#### 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

documents in accordance with such recognized meanings.

correlated to his observations with the requirements of the contract documents. This shall be done prior 2. The intent of the bid contract is to include all items necessary for the proper execution and completion of the work. The contract documents are complimentary, and what is required by any one shall be as 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

- 3. The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done. All drawings should be read in conjunction with the engineers drawings.
- 4. Should either the drawings and the specification, or any particular specification, and general conditions contradict each other in any point, or require clarification, the contractor must 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.
- 5. Prospective contractors and subcontractors shall secure all data at the site of the proposed construction, such as existing condition, convenience of receiving and sorting materials, location and adequacy of utilities and other information which will have a bearing on making their proposals or on the execution of the work if awarded the contract, and no allowance will be made for failure of the contractor to obtain such on—site information prior to bidding.
- 6. Should any error or inconsistency appear in the drawings or specifications, the contractor, before proceeding with the work, must clearly bring the same to the attention of the architect for proper adjustment, and in no case proceed with the work uncertainly nor with insufficient drawings.
- 7. The contractor and each subcontractor shall be responsible for verification of all site measurements of the proposed construction building site. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions which may be found shall be submitted to the architect for his consideration before the contractor proceeds with the work in the affected area.
- 8. 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.
- 9. Where it is obvious that a drawing illustrates only part of a given work, which is repeated on a number of items, the remainder shall be deemed repetitious and so constructed.
- 10. Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependent on equipment furnished by "Owner" or "other Contractors" until he/she has obtained approved equipment specifications from owner or architect. Contact owner or architect for current information.
- 11. All work completed by any contractor on this project shall be done in accordance with state building codes, local by—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.

- 12. All work to comply with owner requirements. Contractor to hand over building to owner in clean condition and to the satisfaction of the owner.
- 13. Design Build Contractors are fully responsible for their own work in terms of, but not limited to: All codes, dimensions, coordination with other trades, and all applicable municipal and other governing approvals. Each trade is responsible for the daily removal of debris.
- 14. Contractors shall verify locations and adequacy of all utility lines, sanitary sewer lines, and water lines prior to bid and construction and contact the Architect with any descrepancies between drawings and
- 15. Contractor shall verify exact dimensions of entire building and site prior to any layout, construction or installation of any equipment. Any dimensional discrepancies that would prohibit any item or piece of equipment from being located or installed as indicated on plan or in specification must be made known
- 16. Contractor to coordinate and schedule shipment of fixtures and equipment with material suppliers. Each week the Contractor shall submit a written receiving report with a copy of all packing tickets. Report shall include all equipment that is damaged, omitted, or not in accordance with plans and/or
- 17. Contractor is responsible for receiving, unloading, and storage of owner—furnished items. Contractor is to verify that all equipment (fixtures, boxes, etc.) is in accordance with packing list, equipment schedule and/or specifications and being located or installed as indicated on plans or in specifications. Contractor will be held responsible for any missing or damaged owner-supplied fixtures/equipment and redelivery of
- 18. Provide solid blocking behind all wall-mounted fixtures, including but not limited to shelving, sinks, first aid kit racks, grab bars, dispensers, etc.
- 19. Contractor shall be responsible for the installation of a job site phone as soon as practically possible and immediately notify architect by fax at (208) 892-8533 or owner of job site phone number.
- 20. All wood and wood products used throughout the construction of this building area to have moisture content of no more than 19% and shall meet certified Forestry Stewardship Criteria (FSC).
- 21. All interior finishing materials to have a flame spread rating no greater than 200, unless local code specifies other requirements.
- 22. All interior finishing materials to have a smoke density no greater than 450, unless local code specifies other requirements.
- 23. Contractor shall provide insurance per owner's requirements and bear proof upon request without delay. 24. Punch list to be completed at owner's convenience, typically within 3 days upon receipt of punch list. Apply for 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
- 25. Contractor shall be responsible for independent air balance report to be submitted with final application
- 26. Contractor shall conform to all current Federal Glazing Specifications, C.P.S.C. Glazing Requirements, and all State and local codes having jurisdiction.
- 27. Provide all access panels as required for the maintenance, inspection and servicing of all equipment and
- 28. 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).
- 29. Fire extinguishers to be provided within the space as required by all authorities having jurisdiction. Contact Architect at (208) 892-8433 to confirm locations as noted on plans.
- 30. These drawings and copies thereof are legal instruments of service for use of the Owner only. Each trade shall be held responsible for knowledge of the General Notes included throughout the contract documents and the applicable building codes.
- 31. 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
- 32. All permits and inspection fees to be obtained by and paid for by the G.C. Signage permits to be obtained by the G.C.
- 33. Building department approved drawings and all job copies of the building project and fire system plans and permits must be on site at all times.
- 34. Absolutely no asbestos containing floor tile, floor mastic, roofing mastic, or other building materials may
- be installed in or on the premises. 35. Drawings and specifications shall be considered together.
- 36. All Change Orders to be reviewed by Architect and Tenant prior to Approval.

| <b>SHEET</b>                    | INDEX   |  |
|---------------------------------|---|--|
| Sheet                           | Sheet Name  |  |
| ARCHITE<br>T1.0<br>C1.0<br>A1.0 | <b>CTURAL</b><br>Title Sheet<br>Site Plan<br>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

2016 California Building Code 2016 California Electrical Code Title 24 California Energy Code 2016 California Existing Building 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 Cent  |
|------------------|-------------------------------|
| BUILDING TYPE:   | Type III-B, Fully Sprinklered |
| OCCUPANCY GROUP: | A-3                           |

# OCCLIPANT

over the drawings and specifications.

| 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        |
| Total Square Feet          | 20,065 |             | 381       |
| Allowable Area per CBC 506 | 38.000 |             |           |

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      |

**ABBREVIATIONS** DEFERRED SUBMITTALS A.F.F. = ABOVE FINISH FLOOR O.C. = ON CENTER(E) = EXISTINGR.O. = ROUGH OPENING S.O.H. = SIMILAR OPPOSITE HAND F.O.F. = FACE OF FINISH

TYP. = TYPICALU.N.O. = UNLESS NOTED OTHERWISE V.I.F. = VERIFY IN FIELD MANUF. = MANUFACTURER MECH. = MECHANICAL

Fire Sprinkler Plan Fire Alarm Plan Exterior Signage ASSOCIATED L.L. PERMITS Shell Permit # 19-0748 Facade Permit # 17-0735

