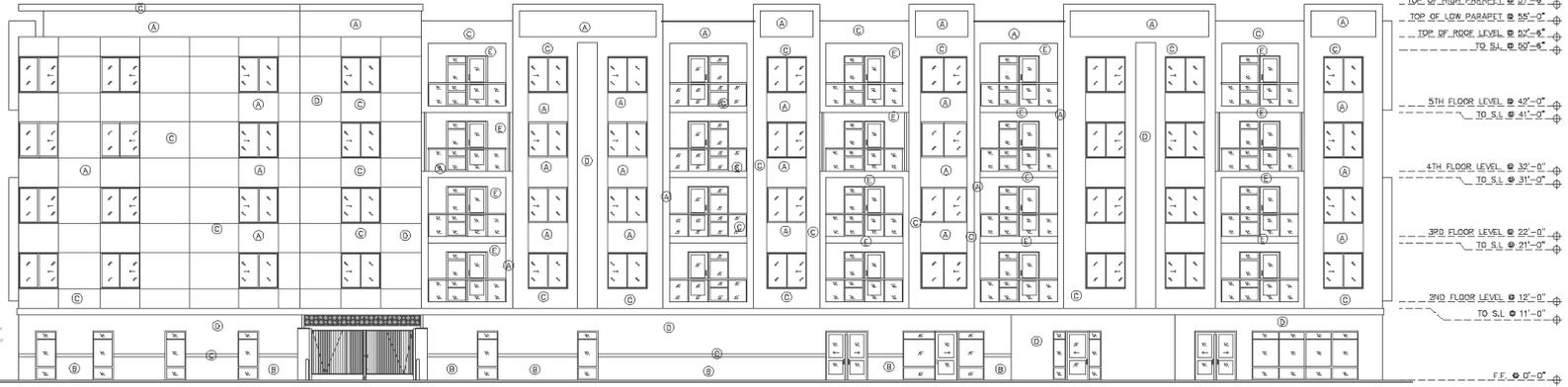
ACE Design LLC
 1024 BROWN POINT ROAD, SUITE 1046
 PHOENIX, ARIZONA 85042
 PHONE: (602) 996-5113 FAX: (602) 446-8155
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TYPICAL FLOOR PLAN
GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

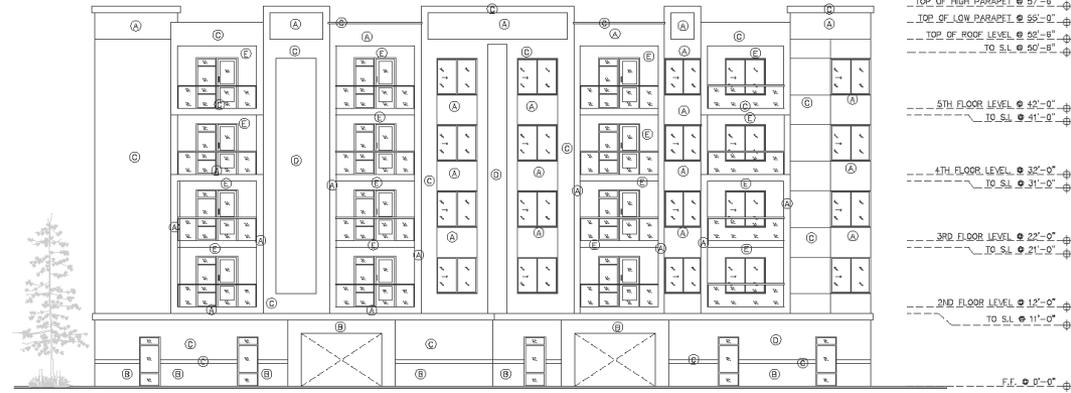


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 CHK. BY: ME

A1.3.0
 SHEET
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1 FRONT ELEVATION (EAST)
SCALE : 1/8"=1'-0"



2 LEFT ELEVATION (SOUTH)
SCALE : 1/8"=1'-0"

EXTERIOR MATERIAL BOARD		
DESCRIPTIONS	COLOR	
① STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: RIVT CONDITION SW745		
② STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA 5712 BROWN SW7041		
③ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6328		
④ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167		
⑤ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW7230		

