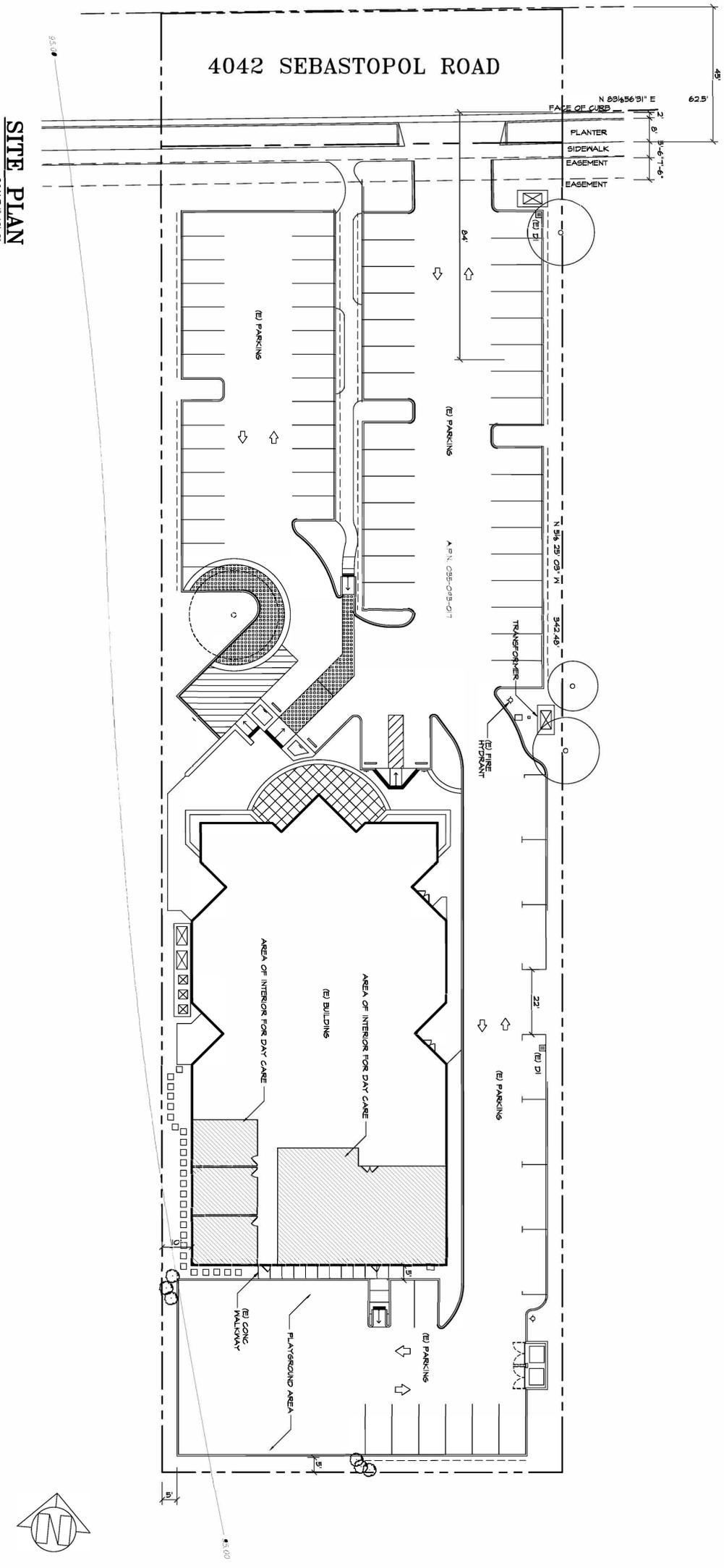


### SITE ANALYSIS

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"

