Oakland City Planning Commission STAFF REPORT

Case File Number PLN19152 **September 4, 2019**

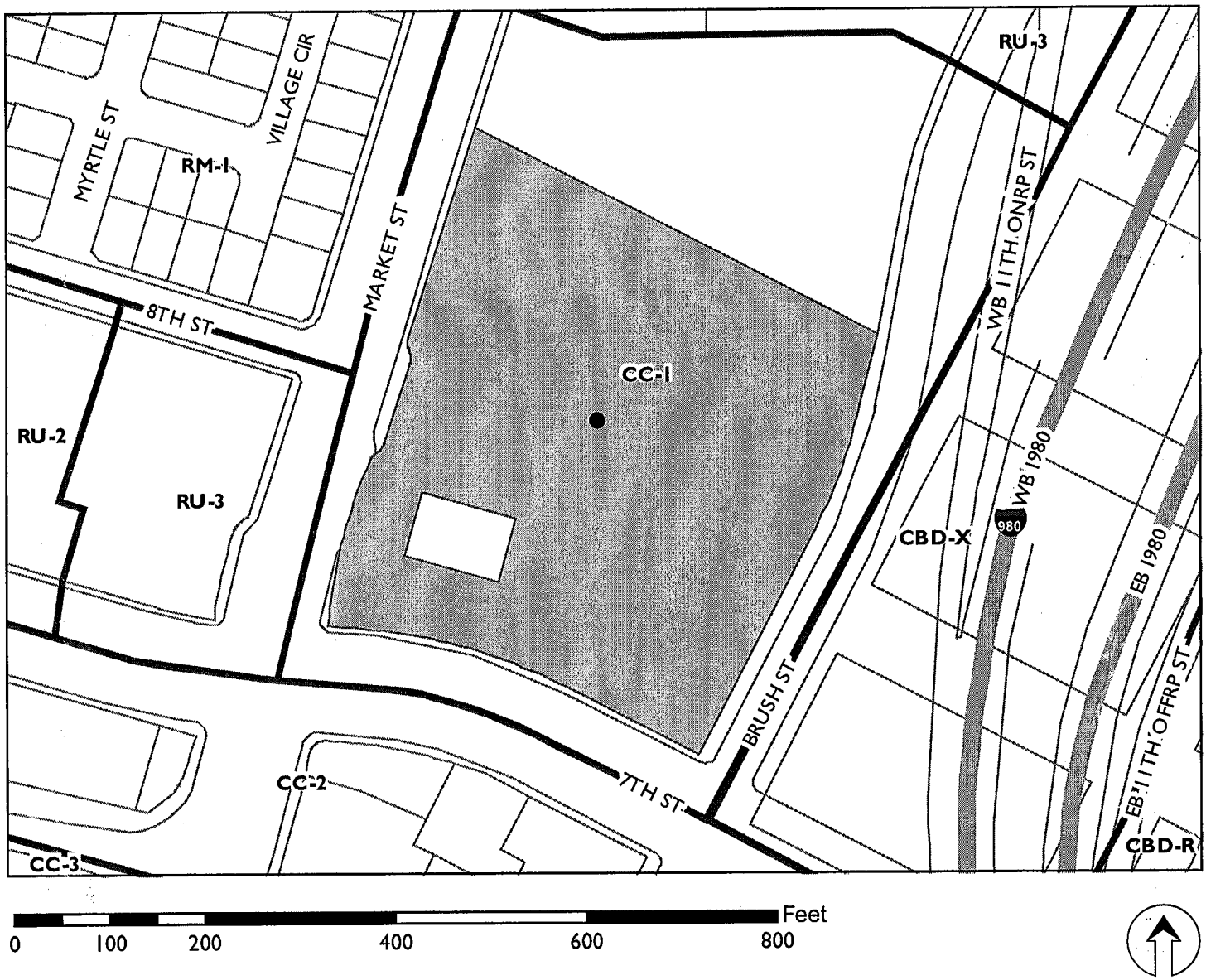
Location:	**900 Market Street** (APN: 012 -1014-003-02). **(See map on reverse)**
Proposal:	To establish a 24-hour fitness club ("Planet Fitness") to occupy 21,085 square-feet of non-residential floor area within an existing 62,691 square-foot commercial building.
Applicant:	N Consulting Engineers / Andrew Davies (714)398-7150
Owner:	Woodrock Gateway Center LLC / Rishi Thakkar
Planning Permits Required:	Major Conditional Use Permit for a Group Assembly Commercial Activity with a cumulative site exceeding one acre in area
General Plan:	Community Commercial
Zoning:	Community Commercial - 1 (CC-1) Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (Minor alterations and operation); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not A Potentially Designated Historic Property: OCHS Rating: X
City Council District:	3
Staff Recommendation:	Approve with conditions
Finality of Decision:	*Appealable to City Council within 10 days*
For Further Information:	Contact case planner **Jose M. Herrera-Preza** at **510-238-3808** or **jherrera@oaklandca.gov**

SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit to establish a 24-hour fitness club ("Planet Fitness"). The activity will occupy 21,085 square-feet of an existing one-story, 62,691 square-foot commercial building. The proposal will occupy the north-east portion of the Acorn Plaza Shopping Center.

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

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN19152
Applicant: N Consulting Engineers / Andrew Davies
Address: 900 Market Street
Zone: CC-1

PROJECT DESCRIPTION

The site is a 5-acre corner parcel to the west of Interstate 980 and bounded by Market Street to the South, 7th Street to East and Brush Street to the North. The surrounding neighborhood context on Market Street includes several multi-family buildings and some dining options. The context along 7th Street includes small scale commercial and industrial buildings.

The site contains a total of three one-story commercial buildings that are individually separated by parking spaces and landscape islands. The subject building is a one-story (32'-8" in height) structure originally constructed as a neighborhood shopping, food and services comparison shopping center. The subject building is supported by ancillary uses in the surrounding smaller buildings. The subject site contains a total of 194 parking spaces (with twelve ADA stalls), improved with light poles, fencing, and landscaping. The site is accessible through both 7th Street and Market Street.

PROPERTY DESCRIPTION

The proposal will remodel two existing commercial spaces within an existing 62,691 square-foot commercial building. The proposed tenant improvements will be 21,085 square feet and be occupied by "Planet Fitness", a 24-hour fitness club. The remaining 41,606 square feet of space will continue to be occupied by several small scale commercial businesses and two fast-food restaurants.

The activity would provide its members a 15,000 square-foot exercise area and locker, massage, and tanning rooms. Food for gym members would be available for purchase. Capacity would be 289 people. Benches and bike racks would be installed in front of the building. Old informational signage on the façade and shopping cart corals in the parking lot would be removed. Staff would consist of 14 employees. The business would utilize security surveillance cameras at the site and the parking areas.

GENERAL PLAN ANALYSIS

The property is in the Community Commercial area of the General Plan's Land Use and Transportation Element (LUTE). The intent of the Regional Commercial area is: "to create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers."

The proposal to improve and occupy a vacant building to operate a fitness center conforms to this intent and to the following objectives and policies of the LUTE:

<u>Industry and Commerce Goals</u>
Ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long term needs.

<u>Policy I/C3.2 Enhancing Business Districts.</u>
Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

<u>Policy I/C3.4 Strengthened Vitality.</u>
The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

<u>Policy N2.3 Locating services along major streets</u>

Therefore, staff finds the proposal to conform to the General Plan.

ZONING ANALYSIS

The property is in the Community Commercial - 1 (CC-1) Zone. The intent of the CC-1 Zone is: "intended to create, maintain, and enhance shopping centers and malls with a wide range of consumer businesses." With Conditions of Approval, the proposal conforms to this intent.

A Conditional Use Permit is required for a Group Assembly Commercial Activity pursuant to Section 17.134.050 of the Planning Code. In addition, the Conditional Use Permit is considered major because the site is over an acre, and, therefore, must be decided by the Planning Commission. The merits of a Conditional Use Permit approval are discussed in the "Key Issues and Impacts" section of this report.

Per Section 17.116.080 of the Planning Code, the shopping center would require 221 parking spaces if it were to be newly constructed. Although the existing shopping center contains only 194 parking spaces, the proposed fitness center does not require a Variance because Section 17.116.020 states that changes in commercial activities within an existing facility does not create additional parking requirements.

ENVIRONMENTAL DETERMINATION

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

KEY ISSUES AND IMPACTS

Staff recommends approval of the Conditional Use Permit for the fitness center in the existing commercial building. The proposed activity would complement existing land-uses on Market Street such as multi-family buildings and restaurants, increase the trip linking opportunities for residents, and bring customers and activity to surrounding businesses. The surrounding streets and transit can support the trips generated by the proposed activity. Finally, landscaping and pedestrian improvements will be a significant upgrade for the site.

RECOMMENDATIONS: For approvals:

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

Prepared by:

José M. Herrera-Preza
Planner III

Reviewed by:

ROBERT MERKAMP
Zoning Manager

Approved for forwarding to the
City Planning Commission:

ED MANASSE, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

A. Project Plans
B. Photographs

FINDINGS FOR APPROVAL

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), 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 proposed activity will enhance the existing synergy between the neighborhood shopping center and nearby multi-family residences. A large gym will increase trip linking opportunities for residents and bring customers to surrounding businesses. The proposal is not expected to have major impacts on the surrounding streets because Market and 7th Streets are wide corridors with significant capacity. The fitness center will not have major noise, odor, vibration, or other impact on the neighborhood.

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

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

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

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

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

This finding is not applicable; the project does not involve construction and the proposal is, therefore, not subject to design review. New signage will be approved under a separate permit.

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

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

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

1. **Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **June 25th, 2019**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. **Effective Date, Expiration, Extensions and Extinguishment**

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

3. **Compliance with Other Requirements**

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

4. **Minor and Major Changes**

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.

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

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

6. **Signed Copy of the Approval/Conditions**

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

7. **Blight/Nuisances**

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

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

to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

9. Severability

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

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

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

11. Public Improvements

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

12. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. State Construction General Permit

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

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: State Water Resources Control Board

16. Site Design Measures to Reduce Stormwater Runoff

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

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

17. Source Control Measures to Limit Stormwater Pollution

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

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

iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and

v. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

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

18. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

a. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

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

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

20. Bicycle Parking

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

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

a. PEV-Ready Parking Spaces

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

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. PEV-Capable Parking Spaces

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

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

22. Green Building Requirements – Small Projects

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

i. The following information shall be submitted to the City for review and approval with application for a building permit:

- Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
- Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.
- Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.
- Other documentation to prove compliance.

ii. The set of plans in subsection (a) shall demonstrate compliance with the following:

- CALGreen mandatory measures.
- All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

i. The following information shall be submitted to the City for review and approval:

- Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

Applicant Statement

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

_____
Name of Project Applicant

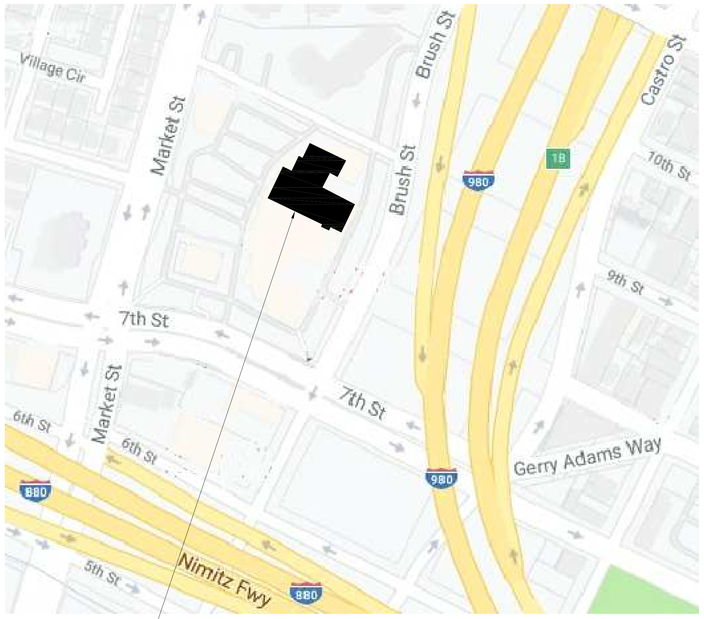
_____
Signature of Project Applicant

_____
Date

planet fitness

(OAKLAND)
900 MARKET STREET
OAKLAND, CA 94607

VICINITY PLAN



PLANET FITNESS
(OAKLAND)
900 MARKET STREET
OAKLAND, CA 94607

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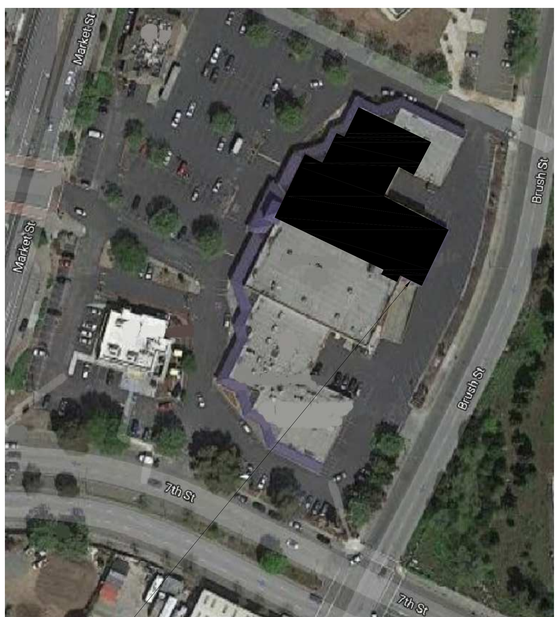
SITE PLAN



PLANET FITNESS
(OAKLAND)
900 MARKET STREET
OAKLAND, CA 94607

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PROJECT CODE ANALYSIS

1. PROJECT NAME: PLANET FITNESS

   PROJECT ADDRESS: 900 MARKET STREET
   OAKLAND, CA 94607

2. PROJECT SCOPE OF WORK: TENANT IMPROVEMENT OF TWO (2) EXISTING MERCANTILE SPACES. CHANGE IN OCCUPANCY, USE AND AREA. NEW INTERIOR PARTITIONS, FINISHES AND FIXTURES. NEW ELECTRICAL AND LIGHTING SYSTEMS. NEW MECHANICAL SYSTEMS AND CONTROLS. NEW TOILET PLUMBING AND FIXTURES. NEW STOREFRONT FINISHING.

3. APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED, ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE GENERAL CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

BUILDING:	2016 CALIFORNIA BUILDING CODE
ACCESSIBILITY:	2016 CALIFORNIA BUILDING CODE ADVISORY MANUAL BY DSA
FIRE PREVENTION:	2016 CALIFORNIA FIRE CODE
MECHANICAL:	2016 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2016 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2016 CALIFORNIA PLUMBING CODE
ENERGY:	2016 CALIFORNIA ENERGY CODE
GREEN CODE:	2016 CALIFORNIA GREEN BUILDING STANDARDS OAKLAND MUNICIPAL ORDINANCE CODE

5. BUILDING DATA:

A. OCCUPANCY:	GYMNASIUM WITHOUT SPECTATOR SEATING / FITNESS CENTER
B. USE GROUP:	A-3 ASSEMBLY (CBC SECTION 302.0)
C. CONSTRUCTION TYPE:	TYPE VA (CBC TABLE 602 AND SECTION 603)
D. SPRINKLERED:	YES (WITH FIRE ALARM)
E. GROSS FLOOR AREA:	21,085 SQ. FT.

6. FIRE RESISTANCE RATING OF BUILDING ELEMENTS (CBC TABLE 601):

A. STRUCTURAL FRAME.....	0 HR
B. EXTERIOR BEARING WALLS AND PARTITIONS.....	0 HR
C. INTERIOR BEARING WALLS AND PARTITIONS.....	0 HR
D. EXTERIOR NON-BEARING WALLS AND PARTITIONS....	0 HR
E. INTERIOR NON-BEARING WALLS AND PARTITIONS.....	0 HR
F. FLOOR CONSTRUCTION.....	0 HR
G. ROOF CONSTRUCTION.....	0 HR

MINIMUM FIRE RESISTANCE RATING OF WALLS SEPARATING TENANT SPACES:
1-HOUR (CBC AND CFC)

7. OCCUPANT LOAD (PER CBC):289 PERSONS

   (REFER TO THE AREA CALCULATIONS FOR ADDITIONAL INFORMATION).

8. TOILET ROOM REQUIREMENTS (CBC TABLE 2902.1):

   (NUMBER OF FIXTURES BASED ON TOTAL OCCUPANT LOAD OF 289; 145 F / 144 M)

	REQUIRED:		PROVIDED:
A. LAVATORY:	(1) MALE AND (1) FEMALE	-	(3) MALE AND (3) FEMALE
B. WATER CLOSET:	(2) MALE AND (3) FEMALE	-	(2) MALE AND (4) FEMALE
C. DRINKING FOUNTAIN:	(1) / (1) HI-LO	-	(1) HI-LO
D. SERVICE SINK:	(2)	-	(2)
E. *URINAL:	(2)	-	(2)

*NO MORE THAN 67% OF REQUIRED WATER CLOSETS MAY BE SUBSTITUTED WITH URINALS. (CPC 2016).

BUILDING DEPARTMENT NOTES

1. THIS WORK IS FILED TO SHOW TENANT LAYOUT ONLY.
2. CHANGE IN USE, OCCUPANCY AND EGRESS.
3. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA STATE BUILDING CODE 2016 WITH OAKLAND AMENDMENTS, AND ALL OTHER APPLICABLE LAWS.
4. THE ENTIRE SPACE IS PROVIDED WITH AN EXISTING SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. SPRINKLER AND FIRE ALARM MODIFICATIONS TO BE FILED UNDER SEPARATE APPLICATIONS.
5. DOORS:
   (A) ALL NEW DOORS SHALL BE INCOMBUSTIBLE AND A MINIMUM OF 3'-0" WIDE UNLESS OTHERWISE NOTED.
   (B) ALL NEW DOOR HARDWARE IS TO BE ADA ACCESSIBLE.
6. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN AT THE JOB SITE BEFORE COMMENCING ANY WORK.
7. NO WORK AT SITE TO COMMENCE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.
8. ALL SIGNS WILL BE FILED UNDER SEPARATE PERMIT.

WORK NOTES

1. G.C. SHALL PATCH AND REPAIR / REPAINT LANDLORD PROPERTY (NEUTRAL PIERS, BULKHEAD, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENTS.
2. G.C. TO CHECK IN WITH BUILDING OPERATIONS MANAGER PRIOR TO START OF WORK (IF APPLICABLE).
3. ALL WORK BY G.C. UNLESS OTHERWISE NOTED.
4. ALL MATERIALS USED IN THIS CONSTRUCTION MUST BE ASBESTOS FREE.
5. G.C. SHALL COORDINATE ALL FIRE PROTECTION REQUIREMENTS WITH THE LANDLORD'S FIRE PROTECTION ENGINEER (AS APPLICABLE).
6. ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY.
7. G.C. SHALL OBTAIN PERMITS FOR ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE PUBIC RIGHT OF WAY AND / OR EASEMENTS PRIOR TO START OF CONSTRUCTION.
8. G.C. SHALL KEEP A COMPLETE UP TO DATE SET OF CONSTRUCTION DRAWINGS AND SHOP DRAWINGS OF ALL TRADES, WITH LATEST REVISIONS, ON SITE AT ALL TIMES.
9. G.C. SHALL KEEP TRACK OF ANY AND ALL CHANGES MADE DURING CONSTRUCTION. ALL CHANGES SHALL BE INDICATED AND MARKED ON A RECORD SET OF DRAWINGS TO BE KEPT ON SITE. AT THE COMPLETION OF THE PROJECT A COMPLETE AND ACCURATE AS-BUILT RECORD SET SHALL BE TURNED OVER TO THE TENANT AND ARCHITECT.
10. G.C. SHALL COORDINATE AND SCHEDULE ALL FINAL INSPECTIONS AND SIGN-OFFS REQUIRED FOR THE CERTIFICATE OF OCCUPANCY - G.C. IS RESPONSIBLE FOR SUBMITTING ALL MATERIALS AND DOCUMENTS REQUIRED FOR SIGN-OFFS BY THE BUILDING DEPARTMENT, LANDLORD, OWNER OR OTHERWISE.
11. G.C. TO REFER TO LANDLORD'S CRITERIA FOR ALL LANDLORD REQUIREMENTS.
12. FLOOR SLAB PENETRATIONS NOT PERMITTED WITHOUT WRITTEN CONSENT OF THE LANDLORD.
13. ELECTRICAL/DATA SYSTEMS SHALL BE LOCATED ON/WITHIN PARTITION WALLS/FIXTURES OR TENANT MAY USE ELEVATED FLOOR SYSTEM TO ACCOMMODATE ELECTRICAL/DATA LOCATIONS IF TENANT DESIGN REQUIRES SUCH TO BE IN OPEN FLOOR AREA.
14. WHERE WALL MOUNTED PLUMBING FIXTURES ARE REQUIRED, PLUMBING SYSTEMS SHALL BE ROUTED WITHIN PARTITION WALLS ABOVE SLAB AND CONNECTED TO LANDLORD PROVIDED POINT OF CONNECTION WHICH PENETRATES FLOOR SLAB.
15. WATERPROOF MEMBRANES IN WET AREAS WILL BE REQUIRED INCLUDING LOCKER/SHOWER ROOMS, RESTROOMS, KITCHENS/BREAK ROOMS, MOP SINK/JANITOR ROOMS AND OTHER AREAS.

SUBMITTAL AND CLOSE OUT NOTES

1. SIGNAGE UNDER SEPARATE REVIEW AND PERMIT. SIGNS SHOWN ON THIS DRAWING SET ARE SHOWN FOR GENERAL SIZE, TYPE, AND LOCATION ONLY. SIGN SHOP DRAWINGS TO BE SUBMITTED BY TENANT SIGN VENDOR TO LANDLORD REPRESENTATIVE FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION. G.C. TO COORDINATE ALL REQUIRED APPROVALS AND PERMITTING (AS REQUIRED), INCLUDING FOR INSTALLATION AND WIRING.
2. G.C. TO COORDINATE SUB-TRADE WORK PERMITS (INCLUDING FILING OF SUB-TRADE SHOP DRAWINGS) AS REQUIRED BY LOCAL AUTHORITIES, INCLUDING BUT NOT LIMITED TO SPRINKLER, FIRE ALARM, ELECTRICAL, LOW VOLTAGE / DATA, MECHANICAL, PLUMBING AND STOCK SHELVING PERMITS AND DRAWINGS.
3. G.C. TO COORDINATE ALL SPECIAL INSPECTIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL, SPRINKLER AND LIFE SAFETY SYSTEMS.
4. G.C. SHALL SUBMIT SHOP DRAWINGS FOR ALL REQUIRED G.C. AND SUBCONTRACTOR ITEMS (BUILT IN FIXTURES, MILLWORK, ETCETERA) FOR TENANT APPROVAL PRIOR TO FABRICATION, INCLUDING FOR ALL CUSTOM WORK.

