

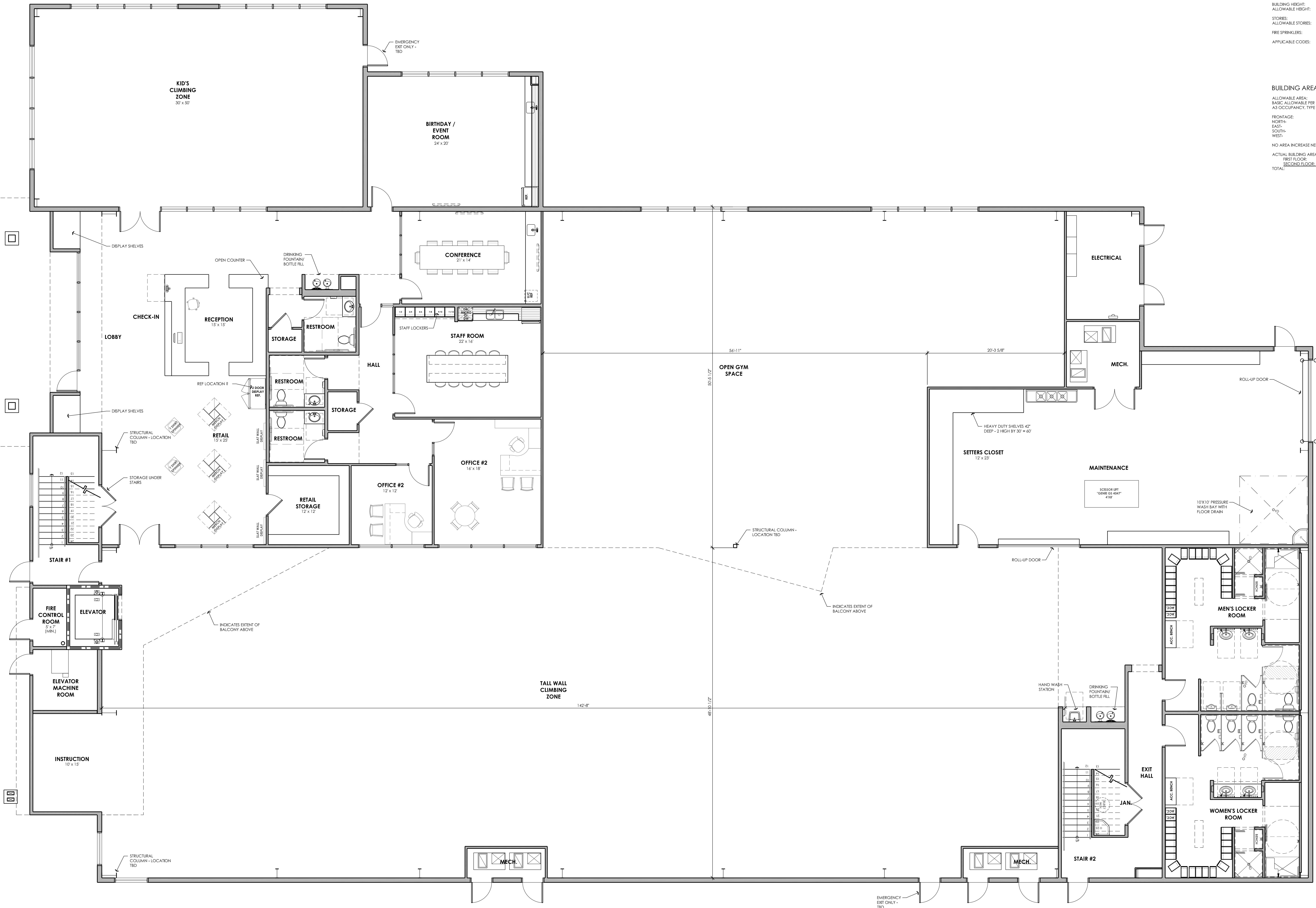
PC EXHIBIT C

CODE REVIEW:

