



New Project Information

The City of Rocklin has begun 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 notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: August 15, 2015

Project Name and Requested Approvals:

ROCKLIN PARK SENIOR LIVING ADDITION
DESIGN REVIEW, DR2015-0015, CONDITIONAL USE PERMIT, U2015-0008, OAK TREE PRESERVATION
PERMIT, TRE2015-0007

Staff Description of Project:

This application is a request for approval of a design review, conditional use permit, and oak tree preservation permit to allow a 10,167 square foot addition and 12,997 square foot enclosure to the existing building of the future Rocklin Park Senior Living Facility.

Location:

The subject site is generally located at 5450 China Garden Road. APN 045-110-67.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

This project **does** / **XX** **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 Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Joseph Callaghan with Ridgeline Partners, LLC. The property owner is Omkar Rocklin, Inc.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\BVF\Special Projects\Website Posting of Referrals\Background Information & Project Description.docx



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: **ROCKLIN PARK SENIOR LIVING** _____

LOCATION: **5450 CHINA GARDEN ROAD ,ROCKLIN CA** _____

ASSESSOR'S PARCEL NUMBERS: **045-110-067-000** _____

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): _____ FEES: _____

RECEIPT NO.: _____

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: _____

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

- | | | |
|---|---|---|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
X Minor (PC Approval – addition) Fee: \$9,888
Minor (PC Approval – Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | X Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | X Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| X Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |
- _____ File Number

Environmental Requirements:	<input type="checkbox"/> Exempt - \$1,277.00	X Mitigated Negative Declaration – \$6,311.00
(STAFF)	<input type="checkbox"/> Negative Declaration – \$5,166.00	<input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>_Com_</u> —	Acres: <u>8.95</u>	<u>___y___</u> Pub.	<u>___y___</u> Pub.
Proposed: <u>_Com_</u>	Square Feet: <u>389,862</u>	Sewer <u>___n___</u> Septic	Sewer <u>___n___</u> Septic
Zoning:	Dimensions: _____	Sewer <u>___y___</u> Pub.	Sewer <u>___y___</u> Pub.
Existing: <u>_C2_</u> —	NO. UNITS Ex 67 PROP 29 = 96	Water <u>___n___</u> Well	Water <u>___n___</u> Well
Proposed: <u>_C2_</u> —	Building Size: EX 51,750 SF PROP 23,164	Water <u>___y___</u> Electricity	Water <u>___y___</u> Electricity
	Proposed Parking: 129 STANDARD & 7 ADA _____	<u>___y___</u> Gas	<u>___y___</u> Gas
	Required Parking: <u>_70_</u>	<u>___y___</u> Cable	<u>___y___</u> Cable
	Access: PUBLIC STREET <u>___YES___</u>		

PROJECT REQUEST: Building plans for conversion of existing Hotel to Senior Living facility based on Conditional Use Permit U-2013-03-09162013. An addition to the existing Building +/- 10,167 Sf will be added as well as removal of existing swimming pool and a 12,997 sf enclosure of that area. Renovation inside will be done under building permits for TI'S, Portions of the existing parking lot will be used for addition building pad. Parking, ADA path of travel will be revised to accommodate addition to the building. Trash enclosure area will be revised, All renovations of Landscape will be done in the same manner of existing landscaping.

(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: **Omkar Rocklin Inc** _____

ADDRESS: **995 Montague Expressway, Suite 121,** _____

CITY: **Milpitas** _____ STATE: **Ca** _____ ZIP: **95035** _____

PHONE NUMBER: **408-934 9000 c.408-398 3750** _____

EMAIL ADDRESS: **bmehta@omkarhotels.com, hemang@omkarhotels.com** _____

FAX NUMBER: **408-946 9785**

SIGNATURE OF OWNER X _____

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

NAME OF APPLICANT

(If different than owner): **Ridgeline Partners, LLC** _____

CONTACT: **Joseph Callaghan** _____

ADDRESS: **4848 Lemmon Avenue** _____

CITY: **Dallas** _____ STATE: **TX** _____ ZIP: **75219** _____

PHONE NUMBER: **214-219-7160** _____

EMAIL ADDRESS: **jcallaghan@ridgeline.partners** _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT X _____

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.

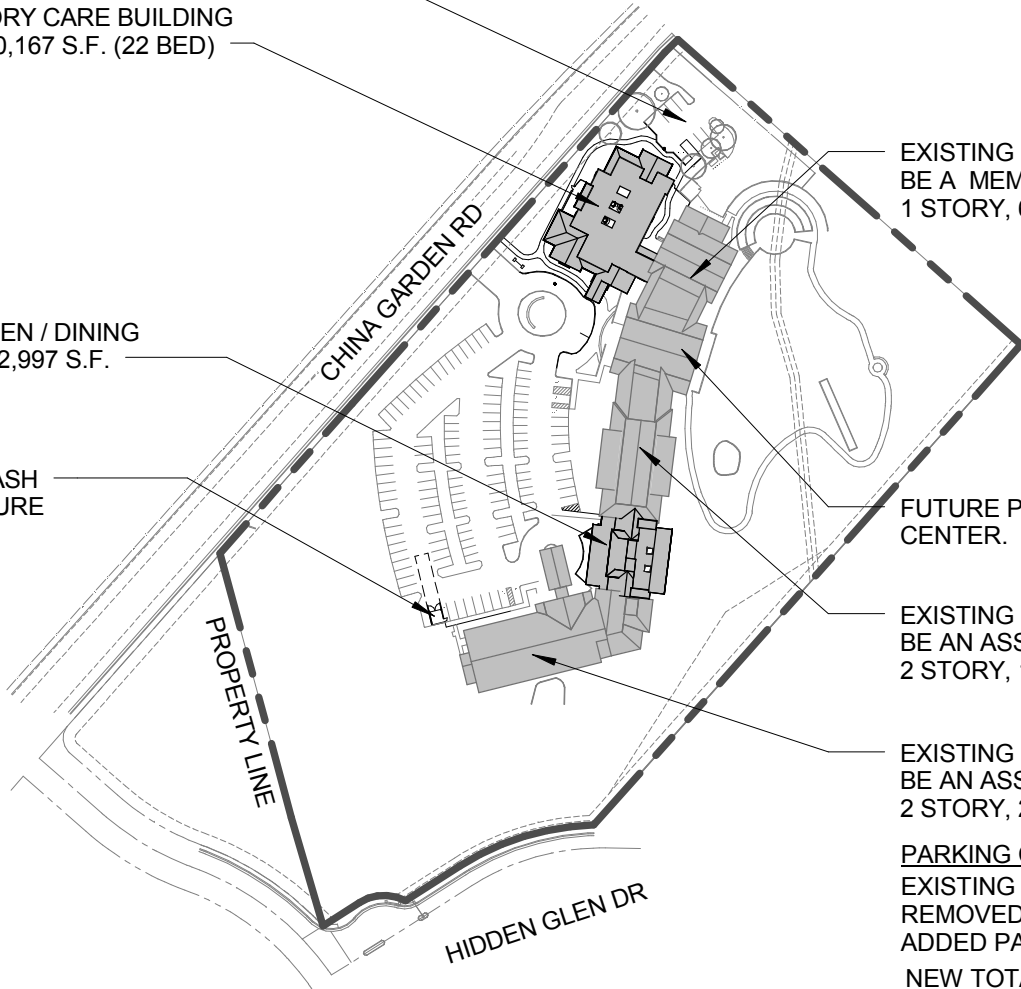
Project Name: Rocklin Park Senior Living
Location: 5450 China Garden Road
Assessors Parcel Number(s): 045-110-067-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Name of person and / or firm authorized to represent property owner (Please print): Joseph Callaghan - Ridgeline Partners : 4848 Lemmon Avenue, #134, Dallas, Texas 75219 Email Address: jcallaghan@ridgeline.partners Phone: 214.763.1153
Address (Including City, State, and Zip Code): BHAVIN MEHTA ADDRESS 995 MONTAGUE EXPWY, SUITE 121, Milpitas, Ca. -95035 Tel 408 934-9000
William E. Mitchell- Land Development Services Inc. 2571 Warren Drive, Rocklin Ca. 95677 Engineer/ Surveyor for Project. Tele. 916-624-1629
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named persons or firms are authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: COMPLETION
Owners Authorization Signature & Date: X
Owners Name (Please Print): Omkar Rocklin Inc
Owners Address (Including City, State, and Zip Code): 995 Montague Expwy, Ste 121 Milpitas, Ca. -95035
Phone Number: 408 3949000 Email Address: bmehta@omkarhotels.com

STAFF PARKING

NEW MEMORY CARE BUILDING
1 STORY, 10,167 S.F. (22 BED)

NEW KITCHEN / DINING
CENTER. 12,997 S.F.

NEW TRASH
ENCLOSURE



EXISTING HOTEL WING RENOVATED TO
BE A MEMORY CARE CENTER
1 STORY, 6,935 S.F. (13 UNIT -19 BED)

FUTURE PHYSICAL REHABILITATION
CENTER. 1 STORY, 4,827 S.F.

EXISTING HOTEL WING RENOVATED TO
BE AN ASSISTED LIVING CENTER
2 STORY, 18,424 S.F. (34 UNIT)

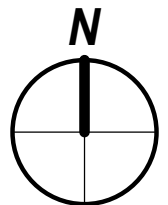
EXISTING HOTEL WING RENOVATED TO
BE AN ASSISTED LIVING CENTER
2 STORY, 21,564 S.F. (33 UNIT)

PARKING COUNTS:

EXISTING PARKING STALLS:	164
REMOVED PARKING STALLS:	34
ADDED PARKING STALLS:	7
NEW TOTAL:	137

NOTES:

- SEE ENLARGED PLANS FOR OVERALL BUILDING AND PROPERTY DIMENSIONS.
- SEE ARBORIST REPORT FOR EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED.
- SEE LANDSCAPE DRAWINGS FOR NEW VEGETATION.



True North

SHEET TITLE: **SITE PLAN**



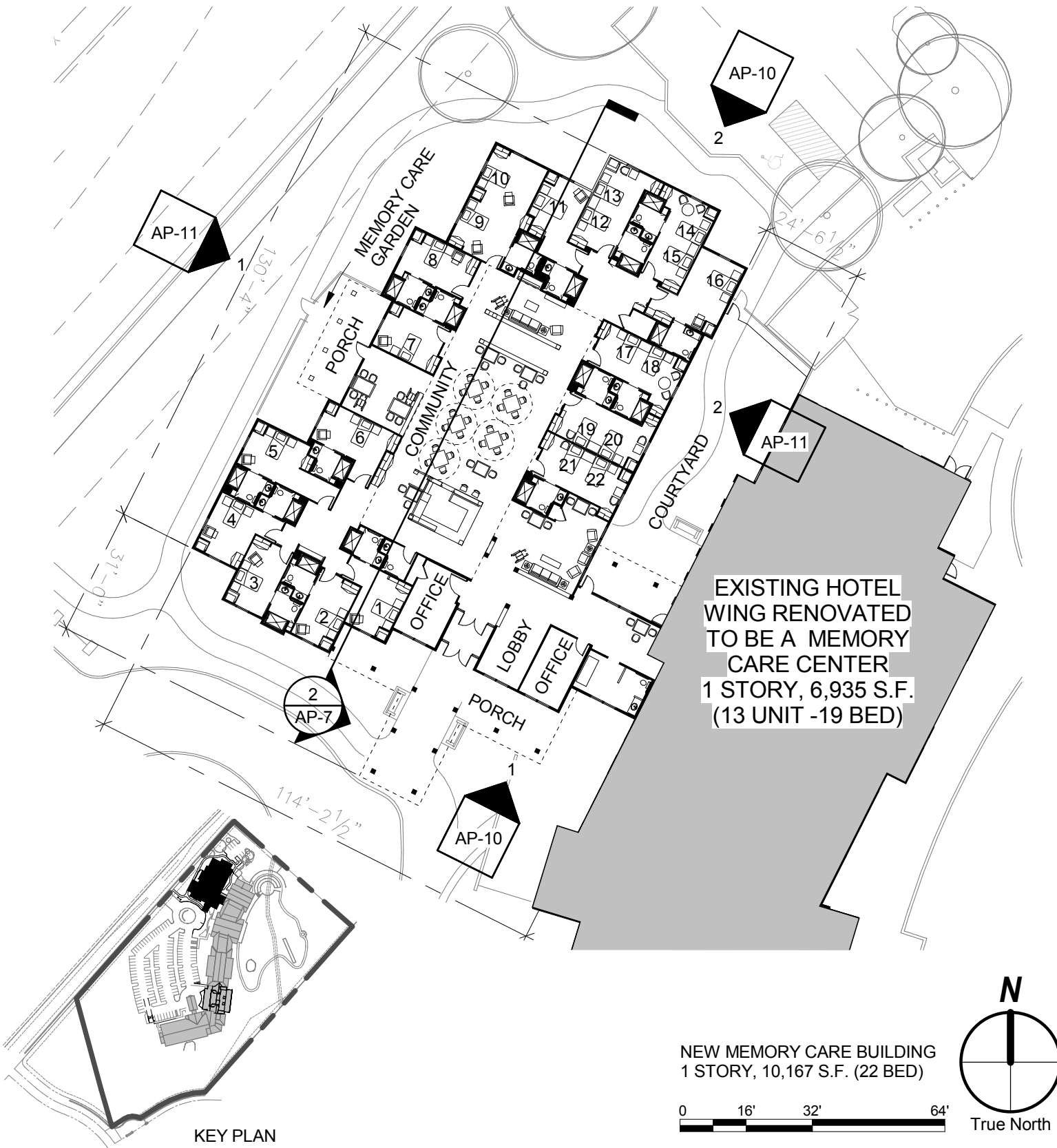
720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077
www.lrsarchitects.com

PROJECT NAME: *Rocklin MC AL Conversion*
PROJECT NUMBER: 215086
DRAWN BY: *IJB*
DATE CREATED: 09/08/15

SHEET:

AP-1
Schematic Design
9.11.15

9/11/2015 4:42:48 PM



SHEET TITLE: **MEMORY CARE FLOOR PLAN**



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PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: 215086
 DRAWN BY: *Author*
 DATE CREATED: *09/08/15*

SHEET:
AP-2
Schematic Design
 9.11.15

9/11/2015 4:42:49 PM

9/11/2015 4:42:50 PM

EXISTING HOTEL WING RENOVATED TO BE AN ASSISTED LIVING CENTER
2 STORY, 18,424 S.F. (34 UNIT)

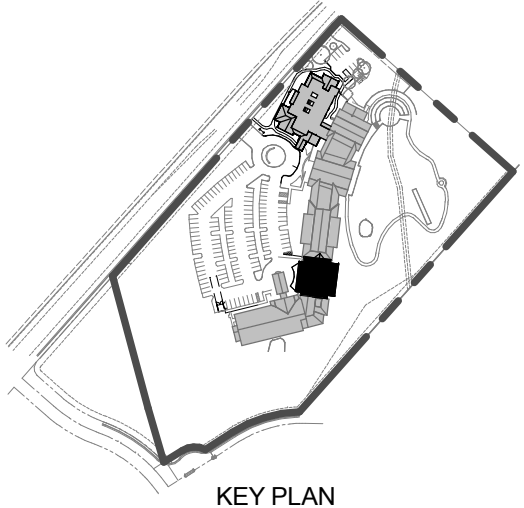
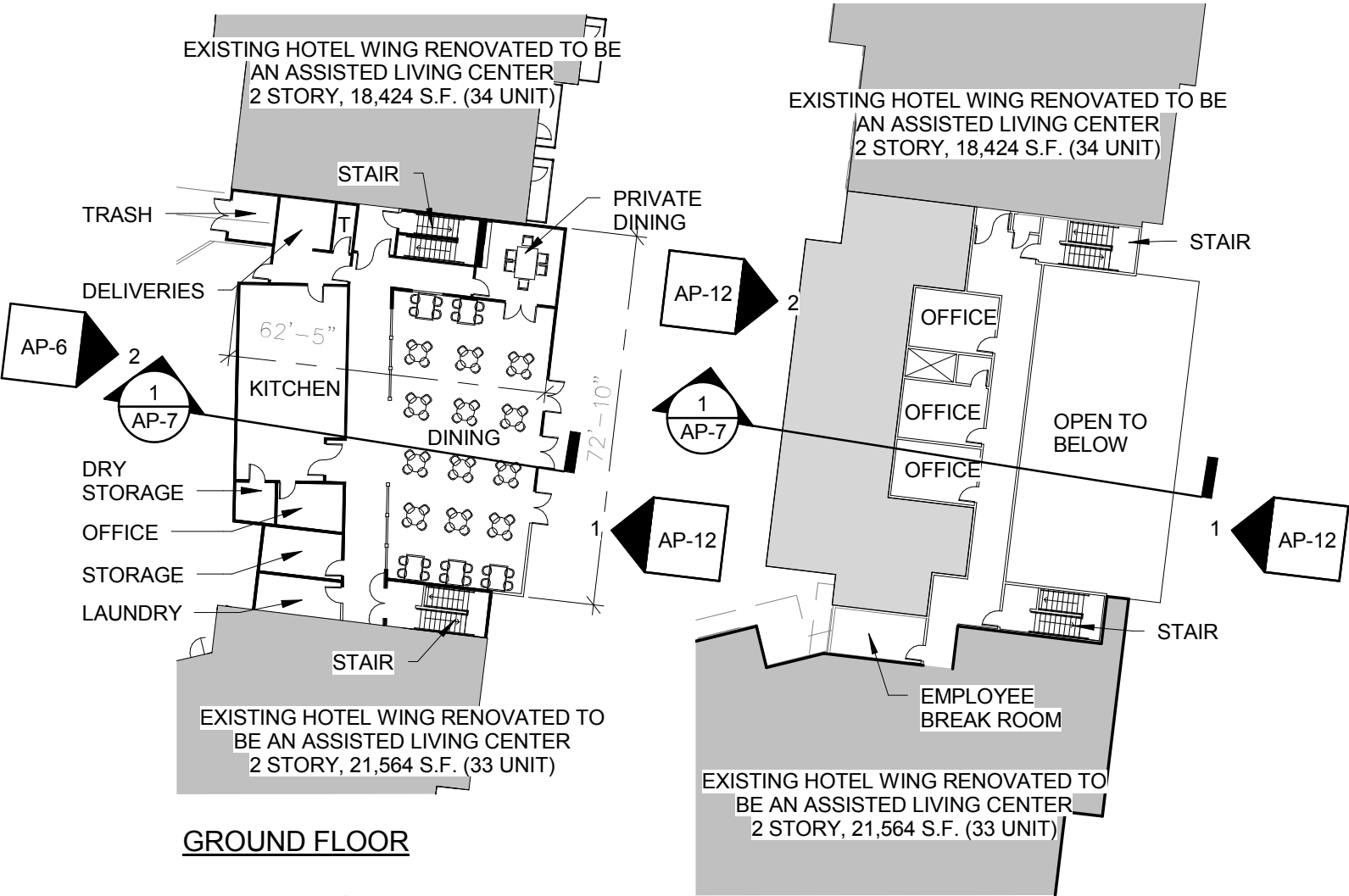
EXISTING HOTEL WING RENOVATED TO BE AN ASSISTED LIVING CENTER
2 STORY, 18,424 S.F. (34 UNIT)

EXISTING HOTEL WING RENOVATED TO BE AN ASSISTED LIVING CENTER
2 STORY, 21,564 S.F. (33 UNIT)

EXISTING HOTEL WING RENOVATED TO BE AN ASSISTED LIVING CENTER
2 STORY, 21,564 S.F. (33 UNIT)

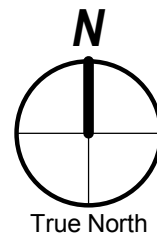
GROUND FLOOR

SECOND FLOOR



KEY PLAN

KITCHEN / DINING CENTER
2 STORY, 12,997 S.F.



SHEET TITLE: KITCHEN / DINING FLOOR PLANS

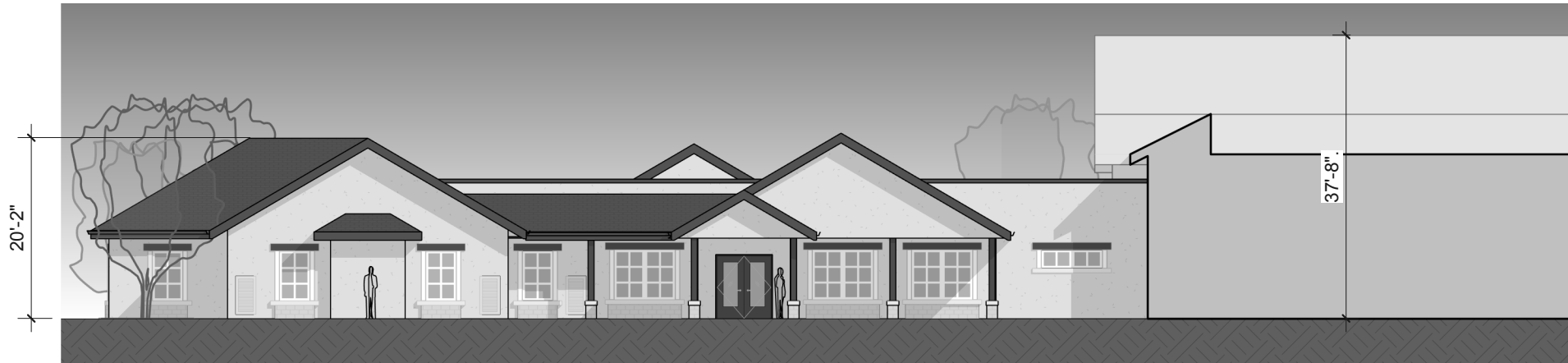


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PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: 215086
 DRAWN BY: *Author*
 DATE CREATED: 09/08/15

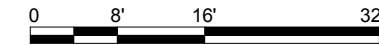
SHEET:

AP-3
 Schematic Design
 9.11.15



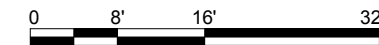
1. NEW MEMORY CARE - SOUTH ELEVATION

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



2. NEW MEMORY CARE - NORTH ELEVATION

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



SHEET TITLE: **EXTERIOR ELEVATIONS**

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PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: *215086*
 DRAWN BY: *Author*
 DATE CREATED:

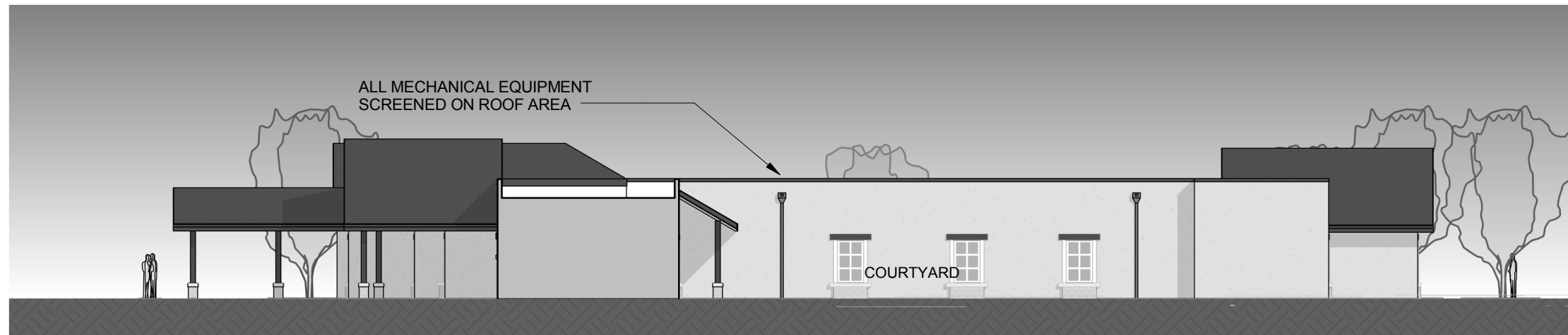
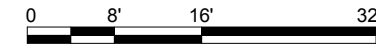
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AP-4
Schematic Design
 9.8.15

9/9/2015 8:28:45 PM



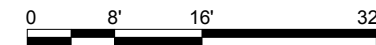
1. NEW MEMORY CARE - WEST ELEVATION

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



2. NEW MEMORY CARE - EAST ELEVATION

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



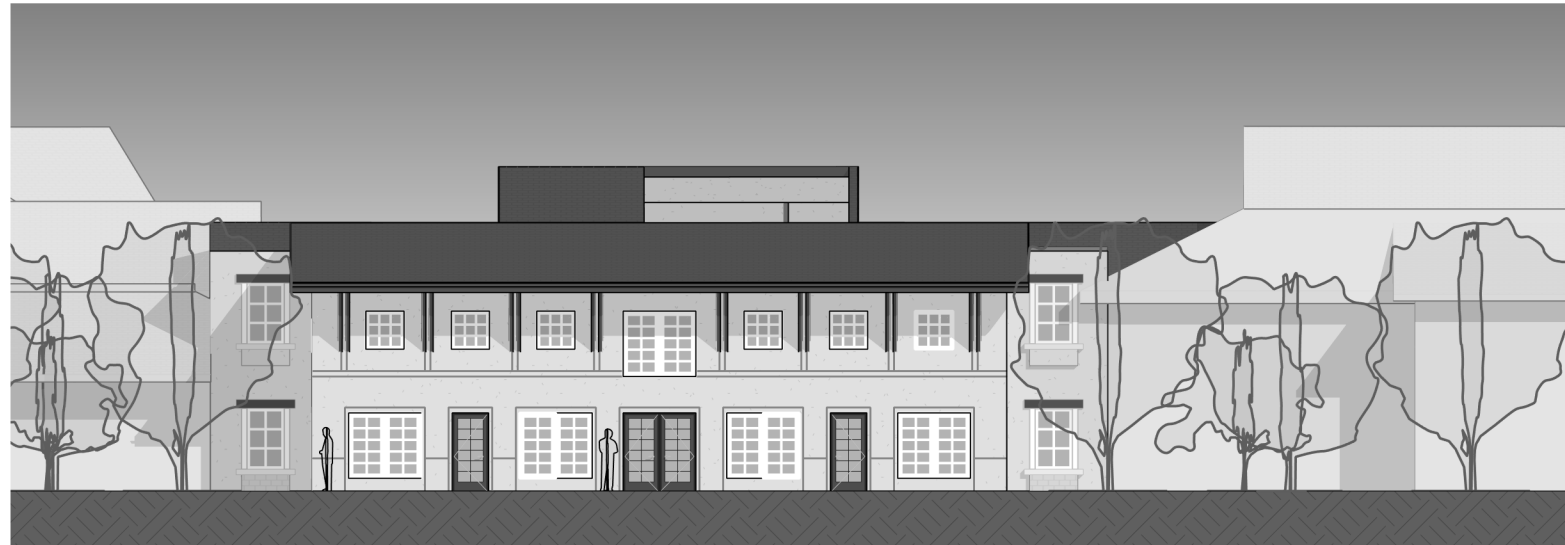
SHEET TITLE: **EXTERIOR ELEVATIONS**

9/9/2015 8:28:49 PM

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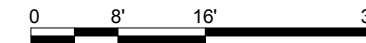
PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: *215086*
 DRAWN BY: *Author*
 DATE CREATED:

SHEET:
AP-5
Schematic Design
 9.8.15



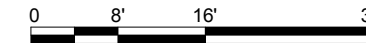
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SCALE: 1/16" = 1'-0"



2. NEW CONNECTION BUILDING - WEST ELEVATION

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



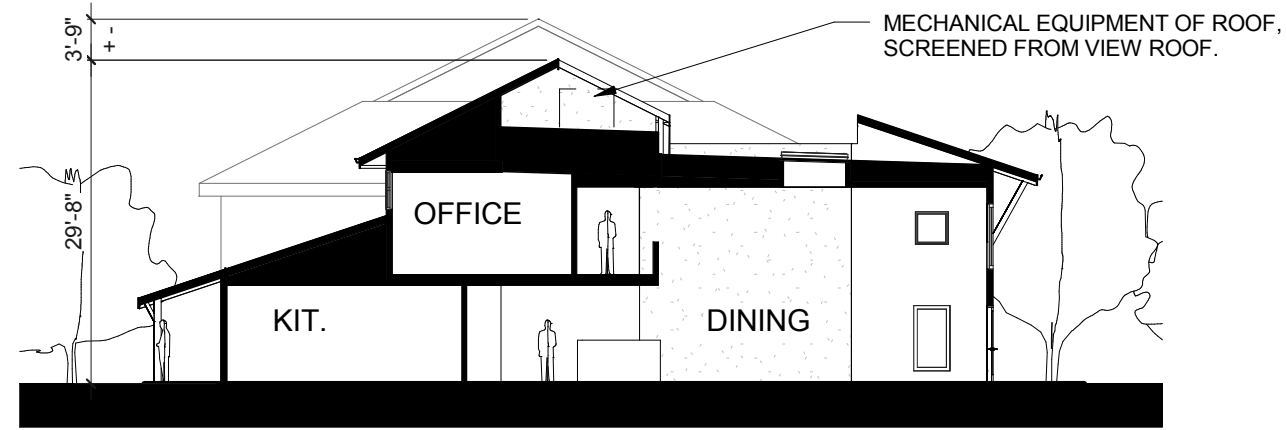
SHEET TITLE: **EXTERIOR ELEVATIONS**

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PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: *215086*
 DRAWN BY: *Author*
 DATE CREATED:

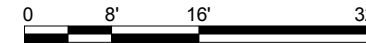
SHEET:
AP-6
Schematic Design
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9/9/2015 8:28:50 PM



1. SECTION - NEW KITCHEN / DINING

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



2. MC BUILDING SECTION

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



SHEET TITLE: **BUILDING SECTIONS**

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PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: *215086*
 DRAWN BY: *Author*
 DATE CREATED:

SHEET:
AP-7
Schematic Design
 9.8.15

9/9/2015 8:28:51 PM

PITCHED
ROOF AREAS

MECHANICAL
EQUIPMENT AREAS.
FINAL LAYOUT TBD

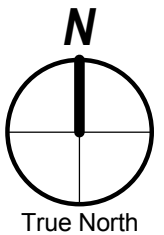
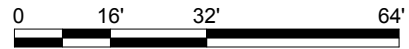
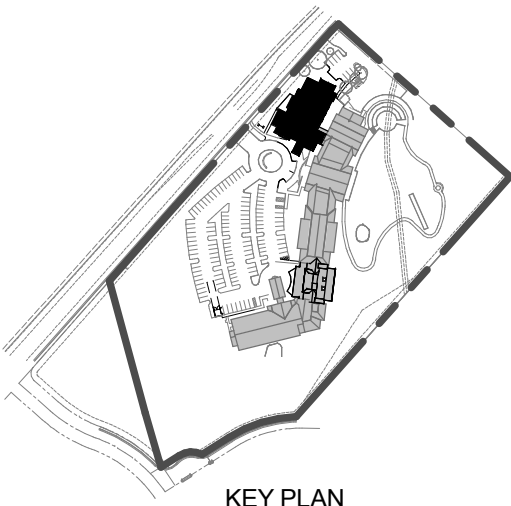
D.S.

SKYLIGHTS

D.S.

LOW SLOPE
ROOF AREA

PITCHED
ROOF AREAS



SHEET TITLE: **MEMORY CARE ROOF PLAN**

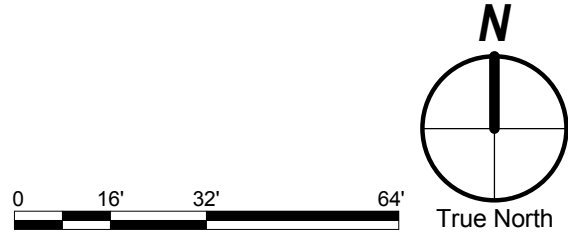
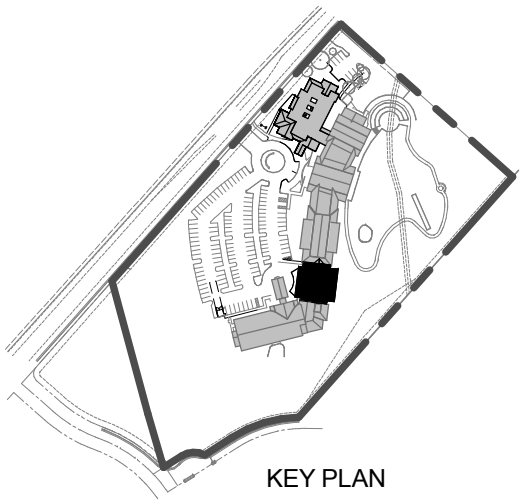
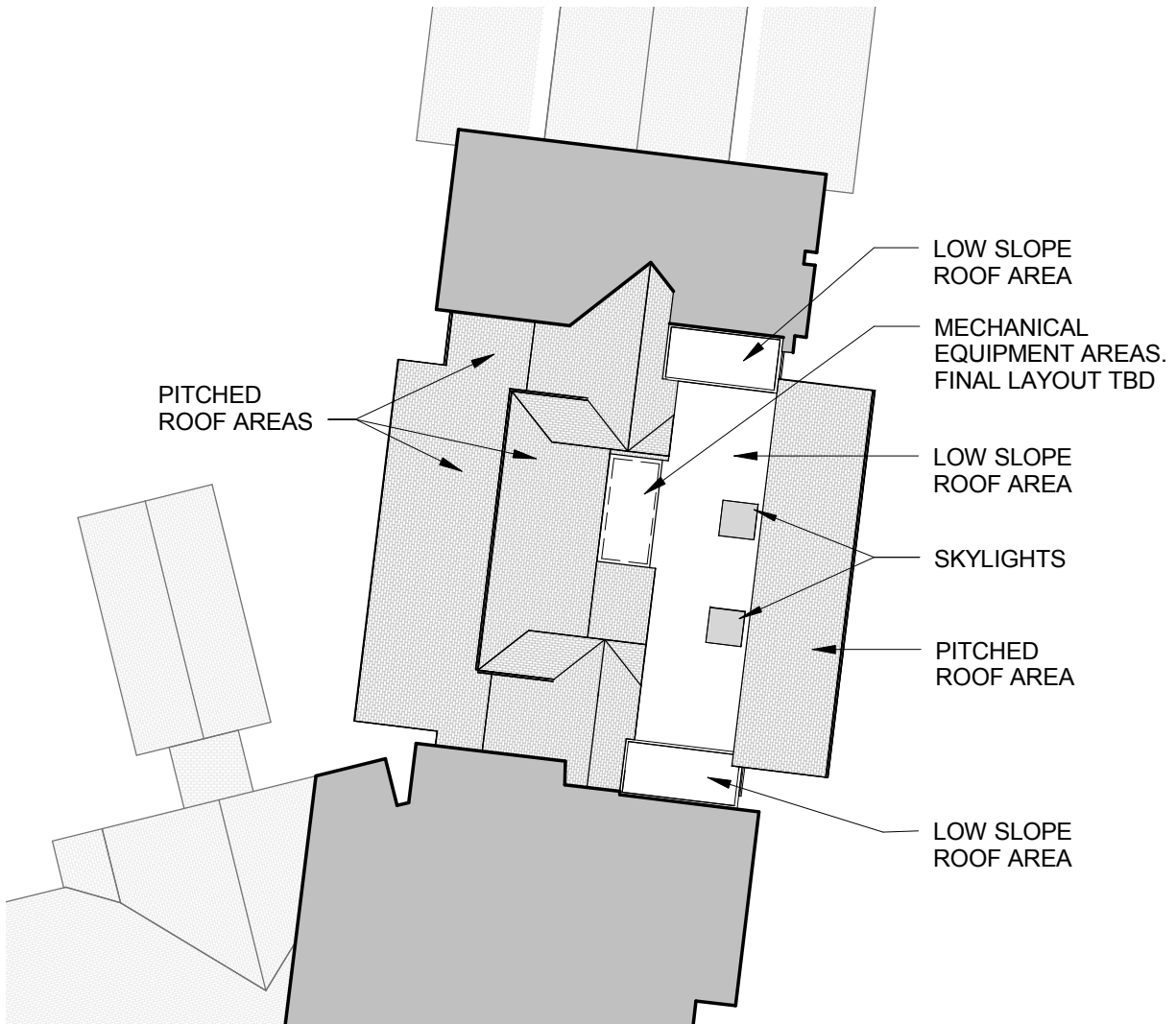


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Portland OR 97209
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PROJECT NAME: *Rocklin MC AL Conversion*
PROJECT NUMBER: 215086
DRAWN BY: *Author*
DATE CREATED: *09/09/15*

SHEET:
AP-8
Schematic Design
9.8.15

9/9/2015 8:25:56 PM



SHEET TITLE: **KITCHEN / DINING ROOF PLAN**

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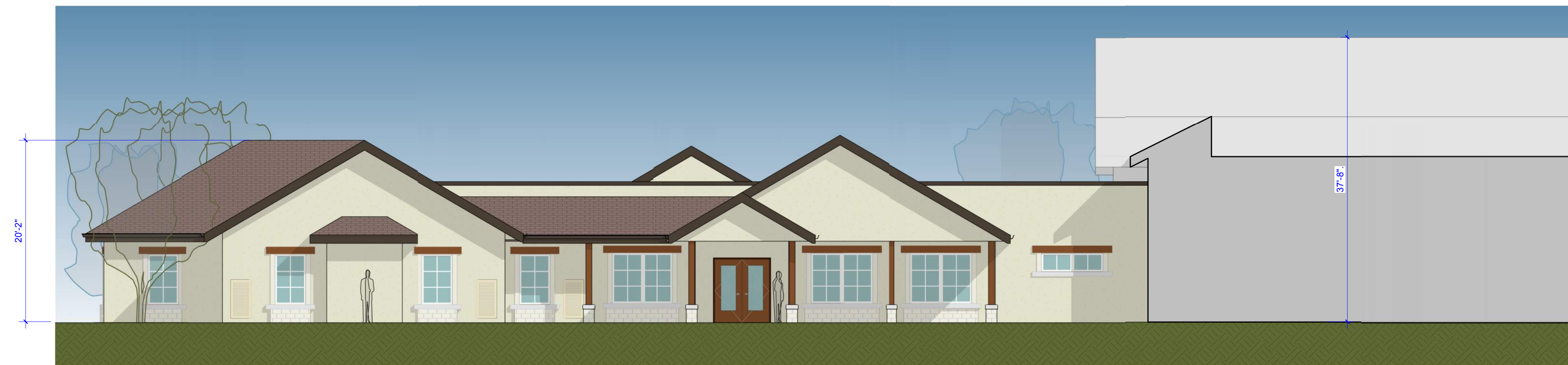
PROJECT NAME: *Rocklin MC AL Conversion*
 PROJECT NUMBER: 215086
 DRAWN BY: *Author*
 DATE CREATED: 09/09/15

SHEET:
AP-9
Schematic Design
 9.8.15

9/9/2015 8:25:57 PM

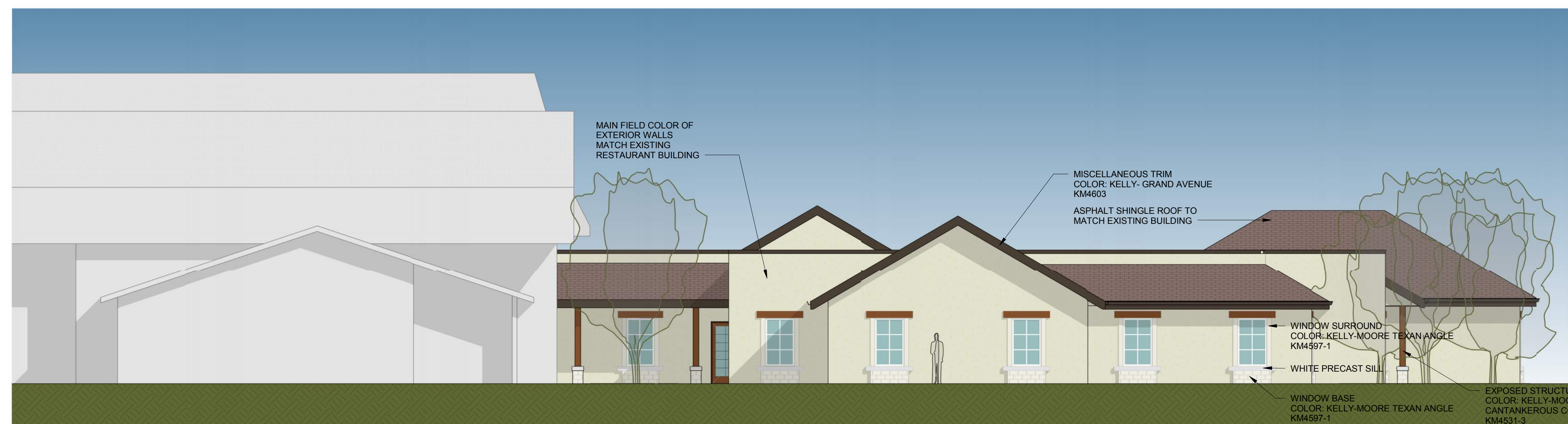
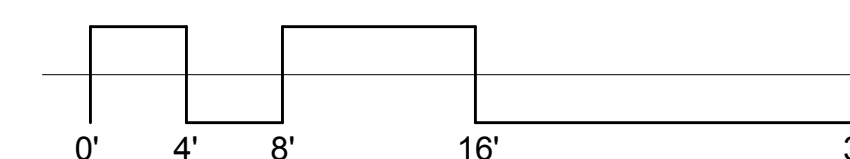
PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:



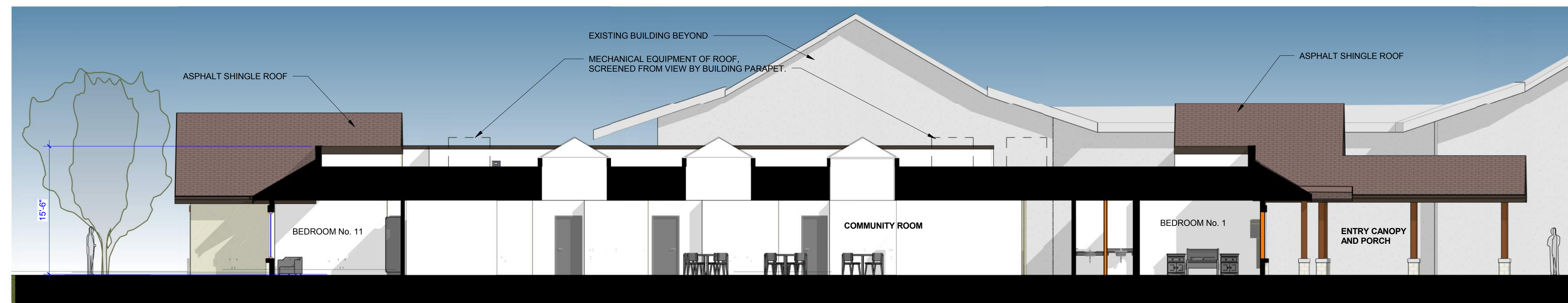
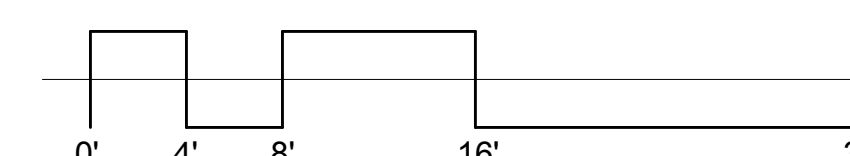
1. NEW MEMORY CARE - SOUTH ELEVATION

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



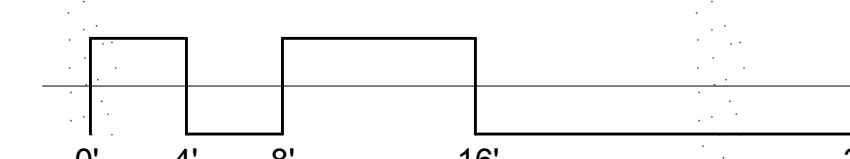
2. NEW MEMORY CARE - NORTH ELEVATION

SCALE: 1/8" = 1'-0" NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.



3. MC BUILDING SECTION.

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



PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:
**MEMORY CARE
 ELEVATIONS &
 BUILDING
 SECTION**

DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:
AP-10

Schematic Design
 9.8.15
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:
**MEMORY CARE
 ELEVATIONS**

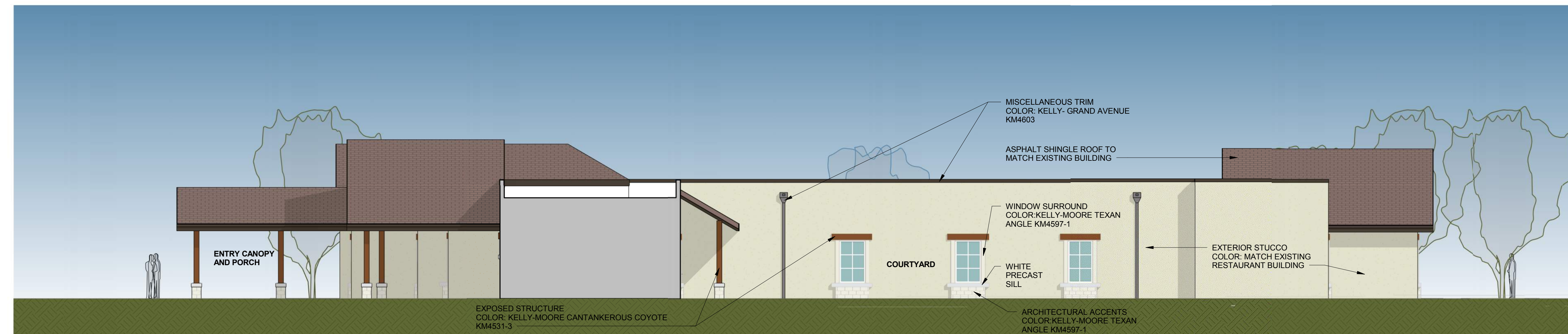
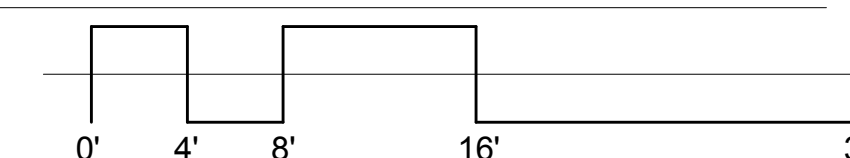
DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:
AP-11
 Schematic Design
 9.8.15
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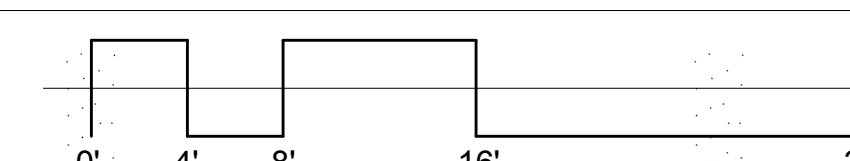
1. NEW MEMORY CARE - WEST ELEVATION

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



2. NEW MEMORY CARE - EAST ELEVATION

SCALE: 1/8" = 1'-0" NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.



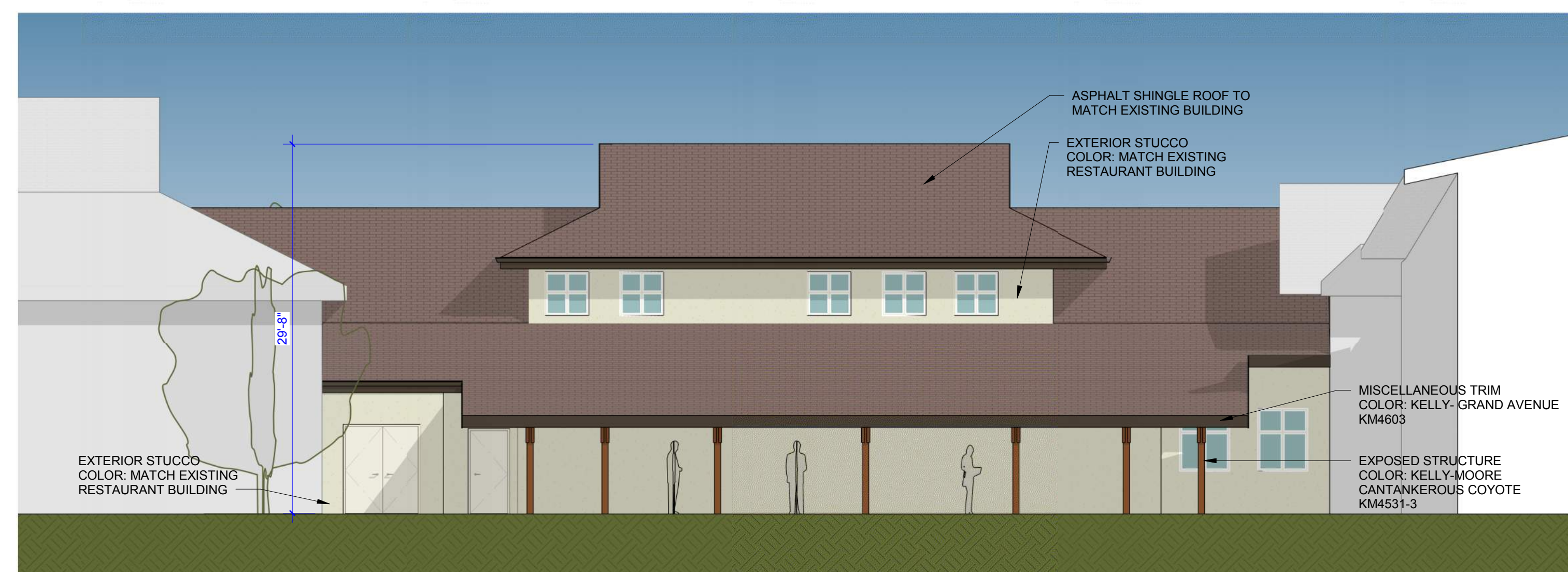
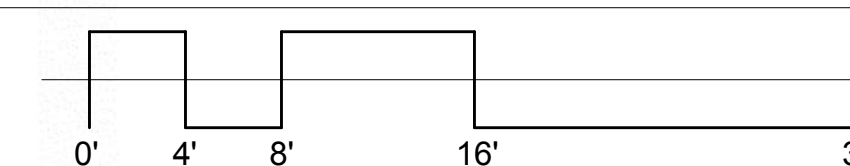
PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:



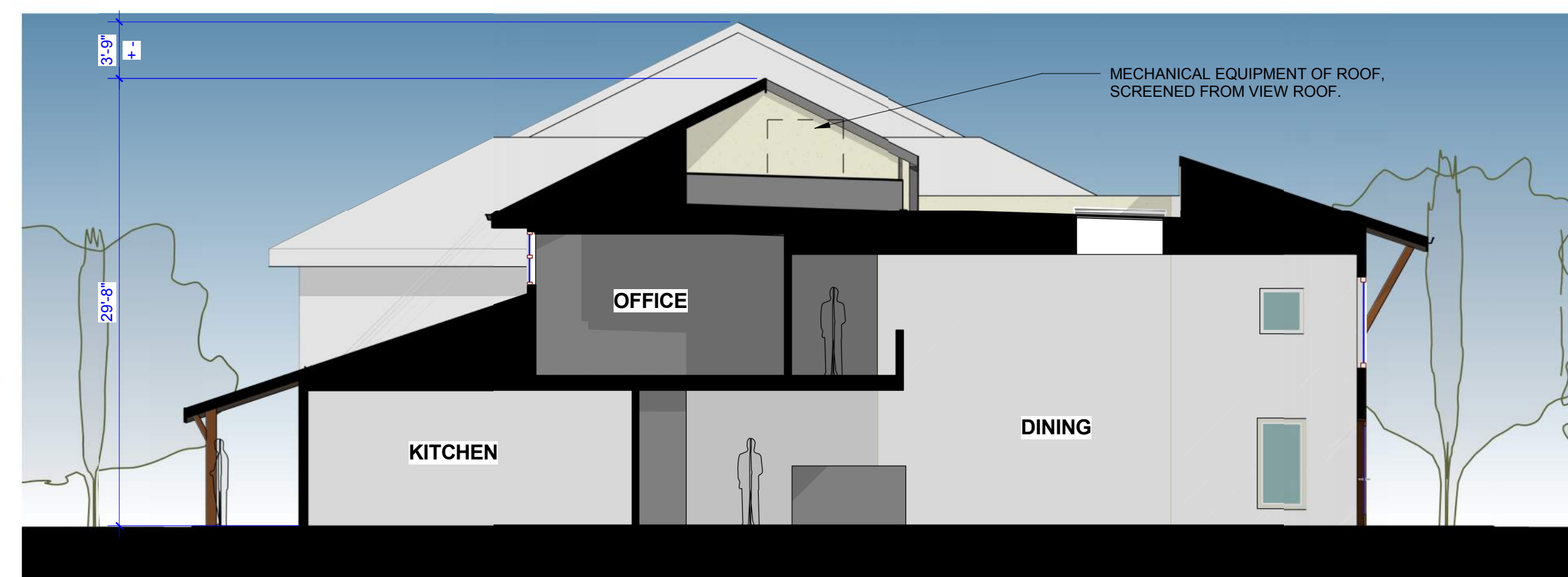
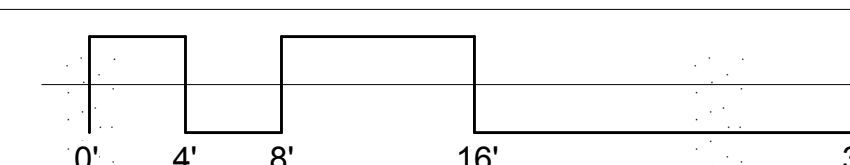
1. NEW CONNECTION BUILDING - EAST ELEVATION

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



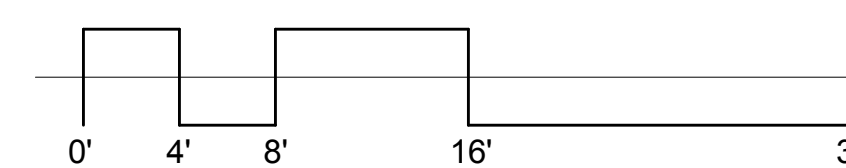
2. NEW CONNECTION BUILDING - WEST ELEVATION

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



3. SECTION - NEW KITCHEN / DINING

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



PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:

**KITCHEN /
 DINING
 ELEVATIONS &
 SECTION**

DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:

AP-12

Schematic Design
 9.8.15

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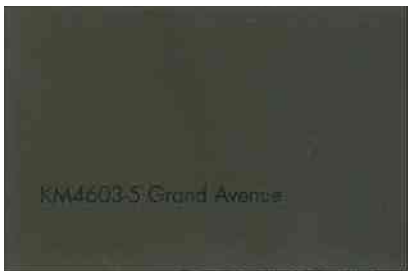
MAIN FIELD COLOR OF EXTERIOR WALLS
MATCH EXISTING RESTAURANT BUILDING



ARCHITECTURAL ACCENTS
KELLY-MOORE TEXAN ANGLE KM4597-1



EXPOSED STRUCTURE
KELLY-MOORE CANTANKEROUS COYOTE
KM4531-3



MISCELLANEOUS TRIM
GRAND AVENUE, KM4603



ASHPALT SHINGLES TO MATCH EXISTING BUILDING
ALL PITCHED ROOF AREAS

SHEET TITLE: **Material Sample Board**



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503.221.2077
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PROJECT NAME: *Rocklin MC AL Conversion*
PROJECT NUMBER: *215086*
DRAWN BY: *Author*
DATE CREATED: *09/09/15*

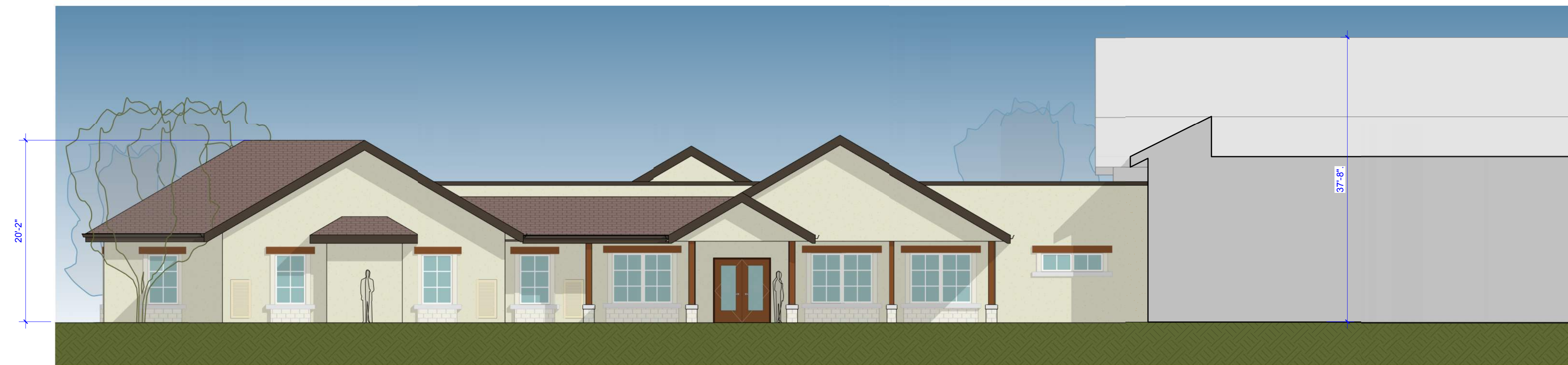
SHEET:
AP-13
Schematic Design
9.8.15

NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.

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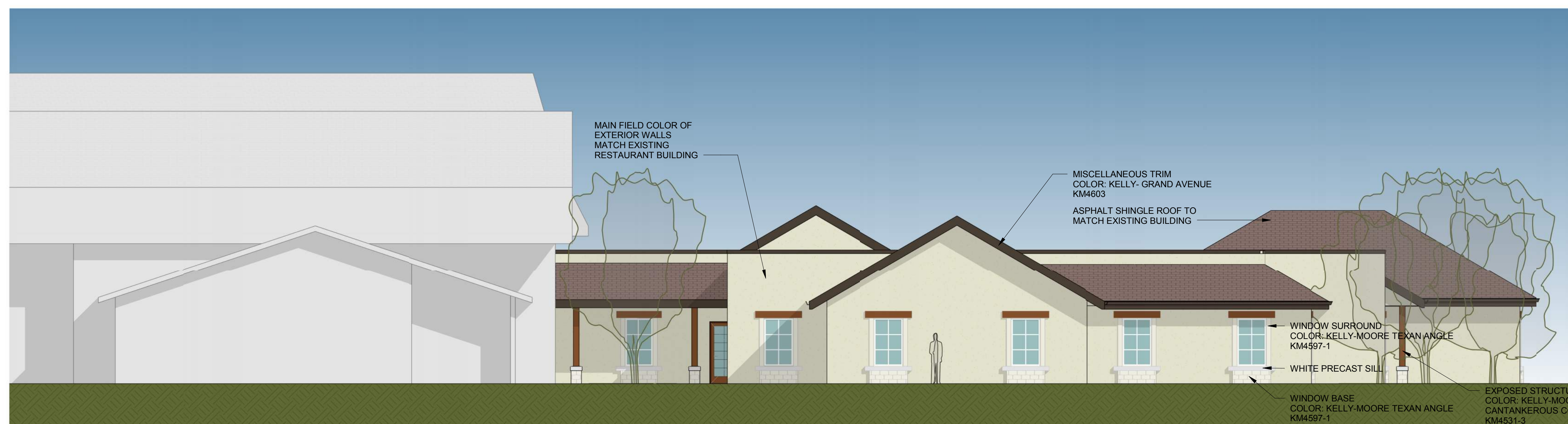
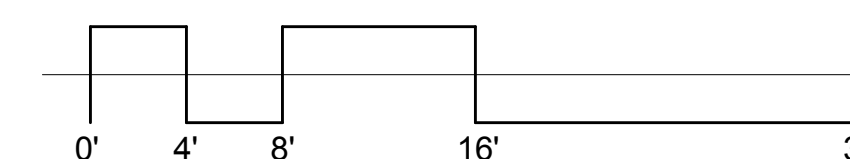
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 NOT FOR
 CONSTRUCTION

CONSULTANT:



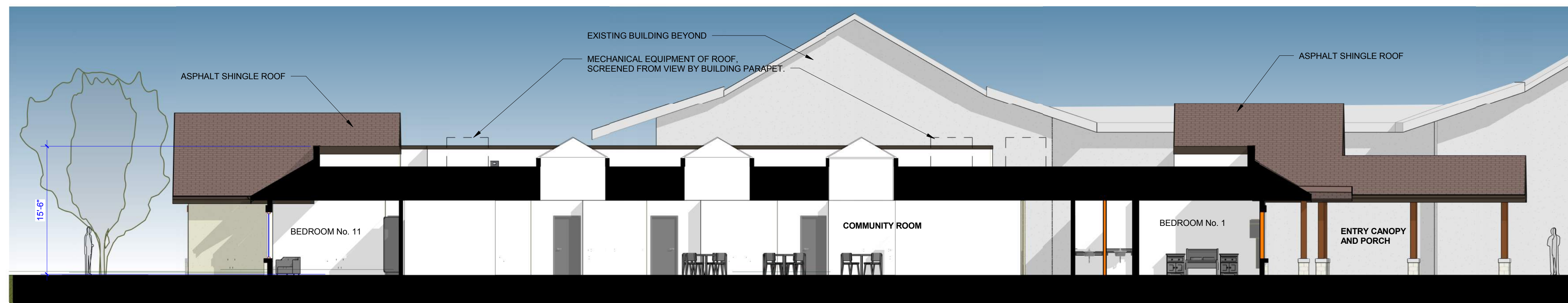
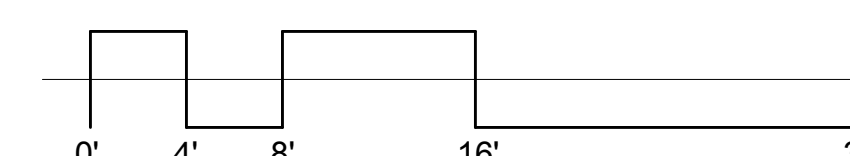
1. NEW MEMORY CARE - SOUTH ELEVATION

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



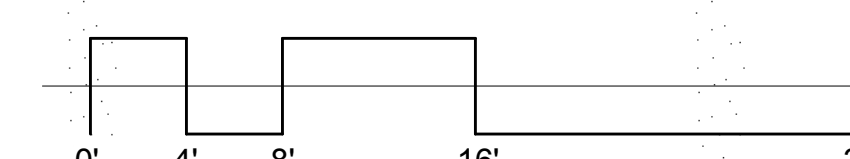
2. NEW MEMORY CARE - NORTH ELEVATION

SCALE: 1/8" = 1'-0" NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.



3. MC BUILDING SECTION.

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



PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:
**MEMORY CARE
 ELEVATIONS &
 BUILDING
 SECTION**

DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:
AP-10

Schematic Design
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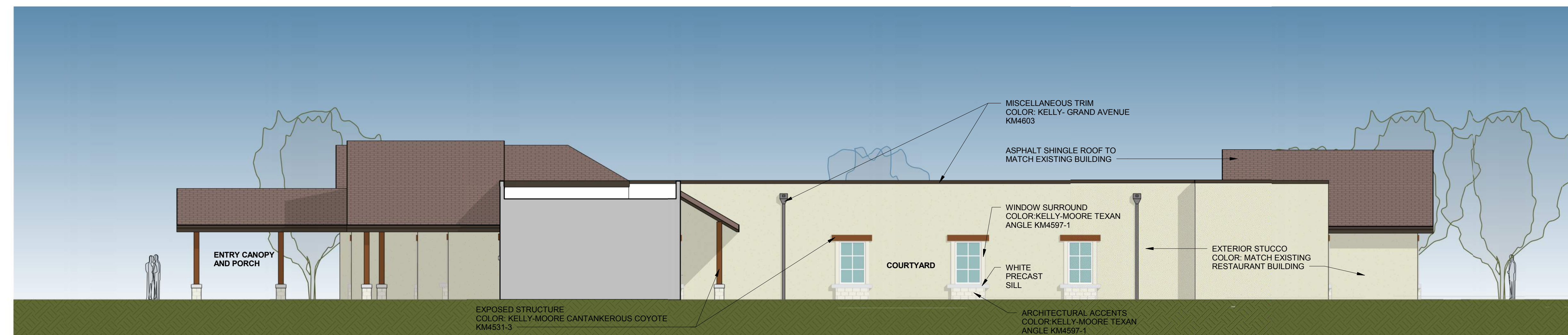
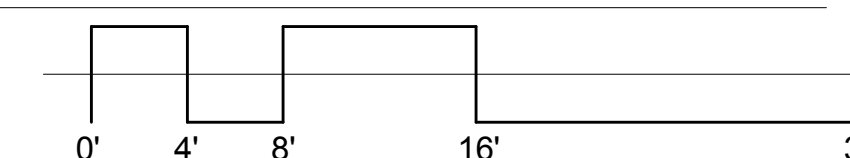
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 NOT FOR
 CONSTRUCTION

CONSULTANT:



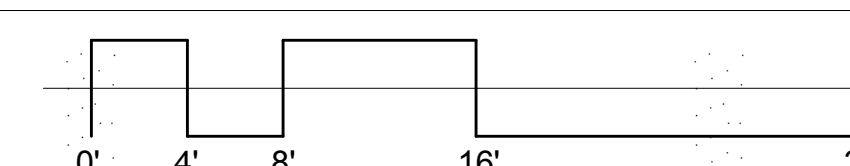
1. NEW MEMORY CARE - WEST ELEVATION

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



2. NEW MEMORY CARE - EAST ELEVATION

SCALE: 1/8" = 1'-0" NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.



PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:
**MEMORY CARE
 ELEVATIONS**

DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:
AP-11
 Schematic Design
 9.8.15
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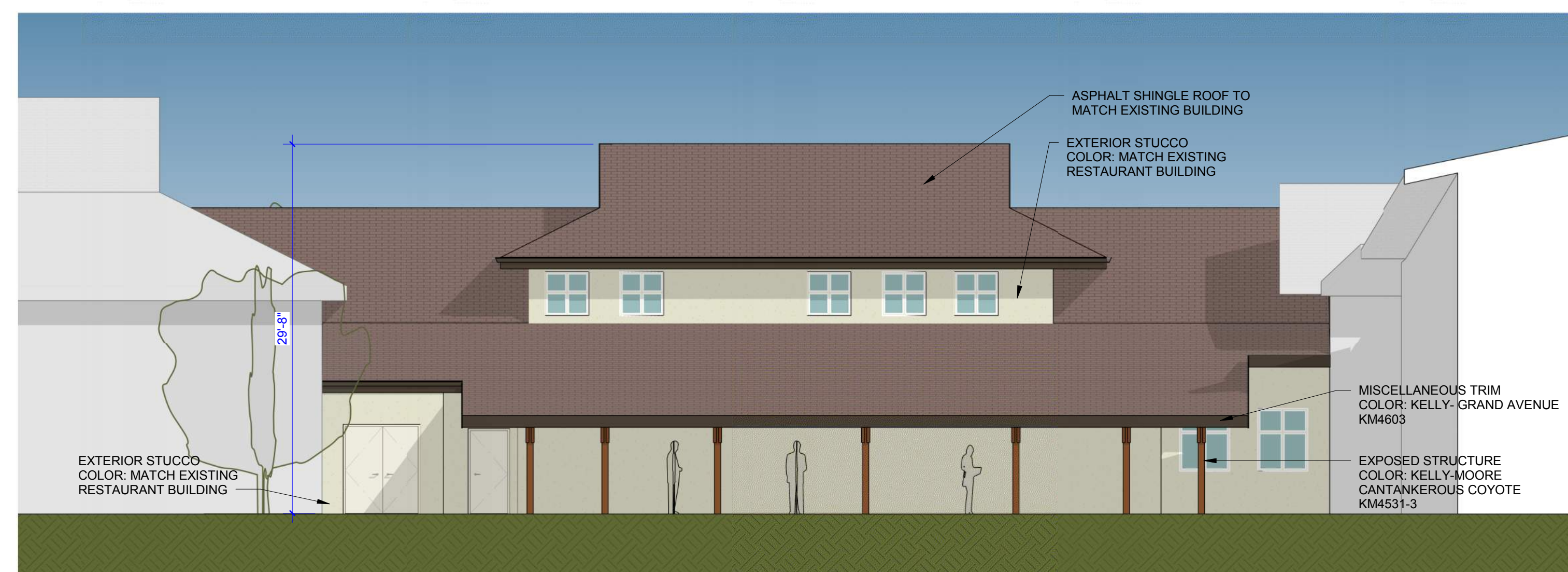
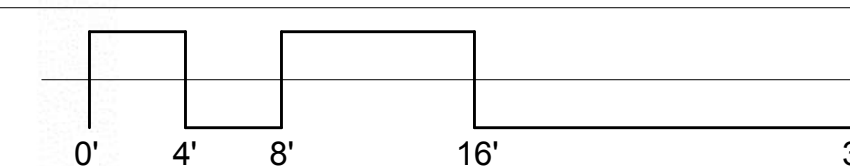
PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:



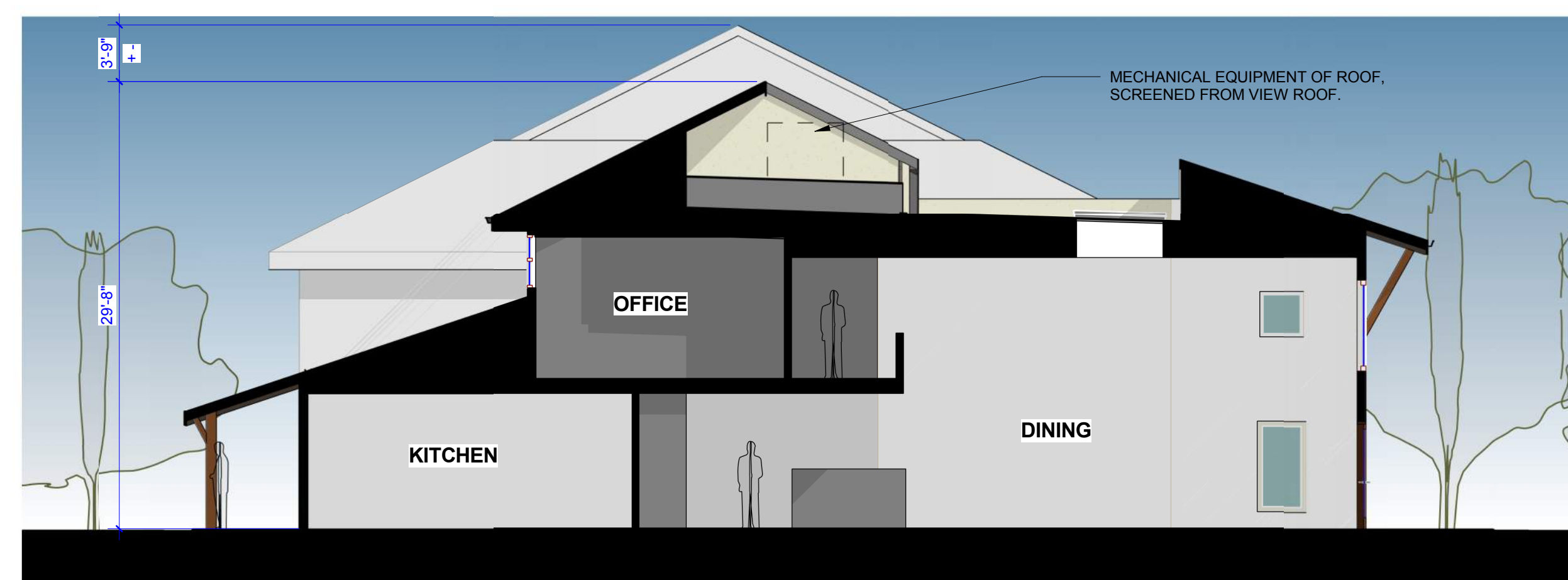
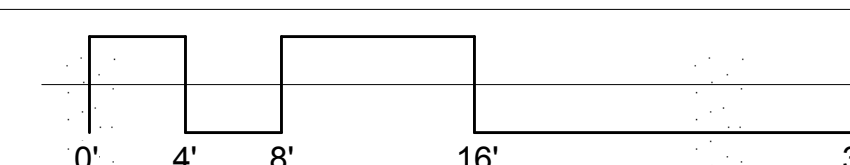
1. NEW CONNECTION BUILDING - EAST ELEVATION

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



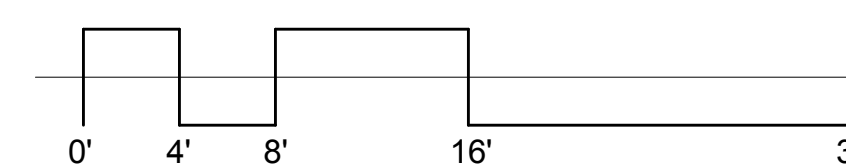
2. NEW CONNECTION BUILDING - WEST ELEVATION

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



3. SECTION - NEW KITCHEN / DINING

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



PROJECT NUMBER: 215086

**Rocklin MC AL
 Conversion**

5450 CHINA
 GARDEN RD
 ROCKLIN, CA.
 95677

KEY PLAN:

SHEET TITLE:

**KITCHEN /
 DINING
 ELEVATIONS &
 SECTION**

DRAWN BY: Author
 DATE CREATED: 09/09/15

SHEET:

AP-12

Schematic Design
 9.8.15

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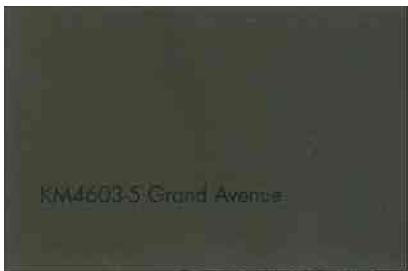
MAIN FIELD COLOR OF EXTERIOR WALLS
MATCH EXISTING RESTAURANT BUILDING



ARCHITECTURAL ACCENTS
KELLY-MOORE TEXAN ANGLE KM4597-1



EXPOSED STRUCTURE
KELLY-MOORE CANTANKEROUS COYOTE
KM4531-3



MISCELLANEOUS TRIM
GRAND AVENUE, KM4603



ASHPALT SHINGLES TO MATCH EXISTING BUILDING
ALL PITCHED ROOF AREAS

SHEET TITLE: **Material Sample Board**



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503.221.2077
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PROJECT NAME: *Rocklin MC AL Conversion*
PROJECT NUMBER: 215086
DRAWN BY: *Author*
DATE CREATED: 09/09/15

SHEET:
AP-13
Schematic Design
9.8.15

NOTE: FINAL COLOR SELECTION TO BE VERIFIED BY ARCHITECT WITH PHYSICAL SAMPLES.

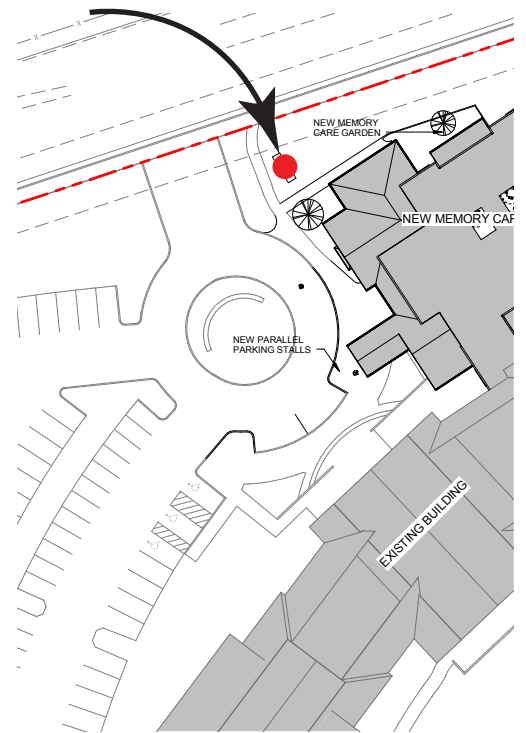
9/9/2015 7:59:50 PM



EXISTING SIGNAGE TO BE RELOCATED AT NEW LOCATION



PRELIMINARY SIGNAGE DESIGN
TO BE VERIFIED BY OWNER AND AMENDED VIA SIGNAGE PERMIT



SHEET TITLE: **SIGNAGE PYLON**



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DATE CREATED: 09/10/15

SHEET:
AP-14
Schematic Design
9.8.15

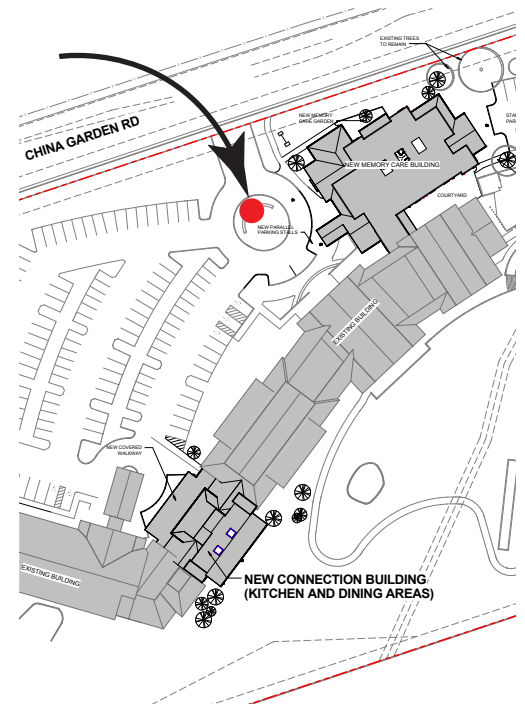
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EXISTING SIGNAGE



PRELIMINARY SIGNAGE DESIGN
TO BE VERIFIED BY OWNER AND AMENDED VIA SIGNAGE PERMIT



SHEET TITLE: **BUILDING SIGNAGE**



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Suite 300
Portland OR 97209
503.221.1121
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PROJECT NAME: *Rocklin MC AL Conversion*
PROJECT NUMBER: 215086
DRAWN BY: *Author*
DATE CREATED: *09/10/15*

SHEET:
AP-15
Schematic Design
9.8.15

9/10/2015 10:46:12 AM

CHINA GARDEN ROAD



SITE and UTILITY PLAN

SITE and UTILITY PLAN

ROCKLIN PARK HOTEL

APN: 045-110-034, 045-110-056, and 045-110-055

City of Rocklin, California

scale
H: 1"=20'

date
SEPT. 2015



designed WGS
 drawn WGS
 checked _____
 approved _____
 RCE 23429

datum
U.S.G.S.

