

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>REGULAR SESSION</u> WEDNESDAY, MARCH 9, 2011 @ 5:15 PM</p>
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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 – “February 9, 2011”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee to review site plan and architectural elevations for a small collection recycling facility located at the Lakewood Mall. (Applicant, Tomra Pacific, Inc.; File # 10-SP-10)
 - b. Request for Site Plan and Architectural Review Committee approval of an improvement along the front entrances of two vacant spaces within the Bella Terra Plaza located at 1110 West Kettleman Lane. (Applicant: Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC; File 11-SP-02)
4. COMMENTS BY THE PUBLIC
5. COMMENTS BY SPARC MEMBERS & STAFF
6. REORGANIZATION
 - a. Chair & Vice Chair Appointments
7. 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, FEBRUARY 9, 2011
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of February 9, 2011 was called to order by Chair Selleseth at 5:15 p.m.

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

Absent: Committee Members Stafford

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

2. MINUTES

a) January 12, 2011 minutes approved unanimously, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) 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).

Associate Planner Bereket presented and briefly described the project. He provided background on the project. He stated that the site was previously occupied by a mercantile building that was burned down. As a result, the site contains a freestanding building and a hole in the ground, which used to be a basement. Mr. Bereket further stated that the property owner, Faye Rashid, 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. A revised plan was approved by the Commission. Mr. Bereket stated that 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. The plans being reviewed involve exterior remodel of the existing building, site improvements, landscaping and other associated improvements.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Slater asked if the parking provided meets the City requirements. Mr. Bereket stated that the site is within the Downtown Parking District and, therefore, is not required to provide any onsite parking. However, onsite parking illustrated on the plans satisfies City requirements. SPARC Member Kiser asked if the basement (hole in the ground) would be addressed as part of the first phase. Mr. Bereket stated the applicants have submitted a building permit to seal it. SPARC Member Selleseth asked how long it has been vacant. Director Bartlam responded it has been years and Mr. Rashid indicated that the fire damaged occurred in 2005.

Aster Canet, project architect, spoke on behalf of the project. He stated that they are happy with the conditions as presented and that if the Committee had any questions he would be happy to respond. SPARC Member Slater asked if the actual colors are as reflected in the staff report. Mr. Canet confirmed that they are. SPARC Member

Selleseth asked if staff could provide him with a sample material board and staff passed it on to SPARC Member Slater to be viewed by all Members.

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 Member Slater, approved 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:

The vote was as follows:

Ayes: Jaramillo, Kiser, Slater, and Chair Selleseth

Noes: None

Absent: Stafford

- b) 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).

Associate Planner Bereket presented and briefly described the project. He stated that the project involves expansion of the building footprint and installation of a drive-through service. He stated a second exit only drive-way approach was constructed on the eastern part of the parcel during the Lodi Avenue Improvement Project. Mr. Bereket stated that the A&W site would continue to have access from Lodi Avenue and the alley. The existing carport and portions of the building would be removed to accommodate drive-through services. He also added that the applicants have discussed with City staff possible outdoor seating and pointed where a bike rack would be located. Mr. Bereket concluded by stating that the parking lot, the landscape plan, and lot configuration will remain largely the same.

After staff's presentation, SPARC members asked a few questions. SPARC Member Slater asked if the alley would be closed. Mr. Bereket stated that the alley provides the project site with an access point and that it would continue as such. SPARC Member Slater asked if the landscaping and parking meets City standards and Mr. Bereket responded it did, with a minor justification provided herein the conditions of approval. SPARC Member Slater asked about signage. Mr. Bereket stated that the project involves neon signs. The applicant, Mr. Knight, who was sitting in the audience, held up a typical neon sign.

SPARC Member Selleseth asked if the drive-through exit permits both left and right turns. Mr. Bartlam stated it permits both. Mr. Knight stated that since the reconstruction of Lodi Avenue, the traffic signals synchronize very well and there has been no accident since its reconstruction. SPARC Member Kiser stated he likes the project and stated a drive-through is necessary for restaurants these day. Mr. Knight stated that a drive-through service constitutes a major part of their revenue. SPARC Member Slater asked if roller-skating waiting would be removed. Mr. Knight stated that it would be removed and reiterated that a drive-through service generated more revenue. SPARC Member Slater also asked if A&W would continue with car shows. Mr. Knight stated that the car shows would continue from April to October because it constitutes a major identification of the business.

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

MOTION / VOTE:

On motion of SPARC Member Kiser, Member Slater second, approved 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.

The vote was as follows:

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

3. COMMENTS BY THE PUBLIC

No Comments.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:50p.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: March 9, 2011
Subject: Request for Site Plan and Architecture Review Committee to review site plan and architectural elevations for a small collection recycling facility located at the Lakewood Mall. (Applicant, Tomra Pacific, Inc.; File # 10-SP-10).

RECOMMENDATION

Staff recommends approval of the request of Tomra Pacific, Inc., for review of the site plan and architectural elevations for a small collection recycling facility located at the Apple Marketplace parking lot, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Tomra Pacific, Inc, requests approval of the operation of a small collection recycling facility on the Lakewood Mall property, which contains, amongst other stores, Apple Marketplace grocery store. The facility operates at the westerly portion of the Lakewood Mall, just west of Apple Marketplace Grocery Store, adjacent to the mobile home park. The purpose of the facility is to recycle plastic, aluminum cans, and glass beverage containers that the public pays a deposit for at the time they purchase the beverages. No hazardous materials will be collected at this facility. The recycled cans, bottles and plastic will be sorted outside the container kiosk where they are weighed, counted, etc. to determine redemption value. Customer redeemed recycled materials will then be transferred into the storage container. Periodically the redeemed bottles, cans and plastic will be transferred to an owner or agent driven vehicle for transport to an offsite recycling processing facility. The facility does not accept construction materials or large objects for recycling. The public receives receipts that are redeemable for cash at the Apple Marketplace. As an ancillary use which is integrated with, and supportive of the Apple Marketplace grocery store, staff recommends approval of the recycling facility.

BACKGROUND

The City received a complaint that the Apple Marketplace grocery store installed a cargo container on their parcel without a City review or approval. The complaint was forwarded to the Police Department, Code Enforcement Unit for investigation. In the course of the investigation, it was learned that Tomra Pacific, Inc., installed a cargo container which was used as a small recycling facility without SPARC review and approval. Staff informed Apple Marketplace and Tomra Pacific, Inc. that they would need to apply for a SPARC application. On December 8, 2010, Tomra Pacific, Inc. filed a SPARC Application No. 10-SP-10 requesting approval to legalize the facility.

The State of California enacted, through Assembly Bill 2020 in September of 1986, a state wide recycling program. Balancing the needs and concerns of environmental, AB 2020 established a redemption value on beverage containers. AB 2020 has five distinctive elements:

- It sets a redemption value on all cans, plastic containers, bottles and other recyclable materials;
- It sets processing fees, which are paid to recyclers to cover their cost of recycling;
- It requires grocery stores to establish State certified recycling/redemption within one half mile radius of a supermarket;
- It directs unredeemed/unused funds toward supporting the Community Conservation Corps, grants and payments to private and public organizations for recycling-related projects, such as Tomra Pacific, Inc.; and
- It establishes qualification/requirements for certification by the State Dept. of Conservation.

Grocery stores that do not comply with state regulations that a recycling center must be located within a one half mile radius of their store are considered un-served. Un-served stores have to comply with state law by one of the following:

1. Establish certified recycling center;
2. Redeem all empty beverage containers at all open cash registers within the store; or
3. Pay \$100.00 per day to the state of California Department of Conservation.

Apple Marketplace has opted to establish a certified recycling center by allowing a third party to operate a recycling center within its leased lot.

ANALYSIS

The applicant requests a site plan and architectural review and approval to recognize a recycling center currently located at 1320 West Lockeford Street. The project site is developed with multi-tenant commercial building commonly known as Lakewood Mall. Lakewood Mall contains, amongst other tenants, Apple Marketplace grocery store. The property is developed with adequate parking and access to serve the establishments. The recycling facility is located in the parking lot of the Apple Marketplace grocery store, on the western portion of the subject property. As proposed, the facility is a Pre-fabricated unit with a foot print of 612 square feet. The unit consists of two fully enclosed storage containers that fit into a building façade that serves as the front of the Center. At the front, the Center is also equipped with two Reverse Vending Machines. The unit is skid-mounted and moveable with a standard roll-off type vehicle. It is not a mobile recycling unit. It displaces a total of five (5) parking stalls. The recyclable materials will include glass, aluminum, and plastic bottles and cans. There will be a scale on the premises to weigh the materials brought by customers and uniformed employees. The kiosk also features two self-vending machines attached to the kiosks. Depending on the amount of recycling, the container is replaced from once a week to once a month. The recycling materials are generally picked up during the hours the facility is manned. The facility is open for business daily from 8:00 a.m. to 5:30 p.m. and operated by an on-site, uniformed employee. As planned, the self-vending machines would operate non-stop. Tomra Pacific, Inc. provides CRV redemption to grocery stores throughout the state of California to meet the state law.

As mentioned previously, the applicants placed a shipping container without the benefit of City review and approval. In staff's opinion, placement of storage/shipping containers anywhere can create an aesthetic nuisance. In order to mitigate the aesthetic impact, staff asked the applicant to provide aesthetic treatment beyond mere painting to neutralize the overall aesthetic impact and presence of the featureless metal containers. To date, staff has been working with the applicants on the colors, appearance and designs of the structure. Staff notes the applicant, Tomra Pacific Inc., is a leading recycling corporation in the US. They have many facilities throughout northern California. Many of their facilities incorporate architectural designs to suite the built in environment and are less than 500 sq. ft.

The applicants have provided two design concepts. The first design (the applicant's first choice) features a rectangular structure with minimal architectural treatment. The kiosk structure has roll-up door and two self-serving vending machines. It has a flat-roof and the primary architectural treatment mechanism is paint. It would measure approximately 17-ft wide and 34-ft long, for a total of 612 sq. ft. (see attachment 4).

The second design consists of stylized steel with architectural treatments to include exterior lighting, rust proof materials, and a faux tile roof. The structure stands a maximum of 12 feet in height from the base to the faux tile roof, with two 22 foot detachable trailers inserted into the structure. The building is a neutral color and does not have a significant contrast to the existing center. Whereas the first design option features two containers attached to the kiosk, this concept has only a single container and meets the intent of the state law. The second design has been predominantly used in cities such as Santa Monica, Palo Alto, San Francisco, Tracy, etc. Staff feels the second option should be used at this site with minor modifications. Staff has placed a condition requiring either removal of the self-serving vending machines or that their use shall only occur during the hours the business is open. The fear is its availability 24/7 could lead to policing problems, scattering of shopping carts (a problem commonly associated with recycling centers), and/or vandalism. Furthermore, because of the facility's proximity to residences, staff is concerned with possible adverse noises that could impact the residences. Staff feels

limiting hours of operation would mitigate such fears. In addition, staff has placed a condition requiring the overall square footage of the facility to be equal or less than 500 sq. ft. Staff feels 500 square foot floor is adequate size to meet the applicants' need and is consistent with other Tomra Pacific, Inc recycling facilities.

As proposed, the kiosk will face Lockeford Street, in order to gain the most 'face' exposure for attracting business from passerby. The proposed location of the storage container kiosk on site appears to not conflict with the existing parking stalls/parking area or circulation for the convenience store, in that the facility is shown on the applicant's site plan to displace only five (5) parking stalls. This project is not expected to significantly impact circulation with the existing commercial center. It is anticipated that customers using the existing retail stores would also use the kiosk on the same occasion. Additionally, travelers stopping to use the kiosk would have the choice of five ingress/egress points, one from Lockeford Street, one from Elm Street and three from Ham Lane. Patrons entering from Lockeford Street/Elm Street would go directly through the drive aisles to get to the kiosk, thereby avoiding having to negotiate traffic immediately in front of the stores.