JURISDICTION:	CITY OF ROSEVILLE
OCCUPANCY TYPE:	A3 - CLIMBING GYM
CONSTRUCTION TYPE:	IB NON-COMBUSTIBLE ELEMENTS EXCEPT AS PERMITTED SECTION 603
BUILDING HEIGHT:	60'-4" (FBI)
ALLOWABLE HEIGHT:	75'-0" WITHOUT AREA INCREASE
STORIES:	2
ALLOWABLE STORIES:	3 WITHOUT AREA INCREASE
FIRE SPRINKLERS:	YES
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE APPLICABLE STATE AND LOCAL REGULATIONS THE CITY OF ROSEVILLE MUNICIPAL CODE

BUILDING AREA:

ALLOWABLE AREA:	BASIC ALLOWABLE PER C.B.C. TABLE 506.2: A3 OCCUPANCY, TYPE IB CONSTRUCTION, SPRINKLERED: 38,000 SQ. FT.
FRONTAGE:	
NORTH:	23'
EAST:	23'
SOUTH:	23'
WEST:	23'
NO AREA INCREASE HEDED OR TAKEN	
ACTUAL BUILDING AREA:	
FIRST FLOOR:	20,206 SQ. FT.
SECOND FLOOR:	10,445 SQ. FT.
TOTAL:	30,651 SQ. FT.

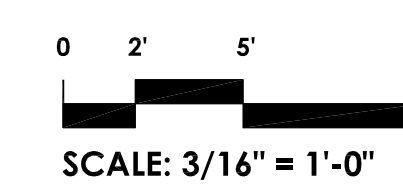
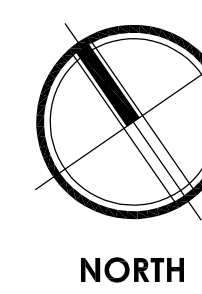


REVISION: 22-11-15 JS
REVISION: 22-09-28 JS
REVISION: 22-08-24 JS

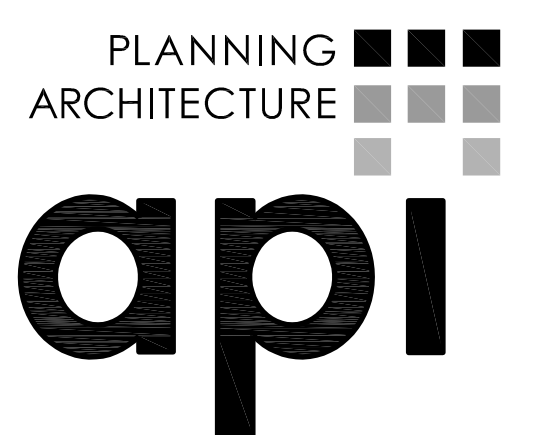
PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

APPROX. FLOOR AREAS:
MAIN FLOOR ~ 20,222 S.F.
SECOND FLOOR ~ 10,650 S.F.
TOTAL ~ 30,872 S.F.



