



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: February 18th, 2026

Project Name and Requested Approvals:

Take Off Adventure Park

- Conditional Use Permit (U2026-0001)

Staff Description of Project:

Request for approval of a Conditional Use Permit (U2026-0001) to operate an indoor commercial recreation use within an existing building. The proposed indoor commercial recreation use is an indoor adventure park featuring a variety of attractions such as trampolines, a ropes course, soft play area for toddlers, climbing zone, slides, and an arcade. The proposed project involves converting an existing 56,723 square foot commercial retail building into an indoor commercial recreation facility as described above. Proposed hours of operation for the indoor adventure park are Monday through Sunday from 10am to 11pm. During peak operations, the applicant anticipates having 20-25 employees on-site, and up to 200 clients on-site at one time.

Location:

The project site address is 6640 Lonetree Boulevard. The project site is located west of Lonetree Boulevard, east of Highway 65, north of Blue Oaks Boulevard. Assessor Parcel Number (APN) 487-010-003.

Land Use Designation(s)/Zoning:

The property has a general plan designation of Retail Commercial (RC). The property has a zoning designation of Planned Development – Commercial (PD-C).

This project XX does / does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The property owner is Rhino Holdings Blue Oaks, LLC. The applicant is Jun Zhang.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



City of Rocklin
 Planning Division
 3970 Rocklin Road
 Rocklin, California 95677
 Phone (916) 625-5160 FAX (916) 625-5195

**UNIVERSAL
 APPLICATION
 FORM**

NAME OF PROJECT: TAKEOFF ADVENTURE PARK

LOCATION: 6676 LONETREE BLVD, ROCKLIN CA

ASSESSOR'S PARCEL NUMBERS: _____

DATE OF APPLICATION (STAFF): 02-18-26 RECEIVED BY (STAFF INITIALS): JWILL

FILE NUMBERS (STAFF): U2026-0001, ENV2026-0004 FEES: \$11,176.00

RECEIPT NO.: R64036

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 12/18/25

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: <u>n/a</u>	<input checked="" type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$10,705 <input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: <u>n/a</u> <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> General Development Plan*(PDG) Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:	<input type="checkbox"/> Modification to Approved Projects Fee:
<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:	File Number: _____	

Environmental Requirements: (STAFF)

<input checked="" type="checkbox"/> Exempt - \$471	<input type="checkbox"/> Mitigated Negative Declaration –
<input type="checkbox"/> Negative Declaration –	<input type="checkbox"/> EIR – See Fee Schedule

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>Commercial</u>	Acres: _____	<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer
Proposed: _____	Square Feet: <u>56,324</u>	_____ Septic Sewer	_____ Septic Sewer
ZONING:	Dimensions: _____	<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water
Existing: _____	No. of Units: <u>1</u>	_____ Well Water	_____ Well Water
Proposed: _____	Building Size: _____	<input checked="" type="checkbox"/> Electricity	_____ Electricity
	Proposed Parking: _____	<input checked="" type="checkbox"/> Gas	_____ Gas
	Required Parking: <u>Existing</u>	<input checked="" type="checkbox"/> Cable	_____ Cable
	Access: _____		

PROJECT REQUEST:

Request approved for design review and use permit for an indoor commercial recreation facility within an existing building. Scope includes interior tenant improvements, accessibility upgrades and install of trampoline attractions. ~~to~~ No change to building footprint.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Rhino Holdings Blue Oaks LLC

ADDRESS: One Oakbrook Terrace, Ste 400, F...

CITY: Oakbrook Terrace STATE: IL ZIP: 60181

PHONE NUMBER: 702-843-4251

EMAIL ADDRESS: Sanjiv@Rhinoig.com

FAX NUMBER: _____

SIGNATURE OF OWNER _____

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Jun Zhang

CONTACT: 774-955-4399

ADDRESS 139 Front st

CITY: Fall River STATE: MA ZIP: 02721

PHONE NUMBER: 774-955-4399

EMAIL ADDRESS: Jun@funcitymgmt.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Take Off Adventure Park
Location: 6640 Lonetree Blvd, Rocklin, CA 95765
Assessors Parcel Number(s): _____

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): _____

Name of person and / or firm authorized to represent property owner (Please print):

Juan Zhang

Address: 139 Front St

City: Fall River State: MA Zip: 02721

Phone Number: 774-955-4399 Fax Number: _____

Email Address: Juan@funcitymgmt.com

The above named person or firm is authorized as:

Agent () Buyer () Lessee ()

The above named person or firm is authorized to (check all that are applicable):

- File any and all papers in conjunction with the aforementioned request, including signing the application
- Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
- Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

Unrestricted Valid until: 3/1/26

Owners Authorization Signature & Date:

Signature:  Date: 1/20/26

Owners Name (Please Print): Sanjiv Chopra

Owners Address: P.O. Box 30128

City: Las Vegas State: NV Zip: 89173

Phone Number: (702) 202-6573

Email Address: sanjiv@rhinoig.com

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There are _____ / are not (check one) owner(s) of record of preserved mineral rights on the subject property and I, Jun Zhang, the applicant or applicant's representative, have _____ / have not (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.


Signature

1/15/20
Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than the day of the final scheduled public hearing for the proposed project.*

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Jun Zhang, the applicant or applicant's representative, have read the information above and understand its meaning.

Signature 

Date 1/15/20

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 1/15/20

Applicant: Jun Zhang

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Jen Zhang
Applicant's Name (printed)

[Signature]
Applicant's Signature

1/15/20
Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL
INFORMATION SHEET
(To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) 6676 Lantree Blvd

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: _____

NAME OF PROJECT: Takeoff Adventure Park

CONTACT/APPLICANT NAME: Jun Zhang

ADDRESS: 139 Front st

CITY: Fall River STATE: MA ZIP: 02721

PHONE: 774-955-4399 EMAIL: Jun@funcitymgmt.com

Project Description - Describe in detail. Add separate sheet if necessary.

The project consists of the establishment of an indoor commercial recreation facility within an existing commercial building. The scope of work includes interior tenant improvements, installation of recreation attractions, accessibility upgrades, and associated interior improvements. No expansion of the building footprint, grading, or exterior site modifications are proposed. All work will occur within the existing structure.

Property size: 56324 Square Feet Acres

Land Use: Commercial Existing Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

NONE

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

NONE

OTHER REQUIRED PERMITS OR APPROVALS:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone. Row 1: City of Rocklin Building Division, 3970 Rocklin Road, Rocklin CA

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

The site has been develop and used for commercial retail purposes, including a sporting goods retail store (Sportman's Warehouse).

SITE CHARACTERISTICS

- 1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
None. The site is fully developed with an existing commercial building, parking lot, and landscaped areas.

- 2. What are the surrounding land uses?
East *Commercial Retail* West *Commercial Retail* North *Open Space* ~~Ag~~ *Residential use* South *Commercial uses & public roadway*

- 3. Is the project proposed on land which contains fill or a slope of 10% or more? _____

- 4. Are there any existing erosion problems? *No* _____

- 5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? *No* _____
If so, describe in detail, or refer to attached soils report.