GENERAL NOTES

1. CONTRACTOR(S) SHALL VERIFY ALL SITE DIMENSIONS ON ALL SITE CONDITIONS, EXISTING CONSTRUCTION GRADES AND UTILITIES ON PROJECT, AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO COMMENCING CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE STARTING THE WORK.
2. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) ARE TO VERIFY ALL EXISTING AND NEW CONDITIONS ON THE JOB SITE PRIOR TO ORDERING, PURCHASING OR INSTALLING NEW FIXTURES, EQUIPMENT OR MATERIALS.
3. CONTRACTOR(S) SHALL CONTACT LOCAL UTILITY COMPANIES FOR ANY INFORMATION ON UNDERGROUND OR HIDDEN CONDITIONS PRIOR TO COMMENCING WITH ANY WORK. THE CONTRACTOR(S) SHALL BEAR ANY AND ALL EXPENSES FOR, AND SHALL REPAIR TO EXISTING CONDITIONS, ANY DAMAGE TO EXISTING UNDERGROUND OR HIDDEN UTILITIES, PIPING CONDUITS, EQUIPMENT, ETC.
4. ERRORS OR OMISSIONS IN ANY SCHEDULE OR ON ANY DRAWINGS DO NOT RELIEVE THE CONTRACTOR(S) FORM EXECUTING THE WORK INTENDED ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATION.
5. THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL WALK THE SITE INSIDE AND OUT TO PERFORM A SCOPE OF WORK INSPECTION, ANY AND ALL ADDITIONS OR CLARIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A BID, NO CHANGE ORDERS WILL BE PAID ON THE BASE BID.
6. THE CONTRACTOR(S) SHALL VERIFY THE SITE LOCATION, OPENINGS CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OF SUPPLIER BEFORE STARTING ANY RELATED WORK TO SAID EQUIPMENT.
7. NOTES ON DRAWINGS SHALL TAKE PRECEDENCE TO GENERAL NOTES, LARGE SCALE DETAILS AND SMALL SCALE DETAILS. DO NOT SCALE DRAWINGS. IN CASE OF ANY DISCREPANCY CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING ANY WORK.
8. ALL MANUFACTURERS LISTED ARE A STANDARD OF QUALITY. SUBSTITUTIONS WILL BE ACCEPTED. SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL TO THE ARCHITECT AND THE OWNER PRIOR TO INSTALLATION. GENERAL CONTRACTOR SHALL PAY ALL COSTS ANCILLARY TO A SUBSTITUTION WHERE GRANTED. THIS INCLUDED COSTS INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR, THE OWNER, THE ARCHITECT, THE ENGINEERS, OR ANY OTHER PARTY. THIS INCLUDES COSTS RESULTING FROM DIFFERENCES OF DETAILS, CONFIGURATION, AND DIMENSION BETWEEN THE SPECIFIED AND SUBSTITUTED EQUIPMENT. THIS INCLUDES COSTS TO PROVIDE FEATURES OF THE SPECIFIED EQUIPMENT WHICH MAY BE MANUFACTURER'S OPTIONS OF THE SUBSTITUTED EQUIPMENT.
9. PRIOR TO COMMENCING WITH ANY PORTION OF THE WORK THE GENERAL CONTRACTOR SHALL PREPARE FLOOR/CEILING PLANS THAT WILL COORDINATE ALL MATERIALS, OF ALL TRADES AND SUBCONTRACTORS. THE PLANS MUST INDICATE LOCATIONS OF SPRINKLER HEADS AND PIPING, HVAC UNITS AND EQUIPMENT CONDUIT, RISERS, ETC. SUSPENDED CEILING AND GRIDS, AND ANY OTHER ITEMS THAT MAY BE LOCATED IN THE CEILING AREA. SUBMIT THE ABOVE TO THE ARCHITECT FOR APPROVAL.
10. THE DRAWINGS AND/OR INTENT OF WORK TO BE PROVIDED, OF ALL TRADES AND SUBCONTRACTORS ARE TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. PRIOR TO COMMENCING WITH ANY WORK EACH INDIVIDUAL CONTRACTOR AND SUBCONTRACTOR SHALL REVIEW THE DRAWINGS OF ALL OTHER CONTRACTORS AND SUBCONTRACTORS (ALL TRADES) AND COORDINATE THEIR WORK WITHIN. SHOULD THERE BE ANY CONFLICT BETWEEN TRADES, CONTRACTORS OR SUBCONTRACTORS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY, PRIOR TO COMMENCING WITH ANY WORK.
11. ALL MATERIALS, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO ANY INSTALLATION. CONTRACTOR(S) SHALL SUBMIT ALL SHOP DRAWINGS, PRODUCT LITERATURE, COLOR AND/OR MATERIAL SAMPLES TO THE ARCHITECT FOR APPROVAL. IN NO CASE SHALL A REPRODUCTION OF THE CONTRACT DOCUMENTS BE USED AS A SHOP DRAWING. ALL SHOP DRAWINGS AND PRODUCT SPECIFICATIONS SUBMITTED MUST BEAR CONTRACTOR'S STAMP OF APPROVAL, WHICH INDICATES THAT HE HAS REVIEWED THE MATERIAL AND THEY ARE IN CONFORMANCE WITH THE CONTRACT DRAWINGS. SHOP DRAWINGS AND PRODUCT SPECIFICATIONS THAT DO NOT BEAR THE CONTRACTOR'S STAMP WILL NOT BE ACCEPTED.
12. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO REMOVE ALL RUBBISH AND DEBRIS AND DISPOSE OF PROPERLY AND LEGALLY. THE SITE AND BUILDINGS MUST BE CLEANED ON A REGULAR BASIS.
13. WHERE REQUIRED BY CODE ALL WOOD BLOCKING, PLYWOOD, PARTICLE BOARD, WOOD PRODUCTS, ETC. (INTERIOR AND EXTERIOR) SHALL MEET SMOKE AND FLAME SPREAD REQUIREMENTS OF FIRE RESISTIVE WOOD FOR NON-COMBUSTIBLE BUILDINGS OR SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
14. ALL INTERIOR FINISHES SHALL MEET OR EXCEED FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS AS REQUIRED BY APPLICABLE CODES.
15. MILLWORK SHOWN IS FOR DESIGN INTENT ONLY. MILLWORK VENDOR/CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONING AND FIT VERIFICATION.
16. ALL OPENINGS AND PENETRATIONS IN EXISTING DEMISING WALLS, ESPECIALLY ABOVE THE CEILING AND ALONG TOP OF WALLS, TO BE FULLY SEALED. CONTRACTOR TO REMOVE CEILING TILES ALONG WALLS FOR INSPECTION BY LANDLORD REPRESENTATIVE.
17. ANY REQUIRED ROOFING BY LANDLORD OR TENANT'S ROOFER TO BE APPROVED BY LANDLORD SO AS NOT EFFECT MANUFACTURE'S WARRANTY OF ROOF.
18. LOCATION OF CONSTRUCTION DUMPSTER TO BE APPROVED BY LANDLORD PRIOR TO PLACEMENT.

DRAWING INDEX

DWG.	DIVISION	ORIGINAL ISSUE DATE	REVISION #	CURRENT REVISION DATE
	GENERAL			
T-100	TITLE SHEET	06-24-19		
T-101	EGRESS PLAN	06-24-19		
T-102	SITE PLAN	06-24-19		
A-001	RESPONSIBILITY SCHEDULE / VENDOR LIST	06-24-19		
A-100	CONSTRUCTION PLAN AND NOTES	06-24-19		
A-800	EXTERIOR ELEVATION	06-24-19		

DRAWING DEFERRALS

1. FIRE SPRINKLER
2. FIRE ALARM
3. SIGNAGE
4. STRUCTURAL

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TENANT

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STRUCTURAL ENGINEER

BRAD YOUNG AND ASSOCIATES, INC.
345 POLLASKY AVE.
CLOUS, CA 93612

CONTACT: BRAD YOUNG
POSITION: PRESIDENT
PHONE: 559-323-9600
EMAIL: BRAD@BYAENGINEERING.COM

DRAWING SYMBOLS

KEYED NOTE	PARTITION TYPE	EXISTING DOOR
COLUMN TAG	GLAZED AREA	NEW DOOR
DOOR TAG	DETAIL NUMBER/ DRAWING NUMBER	LINE OF CEILING / HEADER ABOVE (SEE PLANS)
FINISH TAG	ELEVATION NUMBER/ DRAWING NUMBER	+0'-0" ARCHITECTURAL FINISH ELEVATION HEIGHT
FLOOR FINISH TAG	CEILNG TYPE/ CEILING HEIGHT/ FINISH TAG (IF APPLICABLE)	CEILING GRID STARTING POINT
MILLWORK TAG		
FIXTURE TAG		
SECTION NUMBER/ DRAWING NUMBER		

LOCATION:
Oakland
900 MARKET STREET
OAKLAND, CA 94607

PROJECT NO.: 3666-18

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ARCHITECTURAL SEAL:

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LICENSED ARCHITECT
ROBERTO SARGENTI
No. C-31081
07/31/19
Renewal Date
STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
06/24/19	CUP REVIEW

DATE	REVISION

PROJECT INFORMATION:

PROJECT NUMBER:	3666-18
DRAWN BY:	IG/BM
REVIEWED BY:	MS
TOTAL SQ. FT.:	21,085
DATE:	06/24/19

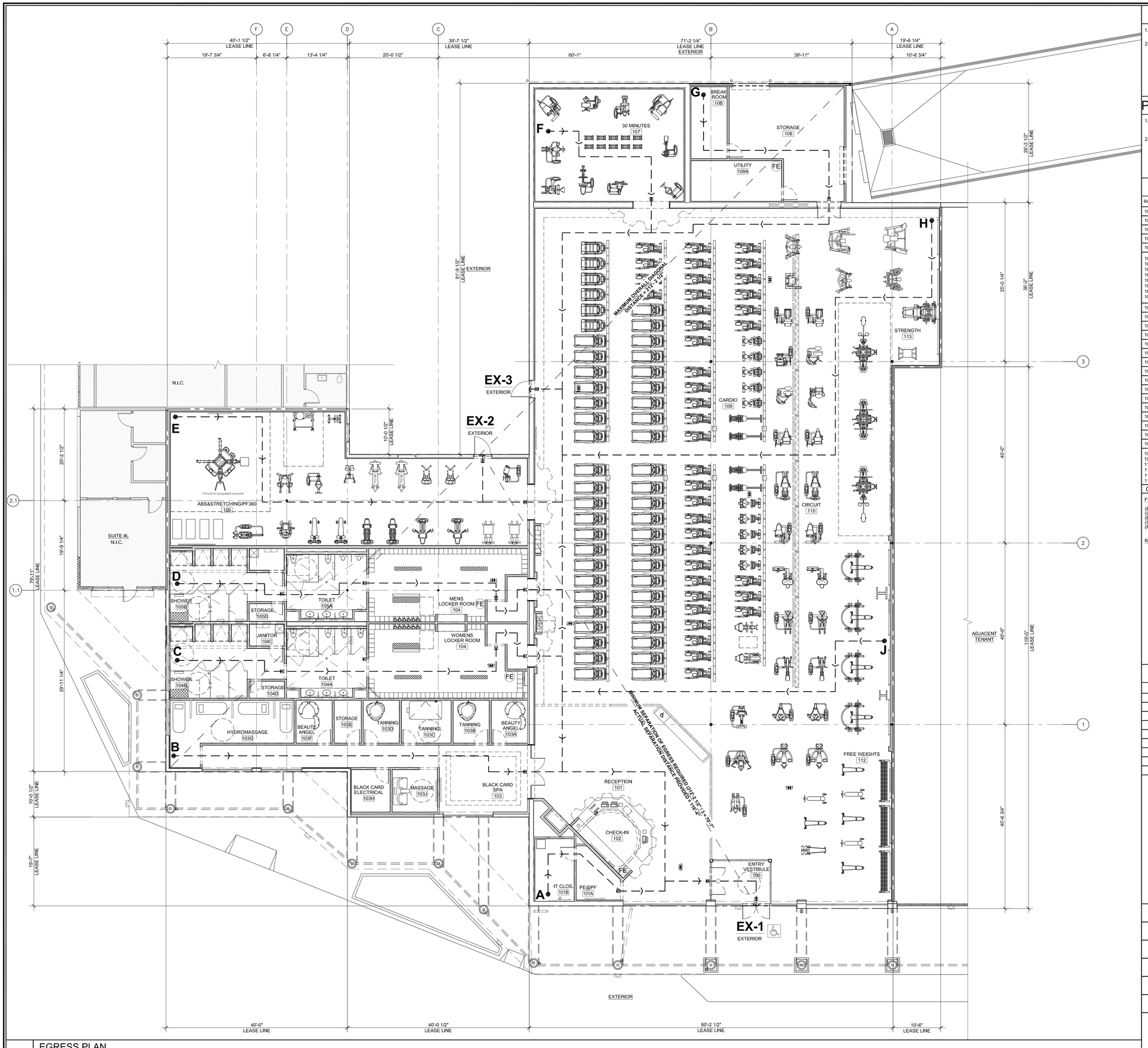
DRAWING TITLE:
TITLE SHEET

DRAWING NUMBER:
T-100

PROJECT: PLANET FITNESS

LOCATION: OAKLAND, CA

PLOT SCALE: 1:1



1 EGRESS PLAN

1 / 8" = 1' - 0"

GENERAL EGRESS NOTES

1. MAINTAIN 36" CLEAR AISLE MINIMUM BETWEEN ALL GYM EQUIPMENT THROUGHOUT THE FITNESS AREA.
2. MAINTAIN 44" CLEAR AISLE MINIMUM ALONG ALL EGRESS PATHS.

PORTABLE FIRE EXTINGUISHER NOTES

1. FINAL LOCATION AND NUMBER OF PORTABLE FIRE EXTINGUISHERS TO BE APPROVED BY THE FIRE MARSHALL. THE G.C. SHALL VERIFY REQUIREMENTS WITH THE LOCAL AUTHORITIES PRIOR TO PLACEMENT.
2. ALL FIRE EXTINGUISHERS TO BE MINIMUM 2A:10B:C.

AREA CALCULATIONS

(PER CBC TABLE 1004.1.2)

ROOM	AREA / OCCUPANCY		TOTAL AREA (GROSS S.F.)	NUMBER OF OCCUPANTS
100	ENTRY VESTIBULE	B	133 S.F.	133 SF / 100 = 2 PERSONS
101	RECEPTION	B	1,230 S.F.	1,230 SF / 100 = 13 PERSONS
101A	PE@PF	B	114 S.F.	114 SF / 100 = 2 PERSONS
101B	IT CLOSET	B	152 S.F.	152 SF / 300 = 1 PERSON
102	CHECK-IN	S	202 S.F.	202 SF / 100 = 2 PERSONS
103 103A 103B 103C 103D 103F 103G 103J	BLACK CARD SPA	B	1,526 S.F.	1,526 SF / 100 = 16 PERSONS
103E	STORAGE	S	64 S.F.	64 SF / 300 = 1 PERSON
103H	BLACK CARD ELECTRICAL	M	103 S.F.	103 SF / 300 = 1 PERSON
104	WOMENS LOCKER ROOM	L	606 S.F.	606 SF / 50 = 13 PERSONS
104A	WOMENS TOILET ROOM	B	300 S.F.	300 SF / 100 = 3 PERSONS
104B	WOMENS SHOWER ROOM	B	362 S.F.	362 SF / 100 = 4 PERSONS
104C	JANITORS CLOSET	B	44 S.F.	44 SF / 100 = 1 PERSON
104D	STORAGE	S	35 S.F.	35 SF / 300 = 1 PERSON
105	MENS LOCKER ROOM	L	606 S.F.	606 SF / 50 = 13 PERSONS
105A	MENS TOILET ROOM	B	309 S.F.	309 SF / 100 = 4 PERSONS
105B	MENS SHOWER ROOM	B	358 S.F.	358 SF / 100 = 4 PERSONS
105C	JANITORS CLOSET	B	44 S.F.	44 SF / 100 = 1 PERSON
105D	STORAGE	S	37 S.F.	37 SF / 300 = 1 PERSON
108	STORAGE	S	613 S.F.	613 SF / 300 = 2 PERSONS
108A	UTILITY	M	209 S.F.	209 SF / 300 = 1 PERSON
108B	BREAK ROOM	B	151 S.F.	151 SF / 100 = 2 PERSONS
109	CIRCULATION		4,771 S.F.	4,771 SF / 0 = 0 PERSON
106 107 111 112 113 114	ABS&STRETCHING, 30 MINUTES, CARDIO, CIRCUIT, STRENGTH, FREE WEIGHTS	E	9,116 S.F.	9,116 SF / 50 = 183 PERSONS
GRAND TOTALS:			21,085 S.F.	289 PERSONS

FLOOR AREA IN SQUARE FEET PER OCCUPANCY TYPE:

(B)USINESS = 100 GROSS S.F. / PERSON.
(L)OCKER ROOM = 50 GROSS S.F. / PERSON.
(E)XERCISE EQUIPMENT ROOM = 50 GROSS S.F. / PERSON.
(S)TORAGE = 300 GROSS S.F. / PERSON.
(M)ECHANICAL = 300 GROSS S.F. / PERSON

REQUIRED EGRESS:

1. EGRESS WIDTH OF DOORS (CBC SECTION 1008.1.1):
   REQUIRED: 0.2" X 289 PERSONS = 57.8",
   PROVIDED: (1) 72" WIDE PAIR DOUBLE DOORS AND (2) 42" WIDE DOOR (156" TOTAL WIDTH).
2. DOORWAY WIDTH (CBC SECTION 1008.1.1): MINIMUM CLEAR WIDTH OF 32".
3. STAIRWAY WIDTH (CBC SECTION 1009.4): MINIMUM CLEAR WIDTH OF 44".
4. NUMBER OF EXITS (CBC SECTION 1006.3.1): 2 REQUIRED; 3 PROVIDED.
5. EXIT ACCESS DOORWAY ARRANGEMENT (CBC SECTION 1015.2.1):
   EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA TO BE SERVED.
6. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2): 250' MAXIMUM (WITH SPRINKLER SYSTEM).
7. EGRESS CORRIDOR WIDTH (CBC TABLE 1020.2): MINIMUM CLEAR WIDTH OF 44".
8. DEAD END CORRIDOR LENGTH (CBC SECTION 1020.4): 20' MAXIMUM.

