June 4, 2014

Location: 4055 MacArthur Boulevard (see map on reverse)

Assessor's Parcel Number: 030-1981-064-00

Proposal: To establish a 24-hour fitness club/gym ("Planet Fitness") with

on-site parking at a 21,000 square foot building on a 1.8-acre former supermarket site. The proposal includes building and parking lot improvements (windows, signage, landscaping, and

illumination).

Applicant/ Mr. Ebbie Nakhjavani

Phone Number: (949) 315-0019 Owner: LSP Properties

Planning Permits Required: Major Conditional Use Permit with additional findings for a Group

Assembly Commercial Activity in the CN Zone on a site exceeding

one acre in area;

Regular Design Review for architectural and site modifications

including signage

General Plan: Neighborhood Center Mixed Use/

Mixed Housing Type Residential (rear of parking lot)

Zoning: CN-2 Neighborhood Commercial Zone/

RM-3 Mixed Housing Type Residential Zone (rear of parking lot)

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: Non historic property

Service Delivery District: 4
City Council District: 4

Date Filed: March 3, 2014

Action to be Taken: Approve with Conditions

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner Aubrev Rose AICP, Planner II at

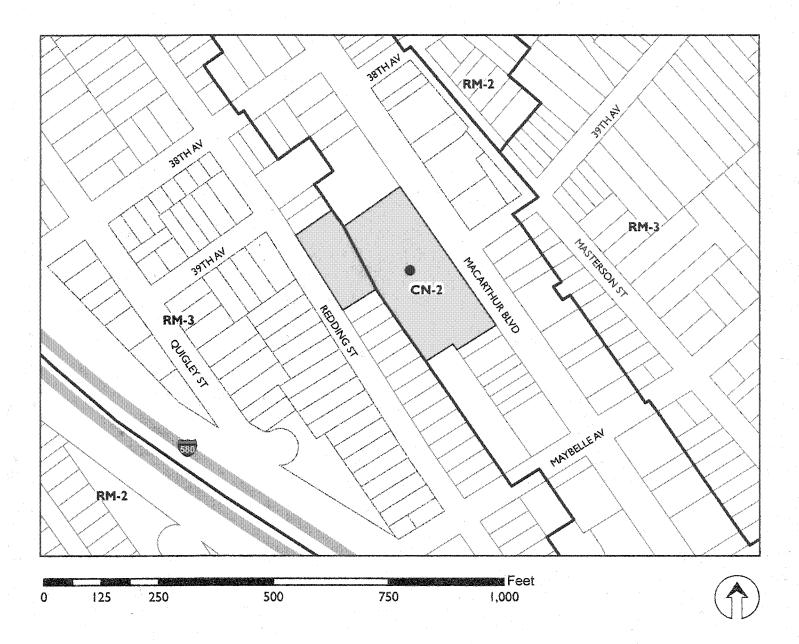
(510) 238-2071 or arose@oaklandnet.com

#### **SUMMARY**

The applicant requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review to establish a 24-hour fitness club (gym) with on-site parking in an existing 21,000 square foot building on a 1.8-acre former supermarket site. The project also includes building and parking lot improvements such as windows, signage, landscaping, and illumination.

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 14026

Applicant: Mr. Ebbie Nakhjavani

Address:

4055 MacArthur Boulevard

Zone:

CN-2

#### PROPERTY DESCRIPTION

The site is a 1.8 acre through lot on MacArthur Boulevard with secondary frontage on Redding Street. The site is the largest property in the Laurel District. The site contains a 21,000 square-foot building (completed in 1965 and remodeled in 1982) at its southeast corner along MacArthur Boulevard and an open parking lot to the northwest. The building is one-story (21'-2" in height) and is concrete with a decorative stone exterior, column like buttresses along the MacArthur façade, and metal awnings and windows, and doors facing the parking lot. It does not have historic value. Beneath the awning facing the parking lot is a roofed area with columns and ADA ramps. The parking lot contains approximately ninety-three parking spaces (with four ADA stalls), a mix of light poles including a cobra-style and two more modern box-style, minimal fencing and landscaping, and no pedestrian delineation. Its paving appears in good condition.

The site has principally been a full-service supermarket (Lucky or Albertsons, approximately 15,000 SKU #'s or for-sale items) since the 1960s. It was converted in 2012 into a supermarket with a more limited selection of offerings (Maxx Value, approximately 5,000 SKU #'s) and closed in 2014. A satellite recycling center was located in the northwest corner of the parking lot and closed with the supermarket.

The most visible frontage is on the north side of the property, which runs along a four-lane section of MacArthur Boulevard (370-feet in length) and contains the building's left side with minor signage and no windows (147-feet in length). There is a rear driveway including a dumpster area, a separate door along MacArthur, some landscaping, a pay phone, a low chain-link fence to coral shopping carts at the building, two double-wide driveways, parking stalls up to the sidewalk with no fence or landscaping, and a tall two-sided pylon sign with internal illumination that measures 59-feet in height. Also along the north side located in the public right-of-way are: streetscape improvements consisting of undergrounded utilities, decorative crosswalks with flared curbs on both sides of the termination of 39<sup>th</sup> Avenue at the building, decorative city lights, a bench, planters, and a decorative trash container, as well as traffic signals, street trees (some with open tree wells lacking grates and one providing limited ADA clearance), a newsstand, metered parking, and a driveway at the adjacent bank property.

Along the south side at Redding Street are six homes behind the vacant building. One of these homes is also alongside the parking lot. A chain link fence with slats is located in-between the parking lot and this home. There is one double-wide driveway towards the home, a fence and minor landscaped strip between the home and driveway, and a rock bed with no fence or landscaping along Redding Street. Along the west side are a bank on MacArthur Boulevard and a single family home on Redding Street. Along the east side of the property are a loading dock, the adjacent home along Redding, a CMU wall along the loading area driveway and the rear of that home, and a neighboring commercial building on MacArthur.

The Laurel District generally runs along MacArthur Boulevard between 35<sup>th</sup> Avenue to the north/west and High Street to the south/east. It is a neighborhood commercial shopping district consisting of small and medium-sized buildings containing various neighborhood-serving shops with some small parking lots and upper floor residential uses. There is one remaining full service food market in the district, which is a smaller facility, Farmer Joes's on 35<sup>th</sup> Avenue at MacArthur Boulevard. The district is flanked by medium density residential neighborhoods and I-580 freeway runs roughly parallel to the southwest.

#### PROJECT DESCRIPTION

To proposal is to establish a twenty-four hour fitness club/gym ("Planet Fitness") with on-site parking. The proposal would reuse the site and include building and parking lot improvements (windows, signage, landscaping, and illumination). The applicant, an architect representing Planet Fitness, filed Zoning Pre-Application # ZP130067 with the Bureau of Planning in September, 2013. Staff advised the applicant to introduce the proposal to the neighborhood at community meetings and to revise the design so that it includes windows along the

MacArthur façade, and new illumination and landscaping in the parking lot. The proposal features applying stucco over the decorative exterior stone walls, painting the metal awnings, replacement signage on the building and monument sign, installing windows and lighting along MacArthur Boulevard and new landscaping, lighting, and fencing in the parking lot. After a second community meeting subsequent to application submittal, the applicant revised the proposal to contain additional new windows along the MacArthur façade, new parking stalls striped along the north wall towards Redding Street where the recycling center previously was located, and addition landscaping and improved illumination. The project would be ADA and Green Building-compliant.

Planet Fitness is a fitness chain headquartered in New Hampshire. The club would contain a large exercise room (15,000 square-foot assembly area) with water fountains, offices and separate male/female locker rooms with showers, and massage and tanning rooms. Fitness club food would be offered for sale. Capacity would be for up to 302 persons. Parking supply would be maintained. 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 five persons during the day including one security personnel and three persons during the evening, including one security personnel. The business would utilize security surveillance cameras at the site.

# GENERAL PLAN ANALYSIS

The property is located primarily in the Neighborhood Center Mixed Use area of the General Plan's Land Use and Transportation Element (LUTE) and a portion of the parking lot is located in the Mixed Housing Type Residential area. The intent of the Neighborhood Center Mixed Use area is: "To identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses." The intent of the Mixed Housing Type Residential area is: "to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate."

The proposal to improve a vacant building and site and operate a fitness center there, subject to Conditions of Approval, conforms to these intents and to the following Objectives of the LUTE:

# Objective I/C3

Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services.

# Objective I/C4

Minimize land use compatibility conflicts in commercial and industrial areas through achieving a balance between economic development values and community values

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

# **ZONING ANALYSIS**

The property is located primarily in the CN-2 Neighborhood Commercial Zone and a portion of the parking lot is located in the RM-3 Mixed Housing Type Residential Zone. The intent of the CN-2 Zone is: "to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment." The intent of the RM-3 Zone is: "to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings at somewhat

higher densities than in RM-2, and neighborhood businesses where appropriate." Below is a list of permits required for the proposal, the reason why each permit is required, and a discussion of each permit requested.

### Major Conditional Use Permit (CUP)

The fitness center falls under the Planning Code's Use Classification of Group Assembly Commercial Activity. This use requires a Conditional Use Permit to establish in a CN Neighborhood Commercial Zone to further analyze such proposals since the CN Zone is intended primarily for neighborhood serving retail businesses and adjacent to residential activities. Conditional Use Permits involving an area exceeding one acre are "Major" Permits that are decided by the Planning Commission. Given the business would operate twenty-four hours a day with open parking adjacent to several single-family homes, the whole lot area was considered affected and a Major Conditional Use Permit is required. Regarding open accessory parking in the Residential Zone, the RM-3 Zone permits open nonresidential facilities and the Planning Code permits accessory parking serving a conditionally permit activity in an abutting Zoning District. Most Conditional Use Permits in CN Zones such as this one require additional findings which essentially ensure new businesses and construction are pedestrian-friendly and not automobile-oriented to the extent possible.

Regular Design Review

Architectural and site modifications, including new signage, require Design Review for commercial properties in the CN Zone.

The major issues identified by staff with this proposal relate to the change in use including hours of operation, and, to the appearance and use of the parking lot. These issues and recommendations are discussed in the "Key Issues and Impacts" section of this report. With Conditions of Approval, the proposal to improve a vacant building and site and to operate a fitness center conforms to these intents.

Staff finds the proposal, subject to Conditions of Approval, to conform to the Planning Code.

#### 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

Based on staff's analysis of the application and comments received at two community meetings, the issues identified with this project relate to the proposed land use, especially in terms of losing a food market to a 24-hour operation and to the design of the architectural and site improvements.

## Land Use

The prior use consisted of a supermarket with an ancillary satellite recycling center. Given that certain areas of the City have a shortage of affordable full service food market options, the loss of the market is a concern to some members of the community. The loss of the recycler is not known by staff to be a part of this concern. Staff empathizes with the community's concern but is in the position of analyzing the new proposal, not potential new activities. In this case, the property owner chose to close the store and entertain a lease to another type of business. With the market gone and no new market coming in, the challenge for district compatibility is to find suitable replacement for the site. Vacancy or certain alternative uses could be highly

undesirable. Fortunately, there are other full service supermarkets in three directions within approximately one and one-half miles of the site and more beyond. Other full service fitness centers already exist within Oakland but are located at greater distances from the district. The proposal could be very beneficial to the district by bringing in new customers.

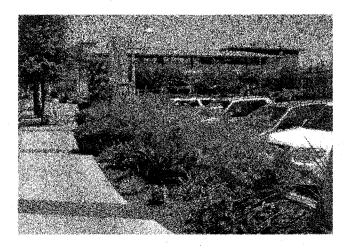
Given the proposed use would operate twenty-four hours and the property abuts several single family properties, staff is concerned that noise (interior and exterior), glare from parking lot light, and security are considered. Conditions of Approval regarding on-site security at all times and lot securing in the event of closure would address these issues. The proposal is an opportunity for some improvements to address circulation issues at the site. The site was over parked for a food market and is legally under parked for the proposed fitness center, pursuant to the Planning Code. However, the change in use is anticipated to generate fewer trips than a supermarket and with longer visits to the site. This reduction to an oversupply of parking and trip generation is desirable for the neighborhood shopping district. Recommended Conditions of Approval include site improvements for circulation (discussed in the following section), daily clean-up in the parking lot and public right-of-way (sidewalk and gutter), ongoing outreach, and a compliance review.

#### <u>Design</u>

The existing building and site design is automobile-oriented and, as such, does not conform to special findings for a Conditional Use Permit in the Neighborhood Commercial Zone. This is because the site's construction precedes these regulations, the purpose of which is to ensure pedestrian-friendly development in the district. The proposal provides an opportunity to improve the somewhat stark architectural appearance of the building and site by reducing its automobile-orientation and attempting to increase its pedestrian-friendliness. The original submittal proposed new windows at the MacArthur Boulevard facade; after the second community meeting, the proposal was revised to consist of additional new windows at the request of some of the attendees. Because the proposal requires Design Review, it is also subject to the City's Design Guidelines for Corridors and Commercial Areas. Under the Design Guidelines, the frontage is a Secondary Corridor and the following Guidelines apply to the proposal:

- 3.1.2 Limit driveways, garage doors, and curb cuts on the corridor.
- 3.2.1 Provide planting and a screening edge between the public right of way and surface parking lots and landscaping in the interior of surface parking lots.
- 3.2.2 Provide an architecturally coordinated lighting scheme in parking lots that is shielded to prevent off-site glare.
- 3.2.3 Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.
- 3.2.4 Reduce storm water runoff from parking lots.
- 4.2.2 Place features that create a transition between the sidewalk and the development.
- 5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.
- 6.1.1 Install durable and attractive materials on the ground floor façade of buildings.
- 8.1.1 Incorporate large developments into the existing neighborhood.
- 8.3.1 Design pedestrian-oriented commercial streetscapes in shopping centers.

The basic form (large boxy building and open unimproved parking lot) cannot be practicably altered under this project. However, to achieve these Guidelines, staff suggests further improvements to the parking lot for better integration with the district. The proposal requires 189 parking stalls where 94 exist so a legal nonconforming condition exists and no reduction therefore can be permitted. Staff also feels that driveways could be reduced to single-wide with one entrance and exit on MacArthur Boulevard; all drive aisles could be reduced in width; stalls along MacArthur could be pushed in to create space for landscaping and decorate wrought iron fencing; increased landscaping within the lot; and, a better connection at the building's covered side entrance could be delineated as well (see graphics, below).



An example of one-way drive aisle exists directly across the street at the hardware store. Exiting could be converted to right-turn only to avoid vehicles crossing oncoming traffic when exiting the site. A right turn at the rear onto Redding Street would bypass the parking lot, a vacant lot on Redding, and turning right onto 38<sup>th</sup> Avenue would pass by a parking lot along at MacArthur Boulevard for minimal disruption of residences. Street trees wells along MacArthur should be retrofitted to contain grates and meet ADA clearance as applicable. Staff also recommends the following design modifications: required window transparency; a reduction of the 59-foot pylon sign to 20-feet (where 10-feet maximum is allowed for new signs, darker background color on the pylon sign reface (yellow is proposed); a stucco sample to ensure high quality; and, new fencing and landscaping along Redding. Staff has requested revised plans from the applicant who is generating them as of the production of this report.

With conditions of approval including a compliance review, staff finds the site will better integrate into the surrounding areas and therefore supports the proposal.

#### **RECOMMENDATIONS:**

- 1. Affirm staff's environmental determination.
- 2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached findings and conditions.

Prepared by:

AUBREY ROSE, AICP

Planner II

Approved by:

SCOTT MILLER Zoning Manager

Approved for forwarding to the

City Planning Commission:

**DARIN RANELLETTI** 

Deputy Director Bureau of Planning

#### **ATTACHMENTS:**

- A. Findings
- B. Conditions of Approval
- C. Plans with photographs
- D. Minutes of Laurel district neighborhood meeting (neighborhood group) meeting dated April 3, 2014
- E. Letter by Mr. Jim Cipolla of Save Mart Supermarkets (landlord) dated April 8, 2014
- F. Correspondence: Letter of support from Donivan Residence (3350 Wisoncsin St) dated May 27, 2014

# **Attachment A: Findings**

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Additional Findings for Conditional Uses in CN Neighborhood Commercial Zones (OMC Sec. 17.33.030) and Regular Design Review Criteria For Nonresidential Facilities and Signs (OMC Sec. 17.136.050(B)) under the Oakland Planning Code (Title 17).

# 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 proposal will better integrate the large site with the surrounding neighborhood commercial district. The proposal involved community input and will reduce vehicular trips, increase visibility into active spaces within the site, and will adhere to conditions of approval for site security, minimal noise and glare, cleanliness, ongoing outreach, and a compliance review.

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 proposal will reduce the automobile-orientation of the site and address prior circulation and litter issues at and around the site by introducing numerous improvements.

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 fitness center will be more desirable than some other potential land uses and will bring new customers into the retail district.

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

The building and site modifications including signage are subject to Design Review and findings can be made as described in a following section of this Attachment.

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.

The property is located primarily in the Neighborhood Center Mixed Use area of the General Plan's Land Use and Transportation Element (LUTE) and a portion of the parking lot is located in the Mixed Housing Type Residential area. The intent of the Neighborhood Center Mixed Use area is: "To identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses." The intent of the Mixed Housing Type Residential area is: "to create, maintain, and

enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate."

The proposal to improve a vacant building and site and to operate a fitness center there conforms to these intents and to the following Objectives of the LUTE:

#### Objective I/C3

Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services.

## Objective I/C4

Minimize land use compatibility conflicts in commercial and industrial areas through achieving a balance between economic development values and community values

# <u>ADDITIONAL FINDINGS FOR CONDITIONAL USES IN CN NEIGHBORHOOD COMMERCIAL</u> ZONES (OMC SEC. 17.33.030)

1. That the proposal will not detract from the character desired for the area;

The proposal introduces a health and community-oriented establishment into the neighborhood commercial district and will attract new customers. The project includes substantial improvements both on site and along the public right-of-way. The prior use was over-parked and the new use is anticipated to generate fewer automobile trips than before.

2. That the proposal will not impair a generally continuous wall of building facades;

The proposal opens up a 147-foot blank wall facing MacArthur Blvd since 1965 and adds landscaping there.

3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

The building is currently vacant; it was previously a general food sales use and not a general retail use.

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

New turning instructions at three narrowed driveways will improve pedestrian safety along the sidewalks

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

The proposal conforms to the General Plan and Design Guidelines as described in the preceding and following sections of this Attachment, respectively.

# REGULAR DESIGN REVIEW CRITERIA FOR NONRESIDENTIAL FACILITIES AND SIGNS (OMC SEC. 17.136.050(B))

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation

of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060

The proposal does not involve change to form but does improve the siding with stucco, increases fenestration, and includes painting, fencing, landscaping, illumination, restriping and changed signage.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

Proposed architectural and site improvements will improve the 49-year old site that is the largest commercial site in the shopping district.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The proposed design, as conditioned, conforms to the City's Design Guidelines for Corridors and Commercial Areas as described in this Staff Report.

# **Attachment B: Conditions of Approval**

# 1. Approved Use

# Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, letter, and the plans dated February 21, 2014 and submitted on March 3, 2014, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
  - I. Major Conditional Use Permit with additional findings and Regular Design Review to establish a 24-hour fitness club/gym ("Planet Fitness") with on-site parking. The proposal includes building and parking lot improvements (windows, signage, landscaping, and illumination).

# 2. Effective Date, Expiration, Extensions and Extinguishment

#### Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

# 3. Scope of This Approval; Major and Minor Changes

# Ongoing

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

# 4. Conformance with other Requirements

## Prior to issuance of a demolition, grading, P-job, or other construction related permit

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

# 5. Conformance to Approved Plans; Modification of Conditions or Revocation

**Ongoing** 

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions or project description relating to the Approvals 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 Approvals 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 Conditions of Approval.

# 6. Signed Copy of the Conditions

# With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

# 7. Indemnification

#### Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the 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 applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

# 8. Compliance with Conditions of Approval

# Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

# 9. Severability

### Ongoing

Approval of the project 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. Job Site Plans

# Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

# 11. <u>Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management</u>

# Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, as directed by the Building Official, Director of City Planning or designee.

# 12. Underground Utilities

# Prior to issuance of a building permit

The project applicant shall submit plans for review and approval by the Bureau of Building and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

## 13. Improvements in the Public Right-of-Way (General)

# Approved prior to the issuance of a P-job or building permit

- a) The project applicant shall submit Public Improvement Plans to Bureau of Building for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.
- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.
- c) The Bureau of Planning and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.

d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

# 14. Payment for Public Improvements

# Prior to issuance of a final inspection of the building permit.

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

#### 15. Compliance Matrix

# Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Bureau of Planning and the Bureau of Building a Conditions compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Bureau of Planning and the Bureau of Building. The project applicant shall update the compliance matrix and provide it with each item submittal.

# 16. Construction Management Plan

# Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Bureau of Planning and the Bureau of Building for review and approval a construction management plan that identifies the conditions of approval related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval.

## 17. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

# Ongoing throughout demolition, grading, and/or construction

During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g) Idling times shall be minimized either by shutting equipment off when not is use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.

- h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- i) Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage.

# 18. Days/Hours of Construction Operation

# Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
  - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
  - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
  - d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
  - e) No construction activity shall take place on Sundays or Federal holidays.
  - f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a nonenclosed area.
  - g) Applicant shall use temporary power poles instead of generators where feasible.

# 19. Noise Control

# Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Bureau of Planning and the Bureau of Building review and approval, which includes the following measures:

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or <u>use\_other measures as determined by the City to provide equivalent noise reduction.</u>
- d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

# 20. Noise Complaint Procedures

# Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Bureau of Building a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

- a) A procedure and phone numbers for notifying the Bureau of Building staff and Oakland Police Department; (during regular construction hours and off-hours);
- b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
- c) The designation of an on-site construction complaint and enforcement manager for the project;
- d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and
- e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

## 21. Interior Noise

## Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Bureau of Building for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design

phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

- (a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and
- (b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.
- (c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:
  - a) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.
  - b) Prohibition of Z-duct construction.

# 22. Operational Noise-General

#### Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

# 23. Construction Traffic and Parking

## Prior to the issuance of a demolition, grading or building permit

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Bureau of Building, and the Transportation Services Division. The plan shall include at least the following items and requirements:

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Bureau of Planning shall be informed who the Manager is prior to the issuance of the first permit issued by the Bureau of Building.
- e) Provision for accommodation of pedestrian flow.

## 24. Erosion and Sedimentation Control

# Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans demonstrating the Best Management Practices shall be submitted for review and approval by the Bureau of

Planning and the Bureau of Building. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

## 25. Hazards Best Management Practices

# Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

## 26. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

# Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at <a href="https://www.oaklandpw.com/Page39.aspx">www.oaklandpw.com/Page39.aspx</a> or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

#### **Ongoing**

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be in implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and

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approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

### 27. Lighting Plan

## Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Bureau of Planning and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

# 28. Asbestos Removal in Structures

# Prior to issuance of a demolition permit

If asbestos-containing materials (ACM) are found to be present in building materials to be removed, demolition and disposal, the project applicant shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health & Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.

# 29. Tree Protection During Construction

# Prior to issuance of a demolition, grading, or building permit

Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the City Tree Reviewer. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the City Tree Reviewer from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- d) Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- e) If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall

require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.

f) All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

# PROJECT-SPECIFIC CONDITIONS

# 30. Hours of Operation

## Ongoing

Hours of operation of the fitness center with some fitness food sales are 24-hours per day, 7 days a week. Should the establishment curtail twenty-four hour operation at any time, including ongoing, occasional, or closure, the parking lot shall be secured to prevent entry during such time.

# 31. Crime Prevention Through Environmental Review (CPTED)

# Within 6 months of commencement of activity and Ongoing

The applicant shall review the CPTED/Commercial checklist provided by the Bureau of Planning and implement applicable items for review and approval of the Zoning Administrator.

# 32. Security

## Ongoing

A minimum of one security guard shall be located on site at all time and shall be posted in the front of the building and/or in the parking lot between dusk and dawn.

#### 33. Nuisances

#### Ongoing

Crime, litter, or disorderliness conduct associated the establishment will result in a review to consider revocation of the Major Conditional Use Permit.

## 34. Performance standards

#### Ongoing

The establishment shall adhere to performance standards for noise, odor, and all environmental effects of the business activity as regulated under OMC Chapter 17.120.

## 35. Informational Signage

# Prior to commencement of activity and Ongoing

Signage to discourage noise/smoking/loitering especially dusk to dawn/littering shall be posted inside the establishment adjacent to the exit for benefit of patrons and visitors.

# 36. Graffiti

## Ongoing

Graffiti shall be removed from the premises within 72 hours (3 days) of application.

# 37. Trash and litter

# Ongoing

The licensees/property owners shall clear the gutter and sidewalks along MacArthur Boulevard and Redding Street plus twenty feet beyond the property lines along this street of litter twice daily or as needed to control litter. In addition to the requirements of B&P Code Section 25612.5 (sweep or mechanically clean weekly), the licensee shall clean the sidewalk with steam or equivalent measures once per month. The business shall utilize a recycling program.

# 38. Loitering

# Ongoing

The owner, manager, and employees of this establishment shall make appropriate efforts to discourage loitering from the premises including calling the police to ask that they remove loiters who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used.

### 39. Noise

# Ongoing

The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any source of recorded music and from patrons as well as from outdoor noise from patrons.

## 40. Smoking

# Ongoing

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located in the front of the building in the parking lot 25-feet from any doorway but not within 25-feet of any adjacent residence. The Ordinance is interpreted to include vapor products.

# 41. Ongoing outreach

# Ongoing

The establishment shall remain accessible to comments from the community including but not limited to communications with the Neighborhood Crime Prevention Council and the Laurel District Association.

# 42. Compliance hearing

## After 6 months of commencement of activity

The applicant shall return to the Bureau of Planning to report their progress. Should any complaints regarding on-sale provision or other issues regarding sale of alcohol be identified, staff may refer the item back to the Planning Commission under a Director's Report. In that case, the applicant shall submit for a Compliance Review, and pay all appropriate fees consistent with the current Master Fee Schedule at that time (currently \$1,310.00). The Compliance Review will be agendized for an upcoming Planning Commission meeting. The Compliance Review shall provide an opportunity for the Commission and the public to provide comment on the operation and determine whether there is a violation of any term, Conditions or project description relating to the Approvals or if there is violation of any provision of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance or there exists adverse impacts caused. As a result of the hearing, the Commission may direct staff to initiate enforcement proceedings pursuant to Condition of Approval 5C and/or may impose additional conditions related to the operation.

# 43. Business Signage

# Prior to commencement of activity

Plans shall be submitted to the Bureau of Planning for review and approval by the Zoning Administrator that show the design pylon sign reduced to twenty-feet in height and for the reface to the pylon sign modified to consist of light letters on a dark background pursuant to the City's Small Project Design Guidelines.

# 44. Advertising and Temporary Signage

Ongoing

No product advertising signage (such as neon beer signs) or banners (such as sales) may be displayed.

## 45. Windows

# Ongoing

All new windows shall be recessed with transparent glazing and shall not be obstructed with any items such as but not limited to banners, mechanical equipment or fitness equipment.

## 46. Stucco

## Prior to applying for a Building Permit

Samples shall be provided to the Bureau of Planning for review and approval of the Zoning Administrator to ensure high quality.

## 47. Paint

# Prior to commencement of activity

Metal awnings and wooden fences shall be repainted.

# 48. Driveway Modifications

# Prior to commencement of activity

The MacArthur Boulevard curb cuts shall be modified with permits into single-width driveways. The south MacArthur driveway shall be narrowed at the south side. The north MacArthur driveway shall be narrowed at the north side. The Redding driveway shall be narrowed at the south side to the extent possible to maintain two-way access. The south side driveways shall have "Right Turn Only Signs" installed. The south side MacArthur driveway shall have a "Do Not Enter" sign installed to face the street.

## 49. Parking Lot Striping and Circulation

## Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show to the extent practicable under the Planning Code, parking stalls restriped for the minimal drive aisle width permitted under the Planning Code Chapter 17.116 with space allocated for landscaping along the MacArthur and Redding frontages. The two other side stalls along the MacArthur frontage shall be eliminated and the ADA stall relocated. Stalls shall be added along the north wall towards Redding. A number of stalls equal to the amount create from the reconfiguration shall be converted to landscaping intermittently throughout the site. New stalls shall be striped along the northwest wall as proposed.

## 50. Pedestrian Access

#### Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show pedestrian access from MacArthur at the building and from the new path at the center of the lot shall be delineated in coordination with the Bureau of Planning consisting of a feature such as a sidewalk awning.

#### 51. Landscaping

# Prior to commencement of activity and Ongoing

Plans shall be submitted to the Zoning Administrator that show drought tolerant landscaping shall be installed and maintained along MacArthur, Redding, and, throughout the parking lot including along the building façade to include trees.

#### 52. Fencing

#### Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show removal of the chain link fencing along MacArthur and installation of wrought iron along both street frontages.

# 53. Illumination and Glare

# Prior to commencement of activity and Ongoing

Plans shall be submitted to the Zoning Administrator that show parking lot lights shall be removed and replaced with new matching poles that do not cast glare off-site.

## 54. Mechanical Equipment

#### Prior to installation

Plans shall be submitted to the Zoning Administrator that show any exterior mechanical equipment screened and painted to match the color of the building.

# 55. Shopping Cart Corals

# Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show corals removed.

# 56. Pay Phones

# Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show the pay phone removed.

## 57. Street Trees

# Prior to commencement of activity

Plans shall be submitted to the Zoning Administrator that show reinforce tree wells with decorative protective metal grates around all street trees and adjusted for ADA clearance

# 58. Building Code Upgrades

# Prior to commencing approved activities

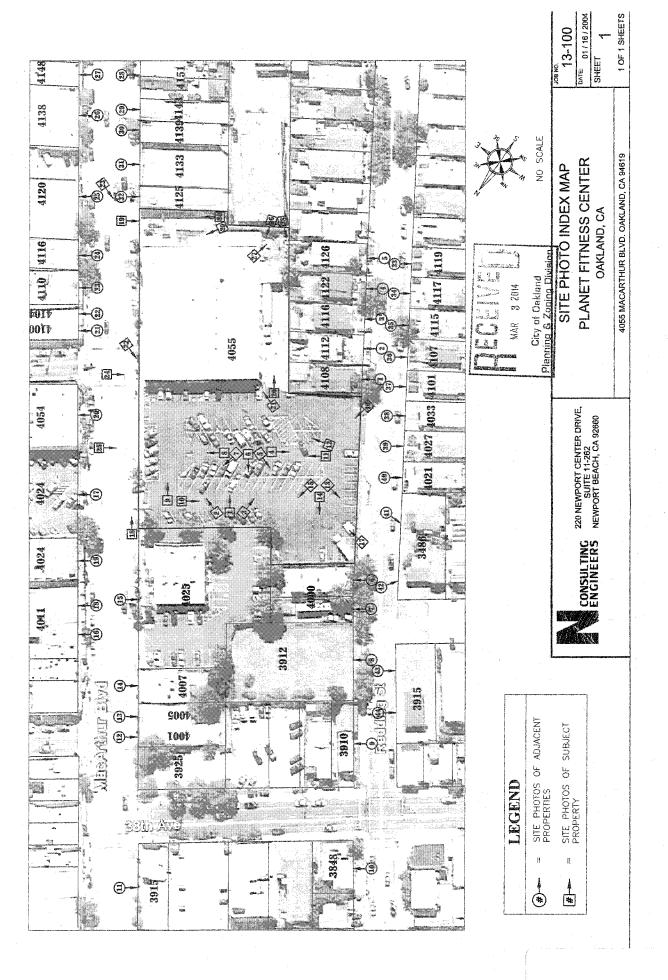
The applicant shall obtain Building Permits and construct any building upgrades required to comply with the Building Code for occupancy requirements; it may be the case that no upgrades are required.

## 59. Site and Building Modifications

# Prior to submitting for a building permit and Ongoing

Any future modifications shall require Bureau of Planning review and approval.

APPROVED BY:		
City Planning Commission:	(date	(vote)



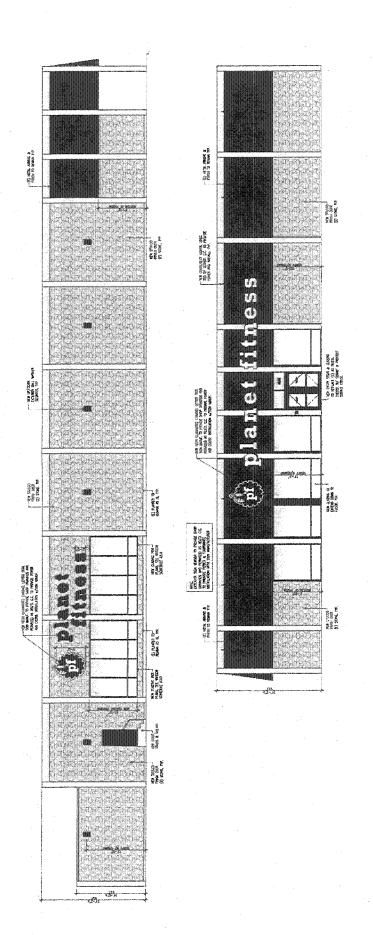


Planet Fitness - Oakland CA 2/21/2014

Proposed Color Storefront Elevations

Pylon Option

**DKMullin Architects** 



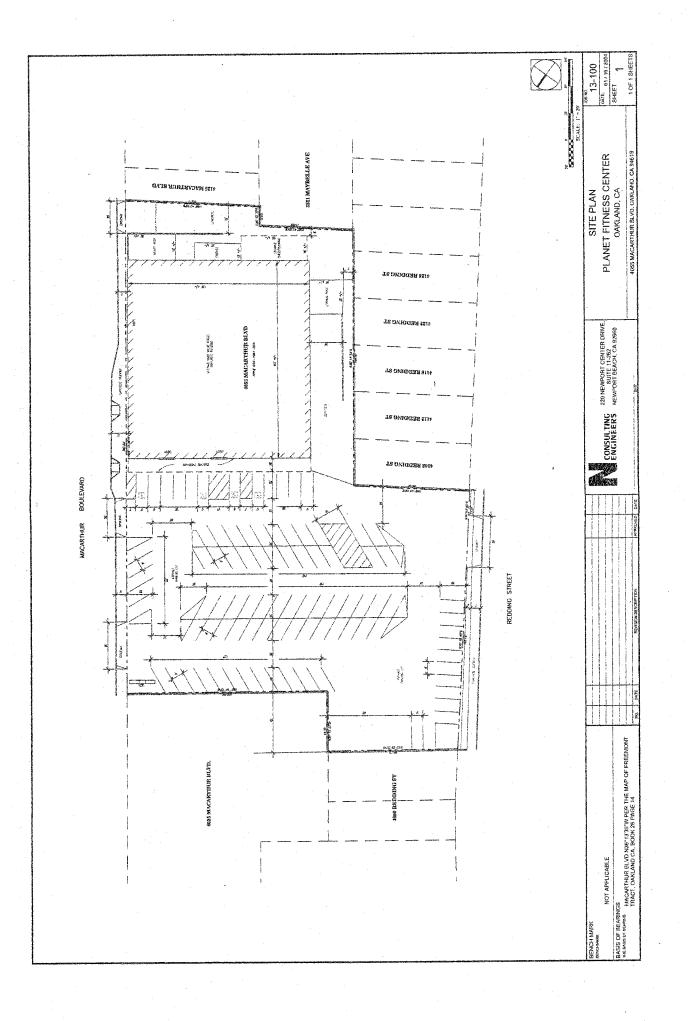
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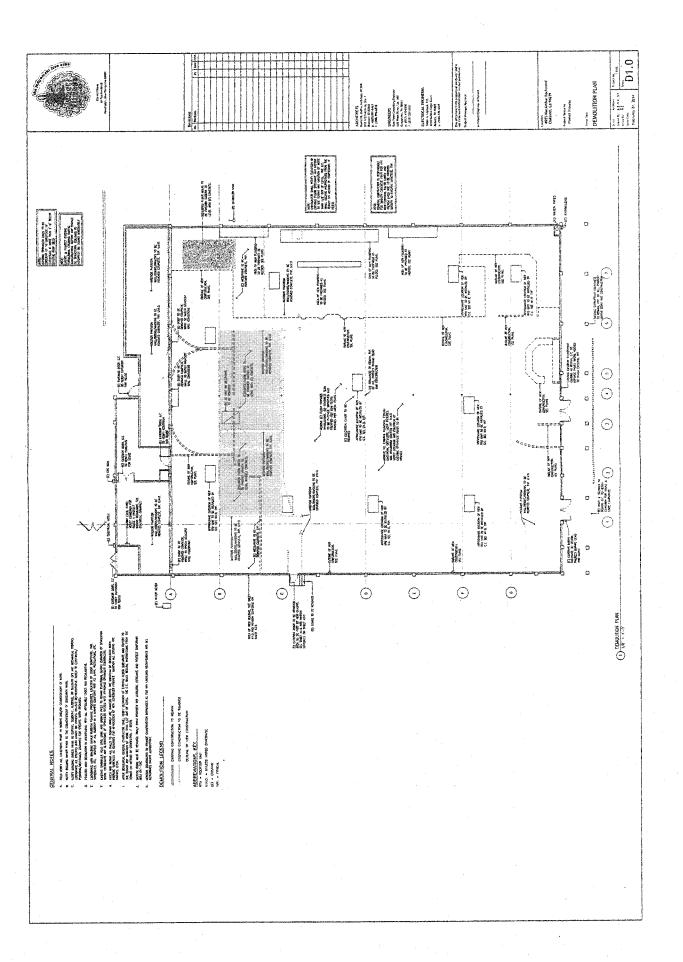
Proposed Color Storefront Elevations

