

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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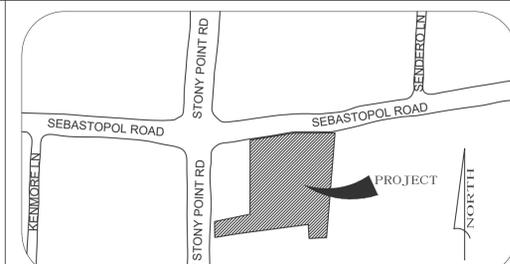
LANDSCAPE

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COLORED

A2.0.0.A	COLORED ELEVATION
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A7.0.0.A	3D VIEW
A7.1.0.A	3D VIEW

VICINITY MAP



PROJECT TEAM

Architect:

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Structural Engineer:

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Civil Engineer:

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Soil Engineer:

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1355 E. Cooley Dr.
Colton, California 92324
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FAX: (909) 301 6016

Mechanical-Plumbing Engineer:

KK ENGG. LLC
3877 DWIGGINS ST.
LOS ANGELES, CA 90063

Electrical Engineer

BK CONSULTING ENGINEERS INC.
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MONTCLAIR, CA 91763
PHONE: (909) 569-2586
Email: billfang8888@gmail.com

Landscape Engineer:

JOHN N. SUESENS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER :	125-031-054, 125-031-073
PROJECT NAME:	125-131-082, 125-031-083
ADDRESS:	GARDEN SQUARE
PROJECT DESCRIPTION:	1910 SEBASTOPOL ROAD
ZONING :	SANTA ROSA, CA
JURISDICTION :	75 ROOMS, 5 STORY
	CG (GENERAL COMMERCIAL)
	CITY OF SANTA ROSA, CA

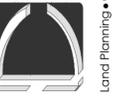
CODE ANALYSIS

1 OCCUPANCY CLASSIFICATION :	A2, B, M, R-3
2 TYPE OF CONSTRUCTION :	III-A
3 FIRE SPRINKLERS :	YES NFPA-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
6 AREA BREAKDOWN	
TOTAL SITE AREA	= 75,746 S. F. = 1.74 AC
PROVIDED LANDSCAPE AREA	= 75
DENSITY REQUIRED	= 30 UNITS PER AC
DENSITY PROVIDED	= 43 UNITS OF 1.74 AC
FIRST FLOOR SQUARE FOOTAGE	= 9,958 S. F.
COVERED PARKING AREA	= 13241 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	= 81,186 S. F.
7 LOT COVERAGE	
TOTAL AREA OF SITE	= 75,746 SQ. FT. (1.74 AC)
PROVIDED LANDSCAPE AREA	= 15,410 SQ. FT (20.34%)
BUILDINGS FOOTPRINT	= 9958 + 13241 = 23199 SQ. FT (30.62%)
TOTAL PAVED AREA	= 37137 SQ. FT (49.04%)
8 REQUIRED FIRE RESISTANCE OF EXTERIOR	YES
WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY	
9 FIRE RESISTIVE CONSTRUCTION REQUIREMENTS	YES
10 SPECIAL INSPECTIONS REQUIRED:	YES
11 CODE YEAR / TYPE :	CBC 2022, CBC 2022, CMC 2022, CPC 2022, CALIFORNIA ENERGY CODE 2022, CFC 2022, CALGREEN 2022, MMC 2022
12 PROPOSED BUILDING USE:	RETAIL & APARTMENTS
13 HOURS OF OPERATION:	24 HOURS

REVISIONS:	REVISION	ISSUE	DATED

ACE Design LLC

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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

COVER SHEET

GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

TITLE

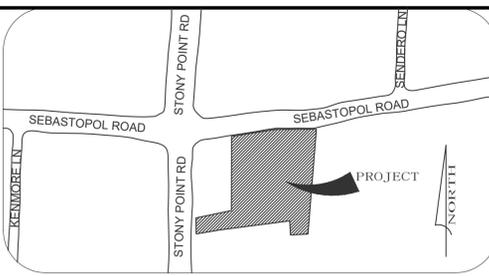


DATE: 05/09/2024
JOB : 23-09
DWG. BY: HS
CHK. BY: MG

A0.0.0
SHEET
1 OF 12



UNIT BREAKDOWN						
GUEST ROOM DISTRIBUTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
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 : 125-031-054, 125-031-073
 125-131-082, 125-031-083
 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 NFPA-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 : 30 UNITS PER AC
 DENSITY PROVIDED : 43 UNITS OF 1.74 AC
 FIRST FLOOR SQUARE FOOTAGE : 9,958 S.F.
 COVERED PARKING AREA : 13241 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 : 81,186 S.F.

LOT COVERAGE

TOTAL AREA OF SITE : 75,746 SQ. FT. (1.74 AC)
 PROVIDED LANDSCAPE AREA : 15,410 SQ. FT. (20.34%)
 BUILDINGS FOOTPRINT : 9958 + 13241 = 23199 SQ. FT. (30.62%)
 TOTAL PAVED AREA : 37137 SQ. FT. (49.04%)
 8 REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY : YES
 9 FIRE RESISTIVE CONSTRUCTION REQUIREMENTS : YES
 10 SPECIAL INSPECTIONS REQUIRED : YES
 11 CODE YEAR / TYPE : CBC 2022, CEC 2022, CMC 2022, CPC 2022, CALIFORNIA ENERGY CODE 2022, CFC 2022, CALGREEN 2022, MMC 2022
 12 PROPOSED BUILDING USE : RETAIL & APARTMENTS
 13 HOURS OF OPERATION : 24 HOURS

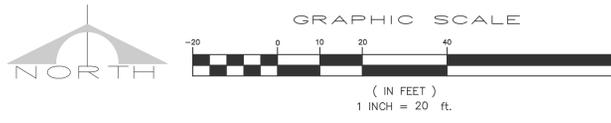
PARKING ANALYSIS

1) RETAIL PARKING ANALYSIS
 1a) PARKING REQUIRED FOR RETAIL AREA : 1/250 @ 6815 S.F. (SANTA ROSA CITY CODE)
 PARKING REQUIRED FOR RETAIL AREA : 28 SPACES
 2) APARTMENT PARKING ANALYSIS
 2a) 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 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 APARTMENT : 51.5 SPACES
 TOTAL PARKING REQUIRED : 79.5 SPACES
 GROSS PARKING PROVIDED : 91 SPACES
 SHORT TERM BICYCLE PARKING PROVIDED : 5 SPACES
 LONG TERM (III CLASS) BICYCLE PARKING PROVIDED : 6 SPACES
 TOTAL ACCESSIBLE PARKING REQUIRED : 4 SPACES
 (AS PER CITY CODE, 20-36-060, TABLE 3-5)
 TOTAL ACCESSIBLE PARKING PROVIDED : 4 SPACES
 TOTAL COMPACT PARKING REQUIRED : 12 SPACES (15% OF TOTAL AS PER CITY CODE)
 TOTAL COMPACT PARKING PROVIDED : 17 SPACES

LEGEND:

—	PROPERTY LINE
—	PARKING STRIPS
—	CENTER LINE
—	BLDG LINE
○	(E) TREE LOCATION
□	(N) NEW POLE LIGHT
—	(E) WOODEN FENCE
—	(E) WROUGHT IRON FENCE

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 Email - jaspal@aceengineering.us



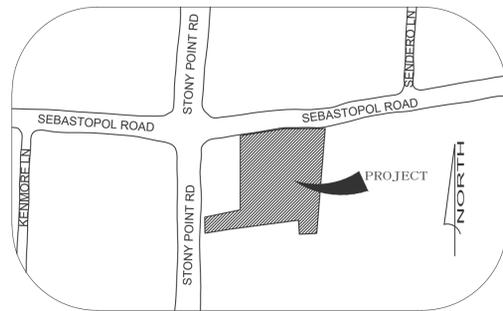
REVISIONS: [TABLE]

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SITE PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