# PLUMBING OCCUPANT LOAD CALCULATIONS PER SECTION 422 TABLE A

ELEC. = ELECTRICAL

STRUCT. = STRUCTURAL

| 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 |
|                              |                     |        |             | MEN: 250   |

| 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                  |

EA. = EACH

GA. = GAUGE

(N) = NEW

W/ = WITH

L.L. = LANDLORD

G.C. = GENERAL CONTRACTOR

GYP. BD. = GYPSUM BOARD

| Tollets    | О |
|------------|---|
| Urinals    | 2 |
| Lavatories | 6 |
| Showers    | 8 |
|            |   |

PROJECT LOCATION

Address

\*\*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 \*\*\*Per CPC 2016 — See Table 422.1, Footnote 3: The total number of water closets for females shall be

### **PROJECT TEAMS**

ARCHITECTS

Address

Contact(s)

0.46 + 0.17 = 0.63

Existing Height of Building

| FRANCHISE  |                     |  |  |  |
|------------|---------------------|--|--|--|
| Company    | Planet Fitness      |  |  |  |
| Address    | 4 Liberty Lane West |  |  |  |
| City       | Hampton, NH 03842   |  |  |  |
| Phone      | (603) 750-0001      |  |  |  |
| Fax        | (603) 750-0004      |  |  |  |
| Contact(s) | Allan Buell         |  |  |  |

DKMullin Architects

(208) 892-8433

(208) 892–8533

Derick@dkmullin.com

517 South Main Street

Moscow, Idaho 83843

Derick Boadi (Project Manager)

FRANCHISEE PF Tracy, LLC 9 Grand Avenue, Suite 2D Address Toms River, NJ 08753 (609) 468-7622 Email david.bidwell@planetfitness.com scott.linsky@planetfitness.com Contact(s) David Bidwell Scott Linsky

33'-6"

STRUCTURAL ENGINEERS David Sansotta, P.E. Address 5509 N. Glenwood Stree Garden City, ID 83714 (208) 501-2289 Email kyle@structuraledge.com

Planet Fitness (A-3) Total Actual Area =

Vacant Tenant (M) Total Allowable Area =

Vacant Tenant (M) Total Actual Area =

20,065 SF (.46)

9,717 SF (.17)

50.000 SF

Contact(s) Kyle Staab, P.E.

rachel.bielert@planetfitnessmiami.com Contact(s) Rachel Bielert MECHANICAL & PLUMBING ENGINEERS Don Penn Consulting Engineer Address

Planet Fitness

3262 N Tracy Blvd

Tracy, CA 95376

(609) 468-7622

equal to the total number of water closets and urinals required for males.

1301 Solana, Bldg. Westlake, TX 76262 City (817) 410-2858 Phone (817) 251-8411 Contact(s) Don Penn Michele Gonzalez

LANDLORD Silverland Investment, LLC 2291 West March Lane, Suite B-215 Address Stockton, CA 95131 City Phone (209) 475-1980 Email

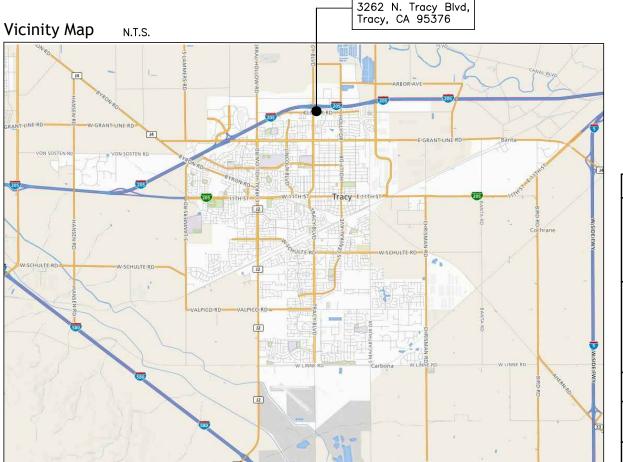
Contact(s)

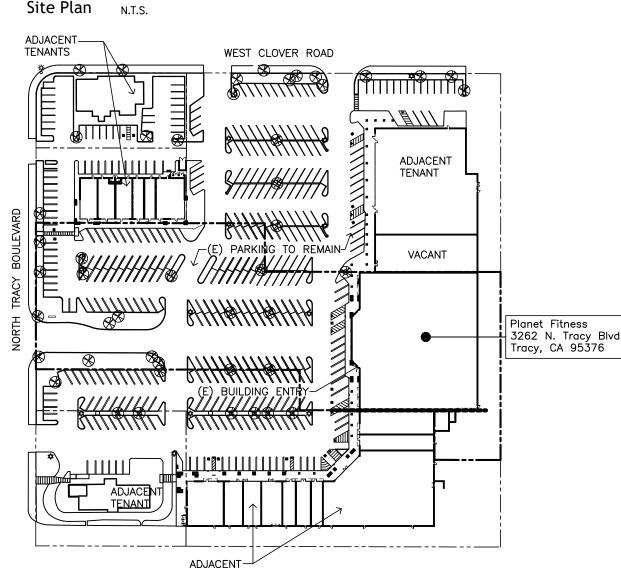
Planet Fitness

**ELECTRICAL ENGINEER** Peter A. Leptuch, P.E. Address 100 West Oak Street, #200 City Denton, TX 76201 (940) 735-5127 Phone (817) 251-8411 Contact(s) Peter A. Leptuch, P.E.

