Case File Number PLN19023

May 15, 2019

Location: 8281 Baldwin Street / 610 Hegenberger Road (APN: 042-4318-

046-01). (See map on reverse)

To establish a 24-hour fitness club/gym ("Planet Fitness") to occupy 22,423 square-feet of non-residential floor area within an existing

Proposal: 72,000 square-foot commercial building. The proposal includes parking lot improvements (landscaping, and illumination).

N Consulting Engineers / Andrew Davies (714) 398-7150

Applicant: N Consulting Engineers / Andrew Davies (714) 398 **Owner:** DODG Corporation / Michael Trang

Planning Permits Required: Major Conditional Use Permit for a Group Assembly Commercial

Activity in the CR-1 Zone on a site exceeding one acre in area.

General Plan: Regional Commercial

Zoning: CR-1 Regional Commercial 1 Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:

Existing Facilities (Minor alterations and operation);

Section 15183 of the State CEQA Guidelines:

Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: Not A Potentially Designated Historic Property: OCHS Rating: F3

City Council District: 7

Action to be Taken: Approve with Conditions

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner Jose M. Herrera-Preza at 510-238-3808 or

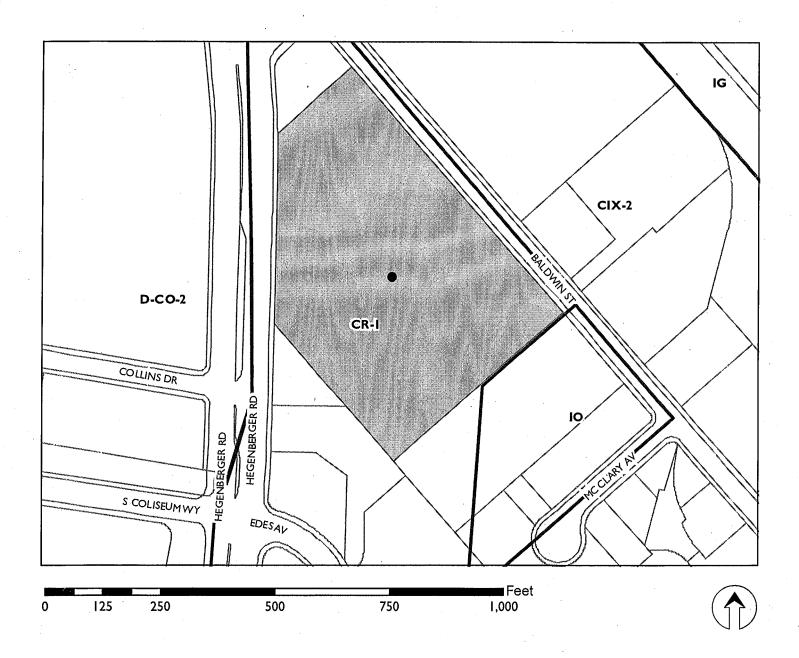
jherrera@oaklandca.gov

SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit to establish a 24-hour fitness club ("Planet Fitness"). The activity will occupy 22,423 square-feet of an existing one-story, 72,000 square-foot commercial building. The proposal will occupy the north-east portion of the former "Pak N' Save" supermarket site and will provide 226 on-site parking spaces. The project also includes parking lot improvements such as landscaping, and lighting.

Staff recommends approval of the requested permits, subject to the Conditions of Approval included in this report.

CITY OF OAKLAND PLANNING COMMISSION



Case File:

PLN 19023

Applicant:

N Consulting Engineers / Andrew Davies

Address:

610 Hegenberger Road

Zone:

CR-I

PROPERTY DESCRIPTION

The site is a 6.92-acre corner parcel to the east of Interstate 880 and south of the Oakland Alameda County Coliseum/Oracle Arena. The through parcel has two frontages: one on Hegenberger Road to the North and the other on Baldwin Street to the East. The surrounding neighborhood context on Hegenberger Road includes several hotels and dining options while the neighborhood context along Baldwin is an active industrial area with uses such as construction material processing and auto salvage.

The site contains a total of four one-story commercial buildings that are individually separated by parking spaces and landscape islands. The subject building is a one-story (25'-0" in height) structure originally constructed as a formulaic anchor tenant building in a comparison shopping food and services commercial center. The subject building is supported by ancillary uses in the surrounding smaller buildings. The subject site contains a total of 402 parking spaces (with thirteen ADA stalls), improved with light poles including a fencing, minimal landscaping, and accessible through both Hegenberger Road and Baldwin Street.

Two fast-food restaurants are also located on the site.

PROJECT DESCRIPTION

The proposal will remodel the existing 72,000 square-foot vacant commercial building to create three tenant spaces. One tenant space will be 22,423 square feet and be occupied by "Planet Fitness", a 24-hour fitness club, and the remaining 49,577 square feet of space will be for a future unknown tenant.

The activity would provide its members a 15,000 square-foot exercise area and locker, massage, and tanning rooms. Food for gym members would be available for purchase. Capacity would be 302 people. Benches and bike racks would be installed in front of the building. Old informational signage on the façade and shopping cart corals in the parking lot would be removed. Staff would consist of 14 employees. The business would utilize security surveillance cameras at the site and the parking areas.

As part of the project the applicant will re-vitalize the landscape area along the primary vehicle entrance on Hegenberger Road and landscape islands throughout the parking area. The re-planting will consist of native drought-tolerate plant species with low maturity heights. The proposed landscape plan incorporates Crime Prevention Through Environmental Design (CPTED) elements where the maintenance and management of landscaping have been chosen to increase sight lines from the gym to the parking areas and pedestrian scale lighting. In addition, the project will incorporate a dedicated pedestrian path from Hegenberger Road to the gym. The pedestrian path will be a protected pathway with raised curb and transparent fencing.

GENERAL PLAN ANALYSIS

The property is in the Regional Commercial area of the General Plan's Land Use and Transportation Element (LUTE). The intent of the Regional Commercial area is: "To maintain, support and create areas of the City that serve as region-drawing centers of activities."

The proposal to improve and occupy a vacant building to operate a fitness center where the activity will draw residents from Oakland and San Leandro, conforms to these intents and to the following Objectives of the LUTE:

Industry and Commerce Goals

Ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long term needs.

Policy I/C3.2 Enhancing Business Districts.

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthened Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

POLICY N2.3: LOCATING SERVICES ALONG MAJOR STREETS

New large scale community, government, and institutional uses should be located outside of areas that are predominately residential. Preferably, they should be located along major thoroughfares with easy access to freeways and public transportation or in the Downtown.

Staff finds the proposal, subject to Conditions of Approval, to conform to the General Plan.

ZONING ANALYSIS

The property is in the CR-1 Regional Commercial - 1 Zone. The intent of the CR-1 Zone is: "To maintain, support and create areas of the City that serve as region-drawing centers of activities." With Conditions of Approval, the proposal conforms to this intent.

A Conditional Use Permit is required for a group assembly activity pursuant to Section 17.134.050 of the Planning Code. In addition, Conditional Use Permit is considered major because the site is over an acre, and, therefore, must be decided by the Planning Commission.

Per Chapter 17.116 of the Planning Code, the site requires 226 parking spaces. The proposal meets this requirement by providing 226 parking spaces.

The merits of a Conditional Use Permit approval is further discussed in the "Key Issues and Impacts" section of this report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving: "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, (or) facilities." The proposal to convert a former supermarket site located in a commercial district into a fitness club meets this description: the project would constitute minor alteration to and operation of an existing private facility only. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further Environmental Review.

KEY ISSUES AND IMPACTS

Staff recommends approval of the Conditional Use Permit for the fitness center in the existing commercial building. The proposed activity would complement existing land-uses on Hegenberger Road such as hotels and restaurants. In addition, the existing site satisfies the parking requirement and will bring much needed activity to the shopping center. The surrounding streets and transit can support the trips generated by the proposed activity. Finally, landscaping and pedestrian improvements will be a significant upgrade for the site.

RECOMMENDATIONS:

- For approvals: 1. Affirm staff's environmental determination.
 - 2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Prepared b

Planner II

Reviewed by:

ROBERT MERKAMP Zoning Manager

Approved for forwarding to the City Planning Commission:

ED MANASSE, Interim Deputy Director

Bureau of Planning

ATTACHMENTS:

- A. Project Plans
- B. Photographs

FINDINGS FOR APPROVAL

This proposal meets the required findings under <u>General Use Permit Criteria (OMC Sec. 17.134.050)</u>, under the <u>Oakland Planning Code (Title 17)</u>.

GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The proposed activity will enhance the existing synergy of hotels, restaurants, and other services on Hegenberger Road. A gym like "Planet Fitness" will increase the trip linking opportunities for residents and bring customers to surrounding businesses. The proposal is not expected to have major impacts on the surrounding streets because Hegenberger Road is a wide corridor with significant capacity. The fitness center will not have major noise, odor, vibration, or other impact on the neighborhood.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The location is conveniently located near a residential neighborhood and near public transit stops and the interior layout will be conducive to a physical therapy business. The existing building will be painted and visual interest will be created through an architectural feature on the front facade.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposed activity will attract clients and generate foot traffic to the surrounding businesses, thus enhancing the successful operation of the surrounding commercial district.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

This finding is not applicable; the project does not involve construction and the proposal is, therefore, not subject to design review.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

As discussed in this report, and hereby incorporated by reference, the proposal conforms to the area's intent and strategy and to the Goal and Policies of the LUTE.

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **January 29th**, 2019, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

<u>Requirement</u>: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. State Construction General Permit

<u>Requirement</u>: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

16. Site Design Measures to Reduce Stormwater Runoff

<u>Requirement</u>: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

17. Source Control Measures to Limit Stormwater Pollution

<u>Requirement</u>: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets "No Dumping Drains to Bay;"
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
 - i. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
 - ii. Dumpster drips from covered trash, food waste, and compactor enclosures;

- iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- v. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing Initial Approval: N/A Monitoring/Inspection: N/A

18. Operational Noise

<u>Requirement</u>: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

<u>Requirement</u>: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

20. Bicycle Parking

<u>Requirement</u>: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Plug-In Electric Vehicle (PEV) Charging Infrastructure

a. PEV-Ready Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. PEV-Capable Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

22. Green Building Requirements - Small Projects

a. Compliance with Green Building Requirements During Plan-Check

The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the StopWaste.org.

- i. The following information shall be submitted to the City for review and approval with application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.
 - Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.
 - Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval; Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction.

- i. The following information shall be submitted to the City for review and approval:
 - Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with

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employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: N/A

Applicant Statement

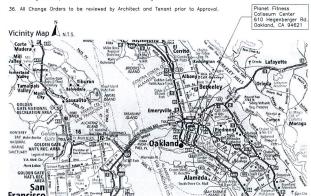
Signature of Project Applicant

I have read and accept responsibility	for the Conditions of Approval. I agree to abide by and
conform to the Conditions of Approval	, as well as to all provisions of the Oakland Planning Code
and Oakland Municipal Code pertainin	g to the project.
Name of Project Applicant	

Date

General Notes

- Series at Notes by executing the bid and contract, the contractor represents that he has visited the site, familiarized himself with the local conditions, codes and requirements under which the work is to be performed and correlated to his observations with the requirements of the contract documents. This shall be done prior to bid. Provide sealed bid.
- 2. The intent of the bid contract is to include all items necessary for the proper execution and completion of the work. The contract documents are complimentary, and what is required by any one shall be as its consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations which have well known technical or trade meanings are used in contract documents in accordance with such recognized meanings.
- 3. The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done. All drawings should be read in conjunction with the engineers drawings.
- 4. Should either the drawings and the specification, or any particular specification, and general conditions contradict each other in any point, or require clarification, the contractor must coil the same to the attention of the architect, and his decision should be obtained prior to the submission of bids, otherwise the architect's interpretation will govern the performance of the work and no allowance shall be made on behalf of the contractor for error or negligence on his part in this connection. The contractor shall bear all costs due to his errors and/or amissions prior to bid.
- Prospective contractors and subcontractors shall secure all data at the site of the proposed construction, such as existing condition, convenience of receiving and sorting materials, location and adequacy of utilities and other information which will have a bearing on making their proposals or on the execution of the work if awarded the contract, and no allowance will be made for failure of the contractor to obtain such on-site information prior to bidding.
- 6. Should any error or inconsistency appear in the drawings or specifications, the contractor, before proceeding with the work, must clearly bring the same to the attention of the architect for proper adjustment, and in no case proceed with the work uncertainly nor with insufficient drawing.
- 7. The contractor and each subcontractor shall be responsible for verification of all site measurements of the proposed construction building site. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions which may be found shall be submitted to the architect for his consideration before the contractor proceeds with the work in the affected area.
- Contractor shall follow sizes in specifications or figures on drawings in preference to scale measurements and follow detail drawings in preference to general drawings and follow actual field conditions.
- Where it is obvious that a drawing illustrates only part of a given work, which is repeated on a number of items, the remainder shall be deemed repetitious and so constructed.
- 10. Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependent on equipment furnished by "Owner" or "other Contractors" until he/she has obtained approved equipment specifications from owner or architect. Contact owner or architect for current information.
- 11. All work completed by any contractor on this project shall be done in accordance with state building codes, local by-lows and regulations of the governing authorities and all other authorities having jurisdiction over the building. The contractor is responsible for knowledge as such prior to bid.
- 12. All work to comply with owner requirements. Contractor to hand over building to owner in clean condition and to the satisfaction of the owner.
- 13. Design Build Contractors are fully responsible for their own work in terms of, but not limited to: All codes, dimensions, coordination with other trades, and all applicable municipal and other governing approvals. Each trade is responsible for the daily removal of debris.
- 14. Contractors shall verify locations and adequacy of all utility lines, sanitary sewer lines, and water lines prior to bid and construction and contact the Architect with any descrepancies between drawings and actual field verifications.
- 15. Contractor shall verify exact dimensions of entire building and site prior to any layout, construction or installation of any equipment. Any dimensional discrepancies that would prohibit any item or piece of equipment from being located or installed as indicated on plan or in specification must be made know to the Architect immediately.
- 16. Contractor to coordinate and schedule shipment of fixtures and equipment with material suppliers. Each week the Contractor shall submit a written receiving report with a copy of all packing tickets. Report shall include all equipment that is damaged, omitted, or not in accordance with plans and/or specifications.
- 17. Contractor is responsible for receiving, unloading, and storage of owner-furnished items. Contractor is to verify that all equipment (fixtures, boxes, etc.) is in accordance with packing list, equipment schedule and/or specifications and being located or installed as indicated on plans or in specifications. Contractor will be held responsible for any missing or damaged owner-supplied fixtures/equipment and redelivery of the same.
- Provide solid blocking behind all wall-mounted fixtures, including but not limited to shelving, sinks, first aid kit racks, grab bars, dispensers, etc.
- 19. Contractor shall be responsible for the installation of a job site phone as soon as practically possible and immediately natify architect by fax at (208) 892—8533 or owner of job site phone number.
- All wood and wood products used throughout the construction of this building area to have moisture content of no more than 19% and shall meet certified Forestry Stewardship Criteria (FSC).
- All interior finishing materials to have a flame spread rating no greater than 200, unless local code specifies other requirements.
- 22. All interior finishing materials to have a smoke density no greater than 450, unless local code specifies other requirements.
- 23. Contractor shall provide insurance per owner's requirements and bear proof upon request without delay.
- 24. Punch list to be completed at owner's convenience, typically within 3 days upon receipt of punch list Apply for final payment within 30 days using standard Certificate of Substantial Completion. Final wa of lien from the general contractor and all subcontractors must be submitted with final application for payment.
- Contractor shall conform to all current Federal Glazing Specifications, C.P.S.C. Glazing Requirements, and all State and local codes having jurisdiction.
- 27. Provide all access panels as required for the maintenance, inspection and servicing of all equipment and
- Fire extinguishers to be provided within the space as required by all authorities having jurisdiction.
 Contact Architect at (208) 892-8433 to confirm locations as noted on plans.
- 30. These drawings and copies thereof are legal instruments of service for use of the Owner only. Each trade shall be held responsible for knowledge of the General Notes included throughout the contract documents and the applicable building codes.
- General Contractor to schedule a Pre-Construction Meeting with Architect and submit all required Certificates of Insurance and Bands, prior to commencement of any construction work (demolition included).
- All permits and inspection fees to be obtained by and paid for by the G.C. Signage permits to be obtained by the G.C.
- 33. Building department approved drawings and all job copies of the building project and fire system plans and permits must be on site at all times.
- 34. Absolutely no asbestos containing floor tile, floor mastic, roofing mastic, or other building materials may be installed in or on the premises.
- 35. Drawings and specifications shall be considered together.