The operation of the facility offers two types of redemption; manned service where the containers are weighted or automatic machines which the containers are fed into. The hours of operation for the two services are as follows:

Day	RVM	RVM Hours	OTS attendant hours
SUN	8:00 AM - 5:00 PM	9	Closed
MON	8:00 AM - 5:00 PM	9	Closed
TUE	8:00 AM - 5:00 PM	9	10:00 AM - 4:30 PM
WED	8:00 AM - 5:00 PM	9	10:00 AM - 4:30 PM
THU	8:00 AM - 5:00 PM	9	10:00 AM - 4:30 PM
FRI	8:00 AM - 5:00 PM	9	10:00 AM - 4:30 PM
SAT	8:00 AM - 5:00 PM	9	10:00 AM - 4:30 PM
Lunch			1:00 PM - 1:30 PM

After weighing this proposal and possible impacts against the existing site and the urban context, staff has found that the project should be recommended for approval with some restrictions. The kiosk is fitted with two self-vending machines for efficiency purposes. Although the self-vending machines assist with the recycling process; however, availability of these machines should be restricted to the hours when recycling is open for business or whenever attendant is present. The fear is that having self-vending machines available 24 hours could lead to issues related to noise, littering, vandalism and other adverse elements during late hours.

Staff contacted a number of jurisdictions where the applicant operates a similar recycling facility (Attachment 3). Although supportive of the applicants' business model and operation, some jurisdictions stated they receive complaints related to noise and littering during late hour due to people wanting to use the self-vending machines or shopping carts left behind by clients. To avoid these problems, staff has placed a condition requiring the applicants to either remove the self-vending machines or their use and availability to be restricted to the hours when the facility is open for business. Some jurisdictions (Palo Alto, Tracy, etc) have conditioned similar projects not to include compactors or any noise producing equipments. The reason is the facility's automated service makes a continuous beeping noise to display an error of some sort. This noise does not stop until a staff member turns it off which is usually the next business day. Staff is recommending that the automated portion of this facility, which is scheduled to continue after staff has gone for the day, be eliminated or shall only be operable during the hours the facility is open for business. By having this facility open only during hours where it can be staffed it will eliminate issues with broken machines, limit the amount of clutter and debris that is left by person's using the automated services and stop the additional noises from the machines being used later in the evening hours. In addition, staff has added a condition of approval prohibiting installation, placement or use of any compactors and/or any power driven equipment for this facility. In their

correspondence with City staff, the applicants indicated they do not use a compactor or any power driven equipment. Yet, their floor plan clearly illustrates use and installation of a compactor.

Staff feels the proposed project, as conditioned, would not create a nuisance to any of the nearby parcels due to limited operating hours during daylight hours and limited noise impacts (no compaction or transport with heavy machinery). Staff has also added a condition requiring the applicant to maintain the project free of litter, shopping-carts or any other undesirable materials and shall be cleaned of loose debris on a daily basis. In addition, the applicant is required to keep all recyclables with the storage container, maintain the site in a sanitary condition, and keep the site free of noxious odors.

Staff finds that the requested kiosk facility is a type of small collection facility that is similar to but less intensive than a typical recycling facility, in that the facility will not recycle metal scraps, car-parts, cardboards etc. No use of power driven machinery to process recycled cans, bottles and plastic materials is proposed, nor will the facility require the connection of wet or dry utilities. Staff also finds that the use is desirable to the public convenience in that it provides an easily accessible recycling opportunity for the public to utilize. Staff recommends that the Site Plan and Architecture Committee (SPARC) review the project, consider staff's analysis of the project, and then take public comment on the project during a public hearing. Following the public hearing, Staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the site plan and architectural elevations for a small collection recycling facility located at 1320 West Lockeford Street, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. All exterior lightening shall be shielded or low-level to avoid glare on adjacent properties.
2. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials.
3. 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 recycling facility 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 Tomra Pacific, Inc., for Site Plan and Architecture Review Committee to approve the site plan and architectural elevations for a small collection recycling facility located at 1320 West Lockeford Street, subject to the following Supplemental Conditions, including the SPARC Checklist:

Community Development Department, Planning Division:

1. The developer shall 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/operator and/or successors in interest and management shall maintain the project site free of litter, shopping-carts or any other undesirable materials and shall be cleaned of loose debris on a daily basis. The Applicant/Operator and/or successors in interest and management shall be responsible for picking up all litter and waste material within any public or private right-of-way within 300 feet of the recycling center boundaries.
3. The project approval is for a 612 square foot small recycling facility and is approved, as submitted and conditioned herein, and shall not be further altered unless reviewed and approved by the affected City departments. All building materials and architectural features shall be in substantial conformance

with approved plans, elevations, and material(s) attached to these conditions of approval. Any proposed change substantially different than the approved plan shall require an amendment to this approval in accordance with the Municipal Code. Minor modifications to this approval, which are determined by the Community Development Director, to be in substantial conformance with the approved plan, and which do not increase the size, or otherwise intensify or change the use or require any deviations from adopted standards, may be approved by the Community Development Director upon submittal of an application and the required fee.

4. Outside storage of recyclable materials and use of compactors and/or power driven equipment shall be strictly prohibited and is not approved as part of this project.
5. The overall square footage shall be equal or less than 500 square feet.
6. The applicant/operator and/or successors in interest and management shall keep all recyclables with the storage container, maintain the site in a sanitary condition, and keep the site free of noxious odors. If necessary, the applicant shall steam clean the immediate project site as often as needed. Prior to final installation of the facility, the applicant shall submit a service schedule to the Community Development Department. In the event that the removal frequency shall be deemed insufficient by the Director, the applicant shall submit revised service schedule, subject to approval of the Community Development Director.
7. Any graffiti that is observed on the kiosk or roll of bins shall be remedied within 72 hours of notification of the operator.
8. The collection facility use, including but not limited to the self-vending machines and deliveries, shall operate between the hours of 8:00AM and 5:30PM Monday through Saturday.
9. Business shall not be conducted nor any pick-ups or deliveries outside of the hours of operation which are Monday thru Saturday 8:00 a.m. thru 5:30 p.m.
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 subject to issuance of a building permit.
11. The site shall be maintained and left clean, sanitary, free of litter and other undesirable materials, and shall be cleared of loose debris on a daily basis.
12. The facility shall accept only glass, aluminum and/or plastic containers.
13. There shall be no outside storage of any recyclable materials, containers, and placement of the facility other than identified in this approval is not approved/permitted as part of this project.
14. Prior to the issuance of a building permit the applicant shall verify that the location of the proposed structure is not in conflict with existing utilities.
15. Noise levels shall not exceed sixty-five (65) DBA, as measured from the outside wall of the proposed tenant space.
16. The applicant/operator and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
17. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this may initiate a revocation procedures in accordance with the City of Lodi Municipal Code.
18. 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:

19. Complete and adequate plans for the proposed Kiosk shall be submitted to the building department for permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code. Please review our policy handouts for specific submittal procedures.
20. No foundation is shown, and the structure does not appear to meet conventional braced wall construction. A lateral design (wind and seismic) for the structure, prepared by an Architect or Professional Engineer, licensed in the State of California, shall be provided.
21. As the kiosk is required to be manned and no restroom is provided in the kiosk, verify that the attendant has access to a restroom within 300'. 2010 CPC, Section 412.

Public Works Department:

22. Incorporate into the design a location for the storage of spill response equipment for materials stored or used at that facility and, at that storage location, post information on how to respond to a spill.
23. Place a note on the plans specifying the list of equipment that will be used in the spill response location. The recommended equipment should include the following:
 - a. Brooms or shovels
 - b. Absorbent materials for general clean up of liquids
 - c. Mobile berm to contain a large spills or if the area will be hosed down with water. The wash water cannot be allowed to enter the storm drain.
24. Place a note on the plans stating "Building Department to inspect Spill Response Station during Final Inspections."
25. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Electric Utility Department:

26. Service equipment shall be installed on a location acceptable to the City of Lodi Electric Utility Department.
27. 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,

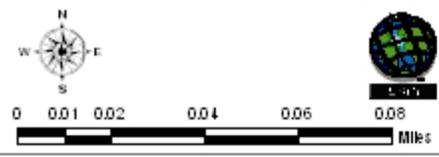
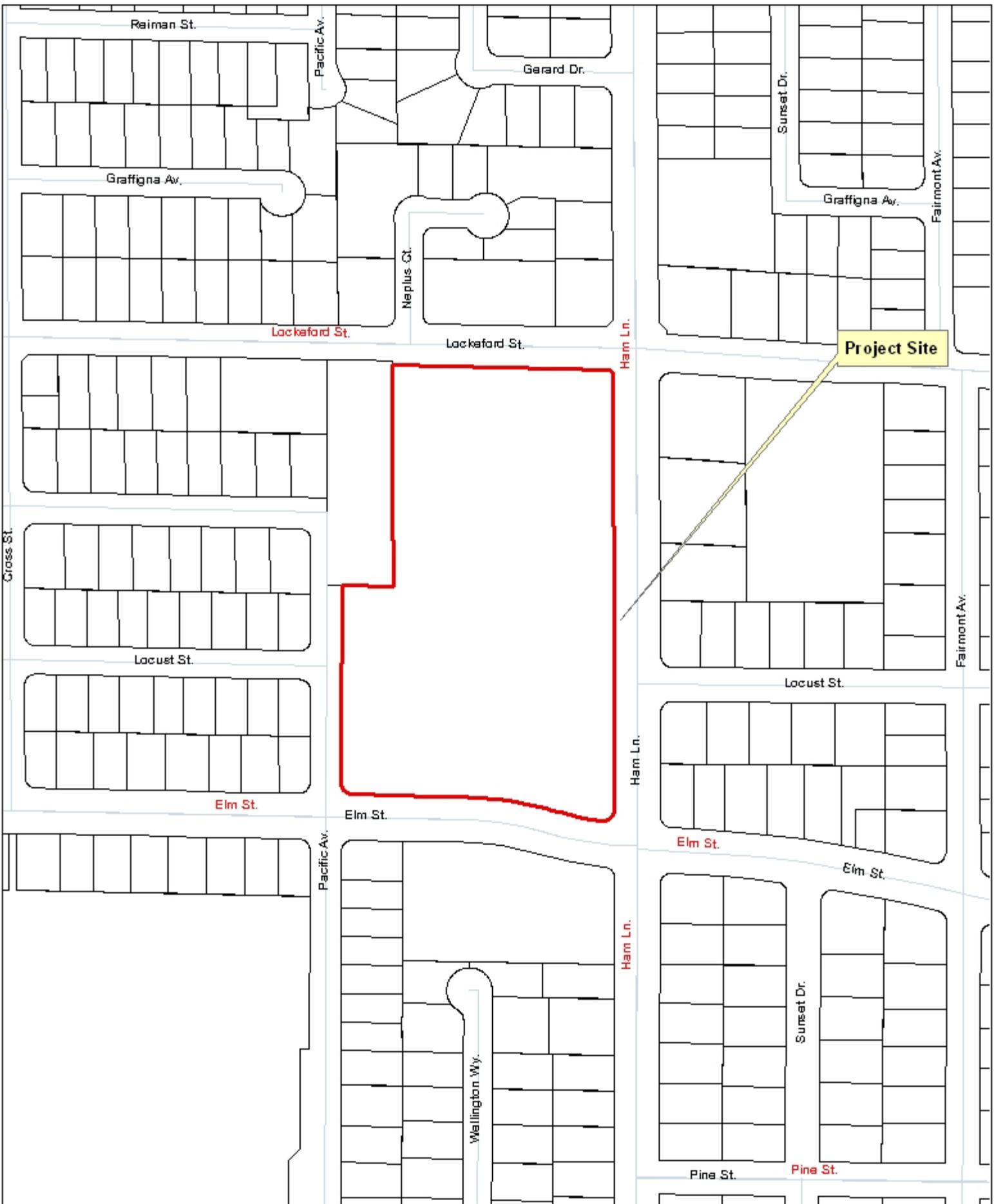
Concur,

Immanuel Bereket
Associate Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

1. Aerial Picture
2. Vicinity Map
3. List of Cities Where the Applicant Operates
4. Sample Facility 1
5. Sample Facility 2
6. Site Plan
7. Floor Plan



Vicinity Map
 Lakewood Mall/Apple Marketplace
 1320 West Lockeford Street
 Lodi, CA 95242

Legend
 Project Site



Project Site

Lockeford St.