REVISIONS:	DATE:
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ACE Design LLC
1024 BROWN POINT ROAD, SUITE 1046
PHOENIX, AZ 85042
Phone: (1202) 396-5113 Fax: (1202) 446-8155

EXTERIOR ELEVATIONS
GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

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

A2.0.0
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ACE Design LLC
 1024 BROWN POINT ROAD, SUITE 1046
 FORT ROSA, CALIFORNIA 95531
 Phone: (707) 396-5113 Fax: (707) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

EXTERIOR ELEVATIONS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

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

A2.1.0

SHEET
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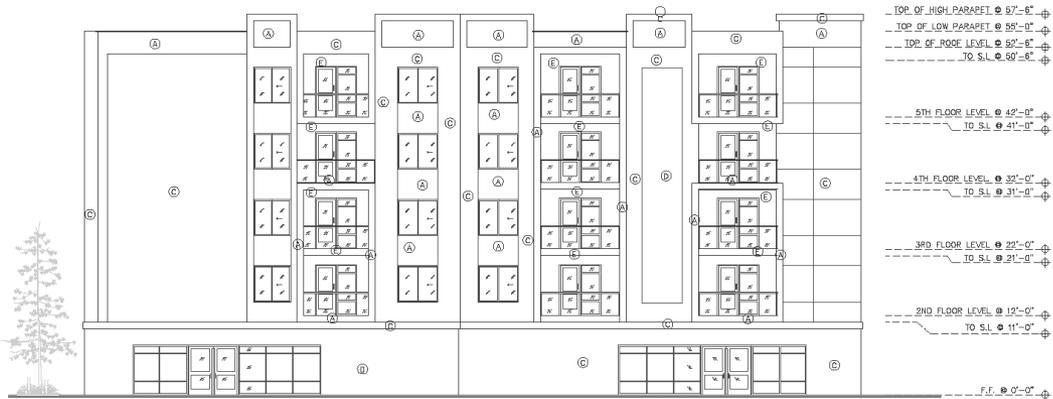


PROJECT

TITLE



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 SWS743	
②	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DUNE BROWN SWS7041	
③	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: YELLOON BLACK SWS35	
④	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SWS167	
⑤	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SWS233	



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

SITE PHOTOGRAPHS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE
 PROJECT

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

A8.0.0
 SHEET
 12 OF 12



3 REAR ELEVATION (WEST)
SCALE : NTS



4 RIGHT ELEVATION (NORTH)
SCALE : NTS

EXTERIOR MATERIAL BOARD		
DESCRIPTIONS	COLOR	
④ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: NEW CONDITION 396743		
⑧ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: YA DYE BROWN 3967041		
③ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TAUROWN BLACK 396231		
⑤ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: INCLUDES CONCRETE 393167		
⑤ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE 396720		

NOTE - THIS IS FOR GRAPHICAL REPRESENTATION ONLY.
FOR DETAILED ELEVATION REFER SHEET A2.1.0.

REVISIONS: REVISION ISSUE NO. DATE	<div style="text-align: right;"> ACE Design LLC 1024 BRON POINT ROAD, SUITE 1046 PHOENIX, AZ 85042 Phone: (702) 396-5113, Fax: (702) 446-8115 Land Planning • Civil Engineering • Architectural Design • Structural Engineering </div> <div style="text-align: center; margin-top: 20px;"> </div> <hr/> <div style="text-align: center;"> COLORED ELEVATION GARDEN SQUARE 1910 SEBASTOPOL ROAD SANTA ROSA, CA </div> <div style="text-align: center; margin-top: 20px;"> </div> <div style="text-align: right; font-size: small;"> DATE: 05/07/2024 JOB : 23-09 DWG. BY: HSI CHK. BY: MG </div> <div style="text-align: right; font-weight: bold; font-size: large;"> A2.1.0A </div> <div style="text-align: right; font-size: x-small;"> SHEET 2 OF 4 </div>
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3D VIEW

NO.	REVISIONS	REVISOR	ISSUE	DATE

ACE Design LLC
 1024 BRON POINT ROAD, SUITE 1046
 ROSA, CALIFORNIA 95770
 Phone: (707) 392-5113, Fax: (707) 446-8155



Land Planning • Civil Engineering • Architectural Design • Structural Engineering