CODE DATA

All work is to conform to the requirements of the current CA Building Code and any current state and/or city amendments. These codes are to take precedence over the drawings and specifications.

CODES

APN: 042-4318-046-01

Zoning: CR-1 (Regional Commercial Zoning District) Building Type: Type III-B, Fully Sprinklered

Occupancy Group: A-3

Load Calculation	SF	Load Factor	Occupants
Fitness Area	14,995	1 : 50	300
Storage/Electrical	1,408	1:300	5
Tanning/Beauty Angel	321	1 : Room	4
Massage	428	1 : Bed	5
Locker Rooms/Showers	2,615	1 : 50	53
Circulation	2,656	1:50	54
Total Square Feet	22,423		421

Allowable Area Per 2016 CBC TABLE 506.2 38.000

(Type III-B, Fully Sprinklered)	
Required Exit Width (.20 x Total Occupants)	84.2
Provided Exit Width	136"
Required Number of Exits	2
Provided Number of Exits	2
Height of Existing Building	32'-9'

U.N.O. = UNLESS NOTED OTHERWISE A.F.F. = ABOVE FINISH FLOOR U.N.O. = UNLESS NOTED OTHERW V.I.F. = VERITY IN FIELD MANUF. = MANUFACTURER MECH. = MECHANICAL STRUCT. = STRUCTURAL ELEC. = ELECTRICAL FIRE EXT. = FIRE EXTINGUISHER N) = NEW (N) = NEW W/ = WITH O.C. = ON CENTER R.O. = ROUGH OPENING S.O.H. = SIMILAR OPPOSITE HAND TYP. = TYPICAL

Plumbing Occupant Load Calculations Per Section 422.1 Table A

AREA	OCCUPANCY GROUP	S.F.	LOAD FACTOR	OCCUPANTS
Fitness Area	Group A-III	14,995	1 : 30	500
Tanning/Beauty Angel/Massage	Group A-III	749	1/Per Unit	9
Locker Rooms/Showers	Accessory Occupancy	2,615	-	
Circulation	Accessory Occupancy	2,656		
Storage/Electrical	Accessory Occupancy	1,408	-	-
				TOTAL: 509
				MEN: 255

Plumbing Fixtures	Required Per 2016 CPC Table 422.1	Provided
Lavatories	2 Mens, 4 Womens	3 Mens, 4 Womens
Toilets	3 Mens, 6 Womens	3 Mens, 6 Womens
Urinals	3 Mens, N/A Womens	3 Mens, N/A Womens
Showers	N/A	4 Mens, 4 Womens
Drinking fountains	2	2

Plumbing Fixture Count

Lavatories

**Per CPC 2016 — See Table 422.1, Footnote 7: In accordance with Sections 1.8.7 and 301.3, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.

***Per CPC 2016 — See Table 422.1, Footnote 3: The total number of water closets for females shall be equal to the total number of water closets and urinals required for males.

PROJECT TEAMS

FRANCH!	SE
Company	Planet Fitness
Address	4 Liberty Lane West
City	Hampton, NH 03842
Phone	(603) 750-0001
Fox	(603) 750-0004
Contact(s)	Allan Buell

ARCHITECTS

DKMullin Architects 517 South Main Street Moscow, Idaho 83843 (208) 892-8433 (208) 892-8533 Derick Boadi (Project I Derick@dkmullin.com

FRANCHISEE Company Address LC 16392 Gothard St. Huntington Beach, C (714) 493–2222 Gfl.tony@verizon.net Contact(s)

Structural Engineers Company
David Sansatta, P.E.
S509 N. Glenwood Stree
City Garden City, ID 83714
(208) 501–2289
Fax N/A
Email kyle®structuraledge.com
Contact(s) Kyle Staab

PROJECT LOCATION

MECHANICAL & PLUMBING ENGINEERS

LANDLORD

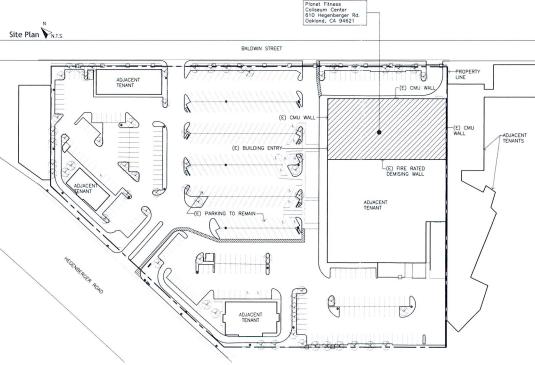
DODG Corporation
4849 East 12th Stree
Oakland, CA 94601
(510) 995-6251
Mike@rentoak.com
Michael Trang

ELECTRICAL ENGINEER Company Peter A. Leptuch, P.E. Address 1236 Golden Eagle Court City Aubrey, TX 76227 Phone (940) 735-5127 Fax (817) 251-8411 Contact(s) Peter A. Leptuch, P.E.

SHEET INDEX

ARCHITECTURAL T1.0 Title Sheet
C1.0 Site Plan
A1.0 Floor Plan
A4.0 Exterior Elevations