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

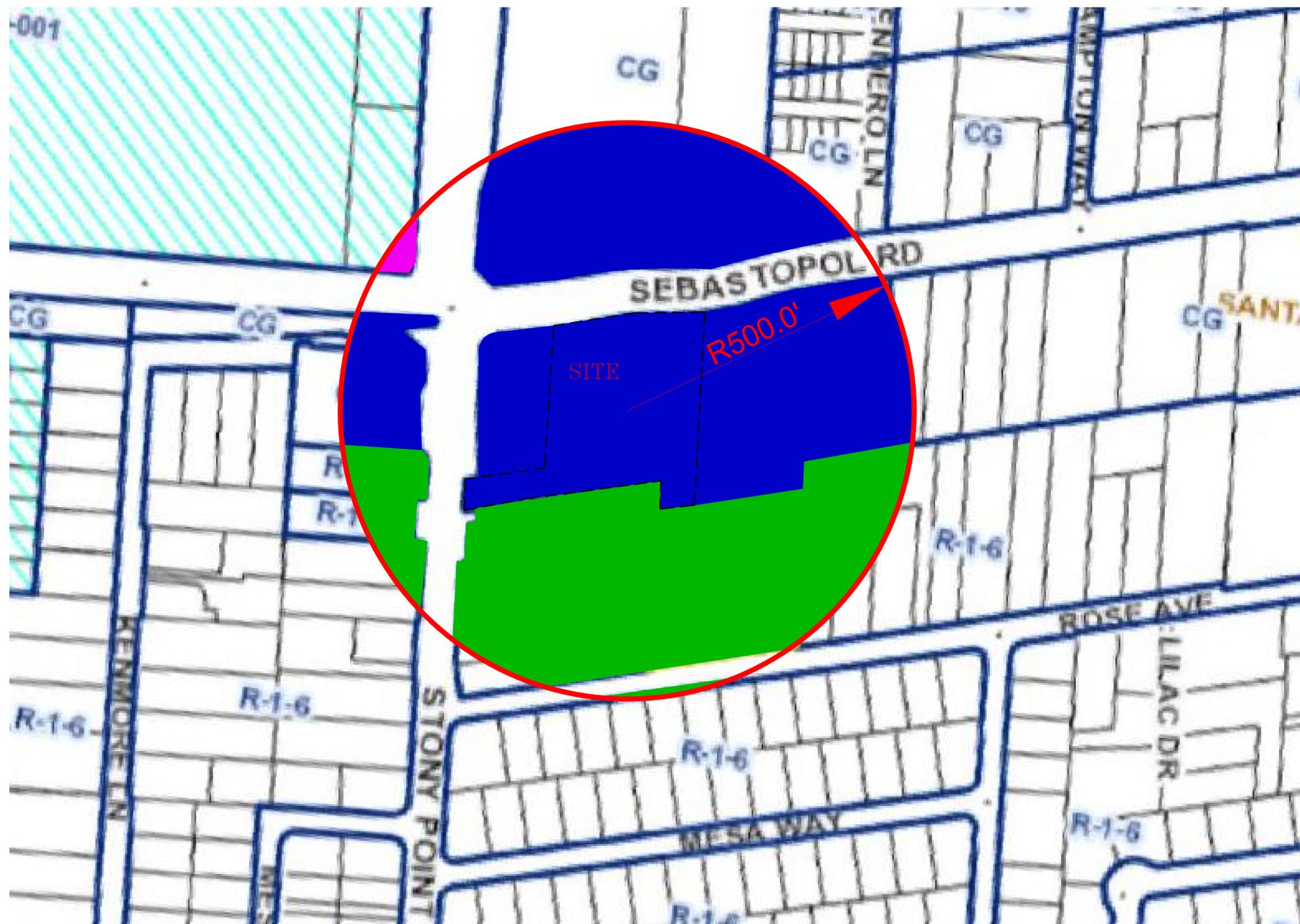
A1.0.0
 SHEET
 2 OF 12



VICINITY MAP:

LEGEND:

	R-1-6
	CG
	PD 0048



REVISIONS:	REVISION	ISSUE	DATE
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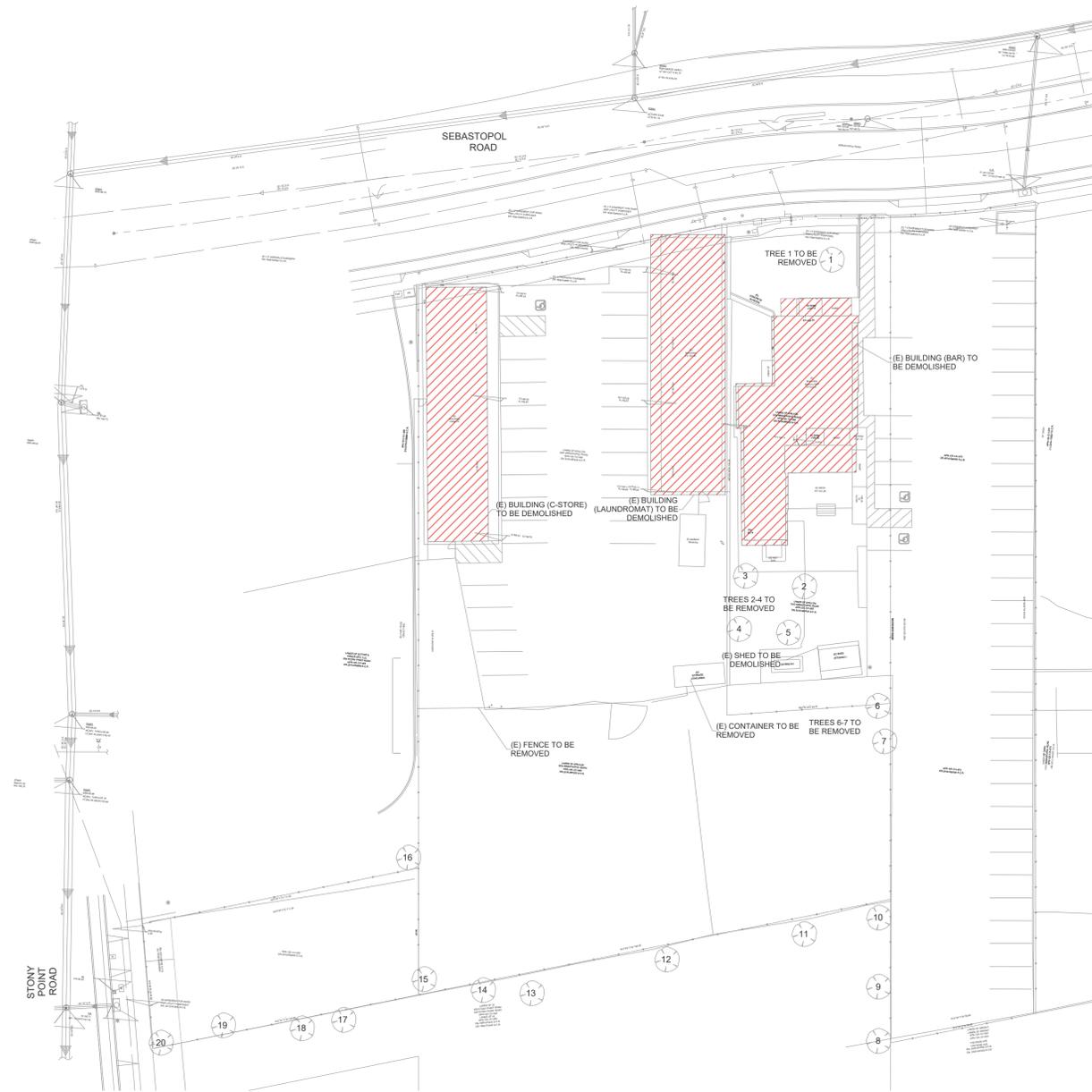
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NEIGHBORHOOD CONTEXT MAP
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA



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

A1.0.1
 SHEET
 3 OF 12



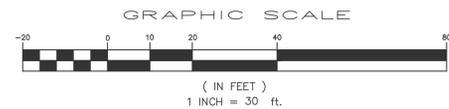
DEMOLITION PLAN



VICINITY MAP
SCALE-N.T.S.

