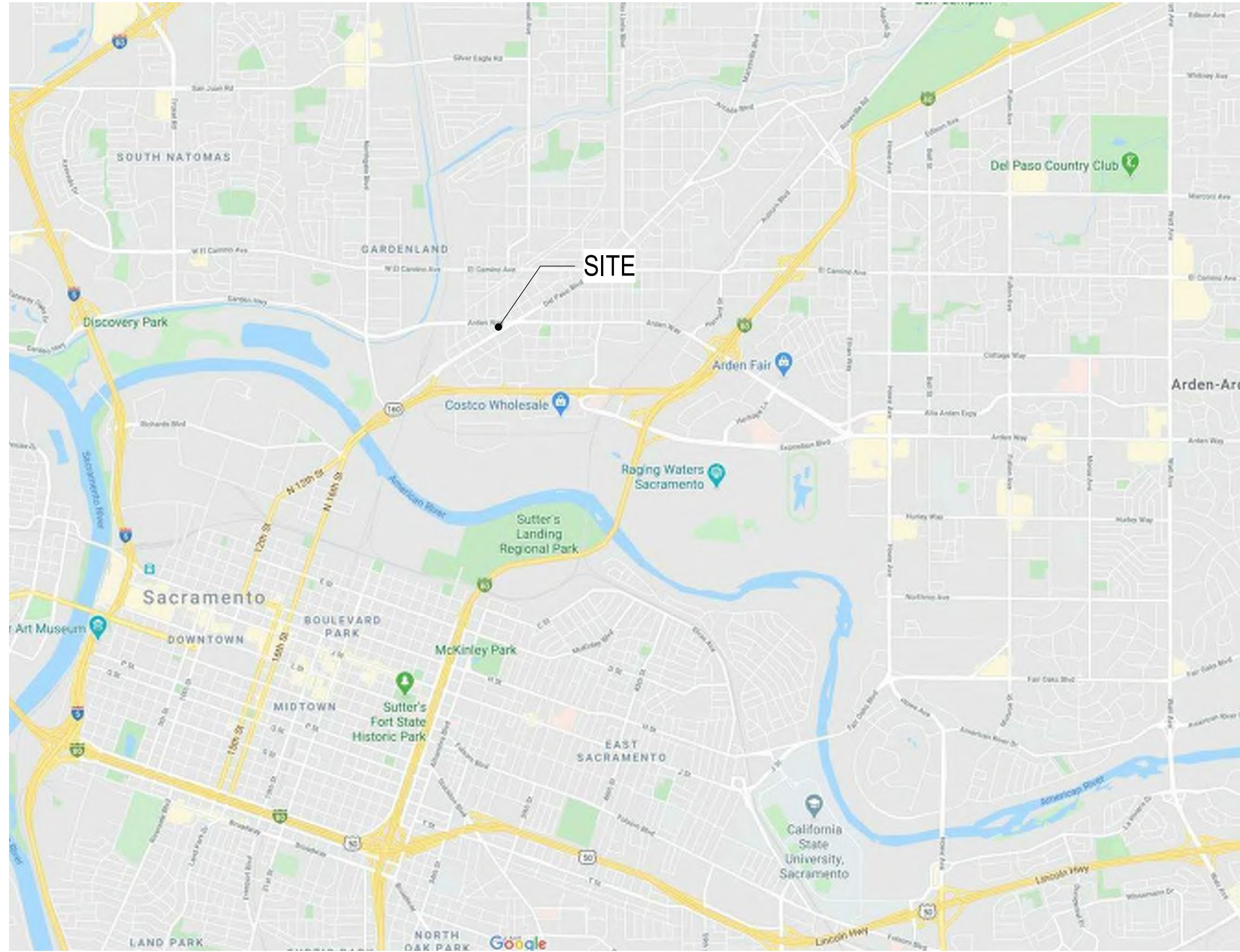


**VICINITY MAP**



# ICELAND

*Ice Skating Rink*

501(C)(3) NON-PROFIT SEASONAL

**PROJECT DATA**

1. BUILDING ADDRESS: 1430 DEL PASO BLVD., SACRAMENTO, CA. 95815
2. APN: 27501250070000-80000
3. ZONING / GENERAL PLAN: C-2-SPD - GENERAL COMMERCIAL/SPECIAL PLANNING DISTRICT
4. SITE AREA: 8,276 PARCEL & 7,200 FROM 15,000 S.F. PARCEL 27501250080000
5. PROJECT DESCRIPTION: THE ICELAND ICE SKATING RINK IS A 13,500 SF (90' X 150') ENCLOSED ICE RINK BUILT IN 1940 IN AN ART DECO STREAMLINED STYLE, AND HOUSES AN OVAL ICE SKATING RINK APPROXIMATELY 144' LONG X 70' WIDE. IN 2010 IT WAS DESTROYED BY AN ARSON FIRE. ALL THAT REMAINED STANDING AFTER THE FIRE WERE THE CONCRETE EXTERIOR WALLS.

THE SCOPE OF THIS PROJECT IS TO REBUILD THE ICELAND ICE SKATING RINK BUILDING TO BE ABLE TO FUNCTION AND OPERATE AS ORIGINALLY INTENDED. THE IMPROVEMENTS INCLUDE

- A NEW ROOF STRUCTURE OVER THE ENTIRE EXISTING FOOTPRINT UTILIZING THE EXISTING CONCRETE WALLS AS SUPPORT.
- RESTORE THE DEL PASO STREET EXTERIOR FAÇADE BACK TO ITS ORIGINAL 1940'S DESIGN.
- INTERIOR FLOOR PLAN IMPROVEMENTS INCLUDING NEW RESTROOMS AND OVERALL PLANNING OF THE DECK OUTSIDE OF THE SKATING RINK.



**V1. VIEW FROM DEL PASO BOULEVARD**

**PROJECT TEAM**

**BUILDING OWNER / REPRESENTATIVE**  
 AMERICAN ICELAND L.L.C.  
 539 SOUTHGATE ROAD  
 SACRAMENTO, CA 95815  
 CONTACT: ROB KERTH  
 916799-3121 / rob@kerth.us

**ARCHITECT**  
 RMW ARCHITECTURE & INTERIORS  
 1718 3RD STREET, SUITE 101  
 SACRAMENTO, CA 95811  
 CONTACT: DAVID CRAWFORD, KEITH BOWMAN  
 916-449-1400 EXT 409/ KBOWMAN@RMW.COM

**SHEET INDEX**

Sheet Number	SHEET NAME	03/14/20
A0.0	COVER SHEET	
A0.1	CONCEPTUAL VIEWS	
A0.2	CONCEPTUAL VIEWS	
A1	SITE PLAN	
A2	FLOOR PLAN	
A3	ROOF PLAN	
A4.1	EAST & NORTH ELEVATIONS	
A4.2	SOUTH & WEST ELEVATIONS	
A5.0	AERIAL PHOTO VIEW MAP	
A5.1	PHOTOS OF DEL PASO BLVD.	
A5.2	PHOTOS OF ALLEY & SIDES	

Sheet Number	SHEET NAME	03/14/20
S1.1	COVER SHEET	
S2.1	FOUNDATION PLAN	
S2.2	ROOF FRAMING PLAN	
S3.1	ELEVATIONS	
S3.2	ELEVATIONS	
S3.3	SECTIONS	
S2.1a	FOUNDATION PLAN	
S2.2a	ROOF FRAMING PLAN	
S3.1a	ELEVATIONS	
S3.2a	ELEVATIONS	
S3.3a	SECTIONS	