TRAVEL DISTANCES

STARTING POINT	DISTANCE TO EXIT #1	DISTANCE TO EXIT #2	DISTANCE TO EXIT #3			NOTES
A	65'-7"	-	-			
B	161'-6"	-	-			
C	198'-8"	162'-10"	-			
D	213'-1"	148'-0"	-			
E	-	97'-0"	-			
F	-	152'-1"	106'-5"			
G	-	204'-3"	158'-7"			
H	-	-	154'-11"			
J	172'-2"	-	156'-2"			

DRAWING SYMBOLS

	COLUMN TAG	FE	PORTABLE WALL/CABINET MOUNTED FIRE EXTINGUISHER
	ACCESSIBLE AREA OR EXIT		DIRECTIONAL EXIT SIGN
	EXIT SIGN		BATTERY BACK-UP EMERGENCY LIGHTING
	LINE OF CEILING / HEADER ABOVE (SEE PLANS)		SMOKE DETECTOR
	GLAZED AREA	S	SPEAKER
	EXISTING DOOR		NEW DOOR
	DIRECTION OF EGRESS TRAVEL (MINIMUM 44" WIDE)		AREA NOT IN CONTRACT (N.I.C.)

planet fitness

LOCATION:

Oakland
900 MARKET STREET
OAKLAND, CA 94607

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ARCHITECTURAL SEAL:

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LICENSED ARCHITECT ROBERT J. SARGENTI No. C-31061 07/31/19 Renewal Date STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
06/24/19	CUP REVIEW

DATE	REVISION

PROJECT INFORMATION:

PROJECT NUMBER:	3666-18
DRAWN BY:	IG/BM
REVIEWED BY:	MS
TOTAL SQ. FT.:	21,085
DATE:	06/24/19

DRAWING TITLE:

EGRESS PLAN

DRAWING NUMBER:

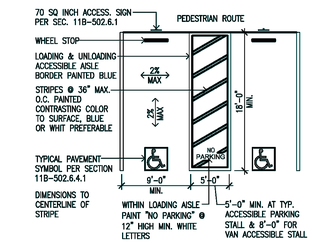
T-101

PROJECT NO.: 3666-18

LOCATION: OAKLAND, CA

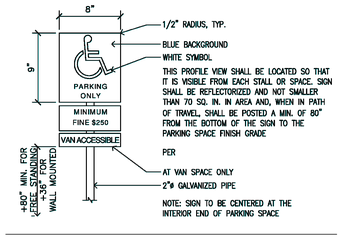
PROJECT: PLANET FITNESS

PLOT SCALE: 1:1



2 ADA PARKING STALL (EXISTING) DETAIL

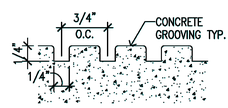
1/8" = 1'-0"



3 ADA PARKING SIGNAGE (EXISTING) DETAIL

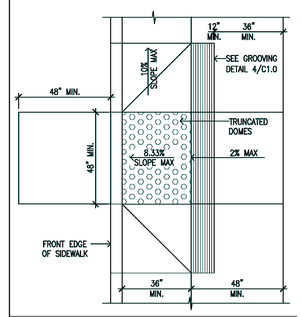
NTS

NOTE: CURB RAMPS SHALL BE A M IN. 48" WIDE AND NOT EXCEED 8.33% SLOPE. CURB RAMPS SHALL HAVE 12" WIDE GROOVED BORDER (GROOVES 1/4" X 1/4" X 3/4" O.C.) AT TOP EDGE ADJOINING SIDEWALK PER 2013 CBC SEC.11B-502



4 GROOVING (EXISTING) DETAIL

NTS



5 CURB RAMP (EXISTING) DETAIL

3/8" = 1'-0"

GENERAL NOTES

1. SIGNS SHALL BE POSTED AT EACH ENTRANCE TO OFF STREET PARKING. SIGNS SHALL NOT BE LESS THAN 17" X 22" IN SIZE WITH 1" HIGH LETTERING WHICH STATES THE FOLLOWING: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING_____, 2016 CBC SEC. 11B-502.8
2. THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER FREE ROUTE 48" MIN. IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS FREE OF OVERHANG OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80" (THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS) PER CBC 1127B.5
3. G.C. TO RE-STRIPE ALL PARKING STALLS AND ACCESSIBLE ROUTES AS REQ'D.
4. SIDEWALK TO HAVE MINIMUM 6FT. WIDTH (4 FT. SIDEWALK WIDTH +2 FT. FOR VEHICLE OVERHANG) PER 2016 CBC SEC. 11B-403.5.1
5. G.C. TO VERIFY (E) CONDITION OF CURB RAMP, SEE DETAILS 4/T102 & 5/T102, UPDATE EXISTING AS REQUIRED.
6. G.C. TO VERIFY EXISTING CONDITION OF ACCESSIBLE PARKING STALLS PER DETAILS 2/T102 & 3/T102, UPDATE EXISTING AS REQUIRED.
7. PROVIDE THE WORDS "NO PARKING" (12" HIGH LETTERS) IN THE LOADING/UNLOADING SPACE.
8. SURFACE OF ACCESSIBLE PARKING SPACES SHALL HAVE OUTLINE OF A WHEELCHAIR WITH OCCUPANT 36" X 36" MINIMUM DIMENSION PER 2016 CBC 11B-502.6.4.1.
9. PLOT PLAN DIMENSIONS ARE APPROXIMATE. G.C. TO TO VERIFY THAT THE EXIT DISCHARGE TO THE PUBLIC STREETS IS A MINIMUM 20'
10. SLOPE AT PARKING STALL AND LOADING ZONE NOT EXCEED 2% IN ANY DIRECTION.

PARKING SUMMARY

ASSESSOR'S PARCEL NUMBER (APN): 001-0228-009

ZONING: REGIONAL COMMERCIAL ZONE (CR-1)

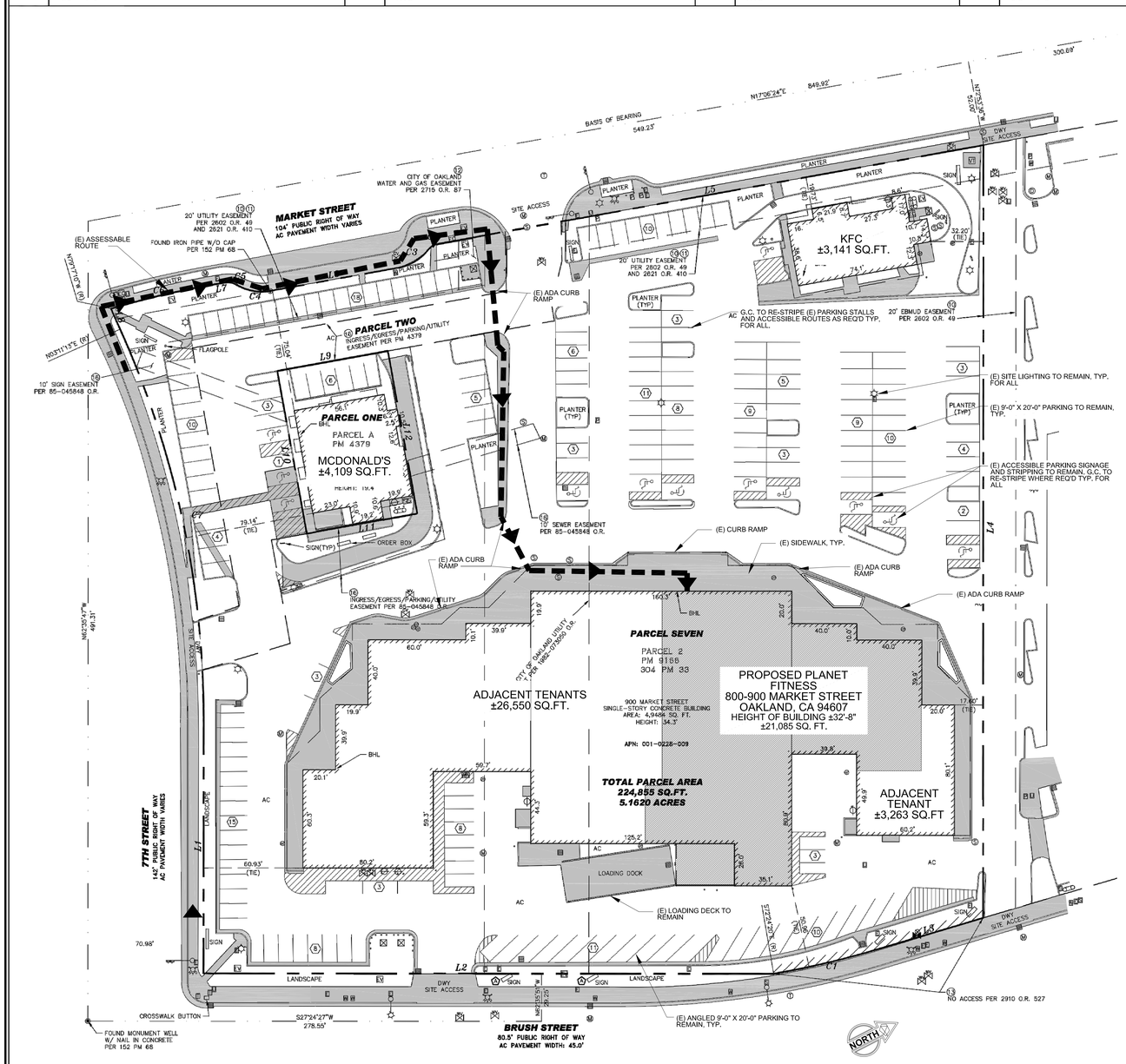
EXISTING OFF STREET PARKING:
EXISTING STANDARD SPACES: 182 VEHICLE PARKING STALL
EXISTING ACCESSIBLE: 12 ACCESSIBLE PARKING STALLS

REQUIRED PARKING:
1 VEHICLE PARKING STALL PER 300 S.F. OF FLOOR AREA:
58,148 S.F. FLOOR AREA/300 = 194 REQUIRED
194 PROVIDED

ACCESSIBLE PARKING SPACES:
PER TABLE 11B-208.2 OF SECTION 11-208 ACCESSIBLE PARKING REQUIRED
REQUIRED: 8 STALLS
PROVIDED: 8(E) STANDARD/VAN ACCESSIBLE STALLS ARE PROVIDED WITHIN CLOSE PROXIMITY TO ENTRANCE
4 (E) STANDARD/VAN ACCESSIBLE STALLS ARE PROVIDED ELSEWHERE
12 TOTAL ACCESSIBLE PARKING STALLS