LEGEND:

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



REVISIONS:	REVISION	ISSUE	DATED

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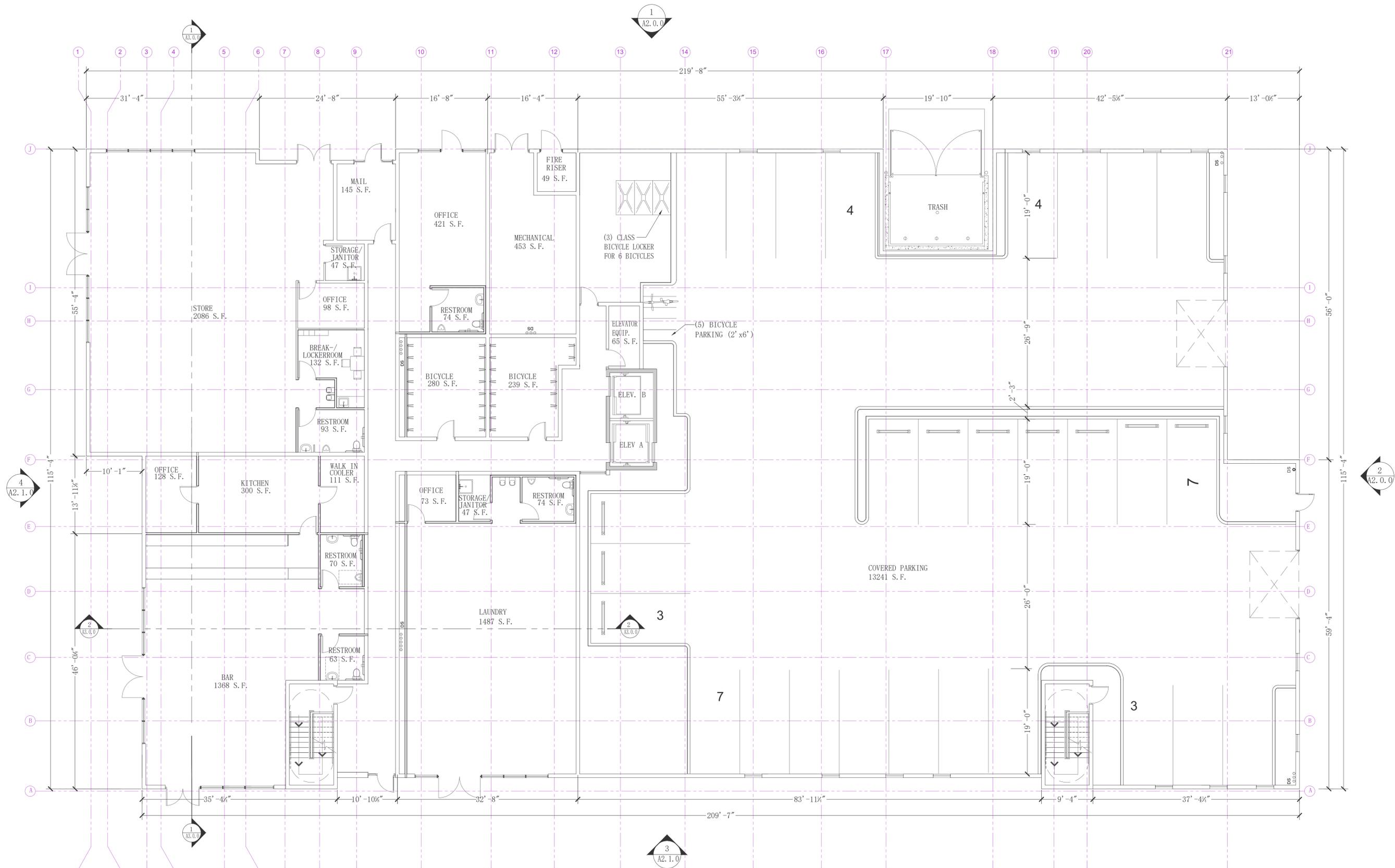
DEMOLITION PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE
 PROJECT



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

A1.0.2
 SHEET
 4 OF 12



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

REVISIONS:	REVISION	ISSUE	DATE
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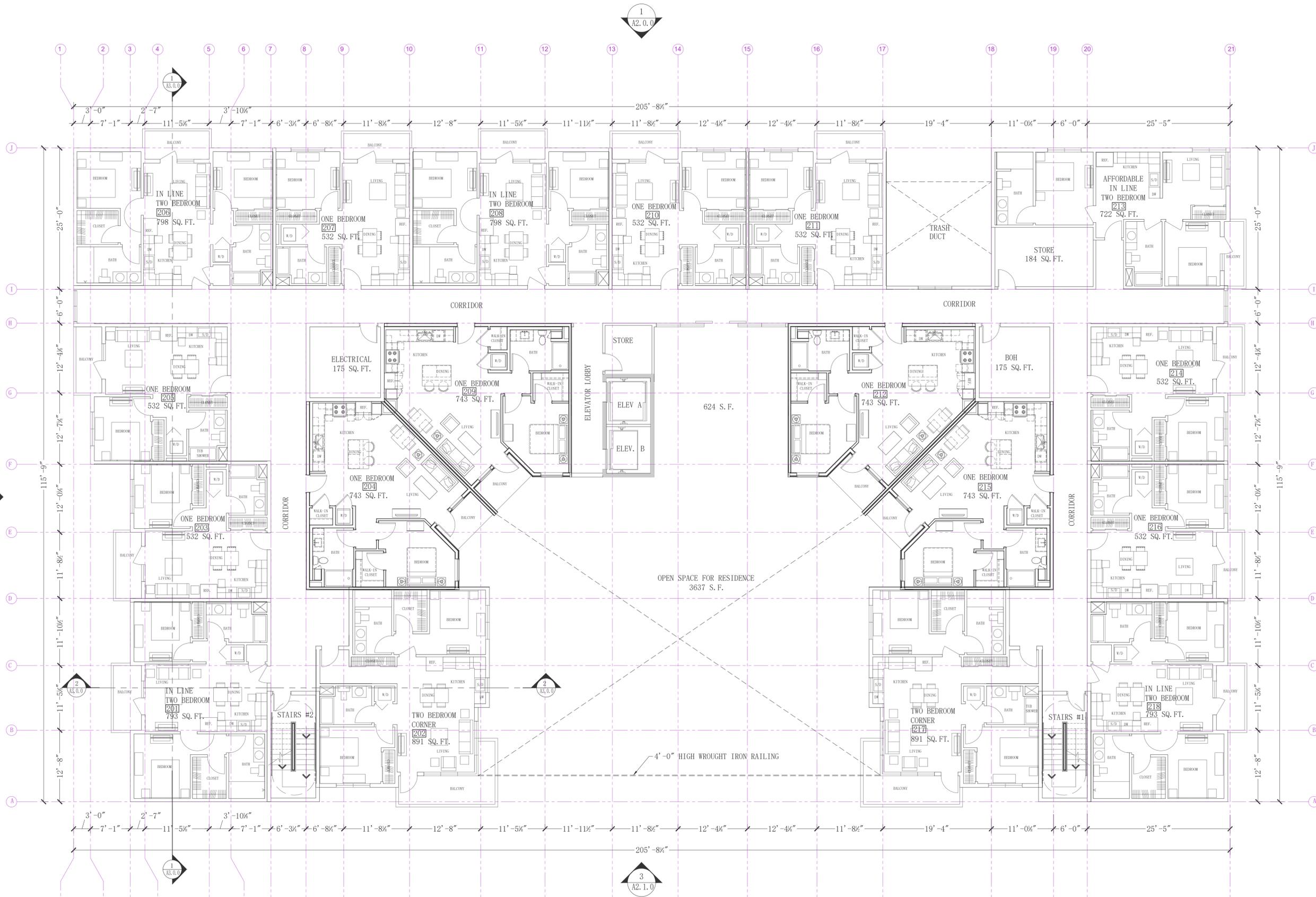
FIRST FLOOR PLAN
GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE
 PROJECT



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

A1.1.0
 SHEET
 5 OF 12



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

REVISIONS:	REVISION	ISSUE	DATED
1			

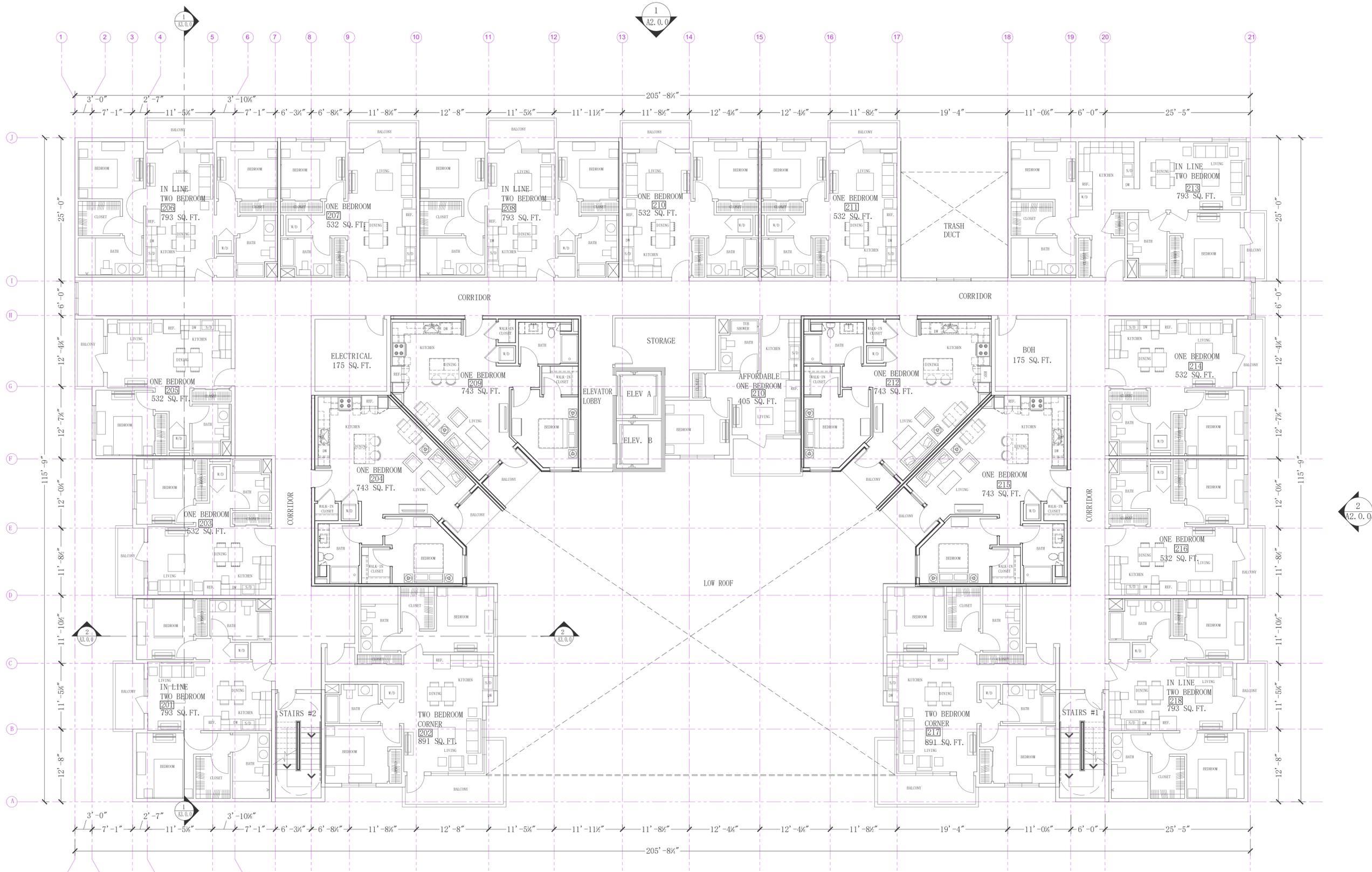
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SECOND FLOOR PLAN
GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE
 PROJECT



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



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

REVISIONS:	DATE

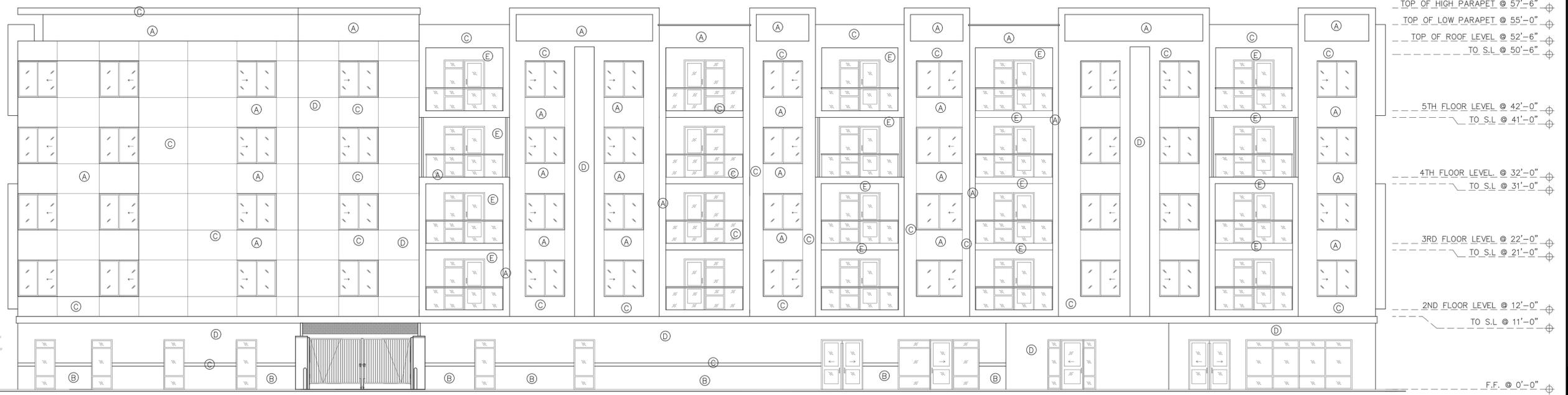
ACE Design LLC
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TYPICAL FLOOR PLAN
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

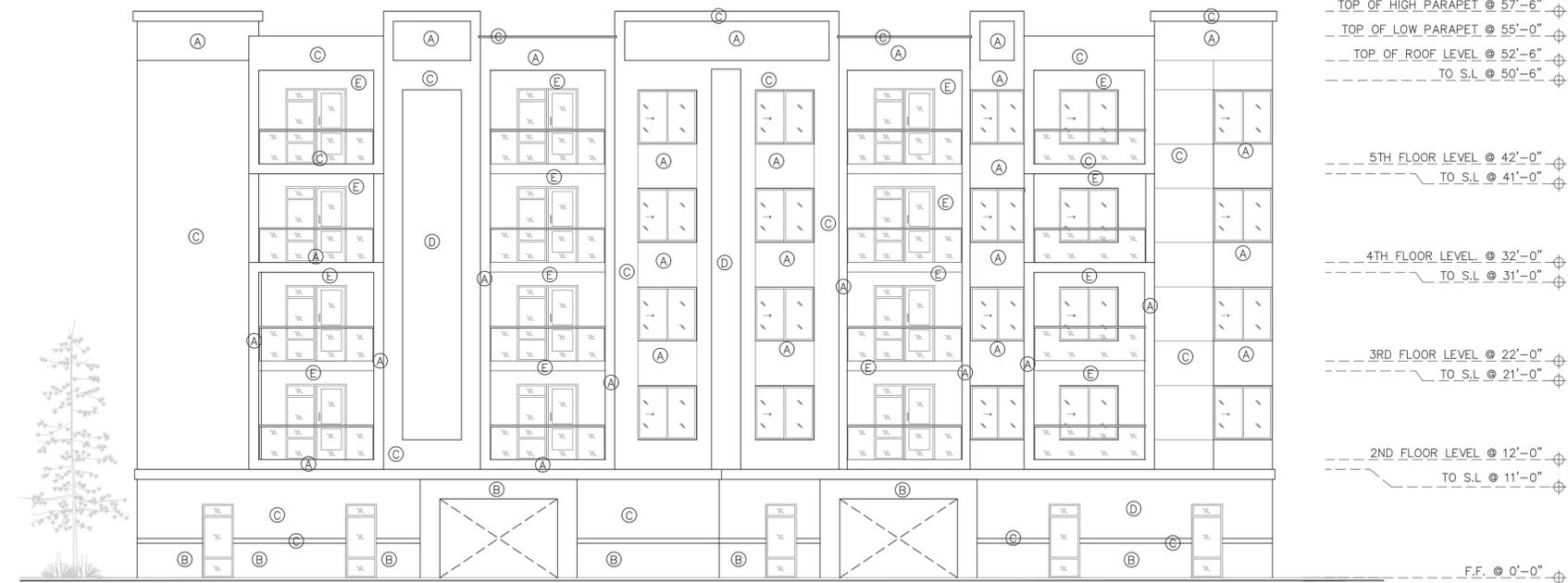
TITLE
 PROJECT



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



1 FRONT ELEVATION (EAST)
SCALE : 1/8"=1'-0"



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

EXTERIOR MATERIAL BOARD		
DESCRIPTIONS	COLOR	
Ⓐ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: MINT CONDITION SW6743		
Ⓑ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DYKE BROWN SW67011		
Ⓒ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258		
Ⓓ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167		
Ⓔ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW6720		

REVISIONS:	REVISION	ISSUE	DATED
1			

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EXTERIOR ELEVATIONS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE PROJECT

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



1 FRONT ELEVATION (EAST)
SCALE : NTS



2 LEFT ELEVATION (SOUTH)
SCALE : NTS

EXTERIOR MATERIAL BOARD		
DESCRIPTIONS	COLOR	
Ⓐ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: MINT CONDITION SW6743		
Ⓑ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DYKE BROWN SW67041		
Ⓒ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258		
Ⓓ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167		
Ⓔ STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW6720		

NOTE:- THIS IS FOR GRAPHICAL REPRESENTATION ONLY.
FOR DETAILED ELEVATION REFER SHEET A2.0.0.

REVISIONS:	REVISION	ISSUE	DATED
A			

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COLORED ELEVATION
GARDEN SQUARE
1910 SEBASTOPOL ROAD
SANTA ROSA, CA

TITLE PROJECT



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

A2.0.0A
SHEET
1 OF 4

REVISIONS:	REVISION	ISSUE	DATED

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EXTERIOR ELEVATIONS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE PROJECT

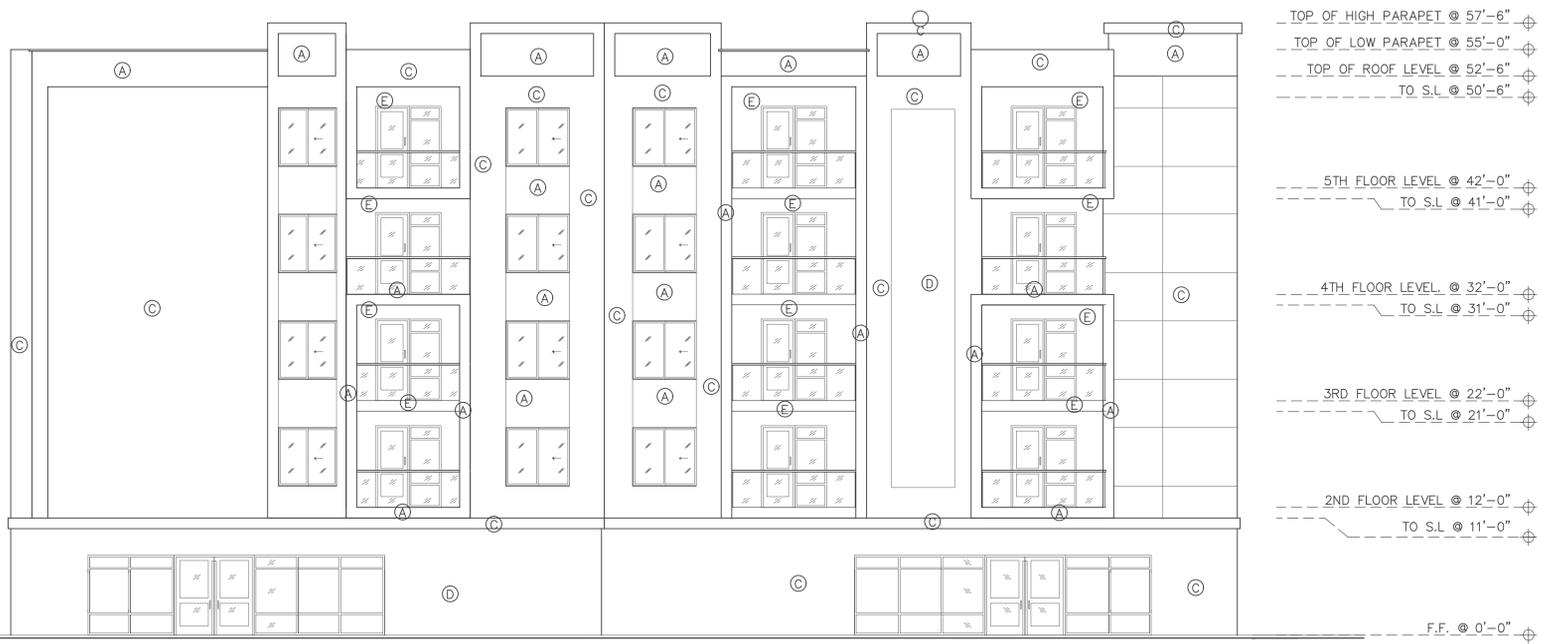
REGISTERED PROFESSIONAL ENGINEER
 CAPITAL S. STATE
 08924
 DP 06/30/2022
 CIVIL
 STATE OF CALIFORNIA

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

A2.1.0
 SHEET
 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
Ⓐ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: MINT CONDITION SW6743	
Ⓑ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DYKE BROWN SW67041	
Ⓒ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258	
Ⓓ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167	
Ⓔ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW6720	



3 REAR ELEVATION (WEST)
SCALE : NTS



4 RIGHT ELEVATION (NORTH)
SCALE : NTS

EXTERIOR MATERIAL BOARD		
DESCRIPTIONS	COLOR	
(A) STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: MINT CONDITION SW6743		
(B) STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DYKE BROWN SW67041		
(C) STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258		
(D) STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167		
(E) STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW6720		

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

REVISIONS:	REVISION	ISSUE	DATED
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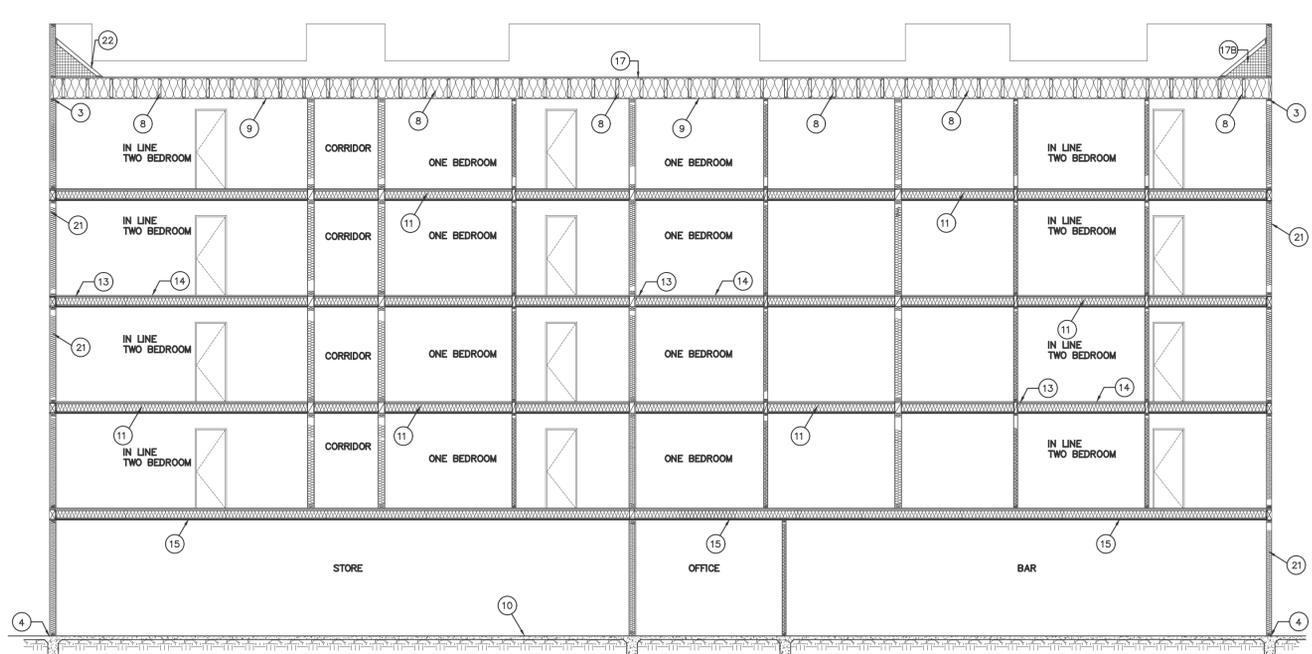
COLORED ELEVATION
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE PROJECT



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

A2.1.0A
 SHEET
 2 OF 4



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

TOP OF HIGH PARAPET @ 57'-6"
 TOP OF LOW PARAPET @ 55'-0"
 TOP OF ROOF LEVEL @ 52'-6"
 TO S.L @ 50'-6"

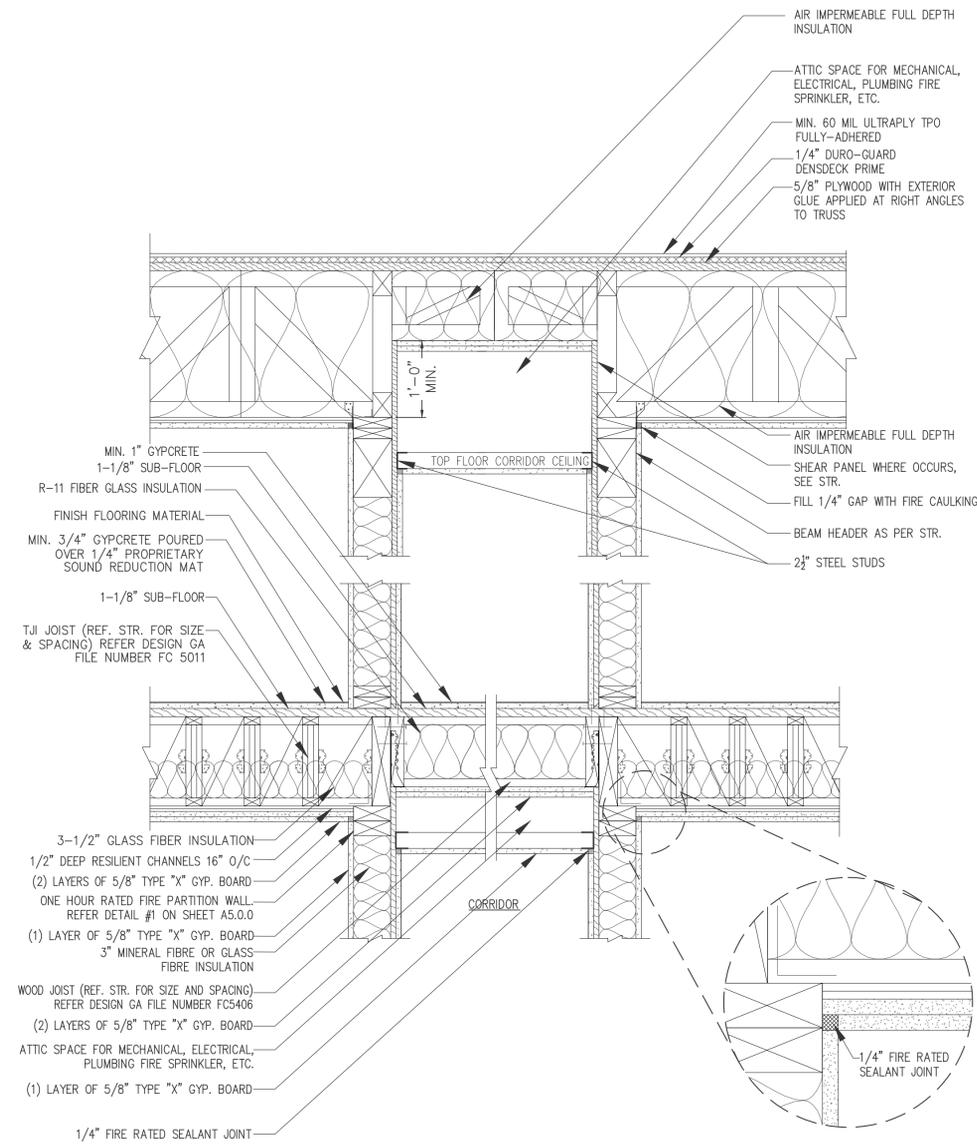
5TH FLOOR LEVEL @ 42'-0"
 TO S.L @ 41'-0"

4TH FLOOR LEVEL @ 32'-0"
 TO S.L @ 31'-0"

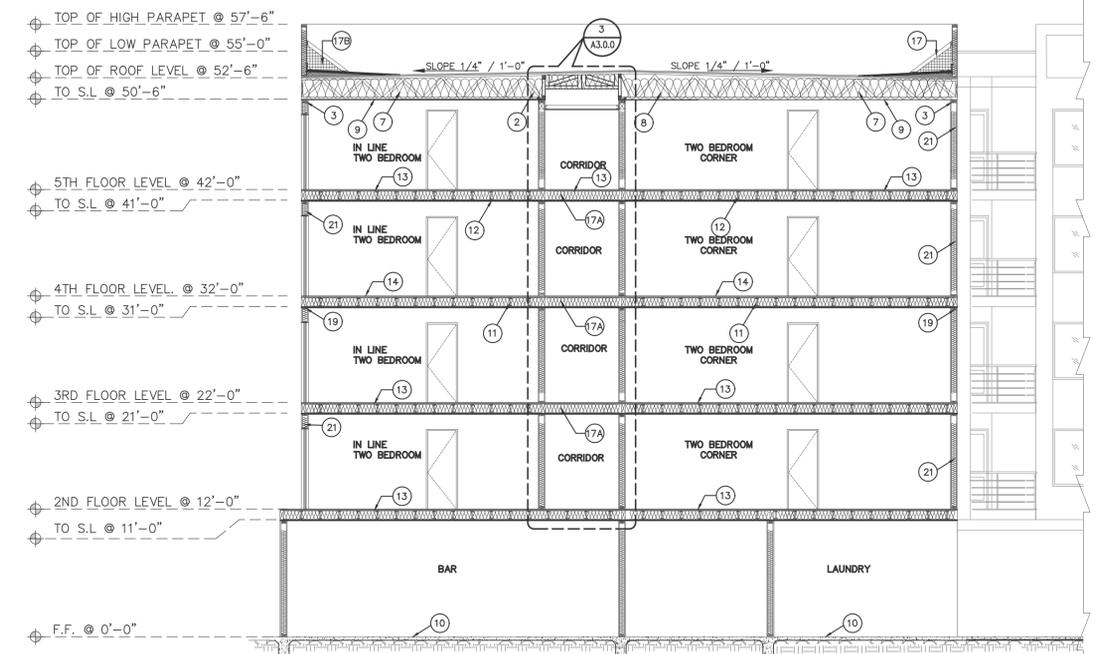
3RD FLOOR LEVEL @ 22'-0"
 TO S.L @ 21'-0"

2ND FLOOR LEVEL @ 12'-0"
 TO S.L @ 11'-0"

F.F. @ 0'-0"



3 TJI JOISTS AT CORRIDOR WALL
SCALE : NTS



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

#	KEY NOTES
2	TRUSS PER STRUCTURAL PLANS
3	BEAM PER STR PLANS.
4	WEEP SCREED
#	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 A5.0.1.(3-1/2" GLASS 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-19 FIBER INSULATION, 5/8" TYPE X FIRE RATED GYP. BD. ON INTERIOR/EXTERIOR SHEATHING ON EXTERIOR. STUCCO OVER (2) LAYERS 30 # BUILDING PAPER & INSTALL PER MANUF. RECOMMENDATION.
22	BRACING AS PER STR.