DEFERRED SUBMITTALS Fire Sprinkler Plan
 Fire Alarm Plan
 Exterior Signage



		Fur	nish			Insta	
ITEM	REMARKS	T	С	L	Ε	T C	L
Sub Floor	New - See Plans		0				
nterior Partition Metal Studs	New - See Plans		•				
torefront/Storefront Glazing	Existing to be Reused				(o)		
xterior Signage (Storefront, Pylon, Etc.)	G.C. to Provide Power and Coordinate Install w/Sign Vendor						
ile	See Plans. G.C. to Verify Tile Color Options w/Tenant Prior to Instal		•				
lubber Flooring	Refer to Finish Legend						\perp
ubber Base	Refer to Finish Legend						
aint Finishes	Refer to Finish Legend						
/allcovering - Wainscot/FRP	Refer to Finish Legend, G.C. to coord. w/ Tenant prior to Painting						
allcovering - Vinyl Graphics	Refer to Finish Legend, G.C. to coord. Install w/Vendor & Tenant						
artitions — Toilet/Urinal/Changing Room	G.C. to Verify Preferred Vendor w/Tenant						
eilings (2x2 & 2x4 Suspended)	New - See Plan						T
ypsum Board	New - See Plan						Т
xterior Doors and Hardware	Existing to Remain - See Plans		•		•		Т
nterior Doors and Hardware	See Door & Hardware Schedule						T
ire Alarm Panel/System	Verify Existing G.C. to Coord. Design & Install w/Fire Alarm Sub				(e)		
ire Sprinkler System	Verify Existing G.C. to Coord. Design & Install w/Fire Sprinkler Sub	-			(e)		
	Total and the control order of the control of the c	-	-		-/	+	+
PLUMBING		$\overline{}$	\Box		\neg	+	+
anitary Sewer To Demised Space	4" Sewer stub to premises by LL per Tenant's Plans, See Plumbing	-	Н	•	\neg	+	1
ater To Demised Space	2" Water stub to premises by LL per Tenant's Plans, See Plumbing	\vdash	\vdash	•	+	+	1
upply and Waste Lines, Valves, Fittings	See Plumbing Plans	\vdash	0	-	\rightarrow		
xtures and Equipment	New - See Plan	-	0		\rightarrow		
as Service	LL to provide Gas Lines, sized per code to premises	-	-	•	(a)	-	
as Lines & Regulators	Verify Existing, upgrade as required	-		•	(0)		
as unes a negulators	verny existing, approace as required	\vdash	-	-	(0)		+
H.V.A.C.		\vdash	\vdash	_	-	-	+
	New Con Mark	-			-	-	+
khaust Fans	New - See Mech.	\vdash	•	-	\rightarrow	•	
uctwork and Diffusers V.A.C./Condensing Unit	New - See Mech.	\vdash	0	_	-		
	Provided and Installed by LL per Tenant's Plans - See Mech.		\square	•	_	_	
ontrol and Low V Wiring	If Required		•			•	\perp
oof Work	LL to Patch & Repair (E) curbs, See Mech. for add'l curbs req'd			•		_	
ir Balancing	If Required		•		_	•	\perp
ELECTRICAL							\perp
ain Service Conduit	Existing to be Reused — See Electrical				•		
ain Service Wiring	Existing to be Reused — See Electrical				•		\perp
anel Board(s)	Existing — See Electrical		•		•	•	
witches, Outlets, Conduit	New - See Electrical		•				
ght Fixtures / Lamps	Provided by Tenant, Installed by G.C.	•			\neg		Т
ow Voltage	Verify Low Voltage Transformer(s)		•				Т
quipment, Wiring and Connections							Т
ansformer	Partial New - See Electrical		•		•		Т
elephone Feed	Reuse Existing if Possible						Т
elephone In Store Wiring	Jacks to be RJ11 (4 Pr. per Jack)		•		_		
elephone Service	New 5 Lines, Verify Location w/Owner	П	•		_		
at 5 Wiring	Coord. all Cat 5 requirements w/ Tenant prior to bid	П	•	\neg	\rightarrow		
*		П	\vdash	-	-	Ť	+
MISCELLANEOUS		П	\vdash		-	+	+
orkout Equipment	Refer to Equipment Schedule/Owner	•	\vdash	-	-	+	+
levisions	G.C. to Coord. Install w/Tenant or Vendor	•	\vdash	\dashv	-		+
uss for mounting Televisions	G.C. to Coord. Install w/Vendor	•	\vdash	\dashv	-	+	+
ncing	G.C. to Install after Workout Equipment is set up	Ť	•	\dashv	-		+
retching Bars	G.C. to Build/Furnish per Detail Sheet A6.0, Verify w/Tenant	Н	•	-	-		+
rrors	G.C. to Provide Power and/or Build-outs as Reg'd, See A2.0/A6.0	Н	•	-	\rightarrow		+
binetry - Front Desk, Vanities	G.C. to Build Front Desk, Vanities, and All Countertops	Н	•	\rightarrow	\rightarrow	•	
ocker Room Benches	G.C. to Build custom benches, See A6.1	\vdash	•	-	\rightarrow	•	
cessible Benches - Locker/Changing Rooms	G.C. to Build/Furnish per Detail Sheet A5.0, Verify w/Tenant	Н	•	-	\rightarrow	•	
ckers	G.C. to Install or Coord. Install w/Vendor - Verify w/Tenant		•	\dashv	\rightarrow		
	G.C. to install or Coord. Install w/vendor - verity w/Tenant	•	\rightarrow	-	-	•	+
ash Barrels & Accessories	00 to Don't Done and to tall	•	-	_	-	0	+
nk Alarm Siren, Light & Graphic	G.C. to Provide Power and Install	•	-	_	-	•	+
peakers & Sound System	G.C. to Coord. Install w/Vendor & Tenant	•	\vdash	_	-	-	\vdash
eiling Fans	G.C. to Install or Coord. Install w/Vendor - Verify w/Tenant				1		
rniture — Chairs, Tables, Stools		•				0	
assage Chairs	G.C. to Provide Power	•					
dromassage Beds & Accessories	G.C. to Provide All Reg'd Electrical Connections	•		I			L
nning & Redlight Booths/Beds	G.C. to Provide All Reg'd Electrical Connections	•					Г
everage Coolers	G.C. to Coordinate Framed Opening and Elec. Reg'ments w/Tenant	•		П	T		Г
omputers & Accessories	G.C. to Provide All Reg'd Electrical/Data Connections						

-G.C. to Verify w/ Landlord Representative who will Provide Water/ Sanitary Sewer and Power to Demised Space if Such Services do not Exist. -G.C./Tenant Shall Review w/ Landlord Representative the Most Recent Letter of Intent (LOI) or Lease Exhibit for Clarification of Responsibilities Prior to Bid

VENDOR LIST				
ITEM	VENDOR	CONTACT	PHONE	EMAIL
		HVAC WALT JACOBE	(405) 419-6351	Walt.jocobe@jci.com
HVAC EQUIPMENT	YORK/JOHNSON CONTROLS	SAUL OMAR DIAZ	(405) 419-6447	Soul Orner Diez Dici com
	CARRIER	PAUL WITZ	(315) 317-2481	Paul.witz@carrier.utc.com
	SIGNAGE/ GRAPI	ics		
ILLUMINATED LOGO & CHANNEL LETTERS	VIEWPOINT DENTITI RESOURCES	SCOTT SPAULDING LINDSEY JERZYK	(508) 393-8200 (847) 702-0644	scott@viewpointsign.com Ljerzyk@identitl.net
EXTERIOR SIGNAGE	PRIDE SIGNS	NELSON MELO		nmelo@pridesigns.com
CATCHOLI SULPICE	BARLO SIGNS	PAULA KELLEY	(800) 227-5674 x356	Paula_K@barlosigns.com
	NORTHEAST COLOR, INC. (MANDATORY)	JEAN-PAUL GAUTHIER	(603) 436-8210	Jpgauthier@northeastcolor.com
INTERIOR SIGNAGE/GRAPHICS/DECALS/LUNK ALARM & LIGHT	DUNN BLUE (MANDATORY)	BILL DUNN	(248) 288-5600	Bill.dunn@dunnblue.com
	SPECTRUM MARKETING COMPANIES (MANDATORY)	JANINE SOFFRON ANGELA GALLANT	(603) 627-0042 (603) 836-1284	JanineOspectrummarketing.com AgallantOspectrummarketing.com
	FINISHES	ANGELA GALLANI	(603) 836-1284	Agailant@spectrummarketing.com
	MARLITE (PREFERRED)	JANIE McEDWARD	(603) 924-9128	Jmcedward@martite.com
METALLIC FRP WAINSCOT/FRP IN TANNING/BEAUTY ANGEL	CONSTRUCTION SPECIALTIES NATIONAL ACCOUNTS	SYDNEY SHEPHERD	(888) 424-6287 x1955	Sshepherd@c-sgroup.com
PAINT	SHERWIN WILLIAMS (MANDATORY)	SHERWIN WILLIAMS	(603) 742-6963	-
WALLPAPER	NORTHEAST COLOR, INC. (MANDATORY)	JEAN-PAUL GAUTHIER	(603) 436-8210	Sales Onortheastcolor.com
	CREATIVE MATERIALS CORPORATION	ALLISON PICHE	(603) 436-2737 (FAX) (518) 713-5395	Jpgauthier@northeastcolor.com Apiche@creativematerialscorp.com
TLE	FITZGERALD TILE	CONNIE FITZGERALD	(800) 234-8453	Conniefitzgerald@fitzgeraldtile.com
	ADIRONDACK RUBBER PRODUCTS (MANDATORY)	STEVE JOANIS	(315) 363-3726	Stevej@planetfitness.com
RUBBER FLOORING	ECORE INTERNATIONAL (MANDATORY)	MATT KOCH	(515) 450-2144	Matt.koch@ecoreintl.com
		RANDY KISER	(515) 453-2144	Gratefulhomeservices@yahoo.com
	EQUIPMENT	ADAM RAITT	(603) 750-0001 x301	Mam Pait College
TITNESS CLUB WORKOUT EQUIPMENT	PF EQUIPMENT COMPANY (MANDATORY)	CHRISTINA NYE		Christina NyeOpfhq.com
METAL PAPER TOWEL RODS	WABASH VALLEY	LESLEY BROUYETTE		brouyette@wabashvalley.com
BRANDED BLACK CARD FURNITURE	DREAMSEAT	LACEY PULEO	(631) 656-1066 x28	Lpuleo@dreamseat.com
AASSAGE BEDS/LOUNGES	HYDROMASSAGE (MANDATORY)	PAUL LUNTER	(727) 536-5566	Plunter@hydromassage.com
WASSAGE CHAIRS	SMARTE CARTE (MANDATORY)	JODI HANDLOS	(800) 838-1176	Handlosj O smartecarte.com
TANNING BEDS/BOOTHS	JK NORTH AMERICA (MANDATORY)	BRIGITTE KRATZ LAURIE JOHNSON	(870) 273-9198 (870) 336-1591	Brigitte.kratz O us-jk-group.net Laurie.Johnson O ikamerica.com
THE REAL PROPERTY OF THE PROPE	OK HORITA AMERICA (MANDATORT)	DENISE BOWMAN	(870) 268-2919	Denise.Bowman@jkamerica.com
		FANS	(0.0) 200 2515	
CEILING FANS	BIG ASS FAN COMPANY (PREFERRED)	PETE NUCKOLS	(859) 967-1687	Pete.nuckols@bigasssolutions.com
COURT PARS	KELLY FANS (PREFERRED)	DAN LINDER	(972) 236-2446	Dan Linder@entrematic.com
COMPUTERS & ACCESSORIES (POS SYSTEM)	ABC (DATATRACK) COMPUTERS		1-	Pfsupport@abcfinancial.com
COMPOTERS & ACCESSORIES (POS STSTEM)	ACCESSORIES	-	-	P1support@abetinancial.com
DEFIBRILLATOR	AUTOMATED EXTERNAL DEFIBRILLATOR	SUE DITUCCI	(978) 561-5000	_
BEVERAGE COOLERS	LOCAL PEPSI DISTRIBUTOR	ERIN ANDREJCAK-BISKUP	(781) 366-7418	Erin AndrejcakBiskup@pepsico.com
	FURNISHING			
LOCKER ROOM BENCHES	WABASH VALLEY HOLLMAN, INC.	LESLEY BROUYETTE MOLLEE MCKEE	(800) 253-8619 x546 (972) 815-4045	ibrouyette@wabashvalley.com Mollee@holiman.com
RECEPTION COUNTER/SHELVING	LOCAL/ CUSTOM BUILD	MOLLEE MCKEE	(972) 815-4045	Mollee@noliman.com
TRASH BARRELS & ACCESSORIES	WABASH VALLEY	LESLEY BROUYETTE	(800) 253-8619 x546	brouyette@wabashvalley.com
STAINLESS STEEL ROUND TOP TABLE	STACK CHAIR DEPOT	MARILYN	(866) 586-9975	Marilyn@danielpoulchairs.com
	STACK CHAIR DEPOT	WARILYN	(866) 586-9975	Marilyn@danielpaulchairs.com
	HAND SHAPED CHAIRS THE MIRROR COMPANY	SHAWN BARBAGALLO DAVE MANESS	(815) 980-4766 (800) 473-0619	HandShapedChairs@aol.com Dave@themirrorcompany.com
MORKOUT MIRRORS BATHROOM MIRRORS	THE MIRROR COMPANY NATIONAL ENERGY & LIGHT (PREFERRED)	JIM SCHMIDT	(603) 864-8635	Jschmidt@nelcompany.com
	LOCKERS	Join Schwidt	1,000, 004-0003	
	MATERIAL HANDLING SALES, INC	DARIN ALDRICH		Daldrich@mathand.com
WALES	HOLLMAN, INC.	MOLLEE MCKEE	(972) 815-4045	Mollee@hollman.com
NAMET FITNESS TV	AUDIO VISUA			
ELEVISIONS	CLUBCOM (PREFERRED) MYE ENTERTAINMENT	CHRIS TRAY	(412) 706-5360 (315) 363-3726	Christray@clubcom.com
RIANGLE TRUSS	ADIRONDACK (PREFERRED)	STEVE JOANIS	(315) 363-3726	Sales@adk-cc.com Sales@adk-cc.com
	BATHROOM ACCESS		No.07 000 01E0	
	NEWTON DISTRIBUTING COMPANY	DANA D'AGOSTINO	(877) 837-7745	Dana O ne v tandistributing.com
CHANGING ROOM STATIONS	HOME DECORATORS	-	-	www.homedecorators.com
BATHROOM PARTITIONS	MATERIAL HANDLING SALES, INC	DON HATHORN	(800) 458-6870	Dhathom@mathand.com
	NATIONAL ENERGY & LIGHT	HTING LIM SCHMIDT	(603) 864-8635	Jschmidt@nelcompany.com
SENERAL LIGHTING FIXTURES	SPECIALTY LIGHTING	ANUSH KAZARIAN	(508) 992-0786	Anush.kazarian@sslighting.com
	SMD LIGHTS	ELAINA BULOW	(505) 247-4276	Elaina@smdlights.com
	ENERGY SAVING REB	ATES		
	MANAGED ENERGY SYSTEMS	REBATES	(913) 565-2508	Rebates G energymes.com
REBATES/INCENTIVES		HVAC CONTROLS		Plasko #0 saveenergysystems.com
REBATES/INCENTIVES	ENERGY EFFICIENCY/			
	SAVE ENERGY SYSTEMS	PAUL LASKOW	(617) 564-4442	
	SAVE ENERGY SYSTEMS	PAUL LASKOW CRAIG YANCICH		
ENERGY EFFICIENCY/HVAC CONTROLS		PAUL LASKOW CRAIG YANCICH	(617) 564-4442 (508) 514-1100 (628) 624-1092	
ENERGY EFFICIENCY/HVAC CONTROLS STRUCTURED CABLING ANAGED FREWALL	SAVE ENERGY SYSTEMS IT VENDOR CONTACT	PAUL LASKOW CRAIG YANCICH	(508) 514-1100	Cyancich Osaveenergysystems.com



Planet Fitness 4 Liberty Lane West Hampton, New Hampshire 03842

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MECH. & PLUMBING ENGINEERS Don Penn Consulting Engineer 1301 Solana, Bldg. 1, Suite 1420 Westlake, TX 76262 P. (817) 410-2858 F. (817) 251-8411

ELECTRICAL ENGINEER Peter A. Leptuch, P.E. 1236 Golden Eagle Court Aubrey, TX 76227 P. (940) 735-5127

STRUCTURAL ENGINEERS David Sansotta, PE 5509 N. Glenwood Street Garden City, ID 83714 p. (208) 501-2289

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Project Manager Approval

rchitect/Engineer of Record

Coliseum Center 610 Hegenberger R Oakland, CA 94621

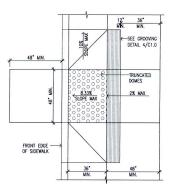
Planet Fitness Tenant Improvement

heet Title TITLE SHEET

Drawn By: D.B./C.M.

lanuary 11, 2019

ct No. 18-04-16 T1.0



DETAIL @ CURB RAMP (EXISTING)

3/8" = 1"

MOTE:
SONG SHALL BE POSTED AT EACH ENTRANCE TO OFF STREET PARKING, SICKS SHALL
NOT BE LESS THAN 17" X 22" IN SIZE WITH 1" HIGH LEITERING WIGHO STAILS THE
FOLLEMBING LUMMOREZED WHIGHES PARKED IN DESCAMED ACCESSINE SPACES NOT
DISPLAYING DISTINUISHING PLUCARGO OR SPECIAL LICENSE PLATES ISSUED FOR
PERSONS WITH DISBURILES WILL BE TOWED AWAY AT THE OWNERS DIPPISE. TOWED
VENICLES MAY BE RECLAURED AT
2016 COS 25C. 118—302.8

NOTE:
THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER FREE ROUTE 48" MIN. IN WIDTH
WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT
EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS FREE OF OVERHANGING
DISTRICTIONS BEDING 90" AND DELONES PROTIEDING GERLIET RINA "FROM A
WALL ABOVE 27" AND BELIOW 80". (THE ARCHITECT SHALL VERIFY EXISTING
CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB
BAMIPS PER CBC 11278.5

PARKING PLAN LEGEND

 $- \rightarrow - - \rightarrow -$ PATH OF TRAVEL

	(=)		
Ġ.	(E) ADA PARKING	1000	SIGNAGE
Ģ.	(E) ADA VAN PARKING	o.☆	TRAFFIC SIGNAL
※	YARD LIGHT	0	SEWER MANHOLE
Ĥ.	FIRE HYDRANT	\boxtimes	TRAFFIC JUNCTION
ቃ ቀ ፠ @ (® ¢	# OF PARKING STALLS	0	NORTH ARROW
\$	LIGHT	TE	TRASH ENCLOSUR
	SEWER MAIN PIPE		
	DOMAIN WATER MAIN PIPE		
xxx	FENCE		
	PROPERTY LINE		

VEHICLE PARKING TABULATION

UNIT #	TENANT	TOTAL SF	PARKING RATIO	REQUIRED PARKING*
610 HEGENBERGER RD., UNIT A	PLANET FITNESS (PROPOSED)	22,423 S.F.	(1) PER 300 SF OF FLOOR AREA	75
610 HEGENBERGER RD., UNIT B	FUTURE ADJACENT TENANT (PROPOSED)	12,333 S.F.	(1) PER 300 SF OF FLOOR AREA	42
610 HEGENBERGER RD., UNIT C	FRESENIUS MEDICAL CENTER (PROPOSED)	23,132 S.F.	(1) PER 300 SF OF FLOOR AREA	78
640 HEGENBERGER RD.	MCDONALD'S	5,505 S.F.	(1) PER 300 SF OF FLOOR AREA	19
630 HEGENBERGER RD.	TACO BELL	2,643 S.F.	(1) PER 300 SF OF FLOOR AREA	9
8200 BALDWIN ST.	MIDAS AUTO REPAIR (CLOSED)	5,039 S.F.	(1) PER 1000 SF OF FLOOR AREA	6
REQUIRED PARKING: 229 TOTAL STALLS*		REQUIRE	D ADA PARKING: 8	STALLS*
PROMDED REGULAR PARKING: 389 STALLS		PROVIDE	D ADA PARKING: 1	3 STALLS

*STANDARD PARKING REQUIREMENTS PER CITY OF OAKLAND, CA MUNICIPAL CODE, TABLE 17.116.080

*ADA PARKING PER 2016 CALIFORNIA BUILDING CODE. TABLE 118-208.2

PARKING SUMMARY

ASSESSOR'S PARCEL NUMBER (APN); 042-4318-046-01

ZONING: REGIONAL COMMERCIAL ZONE (CR-1)

EXISTING OFF STREET PARKING:
EXISTING STANDARD SPACES: 389 VEHICLE PARKING STALL
EXISTING ACCESSIBLE: 13 ACCESSIBLE PARKING STALLS

REQUIRED PARKING:

1 VEHICLE PARKING STALL PER 300 S.F. OF FLOOR AREA:

70,368 S.F. FLOOR AREA/300=

226 REQUIRED
402 PROMDED

ACCESSIBLE PARKING SPACES;
PER TABLE 118-2082 OF SECTION 11-208 ACCESSIBLE PARKING REQUIRED
REQUIRED. 8 STALLMAND/AN ACCESSIBLE STALLS ARE PROVIDED WITHIN CLOSE PROXIMITY
10 (1) STANDARD/AN ACCESSIBLE STALLS ARE PROVIDED WITHIN CLOSE PROXIMITY
3 (IC) STANDARD STALLS
13 TOTAL ACCESSIBLE PARKING STALLS

BICYCLE PARKING: NOT REQUIRED - NO ADDITIONAL NEW FLOOR AREA

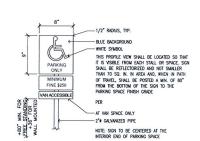
SITE ACCESSIBILITY NOTES:
(E) ACCESSIBLE PATH OF TRAVEL FROM SIDEWALK - ADA COMPLIANT

3/4 CONCRETE GROWNO TVP.

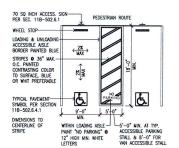
CURB RAMPS SHALL HAVE 12" WI GROOVED BORDER (GROOVES 1/4 1/4" X 3/4" O.C.) AT TOP EDGE ADJOINING SIDEWALK PER 2013 C SEC.11B-502

GROOVING DETAIL (EXISTING)

3/8" = 1"



3 DETAIL @ ADA PARKING SIGNAGE (EXISTING)



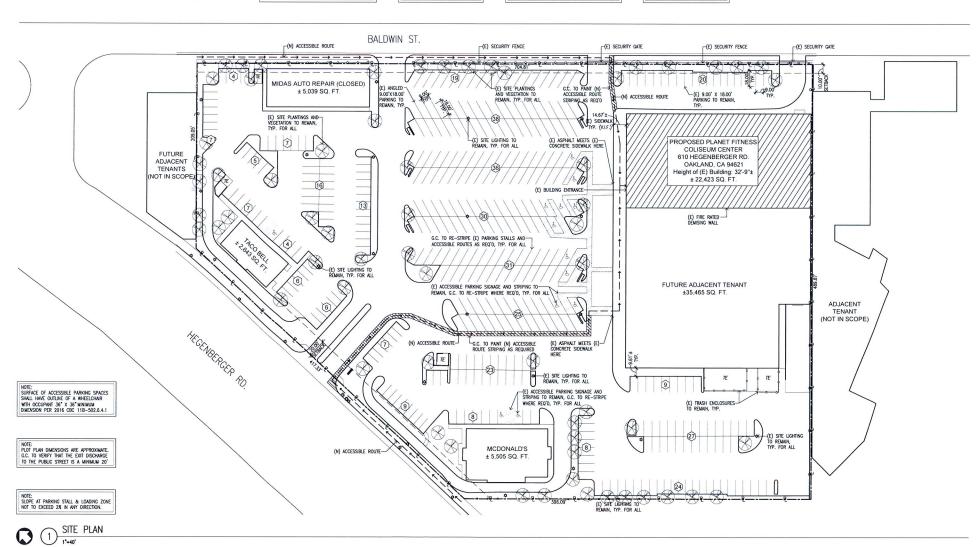
DETAIL @ ADA PARKING STALL (EXISTING)

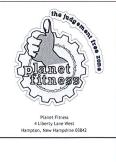
G.C. TO RE-STRIPE ALL PARKING STALLS AND ACCESSIBLE ROUTES AS REQ'D NOTE: SIDEWALK TO HAVE MINIMUM 6FT. WIDTH (4 FT. SIDEWALK WIDTH + 2 FT. FOR VEHICLE OVERHANG) PER 2016 CBC SEC. 118-403.5.1

NOTE:
G.C. TO VERIFY (E) CONDITION OF
CURB RAMP, SEE DETAILS 4/C1.0 &
5/C1.0., UPDATE EXISTING AS REQ'D.

NOTE:
G.C. TO VERIFY EXISTING CONDITION OF ACCESSIBLE PARKING STALLS PER DETAILS 2/C1.0 & 3/C1.0., UPDATE EXISTING AS REQ'D.

NOTE:
PROVIDE THE WORDS "NO PARKING"
(12" HIGH LETTERS) IN THE LOADING/
UNLOADING SPACE





No.	Issue Set	Ву	Date	1
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Architect/Engineer of Recor

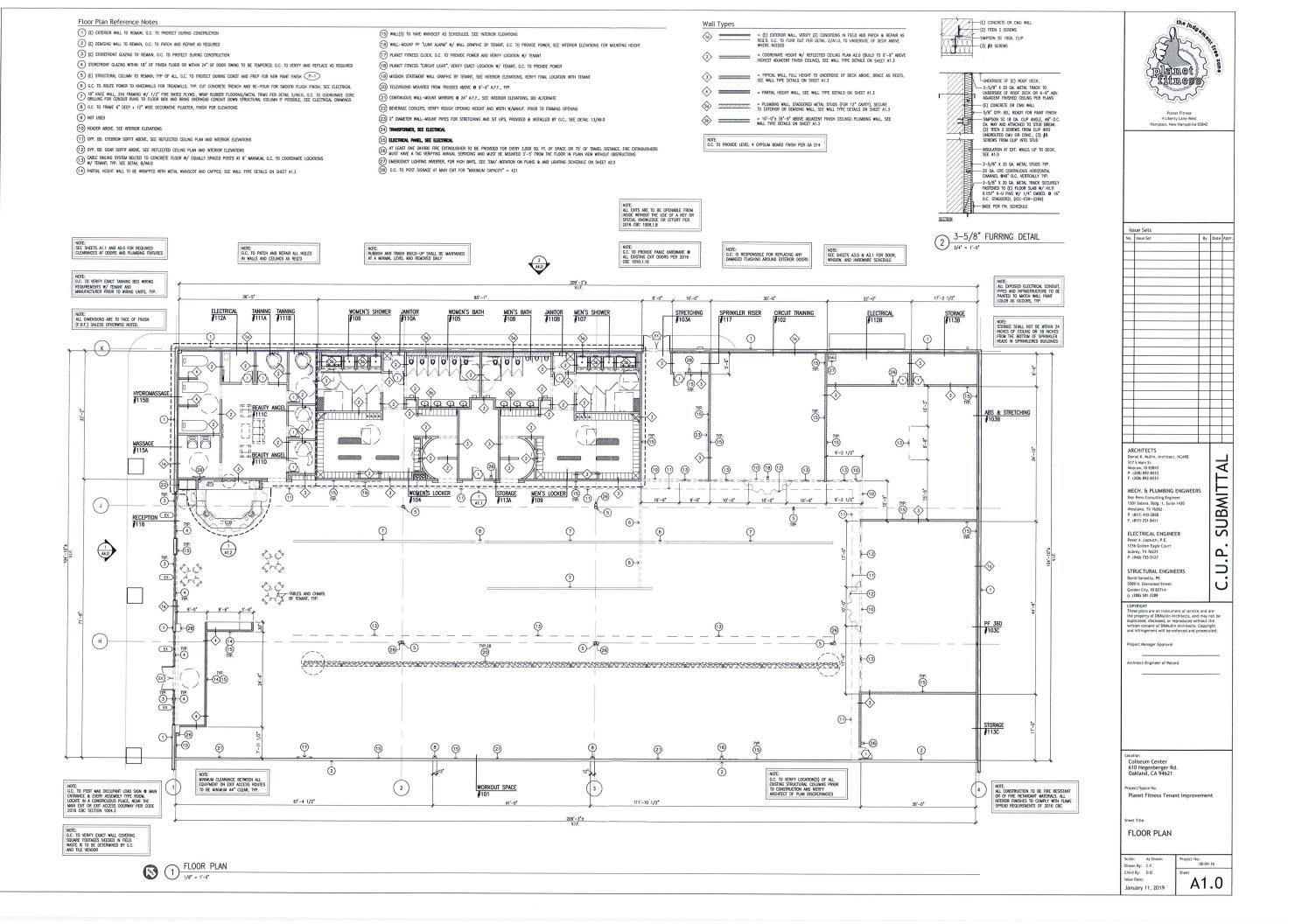
Location Coliseum Center 610 Hegenberger Rd. Oakland, CA 94621

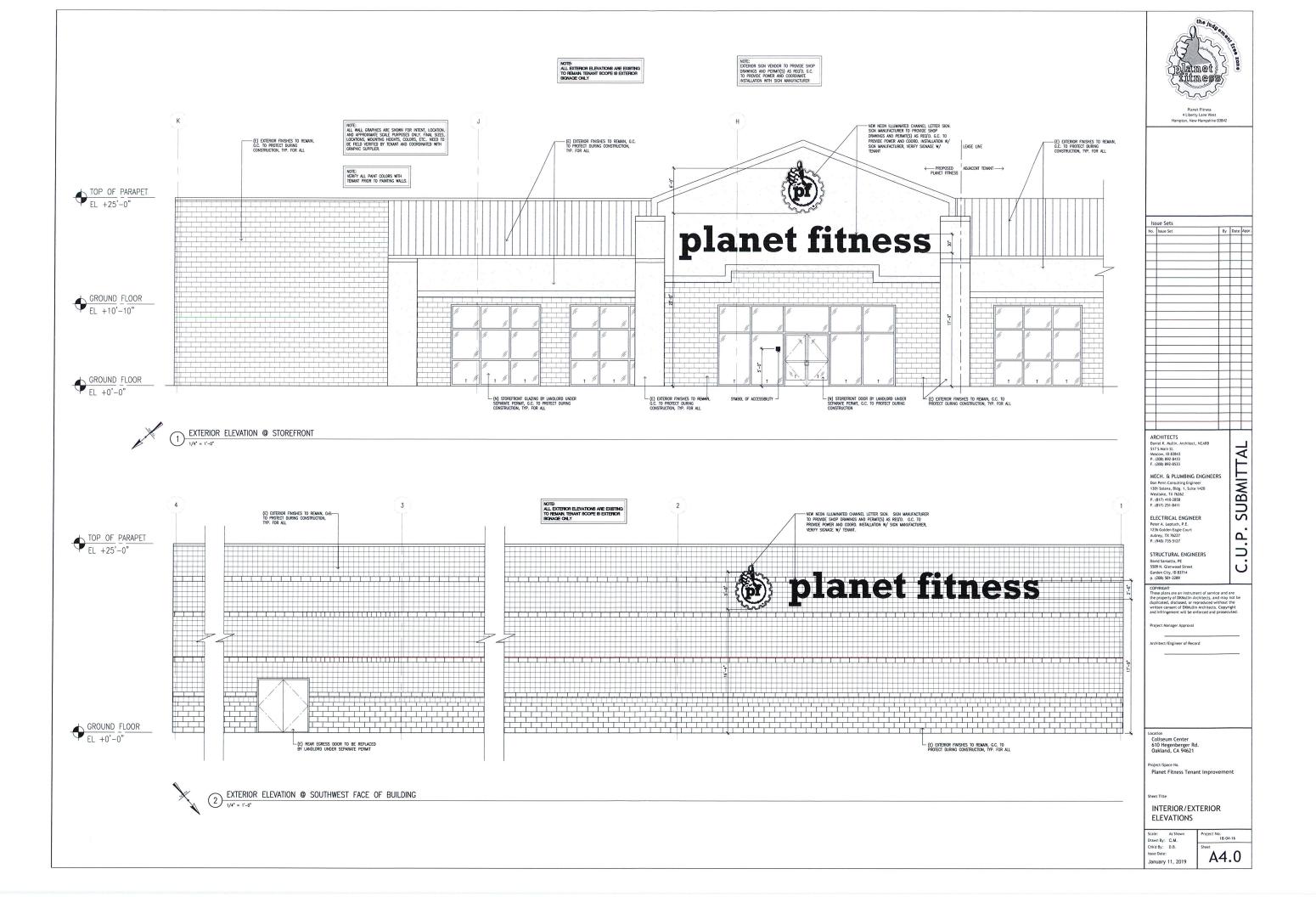
Project/Space No.
Planet Fitness Tenant Improve

SITE PLAN

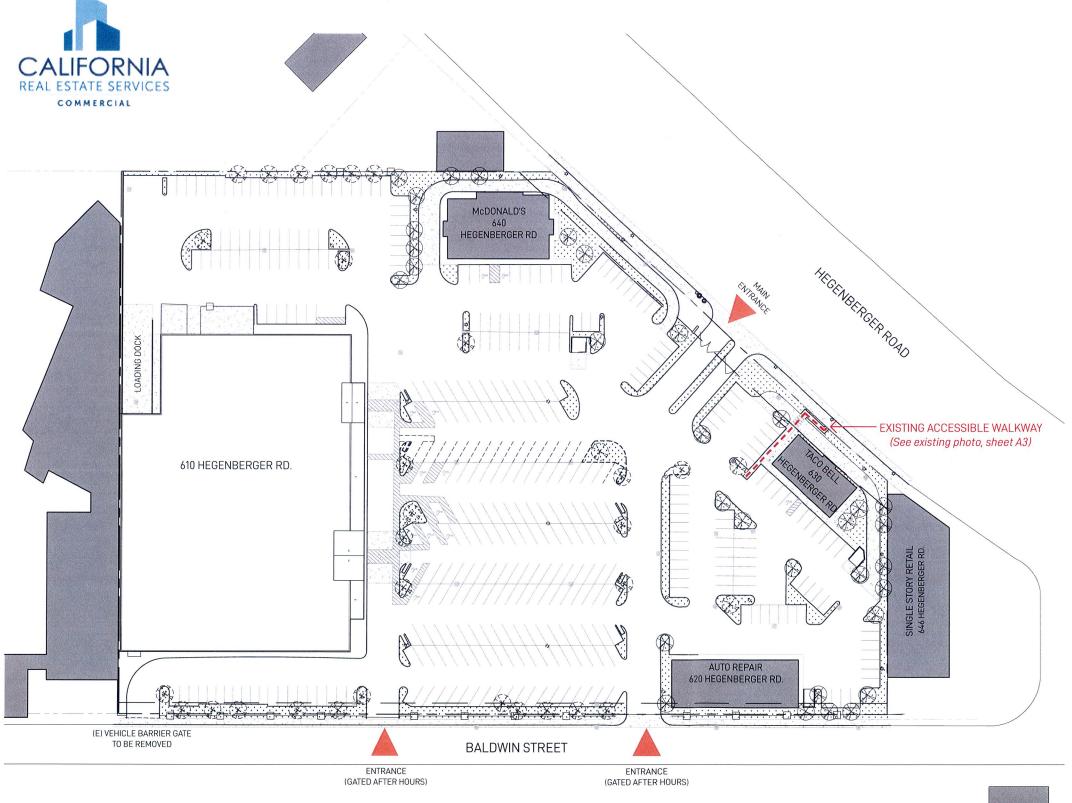
Scale: As Shown
Drawn By: C.F.
ChK'd By: D.B.
Issue Date:

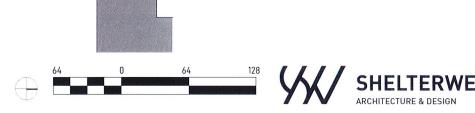
Project No. 18-04-16
Sheet
C1.0





April 30, 2019





April 30, 2019

640 HEGENBERGER RD. OAKLAND, CA 94621

COLISEUM CENTER











EXISTING ACCESSIBLE WALKWAY FROM SIDEWALK @ HEGENBERGER RD.



MARQUEE & FRONT ENTRANCE CONCEPT

NOTES:

1. EXISTING MARQUEE TO BE PAINTED & UPDATED 2. NEW PLANTINGS AT ENTRANCE.



COLISEUM CENTER

640 HEGENBERGER RD. OAKLAND, CA 94621



TREES:



A. MEDITERRANEAN FAN PALM Chamerops

YPE: Palm

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 8-12'

MAX. WIDTH: 10-15'

NOTES: Clumping growth habit



B. NEW ZEALAND CHRISTMAS TREE

Metrosideros excelsus

TYPE: Tree

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 30-35'

MAX. WIDTH: 30-35'

NOTES:



C. AUSTRALIAN WILLOW Geijera parviflora

TYPE: Tree

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 20-30'

MAX. WIDTH: 10-20'

NOTES:



D. FEATHER BUSH Lysiloma watsonii

TYPE: Tree/ Large Shrub

DORMANCY: Deciduous

NATIVE?: Yes

MAX. HEIGHT: 12-15'

MAX. WIDTH: 12-15'

NOTES: Multi-trunk growth habit

SHRUBS:



PRIDE OF MADEIRA Echium candicans

TYPE: Shrub

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 4-6'

MAX. WIDTH: 4-6'

NOTES:

CLOUDBANK GINNY Leucadendron 'cloudbank ginny'



NATIVE?: No

MAX. HEIGHT: 4-6'

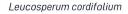
MAX. WIDTH: 4-6'

NOTES:



DORMANCY: Evergreen

GIANT ORANGE NODDING PINCUSHION



TYPE: Shrub

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 3-4'

MAX. WIDTH: 4-6'

NOTES:

COAST ROSEMARY Westringia fruticosa



DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 4-6'

MAX. WIDTH: 6-12'

NOTES:

GROUND-COVER & GRASSES:



HOOKER'S MANZANITA Arctostaphylos hookeri

TYPE: Shrub

DORMANCY: Evergreen

NATIVE?: Yes

MAX. HEIGHT: 1-6'

MAX. WIDTH: 6'

NOTES: Train to ground-cover habit.

CANYON PRINCE WILD RYE



TYPE: Grass

DORMANCY: Evergreen

NATIVE?: Yes

MAX. HEIGHT: 2-3'

MAX. WIDTH: Running

NOTES:

PINK MUHLY GRASS Muhlenbergia capillaris

TYPE: Grass

DORMANCY:

NATIVE?: No

MAX. HEIGHT: 2-3'

MAX. WIDTH: 2-3'

NOTES:

1. ALL SELECTED PLANTS ARE HIGHLY ADAPTED TO OAKLAND'S CLIMATE (ZONE 17 PER 1989 GENERALIZED PLANT CLIMATE MAP OF CALIFORNIA)

2. ALL GROUP 1 PLANTS ARE COMPATIBLE WITH THE SAME IRRIGATION SCHEDULE. THEY REQUIRE REGULAR WINTER MOISTURE AND REDUCED SUMMER MOISTURE AND HAVE A PLANT FACTOR OF M/L.



COLISEUM CENTER 640 HEGENBERGER RD. OAKLAND, CA 94621



TREES:



A. LITTLE GEM SOUTHERN MAGNOLIA

Magnolia grandafloria 'Little Gem'
TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 15-20'
MAX. WIDTH: 7-10'
NOTES:



B. WASHINGTON NAVEL ORANGE

Citrus Orange 'Washington Navel' Standard
TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 15-20'
MAX. WIDTH: 12-15'
NOTES:

VINES:



C. STAR JASMINE Trachelospermum jasminoides

TYPE: Vine DORMANCY: Evergreen NATIVE?: No MAX. HEIGHT: 3-6' MAX. WIDTH: 3-6' NOTES:





D. WHITE ICEBERG ROSE Rosa 'iceberg'

TYPE: Shrub
DORMANCY: Deciduous
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 3-5'
NOTES:

SHRUBS, CONT.:



FLOWER CARPET PINK ROSE

Rosa 'flower carpet pink'
TYPE: Shrub
DORMANCY: Deciduous
NATIVE?: No
MAX. HEIGHT: 2-3'
MAX. WIDTH: 3-4'
NOTES:



PINK ESCALLONIA Escallonia x exoniensis 'Frades"

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-5'
NOTES:



GOLDEN BREATH OF HEAVEN

Colleonema pullchrum 'Sunset Gold'
TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-5'
NOTES:



DWARF TOBIRA PITTOSPORUM

DWARF TOBIRA PIT TOSPOROM
Pittosporum tobira 'Wheeler's Dwarf'
TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-4'
MAX. WIDTH: 4-5'
NOTES:

PERENNIALS:



SUNDOWNER NEW ZEALAND FLAX

Phormium 'Sundowner'

TYPE: Perennial

DORMANCY: Evergreen

NATIVE?: No

MAX. HEIGHT: 8-10'

MAX. WIDTH: 4-6'

NOTES:



AFRICAN IRIS Dietes vegeta

TYPE: Perennial
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-4'
MAX. WIDTH: 2-3'
NOTES:



RED DAYLILY Hemerocallis 'Red'

TYPE: Perennial
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 1-2'
MAX. WIDTH: 1-2'
NOTES:



1. ALL GROUP 2 PLANTS ARE COMPATIBLE WITH THE SAME IRRIGATION SCHEDULE. THEY REQUIRE REGULAR YEAR-ROUND MOISTURE AND HAVE A PLANT FACTOR OF M.



Spacing

3' - 5'



SOLID STATE AREA LIGHTING

VRS SERIES-VLED

SPECIFICATIONS

HOUSING

Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the **VLED*** module. Internal driver compartment is asketed and sealed.

VLEDOPTIC

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° -50°; one from 50° -65°; one from 65° -72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord

LED DRIVE

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of 50,90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V. 50/60Hz or 347-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTEDS

High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consulf Factory for other LED options.

MOUNTING

Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Post Top Arms - Four (4) 1" Square extruded aluminum arms welded to a cast aluminum pole top fitter. Arm assembly is mechanically attached to castings welded to either side of the boursing

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

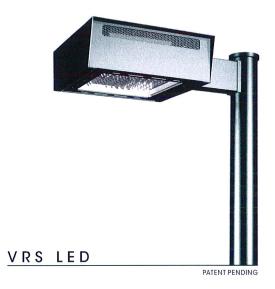
Canopy - Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side

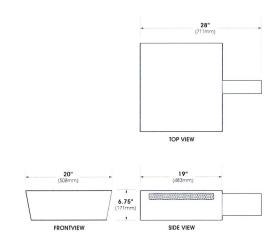
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME:

FIXTURE TYPE:







U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551 Phone (661) 233-2000 Fax (661) 233-2001

2.5' - 4' White Iceberg Rose Rosa 'Iceberg' 3' - 4' Sundowner New Zealand Flax Phormium 'Sundowner Golden Breath of Heaven Coleonema pulchrum 'Sunset Gold' 2.5' - 3.5' 3' - 4' Dwarf Tobira Pittosporum Pittosporum tobira 'Wheeler's Dwarf' Blue Lily of the Nile 2' - 3' Agapanthus africanus 1.5' - 2' Hemerocallis 'Red' Red Daylily Star Jasmine 2' - 3' Trachelospermum jasminoides 2' - 3' African Iris Dietes vegeta Pink Flower Carpet Rose Rosa 'Flower Carpet Pink' 3' - 5' **LEGEND & PLANTING INFORMATION**

Common Name

Little Gem Southern Magnolia

Washington Navel Orange

Pink Escallonia

L3: PLANTING LAYOUTS & LIGHTING SPECIFICATION

Botanical Name

Citrus Orange 'Washington Navel' Standard

Magnolia grandiflora 'Little Gem'

Escallonia x exoniensis 'Frades'

Corner Plan Rectangular Plan

Linear Plan

SAMPLE PLANTING LAYOUTS



