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



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 JOB: 23-09
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 CHK. BY: MG

A7.0.0A
 SHEET
 3 OF 4



3D VIEW

NO.	REVISIONS	DATE

ACE Design LLC
 1024 BRON POINT ROAD, SUITE 1046
 ROSA, CA 95057
 Phone: (707) 396-5113, Fax: (707) 446-8155



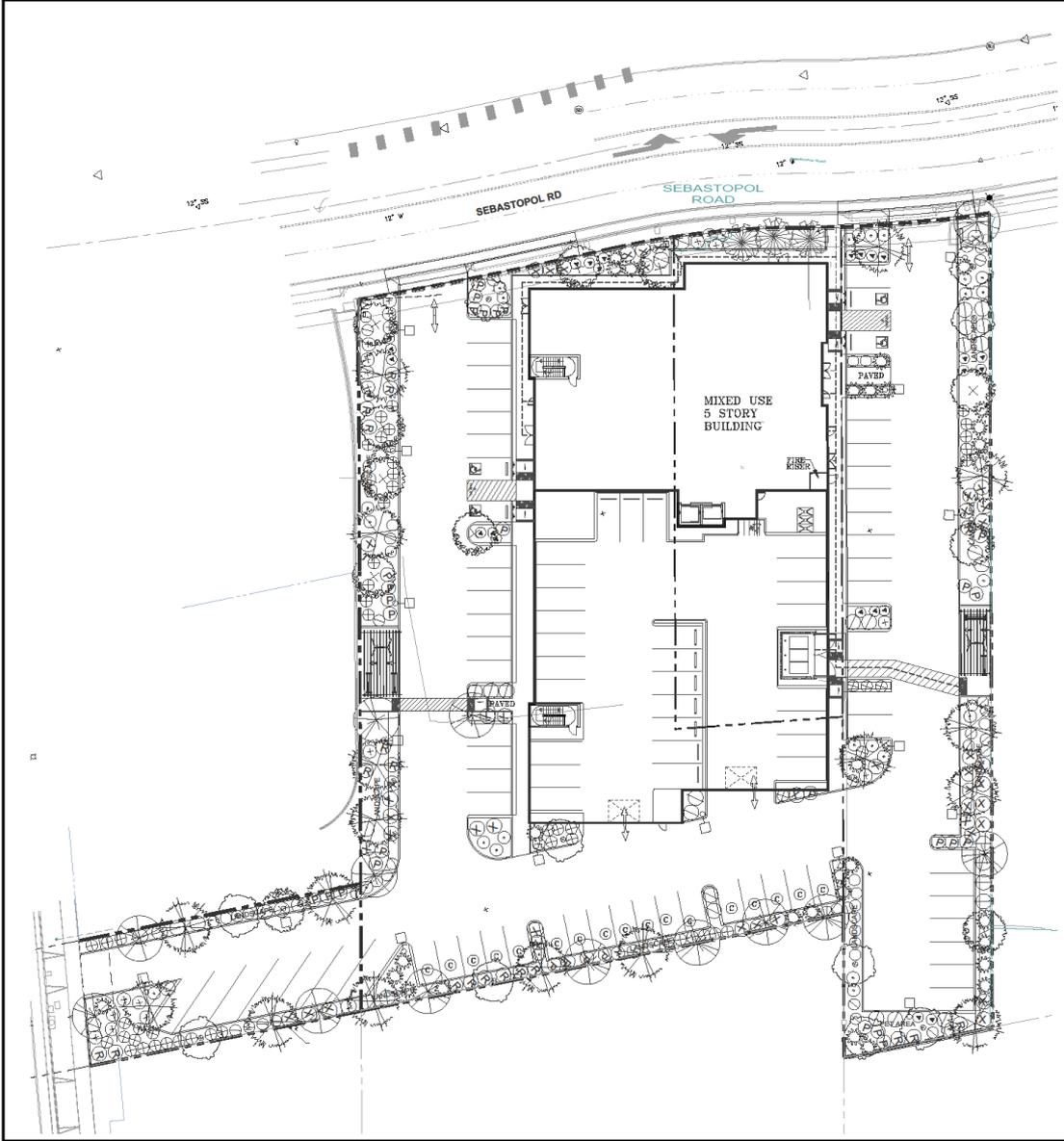
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TITLE: **3D VIEW**
 PROJECT: **GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA**