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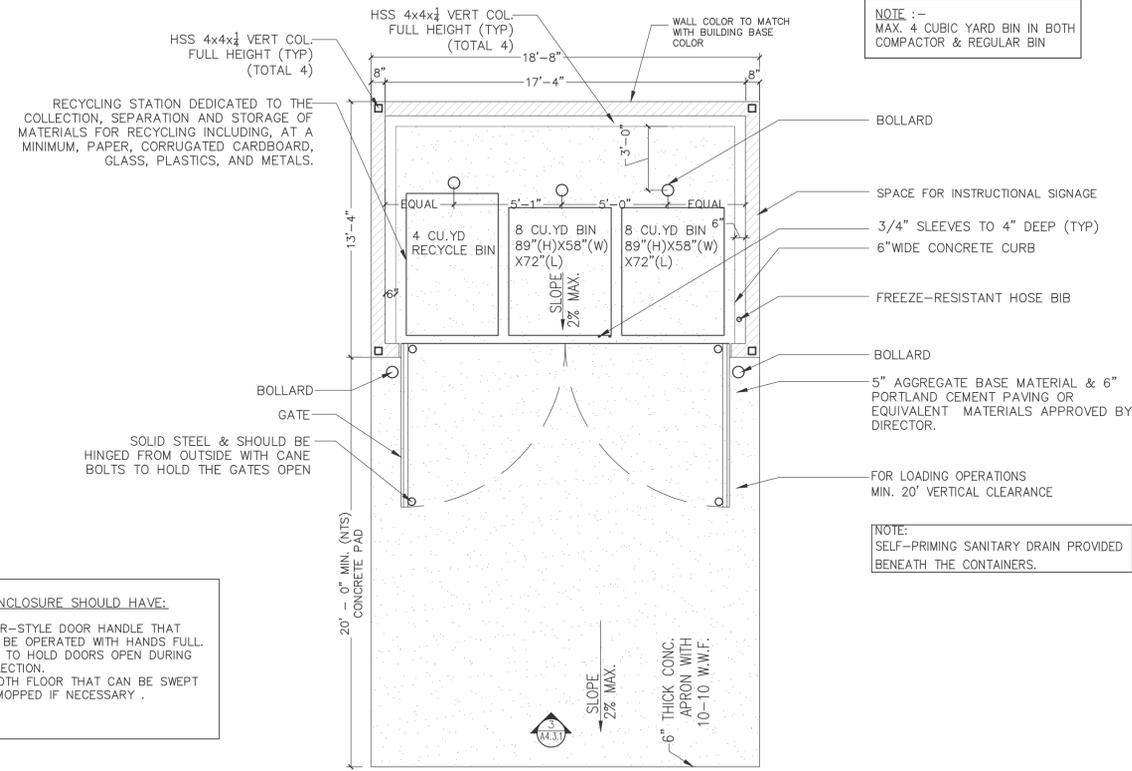
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BUILDING SECTIONS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

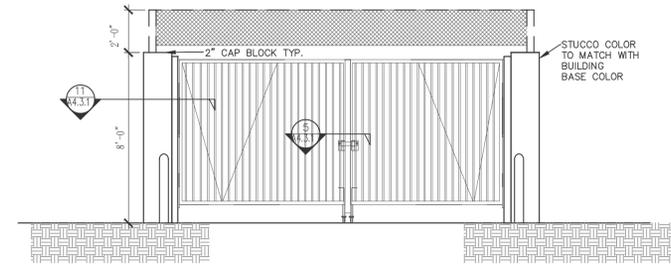
REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 68924
 EXPIRES 06/30/2025
 CIVIL
 STATE OF CALIFORNIA

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

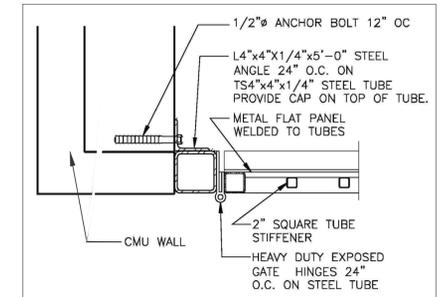
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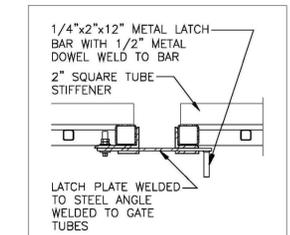
1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0" REF. FROM: A1.0.0



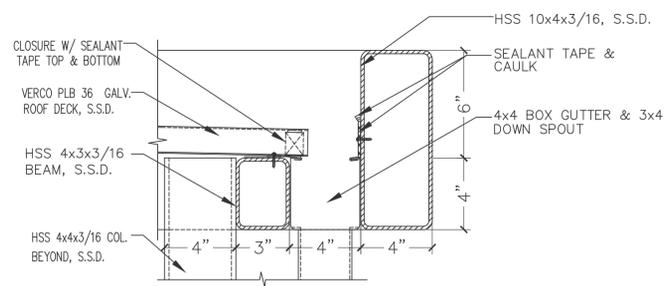
3 TRASH ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0" REF. FROM: 1/A4.3.1



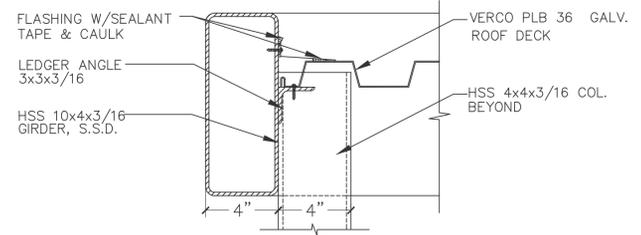
5 GATE HINGE DETAIL
N.T.S.



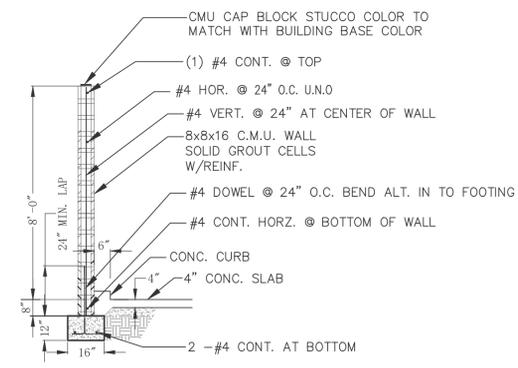
6 HINGE DETAIL
N.T.S.



10c DETAIL
3"=1'-0"



10d DETAIL
3"=1'-0"

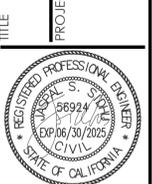


11 TRASH ENCLOSURE CMU WALL SECTION
N.T.S.

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TRASH DETAILS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
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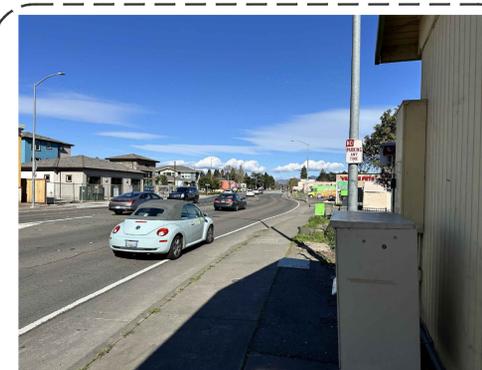
VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



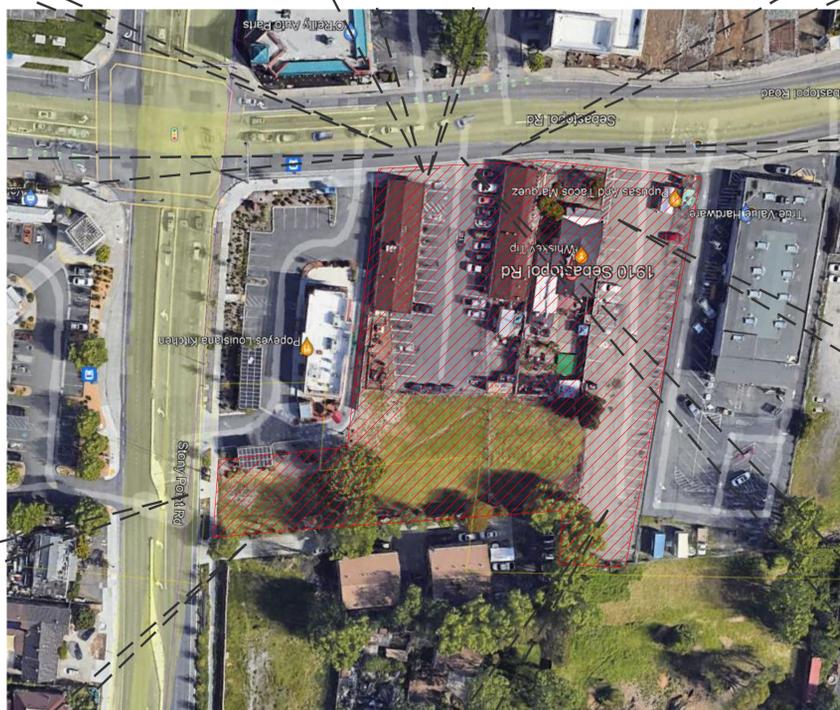
VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



