



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

Issue Sets

Table with columns: No., Issue Set, By, Date, Appr.

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
517 S. Main St.
Moscow, ID 83843
P. (208) 892-8413
F. (208) 892-8533

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

MEP ENGINEERS
Don Penn Consulting Engineer
1301 Solana, Bldg. 1, Suite 1420
Westlake, TX 76262
P. (817) 410-2858

ELECTRICAL ENGINEER
Peter A. Leptuch, P.E.
100 West Oak St. #200
Denton, TX 76201
P. (940) 315-5127

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Project Manager Approval
Architect/Engineer of Record

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

Project/Space No.
Planet Fitness Tenant Improvement

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Scale: As Shown
Drawn By: C.W./T.G.
Checked By: D.B.
Issue Date: June 18, 2019
Project No. 181209
Sheet T1.0

SCOPE OF WORK

Table with columns: ITEM, REMARKS, Furnish By, T, C, L, E, V, Install By, T, C, L, E, V. Includes sections for PLUMBING, ELECTRICAL, MISCELLANEOUS, and VENDOR LIST.

VENDOR LIST

Table with columns: ITEM, VENDOR, CONTACT, PHONE, EMAIL. Lists various vendors and their contact information for different project items.

ABBREVIATIONS

A.F.F. = ABOVE FINISH FLOOR
O.C. = ON CENTER
R.O. = ROUGH OPENING
S.O.H. = SIMILAR OPPOSITE HAND
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
V.I.F. = VERIFY IN FIELD
MANUF. = MANUFACTURER
MECH. = MECHANICAL
STRUCT. = STRUCTURAL
ELEC. = ELECTRICAL

DEFERRED SUBMITTALS

Fire Sprinkler Plan
Fire Alarm Plan
Exterior Signage
Shell Permit # 19-0748
Facade Permit # 17-0735

ASSOCIATED L.L. PERMITS

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
2016 California Fire Code
2016 California Mechanical Code
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

Table with columns: Fitness Area, Storage/Electrical, Tanning/Beauty Angel, Massage, Locker Rooms/Showers, Circulation, etc. Includes Total Square Feet and Allowable Area per CBC 506.

PROJECT TEAMS

FRANCHISE: Planet Fitness
FRANCHISEE: PF Tracy, LLC
PROJECT LOCATION: 3262 N. Tracy Blvd., Tracy, CA 95376
LANDLORD: Silverford Investment, LLC

ARCHITECTS

DKMullin Architects
517 South Main Street
Moscow, Idaho 83843
Phone: (208) 892-8413
Fax: (208) 892-8533
Contact(s): Derick Boadi (Project Manager), Derick@dkmullin.com

STRUCTURAL ENGINEERS

David Sansotta, P.E.
5509 N. Glenwood Street
Garden City, ID 83714
Phone: (208) 501-2289
Fax: N/A
Contact(s): Kyle Staab, P.E.

