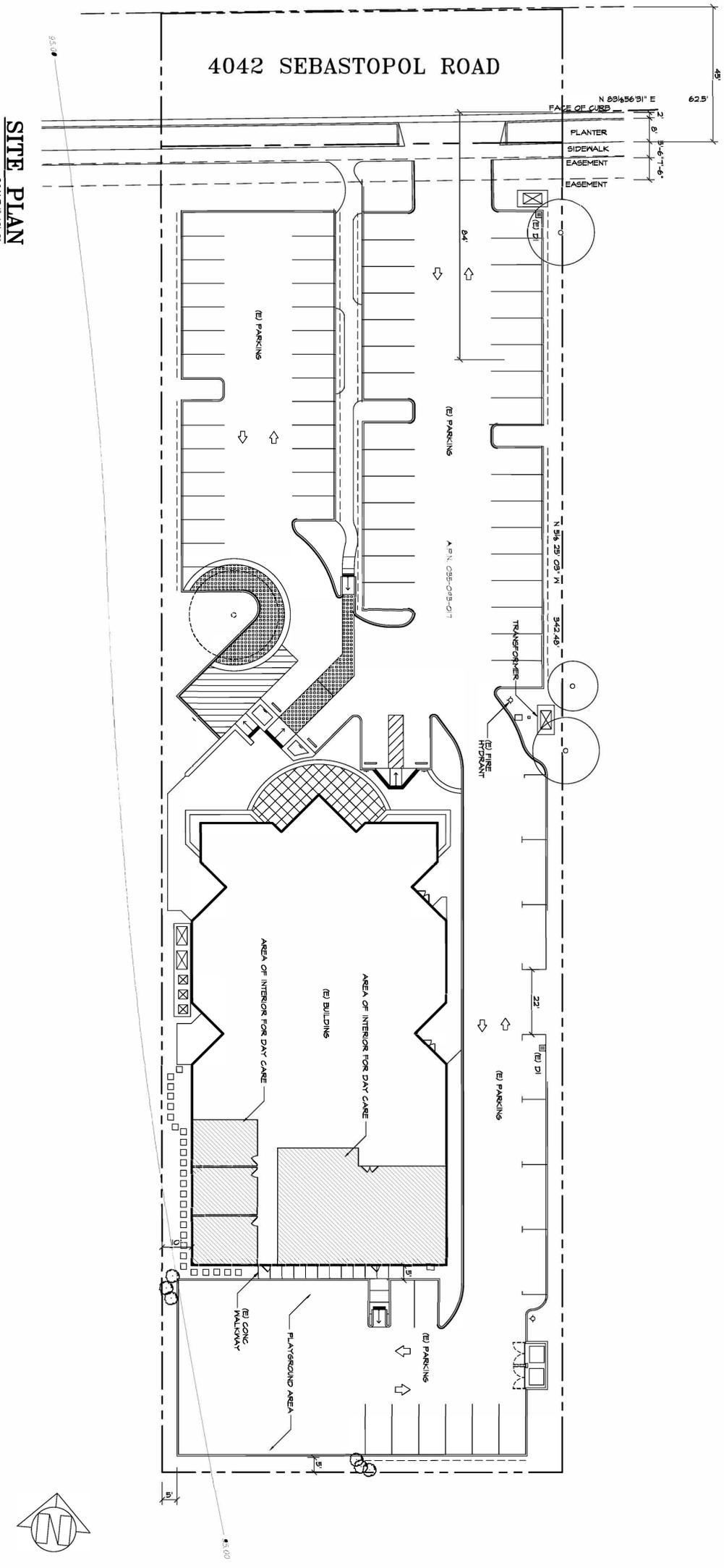


SITE ANALYSIS

AP NUMBER	035-019-017
ADDRESS	4042 SEBASTOPOL RD, SANTA ROSA, CA
ZONING	R-4
PROPOSED USE	CHURCH / DAYCARE
OCCUPANCY CLASS	A-2
TYPE OF CONSTRUCTION	V-1
LOT AREA	60711 SQ.FT.
DEDICATED TO CITY	6289 SQ.FT. 10.2%
REMANINDER	54422 SQ. FT. 90.0%
AREA OF BUILDING	12,459 SQ. FT. 22.1%
PARKING/PAVING	39,204 SQ. FT. 62.7%
LANDSCAPING	9046 SQ. FT. 16.9%
PARKING:	
HANDICAPPED (VAN)	2
HANDICAPPED (CAR)	2
STANDARD	46
COMPACT	44
TOTAL PARKING	94
BICYCLE	8

City of Santa Rosa
 Received on September 4, 2025
Planning & Economic
Development Department



SITE PLAN
SCALE: 1"=10'-0"

