

**GENERAL NOTES**

- By executing the bid and contract, the contractor represents that he has visited the site, familiarized himself with the local conditions, codes and requirements under which the work is to be performed and correlated to his observations with the requirements of the contract documents. This shall be done prior to bid. Provide sealed bid.
- The intent of the bid contract is to include all items necessary for the proper execution and completion of the work. The contract documents are complimentary, and what is required by any one shall be as binding as if required by all. Work not covered in the contract documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations which have well known technical or trade meanings are used in contract documents in accordance with such recognized meanings.
- 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.
- Should either the drawings and the specification, or any particular specification, and general conditions contract each other in any point, or require clarification, the contractor must call the same to the attention of the architect, and his decision should be obtained prior to the submission of bids, otherwise the architect's interpretation will govern the performance of the work and no allowance shall be made on behalf of the contractor for error or negligence on his part in this connection. The contractor shall bear all costs due to his errors and/or omissions prior to bid.
- Prospective contractors and subcontractors shall secure all data at the site of the proposed construction, such as existing condition, convenience of receiving and storing materials, location and adequacy of utilities and other information which will have a bearing on making their proposals or on the execution of the work if awarded the contract, and no allowance will be made for failure of the contractor to obtain such on-site information prior to bidding.
- Should any error or inconsistency appear in the drawings or specifications, the contractor, before proceeding with the work, must clearly bring the same to the attention of the architect for proper adjustment, and in no case proceed with the work uncertainly nor with insufficient drawings.
- 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 any part of a given work, which is repeated on a number of items, the remainder shall be deemed repetitious and so constructed.
- Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependent on equipment furnished by "Owner" or "other Contractors" until he/she has obtained approved equipment specifications from owner or architect. Contact owner or architect for current information.
- 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.
- 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.
- Contractors shall verify locations and adequacy of all utility lines, sanitary sewer lines, and water lines prior to bid and construction and contact the Architect with any discrepancies between drawings and actual field verifications
- 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.
- Contractor to coordinate and schedule shipment of fixtures and equipment with material suppliers. Each week the Contractor shall submit a written receiving report with a copy of all packing tickets. Report shall include all equipment that is damaged, omitted, or not in accordance with plans and/or specifications.
- Contractor is responsible for receiving, unloading, and storage of owner-furnished items. Contractor is to verify that all equipment (fixtures, boxes, etc.) is in accordance with packing list, equipment schedule and/or specifications and being located or installed as indicated on plans or in specifications. Contractor will be held responsible for any missing or damaged owner-supplied fixtures/equipment and redelivery of the same.
- Provide solid blocking behind all wall-mounted fixtures, including but not limited to shelving, sinks, first aid kit racks, grab bars, dispensers, etc.
- 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.
- All wood and wood products used throughout the construction of this building area to have moisture content of no more than 19% and shall meet certified Forestry Stewardship Criteria (FSC).
- All interior finishing materials to have a flame spread rating no greater than 200, unless local code specifies other requirements.
- All interior finishing materials to have a smoke density no greater than 450, unless local code specifies other requirements.
- Contractor shall provide insurance per owner's requirements and bear proof upon request without delay.
- Punch list to be completed at owner's convenience, typically within 3 days upon receipt of punch list. Apply for final payment within 30 days using standard Certificate of Substantial Completion. Final waivers of lien from the general contractor and all subcontractors 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.
- Contractor shall conform to all current Federal Glazing Specifications, C.P.S.C. Glazing Requirements, and all State and local codes having jurisdiction.
- Provide all access panels as required for the maintenance, inspection and servicing of all equipment and systems.
- Contractor shall take extreme caution not to place electrical outlets behind or under drawer bases, drains, or any other obstacles/objects which may restrict the use of electrical outlets. (See Electrical Plan).
- 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.
- These drawings and copies thereof are legal instruments of service for use of the Owner only. Each trade shall be held responsible for knowledge of the General Notes included throughout the contract documents and the applicable building codes.
- General Contractor to schedule a Pre-Construction Meeting with Architect and submit all required Certificates of Insurance and Bonds, prior to commencement of any construction work (demolition included).
- All permits and inspection fees to be obtained by and paid for by the G.C. Signage permits to be obtained by the G.C.
- 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.
- Absolutely no asbestos containing floor tile, floor mastic, roofing mastic, or other building materials may be installed in or on the premises.
- Drawings and specifications shall be considered together.
- All Change Orders to be reviewed by Architect and Tenant prior to Approval.