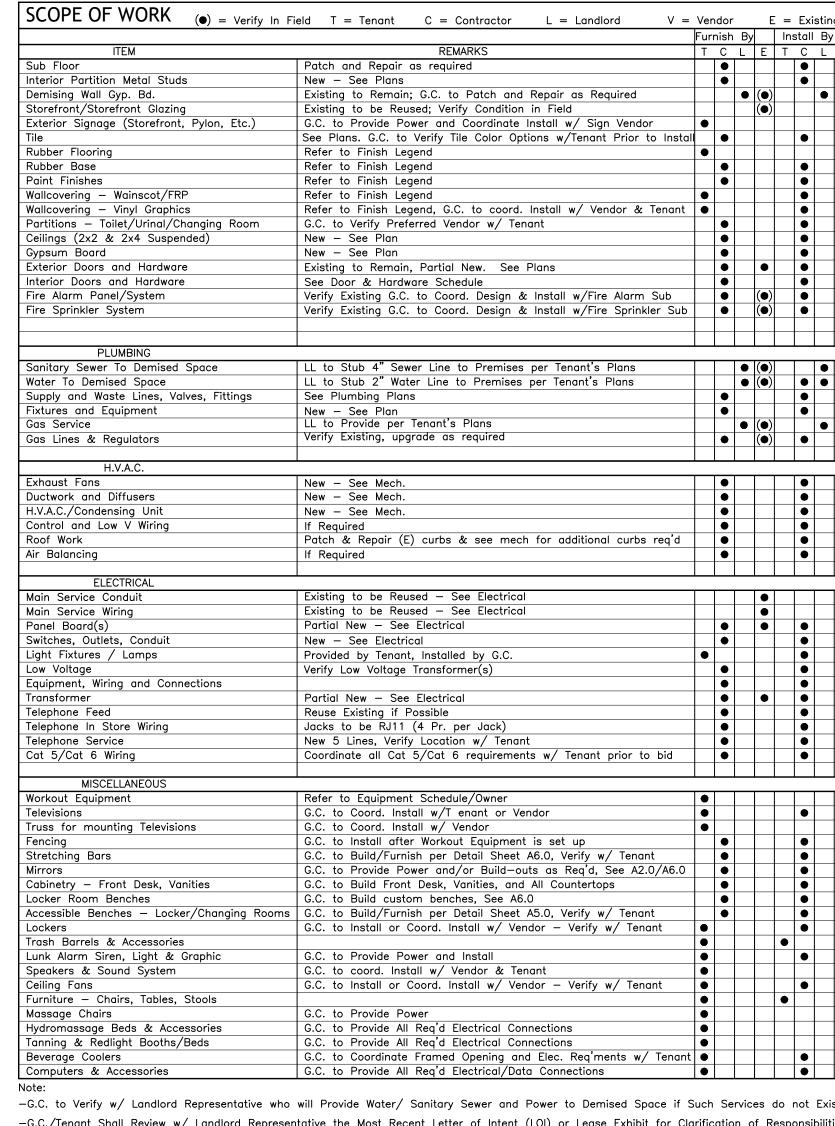
# ALLOWABLE AREA CALCULATIONS Separated Analysis Per 2016 CBC 506

| PLANET FITNESS TENANT SPACE (A-3)   |  |
|---|--|
| $A_{\alpha} = A_{t} + \begin{bmatrix} NS & x & I_{f} \end{bmatrix}$                     | $I_{\rm f} = 100 \left  \frac{\rm F}{\rm P} - 0.25 \right  \frac{\rm W}{30}$       |
| $A_o = 38,000 + 9,500 \times 0.55$ $A_o = 38,000 + 5,225$ $A_o = 43,225 \text{ SQ.FT.}$ | $I_{r} = 100 \left[ \frac{424}{528} - 0.25 \right] \frac{30}{30}$                  |
| 20,065 < 43,225<br>0.46   | I <sub>f</sub> = 55%   |
| VACANT TENANT SPACE (M)   | TOTAL AREA OF BUILDING = 29,782 S.F.<br>20,065 S.F. Planet Fitness (A-3): 20,065 s |
| $A_{o} = A_{t} + \begin{bmatrix} NS & X & I_{f} \end{bmatrix}$                          | + 9,717 S.F. Vacant Tenant (M)   |
| $A_{o} = 50,000 + 12,500 \times 0.55$   | Perimeter of building with more than 30' o<br>clearance to public way = 424 LF     |
| $A_{o} = 50,000 + 6,875$  | Total perimeter of building = 528 LF   |
| A <sub>o</sub> = 56,875 SQ.FT.  | Mixed Occupancy ratio analysis calcs:<br>(CBC 2016 Section 506 for Separated       |
| 9,717 < 56,875  | Occupancies)<br>Planet Fitness (A—3) Total Allowable Al                            |
|   |  |