BICYCLE PARKING:
NOT REQUIRED - NO ADDITIONAL NEW FLOOR AREA

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



1 SITE PLAN

NTS

VEHICLE PARKING TABULATION

UNIT #	TENANT	TOTAL SF	PARKING RATIO	REQUIRED PARKING*
800 MARKET STREET	MCDONALD'S	4,109 S.F.	(1) PER 300 SF OF FLOOR AREA	14
900 MARKET STREET SUITE 900A	BABY NUTRITIONAL CARE	±1,424 S.F.	(1) PER 300 SF OF FLOOR AREA	5
900 MARKET STREET SUITE 900B	RIMY MEDITERRANEAN GROCERY AND GRILL	±1,689 S.F.	(1) PER 300 SF OF FLOOR AREA	6
900 MARKET STREET SUITE 900C	HONG KONG FAST FOOD	±1,690 S.F.	(1) PER 300 SF OF FLOOR AREA	6
900 MARKET STREET SUITE 900D	STAR LIGHT DONUTS & ICE CREAM	±1,246 S.F.	(1) PER 300 SF OF FLOOR AREA	4
900 MARKET STREET SUITE 900E	PIZZA LOVER	±1,445 S.F.	(1) PER 300 SF OF FLOOR AREA	5
900 MARKET STREET SUITE 900F	A1 LAUNDROMAT	±1,890 S.F.	(1) PER 300 SF OF FLOOR AREA	6
900 MARKET STREET SUITE 900 G	XFINITY	±1,138 S.F.	(1) PER 300 SF OF FLOOR AREA	4
900 MARKET STREET SUITE 900 H	DIVA'S BEAUTY SUPPLY	±3,709 S.F.	(1) PER 300 SF OF FLOOR AREA	12
900 MARKET STREET SUITE 900 I	CITITRENDS	±12,287 S.F.	(1) PER 300 SF OF FLOOR AREA	41
900 MARKET STREET SUITE 301 J/K	PLANET FITNESS (PROPOSED)	21,085 S.F.	(1) PER 300 SF OF FLOOR AREA	70
900 MARKET STREET SUITE L	WESTERN UNION	±848 S.F.	(1) PER 300 SF OF FLOOR AREA	3
900 MARKET STREET SUITE M	VACANT SPACE	±2,436 S.F.	(1) PER 300 SF OF FLOOR AREA	8
950 MARKET STREET	KFC	3,141 S.F.	(1) PER 300 SF OF FLOOR AREA	10

REQUIRED TOTAL PARKING: 194 TOTAL STALLS*	REQUIRED ADA PARKING: 8 TOTAL STALLS*
PROVIDED TOTAL PARKING: 194 TOTAL STALLS* PROVIDED REGULAR PARKING: 182 TOTAL STALLS PROVIDED ADA PARKING: 12 TOTAL STALLS	PROVIDED ADA PARKING: 12 TOTAL STALLS*

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

* ADA PARKING PER 2016 CALIFORNIA BUILDING CODE TABLE 11B-208.2

PARKING PLAN LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
℄	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
FC	FACE OF CURB	TS	TRAFFIC SIGNAL
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FH	FIRE HYDRANT	UB	UTILITY BOX
GP	GATE POST	VT	UTILITY VAULT
GMH	GAS MANHOLE	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
GV	GAS VALVE	YL	YARD LIGHT
MH	MANHOLE	A	DENOTES OBSERVATIONS
MW	MONITORING WELL	1	CORRESPONDS TO SCHEDULE B
MON	FOUND MONUMENT	1	CORRESPONDS TO PARKING COUNT

planet fitness

LOCATION:
Oakland
900 MARKET STREET
OAKLAND, CA 94607

PROJECT NO.: 3666-18

SARGENTI
461 FROM ROAD, PARAMUS, NJ 07652
T|973.253.9393 • WWW.SARGARCH.COM

ARCHITECTURAL SEAL:

THIS DOCUMENT IS THE PROPERTY OF THE OWNER AND IS NOT TO BE USED WITHOUT THEIR WRITTEN PERMISSION.

LICENSED ARCHITECT ROBERT J. SARGENTI NO. C-31061 07/31/19 Renewal Date STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
06/24/19	CUP REVIEW

DATE	REVISION

PROJECT INFORMATION:

PROJECT NUMBER:	3666-18
DRAWN BY:	IG/BM
REVIEWED BY:	MS
TOTAL SQ. FT.:	21,085
DATE:	06/24/19

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
T-102

LOCATION: OAKLAND, CA

PROJECT: PLANET FITNESS

PLOT SCALE: 1:1

ABBREVIATIONS

ABBREVIATION	MEANING	ABBREVIATION	MEANING
A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
A.C.T.	ACOUSTIC CEILING TILE	IN.	INCH
A/C	AIR CONDITIONING	INSUL.	INSULATION
A.D.	AREA DRAIN	INT.	INTERIOR
ADJ.	ADJUSTABLE	INV.	INVERT
A.F.F.	ABOVE FINISH FLOOR	JAN.	JANITOR
A.F.G.	ABOVE FINISH GRADE	J.C.	JANITOR'S CLOSET
ALUM.	ALUMINUM	JT.	JOINT
APPROX.	APPROXIMATE	JST.	JOIST
A.T.	ALUMINUM THRESHOLD	J.B.	JUNCTION BOX
B.B.	BALL BEARING	K.P.	KICK PLATE
B.D.	BOARD	LAB.	LABORATORY
BLDG.	BUILDING	LAM.	LAMINATED
BLK.	BLOCK	LAV.	LAVATORY
BLKG.	BLOCKING	L.H.	LEFT HAND
BM.	BEAM	L.L.	LANDLORD
B.O.	BOTTOM OF	L.P.	LOW POINT
BOT.	BOTTOM	LT.WT.	LIGHT WEIGHT
B.O.F.	BOTTOM OF FOOTING	MACH.	MACHINE
B.O.S.	BOTTOM OF STEEL	MAX.	MAXIMUM
CAB.	CABINET	MECH.	MECHANICAL
CPT.	CARPET	MFG.	MANUFACTURER
CEM.	CEMENT	M.H.	MAN HOLE
C.I.	CAST IRON	MEZZ.	MEZZANINE
C.I.T.	CAST IRON THRESHOLD	MIN.	MINIMUM
C.L.	CENTER LINE	MISC.	MISCELLANEOUS
CLG.	CEILING	M.P.	MOP PLATE
COHC	CONCEALED OVERHEAD CLOSER	M.O.	MASONRY OPENING
COL.	COLUMN	MTD.	MOUNTED
CONC.	CONCRETE	N.R.C.	NOISE REDUCTION COEFFICIENT
C.M.U.	CONCRETE MASONRY UNIT	N.C.	NON-COMBUSTIBLE
COND.	CONDITION	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	NO.	NUMBER
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE
C.G.	CORNER GAURD	O.A.	OVERALL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
C.W.	CURTAIN WALL	O.H.	OVERHEAD
DEMO.	DEMOLISH / DEMOLTION	O.H.C.	OVERHEAD CLOSER
DEPT.	DEPARTMENT	OPNG.	OPENING
DET. / DTL.	DETAIL	PL.	PROPERTY LINE
DIA.	DIAMETER	PLAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PLUMB.	PLUMBING
DISP.	WALL MOUNTED DISPLAY BOARD	PLYWD.	PLYWOOD
D.F.	DRINKING FOUNTAIN	P.G.B.	PAINTED GYPSUM BOARD
D.L.	DEAD LOAD	PT.	PAINT
DN.	DOWN	PTD.	PAINTED
D.O.	DO OVER (REPEAT)	P.V.C.	POLYVINYL CHLORIDE
DTL.	DETAIL	P.WD.	PAINTED WOOD
DWG.	DRAWING	R.A.	RETURN AIR
EA.	EACH	R.A.	RETURN AIR
E.C.	ELECTRICAL CONTRACTOR	R.C.P.	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	REINF.	REINFORCE(ED)(ING)
ELECT.	ELECTRIC(AL)	REQ'D.	REQUIRED
EQ.	EQUAL	R.H.	RIGHT HAND
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	R.O.W.	RIGHT OF WAY
EXH.	EXHAUST	R.D.	ROOF DRAIN
E.F.	EXHAUST FAN	R.T.U.	ROOF TOP UNIT
EXIST. / EXG.	EXISTING	S.C.	SOLID CORE
EXP.	EXPOSED	SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SHT.	SHEET
F.A.	FIRE ALARM	SIM.	SIMILAR
F.C.	FIXTURE CONTRACTOR	SPEC.	SPECIFICATION(S)
F.D.	FLOOR DRAIN	SF.	STOREFRONT
FIN.	FINISH	S.F. / SQ.FT.	SQUARE FOOT(AGE) / SQUARE FEET
F.F.	FINISH FLOOR	SQ.	SQUARE
FFE.	FINISH FLOOR ELEVATION	STL.	STEEL
FFL.	FINISH FLOOR LEVEL	S.S.	STAINLESS STEEL
FDC.	FIRE DEPARTMENT CONNECTION	STRUCT.	STRUCTURAL
F.E.	FIRE EXTINGUISER	STOR.	STORAGE
F.E.C.	FIRE EXTINGUISER CABINET	STD.	STANDARD
F.H.	FIRE HYDRANT	SUSP.	SUSPENDED
F.H.C.	FIRE HOSE CABINET	TEL.	TELEPHONE
F.P.	FIRE PLACE	TEMP.	TEMPORARY
FL.	FLOOR	T.G.	TEMPERED GLASS
F.O.	FINISHED OPENING	T.G.C.	TENANT GENERAL CONTRACTOR
F.O.C.	FACE OF CONCRETE	T. & G.	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	THK.	THICKNESS
F.R.G.	FIBERGLASS REINFORCED GYPSUM	T.	TENANT
F.R.P.	FIBERGLASS REINFORCED PLASTIC	T/	TOP
F.R.T.	FIRE RETARDANT TREATED	T./O.	TOP OF
F.R.T.W.	FIRE RETARDANT TREATED WOOD	T./O.C.	TOP OF CONCRETE
FLG.	FRAMELESS GLAZING	T./O.M.	TOP OF MASONRY
F.G.	FROSTED GLASS	T./O.S.	TOP OF STEEL
FT.	FOOT / FEET	TV.	TELEVISION
FIXT.	FIXTURE	TYP.	TYPICAL
GA.	GAUGE	U.L.	UNDERWRITERS LABORATORY
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
G.C.	GENERAL CONTRACTOR	VAN	VANITY
G.I.	GALVANIZED IRON	V.I.F.	VERIFY IN FIELD
G.P.	GLASS PANEL	V.C.T.	VINYL COMPOSITION TILE
G.F.I.	GROUND FAULT INTERRUPTER	VERT.	VERTICAL
G.W.B. / GYP / GYP BD	GYPSUM (WALL) BOARD	VEST.	VESTIBULE
H.B.	HOSE BIBB	V.W.C.	VINYL WALL COVERING
H.C.	HOLLOW CORE	WSCT.	WAINSCOT
HDW.	HARDWARE	W.C.	WATER CLOSET
HT. / HGT.	HEIGHT	WWF	WELDED WIRE FABRIC
H.B.	HOSE BIBB	W/	WITH
H.C.	HOLLOW CORE	W/O	WITHOUT
HDW.	HARDWARE	WD.	WOOD
HGT.	HEIGHT		
H.P.	HIGH POINT		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.W.	HOT WATER		
HTG.	HEATING		
HVAC.	HEATING, VENTILATING AND AIR CONDITIONING		