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A7.1.0A
 SHEET
 4 OF 4



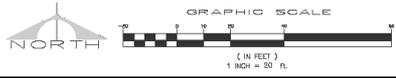
LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE ROUTE/PAISLE
- (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)
QEL	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/BEDGE					
	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 DOUGLASII	YERBA BUENA	5 GAL	24	LOW (1)
CTH	CEANOTHUS THYRSIFLORUS	WILD LEAC	5 GAL	31	LOW (1)
ETU	ERYTHRONIUM TUCULUMENSE	FAWNLILY	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	19	LOW (1)
AMI	ACHEILLEA MILLIFOLIUM	YARROW	1 GAL	45	LOW (1)



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

L1.0.0
SHEET
1 OF 1

PROJECT
LANDSCAPING PLAN
GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

REVISIONS

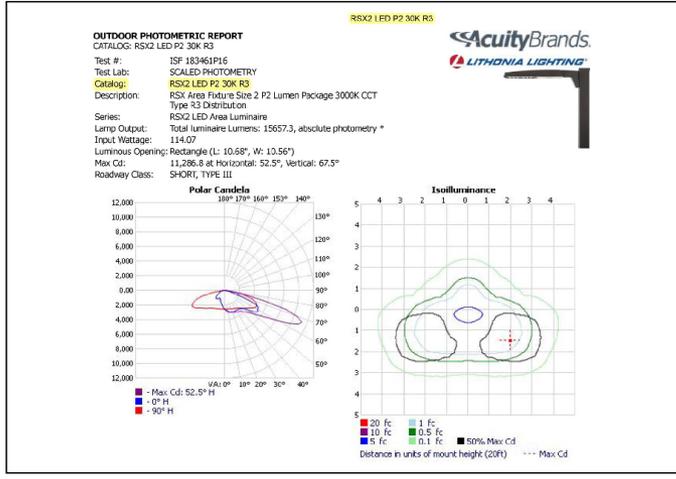
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ACE Design LLC
1024 IRON POINT ROAD, SUITE 1046
SANTA ROSA, CA 95405
Phone: (707) 596-5113, Fax: (707) 446-8155
Landscape Architecture • Civil Engineering • Architectural Design • Structural Engineering

