

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, JUNE 24, 2015 @ 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
 - a. "April 8, 2015"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for El Pollo Loco restaurant – 224 W. Kettleman Lane. (Applicant: Rafael Armenta; File Number: 2015-15 SP; CEQA Determination: Exempt Per Section 15303)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. 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 commission, 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 hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk 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: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, APRIL 8, 2015 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, April 8, 2015 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Della Monica, Kirst, Stafford and Chair Kiser

Absent: Committee Members Litton

Also Present: Senior Planner Craig Hoffman, Deputy City Attorney John Fukasawa and Administrative Secretary Kari Chadwick

2. MINUTES

"October 22, 2014"

MOTION / VOTE:

The Site Plan and Architecture Review Committee, on motion of SPARC Member Stafford, Kirst second, approved the Minutes of October 22, 2014 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Kiser called for the public hearing to consider the request of Site Plan and Architecture Review Committee (SPARC) for Site Plan and Architectural Review of Farmer Boys restaurant – 2312 W. Kettleman Lane. (Applicant: Dan Hinson; File Number: 2015-08 SP; CEQA Determination: Exempt Per Section 15303)

Senior Planner, Craig Hoffman, gave a brief PowerPoint presentation based on the staff report. Staff is recommending approval of the project as conditioned.

Chair Kiser asked about the trash enclosure location. Mr. Hoffman stated that he would like to defer that question to the applicant.

Hearing Opened to the Public

- Dan Hinson, applicant/architect for the project, came forward to answer questions. Mr. Hinson stated that the trash enclosure is just off of the site plan to the south and it was requested that they use the existing trash enclosure.
- Chair Kiser asked about bike racks. Mr. Hinson stated that there will be some bike racks, item number four on the site plan.
- Member Della Monica asked what materials are being used for the window awnings. Hinson stated that they will be metal awnings in gray. Della Monica asked if it will be corrugated or flat. Mr. Hinson stated that he believes it will be corrugated.
- Chair Kiser asked what the time line is for the project. Mr. Hinson stated that they would like to be ready to go as soon as McDonalds vacates the site.

- Vice Chair Stafford asked if the new building is the same size as the existing. Mr. Hinson stated that it is a little bigger. Mr. Kiser asked if any parking was lost. Mr. Hinson stated that they did not lose any spaces.
- Mr. Hinson stated that the drive-thru line was extended to give them more room between the menu board and the pick-up window. The normal fast food restaurant has a 70/30 ratio for drive-thru to sit down. Farmer Boys is the opposite with a 30/70 ratio. When a customer comes in they will order their food and then sit down. They will have their food brought to them with actual utensils, not plastic, and real coffee cups at breakfast.
- Member Kirst expressed her pleasure over the fact that there is a new establishment coming to town. Member Stafford also expressed his pleasure over the project.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Stafford, Della Monica second, approve the request of Mr. Hinson for the construction of a new Farmer Boys restaurant located at 2312 W. Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

Ayes: Della Monica, Litton, Kirst, Stafford and Chair Kiser
Noes: None
Absent: None

4. COMMENTS BY THE PUBLIC

None

5. COMMENTS BY SPARC MEMBERS AND STAFF

Senior Planner Hoffman stated that the Tentative Looking Ahead Project List has been provided and staff is available to answer any questions.

6. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:29 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: June 24, 2015

APPLICATION NO: 2015-15 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for El Pollo Loco restaurant – 224 W. Kettleman Lane. (Applicant: Rafael Armenta; File Number: 2015-15 SP; CEQA Determination: Exempt Per Section 15303)

LOCATION: 224 W. Kettleman Lane
Lodi, CA 95242
APN: 062-020-06

APPLICANT: Mr. Rafael Armenta
Norcal Chicken Inc.
2155 W. March Lane #1A
Stockton, CA 95207

Mr. Tom Fitzpatrick
ADN Architects
1330 Olympic Blvd.
Santa Monica, CA 90404

PROPERTY OWNER: Euclid Shopping Center LLC
508 W. 30th Street
Newport Beach, CA 92663

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Armenta for the construction of a new El Pollo Loco restaurant located at 224 W. Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

PROJECT/AREA DESCRIPTION

General Plan Designation: Mixed Use Corridor
Zoning Designation: Mixed Use Corridor
Property Size: 24,435 sq. ft. / 0.56 acres

SUMMARY

The applicant proposes a new El Pollo Loco restaurant to replace the KFC that will relocate the Super Wal-Mart shopping center. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

BACKGROUND / ANALYSIS

The project site is located south of West Kettleman Lane and east of Hutchinson Street. (Attachment A) The site is comprised of the existing Ross / 99 Cent Store shopping center included major tenant buildings and associated pads.

The applicant is proposing:

- An exterior image upgrade and interior remodel of the existing KFC restaurant with drive-thru to a new El Pollo Loco restaurant.
- The existing building will not be demolished.
- The site shall remain as built with no change to parking, the drive thru or stacking lane.
- The exterior upgrades will consist of new paint and stone.
- The paint scheme will include a light brown, dark yellow and burnt red color scheme.
- Stone veneer will be added to the lower base of the building.
- The metal roof will be new brown metal.
- Bronze arches and awnings will be added.
- Project meets setback and lot coverage standards for the Mixed Use zoning district.

The applicant has provided proposed elevations and site layout. (Attachment B). The project proposal helps modernize an existing commercial center with updated colors and textures.

FINDINGS

The project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed modification to the existing buildings. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The project site is zoned Mixed Use Corridor. The project applicant is proposing exterior façade upgrade and interior remodel of the existing KFC restaurant with drive-thru to a new El Pollo Loco restaurant. The proposed building improvements are consistent with the design standards of the Mixed Use Corridor zoning district and will help update the center architecture and color scheme.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and does not create traffic or pedestrian hazards.* Comment: The proposal does not include a new building on the property, but does not create any altered circulation patterns on the neighboring streets.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed building improvements are visually compatible with the rest of the property and consistent with this scale of the surrounding neighborhood.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* Comment: The project design promotes visual environments that are of high aesthetic quality and variety. The proposal is consistent with the existing structures and uses on the property

5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* Comment: The project is consistent with the Lodi Development Code and adopted City standards. The project proposal is an investment into an existing commercial facility. All improvements are on private property and approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site of the proposed project can be adequately served by all required utilities and public services.
6. Comment: The project is found to be categorically exempt from CEQA review under 14 CCR §15303. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project proposal does not increase the intensity of the project site.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 224 West Kettleman Lane, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
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 Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review 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. A final color palette shall be submitted with the building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
6. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
7. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property 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. No flashing, moving, animated, temporary signs or banners shall be permitted.
10. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance and or occupancy. The applicant shall contact the Fire Department to arrange plan review and inspections. Inspection requests require 48 hour notification. To arrange a field inspection, please contact the Fire Department, Fire Prevention Bureau, located at 25 Ease Pine Street, Lodi, CA 95240. Phone number (209) 333-6739. FAX (209) 333-6844. 2013 CFC, Section 105.6

Building - General Comments:

11. The demolition of the old building, construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
12. Any changes to the existing building or site, which are regulated by the current codes, shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.
13. Apply for required operational permits at the Lodi Fire Department. Approval of required operational permits required prior to building permit issuance. 2013 CFC, Section 105.6
14. Type I hoods are required to be equipped with a UL-300 compliant wet chemical hood and duct fire suppression system. Alterations to layout and configuration of cooking equipment may require alterations to the hood and duct fire suppression systems. Installation of new or alterations to an existing hood and duct fire suppression system shall be submitted to the Building Department by a C-16 licensed contractor. 2013 CMC, Sections 507, 508, 509, 510 & 513
15. The California Building Code (Title 24 Section 11B-202) requires that existing buildings, when alterations are made, shall be verified for compliance with disabled access requirements. These requirements shall apply only to the specific area of alteration and shall include an accessible entrance, an accessible route to the altered area, at least one accessible restroom for each sex, telephones and drinking fountains (if existing), and when possible additional items such as parking, storage and alarms.

If the construction costs of the alterations to the building are less than the current valuation threshold of \$139,934.00 and if the cost of the above listed accessibility upgrades are disproportionate (exceeds 20% of the project without the upgrades), then the required accessibility upgrades may be provided to the extent that is proportionate (20% of the valuation) as per 2013 CBC, Section 11B-202.4, Exception 8. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access.

Public Works Comments:

16. Project design and construction shall be in compliance with the City of Lodi Stormwater Development Design Standards, and Design and Construction Standards.
17. 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.
18. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
19. Payment of the following fees 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) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 - c) Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
20. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- a) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

- 21. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
- 22. 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.
- 23. 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.
- 24. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, June 13, 2015. Twenty-five (25) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Concur,

Craig Hoffman
Senior Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Maps
- B. Existing Elevations
- C. Proposed Elevations

VICINITY MAP

NORTH

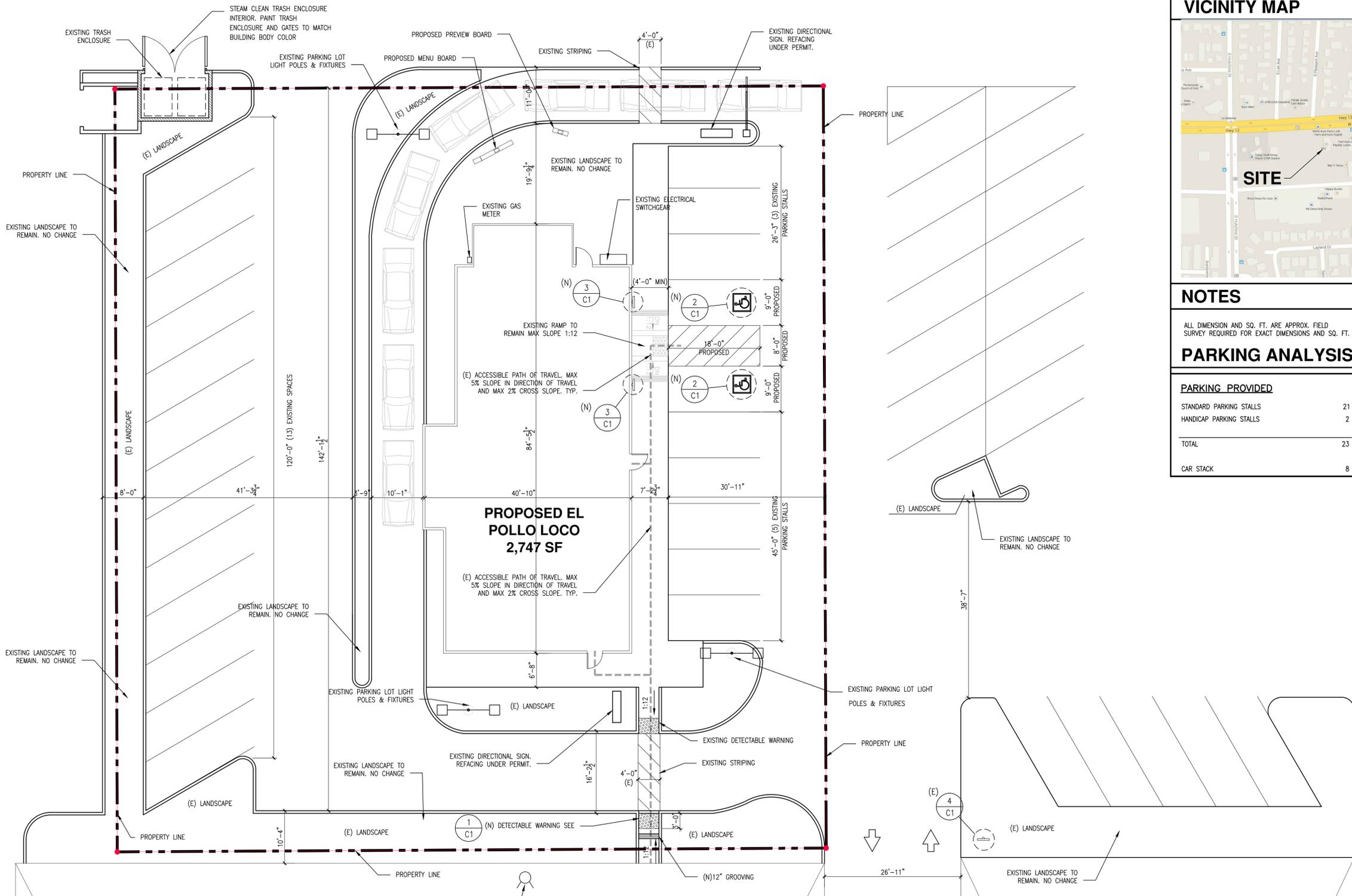


SOUTH

224 W. Kettleman Lane







VICINITY MAP



SCALE: N.T.S.

NOTES

ALL DIMENSION AND SQ. FT. ARE APPROX. FIELD SURVEY REQUIRED FOR EXACT DIMENSIONS AND SQ. FT.

PARKING ANALYSIS

PARKING PROVIDED	
STANDARD PARKING STALLS	21
HANDICAP PARKING STALLS	2
TOTAL	23
CAR STACK	8



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
 1330 OLYMPIC BLVD.
 SANTA MONICA, CALIFORNIA 90404
 PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

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LOCATION
 TIER 1 REMODEL
 STORE #3783
 212 WEST KETTLEMAN LANE
 LODI, CA 95240

DATE
 05/18/15
 JOB NO.
 15-3783
 DRAWN BY
 JE
 CHECKED BY
 PD/ TF
 FILE NAME
 C1.DWG

SITE PLAN

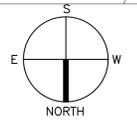
C1

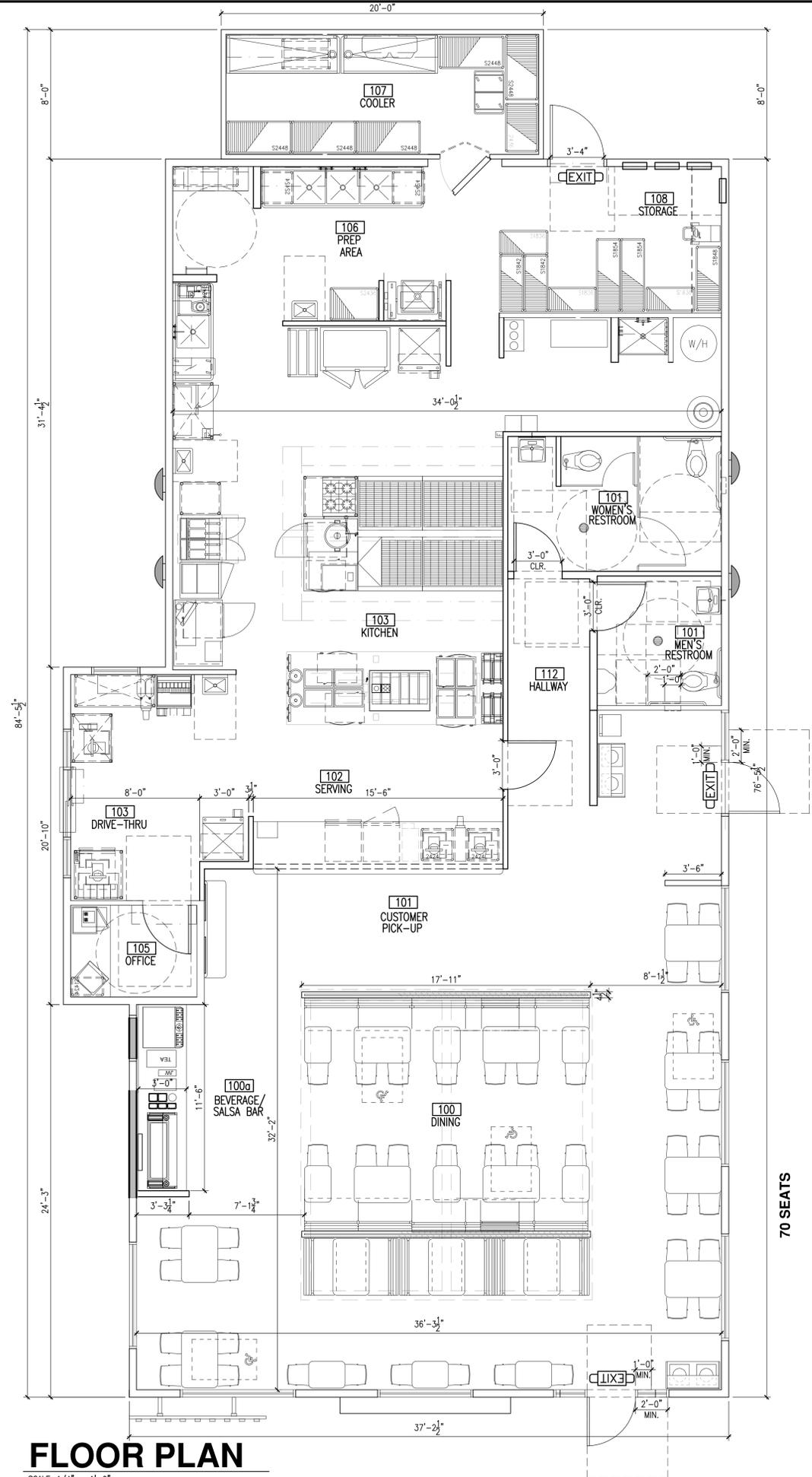
SITE PLAN IS FOR REFERENCE ONLY. SEE VERIFICATION LIST FOR WORK TO BE DONE. NO CHANGE IN PARKING

DETAILS ARE LISTED FOR COMPLIANCE PURPOSES. IF NONE EXIST, PROVIDE. IF DAMAGED/UNREADABLE, REPLACE.

KETTLEMAN LANE

EXISTING SITE PLAN





FLOOR PLAN

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

WALL LEGEND

- TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW 2x STUDS AT 16" O/C WHERE INDICATED. SEE PLAN FOR SIZE. (4 A9)
- NEW LOW WALL 2x STUDS AT 16" O.C. WHERE INDICATED. SEE PLAN FOR SIZE.
- NEW LOW MODULAR WALL PER VENDOR. NOT A STRUCTURAL WALL.
- INDICATES CLEARANCE SPACE PER TITLE 24

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY 2013 CBC ADDITION AND ALL AMENDMENTS AND LOCAL CODES.
2. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER THE EXACT EXTENT OF WORK TO BE COMPLETED PRIOR TO CONSTRUCTION.
3. REPLACE/PROVIDE R-30 FIBERGLASS INSULATION IN ROOF AS REQ.
4. FOR ACCESSIBLE REACH DETAILS SEE (A13)

NOTES TO CONTRACTOR

1. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED DEMOLITION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID.
2. GENERAL CONTRACTOR TO CONFIRM LAYOUT W/APPROVED SEATING PLAN BY OWNER.
3. VERIFY ALL DIMENSIONS WITH SEATING VENDOR PRIOR TO INSTALLATION.
4. ALL EXTERIOR DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
5. FOR INTERIOR ELEVATIONS, SEE SHEETS (A13) (A13.1)
6. ALL DIMENSIONS TO FACE OF STUDS. U.O.N.
7. TILE CHIPPING AROUND CORE DRILL HOLES FOR SEATING WILL NOT BE ACCEPTED.
8. G.C. TO CONFIRM 'HOLD' DIMENSION WITH EQUIPMENT MFR / VENDOR.
9. G.C. SHALL PROVIDE A CLEAR SILICONE SEAL JOINT AT ALL PERMANENTLY MOUNTED EQUIPMENT, COUNTERS AND CEILING GRID THROUGHOUT THE ENTIRE STORE. MASKING TAPE SHALL BE USED ON JOINTS EXCEEDING 1/4" TO PROVIDE A COVED CORNER.

OCCUPANCY LOAD

> 50 OCCUPANTS 2 EXIT REQ'D. / 2 PROVIDED
OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM

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**TIER 1 REMODEL
STORE #3783**
212 WEST KETTLEMAN LANE
LODI, CA 95240

DATE
05/18/15

JOB NO.
15-3783

DRAWN BY
JE

CHECKED BY
PD/ TF

FILE NAME
A1.DWG

FLOOR PLAN

A1



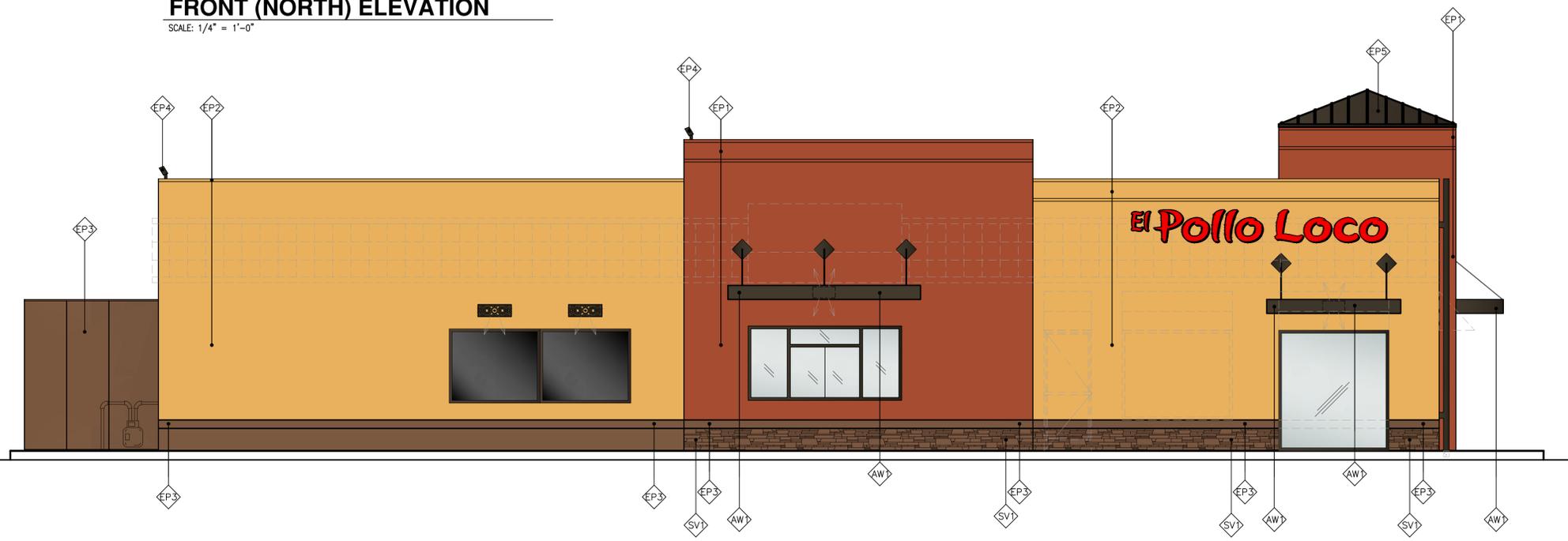
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REV.	DATE	DESCRIPTION



FRONT (NORTH) ELEVATION

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



DRIVE-THRU LEFT SIDE (EAST) ELEVATION

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

LEGEND

- EP1 GLIDDEN PROFESSIONAL - A0469 SICILIAN SUMMER: EXTERIOR ACRYLIC SEMI-GLOSS
 - EP2 GLIDDEN PROFESSIONAL - A0650 WOOD THRUSH: EXTERIOR ACRYLIC SEMI-GLOSS
 - EP3 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE: EXTERIOR ACRYLIC SEMI-GLOSS
 - ~~EP4 REPAIR EXIST. STONEWORK WITH NEW STONEWORK (SAND/PREP/PRIME AS REQ'D.)~~ **NOT USED**
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - ~~EP6 STONE VENEER - BARNWOOD, 1/2" x 1/2" x 1/2" WITH CHISELED STONE SILL~~ **NOT USED**
 - ~~EP7 REPLACE WITH NEW STONEWORK WITH CHISELED STONE SILL~~ **NOT USED**
 - AL2 ARCH. GRILL BY VENDOR: DUPONT ALESTA - PFJ407A5 STATUARY BRONZE.
 - AW1 AWNINGS BY VENDOR: DUPONT ALESTA - PFJ407A5 STATUARY BRONZE
 - ~~AW2 WINDOW GRILL BY VENDOR: DUPONT ALESTA - PFJ407A5 STATUARY BRONZE~~ **NOT USED**
 - ~~EP8 EXISTING ROOF PATCH & REPAIR~~ **NOT USED**
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: EP5

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ELEVATIONS

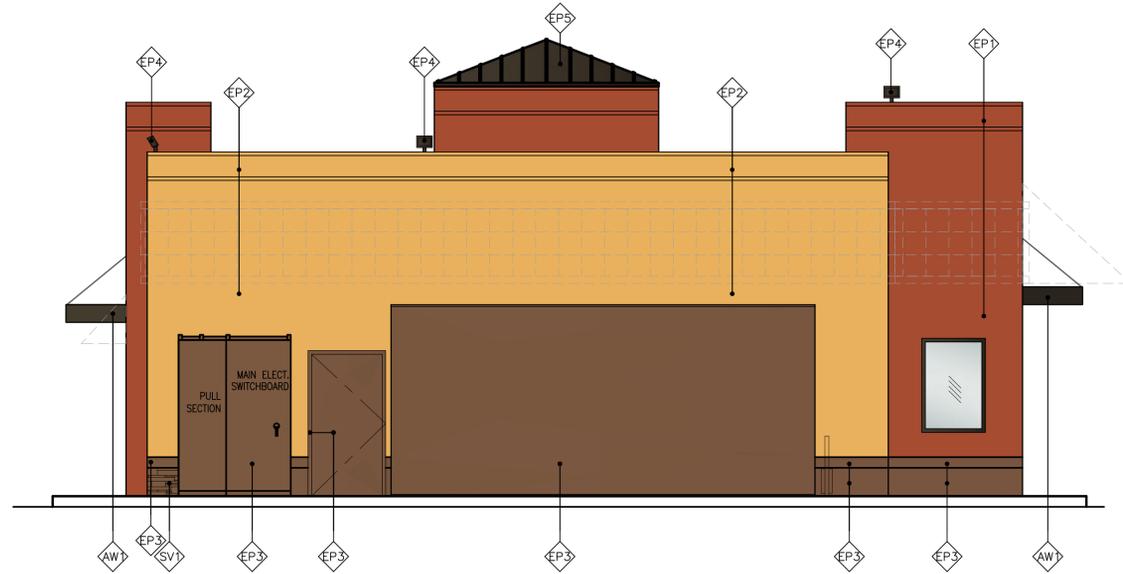
A4



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

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REV.	DATE	DESCRIPTION



BACK (SOUTH) ELEVATION

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



RIGHT SIDE (WEST) ELEVATION

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

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ELEVATIONS

A5

LEGEND

- EP1 GLIDDEN PROFESSIONAL - A0469 SICILIAN SUMMER: EXTERIOR ACRYLIC SEMI-GLOSS
 - EP2 GLIDDEN PROFESSIONAL - A0650 WOOD THRUSH: EXTERIOR ACRYLIC SEMI-GLOSS
 - EP3 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE: EXTERIOR ACRYLIC SEMI-GLOSS
 - ~~EP4 REPAIR EXIST. STONEWORK WITH PRIME METALLIC SAND (SAND/PREP/PRIME AS REQ'D.)~~ **NOT USED**
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - ~~EP6 STONE VENEER - BARNWOOD, 1/2" x 1/2" x 1/2" WITH JOINED MORTAR CHISELED STONE SILL~~ **NOT USED**
 - ~~EP7 REPLACE WITH NEW SHINY BRONZE~~ **NOT USED**
 - AL2 ARCH. GRILL BY VENDOR: DUPONT ALESTA - PFJ407A5 STATUARY BRONZE.
 - AW1 AWNINGS BY VENDOR: DUPONT ALESTA - PFJ407A5 STATUARY BRONZE
 - ~~AW2 WEATHERING STAIN - 200 LIGHT W/LLN (100% O.P.)~~ **NOT USED**
 - ~~EP8 EXISTING ROOF PATCH & REPAIR~~ **NOT USED**
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: EP5