VENDOR CONTACT INFORMATION

COMMENTS	ITEM	VENDOR	CONTACT	E-MAIL	PHONE
PURCHASED BY PLANET FITNESS, INSTALL BY G.C.	LIGHTING FIXTURES	NEL	JIM SCHMIDT	JSCHMIDT@NELCOMPANY.COM	603.864.0198
INCLUDED IN LIGHTING FIXTURE PACKAGE SHIPPED AND ORDERED BY NEL.	PLANET FITNESS LOGO WALL SCONCES	SMD LIGHTS	ELAINA BULOW	ELAINA@SMDLIGHTS.COM	505.247.4276
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR.	RACEWAY EQUIPMENT (ELECTRICAL / LOW VOLTAGE)	GRATEFUL HOMES - GHS	RANDY KISER	GHSOFNA@YAHOO.COM	315.790.8831
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR.	TV /TRUSS/LOW VOLTAGE/SECURITY	PLANET FITNESS I.T.	(PLANET FITNESS PROJECT MANAGER)	NETWORKING@PFHQ.COM	603.750.0001
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR.	LOCKERS	MHS	DARIN ALDRICH	DALDRICH@MATHAND.COM	207.846.1054
PURCHASED BY EAST REGION-PLANET FITNESS, INSTALL BY VENDOR.	TANNING BOOTHS	JK PRODUCTS	LAURIE JOHNSON	LAURIE.JOHNSON@JKAMERICA.COM	870.336.1591
G.C. TO PROVIDE POWER (FINAL DESIGN MUST BE APPROVED BY PLANET FITNESS CORPORATE).	SIGNAGE	PRIDE SIGNS	NELSON MELO	NMELO@PRIDESIGNS.COM	519.622.4040 x272
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR.	HYDRO MASSAGE	JTL ENTERPRISES	PAUL LUNTER	PLUNTER@HYDROMASSAGE.COM	727.536.5566
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR.	TOILET PARTITIONS	MHS	DARIN ALDRICH	DALDRICH@MATHAND.COM	207.846.1054
PURCHASED BY PLANET FITNESS, G.C. INSTALL POWER, VENDOR INSTALL FANS.	FANS	BIG A	PETE NUCKOLS	PETE.NUCKOLS@BIGASSSOLUTIONS.COM	859.629.7548
PURCHASED BY PLANET FITNESS, G.C. TO PREP FLOOR.	RUBBER FLOOR MATERIALS	ECORE	GWEN GAUDIOSO	GWEN.GAUDIOSO@ECOREINTL.COM	717.824.4618
PURCHASED BY PLANET FITNESS, INSTALL BY G.C. G.C. CAN USE PREFERRED VENDOR GRATEFUL HOMES - GHS	RUBBER FLOOR INSTALL	GRATEFUL HOMES - GHS	RANDY KISER	GHSOFNA@YAHOO.COM	315.790.8831
PLANET FITNESS PURCHASES, INSTALL BY PLANET FITNESS VENDOR - COORDINATE WITH G.C.	WALL COVERING	NORTH EAST COLOR	JEAN-PAUL GAUTHIER	SALES@NORTHEASTCOLOR.COM	603.436.8210
PURCHASED BY PLANET FITNESS, INSTALL BY PLANET FITNESS VENDOR - COORDINATE WITH G.C.	INTERIOR SIGNAGE	NORTH EAST COLOR	JEAN-PAUL GAUTHIER	SALES@NORTHEASTCOLOR.COM	603.436.8210
PURCHASED BY PLANET FITNESS, G.C. TO CONFIRM QUANTITIES AND INSTALL.	WAINSCOTT - FRP	CONSTRUCTION SPECIALTIES	SYDNEY SHEPHERD	SSHEPHERD@C-SGROUP.COM	888.424.6287 x1947
PURCHASED BY PLANET FITNESS, DELIVERY & INSTALL COORDINATED BY G.C.	LOCKER ROOM BENCHES & GARBAGE CANS	WABASH VALLEY			
PURCHASED BY PLANET FITNESS, INSTALL BY G.C.	BATHROOM MIRRORS	NEL	JIM SCHMIDT	JSCHMIDT@NELCOMPANY.COM	603.864.0198
PURCHASED BY PLANET FITNESS, INSTALL BY G.C.	STRETCHING BAR	WATERS FABRICATION	GARY WATERS	FABRICATION@WATERSMSG.COM	603.895.5255
PLANET FITNESS AND G.C. TO COORDINATE EQUIPMENT INSTALL.	EXERCISE EQUIPMENT	PLANET FITNESS	CHRISTINA NYE	CHRISTINA.NYE@PFHQ.COM	603.750.0001 x302
	PHONE / CABLE /INTERNET SERVICE	PLANET FITNESS I.T.	(PLANET FITNESS PROJECT MANAGER)	NETWORKING@PFHQ.COM	603.750.0001
	POS SYSTEM	PLANET FITNESS I.T.	(PLANET FITNESS PROJECT MANAGER)	NETWORKING@PFHQ.COM	603.750.0001
PURCHASED BY PLANET FITNESS, INSTALL COORDINATED BY G.C.	FURNITURE, BLACK CARD, ETC.	DREAM SEAT	LACEY PULEO	LPULEO@DREAMSEAT.COM	631.656.1066 x28
PURCHASED BY PLANET FITNESS, DELIVERY & INSTALL COORDINATED BY G.C.	MASSAGE CHAIRS	SMARTE CARTE	JODI HANDLOS MAGGIE NADEAU	HANDLOSJ@SMARTECARTE.COM NADEAUM@SMARTECARTE.COM	651.653.3024
PURCHASED BY PLANET FITNESS, INSTALL BY G.C.	TILE/GROUT/THIN-SET/ SCHLUTER PROFILES	CREATIVE MATERIALS	ALISON PICHE	APICHE@CREATIVEMATERIALSCORP.COM	OFFICE: 518.452.9694 DIRECT: 518.713.5395
PURCHASED BY PLANET FITNESS, INSTALL BY G.C.	HAND DRYERS	NEWTON DISTRIBUTING	LORI LAMOTHE	LORI@NEWTONDISTRIBUTING.COM	877.837.7745
G.C. TO PROVIDE AND INSTALL.	ADA SHOWER BENCH AND ACCESSORIES	BOBRICK	-	-	-
PURCHASED BY PLANET FITNESS, INSTALL BY VENDOR. COORDINATE WITH G.C. FOR INSTALLATION.	MIRRORS IN WORKOUT AREA & DRY VANITY	THE MIRROR COMPANY	DAVE	DAVE@THEMIRRORCOMPANY.COM	800.473.0619
PLANET FITNESS TO COORDINATE.	ENERGY REBATES	ENERGY REBATES	LEAH BATTISTA	LEAH@ENERGYMES.COM	913.333.3713
MILLWORK IS PURCHASE BY PLANET FITNESS AND INSTALLED BY TRICON, TO BE COORDINATED BY G.C.	MILLWORK	TRICON	RICHARD CARLUCCI	R.CARLUCCI@TRICON-CONSTRUCTION.COM	267.223.1060

NOTES

NOTES:

1. IF THIS IS A CORPORATE CLUB, CONTACT CORPORATE OPERATIONS FOR ADDITIONAL DETAILS REGARDING OWNER APPROVED ITEMS.
2. TENANT RESPONSIBILITIES WILL BE INCLUDED IN THE GENERAL CONTRACTOR'S BID PACKAGE AND THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A DETAILED BREAKDOWN ASSOCIATED WITH THESE COSTS.
3. G.C. TO PROVIDE TENANT AND ARCHITECT WITH A SET OF "AS-BUILT" DRAWINGS UPON COMPLETION.
4. G.C. IS RESPONSIBLE FOR COORDINATION OF ALL TENANT VENDOR RESPONSIBILITIES. REFER TO VENDOR CONTACT INFORMATION FOR VENDOR SPECIFIC ITEMS.

CONTRACTOR NOTES

RESPONSIBILITY SCHEDULE

ITEM	LANDLORD FURNISH	LANDLORD INSTALL	G.C. FURNISH	G.C. INSTALL	TENANT / VENDOR FURNISH	TENANT / VENDOR INSTALL	EX'G	N/A	REMARKS
GENERAL CONDITIONS									
DEMOLITION AND DISPOSAL			●	●					G.C. TO REMOVE EX'G DOORS
DUMPSTERS AND TRASH REMOVAL			●	●					FOR EACH PORTION OF THEIR WORK
CLEANING			●						
TEMP. SERVICES: TELEPHONE, FAX, SANITARY			●	●					
TEMP. SERVICES: ELECT, HEAT, COOLING, WATER			●	●					
BARRICADE AND BLACK OUT FILM (HOARDING)			●						AS PER BUILDING OWNER CRITERIA AND/OR AS REQUIRED BY THE LOCAL AUTHORITIES.
INSPECTION FEES			●						
BUILDING PERMIT FEE			●						
STEEL / SUPPORT								●	
FINAL CLEANING			●						INCLUDING HIGH-BAY LIGHTING AND FANS.
CONTAINERS / STORAGE FOR MATERIALS			●						
FLOOR PROTECTION			●	●					
SITE WORK									
SLAB / FLOOR PREPARATION			●				●		GRINDING, LEVELING AND FILLER AS REQUIRED FOR PROPER FLOORING SUBSTRATE.
SIDEWALKS / PARKING LOT							●		
CONCRETE CUTTING / PATCHING / REPAIR			●	●			●		
GRANITE									
GRANITE COUNTERS					●	●			CHECK IN DESK, COUNTER, VANITIES, WALL CAPS, BENCHES, ETCETERA PER PLANS.
WOOD AND METAL									
SUPPORTS AT COUNTERS AND LOW WALLS			●	●					
RTU SUPPORT FRAMING			●	●					
STRETCHING RAILS				●	●				G.C. TO COORDINATE INSTALLATION.
LOCKERS					●	●			G.C. TO COORDINATE INSTALLATION.
WALLET LOCKERS					●	●			G.C. TO COORDINATE INSTALLATION.
WABASH LOCKER ROOM BENCH				●	●				
GYM FLOOR MIRROR FRAMES					●	●			G.C. TO COORDINATE INSTALLATION/ELECTRICAL HOOK-UP
MILLWORK/FRONT DESK					●	●			G.C. TO COORDINATE INSTALLATION/ELECTRICAL HOOK-UP
THERMAL AND MOISTURE PROTECTION									
CAULKING AND SEALANTS			●	●					
WATERPROOF MEMBRANE			●	●					
INSULATION			●	●					
STOREFRONT									
GLASS AND FRAMING			●	●			●		NEW STOREFRONT PANELS AND DOORS BY G.C. REFER TO PLANS
SIGNAGE				●	●	●			G.C. TO COORDINATE INSTALLATION. ELECTRICAL HOOKUP AND DISCONNECT.
EXTERIOR INSULATION FINISHING SYSTEM			●	●			●		NEW STOREFRONT PORTAL - REFER TO DWG'S
EXTERIOR LIGHTING			●	●			●		INCLUDING EGRESS LIGHTING (IF NOT EXISTING).
AWNINGS								●	
EXTERIOR PAINTING			●	●			●		REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION
DOORS AND WINDOWS									
DOORS, FRAMES AND HARDWARE			●	●			●		REFER TO DOOR SCHEDULE.
BLACK CARD SPACE GLASS AND FRAMING			●	●					SEE PLANS.
VESTIBULE GLASS AND FRAMING			●	●					SEE PLANS.
FINISHES									
DEMISING WALLS							●		G.C. TO PATCH AND REPAIR EXISTING AS REQUIRED TO MAINTAIN ALL FIRE RATINGS. EXTEND DRYWALL TO DECK ABOVE (IF NOT EXISTING).
DRYWALL CEILING SYSTEM			●	●					
ACOUSTICAL CEILINGS			●	●					
DRYWALL WALL SYSTEM			●	●					OR OTHER SUBSTRATE AS REQUIRED - SEE PLANS.
WALL COVERING					●	●			G.C. TO COORDINATE INSTALLATION WITH TENANT VENDOR. VENDOR TO INSTALL
PAINT			●	●					INCLUDING PRIMING AND FINISHING PER MANUFACTURER'S INSTRUCTIONS.
CERAMIC TILE, GROUT, THIN-SET, SCHLUTER PROFILES				●	●				G.C. TO INSTALL AND VERIFY ALL QUANTITIES.
RUBBER / COVE BASE			●	●					
SOFFITS			●	●					INCLUDING GEAR SOFFITS.
FIBRE REINFORCED PANELS (FRP-1)				●	●				FRP AT UTILITY AREAS FURNISHED BY G.C., SPECIALTY FRP AT TANNING FURNISHED BY TENANT / VENDOR.
WAINSCOTT WALL PANELS (MT-1)				●	●				
PARTITIONS - TOILET/ URNINAL/ CHANGING ROOM					●	●			G.C. TO COORDINATE INSTALL WITH VENDOR
WET AREAS									
PLUMBING FOR SHOWER / TOILET ROOMS			●	●			●		G.C. TO EXTEND LINE TO NEW FIXTURES
PLUMBING FIXTURES			●	●					G.C. REQUIRED TO PURCHASED AND INSTALL MATERIALS SPECIFIED IN PLANS
ADA / ACCESSIBILITY SPECIALTIES			●	●					G.C. REQUIRED TO PURCHASED AND INSTALL MATERIALS SPECIFIED IN PLANS
RUBBER FLOORING									
SLAB PREPARATION			●	●			●		G.C. TO ENSURE FLOOR IS READY TO ACCEPT RUBBER
RUBBER FLOORING				●	●				G.C. TO INSTALL. G.C. CAN USE GHS - GRATEFUL HOMES (PREFERRED INSTALLATION VENDOR)
MECHANICAL									REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
HVAC EQUIPMENT			●	●					REFER TO MECHANICAL DRAWINGS
HVAC CONTROLS / WIRING			●	●					BY SAVE ENERGY SYSTEMS
DUCTWORK & DIFFUSERS			●	●					REFER TO MECHANICAL DRAWINGS
ROOFING			●	●			●		AS REQUIRED FOR INSTALLATION OF NEW ROOF TOP EQUIPMENT. G.C. TO HIRE BUILDING OWNER'S DESIGNATED ROOFING CONTRACTOR.
AIR BALANCING			●	●					
EXHAUST FANS			●	●					
ELECTRICAL									REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
DISTRIBUTION			●	●			●		REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
MAIN SERVICE CONDUIT			●	●			●		REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
MAIN SERVICE WIRING			●	●			●		REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
PANEL BOARDS			●	●			●		REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
TRANSFORMER				●	●		●		REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
TELEPHONE FEED				●	●				G.C. TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR
TELEPHONE SERIVCE				●	●				G.C. TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR
CAT V CABLE				●	●	●			G.C. TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR
LIGHTING FIXTURES			●	●	●				INCLUDING LAMPS / BULBS FOR LIGHTING.-HIGH BAYS BY LANDLORD
ELECTRICAL RACEWAY				●	●				(GYM EQUIPMENT RACEWAY). G.C. TO CUT SLAB & FURNISH/INSTALL CONDUIT AS REQUIRED. G.C. TO COORDINATE INSTALL WITH VENDOR & MAKE ELEC. CONNECTIONS
TANNING BOOTH DISCONNECTS			●	●					
LOW-VOLTAGE			●		●	●			INCLUDING ALL CAT-TV CABLING. G.C. TO COORDINATE ALL ROUGH-OUT AND INSTALLATION FOR TENANT VENDOR ITEMS. G.C. TO COORDINATE WITH VENDOR
PLUMBING									REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
SANITARY LINE TO DEMISED SPACE			●	●			●		G.C. TO INSPECT, SLOPE AND HYDRO TEST THE EXISTING SANITARY LINE. G.C. TO EXTEND TO NEW FIXTURES.
WATER LINE TO DEMISED SPACE			●	●			●		G.C. TO EXTEND TO NEW FIXTURES.
GAS SERVICE			●	●			●		REFER TO PLUMBING DRAWINGS
GAS LINES & REGULATORS			●	●					TO WATER HEATER
WATER FOUNTAIN			●	●					
WATER HEATER			●	●					
FIRE RELATED									
FIRE PROTECTION SYSTEM							●		
FIRE ALARM SYSTEM			●	●			●		INCLUDING CONDUIT / WIRE, DEVICES (HORNS / STROBES / PULL STATIONS) AND FINAL CONNECTIONS.
SMOKE EVACUATION SYSTEM								●	
FIRE DAMPERS								●	
FIRE EXTINGUISHERS			●	●					REFER TO EGRESS PLAN FOR MORE INFORMATION. G.C. TO PROVIDE AND INSTALL WALL MOUNTED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITIES.
SPRINKLER SYSTEM			●	●			●		G.C. TO ADJUST SPRINKLER HEADS AS REQUIRED FOR NEW LAYOUT
MISCELLANEOUS									
WORKOUT EQUIPMENT					●	●			G.C. TO COORDINATE INSTALL WITH VENDOR
TANNING BEDS & BOOTHS					●	●			G.C. TO SUPPLY POWER TO UNITS & COORDINATE INSTALL WITH VENDOR
BEAUTY ANGEL BOOTH					●	●			G.C. TO SUPPLY POWER TO UNITS & COORDINATE INSTALL WITH VENDOR
MASSAGE CHAIRS					●	●			G.C. TO SUPPLY POWER TO UNITS & COORDINATE INSTALL WITH VENDOR
HYDROMASSAGE BEDS / LOUNGERS					●	●			G.C. TO SUPPLY POWER TO UNITS & COORDINATE INSTALL WITH VENDOR
BEVERAGE COOLERS					●	●			G.C. TO SUPPLY POWER TO UNITS & COORDINATE INSTALL WITH VENDOR
TELEVISIONS					●	●			G.C. TO COORDINATE INSTALL WITH VENDOR
TRUSS SYSTEM					●	●			
LUNK ALARM				●	●				G.C. TO PROVIDE POWER
PLANET FITNESS CLOCK				●	●				G.C. TO PROVIDE POWER
SPEAKERS & SOUND SYSTEM					●	●			G.C. TO COORDINATE INSTALL WITH VENDOR
CEILING FANS					●	●			G.C. TO ROUGH IN ELECTRICAL & COORDINATE INSTALL WITH VENDOR
FURNITURE - CHAIRS, TABLES, STOOLS					●	●			
COMPUTERS & ACCESSORIES					●	●			LOW VOLTAGE VENDOR TO HOOK UP COMPUTERS
PLANET FITNESS INTERIOR SIGNAGE					●	●			FURNISHED BY PF - INSTALLED BY VENDOR