PROPOSED TENANT
IMPROVEMENT:
**ALPINE
CLIMBING
GYM II**
1730 FREEDOM WAY
ROSEVILLE, CA



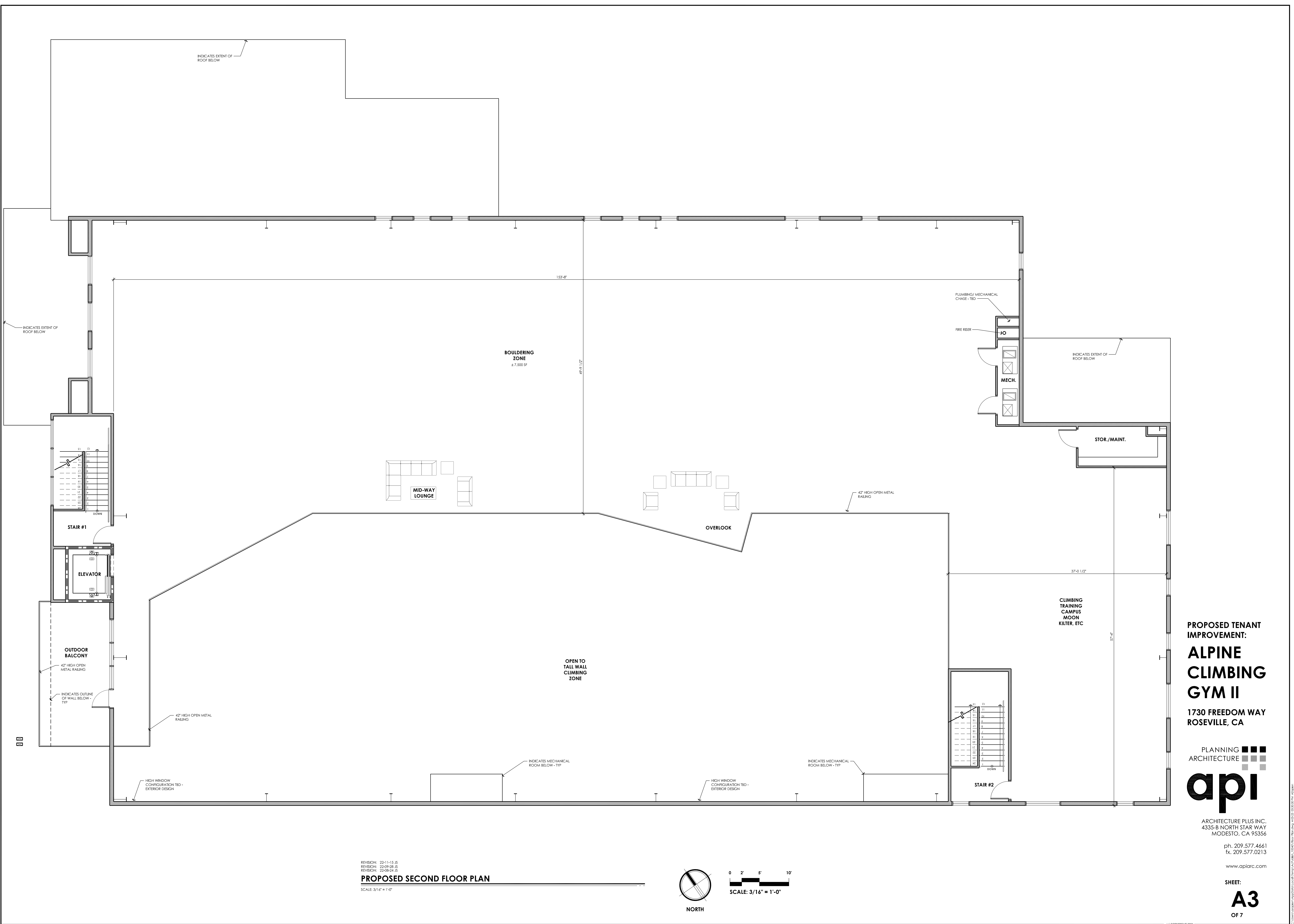
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

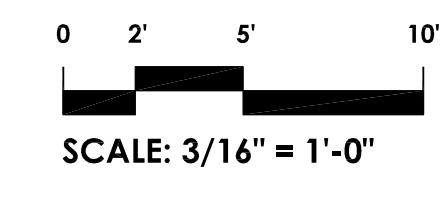
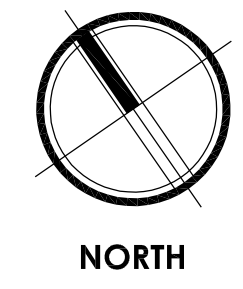
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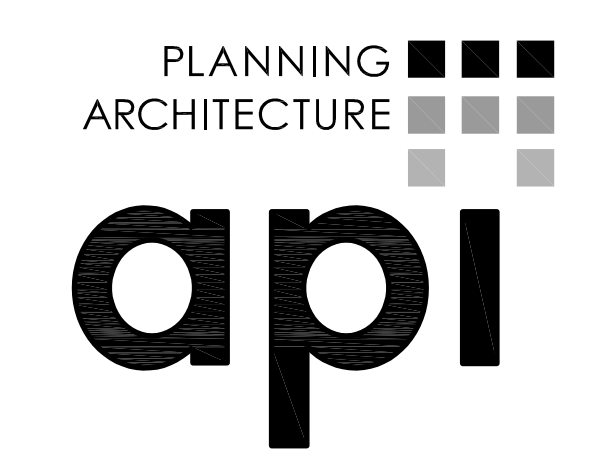
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PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED TENANT IMPROVEMENT:
ALPINE CLIMBING GYM II
 1730 FREEDOM WAY
 ROSEVILLE, CA



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A3
 OF 7

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