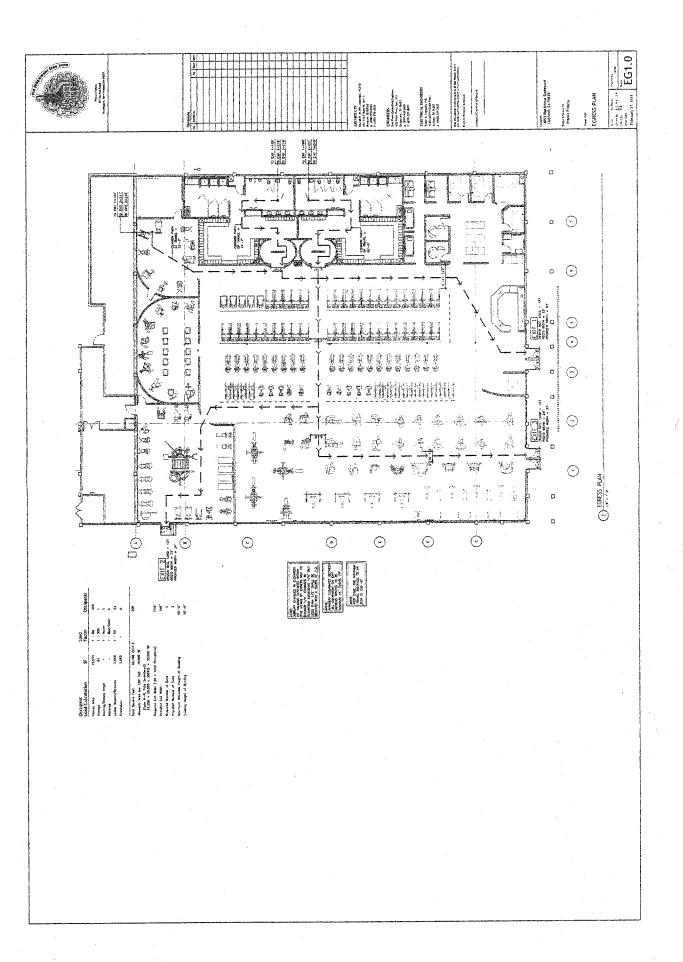
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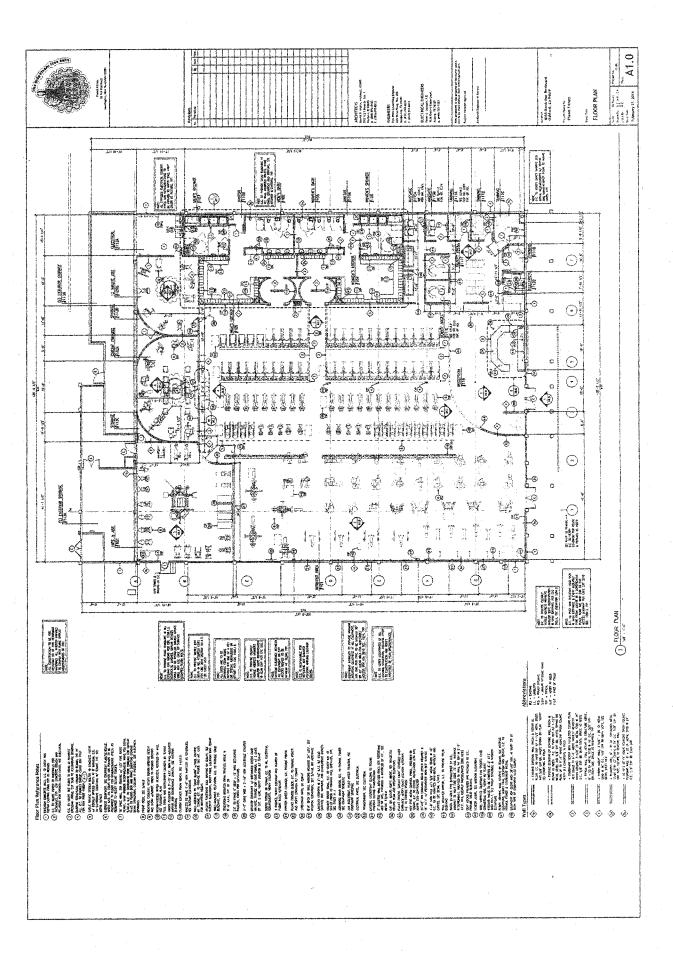
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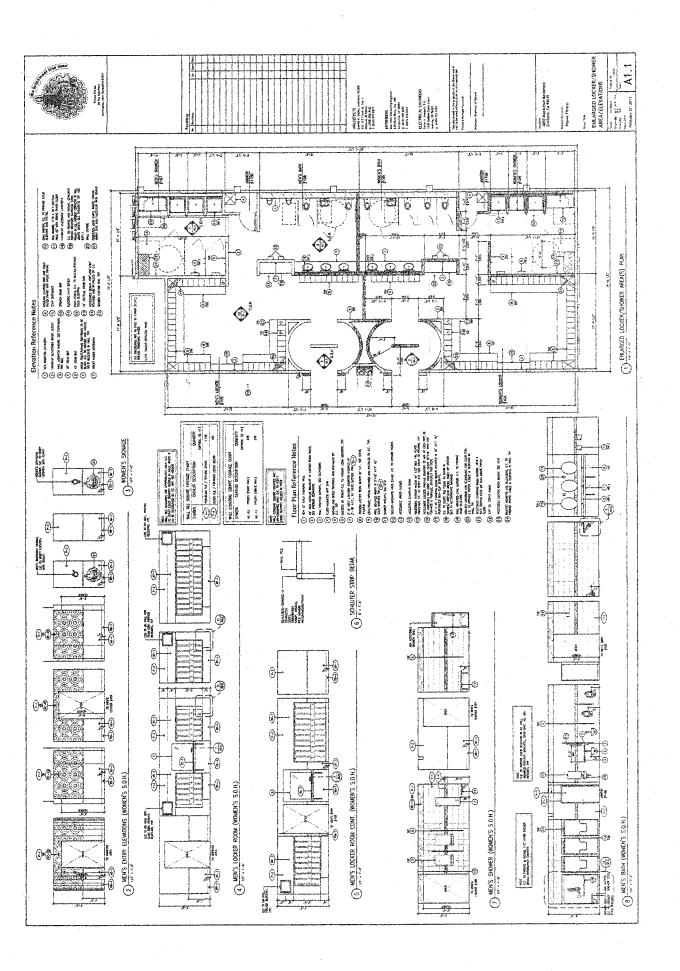
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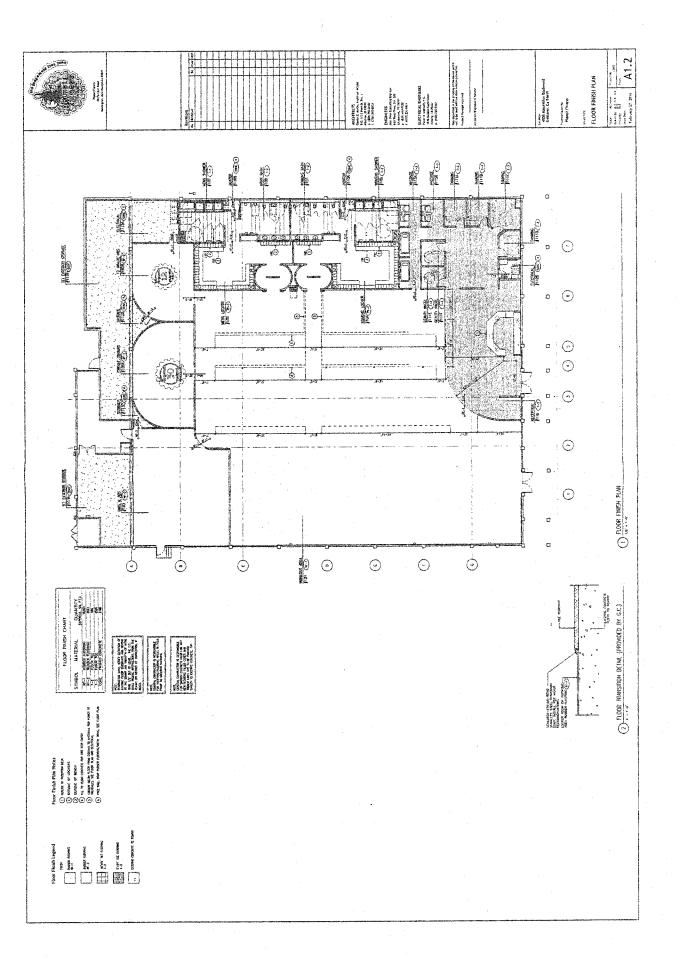


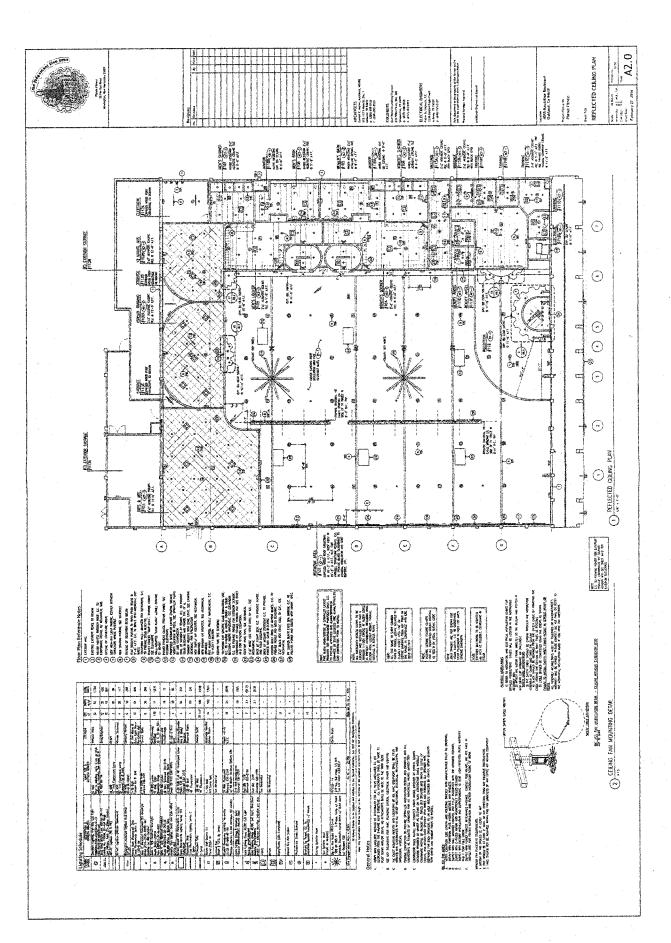


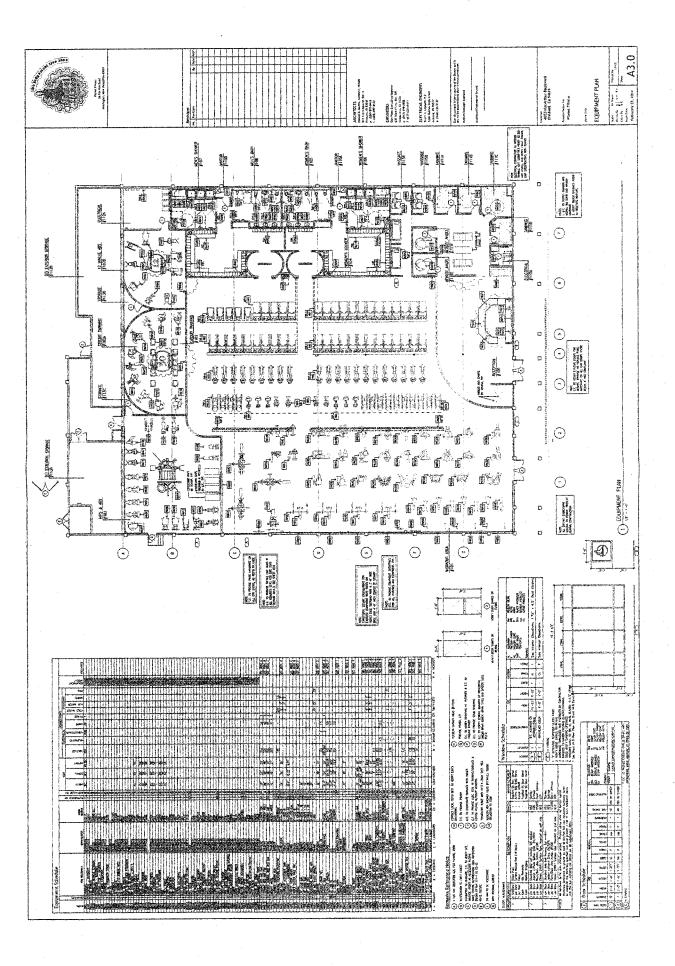


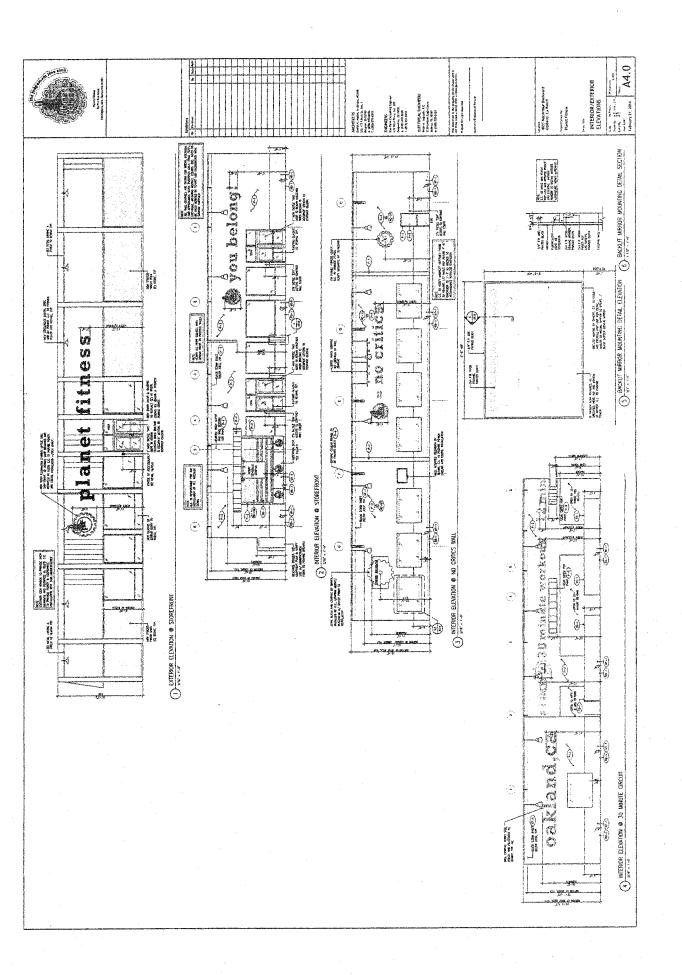


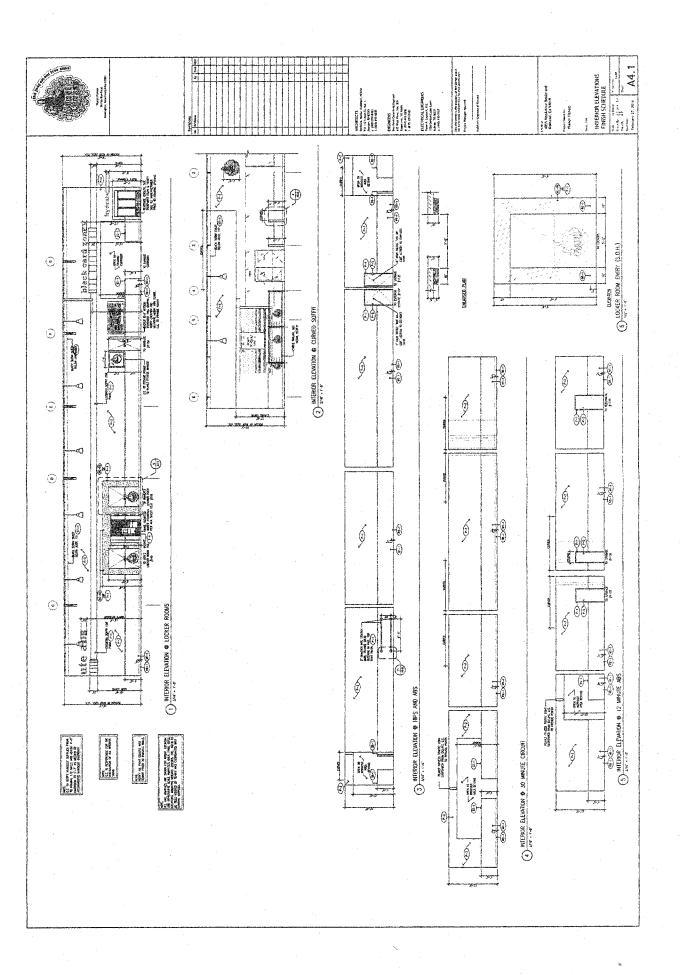


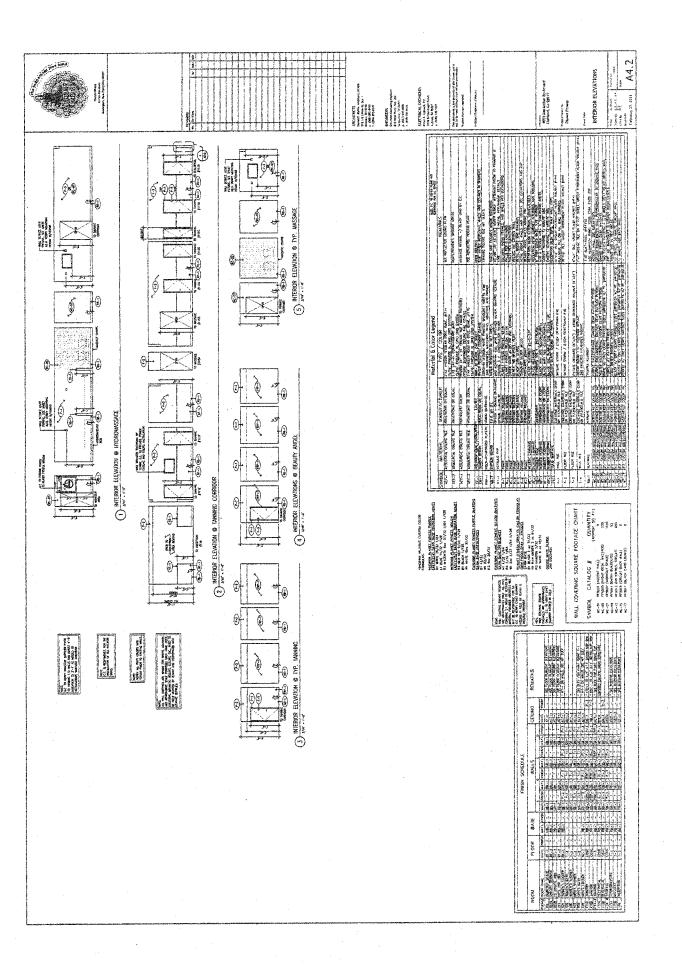


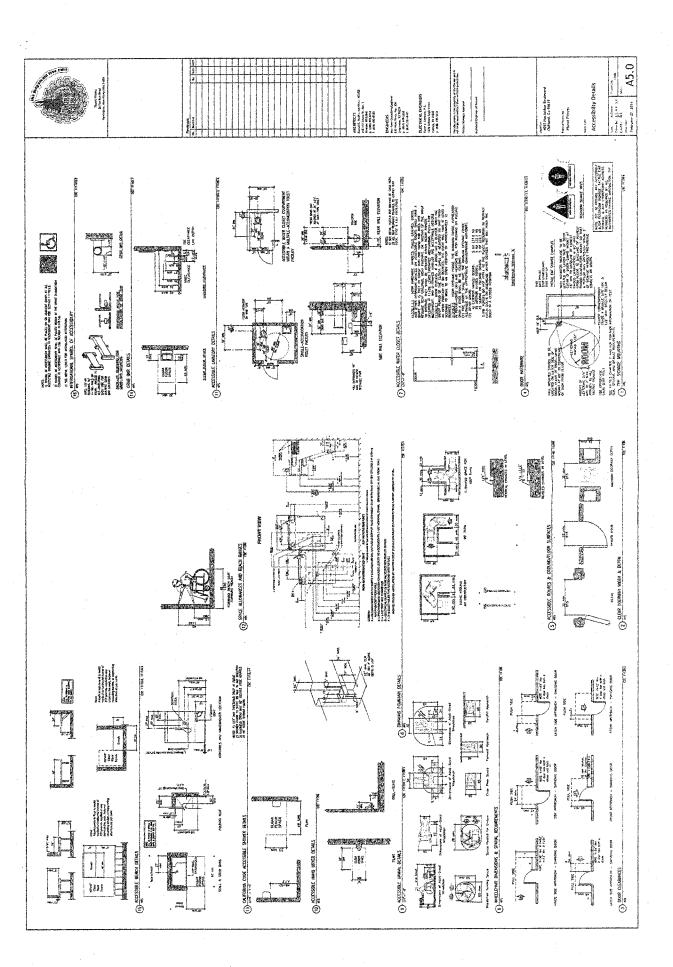


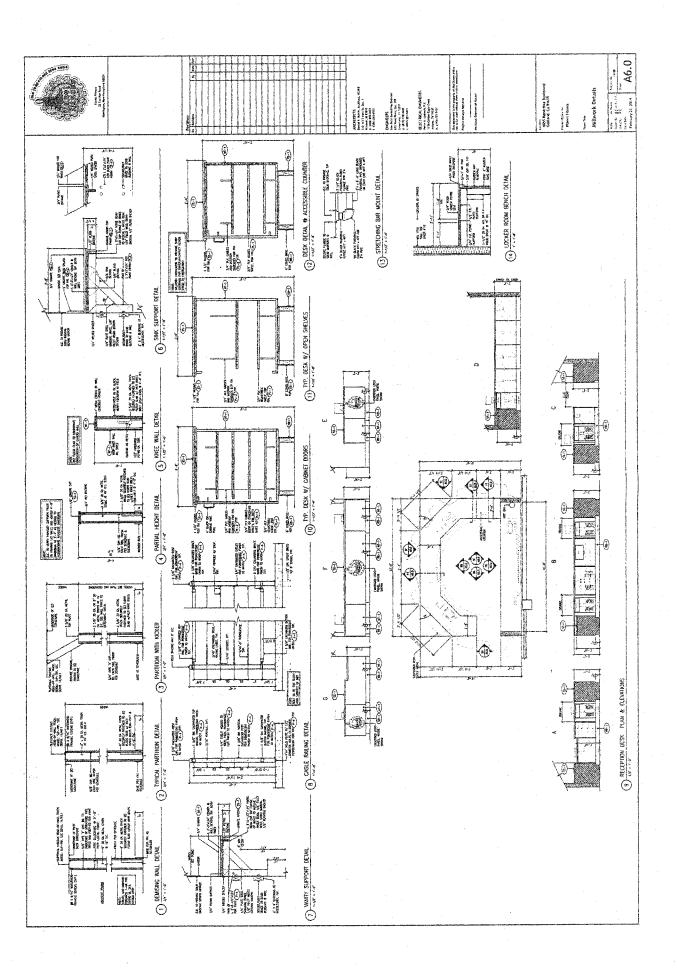


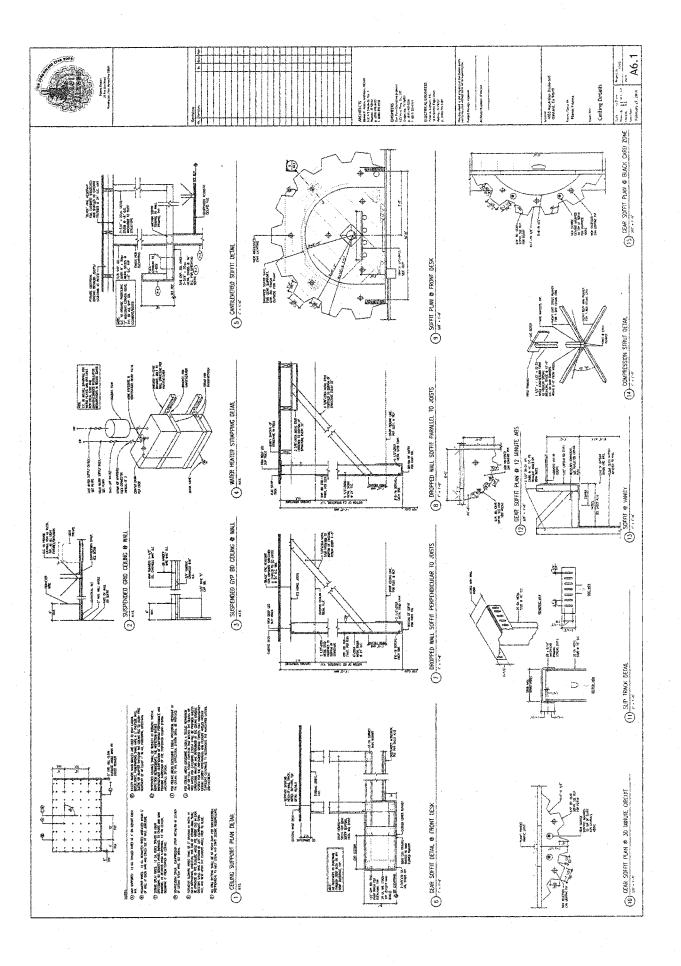




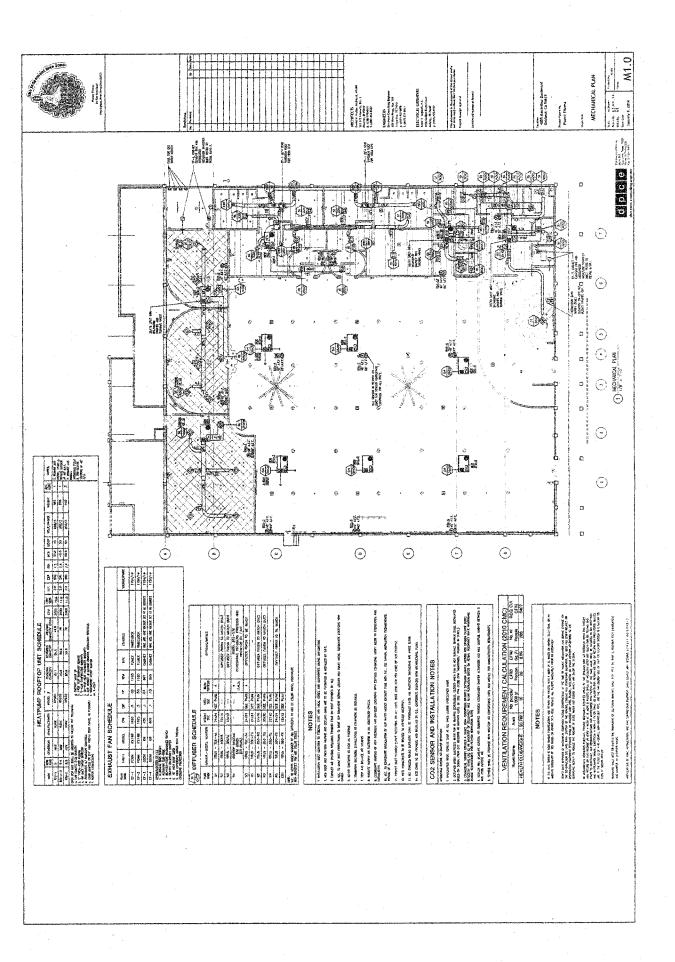








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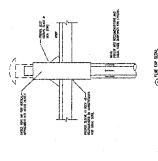
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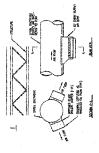
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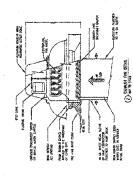


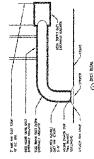


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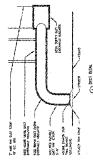
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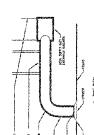
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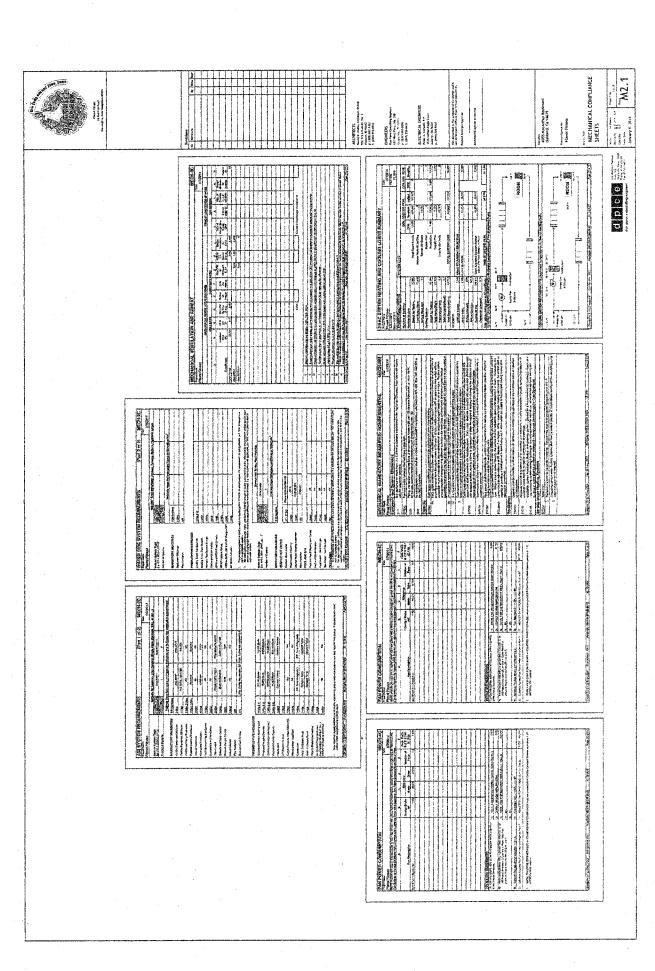
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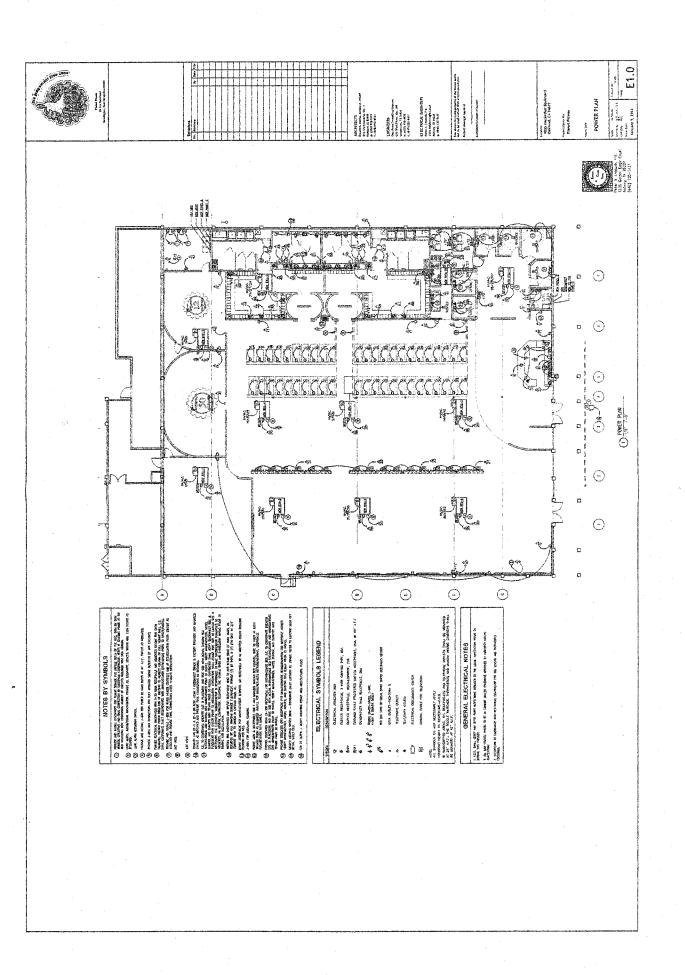
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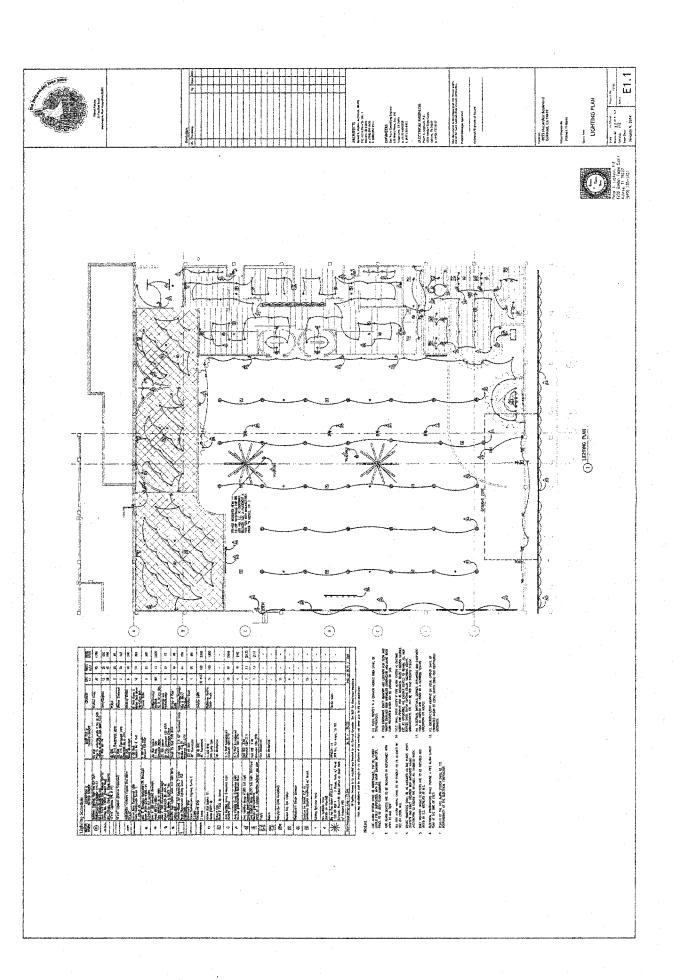
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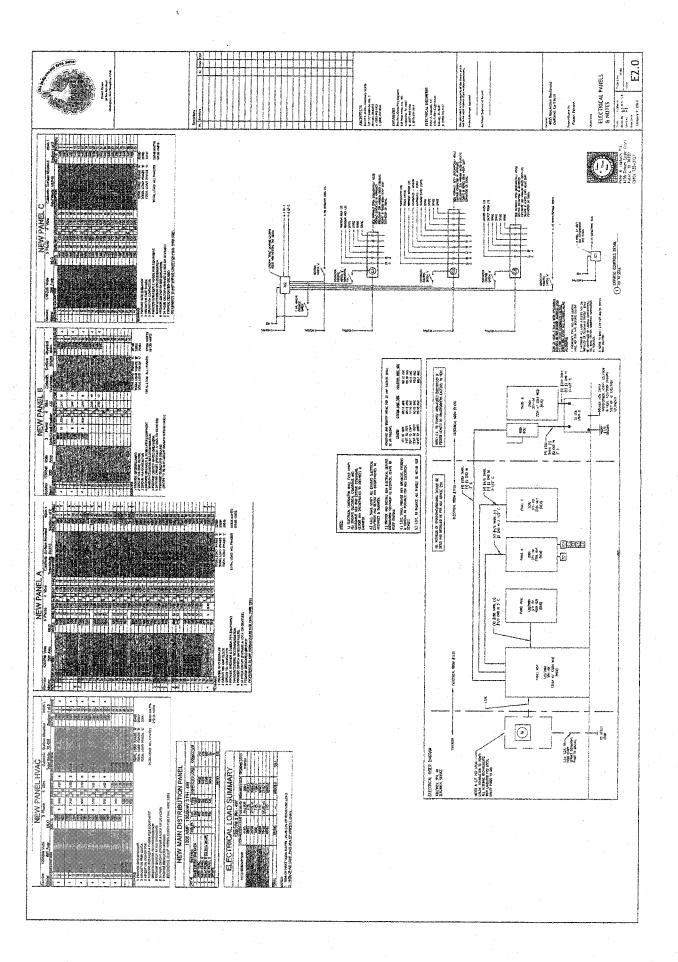
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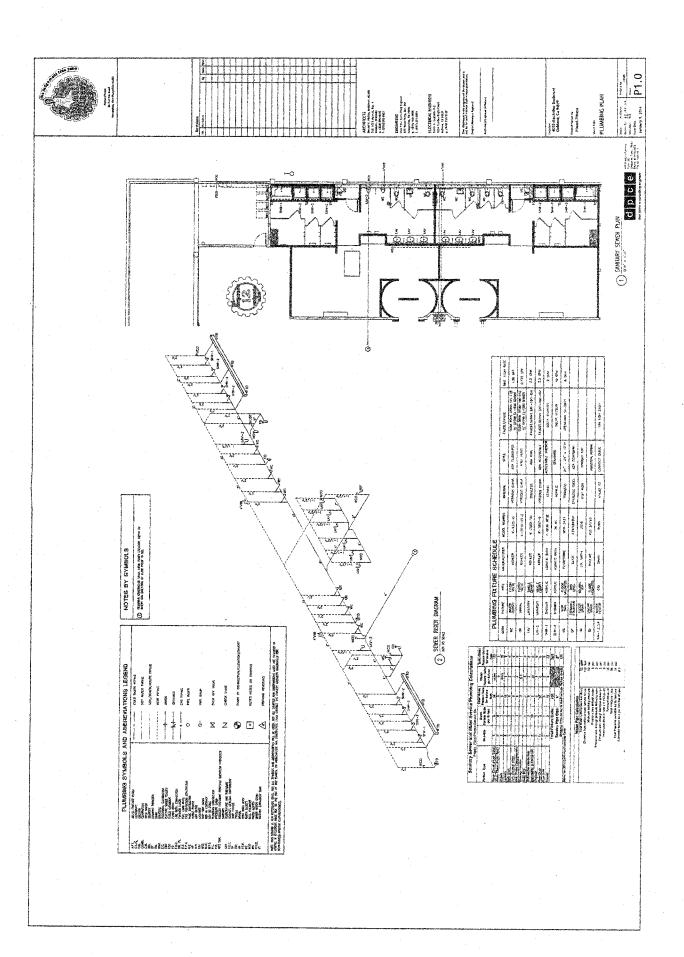


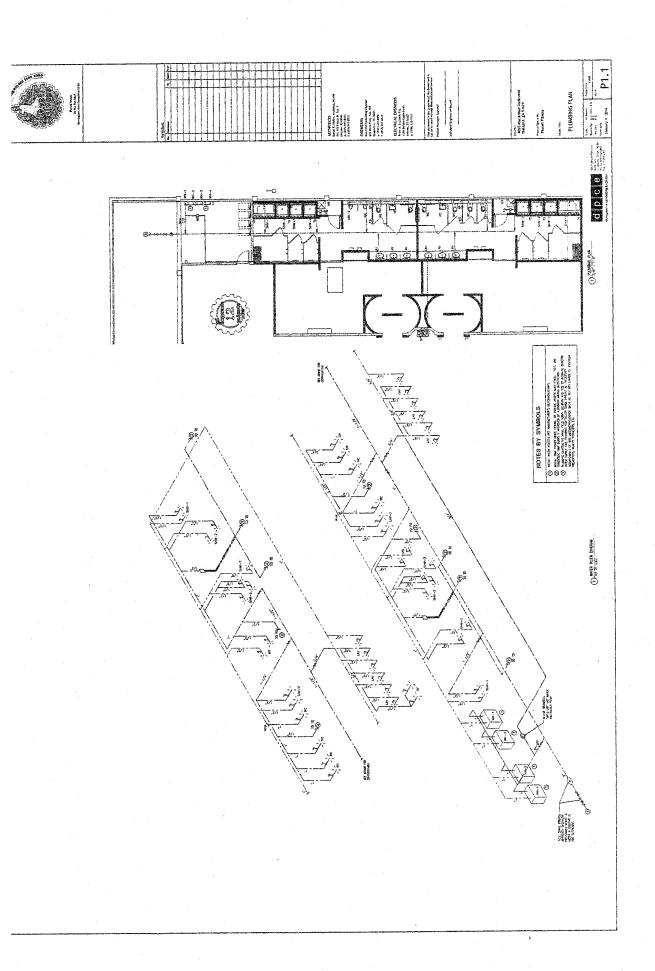


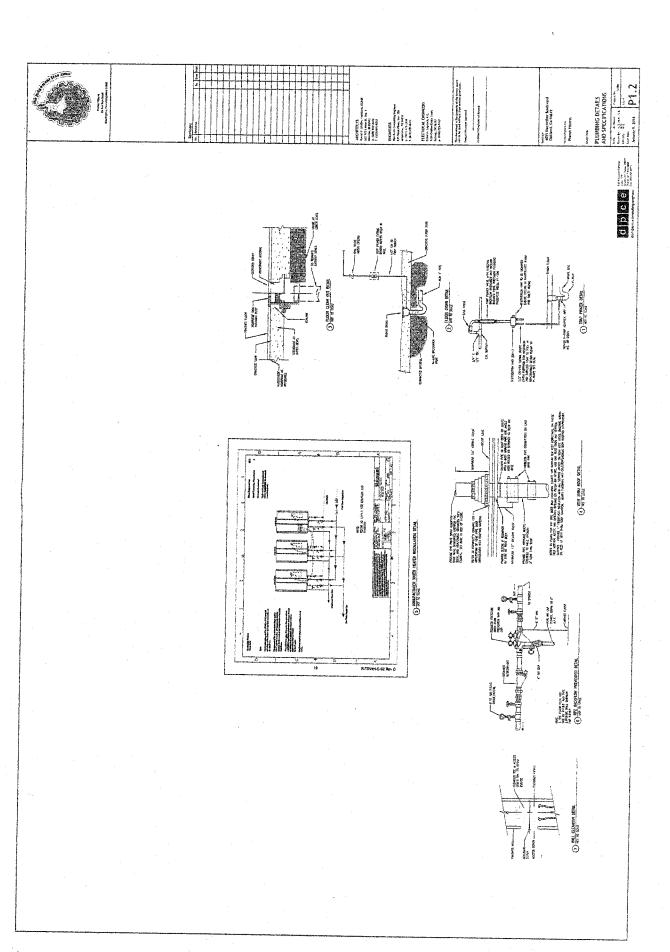


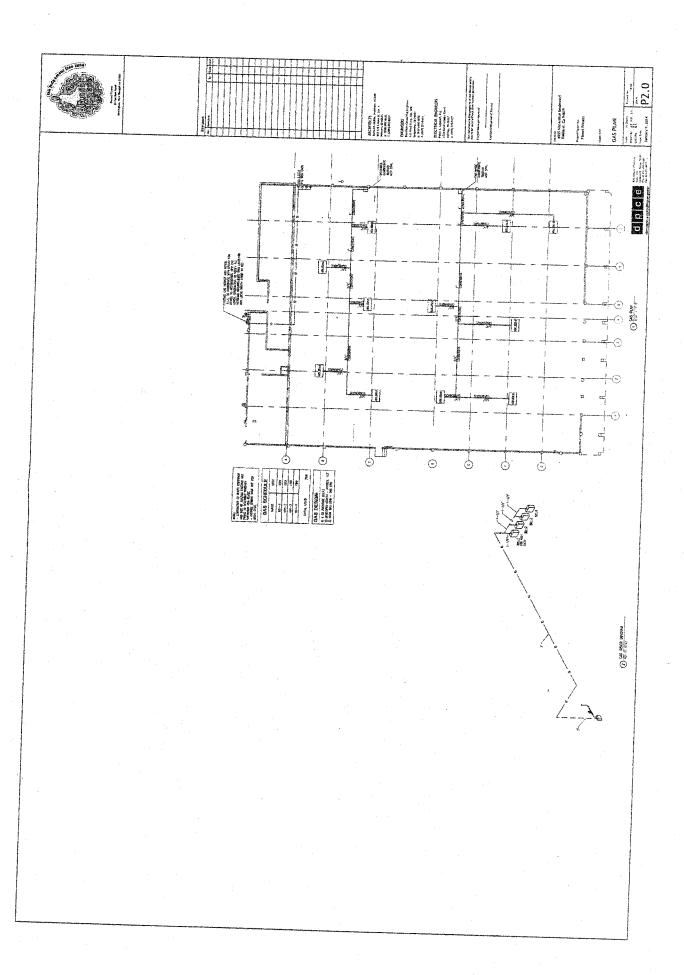


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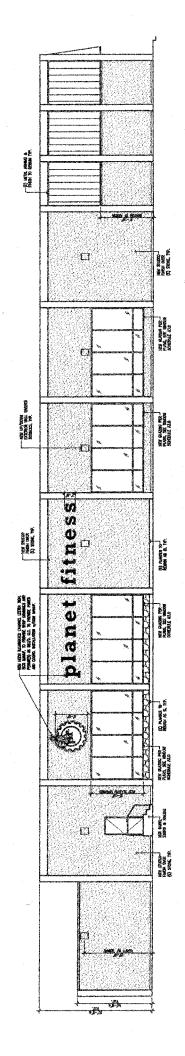


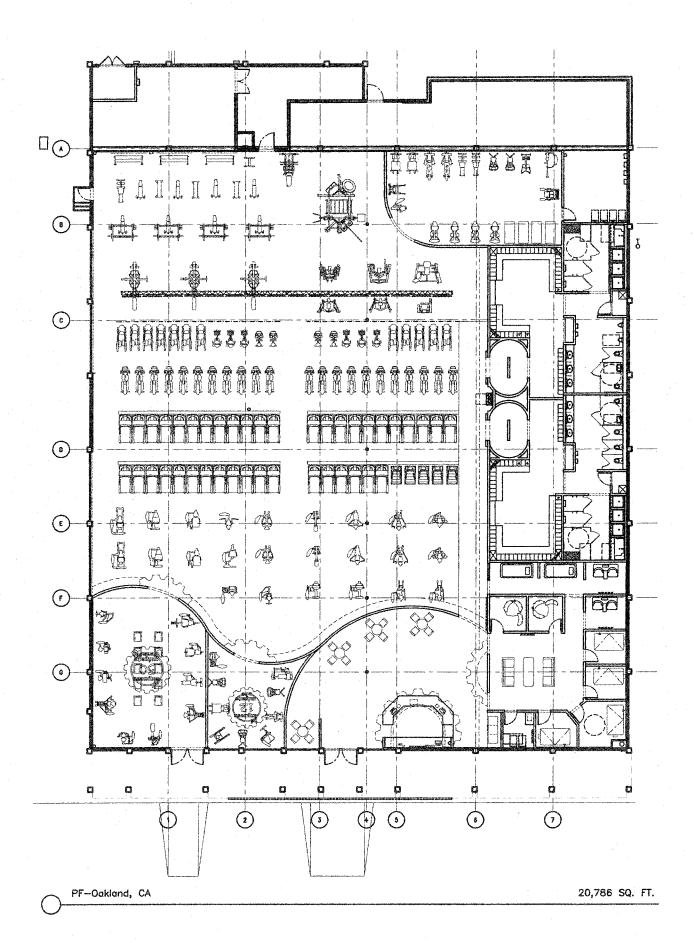


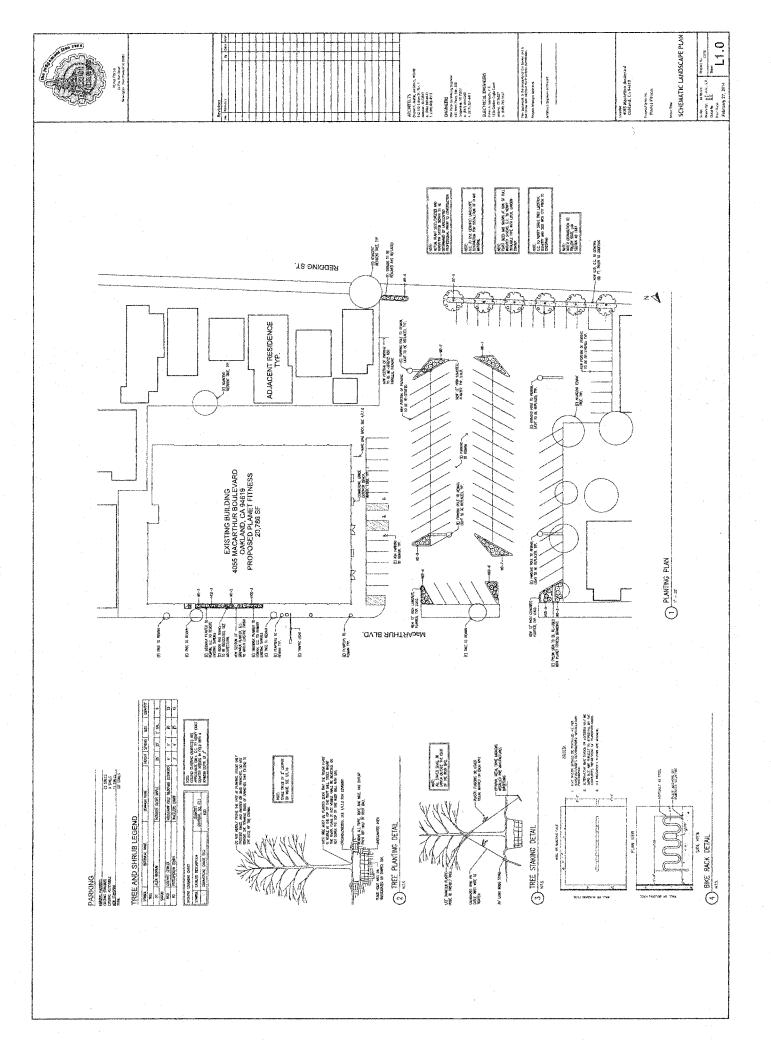


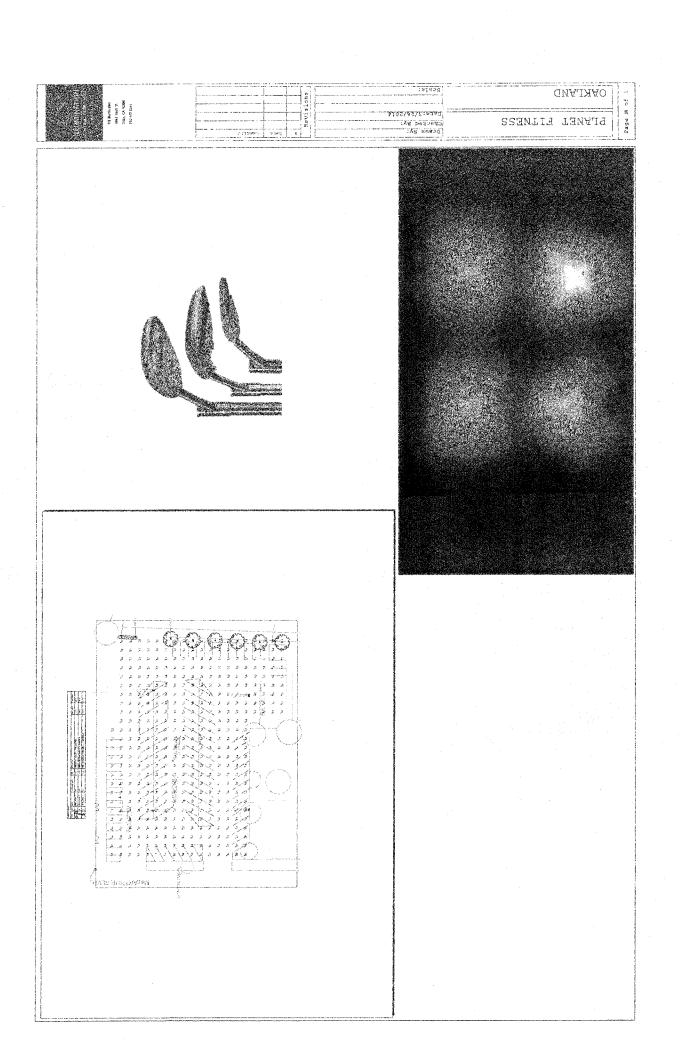


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## MEMORANDUM

RE: Planet Fitness Oakland Project at 4055 MacArthur Boulevard.

**Event:** Laurel district neighborhood meeting at St. Lawrence O'Toole Catholic church, 3725 High Street, Oakland, CA, 94619.

Date: April 3, 2014

Time: 7:00pm

By: Ebbie K. Nakhjavani

Ebbie@NConsultEng.com

Attendees: Brian Kunkel (Planet Fitness), RJ Karwowski (Planet Fitness), Ebbie Nakhjavani (N Consulting Engineers), Kian Meftah (N Consulting Engineers), Thomas Anderson (Commercial Retail Associates, representing Save Mart), Laurel District Association members, approximately 40 local residents.

Neighborhood meeting started at 7:10 PM. The majority of the questions and comments during the better half of the meeting were directed to Save Mart. Residents expressed concerns as to why Save Mart did not look into developing a higher quality grocery store and concerns that "we will not have a local grocery store close to us", and "there is no need for another fitness center".

The PF team answered questions listed below and also took the time to explain the next steps and process involved with project approval. Questions were then directed to PF and solutions discussed.

Main focus of the comments included:

- 1. Save Mart treated neighborhood as second class citizen with the low end type of operation and poor quality of product.
- 2. People concerned with "lack" of grocery shopping opportunities.
- 3. They don't need another fitness center as 24 Hour serves the trade area.

ATTACHMENT D



### Questions asked with answers provided:

- Will PF have benches on side of the building? Benches will be in-front and not on the side of the building. Studies indicate benches on side will allow unmonitored loitering.
- 2. Wheelchair accessibility? Yes.
- 3. **Solar panels utilized?** No because this site is leased and PF does not own the building. PF uses many mechanical equipment and is energy conscious.
- 4. Will PF hire security and if so, a local vendor utilized? Yes, there will be one security guard present and PF will look to hire a local security company.
- 5. **Will PF add more lighting?** Yes. Lighting on side and front of the building plus additional lighting on the current parking lot.
- 6. **Will PF have services for families with kids?** PF will not have a daycare service within the building but will work to introduce a local daycare vendor to clients if one is available.
- 7. **Will PF keep the parking lot clean?** Yes. At PF, our employees are paid a bonus to keep all areas clean and the same goes for the parking lot.
- 8. Can we use the parking lot to shop at stores close-by & How will you monitor the parking lot if people park without using PF? How we monitor the parking lot is the same as how it is being monitored currently. We do not use parking stickers so if people park to shop at local stores we do not tow them. We do prefer though that PF customers use the lot.
- 9. PF planning to hire employees from the local area? Yes.
- 10. How many employees per shift? PF will have up to 5 people during daytime and 3 people during night. This includes one security guard.
- 11. The current rendering shows 3 side panels as a solid wall. This is not aesthetically pleasing and we want to prevent a "big ugly" wall as much as possible to reduce crime". Options? FP will look into replacing the three sections of solid wall with additional windows. This will allow the entire side wall facing the main street to be much more aesthetically pleasing. Alternatively we will agree to murals painted by local artists as long we can approve the theme.
- 12. Will there be security cameras in the parking lot? Yes.
- 13. Security is 24 hours? PF open 24 hours? Yes to both questions.
- 14. Additional trees or bushes in the parking lot? Yes.
- 15. Will PF utilize local services? Yes to the extent possible.



- 16. We are concerned about losing "our local community gathering stop once MaxxValue Foods is gone". Options? PF is here to stay for a long time and be an important part of your community. As such, we will participate in local community events such as "movie nights" and so on.
- 17. The residents living close to the site are concerned about privacy.
  - a) If there is no PF, you are looking at a large "dark-spot" area which will certainly not help improve criminal activities,
  - b) PF has a 15 year lease so staying here for a long-time,
  - c) PF believes participating and supporting local community events as a critical strategy,
  - d) If PF project is shut-down, MaxxValue Foods is under no obligation to make any improvements.
  - e) Permitted uses are also under no obligation to make any improvements.

While the meeting may have started with a negative tone, the great team effort managed to turn this event into a more positive and productive meeting with issues addressed with possible solutions.

At the next meeting, planning commission, PF will present new renderings to show 3 wall panels replaced by windows, benches in-front, landscape, etc

Meeting ended by 9:05PM.

#### Summary of notes

- 1. Increased security
- 2. No recycle center
- 3. No cash on hand to promote crime
- 4. 24 hour operation with employee on site at all times
- 5. Security in the parking lot 24 hour
- 6. Better lighting
- 7. Cameras
- Architecture the wall along MacArthur will have glass, architectural elevation modification and murals.
- 9. Landscaping will be improved will provide detail at PC
- 10. Pedestrian friendly benches, bicycle racks
- 11. Fitness center will attract and promote new uses in the trade area coffee, juice, child care, health foods vitamin.
- 12. PF will participate in the community activities



## **Company Statement**

Store Closure: Maxx Value Foods - Oakland

April 8, 2014

From Jim Cipolla, VP of Real Estate

Save Mart owns the property at 4055 MacArthur Blvd. and is closing its grocery operation due to continued poor financial performance. We have been working diligently to find a strong, viable tenant for the location in order to prevent the space from being vacant and to accommodate the unique neighborhood. We find Planet Fitness to be a good candidate for this location.

#### **About Save Mart Supermarkets**

Save Mart Supermarkets, a California corporation, owns and operates 222 stores in Northern California and Northern Nevada under the Save Mart, S-Mart Foods, Lucky, Maxx Value Foods, and FoodMaxx banners. Headquartered in Modesto, Calif. since the company was founded in 1952, Save Mart Supermarkets has always believed in supporting local suppliers and producers, and is actively engaged with the charities and causes of the communities where its stores do business. For more information on the stores of Save Mart Supermarkets, please visit <a href="https://www.SaveMart.com">www.LuckySupermarkets.com</a>, and <a href="https://www.FoodMaxx.com">www.FoodMaxx.com</a>

Contact:

Alicia Rockwell, Public Affairs Director 209-548-6511 or 800-692-5710 arockwell@savemart.com

ATTACHMENT E

## Rose, Aubrey

From:

John and Jo-Ann Donivan <jjdon@pacbell.net>

Sent:

Tuesday, May 27, 2014 10:02 AM

To:

Rose, Aubrey

Subject:

Fw: [laurelvillage] Planet Fitness - at Wed June 4th planning commission mtg

Dear Aubrey & The Planning Commission,

We wish to notify you that we want Planet Fitness and their plans to be ratified by the Planning Commission.

We approve them and want them in the neighborhood at the previous Maxx Value site on MacArthur Blvd.

Sincerely, Jo-Ann & John Donivan (homeowners) 3350 Wisconsin St. Oakland, CA 94602

---- Forwarded Message ----

From: "Ada Chan growlingrabbit@gmail.com [laurelvillage]" <laurelvillage@yahoogroups.com>

To: "laurelvillage@yahoogroups.com" < laurelvillage@yahoogroups.com>

Sent: Sunday, May 25, 2014 10:40 AM

Subject: [laurelvillage] Planet Fitness - at Wed June 4th planning commission mtg

the meeting starts at 6:00 It is in hearing room 1 at city hall

It is Item 4 on the agenda

Note: Comments to the developer that folks might have made at the community meeting are not known by the planning staff or commissioners.

There are no drawings or plans attachments on the agenda so it is hard to know without going to the planning commission meeting or going to the planning dept and asking to Review docs to know what of the community comments were incorporated in their design.

The staff person at planning that is reviewing the project is Aubrey Rose - arose@oaklandnet.com.

You can email commissioners directly - their email addresses are available on the City of Oakland website, planning commission page.

Ada on Brown

Posted by: Ada Chan <growlingrabbit@gmail.com>



# **LEGEND**



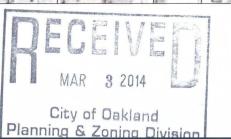
SITE PHOTOS OF ADJACENT PROPERTIES

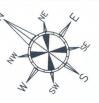


SITE PHOTOS OF SUBJECT PROPERTY



220 NEWPORT CENTER DRIVE, SUITE 11-262 NEWPORT BEACH, CA 92660





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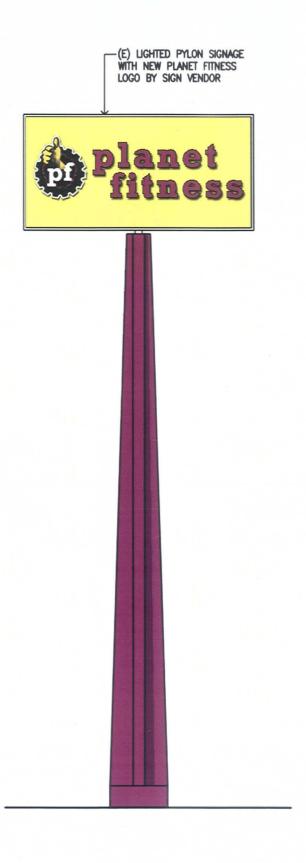
SITE PHOTO INDEX MAP
PLANET FITNESS CENTER
OAKLAND, CA

DATE: 01 / 16 / 2004 SHEET

4055 MACARTHUR BLVD. OAKLAND, CA 94619

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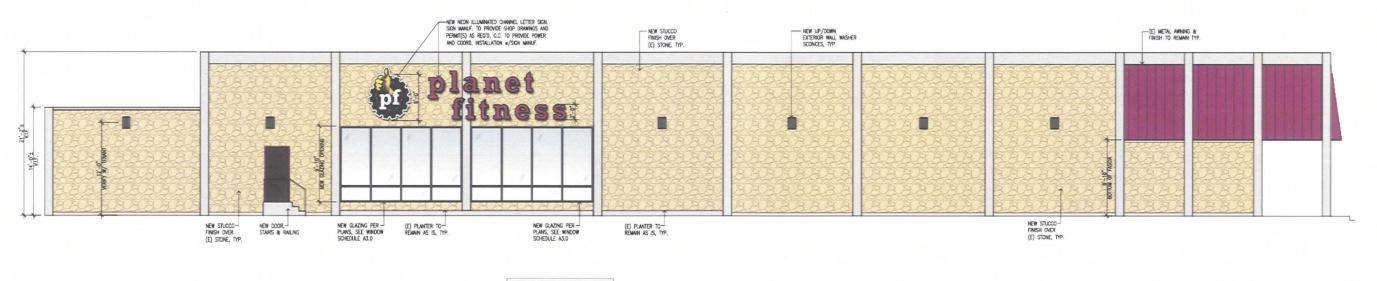
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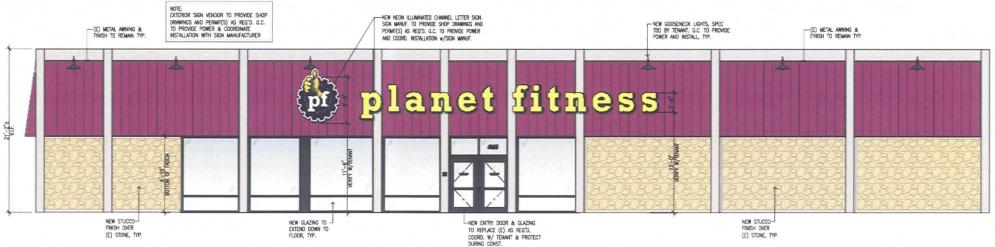


Pylon Option

Planet Fitness - Oakland CA

2/21/2014





Option E

Planet Fitness - Oakland CA

2/21/2014

**Proposed Color Storefront Elevations** 

**DKMullin Architects** 

- 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 splinking as Trequired by all. Most had covered in the contract documents will not be required unless it results. Words ond obbreviations which have well known technical or trade meanings are used in contradocuments in accordance with such recognized meanings.
- 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 alther the drawings and the specification, or any particular specification, and general conditions overside special state in any paint, or require canditionable, the confliction result at the same it in the ottention of the architect, and his decision should be obtained prior to the submission of bids, otherwise the architects 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 be are all costs due to his errors and/or amissions prior to bid.
- 5. Prospective controctors and subcontroctors 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 atter information which will have a bearing an making their proposats or an the execution of the work if awarded the controct, and no allowance will be made for failure of the contractor to obtain such an-site information prior to bidding.
- 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.
- 11. All work completed by any contractor on this project shall be done in accordance with state building codes, local by-laws 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.
- 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 line 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 known 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 lickets. Report shall include all equipment that is domaged, amitted, 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.
- Contractor shall be responsible for the installation of a job site phone as soon as practically possible and immediately notify architect by fax at (208) 892-8533 or owner of job site phone number.
- 20. 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).
- 21. 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 find pryment within 30 days using standard Certificate of Substantial completion. Find weivers payment on the general conflictor and all subconflictors must be submitted with final application for payment.
- Contractor shall be responsible for independent air balance report to be submitted with final application for payment.
- 26. 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 senice 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 Bonds, prior to commencement of any construction work (demolition
- All permits and inspection fees to be obtained by and paid for by the C.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 international Building Code and any current state and/or city amendments. These codes are to take precedence over the drawings and specifications. Codes

Stories/Height 1 Story, 20'-0"+/-

Building Type III-B, Fully Sprinklered

Occupant Load Calculation	SF	Load Factor	Occupant
Fitness Area	15,076	1 : 50	302
Storage	91	1 : 300	1
Tonning/Beauty Angel	-	1 : Room	6
Massage		1 : Bed/Chair	6
Locker Rooms/Showers	2,660	1 : 50	53
Circulation	2,060	-	0
Total Square Feet	20,786 (V.	I.F.)	368

Allowable Area per CBC 503 38,000 SF (Type III-B. Fully Sprinklered) [9.500 + (9.500 x 300%)] = 38.000 SF Required Exit Width (.20 x Total Occupants) Provided Exit Width 198" Required Number of Exits Provided Number of Exits Maximum Allowable Height of Building 40'-0" 20'-0" Existing Height of Building

Franchisee

Architect

Company Planet Fitness
Address 26 Fox Run Road
City Newington, NH 03801
Phone (603)-750-0001
Contact(s) RJ Karwowski

Project Location

Compony Address 4055 Macarthur Blvd. City Oakland, CA 94619 Phone (603)-750-0001

Architectr Company
Address 13:12 1/2 South Moin Street
Architecture and Planning
Address 13:12 1/2 South Moin Street
Architecture and Planning
Address 13:12 1/2 South Moin Street
Address 13:12 1/2 South Moin Street
Architecture and Planning
Address 13:12 1/2 South Moin Street
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Project Team Franchise 

Landlord Company
Address
LSP Properties, LLC
Address
LSP Properties, LLC
11555 Dublin Canyon Rd.
Pleasanton, CA 94588
(925) 226-5222
Contact(s) Stephanie Davis

Mechanical/Plumbing Engineer
Company
Don Pean Consulting Engineer
Address
City Company
City Company
Control (17) 251-8411
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Electrical Engineer Company Peter A. Leptuch, P.E. Address 1236 Golden Eagle Court City Aubrey, TX 76227 Phone (940) 735–5127

Vicinity Map N

Site Plan

39th AVE

Plumbing Load Calculation Occupants SCOPE OF WORK

Plumbing Fixture	Count	Required	Per 2013	CBC	Pr	ov	ided
	МА	LE	FEMALE				
Water Closet	1:	125=2	1:65=3	2	Mens,	4	Womens
Urinols	10	1-200=2	N/A	2	Mens.	NA	Womens
Lavatories	1:3	200=1	1:200=1	3	Mens.	3	Womens
Drinking fountains	1:5	500=1		1			
Other Fixtures	1	Service Sink		2			
Showers	N/	'A	N/A	4	Mens,	4	Womens

DEFERRED SUBMITTALS

- FIRE ALARM & DETECTION SYSTEM

REDDING

REMARKS
Patch and Repair as required
lew – See Plans
//A Sub Floor
Interior Part. Mtl. Studs
Demising Wall Gyp. Bd.
Storefront/Storefront Glazing
Exterior Signage (Storefront, Pylon, Etc.) Paint Finishes
Wallcovering - Woinscot/FRP
Wallcovering - Vinyl Graphics
Portitions - Toilel/Uninal/Changing Room
Ceilings (2x2 & 2x4 Suspended)
Opssum Boors
Ext. Doors and Hardware
Lit. Doors and Hardware
Fire Ariom Ponel/System
Fire Sprinter System PLUMBING
Sanitary Sewer To Demised Space
Water To Demised Space
Water To Demised Space
Supply and Woste Lines, Volves, Fittings
Fixtures and Equipment
Cas Service
Cas Lines & Regulators New – See Plan Verify Existing, upgrade as required Verify Existing, upgrade as required H.V.A.C New - See Mech. Partial New, See Mech. and Verify w/Tenant if Required Verify w/ Landlord and Tenant ELECTRICAL

Main Service Conduit

Main Service Wiring

Panel Board(s)

Switches, Outlets, Conduit Existing to be Reused - See Electrical
Existing to be Reused - See Electrical
Portiol New - See Electrical
New - See Electrical
Verity Low Voltage Transformer(s) xtures, Lamps quipment, Wiring and Connections Telephone Feed
Telephone In Store Wiring
Telephone Service
Cat V Cable Televisions
Truss for mounting Television Stretching Bars kirrors Jabinetry – Front Desk, Vanities ocker Room Benches occessible Benches – Locker/Changing Room Lockers

Frosh Barrels & Accessory

Frosh Barrels & Accessory

Lunk Alarm Siren, Light & Grophic

Speakers & Sound System

Ceiling Fons

Furniture – Chairs, Tables, Stools

Mossage Chairs

Mossage Chairs G.C. to Provide Power and Install G.C. to coord. Install w/Vendor & Tenant G.C. to Install or Coord. Install w/Vendor — Verify w/Tenant Massage Chairs
Hydromassage Beds & Accessories
Tonning & Redlight Booths/Beds
Beverage Coolers
Computers & Accessories

T = Tengnt C = Contractor L = Landlord

	VEND	OOR LIST		
ITEM	VENDOR	CONTACT	PHONE	EMAIL
BATHROOM PARTITION	MATERIAL HANDLING SALES INC.	DON HATHORN	(800) 458-6870	DHATHORN@MATHAND.COM
CEILING FANS	BIG ASS FANS	ROBERT HIGNITE	(859) 967-1687	RHIGNITE OBIGASSFANS.COM
DRINK COOLERS	LOCAL PEPSI DISTRIBUTOR	-	-	-
EXTERIOR SIGNAGE	T.B.D.	T.B.D.	-	-
A	PF EQUIPMENT COMPANY	JOEL JORDAN	(603) 742-1811 X304	JOEL.JORDAN@PLANETFINTNESS.COM
GYM EQUIPMENT	PF EQUIPMENT COMPANT	CHRISTINA NYE	(603) 742-1811 ×302	CHRISTINA.NYE@PLANETFITNESS.COM
HYDROMASSAGE BEDS	HYDROMASSAGE	PAUL LUNTER	(727) 536-5566	PLUNTER@HYDROMASSAGE.COM
	NORTHEAST COLOR OR	BILL FORTE OR	(603) 436-8210	PF@NORTHEASTCOLOR.COM
INTERIOR GRAPHICS	DUNN BLUE REPROGRAPHICS OR	DAWN TINSKEY	(248) 288-5600	DAWN.TINSKEY@E-ARC.COM
	SPECTRUM MARKETING COMPANIES	JANINE SAFFRON	(603) 627-0042	JANINE@SPECTRUMMARKETING.COM
LIGHTING	CAPITOL LIGHT	RUSTY GAGE	(760) 767-4572	RUSTY.GAGE@CAPITOLLICHT.COM
LIGHTING	NESCO	ANUSH KAZARIAN	(508) 425-9930	PLANETFITNESS@NESCOWEB.COM
LOCKERS	MATERIAL HANDLING SALES INC.	DON HATHORN	(800) 458-6870	DHATHORN@MATHAND.COM
LUCKERS	HOLLMAN	TINA SMITH	(972) 815-4066	TINAS@HOLLMAN.COM
LOCKER ROOM BENCHES	WABASH VALLEY	CRYSTAL KIMMEL	(800) 253-8619 X573	CKIMMEL@WABASHVALLEY.COM
LOCKER ROOM BENCHES	MATERIAL HANDLING SALES INC.	DON HATHORN	(800) 458-6870	DHATHORN@MATHAND.COM
	NORTHEAST COLOR OR	BILL FORTE OR	(603) 436-8210	PF@NORTHEASTCOLOR.COM
LUNK ALARM (SIREN & LIGHT)	DUNN BLUE REPROGRAPHICS OR	DAWN TINSKEY	(248) 288-5600	DAWN.TINSKEY@E-ARC.COM
	SPECTRUM MARKETING COMPANIES	JANINE SAFFRON	(603) 627-0042	JANINE SPECTRUMMARKETING.COM
MILLWORK	HOLLMAN	TINA SMITH	(972) 815-4066	TINAS@HOLLMAN.COM
PLANET FITNESS RADIO SYSTEM	MUZAK	LYNN KALINOWSKI	(508) 277-3513	LYNN_KALINOWSKI@MUZAK.COM
PUNET FITNESS RADIO STSTEM	PLANET RADIO	STEVE JOANIS	(315) 361-7471	STEVEJ@PLANETFITNESS.COM
RUBBER/VINYL FLOOR, FLR LOGO, MTL EDGING	ECORE INTL	MATT KOCH	(515) 450-2144	MATT.KOCH@ECOREINTL.COM
ROBBER/VINTE FLOOR, FER LOGO, MIL EDGING	ADIRONDACK	STEVE JOANIS	(315) 361-7471	STEVEJ@PLANETFITNESS.COM
TANNING BEDS	ERGOLINE	LAURIE JOHNSON	(870) 336-1591	LAURIE.JOHNSONOJKAMERICA.COM
TANNING BEDS	HEARTLAND	MARTY SLOAN	(800) 230-9422	MARTYS@HEARTLANDTAN.COM
TELEVISIONS AND TRUSSES	MYE ENTERTAINMENT			STEVEJ@PLANETFITNESS.COM
TILE - WALL AND FLOOR	CREATIVE MATERIALS CORPORATION	TEAM MEMBER VARIES		PFTILE OCREATIVEMATERIAL SCORP.CO
TILE - MALL AND FLOOR		CONNIE FITZGERALD	(800) 234-8453	CONNIEFITZGERALDØFITZGERALDTILE
VANITY ROOM MIRRORS	RESTORATION HARDWARE		(415) 945-4744	JDRISCOLL@RESTORATIONHARDWARE
WAINSCOT & ACCESSORIES	MARLITE		(603) 924-9128	JMCEDWARD@MARLITE.COM
NORTH AND THE PROPERTY OF THE	GRANDENTRANCE		(908) 849-3073	MBUEHLER@C -SGROUP.COM
WALL COVERINGS	NORTHEAST COLOR		(603) 436-8210	CARL@NORTHEASTCOLOR.COM
WORKOUT MIRRORS	GIGANTIC MIRRORS (A&J)	JAY OR JOYCE STATION	(800) 473-0619	-

WORKOUT MIRRORS	_
NOTE: SIGNS SHALL BE POSTED AT EACH ENTRANC SIGNS SHALL NOT OFF STREET PARKING. SIGNS SHALL NOT BE LESS THAN 17" AZ 2" NI SIZE WITH 1" FOLLOWING: UNAUTHORIZED VEHICLES PARKET IN DESIGNATED ACCESSIBLE SPACES NOT SUPPLYATIO DESTRUCISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DASHULTES WILL BE TOWED AWAY AT THE OWNERS EXPENSE TOWED AWAY AT THE OWNERS EXPENSE TOWED ONE OF SECULATION OF THE OWNERS SERVENSE TOWED OWNERS SECULATION OF THE OWNERS SERVENSE SECULATION OF THE OWNE	
NOTE: ALL ACCESSIBLE PARKING SPACES SHALL BE DENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, BELOW THE SYMBOL OF ACCESSIBILITY ADDITIONAL LANGUAGE SHALL STATE "MINISHIM FINE SOS DOO". THE SIGN.	

STATE "MINIMUM FINE \$250.00". THE SIGN
SHALL BE (70 SO; IN, MIN.) AREA,
REFLECTORIZED, AND POSTED AT +80" MIN,
ABOVE THE WALKING SURFACE OR AFFIXED TO
A WALL AT +36" MIN ABOVE FINISH GRADE. NOTE: SLOPE AT PARKING STALL & LOADING ZONE NOT TO EXCEED 2% IN ANY DIRECTION.