**SHEET INDEX**

Sheet	Sheet Name
ARCHITECTURAL	
T1.0	Title Sheet
C1.0	Site Plan
A1.0	Floor Plan

**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**

2016 California Building Code	2016 California Electrical Code
2016 California Existing Building Code	Title 24 California Energy Code
2016 California Fire Code	City of Tracy, CA Municipal Code
2016 California Mechanical Code	and Local Amendments
2016 California Plumbing Code	

ASSESSOR'S PARCEL NUMBER (APN): 214-450-040-000

ZONING: CS - Community Shopping Center

BUILDING TYPE: Type III-B, Fully Sprinklered

OCCUPANCY GROUP: A-3

**OCCUPANT LOAD CALCULATION**

LOAD CALCULATION	SF	LOAD FACTOR	OCCUPANTS
Fitness Area	14,659	1 : 50	294
Storage/Electrical	1,062	1 : 300	4
Tanning/Beauty Angel	332	1 : Room	4
Massage	392	1 : Bed	6
Locker Rooms/Showers	1,795	1 : 50	36
Circulation	1,825	1 : 50	37
<b>Total Square Feet</b>	<b>20,065</b>		<b>381</b>
Allowable Area per CBC 506	38,000		
(Type III-B, Fully Sprinklered)			
See Allowable Calculations Below			
Required Exit Width (.20 x Total Occupants)			76.2"
Provided Exit Width			136"
Required Number of Exits			2
Provided Number of Exits			2
Maximum Allowable Height of Building			75'-0"
Existing Building Stories			1
Existing Height of Building			33'-6"