LUMINAIRE SCHEDULE

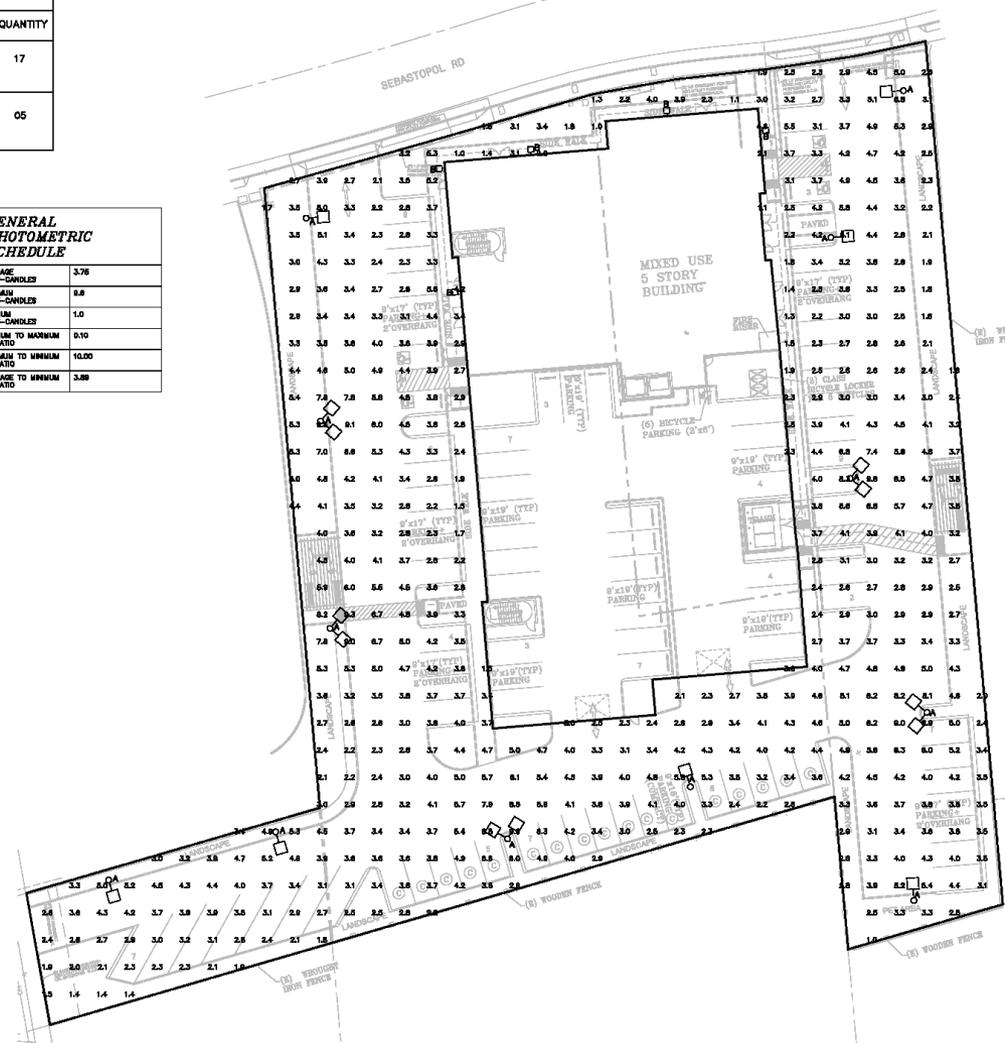
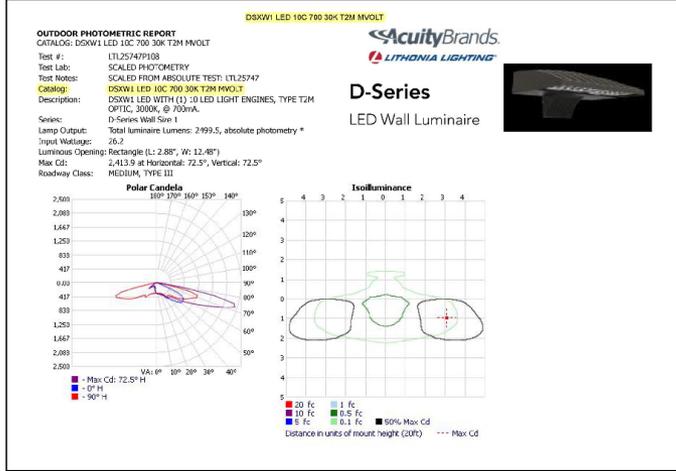
TAG	SYMBOL	CATALOGUE NUMBER	DESCRIPTION	LAMP	FILE	MOUNTING HEIGHT	LUMENS	LLF	WATTS	QUANTITY
A (POLE LIGHT)		RSX2 LED P2 30K R3	RSX AREA FIXTURE SIZE 2 P2 LUMEN PACKAGE 3000K CCT TYPE R3 DISTRIBUTION	LED	RSX2 LED P2 30K R3.led	24'-0" AFF	15857.3	1.00	114.07	17
B (WALL SOURCE)		DSKW1 LED 10C 700 30K T2M MVOLT	DSKW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, 700mA.	LED	DSKW1 LED 10C 700 30K T2M MVOLT.led	8'-0" AFF	2498.5	1.00	28.2	05

POLE TYPE - SQUARE STRAIGHT STEEL, SQUARE STEEL BASE
DARK BRNZZLE, 24'-0" HEIGHT
NO. OF POLES - 12 EACH.