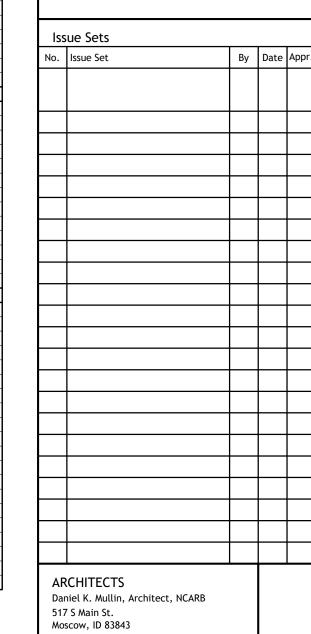
**TENANTS** 



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

|   | VENDOR LIST  | VENDOR  | CONTACT  | PHONE  | EMAIL   |
|---|--|---|--|--|---|
|   |  |   |  |  | LIVIAIL   |
| CESSORIES                               | DEFIBRILLATOR  DEFIBRICATION  DEFIBR | AUTOMATED EXTERNAL DEFIBRILLATOR  | SUE DITUCCI  | (978) 561–5000<br>(781) 969–2387   | Frin AndreiegkPickup@nensies.com  |
|   | BEVERAGE COOLERS MUSIC SERVICES, CLUB RADIO  | PEPSI CLUBCOM LLC   | ERIN ANDREJCAK-BISKUP<br>CHRIS TRAY  | (412) 706-5360   | Erin.AndrejcakBiskup@pepsico.com<br>Christray@clubcom.com   |
|   | TELEVISIONS  | MYE ENTERTAINMENT   | STEVE JOANIS   | (315) 363-3726   | Sales@adk-cc.com  |
|   |  | MIE ENTERTAINMENT   | JEFF GILBERT/  | ļ' '   | Jgilbert@adkdirect.com  |
|   | TV TRUSS   | ADIRONDACK  | TIM COLLINS  | (315) 363-3726   | Tcollins@adkdirect.com  |
|   |  | MYE ENTERTAINMENT   | TONY GARCIA  | -  | Tony@myeinc.com   |
|   | CLUB TELEVISIONS; BOXES ON CARDIO MACHINES   | ADIRONDACK  | JEFF GILBERT/  | (315) 363-3726   | Jgilbert@adkdirect.com  |
|   |  |   | TIM COLLINS  | (818) 308 3720   | Tcollins@adkdirect.com  |
|   | VIRTUAL CLUB TOUR  | PANOSPIN  | CARLTON SOOHOO   | -<br> (077) 077 7745   | Plantefitness@panospin.com  |
|   | HAND DRYERS/BATHROOM FIXTURES/PARTITIONS   | NEWTON DISTRIBUTING COMPANY HOME DECORATORS   | DANA D'AGOSTINO  | (877) 837-7745   | Dana@newtondistributing.com   |
|   | CHANGING ROOM STATIONS   | MATERIAL HANDLING SALES, INC  | - MELICOA MARCOLIRE  | (207) 846-1054   | www.homedecorators.com  |
|   |  | HOLLMAN, INC.   | MELISSA McCOURT  ALEX MARKS  | (972) 815-4066   | Mmccourt@mathand.com Amarks@hollman.com   |
|   | BATHROOM PARTITIONS  | NEWTON DISTRIBUTING COMPANY   | DANA D'AGOSTINO  | (877) 837–7745   | Amarks@hollman.com  |
|   |  | MARLITE   | JAMIE McEDWARDS  | (603) 924-9128   | Jmcedwards@marlite.com  |
|   |  | MAILLIE   | DAMIL MICEDWARDS   | (888) 472-4588 x4681   | oniced wards wind nite.com  |
|   | SHOWER TILE  | KERDI – SCHLUTER  | JOE McGOVERN   | (781) 254–1000   | Jmcgovern@schulter.com  |
|   |  |   |  | <u>'</u>   |   |
| OMPUTERS                                | COMPUTERS & ACCESSORIES (POS SYSTEM) - IT  | PF IT   | PF - CONTACT PM  | (603) 750-0001   | Pfsupport@abcfinancial.com  |
|   | AMENITY TRACKING SYSTEM  | RADIANSE  | BOB DUGGAN   | -  | Bob.duggan@radianse.com   |
| ENERGY<br>FFICIENCY<br>HVAC<br>CONTROLS | ENERGY EFFICIENCY/HVAC CONTROLS  | SAVE ENERGY SYSTEMS   | PAUL LASKOW  | (617) 564-4442   | Plaskow@saveenergysystems.com   |
| ENERGY<br>SAVINGS<br>REBATES            | REBATES/INCENTIVES   | MANAGED ENERGY SYSTEMS  | LEAH BATTISTA  | (913) 565–2508   | Leah@energymes.com  |
|   | FITNESS CLUB WORKOUT EQUIPMENT   | LIFE FITNESS, MATRIX, OR PRECOR   | CHRISTINA NYE  | (603) 750-0001 x302  | Christina.Nye@pfhq.com  |
|   | METAL PAPER TOWEL RODS   | WABASH VALLEY   | LICHELLE PARKER  | (800) 253-8619 x546  | Lparker@wabashvalley.com  |
|   | BRANDED BLACK CARD FURNITURE   | DREAMSEAT   | LACEY PULEO  | (631) 656-1066 x28   | Lpuleo@dreamseat.com  |
|   | MASSAGE BEDS/LOUNGES   | JTL ENTERPRISES   | MARIA KRUSE  | (727) 536-5566   | Mkruse@hydromassage.com   |
| EQUIPMENT                               | MASSAGE CHAIRS   | SMARTE CARTE  | JACKIE SURA  | (651) 653-3071   | Suraj@smartecarte.com   |
|   | TANNING BEDS/BOOTHS/ TOTAL BODY ENHANCEMENT/ TANNING BULBS   | JK PRODUCTS NORTH AMERICA   | LAURIE JOHNSON   | (870) 336–1591   | Laurie.Johnson@jkamerica.com  |
|   | ,  | GRATEFUL HOMES - GHS  | RANDY KISER  | (315) 790-8831   | Ghsofna@yahoo.com   |
|   | RACEWAY EQUIPMENT ELEC/ LOW VOLTAGE  | STARLINE  | JEREMEY SCHMIDT  | <u> </u>   | JSchmidt@uecorp.com   |
|   |  | BIG ASS FAN COMPANY   | PETE NUCKOLS   | (859) 629-7548   | Pete.nuckols@bigasssolutions.com  |
| FANS                                    | CEILING FANS   | ENTREMATIC  | LARRY BROWN  | (972) 323-2602   | Larry.brown@entramtic.com   |
|   |  | MARLITE   | JAMIE McEDWARD   | (603) 924-9128   | Jmcedward@marlite.com   |
|   | WAINSCOT - FRP IN TANNING/BEAUTY ANGEL   | NADA OT   | SYDNEY SHEPHERD  | (908) 849-3037   | Sshepherd@impactspecialties.com   |
|   |  | IMPACT  | MICHELLE BUEHLER   | (908) 849-3037   | Mbuehler@impactspecialties.com  |
|   | PAINT  | SHERWIN-WILLIAMS  | JAMES COOLEY   | (617) 595-7126   | James.cooley@sherwin.com  |
|   | WALLCOVERING   | NORTHEAST COLOR, INC.   | IEAN BAUL CAUTUED  | (603) 436-8210   | Sales@northeastcolor.com  |
|   | WALLOOVERING   | NORTHEAST COLOR, INC.   | JEAN-PAUL GAUTHIER   | (603) 436-2737 (FAX)   | Jpgauthier@northeastcolor.com   |
| FINISHES                                | TILE   | CREATIVE MATERIALS CORPORATION  | ALLISON PICHE  | (518) 713-5395   | Apiche@creativematerialscorp.com  |
| THUSTIES                                |  | FITZGERALD TILE   | CONNIE FITZGERALD  | (800) 234-8453   | Conniefitzgerald@fitzgeraldtile.com   |
|   |  | ADIRONDACK RUBBER PRODUCTS  | JEFF GILBERT   | (315) 363-7214   | Jgilbert@adkdirect.com  |
|   | DURDED ELOOPING  | ADIRONDACK ROBBER PRODUCTS  | TIM COLLINS  | (315) 363-7214   | Tcollins@adkdirect.com  |
|   | RUBBER FLOORING  | ECORE INTERNATIONAL   | MATT KOCH  | (717) 824-8251   | Mbk@ecoreintl.com   |
|   | DUDDED ELOODING INCTALLATION   | GRATEFUL HOMES - GHS  | RANDY KISER  | (315) 790-8831   | Ghsofna@yahoo.com   |
|   | RUBBER FLOORING INSTALLATION   | McELROY'S CUSTOM FLOORING   | JIM McELROY  | (315) 335-4937   | Jmcelroy4040@gmail.com  |
|   |  | WABASH VALLEY   | LICHELLE PARKER  | (800) 253-8619 x546  | Lparker@wabashvalley.com  |
|   | LOCKER ROOM BENCHES  | HOLLMAN, INC.   | ALEX MARKS   | (972) 815-4088   | Amarks@hollman.com  |
|   | RECEPTION COUNTER CABINETS   | HOLLMAN, INC.   | ALEX MARKS   | (972) 815-4088   | Amarks@hollman.com  |
|   | TRASH BARRELS & ACCESSORIES  | WABASH VALLEY   | LICHELLE PARKER  | (800) 253-8619 x546  | Lparker@wabashvalley.com  |
|   | STAINLESS STEEL ROUND TOP TABLE/ALUMINUM ARM CHAIR   | STACK CHAIR DEPOT   | MARILYN  | (866) 586-9975   | Marilyn@danielpaulchairs.com  |
| JRNISHINGS                              | HAND CHAIRS  | HAND SHAPED CHAIRS  | SHAWN BARBAGALLO   | (815) 980-4766   | HandShapedChairs@aol.com  |
| IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII      | WORKOUT MIRRORS  | THE MIRROR COMPANY  | DAVE MANESS  | (800) 473-0619   | Dave@themirrorcompany.com   |
|   | BATHROOM MIRRORS   | NATIONAL ENERGY & LIGHT (PREFERRED)   | JIM SCHMIDT  | (603) 864-8635   | Jschmidt@nelcompany.com   |
|   | FURNITURE  | HAND SHAPED CHAIR   | SHAWN BARBAGALLO   | -  | Handshapedchairs@aol.com  |
|   | FURNITURE, BLACK CARD ETC.   | DREAM SEAT  | LACEY PULEO  | (631) 656-1066   | Lpuleo@dreamseat.com  |
| HVAC                                    | HVAC EQUIPMENT   | YORK JOHNSON CONTROLS   | WALTER JACOBE  | (405) 419-6351   | Walt.jacobe@jci.com   |
|   |  | CARRIER   | PAUL WITZ  | (315) 317-2481   | Paul.witz@carrier.utc.com   |
|   |  |   | JOHN PERSUITTE   | (828) 624-1092   | Jpersuitte@asd-usa.com  |
|   | STRUCTURED CABLING   | AUTOMATED SYSTEMS DESIGN (ASD)  |  | (  |   |
|   | STRUCTURED CABLING MANAGED FIREWALL  | CERDANT   | TODD BARRETT   | (877) 616-9384   | Todd.barrett@cerdant.com  |
|   | STRUCTURED CABLING MANAGED FIREWALL CLUB WIRELESS  | CERDANT DEEPBLUE COMMUNICATIONS   | TODD BARRETT<br>REBECCA DOUGLAS  | (518) 389-2719   | Rebecca@deepbluecommunications  |
|   | STRUCTURED CABLING MANAGED FIREWALL  | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS   | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE   | (518) 389-2719<br>(617) 529-7537   | Rebecca@deepbluecommunications<br>Agregoire@acetechadvisors.com   |
|   | STRUCTURED CABLING MANAGED FIREWALL CLUB WIRELESS  | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS NATIONAL ENERGY & LIGHT   | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC  | (518) 389–2719<br>(617) 529–7537<br>(603) 864–0198   | Rebecca@deepbluecommunications<br>Agregoire@acetechadvisors.com<br>Cleblanc@nelcompany.com  |
| CONTACTS                                | STRUCTURED CABLING  MANAGED FIREWALL  CLUB WIRELESS  BACKUP INTERNET/CRADLEPOINT  GENERAL LIGHTING FIXTURES  | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS NATIONAL ENERGY & LIGHT SPECIALTY LIGHTING  | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC ANUSH KAZARIAN   | (518) 389-2719<br>(617) 529-7537<br>(603) 864-0198<br>(508) 992-0786   | Rebecca@deepbluecommunications<br>Agregoire@acetechadvisors.com<br>Cleblanc@nelcompany.com<br>Ak@sslighting.com   |
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| T VENDOR<br>CONTACTS                    | STRUCTURED CABLING MANAGED FIREWALL CLUB WIRELESS BACKUP INTERNET/CRADLEPOINT GENERAL LIGHTING FIXTURES SPECIALTY FIXTURES   | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS NATIONAL ENERGY & LIGHT SPECIALTY LIGHTING SMD LIGHTS MAJESTIC MIRROR & FRAME NATIONAL ENERGY & LIGHT   | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC ANUSH KAZARIAN ELAINA BULOW JOSH MANDEL  | (518) 389–2719<br>(617) 529–7537<br>(603) 864–0198<br>(508) 992–0786<br>(505) 247–4276<br>–<br>(603) 864–0198  | Rebecca@deepbluecommunications Agregoire@acetechadvisors.com Cleblanc@nelcompany.com Ak@sslighting.com Elaina@smdlights.com Josh@majesticmirror.com   |
| LIGHTING                                | STRUCTURED CABLING MANAGED FIREWALL CLUB WIRELESS BACKUP INTERNET/CRADLEPOINT GENERAL LIGHTING FIXTURES SPECIALTY FIXTURES BACKLIT OVAL MIRRORS  | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS NATIONAL ENERGY & LIGHT SPECIALTY LIGHTING SMD LIGHTS MAJESTIC MIRROR & FRAME   | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC ANUSH KAZARIAN ELAINA BULOW JOSH MANDEL  | (518) 389-2719<br>(617) 529-7537<br>(603) 864-0198<br>(508) 992-0786<br>(505) 247-4276<br>-<br>(603) 864-0198<br>(207) 846-1054  | Rebecca@deepbluecommunications Agregoire@acetechadvisors.com Cleblanc@nelcompany.com Ak@sslighting.com Elaina@smdlights.com Josh@majesticmirror.com   |
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| LIGHTING                                | STRUCTURED CABLING MANAGED FIREWALL CLUB WIRELESS BACKUP INTERNET/CRADLEPOINT GENERAL LIGHTING FIXTURES SPECIALTY FIXTURES BACKLIT OVAL MIRRORS  LOCKERS  ILLUMINATED LOGO & CHANNEL LIGHTING  | CERDANT DEEPBLUE COMMUNICATIONS ACE TECHNOLOGY ADVISORS NATIONAL ENERGY & LIGHT SPECIALTY LIGHTING SMD LIGHTS MAJESTIC MIRROR & FRAME NATIONAL ENERGY & LIGHT MATERIAL HANDLING SALES, INC HOLLMAN, INC. VIEWPOINT IDENTITI RESOURCES                                   | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC ANUSH KAZARIAN ELAINA BULOW JOSH MANDEL CHEYENNE LEBLANC MELISSA McCOURT ALEX MARKS JEFF KWASS LINDSEY JERZYK                              | (518) 389-2719<br>(617) 529-7537<br>(603) 864-0198<br>(508) 992-0786<br>(505) 247-4276<br>-<br>(603) 864-0198<br>(207) 846-1054<br>(972) 815-4008  | Rebecca@deepbluecommunications Agregoire@acetechadvisors.com Cleblanc@nelcompany.com Ak@sslighting.com Elaina@smdlights.com Josh@majesticmirror.com Cleblanc@nelcompany.com Mmccourt@mathand.com Amarks@hollman.com Jeff@viewpointsign.com Ljerzyk@identiti.net   |
| LIGHTING LOCKERS SIGNAGE/               | STRUCTURED CABLING  MANAGED FIREWALL  CLUB WIRELESS  BACKUP INTERNET/CRADLEPOINT  GENERAL LIGHTING FIXTURES  SPECIALTY FIXTURES  BACKLIT OVAL MIRRORS  LOCKERS   | CERDANT  DEEPBLUE COMMUNICATIONS  ACE TECHNOLOGY ADVISORS  NATIONAL ENERGY & LIGHT  SPECIALTY LIGHTING  SMD LIGHTS  MAJESTIC MIRROR & FRAME  NATIONAL ENERGY & LIGHT  MATERIAL HANDLING SALES, INC  HOLLMAN, INC.  VIEWPOINT  IDENTITI RESOURCES  PRIDE SIGNS           | TODD BARRETT REBECCA DOUGLAS ANDREW GREGOIRE CHEYENNE LEBLANC ANUSH KAZARIAN ELAINA BULOW JOSH MANDEL CHEYENNE LEBLANC MELISSA McCOURT ALEX MARKS  JEFF KWASS LINDSEY JERZYK NELSON MELO                 | (518) 389-2719<br>(617) 529-7537<br>(603) 864-0198<br>(508) 992-0786<br>(505) 247-4276<br>-<br>(603) 864-0198<br>(207) 846-1054<br>(972) 815-4008  | Rebecca@deepbluecommunications Agregoire@acetechadvisors.com Cleblanc@nelcompany.com Ak@sslighting.com Elaina@smdlights.com Josh@majesticmirror.com Cleblanc@nelcompany.com  Mmccourt@mathand.com Amarks@hollman.com  Jeff@viewpointsign.com Ljerzyk@identiti.net NMelo@pridesigns.com                      |
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. (208) 892-843 F. (208) 892-8533 STRUCTURAL ENGINEERS David Sansotta, PE 5509 N. Glenwood Street Garden City, ID 83714 S P. (208) 501-2289 Δ MEP ENGINEERS Don Penn Consulting Engineer 1301 Solana, Bldg 1 - Suite 1420 Westlake, TX 76262 P. (817) 410-2858 **ELECTRICAL ENGINEER** Peter A. Letpuch, P.E. 100 West Oak St. #200 Denton, TX 76201