1430 DEL PASO BLVD.  
 SACRAMENTO, CA 95815



CONDITIONAL USE PERMIT

## COVER SHEET

RMW PROJ NO : 18411.00

03/12/20

# A0.0

SHEET 1 OF 22



# ICELAND

*Ice Skating Rink*

501(C)(3) NON-PROFIT SEASONAL

V2. VIEW OF ICE RINK INTERIOR FROM BATHROOMS



V3. VIEW FROM ICE RINK TO ENTRY

**ICELAND**  
Ice Skating Rink  
501(C)(3) NON-PROFIT SEASONAL

1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815

RMW experience think  
architecture & interiors

CONDITIONAL USE PERMIT

**CONCEPTUAL VIEWS**

RMW PROJ NO : 18411.00

03/11/20

**A0.1**

SHEET 2 OF 22



V4. VIEW OF ICE RINK INTERIOR FROM ENTRY TO RENTAL AREA

# ICELAND

*Ice Skating Rink*

501(C)(3) NON-PROFIT SEASONAL



V5. VIEW OF ICE RINK INTERIOR FROM ENTRY TO SEATING AREA



V6. VIEW FROM SEATING AREA TO ENTRY

**ICELAND**  
Ice Skating Rink  
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SACRAMENTO, CA 95815

experience  
**RMW**think  
architecture & interiors

CONDITIONAL USE PERMIT

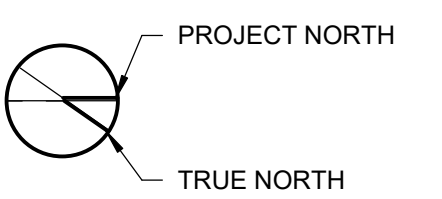
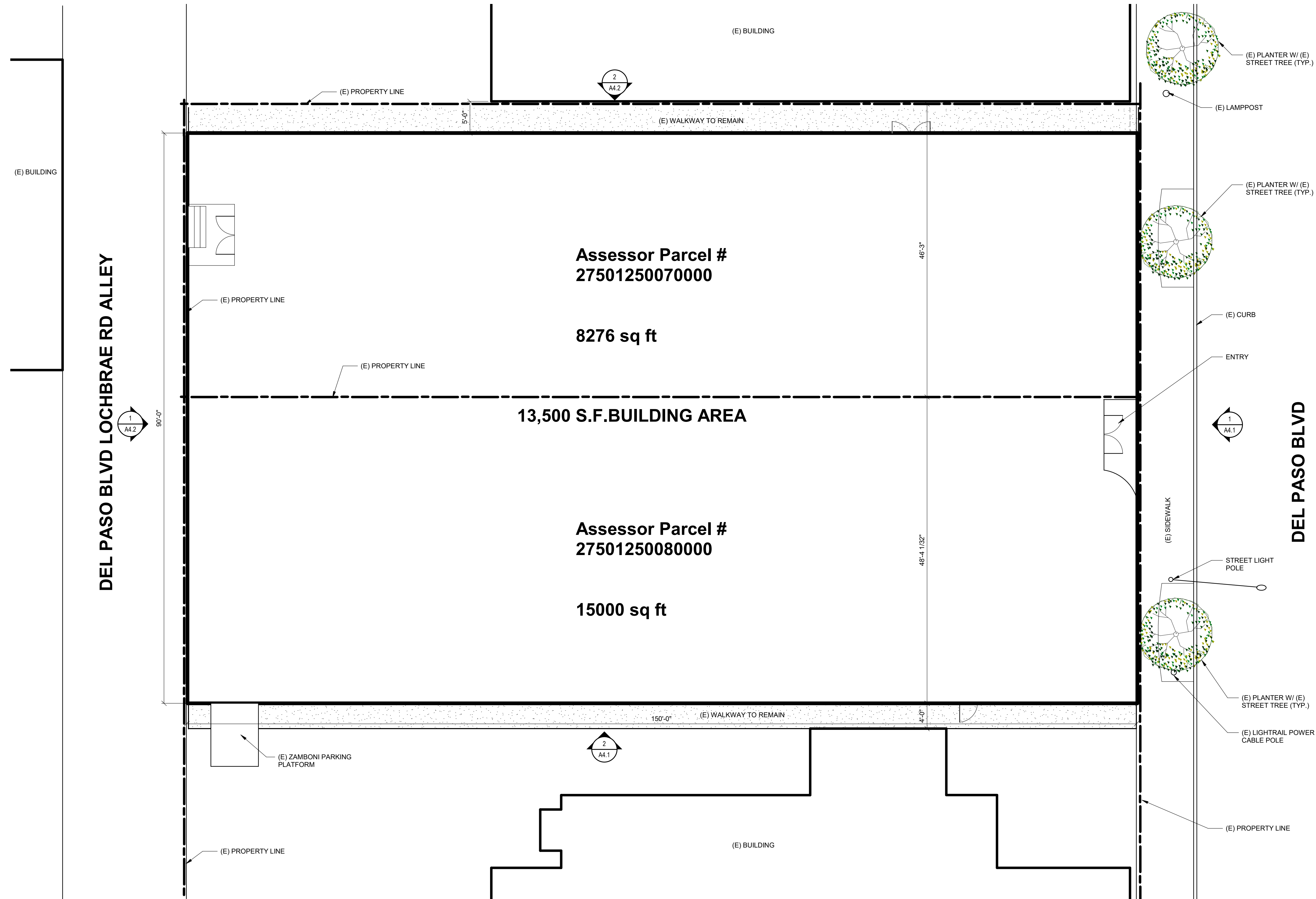
**CONCEPTUAL VIEWS**

RMW PROJ NO : 18411.00

03/11/20

**A0.2**

SHEET 3 OF 22



1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815

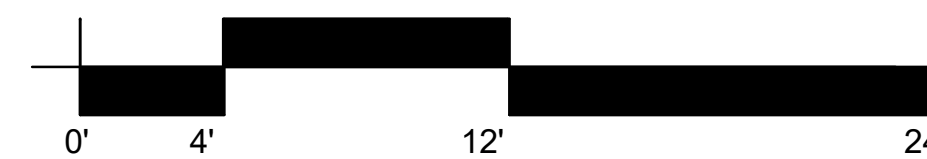


CONDITIONAL USE PERMIT

# SITE PLAN

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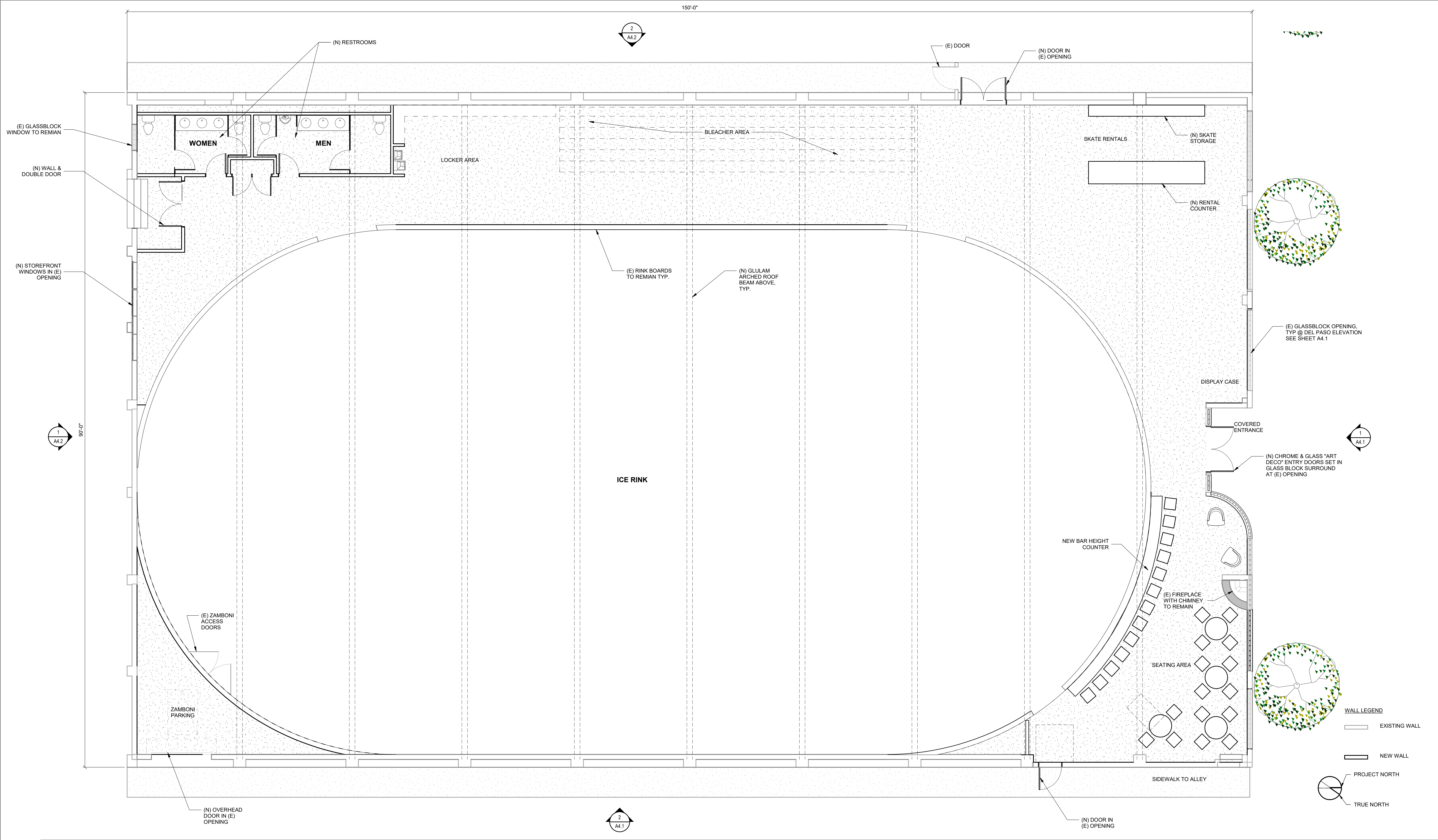
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03/10/20

# A1

SHEET 4 OF 22



**ICELAND**  
Ice Skating Rink  
NON-PROFIT SEASONAL

1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815

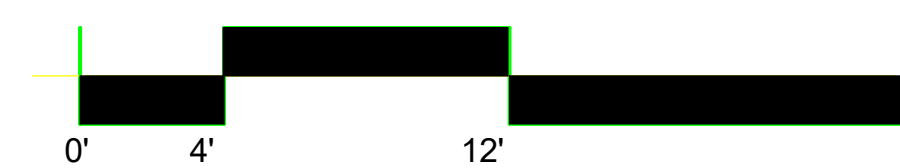
experience  
**RMW**think  
architecture & interiors