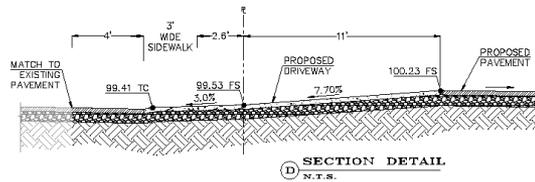
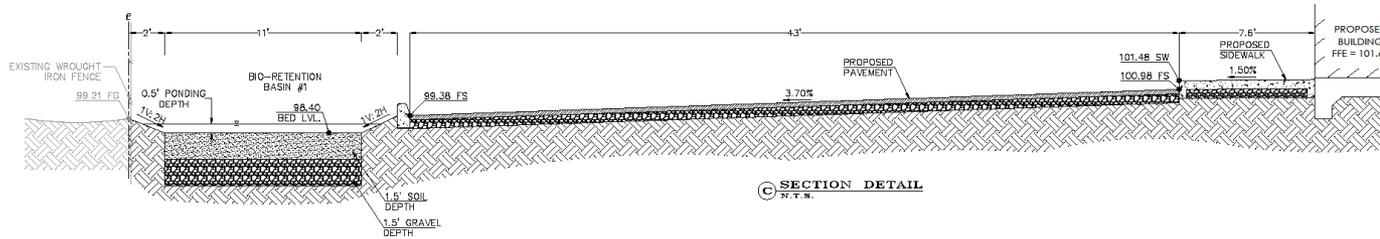
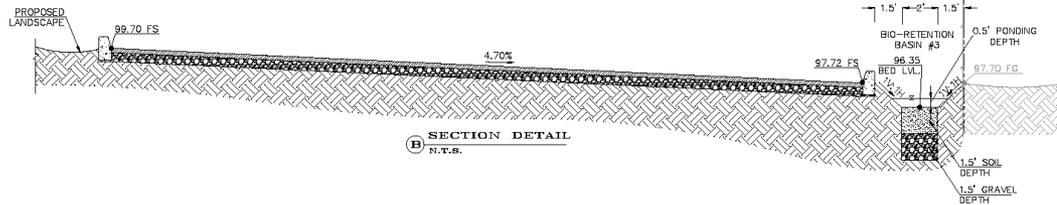
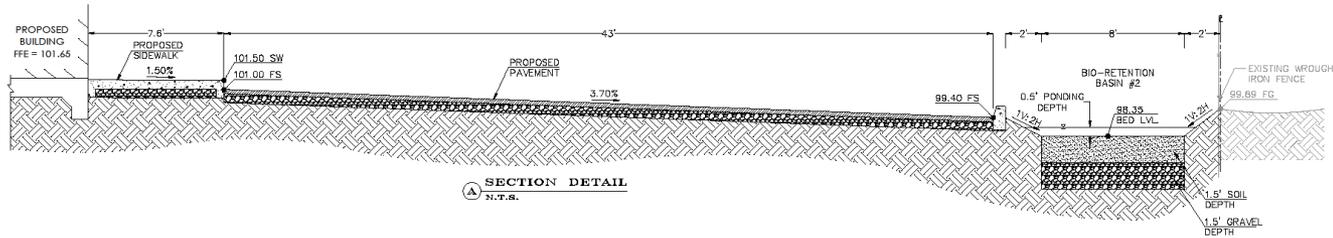
GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	3.76
MAXIMUM FOOT-CANDLES	8.8
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.10
MAXIMUM TO MINIMUM FC RATIO	10.00
AVERAGE TO MINIMUM FC RATIO	3.89



SITE PHOTOMETRIC PLAN
SCALE: 1/80" = 1'-0"

DATE: 08/27/2023	<p>ACE Design LLC 1024 IRON POINT ROAD, SUITE 1046 FOLSOM, CA 95630 Phone: (707) 396-8111, Fax: (707) 446-8158 Local Planning, Civil Engineering, Mechanical Design, Electrical Engineering</p>									
JOB: 23-09										
DWG. BY: [Blank]										
CHK. BY: [Blank]	<p>SITE PHOTOMETRIC PLAN GARDEN SQUARE 1910 SEBASTOPOL ROAD SANTA ROSA, CA</p>									
TITLE: [Blank]	<p>PROJECT: [Blank]</p>									
REVISIONS:	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION								
<p>E-1.0 SHEET 1 OF 1</p>										



REVISIONS	DATE

ACE Design LLC
 1024 BROWN POINT ROAD, SUITE 1046
 PHOENIX, ARIZONA 85028
 PHONE: (602) 976-5113 FAX: (602) 446-8155
 ace@acedesign.com
 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: JJK
 CHK BY: JS

C3
 SHEET
 3 OF 03