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Project Manager Approval

rchitect/Engineer of Record

P. (940) 735-5127

Valley Shopping Center 3262 N. Tracy Blvd. Tracy, CA 95376

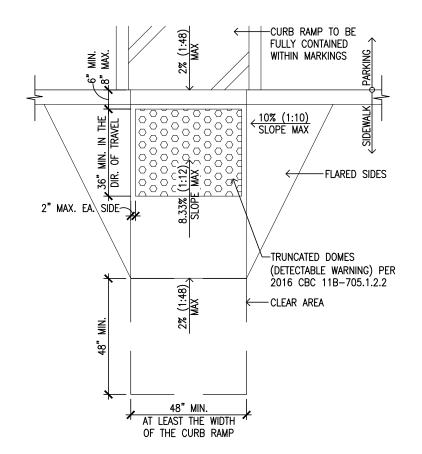
Project/Space No. Planet Fitness Tenant Improvement

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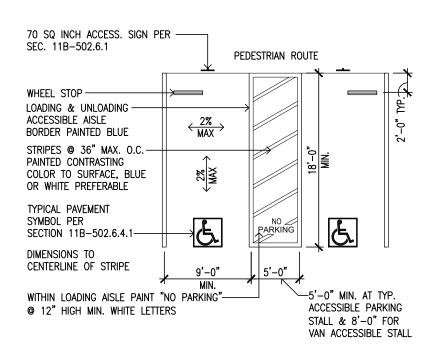
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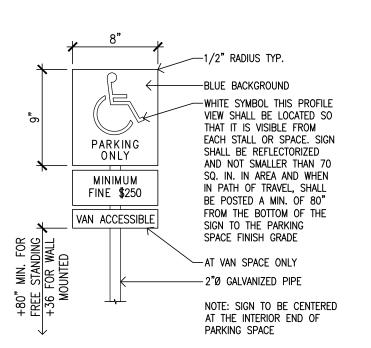
DETAIL @ CURB RAMP (EXISTING)

N.T.S.



DETAIL @ ADA PARKING STALL (EXISTING)

N.T.S.



DETAIL @ ADA PARKING SIGNAGE (EXISTING)

N.T.S.

# SHOPPING CENTER TENANTS

TRACY BLVD. CAM-LYONS N TRACY BLVD.