NDEX
Sheet Name
Title Sheet
Demolition Plan
Egress Plan
Floar Plan
Egress Plan
Floar Plan
Enlarged Locker Floar Plan / Shower Elevations (Mens)
Floar Finish Plan
Equipment Plan / Door & Window Schedules
Interior Exterior Elevations
Interior Elevations
Millwork Details
Soffit Details
Soffit Details
Soffit Details
Soffit Details
Mechanical Plan
Mechanical Details
Mechanical Details
Mechanical Compliance Sheets
Electrical Lighting Plan
Electrical Lighting Plan
Electrical Lighting Plan Sheet T1.0 D1.0 A1.0 A1.0 A1.0 A3.0 A4.0 A4.1 A4.2 A5.0 A6.1 S1.0 M1.1 M2.0 E1.1 E2.0 E3.0 P1.1 P1.2 P1.2 P2.0 Electrical Lighting Plan Electrical Panels & Notes Electrical Panels & Notes Electrical Lighting Compliance Sheets Plumbing Plan – Sewer Plumbing Plan – Water Supply Plumbing Details Gas Plan –



Revisions			
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**ENGINEERS** 

ELECTRICAL ENGINEERS

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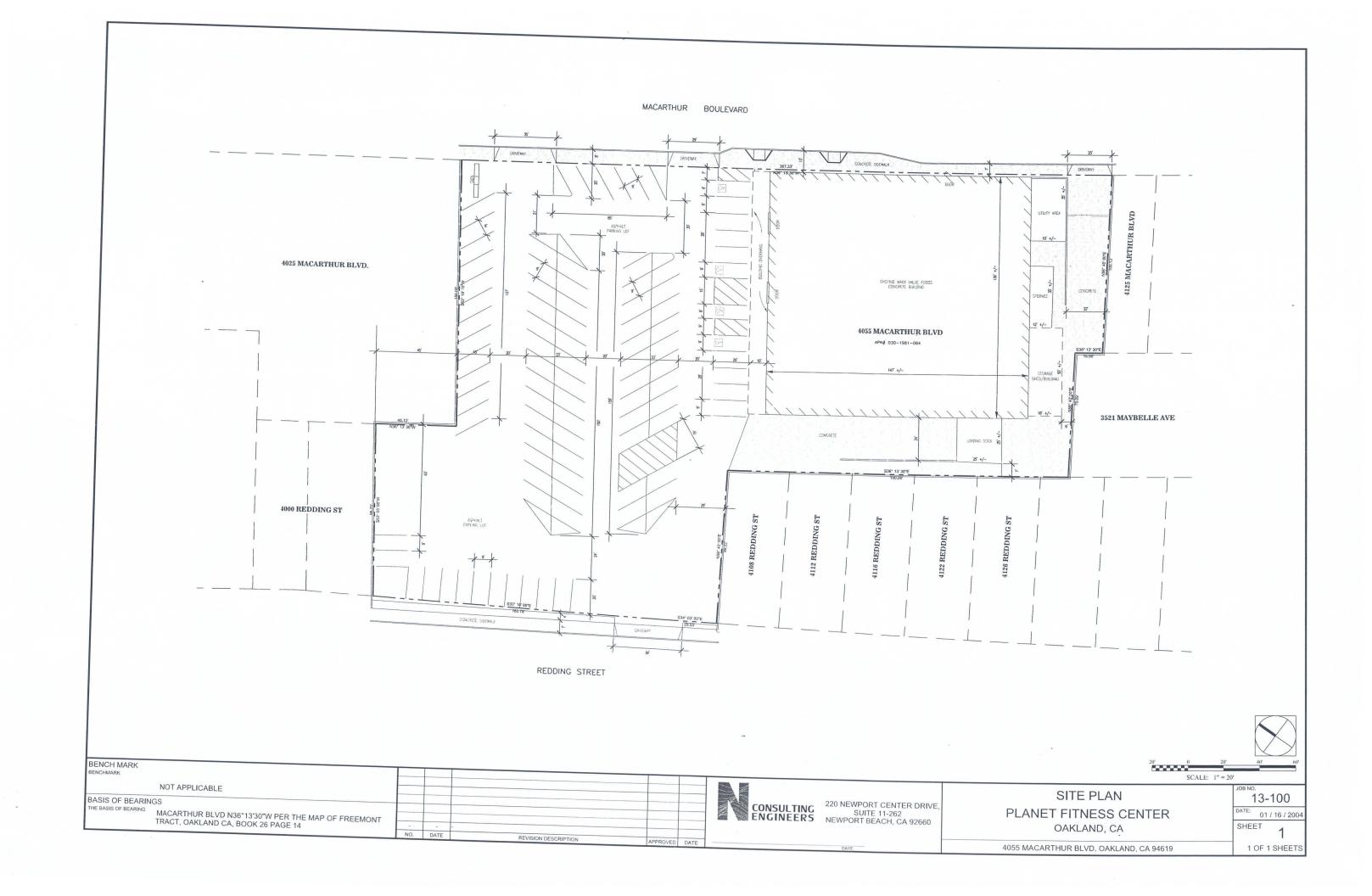
4055 MacArthur Boulevard Oakland, Ca 94619

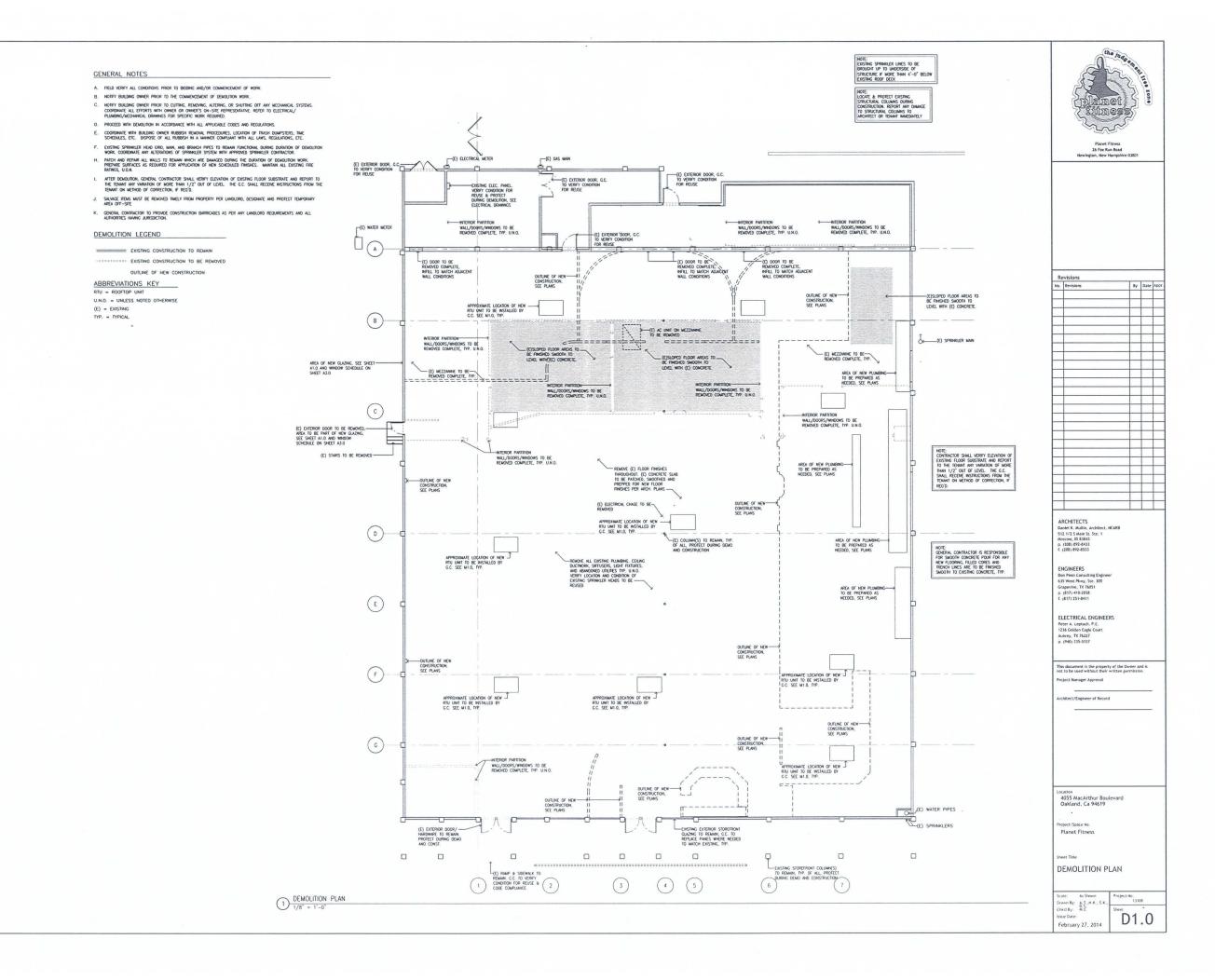
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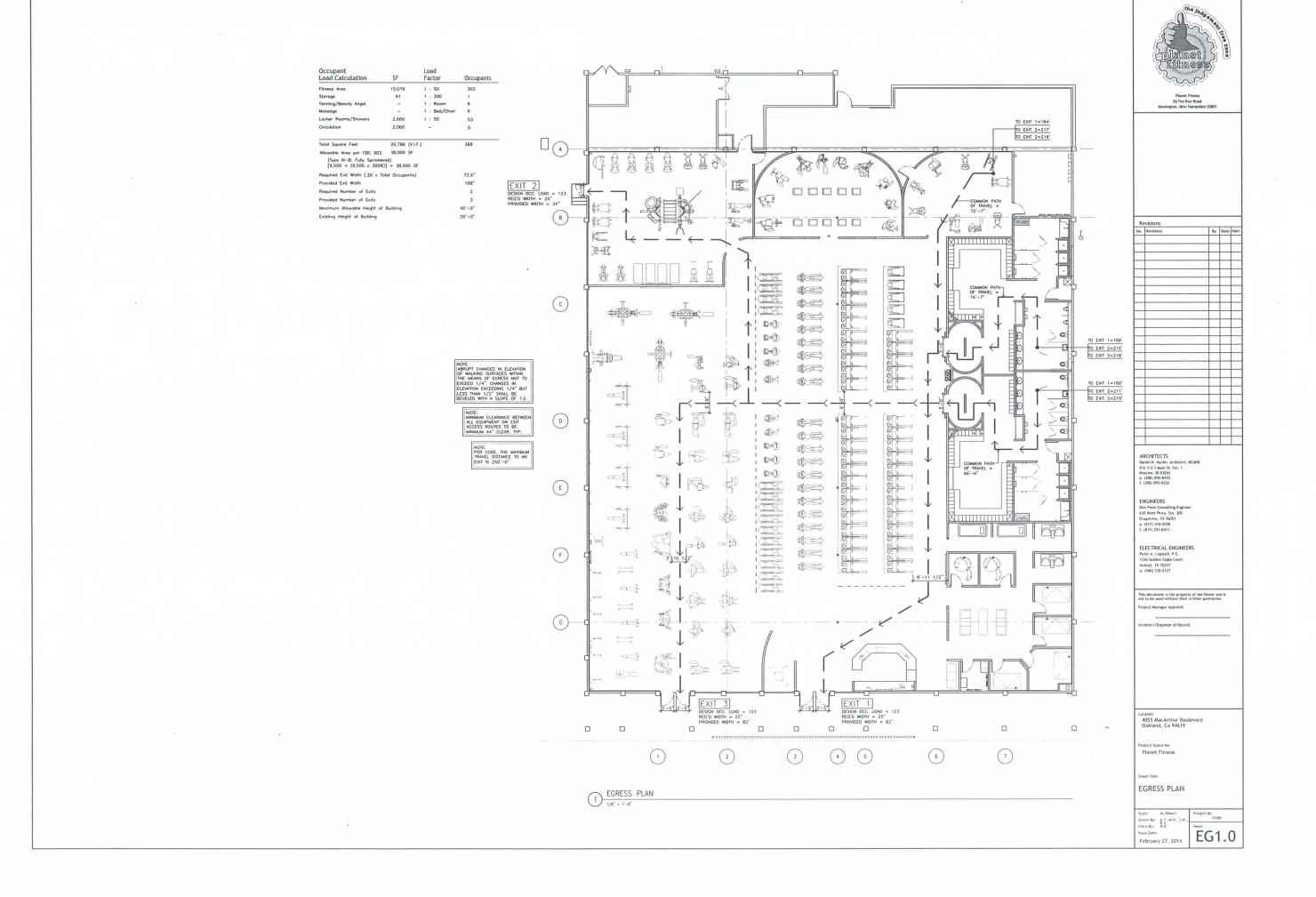
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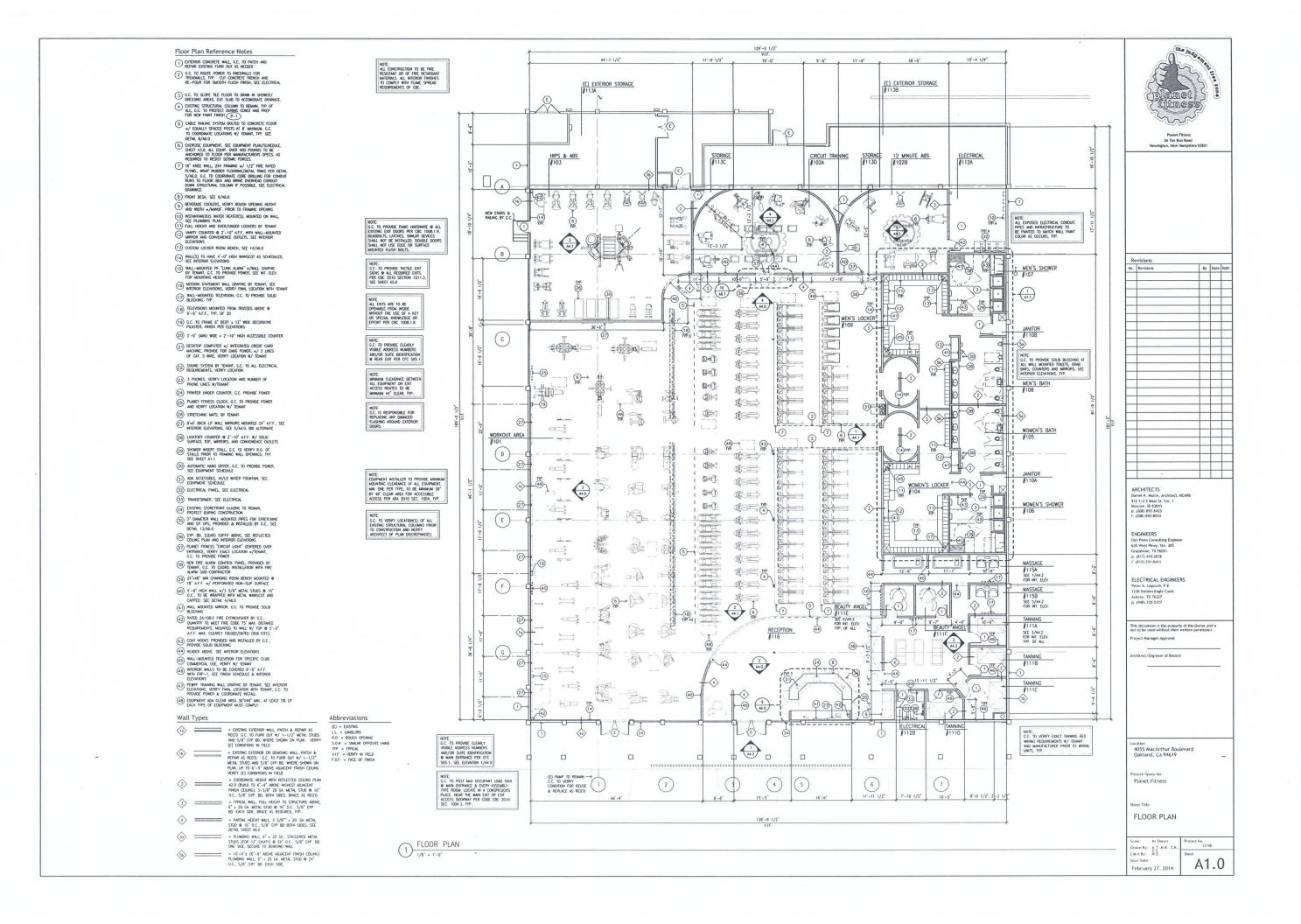
Scale: As Shown
Drawn By: A. T., M. K., S.K.
Chk'd By: M. E.

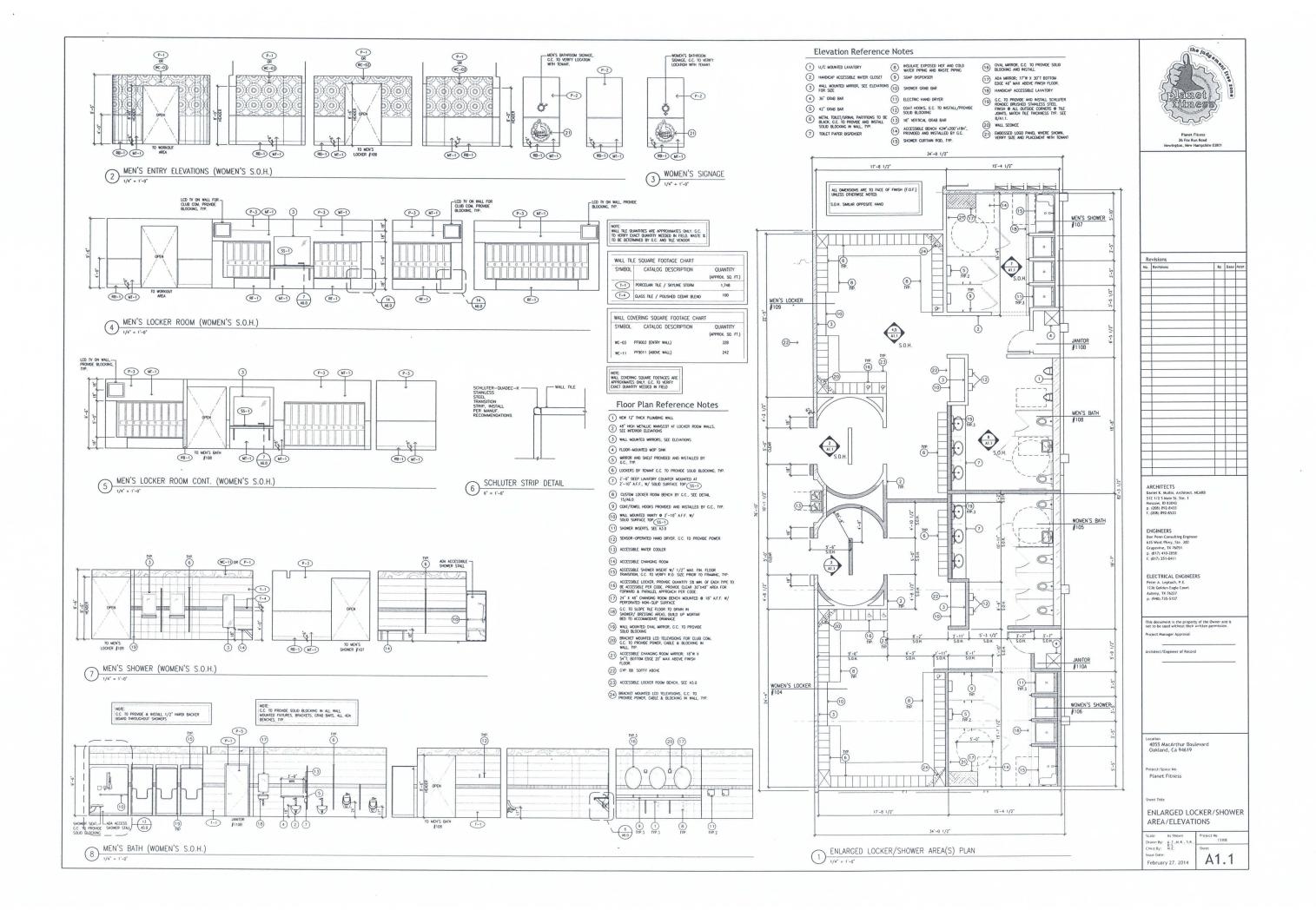
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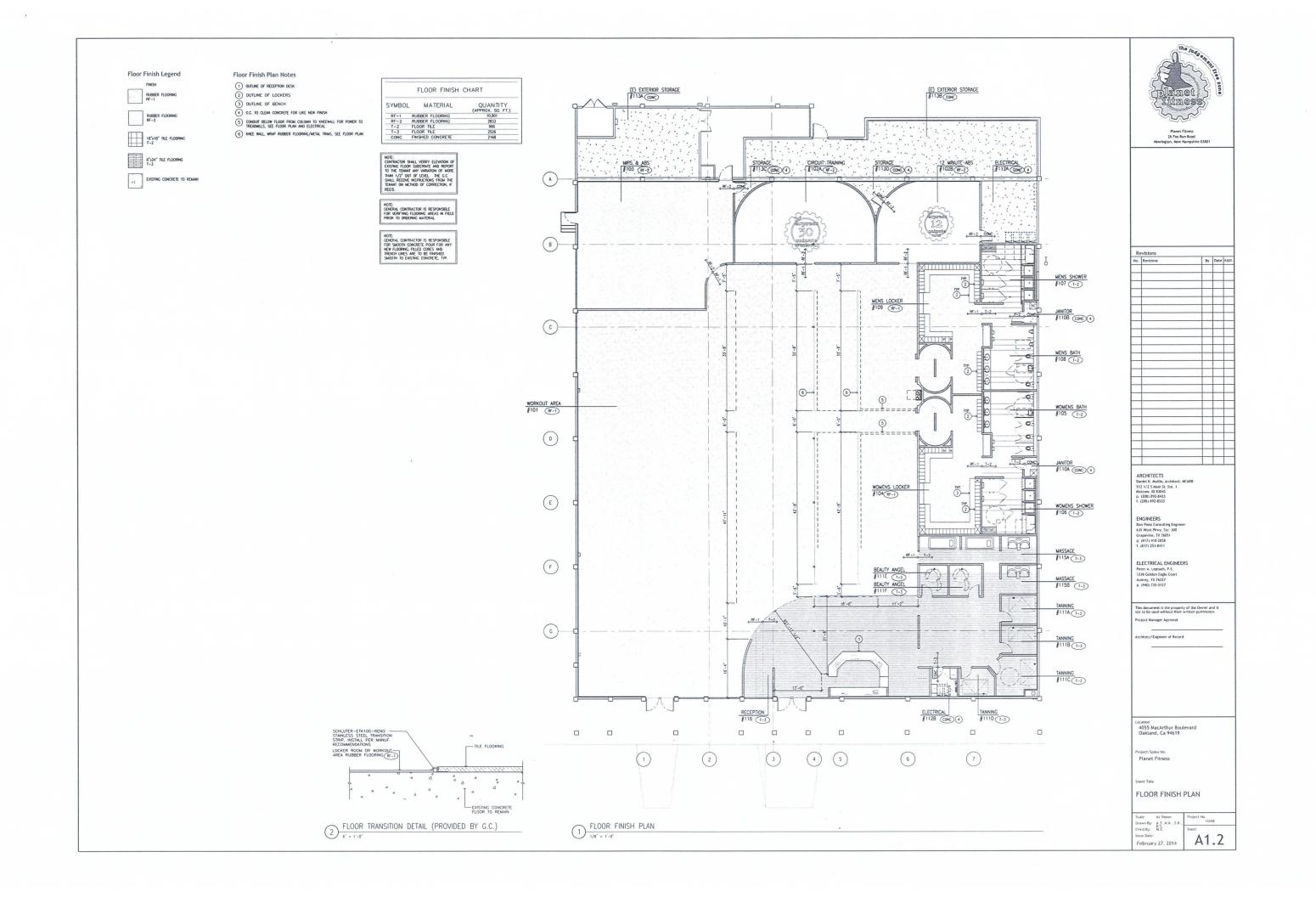


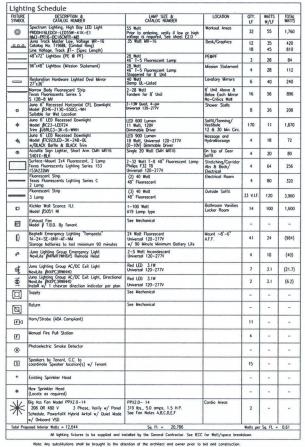












Note: Any substitutions shall be brought to the attention of the architect and owner prior to bid and const

## General Notes

- A. VERFY WITH LANDLORD, METHOD OF ATTACHMENT FOR ALL ITEMS ANCHORED TO, OR SUSPENDED FROM THE EXISTING RODF STRUCTURE. ALL ATTACHMENTS SHALL BE MADE TO ROOF BEAMS AND/OR JOISTS. NO ATTACHMENTS SHALL BE MADE TO THE ROOF DECK.
- C. THE EXACT MONITOR, HEAVIST, MID (COLDINGS OF ALL HAIC COLPHANT SMALL RE FRED VIRTUE OCCORDANTED WITH ALL OTHER NEOLWAYAL, ELECTRICAL, ARCHITECTURAL, AND STRECTURAL, SYSTEMS.
- CENERAL CONTRACTOR TO PROVIDE SPRINKLER MODIFICATION DESIGN AND DRAWINGS AND ALL SUBJECTS SECURITY BY LANDLORD AND ALL AUTHORITIES HAVING JURISDICTION.
- SUBMISSIONS AS REQUIRED BY LANGURED AND ALL JUHIORIESS HAWAC JURISDICTION.

  E. CONTRACTOR PAUL INSTALL AND CONNECT WHICH WHICH WHICH BY MOMER COLUNG

  SPEAKES PROVIDED BY OWNER AS OCCURS ON PAUL CONTRACTOR SHALL INSTALLY

  COMMINITE INSTALL OF PLOTABLE IN 12 PSEUDICT WHIS PROOF TO CLOSS OF

  CULING, MO ATCH PLOT SPEAKER WITH WEST AND TREMINITE ALL SPEAKER WHIS

  (SPRANGE FOR EACH SPEAKER) TO AN ARCH WHICE DIRECTED BY OWNER, VERRY QUANTITY
  WITH OWNER AND VERDIOR FRONT ON STATLA.

- BIG ASS FAIL NOTES:

  A VERFY CHITRISON TUBE LENGTH AND MOUNTING BRACKET WITH MANUFACTURER PRIOR TO ORDERING.

  B SUPPLY WITH POWERFOR PLUS HYBRIO JARTOLS AND WINGLETS.

  C SUPPLY WITH POWERFOR PLUS HYBRIO JARTOLS AND WINGLETS.

  C SUPPLY WITH CATAGOD MIGHT AND FRANCISCUST SEALED CAUSING.

  E SUPPLY WITH CATAGOD MIGHT AND HEADERCLAST SEALED CAUSING. NON-PROPRIED PARTS MARRANTY
  ASSPALL THE PART OF MISSELLATION AND CORRESPONDING TO TALK, NON-PROPRIED PARTS MARRANTY
  F. SUPPLY WITH FACIOTY MISSELLATION AND CORRESPONDING TO TALK, NON-PROPRIED PARTS MARRANTY
  F. SUPPLY WITH FACING THE SAPPLANCE PROCESS. CONTACT ROB HONTE, BIG ASS FAIS AT
  B59 967 1687 FOR PRICING INFORMATION AND FACTORY INSTALLATION SCOPE OF WORK.

- MANMAIN FAN PLACEMENT REQUIREMENTS.

  1. BOTTOM OF FAN SHOULD BE AT LEAST 10' AFF.

  2. FAN SHOULD BE AT LEAST 2' AMAY, BY DIRECTION, FROM ANY POSSBUE OBSTRUCTIONS.

  3. FANS SHOULD BE AT LEAST 2' AMAY BY THE OFFICE OF ANY LARGE AR MONKE EQUIPMENT.



ASSUBLY INSTRUCTIONS

1) FETER TO INCCUMENTA, MOB ELECTRICAL INSTITULATION CUIDES FOR ELECTROD INSTRUCTIONS. CUIDES WILL BE LOCATED IN THE MOTOR/HUB MISSIBLEY SIDE.

2) ATACH THE WOTOR FRAME DEFECTLY TO THE CLULAM AND TICHTEN IT WITH BEAUL OF MADDWARE AT INCLUDED)

SAFTY CABLE RESTRUCTIONS

3) THE SAFTY CABLE HOURD BE STRUNG THROUGH THE MOTOR/HUB ASSUBLY AS SHOWN AND OVER THE CLULAM

4) SLACK SHOULD BE RESTRUCTION THE MOTERY CABLE BY WRAPPING THE CABLE HOUND THE CLULAM AS MANY TIMES XE POSSIBLE.

5) ACID STRUCTURE CHAPTER OF THE MISSIBLEY CABLE BY WRAPPING THE CABLE HOUND THE CLULAM AS MANY TIMES XE POSSIBLE.

5) ACID STRUCTURE CHAPTER OF THE MISSIBLEY CABLE BY WRAPPING THE CABLE HOUND THE CLULAM AS MANY TIMES XE POSSIBLE.

ASSEMBLY INSTRUCTIONS

FAILURE TO INSTALL SAFETY WIRES COULD RESULT IN SERIOUS INJURY OR DEATH.

ALL ASSEMBLY INSTRUCTIONS MUST BE FOLLOWED OR MANUFACTURER'S
WARRANTY WILL BE VOIDED. PLEASE CONTACT BIG ASS FANS OR REFER TO
THE MECHANICAL INSTALLATION GUIDE IF YOU HAVE ANY QUESTIONS.

Floor Plan Reference Notes

2) EXISTING EXTERIOR FENCE TO REMAIN

4) OUTLINE OF STRUCTURE ABOVE

3 HEATER VENT(S) THROUGH ROOF, G.C. TO COORDINATE INSTALL W/ MECHANICAL SUB.

6 NEW LIGHTING FIXTURE, SEE SCHEDULE

7) OUTLINE OF RECEPTION DESK BELOW 8 FLAT SCREEN PLASMA TV HUNG FROM TRUSS 8 9'-6" A.F.F., G.C. TO BRACE WITH ADDITIONAL GUY

5 NEW HIGH-BAY LIGHT FIXTURE, CENTER BETWEEN STRUCTURE WHERE POSSIBLE

WIRES

TELENSION WALL- MOUNTED PER ELEVATIONS, G.C.
TO PROMOE SOLD BLOCKING
TO PHAMET FINISS. "STOP LIGHT", PROMOE POWER.
SEE ELEVATIONS
TO WALL-MOUNTED LINK ALARM." W/WALL CRAPHIC
BY TOMANT

12 PLANET FITNESS CLOCK, PROVIDE POWER, SEE INTERIOR ELEVATIONS

INTERIOR ELEVATIONS

INTERIOR ELEVATIONS

(13) PROPOSED SPRINKLER LAYOUT (PARTIM, SHOWN)

VERBY LOCATION IN FELD, SEE SPRINKLER PLANS

BY SUB CONTRACTOR

(14) OVAL LLT MIRRORS BY TEMANT, C.C. TO PROVIDE

SOUD BLOCKING AND POWER, TYP, OF 6.

15 SHOWER INSERTS WITH DOME LIGHT, SEE LIGHTING SCHEDULE PER SPECIFICATION CHILDULE PER SPECIFICATION

16 NEW SUPPLY AIR REGISTER, SEE MECHANICAL
DRAWNINGS

17 DEW RETURN AIR REGISTER, SEE MECHANICAL
DRAWNINGS

18 FIRE ALARM CONTROL PANEL/ ANNUNCIATOR, G.C.
TO VERIFY LOCATION

(9) CEURIG FAN, SEE SCHEDULE
(20) GE. TO PROVIDE & INSTALL POWER & SOUD
BEOCKING WHERE APPLIABLE SEE ELEVATIONS
(2) CC. TO PROVIDE POWER FOR EXTERIOR SIGNAGE.
(2) COORDINATE MY SIGNAGE WEIGHOR AND SEE SHEET
ALO, FOR EXTERIOR ELEVATIONS.

(22) ROOFTOP HVAC UNIT, SEE MECHANICAL

23 2'x2' WHITE EGG CRATE CRILL BY G.C., SEE

24 BACK LIT PEOPF SIGN, G.C. TO PROVIDE POWER AND SOLID BLOCKING.

25) BACK UT MISSION STATEMENT C.C. TO PROVIDE POWER AND SOLID BLOCKING.

26 CUSTOM BUILT BACK LIT MIRROR BOXES, G.C. TO PROVIDE POWER AND SOLID BLOCKING.

27 2/2 BLOCK EGG CRATE GRILL BY G.C., SEE MECHANICAL

28 PF LIGHTED BLACK CARD SPA WINDOW, G.C. TO PROVIDE POWER AND COORD. WITH MANUF. SPEC

NOTE: FIRE ALARM HORN/STROBE & SPRINKLER LAYOUT PROVIDED FOR DIAGRAMMATIC PURPOSES ONLY, G. TO PROVIDE APPROVED FIRE ALARM/SPRINKLER DRAWINGS BY STATE LICENSED FIRE ALARM/SPRINK SUB CONTRACTOR PRIOR TO INSTALL.

NOTE:
ALL EMERCENCY ECRESS LIGHTS TO BE
LOCATED AND INSTALLED SUCH THAT A
MINIMUM 1-FOOT CANDLE AT FLOOR LEY
IS PRESENT THROUGHOUT, INCLUDING MA
FLOOR APEA, LOCKER ROOMS, TANNING,
MASSAGE, & ECRESS PAINS

NOTE:
ALL EXIT SIGNS TO SHOW COMMON PATH OF TRAVEL, LOCATE MOUNTED IN CLEARLY VISIBLE AREA 100 OR USTING DISTANCE FROM ANY POINT IN THE SPACE, IN COMPLIANCE WITH CBC 2010 SEC.1011

NOTE:
PROVIDE SEISMIC FIXTURE CLAMPS
FOR ALL SUSPENDED CEILING LIGHTING
AS REQ. D BY LOCAL SEISMIC CODE

NOTE: EXPOSED DUCTWORK TO BE MOUNTED AS HIGH AS POSSIBLE, COORDINATE IN FIELD.

(19) CEILING FAN, SEE SCHEDULE

1) EXTERIOR WALL

BIG ASS FAN INSTALLATION DETAIL - GLULAM WITHOUT EXTENSION ROD NOT TO SCALE

CEILING FAN MOUNTING DETAIL

(E) EXTERIOR STORAGE (E) EXTERIOR STORAGE HIPS & ABS

#103 (ACT-1)

2'x2' ACOUSTIC CEILING
THE @ 12'-0" AFF. ELECTRICAL #112A EXPOSED WOOD ROOF STRUCTURE TO REMAIN (15) MEN'S SHOWER

#107 (ACT-2)

WATER RESISTANT 2'x2'
ACOUSTIC CEILING TILE

9 9'-6" A.F.F. **D** + 15 19 \* \* S \*/ B © CYP. BO. SOFFIT-9 11'-0" A.F.F. 22 D. . . . . WATER RESISTANT 2'x2'
ACOUSTIC CEILING TILE

9'-6" A.F.F. WORKOUT AREA

#101 (gr-1)
EXPOSED WOOD ROOF STRUCTURE
0 16'-3" ± A.F., ROOF DECK 0
19'-0" ± A.F., V.F. FOR
VARABLE STRUCTURE HEICHTS, C.C.
10 PROVINE BLACK SCRIMS-EET TO
CONCEAL WISULATION AND ROOF
RAFTERS, 1.P. ibo d WOMEN'S BATH

#105 (ACT-2)

WATER RESISTANT 2'x2'

ACOUSTIC CEILING TILE

● 9'-6" A.F.F. (22)-(D) • £ 5 #110A CB-1
WATER RESISTANT GYP.
BO. CEILING 9 9'-6"
AF.F. 0 WOMEN'S LOCKER
#104 ACT-1)
2'x2' ACOUSTIC CEILING
TILE 9 9'-6" A.F.F. \* 13 + #106 (ACT-2)
WATER RESISTANT 2'x2'
ACOUSTIC CEILING TILE

9 ''-6" AFF. E + 🔯 Ø 0 (5)<del>-></del>(0) D-\_ 5 • 2'x2' ACOUSTIC CE TILE 0 9'-6" A.F.F WITH BLACK CRID BEAUTY ANGEL Û, ÞÍ ÞÍ ÞÍ MASSAGE #115B (ACT-3) 20 - D 0 (O) BEAUTY ANGEL 2'x2' ACOUSTIC CE TILE @ 9'-6" A.F.F WITH BLACK CRID CYP. BD CEAR SOFFIT RECEPTION

116 CF-1 TANNING #1118 ACT-1 (5)→⊚ 0 Q + • \* 0 • 18 ELECTRICAL NOTE:
C.C. TO PROVIDE POWER FOR EXTERIOR
SIGNAGE, COORDINATE W/ SIGNAGE
VENDOR AND SEE SHEET A4 0 FOR
EXTERIOR ELEVATIONS. 3 4 5 7 (6) REFLECTED CEILING PLAN



Planet Fitness 26 Fox Run Road Newington, New Hampshin

ARCHITECTS
Daniel K. Multin, Architect, NCARB
512 1/2 S Main St. Ste. 1
Moscow, ID 83841
p. (208) 892-8433
f. (208) 892-8533

ENGINEERS Don Penn Consulting Engineer 615 West Pkwy, Ste. 300 Grapevine, TX 76051 p. (817) 410-2858 f. (817) 251-8411