- 6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site: *0* _____
 - b. Deposited on the site: *0* _____
 - c. Removed from the site: *0* _____
 - d. Disposal site: *N/A* _____

- 7. Are there any streams or permanent water courses on the site? *No* _____
Describe:

- 8. Will the proposed project change drainage patterns or the quality of groundwater? *No* _____
If so explain. If not, why not:

- 9. Will the project affect any drainage channel, creek, pond or any other water body? *No* _____
Describe below:

- 10. Is any portion of the property located in a flood plain? *No* _____
If so describe:

11. Are there any jurisdictional wetlands or vernal pools on the site? No
If so how will they be impacted by the project? _____
12. Are there any trees or shrubs on the project site? No
What types? N/A
Are any to be removed or transplanted? No
State the location of transplant site: N/A
State the number & species to be removed: N/A
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
No
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?
No
15. What type of equipment will be associated with the project during construction?
Standard interior construction equipment such as hand tools, lift, and small power tools.
- During permanent operation?
There will be no power tools during operation. Indoor recreational equipment associated with a trampoline park
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
Minimal and temporary dust associated with interior improvement during construction only.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? No
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: _____
18. Will the project create any new light source, other than street lighting? _____
If yes, describe below: *No, the project will utilize existing interior lighting within the building*
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? No
If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials? No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site?
If so, what types? No
23. How close is the nearest school? _____

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: 0

Building height measured from ground to highest point in feet: no change

Number of floors/stories: 1

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:
no new appurtenances proposed

Project site coverage: Building no change sq.ft. _____ %

Landscaping no change sq.ft. _____ %

Paving no change sq.ft. _____ %

Exterior building materials: Existing no change

Exterior building colors: Existing no change

Wall and/or fencing material: N/A

Total number of off-street parking spaces required: _____ Provided: Existing parking provided

Total number of bicycle parking spaces: Existing

25. Is there any exposed mechanical equipment associated with the project? No

Location and screening method: N/A

26. RESIDENTIAL PROJECTS NON-RESIDENTIAL PROJECT

Total lots _____ Total dwelling units _____

Density/acre _____ Total acreage _____

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Indoor commercial Recreation

Oriented to: Regional City Neighborhood _____

Hours of operation: 10 AM - 10 PM

Total occupancy/Building capacity: per fire code

Gross floor area: 50324 sqft Number of fixed seats: 0

Number of employees (total): 30-45 Employees per shift: 15-25 Number of Shifts: 2

Number of visitors/customers on site at busiest time (best estimate): 200-300

Other occupants (specify): none

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? less than 10 tons per year
29. Will the proposed use involve any toxic or hazardous material? No
Is the project site within 2,000 feet of an identified hazardous/toxic site? No
Is the project site within 2,000 feet of a school or hospital? No
If the project involves any hazardous material, explain: N/A
30. How many new residents is the project estimated to generate? 0
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
Current: Existing commercial traffic Estimated: Similar to prior retail use
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
If yes, explain:
34. How close is the project to the nearest public park or recreation area? _____
35. What school districts will be affected by this project? _____
36. Describe energy-efficient features included in the project
use of existing building systems and energy efficient interior lighting consistent with current building code requirements.
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: Existing on site service
Telephone: _____
Water: Existing
Sewer: Existing
Storm Drainage: no change, Existing
Solid Waste: solid waste service.
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? No
If so, will the project result in any impact to the building? N/A
40. Are there any archaeological features on the site? No
If so, will the project result in any impact to these features? N/A

FORMATTING AND MINIMUM INFORMATION REQUIREMENTS
To Be Completed By Applicant

INSTRUCTIONS: The following are the formatting and minimum information requirements for the applicable exhibits and documents submitted as a part of all applications. Please check off the line indicating the information has been included and / or formatting requirements met and **submit this checklist with your application**. Mark the line *N/A* if the item is not applicable.

EXHIBIT SETS (Copies of all project drawings stapled together as follows, except tentative maps)

- 1. All project maps and drawings collated together
- 2. Sets stapled together along the left margin
- 3. Each set folded to 8-1/2" x 11" (If there are too many sheets to staple and fold to 8 1/2" x 11" in a single set the plan sets may be broken into two to three subsets, each subset to be stapled, folded to 8 1/2" x 11", and labeled as "1 of __", "2 of __", etc. as appropriate, and the subsets rubber banded together into units.)
- 4. Full sized and 11" x 17" reduced sets collated in the same order and including the same sheets
- 5. All sheets in the 11" x 17" reduced sets clearly legible
- 6. For the initial submittal and re-submittals, provide 2 sets of full size and 2 sets of 11" x 17" reduced size drawings (Additional copies to be provided when requested by the City for referral and final, pre-hearing submittals.)

COLORED EXHIBITS (Full size drawings, colored)

- 1. Exhibits rolled not mounted
- 2. Colors as close as possible to the true colors proposed to be used

MATERIALS SAMPLE BOARD (Accurate samples of colors and materials for ALL finishes proposed)

- 1. Maximum size not to exceed 8-1/2" x 14" (May be a series labeled with the project name and numbered "1 of __", "2 of __", etc.)
- 2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- 3. Manufacturer name and product name and identification number called out

SITE PLAN (A plot plan drawn to scale showing the following)

- 1. Proposed and existing structures (including those to be relocated or removed)
- 2. Square footage of structures and area of all parcels or pads
- 3. Dimensions (i.e. property lines, driveways, structures)
- 4. Natural features (Trees to stay and be removed, rock outcroppings, quarries, etc.)
- 5. All property lines, including those on-site, those immediately off-site and those across any street.
- 6. Circulation
- 7. All existing and proposed public right-of-way improvements
- 8. North arrow

- 9. Vicinity map
- 10. Reciprocal driveways, if appropriate
- 11. Trash enclosures. (Auburn Placer Disposal to approve location and size.)
- 12. Landscaped areas
- 13. Prominent features including structures and natural features of surrounding properties
- 14. All existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc., including name of person or group to own and maintain area)
- 15. Location, size, and height of pole lights, signs, street lights, flag poles
- 16. Scale (Scale shall be shown in printed text and with a bar scale).
- 17. Project notes including:
 - Owner;
 - Developer;
 - Engineer/Architect;
 - Service Providers;
 - General Plan and Zoning;
 - Assessors Parcel Number(s);
 - Land Area;
 - Building Area;
 - Parking including calculations for parking requirements (The general parking lot design shall be consistent with City of Rocklin Improvement Standards, including size, dimensions, driveway widths, and required landscaping)

DISABLED ACCESS REQUIREMENTS FOR SITE PLANS

- 1. Accessible route of travel requirements (per Title 24):
 - At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks
 - The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities
 - The accessible route of travel shall be provided to all entrances and exterior ground floor exits along normal paths of travel, as well as to the trash enclosure(s)
 - When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities
 - The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than 1/4 inch per foot (1 inch vertical per 50 inches horizontal)
 - The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own
 - Clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes

- 2. Accessible parking area requirements:
 - Accommodate required number of handicap spaces
 - One-quarter inch per foot slope in any direction, maximum
 - Reasonable distance to entrance
 - Equally dispersed throughout project for multiple buildings

Questions or clarification of the Disabled Access requirements should be addressed by the Building Department. Sites that require variation from the guidelines will be handled on a case by case basis.

PHASING PLAN

- 1. A complete phasing plan including improvements to be completed at each phase.
- 2. Interim dead-end streets more than 150' in length require a temporary turn-around.