planet fitness

LOCATION:

Oakland
900 MARKET STREET
OAKLAND, CA 94607

PROJECT NO.: 3666-18

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LICENSED ARCHITECT
ROBERTO SARGENTI
No. C-31061
07/31/19
Renewal Date
STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
06/24/19	CUP REVIEW

△ DATE	REVISION

PROJECT INFORMATION:

PROJECT NUMBER:	3666-18
DRAWN BY:	IG/BM
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TOTAL SQ. FT.:	21,085
DATE:	06/24/19

DRAWING TITLE:

RESPONSIBILITY SCHEDULE / VENDOR LIST

DRAWING NUMBER:

A-001

LOCATION: OAKLAND, CA

PROJECT: PLANET FITNESS

PLOT SCALE: 1:1

TOILET ROOM FIXTURE NOTES:

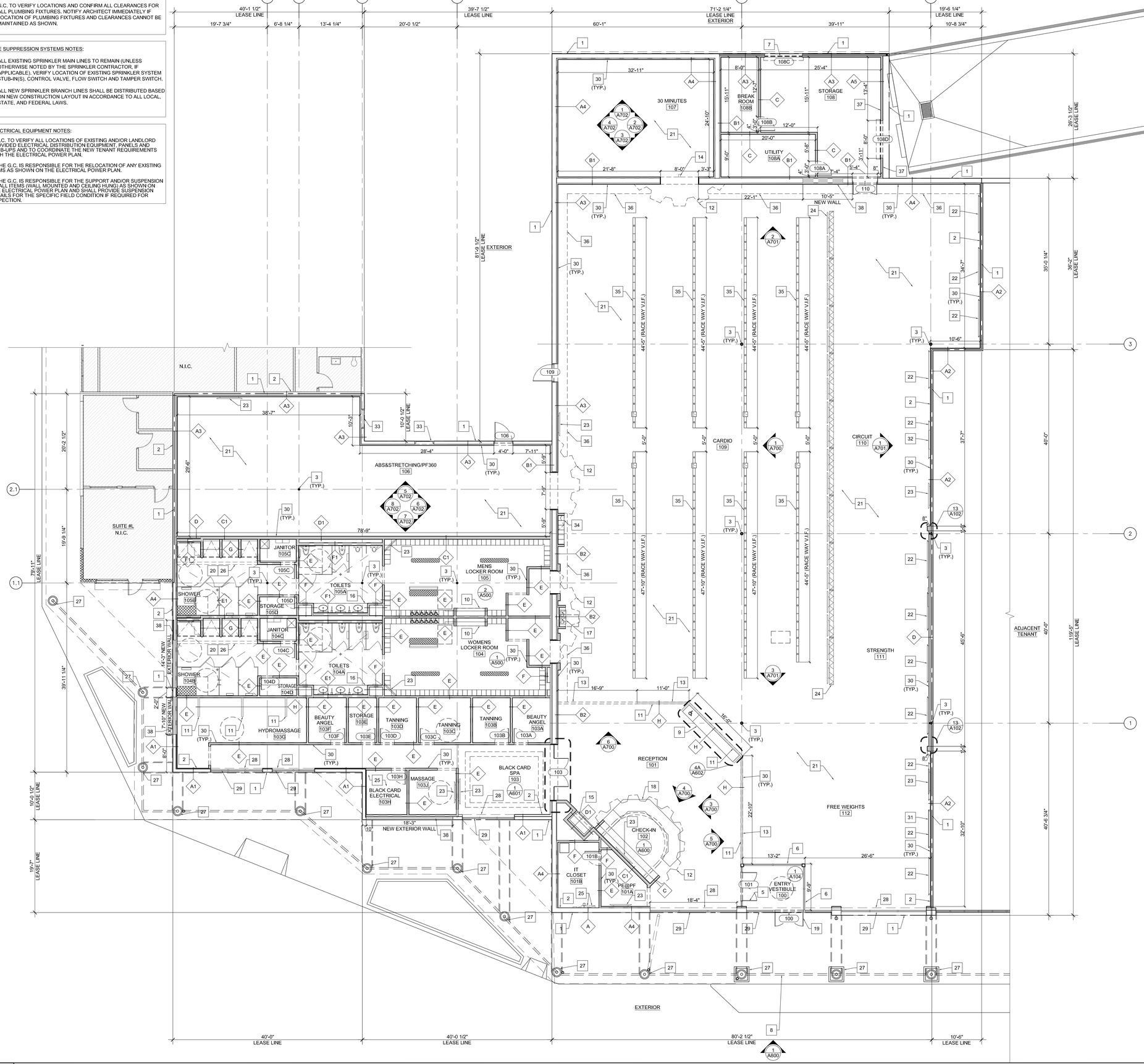
1. G.C. TO VERIFY LOCATIONS AND CONFIRM ALL CLEARANCES FOR ALL PLUMBING FIXTURES. NOTIFY ARCHITECT IMMEDIATELY IF LOCATION OF PLUMBING FIXTURES AND CLEARANCES CANNOT BE MAINTAINED AS SHOWN.

FIRE SUPPRESSION SYSTEMS NOTES:

1. ALL EXISTING SPRINKLER MAIN LINES TO REMAIN (UNLESS OTHERWISE NOTED BY THE SPRINKLER CONTRACTOR, IF APPLICABLE). VERIFY LOCATION OF EXISTING SPRINKLER SYSTEM STUB-IN(S), CONTROL VALVE, FLOW SWITCH AND TAMPER SWITCH.
2. ALL NEW SPRINKLER BRANCH LINES SHALL BE DISTRIBUTED BASED ON NEW CONSTRUCTION LAYOUT IN ACCORDANCE TO ALL LOCAL, STATE, AND FEDERAL LAWS.

ELECTRICAL EQUIPMENT NOTES:

1. G.C. TO VERIFY ALL LOCATIONS OF EXISTING AND/OR LANDLORD PROVIDED ELECTRICAL DISTRIBUTION EQUIPMENT, PANELS AND STUB-UPS AND TO COORDINATE THE NEW TENANT REQUIREMENTS WITH THE ELECTRICAL POWER PLAN.
2. THE G.C. IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING ITEMS AS SHOWN ON THE ELECTRICAL POWER PLAN.
3. THE G.C. IS RESPONSIBLE FOR THE SUPPORT AND/OR SUSPENSION OF ALL ITEMS (WALL MOUNTED AND CEILING HUNG) AS SHOWN ON THE ELECTRICAL POWER PLAN AND SHALL PROVIDE SUSPENSION DETAILS FOR THE SPECIFIC FIELD CONDITION IF REQUIRED FOR INSPECTION.



1 CONSTRUCTION PLAN
1 / 8" = 1' - 0"

GENERAL NOTES

1. MINIMUM CLEARANCE BETWEEN ALL EQUIPMENT ON EXIT ACCESS ROUTES TO BE MIN. 44" CLEAR TYPICAL.
2. G.C. TO PROVIDE SOLID / F.R.T.W. BLOCKING AT ALL WALL MOUNTED GRAB BARS, COUNTERS, TELEVISIONS AND MIRRORS.
3. REFER TO PARTITION TYPE DETAILS AND NOTES ON SHEET A-101 FOR ADDITIONAL .
4. USE GALVANIZED METAL STUDS WHERE MOISTURE PROTECTION IS REQUIRED.

PRIOR TO BEGINNING CONSTRUCTION THE G.C. SHALL:

1. CONFIRM EXTENT OF ALL EXISTING CONSTRUCTION.
2. CONFIRM CONDITION OF DEMISING WALLS AND OVERALL LEASE DIMENSIONS.
3. CONFIRM LOCATION OF UTILITY STUB-INS.

BASE BUILDING NOTES:

1. G.C. TO MAINTAIN ALL LANDLORD FIRE RATINGS AT PERIMETER DEMISING WALLS, FLOOR SLAB AND CEILING DECK PER LANDLORD CRITERIA.