MECHANICAL & PLUMBING ENGINEERS

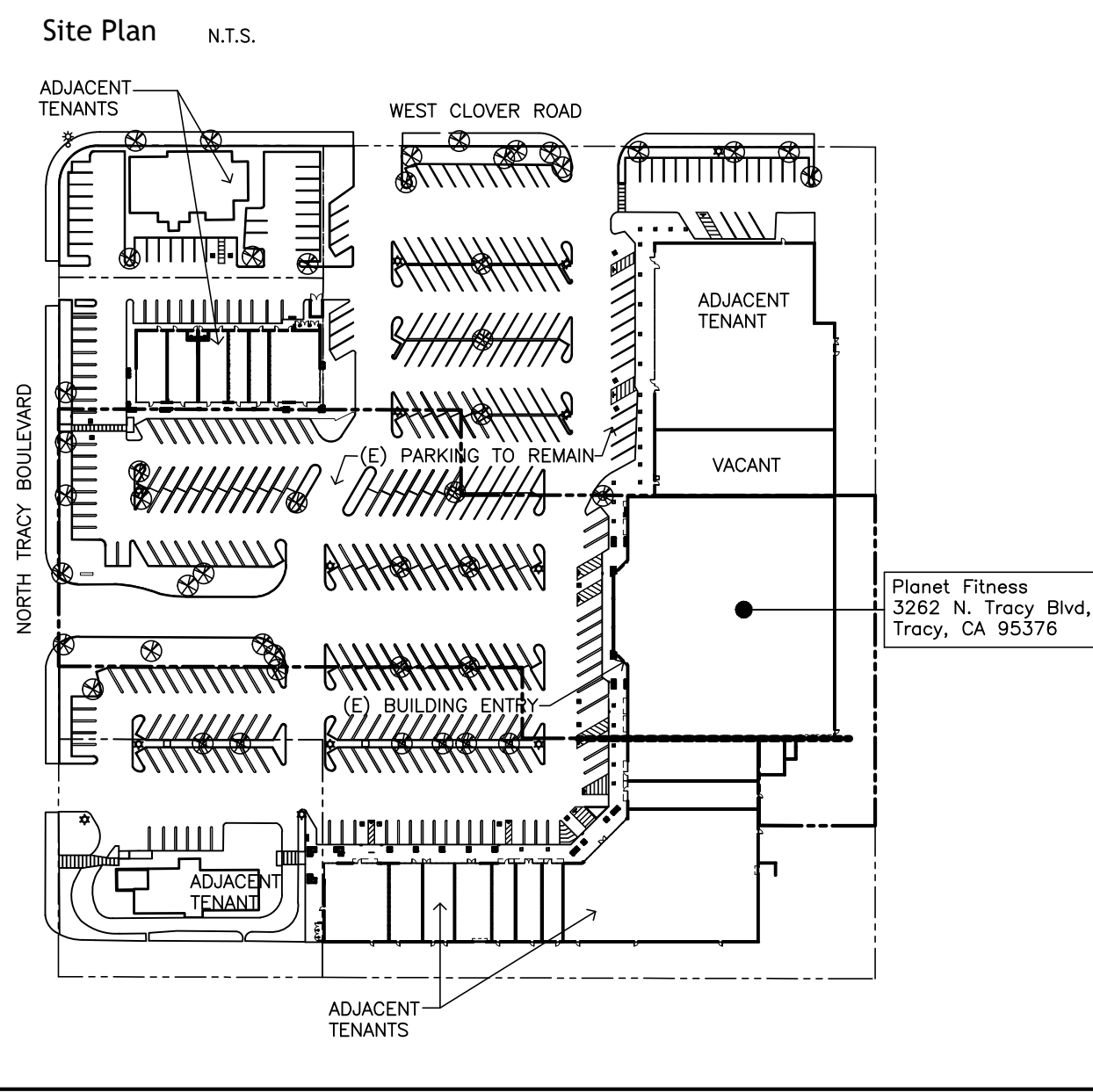
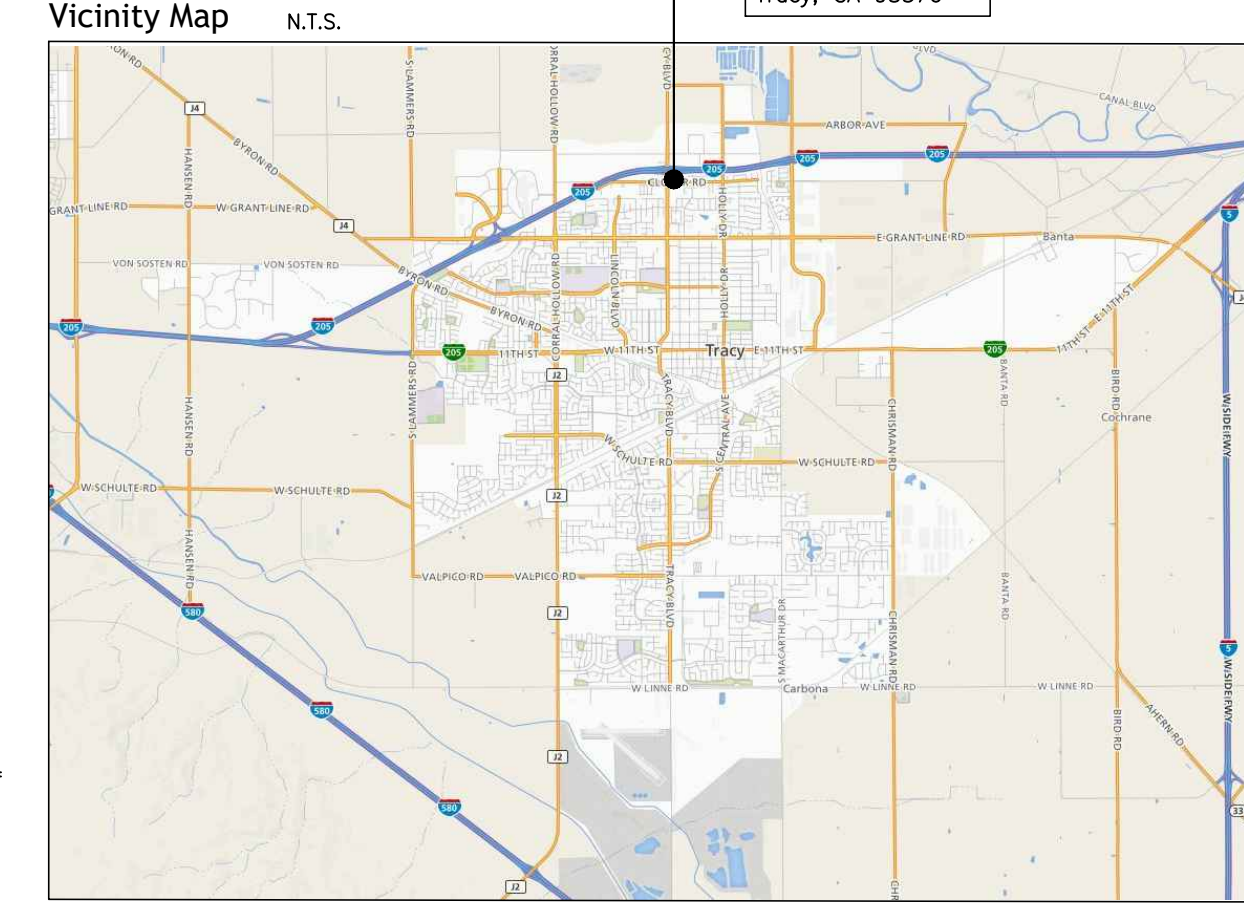
Don Penn Consulting Engineer
1301 Solana, Bldg. 1, Suite 1420
Westlake, TX 76262
Phone: (817) 410-2858
Fax: (817) 251-8411
Contact(s): Don Penn, Michele Gonzalez