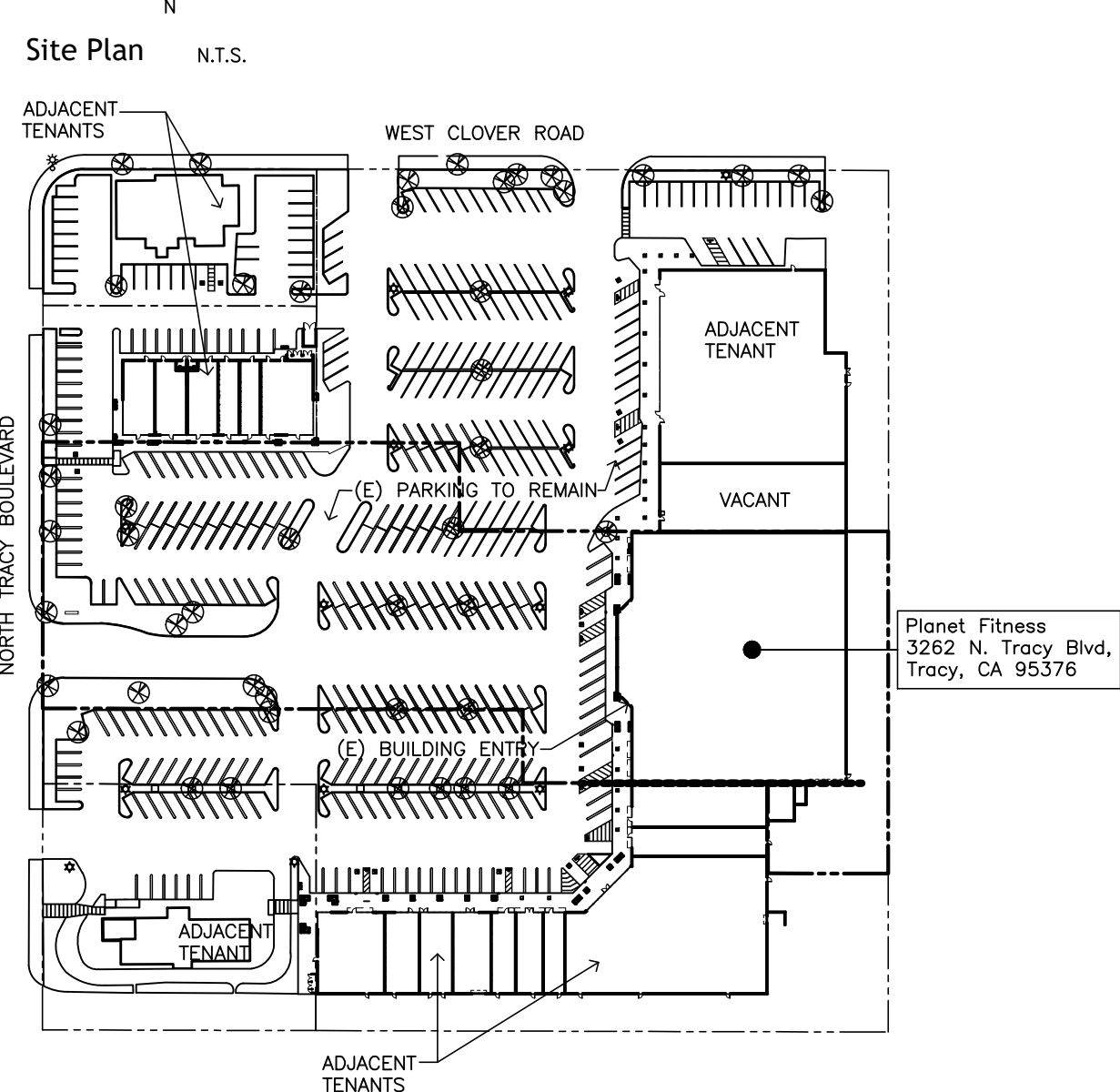
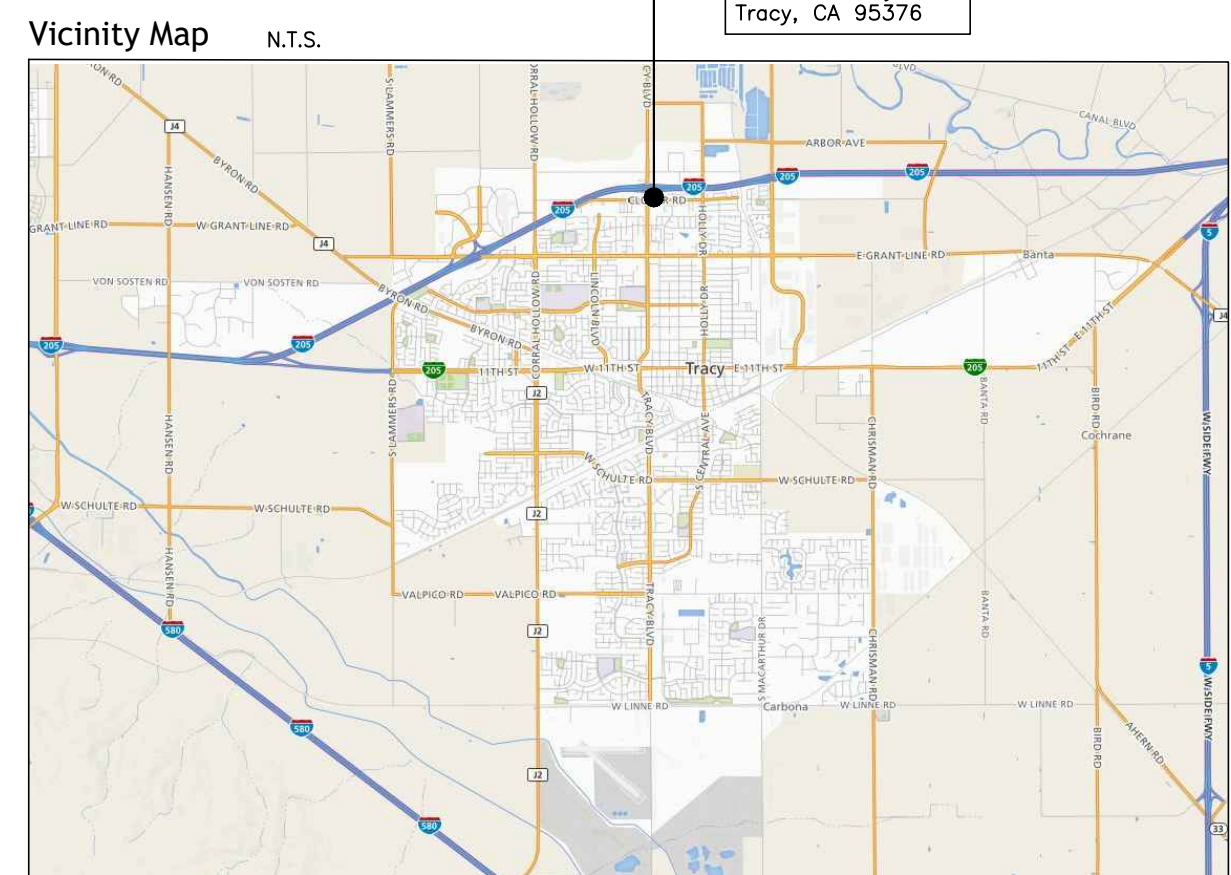
**PROJECT TEAMS**