VIEW FROM SEBASTOPOL ROAD



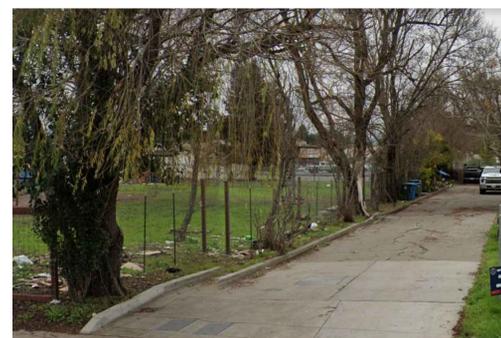
VIEW FROM SEBASTOPOL ROAD



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

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SITE PHOTOGRAPHS
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
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3D VIEW

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3D VIEW
 GARDEN SQUARE
 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

TITLE
 PROJECT



DATE: 05/07/2024
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3D VIEW

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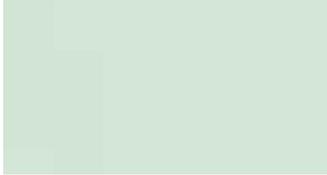
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 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA

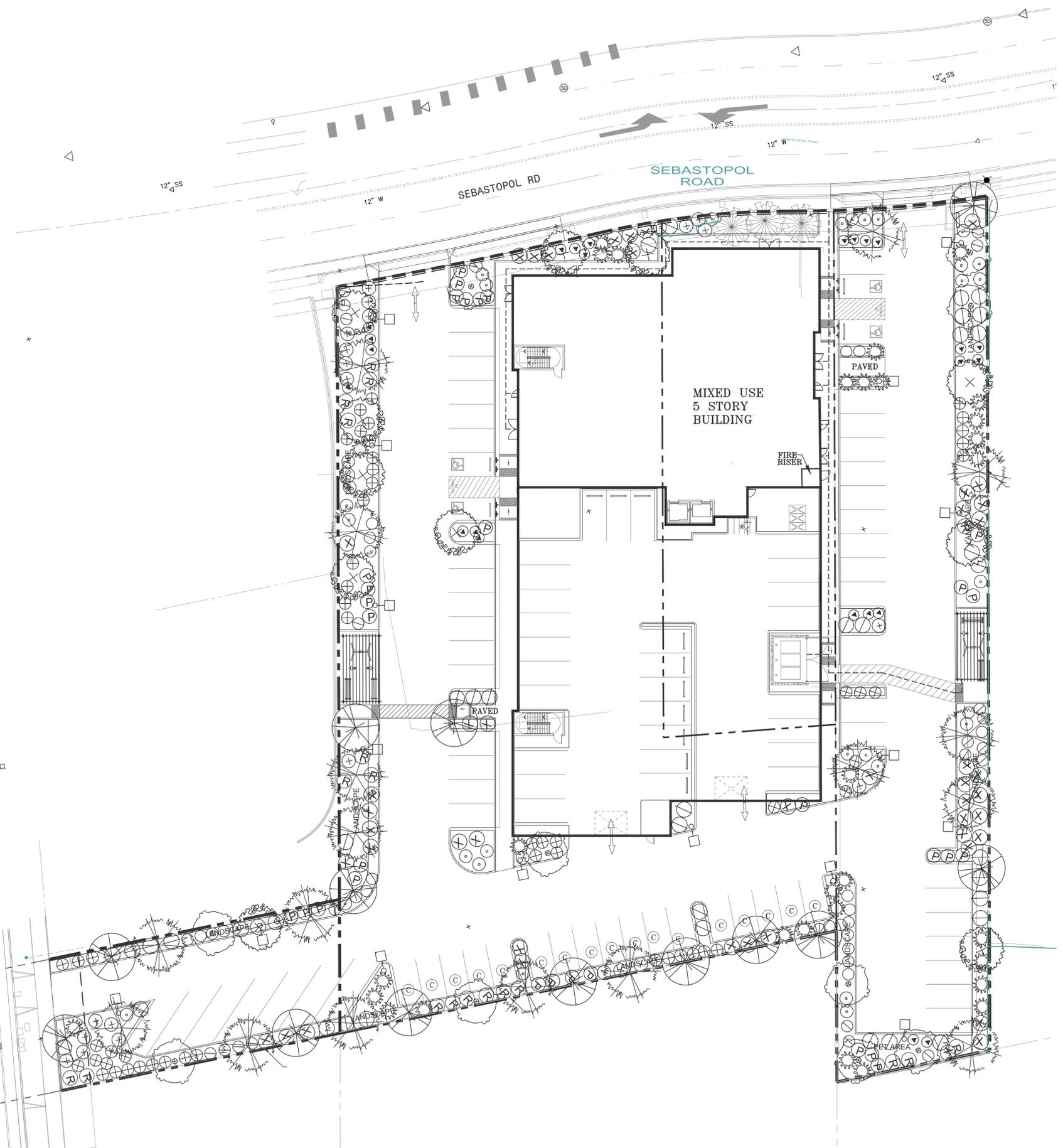


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 4 OF 4

**GARDEN SQUARE 1910
SEBSTOPOL ROAD
SANTA ROSA, CA
EXTERIOR MATERIAL BOARD**

	DESCRIPTIONS	COLOR
Ⓐ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: MINT CONDITION SW6743	
Ⓑ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: VA DYKE BROWN SW67041	
Ⓒ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258	
Ⓓ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: POLISHED CONCRETE SW9167	
Ⓔ	STUCCO MANUFACTURE: SHERWIN WILLIAMS COLOR: PARADISE SW6720	



LEGEND:

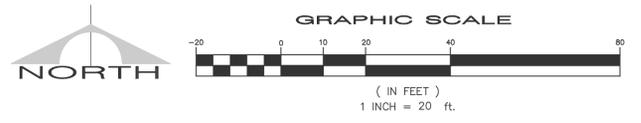
---	PROPERTY LINE
---	PARKING STRIPS
---	CENTER LINE
---	BLDG LINE
▨	ACCESSIBLE ROUTE/AISLE
○	(E) TREE LOCATION
○	(E) WOODEN FENCE
○	(E) WROUGHT IRON FENCE



VICINITY MAP
SCALE-N.T.S.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	HYDROZONE WATER USE SETTING
TREES					
PAB	PLATANUS X ACERIFOLIA 'BLOODGOOD' (DECIDUOUS)	LONDON PLANE TREE	24" BOX	13	LOW (1)
QCH	QUERCUS CHRYSOLEPIS (EVERGREEN)	CANYON LIVE OAK	24" BOX	11	LOW (1)
PCK	PISTACIA CHINENSIS 'KEITH DAVEY' (DECIDUOUS)	STOCKTON CHINESE PISTACHE	15 GAL	3	LOW (1)
RLA	RHUS LANCEA (EVERGREEN)	AFRICAN SUMAC	15 GAL	17	LOW (1)
PCB	PYRUS CALLERYANA 'BRADFORD' (DECIDUOUS)	BRADFORD PEAR	15 GAL	10	MEDIUM (2)
SHRUB/HEDGE					
▨	LONICERA NITIDA A MINIMUM HEIGHT OF 24" 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 LILAC	5 GAL	31	LOW (1)
ETU	ERYTHRONIUM TUOLUMNENSE	FAWN LILY	5 GAL	32	LOW (1)
SMA	SIDALCEA MALVAEFLORA	CHECKERBLOOM	5 GAL	30	LOW (1)
EKA	ERIGERON KARVINSKIANS	MEXICAN DAISY	1 GAL	25	LOW (1)
STA	SEDUM TELEPHIUM 'AUTUMN JOY'	STONECROP	1 GAL	24	LOW (1)
PFI	PENSTEMON 'FIREBIRD'	BEARD TONGUE	1 GAL	19	LOW (1)
AMI	ACHILLEA MILLIFOLIUM	YARROW	1 GAL	46	LOW (1)



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LANDSCAPING PLAN
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 1910 SEBASTOPOL ROAD
 SANTA ROSA, CA



DATE: 09/25/2023
 JOB: 23-09
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