PRELIMINARY GRADING AND DRAINAGE PLANS

- 1. Natural features, soils and geology studies as required by the City Engineer
- 2. Natural and finished contours and spot elevations where appropriate
- 3. Wetland and riparian delineation
- 4. Existing or proposed drainage facilities including detention basins
- 5. Standard utilities (i.e. storm drains, sewer, and water)
- ___ 6. Amount of cut and fill in cubic yards
- ___ 7. Identified archeological sites including mortar beds
- ___ 8. Typical street gradients in percentages
- ___ 9. Existing and proposed public right-of-way improvements
- ___ 10. Spot elevations immediately off-site
- ___ 11. 100 year flood plains
- ___ 12. Proposed retaining walls
- ___ 13. North arrow
- ___ 14. Scale (Scale shall be shown in printed text and with a bar scale)

PRELIMINARY LANDSCAPING PLAN

- ___ 1. Planting schedule that includes quantities, botanical and common names of all plants used, symbols for all plants, minimum container size (specify 15 gallon size for trees and 5 gallon for shrubs), and the average height range for trees in the specified container size (based on the American Standards for Nursery Stock).
- ___ 2. Detailed planting plans are required for entrances to multifamily residential, commercial, and industrial projects
- ___ 3. Indicate use of granite in landscaping/freestanding signage, plants will not block signs
- ___ 4. Parking lot shading provided at 1 tree located every 5 spaces
- ___ 5. Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping
- ___ 6. Berming or masonry screening walls three feet high along rights-of-way where adjacent to proposed parking or driveway aisles. Provide line of sight cross sections from streets and parking areas including medians and entrances to assure traffic safety
- ___ 7. Year round color and screening
- ___ 8. Utility features such as manholes, pipes, and ditches are to be kept out of the landscape planter areas to the extent possible. In instances where such features are proposed in the landscape areas, they should be located in a way that minimizes impacts to anticipated tree locations or the establishment of trees, shrubs, and ground cover.
- ___ 9. Drought resistant plantings, use of appropriate plant materials, meets requirements of the Water Conservation in Landscaping Act
- ___ 10. Fencing, materials and location
- ___ 11. Indicate preserved oak trees and tree preservation techniques implemented
- ___ 12. Scale (Scale shall be shown in printed text and with a bar scale)

BUILDING ELEVATIONS

- _____ 1. All four elevations of each proposed building labeled to include directional and other information to clarify orientation (i.e. North/Granite Drive Elevation). Designs should depict compatibility with neighboring structures and terrain
- _____ 2. Building height
- _____ 3. At least one elevation calling out colors and materials
- _____ 4. Location of mechanical equipment and screening (Cross sections and roof plan)
- _____ 5. Lighting specifications (manufacture name, fixture type and identification information, and proposed wattage). Submittal of cut sheets is encouraged
- _____ 6. Scale (Scale shall be shown in printed text and with a bar scale)
- _____ 7. For multi-building projects, provide a key plan on each sheet

FLOOR PLAN

- _____ 1. Dimensions
- _____ 2. Square footage
- _____ 3. Intended uses
- _____ 4. Scale (Scale shall be shown in printed text and with a bar scale)

OAK TREE PRESERVATION PLAN

- _____ 1. All existing oak trees located on site (Tree Survey)
- _____ 2. All trees labeled with corresponding number from arborist report
- _____ 3. Schedule of trees by number, type, size, condition, and removal information
- _____ 4. All trees to be removed should have an X through the center
- _____ 5. Spot elevation of tree at base
- _____ 6. Scale (Scale shall be shown in printed text and with a bar scale)

SIGN ELEVATION

- _____ 1. Elevations of all signs (Freestanding and building-mounted)
- _____ 2. Location(s) of wall sign(s) on building(s)
- _____ 3. Sign height dimensioned
- _____ 4. Sign length dimensioned
- _____ 5. Call out all materials and colors
- _____ 6. Location of all freestanding signs on site plan
- _____ 7. Type of illumination specified
- _____ 8. Scale (scale shall be shown in printed text with a bar scale)

TENTATIVE PARCEL MAP

- ___ 1. The scale of the tentative parcel map should be 1" = 50 feet unless otherwise permitted by the City Engineer
- ___ 2. All dimensions shown in feet and hundredths of a foot
- ___ 3. If more than three sheets are necessary to show the entire subdivision, an index map shall be included on one of the sheets
- ___ 4. Scale (Scale shall be shown on each sheet in both printed text and with a bar scale)
- ___ 5. North arrow on each sheet
- ___ 6. Title sheet shall be provided except where the size of the subdivision permits the information required to be included on the same sheet as the map of the subdivision.
- ___ 7. All existing property lines with dimensions
- ___ 8. All proposed property lines with dimensions
- ___ 9. Parcel area (Square footage and/or acreage) for each proposed parcel
- ___ 10. The adjacent public rights-of-way, with dimension(s) of the right of way
- ___ 11. All existing structures
- ___ 12. All oak trees and granite outcroppings
- ___ 13. Riparian boundary (as identified by a qualified biologist)
- ___ 14. 100 year floodplain boundaries
- ___ 15. All existing and proposed easements
- ___ 16. Archeological features
- ___ 17. Surrounding land uses, particularly locations of structures and driveways

TENTATIVE SUBDIVISION MAP

- ___ 1. Project notes including:
 - Proposed subdivision name;
 - Service Providers;
 - General Plan and Zoning;
 - Assessors Parcel Number;
 - Land Area;
 - North Arrow;
 - Existing Land Use;
 - Proposed Land Use
- ___ 2. Names, addresses and telephone numbers of record owners and subdivider of the land.
- ___ 3. Name, address, and phone number of the persons, firm, or organization that prepared the map and the applicable registration or license number.
- ___ 4. A vicinity or key map of appropriate scale covering sufficient adjoining territory so as to clearly indicate the nearest street intersections, major access streets, property lines of other adjacent properties in the ownership of the subdivider, and other significant features which will have a bearing on the proposed subdivision and its location in relationship to surrounding areas.
- ___ 5. The scale of the map shall be at least one inch equals one hundred feet. The scale shall be shown as both printed text and with a bar scale on each page.
- ___ 6. No single sheet shall exceed 72 inches in length and 54 inches in width. The minimum sheet shall be 18 inches in width and 26 inches in width.
- ___ 7. Boundaries of the subdivision with sufficient information to locate the property

- ___ 8. The boundaries and dimensions of all lots, with all lots consecutively numbered.
- ___ 9. The minimum, maximum, and average lots sizes shall be stated.
- ___ 10. Name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision
- ___ 11. Contour lines at intervals of not more than 2 feet, unless waived by the City Engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that may present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision.
- ___ 12. Lots exceeding a 25% slope shall be so noted.
- ___ 13. The location of all railroad rights of way and grade crossings
- ___ 14. Approximate location of all existing wells, abandoned wells and sumps, including septic systems or other underground systems
- ___ 15. The location of any active or abandoned quarries
- ___ 16. An indication of any physical restriction or condition in the subdivision which affects the use of the property
- ___ 17. All structures, including fences and signs, within the subdivision, dimensioned and distanced to the other structures and to existing and proposed street and lot lines, present and future use of all structures to be noted
- ___ 18. The locations, widths, and purposes of all existing and proposed easements for utilities, drainage, and other public purposes, whether private or public, shown by dashed lines, within and adjacent to the subdivision, including proposed building setback lines
- ___ 19. The location of all potentially dangerous areas, including geologically hazardous areas, and areas subject to inundation or flood hazard adjacent to the property involved and the proposed method of providing storm water drainage and erosion control.
- ___ 20. The location of all ponds, reservoirs, streams and tributaries and their respective floodplains
- ___ 21. The location and general description of any trees with a diameter of 6 inches or greater with notations as to their retention or destruction. Where groves of trees exist, the perimeter of the canopy shall be shown symbolically on the map.
- ___ 22. The location of any significant natural features and/or possible historical or archeological site or remains, including but not limited to, natural springs, caves, Indian grinding rocks, petroglyphs, burial sites, historical buildings and/or their ruins, and significant rock outcroppings
- ___ 23. The boundaries and dimensions of all lots, a number assigned to each lot, and the total number of lots.
- ___ 24. The location, width, and existing/proposed names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights of ways, including but not limited to bikeways, paths, etc. whether public or private. Any change in existing street names shall be specifically requested in writing
- ___ 25. Any modification being requested in accordance with the provisions of Rocklin Municipal Code 16.36 which is shown on the tentative map shall be clearly labeled and identified as to nature and purpose
- ___ 26. The location of all natural and man-made improvements to all properties surrounding the subdivision, including but not limited to off-site natural contours, finished grades, buildings, existing road improvements, and property lines. Cross sections are encouraged or may be required to illustrate elevation differences between the project and existing adjacent development.

**ECONOMIC & COMMUNITY
DEVELOPMENT DEPARTMENT**
MARC MONDELL, Director

PLANNING (916) 625-5120

Bret Finling, Planning Services Manager
Terry Stemple, Department Specialist
Laura Webster, Director, Office of Long Range Planning
Dara Durgworth, Senior Planner
Nathan Anderson, Associate Planner
Shauna Nauman, Assistant Planner
Jennifer Manzke, Planning/Building Tech

ENGINEERING (916) 625-5120

DAVID PALMER, City Engineer
Lynn Toth, Land Development Engineer
Ashley Kettenhofen, Planning/Building Tech

BUILDING & PERMIT SERVICES (916) 625-5120

FRED LUSTENBERGER, Chief Building Official
Kevin Ruybal, Manager of Building Services
Mike Kelly, Building Inspector II
John Schaad, Building Inspector II
Russ Sneed, Building Inspector I
Elaine Clark, Fire Prevention Plans Examiner
Sherry Palmer, Permit Services Supervisor
Raquel Torneros, Planning/Building Tech
Janette Haley, Planning/Building Tech
Jacob Slipak, Office Assistant II
Gabby Sotir, Office Assistant II
John Carter, Office Assistant II

HOUSING (916) 625-5592

SHARON COHEN, Housing Specialist

ADDRESS: 3970 Rocklin Road, Rocklin, CA 95677
FAX: (916) 625-5195 Planning/Building/Engineering
TDD: (916) 632-4013 (all city offices)

City of Rocklin

**Economic & Community Development
Department**

**Planning
Engineering
Building**

REFERENCE DIRECTORY

Services/Agencies
School Districts
Health Department
Contractor Information
Mobile Homes in Trailer Parks



ROCKLIN
CALIFORNIA

For more information,
please visit our website at:
www.rocklin.ca.us

August 18, 2017

<p>DISPOSAL</p> <p>RECOLOGY AUBURN PLACER DISPOSAL SERVICE 12305 Shale Ridge Road Auburn, CA 95602 (530) 885-3735 Customer Service: 1 (800) 573-5545 www.recologyauburnplacer.com</p>	<p>WATER</p> <p>PLACER COUNTY WATER AGENCY 144 Ferguson Rd. P. O. Box 6570 Auburn, CA 95604 (530) 823-4850; 1 (800) 464-0030 www.pcvwa.net</p>	<p>SCHOOL DISTRICTS</p> <p>ROCKLIN UNIFIED SCHOOL DISTRICT 2615 Sierra Meadows Dr Rocklin, CA 95677 (916) 624-2428 www.rocklinusd.org</p> <p>LOOMIS UNION SCHOOL DISTRICT 3290 Humphrey Road Loomis, CA 95650 (916) 652-1800 www.loomis-usd.k12.ca.us</p> <p>PLACER UNION HIGH SCHOOL DISTRICT <i>(DEL ORO HS)</i> 13000 New Airport Rd. P.O. Box 5048 Auburn, CA 95604 (530) 886-4400 www.puhisd.k12.ca.us</p>	
<p>SEWER</p> <p>SOUTH PLACER MUNICIPAL UTILITY DISTRICT 5807 Springview drive Rocklin, CA 95677 (916) 786-8555 www.spmud.ca.gov</p>	<p>GAS & ELECTRIC</p> <p>PACIFIC GAS & ELECTRIC COMPANY 333 Sacramento Street Auburn, CA 95603 (530) 889-3270; 1 (800) 743-5000 www.pge.com</p>	<p>TELEPHONE COMPANIES</p> <p>A T & T (FORMERLY SBC/PACIFIC BELL) Residential Customer Service: 1 (800) 310-2355 Business Customer Service: 1 (800) 750-2355 www.att.com</p> <p>SUREWEST (FORMERLY ROSEVILLE TELEPHONE) 200 Verron Street Roseville, CA (916) 786-6141; 1 (866) 787-3937 www.surewest.com</p>	
<p>HEALTH DEPARTMENT</p> <p>PLACER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 3091 Country Center Dr., #180 Auburn, CA 95603 (530) 745-2300 www.placer.ca.gov</p>	<p>MOBILE HOMES IN TRAILER PARKS</p> <p>CA DEPT. OF HOUSING & COMMUNITY DEV./DIV. OF CODES & STANDARDS 9342 Tech Center Dr., #550 Sacramento, CA 95826 (916) 255-2501; (916) 255-2532 http://housing.hcd.ca.gov/codes</p>	<p>CONTRACTOR'S LICENSE BOARD</p> <p>STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD 9821 Business Park Drive Sacramento, CA 95827 (916) 255-3900, (800) 321-2752 www.cslb.ca.gov</p>	<p>PLACER COUNTY OFFICES</p> <p>Assessors: (530) 889-4300 Recorder: (530) 886-5600 Public Works: (530) 889-7500 Building: (530) 886-3010 www.placer.ca.gov</p>
<p>CABLE TV</p> <p>WAVE BROADBAND (FORMERLY STARSTREAM CABLE) 4120 Citrus Ave. Rocklin, CA 95677 (916) 652-9479 www.wavebroadband.com</p>	<p>MOSQUITO ABATEMENT</p> <p>PLACER MOSQUITO ABATEMENT DISTRICT P O Box 216 (150 Waverly Drive) Lincoln, CA 95648 (916) 435-2140 www.placermosquito.org</p>	<p>POST OFFICE</p> <p>UNITED STATES POSTAL SERVICE 5515 Pacific Street Rocklin, CA 95677 (800) 275-8777 www.usps.com</p>	<p>CHAMBER OF COMMERCE</p> <p>CITY OF ROCKLIN CHAMBER OF COMMERCE 3700 Rocklin Road Rocklin, CA 95677 (916) 624-2548 www.rocklinchamber.com</p>



CITY OF ROCKLIN

MEMORANDUM

Sherri A.
COPY

TO: All Engineers/Surveyors Doing Business with the City of Rocklin

FROM: Larry M. Wing, Engineering Services Manager *LMW*

SUBJECT: Final Maps, Parcel Maps, and Lot Line Adjustments

DATE: December 16, 2005

Effective January 1, 2006, all final maps, parcel maps, and lot line adjustments shall require an electronic copy of the map or lot line adjustment prior to the City approval. This electronic copy shall be in a .pdf and either a .dwg format on CD or DVD or shape file.

Additionally, all improvement plans for residential and commercial projects shall require an electronic copy of the plans prior to the City approval. This electronic copy shall be in a .pdf format on CD or DVD.

The electronic copies shall be in addition to the City's requirement and the developer's responsibility to submit paper copies of final approved plans.

DATE 1-3-06
REC'D BY SCA

c:\engineer\City Engineer\memo All Engns n Survys reNeed Electric Copies.. (LMWams12905)

TAKE OFF ADVENTURE PARK

**6640 LONETREE BLVD,
ROCKLIN, CA 95765**

**JD DESIGN
ASSOCIATES INC.**

3436 UNION ST. SUITE 206
FLUSHING NY 11354
TEL: (212) 966-7828
EMAIL: DESIGN@JDNY.COM
WWW.JDNY.COM

ENGINEERING ■ INTERIOR DESIGN ■ CONSULTING

IN ASSOCIATION WITH THE ARCHITECT

RHS RH SWEERS, ARCHITECT
email: rhs@sweersarch.com

THIS DRAWING PREPARED under my supervision, and I disclaim any responsibility for existing conditions, including site conditions, the existing structure, or other existing construction elements (when applicable), and for Drawings or documents that do not bear my seal and signature.
DO NOT CONTACT me for bidding questions or information, as I am not involved in bidding.

These drawings shall be used for the specific project location indicated within the Title Block, and shall not BE USED AT ANY OTHER LOCATION.

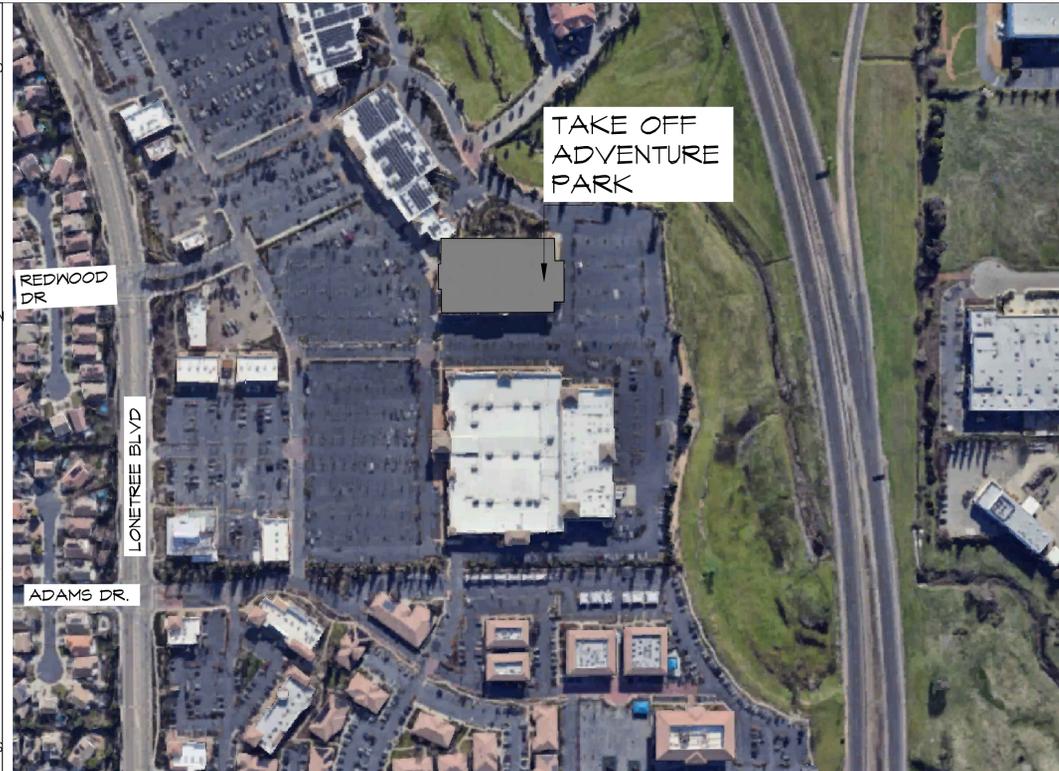
PROJECT :

INTERIOR RENOVATION

**6640 LONETREE BLVD,
ROCKLIN, CA 95765**

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, NO WORK SHOWN; SPECIFIED OR IMPLIED SHALL BE CONSTRUCTED TO CONFLICT WITH ANY GOVERNMENT AGENCY OR BUILDING AUTHORITY MANDATE.
- NO WORK SHALL BEGIN UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- GENERAL CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, WORKMEN COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK IN THIS BUILDING.
- THE CONTRACTOR SHALL INSPECT THE SITE AND CHECK AND VERIFY EXISTING AND PROPOSED CONDITIONS BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ARCHITECT'S OR ENGINEER'S ATTENTION BY WRITING PRIOR TO SUBMIT ANY QUOTES OR ESTIMATES PRIOR TO COMMENCING WORK.
- ALL NEW WORK CONFORMS TO THE CALIFORNIA STATE ENERGY CODE.
- ALL FEES, PERMITS APPLICATIONS, INSPECTIONS, CERTIFICATES AND SIGN-OFF SHALL BE SECURED BY THE CONTRACTOR AND PAID FOR BY THE OWNER UNLESS OTHERWISE NOTED.
- ALL NOTES HEREIN MENTIONED ALONG WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- THE CONTRACTOR SHALL PROVIDE ALL THE LABOR AND MATERIAL NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL CARRY OUT ALL THE WORK IN A FIRST CLASS WORKMAN-LIKE MANNER. HE SHALL MAINTAIN A SAFE, CLEAN JOB SITE AT ALL TIMES, FREE FROM DEBRIS ACCUMULATION, AND SHALL LEAVE THE JOB SITE BROOM CLEAN AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO NEW OR EXISTING CONDITIONS CAUSED BY HIMSELF, HIS WORKMEN OR HIS SUBCONTRACTOR. HE SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED IN WRITING PRIOR TO STARTING WORK.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, FREE FROM DEFECTS UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, STANDARDS AND GOOD PRACTICE. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE ARCHITECT OR ENGINEER OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
- MATERIALS NOT SPECIFIED SUCH AS MAKE, STYLE, COLOR ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASING AND INSTALLATION BY CONTRACTORS.
- ALL PLUMBING WORK SHALL BE PERFORMED BY LICENSED PLUMBER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIAN.
- GENERAL CONTRACTOR SHALL PROVIDE LIABILITY, WORKER'S COMPENSATION AND OTHER REQUIRED INSURANCE.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DETAILS WHICH MAY NOT CONFORM TO SUCH CODES.
- GENERAL CONTRACTOR SHALL PERFORM ALL WORK WHICH MAY BE REASONABLY INFERRABLE FROM THE CONSTRUCTION DRAWINGS AS NECESSARY TO ACHIEVE THE INTENDED RESULTS AS INDICATED ON THE DRAWINGS.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES WHICH MAY AFFECT WORK OF THIS PROJECT.
- IN THE EVENT OF CONFLICTING OR UNCLEAR INFORMATION, THE GENERAL CONTRACTOR SHALL CONTACT ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CUSTOMARY GENERAL CONDITIONS ASSOCIATED WITH PROJECTS OF THIS TYPE AND SCOPE INCLUDING BUT NOT LIMITED TO; GARBAGE DISPOSAL, HAULING, FINAL CONSTRUCTION CLEANING, AND CONSTRUCTION SITE SECURITY.



SITE PLAN

SCALE: N.T.S.

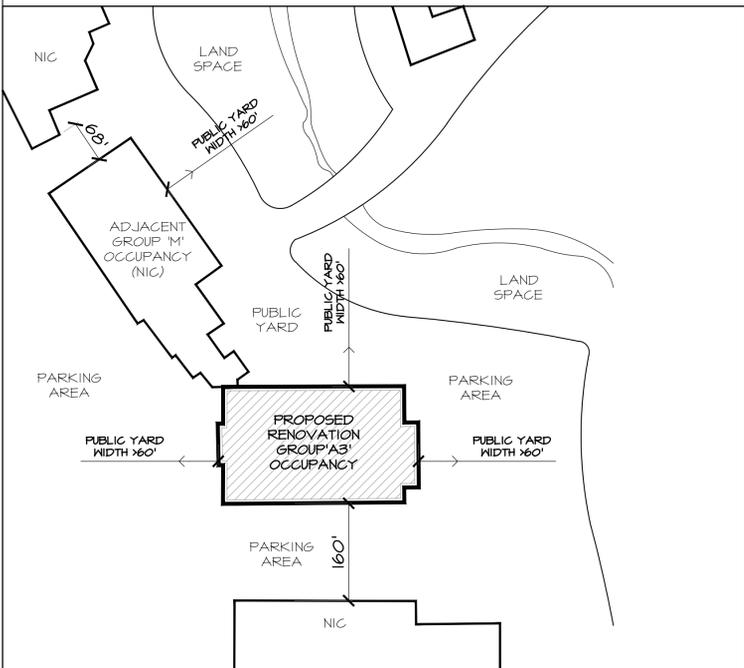


PROJECT DATA

PROJECT NAME:	TAKE OFF ADVENTURE PARK
PROJECT ADDRESS:	6640 LONETREE BLVD, ROCKLIN, CA 95765
OCCUPANCY CLASSIFICATION:	A3-MUSEUM/ARCADES
CONSTRUCTION CLASSIFICATION:	TYPE IIB
CONSTRUCTION CODES ENFORCED BY CALIFORNIA:	
BUILDING CODE:	CALIFORNIA BUILDING CODE 2022(VOL 1&2)(IBC 2021 - WITH AMENDMENTS)
PLUMBING CODE:	CALIFORNIA PLUMBING CODE 2022(UPC 2021 - WITH AMENDMENTS)
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE 2022(NFPA 70, 2020 - WITH AMENDMENTS)
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE 2022(UMC, 2021 - WITH AMENDMENTS)
ENERGY CODE:	CALIFORNIA ENERGY CODE 2022
ACCESSIBILITY CODE:	2010 ADA STANDARDS(ADA 2010 - WITHOUT AMENDMENTS)
EXISTING BUILDING CODE:	CALIFORNIA EXISTING BUILDING CODE 2022(IEBC 2021 - WITH AMENDMENTS)
FIRE PROTECTION:	FULLY SPRINKLED
TOTAL PROJECT AREA:	56,723 SQ. FT.

INDEX OF DRAWINGS

PAGE	DRAWING TITLE
T-001.00	TITLE PAGE
G-001.00	PROJECT DATA
G-002.00	CALGREEN CHECKLIST
G-003.00	ACCESSIBILITY PLAN
A-001.00	RENDERINGS
A-002.00	FLOOR PLAN
A-003.00	EGRESS PLAN
A-004.00	CONSTRUCTION PLAN
A-005.00	ELEVATED PLATFORM DETAILS
A-006.00	DETAILS & SECTIONS
A-007.00	ACCESSIBILITY DETAILS
A-008.00	ENLARGED TOILET FLOOR PLAN & DETAILS
A-009.00	DOOR SCHEDULE
M-001.00	HVAC SPECIFICATIONS
M-002.00	HVAC SPECIFICATIONS
M-003.00	HVAC PLAN
M-004.00	HVAC ENLARGED PLAN & DETAILS
E-001.00	ELECTRICAL GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
E-002.00	ELECTRICAL SPECIFICATIONS
E-003.00	ELECTRICAL REFLECTED CEILING & LIGHTING PLAN
E-004.00	ELECTRICAL POWER PLAN
E-005.00	ELECTRICAL PANEL SCHEDULE
E-006.00	ELECTRICAL DETAILS
P-001.00	PLUMBING SPECIFICATIONS
P-002.00	PLUMBING PLAN
P-003.00	PLUMBING RISER DIAGRAM & CALCULATIONS
P-004.00	PLUMBING DETAILS
SP-001.00	SPRINKLER SPECIFICATIONS
SP-002.00	SPRINKLER SYMBOL LIST
SP-003.00	SPRINKLER PLAN
SP-004.00	SPRINKLER DETAILS
FA-001.00	FIRE ALARM PLAN



SCOPE OF WORK:

INTERIOR TENANT FINISH REMODELING OF AN EXISTING ONE-STORY TYPE-II-B (NON-COMBUSTIBLE UNPROTECTED) BUILDING RESULTING IN A CHANGE OF OCCUPANCY TO ASSEMBLY GROUP 'A-3', WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. REMODELED BUILDING TO BE CONSIDERED WITH ADJACENT BUILDING ON THE SAME LOT AS PORTIONS OF ONE AGGREGATE BUILDING UNDER 503.1.2.

EXISTING BUILDING AREA ANALYSIS:

CODE COMPLIANCE PATH:

503.1.2 BUILDINGS ON SAME LOT

506 BUILDING AREA

506.1.1 UNLIMITED AREA BUILDINGS

507 UNLIMITED AREA BUILDINGS

507.4 SPRINKLERED, ONE-STORY BUILDINGS

507.6 GROUP A-3 BUILDINGS OF TYPE II CONSTRUCTION

503.1.2 BUILDINGS ON SAME LOT

TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIMITATIONS SPECIFIED IN SECTIONS 504 AND 506. THE PROVISIONS OF THIS CODE APPLICABLE TO THE AGGREGATE BUILDING SHALL BE APPLICABLE TO EACH BUILDING.

507.4 SPRINKLERED, ONE-STORY BUILDINGS:

THE AREA OF A GROUP A-4 BUILDING NOT MORE THAN ONE STORY ABOVE GRADE PLANE OF OTHER THAN TYPE V CONSTRUCTION, OR THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET (18 288 MM) IN WIDTH.

507.6 GROUP A-3 BUILDINGS OF TYPE II CONSTRUCTION:

THE AREA OF A GROUP A-3 BUILDING NOT MORE THAN ONE STORY ABOVE GRADE PLANE, USED AS A PLACE OF RELIGIOUS WORSHIP, COMMUNITY HALL, DANCE HALL, EXHIBITION HALL, GYMNASIUM, LECTURE HALL, INDOOR SWIMMING POOL OR TENNIS COURT OF TYPE II CONSTRUCTION, SHALL NOT BE LIMITED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- THE BUILDING SHALL NOT HAVE A STAGE OTHER THAN A PLATFORM.
- THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
- THE BUILDING SHALL BE SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET (18 288 MM) IN WIDTH.

ALLOWABLE BUILDING AREAS FOR SPRINKLERED, ONE-STORY A-4, B, F, M, OR S OCCUPANCIES: UNLIMITED PER 507.4

ALLOWABLE BUILDING AREAS FOR A-3 OCCUPANCIES OF TYPE II CONSTRUCTION: UNLIMITED PER 507.6

AGGREGATE BUILDING AREA LIMITATION: UNLIMITED

(APPLY THE MOST RESTRICTIVE AREA LIMITATION OF EACH SEPARATE BUILDING TO THE AGGREGATE BUILDING)

AGGREGATE BUILDING CRITERIA:

- BUILDING NOT MORE THAN ONE STORY ABOVE GRADE PLANE OF OTHER THAN TYPE V CONSTRUCTION [507.4] - SATISFIED
- THE BUILDING SHALL NOT HAVE A STAGE OTHER THAN A PLATFORM. [507.6.1] - SATISFIED
- THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. [507.4, 507.6.2] - SATISFIED
- THE BUILDING SHALL BE SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET (18 288 MM) IN WIDTH.[507.4, 507.6.3] (SEE OPEN SPACE PLAN) - SATISFIED

DISTRICT SECTION BLOCK LOT

PRO. NO. :

DATE	04/21/2025
SCALE	AS NOTED
DRWN BY	A.ZH
CHKD BY	

DWG TITLE :

TITLE PAGE

NO.	REVISIONS	DATE

SEAL & SIGNATURE :

Digitally signed by
Richard H Sweers
Date: 2025.06.02
13:57:59-05'00'



Signed: 05/22/2025

REF. NO. :

JD-02925

DWG NO. :

T-001.00

JD DESIGN ASSOCIATES INC.

3436 UNION ST. SUITE 206
 FLUSHING NY 11354
 TEL: (212) 966-7828
 EMAIL: DESIGN@JDNY.COM
 WWW.JDNY.COM

ENGINEERING ■ INTERIOR DESIGN ■ CONSULTING
 IN ASSOCIATION WITH THE ARCHITECT

RHS RH SWEERS, ARCHITECT
 email: rhs@sweersarch.com

THIS DRAWING PREPARED under my supervision, and I disclaim any responsibility for existing conditions, including site conditions, the existing structure, or other existing construction elements (when applicable), and for Drawings or documents that do not bear my seal and signature.
 DO NOT CONTACT me for bidding questions or information, as I am not involved in bidding.

These drawings shall be used for the specific project location indicated within the Title Block, and shall not BE USED AT ANY OTHER LOCATION.

PROJECT :
INTERIOR RENOVATION
 6640 LONETREE BLVD,
 ROCKLIN, CA 95765

DISTRICT	SECTION	BLOCK	LOT

PRO. NO. :

DATE	04/21/2025
SCALE	AS NOTED
DRWN BY	A.ZH
CHKD BY	

DWG TITLE :

ACCESSIBILITY PLAN

NO.	REVISIONS	DATE

SEAL & SIGNATURE :



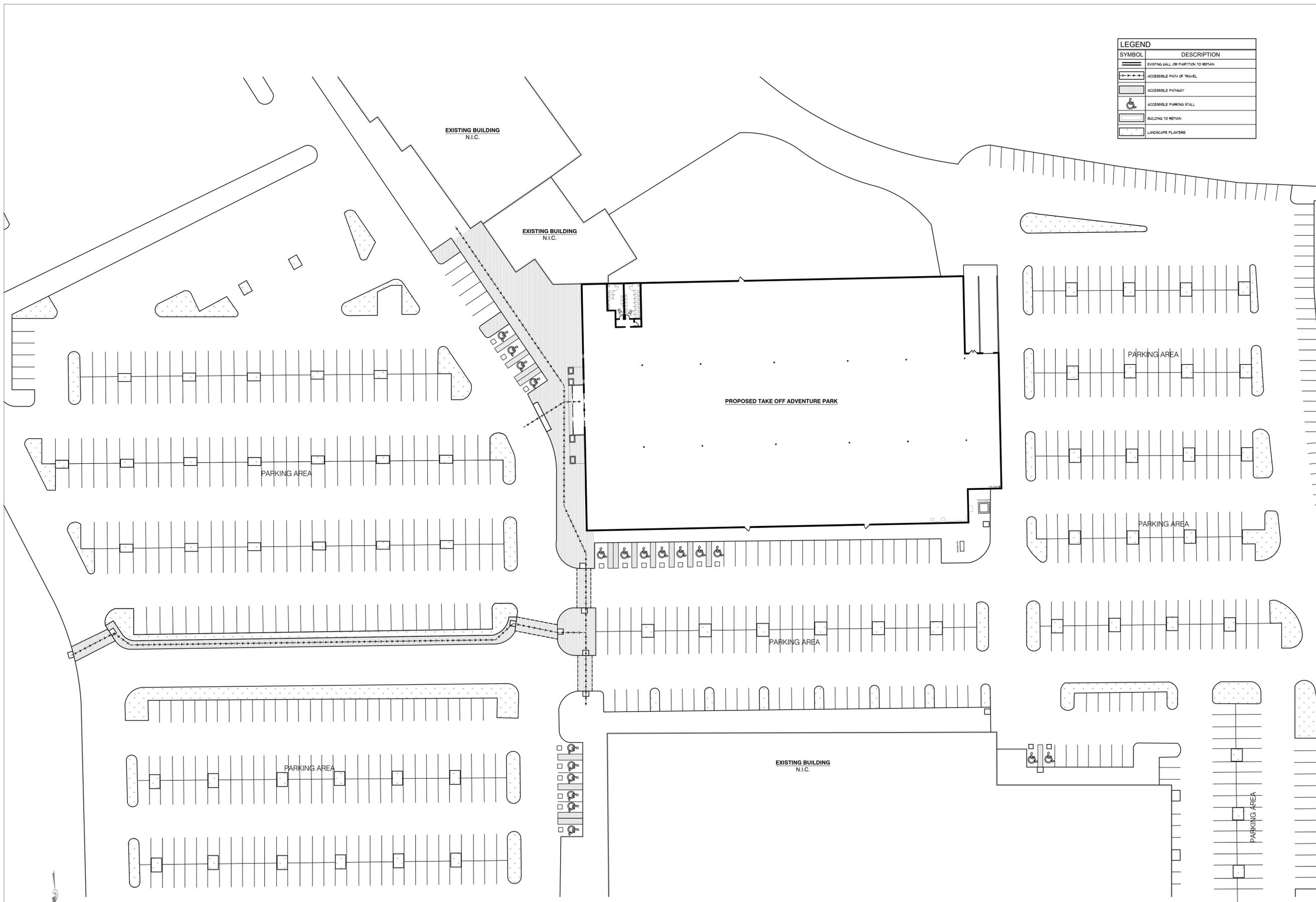
REF. NO. :

JD-02925

DWG NO. :

G-003.00

SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE PATHWAY
	ACCESSIBLE PARKING STALL
	BUILDING TO REMAIN
	LANDSCAPE PLANTERS



ACCESSIBILITY PLAN
 SCALE: N.T.S.



**JD DESIGN
ASSOCIATES INC.**

3436 UNION ST. SUITE 206
FLUSHING NY 11354
TEL: (212) 966-7828
EMAIL: DESIGN@JDNY.COM
WWW.JDNY.COM

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PROJECT :

INTERIOR RENOVATION

6640 LONETREE BLVD,
ROCKLIN, CA 95765

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :

DATE	04/21/2025
SCALE	AS NOTED
DRWN BY	A.ZH
CHKD BY	

DWG TITLE :

RENDERINGS

NO.	REVISIONS	DATE

SEAL & SIGNATURE :



REF. NO. :

JD-02925

DWG NO. :

A-001.00

JD DESIGN ASSOCIATES INC.