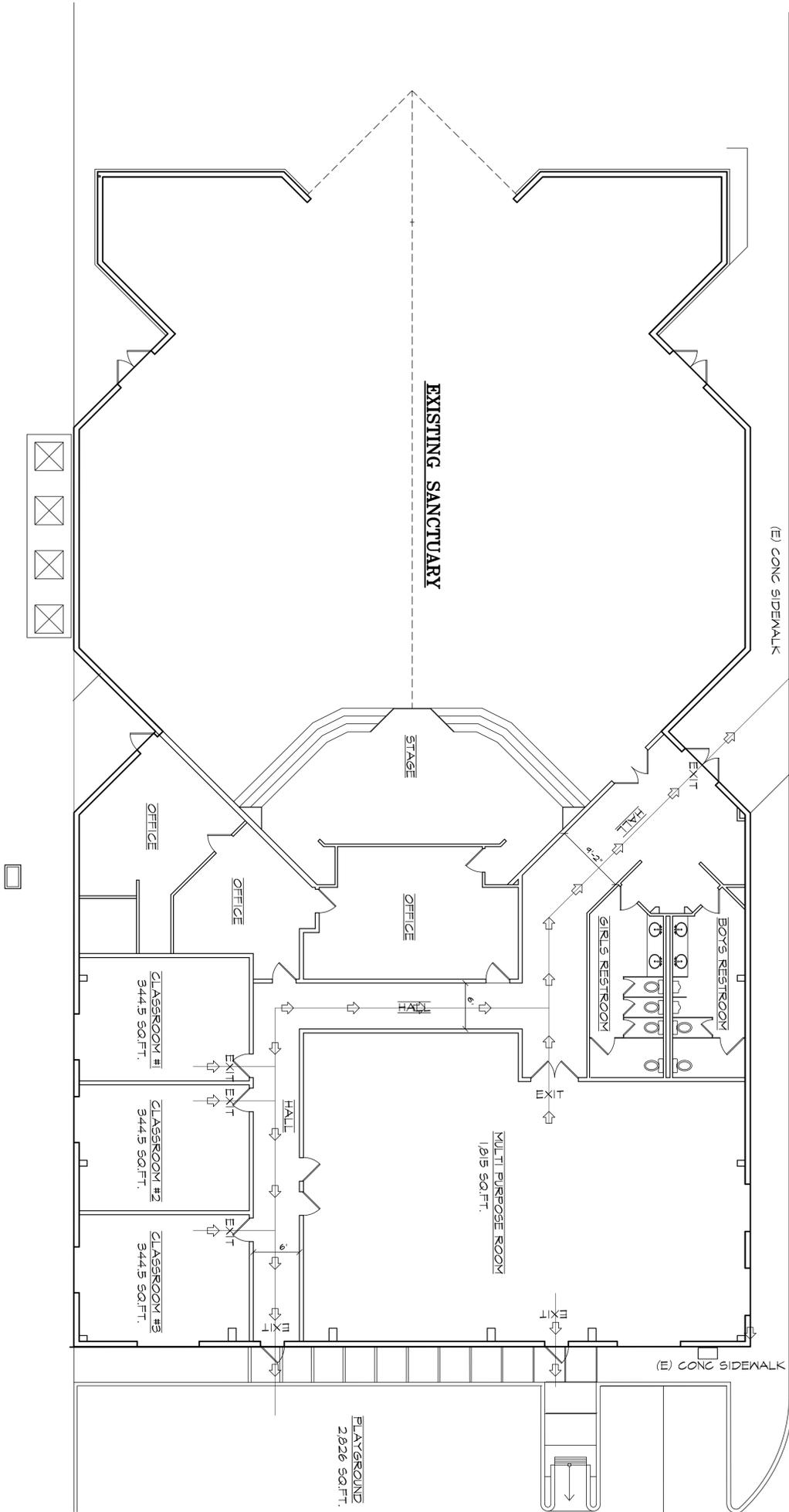
CHK. BY:	D. COLOMBO
DRAWN BY:	D. COLOMBO
SHEET NO.	A1
DATE:	4-4-25
JOB NO.	125025


**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 2826 SQ.FT.

CHK BY: D. COLOMBO	DATE: 4-4-25	SHEET NO. <b>A2</b>
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: <b>LITTLE LEGENDS DAY CARE</b>
4042 SEBASTOPOL ROAD, SANTA ROSA, CA



REVISIONS:
NOTES: