

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>SPECIAL AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>SPECIAL MEETING</u> MONDAY, June 23, 2008 @ 5:15 PM</p>
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1. ROLL CALL
2. MINUTES – “April 21, 2008”
3. REVIEW ITEMS
 - a. Request for Site Plan and Architectural Review Committee approval to renovate an existing building and to construct an addition for SpeeDee Oil Change & Tune Up at 305 West Lodi Avenue. (Applicant, Dave Keith; File# 08-SP-02).
4. COMMENTS BY THE PUBLIC
5. ADJOURNMENT

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, APRIL 21, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of April 21, 2008, was called to order by Acting Chair Stafford at 5:15 p.m.

Present: Committee Members – Kiser, Slater and Stafford.

Absent: Committee Members – Reyes and Selleseth.

Also Present: Senior Planner David Morimoto and Junior Planners Caguiat and Bereket.

2. MINUTES

a) February 11, 2008 minutes continued.

3. REVIEW ITEMS

a) **Request for Site Plan and Architectural Review Committee approval for a major remodel of an existing restaurant at 514 West Kettleman Lane.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout of the project. Mr. Bereket explained that the application will convert an existing Boston Market Restaurant into a McDonald's Restaurant. The conversion of the restaurant will include re-facing the exterior façade, expanding the existing drive-through driveway, relocation of the refuse enclosure and will incorporate the traditional McDonald's colors and signage. Staff also mentioned that no parking stalls are being removed and handicap parking stalls will be expanded.

After staff's presentation, the Committee asked a few questions about the project. Member Kiser asked about the location of the trash enclosure and the possible odor because of it's proximity to the sidewalk. Staff assured the Committee that the trash enclosure will remain close at all times. Member Stafford wanted to know if it's possible to require a trellis cover above the trash enclosure. Mr. Morimoto explained that it may be difficult for the garbage company to lift the refuse if the enclosure has a cover. Staff suggested that the Committee may look into creeping vines or other methods of landscaping to cover the wall surrounding the enclosure.

The project manager, Rich Ochoa spoke and further described the project for the Committee and answered questions regarding the design features of the project including the colors and materials used for the building. Member Stafford asked about the installation of bicycle racks on the project. The applicant replied that bicycle racks are encouraged and they will provide it. Member Slater inquired about a possible opportunity for a clock or temperature sign. The applicant said that they may be able to entertain the idea. Mr. Morimoto asked the applicant the hours of operation for the new McDonald's. The applicant replied that the drive-through portion of the business will operate twenty four hours a day.

MOTION / VOTE:

SPARC, on motion of Acting Chair Stafford, second by Member Kiser, approved the request of Lance Crannell on behalf of McDonald's USA, LLC for a major remodel of an existing restaurant at 514 West Kettleman Lane subject to the conditions recommended by staff with the following addition:

1. The landscaping plan shall be increased around the trash enclosure and include vines that will grow up the enclosure wall in an effort to further screen the trash enclosure from the adjacent sidewalk/street.
2. As discussed at the meeting, the applicant shall explore the concept of incorporating a time and temperature sign within the design of the project. This can be coordinated with City staff.

The vote was as follows:

Ayes: Kiser, Slater and Acting Chair Stafford.

Noes: None.

Absent: Reyes and Selleseth.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:00 p.m.

ATTEST:

Immanuel Bereket
Junior Planner



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Junior Planner, Community Development Department
Date: June 23, 2008
Subject: Request for Site Plan and Architectural Review Committee approval to renovate an existing building and to construct an addition for Speedee Oil Change & Tune Up at 305 West Lodi Avenue. (Applicant, Dave Keith; File# 08-SP-02).

RECOMMENDATION

Staff recommends approval for the request of Dave Keith to renovate an existing building and to construct an addition for Speedee Oil Change & Tune Up to be located at 305 West Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Dave Keith, is requesting a site plan and architecture review of a proposed renovation and addition to an existing building at 305 West Lodi Avenue. The scope of the project encompasses: Renovating 1,288 sq. ft. of existing structure and an addition of 875 sq. ft. of new building; landscape additions and improvements surrounding the property; and construction of a parking lot on the north side of the property; construction of an 8' masonry wall to separate the commercial property from the adjacent residential zoned property to the north. Because the project involves two separate parcels zoned C-1, Neighborhood Commercial, the project will require a lot merger.