CONDITIONAL USE PERMIT

# FLOOR PLAN

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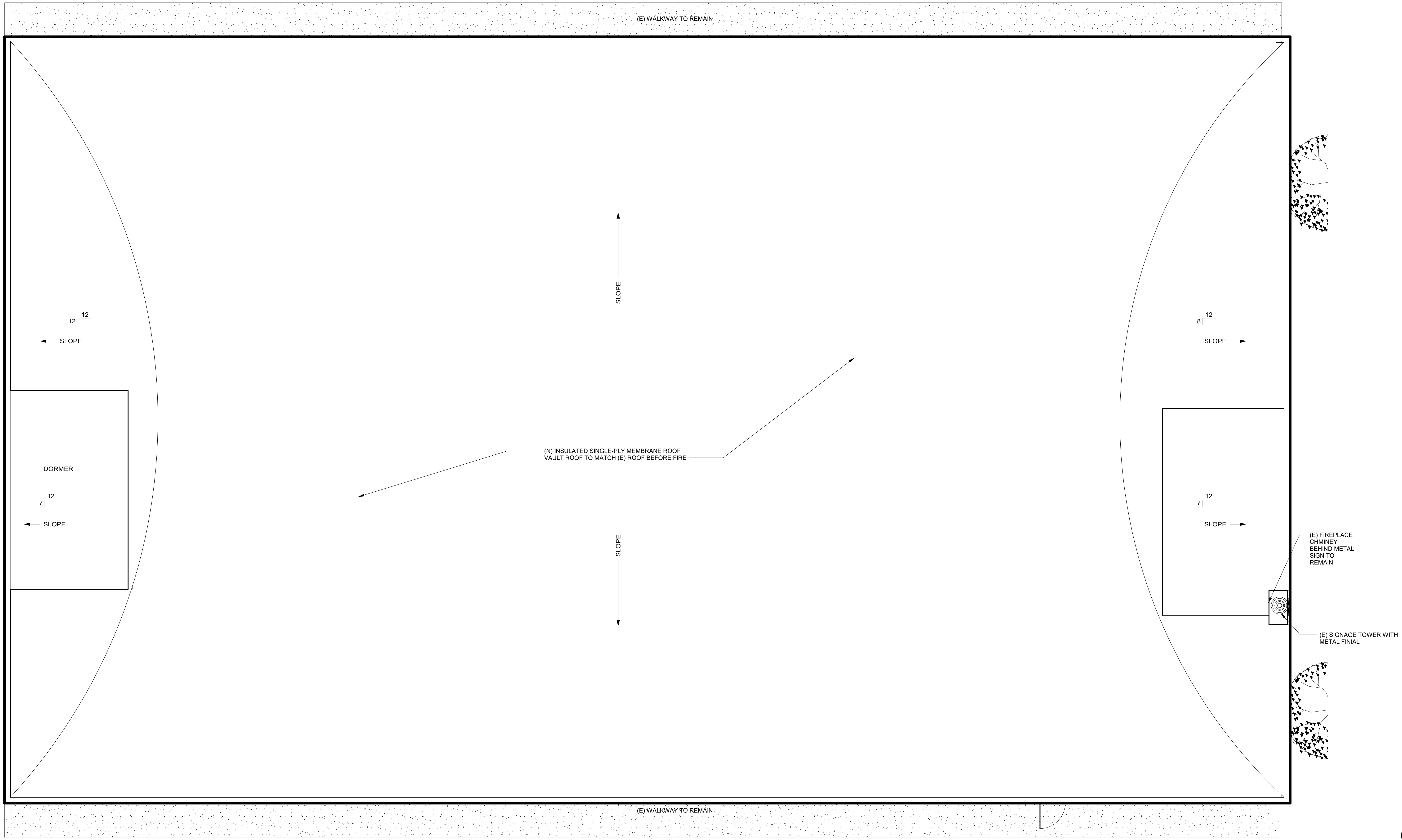
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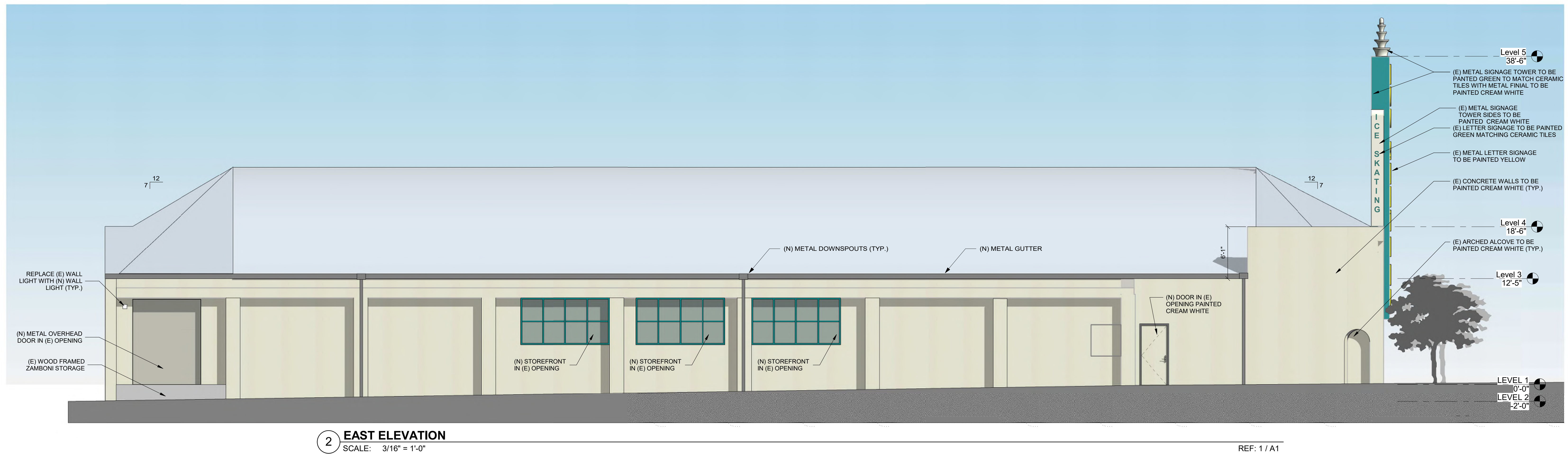
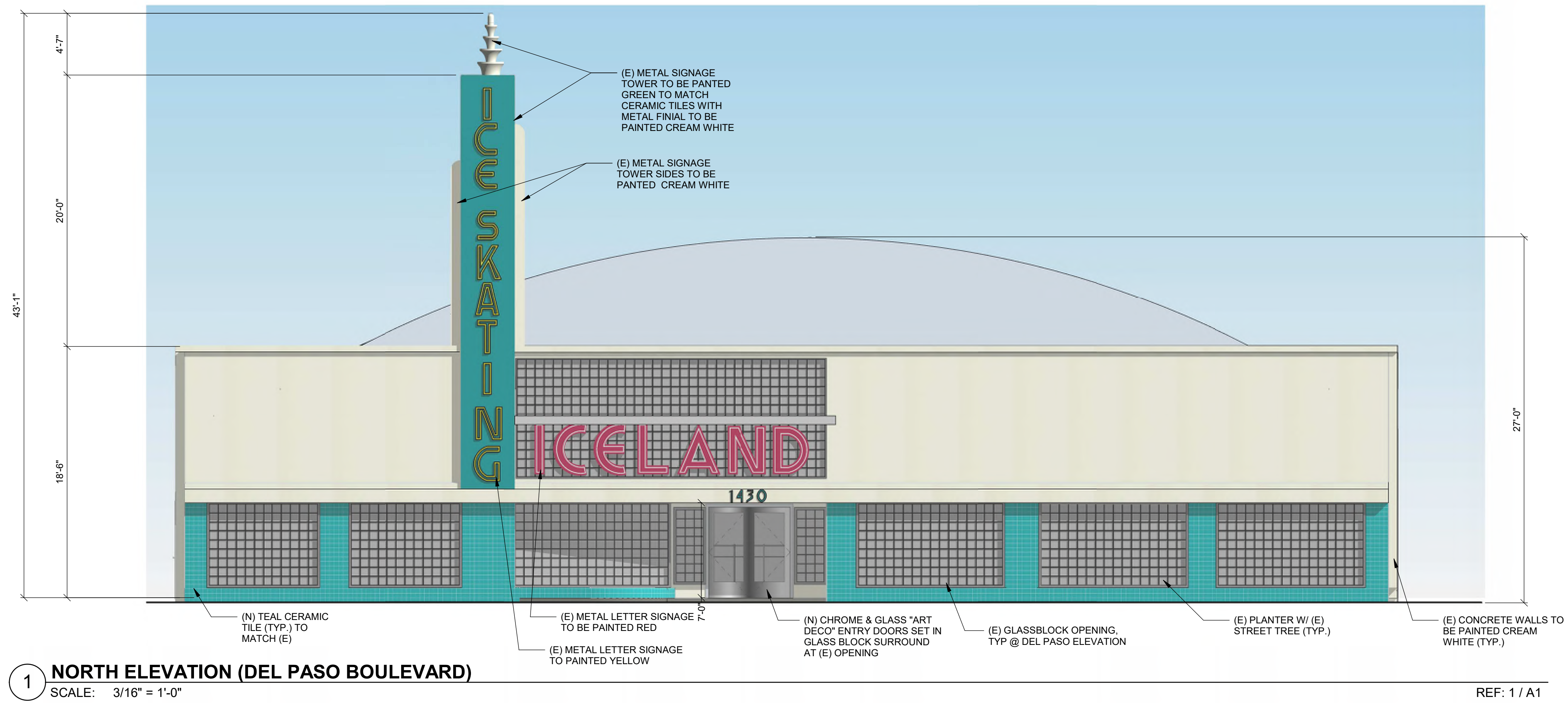


03/10/20

# A2

SHEET 5 OF 22





**ICELAND**  
Ice Skating Rink  
SEASONAL

1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815

experience  
**RMW**think  
architecture & interiors

CONDITIONAL USE PERMIT

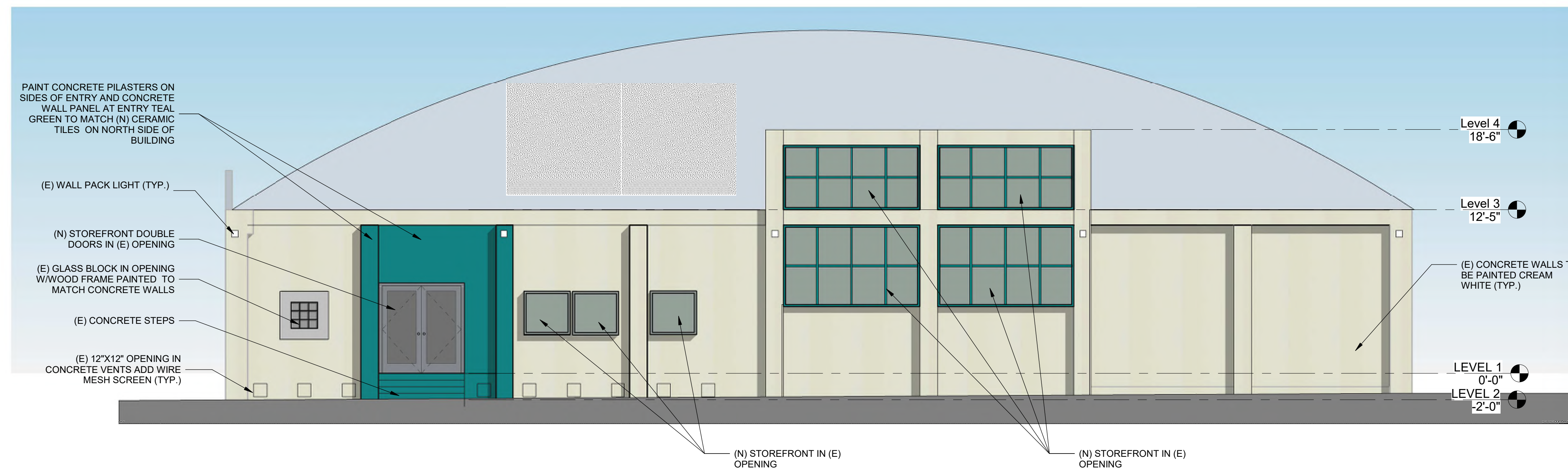
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RMW PROJ NO : 18411.00

03/10/20

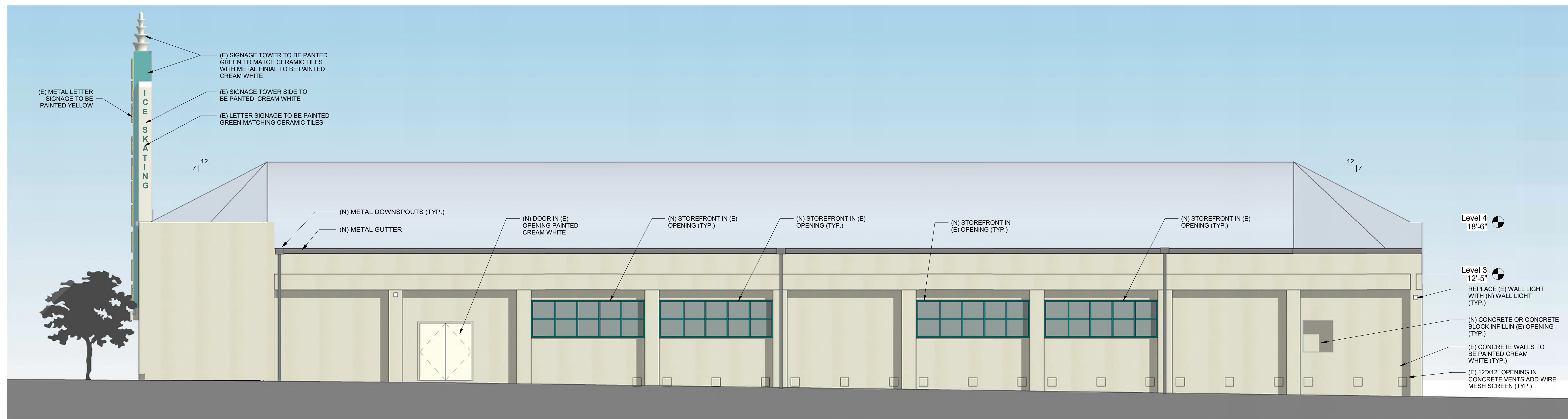
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SHEET 7 OF 22