411 STALLS

| HOPPING CEN                  | IER IENANIS                       |             |           | ANEL FILMES          | SS PAR    | KING                  |
|------------------------------|-----------------------------------|-------------|-----------|----------------------|-----------|-----------------------|
| UNIT #                       | TENANT                            | TOTAL SF    |           | USE                  | AREA (SF) | PARK<br>RAT           |
| 3228 N TRACY BLVD.           | STRAW HAT                         | 3,000 S.F.  |           | CARDIO               | 5,389     | (1) PER<br>OF FLOOR   |
| 3230 N TRACY BLVD.           | ANGEL RELAX                       | 1,480 S.F.  |           | STRENGTH             | 2,300     | (1) PER<br>OF FLOOR   |
| 3236 N TRACY BLVD.           | CORTECH                           | 1,200 S.F.  | AREA      | SELECTORIZED         | 3,291     | (1) PER<br>OF FLOOR   |
| 3240 N TRACY BLVD.           | HAIRKUTZ                          | 1,200 S.F.  | FITNESS A | ABS & STRETCHING     | 1,756     | (1) PER<br>OF FLOOR   |
| 3244 N TRACY BLVD.           | VACANT                            | 960 S.F.    | FIIN      | 30 MIN. CIRCUIT      | 1,104     | (1) PER<br>OF FLOOF   |
| 3250 N TRACY BLVD.           | PARTY GIANTS                      | 12,583 S.F. |           | PF 360               | 1,184     | (1) PER<br>OF FLOOF   |
| 3254 N TRACY BLVD.           | CHEEMA DENTAL                     | 2,750 S.F.  |           | GENERAL FITNESS AREA | 1,352     | (1) PER :<br>OF FLOOR |
| 3258 N TRACY BLVD.           | AFGHAN MARKET                     | 3,250 S.F.  | STO       | RAGE/UTILITY AREAS   | 1,082     | (1) PER<br>OF FLOOR   |
| 3262 N TRACY BLVD.<br>UNIT A | PLANET FITNESS<br>(PROPOSED)      | 20,065 S.F. | LOC       | KER/SHOWER/BATH      | 1,792     | (1) PER<br>OF FLOOR   |
| 3262 N TRACY BLVD.<br>UNIT B | VACANT                            | 10,244 S.F. | TAN       | INING/BEAUTY ANGEL   | 332       | (1) PER :<br>OF FLOOR |
| 3310A N TRACY BLVD.          | SUBWAY                            | 1,320 S.F.  | MAS       | SSAGE                | 483       | (1) PER :<br>OF FLOOR |
| 3310B N TRACY BLVD.          | FARID FATTOUM ENT.<br>(METRO PCS) | 1,238 S.F.  |           | REQUIRED PARKING:    | 20,065    |                       |
| 3310C N TRACY BLVD.          | VACANT                            | 1,238 S.F.  |           |                      |           |                       |
| 3310D N TRACY BLVD.          | MANDARIN VILLA                    | 861 S.F.    |           |                      |           |                       |
| 3310E N TRACY BLVD.          | HI TIMES TATTOO<br>AND PIERCING   | 861 S.F.    |           |                      |           |                       |
| CAM-BK N<br>TRACY BLVD.      | BURGER KING                       | 3,042 S.F.  |           |                      |           |                       |
| 3310F-G N<br>TRACY BLVD.     | TAQUERIA                          | 2,181 S.F.  |           |                      |           |                       |
| CAM-CVS N<br>TRACY BLVD.     | CVS-STORE #0985501                | 18,485 S.F. |           |                      |           |                       |
| 3232-3234 N<br>TRACY BLVD.   | ILOVEKICKBOXING.COM               | 3,020 S.F.  |           |                      |           |                       |

\*STANDARD PARKING REQUIREMENTS PER CITY OF TRACY, CA MUNICIPAL CODE, ARTICLE 26, TABLE 10-2.2604 \*\*ADA PARKING PER 2016 CALIFORNIA BUILDING CODE, TABLE 11B-208.2

16 STALLS

4,188 S.F.

\*\*\*PARKING TABULATION FOR PLANET FITNESS PER CITY REVIEW

PROVIDED REGULAR PARKING: PROVIDED ADA PARKING:

PAPPAGEORGE

TOTAL PROVIDED PARKING (INCLUDING ADA STALLS): 427 STALLS

G.C. TO RE-STRIPE ALL PARKING STALLS AND ACCESSIBLE ROUTES AS

SIDEWALK TO HAVE MINIMUM 6FT. WIDTH (4 FT. SIDEWALK WIDTH + 2 FT. FOR VEHICLE OVERHANG)
PER 2016 CBC SEC. 11B-403.5.1

G.C. TO VERIFY (E) CONDITION OF CURB RAMP, SEE DETAIL 3/C1.0, UPDATE EXISTING AS REQ'D.

G.C. TO VERIFY EXISTING CONDITION OF ACCESSIBLE PARKING STALLS PER DETAILS 4/C1.0 & 5/C1.0., UPDATE EXISTING AS REQ'D.

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

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

NOTE:
PLOT PLAN DIMENSIONS ARE APPROXIMATE. G.C. TO VERIFY THAT THE EXIT DISCHARGE TO THE PUBLIC STREET IS A MINIMUM 20'

SLOPE AT PARKING STALL & LOADING ZONE NOT TO EXCEED 2% IN ANY DIRECTION.

# PLANET FITNESS PARKING TABULATION\*\*\*

|              |                      | ı         |                                 |                      |
|--------------|----------------------|-----------|---------------------------------|----------------------|
|              | USE                  | AREA (SF) | PARKING<br>RATIO                | REQUIRED<br>PARKING* |
|              | CARDIO               | 5,389     | (1) PER 150 SF<br>OF FLOOR AREA | 36                   |
|              | STRENGTH             | 2,300     | (1) PER 150 SF<br>OF FLOOR AREA | 15                   |
| REA          | SELECTORIZED         | 3,291     | (1) PER 150 SF<br>OF FLOOR AREA | 22                   |
| TITNESS AREA | ABS & STRETCHING     | 1,756     | (1) PER 150 SF<br>OF FLOOR AREA | 12                   |
| H            | 30 MIN. CIRCUIT      | 1,104     | (1) PER 150 SF<br>OF FLOOR AREA | 7                    |
|              | PF 360               | 1,184     | (1) PER 150 SF<br>OF FLOOR AREA | 8                    |
|              | GENERAL FITNESS AREA | 1,352     | (1) PER 250 SF<br>OF FLOOR AREA | 5                    |
| ST0          | RAGE/UTILITY AREAS   | 1,082     | (1) PER 250 SF<br>OF FLOOR AREA | 4                    |
| LOC          | KER/SHOWER/BATH      | 1,792     | (1) PER 250 SF<br>OF FLOOR AREA | 7                    |
| TAN          | NING/BEAUTY ANGEL    | 332       | (1) PER 250 SF<br>OF FLOOR AREA | 1                    |
| MĀS          | SAGE                 | 483       | (1) PER 250 SF<br>OF FLOOR AREA | 2                    |
|              | REQUIRED PARKING:    | 20,065    |                                 | 119                  |