ELECTRICAL ENGINEERS

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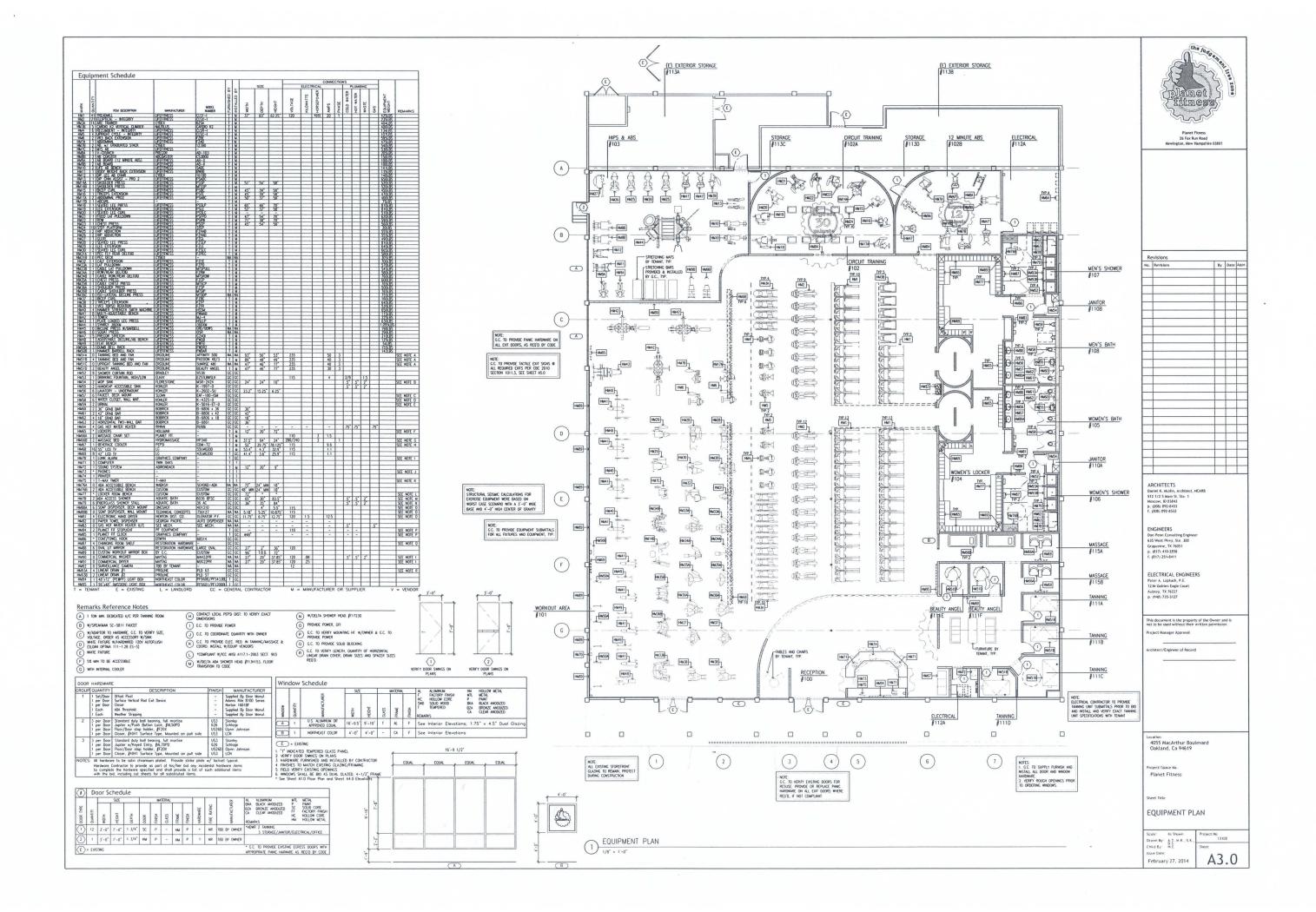
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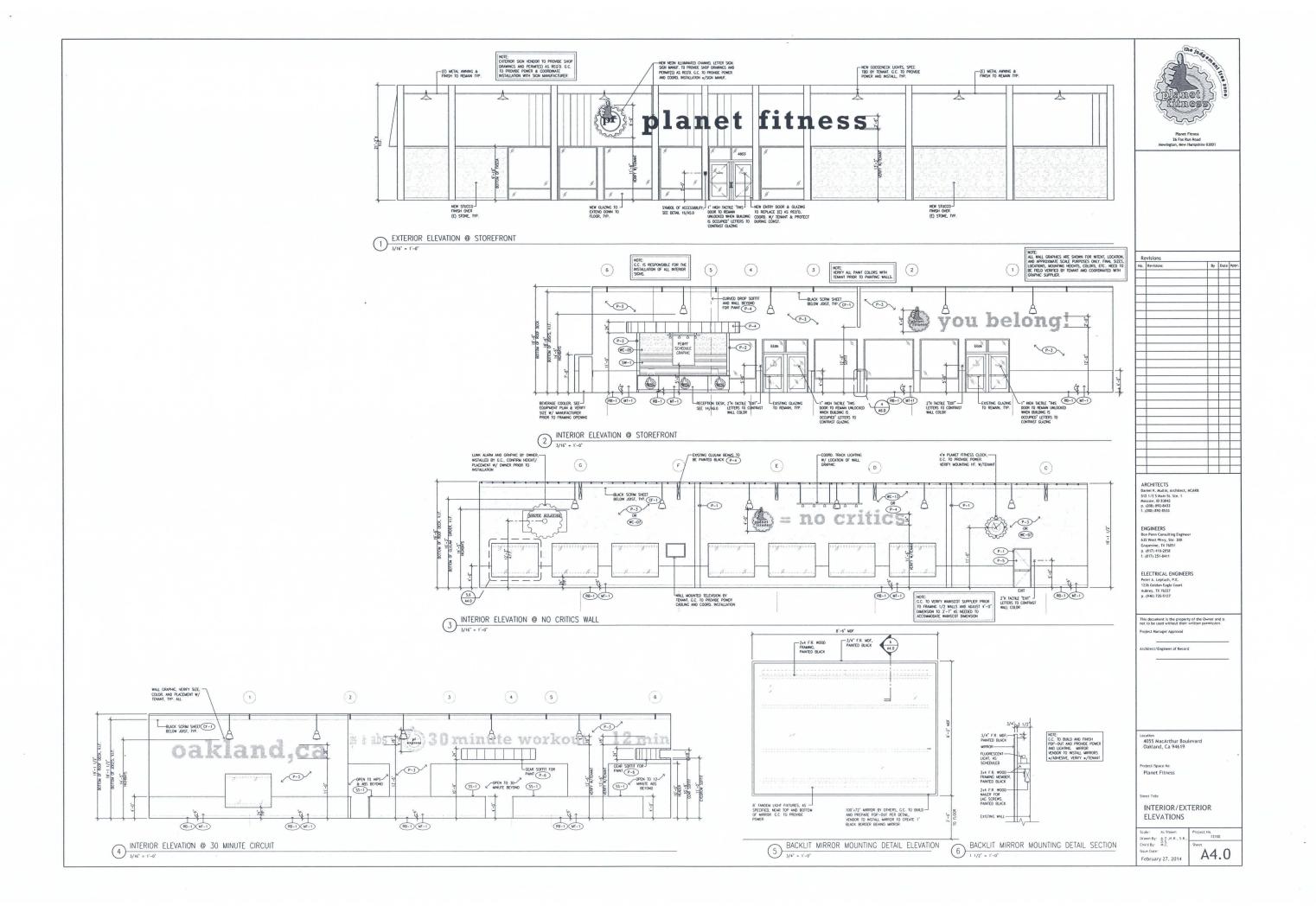
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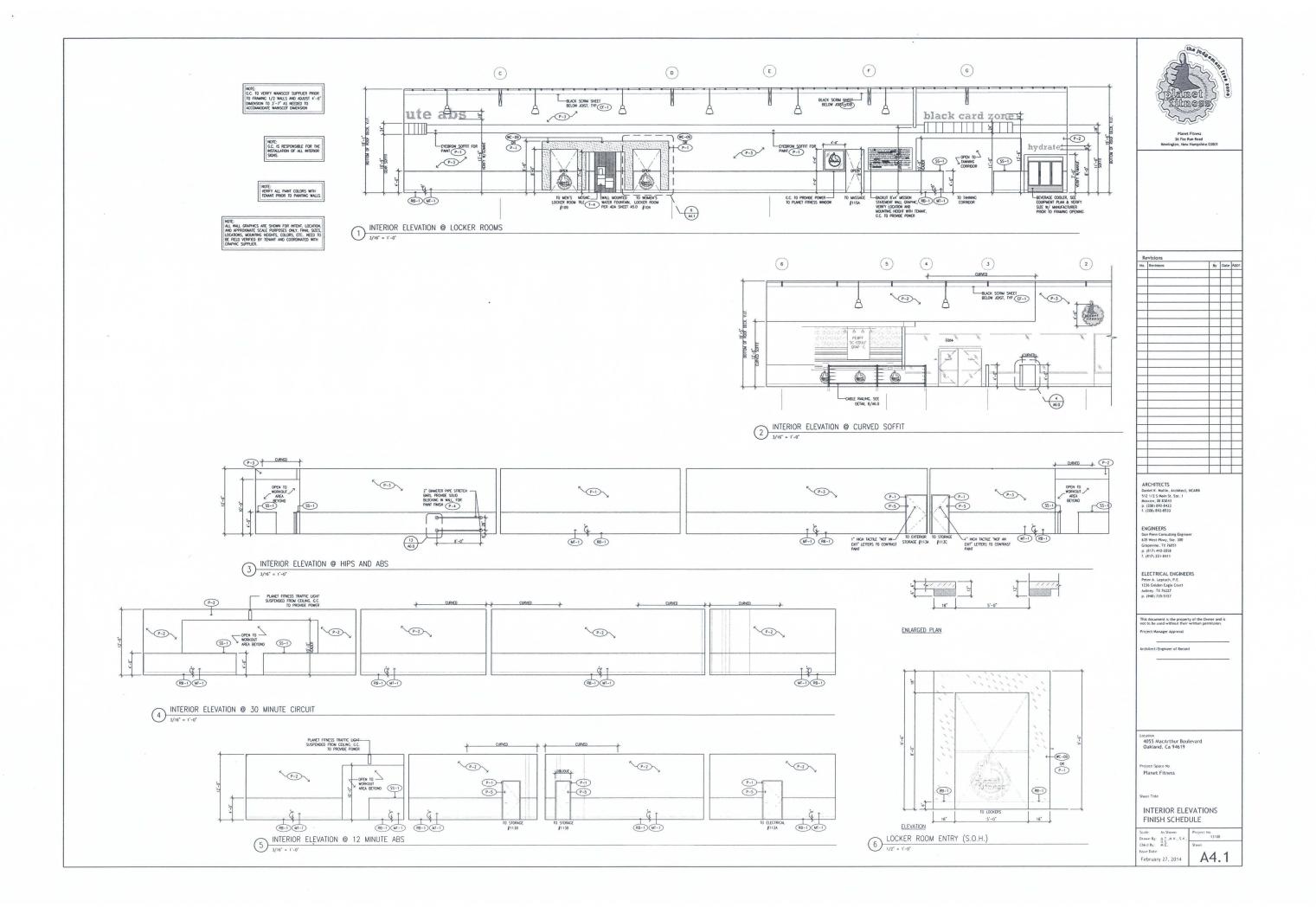
Planet Fitness

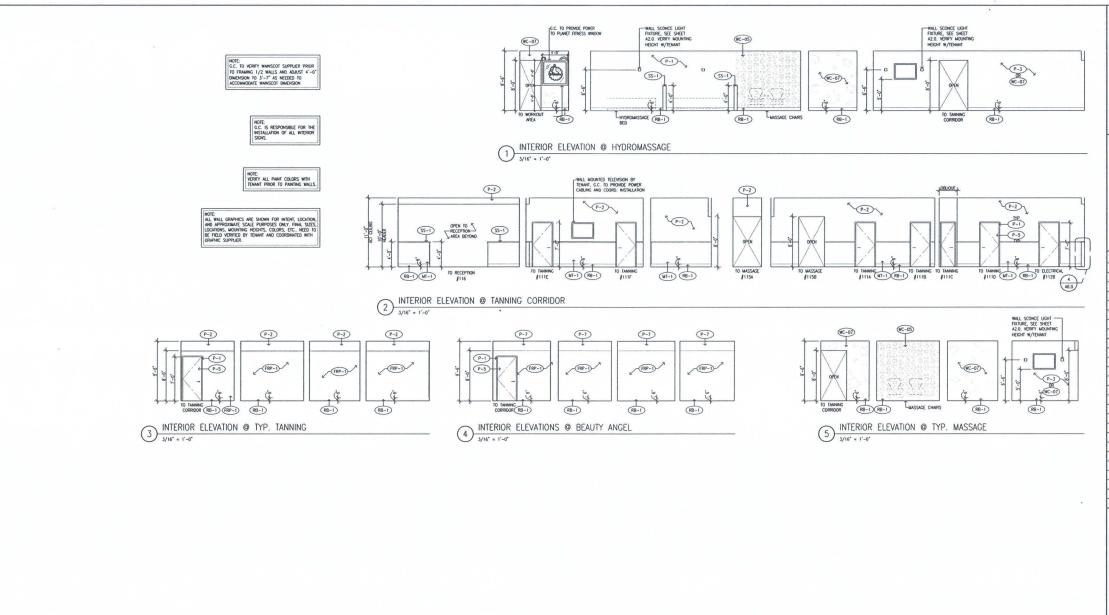
REFLECTED CEILING PLAN

Drawn By: A.T.,M.K., S.R D.S. Chkid By: M.E. A2.0 February 27, 2014









\*SHERWIN WILLIAMS CUSTOM COLOR FORMULAS:

INTERIOR PLANET FITNESS PURPLE (A9711234) SATIN BASE (DURATION HOME) WI WHITE 26/32 1/64 LI BLUE 14/32 1/128 R3 MAGENTA 60z 57/32 1/64 1/128

							F	INISH	SCH	IEDU	LE					
R	МОС	FLO	OR	ВА	SE				WA	LLS				CEILIN	1G	REMARKS
ROOM#	ROOM NAME	MATL	FINISH	MATL	FINISH	MATL	FINISH			MATL	FINISH			MATL	FINISH	
101	WORKOUT SPACE	RF-1	-575	RB-1	-	GB-1	•	GB-1		GB-1	•	CB-1	•	CF-1	:	* SEE FLOOR PLAN/INT. ELEVATIONS
102A	CIRCUIT TRAINING	RF-2	-	RB-1	-	GB-1	•	GB-1		GB-1		GB-1		ACT-1	-	* SEE FLOOR PLAN/INT. ELEVATIONS
1028	12 MINUTE ABS	RF-2	-	RB-1	-	GB-1		GB-1	٠.	GB-1		GB-1		ACT-1	-	* SEE FLOOR PLAN/INT. ELEVATIONS
103	HIPS AND ABS	RF-2	-	RB-1	-	GB-1		CB-1		GB-1	•	CB-1		ACT-1	-	* SEE FLOOR PLAN/INT ELEVATIONS
104	WOMEN'S LOCKER	RF-1	-	RB-1	-	GB-1	P-3	GB-1	P-3	GB-1	P-3	G8-1	P-3	ACT-1	-	* MT-1 ON WALLS, SEE INT. ELEV.
105	WOMEN'S BATH	T-2	-	-	-	GB-1	T-1	GB-1	T-1	CB-1	T-1	GB-1	T-1	ACT-2	-	-
106	WOMEN'S SHOWER	T-2	-	-	-	GB-1	T-1	GB-1	T-1	GB-1	T-1	CB-1	T-1	ACT-2	-	-
107	MEN'S SHOWER	T-2	-	-	-	GB-1	T-1	GB-1	T-1	GB-1	T-1	G8-1	T-1	ACT-2	-	-
108	MEN'S BATH	T-2	-	-	/=	GB-1	T-1	GB-1	T-1	GB-1	T-1	GB-1	T-1	ACT-2	-	* SEE ELEV. FOR PAINT ABOVE T-1
109	MEN'S LOCKER	RF-1	-	RB-1	-	GB-1	P-3	GB-1	P-3	GB-1	P-3	CB-1	P-3	ACT-1	-	* MT-1 ON WALLS, SEE INT. ELEV.
110A	JANITOR	CONC.	-	RB-1	-	GB-1	FRP-1	GB-1	FRP-1	GB-1	P-3	GB-1	P-3	GB-1	P-3	* FRP-1 TO 4-0" A.F.F. BEHIND MOP SINK
1108	JANITOR	CONC	285	RB-1	28.	CB-1	FRP-1	GB-1	FRP-1	GB-1	P-3	GB-1	P-3	GB-1	P-3	* FRP-1 TO 4-0" A.F.F. BEHIND MOP SINK
11A-F	TANNING	T-3	22	RB-1	-	GB-1	FRP-1	GB-1	FRP-1	GB-1	FRP-1	GB-1	FRP-I	ACT-1		* SEE ELEV: FOR PAINT ABOVE FRP
112A	ELECTRICAL	CONC	1 m.	RB-1	-	G8-1	P-3	GB-1	P-3	CB-1	P-3	CB-1	P-3	OPEN	-	EXPOSED EXISTING WOOD STRUCTURE
1128	ELECTRICAL	CONC	-	RB-1	-	GB-1	P-3	GB-1	P-3	GB-1	P-3	CB-1	P-3	GB-1	P-3	-
13A-B	STORAGE	CONC	- 2	RB-1	-	GB-1	P-3	GB-1	P-3	CB-1	P-3	GB-1	P-3	OPEN	-	8
115A	HYDROMASSAGE	T-3		RB-1	-	GB-1		GB-1		GB-1		CB-1		ACT-3	2	SEE INTERIOR ELEVATIONS
1158	MASSAGE	T-3		RB-1	-	GB-1		GB-1		GB-1		GB-1		ACT-3	-	SEE INTERIOR ELEVATIONS
116	RECEPTION	T-3	-	RB-1	-	CB-1		CB-1		CB-1		GB-1		CF-1	-	SEE INTERIOR ELEVATIONS

(A97T1254) SATIN BASE (DURATION HOME) WI WHITE 26/32 1/64		11			Material & Color Legend	ELEVATIONS FOR ALL SPACES
	L1 BLUE 14/32 1/128	SYMBOL	MATERIAL	MANUFACTURER	TYPE / COLOR	REMARKS
	R3 MAGENTA 6oz. 57/32 1/64 1/128 INTERIOR PLANET FITNESS YELLOW	ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG OR EQUAL	2'X2' ANGLED TEGULAR EDGE, DUNE, #1774 15/16" PRELUDE XL (WA) GRID SYSTEM	SEE REFLECTED CEILING PLAN
	(A97Y1257) SATIN BASE (DURATION HOME) R4 NEW RED 9/32, 1/128	ACT-2	ACOUSTICAL CEILING TILE	ARMSTRONG OR EQUAL	2'X2' LAY-IN, CERAMAGUARD #607 15/16" PRELUDE XL (WA) GRID SYSTEM	MEN'S/WOMEN'S SHOWER AREAS
	B1 BLACK 1/128 W1 WHITE 10oz 32/32	ACT-3	ACOUSTICAL CEILING TILE	NORTHEAST COLOR	PF9950 24" x 24" CEILING TILE (WOOD PATTERN) PF9951 SUSPENDED CEILING RAIL COVERS	MASSAGE ROOMS, W/ BLACK GRID BY G.C.
	EXTERIOR PLANET FITNESS PURPLE (K43T54)	ACT-4	ACOUSTICAL CEILING TILE	ARMSTRONG OR EQUAL	2'X4' ANGLED TEGULAR EDGE, DUNE, #1776 15/16" PRELUDE XL (WA) GRID SYSTEM	SEE REFLECTED CEILING PLAN
	SATIN BASE (RESIDENCE)	CF-1	POLYPROPYLENE/SCRIM/KRA	FT LAMTEC	WMP-30 BLACK, CAP SHEET	OPEN CEILINGS
	B1 12/32	CM-1	CEMENT BOARD	DURA-ROCK OR EQUAL	WATER RESISTANT CEMENT BOARD	5/8" WATER RESISTANT, WALLS AND CEILINGS IN SHOWERS
	WI 22/32 R3 4oz 28/32	FRP-1	FIBER-REINFORCED PLASTIC		ACROVYN MISSION WHITE PRINTED SPROCKET SHEETS 4'X8' .040 THICKNESS, MATCHING TRIMS, ADHESIVE AND PRIMER	TANNING ROOMS, SEE INT. ELEV'S
	113 402 20/32	GB-1	GYPSUM BOARD	T.B.D. BY G.C.	WATER RESISTANT IN WET AREAS	WALLS AND CEILINGS WHERE INDICATED
NOTE:	EXTERIOR PLANET FITNESS YELLOW (K43Y57)				040 ACROVYN 400, #410 BRUSHED SILVER, QUATRO TEXTURE	43"x90" OR 43"X114" VERIFY MANUF. W/TENANT PRIOR TO FRAMING &
WALL COVERING SQUARE FOOTAGES	SATIN BASE (RESILIENCE)	MT-1	METALLIC FRP	OPTION 2-MARLITE	SOUARE 5 / CROSSHATCH SILVER	4'X8' INSTAL PER/MANUF DETAILS
ARE APPROXIMATES ONLY. ALL WALL	N1 1/32 1/64	P-1	PAINT	SHERWIN WILLIAMS	PLANET FITNESS PURPLE, SATIN	COLUMNS, DOOR FRAMES, AND WALLS PER ELEVATIONS
COVERING S.F. MUST BE VERIFIED BY	R4 2/32 1/64	P-2	PAINT	SHERWIN WILLIAMS	PLANET FITNESS YELLOW, SATIN	WALLS PER ELEVATIONS
MATERIAL PROVIDER. ARCHITECT WILL	W1 2oz 2/32 1/64 1/128	P-3	PAINT	SHERWIN WILLIAMS	DOVER WHITE #6385 PM 200, EGGSHELL	WALLS PER ELEVATIONS
NOT BE RESPONSIBLE FOR S.F.	202 2/02 1/01 1/120	P-4	PAINT	SHERWIN WILLIAMS	BLACK, WB DRYFALL, FLAT	CEILING, NO CRITICS WALL
C. TO VERIFY EXACT QUANTITY	PLANET FITNESS GRAY (5 GALLON FORMULA)	P-5	PAINT	SHERWIN WILLIAMS	BLACK DTM, GLOSS	METAL DOORS AND RAILINGS
REEDED IN FIELD W/ TENANT &	(DRIFTWOOD GRAY - SW3027)	P-6	PAINT	SHERWIN WILLIAMS	SAMOVAR SILVER #6233	METAL DOORS, WALLS AND SOFFITS, SEE ELEVATIONS AND RCP
MATERIAL PROVIDER	SATIN BASE	P-7	PAINT	SHERWIN WILLIAMS	FIREWORKS #6867	BEAUTY ANGEL WALLS ABOVE FRP
	B1 BLACK 2 oz 51/32	PL-1	PLASTIC LAMINATE	NEVAMAR	BLACK, TEXTURED #S-6-53T	RECEPTION DESK EXTERIOR, DOORS/FACES
	N1 RAW UMBER 2 oz 61/32	PL-2	PLASTIC LAMINATE	14C AVWINIT	BLACK MELAMINE	RECEPTION DESK CABINET INTERIORS AND SHELVING
NOTE:	R2 MAROON 5/32		RUBBER BASE	JOHNSONITE	STANDARD TOE 6", #40-BLACK	6" HIGH COVED BASE, 1/8" RUBBER
WALL COVERING SQUARE	W1 WHITE 6 oz 18/32	RF-1	RUBBER FLOORING	ADIRONDACK OR ECORE	BLACK WITH 30% YELLOW/PURPLE	GYM & LOCKER AREA & STRETCHING AREAS
FOOTAGES ARE APPROXIMATES			RUBBER FLOORING	ADIRONDACK OR ECORE	BLACK WITH 70% YELLOW/PURPLE	CIRCUIT TRAINING, 12 MINUTE ABS
ONLY. G.C. TO VERIFY EXACT	DOVER WHITE (6385)	RF-3	RUBBER FLOORING	ADIRONDACK OR ECORE		CIRCUIT TRAINING, 12 MINUTE ABS
QUANTITY NEEDED IN FIELD	200 EGGSHELL			GRANITE	BLACK 30%, PURPLE 60%, YELLOW 10%	RECEPTION DESK TOPS, HALF WALL CAPS
		SS-1	SOLID SURFACE		GALAXY BLACK, COORD. W/ OWNER	
		T-1	WALL TILE	OR FITZGERALD TILE	SKYLINE STORM / 27224 CRAFTSMAN RYE	12"X12" TILE, GROUT HYDROMENT FLASH WALNUT #H141 BULLNOSE TILE ON ALL WALL CORNERS
		T-2	FLOOR TILE	OR FITZGERALD TILE	SKYLINE STORM / 27224 CRAFTSMAN RYE	18"X18" TILE, GROUT HYDROMENT FLASH WALNUT #H141
WALL COVERING	SQUARE FOOTAGE CHART	T-3	FLOOR TILE	OR FITZGERALD TILE	ESTATE ORCHARD (6"x24") / 25585 BERKSHIRE WALNUT (6"x24")	6"x24" TILE, CROUT FLASH WALNUT #H141
		T-4	WALL TILE	OR FITZGERALD TILE	CEDAR BLEND 1"x1" POLISHED MOSAIC 295 FROSTED PALISADES MOSAIC	1"x1" MOSAIC TILE ON 6"X12" SHEET, GROUT HYDROMENT FLASH WALNUT #H141
SYMBOL CATAL	OG # QUANTITY	SW-1	SLATWALL	MARLITE	"PURPLE ILLUSION"	4'X8' SLAT-WALL, #164250 USE ALUMINUM TRIMS: F550, F561, F570 TYP
	(APPROX SQ. FT.)	WC-01	P.F. CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	PURPLE WALLCOVERING, LARGER GEAR PATTERN PF9001	ACCENT WALL, SEE ELEVATIONS
WC-01 PF9001 (ACCEN	NT WALL) 0	WC-03	P.F. CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	PURPLE WALLCOVERING, SMALLER GEAR PATTERN PF9003	LOCKER ROOM ENTRY WALL PERPENDICULAR TO SIGNAGE WALL
	T DESK, MASSAGE) 230	WC-05	P.F. CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	YELLOW WALLCOVERING, LARGER GEAR PATTERN PF9005	BEHIND FRONT DESK, MASSAGE
		WC-07	PF CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	WHITE W/ GREY GEARS VARIOUS SIZES #WP9007A W/ PF, #WP9007B	TWO SYSTEM PATTERN 4 1/2' ROLLS, NEXT TO NO CRITICS WALL
		WC-09	PF CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	PURPLE JEZ PATTERN PE9009	GYP BD BUILDOUTS & LOCKER ROOM ENTRIES
WC-09 PF9011 (ENTRY	BUILDOUTS) 93		PF CUSTOM WALLCOVERING		HAND DRYER BORDER, PF9011	ABOVE TILE IN WET AREAS
WC-13 PF9013 (NO CR	RITICS, CIRCUIT) 650		P.F. CUSTOM WALLCOVERING		BLACK W/ GREY GEARS VARIOUS SIZES #WP9013A W/ PF, #WP9013B	
WC-15 PF9015 (CIRCUI	IT BACK WALL) 0		PF CUSTOM WALLCOVERING		YELLOW W/ GREY GEARS VARIOUS SIZES #WP9015A W/ PF, #WP9015B	
		WC-17	PF CUSTOM WALLCOVERING	NORTHEAST COLOR, INC.	PURPLE W/ GREY GEARS VARIOUS SIZES #WP9017A W/ PF. #WP9017B	
WC-17 PF9017 (BLACK CARD LOUNGE) 0			I COS.OF MACECOVERNING	The state of the s	1	

Material & Color Legend



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ENGINEERS Don Penn Consulting Engineer 635 West Pkwy, Stc. 300 Grapevine, TX 76051 p. (817) 410-2858 f. (817) 251-8411

ELECTRICAL ENGINEERS

NOTE: C.C. TO REVIEW PLANS AND ELEVATIONS FOR ALL SPACES

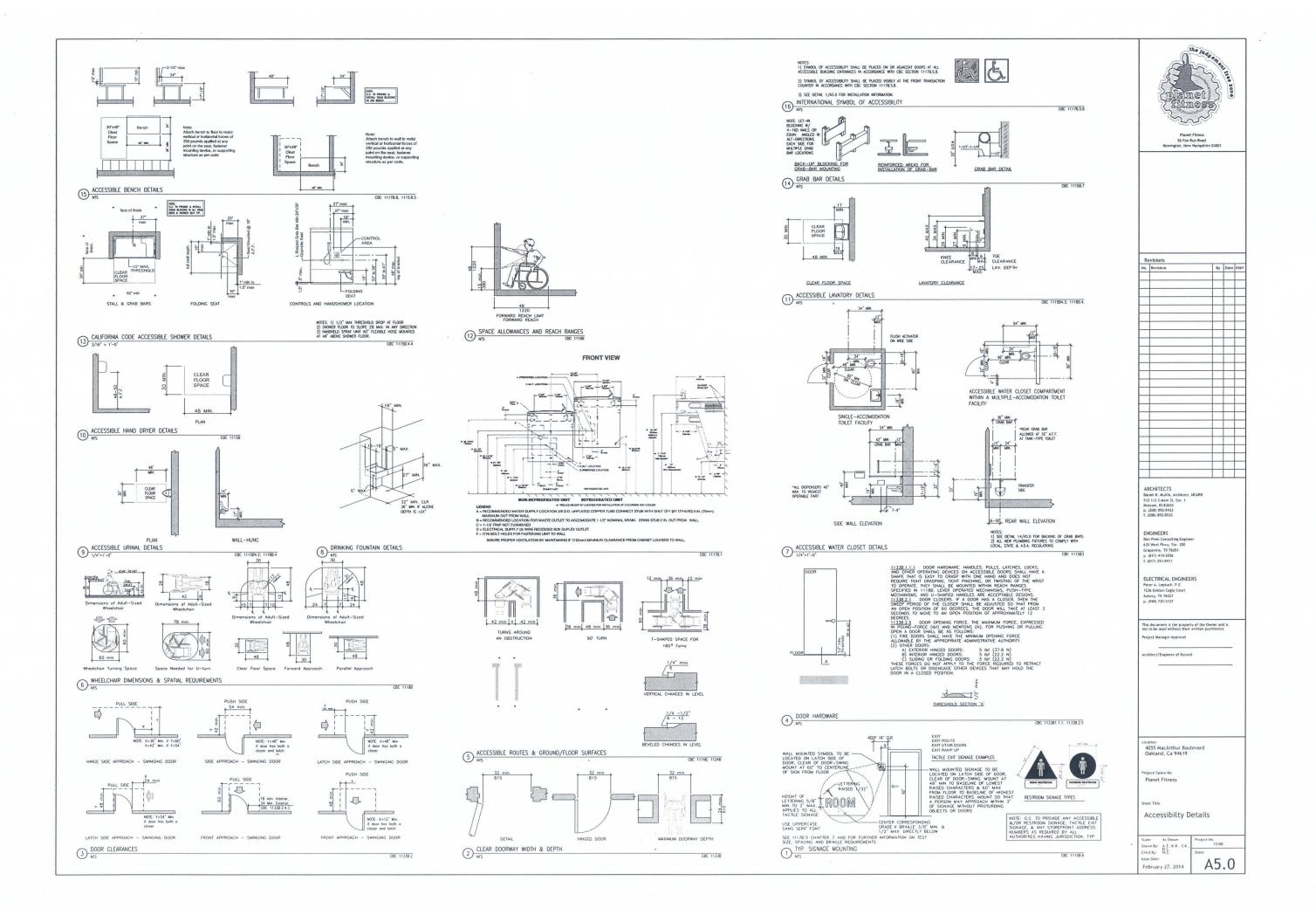
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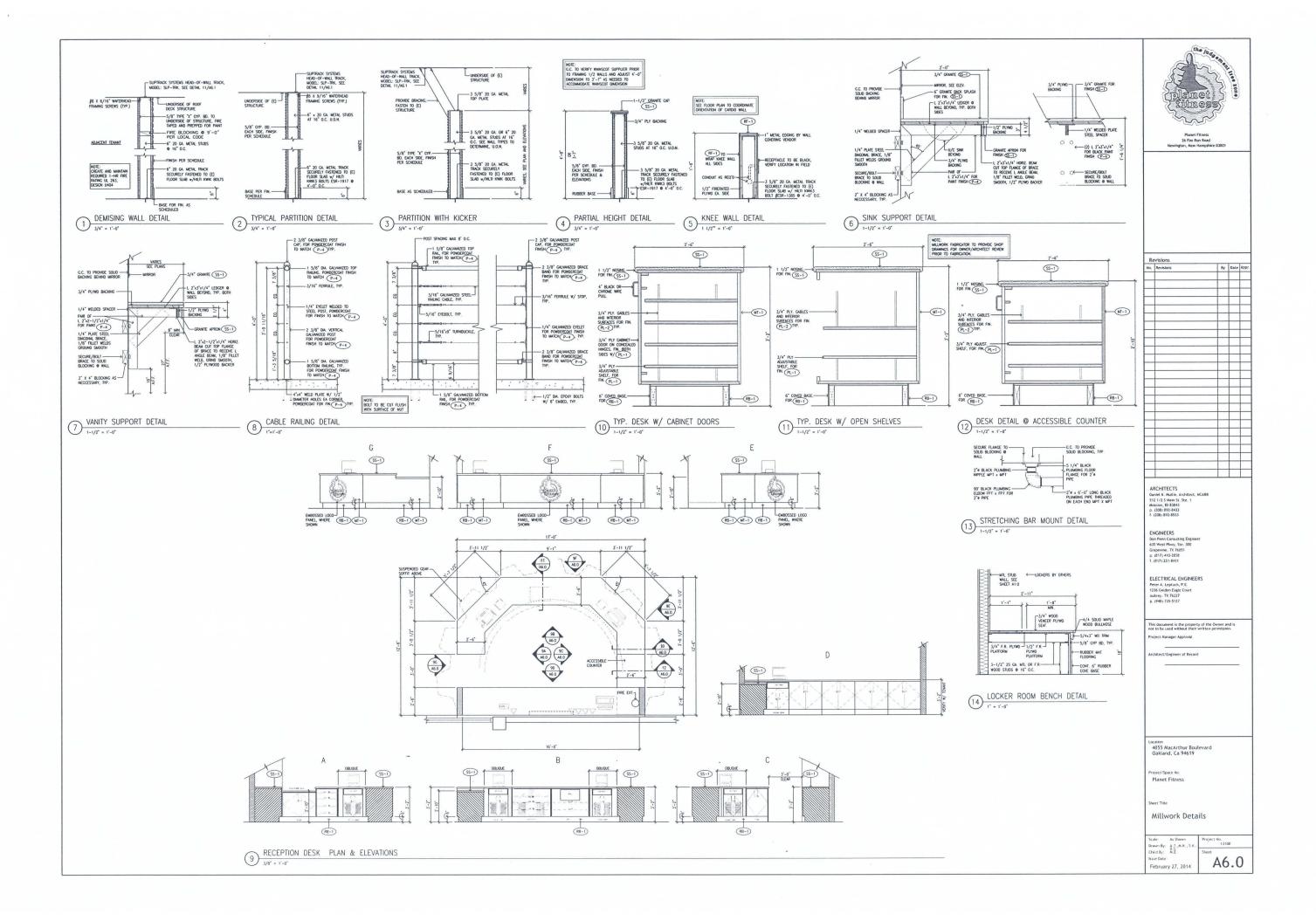
4055 MacArthur Boulevard Oakland, Ca 94619

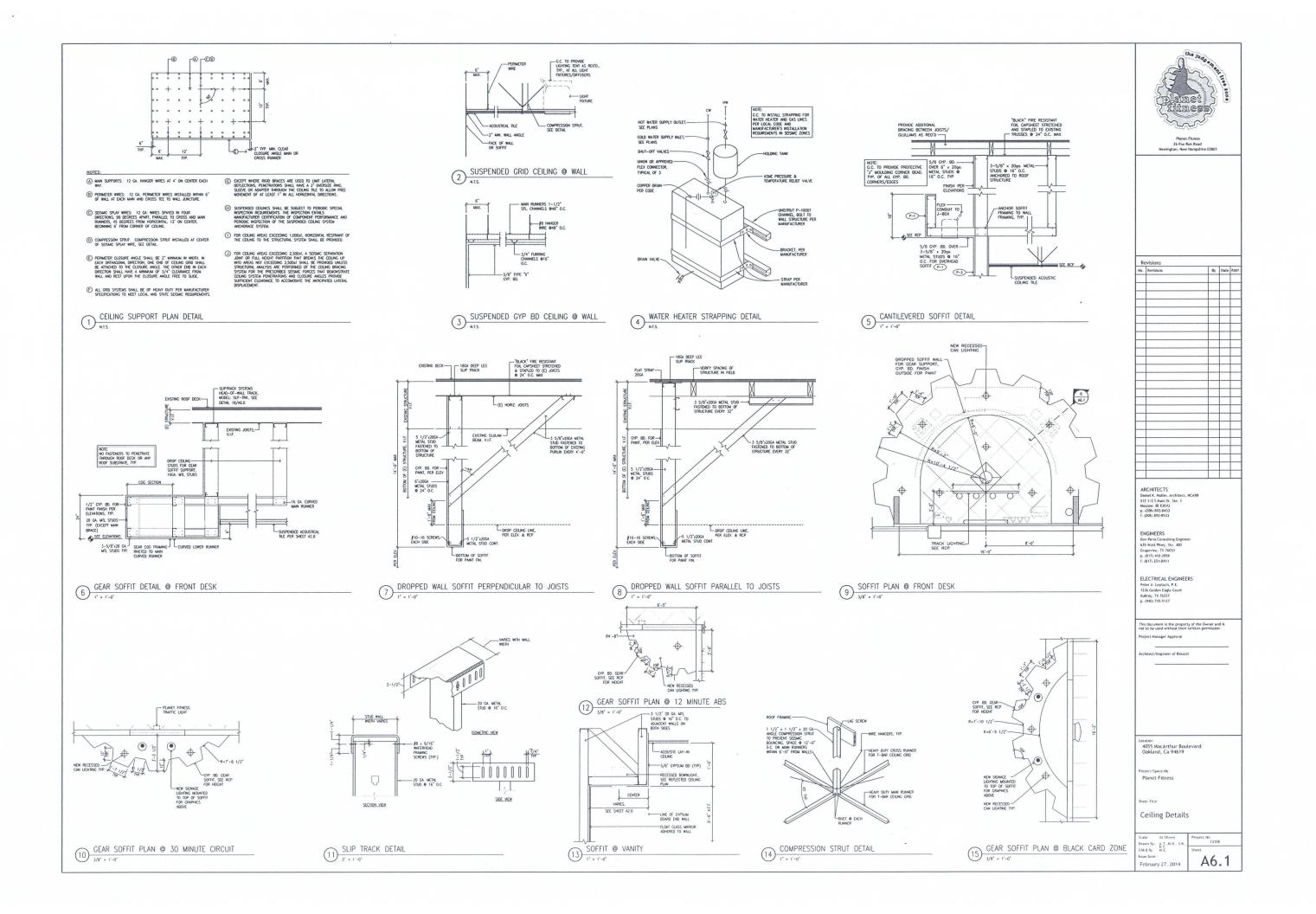
Planet Fitness

INTERIOR ELEVATIONS

Scale:	As Shawn	Project No.
Drawn By:	A.J., M.K., S.K.,	13108
Chk'd By:	M.E.	Sheet
Issue Date:		A 2
	27, 2014	Ι Δ4







 Remove designated building equipment and fixtures.
 Remove designated partitions and components. B. Remove designated partitions and components.
 C. Cap and identify utilities.
 D. Temporary partitions to allow building occupancy. II PRODUCTS (Not Used) 3.01 PREPARATION A Crect and mointain weatherproof closures for exterior openings.

A Crect and mointain weatherproof closures for exterior openings of dust, fumes, noise, and smale for provide for Chere occupancy.

The provide for Chere occupancy.

Discovered, remove, and cop designated utility services within demoistance one of the control of the company of the company of the company occupancy occurs of the company occupancy occurs of the company occupancy occurs one of the company occurs occurs on the company occurs of the company occurs occurs on the company occurs occurs occurs on the company occurs occurs occurs on the company occurs o 3.02 EXECUTION Demoish in an orderly and coreful manner. Protect existing foundation supporting structural members and portitions and finishes to remain.
 Remove metricinal to be reinstalled or relation in a monner to prevent damage.
 Remove and promptly dispose of confaminated, vermin-infested, or dangerous materials encountered. encountered.

D. Da not burn or bury materials on site.

E. Remove demolished materials from site as work. -END OF SECTION-03210 - WOOD DOORS 1.01 WORK INCLUDED A. Wood doors and panels, fire-rated and non-rated. B. Louvers. 1.02 REFERENCES A. MISI/NRMAL 15. 1 - Industry Standard for Wood Flush Doors (Includes Standards II B. MISI A 13.5.4 - Bosic Hardwood.
A. ASIN £123. L. 10.69 - Methods of Fix Estis of Door Assembles.
C. ASIN £123. L. 10.69 - Methods of Fix Estis of Door Assembles.
E. NFPA 60, 252 - Fixe Doors and Windows, Standard Method of Fixe Estis for Door Assembles. 1.03 PERFORMANCE 1.04 QUALITY ASSURANCE 1.39 QUARTY responses.