ANALYSIS

The proposed project will consist of renovating an existing 1950's era gas station with service bays and constructing an 875 sq. ft. addition. The existing portion of the building will be used for minor tune-ups and service work and the addition will be used for a quick lube and oil change operation. The two structures will be tied together with a common hallway and office area. According to the applicant, the exterior design will be early California that is intended to marry the existing building with the new addition to make the building appear as a single structure. The residential zoned property to the north at 241 S. Pleasant Avenue will be added to the project site and the existing house will be removed. The additional property will be used for parking and a driveway to allow vehicles to drive-thru the building as part of the quick lube and tune operation. The canopy in front of the current garage building will be demolished, and the rest of the building will be extensively renovated including an addition built onto the east end of the building. Since this project currently consists of two separate lots, a lot merger will be required prior to any construction.

The applicant is proposing to repaint the colors of the existing building and replace it with earth tones. The metal roof and flashing will be painted leaf green. The red of the existing roll up doors will be painted forest green to match with the architectural element of the new tower roof. The new roll up doors of the addition will also be painted forest green to match with the rest of the building. The cement plaster of the wall surfaces will be sandstone in color with a light texture surface to diffuse glare. The cement plaster trim accent near the roof line will be cliff brown color for a subtle contrast with the wall color which will also be lightly textured. The new aluminum storefront system

will be dark bronze with smokey gray glazing. The concrete block wall of the existing garage will be painted the same textured sandstone and cliff brown to match the adjacent cement plaster.

The project will also consists of various aesthetic upgrades such as resealing the existing deteriorated asphalt and restriping the parking lot. The project is required to have a minimum of 5 parking stalls according to the 1 per 500 square feet ratio for an automobile service and repair establishment. The applicant has met this requirement by proposing to install 10 parking stalls including the required van-accessible parking space. However, staff will recommend that the applicant reduce the parking stalls to 9. The parking stall labeled Number 1 on the site plan shall be removed due to safety concerns and shall be replaced with landscaping area. The problem with this particular parking stall is that it does not meet Parking Standards Plan 134, which calls for protection of all end stalls by providing a minimum of 5' landscape planter. The fact the parking stall sits adjacent to an alley unprotected is a concern. Furthermore, the two dead end parking stalls on the east side of the site, adjacent to the landscaping area appear to not have sufficient room for backing up and making a complete turn. However, Since these parking stalls are likely to be used by employees, staff favors retaining those two parking stalls.

The applicant has provided landscaping throughout the entire site which meets City standards, including a 10 foot landscaped setback adjacent to Pleasant Avenue. A required 8 foot masonry wall will be constructed on the north side of the property to provide screening and separation between the commercial use and residential use. The trash enclosure is conveniently located on the west side of the building allowing sufficient room for access. Although the plans did not specify metal doors for the trash enclosure, staff recommends that the SPARC application be conditioned to include them. Further, staff recommends that creeping vines be included around the CMU wall for proper screening and to prevent graffiti type vandalism in the future. The applicant's conceptual site plan meets the City's minimum requirements. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but cannot be reduced.

Overall, staff is pleased with the proposed development of the site. This infill development will not only clean up the site, but will also provide an opportunity to adaptively and functionally reuse an existing building. Furthermore, staff finds that the proposed development is consistent with both the City's Zoning Ordinance and the General Plan. Staff recommends approval of the applicant's proposal for development subject to the conditions noted below.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. All exterior lightening shall be shielded or reduced to low-level to avoid glare on adjacent properties.
3. The parking and driveway design shall conform to City of Lodi parking lot design standards.
4. Directional signs or arrows shall be provided where necessary.
5. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
6. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibits.
7. 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 Dave Keith for a SpeeDee Oil Change & Tune Up at 305 West Lodi Avenue, subject to the following conditions:

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
4. 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.
5. Landscape shall not obscure but accentuate visual identification or building address.
6. The project shall require a lot merger.
7. 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 as approved in the Exhibits.
8. 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.
9. An 8-foot masonry wall shall be installed on the north side of the property to provide screening and separation between the commercial and residential zones.
10. Trash enclosure doors shall be solid steel doors and trash enclosure doors must remain closed when not in use.
11. Dead end 90 degree parking shall be provided with adequate maneuvering room.
12. A parking space labeled No.1 on the site plan shall be removed and replaced with landscaping.
13. The landscaping plan shall be increased around the trash enclosure complete with creeping vines in order to prevent graffiti type vandalism in the future.
14. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with all the conditions. This affidavit shall be returned to the City of Lodi Planning Department prior to issuance of a building permit.

Community Development Department, Building Division:

15. A Building permit shall be required and the appropriate submittal documents prepared by a registered engineer or licensed architect for complete review and approval. Plans with specifications shall be complete and fully comply with the most current editions of the California Building, Plumbing, Mechanical, Electrical, Fire and Energy Codes, and other State and local codes and/or ordinances.

Public Works Department:

16. The applicant shall provide a dimensioned site plan showing the existing site layout, proposed site layout and all utilities. The project driveway shall conform to Standard Plan 111 and shall include "Exit Only" sign on the proposed one-way driveway.

17. The parking layout shall conform to Standard Plan 134. Dead end 90 degree parking shall be provided with adequate turning room.

18. The applicant shall provide a grading plan for the proposed site and surrounding areas.

19. The applicant shall start the 4-foot transition on Pleasant Avenue after the proposed driveway transition instead of the parcel boundary.

20. The applicant shall add a note to the plans for the removal of the driveway being removed on Lodi Avenue and replacement with curb, gutter and sidewalk conforming to Standard Plan 135.

21. The applicant shall ensure that all repair/maintenance bays must be designed in such a way that prohibits water within the bay from making contact with storm water runoff. Grade the area to drain to a sand/oil trap for collection of all wash water, leaks, and spills conforming to Standard Plan 205 prior to discharge to the public wastewater system. Direct connections of the maintenance/repair areas to the storm drain are prohibited.

22. The applicant shall ensure that all storm water runoff must be collected onsite and passed through a sand/oil separator conforming to Standard Plan 315 prior to discharge to the public storm drain line in Lodi Avenue. The on-site storm drain system shall be connected to the public storm drain line in conformance with City design standards.

23. Project design and construction shall be in compliance with applicable terms and conditions of the City's Storm water Management Plan (SMP) approved by the City Council on March 5, 2003, and shall employ the Best Management Practices (BMPs) identified in the SMP.

a. The applicant is hereby advised that in the near future, the City will be adopting Development Design Standards for new projects in conformance with the conditions of the City's Storm water Discharge Permit. Building permits issued after the date of adoption of these Standards are required to comply with the requirements of the Standards.

b. The applicant is hereby advised that state-mandated construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to permit issuance or commencement of construction operations, whichever occurs first.

24. The applicant shall ensure that all project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). City of Lodi Standard Plans are in the process of being revised and it should not be assumed that current standard plans are fully ADA compliant. Project compliance with ADA standards is the developer's responsibility.

25. The applicant shall pay 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. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of project acceptance. Fee credit will be provided for previous development on the site.
 - c. Wastewater capacity impact fee.
 - d. County Facilities Fees.
 - e. Regional Transportation Impact Fee (RTIF)
 - f. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
26. The applicant shall apply for an encroachment permit issued by the Public Works Department for the following work:
 - a. All work in the alley right-of-way.
 - b. All work in the Pleasant Avenue right-of-way.
 - c. All work in the Lodi Avenue right-of-way, including connection to the public storm drain system.
 - d. Installation of a sand/oil trap, conforming to Standard Plan 315 on the onsite storm drain system.
27. Additional comments and conditions from the Public Works Department will be provided in conjunction with the approval of a building permit for this project.

Electrical Utility Department:

28. The applicant shall pay the Electric Utility Department charges in accordance with the Electric Department's rules and regulations.
29. Additional comments and conditions from the Electric Utility Department will be provided when more complete plans are submitted for building permit application review for the project.

