

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p style="text-align: center;">AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p style="text-align: center;"><u>REGULAR SESSION</u> WEDNESDAY, FEBRUARY 9, 2011 @ 5:15 PM</p>
---	--	--

For information regarding this agenda please contact:
Kari Chadwick @ (209) 333-6711
Community Development Secretary

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.

1. ROLL CALL
2. MINUTES – “January 12, 2011”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to permit façade remodel to an existing vacant commercial building, construction of two buildings and related site improvements at 37 South Sacramento Street (Applicant, Aster Canet; File # 11-SP-01)
 - b. Request for Site Plan and Architectural Review Committee approval of an application to remodel and expand an existing A&W restaurant at 216 East Lodi Avenue. (Applicant, Peter Knight; File # 10-SP-11)
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

*****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.*

Right of Appeal:

If you disagree with the decision of the committee, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public meeting, may appeal.

Pursuant to Lodi Municipal Code Section 17.81.070, actions of the Site Plan and Architectural Review Committee may be appealed to the Planning Commission by filing, within ten (10) business days, a written appeal with the Community Development Director and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: Community Development Director, City Hall 1st Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6711.

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 12, 2011
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of January 12, 2011 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members Kiser, Slater, Stafford and Chair Selleseth

Absent: Committee Members Reyes

Also Present: Community Development Director Konradt Bartlam and Associate Planner Immanuel Bereket

2. MINUTES

- a) July 14, 2010 minutes approved, motion by Kiser, second by Slater.
- b) October 27, 2010 minutes approved, motion by Kiser and second by Slater.

3. REVIEW ITEMS

- a) Request for Site Plan and Architectural Review Committee approval to construct a sanctuary building for Crossroads-Heartland Church at 2223 W. Kettleman Lane. (Applicant, Delta Buildings, Inc., on behalf of Crossroads-Heartland Church; File # 10-SP-08)

Associate Planner Bereket presented and briefly described the project. He stated that the City received a complaint that the Crossroads-Heartland Church was using an undeveloped vacant site to park vehicles. In the course of the investigation, it was learned that Crossroads-Heartland Church placed asphalt material on the ground in violation of Stormwater Management Program and that the site was being used as parking lot without SPARC review and approval. In response, the applicants submitted SPARC application to develop the parcel. He stated the applicants are seeking SPARC approval for a sanctuary building that could accommodate up to 400 seats and an associated office building. He described the proposed church sanctuary building would be a traditional design with tall, vertical windows and peaked roof features that help to break up the mass of the horizontal gabled roof, with the roof peak placed prominently at the center of the building. He pointed where the building would be located and stated that it would be partially visible from Kettleman Lane but would be visible from Tienda Drive to the north. Further, he stated the proposed development of the parcel satisfies the City's landscape and parking requirements.

After staff's presentation, the Committee asked a few questions about the project. SPARC member Slater asked if the trash enclosure would have a gate? Mr. Bereket stated that the enclosure would have steel doors as well as a roof to properly conceal it from the views of the senior housing residences to the east. Mr. Slater stated that he didn't see a bicycle rack on the plans and if it is a requirement for the project. Mr. Bereket stated that conditions of approval require the applicants to install a bicycle rack. Mr. Kiser asked if the parking lot would be lighted and the height of the light poles. Mr. Bereket stated that the height of light poles would be limited to no higher than 25' and there will be no floodlight permitted. Mr. Slater asked if the project includes treatment of stormwater run-off before it enters the City mains. Mr. Bereket stated the project involves vegetative bio swales and that the applicants and their engineers are coordinating their efforts to meet the City's stormwater run-off

requirements. Mr. Stafford asked clarification regarding item number 10 on the Supplemental conditions of approval. Director Bartlam stated that the condition could be removed as it doesn't really pertain to this project. Mr. Slater asked if there is any site use restrictions related to church. Mr. Bereket stated that the churches are permitted in the R-C-P, Residential, Commercial and Professional zoning district. Mr. Bartlam stated that there are a variety of church related activities like the Harvest Fest at St. Anne's but those types of activities would require a separate process. Mr. Kiser asked if they are looking to place a school at the site. Mr. Bartlam stated that the church has bible classes on Sundays and that if they were to start a private school, then they would have to come to the City for a Use Permit. Mr. Slater asked if the Kettleman Lane egress would include a no left turn on to Kettleman Lane. Mr. Bartlam stated that there is a median that would restrict left turns.

Vern Vierra, Delta Buildings, Inc., spoke on behalf of the project and introduced Victor Duspiva, project engineer. Mr. Vierra stated that the church wants to grow to accommodate its worshipers. He stated Crossroads-Heartland Church represents two churches that merged and as a result have outgrown their existing facility. He stated that the new church facility would accommodate up to 400 seats and an associated office building would be built at a later date. The church currently rents an office off-site. Mr. Vierra described the project in detail. He stated the site currently contains two driveways from Kettleman Lane. The project would remove the easterly driveway and maintain two ingress/egress points from Tienda Drive. He stated the project would place a play station/area in the front yard that would be screened by 6' solid masonry wall, the setback area would be landscaped, and vegetative swales would be incorporated to meet the City's stormwater run-off requirements. He stated the existing building could be upgraded to match the new building.

After Mr. Vierra's presentation, Mr. Kiser asked if the Kettleman Lane ingress/egress point would be limited to entrance only. Mr. Vierra responded that there are currently two access points and the easterly driveway would be removed. The remaining driveway would serve both as egress/ingress. Mr. Vierra stated cars would be able to enter and exist from both Kettleman Lane and Tienda Drive access points. Mr. Slater asked if the screening wall on Kettleman Lane would be masonry wall. Mr. Bartlam stated it would be split face masonry wall and it would be setback from Kettleman Lane. Mr. Bartlam also stated all setback areas would be landscaped. Mr. Slater stated if the entire Kettleman Lane front would be screened with fence to prevent trespassing. Mr. Vierra stated screening would only occur as illustrated on the plans and anyone who wants access to the site could enter from the north. Mr. Stafford asked if the entire play station/area is screened by a solid 6' high masonry fence. Mr. Vierra responded the play area is enclosed with masonry wall to make sure children are kept safe. Mr. Stafford asked if the applicants understand and agree with the conditions of approval. Mr. Vierra responded the applicants are concerned with the accuracy of condition number 29, which states existence of 5-foot public utility easement (PUE) along the south property line, a 10-foot PUE along the west property line, a 26-foot PUE along the north property line and a 25-foot PUE along the east property line. He stated that their title research shows there is no recorded easement and they would like this issue addressed. Mr. Bartlam stated that staff would work with the applicants to address this matter and that there is nothing SPARC could do about this issue.

Mr. Vierra introduced Mr. Victor Duspiva, project engineer, to discuss issues related to stormwater run-off program. He states the project involves installation of bio-swales throughout the parking lot to treat stormwater run-off before it enters the public mains. He stated the planter areas are 8' wide, which would accommodate vegetative swales. Mr. Slater asked the depth of the swales. Mr. Duspiva states 18" inches in depth, which is pretty shallow for an 8' wide planter area. Mr. Duspiva indicated that he has spoken to Public Works and he believes that the easements identified are on the adjacent parcel. He states the title research results show no

recorded easements on the property and that he'd work with City staff to resolve this issue.

Mr. Vierra spoke and stated the proposed project would be a great addition to Lodi and serves the needs of his clients. He stated that although they are not seeking LEED Certification, the building and the landscape meet LEED Certification criteria. Mr. Slater asked if outdoor speakers are designed for the project. Mr. Vierra stated no outdoor speakers are planned and wouldn't be used due to proximity with the adjacent retirement home. Mr. Stafford asked if there is a kitchen. Mr. Vierra stated there is a kitchen and the seats are movable. Mr. Stafford asked if the new church is a single story. Mr. Vierra stated the new building is a single story and the classroom would be restricted to the existing buildings.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC member Stafford, second by Commissioner Kiser, the request of Delta Buildings, Inc., on behalf of Crossroads-Heartland Church, to construct a sanctuary building for Crossroads-Heartland Church at 2223 W. Kettleman Lane, subject to the SPARC Common Design Requirements, Supplemental Conditions and amendment:

- Item No. 10 of Supplemental Conditions shall be removed.

The vote was as follows:

Ayes: Kiser, Slater, Stafford and Chair Selleseth

Noes: None

Absent: Reyes

- b) Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing McDonald's Restaurant at 841 East Kettleman Lane. (Applicant, CRM Architects and Planners, Inc., on behalf of McDonald's USA, LLC; File # 10-SP-09).

Associate Planner Bereket presented and briefly described the project. He stated that the CRM Architects and Planners, Inc., on behalf of McDonald's USA, LLC, are proposing exterior renovations of an existing McDonald's Restaurant located at 841 East Kettleman Lane. He stated that project under review is proposed as part of a company-wide rebranding effort to update and improve the aesthetic appearance of McDonald's restaurants throughout the country. He stated that the applicant proposes to re-paint the exterior of the building, remove existing mansard roof, modify existing drive-thru aisle, install interior and exterior ADA upgrades, remove and replace existing wall lighting, and remove and replace signs. Mr. Bereket stated the project is all cosmetic work.

After staff's presentation, SPARC members asked a few questions. Mr. Slater asked if the existing roof would be removed and replaced with metal roof. Mr. Bereket stated that the existing mansard roof would be removed and parapet would be built in its place. Mr. Slater asked if rooftop equipments would be screened properly. Mr. Bereket stated that all rooftop equipment would be screened by the new parapet wall. Mr. Stafford asked if the applicants are proposing to modify the drive-through lane. Mr. Bereket stated that the drive-through lane would remain the same the menu boards would be relocated so as to serve more efficiently. Mr. Slater asked if the free standing sign would remain, and Mr. Bereket stated that would be the case. Mr. Kiser asked if this project is identical to previous McDonald's application. Staff stated that it is consistent with previous applications.

Mark McIlvain, on behalf of Carissimi Rohrer McMullen Architects & Planners, spoke and answered questions. He stated that the applicants accept the conditions of approval. Mr. Stafford asked if there are any conditions they object to. He stated they accept the conditions as stated in the staff report. Mr. Stafford asked if the business would remain open. Mark McIlvain stated that is yet to be determined, but they relies that they have two options; One is to remain open during construction and the second is to close, which would be a quicker construction time. No decision has been made at this time. Mr. Slater asked if any interior remodel is planned. Mr. McIlvain stated that no interior work is planned aside from ADA upgrades.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC member Kiser, second by Slater, the request of CRM Architects and Planners, Inc., on behalf of McDonald's USA, LLC, to renovate exterior of an existing McDonald's restaurant building located at 841 East Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

Ayes: Kiser, Slater, Stafford and Chair Selleseth
Noes: None
Absent: Reyes

3. COMMENTS BY THE PUBLIC

Community Development Director Konradt Bartlam announced that City staff is looking to start a Budget Strategy Committee that will consist of City staff, a representative from each of various Boards and Commissions, Union representatives, and Lodi citizens. It is scheduled to start in February and will be the first and third Tuesdays of each month and should last through April of this year.

The Site Plan and Architecture Review Committee (SPARC) was asked to nominate one person to represent the Committee. Mr. Slater volunteered to serve as SPARC representative and his nomination was approved by the rest of the Committee members.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:15p.m.