A. Conform to repriments of ANS/NRMA 1.5.1 and ARI Quality Standard Section 1.300 and 1400.

Premium Grade for doors with transporter finish; Custom Crade for door with opaque finish.

B. Fire Door and Premt Construction – conform to U. 108.

C. Installed Doors and Panets – Conform to NFPA 90 for fire-rolled class indicated. 1.05 REGULATORY REQUIREMENTS Provide five-year manufacturer's warranty.
 Worranty - Refinish and resinated defective doors including doors which have warped or show construction behind face, as defined by WMA. 2.01 DOOR AND PANEL TYPES As indicated on Schedule. A. Fabricate doors in accordance with AM Quality Standards and UL requirements.

Attach fire-rating label to door edge. 3.01 INSTALLATION Joil restrictions in occordance with manufacturer's instructions.

8 Mechanic cut rated for horge and coincy for handests and cylinders.

8 Mechanic cut rated for horge and coincy for handests and cylinders.

9 Mechanic cut rated for horge and coincy for handests, from fire door width from lock edge region of the analysis of the control of the contr 3.02 INSTALLATION TOLERANCES Maximum diagonal distortion - 1/16 inch. Inch measured with straight edge, corner to corner Adjust for smooth and balanced door movement. 06200 FINISH CARPENTRY 1.01 SECTION INCLUDES A. Finish corpentry items, other that shop prefabricated cosework. B. Mardware and attachment accessories. 1.02 REFERENCES A MSC/MPMN KP — American Standard for Hardwood and Decorotive Plywood.

B. AMSI A 13.5.4 — Basic Reference
C AMI — Outlift Standards.

D FS MH L 7,54 — Lumber, Hardwood.

D FS MH L 7,54 — Lumber, Hardwood.

FF ST — Construction and Industrial Hardwood.

C PS 3.0 — American Sufficient Lumbrations.

N. U — Underwister Lubbrations. 1.03 REGULATORY REQUIREMENTS Conform to applicable code for fire retardant requirements Store materials in ventilated, interior locations under constant minimum temperatures of 60 degrees F and maximum relative humidity of 55%. A. Contact adhesives FS MMM-A-130; solvent release type.

8. Wall adhesive: Colvent release, cartridge type, compatible with wall substrate, capable of achieving duable band. A. Noits: Size and type to suite application, plain finish.

B. Bolts: Nuls, washers, blind tasteners, logs, and screws — size and type to suite application, plain finish.

G. Wood Filter: Oil base, binded to match surface finish color. III. EXECUTION 3.01 EXAMINATION Verify that surfaces and openings are ready to receive work and that field measurements are as shown on shop drawings. Verify mechanical, electrical, and building items affecting this work are placed / ready to receive work.

C. Beginning of installation means acceptance of substrate.

3.04 TOLERANCES

- END OF SECTION -

3.05 PREPARATION FOR SITE FINISHING

Maximum variation from true position = 1/16 inch.
 Maximum affset from true alignment with abutting materials = 1/31 inch.

Set exposed fosteners. Apply wood filler in exposed fostener indentations. Sand work smooth

02072 - MINOR FOR REMODELING

I GENERAL

1.01 SECTION INCLUDES 1.02 REFERENCES A MSJ/TCA A108.1 - Specifications for the installation of ceromic tike,
B. MSJ/TCA A118.4 - Laber-Portland Cement, Mortar,
C. MSJ/TCA A13.1 - Organic observes for installation of ceromic 14e, Type 1 and Type 2.
D. MSJ/TCA A13.1 - Specifications for ceromic 16e.
TCA (The Council of America) - Nembrook for Commic Tale Installation. 1.03 QUALITY ASSURANCE A. Conform to ANSI/TCA A137.1. 8. Conform to TCA Handbook for Ceramic Tile Installation. 1.04 QUALIFICATIONS Instoller: Company specializing in applying the work of this Section with minimum of three
(3) years documented experience. 1.05 DELIVERY, STORAGE AND HANDLING Deliver materials in manufacturer's original, unopened containers with identifying labels inlated and legible.
 Protect adversers from freezing or overhealting in accordance with manufacturer's instructions. 1.06 ENVIRONMENTAL REQUIREMENTS Do not install adhesives in a closed, unventilated environment.
 Maintain 50 degrees F during installation of mortar materials. 2.01 MANUFACTURERS - TILE As indicated on Schedule. Ceramic Tile: Standard grade to equal or exceed MSI/TCA A1.37.1.
 Special Shapes: Provide to motch field tiles as required, for inside and outside corners, cover, bullnose, thresholds, etc. 2.03 ADHESIVE MATERIALS Organic Adhesives: ANSI/TCA A136.1 - Type 1, thinset bond type. 2.04 ACCESSORIES Cleavage Membrone: 16 lb. asphalt saturated felt. 3.01 EXAMINATION Inspect areas and surfaces to receive tile to assure that they are square, level and plumb, and properly prepared and in acceptable condition. Notify Architect of any defects or dericliancies encountered.
 B. Do not proceed with work until unablishedory conditions have been corrected in a manner acceptable to institute. A. Protect surrounding work from demaps or disfigurement.
B. Veccum deen easing surface and somp clean.
C. Seel substrate surface crocks with filler. Level existing substrate surfaces to acceptable
Apply sealer or conditioner to surfaces as recommended by odhesive monufacturer.
3.03 MCTALATON — THRISCT MICTHOO 3.03 BSTALATOR - THESET INCTION

1. Institut officess, little, threshold, and ground to T.C. Mondbook for Ceromic Tite Institution.

1. Unless otherwise shown, by Use in yell pottern. Alon joints when odjouring Date on Rose, book, with, and offirm or the some size. Up you'll be sook and center the Endats both posses, which are the sook offices of the Endats both control of the sport of the sook of center the Endats when the C.P. Proce Presholds of exposed tite edges.

1. Cut and R.F. tile leightly presentations through the Form comers and beast neotify.

1. Proce the posts uniform in width, solipict to workness in tolerance allowed in the size. Made pipils arteristically, without Node, procise, excess months, or endours or excess the size of the control process. The solid process of the process of the control process of the process of the years of the process of t A. Upon completion of plocement and grouning, clean all ceramic bile surfaces so they are free of foreign matter.

If you are not foreign matter in the completion of the properties of the production of the prod 3.05 PROTECTION A When recommended by the life monufacturer, apply a protective cost of neutral section of the protection of the protect

I. GENERAL

III. EXECUTION

09511 - SUSPENDED CEILING 1. GENERAL 1.01 WORK INCLUDED Suspended metal grid ceiling system.
 Acoustical bile.
 Fire-rated assembly with gypsum board boxes over light fixtures. 1.02 REFERENCES ASTM C635 - Metal suspension systems for occustical tile and lay-in panel ceilings.
 ASTM C636 - Installation of metal ceiling suspension systems for occustical tile and lay-in. panels.
UL - Underwriter's Laboratories System Ratings. LOS SYSTOM DESCRIPTION Installed System: Conform to UL approved systems for ceiling and floor ceiling and roof assemblies. 1.04 REGULATORY REQUIREMENTS Conform to applicable cade for fire rated assembly.
 Conform applicable cade for earthquake resistant assembly. 1.05 ENVIRONMENTAL REQUIREMENTS Mointain uniform temperature of minimum 60 F and humidity of 20 to 40 percent to, during and after installation. 1.06 SEQUENCING/SCHEOULING A. Do not install acoustical ceilings until building is enclosed, sufficient heat is provided, dust-generating activities have terminoted, and overhead work is completed, tested and approved. B. Schedule installation of acoustic units ofter interior net work is dry. 2.01 ACCEPTABLE MANUFACTURERS - SUSPENSION SYSTEM As indicated on Schedule. A Cole ATM CASE on explicate to type of asspersion system required for type of ceiling A. Ocie, ATM CASE on explicate to type of asspersion system, cise, spices, edge modifying and hold-does of ceiling on the control of the control 2.03 ACCEPTABLE MANUFACTURERS ACOUSTIC UNITS 3.01 INSPECTION A testal system in occordance with ASTM CASS and as supplemented in this Section.

A testal system in occordance with ASTM CASS and as supplemented in this Section of Integrate Testal Section of Integrate Testal Section and Integrate Testal Section of Integrate Testal Section S 3.02 INSTALLATION indicates.

O testall hold-down clips to retain panel light to grid system within 20 ft. of an exterior door.

Restall light future bases constructed of gypsum board above light futures in occordance
with U, assembly regularments.

5. Install suppression struks as required to meet earthquake resistance standards as set by local codes. 3.03 TOLERANCES A Store motivates for three (3) days prior to installation in area of installation to achieve temperature stability.

8. Mainfair amaient temperature required by adhesive monufacturer three (3) days prior to, during, and 24 hours after installation of materials. A. Voriotion from flot and level surface - 1/8 inch in 10 feet.
 B. Voriotion from plumb of grid members caused by eccentric loads two degrees maximum. -END OF SECTION-II. PRODUCTS Manufacturer as indicated on Schedule. III. EXECUTION A Verify that surfaces are smooth and flat with maximum variation of 1/8 inch in 10 feet. 8. Werky concrete flows are only to a maximum moniture content of seem (7) percent, and easiful register depletonies, commonitation or dustrage. C. Beginning of institution means acceptance of easing substrate and sits conditions. 302 PMG/PMARDUS. A flemove suchtor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with subfloor lifler.

A Reply, frower and float lifler to leave a smooth, flat, hard surface.

C. Probabi traffic from area until filter in cured.

O Vocum chart pushforts. 3.03 INSTALLATION - TILE MATERIAL A Institut in accordance with manufacturer's instructions.

A Institut in accordance with manufacturer's instructions or consistent.

C. Spread only enough collecture to permit installation of materials before initial set.

Set flowing in police prises with very ratter to stitle of dishesion.

Set flowing in police prises with very ratter to stitle of dishesion.

With all room or ones permitted with oil junts objects. After manufacturer to the policy of the po Prohibit traffic on floor linish for 48 hours after installation. Remove excess adhesive from floor, base and wall surfaces.
 Clean, seal and wax floor and base surfaces in accordance with manufacturer's instructions.

96260 - CYPSUM BOARD SYSTEMS I. GENERAL 1.01 WORK INCLUDED A. Metal stud wall framing.
 B. Gypsum board.
 C. Taped and sanded joint treatment. A AND/ASTU 0.55- Oppour wellboord.

8. MO/ASTU 0.575- Joint Investment moterials for grains wellboord construction.

9. MO/ASTU 0.575- Joint Investment moterials for grains wellboord construction.

9. MO/ASTU 0.55- Store-investing oppour backing board.

1. MO/ASTU 0.655- Store-investing oppour backing board.

1. MO/ASTU 0.655- Store-investing oppour backing board.

1. MO/ASTU 0.654- Steel data scenarios for temporation of grains whet moterial to spirit oppour steel studies of framing members to receive scree statched grains wellboard. Board-investment observations board for wells and coefficient.

1. CA - 201 - Grapum board for wells and coefficient.

1. CA-101 - Grapum board for wells and coefficient.

1. CA-101 - Grapum board for wells and coefficient. Conform to applicable code for fire-rated assemblies as listed by UL. U. PRODUCTS A. United States Gypsum.
 B. Gold Band Building Products.
 C. Substitutions – Approved equal. 2.02 FRAMING MATERIALS A. Studs and tracks, shaft wall studs, furning ANSI/ASTM C645 galvanized sheet steel; size and shape as shown on drawings. Studs to be 25 gauge unless atherwise noted.

B. Fasteners: ANSI/ASTM C546, CA 201 and GA 216 recommended for application by monufacturer.

Adversive: MSJ/ASTM CSS7, GA 201 and GA 216 as recommended for application by monufacturer. 2.03 GYPSUM BOARD MATERIALS Standard Cypsum Board: ANSI/ASTM C36, 5/8" thick maximum permissible length, ends square cut, topered edges. 2.04 ACCESSORIES A Content Sends - miskel.

Content Sends - miskel.

Content Sends - Miskel and CA 216: Type I, Bend.

C Blocking - Screw word blocking is study. Install blocking for support of plumbing fishures, tolerly postitions, well colorlest, fooling consoleries, and hordered.

C Coordinate installation of blocks, onchians, blocking, destricts and mechanical work placed in or behind participal, remaining. 3.02 CYPSUM BOARD INSTALLATION 3.30 JOINT TREATMENT A. Tope, fill and sand exposed joints, edges and corners to produce smooth ready to receive finishes:
 B. Fedher coots and adjoining surfaces so that comber is maximum 1/32 inch.
 C. Erect in accordance with manufacturer's instructions: Maximum variation from true flatness - 1/8 inch in 10 feet in any direction. -END OF SECTION-09650 - RESILIENT FLOORING I. GENERAL 1.01 SECTION INCLUDES lesitient tile Mooring 1.02 RELATED SECTIONS - none 1.03 REFERENCES A. ASTM E84 - Surface burning characteristics of building moterials.
B. FS-T-512 - Tile Floor., Asphalt, rubber, vinyl, vinyl composition. 1.04 REGULATORY REQUIREMENTS Conform to applicable code for flame/fuel/smoke rating requirements in accordance with ASTM EB4. 1.05 OPERATION AND MAINTENANCE DATA 1.06 ENWRONMENTAL REQUIREMENTS

Revisions A. Reody-mixed, except field colodyzed coolings. Process pigments to be a soft poster consistency, copole of being readily and uniformly dispursed to a homogenous cooling. Coolings: Good flow and braining properties, copole of driping or currying free of C. Hotilly Contractor in writing of any unsatisfactory conditions. Do not begin work until all unsolidatory conditions have been corrected. Jack Immerseascusi.

A Bemore selectrical plotes, hardeers, light finture trim, and fittings prior to proporing B. Correct mixer detects and clear surfaces which affect south of this Section.

B. Correct mixer detects and clear surfaces which affect south of this Section.

C. Shelber, and a section of the Proposolon Metal Preparation Standards the Faishing process, cleaning and treatment-cleaning being the removal of foreign substances and treatment-cleaning being the removal of foreign substances and treatment—that operation performed to improve adhesion and utilized burdbilly between the control of the c ARCHITECTS
Daniel K. Mullin, Archites
512 1/2 5 Main St. Ste. 1
Moscow, ID 83843
p. (208) 892-8433
f. (208) 892-8533

amet ilness

26 Fox Run Road

**ENGINEERS** 

ELECTRICAL ENGINEERS

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oject Manager Approval

tect/Engineer of Record

-END OF SECTION-

3.03 PROTECTION

3.04 APPLICATION

I. GENERAL

1.01 WORK INCLUDED

A. Surface preparation. B. Surface finish schedule

1.03 QUALITY ASSURANCE

1.05 DELNERY, STORAGE AND HANDLING

A. ANSI/ASTM D16 - Definitions of Terms Relating to Point, Varnish, Locquer, and Related Products.
 B. ASTM D2016 - Test Method for Moisture Content of Wood.

Applicator: Company specializing in commercial pointing and finishing with three (3) years documented experience.

Tag (QUARTY, STUME, and omagine)

A Deferer product is a lesi in sealed containers bloked by the manufacturer; impact to
B. Confidence felsing to include manufacturar's nome, type of point, bread nome, bread
Confidence felsing to include manufacturar's nome, type of point, bread nome, bread
Confidence felsing to include manufacturary limits, case us, could designation, and
C. Stare point materials, at a minimum ambient temperature of 4.5 F and a measure of
C. Stare point materials, at a minimum or material temperature of 4.5 F and a measure of
C. Tale prociousners measures to prevent fire leatening and oppositionator combination.

A Provide cordinate sensition and hapting locatine to mointain surface and arrived temperatures better \$6 for \$2 for \$2 forces sheet, acting and 45 hours of the application of finishes, unless regarded otherwise by monufacturer's instructions. \$6 for \$1 forces sheet, and \$1 for instances, \$6 for instances, \$6 for instances, \$6 for instances, \$6 for instances or existence unless required otherwise by monufacturer's instructions.

1.02 REFERENCES

II. PRODUCTS

2.02 MATERIALS

3.02 PREPARATION

Substrate: Steel

As indicated on Schedule

It is the Contractor's responsibility to investigate and adhere to all Federal, Stote, and Local codes with regard to the use of esbestor-confoining materials. The Contractor will be liable for testing, removal and ownership of substator-confoining materials along with damages incurred if any codes or statutes are violated. This statement does not hold the Contractor responsible for discovery of estating, on-site abstator-containing material.

performed in one operation, though generally to a limited degree.

Chemical Treatments:

1. Crystalline Phosphole
a. There are several potented systems employing the phosphole
principal which include proper cleaning followed by chemical
acid and metal phospholes which react with and deposal
complex crystals on the metal. The crystalline, somewhol
porous surface is accellent as a point base, giving improved
commonly, the treatment consists of a four stage treatment.

1. About or emulsion cleaning
2. Rives
3. Reacheding Solution
4. Rives

Topcoat: Sherwin-Williams POWDURA Polyester (TGIC Free) Powder Cooting 2.0-4.0 mils dft

A. Protect elements surrounding the work of this Section from damage or distingurement.

8. Repoir damage to other surfaces caused by the work of this Section.

6. Furnish drop cloths, shelds, and protective methods to prevent spray of droppings.

From distinguing other surfaces.

6. Remove empty point containers from site.

A Apply products in occordance with moundecturers instructions.

A Apply products in occordance with moundecturers instructions.

C Apply each cost to uniform finigh.

C Apply each cost to uniform finigh.

E Sand lightly between cost to solitioner required from:

Some lightly between cost to solitioner required from:

Some lightly between cost to solitioner required from:

Some lightly between the cost of the solition of proteet and finish costs.

As work proceeds: pramptly remove point where spilled, splighted or spligitered.
 B. During progress of work, maintain premises free of unnecessary occumulation or tools, equipment, surplus materials, and debris.
 C. Collect cotton wosts, cloths; and materials which may constitute a fire hozard. Place in enlire closed metal containers and remove doily from site.

4055 MacArthur Boulevard Oakland, Ca 94619

Planet Fitness

SPECIFICATIONS

Drawn By: A.T.,M.K., S.K. D.S. Chkid By: M.E.

February 27, 2014

"S1.0

State   Stat			
The content of the	WARK   NOM.   CONDITION   MANUFACTURER   MODEL #   COOLING   SENSIBLE   HEATING   COMMOTTO   SERVER   H.P.   ESP   O	5 37.0 45 208/3 595 1 1 1. PROVIDE NO. 4 40.9 50 208/3 920 1 REMOTE SECONE 4 40.9 50 208/3 920 2 2 1 4 45 AF. 8574L TSII & 8574L	
The control of the	PAM   MANU	PLUE FOR CAS MATER FOR CAS MAT	No. Revisions By Date Appr. D SFER
2. Decided former makes (about in the protection of the protection	S70 SERIES   U.N.O.   CONCENTRIC DIFFUSERS PROVIDED AND INSTALLED BY T.G.C.	RILLIAN SERVICE SERVIC	
A TO PORTING AND CHARGE THAT IS ALL CHARGES MARKET COURTS AND AND CHARGES COURTS AND AND CHARGES COURTS AND	3. ECHAUST ARE SYSTEMS INCLUDING EXHAUST FANS ON ROOF PROVIDED BY M.C. 4. M.C. TO MAKE DUCT CONNECTIONS TO ROOF TOP EQUIPMENT SERVING LOCKER AND TOLET AREAS, COORDINATE LOCATIONS WITH OWNER. 5. MOUNT DUCTHORK AS HIGH AS POSSIBLE. 6. TRANSITION DUCTHORK CONNECTIONS TO EQUIPMENT AS REQUIRED. 7. TEST AND BALANCE ARE SYSTEMS. 8. INSULATE SUPPLY ARE DUCTHORK IN ALL CONNECLED SPACES. 9. COORDINATE ROUTHING OF NEW DUCTHORK AND DIFFUSER LOCATIONS WITH EXISTING CONDITIONS, VETREY PRIOR TO FABRICATION AND INSTALLATION. 10. M.C. TO COORDINATE INSTALLATION OF HOT WAITER HEATER EXMAUST FLUE WITH P.C. SEE MANUAL INSTALLATION REQUIREMENTS, TYPICAL OF 4.  11. PROVIDE DUCT MOUNTED SMOKE DETECTORS ON ALL UNITS OVER 2000 CFM PER CODE (IF NOT EXISTING).	D SILVE S SILV	Daniel K. Mullin, Architect, IICARB 513 172 SANIsh 51-558-1 Miscowi, ID-83841 p. (208) 979-4631 f. (208) 979-4631 f. (208) 979-4631 b. Daniel K. Granding Engineer 63 West Plays, See, 200 Grageries, TX 76551
S SOCKE SHULL REPORTED HIS COURTS ARE CONSISTENCE SHIPS AND COURTS ARE CONSISTENCE SHIPS AND COURTS ARE CONSISTENCE SHIPS AND COURTS	13. ALL DPOSED ROADD DUCTRORK SWALL BE INTERNALLY LINED. ALL DUCTRORK DIACHSCHIS ARE INSDECLEUR.  14. EGG ERATE TO BE PROVIDED AND INSTALLED BY G.C COORDINATE COLOR(S) WITH ARCHTECTURAL PLANS.  CO2 SENSOR AND INSTALLATION NOTES  WOOLATING OUTSOE AR DUMERS OPERATION:  1. UNCCCUPPED MODE: REMANS SHAT AT ALL TILES DURING UNCCCUPPED MODE: 2. DOCCUPPED MODE: DEREAZED WHEN FAN IS RUNNING (DEREAZED), CLOSED WHEN FAN IS NOT RUNNING, DIAMPER SHALL MODULATED BASED ON SIGNAL FROM CO2 SENSORS TO MANTAIN LIVEL OF 800 PPM (1200 PPM "ADJUSTABLE" MANTAIN IN SPACE.)  3. COMMERCIAL SENSOR UTILIZES A SINGE BEAM ARSORPTION INFRANCED DIFFLOON SAMPLE METHOD FOR CARBON DOXIDE (CO2) DETECTION. USING CO2 AS AN MORCORD OF DOCUMENTY WILL ALLOW METALTIATION BASED ON ACTURE COCUMPANT WILL MUNICIPAL OF METALTIATION SAMPLE METHOD OF THE MINISTANISM SAMPLE RECOMMENDED PETH-PETION METHOLOGY WILL ALLOW METALT OF THE MINISTANISM SAMPLE RECOMMENDED PETH-PETION METHALING METS.	BLACKER AD THE SECOND STATE SECOND STATE SECOND STATE SECOND SECO	ELECTRICAL ENGINEERS Peter A. Legizch, P.E. 1236 Golden Eagle Court Aubrey, 10' 74247 p. (440) 735-5127  This document is the property of the Owner and is not to be used writhout their written permission. Project Manager Approval
COURT DUCT OPENINGS OF MODIFIED THE MODIFIED TO SET STATES A STREET OF THE MODIFIED	S. SENSOR SMALL BE PROVIDED WITH ROOFTOP AIR CONDITIONING UNITS AND INSTALL PER MANUFACTURERS REQUIREMENTS.  VENTILATION REQUIREMENT CALCULATION (2010 CMC)  ROOM Name Area No. people! CFM CFM/ No. of REQ.O.A. 1,000 of Person Sq. Ft People CFM HEALTH CLUB/WEIGHT 20,786 10 20 0.06 208 5407  NOTES  If the MAC SYSTEM IS USED DURBNC CONSTRUCTION, USE RETURN AIR PLETES WITH A MERY OF B. BASED ON ASSIRES 522-1999, OR AN	S SO/70 SPLT WITH BHAMENG CO AFF OF THE CONTROL OF	
MSTALLATORS OF MAC, REPROZERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL COUPLY WITH SECTIONS 5.714.8.11 AND 5.214.8.12.  Denote 17-215-2168  don penn • consulting engineer  Fix 417-251-411  January 9, 2014	THE CONSTRUCTION SET UNIT, FINAL STAMEP OF THE HEATING, COCKING AND VEHILATION EXPERIENT, ALL DUCT AND DIMER RELATED AN DISTRIBUTION COMPONENT OPERANDS SHALL BE CONTROL WITH THE PROPERTY OF THE STATE	Debugstal Busk, West Fact   LOCATION ON-SIT W   LOCATION ON-SIT	Scale: As Shown Drawn By: A.T.J.M.K., S.K., C.Nid By: M.E. Sisse Date:  Special Specia

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DUCT LOCATION	INSULATION TYPES MECHANICALLY CODED	HEATING ZONE 1	INSULATION TYPES HEATING ONLY
ON ROOF ON EXTERIOR OF BUILDING	C, V <sup>2</sup> AND M	I II	A AND W B AND W C AND W
ATTICS, GARAGES AND CRAWL SPACES	A AND V <sup>2</sup>	1 11	A A B
IN WALLS, * WITHIN FLOOR-CEILING SPACES *	A AND V <sup>2</sup>	1 11	A B B
WITH THE CONDITIONED SPACE OR IN BESEMENTS; RETURN DUCTS IN AIR PLENUMS			
CEMENT SLAB OR WITHIN GROUND			

IN ROOF IN EXTERIOR OF BUILDING VITICS, GARAGES IND GRAML PACES  N WALLS, WITHIN LOOR—CEILING PACES  A AND V <sup>2</sup> AND		11	A AND W B AND W C AND W A
IND CRAWL PACES  N WALLS, 'WITHIN A AND V' LOOR-CEILING			A
LOOR-CEILING			В
	1		A B B
WITH THE CONDITIONED PACE OR IN ESEMENTS; EFURN DUCTS IN AIR LEDUMS			
EMENT SLAB OR WITHIN GROUND	4		

 $\underline{\text{NOTE}}_{:}$  Where ducts are used for both heating and cooling, the minimum insulation shall be as required for the most restrictive condition. 1. HEATING DEGREE DAYS:

3.INSULATION MAY BE OMITTED ON THAT PORTION OF A DUCT WHICH IS LOCATED WITHIN A WALL OR FLOOR CEILING SPACE WHERE:

BOTH SIDES OF THE SPACE ARE EXPOSED TO CONDITIONED AIR.
 THE SPACE IS NOT VENTILATED.
 THE SPACE IS NOT USED AS A RETURN PLENUM.
 THE SPACE IS NOT USED AS A RETURN PLENUM.
 THE SPACE IS NOT EXPOSED TO UNCONDITIONED AIR.
 CELLINGS WHICH FORM PLENUMS NEED NOT BE INSULATED.

INSULATION TYPES:
 A. MATERIAL WITH AN INSTALLED CONDUCTANCE OF 0.48 OR THE EQUIVALENT THERMAL RESISTANCE OF 2:1.

EXAMPLE OF MATERIALS CAPABLE OF MEETING THE ABOVE REQUIREMENTS: 1 NICH 60 LB/CU. FT. MINERAL FIBER, ROCK, SLAG OR CLASS BLANKETS. ½ NICH, 1.5 TO 3 LB/CU. FT. MINERAL FIBER BLANKET DUCT LINER. ½ INCH, 3 TO 10 LB/CU. FT. MINERAL FIBER BOARD.

B.A MATERIAL WITH AN INSTALLED CONDUCTANCE OF 0.24 OR THE EQUIVALENT THERMAL RESISTANCE OF 4:2.

EXAMPLE OF MATERIALS CAPABLE OF MEETING THE ABOVE REQUIREMENTS: 2 NOH 0.60 LB/CU, FT. MINERAL FIBER BLANKETS. \$, NOH, 1.5 TO 3 LB/CU, FT. MINERAL FIBER BLANKET DUCT LINER. \$, NOH, 3 TO 10 LB/CU, FT. MINERAL FIBER BOARD

C.A MATERIAL WITH AN INSTALLED CONDUCTANCE OF 0.16 OR THE EQUIVALENT THERMAL RESISTANCE OF 6:3.

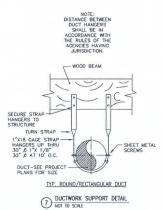
EXAMPLE OF MATERIALS CAPABLE OF MEETING THE ABOVE REQUIREMENTS: 3 INCH 0.60 LB/CU, FT. MINERAL FIBER BLANKETS. F, INCH, 1.5 TO 3 LB/CU. FT. MINERAL FIBER BLANKET DUCT LINER. J, INCH, 3 TO 10 LB/CU. FT. MINERAL FIBER BOARD

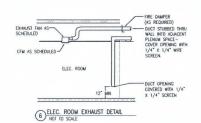
D.VAPOR RETARDERS: MATERIAL WITH A PERM RATING NOT EXCEEDING 0.5 PERM. ALL JOINTS TO BE SEALED.

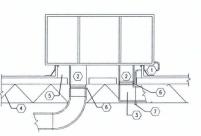
E.APPROVED WEATHER PROOF BARRIER.

THE EXAMPLE OF MATERIALS LISTED UNDER EACH TYPE IS NOT MEANT TO LIMIT OTHER AVAILABLE THICKNESS AND DENSITY COMBINATIONS WITH THE EQUIVALENT INSTALLED CONDUCTANCE OR RESISTANCE BASED ON THE INSULATION ONLY.

8 DUCT INSULATION & SUPPORT







SET ROOF CURB ON STRUCTURAL STEEL — SHIM DEAD LEVEL. SECURE ROOF CURB TO METAL DECK AND A/C UNIT TO ROOF CURB.

TRANSITION TO CONNECTION SIZES IN DUCT RISE, REFER TO PLANS FOR SIZES.

1" ACOUSTIC LINED IN SUPPLY AND RETURN DUCTS FROM FAN DISCHARGE TO POINT INDICATED ON MECHANICAL DRAWINGS (10"-0" MIN.). DUCT SIZES INDICATED ON PLAN ARE INSIDE CLEAR.

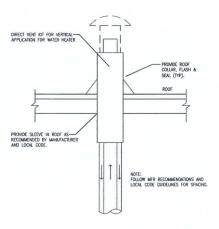
REFER TO STRUCTURAL DRAWINGS FOR JOIST LOCATIONS, SIZES, AND DIRECTION.

5. INSULATED ROOF CURB.

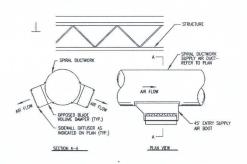
6. FLEXIBLE CONNECTION - TYPICAL.

7. INSTALL CONDENSATE TO APPROVED RECEPTOR.

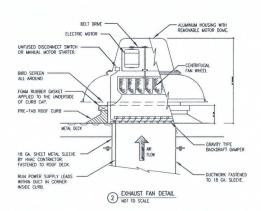
5 ROOFTOP HVAC DETAIL
NOT TO SCALE

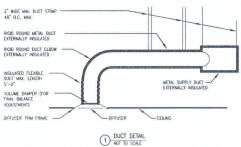


# FLUE CAP DETAIL NOT TO SCALE



3 SIDEWALL DIFFUSER DETAIL NOT TO SCALE







Re	evisions			
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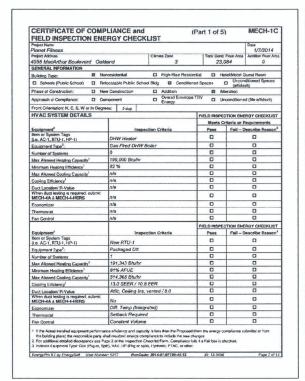
ENGINEERS
Don Penn Consulting Engineer
635 West Pkwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
f. (817) 251-8411
ELECTRICAL ENGINEERS
Peter A. Leptuch, P.E.
1236 Golden Eagle Court
Aubrey, TX 76227

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Project M	anager Approval
Architect	Engineer of Record

Location 4055 MacArthur Boulevard Oakland, Ca 94619	
Project/Space No.	
Planet Fitness	
Sheet Title	
MECHANICAL DETAILS	
& NOTES	

ale:	As Shown	Project No.
rawn By:	A.T.,M.K., S.K., D.S.	13108
hk'd By:	M.E.	Sheet
sue Date:		1144
lanuary	9, 2014	M1.1

d p c e



			1/7/2014	
Project Address 1055 MacArthur Boulevard Oak	dend Climate Zone	Total Cord. Fic 23,08		
GENERAL INFORMATION				
Building Typp: 2 No	onresidential   High-Rise Resi		Motel Guest Room Unconditioned Sospes	
Schools (Public School)   Re	elocatable Public School Bldg. 🔞 Conditi	ared Spaces 🖸	(affidavif)	
Phase of Construction:   No.	ew Construction   Addition	☑ Attera	dion	
Approach of Compliance: D Co	omponent D Overal Envelop	unco	nditioned (file affidavit)	
Front Orientation: N. E. S. W or in Dega				
HVAC SYSTEM DETAILS	over   villy	EIEI D IMODECTS	ON ENERGY CHECKLIST	
THO OTOTEM DE TRACO			ria or Requirements	
Equipment <sup>2</sup>	Inspection Criteria		Fail - Describe Reason <sup>2</sup>	
tem or System Tags		0	0	
i.e. AC-1, RTU-1, HP-1)	New RTU-2-11			
Equipment Type <sup>1</sup> :	Packaged DX	0	0	
Number of Systems	9	D D	D	
Max Allowed Heating Gapacity <sup>1</sup>	-73,422 Btu/hr 81% AFUE	0	0	
Minimum Heating Efficiency <sup>1</sup>	88.751 Bluthr		0	
Max Allowed Cooling Capacity	9.0 FFR			
Coaling Efficiency	Attic, Ceiling Ins. vented / 8.0	0	- 0	
Duct Location/ R-Value When duct testino is required, submit		0	0	
MECH-4A & MECH-4-HERS	No	_		
Economizer	Diff. Temp (Integrated)	0	0	
Thermostat	Setback Required	0	0	
Fan Control	Constant Volume	0		
			ON ENERGY CHECKLIST	
Equipment <sup>a</sup> Bern or System Tags	Inspection Criteria	Pass	Fail - Describe Reason	
(le AG-1, RTL-1, HP-1)		0	0	
Equipment Type <sup>3</sup> .		0	0	
		0	0	
Number of Systems		0	0	
			0	
Number of Systems		D		
Number of Systems Max Allowed Heating Capacity		0	0	
Number of Systems Max Allowed Heating Capacity <sup>1</sup> Minimum Heating Efficiency <sup>1</sup>		0	0	
Number of Systems Max Allowed Heating Canecity* Minimum Heating Efficiency* Max Allowed Gooding Canacity* Cooling Efficiency* Duct Location's Nyalive		0	0	
Number of Systems Max Allowed Heating Capacity' Minimum Heating Efficiency' Max Allowed Cooling Capacity'		0	0	
Number of Systems Naw Allowed Heating Capacity Minimum Heating Efficiency Max Allowed Goding Efficiency Doding Efficiency Doding Efficiency Doct Location' R-Value MECH-44 & MECH-4-HERS		0	0	
Number of Systems Max Allowed Heating Capecity Minimum Heating Efficiency Max Allowed Cooling Capacity Cooling Efficiency Duct Location' R-Value When duct testing is required, submit		0	0	

CERTIFICATE OF COMPLIANCE and	(Part 2 of 5)	MECH-10
FIELD INSPECTION ENERGY CHECKLIST Project Name		Date
Planet Fitness		1/7/2014
Discrepancies:		
EnergyPrp S I by Energy Soft User Number: 6517 RunCode: 2014-01-07	T09;49:53 ID: 13-3656	Page 9 of
EnergyPro 5.1 by Energy Soft User Number: 5517 RunCode: 2014-01-07	169,49:33 nJ; 13-3056	Page 9 of

CERTIFICATE OF COMP	LIAN	ICE and	FIELD IN	ISPECTI	ON ENE	RGY CH	HECKLIS	ST (F	art 3 of	5) M	ECH-1
Project Name		C16								Elate .	
Planet Fitness										1/1	7/2014
Required Acceptance Tests											
Designer:											
This form is to be used by the designer a boxes by all acceptance tests trial apply the number of systems. The NA number part of the plans, completion of this secti-	and lists designs	ed at equipment stes the Section	nt that require n in the Appen	s an acceptar dix of the Nor	ce test. If all e	elerence App	a certain typerations Ma	re requires a	test, fist the t	equipment des	scription a
<b>Building Departments:</b>											
normal use. all control devices serving if Systems Acceptance: Before occupant The MECH-1C form is not considered a person performing the test (Example: Photolecked-off forms are required for ALL specifications, installation, certificates, as	complete AC inst newly in nd open	it is granted. All led form and is ratior, TAB com- stated equipms ating and main	finewity installs not to be accor- tractor, contro- ent. In addition tenance inform	ed HVAC ergs soled by the his contractor, a a Certificate nation meet the	ipment must it uilding depart PE in charge of Acceptance	ment unless of projects are w forms shall	ing the Accept the correct to d what Accept be submitted	cance Requi	ements. ecked. The enust be cond ing department	incted. The foi	lowing es pluris.
properly filled out and signed torms befo	es the ta	uilding can reci	elve finel occu	pancy.							
properly filled out and aigned terms beto TEST DESCRIPTION	en the to	SECH-ZA	MECH-3A	RECH-4A	MECHISA	MECH-6A	MECH-7A	MECH-8A	MECH-9A	MECH-104	MECH-1
	Oly				MECH-5A  Econominer Controls	MECH-6A  Demand Control Versitation OCV	Supply Fign VAV	Valve Leavinge Tost	MECH-9A Supply Water Temp Penel	MECH-10A Hydrone System Variable From Control	Automs Domai
TEST DESCRIPTION  Equapment Requiring Tealing or Verdication		MEDH-2A Outdoor Ventation For	MECH-3A Constant Volume & Single-Zone	RECH-4A	Econominer	Demand Control Versitation	Supply	Valve Leskage	Supply Water Temp	Hydronic System Variable Finw	Automs Domai
TEST DESCRIPTION  Signaprians Requiring Tealing or Verification		Outuber Venturies For VAY & CAV	MSCH-SA Constant Volume & Single-Zone Linkary	ENECH4A  All  Distribution Dicts	Economiter Controls	Demand Sontrol Vensitation DCV	Supply Filo VAV	Valve Lesinge Test	Supply Water Temp Reset	Hydronic System Variable Fine Control	Autom; Domai Snec Conti
TEST DESCRIPTION  Equagonary Requiring Testing or Verification  Counter 48TDD476		SECH-ZA  Outcom Ventation For VAV 4 CAV	MECH-SA  Constant Voluctio S. Single-Zone Unitary  27  28  10	SECH4A  All Destrolution Stocks	Economitrer Controls 20	Demand Control Vensitation DCV	Supply Fish VAV	Valve Leskinge Test	Supply Water Temp Reset	Hydronic System: Variable Fine Control	Autom; Donte Snec Gorter
TEST DESCRIPTION  Equagonary Requiring Testing or Verification  Counter 48TDD476		MECH-ZA  Outcom Ventlation For VAY 4 CAY  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø	MECH-3A  Constant Volume 1  Single-Zone Unitary  21  25	Distribution Social	Econominer Controls 97 92	Demand Sortial Ventition OCV	Supply Flan VAV	Valve Leskinge Tool	Supply Water Years Person	Hydronic System: Variable Flow Control	Automa Syntae Syntae Contac
TEST DESCRIPTION  Equagonary Requiring Testing or Verification  Counter 48TDD476		SECH-ZA  Outcom Ventation For VAV 4 CAV	MS.OHBA  Constant Volucio & Single-Zone Unitary  20  D	NECH-4A  Asi Distribution Socts  C  C  C	Economitrer Controls 20	Demand Control Vensitation DCV	Supply Fig. 1	Valve Leavinge Tost	Supply Water Vater Temp Resett	Hydronic System Variable From Control	Automa Dentar Shind Control
TEST DESCRIPTION  Signapriant Requiring Testing or Verification  Cerrier 48TDD476		MECH-ZA Ostosol Veritation For VAY 4 CAY B D D D D	MS.OHBA  Constant Volucio & Single-Zone Unitary  20  D	RECH-4A  Distribution	Econominer Controls Si Si D	Demand Sonton Versitation OCV	Supply Fig. 1	Valver Leavinge Tost	Supply Water Temp Reset	Hydrone System Variable From Control	Automa Dontale Shind Contac III
TEST DESCRIPTION  Signapriant Regulating Testing or Versionation  Currier 48TDD476		MEDH-2A Outcom Ventulion For VAV 4 CAV Ø  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MECH-SA  Constant Volume & Single-Zone Linksy  21  11  11  11	RECH-4A  Distribution	Econominer Contrals	Demand Control Ventitation DGV	Supply Flac VAO	Valver Leavinge Test	Supply Water Temp Reset	Hydrone System Variable From Cortiol	Automa Dennier Shino Contice
TEST DESCRIPTION  Signapriant Regulating Testing or Versionation  Currier 48TDD476		MEDH-2A Outcom Ventudor Sor VAV 4 CAV D D D D D D D D D D	MECH-SA  Dorostant Voluctio & Single-Zoll  Entities  D  D  D	SECH4A  Asi Distribution Stucts  C  C  C  C  C  C  C  C  C  C  C  C  C	Scoromerer Controls Signature Discording to the control of the con	Demand Control Ventitation OCV	Supply Flac VAV	Valver Leakings Test	Supply Water Temp Period	Hydronic System Variable Enm Control	0 0
TEST DESCRIPTION  Signapriant Regulating Testing or Versionation  Currier 48TDD476		MEDH-2A Outcool Ventudos For VAV 4 GAV  B D D D D D D D D D D D D D D D D D D	MECH-3A  Constant Volume & Single-Zone Unitary  20  D  D  D  D  D	Miccit-4A  Application of the control of the contro	Economirer Controls 20 0 0	Demand Control Vernitation DCV	Supply Fig. VAV	Valve Leavings Treat	Supply Water Temp Pennet	Hydronic System Variable From Corrbot	Automa Osnere Sneed Contact D
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TEST DESCRIPTION  Signapriant Regulating Testing or Versionation  Currier 48TDD476		MEDH-ZA Outroe Ventlation Ventlation Vex 4 GAV Ø  III III III III III III III III III	MECHIDA  Donother Mylother & Single-form Linday  2  1  1  1  1  1  1  1  1  1  1  1  1	NECH4AA  App Distribution Occids  C  C  C  C  C  C  C  C  C  C  C  C  C	Econominer Controls of Control	Demand Control Versitation OCV	Supply Find	Valve Lesings	Supply Water Water Temp Penns C	Hydronic System Variable From Control	Autom) Sheet
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	This Curt Aith Title-	huste of Compliance identifies the mechanical leaf 24, Parts 1 and 6 of the California Code of Regular	ures and performance specions.	idications requir	ed for compliance
	his desig	n features represented on this Certificate of Comp n on the other applicable compliance forms, works ant agency for approval with this building permit ap	heers, calculations, plans a	e information p nd specification	rovided to docume a submitted to the
ame		PENN, P.E.	Signature		
атрат		r Penn Counting Engineers	Date		
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ENGINEERS
Don Penn Consulting Engineer
635 West Pkwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
f. (817) 251-8411

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

	cument is the property of the Owner and to be used without their written permission.
Project	Manager Approval
	ct/Engineer of Record

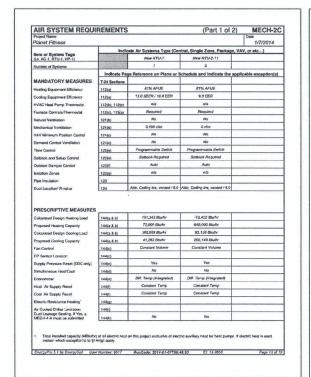
Location 4055 MacArthur Boulevard Oakland, Ca 94619

Planet Fitness

MECHANICAL COMPLIANCE SHEETS

Scale: As Shown Project Ho.
Drawn By: A.T. J.M.R.: S.K.:
Child By: M.E.
Sheet
January 9, 2014

M.Z. 0



Planet Fitness				Date 1/7/2014
tlem or System Tags	AW	TERT SIDE SYSTEMS: CI	illers, Towers, Boilers, Hydr	unic Loops
f. # AC-1, HTU-1, HP-11				
Number of Systems				_
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MANDATORY MEASURES	T-24 Sections			
Equipment Efficiency	112(a)			
Ploe Insulation	123			
PRESCRIPTIVE MEASURES				
Cooling Tower Fan Controls	144(3 & b)			
Cooling Town: Flow Controls	14460			
Variable Flow System Design	144(0)			
Chillier and Boller Isolation	14401		-	
CHW and HHW Reset Controls	1440			
WLSIP lactation Values	1440			
VSD on CHW, CW & WLHP Pumps-5HP	14461			
DP Sensor Location	14461			
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(6. WH-1, WHP, DIND, HE 1/ Number of Systems  MANDATORY MEASURES  SERVICE HOT WATER  Owlified Water Healer  Valer Healer Efficiency  Service Water Healer (Efficiency)  Plea Invalidation  POOL AND SPA  Peel and Spa (Selentry and Contool	111, 113(a) 113(b) 113(c) 103	Drivif Indicate Page Ret  Indicate Page Ret  Rixme REU-V2526W-U3  22 '4  Controls Req  Pequinal		,
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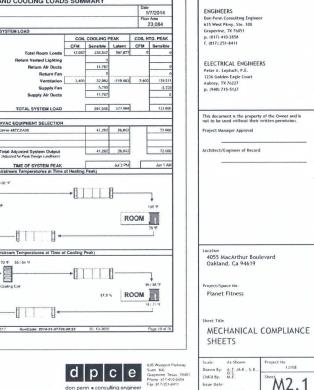
MECHA	NICAL VE	NTILATIO	N AND	REHE	AT								MEC	CH-30
Project Name Planet Fiti													Date 1/7/2	2014
		MECH	IANICAL	VENTILATI	ON (§121)	b)2)				REHE	AT LIMITA	TION (§144	(d))	
		AR	EA BASIS		00	CUPANCY	BASIS			VAV MINIMUM				
	A	8	c	D	E	F	G	н	1	3	K	L	м	N
Zor	ne-System	Condition Area (II*)	CFM per 11 <sup>2</sup>	Min CFM By Area B X C	Number OI People	CFM per Parson	Min CFM by Occupant E X F	V.A. Max of D or G	Design Venslation Air CFM	50% of Design Zone Supply CRM	BX04 CFM/R	Max. of Columns H, J, K, 300 CFM	Design Minimum Air Setpoint	Trans!
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	1 by Energy Soff	iser than		After Street Street	a (Coppus)		6: 2014-01-07			(D: 13-3656			n.	ge 15.cf

FAN POWER CONSUMPTION Project Name				100	MECH-40
Planet Fitness MOTE: Provide one copy of this worksheet for each fan system w			and the or Aff for		1/7/2014
Fan Systems or Variable Air Volume (VAV) Systems when using	the Prescriptive Approx	ach. Sau Powe	r Consumption	on of fan §144(	E YOKENIA (CAS
Α	В	С	0	ε	F Peak Watt
Fan Description	Design Brake	Effici Motor	Drive	Number of	B X E X 746
New RTUA! - Supply Fan	1 886	005%	97.0%	10	1,6
TOTALS AND ADJUSTMENTS FRITER FRESSURE ADJUSTMENT Equation 144-A in §144(c)		Control Comment			1.6
of the Energy Standards.	1) TOTAL FAN SY			MCOLUMF)	-
A) If fider pressure drop (191), is greater than 1 inch W. C. or	21 SUPPLY DESK			70 0	2.0
345 Proces then enter SP, on line 4. Enter Total Fen	3) TOTAL PAN SY	STEM POWE	R INDEX (Ross	v 1 / Haw 2)	W.C
previous drop across the fair (SP3 on Line S.	4) SP <sub>4</sub> 5) SP <sub>7</sub>			_	
			· an		
61 Cesculate Fain Adjustment and enter on time 5.	5) Fren Adjustment	The same of the sa			
Colculate Adjusted Fan Power Index and enter on Row 7	7) ADJUSTED FA	N POWER INC	EX Care 3 a t	Line 6)	0.636 W.Cs
TOTAL FAN SYSTEM POWER KIDEX OF ADJUSTED FAN WICFM for VAY systems.	POWER #IDEX most o	not encored () &	W/OFM fox Co	onstant Volume	systems or : 25
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	ect Name anet Fitness						Det	1/7/2014
NO Fan	TE: Provide one copy of this worksheet for each fan system w Systems or Veneble Air Volume (VAV) Systems when using	with a to	tal lan system h escriptive Approx	orsepower grea sch. See Power	ter than 25 hp Consumption	for Consti	int Ai 144(c	r Volume (CAV)
	Α		8	С	D	E		F Peak Watts
	Fan Description	D	esign Brake HP	Motor	Drive	Number		8 X E X 745 (C X D)
New	v RTU-2-11 - Supply Fan	-	1,850	86.5 %	97.0 %		9.0	15,64
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TO	TALS AND ADJUSTMENTS	-					_	
Fit	TER PRESSURE ADJUSTMENT Equation 144-A in §144(c) the Energy Standards.	1)	TOTAL FAN SY	STEM POWER	WATTS. SL	MI COLUM	IF:	15.04
	If fiter pressure drop (SPL) is greater than 1 inch W. C. or		SUPPLY DESIG					21.50
03	245 Pascal then enter SP, on line 4. Enter Total Fan pressure drop across the fan (SP) on Line 5.	4)	TOTAL FAN SY	STEM POWER	INDEX Flow	t / Row 2	_	WiCFI
	pressure drug acress the rati (arr,) on they a.	5)						
8)	Calculate Fan Adjustment and enter on line 6.	65	Fan Adjustment	1-1-(SP,-1)	SP;	2007		
Ci	Calculate Adjusted Fan Power Index and enter on Row 7	7)	ADJUSTED FA	N POWER IND	EX (Line 3 x L	ine 6)°		0.696 WICE
í.	TOTAL FAX SYSTEM POWER RIDEX or ADJUSTED FAN WICEM (y. VAV Tystems.	POWE	R INDEX must	not expeed 0.81	NICFM Not Co	instant Vok	ottob (	systems or 1.25

Project Name	NICAL MANDATORY MEASURES: NONRESIDENTIAL	MECH-M
Planel Fitn	968	1/7/2014
Equipme	nt and System Efficiencies	-
§111°	Any appliance for which there is a California standard established in the Appliance Efficiency R with the applicable standard.	egulations will compi
9115(a):	Fan type central furnaces shall not have a pilot light.	
§123:	Pliping, except that conveying fluids at temperatures between 60 and 105 degrees Fahrentieit, equipment, shall be insulated in accordance with Strendards Section 123.	ar within HVAC
§124:	Air handling duct systems shall be installed and insulated in compliance with Sections 601, 602 the CMC Stundards.	2, 603, 504, and 605 o
Controls		
§122(e):	Each space conditioning system shall be installed with one of the following:	
1A	Each space condisoring system serving bisiding types such as offices and manufacturing data equilibility exempts from the registerness of Section 12 day is at the sixtable dwith an automable accessible manual override that allows operation of the system during off hours for up to 4 hou shall be capable of programming offerent schedules for weekforgs and weekfords and nake pur- cupabilities. That prevent the loss of the deview's program and time setting for at least 10 hours.	time switch with an rs. The time switch ogram backup
18.	An occupancy sensor to control the operating period of the system; or	
1C.	A 4-hour timer that can be manually operated to control the operating period of the system.	
2.	Each space conditioning system shall be installed with controls that temporarily restart and tem system as required to maintain a setback heating and/or a setup cooling thermostat setpoins.	
§122(g):	Each space conditioning system serving multiple zones with a combined conditioned floor area equare foet shall be provided with leosition zones. Each zone: shall not exceed 25,000 squart with solution devices, such as valves or dampers that above the supply of heating or coping to independently of other isolation areas; and shall be controlled by a time corbot device as desc.	feet; shaft be provide be setback or shut of
§122(c):	Thermostats shall have numeric setpoints in degrees Fahrenheit (F) and adjustable setpoint sit authorized personnel.	ops accessible only to
§122(b):	Heat pumps shall be installed with controls to prevent electric resistance supplementary heater heating load can be met by the heat pump wone	
§122(a6b):	Each space conditioning system shall be controlled by an individual thermostal that responds to zone. Where used to control healing, the control shall be adjustable down to 55 degrees F or control shall be adjustable up to 65 degrees F or higher. Where used for both healing and cool capacitin of providing a deerdand of at least 5 degrees F within which the supply of healing and reduced to a minimum.	ower. For cooling, the
Ventilatio	n	
§121(e):	Controls shall be provided to allow outside air dampers or devices to be operated at the ventila on these plans.	tion rates as specified
§122(f):	All gravity ventilating systems shall be provided with automatic or readily accessible manually openings to the outside, except for combustion air openings.	According to the second
€151(i):	Verification System Acceptance. Selece an occupancy permit is granted for a newly constructed new verificating system serving a building or space is operated for normal use, all verification sy building or space shall be certified as meeting the Acceptance Requirements for Code Compile.	stems serving the
Service V	Vater Heating Systems	
6113ic)	Installation	
	Temperature controls for public lavatories. The controls shall smit the outlet Temperature to 1	19*F.
3.		off the circulating our

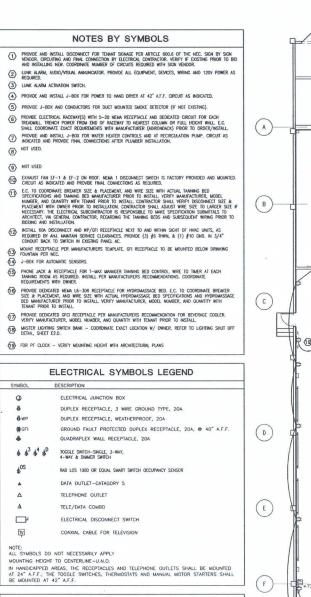
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1 2,000 2,000 3,1 1,900 1,900 5,2 2,7	Total Room Loads Return Vented Lighting Return Air Ducts Return Fan Ventilstion Supply Fan Supply Air Ducts	CFM 12.037	Sensible 235,347 0 11,767 0 32,962 5,705	Latent 397,677	CFM 0	Sensit
2,900 3,1 4,900 1,900 5,2 2,7 475,2	Return Vented Lighting Return Air Ducts Return Fan Ventilation Supply Fan Supply Air Ducts	CFM 12.037	Sensible 235,347 0 11,767 0 32,962 5,705	Latent 397,677	CFM 0	Sensi
2,900 3,1 4,900 1,900 5,2 2,7 475,2	Return Vented Lighting Return Air Ducts Return Fan Ventilation Supply Fan Supply Air Ducts	12.037	235.347 0 11.767 0 32,962 5.705	397,677	0	Sensit
2,900 3,1 4,900 1,900 5,2 2,7 475,2	Return Vented Lighting Return Air Ducts Return Fan Ventilation Supply Fan Supply Air Ducts		0 11.767 0 32,962 5,705			
3,1 1,900 1,900 5,2 2,7 A75,2	Return Air Ducts Return Fan Ventilation [ Supply Fan Supply Air Ducts	3,460	11.767 0 32,962 5.705	-119,683	3,400	
5.2 2.7 475.2	Return Fan Ventilation [ Supply Fan Supply Air Ducts	3,460	0 32,962 5,705	-119,683	3,400	
1.900 5.2 2.7 A75.2	Ventilation Supply Fan Supply Air Ducts	3,460	32,982 5,705	-119,683	3,400	-
1.900 5.2 2.7 A75.2	Supply Fan Supply Air Ducts	3,460	5,705	-119,683	3,400	
5.2 2.7 A75.2	Supply Air Ducts				_	_
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	TOTAL SYSTEM LOAD	1		-		70.70
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0 15 Adj	assed for Peak Design conditions				-	
nating Coé	A T T A .	<b>→</b> []_		RC	MOC	08 F
10	0 % Tota d 16 ins iCS (Airsti	O X: Total Adjusted System Output 0.15 Indicated for Peak Design conditions TIME OF SYSTEM PEAK CS (Alicitmean Temperatures at Time of 100 of	9 N. Total Adjusted System Output 11st Adjusted Fysik Chaige (ordered) 9 THE OF SYSTEM PEAK CGS (Airstream Temperatures at Time of Neating) 10.0 F	9 N. Total Adjusted System Output  41.242  319 Adjusted to Pask Desper (addition)  50 TIME OF SYSTEM PEAK  CS (Alextreem Temperatures at Time of Reating Peak)  100 97	2.9 Total Adjusted System Output 1.262 26.643  TABLE OF SYSTEM PEAK  TABLE OF SYSTEM PEAK  OS (Airstream Emperatures at Time of Heating Peak)  Aug of System Peak  Aug of System Peak  Aug of System Peak  The Of Heating Peak  Aug of System Peak  Au	2 S Total Adjusted System Output 3 (1.26) 26.843   Algorithm System Output 3 (1.26) 26.843   Algorithm Shops confirmed on Table Of SYSTEM PEAK At 3 PM   CS (Alestrana Temperatures at Time of Neating Peak)   CS





Project No. 13108 M2.1 January 9, 2014

ARCHITECTS
Daniel K. Mullin, Architect, NCARB.
512 1/2 5 Main St. Ste. 1
Moscow, ID 83843
p. (208) 892-8433
f. (208) 892-8533

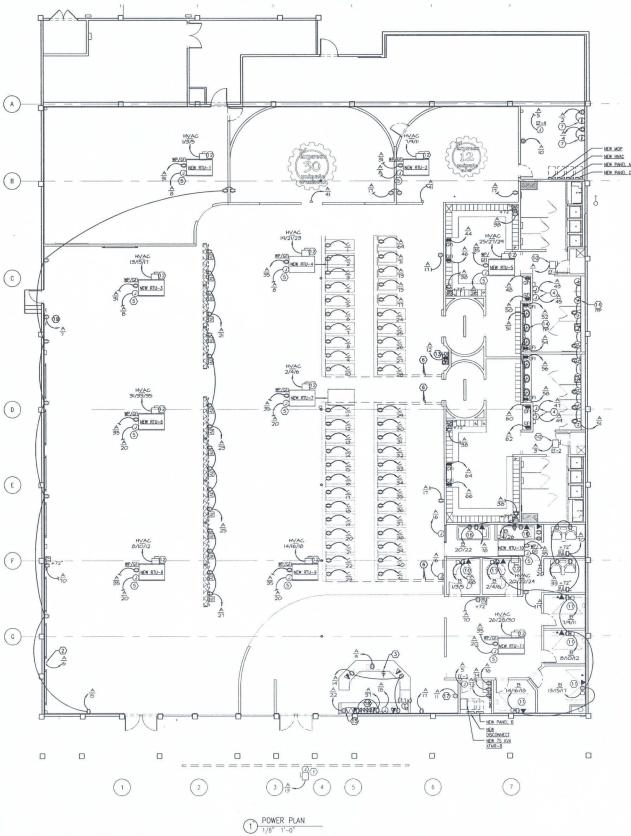


GENERAL ELECTRICAL NOTES

1. T.C.C. SHALL VERFY ANY THIRD PARTY INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION PRIOR TO BIODING THIS PROJECT.

2. ALL LOW YOLFACE WIRNO TO BE IN CONDUIT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

3. ELECTRICAN TO COORDINATE WITH MECHANICAL CONFIRACTOR FOR RTU SCHISOR AND THERWOSTAT LOCATION.





Planet Fitness 26 Fox Run Road Newington, New Hampshire 0

Revisions

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By Date Appr

| Date | Dat

ARCHITECTS
Daniel K. Mullin. Architect, NCARB
512 1/2 5 Main St. Ste. 1
Moscow, ID 83843
p. (208) 92-8433
f. (208) 892-8533

ENGINEERS
Don Penn Consulting Engine
635 West Pkwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
f. (817) 531-8411

ELECTRICAL ENGINEERS
Peter A. Leptuch, P.E.
1236 Golden Eagle Court
Aubrey, TX 76227
p. 1940 1735-5127

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Project Manager Approval

chitect/Engineer of Record

otion D55 MacArthur Boulevan Akland Ca 94619

Planet Fitness

tanet rithess

POWER PLAN

Scale: AS Shown Project No. 13108

Drawn By: AT.JAK., S.K., Sheet

Issue Date: Shown Sheet

Lanuary 9, 2014

Lanuary 9, 2014



Note: Any substitutions shall be brought to the attention of the architect and owner prior to bid and construction.

## Notes

- FIRE ALARM SYSTEM SHALL BE ADDRESSABLE, 24V DC, POWER
  LUMIED FOLLYS SUPERVICED, WITH 24 HOUR STANGEY BATTERY,
  PAREL TO BE SEM-FLUSH WOODLED.
   SEM-FLUSH WOODLED.

- TESTING OF THE FIRE ALARM SYSTEM SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- PANEL TO BE SCHI-FLUSH WOUNTED.

  2. FIRE ALAPM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFP. 12 AND "ADA".

  1. FIRE ALAPM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFP. 12 AND "ADA".

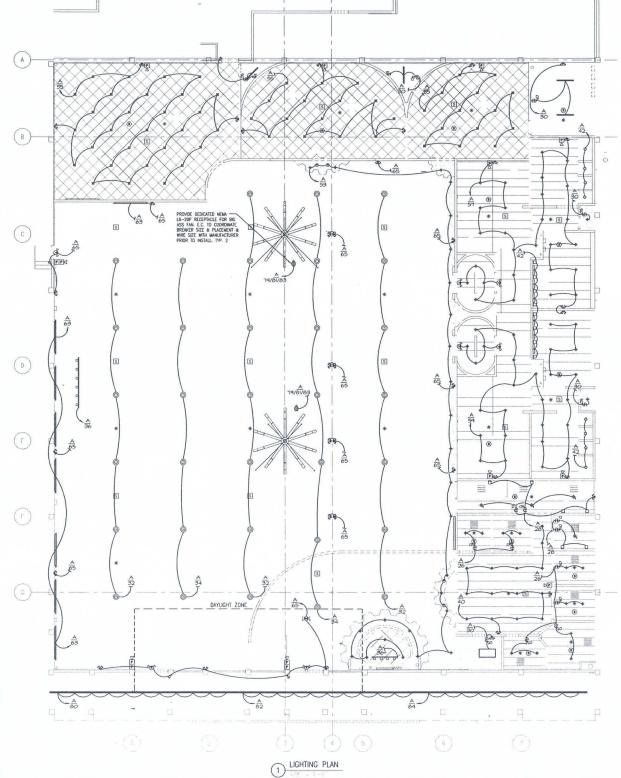
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- NEFA 72 AND YOU.

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  MEC OR LOCAL AND.

  4. DOVEC DOWNTITES SHULL BE AS INDICATED ON THE PLANS, VERBLY COUNTITY AND POWER FOR SEASON FROM STORM AS TO STRING DRIVES, VERBLY COUNTITY AND POWER BEW AS REQUIRED. RIGHE STRING DRIVES, VERBLY COUNTITY AND POWER BEW AS REQUIRED. RIGHE STRING DRIVES, VERBLY COUNTITY AND POWER BEW AS REQUIRED. RIGHE STRING DRIVES, AND POWER BEW AS REQUIRED. RIGHE STRING DRIVES, AND POWER BEW AS REQUIRED. RIGHE STRING DRIVES, AND POWER BEW AS REQUIRED. TO STRING DRIVES, AND EQUIPMENT DRIVES AND
- ELECTRICAL CONFRACTORS SHALL PROVIDE A FRE ALARM LAYOUT
  PLAN AT THE TIME OF FACE.
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   CONNECTED MEAD OF LOCAL SMITCH (HOT) FOR CONTINUOUS
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512 1/2 5 Main St. Ste. 1
Moscow, ID 83843
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Don Penn Consulting Engineer
635 West Pkwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
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ELECTRICAL ENGINEERS Peter A. Leptuch, P.E. 1236 Golden Eagle Court Aubrey, TX 76227 p. (940) 735-5127

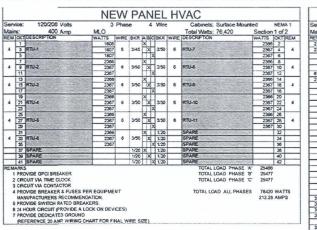
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Location 4055 MacArthur Boulevard Oakland, Ca 94619

Planet Fitness

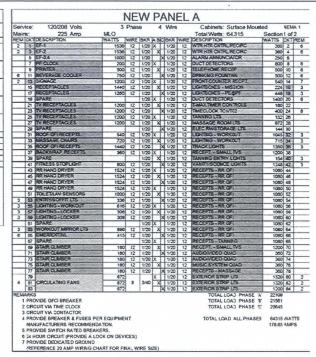
LIGHTING PLAN

Drawn By: A.T.,M.K.. S.K D.S. Chk'd By: M.E. E1.1 January 9, 2014



	NEW MAII	N DIS	STRI	BUT	ION PANEL	
	1200	AMP, 1	20/20	8V 3 F	H-4W	
CKT	# SERVING	POLES	SW.	FUSE	CONNECTED LOAD	CONNECTED
1	MAIN CIRCUIT BREAKER	3	1200	1200		
2	NEW HVAC	3	400	400	76420	212
3	NEW PANEL A	3	400	225	84315	179
4	NEW PANEL B (75 KVA XFMR)	3	400	225	67308	187
5	NEW PANEL C	3	400	225	59040	164
6	SPARE					0
					267083	742

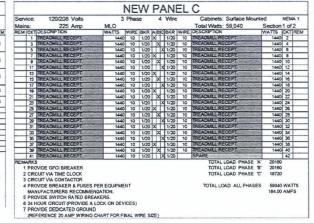
	120/208 3 1	PH-4W		
LOAD DESCRIPTION	CONNECTED LOAD (KW)	DEMAND	DEMAND LOAD (KW)	(AMPS)
LIGHTING	13051	1.25	16313.5	
RECEPTACLES	31610	NOTE #1	20805.C	
SIGNAGE	1200	1 25	1500.0	
TREADMILL RECEPTACLES	59940	1 00	59940.0	
HVAC	76420	NOTE #2	77357.5	
MISC	84862	1.00	84882.0	
TOTAL	267083	-	260778.0	724.4



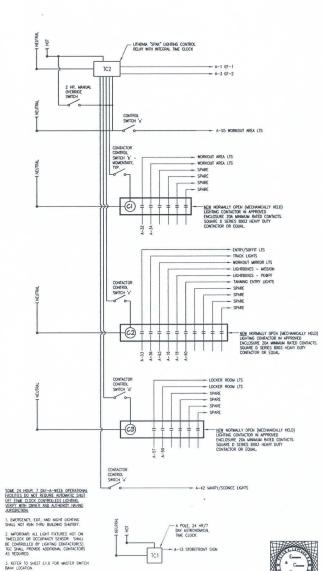
ain		225 Amp	Main Ci					225		Total Watts: 67308		1	
М		DESCRIPTION		WIRE	BKR	Alt	3 C	BKR	WIRE	DESCRIPTION	WATTS		REM
	1		2098		1	X	1			0.00194003-004003002	2856		
Ц		RED LIGHT BOOTH	2996	10	3/30			3:30	10	RED LIGHT BOOTH	2898		4
4	5		2898		_	Ц	X			COLOR STREET	2896		_
Į	7		3328		1	X	1			250000000000000000000000000000000000000	3328		
į		TANNING BED	3328	8	3/40	D	C)	3,740	8	TANNING BED	3328		
4	11		3328		_	ш	1X			\$25.00 (\$10.00 Per 10.00 P	3326		
3	13		3328			X	1		-		3328		
ļ	17	TANNING BED	1326	8	3/40	卫		3/40	8	TANNING BED	3328		4
4			3.528	_	1	11	X		_	200000000000000000000000000000000000000	3328		_
4		SPARE SPARE	1		1	X.	-	2/30	10	HYDROMASSACE BED	24%	20	N 4
4		SPARE	1		-	D	Y	_	_		2496		_
4		SPARE	1	_	-	K	구	2/30	10	HYDROMASSAGE BED	2496	24	4
4		SPARE	1		-		1			SPARE	2490		_
4		SPARE			-	P	K X	-	_	SPARE	_	28	_
4		SPARE	1	_	-	X	+	_	_	SPARE	_	30	_
4		SPARE	1	_	-		4	-	_	SPARE	-	34	_
4		SPARE	-	_	-	H	1		_	SPARE	-	36	_
+		SPARE		_	-	x	+^		_	SPARE	-	38	_
+		SPARE	1	_	-		K		_	SPARE		40	_
+		SPARE	4	_	1	H	X		_	SPARE		42	_
ď	RK.		-	-	_	-	10			TOTAL LOAD PHASE 'A	24 100	-	_
•	PPC	DVIDE GECLEREAKER								TOTAL LOAD PHASE TO			
		CUIT VIA TIME CLOCK								TOTAL LOAD PHASE TO			

5 PROVIDE SWITCH RATED BREAKERS. 6 24 HOUR CIRCUIT (PROVIDE A LOCK ON DEVICES) ? PROVIDE DEDICATED GROUND (REFER TO 20 AMP CIRCUIT BRANCH WIRING TABLE)

HOMERUNS AND BRANCH WIRING FOR 20 AMP CIRCUITS SHALL BE AS FOLLOWS:







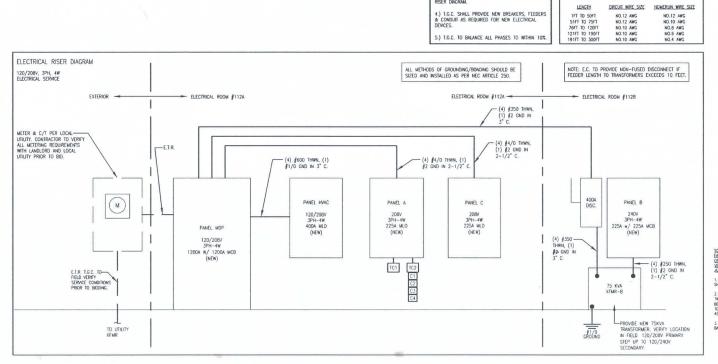
1 LIGHTING CONTROLS DETAIL

NOT TO SCALE



E2.0

January 9, 2014



NOTES:

1.) ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL CONDITIONS AND COORDINATE NEW WITH EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT & ENGINEER.

Building T  Phase of Method of Docume	Tress Trest	Nonresidential Relocatable Public School New Construction Complete Building 's Declaration St tompliance documents	☐ High ☐ Conc ☐ Addi ☐ Area	Rise Resident distance Space stion Category	s 🖸	Hotel/Mc	Uncondition	1/7/201 ed Floor A 0
Project Addi 4055 Mac GENERA Building T Phase of Method of Docume I certify the Name Company	REAL PROPERTY OF THE PROPERTY	Nonresidential Relocatable Public School New Construction Complete Building 's Declaration St tompliance documents	☐ High ☐ Conc ☐ Addit ☐ Area	Rise Residentification	23,0	Hotel/Mc	Uncondition	ed Floor A O
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I certify the Name Company	at this Certificate of C	compliance documents	atement					
Name Company			Caroni proportione					
Company	Peter A. Leptuch,		ation is accura	le and complet	Signatu	ra.		
100 N 20		P.E.			- Grant			
Address	Peter A. Leptuch,	PF			Date	1/42/2007		
~oores	Tream property		2-1-11		CEA#	1/7/2014		
	1236 Golden Eag	le Court			CEPE &			
City/State/Z	D				Phone	200		
150	Aubrey, TX 76227					(940) 7	35-5127	
Name	Peter Leptuch, P.E.				nature			
Company	Peter A. Leptuch,	P.E.		Pho	940-	735-5127		
Address	Peter A Leptuch,	P.E.				19072		
City/State/Zi	Aubrey, TX 76227			Dat	10			
Lighting Ma Indicate loca	andatory Measures stion on building plans of	Mandatory Measures Note	e Block: THIS	SHEET				
		ORMS & WORKSHE		or if worksh	eate le inc	(udad)		
For detailed	instructions on the use of	firms and all Energy Efficie	ency Standards o	compliance forms:	please refer t	to the Nonre	scidential Man	ual publish
by the Califo	eres Energy Commission							
☑ LTG-	1C Pages t through 4	Lighting Controls C		required on plan	e for all eutons	rinte.		_
Z LTG-		Indoor Lighting Po-						
	4C Pages 1 through 4	Tailored Method W					_	-
	5C Pages 1 and 2	Line Voltage Track		eot				-
LI CIG-	oc Pages 1 and 2	Line Vottage Trade	Ligneng Works	601				
Fourte-Pro 5	i.1 by EnergySoft Us	er Number: 6517 R	unCode; 2014-0	1-07709:49:53	ID: 13-34	656		Page 1 s

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8	with §146(a). Only for offices: Up to the first 0.2 welfs per square to calculation of actual indoor lighting power density in a	at of portable i	emanent a		ACE					
83	calculation of actual indoor lighting power density in a	at of portable is accordance with								
			ighting she the Excep	I not be reation to §14	quired to 6(a). At	be includ portable i	ed in the ighting in	висе	ss o	
	Luminaire (Type, Lamps, Ballasts)		installed Watts							
A	В	C	D		E	F	G H			
				How w Wan de	equipment becomes			Flarid Snapech		
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CERTIFICATE OF COMPLIA Project Name	ANCE		(Part 3 of 4)	LT	G-
Planet Fitness				1/7.	20
INDOOR LIGHTING SCHEDULE and FI	ELD INSPECTIO	N ENERGY CHECK	LIST		
Fill in controls for all spaces: a) area controls automatic daylighting controls for daylit areas general lighting controlled separately from dis- controls for retail stores > 60,000 ff <sup>-</sup> , in accor-	> 2,500 ft, d) shuf	off controls, e) display	lighting controls, f) tailored	lighting on	ntro
MANDATORY LIGHTING CONTROLS	FIELD INSPECT	NON ENERGY CHE	CKLIST	Pi	eld acti
Type/ Description	Number of Units	Location in Bu			
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SPECIAL FEATURES INSPECTION CH The local enforcement agency should pay spr justification and documentation, and special vand may reject a bisiding or design that other submitted.	ectal attention to the ventication. The local	items specified in this i enforcement agency	checklist. These items requestermines the adequacy of	f the justifi	cale
					_
Field Inspector's Notes or Discrepancies:					

				1/7/2014
			JST NOT BE COMBINED FOR C	
Indoor Lighting Powe	r for Conditioned Space		Indoor Lighting Power for Unc	
		Watts		Watts
Installed Lighting (from Conditioned LTG-1C, Page 2)		23.004	Installed Lighting (from Unconditioned I.TG-1C, Page 2)	
Lighting Central Credit Conditioned Spaces (from LTG-2C)	-		Lighting Control Crecit Unconditioned Spaces (from LTG-2C)	*
Adjusted Installed Lighting Power	*		Adjusted Installed Lighting Power	*
Complies if Installed ≤ Allowed	1	1	Complies if Installed ≤ Allowed	1
Altowed Lighting Power Conditioned Spaces (from LTG-	3C or PERF-1)		Allowed Lighting Power Unconditioned Spaces (from LTG-3C)	
system with controls is installed. The LTG-2A and LTG-3A forms the boxes are checked and/or fill	in the building or space s are not considered con-	half be certifie	constructed building or space or whe d as meeting the Acceptance Require d are not to be accepted by the enforc	ments. cement agency unless
of \$10-103(b) of Title 24 Part 6.	itications, installation cer The field inspector must of the LTG-2A and LTG	ificates, and proceive the pro	e in Acceptance terms shall be submit perating and maintenance information sperly filled out and signed forms before lifterent lighting luminaire control(s) m	n meet the requirement re the building can ust be provided to the
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of § 16-103(b) of Tale 24 Part 6. receive final occupancy. A copy owner of the building for their roo	itications, installation cer The field inspector must of the LTG-2A and LTG cords.	receive the pro- -3A for each of Controlled	perating and maintenance information penty filled out and signed forms before different lighting luminaire control(s) me and the control of t	meet the requirement of the building can use to the building can use to provided to the LTG-3A and LTG-3A.  Controls and Astronastic Controls and Astronastic Controls and Astronastic Controls and Astronastic Controls and Control and Co
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Project Name					Date
Planet Fitness					1/7/2014
ALLOWED LIGHTING POWER (Chose One Method)					
A Separate LTG-3C must be filled out for Conditioned and Unconditione	ed Spaces. Indoor Lig	hting	Power Allowance	s list	ed on this
page are only for:  ☑ CONDITIONED SPACES ☐ UNCONDITION	FD SPACES				
COMPLETE BUILDING METHOD					
BUILDING CATEGORY (From §146 Table 146-E)	WATTS PER (II <sup>2</sup> )	×	COMPLETE BLDG. AREA	=	WATTS
X					
	-				_
	TOTALS				
			AREA	_	WATTS
AREA CATEGORY METHOD	WATTS				ALLOWED
BUILDING CATEGORY (From §146 Table 146-F)	PER (ft <sup>2</sup> )	X	Area ft <sup>2</sup>	=	WATTS
Есогсие, бутканит	1 00		23,084		23.0
	TOTALS		73 084 ADE A	J	23.0
TAILORED METHOD	TOTALS		23 084 AREA	Į į	WATTS
TAILORED METHOD  Total Alersed Wats using the Tailored		0-40	AREA	# 3	

oest Name		
anel Fitne	25	Date 1/7/2014
door Lig	hting Measures:	
31(d) Sho	rt-off Controls	
1.	For every foor, all window significant systems shall be appropriated a separate automatic contribution. This automatic control shall meet the requirements of Section 119 and may be an occupancy switch, or other device capatite of automatically shalling of the Spliding. Overnde for Budden Quidness Shungdit: The automatic budden shall off system is provided with	y sensor, automatic time
2.	override switch in sight of the lights. The area of override is not to exceed 5,000 square feet	
9119(h):	Automatic Control Devices Certified: All automatic control devices specified are certified, all be certified and inscalled as directed by the manufacturer.	alternate equipment shi
5111:	Puorescont Ballast and Luminains Certified: All fluorescont futures specified for the project are Directory. All installed fistures shall be certified.	certified and listed in the
§131(a):	Individual Room/Area Controls: Each room and area in this building is equipped with a sepa sensor device for each area with 2condo-ceiling wall's	rate switch or occupanc
§131(b):	Uniform Fleduction for Individual Flooms: All rooms and areas greater than 100 square feet oper square feet of lighting load shall be constitlled with bi-level switching for uniform reduction from.	
\$131(c);	Daylight Area Control: All rooms with eindows and sleylights that are greater than 250 squar the effective use of designit in the eines shall have 50% of the lamps in each design area control or the effectiver use of daylight cannot be accomplished because the windows are continuous the adjacent or. Chagman of shading during different times of the year is included on plains.	rolled by a separate swit
\$131(c):	Display Lighting. Display lighting shall be separately switched on circuits that are 20 amps o	x less.6
utdoor L	ighting Measures:	
\$130(c)1:	Mandatory lighting power determination for medium base sockets without permanently install	led ballasts
§132(N):	All permanently installed luminaires with lamps rated over 100 Watts either have a lamp effic per Watt or are controlled by a motion sensor.	tacy of at least 60 lumon
§132(b):	All Luminaires with lamps rated greater than 175 Watts in hardscape area, including parking concess, and all outdoor sales areas meet the Cutoff Requirements.	lots, building entrances.
5132(c)1:	All permanently installed outdoor lighting meets the control recurrements listed.	
§132(ci.	Building facades, parking lots, garages, carropies, and outdoor sales areas meet the Mutti-Le listed	wei Lighting Requirement





No.	Revisions			
140.	Kevisions	Ву	Date	App
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ENGINEERS
Don Penn Consulting Engineer
635 West Pkwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
f. (817) 251-8411

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

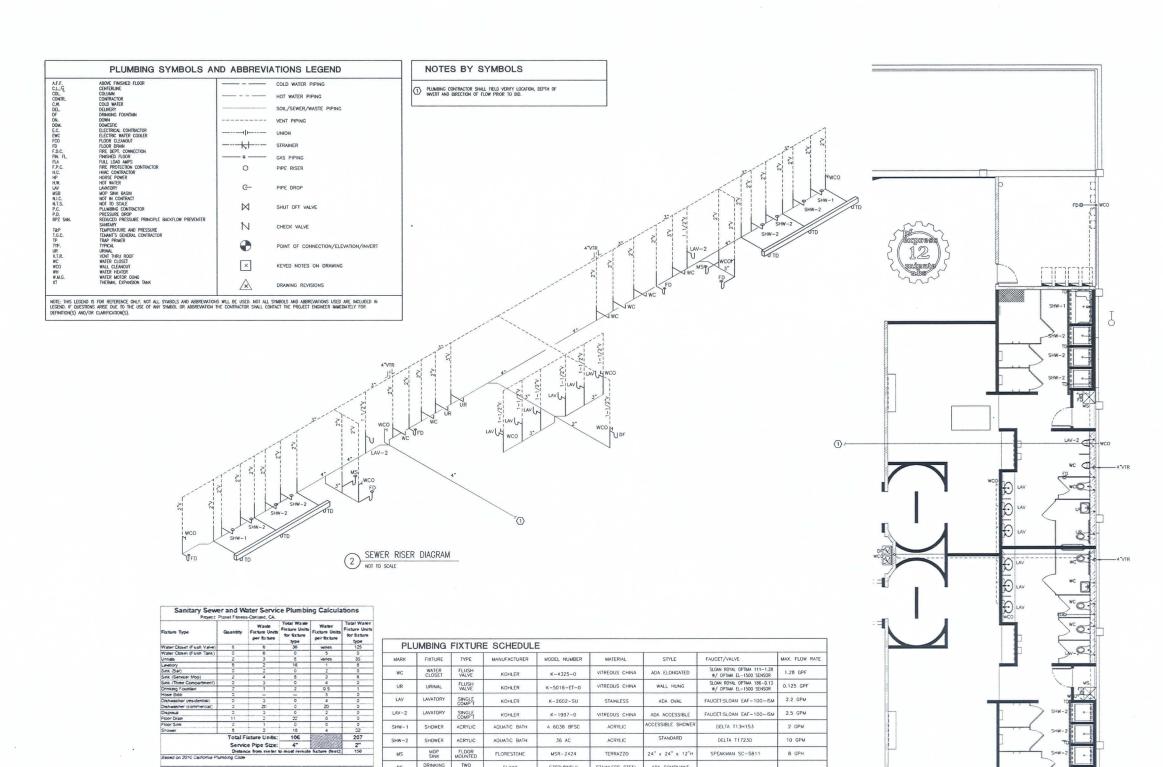
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Location 4055 MacArthur Boulevard Oakland, Ca 94619

Project/Space No.
Planet Fitness

LIGHTING COMPLIANCE SHEETS

| Stitle | As Mown | Project No. | Orasm By: 6.1, M.K., S.K., | Child By: M.F. | Sheet | Sheet | Islue Date: | January 9, 2014 | E3.0



ACRYLIC

TERRAZZO

STAINLESS STEEL

UTILIZE EZ

24" x 24" x 12"H

ADA COMPLIANT

HORIZONTAL PATTERN

CONNECT CABLE

MSR-2424

EZSTL8WSLK

PLD 57/63

RU9Bi

DELTA T17230

SPEAKMAN SC-5811

199 MBH EACH

10 GPM

8 GPH

SHW-2 SHOWER ACRYLIC

DF DRINKING TWO LEVEL

WH-1,2,3,4 WATER HEATER GAS

MS

Water Pipe Calculation
Total Water Service Demand (flow):

MOP FLOOR SINK MOUNTED

FLOOR SQUARE DRAIN TOP TD LINEAR FLOOR MOUNTED FLORESTONE

RINNAI



	visions	 -	_	_
40.	Revisions	Ву	Date	Appr
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ENGINEERS
Don Penn Consulting Engineer
635 West Plwy, Ste. 300
Grapevine, TX 76051
p. (817) 410-2858
f. (817) 251-8411

ELECTRICAL ENGINEERS

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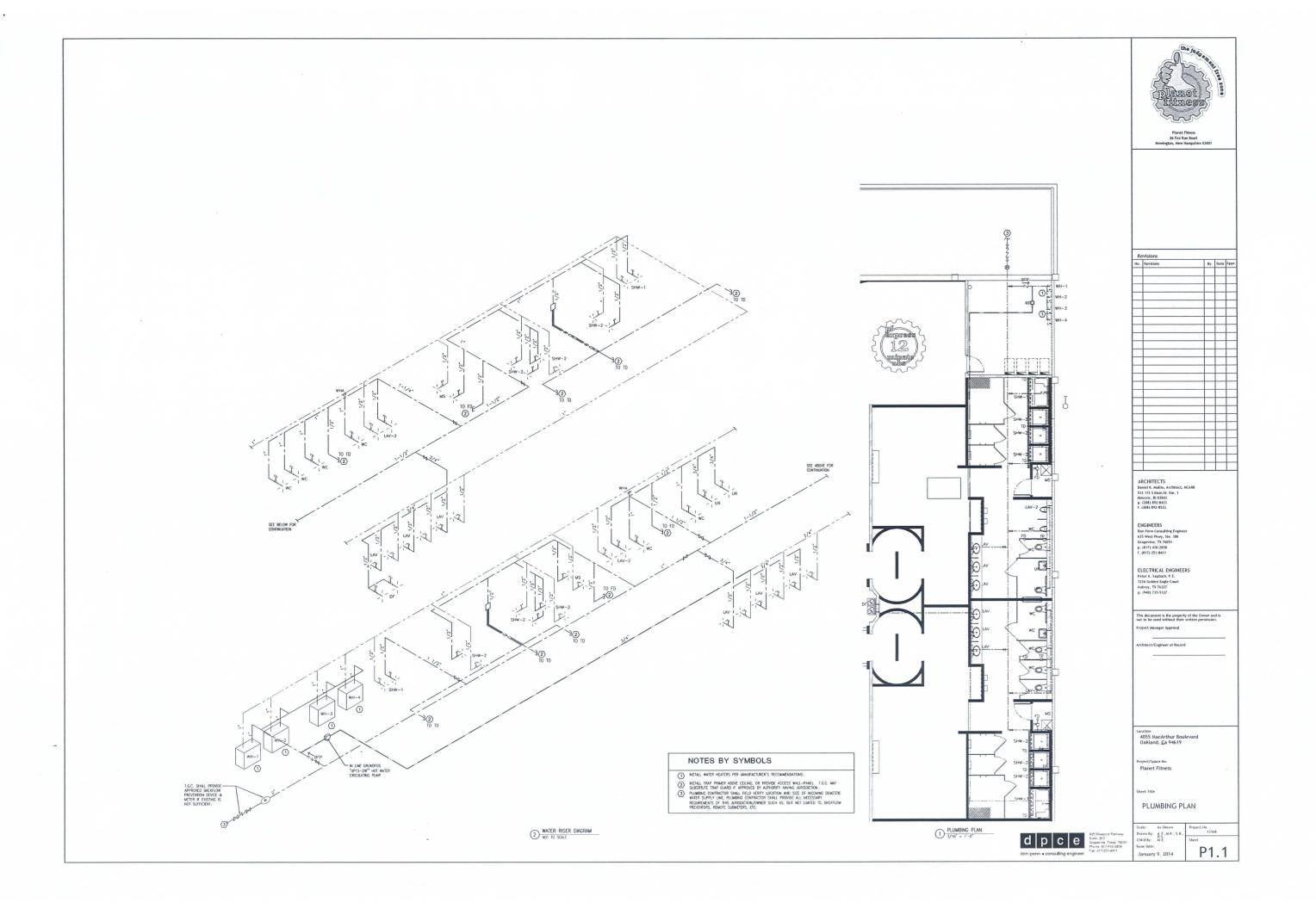
Planet Fitness

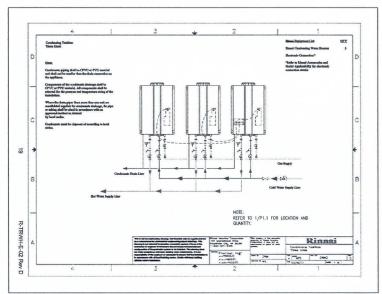
PLUMBING PLAN

d p c e

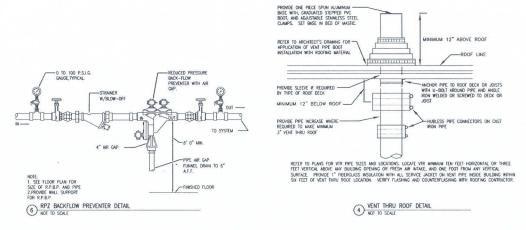
SANITARY SEWER PLAN

3/16" = 1'-0"



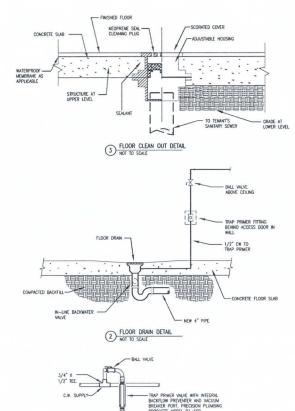


5 MANUFACTURER WATER HEATER INSTALLATION DETAIL



ACCESS COVER ----

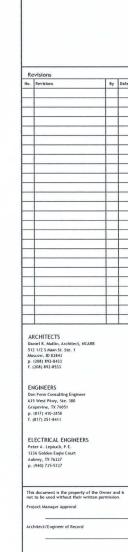
WALL CLEANOUT DETAIL
NOT TO SCALE



1 TRAP PRIMER DETAIL

NOT TO SCALE

DISTRIBUTION UNIT #DU-2 -



Location 4055 MacArthur Boulevard Oakland, Ca 94619

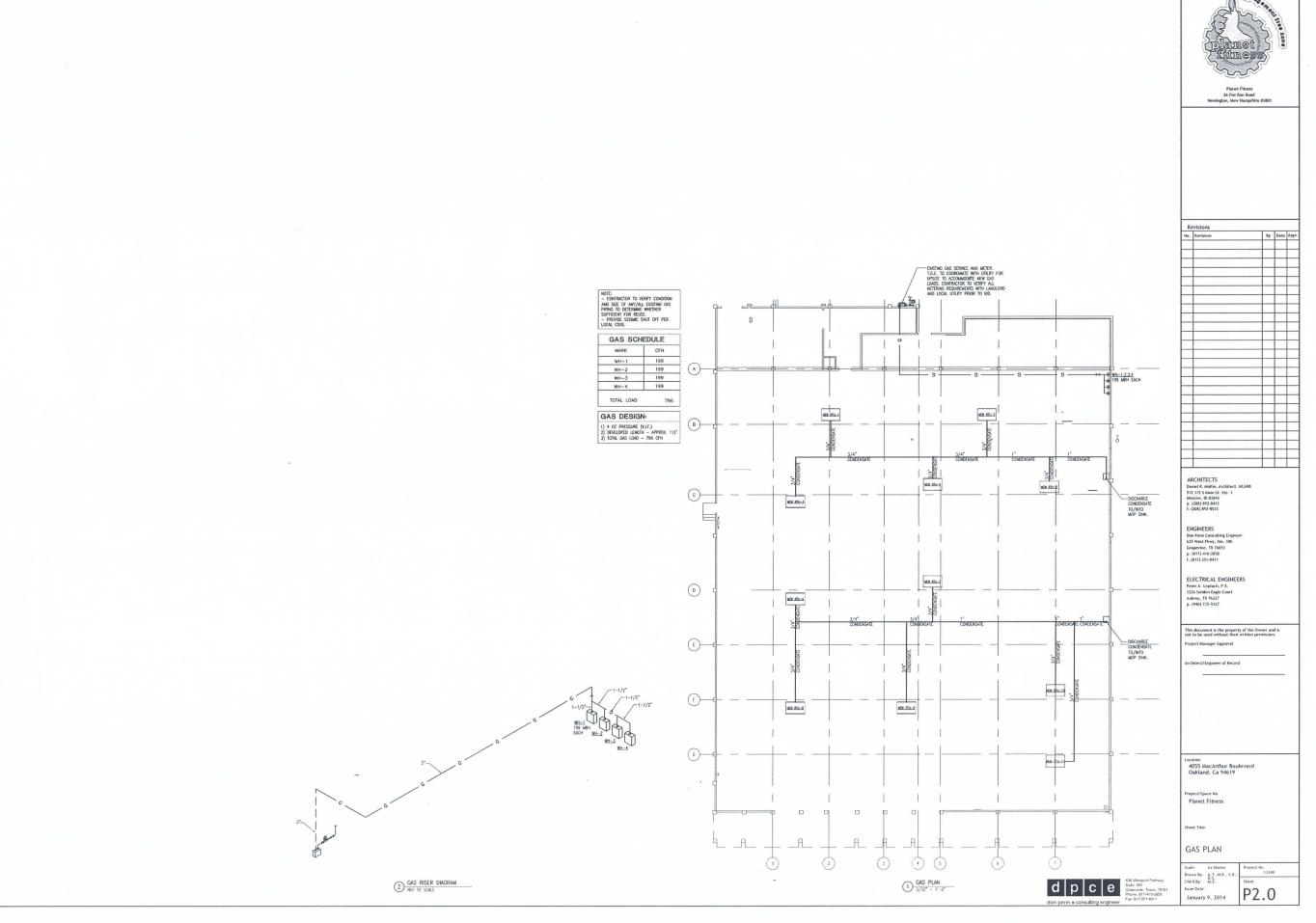
PLUMBING DETAILS AND SPECIFICATIONS

P1.2

Planet Fitness

January 9, 2014







- VENTS SHALL NOT BE LOCATED WITHIN 25'0" OF AN EXTERIOR WALL. ROOF FLASHING SLEEVES MUST BE INSTALLED AS PER LANDLORD REQUIREMENTS. (EXISTING VENT)
- LANDLORD FURNISHED SANITARY DUTLET BELOW SLAB: LOCATION SHOWN ON PLUMBING SHEETS.
- LANDLORD INSTALLED COLD WATER LINE: LOCATION SHOWN ON PLUMBING SHEETS.
- PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE TENANT'S REPRESENTATIVE.
- HOT/COLD WATER PIPING AND WASTE LINE BELOW LAVATORY SHALL BE INSULATED AS REQUIRED BY LOCAL CODE.
- ALL PIPE INSULATION SHALL BE NONCOMBUSTIBLE MATERIALS AS REQUIRED BY LOCAL CODE.
- WATER METER IF REQUIRED SHALL HAVE SHUT-OFF VALVES ON BOTH SIDES OF METER.
- GAS LINES AND REFRIGERATION LINES ON ROOF SHALL BE SUPPORTED BY TREATED WOOD BLOCKS ON ROOF PADS BY LANDLORD. ROUTING OF LINES SHALL BE COORDINATED WITH LANDLORD'S PROJECT MANAGER.
- FOXTURES SHALL BE AS SCHEDULED ON SHEET A3.0 & P1.0. REPORT ANY DISCREPANICES TO ARCHITECT PRIOR TO BID.

- A. SANITARY SEWER CAST IRON OR COPPER PIPING MAY BE USED EXCEPT THAT ALL PIPING BELOW GRADE SHALL BE CAST IRON. VENTS TWO (2") INCHES IN SIZE AND SMALLER MAY BE EITHER SCHEDULE 46 GALVANIZED STEEL OR COPPER PIPING.
- C. CAS PIPING SHALL BE BLACK STEEL SCHEDULE 40 WITH SCREWED

- BELOW GRADE SANITARY PIPE SHALL BE CAST IRON AND SHALL BE MADE UP WITH ONE THIRD OF THE HUB CAULKED WITH FIRST QUALITY OAKUM, AND THE REMAINDER FILLED WITH FIRST QUALITY CAUZISMG AT ONE POURING AND CAULKED TIGHT.
- C. COPPER JOINTS SHALL BE MADE UP WITH 95-5 SOLDER. HANGERS AND SUPPORTS

HORIZONTAL PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 10°0" WITH SWIVEL SPUIT PIPE HANGERS EQUAL TO CRAWE NO. 1995 FORWALL NO. 104, VERTICAL PIPING SHALL BE SUPPORTED BY MEANS OF WROUGH IRON CLAMPS SUSPENDED FROM THE UNDERSIDE OF STRUCTURE WITH HANGER ROOK.

16. CLEANOUTS

## HEATING, VENTILATING AND AIR CONDITIONING

- ALL ROOF WORK SHALL BE COORDINATED WITH THE LANDLORD'S FIELD REPRESENTATIVE. THE HAZC CONTRACTOR IS REQUIRED TO USE LANDLORD'S ROOFING CONTRACTOR FOR ALL ROOF WORK. THE HAZC CONTRACTOR SHALL INCLUDE THE COST OF SAME IN HIS BID.

- THE COMPLETE HAAC SYSTEM SHALL BE TESTED AND BULANCED BY THE HAAC CONTRACTOR TO INSURE PROPER AIR FLOW TO ALL AREAS. THE GENERAL CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT IESTING ASSOCIATION TO VERTY ALL AIR FLOW. A COPY SHALL BE FLORISSIED IN THE TENNEY COPY. CHECKET, LOS INSURING OUTSIDE AIR CHARLES THE TENNEY COPY. CHECKET, LOS INSURING OUTSIDE AIR CHARLES.

- ALL ROOF TOP EQUIPMENT SHALL BE CONVEYED VIA A RUNNAY OF 3/4" PLYMOOD SHEETS 2" X 10" RUNNERS AND A RUBBER TIRED CONVEYANCE VEHICLE AND/OR AS APPROVED BY LANDLOOD THE HAVE CONTRACTOR IS RESPONSIBLE TO VERIFY APPROVED METHOD AND INCLUDE THIS BILL BILL BY HIS BILL.
- SPLASH PANS OR BLOCKS ARE REQUIRED ON THE ROOF AT ALL ROOF TOP UNIT CONDENSATES, OR AS DIRECTED BY LANDLORD.
- 13. FOR ADDITIONAL HYAC INFORMATION REFER TO MECHANICAL DETAILS AND DRAWINGS.
- 15. HANGERS AND SUPPORTS
- ALL HORIZONTAL DUCTS HAVING A DIMENSION OF 40 INCHES AND MORE SHALL BE SUPPORTED BY MEANS OF ANGLE IRON TRAPEZE HANGERS. EACH SECTION OF DUCTIVORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS.

## 16. FLASHING

- Contractor will provide water tight 24 gauge sheet metal flashing at all exterior walls and roof penetrations.
- B. ALL CUTTING OF ROOF OPENINGS, SUPPORTS FOR THE ROOF OPENINGS, PITCH PINS, ROOF CURRS, FLASHIGS, COUNTER FLASHIGS, REPIME TO ROOF, ETC., ASSOCIATED WITH HAVE SUBCONTRACTOR SHALL BE THE RESPONSIBILITY OF MANC CONTRACTOR. HE SHALL EMPLOY LANGOOD'S ROOFERS FOR THIS WORK SO AS TO MANTIAN LANGORD'S ROOF BOILD.
- 17. TOILET EXHAUST SHALL HAVE BACKDRAFT DAMPER
- 18. DUCTWORK (PROVIDE R-VALUE PER CODE (VERIFY))
- A. SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME SHEET STEEL OF THE FOLLOWING GAUGES:

DUCT SIZE	GAUGE
12" AND LESS	NO. 26 U.S.
13" TO 30" 31" TO 54"	NO. 24 U.S. NO. 22 U.S.
55" TO 84" 85" AND OVER	NO. 20 U.S. NO. 18 U.S.

B. SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED AS FOLLOWS:

DUCT SIZE	METHOD
17" AND LESS 18" TO 30" 31" TO 54"	S" AND DRIVE CLEATS  1" STANDING SEAMS ON 3'0" CENTI  1-1/4" STANDING SEAMS ON 3'0" CENTERS

DUCT SIZE (DIAMETER)	DOCIS	FITTING
8" AND LESS	24	22
9" TO 18"	22	20
19" TO 30"	20	18
ALL 90 ELBOWS FOR ROUND ALL LONGITUDINAL SEAMS SHA		
LOCKS. JOINTS SHALL BE SY		
OVERLAP.	WALGED W	I'M UN-HALF INCH (1/2)

- E. ALSO SUPPLY AND RETURN, AIR DUCTS LOCATED OUTSIDE OF BUILDING OR EXPOSED TO WEATHER SHALL HAVE ONE AND ONE HALF INCH (1-1/2") RIGID INSULATION ON INTERIOR OF DUCT.

- EXPOSED OR ACCESSIBLE DUCTWORK LOCKING QUADRANTS EQUAL TO YOUNG REGULATOR NO. 1 WITH DAMPER ROD END BEARINGS ON OPPOSITE FAID.
- B VOLUME DAMPERS SHALL BE OF THE OPPOSED INTERLOCKING TYPE AS MANUFACTURED BY AMERICAN FOUNDER'S AND TURNACES SO. (AFFCO) OR FOUND. BURSES SHALL BE OF NO. 16 GAUGE SHELL METAL AND SHALL INDI EXCEED 48" IN LENGTH OR 12" IN WIDTH. BLAUES SHALL BEON ONE—FALL INCH. (1/2) DAMETER INSTIPOL AXE. BEARNES SHALL BE OF THE SELF—LUBRICATING FERRULE TYPE.
- C. DOUBLE THIOMESS TURNING WHICS SHALL BE IN SOURCE FLOORS.
  PROVIDE AND INSTALL BRIBER-COLUMN ARTHRIS OR EQUAL
  TURNING WHICS SHALL BE OF THE SEXE GAUGE WE'LL AS THE
  DOOT IN HARCH THEY ARE INSTALLED. PAGING EIGHES SHALL HAVE
  A CHITERINE ROULS OF ONE AND ONE—HALF (1-1/2\*) THIES THE
  DOUT WHICH.

## 20. DUCTWORK - EXCEPTIONS

HANGER DESIGN SHALL BE AS DESCRIBED IN THE LATEST EDITION OF THE "SMICHA" MANUAL. REINFORCEMENT MEMBERS MAY BE USED TO SUPPORT THE DUCT SYSTEM PROVIDED DETAILS CUTLINED IN THE AFOREMENTIONED DOCUMENTS ARE ADHERED TO.

- ALL DUCTS REQUIRING REINFORCEMENT SHALL BE REINFORCED ACCORDING TO THE LATEST EDITION OF "SMACHA" MANUAL AS OUTLINED ON PAGES B AND 9 OF THE MANUAL.

- PIPING AND FITTINGS SHALL BE OF THE WEIGHTS AND TYPES SHOWN ON THE DRAWINGS. SIZES SHOWN ON THE DRAWINGS ARE NOWINAL PIPE SIZES.
- B. ALL PIPES SHALL BE INSTALLED PARALLEL TO, OR AT RIGHT ANGLES WITH THE BUILDING WALLS AND PARTITIONS AND SHALL BE INSTALLED WITH THE PROPER PITCH.
- C. ALL PIPING SHALL BE UPENDED AND POUNDED TO REMOVE ANY FOREIGN MATTER PRESENT AND SHALL BE SWABBED IF NECESSARY.
- D. REFRIGERANT PIPING SHALL BE COPPER TYPE "L" WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE MADE USING SILFOS OR 95-5 SOLDER.
- E. REFRIGERANT SUCTION LINES SHALL BE INSULATED WITH ONE INCH (1") THICK INSULATION. PROVIDE A CONTINUOUS VAPOR SEAL. ALL DUCT WORK SHALL BE PULLED AS TIGHT AS POSSIBLE AGAINST WALL JOIST,

- FOR ADDITIONAL ELECTRIC INFORMATION SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 2. ELECTRICAL CONTRACTOR TO PROVIDE ALL BREAKERS TO BE BOLT DOWN TYPE.
- ELECTRICAL CONTRACTOR SHALL PROVIDE PULL WIRE IN AN EMPTY CONDUIT FOR TELEPHONE OR AS REQUIRED BY LOCAL PHONE COMPANY.
- ENTIRE INSTALLATION SHALL BE PREPARED IN A FIRST-CLASS NORMANUME MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL ACCEPTANCE BY OWNER SHALL BE A COMMITTION OF THE COMPRET. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO ANDION REPERENCES OR DISPUTES MANIOR RESPECTIVE.
- ALL NEW MATERIALS, WORKMANSHIP, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR AFTER SYSTEM ACCEPTANCE.

- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND REPLACEMENTS WORK THAT ARE NOT INDICATED ON DERMINGS OR PRINSHED BY TENANT. TRAINET THROUGH SUPPLIES ALL LICHTHING PRITINESS, ENT SIGNS AND LAMPS. REFER TO ELECTRICAL DERMINGS AND SCHEDULES. ALL SUCH INSTALLATIONS AND HOOK-UPS ARE BY ELECTRICAL CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL OR REMOVE AND REPLACE AS INCESSARY ALL DAMAGED LIGHT FATURES LENSES, LOLVERS, BAFILS, HOUSINGS, ETC., RECENED ON JOB IN DAMAGED OR DEFECTIVE CONDITION, WITH REPLACEMENT UNITS.
- THE ELECTRICAL CONTRACTOR'S CONTRACT, ALONG WITH THE PREVIOUS LISTED ITEMS, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WRING, PAMEL BOXES, TRANSFORMERS, SWITCHES, QUPLEX RECEPTACLES, SIGN TIME CLOCK, JUNCTION BOXES, AND LABOR.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THIS PROJECT AS DRAWN.

- CASH-WRAP RECEPTACLES
   WATER HEATER
   STOREFRONT SIGN TIME CLOCK
   MGGHT/EMERGENCY LIGHTING CIRCUIT
   PHONE
   SENSORMATIC

## 17. EQUIPMENT IDENTIFICATION

- DENTIFY ALL EQUIPMENT AND APPARATUS WITH ENGRAVED BAKELITE NAMEPLATE OR IMPRESSED, PLASTIC, STRIP. REFER TO NOTE 22.
- 18. ELECTRICAL CONTRACTOR SHALL BRANCE THE LOADS ACROSS ALL PRIVACES AND SHALL PROVIDE A CRICALT BRECEDOW WITH THE DEBOORMENT DESCRIPTION OWER PRICES COVER ON the RIGHE OF LOCH PRICE. MANUFACTURE OF A CONTRACT SHALL PRICE. ALL NOT LEAD TO ALL DECONACT SHITCHES AND PARILS. ALL NOT ELECTRICAL MATERIALS, PRODUCED AND ELOCHOPICAL LAW COUNTRICAL SHALL PRICE. AND LOCAL PRICE. PR
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A TEMPORARY LICHTING AND POWER SYSTEM FOR THE WORK OF ALL TRADES DURING CONSTRUCTION, AND SHALL REMOVE THE SAME PRIOR TO THE COMPLETION OF THE PROJECT.
- TEMANT'S ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE TEMPORARY POWER WITH GROUND FAULT PROTECTION FOR ALL POWER EQUIPMENT USED IN THE PREMISES, AND SHALL REMOVE THE SAME PRIOR TO THE COMPLETION OF THE PROJECT.
- 22. ELECTRICAL WORK (RECESSED DUPLEX OUTLETS, ETC.) IS ALLOWED IN THE DUFWORD PARTITIONS BETWEEN TEAMINS WHERE (1) NO MORK CONFLICTS WITH OR DAMAGES WORK PREVIOUSLY MEALED BY AN AUDICATION TO HOST THE TRANSPORT WORK OF T THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY AND ALL BLOCKING, CHAINS, HANGERS, ETC., AS NECESSARY TO SUPPORT LIGHTING SYSTEMS.

- B. WHEN USED IN AN EXTERIOR CONDITION, THE PUSH BUTTON SHALL MEET NEMA STANDARDS FOR EXTERIOR OPERATION.
- . C. CHIMES AND BUZZERS SHALL BE MOUNTED ABOVE THE CEILING
- D. SICNAL CONDUCTORS WIRING FOR ANNUNCATOR DEVICES AND BETWEEN MULTIPLE DEVICES AND THEIR ACTIVATORS, SHALL BE ROUTED AND SHIELDED ACCORDING TO PREVAILING ORDINANCE!

- A. ALL CONVENIENCE DUPLEX RECEPTACLES SWITCH PLATES SHALL BE LOCATED 18" A.F.F., UNLESS OTHERWISE NOTED ON PLANS.

- FOR EXTERIOR APPLICATIONS, INSTALL OF RECEPTACLE AS DESIGNED FOR TRIP AND RATING ABOVE. RECEPTACLE SHILL BE MOUNTED IN A BOX RATED NEMA 3R AND SHALL COVER PLATE AS MANUFACTURED BY PASS AND SENDOUR OR EQUAL.
- C. NO CONVENIENCE DUPLEX RECEPTACLES SHALL BE LOCATED ON CERAMIC TILE OR A MIRRORED SURFACE UNLESS SPECIFICALLY REQUIRED BY CITY CODE.

## 26. LIGHT SWITCH BOXES

- 27. LIGHT SWITCHES
- A. GENERAL-USE SIMP SWITCHES AS INDICATED ON PLANS ARE AS MANUFACTURED BY LEVITON, PASS AND SEYMOUR OR EQUAL AND SIMLL BE RATED AT ZOVIZYANC. THE SWITCH FACE AND COVER PLATE SIMLL BE OF HIGH-MAPICT INFLON UNLESS MOTED OTHERWISE, MOUNT AT 48" AFF.
- B. SNAP-SMICHES USED TO CONTROL DUTLETS/RECEPTACLES SHALL BE OF THE HEAVY-BOTY THPE RATED AT THE VOLINES/AMPERAGE BOLLEFO TO CONTROL MODIO (LADOS UP TO 2 HP. JUNESS NOTED OTHERWISE, AS MANUFACTURED BY PASS AND SEYMOUR OR COUM, (BODY AND COME PLATE).
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO WIRE INDMOLAL FIXTURES INSIDE TEMANT FURNISHED LIGHT BOXES. FINAL HOME RUNS, CONNECTIONS, AND LAMPING SHALL ALSO BE INCLUDED.

- 30. GENERAL ALL WIRING SHALL CONFORM TO THE STANDARDS OF THE NATIONAL ELECTRICAL CODE AND MEET ALL LOCAL REGULATIONS.

- PROVIDE LITHOWN "SPAX" LIGHTING CONTROL RELAY WITH MITGRAL THE CLOCK LIGHTING COMPRO, RELAY SMULL CONTROL LIGHTING CONTROL RELAY SMULL CONTROL LIGHTING CONTROL RELAY SMULL CONTROL LIGHTING CONTROL RELAY CONTROL RELATION CONTROL
- 33. STEP DOWN TRANSFORMERS
- 34. CONDUIT (COMPRESSION FITTINGS REQUIRED) A ALL COMOUT SHALL BE CONCREDED. IN FINISHED AREAS. ALL COMOUT HARD REPORTS ON CONCRETE SUB-SHALL BE ROOM CONCRETE SUB-SHALL BE ROOM CONCRETE. SUB-SHALL BE ROOM CONCRETE SUB-SHALL BE ROOM CONCRETE SHALL BE ROOM PROPERTY OF THE RESIDENCE CONSTRUCTION AND SHALL BLUTH. IT FERSION HE RESIDENCE CONSTRUCTION AND SHALL BLUTH. IT FERSION HE ALL COMOUNTS SHALL BE ROOM SHALL BLUTH. IT FERSION HE WELL MITTED SUB-STRUCTION SHALL BE ROOM SHALL BLUTH. IT FERSION HE WELL RESIDENCE SHOW CONSTRUCTION SHALL BE ROOM SHALL BLUTH. IT FERSION HE WELL RESIDENCE SHOW CONSTRUCTION SHAPE PROPERTY SHAPE SHAP
- NELL, ANTALE 499 OR LOCAL RESTRICTIONS).

  CONTRACTOR WILL PROVIDE NECESSARY CABLES, JUMPERS, ETC., TO MISURE CONTINUOUS GROUND IN CONDUIT SYSTEM.

  C. EOR'S) REQUIRE TRUE THERE WIRE EDECATED LINES. THE SI A TRUE GROUND NOT A REUTRAL. CORDUIT MUST NOT BE USED AS THE ONLY GROUNDEN MEANS.
- THE DIEX CROUNDER THATMS.

  THE CONTROL THAT THE THAT THE CONTROL SHALL BE SUPPLED BY THE ELECTRICAL CONTROLS CONTROLS SHALL BE SUPPLED BY THE ELECTRICAL CONTROLS CONTROLS SHALL BE PROVIDED BY THE MICHANICAL CONTROLS SHALL BE PROVIDED BY THE THAT THE MICHANICAL SHALL BE CONTROLS THE SHALL BE CORD TO A SEQUENCE TO RESTAULT BY THE CONTROLS SHOWN ON THE PLANS.

  ALL TILEPHONE WAS SHALL BE CORDED AS REQUIRED TO RESTAULT THE MICHANICAL SHALL BE CORDED AS REQUIRED TO RESTAULT THE SHALL BE CORDED AS REQUIRED TO RESTAULT THE SHALL BE CORDED AS REQUIRED TO RESTAULT THE BENEFILLED.

## FIRE ALARM

T.G.C. TO EMPLOY LANDLORD'S APPROVED CONTRACTOR FOR AUDIO/VISUAL ALARM AND ROOM SMOKE DETECTOR INSTALLATION.

- A. NO ALUMINUM WIRING IS ACCEPTABLE.
- C. NO. 6 AND LARGER, STANDARD CONDUCTOR, COPPER TYPES, THW, THINN, RHW, RHWN, WITH SOLDERLESS BOLTED PRESSURE CONNECTORS.
- E. MINIMUM SIZE, SHALL BE NO. 12 AWG, TYPE RHWN, EXCEPT FOR CONTROL CIRCUITS.

## 36. OUTLET BOXES

## 37. HVAC EQUIPMENT

TEMPORARY SERVICES THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC ITEMS OF TEMPORARY SERVICES:

- B. TEMPORARY WATER WATER REQUIRED IN THE PERFORMANCE THE CONTRACT SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTION. WATER USED FOR HUMAN CONSUMPTION SHAU CONFORM TO REQUIREMENTS OF STATE AND LOCAL AUTHORIT FOR POTABLE WATER. TEMPORARY LECTRICITY — TEMPORARY LECTRIC SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRICT SHALL BE TRINGSEED AND MAINTAIN ALL TEMPORARY O'DERFOLD COSSINUCTION, METIES, DRIPS, AND OTHER WIRNS. AND FITTINGS WORK AND SHALL BEAR THE COST OF MANNOR THE SERVICE CONNECTIONS. BEFORE THAIL ACCEPTANCE, HEMPORARY LECTRICAL, SERVICE FORMAL PARTICLE BY THE CONTRICTIONS SHALL BE REMOVED FAULTIES SHALL BE REMOVED AND/OR SERVICE DISCONNECTION.
- D. TEMPORARY HEAT: WHEN REQUIRED FOR PROPER INSTALLATION OR PROTECTION OF PANY PORTION OF THE WORK, CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY HEATING UNITS AS PROVIDED BY THE LANDLORD OR LOCAL AUTHORITY.
- COST OF LANDLORD PROMOED UTILITY SERVICES: IF THE LAN ELECTS TO PROMOE TEMPORARY HILLY SERVICES, THE CONTRACTOR WILL BE SO INFORMED BY THE TEMPOR. THE CONTRACTOR SHALL MAKE PROMISIONS OR COORDINATE WITH LANDLORD'S CENERAL CONTRACTOR TO PAY THE COST OF SA TEMPORARY CONSTRUCTION AND UTILITY SERVICES.



Planet Fitness 26 Fox Run Road vington, New Hampshire 0380

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ARCHTIECTS
Daniel K. Mullin. Architect, NCARB
\$12.1/2.5 Main St. Ste. 1
Moscow, ID 81843
p. (208) 892-8433
f. (208) 892-8533

ELECTRICAL ENGINEERS

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**ENGINEERS** 

Peter A. Leptuch, P 1236 Golden Eagle (

(940) 735-5127 d p c e

Planet Fitness

anuary 9, 2014

SPECIFICATIONS

rawn By: A.T.,M.K., D.S. hk'd By: M.E.

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