1 SOUTH ELEVATION (DEL PASO BOULEVARD / LOCHBRAE ROAD ALLEY)  
SCALE: 3/16" = 1'-0"

REF: 1 / A1



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

REF: 1 / A1



**ICELAND**

*Ice Skating Rink*

NON-PROFIT SEASONAL

1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815



CONDITIONAL USE PERMIT

# AERIAL PHOTO VIEW MAP

RMW PROJ NO : 18411.00

03/10/20

# A5.0

SHEET 9 OF 22



1



2



3



4



5

**NORTH SIDE DEL PASO BOULEVARD VIEWS 1-5 SEE SHEET A5.0 FOR VIEW ANGLE LOCATIONS**



A



B



C



D



E

**SOUTH SIDE DEL PASO BOULEVARD VIEWS A-E SEE SHEET A5.0 FOR VIEW ANGLE LOCATIONS**

**ICELAND**  
Ice Skating Rink  
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1430 DEL PASO BLVD.  
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RMWthink  
experience  
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CONDITIONAL USE PERMIT

**PHOTOS OF DEL PASO BLVD.**

RMW PROJ NO : 18411.00

03/10/20

**A5.1**

SHEET 10 OF 22



6



7



8



K



9



10



11

**DEL PASO BOULEVARD/ LOCHBRAE ROAD ALLEY SOUTH VIEWS 6-11 SEE SHEET A5.0 FOR VIEW ANGLE LOCATIONS**



F



G



H



I



J

**DEL PASO BOULEVARD/ LOCHBRAE ROAD ALLEY F-K SEE SHEET A5.0 FOR VIEW ANGLE LOCATIONS**

**ICELAND**  
Ice Skating Rink  
SOCIETY NON-PROFIT SEASONAL

1430 DEL PASO BLVD.  
SACRAMENTO, CA 95815

RMWthink  
experience  
architecture & interiors

CONDITIONAL USE PERMIT

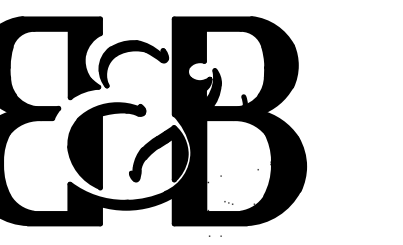
**PHOTOS OF ALLEY & SIDES**

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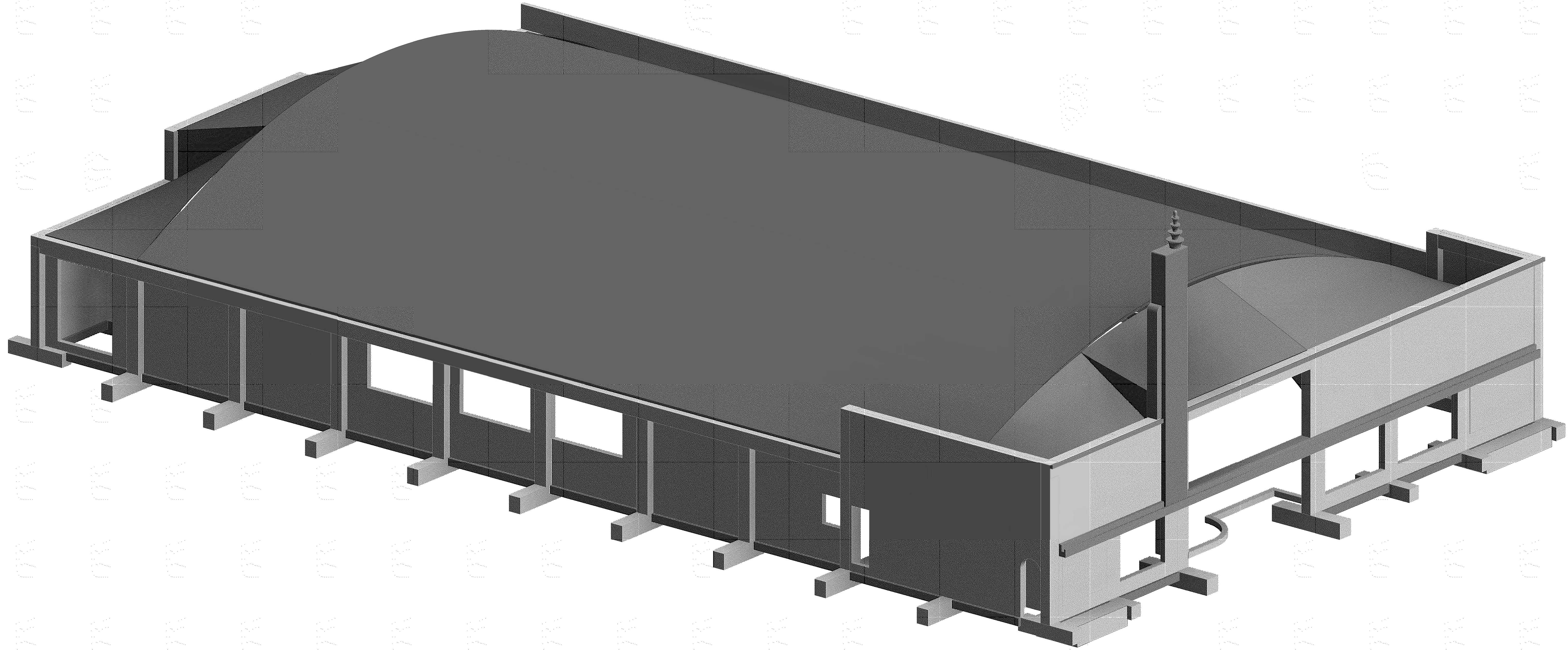
03/10/20

**A5.2**

SHEET 11 OF 22



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PROJECT NAME:  
**Iceland**

SHEET TITLE:  
**COVER SHEET**

JOB NUMBER:  
Project Number

DATE:  
Issue Date

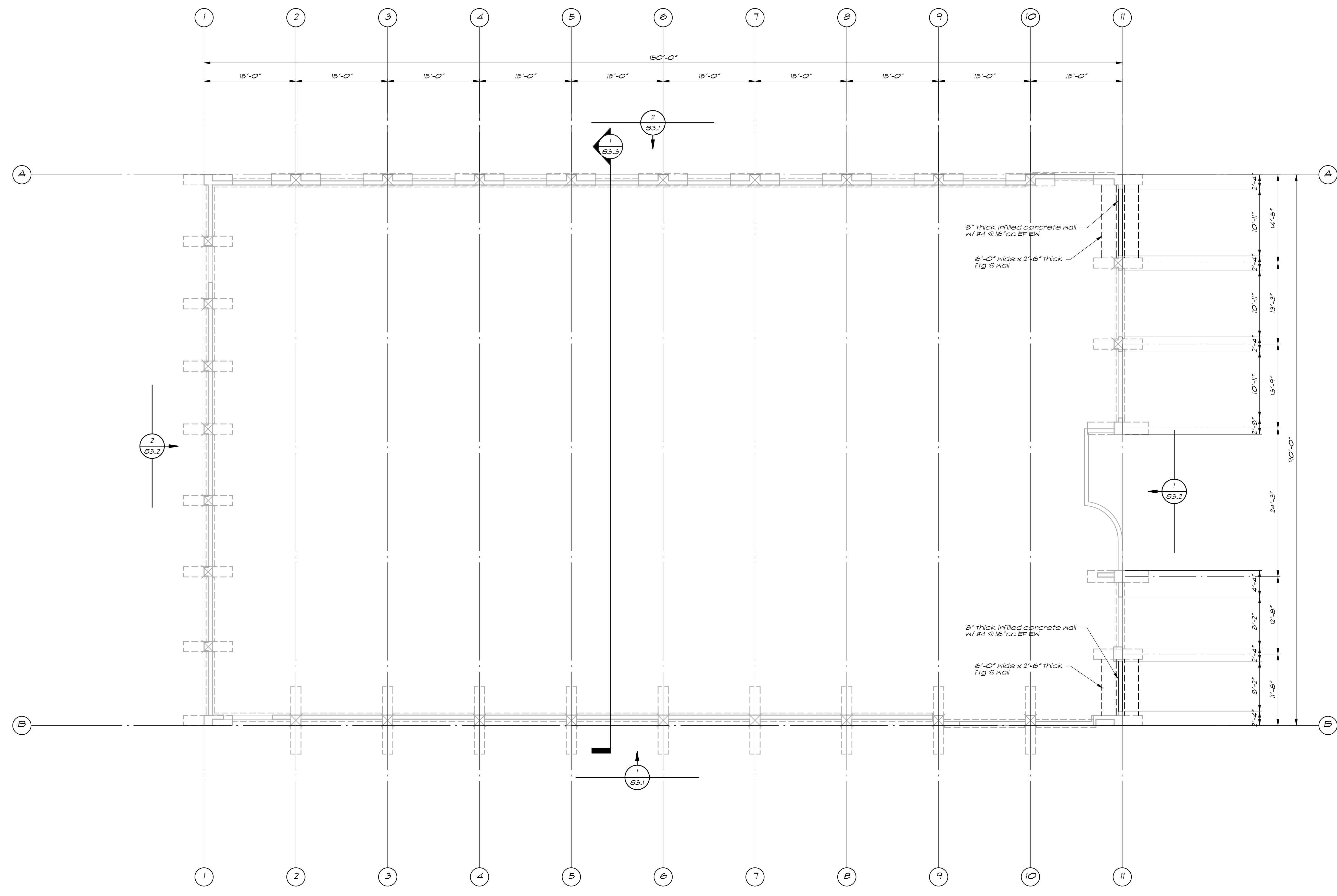
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SHEET NUMBER:

**S1.1**



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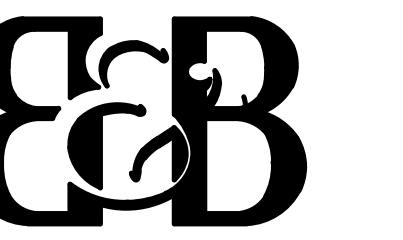
Foundation Plan - 1/8" = 1'-0"

OPTION 1 (15'-0" GLULAM SPACING)