KEYED NOTES

1. LEASE LINE.
2. EXISTING EXTERIOR/DEMISING WALL. PATCH AND REPAIR AS REQUIRED AND EXTEND GYPSUM BOARD TO DECK ABOVE, WHERE NOT EXISTING. PREPARE SURFACE TO RECEIVE NEW TENANT FINISHING. MAINTAIN ALL FIRE RATINGS AS REQUIRED.
3. EXISTING BUILDING COLUMN. TYPICAL. G.C. TO MAINTAIN FIRE RATINGS (WHERE OCCURS) AND PREPARE SURFACES AS REQUIRED FOR NEW TENANT FINISHING. REFER TO PLANS AND ELEVATIONS FOR MORE INFORMATION.
4. NOT USED.
5. NEW VESTIBULE ENTRY DOORS. REFER TO DOOR HARDWARE SCHEDULE FOR MORE INFORMATION.
6. NEW VESTIBULE GLAZING AND FRAMING. REFER ENLARGED VESTIBULE PLAN, ELEVATION AND DETAILS ON SHEET A-104 FOR MORE INFORMATION.
7. EXISTING ROLLING GRILLE. G.C. TO CLEAN, BRING TO 'LIKE NEW' CONDITION AND PREPARE FOR NEW TENANT FINISHING. REFER TO DOOR HARDWARE SCHEDULE FOR ADDITIONAL REQUEMENTS.
8. NEW STOREFRONT SIGNAGE ABOVE. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.
9. I-PAD COUNTER WITH 42" HIGH TOP SHELF AND 34" HIGH ACCESSIBLE SHELF. REFER TO ENLARGED DETAIL 4/A-602 FOR MORE INFORMATION.
10. NEW DRY VANITY WITH NEW WALL-MOUNTED MIRROR. REFER TO DETAIL #1/A-602 FOR MORE INFORMATION.
11. CAPPED LOW WALL. SEE PLANS FOR WALL TYPE AND DETAILS 1 AND 2/A401 FOR MORE INFORMATION. REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL FINISHING REQUIREMENTS.
12. LINE OF NEW GYP. BD. (GEAR) SOFFIT ABOVE. REFER TO REFLECTED CEILING PLAN AND ENLARGED DETAILS FOR MORE INFORMATION.
13. LINE OF NEW CURTAIN WALL ABOVE. REFER TO REFLECTED CEILING PLAN AND ENLARGED DETAILS FOR MORE INFORMATION.
14. PLANET FITNESS "STOP LIGHT" CENTERED ABOVE ENTRANCE. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION.
15. NEW BEVERAGE COOLER. G.C. TO MAINTAIN A 4" CLEARANCE BETWEEN THE COOLER AND ALL ALCOVE WALLS. REFER TO ENLARGED PLANS AND DETAILS FOR MORE INFORMATION.
16. NEW WET VANITY WITH NEW WALL-MOUNTED MIRROR. REFER TO DETAIL #2/A-602 FOR MORE INFORMATION.
17. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. REFER TO ENLARGED PLANS AND ELEVATIONS FOR MOUNTING AND FINISHING REQUIREMENTS AND TO THE PLUMBING DRAWINGS FOR INSTALLATION REQUIREMENTS.
18. NEW CHECK-IN DESK WITH 3'-0" WIDE X 2'-8" HIGH ACCESSIBLE COUNTER. REFER TO ENLARGED PLANS, ELEVATIONS AND DETAILS ON SHEET A-600 FOR MORE INFORMATION.
19. NEW STOREFRONT ENTRY DOORS. REFER TO DOOR HARDWARE SCHEDULE FOR MORE INFO.
20. TRENCH SLAB FOR NEW LINEAR DRAIN INSTALLATION AS PER THE PLUMBING PLANS (SHOWN DASHED FOR CLARITY). REFER TO ENLARGED PLANS FOR DIMENSIONS AND DETAIL #12/A102 FOR ADDITIONAL REQUIREMENTS. G.C. TO VERIFY ALL DIMENSIONS IN FIELD.
21. EXERCISE EQUIPMENT. TYPICAL (NOT SHOWN FOR CLARITY). REFER TO EQUIPMENT PLAN ON DRAWING A-300 FOR MORE INFORMATION AND INSTALLATION REQUIREMENTS.
22. NEW 8'X6' BACK-LIT MIRRORS BY G.C. - REFER TO DETAIL #5/A603. SEE EQUIPMENT PLAN AND INTERIOR ELEVATIONS FOR MOUNTING LOCATIONS AND HEIGHTS.
23. WALL-MOUNTED TELEVISION. REFER TO EQUIPMENT PLAN FOR MORE INFORMATION AND TO ELEVATIONS FOR MOUNTING HEIGHTS.
24. TELEVISIONS MOUNTED FROM TRUSSES ABOVE. REFER TO REFLECTED CEILING PLAN AND DETAILS FOR MORE INFORMATION.
25. LOCATION OF EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
26. G.C. TO SLOPE FINISH FLOOR FROM CHANGING ROOM AND SHOWER STALLS TO THE FLOOR AND TRENCH DRAINS. RISE IN SLOPE SHALL BE 1:50 MAXIMUM. REFER ALSO TO ENLARGED PLANS.
27. EXISTING EXTERIOR COLUMNS TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION.
28. PATCH AND REPAIR EXISTING SOFFIT / HEADER ABOVE AS REQUIRED AND PREPARE FOR NEW FINISHING AS SCHEDULED. SEE ELEVATIONS FOR MORE INFORMATION.
29. NEW STOREFRONT SYSTEM. REFER TO SHEET A-800 FOR MORE INFORMATION
30. SEE DETAIL #2/A401 FOR INSTALLATION OF WAINSCOT PANELING (WHERE INDICATED ON FINISH PLAN). REFER TO FINISH PLAN AND ELEVATIONS FOR MORE INFORMATION.
31. WALL MOUNTED LUNK ALARM WITH WALL GRAPHIC. G.C. TO COORDINATE INSTALLATION. SEE EQUIPMENT AND POWER PLANS FOR MORE INFORMATION AND REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT.
32. PLANET FITNESS CLOCK - G.C. TO COORDINATE INSTALLATION. SEE EQUIPMENT AND POWER PLANS FOR MORE INFORMATION AND REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT.
33. EXISTING DOORS TO BE SEALED PERMANENTLY.
34. SEE DETAIL #3/A602 FOR INSTALLATION OF WALLET LOCKERS. REFER TO EQUIPMENT AND ENLARGED PLANS FOR MORE INFORMATION.
35. NEW ELECTRICAL RACEWAY. G.C. TO TRENCH FLOOR AS REQUIRED FOR CONDUIT AND JUNCTION BOXES AS PER MANUFACTURER'S INSTRUCTIONS. SEE TRENCHING DETAIL #10/A102 FOR GENERAL TRENCHING REQUIREMENTS AND TO THE EQUIPMENT AND POWER PLANS FOR ADDITIONAL INFORMATION. VERIFY ALL DIMENSIONS IN FIELD. DUPLEX OUTLETS IN RACEWAYS PROVIDED WITH RACEWAYS. G.C. TO CONNECT TO JUNCTION BOX.
36. LINE OF EYE-BROW SOFFIT ABOVE, TYPICAL. REFER TO REFLECTED CEILING PLAN AND ENLARGED DETAILS FOR MORE INFORMATION.
37. NEW WALL EXTEND UP TO DECK ABOVE WITH WOOD FRAMING AND STUCCO TO MATCH EXISTING FINISHES (CMU/BRICK).
38. INFILL EXISTING OPENING TO MATCH ADJACENT CONSTRUCTION AND FINISHES (CMU/BRICK).

PARTITION LEGEND

(REFER TO A-101 FOR PARTITION DETAILS)

A	EXISTING DEMISING WALL.
A1	EXISTING DEMISING WALL WITH EXISTING FURRING.
A2	EXISTING DEMISING WALL WITH NEW 5/8" GYP. BD. FROM SLAB TO DECK.
A3	EXISTING DEMISING WALL WITH NEW 2 1/2" MTL. STUD FURRING ONE SIDE FROM SLAB TO DECK.
A4	EXISTING DEMISING WALL WITH NEW 2 1/2" MTL. STUD FURRING ONE SIDE TO 6" ABOVE CEILING - BRACE TO STRUCTURE
A5	NEW EXTERIOR/ DEMISING WALL TO MATCH EXISTING ADJACENT WALL: 2 X 4 WOOD FRAMING WITH NEW STUCCO FINISH ON EXTERIOR SIDE, 5/8" GYP. BD. FINISH ON INTERIOR SIDE FROM SLAB TO DECK.
B1	EXISTING INTERIOR WALL WITH NEW 2 1/2" MTL. STUD FURRING BOTH SIDES FROM SLAB TO DECK
B2	EXISTING INTERIOR WALL WITH NEW 2 1/2" MTL. STUD FURRING ONE SIDE FROM SLAB TO DECK
C	NEW FULL HEIGHT WALL 3 5/8" METAL STUDS FINISHED WITH GYP. BD. ON BOTH SIDES.
C1	NEW FULL HEIGHT WALL 6" METAL STUDS FINISHED WITH GYP. BD. ON BOTH SIDES.
D	NEW FULL HEIGHT WALL 3 5/8" METAL STUDS FINISHED WITH GYP. BD. ON ONE SIDE. VOID SPACE ON OTHER
D1	NEW FULL HEIGHT WALL 6" METAL STUDS FINISHED WITH GYP. BD. ON ONE SIDE. VOID SPACE ON OTHER.
E	PARTITION 3 5/8" METAL STUDS WITH GYP. BD. ON BOTH SIDES TO 6" ABOVE CEILING - BRACE TO STRUCTURE
E1	PARTITION 6" METAL STUDS WITH GYP. BD. ON BOTH SIDES TO 6" ABOVE CEILING - BRACE TO STRUCTURE
F	PARTITION WITH 3 5/8" METAL STUDS WITH GYP. BD. OR CEMENT BOARD ON ONE SIDE TO 6" ABOVE CEILING. VOID SPACE ON OTHER.
F1	PARTITION WITH 6" METAL STUDS WITH GYP. BD. OR CEMENT BOARD ON ONE SIDE TO 6" ABOVE CEILING. VOID SPACE ON OTHER.
G	PARTITION WITH 3 5/8" METAL STUDS WITH HARD CEILING AND CEMENT BOARD TO CEILING BOTH SIDES
H	LOW PARTITION 3 5/8" METAL STUDS WITH GYP. BD BOTH SIDES

DRAWING SYMBOLS

KEYED NOTE	PARTITION TYPE
COLUMN TAG	GLAZED AREA
DOOR TAG	EXISTING DOOR
DETAIL NUMBER/ DRAWING NUMBER	NEW DOOR
ELEVATION NUMBER/ DRAWING NUMBER	LINE OF CEILING / HEADER ABOVE (SEE PLANS)
SECTION NUMBER/ DRAWING NUMBER	

planet fitness

LOCATION:
Oakland
900 MARKET STREET
OAKLAND, CA 94607

PROJECT NO.: 3666-18

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LICENSED ARCHITECT ROBERT J. SARGENTI No. C-31061 07/31/19 Renewal Date STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
06/24/19	CUP REVIEW

DATE	REVISION

PROJECT INFORMATION:

PROJECT NUMBER:	3666-18
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REVIEWED BY:	MS
TOTAL SQ. FT.:	21,085
DATE:	06/24/19

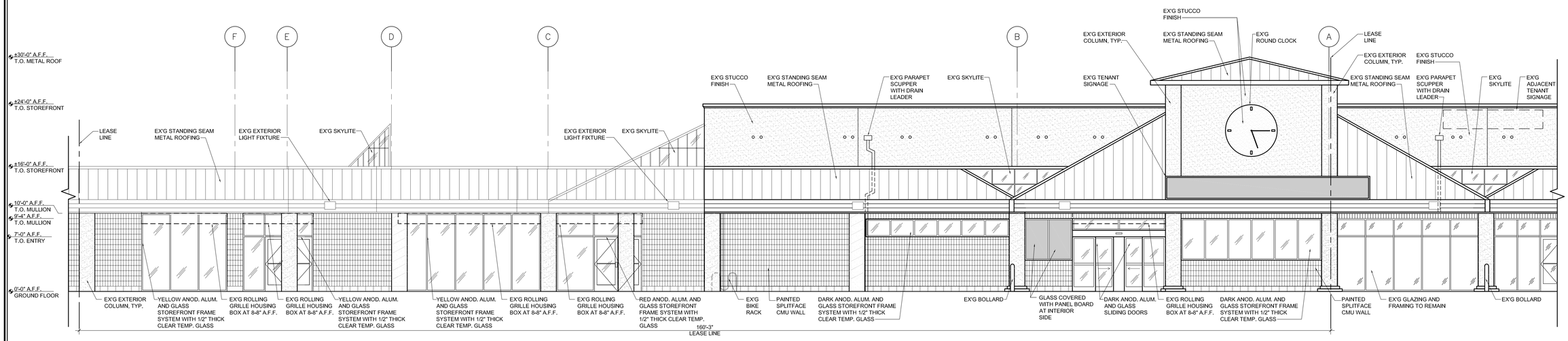
DRAWING TITLE:
CONSTRUCTION PLAN AND NOTES

DRAWING NUMBER:
A-100

LOCATION: OAKLAND, CA

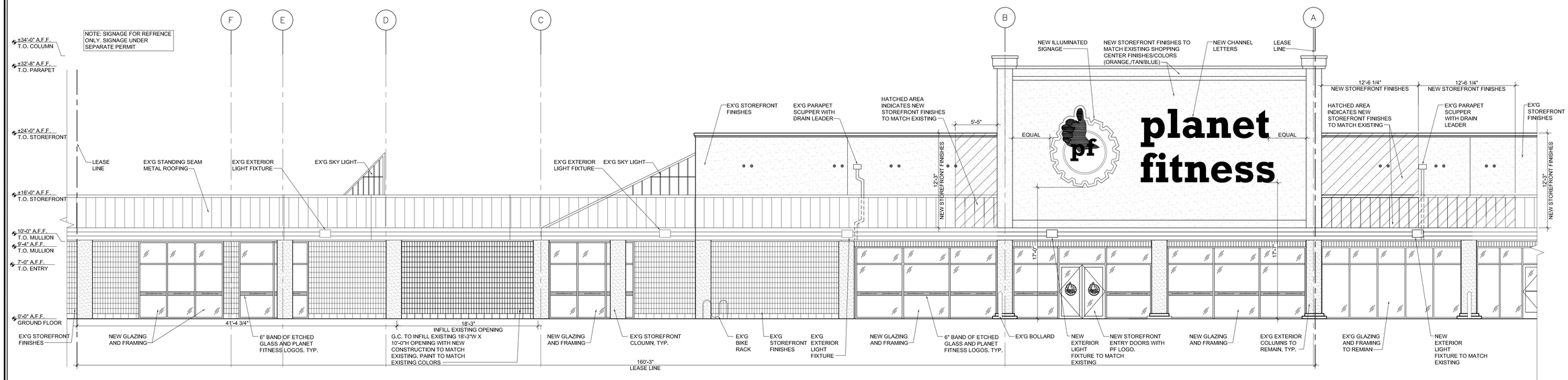
PROJECT: PLANET FITNESS

PLOT SCALE: 1:1



1 EXISTING EXTERIOR ELEVATION

3/16" = 1' - 0"



2 PROPOSED EXTERIOR ELEVATION

3/16" = 1' - 0"

LOCATION:

Oakland
900 MARKET STREET
OAKLAND, CA 94607

PROJECT NO.: 3666-18

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LICENSED ARCHITECT ROBERTO SARGENTI No. C-31081 07/31/19 Renewal Date STATE OF CALIFORNIA

ARCHITECT OF RECORD

PROFESSIONAL SEAL:

ENGINEER OF RECORD

DATE	ISSUE
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△ DATE	REVISION

PROJECT INFORMATION:

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DATE:	06/24/19

DRAWING TITLE:

EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-800

LOCATION: OAKLAND, CA

PROJECT: PLANET FITNESS

PLOT SCALE: 1:1