ELECTRICAL ENGINEER

Peter A. Leptuch, P.E.
100 West Oak Street, #200
Denton, TX 76201
Phone: (940) 735-5127
Fax: (940) 735-5127
Contact(s): Peter A. Leptuch, P.E.

ALLOWABLE AREA CALCULATIONS

PLANET FITNESS TENANT SPACE (A-3)
Aa = A + [NS x L]
Aa = 38,000 + [9,500 x 0.55]
Aa = 38,000 + 5,225
Aa = 43,225 SQ.FT.



GENERAL NOTES

- 1. By executing the bid and contract, the contractor represents that he has visited the site, familiarized himself with the local conditions, codes and requirements under which the work is to be performed and correlated to his observations with the requirements of the contract documents. This shall be done prior to bid. Provide sealed bid.
2. The intent of the bid contract is to include all items necessary for the proper execution and completion of the work. The contract documents are complimentary, and what is required by any one shall be as 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.
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 any 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 discrepancies between drawings and actual field verifications.
15. Contractor shall verify exact dimensions of entire building and site prior to any layout, construction or installation of any equipment. Any dimensional discrepancies that would prohibit any item or piece of equipment from being located or installed as indicated on plan or in specification must be made known to the Architect immediately.
16. Contractor to coordinate and schedule shipment of fixtures and equipment with material suppliers. Each week the Contractor shall submit a written receiving report with a copy of all packing tickets. Report shall include all equipment that is damaged, omitted, or not in accordance with plans and/or specifications.
17. Contractor is responsible for receiving, unloading, and storage of owner-furnished items. Contractor is to verify that all equipment (fixtures, boxes, etc.) is in accordance with packing list, equipment schedule and/or specifications and being located or installed as indicated on plans or in specifications. Contractor will be held responsible for any missing or damaged owner-supplied fixtures/equipment and redelivery of the same.
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 payment.
25. Contractor shall be responsible for independent air balance report to be submitted with final application for payment.
26. Contractor shall conform to all current Federal Glazing Specifications, C.P.S.C. Glazing Requirements, and all State and local codes having jurisdiction.
27. Provide all access panels as required for the maintenance, inspection and servicing of all equipment and systems.
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 included).
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.

SHEET INDEX

Table with columns: Sheet, Sheet Name. Lists architectural sheets T1.0, C1.0, A1.0.

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

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

Scale: As Shown
Drawn By: C.W./T.G.
Checked By: D.B.
Issue Date: June 18, 2019
Project No. 181209
Sheet T1.0



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- STRUCTURAL ENGINEERS**
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5509 N. Glenwood Street
Garden City, ID 83714
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Architect/Engineer of Record: _____

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

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
FLOOR PLAN

Scale: As Shown
Drawn By: C.M./T.G.
Chk'd By: D.B.
Issue Date:
June 18, 2019

Project No. 181209
Sheet
A1.0

NOTE:
ALL EXPOSED ELECTRICAL CONDUIT, PIPES AND INFRASTRUCTURE TO BE PAINTED TO MATCH WALL PAINT COLOR AS OCCURS, TYP.