FRANCHISE	FRANCHISEE	PROJECT LOCATION	LANDLORD
Company Planet Fitness Address 4 Liberty Lane West City Hampton, NH 03842 Phone (603) 750-0001 Fax (603) 750-0004 Contact(s) Allan Buell	Company PF Tracy, LLC Address 9 Grand Avenue, Suite 2D City Toms River, NJ 08753 Phone (609) 488-7822 Email david.bidwell@planetfitness.com scott.linsky@planetfitness.com Contact(s) David Bidwell Scott Linsky	Company Planet Fitness Address 3262 N Tracy Blvd. City Tracy, CA 95376 Phone (609) 468-7822 Email rachel.bielert@planetfitnessmiami.com Contact(s) Rachel Bielert	Company Silverford Investment, LLC Address 2321 West March Lane, Suite B-215 City Stockton, CA 95211 Phone (209) 475-1980 Contact(s)
ARCHITECTS	STRUCTURAL ENGINEERS	MECHANICAL & PLUMBING ENGINEERS	ELECTRICAL ENGINEER
Company DKMullin Architects Address 517 South Main Street City Moscow, Idaho 83843 Phone (208) 892-8433 Fax (208) 892-8533 Contact(s) Derick Boodi (Project Manager) Email Derick@dkmullin.com	Company David Sansotta, P.E. Address 5509 N. Glenwood Street City Garden City, ID 83714 Phone (208) 501-2289 Fax N/A Contact(s) kyle@structuralengine.com Email Kyle Staab, P.E.	Company Don Penn Consulting Engineer Address 1301 Solano, Bldg. 1, Suite 1420 City Westlake, TX 76262 Phone (817) 410-2858 Fax (817) 251-8411 Contact(s) Don Penn Michele Gonzalez	Company Peter A. Leptuch, P.E. Address 100 West Oak Street, #200 City Denton, TX 76201 Phone (840) 735-5127 Fax (817) 251-8411 Contact(s) Peter A. Leptuch, P.E.