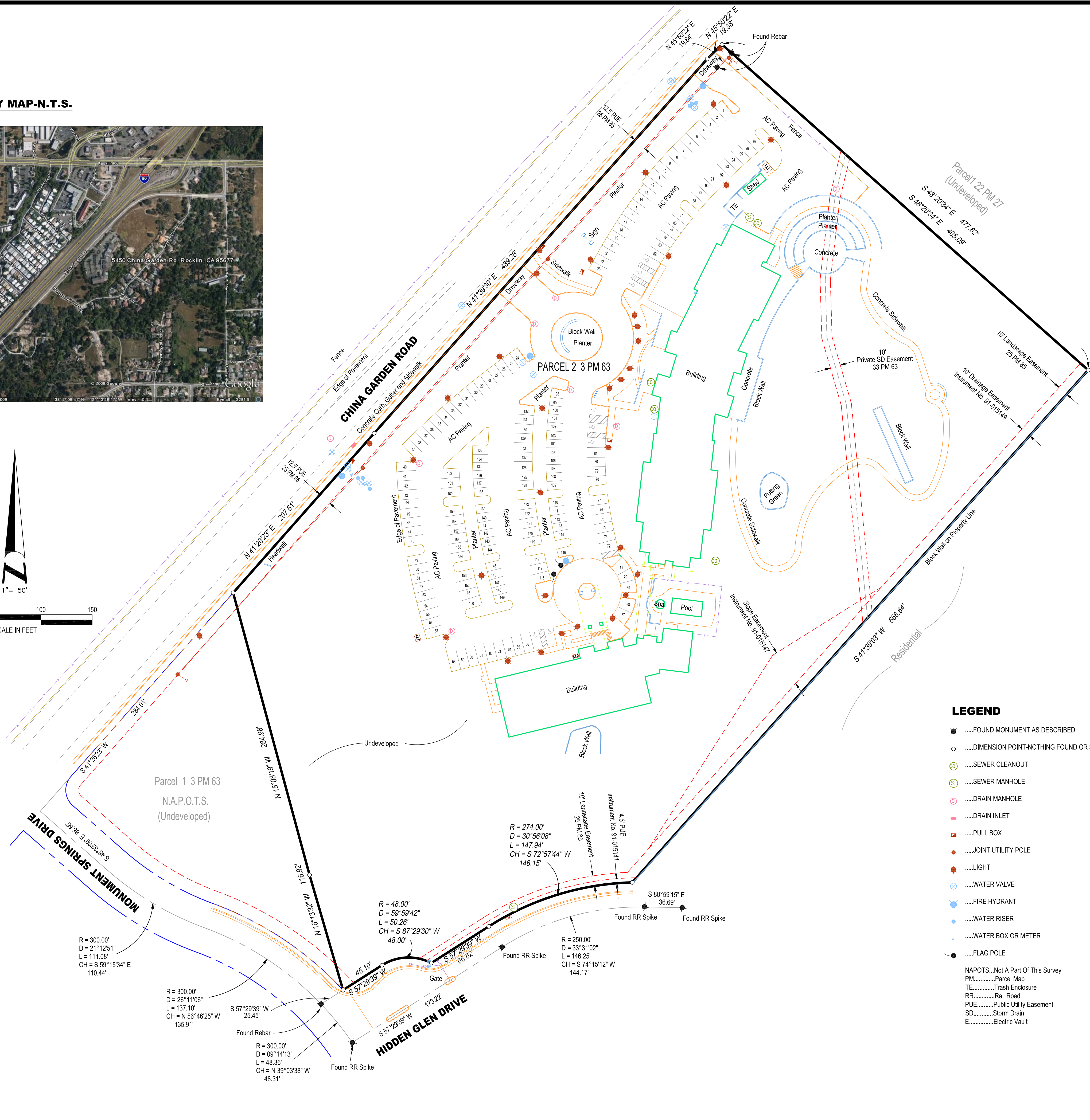
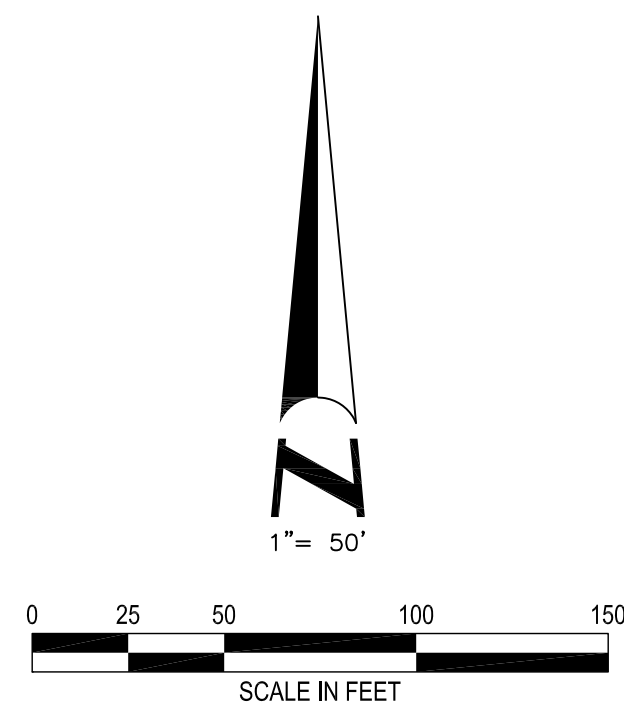
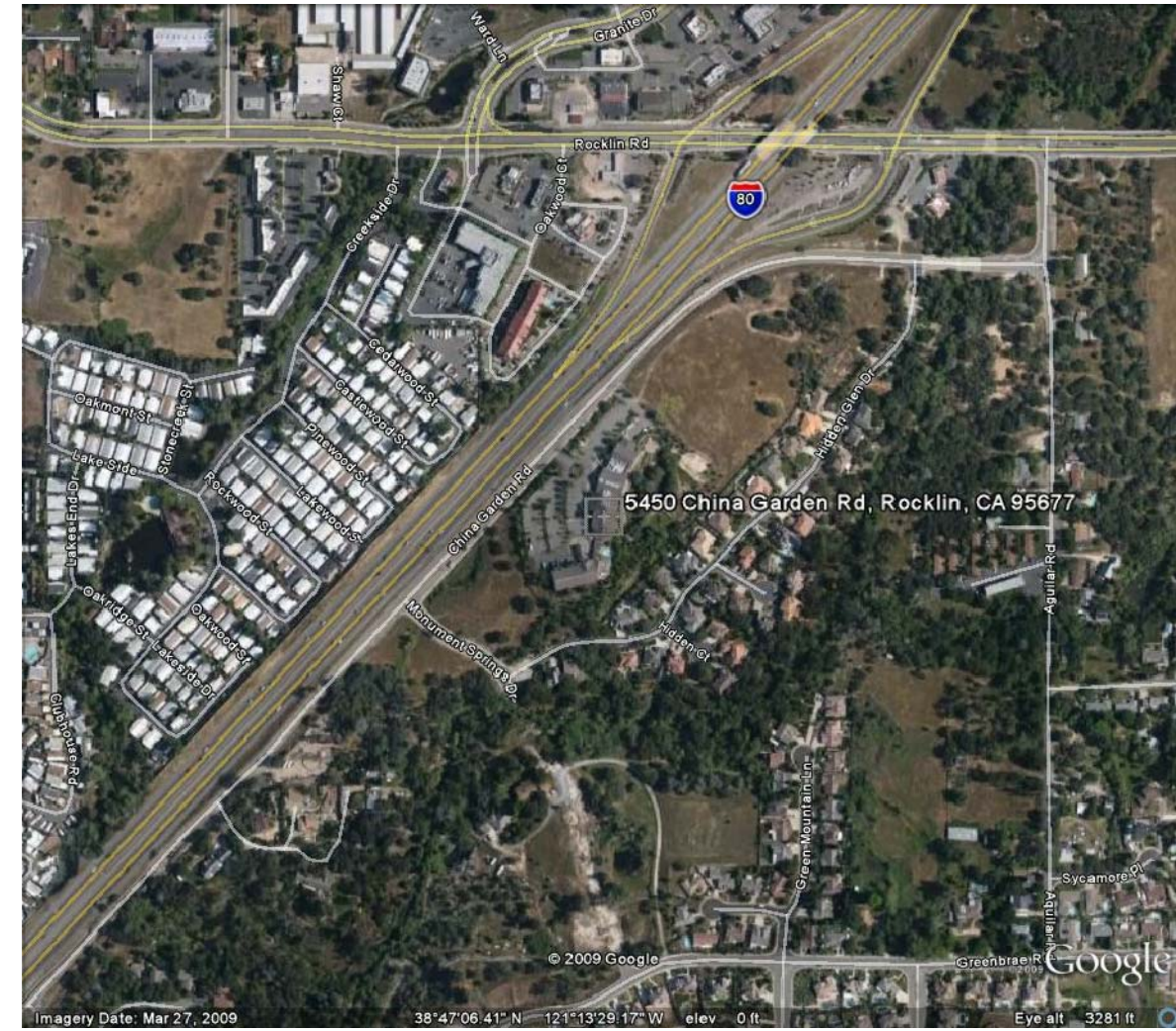
c1

of 1

NOTE:
 LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND
 BASED ON AS-BUILT PLANS AND IN SOME CASES FIELD
 LOCATION. ALL UNDERGROUND UTILITIES ARE SHOWN IN
 APPROXIMATE LOCATIONS HEREON.

ALTA/ACSM LAND TITLE SURVEY

VICINITY MAP-N.T.S.



LEGEND

-FOUND MONUMENT AS DESCRIBED
 -DIMENSION POINT-NOTHING FOUND OR SET
 - ⊙SEWER CLEANOUT
 - ⊕SEWER MANHOLE
 - ⊖DRAIN MANHOLE
 - ⊗DRAIN INLET
 - ⊘PULL BOX
 -JOINT UTILITY POLE
 -LIGHT
 - ⊕WATER VALVE
 - ⊖FIRE HYDRANT
 - ⊗WATER RISER
 - ⊘WATER BOX OR METER
 -FLAG POLE
- NAPOTS...Not A Part Of This Survey
 PM.....Parcel Map
 TE.....Trash Enclosure
 RR.....Rail Road
 PUE.....Public Utility Easement
 SD.....Storm Drain
 E.....Electric Vault

DESCRIPTION

Parcel One:
 PARCEL TWO, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "ROCKLIN PARK HOTEL", FILED FOR RECORD NOVEMBER 16, 2006 IN BOOK 33 OF PARCEL MAPS, PAGE 63, PLACER COUNTY RECORDS.

Parcel Two:
 NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS AND VEHICULAR PARKING AS CREATED IN THAT CERTAIN "DECLARATION OF RECIPROCAL EASEMENTS APPURTENANT AND RESTRICTIONS" EXECUTED BY ROCKLIN PARK HOTEL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0123899-00, PLZCER COUNTY RECORDS.

NOTES

THIS MAP WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE COMPANY TITLE INSURANCE COMPANY REPORT NO. NCS-419835-HOU1, DATED NOVEMBER 10, 2009, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN, ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.

BASIS OF BEARINGS: THE CENTERLINE OF HIDDEN GLENN DRIVE, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED SECRET RAVINE ESTATES, RECORDED IN BOOK 6, PAGE 51, TAKEN AS N 57°29'39" E, AND WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

STREET ADDRESS: 5450 CHINA GARDEN ROAD, ROCKLIN, CA

ASSESSOR'S PARCEL NUMBER: 045-110-067-000

LAND AREA: 389,862 SQUARE FEET, OR 8.95 ACRES.

ZONING: PD-C(Planned Development Commercial)

SETBACKS: Front-5', Rear-10', Interior Side-None, Street Side 10'

FLOOD ZONE: "X"-Community Panel No. 0606100477 G-Dated: November 21, 2001

PARKING SPACES: 162 REGULAR SPACES AND 6 HANDICAP PARKING SPACES

SOME UNDERGROUND UTILITY INFORMATION SHOWN HEREON MAY HAVE BEEN OBTAINED FROM OUTSIDE SOURCES. MORROW SURVEYING MAKES NO WARRANTY ON THE RELIABILITY OF SAID INFORMATION.

ZONING AND SETBACK INFORMATION SHOWN HEREON WAS PROVIDED BY THE APPLICABLE PUBLIC AGENCY, AND PERTAIN TO CURRENT REGULATIONS ONLY. SAID REGULATIONS WERE NOT NECESSARILY IN FORCE AT THE TIME OF CONSTRUCTION OF THE FACILITY SHOWN HEREON.

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

- 9) AN EASEMENT TO BUILD, CONSTRUCT, RECONSTRUCT AND TO OPERATE AND MAINTAIN PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1991 AS INSTRUMENT NO. 91-015141 OF OFFICIAL RECORDS. SHOWN HEREON.
- 10) AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1991 AS INSTRUMENT NO. 91-015147 OF OFFICIAL RECORDS. SHOWN HEREON.
- 11) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1991 AS INSTRUMENT NO. 91-015149 OF OFFICIAL RECORDS. SHOWN HEREON.
- 15) P.U.E AND PRIVATE STORM DRAIN EASEMENT PER MAP RECORDED NOVEMBER 16, 2006 IN BOOK 33, PAGE 63 OF PARCEL MAPS. SHOWN HEREON.
- 17) DECLARATION OF RECIPROCAL EASEMENT AND RESTRICTIONS PER INSTRUMENT NO. 2006-123899 OF OFFICIAL RECORDS. BLANKET IN NATURE.

SURVEYOR'S CERTIFICATION*

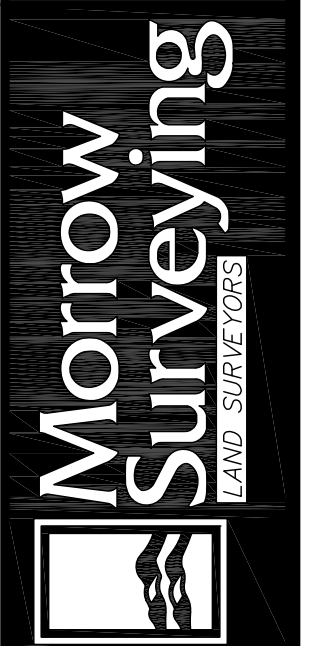
TO COMM 2006-08 China Garden Road Limited partnership, a Delaware Limited Partnership, AND First American Title Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 9, 10, 11A, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREON.

DATE:

MATT D. MORROW L.S. 8501

1255 Starboard Drive
 West Sacramento
 California 95691
 (916) 372-8124
 adamz@morrowssurveying.com



ALTA/ACSM Land Title Survey
 Prepared for:
 NAI BT Hospitality

Rocklin Park Hotel
 5450 China Garden Road
 City Of Rocklin
 County of Placer

Date: December 15, 2009
 Scale: 1" = 50'
 Sheet 1 of 1
 Field Book:
 Dwg. No. 5188-001 AZ