NOTE:
G.C. TO VERIFY LOCATION(S) OF ALL EXISTING STRUCTURAL COLUMNS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF PLAN DISCREPANCIES

NOTE:
ALL CONSTRUCTION TO BE FIRE RESISTANT OR OF FIRE RETARDANT MATERIALS. ALL INTERIOR FINISHES TO COMPLY WITH FLAME SPREAD REQUIREMENTS OF CBC.

NOTE:
G.C. TO PROVIDE PANIC HARDWARE @ ALL EXISTING EXIT DOORS PER 2016 CBC 1010.1.9. DEADBOLTS, LATCHES, SIMILAR DEVICES SHALL NOT BE INSTALLED. DOUBLE DOORS SHALL NOT USE EDGE OR SURFACE MOUNT FLUSH BOLTS

NOTE:
PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE W/ 2016 CFC 2005

NOTE:
608.7.1 EQUIPMENT ROOM AND BUILDING SIGNAGE DOORS INTO ELECTRICAL EQUIPMENT ROOMS OR BUILDINGS CONTAINING STATIONARY BATTERY SYSTEMS SHALL BE PROVIDED WITH APPROVED SIGNS. THE SIGNS SHALL STATE THAT:
1. THE ROOM CONTAINS ENERGIZED BATTERY SYSTEMS.
2. THE ROOM CONTAINS ENERGIZED ELECTRICAL CIRCUITS.
3. THE BATTERY ELECTROLYTE SOLUTIONS, WHERE PRESENT, ARE CORROSIVE LIQUIDS.

NOTE:
608.7.2 CABINET SIGNAGE. CABINETS SHALL HAVE EXTERIOR LABELS THAT IDENTIFY THE MANUFACTURER AND MODEL NUMBER OF THE SYSTEM AND ELECTRICAL RATING (VOLTAGE AND CURRENT) OF THE CONTAINED BATTERY SYSTEM. THERE SHALL BE SIGNS WITHIN THE CABINET THAT INDICATE THE RELEVANT ELECTRICAL, CHEMICAL AND FIRE HAZARDS.

NOTE:
G.C. IS RESPONSIBLE FOR REPLACING ANY DAMAGED FLASHING AROUND ALL EXTERIOR DOORS

NOTE:
ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER 2016 CBC 1010.1.8

NOTE:
G.C. TO PROVIDE CLEARLY VISIBLE ADDRESS NUMBERS AND/OR SUITE IDENTIFICATION @ REAR EXIT PER CFC 505.1

NOTE:
EXIT DOOR LANDING SLOPE ON PUBLIC WAY SHALL COMPLY WITH CBC 2016 SECTION 1010.1.5 AND 1010.1.6

NOTE:
G.C. TO POST MAX OCCUPANT LOAD SIGN @ MAIN ENTRANCE @ EVERY ASSEMBLY TYPE ROOM. LOCATE IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY PER CODE 2016 CBC SECTION 1004.3, TYP.

NOTE:
G.C. TO VERIFY EXACT WALL COVERING SQUARE FOOTAGES NEEDED IN FIELD. WASTE % TO BE DETERMINED BY G.C. AND TILE VENDOR