Respectfully Submitted,

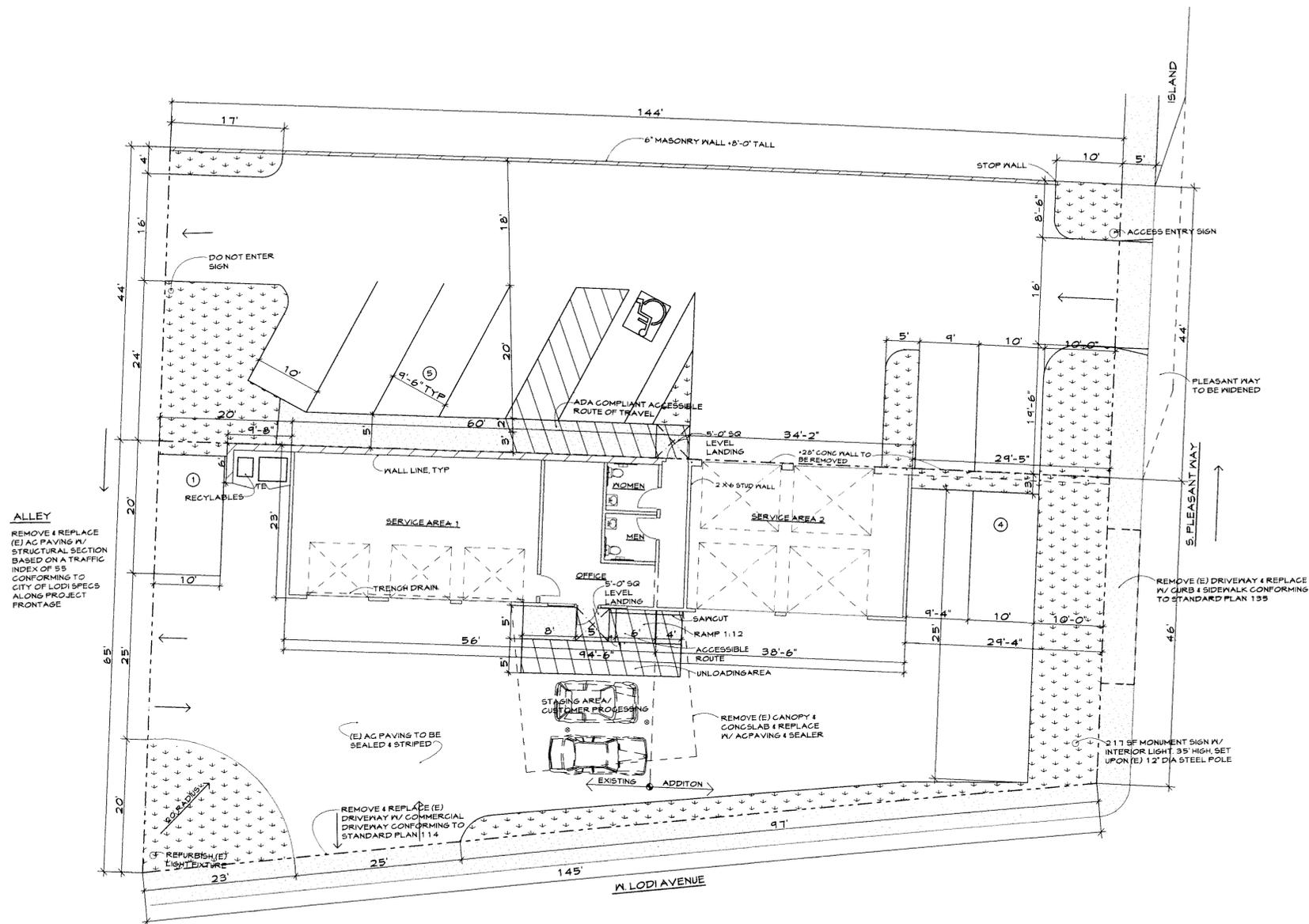
Concur,

Immanuel Bereket
Junior Planner

Peter Pirnejad
Planning Manager

EXHIBITS

- A. Color Rendering and Material Pallet
- B. Site Plan
- C. Floor Plan
- D. Landscaping Plan



SITE PLAN
1" = 10'-0"

CUSTOMER PROCESSING: TWO ALTERNATE ROUTES

- **ALTERNATE NO. 1:** CUSTOMER WILL PARK THEIR CAR IN THE CUSTOMER PARKING LOT THAT IS LOCATED BEHIND THE BUILDING. THE CUSTOMER WILL ENTER THE BUILDING THROUGH THE STOREFRONT DOOR AND PROCEED DOWN THE HALLWAY TO THE ORDER COUNTER.
- **ALTERNATE NO. 2:** CUSTOMER WILL STOP THEIR CAR IN THE FRONT VALET STAGING AREA THAT IS LOCATED IN FRONT OF THE BUILDING. THE CUSTOMER WILL TRAVEL UP THE RAMP & ONTO THE WALK & ENTER INTO THE STOREFRONT SYSTEM DOOR & PROCEED TO THE ORDER COUNTER.