Ham Ln

Elm St

Elm St

Ham Ln

Pine St



0 0.01 0.02 0.04 0.06 0.08 Miles

Aerial Map

Lakewood Mall/Apple Marketplace
1320 West Lockeford Street
Lodi, CA 95242

Legend

 Project Site

February 11, 2011

Roy Hasson
Permit Advisors
269 South Beverly Drive
Beverly Hills, CA 90212

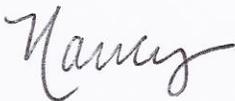
Dear Roy,

Below is a list of cities in Northern California where Tomra Pacific, Inc. operates recycling facilities:

Alameda	Angels Camp	Aptos	Bay Point	Belmont
Brentwood	Carmichael	Chester	Clearlake	Cloverdale
Cool	Daly City	Dublin	El Cerrito	Elk Grove
Escalon	Folsom	Forestville	Freedom	Fremont
Gonzalez	Healdsburg	Ione	Kelseyville	Lakeport
Lockeford	Lodi	Magalia	Marina	Mariposa
Marysville	Meadow Vista	Merced	Middletown	Mountain View
Oroville	Palo Alto	Paradise	Pine Grove	Pittsburg
Placerville	Pleasanton	Plymouth	Prunedale	Quincy
Redwood City	Riverbank	Rocklin	Roseville	Sacramento
Salinas	San Andreas	San Francisco	San Jose	San Mateo
San Pablo	Santa Rosa	Stockton	Suisun	Tracy
Twain Harte	Ukiah	Vacaville	Vallejo	Waterford
Watsonville	Wheatland	Winters	Woodland	

Please let me know if you need anything else.

Sincerely,



Nancy Mertz

Business Development Manager

rePLANET / TOMRA

916-524-5536 Cell

www.replanetusa.com

www.tomra.com



Tomra Pacific, Inc.

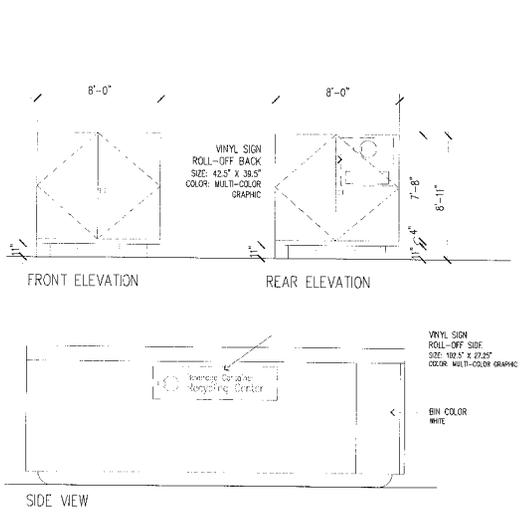
150 Klug Circle, Corona, CA 92880 Tel: 951 520 1700 Fax: 951 520 1701 www.tomra.com

ATTACHMENT 4

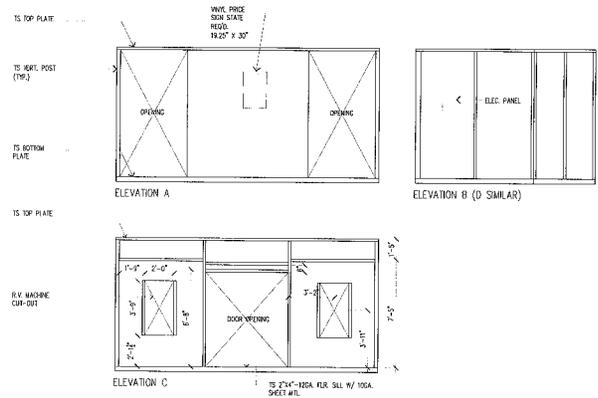


ATTACHMENT 5





D TYPICAL ROLL-OFF DETAILS
1/4" = 1'-0"



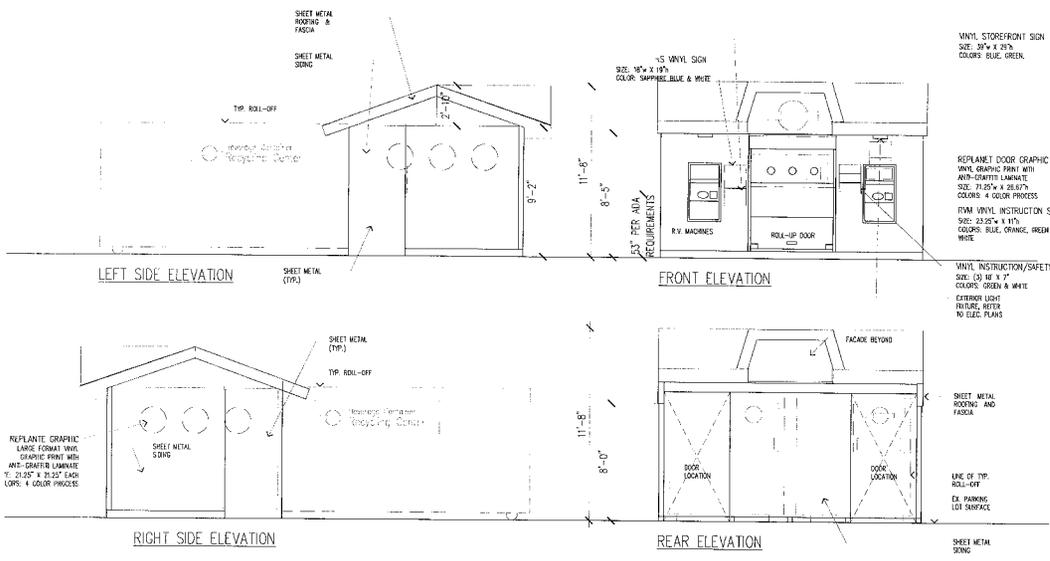
C INTERIOR ELEVATIONS
1/4" = 1'-0"

LEGEND:

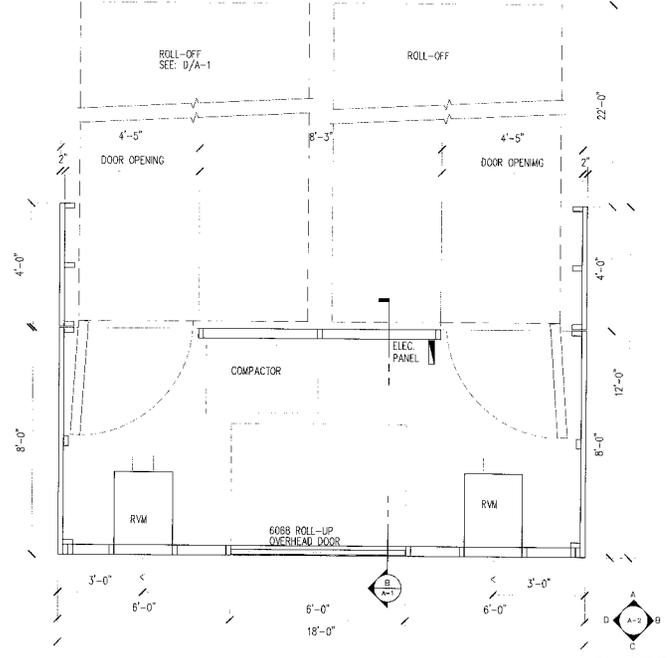
152K4-120A POSTS & SILL PLATES

ROLL-OFF CONTAINER

ELECTRICAL PANEL



B EXTERIOR ELEVATIONS
1/4" = 1'-0"



A FLOOR PLAN
1/2" = 1'-0"

Permit Advisors
The Permit Experts

269 SOUTH DEWITT DRIVE, #204
BEVERLY HILLS, CA 90212
EMAIL: INFO@PERMITADVISORS.COM
WEBSITE: WWW.PERMITADVISORS.COM

re planet

APPLE MARKET - Recycling
1320 Lockeford Ave
Lodi, CA

CALCULATIONS

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION

PROJECT NO.:	DATE:

**FLOOR PLANS
ELEVATIONS**

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: March 9, 2011
Subject: Request for Site Plan and Architectural Review Committee approval of an improvement along the front entrances of two vacant spaces within the Bella Terra Plaza located at 1110 West Kettleman Lane. (Applicant: Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC; File 11-SP-02)

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve of the request of Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC., to add an awning, paint doors and windows of a portion of the commercial building located at Bella Terra Plaza located at 1110 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant is seeking approval for the alteration of the exterior of the Bella Terra Plaza. Alterations would include new exterior paint, new awnings, repairs to the window frames, and new double paned windows with screens. The proposed improvements would occur on the first floor and enhance the flat appearance of an existing elevation. The Bella Terra Plaza is located at located at 1110 West Kettleman Lane and is surrounded by a commercial and residential land uses.

BACKGROUND

In the summer of 2008, the property owners, Lodi Ranch Center LLC, requested SPARC approval for extensive exterior renovation of the shopping center, formerly known as Beckman Ranch. The exterior improvements implemented under previous SPARC approval include: exterior renovation, parking lot resurfacing, enhancement of a new entryway into the shopping center from Kettleman Lane, new landscaping, and new monument sign. The Bella Terra Plaza is currently utilized by variety of uses such as dental offices, restaurants, realtor offices, etc. Tenant occupancy has dramatically increased since the renovation was completed. The project area is zoned PD-15 Planned Development and features a General Plan designation of MUC, Mixed Use Corridor.

ANALYSIS

The project site is located at 1110 West Kettleman Lane. The site measures 4.78 acres in area and is zoned PD(17)-Planned Development. The subject property covers the area south of Kettleman Lane, west of Fairmont Avenue, and east of Ham Lane. The area immediately south of the project site is residential. The site contains a total of 202 parking spaces. Ingress and egress is provided from all the surrounding streets. The main entrance, however, is from Kettleman Lane. The applicant is requesting design review approval to install an awning over two sets of entrance doors and windows. In addition, the applicant's request consists of new exterior paint, repairs to the window frames, and new doors to the tenant space. The proposed alterations would be implemented on first floor of the eastern wing of the building.

The proposed façade alterations will project into the existing walkway in front of the building and impact the rhythm of entrance porches and other projections. The awning would be anchored by four concrete columns. The columns would project approximately 5-ft into the walkway, which would not impede handicap path of travel. The existing recessed doors and windows would be repainted a dark color to match the roofline. The proposal does not include any modifications to the width or height of the windows or doors on the structure.

The proposed color scheme consists of reddish-brown color “Cinnabar”, off-white Champaign color “Sand Dollar”, white for a sign and black for the roof, consistent with the existing color theme of the building. The design of the awning blends well with the existing exterior color scheme. Once the proposed improvements are implemented, the overall character of the building will be enhanced. The alterations to the exterior of the building will be complimentary to the second story and roof pattern of the building. The proposal does not increase the mass or scale of the existing building. While the proposal will alter the façade that faces public interior parking lot, the modifications do not change the relationship of the width or height of the principal elevations. The roof shape will not be altered as part of this proposal.

In staff’s opinion, the addition of the awning on the north façade (facing interior parking lot) does alter the relationship between the building and the open space in front of it, but is consistent with the pattern and design of the building. The awning creates a focal point for the main entrance to the tenant space and provides architectural treatment to the existing flat façade. In addition, it creates a covered entrance for pedestrians. The proposed storefront design emphasizes the use of quality materials and design to make the stores and the overall center a success. The proposed project does not alter pedestrian circulation, remove landscaping, or tamper with accessible ramps and other amenities. No signage has been proposed as part of this façade improvement.

Staff believes that the addition and its design would be in keeping with the existing architectural elevations. Staff believes the proposed building facade improvements maintain an appropriate building scale, mass, and proportion and are compatible with the architectural style and characteristics of the existing building. The building exterior will be finished with both painted stucco finish walls and provide accent trims and columns which eliminate the existing bulk and massing appearance. The proposed improvements do not include the use of new extreme colors—the applicant proposes to match the existing color scheme by using a tan/red and yellow paints for the walls, and a dark color for the doors, window and awning roof features. The colors will be compatible with the architectural style and characteristics of the existing building and the surrounding neighborhood. Further, no changes to the site layout are proposed. Changes to the building color are harmonious with the character of the neighborhood and with the existing building’s architectural theme. The proposed modifications to the building elevations appear to enhance the neighborhood character and are compatible with adjacent development. 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 façade improvements to Bella Terra Plaza located at 1110 West Kettleman Lane, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.
2. Building mounted signs shall be consistent with the City of Lodi sign regulations.
3. All building mounted lighting fixtures shall be contained within the property, and no spill over beyond the property shall be permitted.

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 of request of Mr. Luis Bolinoo, on behalf of Bella Terra Plaza LLC., to construct an awning structure and paint the doors and windows of the eastern portion of the Bella Terra Plaza building located at 1110 West Kettleman Lane, subject to the Supplemental Conditions.

1. The project proponent and/or successors in interest and management shall defend, indemnify and hold the City, its agents, officers, and employees harmless of any claims, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of this SPARC application, so long as the City promptly notifies the project proponent of any claim, action or proceedings against the City and will cooperate fully in defense of the action or proceedings.
2. The project proponent 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 developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. 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.
5. A building permit shall be required for installation of the awning and all related improvements on this site. Detailed plans shall be submitted that depict power and water supply connections, as well as drainage line locations and connections.
6. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2010 California Building Code.
7. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the site shall be repaired within a maximum of fourteen (14) days.
8. All signs shall be in strict compliance 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. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
9. Flashing, moving, animated, temporary signs or banners shall not be permitted
10. 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.
11. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall

be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City.

12. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

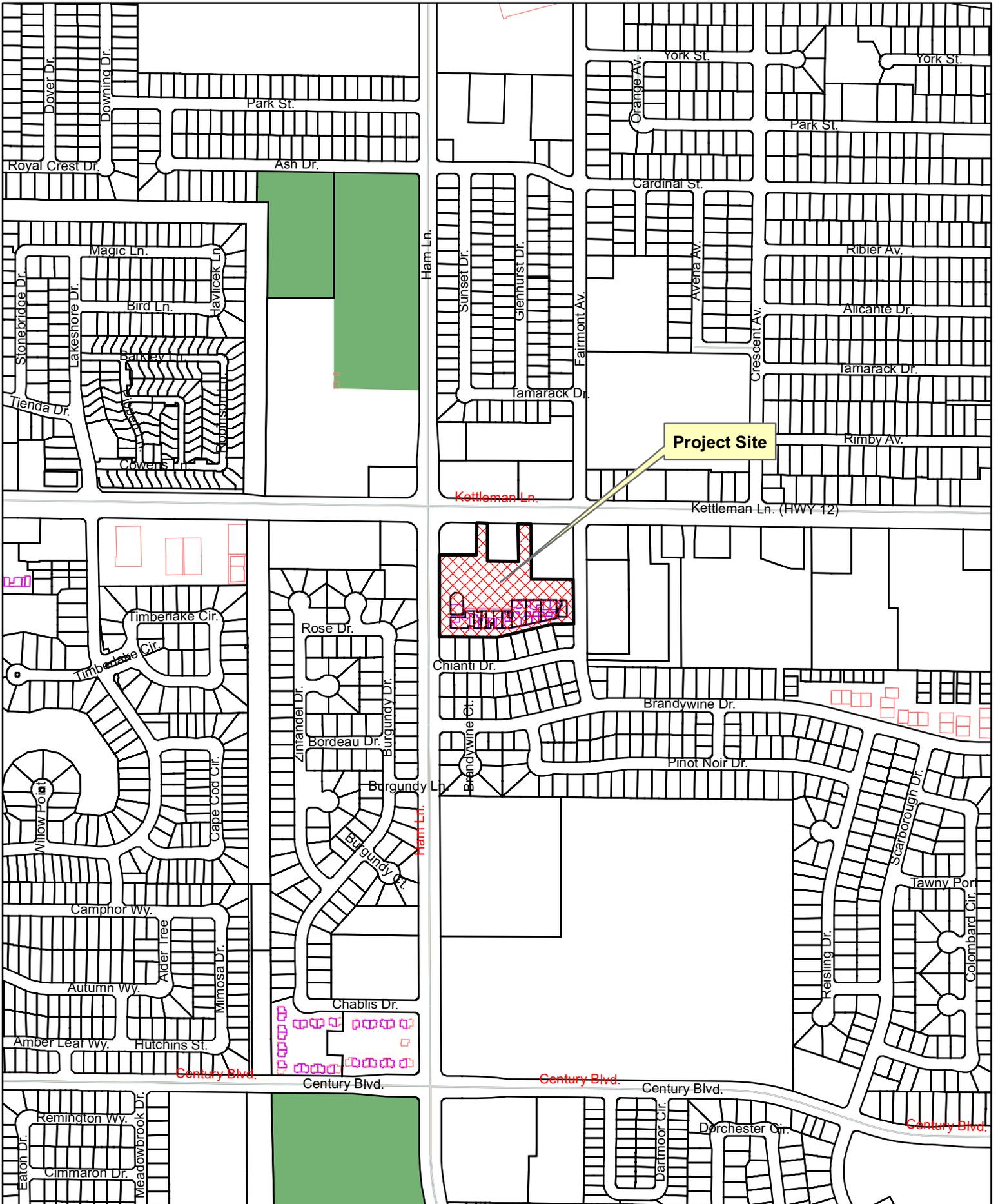
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

EXHIBITS:

- A. Vicinity Map
- B. Material and Color Pallet
- C. Proposed Elevations



Project Site

Kettleman Ln.

Kettleman Ln. (HWY 12)

Chianti Dr.

Brandywine Dr.

Pinot Noir Dr.

Brandywine Ct.

Burgundy Ln.

Rose Dr.

Bordeaux Dr.

Burgundy Dr.

Hawthorn Ln.

Chablis Dr.

Century Blvd.

Century Blvd.

Century Blvd.

Century Blvd.

Century Blvd.

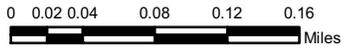
Vicinity Map

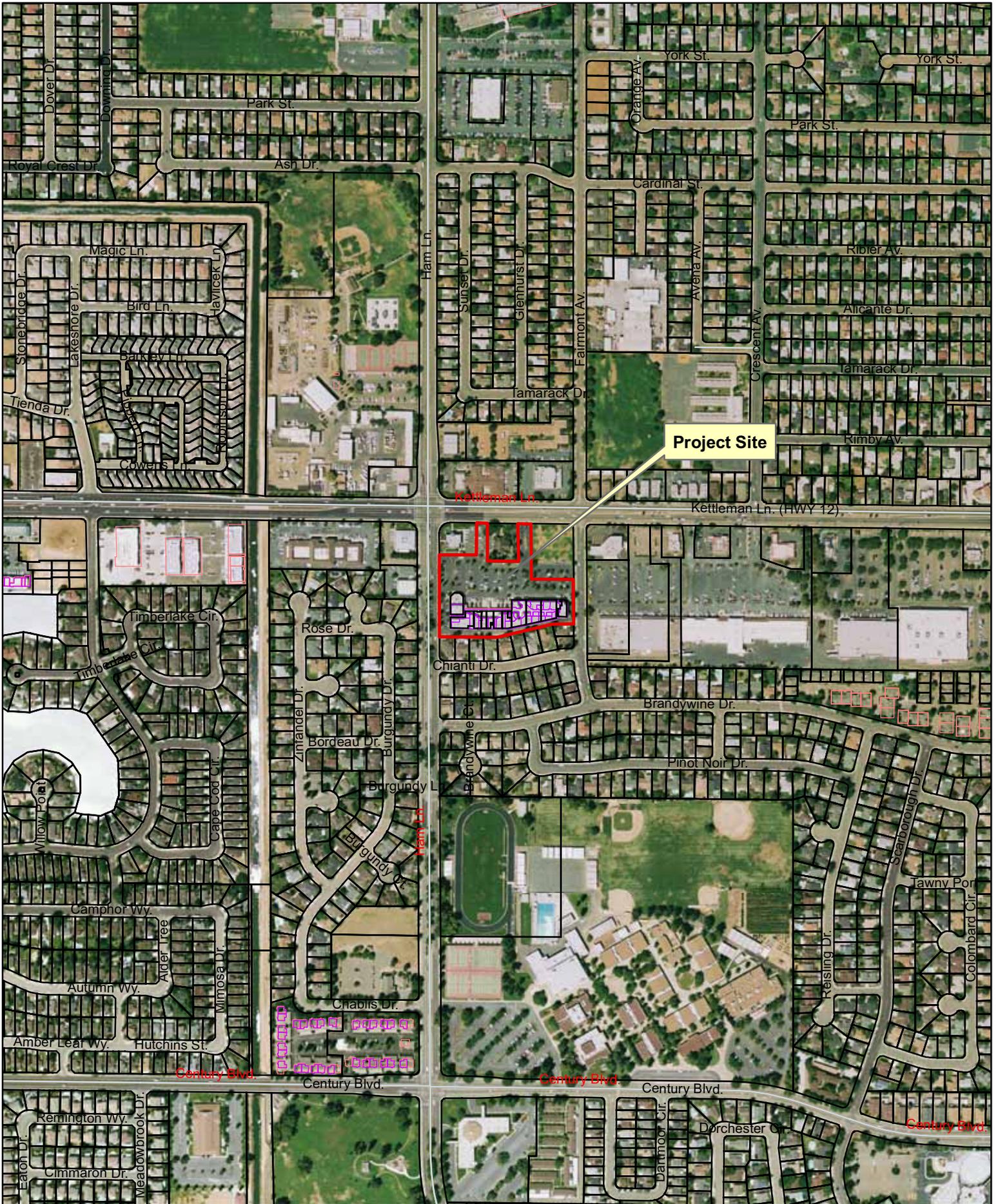
1110 West Kettleman Lane
Lodi, CA 95240

Legend

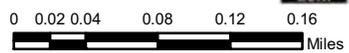


1110 West Kettleman Lane





Project Site



Vicinity Map

1110 West Kettleman Lane
Lodi, CA 95240

Legend

 1110 West Kettleman Lane

LAWRENCE FURNITURE

12.14.2010 04:19

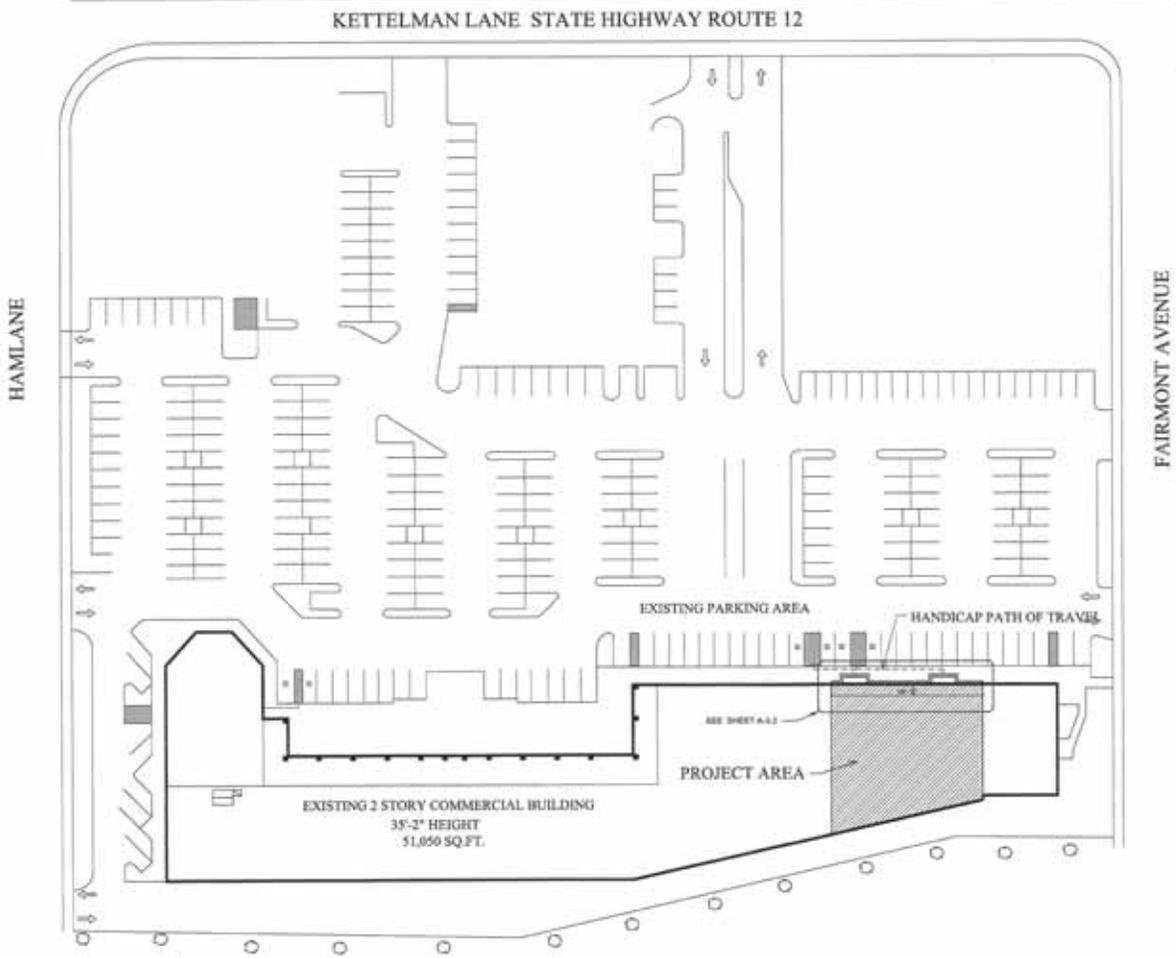


SOCIAL SECURITY ADMINISTRATION

FOR INFORMATION







SITE PLAN



VICINITY MAP

LEGAL NOTICE
 THE CITY OF SAN JOSE HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN CONFORMANCE WITH THE CITY OF SAN JOSE'S ZONING ORDINANCES AND THE CITY OF SAN JOSE'S SUBDIVISION MAP ACT. THE CITY OF SAN JOSE'S ZONING ORDINANCES REQUIRE THAT THE PROJECT BE REVIEWED BY THE CITY OF SAN JOSE'S PLANNING AND ZONING COMMISSION. THE CITY OF SAN JOSE'S PLANNING AND ZONING COMMISSION HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN CONFORMANCE WITH THE CITY OF SAN JOSE'S ZONING ORDINANCES AND THE CITY OF SAN JOSE'S SUBDIVISION MAP ACT. THE CITY OF SAN JOSE'S PLANNING AND ZONING COMMISSION HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN CONFORMANCE WITH THE CITY OF SAN JOSE'S ZONING ORDINANCES AND THE CITY OF SAN JOSE'S SUBDIVISION MAP ACT.

DATE: 07/15/2011
 SHEET: 01 OF 01

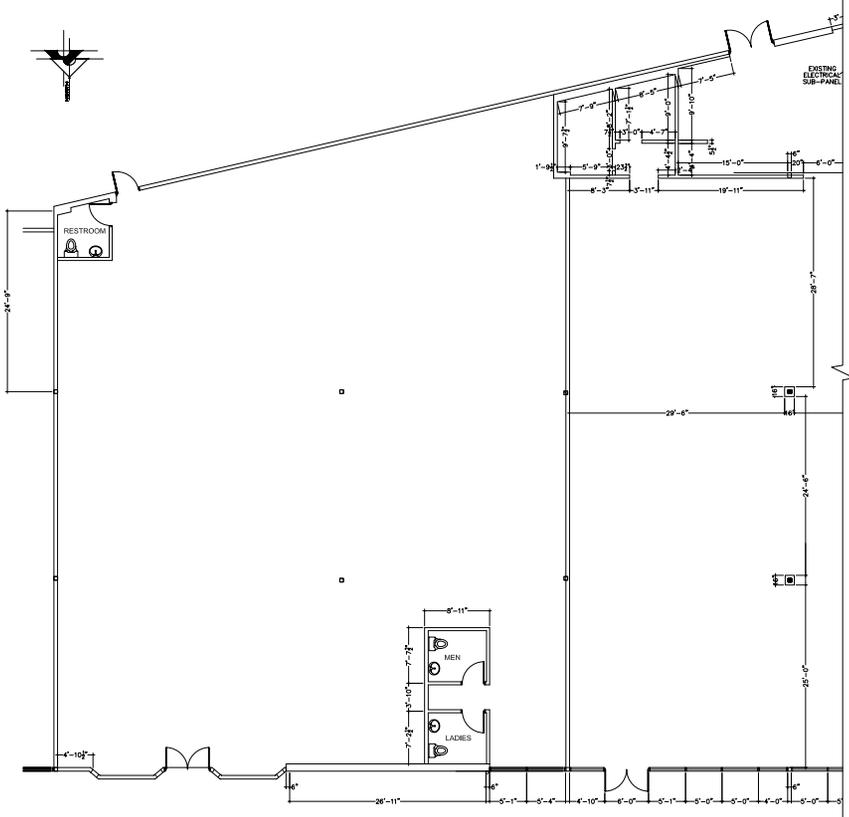
bo
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 130 N. CENTRAL AV.
 SUITE 200
 COLUMBIA, CA 95019
 PHONE: 531-24-4880
 FAX: 531-24-4881

**Cover Page
 Site Plan**

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERESA PLAZA LLC
 CONTACT: BRAD LEEVY
 PROJECT ADDRESS: 1113 W. KETTELMAN LANE, LOOS CA 95048

NO.	REVISION	DATE

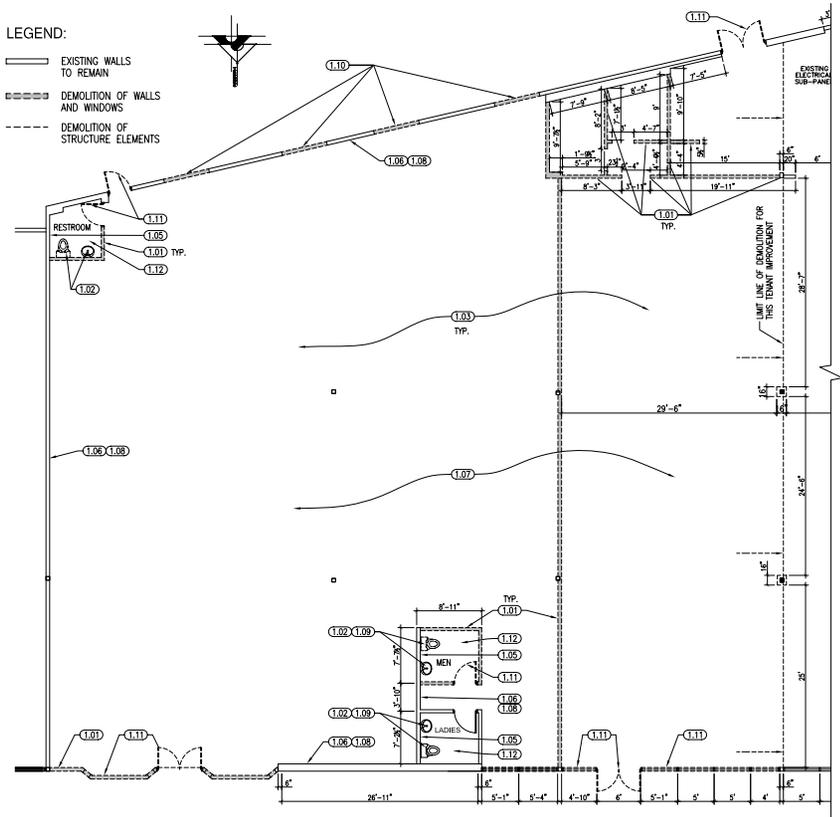
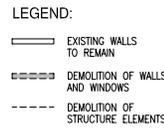
DESIGNED BY: JAL
 CHECKED BY: JAL
 DATE: 07/15/2011
 SCALE:
 SHEET



EXISTING FLOOR PLAN

SCALE 1/8"=1'-0"

2



DEMOLITION FLOOR PLAN

SCALE 1/8"=1'-0"

1

DEMOLITION NOTES:

- GENERAL:
- a. REMOVE EXISTING ABANDONED ELECTRIC, TELEPHONE AND DATA CABLES AND DEVICES AS WELL AS ANY OTHER IMPROVEMENTS OR FIXTURES IN PLACE TO ACCOMMODATE THE GOVERNMENTS DESIGN INTENT DRAWINGS. ANY DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LAWS.
 - b. RECYCLE THE FOLLOWING ITEMS DURING BOTH THE DEMOLITION AND CONSTRUCTION PHASES OF THE PROJECT, SUBJECT TO ECONOMIC EVALUATION AND FEASIBILITY:

<ol style="list-style-type: none"> a. CEILING GRID AND TILES; b. LIGHT FIXTURES, INCLUDING PROPER DISPOSAL OF ANY TRANSFORMERS, BALLASTS, AND FLUORESCENT LIGHT BULBS; c. DUST WORK AND HVAC EQUIPMENT; d. WIRING AND ELECTRICAL EQUIPMENT; e. ALUMINUM AND / OR STEEL DOORS AND FRAMES; f. HARDWARE; g. DRYWALL; h. STEEL STUDS; 	<ol style="list-style-type: none"> i. CARPET, CARPET BACKING, AND CARPET PADDING; j. WOOD; k. INSULATION; l. CARDBOARD PACKAGING; m. PALLETS; n. WINDOWS AND GLAZING MATERIALS; o. ALL MISCELLANEOUS METALS (AS IN STEEL SUPPORT FRAMES FOR FILING EQUIPMENT), AND p. ALL OTHER FINISH AND CONSTRUCTION MATERIALS.
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 - c. VERIFY WITH CONSTRUCTION PROJECT MANAGER (CPM) ALL ITEMS TO BE DISPOSED OF PRIOR TO DISPOSAL, TYP.
 - d. PREPARE ALL EXISTING WALL ASSEMBLIES TO REMAIN TO RECEIVE NEW WALL FINISHES PER FINISH MANUFACTURER'S REQUIREMENTS; TYP. REMOVE EXISTING WALL FINISHES AS REQUIRED BY NEW WALL FINISH MANUFACTURER, TYP. REPAIR DAMAGED WALL AREAS TO PROVIDE A SMOOTH SURFACE FOR NEW WALL FINISHES, TYP.
 - 1.01 REMOVE AND DISPOSE OF WALL ASSEMBLY, INCLUDING ALL FRAMING AND FINISHES, TYP. PATCH EXISTING ADJACENT WALLS TO REMAIN AS REQUIRED, AND PREPARE EXISTING WALLS TO RECEIVE NEW FINISHES PER FINISH MANUFACTURER'S REQUIREMENTS, TYP.
 - 1.02 REMOVE & DISPOSE OF EXISTING PLUMBING FIXTURES AND ACCESSORIES; CAP EXISTING PLUMBING INSIDE WALLS AS INDICATED IN PLUMBING DRAWINGS; PATCH AND PREPARE WALLS TO RECEIVE NEW WALL FINISHES PER WALLS MANUFACTURER'S REQUIREMENTS, TYP. REFER TO PLUMBING DRAWINGS FOR INFORMATION REGARDING PLUMBING SCOPE OF WORK, TYP. VERIFY WITH CPM ALL FIXTURES TO BE DISPOSED OF PRIOR TO DISPOSAL, TYP.
 - 1.03 REMOVE & DISPOSE OF EXISTING FLOOR FINISHES, INCLUDING ALL CARPET AND TILE SYSTEMS AND ACCESSORIES; PREPARE EXISTING STRUCTURAL FLOORS TO RECEIVE NEW FINISHES PER MANUFACTURER'S REQUIREMENTS, TYP.
 - 1.04 PREPARE EXISTING PEDESTRIAN TRAFFIC COATING, CONCRETE FLOOR TO RECEIVE NEW PEDESTRIAN COATING SYSTEM PER COATING MANUFACTURER'S REQUIREMENTS, TYP.
 - 1.05 CLEAN AND PREPARE EXISTING WALL AND FLOOR ASSEMBLIES AS REQUIRED TO RECEIVE NEW COUNTER, TYP. INSTALL-BACKING FOR NEW COUNTER AS REQUIRED; PATCH WALLS TO MATCH EXISTING ADJACENT, TYP.
 - 1.06 PREPARE EXISTING WALL ASSEMBLIES TO RECEIVE NEW WALL ASSEMBLIES; INSTALL BACKING FOR NEW WALL ASSEMBLIES AS REQUIRED AND PATCH EXISTING WALLS TO MATCH ADJACENT, TYP.
 - 1.07 REMOVE AND DISPOSE OF CEILING ACOUSTICAL TILES SYSTEM ASSEMBLIES AS NEEDED AND PREPARE EXISTING ROOF DECK TO RECEIVE NEW SUSPENDED CEILING SYSTEM, TYP.
 - 1.08 PREPARE ALL EXISTING WALLS TO RECEIVE NEW WALL FINISHES PER WALL FINISH MANUFACTURER'S REQUIREMENTS, TYP. REMOVE EXISTING WALL FINISHES AS REQUIRED BY NEW WALL FINISH MANUFACTURER, TYP. REPAIR DAMAGED WALL AREAS TO PROVIDE A SMOOTH SURFACE FOR NEW WALL FINISHES, TYP.
 - 1.09 EXISTING PIPING TO REMAIN & PROTECTED, TYP.
 - 1.10 REMOVE EXISTING WALL AS REQUIRED TO INSTALL NEW WINDOW SYSTEMS, TYP. OPENINGS SHALL BE 6'-0" WIDE AND 4'-0" HIGH AND CUT OPENINGS SUCH THAT THE TOP OF THE NEW WINDOW SYSTEMS WILL ALIGN WITH THE EXISTING DOOR HEAD, TYP. VERIFY THAT NO UTILITIES ARE IN THE WALL AT AREAS TO BE REMOVED PRIOR TO DEMOLITION, SHOULD UTILITIES EXIST, NOTIFY CPM, THEN COMPLY WITH ALL ENGINEER'S REQUIREMENTS FOR RELOCATING UTILITIES, TYP.
 - 1.11 REMOVE & DISPOSE OF EXISTING DOOR AND WINDOW SYSTEM, INCLUDING DOOR, FRAME, AND ACCESSORIES; VERIFY WITH CPM ITEMS TO BE DISPOSED OF PRIOR TO DISPOSAL, TYP.
 - 1.12 REMOVE & DISPOSE OF EXISTING FLOORING AND EXISTING FLOOR DRAIN SYSTEMS, TYP. CAP PLUMBING IN FLOOR AND LEVEL FLOOR WITH CONCRETE TO MATCH EXISTING; PREPARE CONCRETE TO RECEIVE NEW FLOORING PER MANUFACTURER'S REQUIREMENTS, TYP.

LEGAL NOTICE
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE DEVELOPED. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN APPROVAL OF VICKY L. BARBERI A.I.A. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN VICKY L. BARBERI A.I.A. WITHOUT PRECEDENT. ANY ERRORS, OMISSIONS, AND/OR CHANGES IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO VICKY L. BARBERI A.I.A. FOR CORRECTION BEFORE BEING PERIOD AND/OR BEFORE ANY PART OF THE WORK IS INITIATED. THESE CONTRACT DOCUMENTS, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURER'S SHOP IN THE EVENT OF ERRORS, OMISSIONS AND/OR CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PREPARATION OF THE EXISTING AND CHECKING THE EXISTING CONDITIONS AT ALL TIMES BEFORE COMMENCING WORK. THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THE ACCEPTANCE OF THESE REQUIREMENTS.

DATE TODAY: --
 EXP. DATE: APRIL 30 2011

THE HERITAGE GROUP
bo
 ARCHITECTURE
 CONSTRUCTION
 VICKY L. BARBERI A.I.A.
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 210 N. CENTRAL AV.
 SUITE 200
 GLENDALE, CA 91203
 PHONE: 818-244-5555
 FAX: 818-244-7304

EXISTING AND
 DEMOLITION PLANS

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERRA PLAZA LLC, SHAROL LEVY
 CONTRACTOR: PROJECT ADDRESS: 1110 W. KETTERMAN LANE, LODI, CA 95240

No.	REVISION	DATE

DRAWN BY: H.B.
 CHECKED BY: V.B.
 DATE: 01-20-2011
 SCALE:
 SHEET

DRAWING NOTES:

GENERAL:

A CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING NEW ITEMS TO BE INSTALLED, TYP.

DIVISION 3 CONCRETE & MASONRY

3.01 EXISTING STRUCTURAL CONCRETE FLOOR TO REMAIN; REPAIR DAMAGED CONCRETE AS REQUIRED, TYP. VERIFY ALL REPAIRS WITH CPM, AND OBTAIN CPM'S APPROVAL, PRIOR TO PROCEEDING WITH REPAIRS, TYP. PREPARE (E) FLOOR ASSEMBLY TO RECEIVE (N) WALL FRAMING & (N) FLOOR FINISHES AS REQUIRED, TYP.

DIVISION 5 METALS

5.01 EXISTING STEEL STRUCTURE TO REMAIN & PROTECTED; PREPARE EXISTING STEEL STRUCTURE TO RECEIVE NEW BUILDING ELEMENTS AS REQUIRED BY MANUFACTURER, TYP.
 5.02 ALL NEW FRAMING TO BE 16 GA. 3-5/8" METAL STUDS UNLESS OTHERWISE NOTED, TYP. PROVIDE BACKING IN EXISTING WALLS AS REQUIRED TO INSTALL NEW WALLS AND PATCH EXISTING WALLS AFTER INSTALLING BACKING AS REQUIRED, TYP. INSTALL NEW FRAMING, INCLUDING JAMBS, HEADS, AND SELLS FOR NEW WINDOW ASSEMBLIES, TYP.
 5.03 MODIFY EXISTING FRAMING AS REQUIRED TO INSTALL NEW WALL AND WINDOW SYSTEMS, VERIFY WITH CPM PRIOR TO CUTTING OR REMOVING EXISTING FRAMING, TYP.
 5.04 NEW GUARDRAIL TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS; TYP. SEE SHEET 8/DA-1

DIVISION 6 WOOD & PLASTICS

6.01 NEW PLASTIC LAMINATE COUNTERTOP, TYP. FIELD-VERIFY ALL DIMENSIONS PRIOR TO FABRICATING OR CUTTING NEW COUNTERTOP MATERIAL, TYP.

DIVISION 7 THERMAL & MOISTURE PROTECTION

7.01 PROVIDE OPENINGS FOR NEW MECHANICAL DUCT ABOVE (N) ENTRY STRUCTURE, ON THE (E) BRICK WALL AND ON SOUTH WALL (SEE MECHANICAL DRAWINGS FOR OPENING SIZES), REQUIREMENTS TO PROVIDE A MOISTURE-TIGHT ASSEMBLY, TYP.
 7.02 INSTALL WALL INSULATION THAT, COMBINED WITH OTHER ELEMENTS IN THE WALL AND ABOVE CEILING ASSEMBLY, NET A MINIMUM STC RATING OF 40, TYP.

DIVISION 8 DOORS & WINDOWS

8.01 PROVIDE AND INSTALL DOOR & WINDOW SYSTEMS ASSEMBLIES PER MANUFACTURER'S REQUIREMENTS, TYP. SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION.
 8.02 NEW DOOR SHALL BE PROVIDED AND INSTALLED ACCORDING TO (SEE DOOR SCHEDULE) FOR REQUIREMENTS, TYP. FIELD VERIFY ALL DOOR OPENINGS DIMENSIONS PRIOR TO INSTALLING DOOR TO ENSURE THAT NEW DOORWILL FIT INTO OPENINGS, TYP.
 8.03 DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT, TYP.
 8.04 ALL GLASS SHALL BE TEMPERED, UNLESS OTHERWISE NOTED, TYP.
 8.05 ALL FINISH HARDWARE SHALL BE PROVIDED AND INSTALLED PER HARDWARE MANUFACTURER'S REQUIREMENTS, TYP. VERIFY WITH CPM TO BE INSTALLED PRIOR INSTALLATION, TYP.

DIVISION 9 FINISHES

9.01 PREPARE EXISTING WALLS TO RECEIVE NEW FINISHES PER FINISH MANUFACTURER'S REQUIREMENTS, TYP.
 9.02 PREPARE EXISTING FLOORS TO RECEIVE NEW FLOOR FINISHES PER FINISH MANUFACTURER'S REQUIREMENTS, TYP.
 9.03 ALL GYPSUM WALLBOARD SHALL BE TYPE "X" 5/8" UNLESS OTHERWISE NOTED, TYP.
 9.04 PATCH EXISTING GYPSUM WALLBOARD AT LOCATIONS WHERE DAMAGED DURING DEMOLITION, TYP.
 9.05 NEW ACOUSTICAL SUSPENDED CEILING SYSTEM TO BE INSTALLED AT 10'-0" A.F.F. PER MANUFACTURER'S REQUIREMENTS, TYP.
 9.06 FLOOR PERIMETERS AT PARTITIONS PROVIDED VINYL BASE.

DIVISION 10 SPECIAL CONSTRUCTION

10.01 PROVIDE NEW EXIT SIGNAGE AT ALL EXIT DOORS, TYP. INSTALL ONE SELF-ILLUMINATING SIGN ABOVE EXIT DOORS, TYP.

DIVISION 15 MECHANICAL

15.01 REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SCOPE OF WORK, TYP.
 15.02 REFER TO PLUMBING DRAWINGS FOR PLUMBING SCOPE OF WORK, TYP.
 15.03 EXISTING PIPING TO REMAIN & PROTECTED, TYP. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION, TYP.
 15.04 FLOOR DRAIN, SEE PLUMBING DRAWINGS FOR MORE INFORMATION, TYP.
 15.05 PROVIDE AND INSTALL HIGH-LOW DRINKING FOUNTAIN PER MANUFACTURER'S REQUIREMENTS, TYP. SEE DETAIL 3/A-6

DIVISION 16 ELECTRICAL

16.01 REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SCOPE OF WORK, TYP.
 16.02 REFER TO TELECOM DRAWINGS FOR DATA/TELECOM SCOPE OF WORK, TYP.

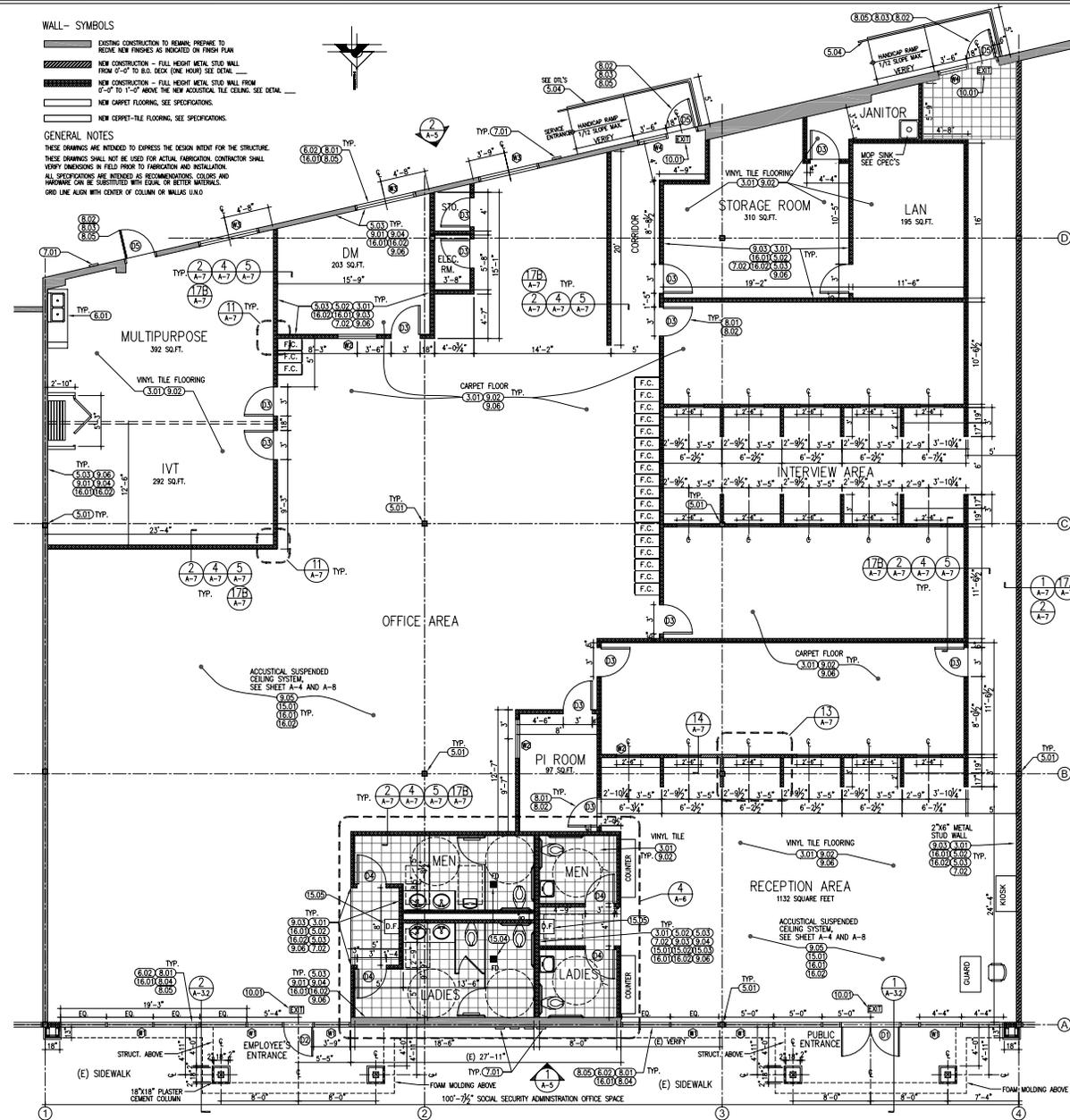
WALL- SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN. PREPARE TO RECEIVE NEW FINISHES AS NOTED ON FRESH PLAN
- NEW CONSTRUCTION - FULL HEIGHT METAL STUD WALL FROM 0'-0" TO B.G. DECK (ONE HOUR) SEE DETAIL
- NEW CONSTRUCTION - FULL HEIGHT METAL STUD WALL FROM 0'-0" TO 1'-0" ABOVE THE NEW ACOUSTICAL TILE CEILING. SEE DETAIL
- NEW CARPET FLOORING, SEE SPECIFICATIONS.
- NEW CARPET-TILE FLOORING, SEE SPECIFICATIONS.

GENERAL NOTES

THESE DRAWINGS ARE INTENDED TO EXPRESS THE DESIGN INTENT FOR THE STRUCTURE. THESE DRAWINGS SHALL NOT BE USED FOR ACTUAL FABRICATION. CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATING AND INSTALLATION. ALL SPECIFICATIONS ARE INTENDED AS RECOMMENDATIONS. COLORS AND HARDWARE CAN BE SUBSTITUTED WITH EQUAL OR BETTER MATERIALS.

GRID LINE ALIGN WITH CENTER OF COLUMN OR WALLS UNLESS NOTED OTHERWISE.



PROPOSED FLOOR PLAN

SCALE 3/16"=1'-0"

1

LEGAL NOTICE
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL ONE FOR WHICH THEY WERE LEGALLY PREPARED AND FABRICATED. THESE PLANS ARE EXPRESSLY LIMITED TO SUCH USE AND REUSE, PRODUCTION OR REPRODUCTION OF ANY KIND OR IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT, ARCHITECTURE ENGINEERS, PLANNING AND INTERIORS, AND ARCHITECTURE ENGINEERS AND INTERIORS SHALL BE RESPONSIBLE TO THE CLIENT FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ARCHITECTURE ENGINEERS AND INTERIORS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ARCHITECTURE ENGINEERS AND INTERIORS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ARCHITECTURE ENGINEERS AND INTERIORS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

DATE TODAY: _____
 EXP. DATE: APRIL 30, 2011

THE HERRICK GROUP
ho
 ARCHITECTURE
 & CONSTRUCTION
 VICKY L. BARBERIS A.I.A.
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 210 N. CENTRAL AV.
 SUITE 200
 GLENDALE, CA 91203
 PHONE: 818-244-5666
 FAX: 818-244-7584

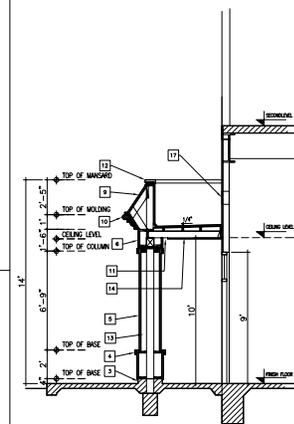
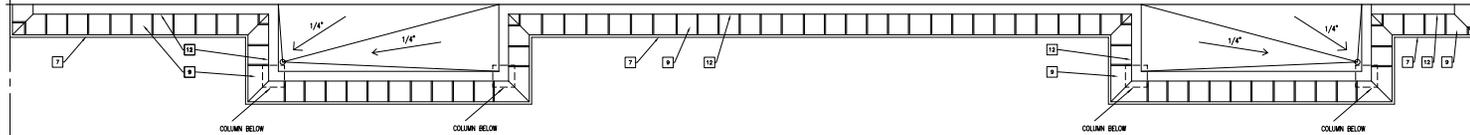
PROPOSED FLOOR PLAN

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERRA PLAZA LLC
 CONTACT: SHAOUL LEVY
 PROJECT ADDRESS: 1110 W. KETTERMAN LANE, Lodi CA 95240

No.	REVISION	DATE

DRAWN BY: H.B.
 CHECKED BY: V.B.
 DATE: 01-20-2011
 SCALE:
 SHEET

A-3

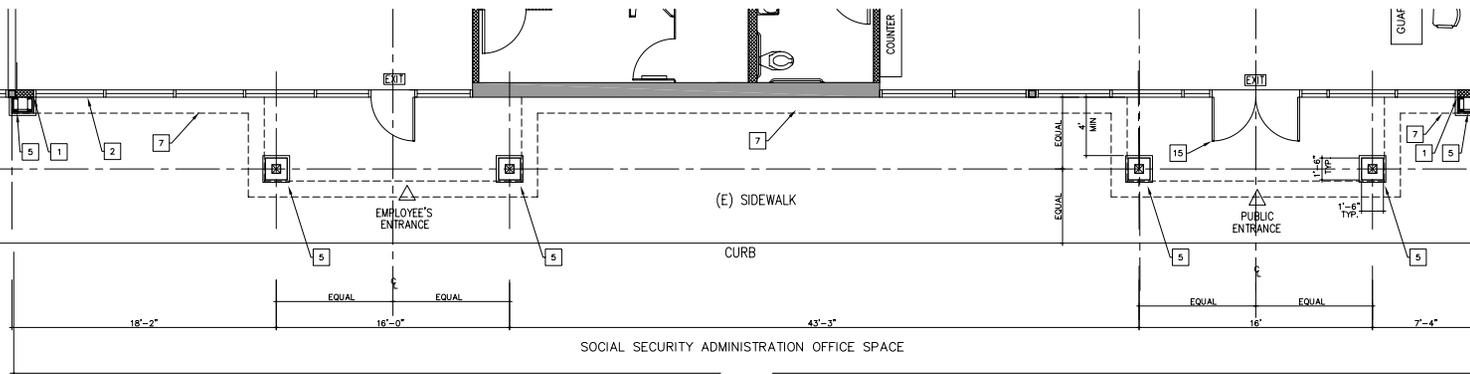


ROOF PLAN

SCALE: 1/4"=1'

SECTION 1

SCALE: 1/4"=1'



FLOORPLAN

SCALE: 1/4"=1'

SECTION 2

SCALE: 1/4"=1'

KEY NOTES

- 1 NEW WALL - STUCCO FINISH OVER MOLDING FOAM (COLOR & MATERIALS TO MATCH EXISTING).
- 2 ALUMINUM STOREFRONT - COLOR TO MATCH EXISTING
- 3 4" CONCRETE BASE COLUMN .
- 4 FOAM MOLDING- STUCCO FINISH (COLOR & MATERIALS TO MATCH EXISTING BUILDING).
- 5 NEW PLASTER CEMENT COLUMN- FINISH SMOOTH (COLOR & MATERIALS TO MATCH EXISTING).
- 6 NEW PERIMETER BAND - STUCCO FINISH (COLOR & MATERIALS TO MATCH EXISTING).
- 7 TOP FOAM MOLDING- STUCCO FINISH (COLOR & MATERIALS TO MATCH EXISTING).
- 8 NEW PERIMETER FOAM MOLDING- FINISH STUCCO SMOOTH (COLOR & MATERIALS TO MATCH EXISTING).
- 9 NEW METAL CANOPY/ MANSARD -(COLOR & MATERIALS TO MATCH EXISTING).
- 10 NEW MOLDING. (COLOR & MATERIALS TO MATCH EXISTING).
- 11 METAL SCREEN VENTILATION TYP.
- 12 METAL COPING (COLOR & MATERIALS TO MATCH EXISTING).
- 13 2X WOOD FRAMING.

- 14 EXTERIOR PLASTER CEILING - (COLOR & MATERIALS TO MATCH EXISTING).
 - 15 EXTERIOR DOOR - (COLOR & MATERIALS TO MATCH EXISTING).
 - 16 HANDICAP RAMP RAIL - COLOR TBD
 - 17 OPENING FOR A/C DUCT.
- GENERAL NOTES
 THESE DRAWINGS ARE INTENDED TO EXPRESS THE DESIGN INTENT FOR THE STRUCTURE.
 THESE DRAWINGS SHALL NOT BE USED FOR ACTUAL FABRICATION.
 CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND INSTALLATION.
 ALL SPECIFICATIONS ARE INTENDED AS RECOMMENDATIONS. COLORS AND HARDWARE CAN BE SUBSTITUTED WITH EQUAL OR BETTER MATERIALS.

WALL- SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN. PREPARE TO RECEIVE NEW FINISHES AS INDICATED ON FINISH PLAN
- NEW CONSTRUCTION - FULL HEIGHT WALL FROM 0'-0" TO B.O. DECK ONE HOUR STUD WALL
- NEW CONSTRUCTION - FULL HEIGHT WALL FROM 0'-0" TO 1'-0" ABOVE THE NEW ACoustICAL CEILING

LEGAL NOTICE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE LEGALLY PREPARED AND PUBLICATION HERE OF IS EXPRESSLY LIMITED TO SUCH USE AND REUSE, PRODUCTION OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF VICKY BARBERIS A.I.A. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN VICKY BARBERIS A.I.A. WITHOUT PREJUDICE. ANY ERRORS, OMISSIONS, AND/OR CHANGES IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO VICKY BARBERIS A.I.A. FOR CORRECTION DURING DESIGN PERIOD AND/OR BEFORE ANY PART OF THE WORK IS STARTED. UNLESS OTHERWISE SPECIFIED, NO ADDITIONAL ALLOWANCES WILL BE MADE IN THE CONSTRUCTION AND/OR MANUFACTURE OF WORK BY VARIOUS MANUFACTURERS AND/OR CONTRACTORS WHOSE GOODS HAVE BEEN SPECIFIED. DURING THE PREPARATION OF HIS ESTIMATE AND ORDERED TO OBTAIN ATTENTION TO ALL DETAILS SHOWN. CONFLICT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A BREACH OF CONTRACT AND THE ACCEPTANCE OF THESE RESOLUTIONS.

DATE TODAY: --

EXP. DATE: APRIL 30 2011

THE HERITAGE GROUP

 VICKY L. BARBERIS A.I.A.
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 210 N. CENTRAL AV.
 SUITE 200
 GLENDALE, CA 91203
 PHONE: 818-244-5555
 FAX: 818-244-7304

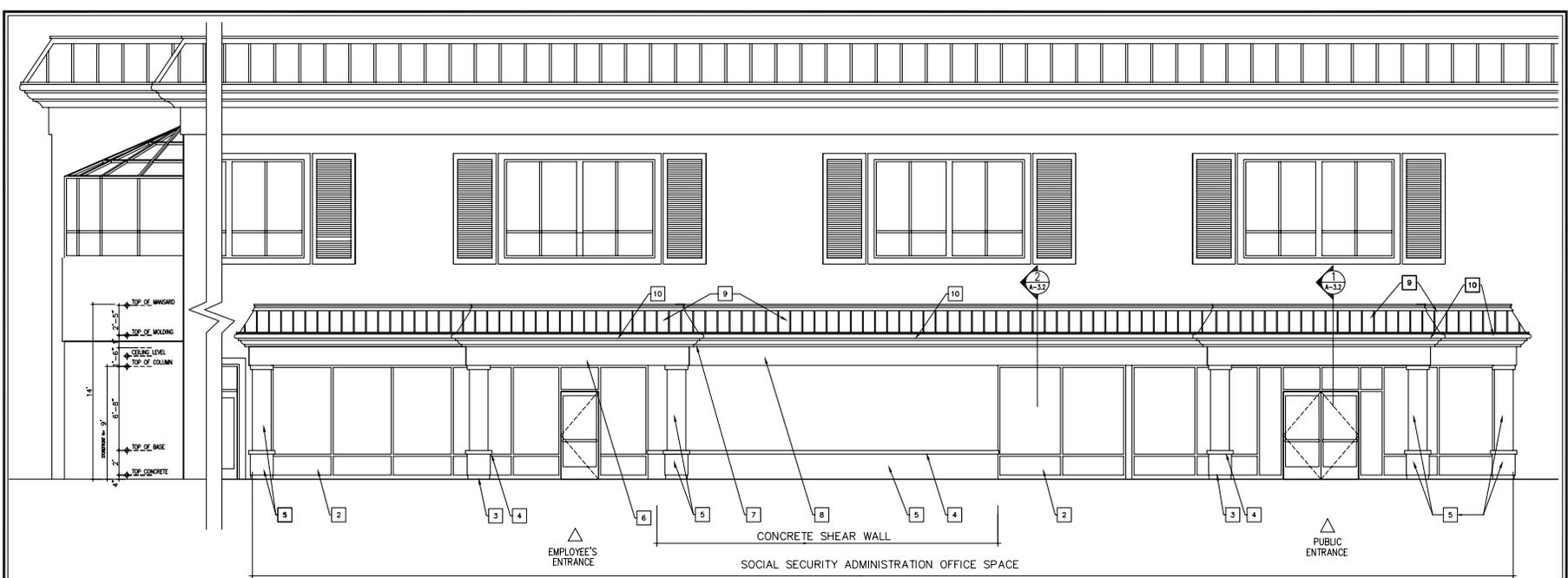
PARTIAL FLOOR PLAN
 ROOF PLAN AND SECTIONS

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERRA PLAZA LLC, SHROUB, LEVI
 PROJECT ADDRESS: 1110 W. KETTLEMAN LANE, LODI, CA 95240

No.	REVISION	DATE

DRAWN BY: H.B.
 CHECKED BY: V.B.
 DATE: 01-20-2011
 SCALE:

SHEET
A-3.2

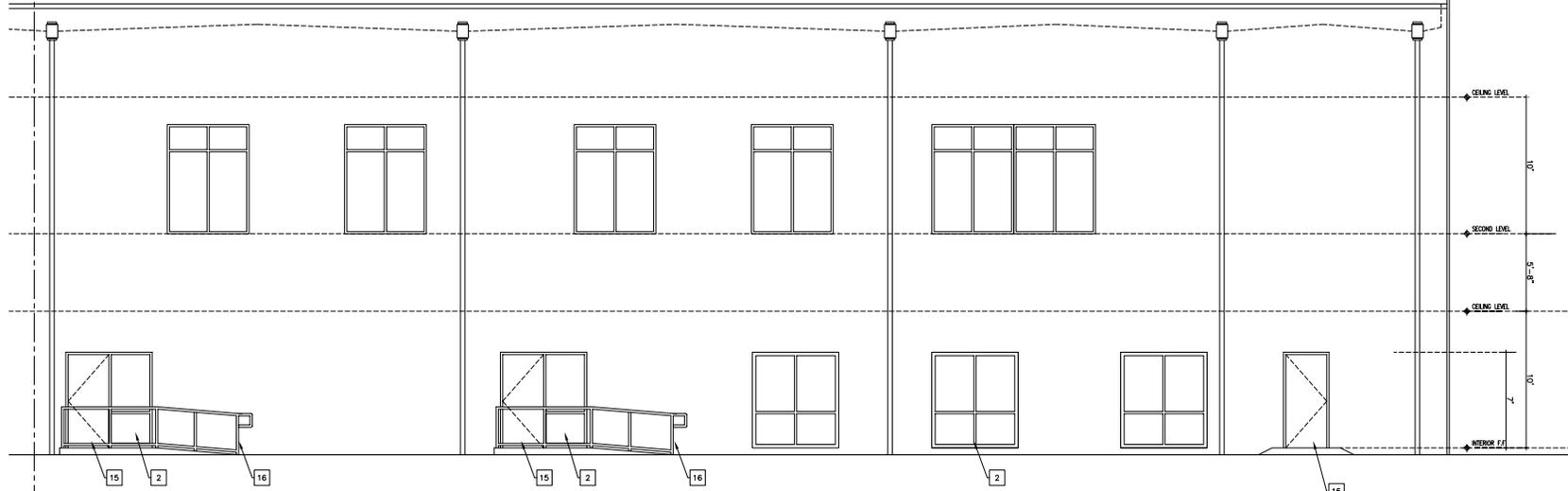


FOR KEY NOTES SEE SHEET A-3.2

PROPOSED FRONT ELEVATION

SCALE 1/4"=1'-0"

1



FOR KEY NOTES SEE SHEET A-3.2

PROPOSED REAR ELEVATION

SCALE 1/4"=1'-0"

2

LEGAL NOTICE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE LEGALLY PREPARED AND NO REPRODUCTION OR ALTERATION OF SUCH USE AND REUSE, PRODUCTION OF REPRODUCTION OF ANY KIND OR IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE PLANS AND SPECIFICATIONS DRAWINGS IN THIS MANUAL ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THAT THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THAT THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THAT THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THAT THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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 SUITE 200
 GLENDALE, CA 91203
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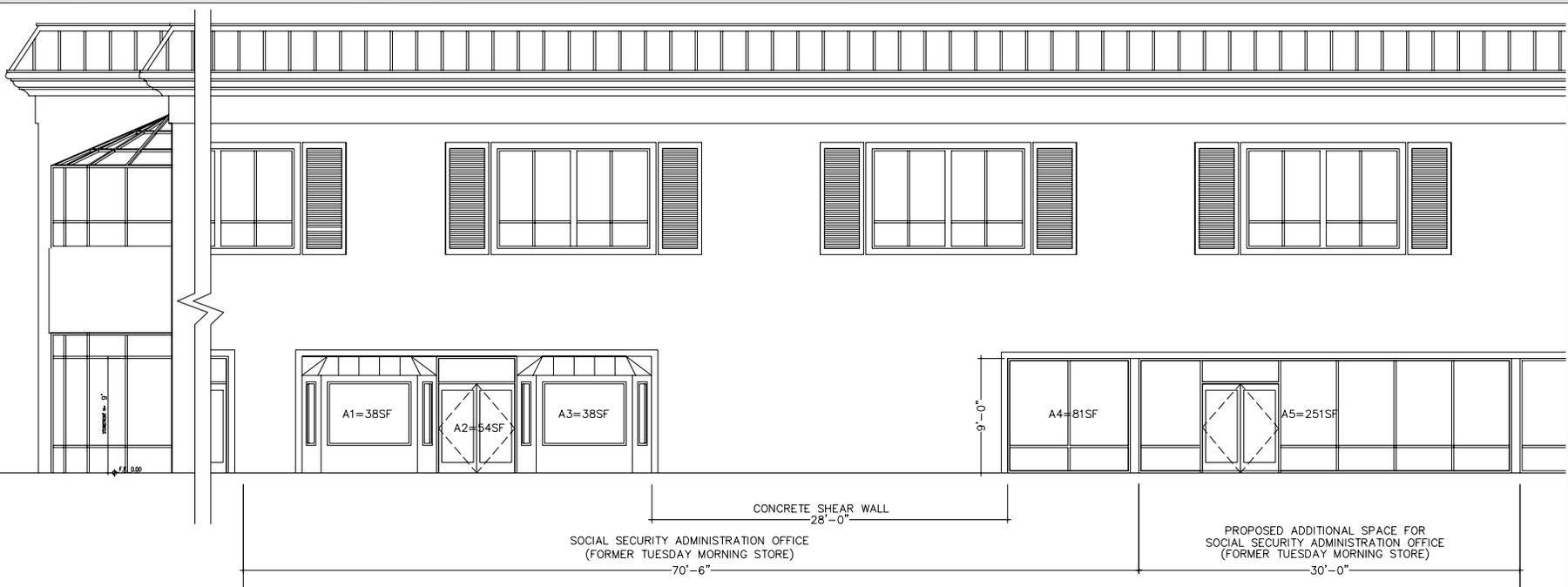
PROPOSED ELEVATIONS

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERRA PLAZA LLC
 CONTACT: SHAOUL LEVY
 PROJECT: 1110 W. KETLEMAN LANE
 ADDRESS: LODI CA 95240

No.	REVISION	DATE

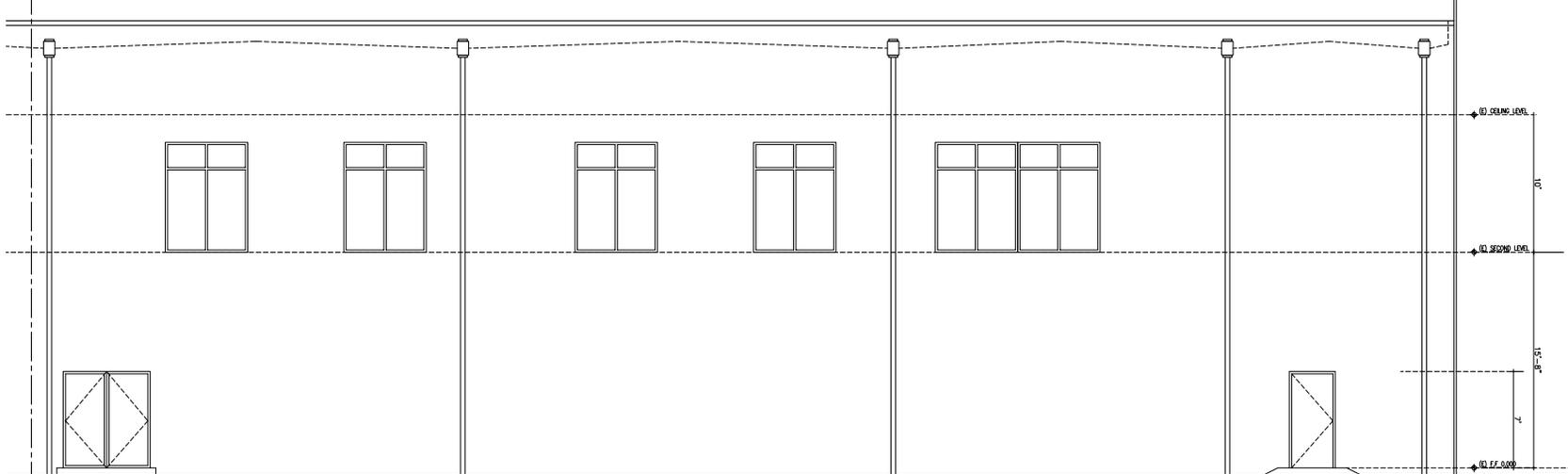
DRAWN BY: H.B.
 CHECKED BY: V.B.
 DATE: 01-20-2011
 SCALE:
 SHEET

A-5



EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0" 1



EXISTING REAR ELEVATION

SCALE 1/4"=1'-0" 2

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DATE TODAY: --
 EXP. DATE: APRIL 30 2011

THE HERITAGE GROUP
bo
 ARCHITECTURE
 INTERIORS
 VICKY L. BARBERI A.I.A.
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 210 N. CENTRAL AV.
 SUITE 200
 GLENDALE, CA 91203
 PHONE: 818-244-5565
 FAX: 818-244-7304

EXISTING ELEVATIONS

PROJECT: STATE SOCIAL SECURITY ADMINISTRATION OFFICE
 OWNER: BELLA TERRA PLAZA LLC,
 CONTRACT: SHARON LEVY
 PROJECT ADDRESS: 1110 W. KETTLEMAN LANE, Lodi, CA 95240

No.	REVISION	DATE

DRAWN BY: H.B.
 CHECKED BY: V.B.
 DATE: 01-20-2011
 SCALE:
 SHEET

A-5.1