

<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, AUGUST 12, 2009 @ 5:15 PM</p>
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

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1. ROLL CALL
2. MINUTES – “October 6, 2008” & “February 12, 2009”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to renovate and convert an existing building into a restaurant at 601 West Lockeford Street. (Applicant, Jose Juan Vazquez; File # 09-SP-02).
4. COMMNETS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, OCTOBER 6, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of October 6, 2008, was called to order by acting Chair Kiser at 5:15 p.m.

Present: Committee Members – Slater, Stafford and acting Chair Kiser.

Absent: Committee Members – Reyes and Sellesest.

Also Present: Community Development Director and Assistant Planner Bereket.

2. MINUTES

a) July 21, 2008 minutes approved, motion by Kiser, second by Stafford.

3. REVIEW ITEMS

a) **Request for Site Plan and Architectural Review Committee approval to construct a Café and Deli Building at 730 South Cherokee Lane.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout as well as the history of the project. Mr. Bereket stated that the applicant and his architect have been talking with City staff regarding various options and the best way to develop this parcel. The applicant's original plan requested a retail store of 2,800 sq. ft. and 11 standard parking stalls. Mr. Bereket indicated that City staff expressed concerns relating to the parking stall dimensions and width and location of a proposed driveway off Hale Rd. To address City staff concerns, Mr. Bereket indicated that the applicant revised the site plan. The revised plan changed the use to a convenience store with gas pumps. City staff again expressed concerns regarding the proposed driveway off Hale Rd, site circulation and whether or not the site was appropriate for a project of this size. The applicant revised the site plan and the revised site plan was reviewed by the Planning Commission on November 28, 2007. Mr. Bereket indicated the Commission was not satisfied with the revised site plan and asked the applicant to again revise his site plan to better fulfill City development standards, to provide additional landscape treatment, and to address parking and internal circulation concerns. Mr. Bereket indicated that the applicant's revised request was reviewed again by the Planning Commission on April 2008, at which time the commission felt the site was too small for the proposed use and denied the applicant's request. The applicant has now revised the project plan once again and is now proposing a small café and deli.

After a brief background report, Mr. Bereket described the proposed building and site layout. Mr. Bereket pointed out the proposed commercial

building will measure 2,400 sq. ft. in size. He indicated that the project meets the City's parking requirements. Architecturally, the building has a festive southwest style. The building is designed with the entryway on the southern elevation. The western elevation (facing Cherokee Lane) includes several architectural features to add interest to the building.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Stafford expressed a concern regarding the variety of colors proposed on the top 2 feet of the exterior walls. The project architect stated that the actual colors aren't exactly as shown on the overhead. The applicant handed SPARC color and material pallet to member Slater. SPARC member Slater pointed out the actual pictures are not as bright as appear on the staff report attachment and states these colors would be acceptable to the neighborhood. Planning Commission Member Kiser expressed his support of the project. He pointed out that the building is smaller then on earlier versions and that it met all City requirements and development standards. Member Kiser asked if the landscaping and the site lay out will remain the same. The applicant indicated the site layout and the landscape plan will remain the same and only the building will be demolished and rebuilt.

MOTION / VOTE:

SPARC, on motion of Member Kiser, second by Member Slater, approved the proposed Café and Deli Building at 730 South Cherokee Lane, subject to Common SPARC Conditions and Supplemental Conditions.

The vote was as follows:

Ayes: Slater, Stafford and acting Chair Kiser.

Noes: None.

Absent: Reyes and Chair Selleseth.

b) Review a proposed chapel addition to the First Baptist Church of Lodi, located at 267 North Mills Avenue.

Mr. Bereket made a brief presentation based on staff report. He stated the applicant was granted a Conditional Use Permit and site plan and architectural approval by the Planning Commission a couple of years ago. The church had always proposed to develop their site in two phases. The main worship center and class rooms were constructed as the first phase and the proposed chapel project is part of the second phase. He pointed out the proposed addition will be on the north east corner of the existing worship center building in an area that is currently landscaping. The proposed structure is a single story addition that measures 3,059 sq. ft. of building area and is attached to the existing worship center building. Mr. Bereket stated that the proposed exterior architectural finish will be identical to the existing church buildings, including materials, colors, landscaping and lighting. The existing parking layout will not be altered. He stated that some landscaping will be removed to accommodate the

proposed addition and the landscaping removed will be replaced with new landscaping spread throughout the parcel.

After staff's presentation, the project architect, Mr. Larry Wenell, spoke and pointed out the color rendering being presented was slightly different from what the actual project proposal calls. He pointed out the exterior façade of the proposed building is similar to what exists on the existing buildings and the use of new elements compliments the entire structure. Mr. Kiser asked if landscaping will be reduced in size. Mr. Wenell answered that the proposed addition removes some shrubs, ground covers and other plantings to accommodate the chapel but additional landscaping would be replanted across other areas of the property. Mr. Stafford expressed his support of the building's design. In particular, he expressed his appreciation how the building is oriented with an angle to the street; with no building elevation parallel to Mills Avenue. Mr. Stafford stated rather than seeing one continuous wall of the building from the street, the new addition will provide a street view of both a 2-story and a single story section of wall.

MOTION / VOTE:

SPARC, on motion of Member Stafford, second by Member Slater, approved the proposed additions to the First Baptist Church of Lodi, located at 267 North Mills Avenue, subject to Common SPARC Conditions and Supplemental Conditions.

The vote was as follows:

Ayes: Slater, Stafford and acting Chair Kiser.

Noes: None.

Absent: Reyes and Chair Selleseth.

4. ADJOURNMENT

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

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, FEBRUARY 12, 2009
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of February 12, 2009, was called to order by acting Chair Kiser at 5:15 p.m.

Present: Committee Members – Slater, Reyes and acting Chair Kiser.

Absent: Committee Members – Stafford and Selleseth.

Also Present: Interim Community Development Director and Assistant Planner Bereket.

2. MINUTES

a) No minutes were to be achieved.

3. REVIEW ITEMS

a) **Request that the Site Plan and Architectural Review Committee review and approve an application to construct a new Taco Bell restaurant at 608 West Lodi Avenue.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout. Mr. Bereket stated that the applicant, Mr. Dan Lewis, is requesting an approval of the site plan and architectural elevations of a proposed Taco Bell building with drive through-services. In response to Taco Bell Corporation's decision to slowly remodel all older style Taco Bell restaurants, the applicant will demolish the existing building and replace with the proposed building at the same site located at 608 West Lodi Avenue and will be built on the same foot- print. The project site is accessed from Lodi Avenue and shares driveways and parking areas with other tenants in the shopping center. The proposed Taco Bell restaurant is a one-story building, 2,755 square feet in size and 23 feet and 9 inches in height. The restaurant will have a total of 49 dining room seats as well as a drive-thru window. The parking lot, the landscape plan, and lot configuration will remain largely the same.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Slater expressed a concern regarding the variety of colors proposed on the top 2 feet of the exterior walls. He expressed a view that this type of color pattern may not fit with the surrounding elevations. The applicant indicated that those colors and patterns are company mandated and are not as bright as they appear on the presentation. The applicant handed SPARC member Slater an actual picture of the exterior elevation. SPARC member Slater pointed out the actual pictures are not as bright as appear on the staff report attachment and states these colors would be acceptable to the neighborhood.

Planning Commission Member Kiser asked if the new corporation mandated buildings are energy efficient. The applicants replied that the primary reasons the corporation mandated this new type of building design are for its energy conservation and kitchen design, which will reduce energy consumption. Mr. Kiser further asked if the applicant will seek Leadership in Energy and Environmental Design (LEED) Certification and the applicant replied that would

not be possible due to the cost involved and pointed out that all the equipment , including the building, will consume less energy. Member Kiser asked if the landscaping and the site lay out will remain the same. The applicant indicated site layout and the landscape plan will remain the same and only the building will be demolished and rebuilt.

MOTION / VOTE:

SPARC, on motion of Member Kiser, second by Member Slater, approved the request of Dan Lewis to demolish an existing Taco Bell restaurant and replace it with a new Taco Bell building at 608 West Lodi Avenue, subject to Common SPARC Conditions and Supplemental Conditions.

The vote was as follows:

Ayes: Slater, Reyes and acting Chair Kiser.

Noes: None.

Absent: Stafford and Chair Selleseth.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:42 p.m.

ATTEST:

Immanuel Bereket
Assistant Planner

Item 3a.



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Assistant Planner, Community Development Department
Date: August 12, 2009
Subject: Request for Site Plan and Architectural Review Committee approval to renovate and convert an existing building into a restaurant at 601 West Lockeford Street. (Applicant, Jose Juan Vazquez; File # 09-SP-02).

RECOMMENDATION

Staff recommends that the Site Plan and Architecture Review Committee approve the request of Mr. Jose Juan Vazquez to convert and renovate an existing building into a restaurant at 601 West Lockeford Street, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Mr. Jose Vazquez, is requesting to convert an existing building into a restaurant. The building is located at 601 West Lockeford Street, at the intersection of California and Lockeford Streets. The applicant's project seeks to extensively remodel an existing building; add a small office on a new second floor; make various site improvements and convert the building into a restaurant use. The building has historically being used for auto-repair businesses. Its most recent use was a smog check station. Once completed, the proposed project will be sit-down restaurant with on-site parking spaces. A restaurant type use is a permitted in C-1 district. No Use Permit approval is being requested with the current application and a Use Permit would only be required for a separate Alcoholic Beverage Control request.

BACKGROUND

The applicant is proposing to convert an existing metal auto repair building into a restaurant. The conversion will involve removing some additions to the existing building, adding a partial second story, various site improvements to provide on-site parking, and landscaping treatment throughout the parcel. The site contains one large Oak tree, one Redwood tree, and one small cherry tree. The properties to the north and south along the California Street are zoned C-1 (Neighborhood Commercial) and are developed with various types of office and commercial neighborhood uses. The property across California Street to the east is zoned C-2 (general commercial) and is developed with a small shopping center. The properties to the west and southeast are zoned R1-E (residential single-family-eastside) and are developed with residential uses. The subject parcel measures 8,582 sq. ft in area.

An application was made to convert the existing building into a restaurant with drive-thru services. City staff expressed concerns about the suitability of the site for a restaurant with drive-thru services and the fact that a drive-thru aisle could potentially remove the Redwood and Oak trees currently located on the site. The applicant's have revised the site plan to exclude drive-thru services and make it a sit-in restaurant.

ANALYSIS

As noted above, the applicant proposes to convert an existing single story building historically used for auto-related businesses into a restaurant. The building is located at 601 West Lockeford Street, at the intersection of California and Lockeford Streets. The current site has a total of four

driveways, with two driveways on each street. The northern most driveway on California Street is a share driveway with the property to the north.

The building is a single story structure with two large roll-up doors on the southern elevation and an office and waiting room on the eastern portion of the building. The existing building configuration and multiple site access points are typical for older auto-related sites. The applicant proposes to expand the building footprint, add a small second floor area for office space, reface the exterior of the entire building and provide on-site parking and landscaping. The buildings use will also change from an auto repair business to a sit-down restaurant. In staff's view, the proposed change in the use of the structure, building footprint and physical appearance of the building warrant a site plan and architectural review.

The plans show the removal of the two existing driveways on California Street and replacing them with a single new driveway, curb, gutter and sidewalk conforming to City of Lodi standards. The proposed driveway on California Street will extend onto the adjoining parcel to the north to provide access to that parcel. Similarly, the two existing driveways on Lockeford Street will be removed and replaced with a single new driveway. The driveway closest to the intersection will be removed and replaced with curb, gutter and sidewalk. The proposed driveway on Lockeford Street leads to two parking spaces provided along the southern portion of the site and the proposed driveway on the California street leads to the main parking lot and also serves the adjoining property to the north. Based on the number of seats being proposed (36), 9 parking stalls are required (1 for every 4 seats) and the plans show that 9 parking stalls are provided.

As shown on the plans, the proposed building will be approximately 30 feet in height and will feature articulations created by columns, recessed windows, and accent trim. The body of the building consists of stucco finish in a brown color. The building entrances and windows are emphasized with trim in light brown colors. The proposed architectural elevations show the main entrances facing north to the parking lot and another entrance facing east toward California Street. The floor plan shows the dining area will be within the eastern portion of the building and the food preparation area and kitchen will be within the southern portion. The dining area will be restricted to interior of the building and no outdoor dining area is being proposed. A refuse enclosure has been provided and is readily accessible for service. The proposed refuse enclosure will be painted to match the color of the new building.

The applicant has submitted a landscape plan. The plan preserves existing trees (Oak, Redwood and Cherry trees) and adding additional landscaping. Staff has reviewed the proposed landscape plan and determined that it complies with the requirements of the City's landscape requirements. However, the overall design of the site will be subject to the City's *Stormwater Development Standards* requirement that was adopted by the City in August, 2008.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The proposed use and design meet all applicable City rules and regulations. In staff's opinion, this project represents a major upgrade to a site and building that has been under utilized and vacant for quite some time. The proposed use is appropriate for the site and the area given that there aren't that many sit-in restaurants in the neighborhood. Based upon City evaluation and analysis, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed renovation and addition of a building located at 601 West Lockeford Street, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Mr. Jose Vazquez to renovate an existing building located at 601 West Lockeford Street, subject to the SPARC Common Design Requirements and Supplemental Conditions.

Community Development Department, Planning Division:

1. The project proponent will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The 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. All rooftop equipment such as HVAC units, satellite receiving dishes shall be screened from public view.
4. The project proponent shall ensure that exterior building mounted light fixtures do not spill light onto adjacent properties. Flashing, shimmering and/or rotating lights shall not be permitted. The applicant shall submit lighting program along with building permit plans. The said plan shall show a lighting plan for the entire site showing the height, location and lamp style and details of the proposed lightings to be used, including photometric contours.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but shall not be reduced in amount.
6. 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.

7. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. All identification signs shall require a building permit.
8. The project proponent shall provide onsite refuse enclosure and the enclosure shall be wide enough to accommodate recyclable and non-recyclable materials. The refuse enclosure shall consist of C.M.U. wall and steel doors. The said C.M.U. wall shall be painted the same color as the body of the building. The said refuse enclosure shall conform to the Stormwater Design Standards.
9. The proposed onsite parking spaces shall be constructed in accordance with applicable City standards and regulations.
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.

Community Development Department, Planning Division:

11. Due alteration of structural walls, reconfiguration of interior walls and addition with a 2nd story, plans are required to be prepared by an Architect or Professional Engineer, licensed in the State of California. 2007 CBC, Appendix Chapter 1 Administration, Section 106.3.4.1
12. If the existing building is constructed of un-reinforced masonry, seismic upgrades to be building are required, as per City of Lodi policy and 2007 CBC, Chapter 34.
13. Accessible path of travel from each entrance and ground level exit to the public way shall be provided. 2007 CBC, Section 1133B.1.1.1.1
14. Separate accessible restroom facilities shall be provided for each sex. 2007 CPC, Section 412.3, and 2007 CBC, Section 1115B.1.1
15. Sinks and drains serving the kitchen area shall drain to an appropriately sized grease waste line and grease interceptor. 2007 CPC, Section 1014.1.
16. 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.

Public Works Department:

17. The existing driveways on California Street shall be removed and replaced with curb, gutter and sidewalk conforming to Standard Plan 135 and the City of Lodi Design Standards 1.503. The northern driveway will not be used for this project so it must be replaced with curb, gutter and sidewalk. The southern driveway location is too close to the California Street and Lockeford Street intersection. By closing this driveway, the routing for the drive thru will need to be adjusted.
18. The existing driveway on Lockeford Street adjacent to the curb return shall be removed and replaced with curb, gutter and sidewalk conforming to Standard Plan 135 and the City of Lodi Design Standards 1.503.
19. The proposed driveway on California Street shall be a commercial driveway conforming to Standard Plan 114. The location of this driveway extends onto the neighboring parcels

driveway. A minimum of 4 feet of full curb height shall be maintained between to top of transitions of adjoining driveways.

20. All new development is required to perform best management practices (BMP) as required in the City Stormwater Development Standard Plans (DSP). This project is considered new development because it is changing the use of the building from an automotive shop to a restaurant. A restaurant is identified as a "Priority Category" under section 2.3.3 of the DSP. The project must include measures to mitigate the pollutants of concern listed in the DSP. The SPARC plans must include the mitigation measures prior to Public Works approval.
21. All stormwater runoff must be collected onsite discharge to the public storm drain line in the intersection of Lockeford Street and California Street. The on-site storm drain system shall be connected to the public storm drain line in conformance with City design standards.
22. 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.
23. Payment of the following prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Wastewater capacity impact fee.
 - c. County Facilities Fees.
 - d. Regional Transportation Impact Fee (RTIF).
 - e. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
24. An encroachment permit issued by the Public Works Department is required for the following work:
 - a. All work in the Lockeford Street and California Street right-of-way including, but not limited to, driveways, sidewalk and connection to the storm drain mains.
25. 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. Aerial Map
- C. Site Plan
- D. Floor Plan
- E. Landscape Plan
- F. Color Rendering

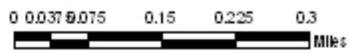


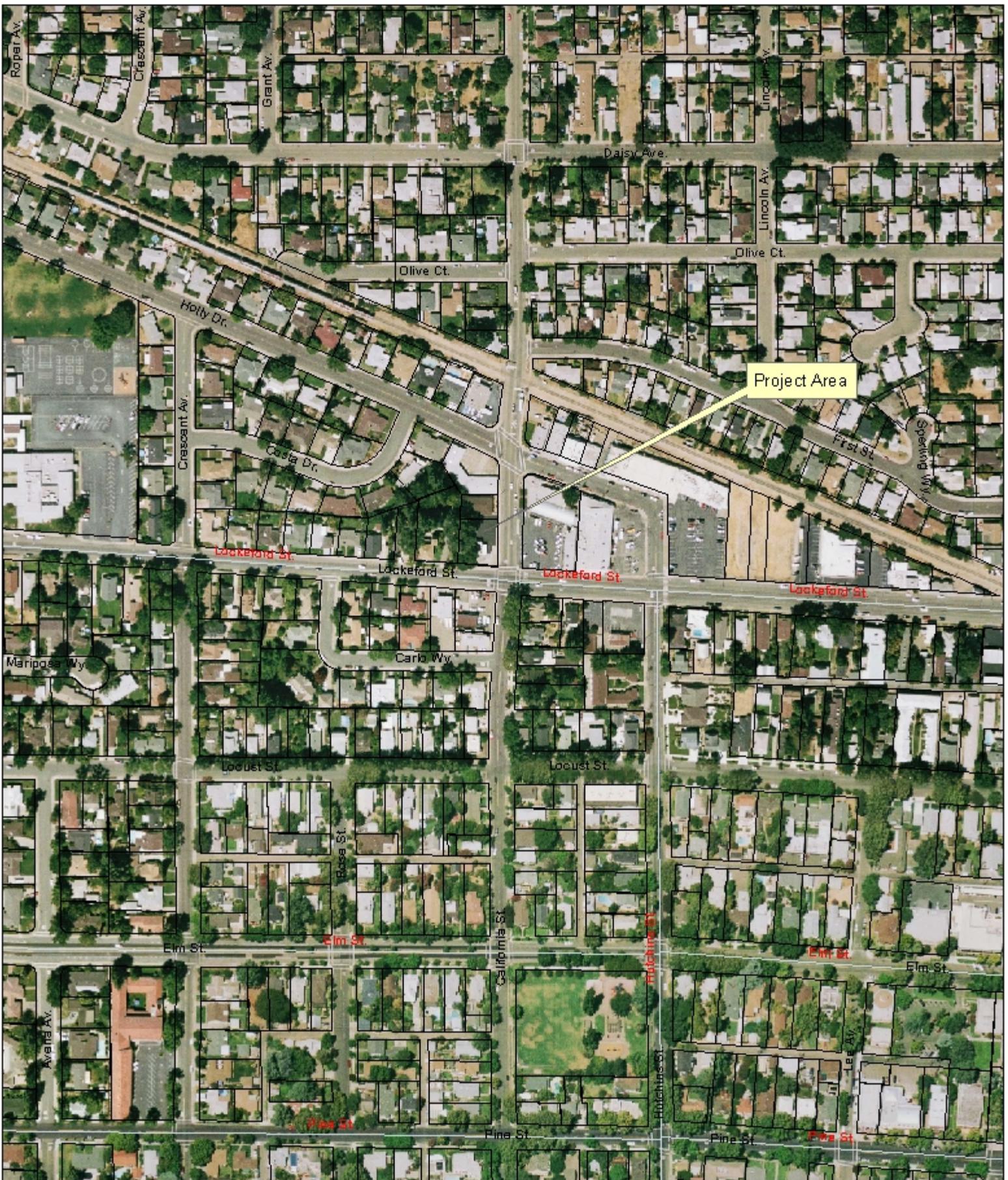
Project Area



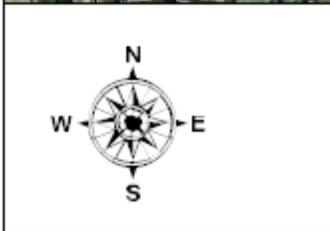
Vicinity Map

 Project Area

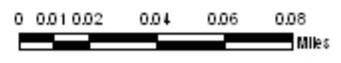




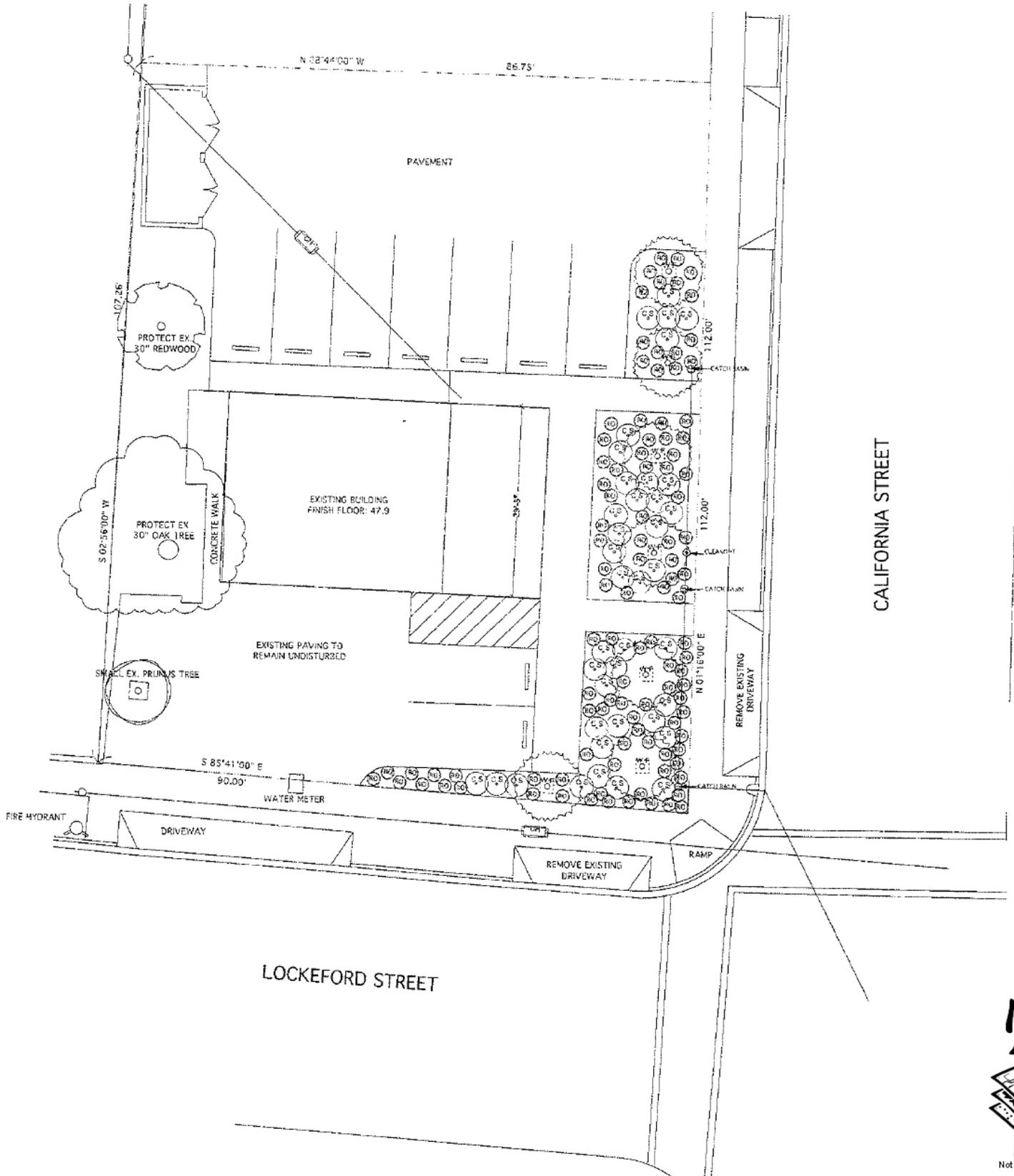
Project Area



Aerial Map



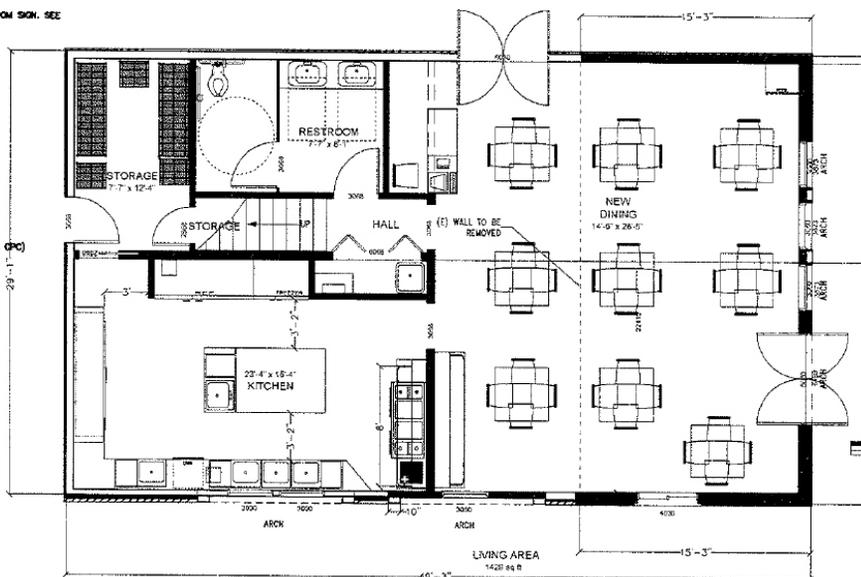
SITE PLAN



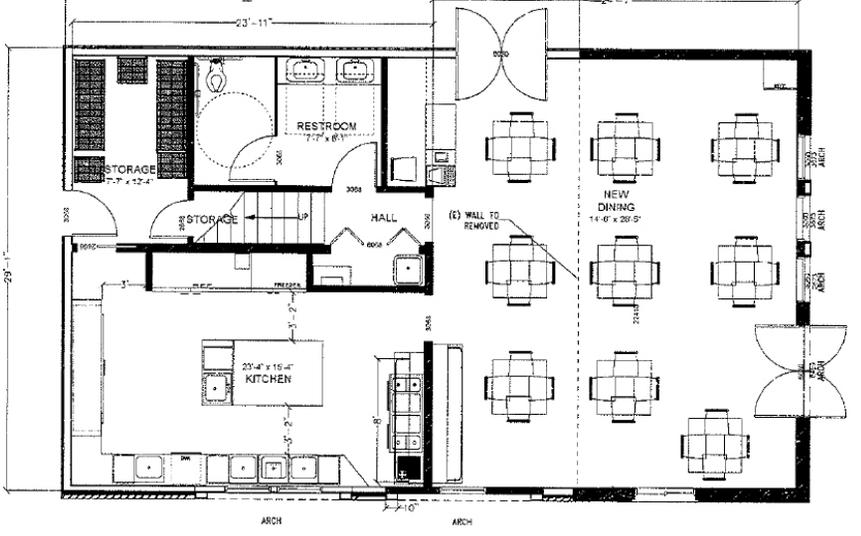
KEY NOTES

NOTE:
CERTAIN EXISTING CONDITIONS SHOWN ARE BASED UPON DRAWINGS OF WORK AS BUILT AND THEIR ACCURACY MUST BE VERIFIED ON SITE. THE OWNER OR CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND CONDITIONS VERIFIED ON SITE.

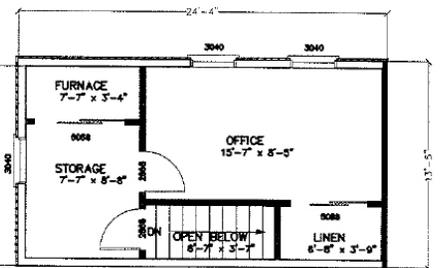
- 1 REMOVE (E) AND/OR INSTALL (N) ACCESSIBLE ADA RESTROOM SIGN. SEE SHEET A1 & D1. FOR SIGN DETAILS
- 2 CLEANING CHEMICAL STORAGE
- 3 INSTALL (N) MOUNTED TOILET PAPER DISPENSER (DOUBLE)
- 4 INSTALL (N) SOAP DISPENSER
- 5 INSTALL (N) PAPER TOWEL DISPENSER
- 6 INSTALL (N) MIRROR
- 7 INSTALL (N) 42" GRAB BAR
- 8 MOP SINK
- 9 INSTALL (N) 36" GRAB BAR
- 10 INSTALL N.H. PIPE INSULATOR MODEL: C033-75175-NH** W/1" LOCATOR STRAP W/1" AND FALIAS PER (2001 CMC & CPC)
- 11 LOCKERS
- 12 REFRIGERATED MODEL:
- 13 FREEZER (2 DOORS) UNIT.
- 14 FRYMASTER MODEL: HIGH EFFICIENCY GAS FRYERS.
- 15 REMOVE (E) FAUCET AND INSTALL (N) LEVER FAUCET TO MEET ADA REQUIREMENTS
- 16 (N) 3 COMPARTMENTS WITH TWO 18" INTEGRAL METAL DRAINBOARD SINK
- 17 10X20. FOOD PREPARATION SINK W/ 18" INTEGRAL METAL DRAINBOARD
- 18 107X15(N) HANDWASHING SINK
- 19 NEW 3D-5 COMMERCIAL DISHWASHER MODEL: AF-3D-5
- 20 INSTALL (N) LAVATORY
- 21 INSTALL (N) 0038" DOOR (SELF-CLOSING)
- 22 1- 7' Work Table, 6" W, +3 shelving @18" UNDER
- 23 CHAMPION CHAMBERLOR MODEL: C03-18H
- 24 "X" TYPE FIRE EXTINGUISHERS
- 25 ALL WALLS TO BE PAINTED (SEMI-GLOSS WASHABLE PAINT.)
- 26 NEW 8" HOOD TYPE L
- 27 CASH REGISTER
- 28 NEW 96 WIRE SHELVING EPOXY COATED 2- 72"x24"x74". 1-48"x24"x74" TOTAL: 97 SQ. FT.
- 29 Ice Maker
- 30 NEW FLOOR SINK
- 31 4-CABINET 180X207H W/SHELVING
- 32 (N) RESTAURANT RANGE & OPEN BURNERS, SINGLE OVEN MODEL: 3360/3360-1G.
- 33 (N) 24"x48" SKYLIGHT



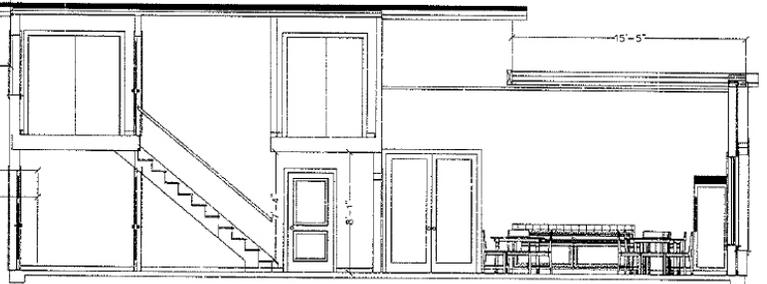
NEW DIMENSIONAL PLAN
1/4" = 1'



NEW FLOOR PLAN
1/4" = 1'



NEW SECOND FLOOR PLAN
1/4" = 1'



NEW SECTION
1/4" = 1'

NOTE:
THE HANDWASHING FACILITY SHALL BE SEPARATED FROM THE HANDWASHING SINK BY A METAL SPLASHGUARD WITH A HEIGHT OF AT LEAST 6" THAT EXTENDS FROM THE BACK EDGE OF THE DRAINBOARD TO THE FRONT EDGE OF THE DRAINBOARD, THE CORNERS OF THE BACKER TO BE BOUNDED.

- * COPPER PIPES SHALL BE USED FOR ALL POTABLE WATER SERVICES FROM THE WATER METERS LOCATED IN THE PUBLIC RIGHT OF WAY TO THE BUILDING SERVICE. ALL MATERIALS USED IN THE WATER SUPPLY SYSTEM EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL, APPROVED BY THE ENFORCEMENT AGENCY, FAIRFIELD CITY CODE SECTION 5.114(g)
- * WHEN THE CITY MAIN TO THE WATER IS NON-METALLIC THE WATER SERVICE LINE MAY BE PLASTIC EXCEPT THAT LAST 30 FEET PRIOR TO ENTERING THE BUILDING SHALL BE COPPER.
- * ALL WIRING SHALL CONFORM TO THE 2004 EDITION OF CALIFORNIA ELECTRICAL CODE & CHAPTER OF LOCAL MUNICIPAL CODE AS AMENDED BY ORDINANCE No. 2005-04.

OCCUPANT LOAD OF PREMISES
DINING AREA: 878 SQ. FT./150-170
BAR AREA & STOOLING PREMISES
SEVEN BAR & REGULAR CHAIRS= PERSONS
GENERAL AREA: 337 SQ. FT./200+ PERSONS
STORAGE: 55 SQ. FT./200+ 1
SEIZE: 82 SQ. FT./100+ 1

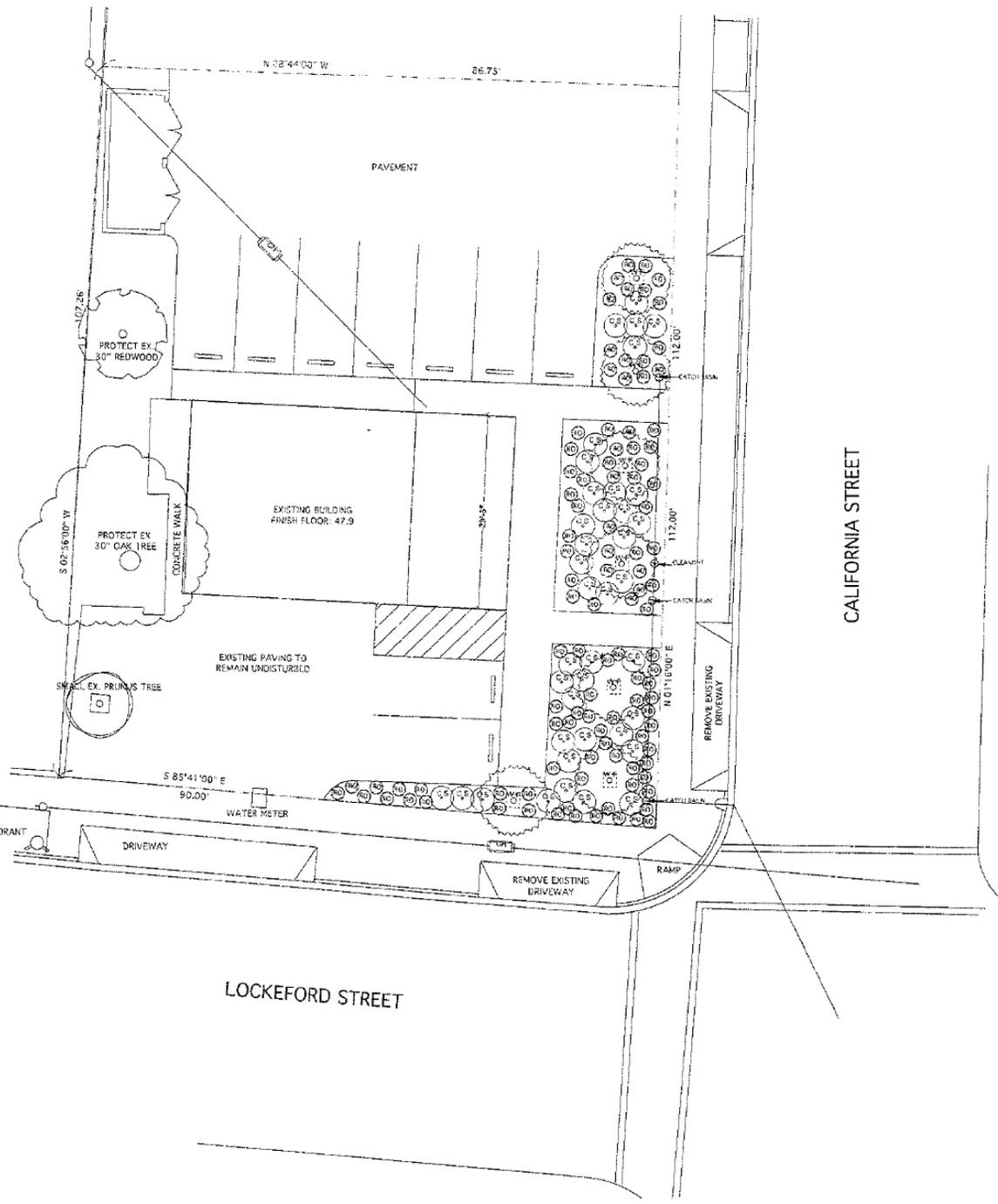
NOTE:
THE MOP SINK SHALL BE A ONE COMPARTMENT, CURBSEDOR SLOPED TO A DRAIN. THE MOP SINK SHALL BE PROVIDED WITH HOT & COLD WATER RUNNING WATER THROUGH A MIXING VALVE AND PROTECTED WITH A BACKFLOW PROTECTION DEVICE. THE FLOOR SURROUNDING THE MOP SINK SHALL BE CERAMIC TILE OR SOME TYPE OF COMPARABLE MATERIAL COVERED AT THE JUNCTURE OF THE FLOOR AND WALL WITH A 3/8" MIN. RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST 4". THE WALLS SURROUNDING THE MOP SINK SHALL BE FIBERGLASS REINFORCED PANELS OR SAME TYPE OF COMPARABLE MATERIAL.

- 2007 CALIFORNIA BUILDING CODE.
- 2007 CALIFORNIA ELECTRICAL CODE.
- 2007 CALIFORNIA FIRE ALARM & SIGNALING CODE.
- 2007 CALIFORNIA MECHANICAL CODE.
- 2007 CALIFORNIA PLUMBING CODE.
- 2007 CALIFORNIA ENERGY CODE.
- 2007 CALIFORNIA FIRE CODE.
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.

LEGEND
(E) PARTITION TO BE REMOVED
(N) PARTITION TO BE INSTALLED



PROJECT: NEW FLOOR PLAN & GENERAL NOTES
 DRAWN BY: DE
 CHECKED BY: DE
 APPROVED BY: DE
 DATE: 1/21/09
 SCALE: 1/4" = 1'
 SHEET NO.: A3
 SHEET TOTAL: 1 OF 1
 PROJECT: LA TERRAZA RESTAURANT
 401 Lockwood St.
 Lodi, CA 95240.
 SINBORDES DESIGN
 CAD Residential Design & Blueprints
 1000 Texas St Suite H Fairfield, CA 94533
 707-999-5288 FAX: 707-999-6052



PLANT LIST

Date	Size	Qty	Quantity	Botanical Name	Common Name
Plant	1 1/2'	24	24	WASH. VICTORIA PLUMBER	CALIFORNIA FAN PALM
Shrub	6.5'	6	36	CRISTUS SALICIFOLIUS PROSTRATUS	CRACKLEBARK ROCKROSIE
Groundcovr	1.0'	180	180	ROSMARINUS OF HEATINGTON CARRIER	GROUNDCOVER ROSEMARY

PLANTING AND TREE PROTECTION NOTES

- Use 3" deep mulch in all planting areas. A 2" dia. backfill area is to be maintained around the base of every plant.
- The plan is schematic. Don't install plants too close to edges of paving or buildings.
- For existing plants, until the soil fertility test is done.
- Use 15 gallon tanks of fertilizer on trees and shrubs in proximity of 12-12 - 12 fertilizer tilled into the top 6" to 8" of soil after rilling soil to 12" depth, except under existing trees.
- Install exclusive fencing around all heritage trees as close to the drip line as possible before construction begins, and remove at the conclusion of construction.

LANDSCAPE IRRIGATION CONCEPT

This is a small commercial project.
 There is no lawn.
 All irrigation is drip.
 All plants are low water use.
 3" deep top dress mulch will be installed.

SQUARE FOOTAGE OF PLANTING AREA

There are 875 sq. ft. of planting areas with palms, shrubs, groundcovers, drip irrigation, and back mulch.

IRRIGATION NOTES

- Collector tank should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- Electrical controller should be set to water between 6:00pm and 11:00 am to avoid watering during times of higher winds or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. See irrigation schedule according to plants' water needs.
- Install a Hunter wireless Rain-Dirk sensor to stop irrigation in times of rain. Also install a Hunter Flow-Dirk sensor to stop irrigation if a pipe breaks.

DRIP IRRIGATION NOTES

- Secure 1/2" drip tubing 1' below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets blown away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing line and flush them so they can be found easily.
- Run laterals, bring close to plants to minimize length of smaller 1/4" tubing. Space emitters on 12" tubing at plant root ball. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install washers on 1/4" tubing at 12" on center and cover tubing with 1" of soil over mulch.
- As the plant and plant material increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
- Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant rootball (not right at stem). Use Agriflex PIC Plus (pressure compensating emitters). Use the ones that are tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

EMITTER SCHEDULE

Two 1 GPH emitters at small shrubs (annual size)
 Three 1 GPH emitters at medium shrubs
 Six 1 GPH emitters at palm trees
 Wet shrubs that have multiple emitters, place some over rootball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

REVISED


Not Sealed

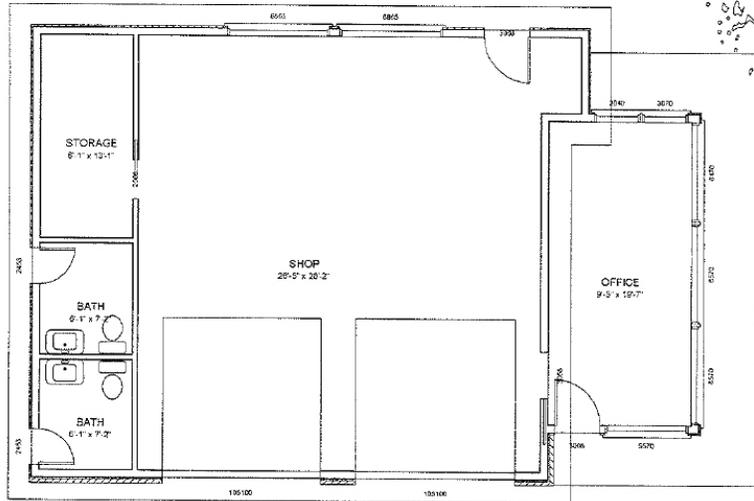
LANDSCAPE PLAN

PROPOSED LA TERRAZA RESTAURANT
601 LOCKEFORD STREET
LODI, CA 95240

LANDSCAPE PLAN

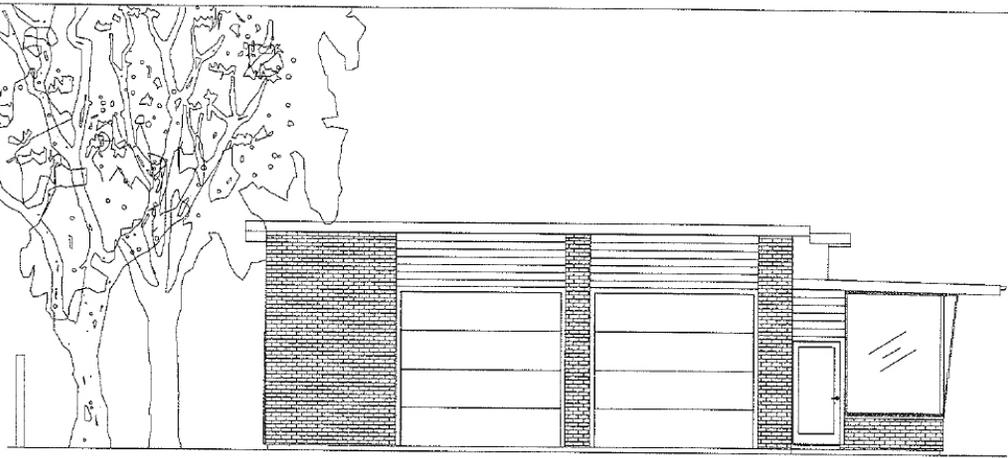
DATE: June 13 2019
 SCALE: 1/8" = 1'-0"
 DRAWN: RES

L-1



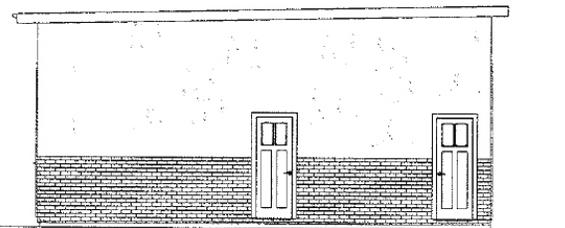
EXISTING FLOOR PLAN
1/4" = 1'

1
A2
LIVING AREA
1200 sq ft



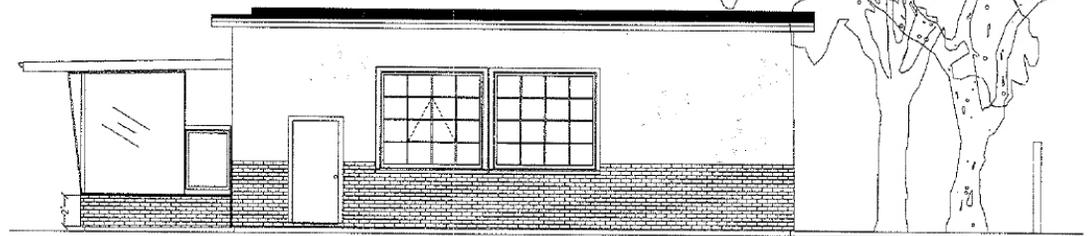
EXISTING FRONT ELEVATION
1/4" = 1'

2
A2



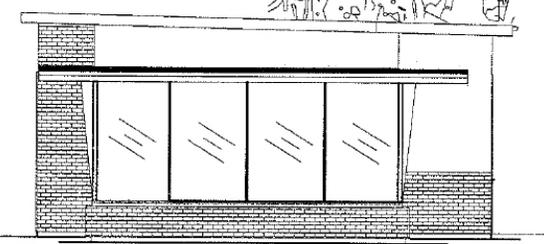
EXISTING LEFT ELEVATIO
1/4" = 1'

4
A2



EXISTING REAR ELEVATIO
1/4" = 1'

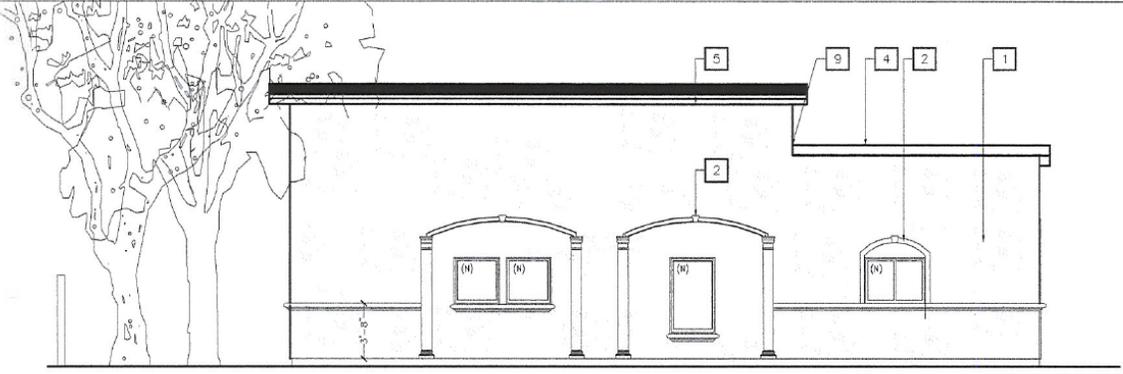
3
A2



EXISTING RIGH ELEVATIO
1/4" = 1'

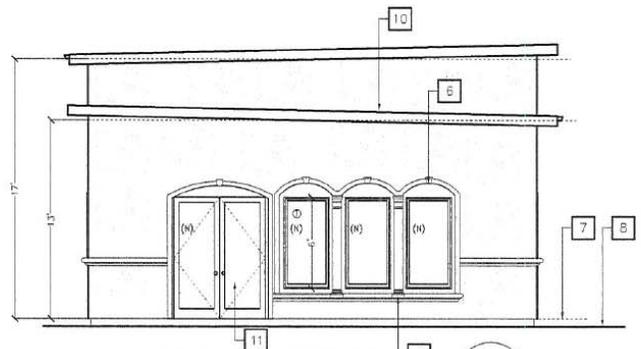
5
A2

OWNER:	PROPOSED	APPROVED BY	DE
	L.A. TERRAZA RESTAURANT	DATE	1/17/09
DESIGNER:	Sinbordes Design CAD Residential Design & Blueprint 1000 Texas St. Suite 111 Fairfield, CA 94533 707-598-0200 FAX: 707-599-2022	CHECKED BY	DE
		IN CHARGE	DE
PROJECT NO.		REV.	REV.
SHEET 1 OF		A2	



REVISED FRONT ELEVATION

1
A5



REVISED RIGHT ELEVATION

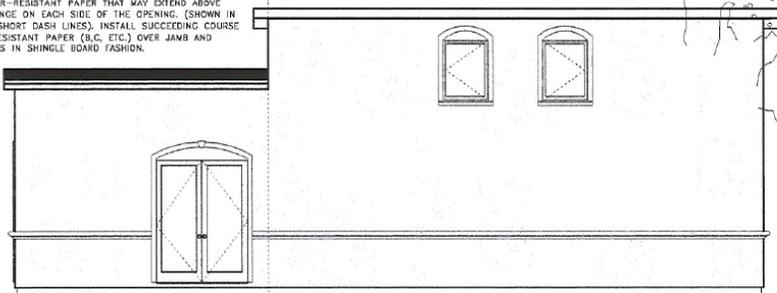
2
A5

WINDOW NOTES

- ALL (N) WINDOWS SHALL BE DUAL-GLAZED VINYL.
- PROVIDE MAX. SILL HEIGHT @ BR WINDOWS TO BE 44" CLR HT. OR (MIN.) EGRESS WINDOW/DOOR 24" OPEN, CLR WIDTH 20" OPEN, MIN. 5.7-S.F. OPENABLE AREA.
- CONTRACTOR TO VERIFY w/ WINDOW MANUF THAT EGRESS WINDOWS MEET EGRESS REQUIREMENTS.

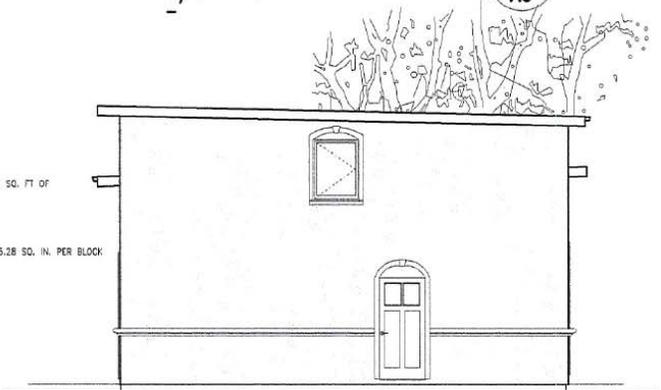
NOTE:

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP, CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSE OF WATER-RESISTANT PAPER (B.C. ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.



REVISED REAR ELEVATION

3
A5



REVISED LEFT ELEVATION

4
A5

LEGEND

- 1 =STICCO FINISH W/TEXTURE
- 2 =FAOM CASING (TRIM):
- 3 =1/2 FOAM COLUMN 10"W.X 9' H. W/ STUCCO FINISH LA HABRA:
- 4 =40 YEAR COMP. SINGLES TO MATCH EXISTING ROOF MATERIAL.
- 5 =4" ALUMINUM GUTTER DOWNSPOUT (TYP)
- 6 =WHITE VINYL WINDOWS(COMMERCIAL)
- 7 =TOP OF FLOOR FINISH
- 8 =GRADE LINE
- 9 =PROVIDE ROOF TO WALL FLASHING (TYP)
- 10 1/4" 12" =ROOF PITCH TO MATCH EXISTING
- 11 =PROVIDE SAFETY (TEPERED) GLAZING ON COMMERCIAL DOORS.
- 12

ATTIC VENTILATION CALCS:
ATTIC AREA 0.459 SQ.FT./150 =2.99 SQ. FT OF VENTILATION REQ'D

VENT CALCS:
AREA PER BLOCK:
1.5 X 3.14=1.76 SQ. IN. X3 EACH=5.28 SQ. IN. PER BLOCK

5.28 SQ. IN.
144 SQ.IN. =0.036 SQ. FT./BLK.

2.99 SQ FT
0.073 SQ. FT. =40.09 BLOCKS



3D
N.T.S.

5
A5

STUCCO:

7/8" THICK STUCCO W/ TWO LAYERS OF GRADE "D" PAPER, 18 GAUGE GALVANIZED WOVEN-WIRE FABRIC, PROVIDE WEEP SCREED TYP.

Description

- 100 percent acrylic-based textured finish.
- Dirt Pick-up Resistance (DPR): The surface of the finish hardens and does not soften again under heat. The non-lacky surface provides high resistance to accumulation of dirt, mold, and pollutants.

Uses

- Exterior or interior finish coat over:
- Properly prepared masonry, stucco, and concrete surfaces.
- Interior application over drywall, plaster, or properly prepared masonry or concrete.

NOTE:
CERTAIN EXISTING CONDITIONS SHOWN ARE BASED UPON DRAWINGS OF WORK AS BUILT AND THEIR ACCURACY MUST BE VERIFIED ON SITE. THE OWNER OR CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND CONDITIONS VERIFIED ON SITE.

SHEET TITLE:
REVISED ELEVATIONS

APPROVED BY: **DE** DE
DATE: 1/27/09
REV.:

DRAWN BY: **DE** DE
CHECKED BY: **DE** DE
IN CHARGE: **DE** DE

OWNER:
PROPOSED LA TERRAZA RESTAURANT
601 Lockwood St.
Lodi, CA, 95240.

Sinbordes Design
CAD Residential Design & Blueprints
1000 Texas St Suit H Fairfield, CA, 94533
707-399-0200 FAX: 707-399-0202

DESIGNER: *Deborah*

PROJECT NO.
1-227

SHEET 1 OF

A5