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PROJECT :
INTERIOR RENOVATION
6640 LONETREE BLVD,
ROCKLIN, CA 95765

DISTRICT	SECTION	BLOCK	LOT

PRO. NO. :

DATE	04/21/2025
SCALE	AS NOTED
DRWN BY	A.ZH
CHKD BY	

DWG TITLE :

FLOOR PLAN

NO.	REVISIONS	DATE

SEAL & SIGNATURE :



REF. NO. :

JD-02925

DWG NO. :

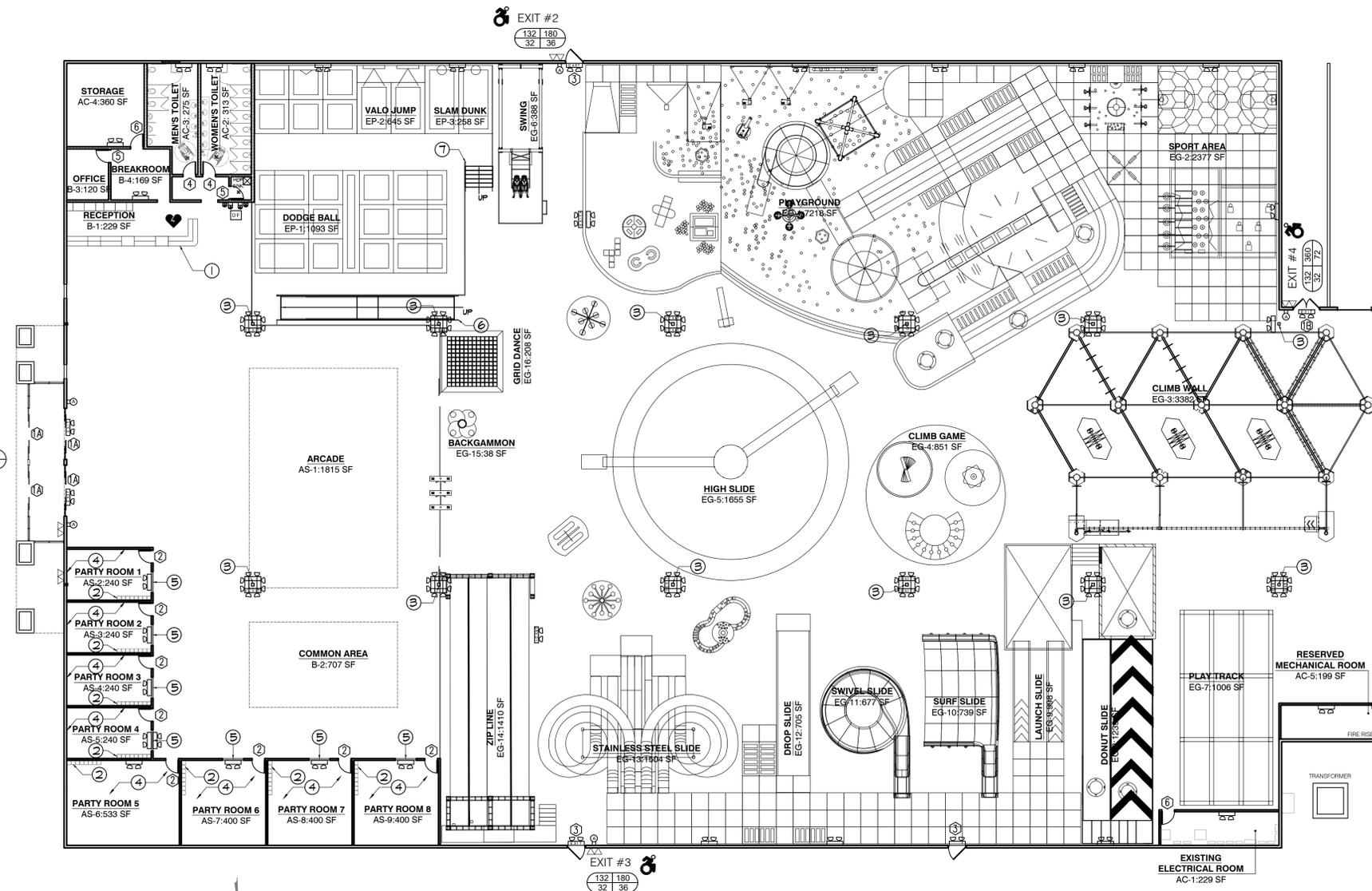
A-002.00

SYMBOL	DESCRIPTION
—	EXISTING WALL OR PARTITION TO REMAIN
—	NEW PARTITION 3/8" G.A. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE TO 1/2" AFF. TAPE, 3 COATS PUD, SAND SMOOTH, PAINT.
—	EXISTING STOREFRONT TO REMAIN
—	NEW STOREFRONT INTERIOR WALL
△△	EXTERIOR DISCHARGE LIGHTING WITH BATTERY BACK-UP
⊕	ABC PORTABLE FIRE EXTINGUISHER LOCATION, 10L.B. @ 48" AFF. MAX.
⊕	EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHT, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)
⊕	EMERGENCY LIGHT WITH BATTERY BACKUP, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)
⊕	AUTOMATED EXTERNAL DEFIBRILLATOR LOCATION
DF	LOW AND HIGH DRINKING FOUNTAIN LOCATION
♿	ACCESSIBLE ENTRANCE
150 300	ACTUAL NUMBER OF DISCHARGING OCCUPANTS
32 172	ALLOWABLE NUMBER OF DISCHARGING OCCUPANTS PROVIDED EGRESS WIDTH IN INCHES
⊕	REQUIRED EGRESS WIDTH IN INCHES
⊕	FLOOR DRAIN

FLOOR PLAN KEYNOTES

- PROVIDE RECEPTION DESK. REFER TO ARCHITECTURAL DETAIL A1, A-006.00
- PROVIDE CUBBIES. REFER TO ARCHITECTURAL DETAIL B1, A-006.00
- WRAP AROUND THE STRUCTURAL COLUMN WITH 5/8" FIRECODE "X" GYPSUM WALL BOARD. REFER TO ARCHITECTURAL DETAIL B3, A-006.00
- PARTY ROOMS, OFFICE & BREAK ROOM OPEN CEILING
- PARTY ROOM WINDOW. REFER TO ARCHITECTURAL ELEVATION B4, A-006.00
- ACCESSIBLE RAMP & HANDRAILS
- STAIR & HANDRAILS
- BATHROOM EXHAUST FAN TERMINATED THRU. ROOF

- NOTE:
- TRAMPOLINE SYSTEMS & PLAY EQUIPMENT & SUPPORTS SHALL BE FULLY INDEPENDENT OF THE BUILDING STRUCTURAL SYSTEM.
 - NO TRAMPOLINE OR EQUIPMENT COMPONENTS SHALL BE CONNECTED TO COLUMNS, BEAMS, JOIST OR ROOF DECK WITHOUT PRIOR WRITTEN APPROVAL BY LANDLORD & CONTINGENT IN TENANT PROVIDING SIGNED AND SEALED CALCULATIONS & APPROVAL FROM A CA LICENSED STRUCTURAL ENGINEER.
 - TENANT SHALL BE RESPONSIBLE FOR LOAD CALCULATIONS FOR CURRENT SLAB CAPACITY.



FLOOR PLAN
SCALE: 1/16" = 1'-0"