ATTEST:

Immanuel Bereket
Associate Planner

Item 3a



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Associate Planner, Community Development Department
Date: February 9, 2011
Subject: Request for Site Plan and Architecture Review Committee to permit façade remodel to an existing vacant commercial building, construction of two buildings and related site improvements at 37 South Sacramento Street (Applicant, Aster Canet; File # 11-SP-01).

RECOMMENDATION

Staff recommends approval of the request of Aster Canet to construct a new office building at 37 South Sacramento Street, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The project consists of three-phased construction project. As proposed an existing vacant commercial building, would be remodeled to accommodate a tanning/beauty salon and general retail sales activities. Improvements to the building include new storefronts, awnings, lighting, and new stucco exterior veneer and parapet roof line and cultured stone finish. The second and third phases consist of addition of two buildings, approximately 4,000 square foot, mixed-use building with onsite parking and related site improvements. The floors of the buildings would be divided into several office/retail spaces, and restrooms. The office/retail spaces range in size from 400 square feet to 800 square feet. The project site is within the Downtown Business District and, therefore, is subject to SPARC review and approval.

BACKGROUND

The applicant previously operated a retail clothing store at this location until the building burned down several years ago. There is a small building that wasn't damaged by the fire and still remains on the parcel. Since then, the site has been largely vacant and the remaining building hasn't been used.

The applicants petitioned the Planning Commission for a Use Permit and SPARC approval in June 2007. The applicant's plans then involved a two-story building, which consisted of multi-use tenant spaces on first floor and a nightclub on the second floor. The Commission expressed concerns about the night club and asked the applicant to revise the floor plan to demonstrate a restaurant use in place of a nightclub. The item was continued to November 14, 2007 meeting. At the meeting of November 14, 2007, construction of a two-story building, with commercial uses on first floor and a restaurant on the second floor, was approved. The applicant is no longer interested pursuing the previously approved plans and has submitted revised construction plans that can be characterized by three small scale commercial buildings, including related site improvements.

ANALYSIS

Existing Conditions: The existing lot consists of one parcel measuring .31 acres in size and contains a one-story vacant commercial building, which measures 2,886 sq. ft. in size. The project site is bound by Sacramento Street to the east, an alley to the west, a single-structure story to the north and two-story building to the south. There is an existing curb cut for vehicular access off of Sacramento Street leading onto the project site. The project site contains a one-story 2,886 square foot vacant commercial building. The existing structure maintains approximately 92' setback from Sacramento Street. The site is located within the City's downtown core and is within the downtown parking district; therefore, is exempt from onsite parking requirements.

Proposed Site Plan & Architecture: The site layout proposes two new buildings to be constructed in phases. The first addition would be attached (north) to the existing structure. The final addition would be attached to the first addition and would be built on property line on Sacramento Street. When construction is completed, all three buildings would be attached and would form L-shape site layout, which would place onsite parking and trash enclosure in front of the buildings. There would be no vehicular access from the alley. The only vehicular access would be from Sacramento Street.

The applicant proposes to remodel the existing building and implement exterior façade upgrades. Implementation of the proposed façade improvements would incorporate architectural elements such as parapet roofs, earth toned stucco walls, veneer stone, large windows and metal awnings. As proposed, the building exhibits a modern and contemporary style architecture with vast rectangular glazed windows and door ways as well as accented color insets, and the incorporation of vertical and horizontal score lines. The use of stone veneer accents further exhibits the contemporary style. The total vertical height of the building is 21 feet, which is measured from the top of the tallest parapet. The use of metal awnings located over the storefronts, decorative light fixtures, and landscaping, is meant to create a pedestrian oriented atmosphere.

Site improvements for the parcel include: planting trees, shrubs and drought-tolerant ground covers; adding onsite parking spaces; and providing onsite trash enclosure with typical CMU wall, solid steel doors and roof. The parking layout includes one (1) ADA compliant parking space with van accessibility. The parking stalls are 9' wide 20' deep with wheel stops and the end stalls are 10' wide and are protected by 5' landscape planter.

Although the proposed exterior improvements to the existing building and new additions will improve the visual characteristics of the streetscape, staff is concerned with some aspects of the design that doesn't meet the City's *Downtown Development Standards and Guidelines*. The proposed design should seek to create a set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials and textures. Many of the buildings in the downtown area are two or more stories in height. The block containing the proposed project has both one and two story buildings. The existing structure north of the site is a single-story building and existing building to the south is a two-story structure. Staff recommends the height of the proposed buildings to the top of parapet or eave must be no less than the height of an existing single-story structure immediately north. In staff's opinion, this would create a consistent vertical massing within the architectural environment.

Given that the site is within downtown, staff recommends the proposed refuse enclosure must maintain at least a 10-ft setback from Sacramento Street and must be provided, at the very least, with trellis type cover. Further, landscaping plan should encourage creeping vines, or other similar plant specie, to grow over the refuse walls so as to discourage graffiti. The proposed landscape plan illustrates landscaping along the southern property line, planter islands in front of the buildings and on the entry ways. The proposed landscape plan calls for shrubs, trees. Staff has reviewed the proposed landscape plan and determined that it complies with the requirements of the City's landscape requirements.

Other area of concern to staff is the phasing of the project. Staff understands that two buildings would be developed at some date, depending on the economy. However, it is unclear as to when site improvements would occur. Staff recommends that site improvement must occur along with tenant improvement of the existing building. The applicant has submitted an application, currently under review, for tenant improvement of the existing structure. Staff has placed a condition of approval requiring site improvement to occur with the tenant improvement application currently under review. Furthermore, the existing curb cut measures 16-ft in width and will serve as a two-way drive isle. Staff is of the opinion it must remain as currently existing; otherwise, widening of the driveway would result in removal of two street (public parking) stalls and a public (island) tree. Given

the fact that only 5 onsite stalls are proposed, and considering the overall size of the tenant spaces, staff feels the existing drive-way should be adequate to serve a project of this size. Development of the onsite parking stalls, however, must conform to City of Lodi Standard Plan 134, which governs parking lot dimensions, layout and onsite circulation. Although the proposed plan appears to comply with the said requirements, staff wishes to reiterate that the plans must conform to Standard Plan 134.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. While the buildings itself have been proposed as a one-story, multi tenant structures, several parapets have been proposed at different heights and in various locations, to provide a varied roofline around the most visible elevations. The building's exterior design also includes a combination of cement plaster siding (stucco), metal awnings/canopies, and the proposed color palate includes tan (earth tone) as the main building color, which compliments with the built-in environment. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building, and the improvements of a previously vacant building will help to enhance the appearance and increase values of the surrounding properties.

Finally, staff believes that the building conforms to several applicable criteria set forth in the City's adopted development standards, including but not limited to *Downtown Development Standards and Guidelines*. The proposed landscape plan calls for all planter areas to be at least three feet or more in width and calls for Crape Myrtle trees, which are not large trees and are decorative in nature. The proposed building design also incorporates multiple parapets at various heights, which would create a consistent vertical massing with the built-in architectural environment. The building entrances have been designed as a focal point with the incorporation of the covered walkway/canopy. The overall building design utilizes complementary colors and an appropriate mix of complementary materials (cement plaster stucco, horizontal veneer stone siding and metal awnings/accents) that achieve a cohesive modern and simplistic design. Overall, staff is pleased with the applicant's proposal for development and we recommend approval with modifications noted below. We feel that this project will be a major upgrade to the existing conditions. Staff believes that the proposed request for a SPARC review and approval of the site plan, subject to the conditions in the attached SPARC and Supplemental Conditions, meets the requirements of the Zoning Ordinance and is consistent with the General Plan.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. All exterior lightening shall be shielded or low-level to avoid glare on adjacent properties.
3. The parking and driveway design shall conform to City of Lodi parking lot design standards.
4. Directional signs or arrows shall be provided where necessary.
5. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials.
6. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed buildings and façade alterations are listed below in Supplemental Conditions.

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Aster Canet for Site Plan and Architecture Review Committee

to permit façade remodel to an existing vacant commercial building, construction of two buildings and related site improvements at 37 South Sacramento Street subject to the following conditions, including the SPARC Checklist:

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The applicant shall submit site improvement plans, including but not limited to refuse enclosure, landscaping, parking lot restriping along with the tenant improvement building permit currently under review.
4. The overall height of the buildings (parapet or eave) shall not be less than the height of the single-story structure located immediately north of the project site.
5. At the owner's expense, the owner of the premises shall paint the curbs of the identified fire lanes red and/or paint the edges of the driveway red to a width of four inches, upon which is closely marked the words "Fire Lane" in white letters four inches in height and have a three-fourths-inch stroke, at intervals of not less than fifty feet.
6. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
7. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but cannot be reduced in amount.
8. Landscape shall not obscure visual identification or building address.
9. The trash enclosure should be wide enough to provide separate containers for recyclable materials and other solid waste. The refuse enclosure shall comply with City standards, including dimensions and building materials, and include an area for recycling containers. Trash enclosure doors shall be solid steel doors and trash enclosure doors must remain closed when not in use.
10. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development director prior to issuance of building permit.
11. The applicant shall add a trellis over the trash enclosure. The landscaping plan shall encourage vines to grow over the trash enclosure trellis.
12. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent.
13. The applicant shall place a board, placard or card not less than 17" x 22" in areas upon which, in letters not less than one inch in height, appear the words: PRIVATE PARKING Unauthorized Vehicles Will be Removed at Vehicle Owner's Expense C.V.C -22658; LMC 9.08.150.

14. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
15. All fees and charges due to the City of Lodi shall be paid prior to issuance of the building permit.

Community Development Department, Building Division:

16. Fire rating of walls and protection of openings, due to location on property shall be shown on the submitted plans for the Phase 2 and Phase 3 construction. 2010 CBC, Sections 602.1, 702, 705.8.1 and Tables 602, 705.8
17. The site plan provided shows new buildings to be constructed in Phase 2 and Phase 3. These buildings appear to be additions to the existing building. As the square footage is increased by more than 50% of the original building and exceeds 6000 sqft, the new and existing buildings will be required to be equipped with fire sprinklers, as per LMC 15.20.160. The Municipal Code specifically excludes the use of area separation walls (fire walls as described by 2011 CBC, Section 706) as an exception. The Municipal Code section is included for your convenience. Plans shall include a fire control room for the installation of a fire sprinkler system.
 - a. 15.20.160 Automatic Fire Extinguishing Systems, Section 903 of the California Fire Code is amended to add the following:
 - i. In addition to the requirements specified in Section 903 of the California Fire Code, an automatic sprinkler system shall be installed throughout and maintained in an operable condition regardless of the installation of area separation walls in the following buildings:
 1. Every building hereafter constructed in which the total floor area is 6,000 square feet or more.
 2. Every building hereafter constructed of three or more stories as defined in the Uniform Building Code.
 3. Every building hereafter in which the square footage existing as of September 1, 1997 is increased by 50% and the total square footage of the building exceeds 6,000 square feet.
18. Plans shall include all interior and exterior accessibility requirements as specified by the 2007 CBC, Chapter 11B.
19. All plan submittals, after January 1, 2011, shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building code. Please review our policy handouts for specific submittal procedures.

Public Works Department:

20. Phase 3 building shows the door entrance opening into the public right of way. The door entrance must recess into the building or be relocated such that the doors do not open into the public right of way.
21. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
22. Payment of the following prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Wastewater Capacity Impact Fee at the time of occupancy.
 - c. County Facilities Fees at the time of building permit issuance.
 - d. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.

- e. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
23. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Electric Utility Department:

- 24. Service equipment shall be installed on a location acceptable to the City of Lodi Electric Utility Department.
- 25. The developer shall pay for Electric Utility Department in accordance with the Department's rules and regulations for services performed by City forces.

Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. **This affidavit shall be returned to the City of Lodi Planning Department.**

Respectfully Submitted,

Concur,

Immanuel Bereket
Associate Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

- 1. Aerial Picture
- 2. Vicinity Map
- 3. Site Pictures (current)
- 4. Color Rendition
- 5. Site Plan
- 6. Floor Plan



ENVY TANNING AND SALON
37 S. SACRAMENTO STREET
LODI, CA 95240





ENVY TANNING AND SALON
37 S. SACRAMENTO STREET
LODI, CA 95240





0 0.015 0.03 0.06 0.09 0.12 Miles

Vicinity Map

37 South Sacramento Street
Lodi, CA 95240

Legend

 Project Site

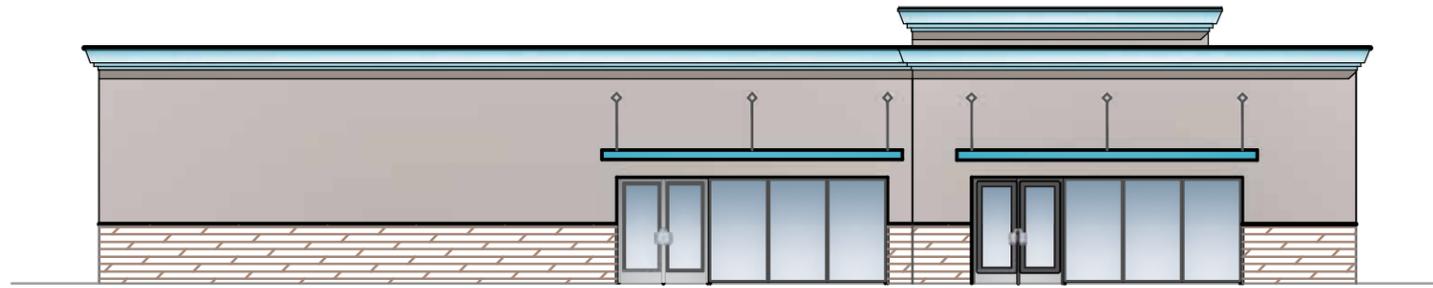
 Downtown Parking District



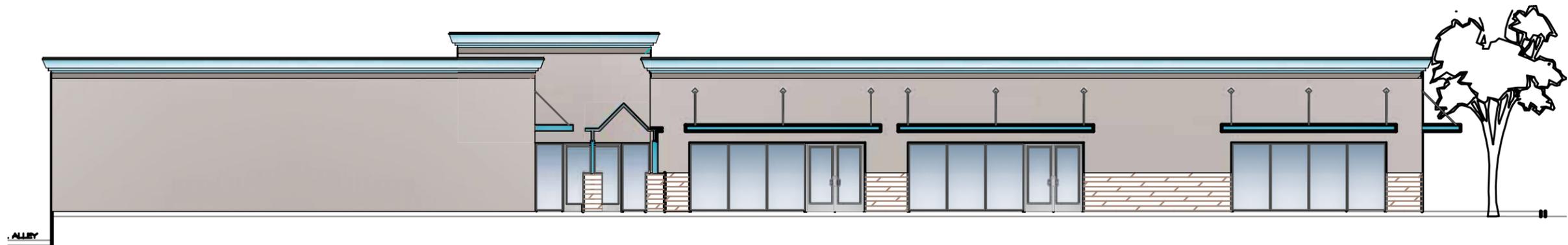
Existing Conditions (Site Pictures)



WEST ELEVATION FACING THE ALLEY



EAST ELAVATION FACING S. SACRAMENTO STREET



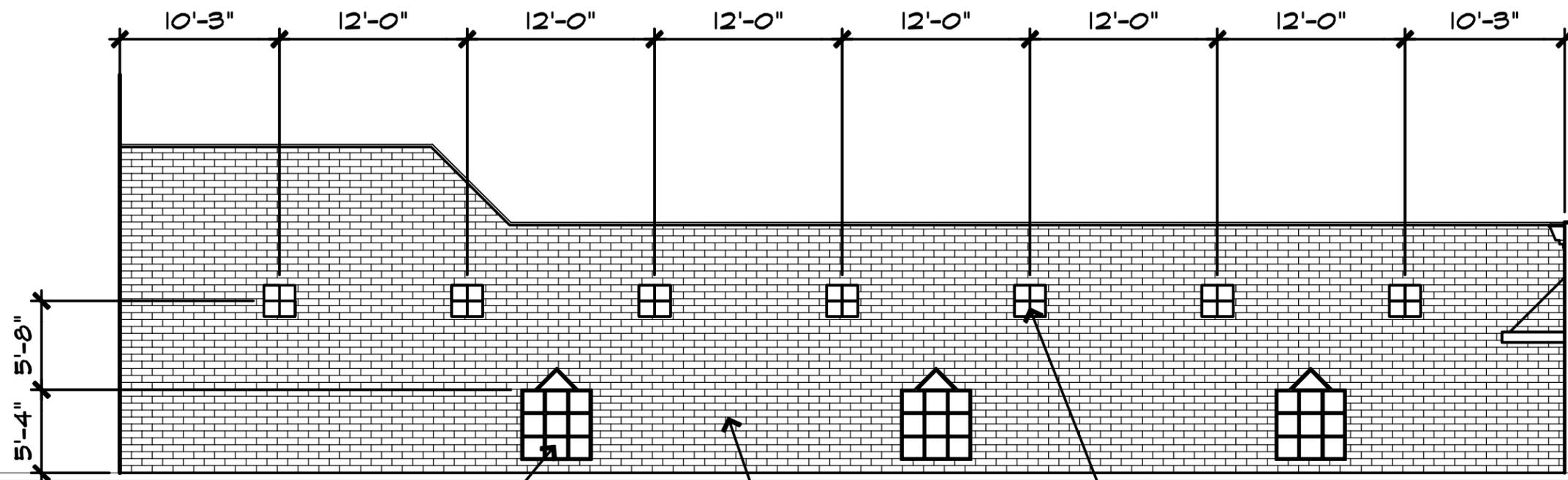
SOUTH ELEVATION FACING PARKING LOT

ENVY TANNING & SPA

SCALE:

1/16"=1'-0"

BY: A.S.C
JAN. 2011



METAL TRELLIS
18"x18" GRIDS
TYPICAL OF 3

RESTORE EXIST.
BRICK WALL

(4) 12"x12"
CER. TILES
TYP. OF 7

ENVY TANNING & SPA

SCALE
EXISTING BRICK WALL IMPROVEMENT

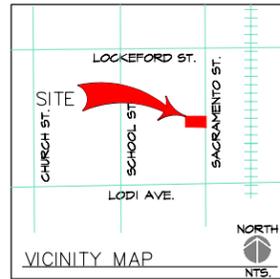
3/32" = 1'-0"

BY: A.S.C
JAN. 31, 2011



ENVY / KARLA'S WALL NORTH ELEVATION

37 S. SACRAMENTO STREET
LODI, CALIFORNIA



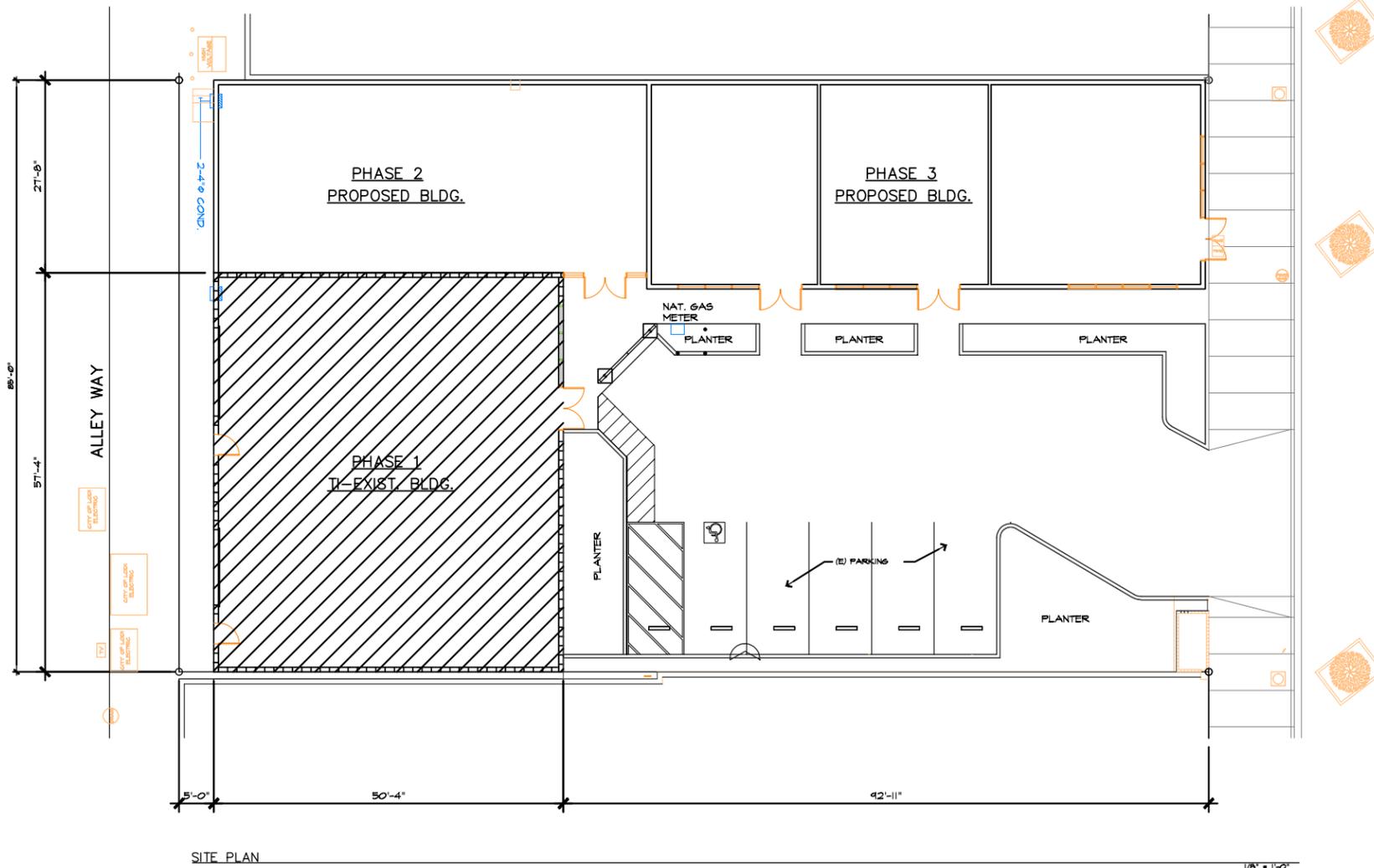
PROPOSED TENANT IMPROVEMENT FOR: ENVY TANNING & SPA 37 S. SACRAMENTO ST. LODI, CA. 95240

PROJECT DATA:	
PROJECT OWNER	RASHID IMPORTS 12732 N. WEST LN. LODI, CA.
PROJECT LOCATION	37 S. SACRAMENTO ST. LODI, CA. 95240
APN	043-036-10
PROJECT DESCRIPTION	PROPOSED TENANT IMPROVEMENT
OCCUPANCY	B
CONSTRUCTION TYPE	VB
STORIES	ONE
FIRE SPRINKLERS	NO
AREA	2,886 S.F.
ALLOWABLE AREAS:	
B	9,000 (BASIC)
UTILITIES:	
WATER	PUBLIC FACILITIES
SEWER	PUBLIC FACILITIES
STORM DRAIN	PUBLIC FACILITIES

SHEET INDEX:	
CS1.	COVER SHEET, SITE PLAN & PROJECT DATA
A1.	FLOOR PLAN
DA.	DISABLED ACCESS SHEET
E1.	SITE & LIGHTING PLAN
E2.	POWER PLAN
E3.	ONE LINE DIAGRAM - SCHEDULES & TITLE-24
E4.	TITLE-24
P1.	PLUMBING GAS CONDENSATES
M1.	HVAC SCHEDULES AND DETAILS
M0.	HVAC SCHEDULES AND DETAILS
T24-1.	T-24 COMPLIANCE FORMS
T24-2.	T-24 COMPLIANCE FORMS

CODE COMPLIANCE	
ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:	
<ul style="list-style-type: none"> 2007 CALIFORNIA BUILDING CODE, (CBC) 2007 CALIFORNIA ELECTRICAL CODE, (CEC) 2007 CALIFORNIA MECHANICAL CODE, (CMC) 2007 CALIFORNIA PLUMBING CODE, (CPC) 2008 CALIFORNIA ENERGY CODE 2007 CALIFORNIA FIRE CODE 2007 CALIFORNIA HISTORICAL BUILDING CODE 2007 CALIFORNIA EXISTING BUILDING CODE 2007 CALIFORNIA REFERENCED STANDARDS CODE 	

SITE ANALYSIS	
SITE AREA (GROSS) =	12,601 S.F. (square feet)
EXISTING BUILDING	2,886 S.F., 23%
FUTURE ADDITION	1,362 S.F., 11%
FUTURE BUILDING	2,632 S.F., 21%
LANDSCAPE AREA	1,112 S.F., 9%
PAVE AREA	4,480 S.F., 36%



SITE PLAN

1/8" = 1'-0"

S. SACRAMENTO ST.

REVISIONS	BY
PLAN CHK-12-23-10	ASC

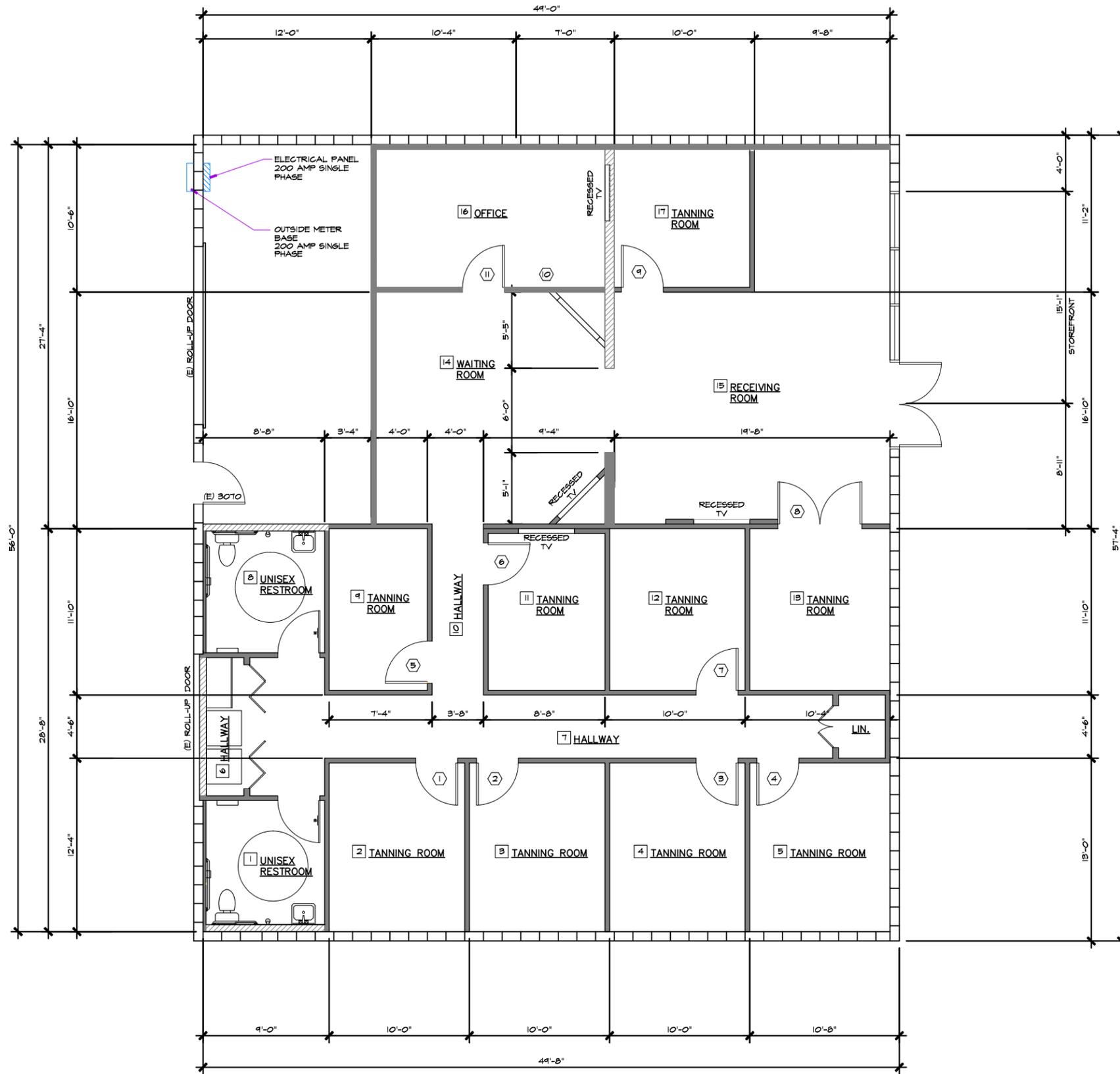
MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 334-2332

FLOOR PLAN

PROJECT:
 PROPOSED
 ENVY TANNING & SPA
 PROJECT LOCATION:
 37 S. SACRAMENTO ST.
 LODI, CA.



DRAWN	MS
CHECKED	MS
DATE	9/30/10
SCALE	AS NOTED
JOB NO.	04128
SHEET	
TANNING SALON	
CS	
2	OF 2 SHEETS



ENVY TANNING & SPA FLOOR PLAN (PHASE I)



1/4" = 1'-0"

WALL LEGEND:	
	(N) 4" STUD WALL @ 16"
	(N) 6" STUD WALL @ 16"
	(N) 8" STUD WALL @ 16"
	(E) 8" STUD WALL
	(E) 8" CONC. WALL
	(E) WALL TO BE REMOVED

REVISIONS	BY
PLAN CHK-12-23-10	ASC

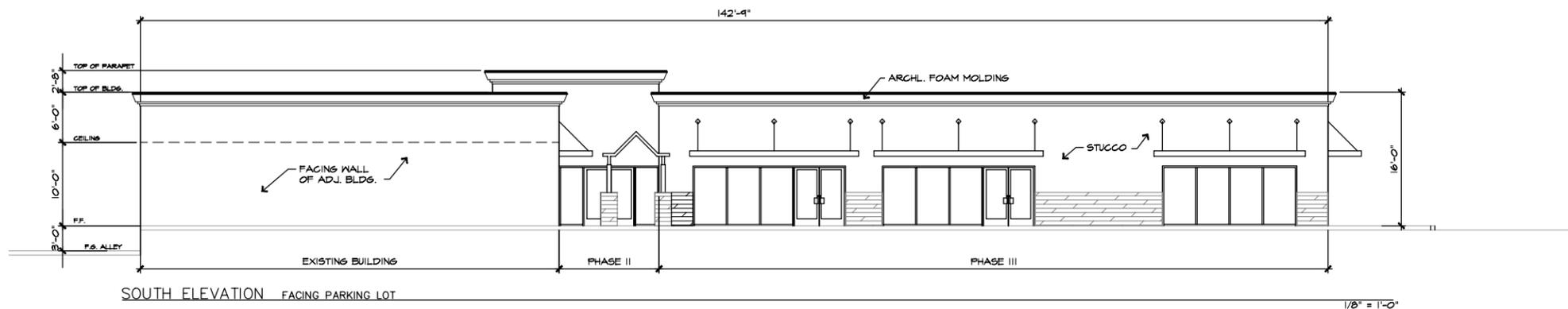
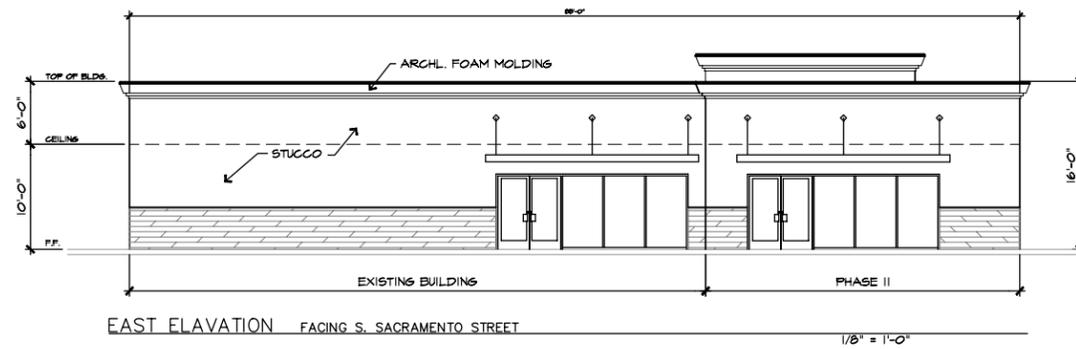
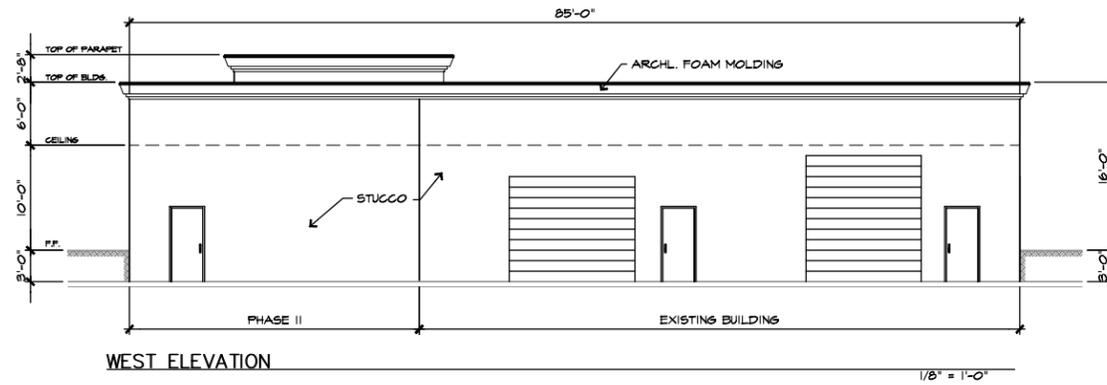
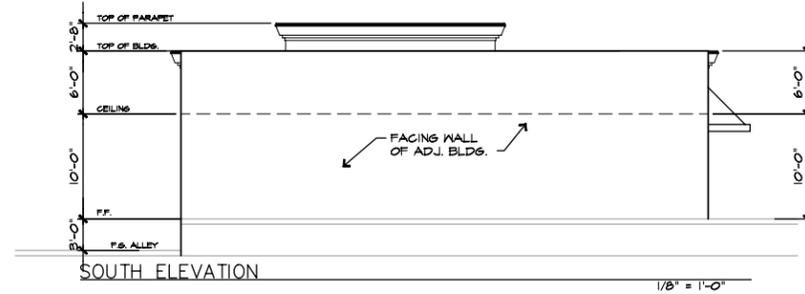
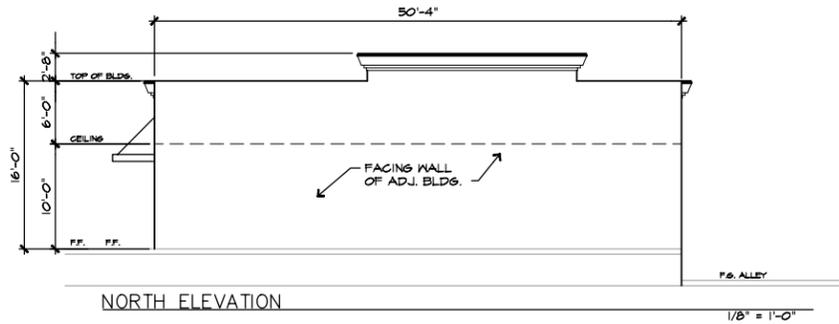
MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 334-2332

TITLE:
 FLOOR PLAN

PROJECT:
 PROPOSED
 ENVY TANNING SALON & SPA
 PROJECT LOCATION:
 27 S. SACRAMENTO ST.
 LODI, CA.



DRAWN	MS
CHECKED	MS
DATE	9/20/10
SCALE	AS NOTED
JOB NO.	04188
SHEET	TANNING SALON
2	OF 4 SHEETS



REVISIONS	BY
PLAN CHK-12-28-10	ASC

MIKE SMITH
ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 334-2332

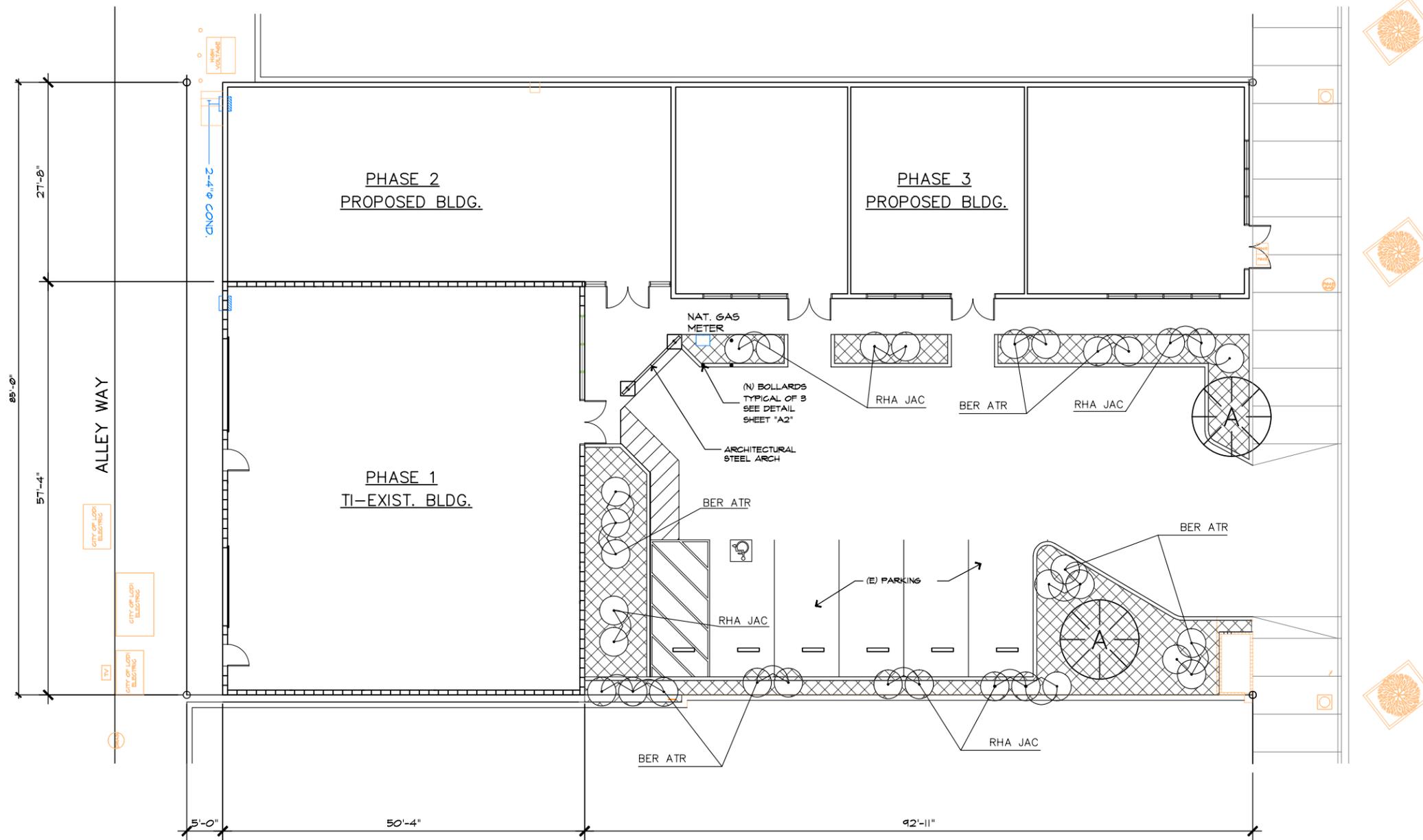
TITLE:
FLOOR PLAN

PROJECT:
PROPOSED
ENVY TANNING & SPA
 PROJECT LOCATION:
 27 S. SACRAMENTO ST.
 LODI, CA.



DRAWN	MS
CHECKED	MS
DATE	9/20/10
SCALE	AS NOTED
JOB NO.	04188

SHEET
A3
 TANNING SALON
 3 OF 4 SHEETS



LANDSCAPE PLAN

1/8" = 1'-0"

SITE ANALYSIS

	(square feet)
SITE AREA (GROSS) =	12,801 S.F.
EXISTING BUILDING	2,886 S.F., 23%
FUTURE ADDITION	1,382 S.F., 11%
FUTURE BUILDING	2,852 S.F., 21%
LANDSCAPE AREA	1,112 S.F., 9%
PAVE AREA	4,480 S.F., 36%

PLANT LIST

Symbol	Size	Botanical Name	Common Name
TREES			
A	15 gal.	Lagerstroemia Indica STD.	Crape Myrtle
SHRUBS			
BER ATR	5 gal.	Berberis T. 'Atropurpurea'	Red-Leaf Japanese Barberry
RHA JAC	5 gal.	Rhaphiolepis l. 'Jack Evans'	Indian Hawthorn
GROUNDCOVERS AND ACCENTS (Provide all planters)			
	1 gal. @ 24" O.C.	Hypericum Calycinum	Aaron's Beard

REVISIONS	BY
PLAN CHK-12-28-10	ASC

MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 334-2332

TITLE:
FLOOR PLAN

PROJECT:
PROPOSED ENVY TANNING & SALON
 PROJECT LOCATION:
 27 S. SACRAMENTO ST.
 LODI, CA

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. SMITH
 NO. 004880
 EXP. 5-31-12
 CIVIL
 STATE OF CALIFORNIA

DRAWN: MS
 CHECKED: MS
 DATE: 9/20/10
 SCALE: AS NOTED
 JOB NO: 04188
 SHEET: 11
TANNING SALON
 4 OF 4 SHEETS

Item 3b.



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Associate Planner, Community Development Department
Date: February 9, 2011
Subject: Request that the Site Plan and Architectural Review Committee review and approve an application to remodel and expand an existing A&W restaurant at 216 East Lodi Avenue. (Applicant, Peter Knight; File # 10-SP-11).

RECOMMENDATION

Staff recommends that the Site Plan and Architecture Review Committee approve the request of Mr. Peter Knight to remodel and expand an existing A&W restaurant at 216 East Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Mr. Peter Knight, is requesting an approval of the site plan and architectural elevations of a proposed partial demolition and expansion of A&W restaurant building located at 216 East Lodi Avenue. The proposed project involves expansion of the building footprint and installation of drive-through service. The project site is accessed from Lodi Avenue and an alley to the south. The A&W restaurant is a one-story building measuring approximately 2,520 square feet in size. After implementation of the proposed project, the restaurant would provide 56 dining room seats as well as a drive-through window. The parking lot, the landscape plan, and lot configuration will remain largely the same. However, the color and elevation will change significantly.

BACKGROUND

In May of 2004 the City was approved by the State Dept. of Transportation for a grant to be used for a project known as the Eastside Mobility and Accessibility Plan (E-MAP). The intent of the E-MAP Project was to identify and reconstruct a section of street(s) in the City's Eastside that represent a heavily accessed destination point for the local residents of that community. E-MAP culminated with selection and reconstruction of Lodi Avenue from Cherokee Lane to the Union Pacific Railroad. This section of Lodi Avenue was selected with active participation of members of the community and businesses.

The applicant, Mr. Peter Knight, was actively involved in the planning phases of the E-Map and the subsequent Lodi Avenue Reconstruction Committee. As part of the project, the sidewalk and driveway adjacent to A&W restaurant were reconstructed and a new driveway was also installed to accommodate the proposed drive-through aisle. The project site now contains two driveways along Lodi Avenue that enable drive-through services. There is no outstanding City or Building Code violation related to this property.

The local A&W franchise was the original A&W and opened for business in June of 1919 by a local entrepreneur named Roy Allen. With the success of his first root beer stand in Lodi, Allen soon opened a second stand in nearby Sacramento. It was there that what is thought to be the country's first "drive-in" featuring "tray-boys" for curbside service, opened up. In 1922 Allen took on a partner, Frank Wright, an employee from his original Lodi location. The two partners combined their initials to form A&W.

ANALYSIS

The subject property measures 21,100 sq. ft. in size and is zoned C-2, General Commercial. The property contains one building measuring approximately 2,520 sq. ft and an attached car-port, which

measures approximately 1,615 sq. ft. The property features two drive-ways along Lodi Avenue and access to an alley in the rear. The plans submitted illustrate partial removal of the building to allow drive-through services, removal of the attached car-port, expansion of the building foot print to the south and construction of an attached tower element that would create a distinctive articulation and architectural feature.

As illustrated on the plans, approximately 963 sq. ft of building would be demolished to accommodate a drive-through aisle and an addition of 1,407 sq. ft in place of the existing cart-port. The addition would be used for storage, dining area and bathrooms. The location of the parking area and trash enclosure will remain largely unchanged. The proposed building's main entrance faces west where the parking lot for the restaurant is located. The drive-through would be accessed from Lodi Avenue and the alley. Drive-thru vehicles exit onto Lodi Ave. The existing trash enclosure will remain intact, but will be painted to match the color of the new building. Although the proposed building will be slightly larger than the existing structure, the parking lay out and the number of parking spaces will remain the same. Based on the number of seats being proposed (56), 14 parking stalls are required (1 for every 4 seats) but 25 parking stalls are provided. The existing A&W restaurant operates dine-in and drive-through service from 10:00 AM to 10:00 PM. Once renovation is completed, the restaurant would maintain the following hours of operations:

- During the winter months (December through April) the dine-in services would operate from 10:00 AM to 10:00 PM and drive-thru service would operate from 10:00 AM to 11:00 PM Sunday through Thursday, and from 10:00 AM to midnight on Friday and Saturday.
- During the summer months (May through November) the dine-in services would operate from 10:00 AM to 10:00 PM and the drive-thru service is permitted to operate 7:00 AM to 11:00 PM daily.

As shown on the plans, the architecture for the A&W restaurant includes stucco exterior finish in orange, brown and off-white "Champaign" colors. Additionally, the restaurant is approximately 18 feet in height, and features articulations created by columns, recessed windows, awnings, and building pop-outs. Specifically, the architecture for the proposed restaurant consists of a rectangular building with a tripartite composition. The base of the building consists of stucco finish in a color described as "Sable Brown." Stucco finish in "White Tail" color is used for the midsection; and while bright orange is employed along the parapet of the building. The building entrances and windows are emphasized with a projected entry and a canopy above. The applicant proposes to use rectangular decorative panels with light landscape material (vine) along the east elevation. The panels consist of vine plants to break the mass of the east elevation.

The proposed architectural elevations show three building-mounted signs for the A&W restaurant. The two signs are placed on the proposed tower element while the third sign would be placed on the western elevation. No dimensions have been provided but staff would note that a separate sign permit is required for administrative review and approval.

There is currently minimal landscape on the parcel. The applicant proposes to install landscape along the eastern boundary and planter areas distributed throughout the parking lot. Staff notes the purpose of planter area is to provide shade and to protect parked cars from movements of other vehicles. The applicant proposes a planter area on the northwest corner of the property. Staff recommends this planter area should be extended to the end of the stall to protect a parked vehicle. Further, staff notes that eastern landscape/planter area is adjacent to the drive-through isle and is not protected curb. Staff recommends a condition of approval requiring installation of a six (6) inch curb all along the said planter area. Finally, in addition to the existing onsite lighting, plans show low level building mounted lighting plans. Although the building mounted lightening plans appear acceptable, staff recommends that the SPARC members evaluate the style of the proposed lighting fixtures and provide the applicant and staff with comments for incorporation into the building permit submittal.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The proposed use and design meet all applicable City rules and regulations. Approval of the project would not interfere with existing traffic or nearby businesses. The applicant's request affords the Site Plan and Architectural Committee (SPARC) an opportunity to review the proposed alteration. The project is compatible with the site, neighboring buildings and surroundings and promotes harmonious transitions in scale and character between different buildings in the immediate areas. Based upon City evaluation and analysis, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed renovation and expansion of A&W restaurant located at 216 East Lodi Avenue, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. The parking and driveway design shall conform to City of Lodi parking lot design standards.
3. Directional signs or arrows shall be provided where necessary.
4. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
5. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibit.
6. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed office building are listed below in Supplemental Conditions.

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Mr. Dan Lewis to construct a new Taco Bell building at 608 West Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. All rooftop mechanical equipment such as HVAC units shall be screened from public view.
4. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but shall not be reduced in amount.

6. The eastern landscape/planter area shall be protected by concrete curb no less than six (6) inches in height. The said curb shall be installed all along the edges of the planter area.
7. The planter area on the northwest of the parcel shall be extended to the end of the adjacent parking stall to protect parked cars from movements of other vehicles entering the site from Lodi Avenue.
8. Parking lot shall be constructed to conform the City's Standard Plan 134, which details requirements for parking stalls of four or more.
9. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director prior to issuance of building permit.
10. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. All identification signs shall require a building permit.
11. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.

Public Works Department:

12. A grease interceptor shall be installed per Standard Plan 204.
13. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
14. Payment of the following prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Wastewater Capacity Impact Fee, if appropriate.
 - c. County Facilities Fees, if appropriate.
 - d. Regional Transportation Impact Fee (RTIF), if appropriate.
 - e. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
15. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

Concur,

Immanuel Bereket
Associate Planner

Konradt Bartlam
Community Development Director

EXHIBITS:

- A. Vicinity Map
- B. Aerial Map
- C. Site Plan
- D. Floor Plan
- E. Color Rendering

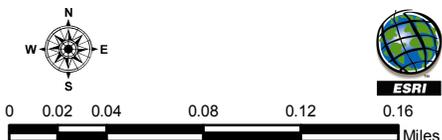


Project Site

Vicinity Map
A&W Restaurant
216 East Lodi Avenue
Lodi, CA 95240

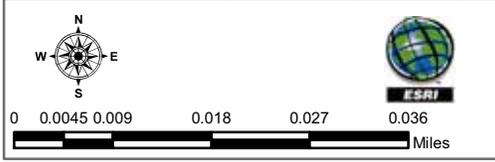
Legend

 Project Site





Project Site



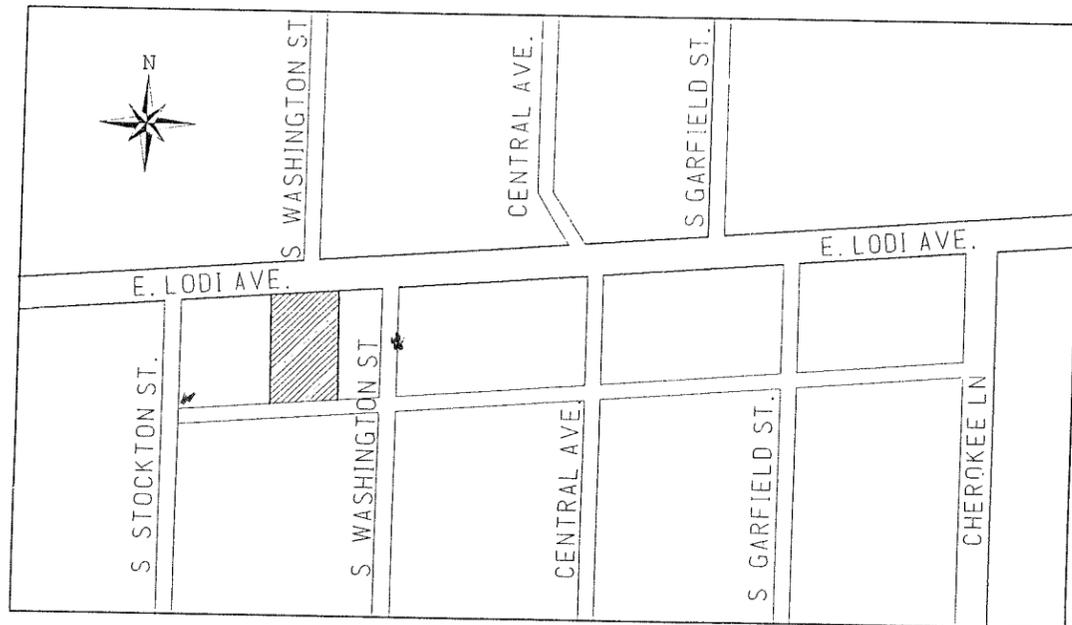
Vicinity Map
A&W Restaurant
216 East Lodi Avenue
Lodi, CA 95240

Legend

 Project Site

A & W

216 E. LODI AVE.
LODI, CA. 95240



VICINITY MAP
NTS

BUILDING TYPE III
NON SPRINKLERED

EXISTING	SQ. FT.	1,322.00
PROPOSED	SQ. FT.	1,407.00
PORCH	SQ. FT.	195.00

APPLICABLE CODES:

2007 CALIFORNIA BUILDING CODE (CBC)
2007 CALIFORNIA MECHANICAL CODE (CMC)
2007 CALIFORNIA PLUMBING CODE (CPC)
2007 CALIFORNIA ELECTRICAL CODE (CEC)
2008 CALIFORNIA ENERGY STANDARDS AND
2007 CALIFORNIA FIRE CODE
STANDARDS AS AMENDED BY THE STATE OF
CALIFORNIA AND LOCAL JURISDICTION ARE
APPLICABLE TO THIS PROJECT.

SCOPE OF WORK:

TO DEMOLISH EXISTING KITCHEN AND BATHROOMS
TO BUILD A NEW KITCHEN AND NEW BATHROOMS,
NEW PLUMBING, MECHANICAL AND BALANCE
ELECTRICAL, NO CHANGES TO SITTING AREAS.

CONSULTANTS :
DUSTIN SPENCER
TWO CAN COMMUNICATION
ELECTRICAL DRAFTING SERVICE
(916) 289-5677
two_can_communication@yahoo.com

VALERIE A. PENNINO
LANDSCAPE ARCHITECT
PENNINO DESIGN GROUP
209.327.4261
valpennino@yahoo.com

JOHN GARRET
VILLA TRUSS
1220 E. VICTOR RD.
LODI, CA. 95240
(209) 333-7117 (209) 333-7134
www.villatruss.com

KEVIN CRANE, P.E.
PROFESSIONAL ENGINEERING DESIGN
565 MISSION PLACE, DANVILLE,
CALIFORNIA 94526
(925) 451-5239
EMAIL: CRANEKEVIN@ATT.NET

m e m
DRAFTING & DESIGN
1843 ASCOT AVE.
RIO LINDA, CA. 95673
(916) 868 3502
mary.leon.n@hotmail.com

T-NIE ENGINEERING
333 SUNRISE AVE. 337
ROSEVILLE, CA 95661
(916) 677-1577

INDEX

- G1 COVER SHEET
- A1 PLOT PLAN

- LANDSCAPE
- L1 LANDSCAPE PLAN
 - L2 LANDSCAPE PLAN
 - L3 LANDSCAPE PLAN

- CIVIL
- C1 CIVIL SHEET
 - C2 CIVIL SHEET
 - A2 DEMOLITION / EXISTING PLAN

- ARCHITECTURAL
- A3 FLOOR PLAN
 - A4 ELEVATIONS
 - A5 ELEVATIONS
 - A6 SECTION AND FINISH SCHEDULES

- STRUCTURAL
- S1 ROOF PLAN
 - S2 FOUNDATION PLAN
 - SD1 STANDARD DETAILS

- PLUMBING
- P1 PLUMBING PLAN
 - P2 HOT AND COLD WATER PLAN

- ELECTRICAL
- E1 ELECTRICAL TITLE SHEET
 - E2 EXTERIOR LIGHTING AND POWER
 - E3 EXTERIOR PHOTOMETRIC
 - E4 INTERIOR POWER
 - E5 INTERIOR LIGHTING

- MECHANICAL
- M0.1 MECHANICAL
 - M0.2 MECHANICAL
 - M1 MECHANICAL
 - M2 MECHANICAL
 - H1 MECHANICAL
 - T24.1 TITLE 24
 - T24.2 TITLE 24
 - ADA ADA DETAILS

m e m
DRAFTING SERVICE
1843 ASCOT AVE.
RIO LINDA, CA. 95673
(916) 868 3502
www.mem-drafting.com

MIGUEL SOTO
GENERAL CONTRACTOR
1843 ASCOT AVE.
RIO LINDA, CA.
95673
(916) 519 2518
Lic # 651932
mgs-drafting@mem-drafting.com

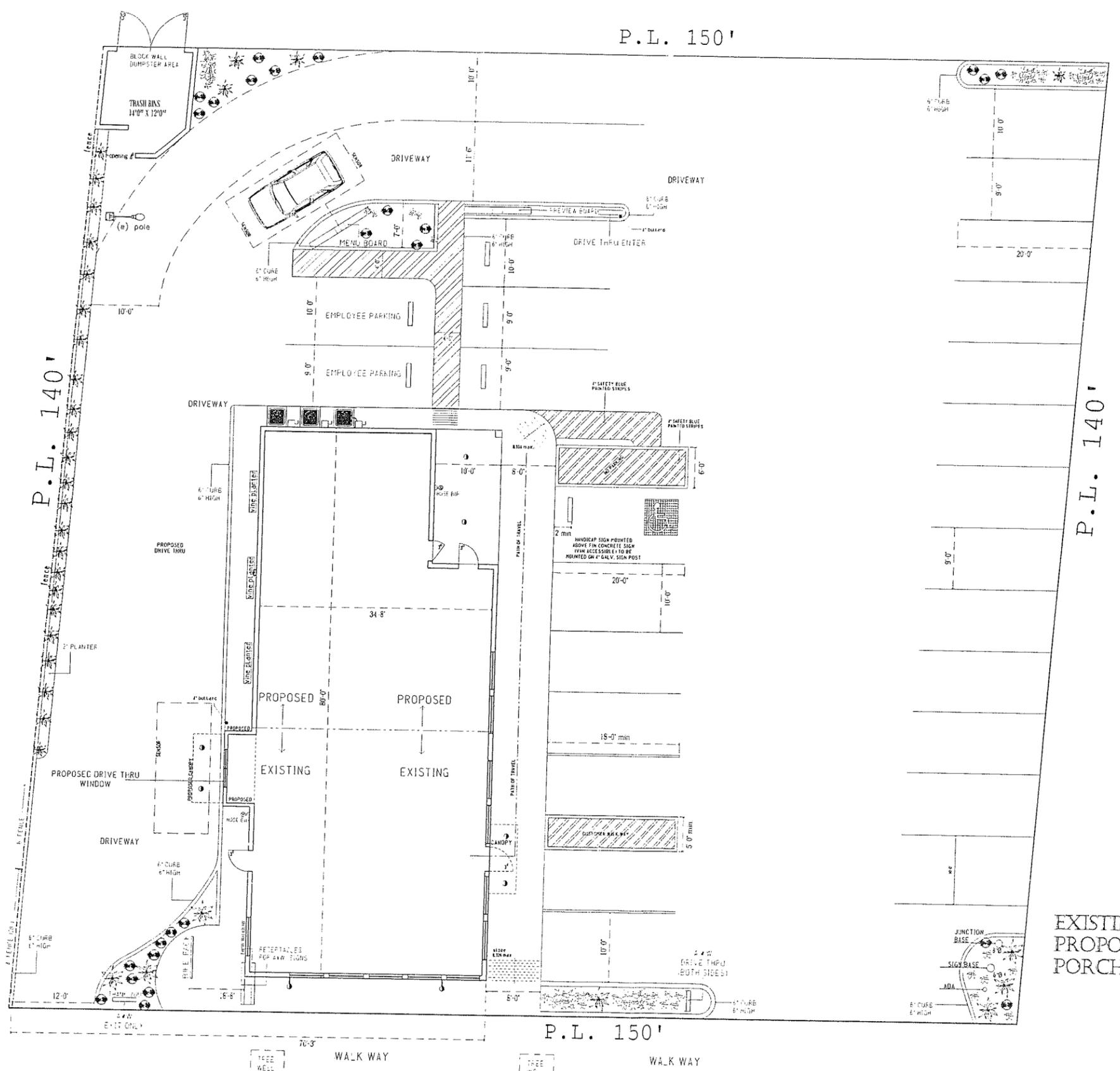
2111 W. KETTLEMAN LN. LODI, CA. 95242 (209) 570.8700
GIANNONI DEVELOPMENT
ANOTHER PROJECT BY

No.	Revision/Issue	Date

A&W
216 E. LODI AVE.
LODI, CA. 95240
209.368.8548
209.366.3462

m e m
1843 ASCOT AVE.
RIO LINDA, CA. 95673
(916) 868 3502
mary.leon.n@hotmail.com
DRAFTING SERVICE

Project **A&W** Sheet
REMODEL
Date 12.16.2010 **G1**
Scale 1/4" : 1' 0"



EXISTING SQ. FT. 1,322.00
 PROPOSED SQ. FT. 1,407.00
 PORCH SQ. FT. 195.00

E. LODI AVE.

PLOT PLAN
 ESC. 1/8" : 1'-0"

MIGUEL SOTO
 GENERAL CONTRACTOR
 1843 ASCOT AVE.
 RIO LINDA, CA. 95673
 (916) 519-2518
 Lic # 651952
 MIGUEL SOTO & COMPANY, INC.

2111 W. KETTLEMAN LN. LODI, CA. 95242 (209) 570.8700

GIANNONI DEVELOPMENT

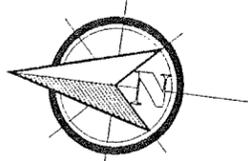
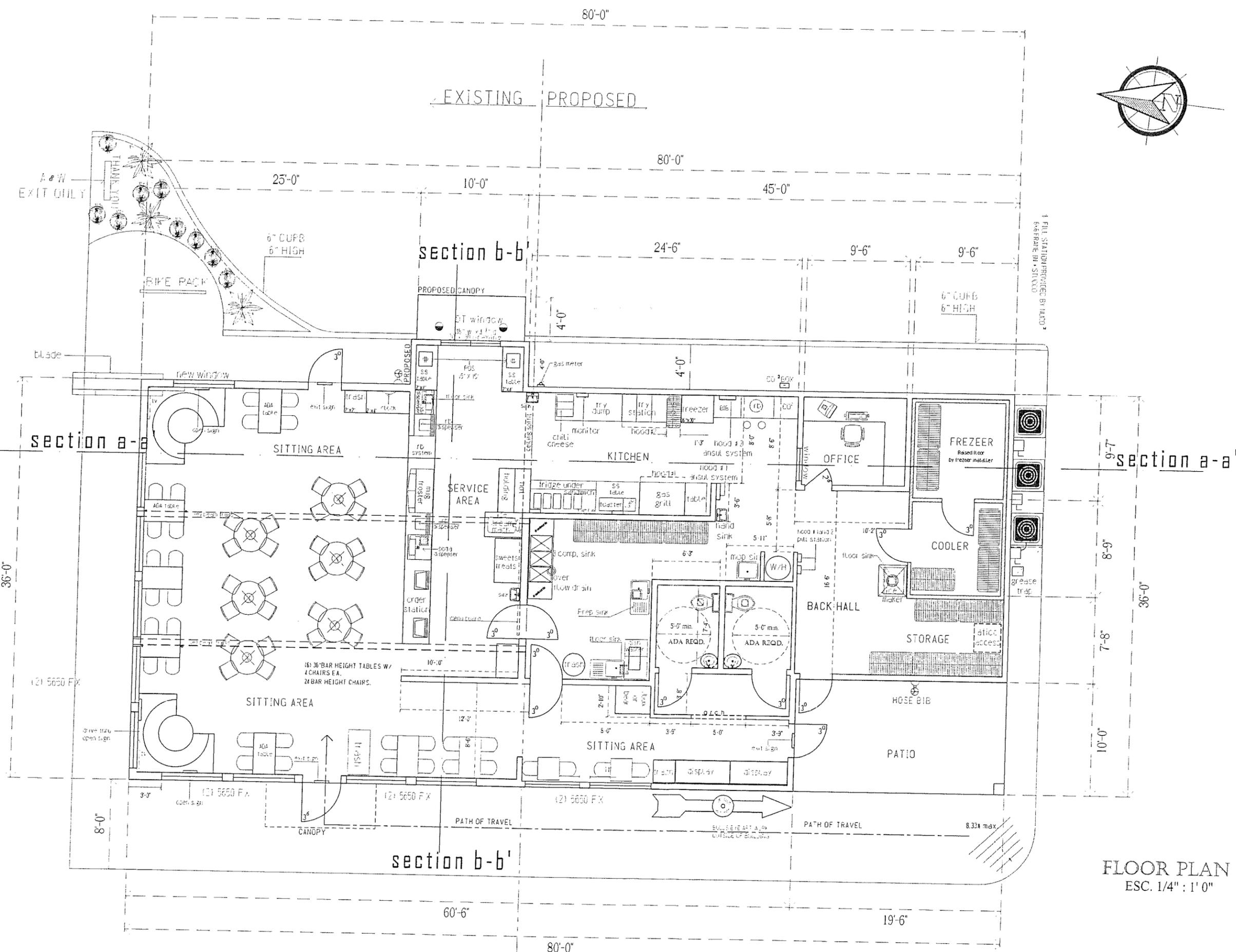
ANOTHER PROJECT BY

No.	Revision/Issue	Date

A&W
 216 E. LODI AVE.
 LODI, CA. 95240
 209.368.8548
 209.366.3462

m e m
 DRAFTING SERVICE
 1843 ASCOT AVE.
 RIO LINDA, CA. 95673
 (916) 848-3522
 www.memdrafting.com

Project A&W REMODEL	Sheet A1
Date 12.16.2010	
Scale 1/4" : 1'-0"	



FLOOR PLAN
ESC. 1/4" : 1' 0"

IB & M
DRAFTING SERVICE
1843 ASCOT AVE
RIO LINDA, CA. 95673
(916) 868 3502
maraleon@hotmail.com

MIGUEL SOTO
GENERAL CONTRACTOR
1843 ASCOT AVE
RIO LINDA, CA
95673
(916) 552 2318
Lic # 651952
mgsoto@hotmail.com

2111 W. KETTLEMAN LN. LODI, CA. 95242 (209) 570-8700

GIANNONI DEVELOPMENT

ANOTHER PROJECT BY

No.	Revision/Issue	Date

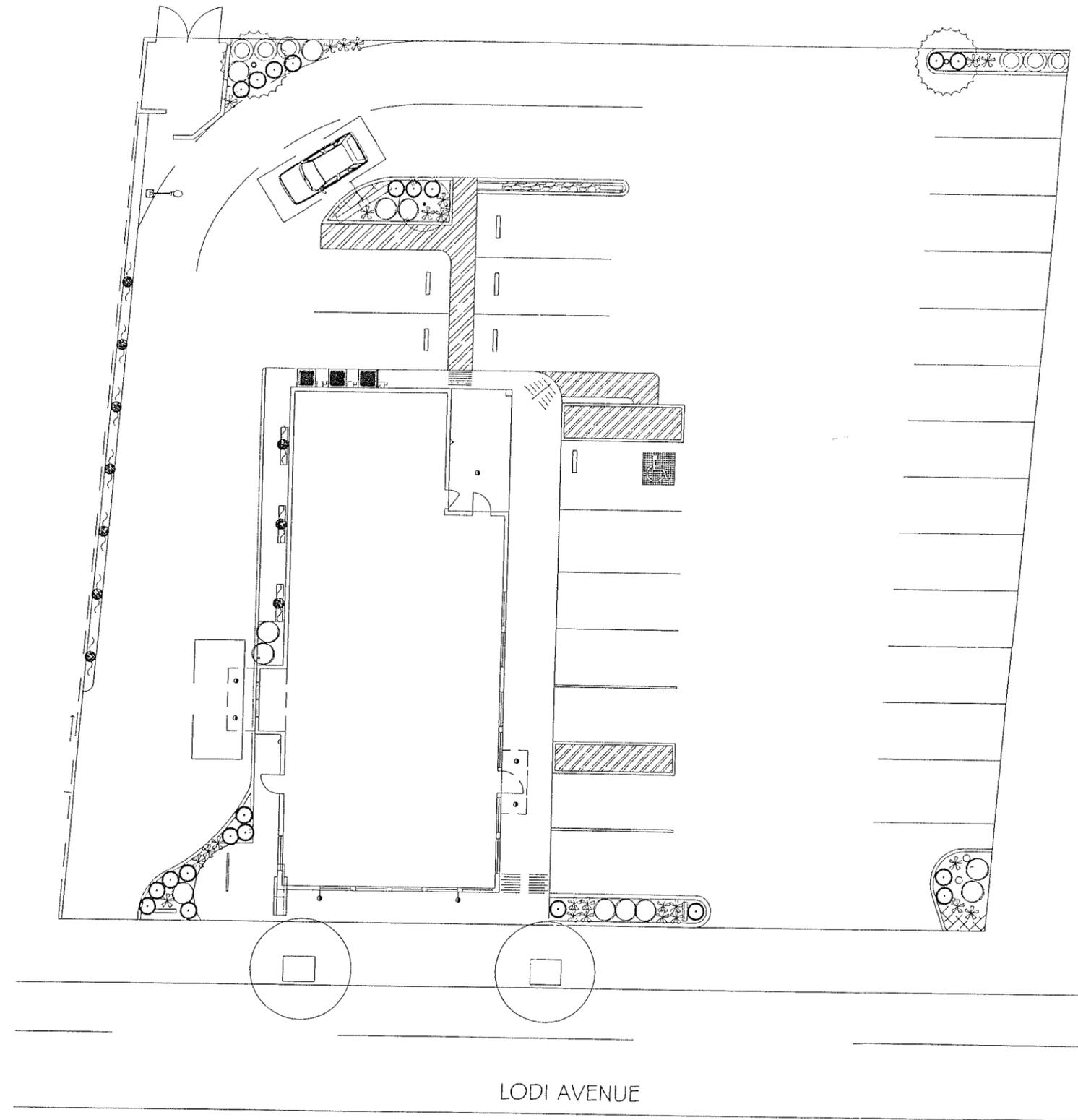
A&W
216 E. LODI AVE.
LODI, CA. 95240
209.368.8548
209.366.3462

m m
1843 ASCOT AVE.
RIO LINDA, CA. 95673
(916) 868 3502
maraleon@hotmail.com
DRAFTING SERVICE

Project: **A&W** REMODEL
Date: 12.16.2010
Scale: 1/4" : 1' 0"

Sheet: **A3**

PDG, Pennino Design Group Landscape Architecture and Construction Management. These plans are not to be reproduced, changed or copied without the permission of PDG, Pennino Design Group Landscape Architecture and Construction Management.



PLANT LEGEND

Symbol TYPES	Size	Botanical Name	Common Name	
	15 Gal.	<i>Acer palmatum</i>	Japanese Maple	
	15 Gal.	<i>Prunus c. 'Krauter Vesuvius'</i>	Purple Leaf Plum	
		Existing Street Tree		
SHRUBS				
	5 Gal.	<i>Abelia grandiflora</i>	Glossy Abelia	12
	5 Gal.	<i>Myrtus communis</i>	Myrtle	6
	5 Gal.	<i>Pittosporum t. 'Wheeler's Dwarf'</i>	Dwarf Pittosporum	21
GROUNDCOVERS AND ACCENTS				
	1 Gal.	<i>Diates vejeta</i>	Fortnight Lily	35
	1 Gal.	<i>Gazania hybrid (clumping)</i> @ 24" o.c.	Clumping Gazania	8
	4"-6"	River Cobble		
VINES				
	5 Gal.	<i>Ficus pumila</i>	Creeping Fig	12

PLANTING NOTES

- ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH AND CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO CITY OF LODI STANDARD PLANS & SPECIFICATIONS. SEE STANDARD PLAN 140-1 & 140-2 FOR TREE PLANTING & IRRIGATION NOTES AND SPECIFICATIONS.
- FINISH GRADE IN PLANTERS SHALL BE 1 1/2" INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
- PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER, AS BASE OR OTHER IMPURITIES. POLLUTION CAUSED BY GASOLINE, OIL OR OTHER SUCH MATERIALS SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN TOPSOIL AT THE CONTRACTOR'S EXPENSE.
- IMPORTED TOPSOIL (MIN 8" LAYER) SHALL BE FERTILE, FRABLE NATIVE SOIL OF LOAMY CHARACTER HAVING NORMAL AMOUNT OF HUMUS. THE SOIL SHALL BE FREE OF SUBSOIL, REFUSE, ROOTS OVER 1/2" DIAMETER, NOXIOUS WEEDS AND BRUSH OR OTHER HARMFUL MATERIAL.
- THE "TREE OPERATIONS SUPERVISOR" SHALL VERIFY LOCATION OF TREES IN THE FIELD PRIOR TO PLANTING.
- SOIL AMENDMENT SHALL BE NITRIFIED FIR OR REDWOOD SOIL CONDITIONER, 1/2". APPLY THE SOIL AMENDMENT TO ALL PLANTED AREAS AT THE RATE OF 4 CU. YDS. PER 1000 SQ. FT. BROADCAST BEST 6-20-20 XB FERTILIZER AT 15 LBS. PER 1000 SQ. FT. THE SOIL IN ALL LANDSCAPED AREAS SHALL BE THOROUGHLY ROTOTILLED OR HAND CULTIVATED TO A MINIMUM DEPTH OF 6" TO ASSURE COMPLETE INCORPORATION OF THE SOILD AMENDMENTS. ANY HARD PANS ENCOUNTERED SHALL BE RIPPED TO ALLOW THOROUGH TILLING OF THE SOIL.
- CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL AMENDMENT TO THE CITY LANDSCAPE INSPECTOR FOR APPROVAL PRIOR TO DELIVERY.
- ALL PLANTING AREAS NOT DESIGNATED FOR LAWN SHALL RECEIVE 2" LAYER OF WALK ON MULCH 1/4" x 1 1/2" DIAMETER AFTER ALL TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN PLANTED.
- PLANT AT THE SPACING NOTED IN THE LEGEND. AFTER THE GROUNDCOVER IS PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

Drawn By:
VP

Date:
12.16.10

Scale:
1"=10'

Job No.
108-10

Revisions:



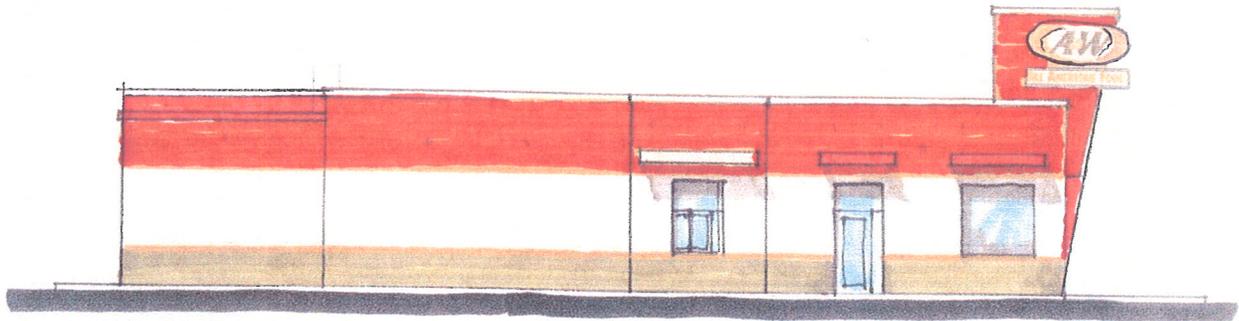
This drawing is not final and shall not be used for construction until it has been signed by the Landscape Architect.

Sheet Number:

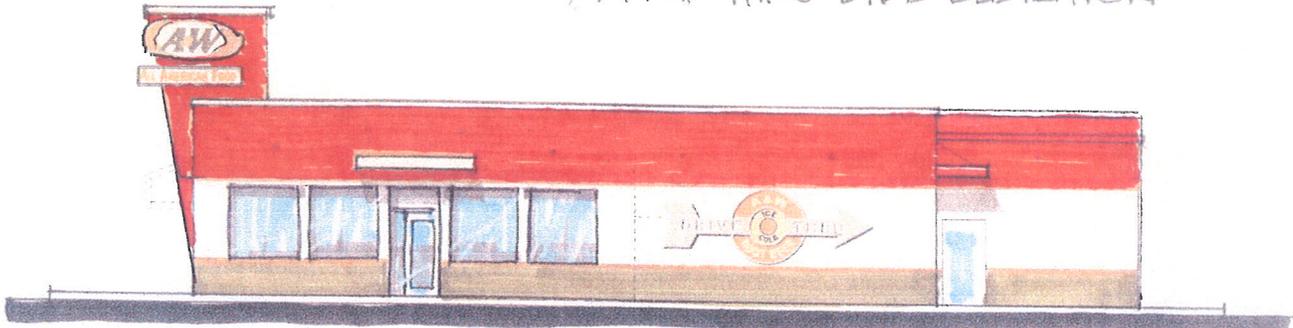
L1

Of 3 Sheets

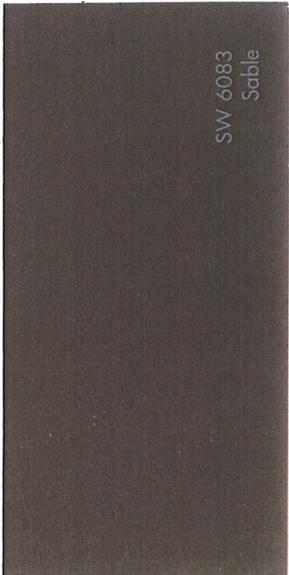
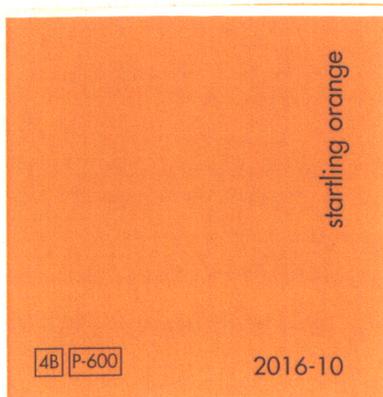
REMODEL A&W ROOT BEER of LODI



DRIVE-THRU SIDE ELEVATION



ENTRY SIDE ELEVATION



WHITE TAIL

EXTERIOR STUCCO W/ ACRYLIC FINISH IN COLOR