**ALLOWABLE AREA CALCULATIONS**

Separated Analysis Per 2016 CBC 506

PLANET FITNESS TENANT SPACE (A-3)	Separated Analysis Per 2016 CBC 506
$A_n = A + \left[ \frac{NS}{P} \times L \right]$	$I_n = 100 \left[ \frac{F}{P} - 0.25 \right] \frac{W}{30}$
$A_n = 38,000 + \left[ \frac{9,500 \times 0.55}{528} \right]$	$I_n = 100 \left[ \frac{424}{528} - 0.25 \right] \frac{30}{30}$
$A_n = 38,000 + 5,225$	$I_n = 55\%$
$A_n = 43,225$ SQ.FT.	
20,065 < 43,225	
0.46	
<b>VACANT TENANT SPACE (M)</b>	<b>TOTAL AREA OF BUILDING = 29,782 S.F.</b>
$A_n = A + \left[ \frac{NS}{P} \times L \right]$	20,065 S.F. Planet Fitness (A-3); 20,065 s.f. + 9,717 S.F. Vacant Tenant (M)
$A_n = 50,000 + \left[ \frac{12,500 \times 0.55}{528} \right]$	Perimeter of building with more than 30' of clearance to public way = 424 LF
$A_n = 50,000 + 6,875$	Total perimeter of building = 528 LF
$A_n = 56,875$ SQ.FT.	Mixed Occupancy ratio analysis calcs: (CBC 2016 Section 506 for Separated Occupancies)
9,717 < 56,875	Planet Fitness (A-3) Total Allowable Area = 38,000 SF
0.17	Planet Fitness (A-3) Total Actual Area = 20,065 SF (1.46)
0.46 + 0.17 = 0.63	Vacant Tenant (M) Total Allowable Area = 50,000 SF
	Vacant Tenant (M) Total Actual Area = 9,717 SF (.17)



**PLUMBING OCCUPANT LOAD CALCULATIONS PER SECTION 422 TABLE A**

AREA	OCCUPANCY GROUP	S.F.	LOAD FACTOR	OCCUPANTS
Fitness Area	Group A-III	14,659	1 : 30	489
Tanning/Beauty Angel/Massage	Group A-III	724	1/ per unit	10
Locker Rooms/Showers	Accessory Occupancy	1,795	-	-
Circulation	Accessory Occupancy	1,825	-	-
Storage/Electrical	Accessory Occupancy	1,062	-	-
				TOTAL: 499
				WOMEN: 250

**PLUMBING FIXTURES Required Per 2016 CPC Table 422.1 Provided**

PLUMBING FIXTURES	Required Per 2016 CPC Table 422.1	Provided
Toilets	3 Mens, 6 Womens	2 Mens, 4 Womens
Urinals	3 Mens, N/A Womens	2 Mens, N/A Womens
Lavatories	2 Mens, 4 Womens	3 Mens, 3 Womens
Showers	N/A	4 Mens, 4 Womens
Drinking fountains	2	2
Service Sink	1	2