SITE DATA

SITE AREA	14,300 SF
BUILDING AREA	
EXISTING	1,288 SF
ADDITION	874 SF
TOTAL	2,162 SF
PARKING REQUIRED	
STANDARD	4 SPACES
HANDICAP	1 SPACE
TOTAL	5 SPACES: 1 PER 500 SF
NO. OF STORIES	ONE
OCCUPANCY	S3
CONSTRUCTION TYPE	VN

PARKING PROVIDED

EXTERIOR	
STANDARD	9 SPACES
HANDICAP	1 SPACE
SUBTOTAL	10 SPACES
INTERIOR	
STANDARD	5 SPACES
TOTAL	15 SPACES

RECEIVED
COMMUNITY DEVELOPMENT DEPT
CITY OF LODI



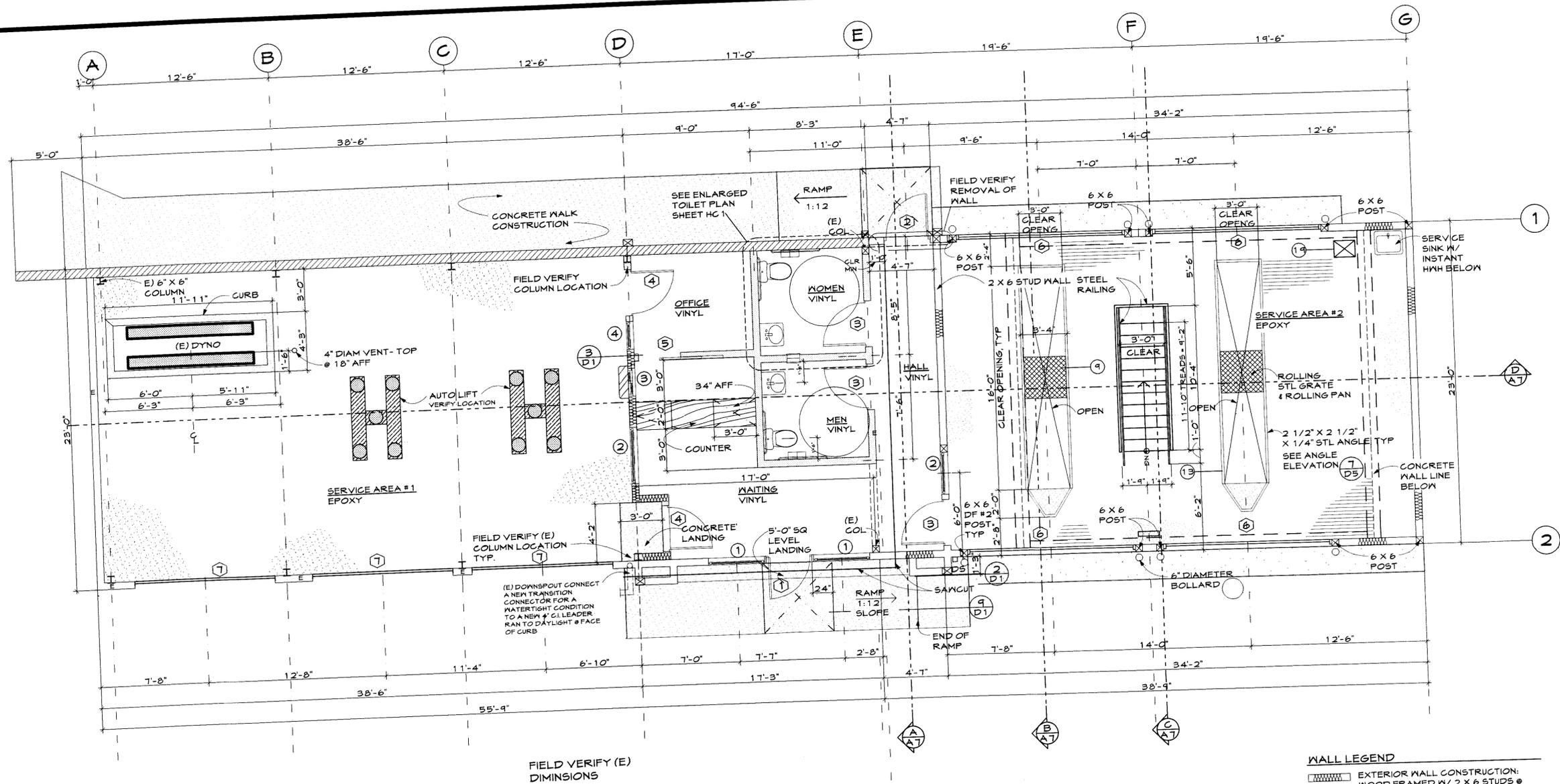
SPEEDEE
OIL CHANGE & TUNE-UP
305 WEST LODI AVENUE
LODI, CALIFORNIA

OFFICE:
114 MAIN STREET, SUITE 310
JACKSON, CA 95842-2342
PHONE: 209-223-2717
FAX: 209-223-1015
E-MAIL: davekeith@volcano.net

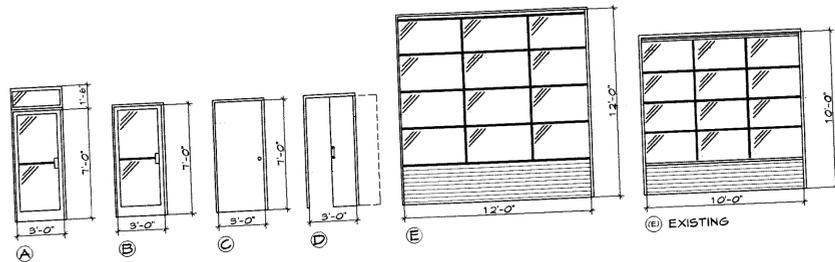


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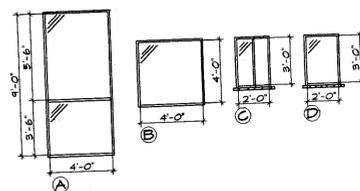


FLOOR PLAN
1/4" = 1'-0"



DOOR TYPES

DOOR SCHEDULE							
	SIZE	THICK	ROOM	TYPE	MATERIAL	HARDWARE	REMARKS
①	3'-0" X 7'-0"	1 3/4"	ENTRY	A	ALUM STOREFRONT W/ DUAL PANE TEMPERED GLAZING W/ 3'-0" X 1'-6" TRANSOM ABOVE		TEMP
②	3'-0" X 7'-0"	1 3/4"	HALL	B	ALUM STOREFRONT W/ DUAL PANE TEMPERED GLAZING		TEMP
③	3'-0" X 7'-0"	1 3/4"	HALL	C	HOLLOW METAL DOOR IN METAL FRAME		
④	3'-0" X 7'-0"	1 3/4"	WAITING/OFFICE	C	HOLLOW METAL DOOR IN METAL FRAME /		
⑤	3'-0" X 7'-0"	1 3/4"	POCKET	D	HOLLOW METAL DOOR IN METAL POCKET FRAME		
⑥	12'-0" X 12'-0"		SERVICE AREA #2	E	OVERHEAD TRACK DOOR		12 TEMPERED VISION PANELS
⑦	10'-0" X 10'-0"	(E)	SERVICE AREA #1	EXISTING	OVERHEAD TRACK DOOR	(E) TO BE RECONDITIONED TO APPEAR NEW	(E) ALL TO BE PAINTED SEE ELEVATION



WINDOW TYPES

WINDOW SCHEDULE						
	SIZE	ROOM	TYPE	MATERIAL	HARDWARE	REMARKS
①	4'-0" X 9'-0"	WAITING	A	ALUM STOREFRONT FRAME W/ DUAL PANE TEMPERED GLAZING		
②	4'-0" X 4'-0"	HALL/WAITING	B	TEMPERED WINDOW IN STEEL FRAME		PASSING TRACK
③	2'-0" X 3'-0" X 0	OFFICE	C	ALUM SLIDING FRAME W/ DUAL PANE TEMPERED GLAZING		
④	2'-0" X 3'-0"	OFFICE	D	TEMPERED WINDOW IN STEEL FRAME		

WALL LEGEND

- EXTERIOR WALL CONSTRUCTION: WOOD FRAMED W/ 2 X 6 STUDS @ 16" OC W/ R 19 INSUL BTWN W/ 7/8" CEMENT PLASTER W/ INTEGRAL COLOR OV/ 2 LAYERS TYPE 'D' PAPER BACKED LATH OV/ 1/2" CDX PLYWD ON EXTERIOR FACE & 5/8" GYP BD, TAPE TOP, TEXTURE & PAINT ON INTERIOR FACE
- INTERIOR WALL CONSTRUCTION: WOOD FRAMED W/ 2 X 4 STUDS, UNLESS OTHERWISE NOTED, @ 24" OC W/ 5/8" GYP BD, TAPE TOP, TEXTURE & PAINT ON BOTH SIDES
- EXISTING 8" CONC BLOCK WALL: SANDBLAST EXTERIOR SURFACES & PREP FOR ELASTOMERIC MASONRY PAINT SYSTEM - FIELD VERIFY ALL SANGCUTTING FOR STRUCTURAL INTEGRITY
- EXISTING METAL BUILDING WALL: PREP & PAINT ALL EXPOSED SURFACES TO APPEAR NEW
- DEMISING WALL CONSTRUCTION: WOOD FRAMED W/ 2 X 6 STUDS @ 16" OC W/ R 19 INSUL BTWN W/ 5/8" GYP BD, TAPE TOP, TEXTURE & PAINT ON BOTH SIDES
- EXISTING METAL BUILDING WALL TO BE REMOVED & CUT EDGES STRAIGHT & TRUE, APPLY 5/8" GYP BD, TAPE TOP, TEXTURE & PAINT TO MATCH ADJACENT WALLS. WALL SURFACES TO BE FLUSH



SPEEDEE
OIL CHANGE & TUNE-UP
LODI, CALIFORNIA

PROJECT

OFFICE: 114 MAIN STREET, SUITE 310
JACKSON, CA 95642-2342
PHONE: 209-223-2717
FAX: 209-223-1015
E-MAIL: davek@speedee.net

KEITH & ASSOCIATES
ARCHITECTURE/PLANNING



DRAWN
L.C.
DATE
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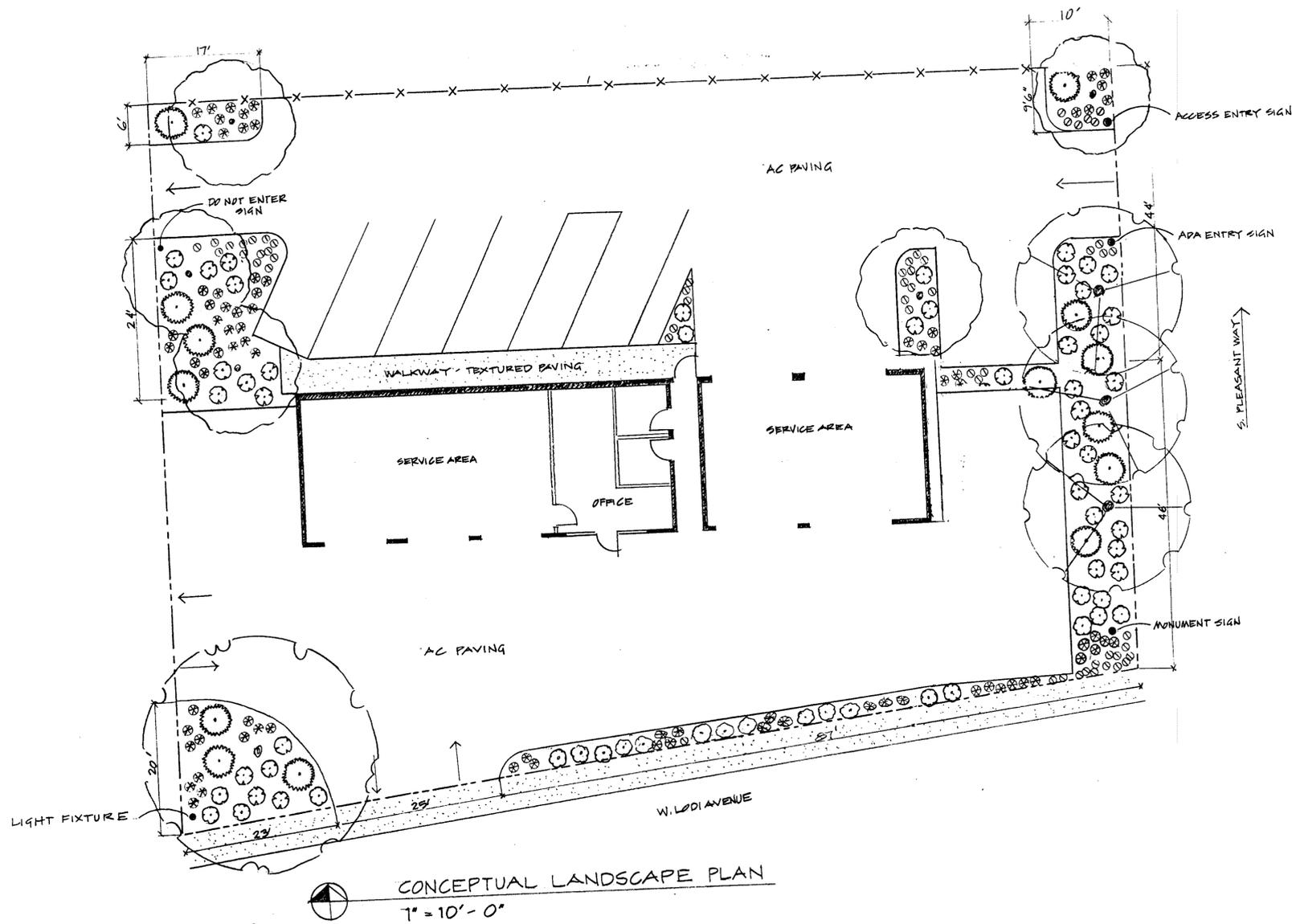
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OF SHEETS

PLANT LIST

KEY	BOTANICAL NAME/COMMON NAME	NO.	SIZE
Trees:			
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Zelkova	1	#15
	<i>Acer truncatum</i> 'Pacific Sunset' / Pacific Sunset Maple	3	#15
	<i>Lagerstroemia indica</i> 'Dynamite Red' / Red Crape Myrtle	5	#15
Shrubs:			
	<i>Nandina domestica</i> 'Moon Bay' / Moon Bay Nandina	43	#2
	<i>Ilex vomitoria</i> 'Stokes' / Dwarf Yaupon	14	#5
	<i>Ilex crenata</i> 'Skypencil' / Skypencil Holly	4	#5
Ornamental Grass:			
	<i>Stipa tenuissima</i> / Mexican Hair Grass	88	#1
Perennials:			
	<i>Rudbeckia fulgida</i> 'Goldsturm' / Black-eyed Susan	14	#1
	<i>Gazania spp.</i> / Clumping Gazania (Orange)	62	4"

- NOTES:**
- These plans are Preliminary (Conceptual) in nature and not for installation purposes.
 - Existing trees located behind building and in neighboring lot to the north will need to be removed to accommodate renovations.
 - There are no eave overhangs on buildings.
 - Irrigation will be installed as subsurface drip in narrow planting beds and pop-up spray type heads in others. Detailed irrigation plans will accompany final Landscape Plan.
 - All planting beds are to be mounded with same type and texture of soil as existing. Narrow beds a min. of 4" of added soil and up to 18" for larger beds.
 - Tree selection from approved Lodi Street Tree List.



CONCEPTUAL LANDSCAPE PLAN
1" = 10' - 0"



SPEEDEE
OIL CHANGE & TUNE-UP
305 WEST LODI AVENUE
LODI, CALIFORNIA

PROJECT
OFFICE: 114 MAIN STREET, SUITE 810
JACKSON, CA 95842-2842
PHONE: 209-223-2777
FAX: 209-223-4315
E-MAIL: davek@keith.com

KEITH & ASSOCIATES
ARCHITECTURE/PLANNING

DRAWN	PK
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SHEET	L-1
OF	SHEETS

REVISIONS	BY

TOMA & ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95642
 (209) 223-0156

SITE SURVEY
305 WEST LODI AVENUE
KEITH & ASSOCIATES
 LODI, CALIFORNIA

OWNER:
 305 WEST LODI AVENUE
 LODI, CA

DATE: 02-26-2008
 SCALE: 1" = 10'
 DRAWN BY: M. TOMA
 JOB NO.: 08-02-10

SHEET
1
 OF 1 SHEETS

South Pleasant Way

West Lodi Avenue