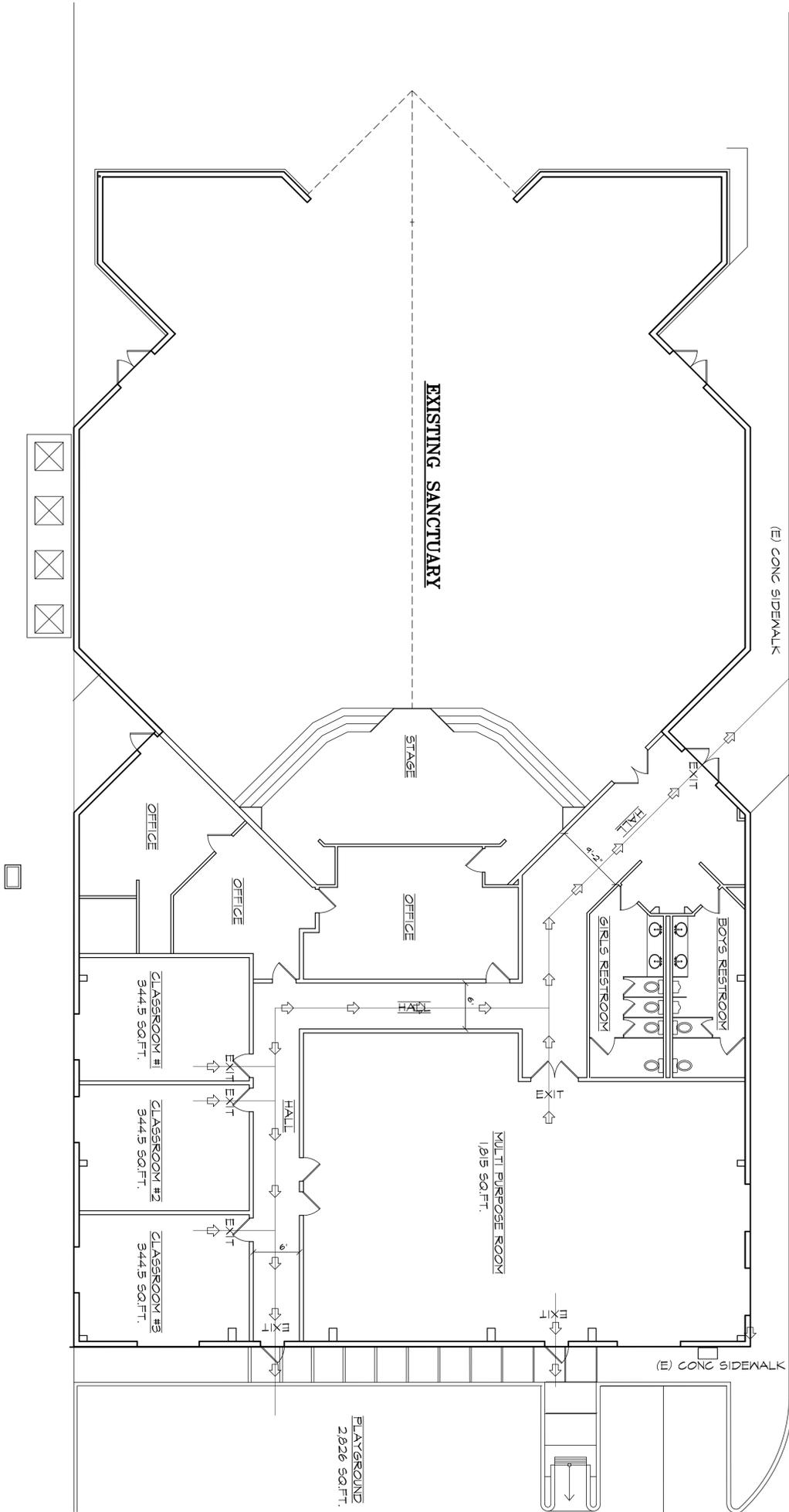
CHK. BY:	D. COLOMBO
DRAWN BY:	D. COLOMBO
SHEET NO.	A1
DATE:	4-4-25
JOB NO.	125025


INTEGRATED DESIGN
 804 COLLEGE AVE. SANTA ROSA, CA. 95404
 (707) 568-0108 Fax (707) 568-5592

PROJECT JOB NAME:
LITTLE LEGENDS DAY CARE
 4042 SEBASTOPOL ROAD, SANTA ROSA, CA



REVISIONS:	
NOTES:	



FLOOR PLAN
SCALE 1/8"=1'-0"
TOTAL AREA FOR DAYCARE 2828.5 SQ.FT.

CHK BY: D. COLOMBO	DATE: 4-4-25	SHEET NO. A2
DRWN BY: D. COLOMBO	JOB NO. 122025	



**INTEGRATED
DESIGN**

804 COLLEGE AVE., SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

PROJECT JOB NAME: LITTLE LEGENDS DAY CARE
4042 SEBASTOPOL ROAD, SANTA ROSA, CA



REVISIONS:
NOTES: