

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p>REGULAR SESSION WEDNESDAY, JUNE 22, 2016 @ 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 27, 2016"
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Reynolds Ranch Senior Apartments project containing 142 residential units – 2951 Reynolds Ranch Parkway. (Applicant: The Wolff Company; File Number: 2016-17 SP; CEQA Determination: Exempt Per Section 15153)
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 27, 2016 MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, April, 27 2016 was called to order by Chair Kiser at 5:15 p.m.

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

Absent: Committee Members Stafford

Also Present: Senior Planner Craig Hoffman and Administrative Secretary Kari Chadwick

2. MINUTES

“January 27, 2016”

MOTION / VOTE:

The Site Plan and Architecture Review Committee on motion of SPARC Member Kirst, Della Monica second, approved the Minutes of January 27, 2016 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 the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units – 2951 Reynolds Ranch Parkway. (Applicant: Skinner Ranch Holdings; File Number: 2016-09 SP; CEQA Determination: Exempt Per Section 15153)

Senior Planner, Craig Hoffman, gave a brief PowerPoint presentation based on the staff report. Mr. Hoffman added that it has been about thirty years since a multi-family project has been built in the City of Lodi. Staff is recommending approval of the project as conditioned.

Chair Kiser asked if there will be elevators installed. Mr. Hoffman stated that there will not be any elevators, but all the ground floor apartments will be accessible.

Hearing Opened to the Public

- Dale Gillespie, applicant, came forward to answer questions. Mr. Gillespie stated that he and his partners have been working with the City for about three years to bring this project forward. He added that staff is correct and all of the ground floor units will be ADA accessible. They are also contemplating installing solar systems. Mr. Kiser asked if they would be installing them on the carports. Mr. Gillespie stated that is the thought. He added that there will be another project that will be coming to the Committee in the near future for the senior living portion of the project.
- Member Della Monica expressed his pleasure for the project and asked if it will be phased. Mr. Gillespie stated that the project will not be phased.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Kiser, Della Monica second, approve the request of Skinner Ranch Holdings for the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units at 2951 Reynolds Ranch Parkway, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

Ayes: Commissioners – Della Monica, Kirst, Yocum and Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - Stafford

- b) 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 the Lodi Auto Lounge at 1200 Pixley Parkway. (Applicant: Mike Singh; File Number: 2016-10 SP; CEQA Determination: Exempt Per Section 15332)

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

Member Della Monica asked what the ratio is for the onsite customer parking. Mr. Hoffman stated that the applicant provided five on-site parking spaces and is consistent with the zoning code.

Hearing Opened to the Public

- Mike Singh, applicant, came forward to answer questions.
- Member Della Monica asked if there will be some consideration for the westward setting sunlight and the amount of heat gain with the windows. Mr. Singh stated that the glass will have tinting.
- Chair Kiser asked if this will be a rolled-in modular or placed on a permanent foundation. Mr. Singh stated that it will be placed on a permanent foundation.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of SPARC Member Della Monica, Kirst second, approve the request of Skinner Ranch Holdings for the Reynolds Ranch Multi-family project (Rubicon at Reynolds Ranch) containing 156 residential units at 2951 Reynolds Ranch Parkway, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined in the staff report. The motion carried by the following vote:

Ayes: Commissioners – Della Monica, Kirst, Yocum and Chair Kiser
Noes: Commissioners – None
Absent: Commissioners - Stafford

4. **COMMENTS BY THE PUBLIC**

None

5. **COMMENTS BY SPARC MEMBERS AND STAFF**

Mr. Hoffman stated that there is a change to the Zoning Code requiring Multi-Family projects in the Low Density Residential zoning district to have a SPARC review.

Gary Yocum introduced himself and stated that he will appreciate any and all pointers.

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:40 p.m.

ATTEST:

Kari Chadwick
Administrative Secretary

DRAFT



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: June 22, 2016

APPLICATION NO: 2016-17 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review of the Reynolds Ranch Senior Apartments project containing 142 residential units – 2951 Reynolds Ranch Parkway. (Applicant: The Wolff Company; File Number: 2016-17 SP; CEQA Determination: Exempt Per Section 15153)

LOCATION: 2951 Reynolds Ranch Parkway
Lodi, CA 95240
APN: 058-650-25
West of Blue Shield

APPLICANT: The Wolff Company
Mr. Mark Kaminski
6710 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

PROPERTY OWNER: Skinner Ranch Holdings, LP
Mr. Dale Gillespie, member
1420 S. Mills Ave. Suite M
Lodi, CA 95242

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of The Wolff Company for the Reynolds Ranch Senior Apartments project containing 142 senior apartment units with associated site improvements at 2951 Reynolds Ranch Parkway, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY

The applicant proposes to construct a new senior housing complex within the Reynolds Ranch development. The project includes 5 buildings on a 5.74 acre site. The proposal includes 142 units – 16 studios, 77 single bedrooms, 41 double bedrooms and 8 cottages. Project description is included as Attachment C.

Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

PROJECT/AREA DESCRIPTION

General Plan Designation: High Density Residential
Zoning Designation: PD(39)
Property Size: 14.3 acres

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Commercial	PD(39)	commercial center
South	Open Space	Open Space	future trail
East	Business Park	PD(39)	Blue Shield
West	Medium Density Residential	PD(39)	Future residential

BACKGROUND / ANALYSIS

The project site is located at 2951 Reynolds Ranch Parkway and is within the Reynolds Ranch development. This project site was part of an annexation in 2006 and has been designated for multi-family housing. The project is currently vacant.

The land use entitlements and growth allocations for the property have previously been approved. The site needs architecture approval for the project.

SPARC previously approved a 156 unit apartment complex to the east of this project site (Rubicon at Reynolds Ranch). The senior apartment project is a compliment to the apartment use.

The Eden Housing Senior project is currently building on Tienda Drive – this is an 80 unit senior housing project. This project will provide additional housing units for Lodi’s senior population.

The applicant is proposing to construct a senior housing project that includes the following:

- A four story main building including a recreational clubhouse and apartment units.
- Amenities include fitness and wellness area, movie theater, library, dining room, bistro pub, kitchen and indoor and outdoor gathering areas.
- 142 senior apartment units.
- 16 – 474 sq ft studio apartments.
- 77 – 609 – 737 sq ft single bedroom units.
- 41 – 822 – 1119 sq ft two bedroom units.
- 8 – 2 bedroom cottages.

Staff has reviewed the project for setbacks, lot coverage, parking requirements, height standards, compatibility with adjacent properties and design expectations from the multi-family design guidelines.

The project has been designed to complement the architecture of the overall Reynolds Ranch development. The project includes horizontal and vertical movement to break up building massing. The roofline includes multiple pitches and features to break up the overall height.

The applicant has proposed a color scheme and building materials that will allow the project to age well and still be architecturally significant.

The project meets the requirements of the zoning code and includes design elements that tie into the commercial development as well.

The applicant has created a comprehensive design package for the project, included as Attachment D.

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 Rubicon at Reynolds Ranch project. 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 incorporates elements of the design from the commercial development, creating a comprehensive design for Reynolds Ranch development.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards. Comment:* The project is consistent with the overall physical development of the site. The site has been proposed for multi-family development since 2006 and is a major design feature of the Reynolds Ranch mixed use project. The project properly relates to essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and access points by providing adequate distances among buildings, and pedestrian circulation areas in accordance with code requirements;
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment:* The proposed addition is visually, physically and functionally compatible with the existing site and neighborhood characteristics because the architecture complements adjacent buildings and the site plan is planned to function as part of the overall development.
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.
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 is conditioned to include design features that enhance path of travel, improve walkways and improve ADA access within the site.
6. The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, (SCH#2006012113) including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008.

Subsequently, the City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential, Medium Density Residential, High Density Residential, Public / Quasi Public and Open Space.

The EIR addressed the impacts of the total scope of the new commercial, residential impacts on the community of the various phases of the project. The proposed project yields no potential new impacts related to the original Project, which would necessitate further

environmental review beyond the impacts and issues already disclosed and analyzed in the Reynolds Ranch EIR.

No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15153 and no further environmental review is required.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for the Reynolds Ranch Senior Apartment project, 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 first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. 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.
6. 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.
7. Landscape plans will be submitted to Planning for review and shall meet State water / drought tolerant design.
8. The project shall meet the overall development requirements and conditions from the Reynolds Ranch Residential project – Planning Commission Resolution 14-19.

Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for 2951 Reynolds Ranch Parkway:

9. Developer shall construct the Phase II public wastewater station improvements as specified in the Hawkins and Associates Engineering Inc., September 26, 2008 report (or subsequent revisions) prior to building permit final inspection.
10. A capacity study shall be performed for the Stockton Street wastewater mains north of Harney Lane to determine if the mains shall be upsized.
11. Developer shall identify and dedicate the future water well/ tank site per the conditions of approval (Resolution No. 14-19). The site shall be identified prior to building permit issuance and dedication shall be complete prior to final inspection.
12. Engineered Improvement plans and cost estimate shall be submitted for approval per the City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal shall include:
 - a) Street tree planting plan for parkway strip along lot frontages. Requires approval of the Community Development Director.
 - b) Wastewater improvements to the temporary lift station and Stockton Street main line if required.
13. Submit a Project Stormwater Plan in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
14. As a matter of information, the on-site water system will likely need to be looped and should be considered in the design.
15. Provide proper signage specifying right turn only at the Reynolds Ranch Parkway entrance/exit. One way only signage will be required in the Reynolds Ranch Parkway median.
16. 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.
17. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures with connections to the wastewater system shall contain a sand/grease trap conforming to Standard Plan 205. Trash enclosure shall be covered or have covers on the separate facilities.
18. Payment of the following prior to building permit issuance unless noted otherwise:
 - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b) Habitat Conservation Fee.
 - c) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
19. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a) Development Impact Mitigation Fees
 - b) Wastewater Capacity Impact Mitigation Fee.
 - c) County Facilities Fees.
 - d) Regional Transportation Impact Fee (RTIF).
 - e) Water Treatment Facility Impact Mitigation Fee.

Lodi Electric Utility

20. Per municipal code, this property shall receive electric service from the City of Lodi Electric Utility. To receive electric service, Lodi Electric is in need of the following information:

An application for service (available at www.lodielectric.com). This should be accompanied by the following:

- Site-plan
- Square-footage information of each structure
- HVAC tonnage and count information for each structure
- Information about any unusual or large loads

Sufficient time (several months at a minimum) for our due-diligence, research, project pipeline and necessary work. Lodi Electric is usually substantially faster than other utilities in the area (which for comparison can take a year or more to produce a final-design), however, for the above reasons and more, to avoid delays in their projects, applicants need to engage with Lodi Electric and provide all of the required information many months in advance). At this point, the Utility has had not received any information directly from the applicant. Please be sure to engage with the Utility.

Space for setting and accessing various equipment. Exact quantities and dimensions, cannot yet be determined at this stage, however, it is known that that project will need to allocate various spaces.

Various PUE's. At this stage it's premature to identify precise locations, however, the utility will likely require 10' strip behind all sidewalks, as well as other areas as-needed for various pieces of pad-mounted equipment.

Building Department

General Comments:

21. The construction of the new buildings and related site improvements shall require building permits. 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.
22. All buildings and structures shall have the required fire separation distance separation to the property lines and from other buildings as specified by the 2013 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2013 CBC, Sections 705.3, 705.5, 705.8, 705.11, 716.5, Tables 601, 602 ,705.8 and 716.5
23. The square footage of the new buildings shall not exceed the allowable area (square footage), for the Construction Type and proposed Occupancy Type, as per 2013 CBC, Table 503 and as modified per Sections 506 & 507. Each portion of a building separated by one or more fire walls complying with Section 706 and Table 706.4 shall be considered a separate building. 2010 CBC, Section 503.1
24. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2013 CBC, Section 1004.1.2

25. If the occupant load for any area of the building exceeds 49, the plans shall show:
- a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2013 CBC, Section 1015.2.1
 - b) Exit doors shall swing in the direction of egress travel. 2013 CBC, Section 1008.1.2
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2013 CBC, Section 1008.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide backup power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2013 CBC, Sections 1006.1 thru 1006.3.1
 - e) Show locations of required illuminated exit signs. 2013 CBC, Section 1011
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
 - a. "EXIT STAIR DOWN"
 - b. "EXIT RAMP DOWN"
 - c. "EXIT STAIR UP"
 - d. "EXIT RAMP UP"
 3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words "EXIT ROUTE."
 4. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE."
 5. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words "TO EXIT." 2013 CBC, Section 1011.4
26. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2013 CBC, Sections 11B-206.1, 11B-206.2.1, 11B-206.2.2, 11B-206.2.4, 11B-206.4, 11B206.4.1.1, 11B-Division 4
27. If the project is phased, each building is required to have the required accessible paths of travel to the public way, other buildings on the site, accessible parking spaces, loading zones and transportation stops completed before the building is finalized.
28. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2013 CBC, Section 11B-405 or 11B-

406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2013 CBC, Sections 11B-247.1.2.5 & 11B-705.1.2.5.

29. Plans to specify and show accessible parking spaces in compliance with 2013 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2013 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2013 CBC, Section 11B-502.2
- 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2013 CBC, Sections 11B-502.3.4, 11B-502.3
- 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2013 CBC, Section 502.3.3
- 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2013 CBC, Section 11B-502.4

30. Plans to specify location and provide complete and adequate details of the following required parking signage:

- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2013 CBC, Section 11B-502.8
- B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2013 CBC, Section 11B-502.6
- C. Specify pavement-marking symbols at each accessible parking space. 2013 CBC, Section 11B-502.6.4

31. The 2013 CBC, Section 508.2.4 Exception #2 requires R-2 dwelling units to be separated from other dwelling units and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.

32. As per 2013 CBC, Table 1018.1, corridors with an occupant load of 10 or more, in R-2 occupancies, are to be minimum 1 hour fire rated. Further, all doors opening into the 1 hour fire rated corridors are required to be a minimum 20 minute fire rated as per 2013 CBC, Table 716.5.

- 33 Covered multi-family dwelling units shall be adaptable and accessible as specified by 2013 CBC, Sections 1128A.1, 1104A.
34. Elevators shall comply with 2013 CBC, Section 1124A.
35. Automatic fire sprinklers are required for R-2 occupancies as per 2013 CFC, Section 903.2.8. Also, Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system. This jurisdiction requires that fire sprinkler systems be submitted under a separate permit and cover by a C-16 licensed contractor.
36. Apartment buildings that contain more than 16 dwelling units require a manual fire alarm as per 2013 CFC, Section 907.2.9.1. Also, any building that is equipped with fire sprinklers is required to be monitored by a fire alarm system. This jurisdiction requires that the Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.
37. The buildings are required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided in each building. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall show each sprinklered building shall include a fire control rooms with the following:
- a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
 - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
 - c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
 - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS &Y chains and exterior doors and essential rooms as determined by the Chief.
 - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
 - f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
 - g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.
38. Fire hydrants shall be provided so that the spacing does not exceed 300'oc. LMC 15.20.370
39. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.

40. The buildings shall have illuminated address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be a minimum of 4" high for buildings 25' or less to the street (26'-40': 6", 41'-55': 9", >55': 12"). LMC 15.20.100
41. Plans to specify and show a fire access lane to extend within 150' of all portions of each structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, 3/4" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2013 CFC, Section 503.1 and LMC 15.20.080
42. Plans to specify and show the location of at least one 2A:10-B:C Fire Extinguisher (minimum rated) for each 3,000sqft of space and travel distance not exceeding 75'. The top of the fire extinguisher is to be mounted 3.5' – 5' AFF. 2013 CFC, Section 906
43. If the project will include a perimeter fence, man gates will be required to provide access to the public way. All man gates must meet all applicable specifications for doors as per 2013 CBC, Section 11B-206.4 & 11B-206.4.1. Plans to specify the bottom 10" of all gates shall have a smooth, uninterrupted surface to allow the gate to be opened by a wheelchair footrest without creating a trap or hazardous condition or provide a 10" high kick plate at the bottom of the gate. 2013 CBC, Section 11B-404.2.10

Also, plans to specify and show the gates to have a maximum door opening effort of 5 lbs. and are equipped with single-effort, non-grasping type hardware (i.e., lever) centered between 34" and 44" above the deck surface. 2013 CBC, Sections 11B.404.2.9, 11B-404.2.7

Further plans to specify and show a minimum 24" strike side clearance and a minimum 60" deep level landing at the pull side of the (exterior) gates to comply with 2013 CBC, Sections 11B-404.2.4, 11B-404.2.4.1 & Table 11B-404.2.3 (Footnote #5)

In addition, plans to specify and show a minimum 12" strike side clearance and a minimum 48" deep level landing at the push side of the gates, if equipped with a latch and a closer. 2013 CBC, Sections 11B-404.2.4, 11B-404.2.4.1 & Table 11B-404.2.3

44. Vehicle gate shall provide a minimum 20' clear opening. If the gate is manually operated amend plans to specify and show a Knox padlock or other means of providing emergency access for the fire department. If it is an automatic gate, amend plans to specify and show the gate shall be equipped with a Knox padlock or Knox box key switch, which will activate the gate when operated by the Knox key. Key operated switches shall be keyed with a sub master Knox key. The automatic gate shall have a battery back up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. FD Standard 1A
45. 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.
46. 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. 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, 11 2016. Ten (10) 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
City Planner

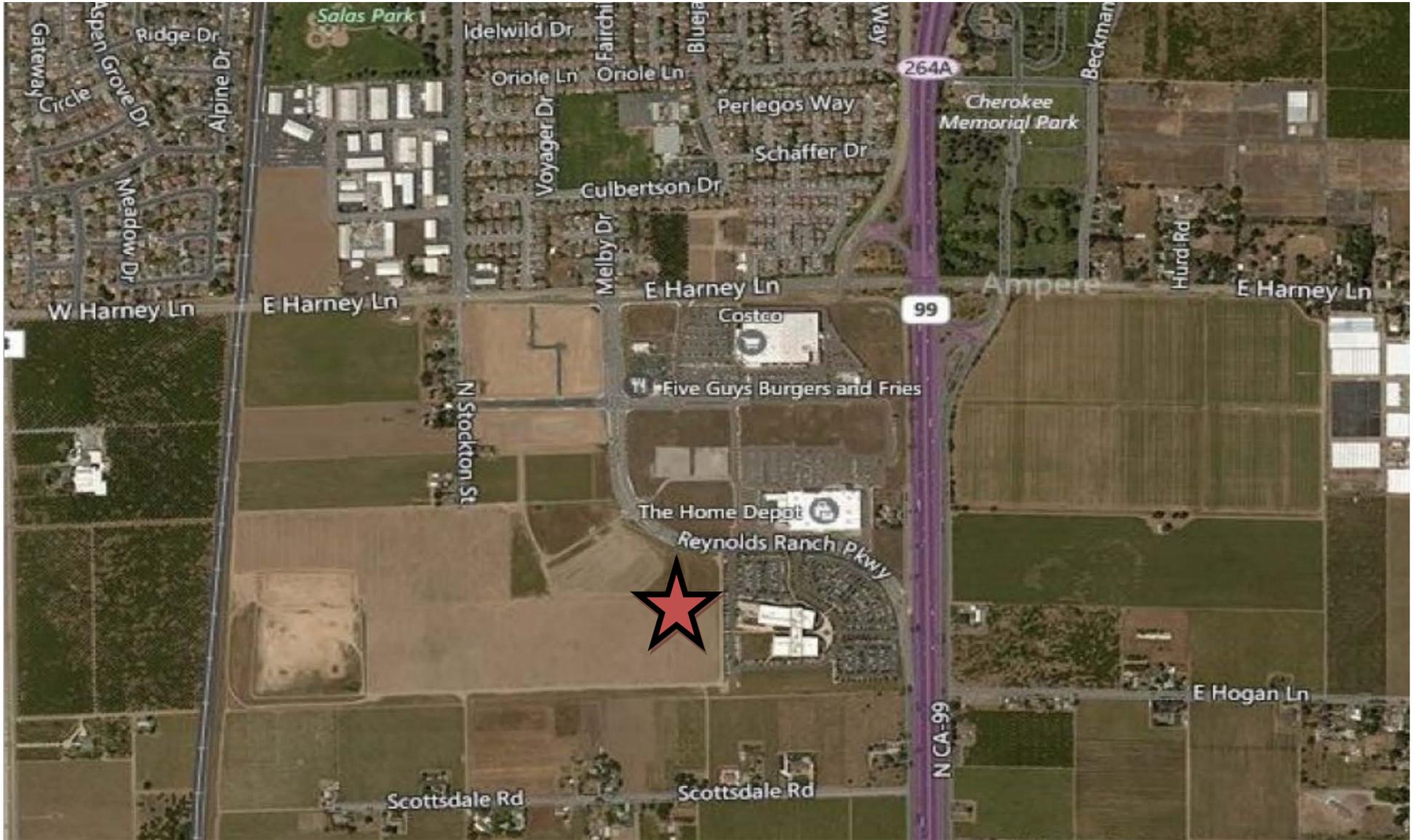
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Reynolds Ranch Residential Development
- C. Reynolds Ranch Senior Apartments Description
- D. Site Plan and Color Elevations

VICINITY MAP

North



South

2951 Reynolds Ranch Parkway

VICINITY MAP

North



South

Reynolds Ranch Residential Development

REYNOLDS RANCH SENIOR APARTMENTS

LODI, CALIFORNIA

SPARC SUBMITTAL SET



PROJECT TEAM

APPLICANT/ DEVELOPER:

THE WOLFF COMPANY
6710 E. CAMELBACK ROAD
SUITE 100
SCOTTSDALE, AZ 85251
TEL: (480) 315-9595
ATTN: MARK KAMINSKI

ARCHITECT:

ARCHITECTS ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92866
TEL: (714) 639-9860
ATTN: SERAFIN MARANAN
JENNIFER EASTON

CIVIL:

RSC ENGINEERING, INC.
2250 DOUGLAS BLVD.
SUITE 150
ROSEVILLE, CA 95661
TEL: (916) 788-2884
ATTN: TIFFANY WILSON
JIM VANDERPOST

LANDSCAPE:

SITESCAPES, INC.
3190B-2, AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
TEL: (949) 644-9370
ATTN: RICK POLHAMUS

SHEET INDEX

SHT. NO.	ARCHITECTURE SHEET TITLES
A-000	COVER SHEET
A-001	DATA SHEET
	A-100 SERIES- SITE PLAN EXHIBITS
A-101	SITE PLAN
A-102	FIRE PLAN
A-103	OPEN SPACE PLAN
	A-200 SERIES- FLOOR PLAN EXHIBITS
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A-202	BUILDING 1 SECOND FLOOR PLAN
A-203	BUILDING 1 THIRD FLOOR PLAN
A-204	BUILDING 1 FOURTH FLOOR PLAN
A-206	COTTAGE BUILDING PLANS
A-206	LEASING/CLUBHOUSE FIRST FLOOR PLAN
A-207	LEASING/CLUBHOUSE SECOND FLOOR PLAN
	A-300 SERIES-ELEVATION & COLOR EXHIBITS
A-301	ELEVATIONS- BUILDING 1
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A-304	SIGHT LINE ANALYSIS
A-306	COLOR AND MATERIAL BOARD
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	A-400 SERIES- UNIT PLAN EXHIBITS
A-401	UNIT PLANS
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	A-500 SERIES- DETAIL EXHIBITS
A-501	ANCILLARY DETAILS
SHT. NO.	CIVIL SHEET TITLES
-	DETAILED SITE PLAN
SHT. NO.	LANDSCAPE SHEET TITLES
L-1	PRELIMINARY LANDSCAPE PLAN

ORIGINAL SUBMITTAL:

A-000



REYNOLDS RANCH SENIORS

WOLFF ENTERPRISES II, LLC

6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595

LODI, CA

COVER SHEET



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2016-073 05-24-2016



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REYNOLDS RANCH SENIOR APARTMENTS

LODI, CALIFORNIA

SPARC SUBMITTAL SET

PROJECT SUMMARY

	DATA
FAR	0.68
TOTAL NET SITE AREA:	5.74 ACRES
PROPOSED TOTAL # OF DWELLING UNITS:	142 UNITS
PROPOSED DENSITY OF UNITS (NET):	24.8 DU/AC

BUILDING/ UNIT MIX

BLDG.	BLDG. TYPE	STUDIOS	1 BEDROOMS					2 BEDROOMS						2-BED COTTAGES	TOTAL UNIT	TOTAL GARAGE
			S1	A1	A1.1	A2	A3	B1	B2	B3	B4	B5	B6			
1	4 STORY	16	24	1	32	20	3	12	4	4	8	10	0	0	134	0
2a	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
2b	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
2c	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
2d	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3
SUB-TOTAL	SUB-TOTAL	16	24	1	32	20	3	12	4	4	8	10	4	4	142	12
TOTALS	TOTALS	16			77		3	12	4	4	8	10	4	4	142	12
%	%	11.3%			54.2%				28.9%				5.6%		100.0%	

LEASABLE UNIT SQ. FT.

UNIT TYPE	QTY.	SQ.FT.	%	TOTAL LEASABLE SF
S1	16	474	11%	7,584
A1	24	609	17%	14,616
A1.1	1	602	1%	602
A2	32	685	23%	21,920
A3	20	737	14%	14,740
B1	3	822	2%	2,466
B2	12	898	8%	10,776
B3	4	936	3%	3,744
B4	4	984	3%	3,936
B5	8	1014	6%	8,112
B6	10	1119	7%	11,190
C1	4	1367	3%	5,468
C2	4	1409	3%	5,636
TOTAL	142		100%	110,790
Average		780 sf/unit		

Note: Leasable square footage is calculated from center line of party wall utilizing a 2" air gap

TOTAL GROSS BUILDING SQ. FT.

BLDG #	1ST FLOOR SQ.FT.	2nd FLOOR SQ.FT.	3rd FLOOR SQ.FT.	4th FLOOR SQ.FT.	TOTAL SQ.FT.	TOTAL ACRES
1	34,904	34,904	34,904	32,325	137,037	3.15
2a	3,878	-	-	-	3,878	0.09
2b	3,878	-	-	-	3,878	0.09
2c	3,878	-	-	-	3,878	0.09
2d	3,878	-	-	-	3,878	0.09
CLUBHOUSE/ LEASING/FITNESS	12,498	5,159	-	-	17,657	0.41
POOL BUILDING	748	-	-	-	748	0.02
TOTALS	63,662	40,063	34,904	32,325	170,954	3.92

PARKING SUMMARY

UNIT TYPE	# OF UNITS	RATIO	QTY.
STUDIOS	16	0.75	12
1 BDRM	76	0.75	57
2 BDRM	50	0.75	38
TOTAL UNITS	142		
GUEST	-	0.10	15
TOTAL REQUIRED			122

TOTAL PARKING PROVIDED

	QTY.	%
TOTAL GARAGE	11	9.0%
TOTAL HC GARAGE	1	0.8%
TOTAL OPEN	47	39.5%
TOTAL HC OPEN	4	3.3%
TOTAL CARPORTS	56	47.5%
TOTAL HC CARPORT	1	0.8%
TOTAL PARKING PROVIDED	122	100%

PARKING RATIO 0.86

	QTY.	%
TOTAL COVERED PARKING	71	58%
TOTAL UNCOVERED PARKING	51	42%
TOTAL PROVIDED PARKING	122	100%

Note: Half of units provided with a covered stall

COMMON OPEN SPACE PROVIDED

	SQ. FT.	AC	% of Net
COMMON OPEN SPACE PROVIDED	93,504	2.15	37.43%

PRIVATE OPEN SPACE PROVIDED

UNIT TYPE	QTY	SQ. FT.	TOTAL SQ.FT.	%
S1	16	37	592	6%
A1	16	70	1120	11%
A1.1	1	76	76	1%
A2	32	75	2400	24%
A3	20	80	1600	16%
B1	3	76	228	2%
B2	12	67	804	8%
B3	4	77	308	3%
B4	4	70	280	3%
B5	8	97	776	8%
B6	10	77	770	8%
C1	4	142	568	6%
C2	4	142	568	6%
TOTAL	142	-	10090	100%
Average		71 sf/unit		

TOTAL OPEN SPACE PROVIDED

	SQ. FT.	AC	% of Net
COMMON AREA OPEN SPACE	93,504	2.15	37.43%
PRIVATE OPEN SPACE	10,090	0.23	4.04%
TOTAL	103,594	2.38	41.47%

ORIGINAL SUBMITTAL:

A-001



REYNOLDS RANCH SENIORS

LODI, CA

DATA SHEET

WOLFF ENTERPRISES II, LLC

6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



ARCHITECTS ORANGE

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BUILDING/ UNIT MIX

BLDG.	BLDG. TYPE	STUDIOS		1 BEDROOMS					2 BEDROOMS						2-BED COTTAGES		TOTAL UNIT	TOTAL GARAGE
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1	4 STORY	16	24	1	32	20	3	12	4	4	8	10	0	0	124	0		
2a	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	1	1	2	3		
2b	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	1	1	2	3		
2c	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	1	1	2	3		
2d	DUPLEX	0	0	0	0	0	0	0	0	0	0	0	1	1	2	3		
SUB-TOTAL		16	24	1	32	20	3	12	4	4	8	10	4	4	142	12		
TOTALS		16	24	1	32	20	3	12	4	4	8	10	4	4	142	12		
%		11.3%			54.2%				28.9%				5.8%		100.0%			

LEASABLE UNIT SQ. FT.

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TOTAL	142		100%	110,790
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2b	3,878	-	-	-	3,878	0.09
2c	3,878	-	-	-	3,878	0.09
2d	3,878	-	-	-	3,878	0.09
CLUBHOUSE/ LEASING/FITNESS	12,498	5,159	-	-	17,657	0.41
POOL BUILDING	748	-	-	-	748	0.02
TOTALS	63,662	40,063	34,904	32,325	170,954	3.92

PARKING SUMMARY

TOTAL PARKING REQUIRED

UNIT TYPE	# OF UNITS	RATIO	QTY.
STUDIOS	16	0.75	12
1 BDRM	76	0.75	57
2 BDRM	50	0.75	38
TOTAL UNITS	142		
GUEST	-	0.10	15
TOTAL REQUIRED			122

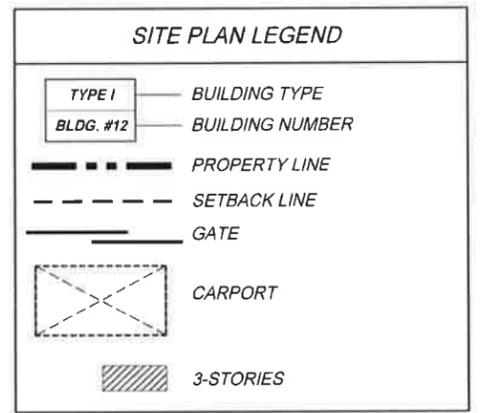
TOTAL PARKING PROVIDED

	QTY.	%
TOTAL GARAGE	11	9.0%
TOTAL HC GARAGE	1	0.8%
TOTAL OPEN	47	38.5%
TOTAL HC OPEN	4	3.3%
TOTAL CARPORTS	58	47.5%
TOTAL HC CARPORT	1	0.8%
TOTAL PARKING PROVIDED	122	100%

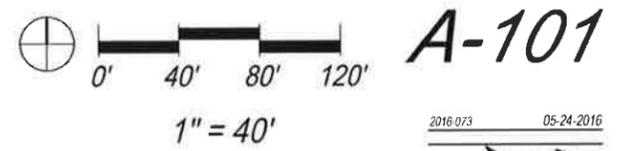
PARKING RATIO 0.86

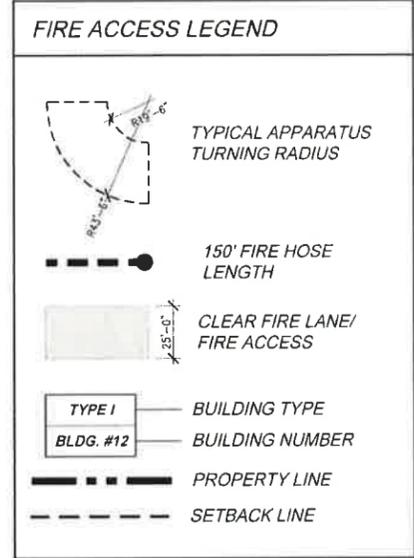
	QTY.	%
TOTAL COVERED PARKING	71	58%
TOTAL UNCOVERED PARKING	51	42%
TOTAL PROVIDED PARKING	122	100%

Note: Half of units provided with a covered stall

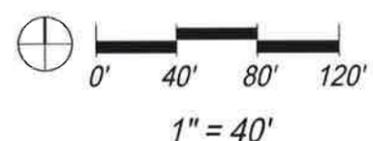


ORIGINAL SUBMITTAL:





ORIGINAL SUBMITTAL:



A-102



PARCEL 3

PARCEL 4



REYNOLDS RANCH SENIORS

LODI, CA

WOLFF ENTERPRISES II, LLC
6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



FIRE ACCESS PLAN

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COMMON OPEN SPACE PROVIDED

	SQ. FT.	AC	% of Net
COMMON OPEN SPACE PROVIDED	93,504	2.15	37.43%

PRIVATE OPEN SPACE PROVIDED

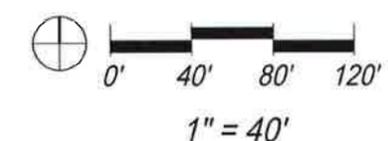
UNIT TYPE	QTY	SQ. FT.	TOTAL SQ.FT.	%
S1	16	37	592	6%
A1	16	70	1120	11%
A1.1	1	76	76	1%
A2	32	75	2400	24%
A3	20	80	1600	16%
B1	3	76	228	2%
B2	12	67	804	8%
B3	4	77	308	3%
B4	4	70	280	3%
B5	8	97	776	8%
B6	10	77	770	8%
C1	4	142	568	6%
C2	4	142	568	6%
TOTAL	142	-	10090	100%
Average		71 sf/unit		

TOTAL OPEN SPACE PROVIDED

	SQ. FT.	AC	% of Net
COMMON AREA OPEN SPACE	93,504	2.15	37.43%
PRIVATE OPEN SPACE	10,090	0.23	4.04%
TOTAL	103,594	2.38	41.47%



ORIGINAL SUBMITTAL:



A-103

2016-07-3 05-24-2016



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 6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



OPEN SPACE PLAN

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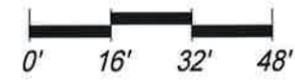


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1/16" = 1'-0"

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REYNOLDS RANCH SENIORS

LODI, CA

BUILDING 1 FIRST FLOOR PLAN

WOLFF ENTERPRISES II, LLC

6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



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A-202



1/16" = 1'-0"

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REYNOLDS RANCH SENIORS

LODI, CA

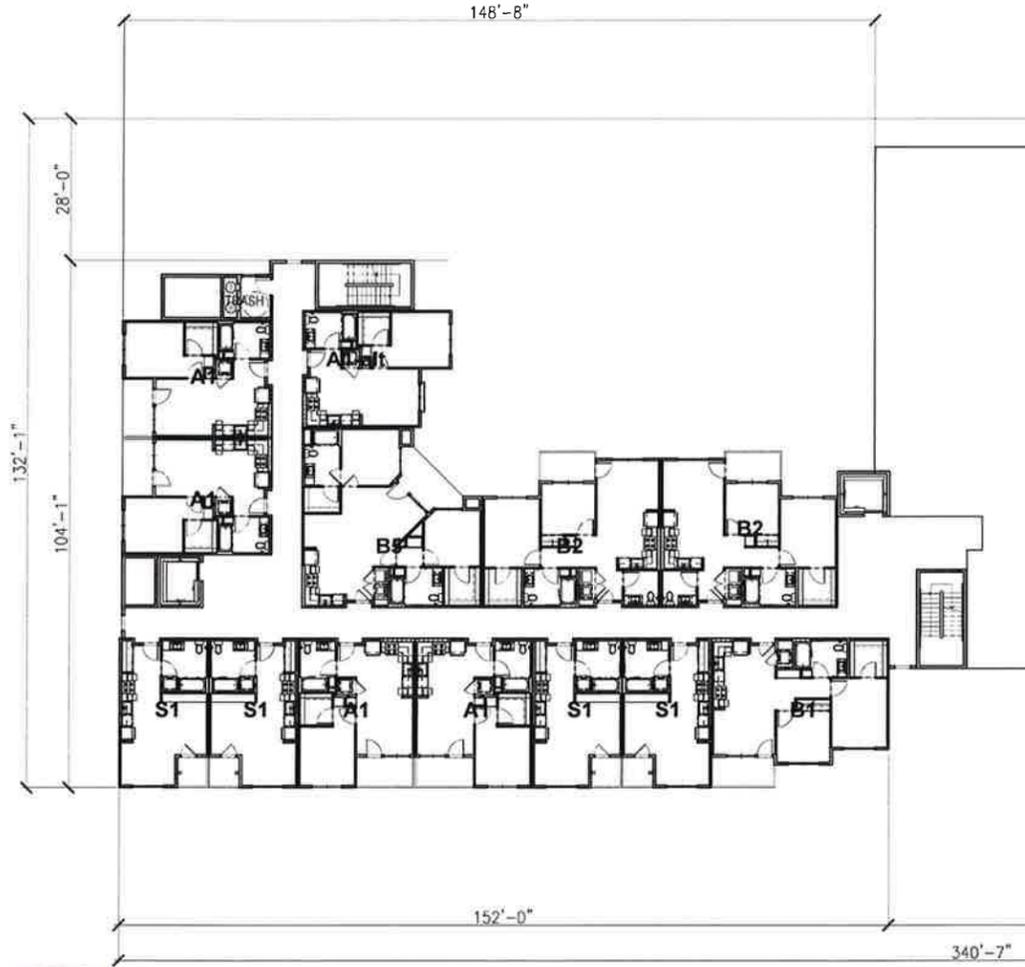
BUILDING 1 SECOND FLOOR PLAN

WOLFF ENTERPRISES II, LLC
 6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



SITESPACES
 Landscape Architecture & Planning

ARCHITECTS ORANGE
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1/16" = 1'-0"

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A-203

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REYNOLDS RANCH SENIORS

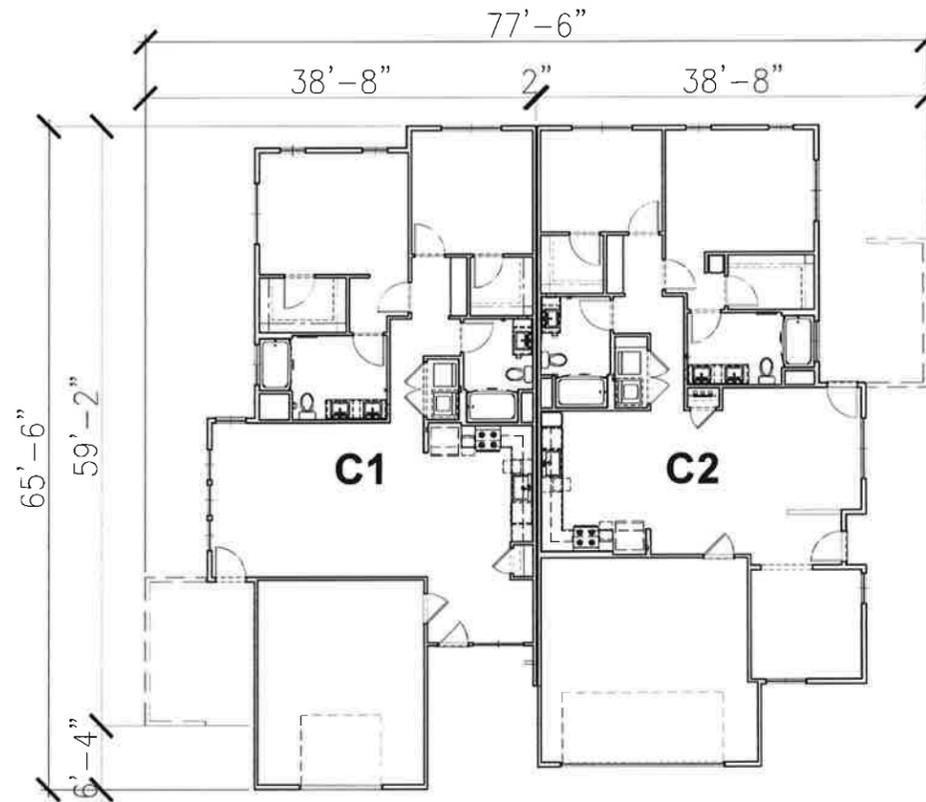
WOLFF ENTERPRISES II, LLC
 6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595

LODI, CA

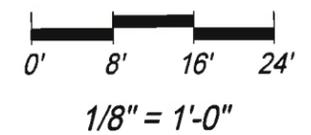


BUILDING 1 THIRD FLOOR PLAN

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A-205

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REYNOLDS RANCH SENIORS

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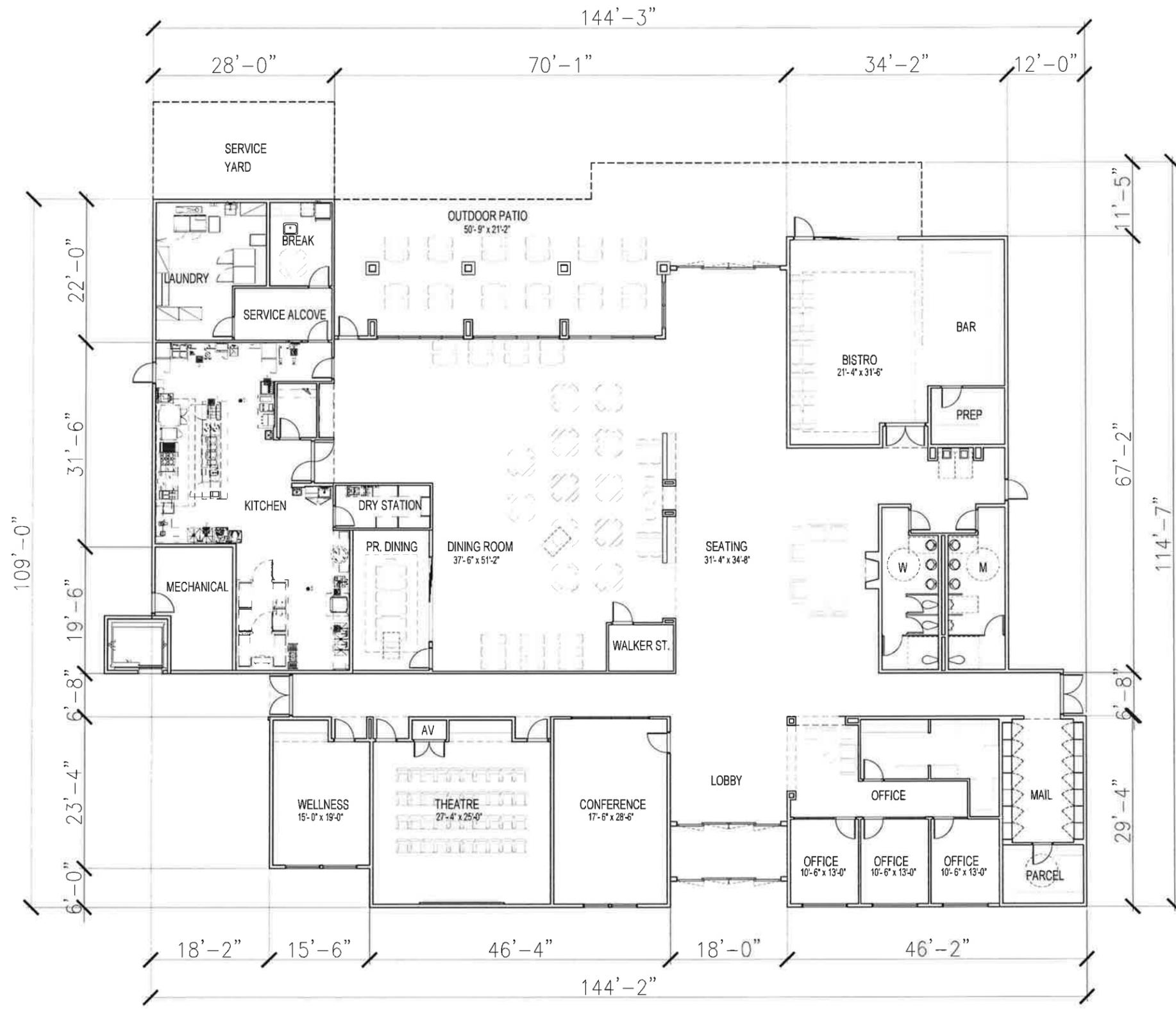
COTTAGE BUILDING FLOOR PLAN

WOLFF ENTERPRISES II, LLC
 6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



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1/8" = 1'-0"

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LODI, CA

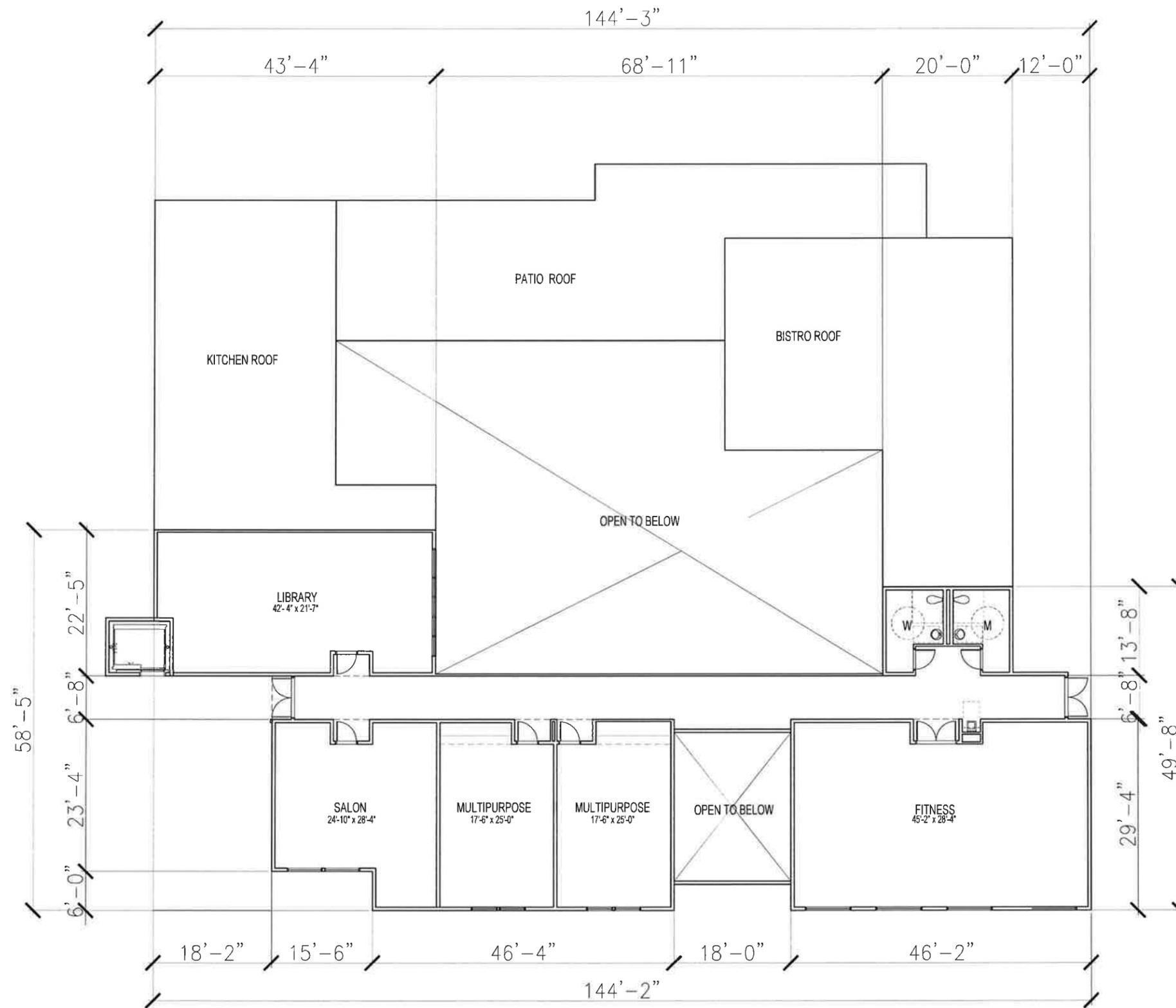
CLUBHOUSE FIRST FLOOR PLAN

WOLFF ENTERPRISES II, LLC
6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



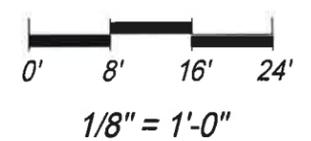
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ORIGINAL SUBMITTAL:

A-207



REYNOLDS RANCH SENIORS

LODI, CA

CLUBHOUSE SECOND FLOOR PLAN

WOLFF ENTERPRISES II, LLC
 6710 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, AZ 85251 (480) 315-9595



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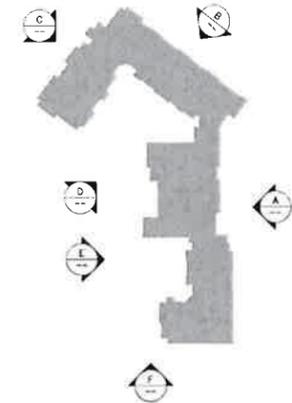
A FRONT ELEVATION



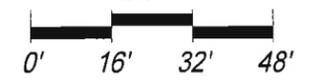
B FRONT ELEVATION-B



C RIGHT ELEVATION



ORIGINAL SUBMITTAL:



1/16" = 1'-0"



REYNOLDS RANCH SENIORS

LODI, CA

WOLFF ENTERPRISES II, LLC

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ELEVATIONS - BUILDING 1

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A-301

2016-073 05-24-2016



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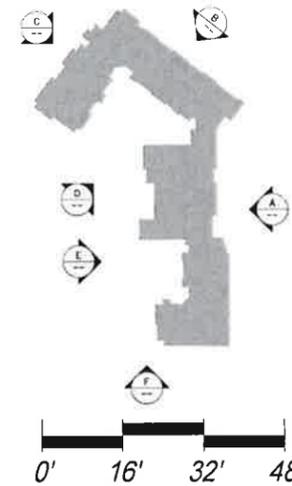
D BACK ELEVATION-B



E BACK ELEVATION



F LEFT ELEVATION



ORIGINAL SUBMITTAL:



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ELEVATIONS - BUILDING 1

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A FRONT ELEVATION



B RIGHT ELEVATION

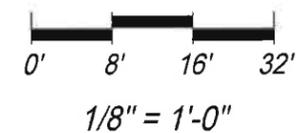


C REAR ELEVATION



D LEFT ELEVATION

ORIGINAL SUBMITTAL:



A-303

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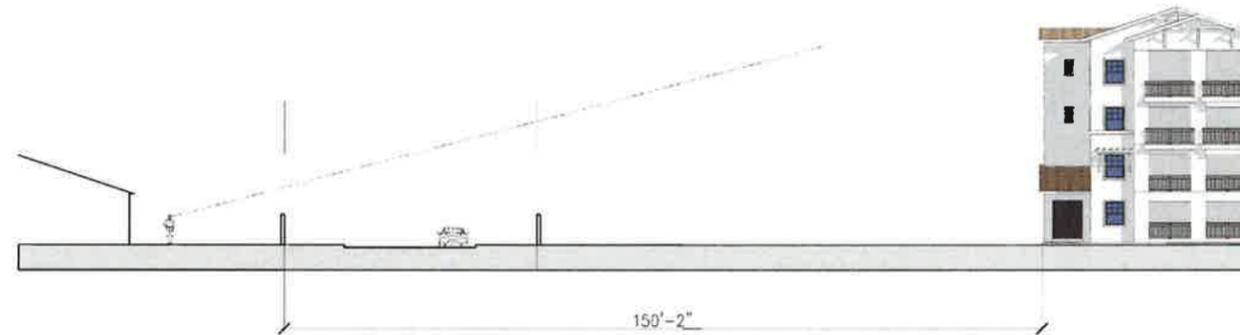
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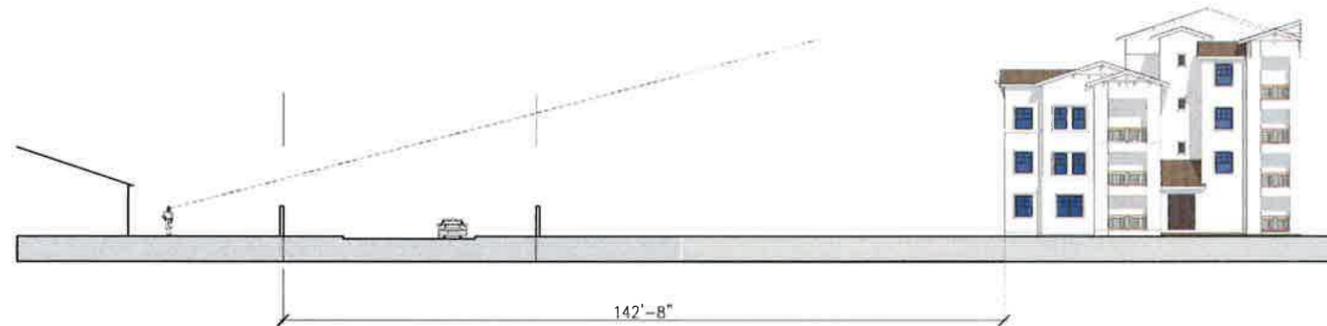
ELEVATIONS - COTTAGE BUILDINGS

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SITE SECTION A-A
4 STORY EDGE



SITE SECTION B-B
3 STORY EDGE

ORIGINAL SUBMITTAL:



1/16" = 1'-0"

SIGHT LINE ANALYSIS

A-304

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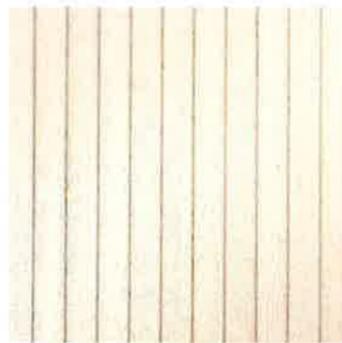
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



VIEW OF PORTE COCHERE DRIVEWAY



1 SMOOTH 4X8 COMPOSITE PANELS
PAINT GRADE



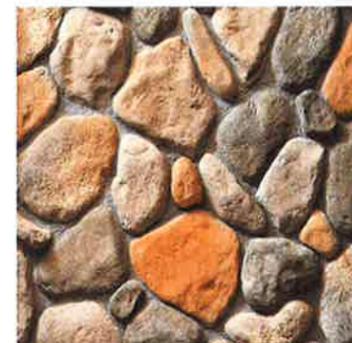
2 VERTICAL COMPOSITE SIDING PANELS
PAINT GRADE



3 HORIZONTAL COMPOSITE SIDING PANELS
PAINT GRADE



4 CONCRETE ROOF TILES
EAGLE ROOFING - PONDEROSA
VILLAGE BLEND 5671



5 STONE VENEER
BORAL / RIVER ROCK - LAKE TAHOE



6 WOOD/ FAUX WOOD TRELLISES
PAINT GRADE



7 GREEN SCREEN



8 VINYL WINDOWS
DARK BRONZE



9 FABRICATED METAL RAILINGS/ GATES
PAINT GRADE



A FRAZEE
PAVLOVA CL 2801W



B FRAZEE
FUDGE CL 2647N



C FRAZEE
SHOAL CL 3234D



D FRAZEE
AKAMINA CLW 1013W



E FRAZEE
MISTAYA CLW 1042W

ORIGINAL SUBMITTAL:

A-305



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COLOR & MATERIALS BOARD

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A VIEW OF PORTE COCHERE DRIVEWAY (From Reynolds Ranch Parkway)



B VIEW OF COTTAGES (From Parcel 3)



C VIEW OF RIGHT FRONT SIDE (From Reynolds Ranch Parkway)

ORIGINAL SUBMITTAL



REYNOLDS RANCH SENIORS
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PERSPECTIVES - BUILDING 1 & COTTAGES



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A-306
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UNIT A1 alt
1 BEDROOM - 1 BATH
Unit Area: 609 SQ. FT.

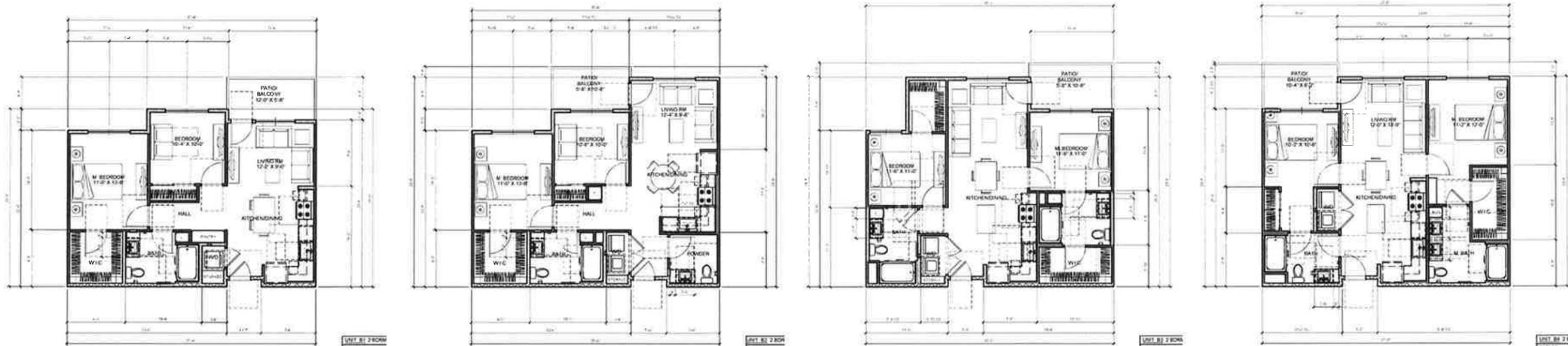
UNIT S1
STUDIO - 1 BATH
Unit Area: 474 SQ. FT.
Patio/Balcony: 37 SQ. FT.

UNIT A1
1 BEDROOM - 1 BATH
Unit Area: 609 SQ. FT.
Patio/Balcony: 70 SQ. FT.

UNIT A1.1
1 BEDROOM - 1 BATH
Unit Area: 602 SQ. FT.
Patio/Balcony: 76 SQ. FT.

UNIT A2
1 BEDROOM - 1 BATH
Unit Area: 685 SQ. FT.
Patio/Balcony: 75 SQ. FT.

UNIT A3
1 BEDROOM - 1 BATH
Unit Area: 737 SQ. FT.
Patio/Balcony: 80 SQ. FT.



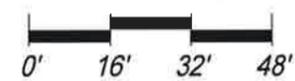
UNIT B1
2 BEDROOM - 1 BATH
Unit Area: 822 SQ. FT.
Patio/Balcony: 76 SQ. FT.

UNIT B2
2 BEDROOM - 1.5 BATH
Unit Area: 898 SQ. FT.
Patio/Balcony: 67 SQ. FT.

UNIT B3
2 BEDROOM - 2 BATH
Unit Area: 936 SQ. FT.
Patio/Balcony: 77 SQ. FT.

UNIT B4
2 BEDROOM - 2 BATH
Unit Area: 984 SQ. FT.
Patio/Balcony: 70 SQ. FT.

ORIGINAL SUBMITTAL:



1/8" = 1'-0"
UNIT PLANS

A-401



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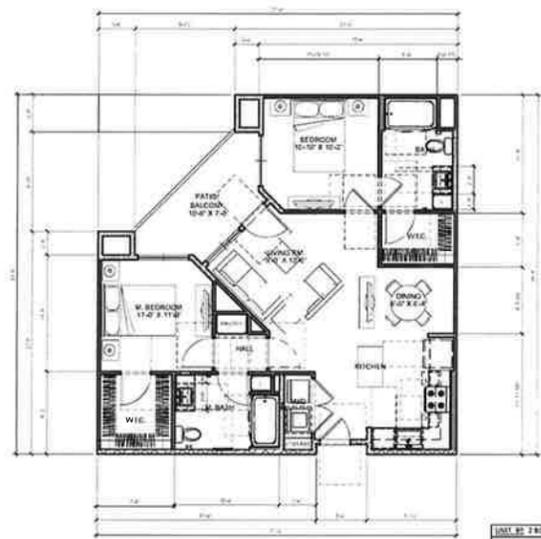


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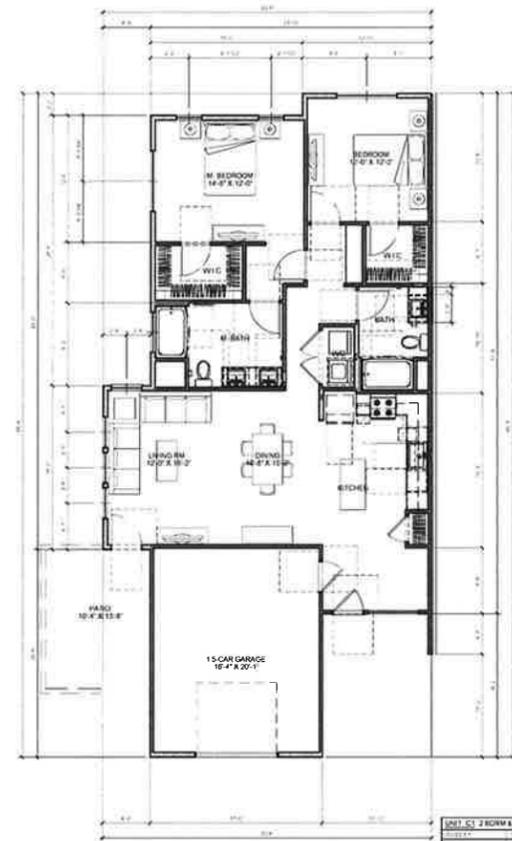
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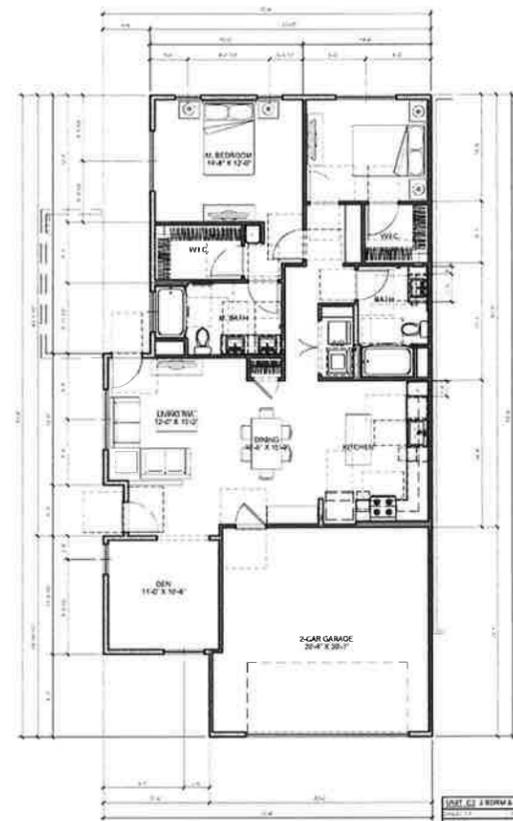
UNIT B5
2 BEDROOM - 2 BATH
Unit Area: 1014 SQ. FT.
Patio/Balcony: 97 SQ. FT.



UNIT B6
2 BEDROOM - 2 BATH
Unit Area: 1119 SQ. FT.
Patio/Balcony: 77 SQ. FT.

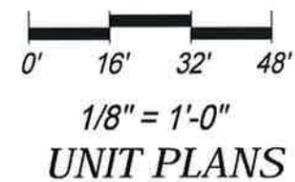


UNIT C1
2 BEDROOM - 2 BATH
Unit Area: 1367 SQ. FT.
Garage: 349 SQ. FT.
Patio: 142 SQ. FT.



UNIT C2
2 BEDROOM + DEN - 2 BATH
Unit Area: 1409 SQ. FT.
Garage: 439 SQ. FT.
Patio: 142 SQ. FT.

ORIGINAL SUBMITTAL:



A-402



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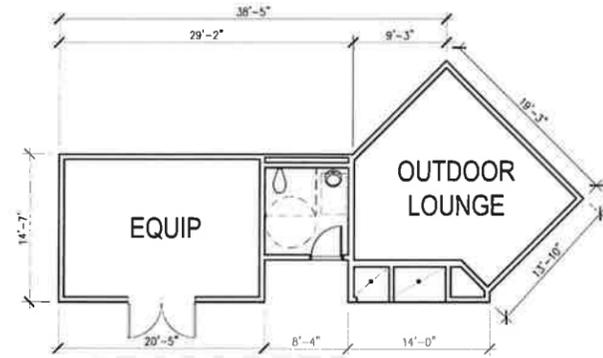
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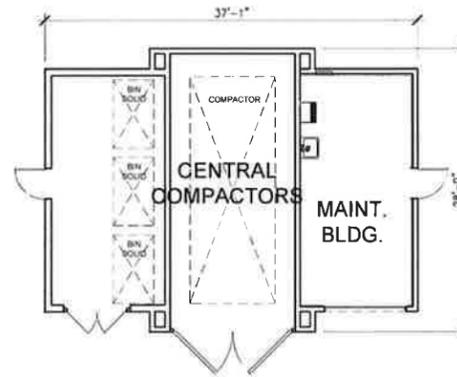


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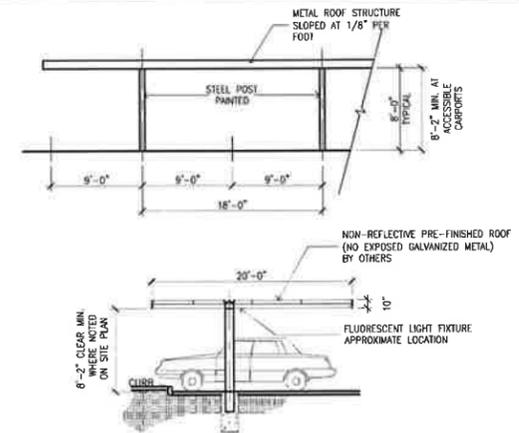
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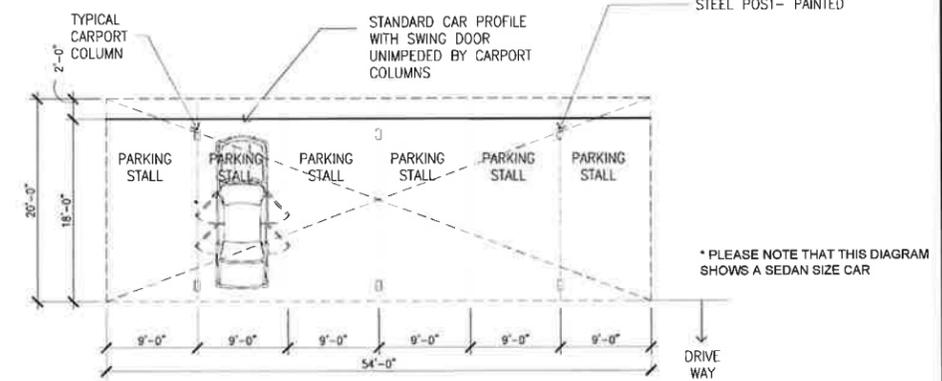
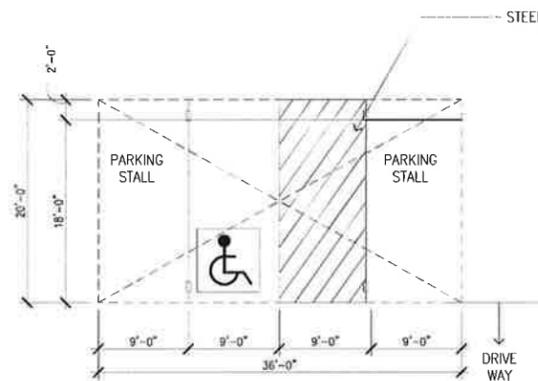
POOL BUILDING
SCALE 1/8"=1'-0" **1**



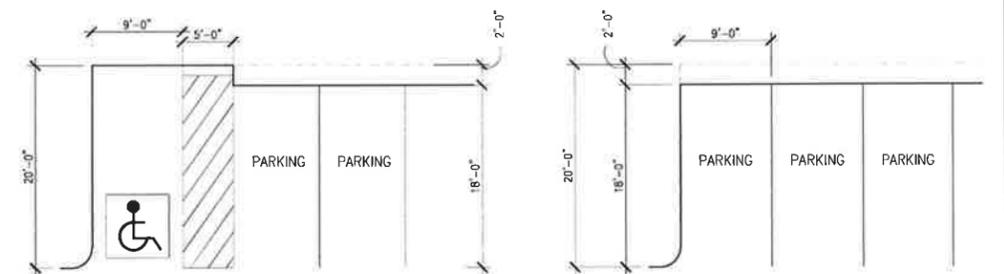
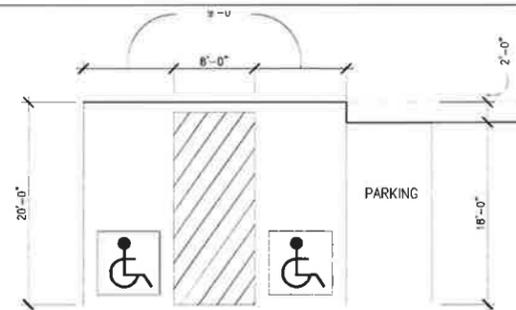
TRASH COMPACTOR & MAINTENANCE BLDG
SCALE 1/8"=1'-0" **2**



CARPORT ELEVATIONS
SCALE 1/8"=1'-0" **3**

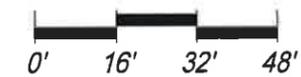


STANDARD/ HANDICAP CARPORT LAYOUT
SCALE 1/8"=1'-0" **4**



STANDARD/ HANDICAP PARKING LAYOUT
SCALE 1/8"=1'-0" **5**

ORIGINAL SUBMITTAL:



1/8" = 1'-0"

A-501

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REYNOLDS RANCH SENIORS

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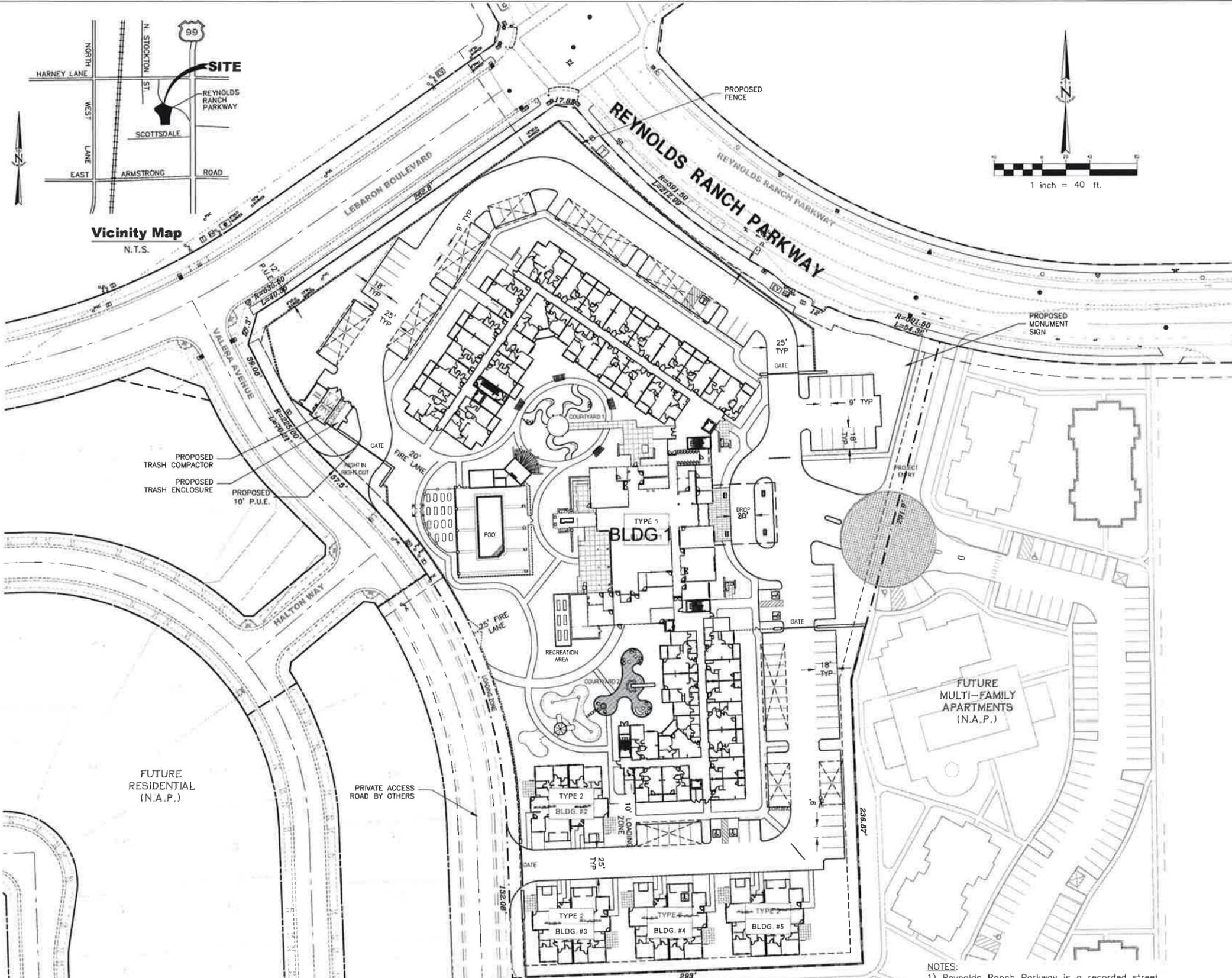
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OWNER OF RECORD:

Skinner Ranch Holdings, L.P.
 c/o RPM Company
 1420 South Mills Ave., Suite 'M'
 Lodi, CA 95242
 Attn: Dale Gillespie
 (209) 333-3400

DEVELOPER:

Wolff Enterprises II, LLC
 6710 E. Camelback Road, Suite 100
 Scottsdale, AZ 85251
 Attn: Matt Kaminski
 (480) 315-9595

ARCHITECT:

Architects Orange
 144 North Orange Street
 Orange, CA 92866
 Attn: Jennifer Yamashiro Easton
 (714) 639-9260

ENGINEER:

RSC Engineering, Inc.
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Attn: Tiffany Wilson
 (916) 788-2884

EXISTING GENERAL PLAN DESIGNATION AND ZONE:

HDR - High Density Residential

PORTION OF APN:

APN 058-650-025

PROPOSED ACREAGE:

5.76± Acres

UTILITIES:

Sewer - City of Lodi Public Works
 Water - City of Lodi Public Works
 Drainage - City of Lodi Public Works
 Electricity - City of Lodi Electric Utility District
 Gas - PG&E
 Telephone - AT&T
 Fire - City of Lodi Fire Department

PARKING:

Standard Stalls	49 Stalls
Covered Parking	61 Stalls
Handicap Stalls	5 Stalls (Inc. 1 Covered)
Garage Parking	9 Stalls (Inc. 1 ADA)
Total	124 Stalls

*Bicycle Parking Per City Requirements
 *Typical Stall: 9' x 20' (or 18' + 2' Overhang)
 *Drive Aisles = 25'

BUILDING SETBACK:

Front	10'	_____
Side	0'	_____
Rear	0'	_____

NOTES:
 1) Reynolds Ranch Parkway is a recorded street and PUE per 2008-086926, 2008-086927, 2008-085830, 2008-085831, and 2008-085832.
 2) Cross Access Proposed with Multi-Family Apartments.

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DETAILED SITE PLAN



REYNOLDS RANCH SENIORS

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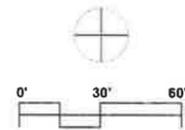
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