**PROVIDED PLUMBING FIXTURE COUNT**

PLUMBING FIXTURES	Provided
Toilets	8
Urinals	2
Lavatories	6
Showers	8

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

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

**SCOPE OF WORK** (● = Verify in Field T = Tenant C = Contractor L = Landlord V = Vendor E = Existing)

ITEM	REMARKS	Furnish By						Install By						
		T	C	L	V	E	T	C	L	V	E			
Sub Floor	Patch and Repair as required													
Interior Partition Metal Studs	New - See Plans													
Demising Wall Gyp. Bd.	Existing to Remain; G.C. to Patch and Repair as Required													
Storefront/Storefront Glazing	Existing to be Reused; Verify Condition in Field													
Exterior Signage (Storefront, Pylon, Etc.)	G.C. to Provide Power and Coordinate Install w/ Sign Vendor													
See Plans	G.C. to Verify the Color Options w/Tenant Prior to Install													
Rubber Flooring	Refer to Finish Legend													
Rubber Base	Refer to Finish Legend													
Paint Finishes	Refer to Finish Legend													
Wallcovering - Wainscot/FRP	Refer to Finish Legend													
Wallcovering - Vinyl Graphics	Refer to Finish Legend, G.C. to coord. Install w/ Vendor & Tenant													
Partitions - Toilet/Urinal/Changing Room	G.C. to Verify Preferred Vendor w/ Tenant													
Ceilings (2x2 & 2x4 Suspended)	New - See Plan													
Gypsum Board	New - See Plan													
Exterior Doors and Hardware	Existing to Remain, Partial New. See Plans													
Interior Doors and Hardware	See Door & Hardware Schedule													
Fire Alarm Panel/System	Verify Existing G.C. to Coord. Design & Install w/Fire Alarm Sub													
Fire Sprinkler System	Verify Existing G.C. to Coord. Design & Install w/Fire Sprinkler Sub													
<b>PLUMBING</b>														
Sanitary Sewer to Demised Space	LL to Stub 4" Sewer Line to Premises per Tenant's Plans													
Water to Demised Space	LL to Stub 2" Water Line to Premises per Tenant's Plans													
Supply and Waste Lines, Valves, Fittings	See Plumbing Plans													
Panel Board(s)	Partial New - See Electrical													
Switches, Outlets, Conduit	New - See Electrical													
Gas Service	LL to Provide per Tenant's Plans													
Gas Lines & Regulators	Verify Existing, upgrade as required													
<b>H.V.A.C.</b>														
Exhaust Fans	New - See Mech.													
Ductwork and Diffusers	New - See Mech.													
H.V.A.C./Condensing Unit	New - See Mech.													
Control and Low V Wiring	If Required													
Roof Work	Patch & Repair (E) curbs & see mech for additional curbs req'd													
Air Balancing	If Required													
<b>ELECTRICAL</b>														
Main Service Conduit	Existing to be Reused - See Electrical													
Main Service Wiring	Existing to be Reused - See Electrical													
Panel Board(s)	Partial New - See Electrical													
Switches, Outlets, Conduit	New - See Electrical													
Light Fixtures / Lamps	Provided by Tenant, Installed by G.C.													
Low Voltage	Verify Low Voltage Transformer(s)													
Equipment, Wiring and Connections														
Transformer	Partial New - See Electrical													
Telephone Feed	Reuse Existing if Possible													
Telephone In Store Wiring	Jacks to be RJ11 (4 Pr. per Jack)													
Telephone Service	New 5 Lines, Verify Location w/ Tenant													
Cat 5/Cat 6 Wiring	Coordinate all Cat 5/Cat 6 requirements w/ Tenant prior to bid													
<b>MISCELLANEOUS</b>														
Workout Equipment	Refer to Equipment Schedule/Owner													
Televisions	G.C. to Coord. Install w/Tenant or Vendor													
Truss for mounting Televisions	G.C. to Coord. Install w/ Vendor													
Fencing	G.C. to Install after Workout Equipment is set up													
Stretching Bars	G.C. to Build/Furnish per Detail Sheet A6.0, Verify w/ Tenant													
Mirrors	G.C. to Provide Power and/or Build-outs as Req'd, See A2.0/A6.0													
Cabinetry - Front Desk, Vanities	G.C. to Build Front Desk, Vanities, and All Countertops													
Locker Room Benches	G.C. to Build custom benches. See A6.0													
Accessible Benches - Locker/Changing Rooms	G.C. to Build/Furnish per Detail Sheet A5.0, Verify w/ Tenant													
Lockers	G.C. to Install or Coord. Install w/ Vendor - Verify w/ Tenant													
Trash Barrels & Accessories	G.C. to Provide Power and Install													
Lunk Alarm Siren, Light & Graphic	G.C. to Provide Power and Install													