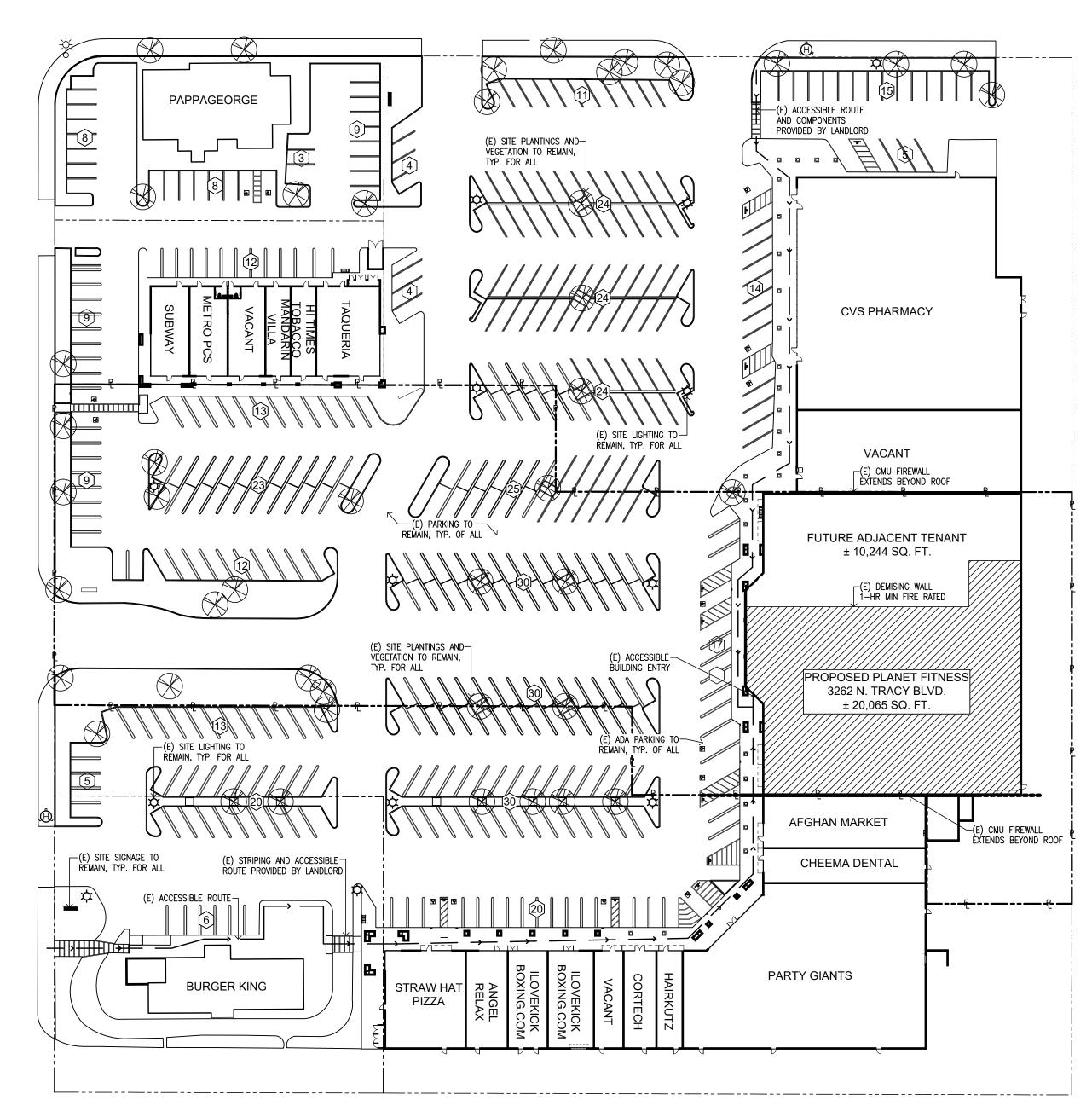
# PARKING PLAN LEGEND

| <u>&amp;</u>                        | (E) ADA PARKING                 | _                 | SIGNAGE        |
|-------------------------------------|---------------------------------|-------------------|----------------|
| À                                   | FIRE HYDRANT                    | $\leftrightarrow$ | TRAFFIC SIGNAL |
| <b>&amp;</b><br>(18)                | # OF PARKING STALLS             | 0                 | NORTH ARROW    |
| <b>\$</b>                           | LIGHT                           |                   | (E) VEGETATION |
| <del></del>                         | PROPERTY LINE                   |                   | (E) VEGETATION |
| $\longrightarrow$ $\longrightarrow$ | PATH OF TRAVEL                  |                   |                |
|                                     |                                 |                   |                |
| NOTE:                               | AT FACIL ENTRANCE TO OFF STREET | DADIZING CI       | ONC CHALL      |

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 PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_OR BY TELEPHONING \_\_\_ 2016 CBC SEC. 11B-502.8

THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER FREE ROUTE 48" MIN. IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS FREE OF OVERHANGING 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 2016 CBC 1127B.5

# W CLOVER RD.





4 Liberty Lane West Hampton, New Hampshire 03842

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| Dai<br>517<br>Mo<br>P.<br>F. | CCHITECTS niel K. Mullin, Architect, NCARB 7 S Main St. scow, ID 83843 (208) 892-8433 (208) 892-8533 FRUCTURAL ENGINEERS |          | <br> <br> -                                      |    |
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Architect/Engineer of Record

Project Manager Approval

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Project/Space No. Planet Fitness Tenant Improvement

Sheet Title SITE PLAN

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