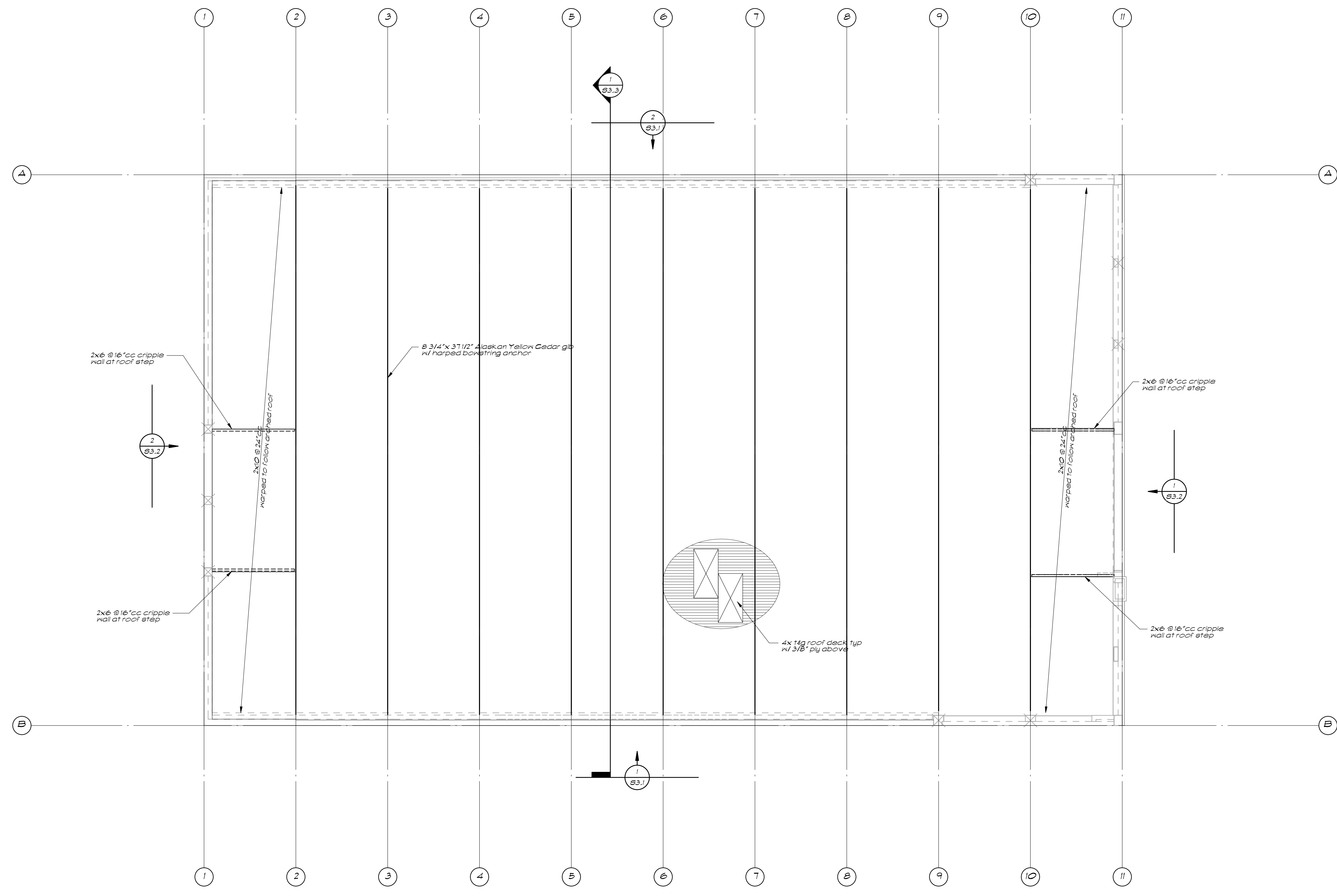
PROJECT NAME  
**Iceland**

SHEET TITLE  
**FOUNDATION PLAN**

JOB NUMBER Project Number	SHEET NUMBER <b>OPTION 1</b>
DATE Issue Date	<b>S2.1</b>
DRAWN BY:	



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*Roof Framing Plan* — 1/8" = 1'-0"

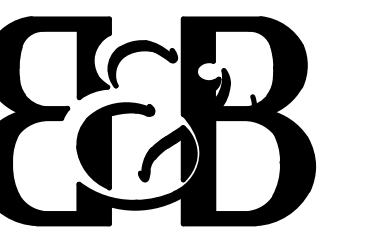
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PROJECT NAME  
**Iceland**

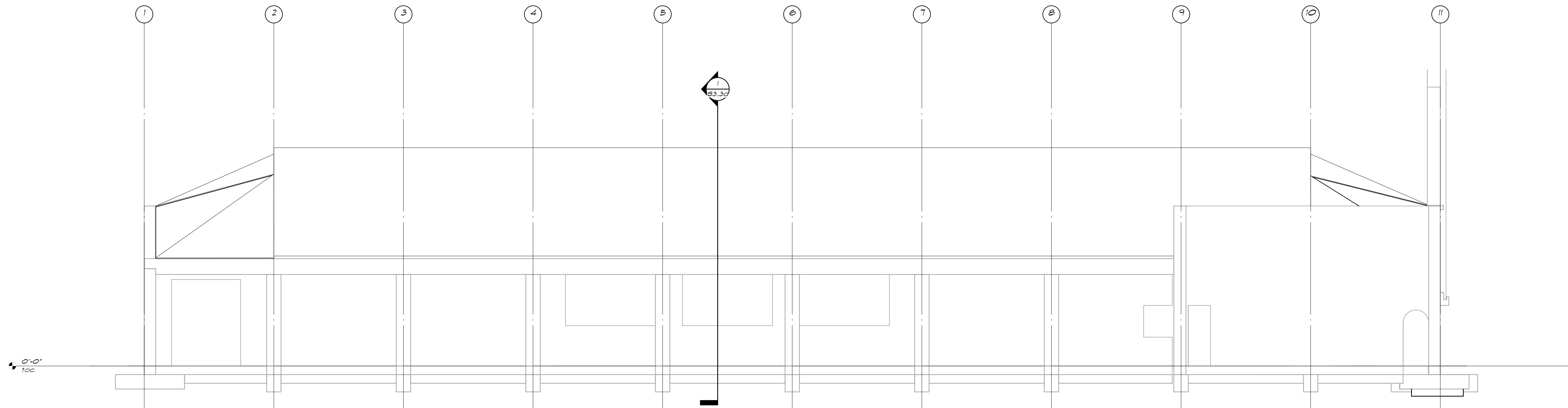
SHEET TITLE  
**ROOF FRAMING PLAN**

JOB NUMBER Project Number	SHEET NUMBER <b>OPTION 1</b>
DATE Issue Date	<b>S2.2</b>
DRAWN BY	

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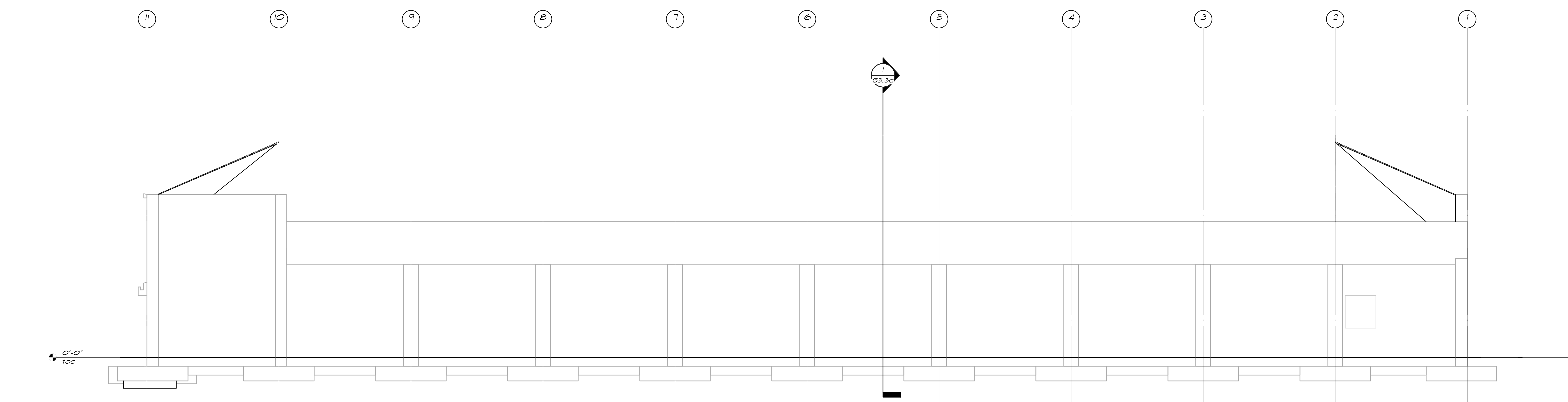
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PROJECT NAME  
**Iceland**

SHEET TITLE  
**ELEVATIONS**

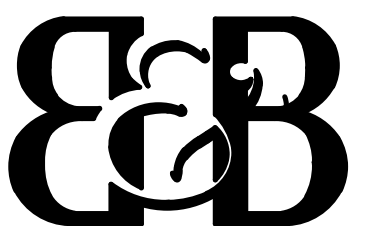
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DATE  
Issue Date  
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SHEET NUMBER  
**OPTION 1  
S3.1**

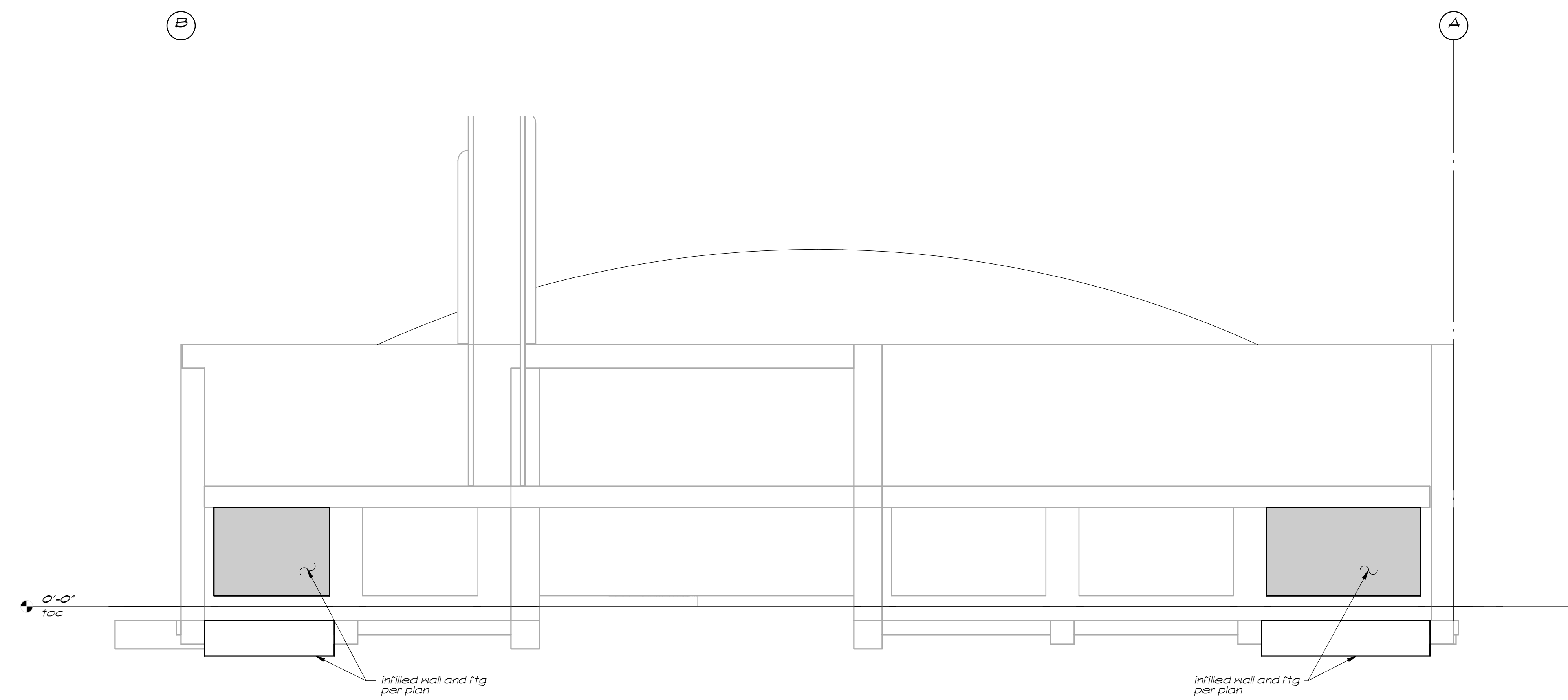


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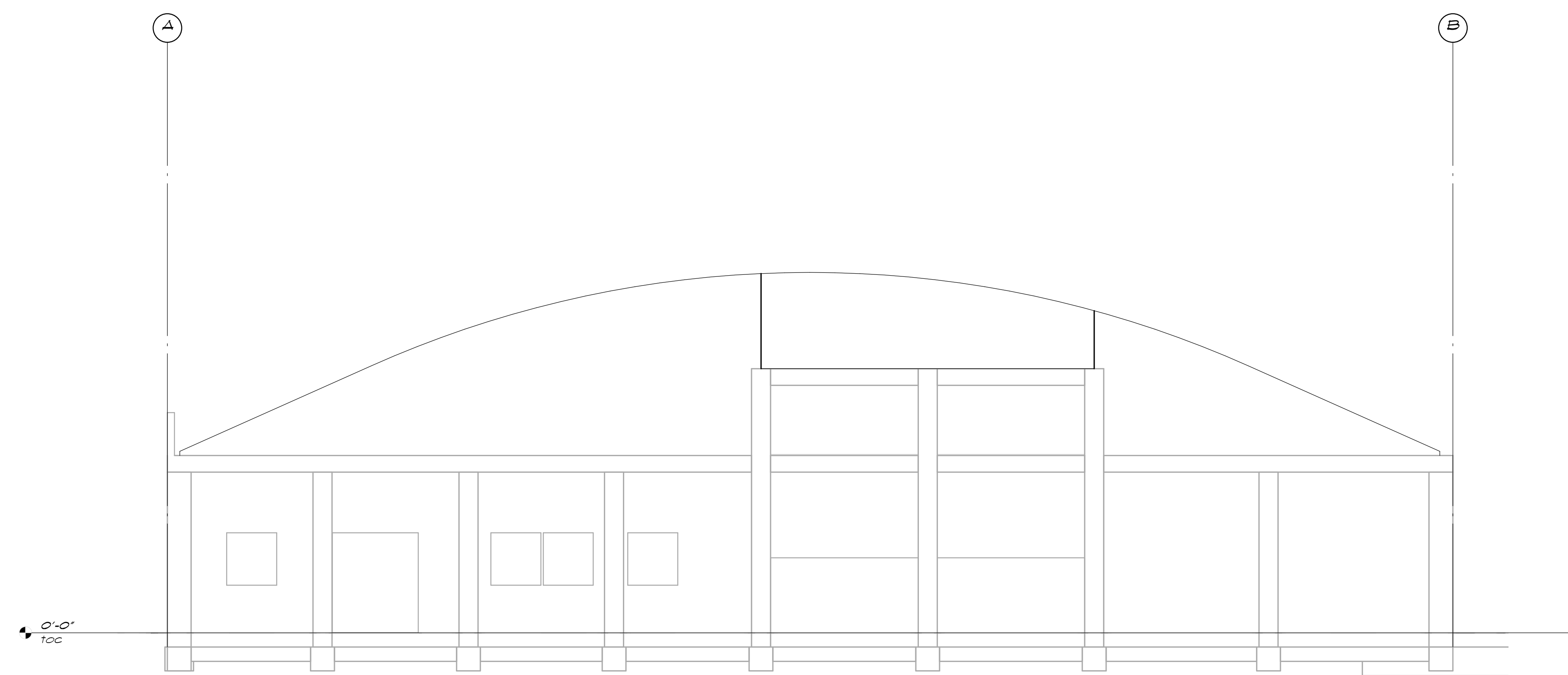
**OPTION 1 (15'-0" GLULAM SPACING)**



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Elevation  $\frac{1}{S3.2}$  - 3/16" = 1'-0"



Elevation  $\frac{2}{S3.2}$  - 3/16" = 1'-0"

OPTION 1 (15'-0" GLULAM SPACING)

PROJECT NAME  
**Iceland**

SHEET TITLE  
**ELEVATIONS**

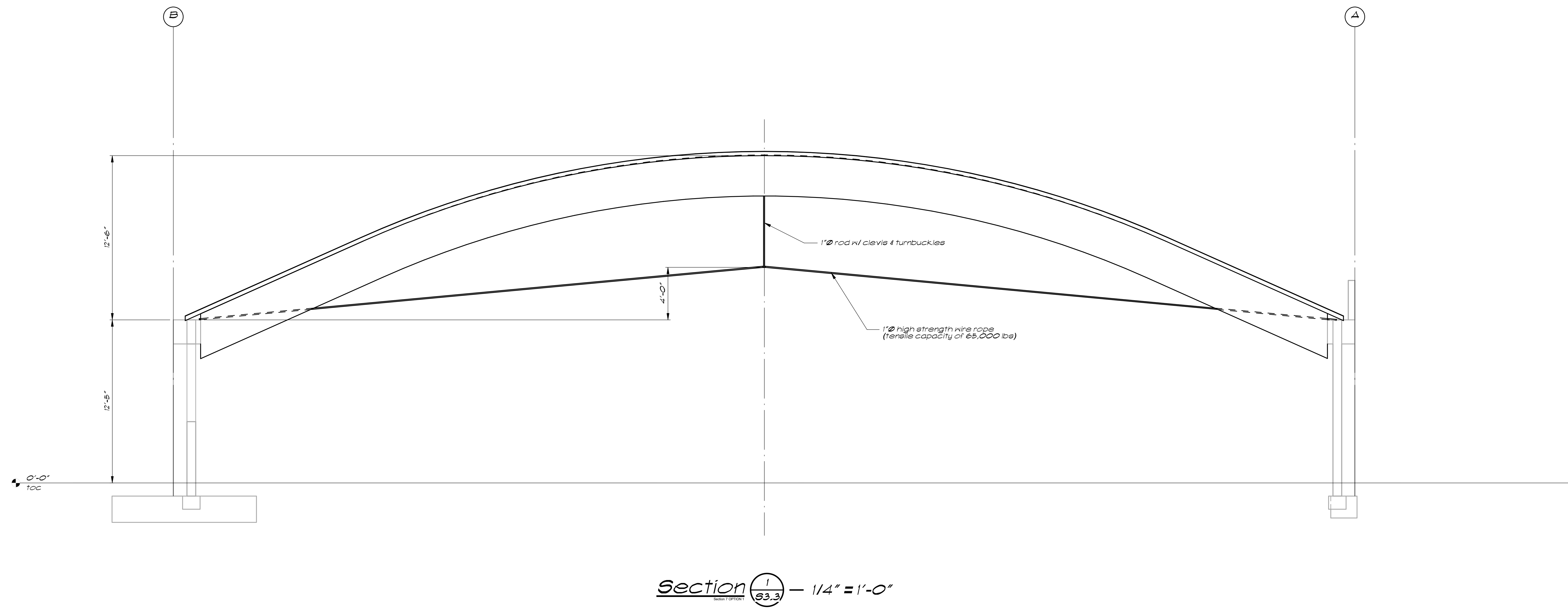
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Project Number  
DATE  
Issue Date  
DRAWN BY

SHEET NUMBER  
**OPTION 1  
S3.2**





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Section  $\frac{1}{S3.3}$  - 1/4" = 1'-0"

PROJECT NAME

Iceland

SHEET TITLE  
SECTIONS

JOB NUMBER

Project Number

DATE

Issue Date

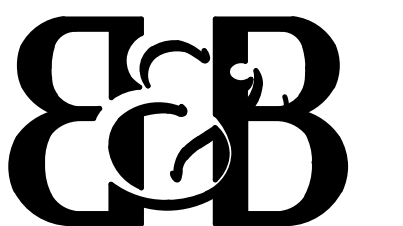
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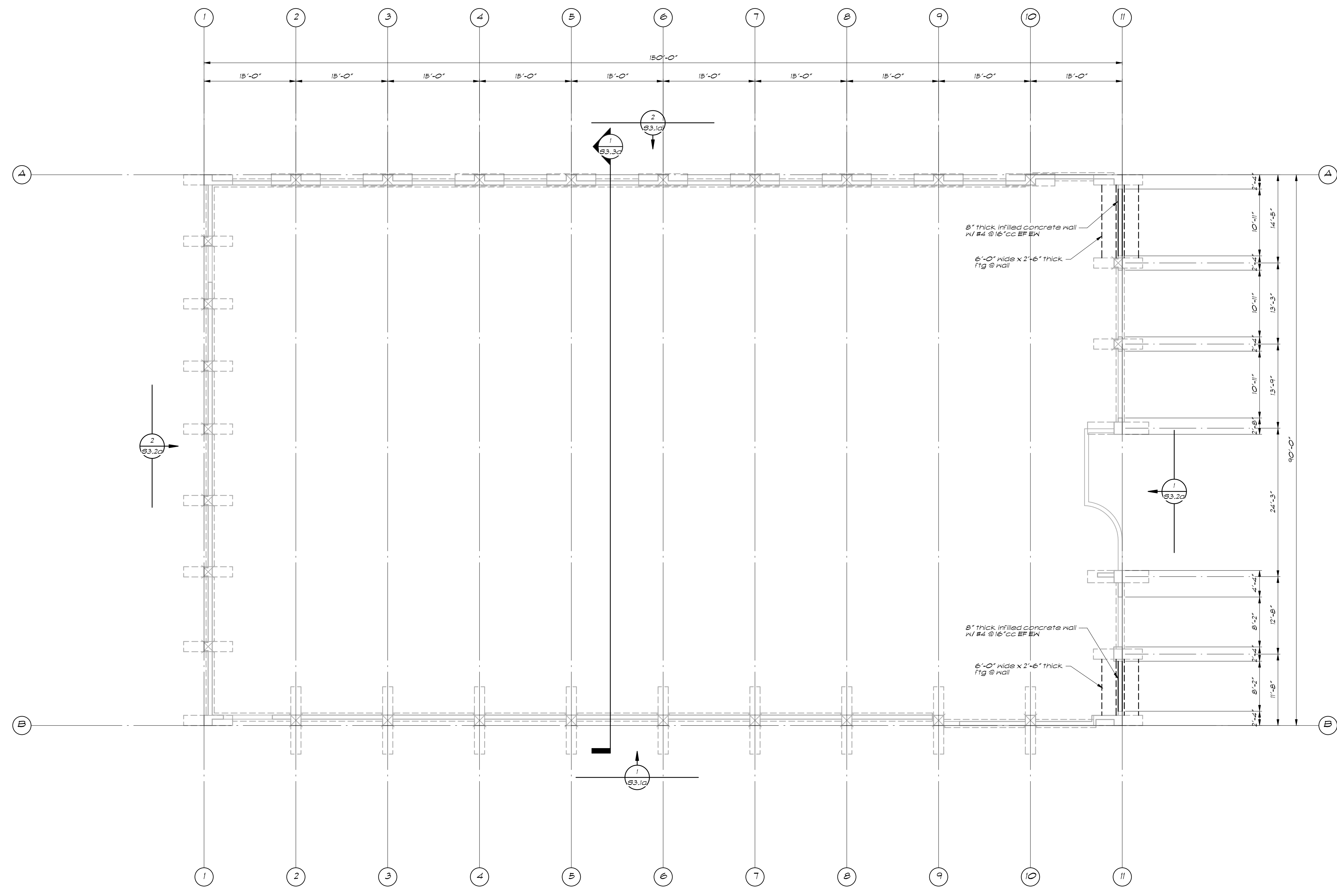
OPTION 1

S3.3

OPTION 1 (15'-0" GLULAM SPACING)



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Foundation Plan - 1/8" = 1'-0"

OPTION 2 (10'-0" GLULAM SPACING)

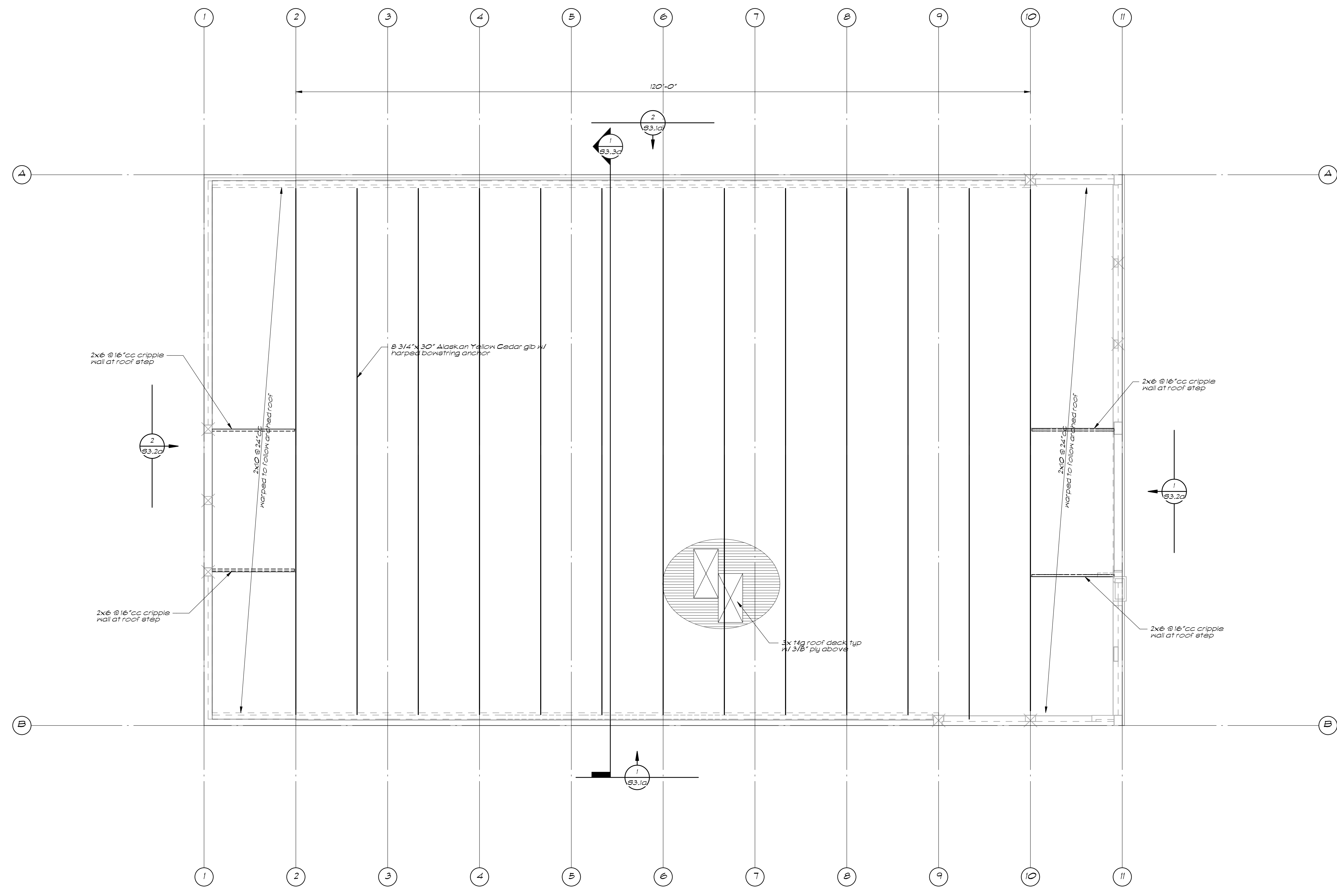
PROJECT NAME  
**Iceland**

SHEET TITLE  
**FOUNDATION PLAN**

JOB NUMBER Project Number	SHEET NUMBER <b>OPTION 2</b>
DATE Issue Date	<b>S2.1a</b>
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**Roof Framing Plan — 1/8" = 1'-0"**

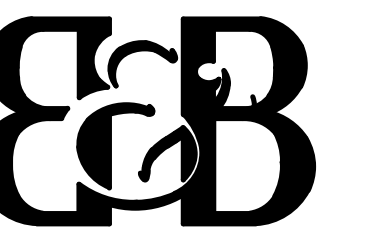
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PROJECT NAME  
**Iceland**

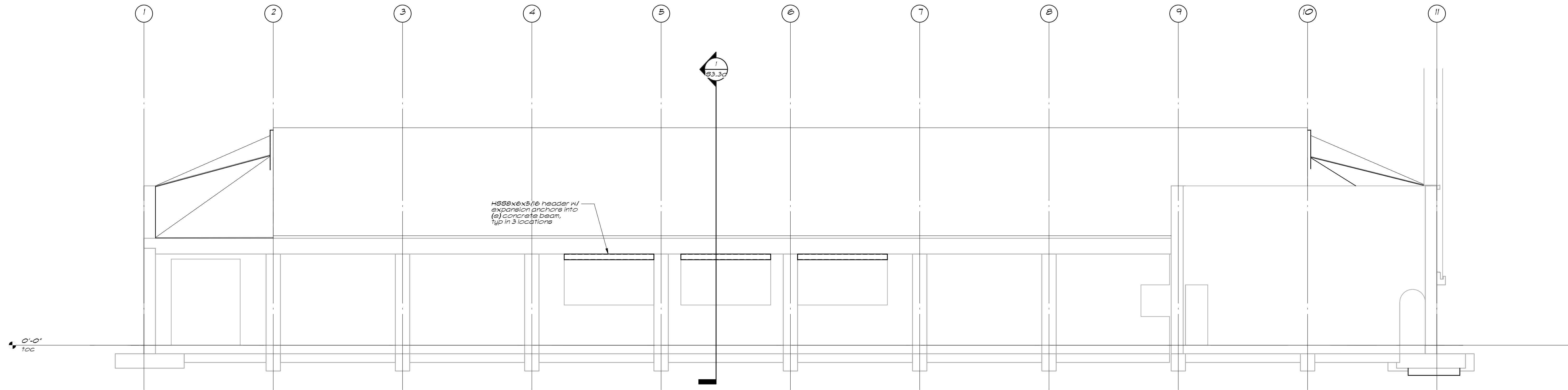
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**ROOF FRAMING PLAN**

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DATE Issue Date	<b>S2.2a</b>
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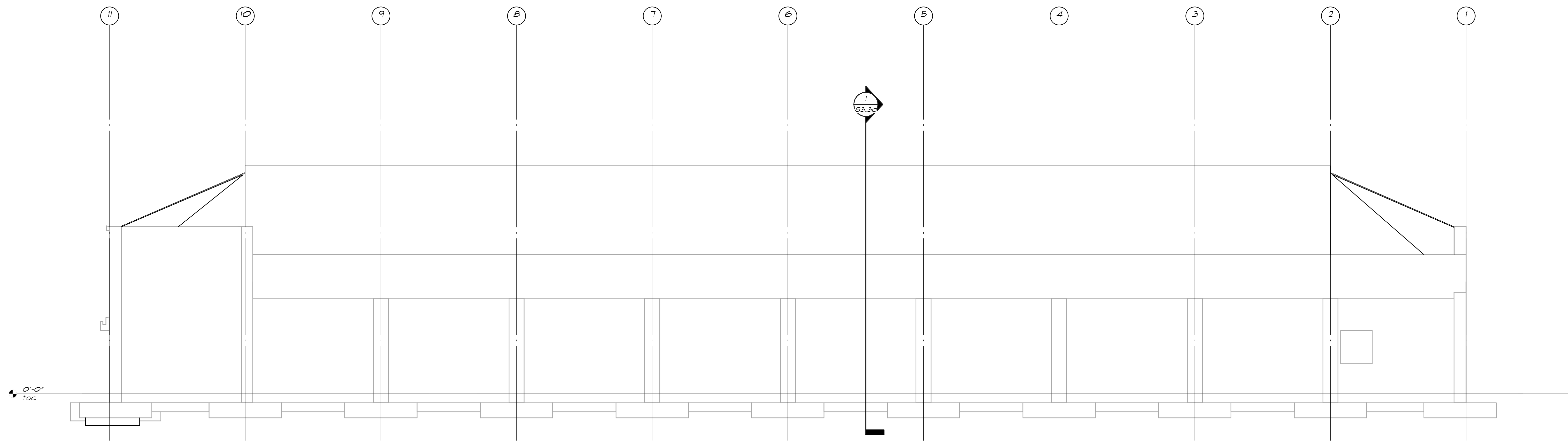
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Elevation  $\frac{1}{S3.1a}$  - 3/16" = 1'-0"



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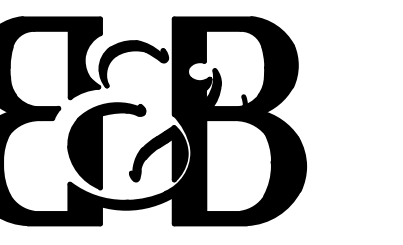
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PROJECT NAME  
**Iceland**

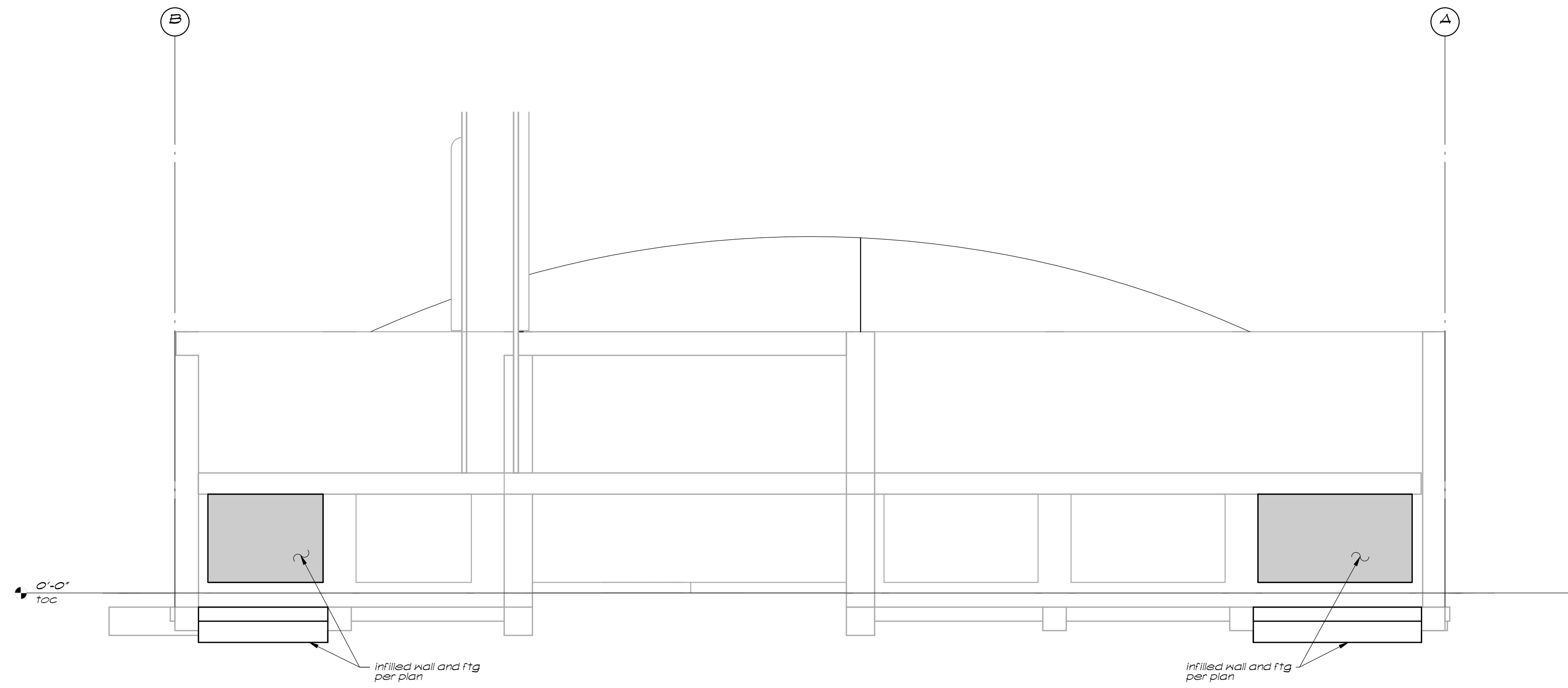
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**ELEVATIONS**

JOB NUMBER  
Project Number  
DATE  
Issue Date  
DRAWN BY

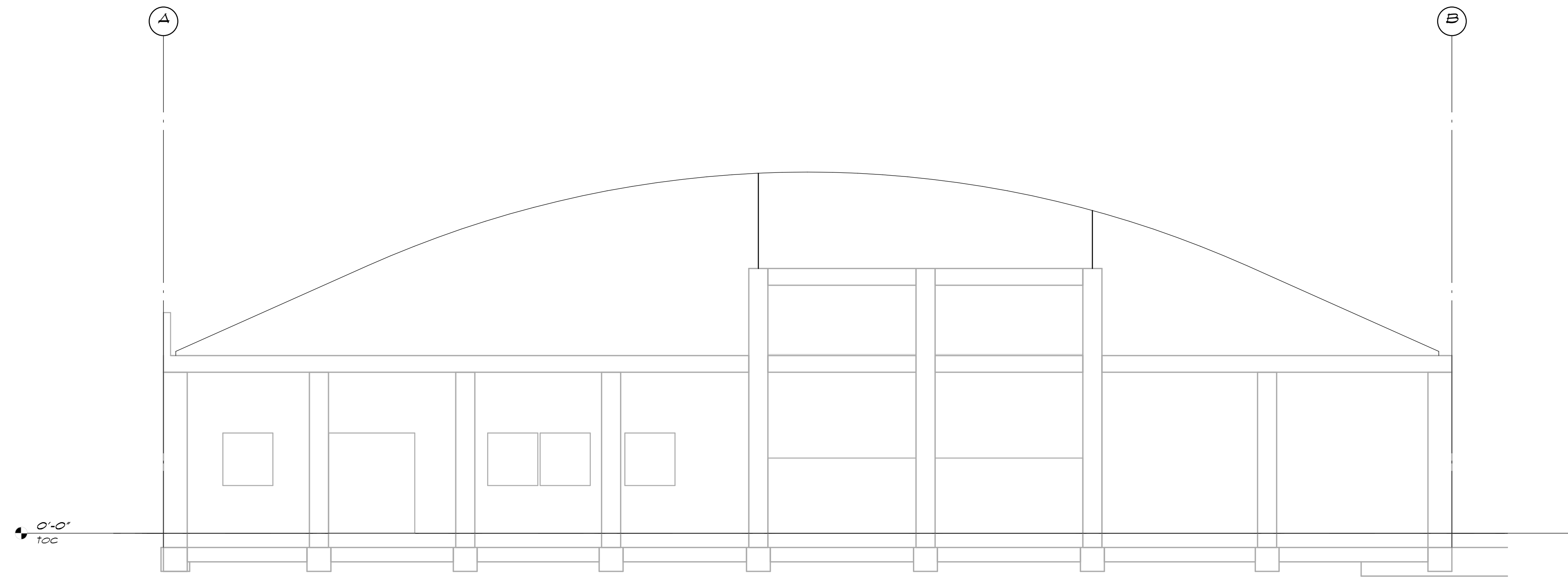
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**OPTION 2  
S3.1a**



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Elevation  $\frac{1}{S3.2a}$  - 3/16" = 1'-0"



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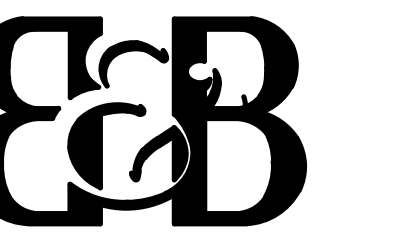
OPTION 2 (10'-0" GLULAM SPACING)

PROJECT NAME  
**Iceland**

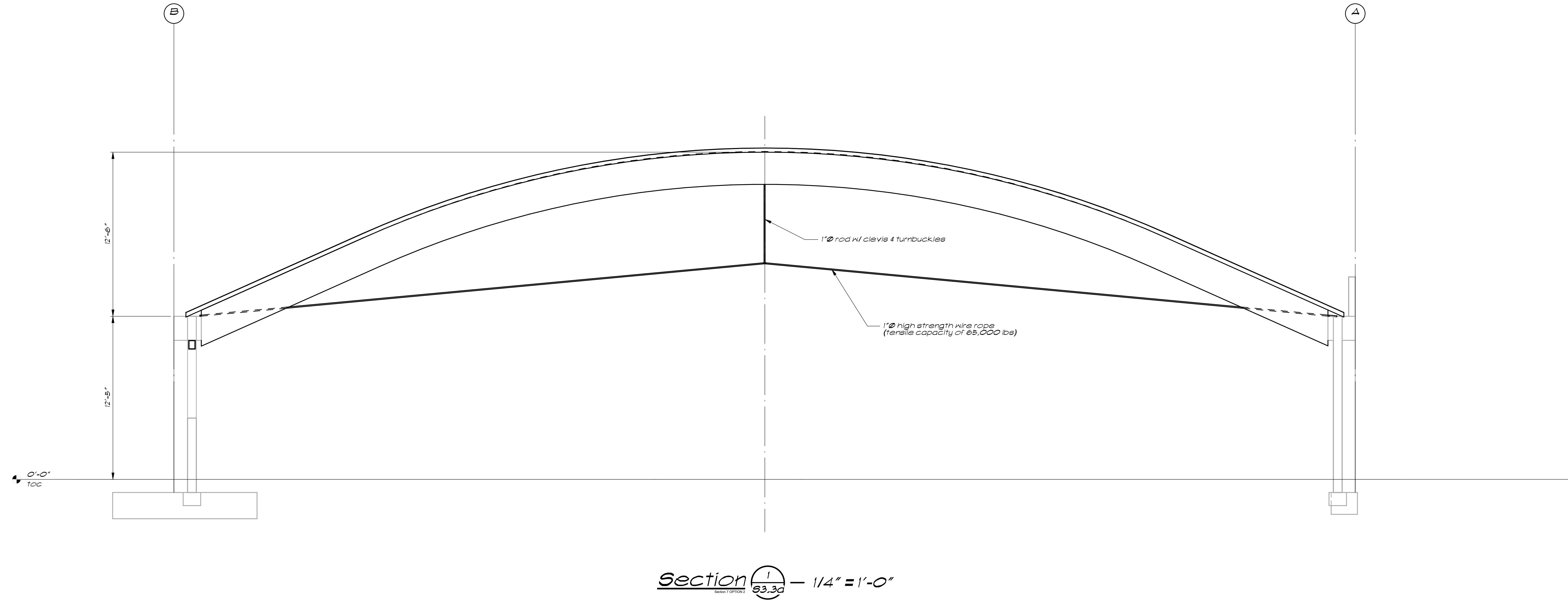
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**ELEVATIONS**

JOB NUMBER  
Project Number  
DATE  
Issue Date  
DRAWN BY

SHEET NUMBER  
**OPTION 2  
S3.2a**



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PROJECT NAME  
**Iceland**

SHEET TITLE  
**SECTIONS**

JOB NUMBER  
Project Number  
DATE  
Issue Date  
DRAWN BY

SHEET NUMBER  
**OPTION 2  
S3.3a**

**OPTION 2 (10'-0" GLULAM SPACING)**