NOTE:
ALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS OTHERWISE NOTED

NOTE:
SEE SHEETS A3.0 AND A3.1 FOR DOOR / WINDOW, AND HARDWARE SCHEDULE

NOTE:
G.C. TO PROVIDE TACTILE "EXIT" SIGNS @ ALL REQ'D EXITS PER 2016 CBC SECTION 1008.1, SEE SHEET A5.0

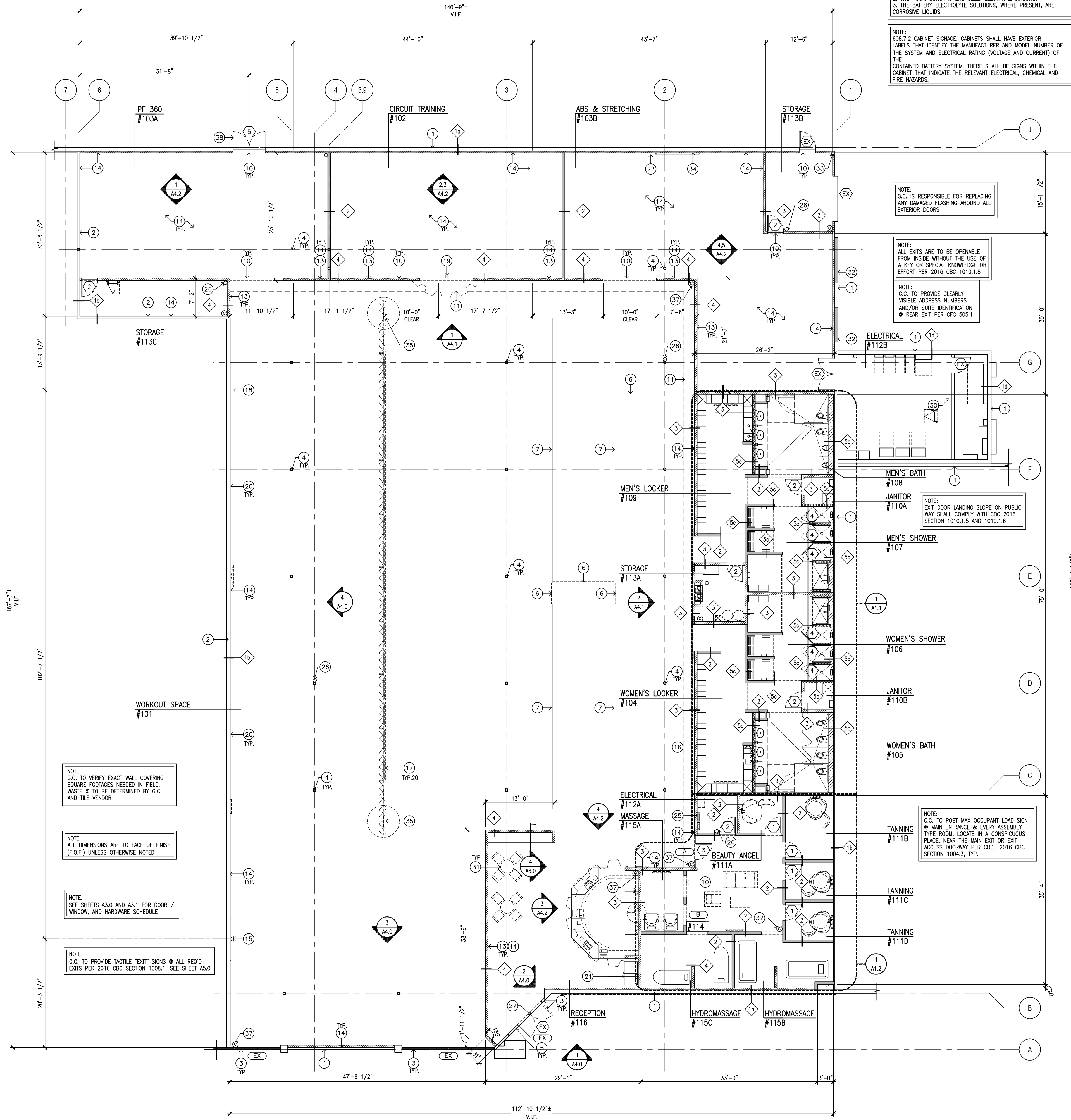
WALL TYPES

Tag	Reference	Symbol	Description
16	1/A1.3	=====	= EXISTING EXTERIOR WALL TO REMAIN, G.C. TO VERIFY (E) CONDITIONS IN FIELD AND PATCH AND REPAIR AS REQ'D
16	1/A1.3	=====	= EXISTING DEMISING WALL, G.C. TO PATCH & REPAIR AS REQ'D. VERIFY (E) CONDITIONS IN FIELD.
2	1/A1.3	=====	= COORDINATE HEIGHT W/ REFLECTED CEILING PLAN A2.0 (BUILT TO 6'-0" ABOVE HIGHEST ADJACENT FINISH CEILING). 3-5/8"x20 GA. METAL STUD @ 16" O.C., 5/8" GYP. BD. BOTH SIDES, BRACE AS REQ'D
3	1/A1.3	=====	= TYPICAL WALL, FULL HEIGHT TO UNDERSIDE OF DECK ABOVE, 6"x20 GA. METAL STUD @ 16" O.C., 5/8" GYP. BD. EACH SIDE, BRACE AS REQ'D, TYP.
4	1/A1.3	=====	= PARTIAL HEIGHT WALL, 3 5/8" x 20 GA. METAL STUD @ 16" O.C., 5/8" GYP. BD BOTH SIDES
5	1/A1.3	=====	= PLUMBING WALL, 3 5/8" x 20 GA. STAGGERED METAL STUDS (FOR 12" CAVITY) @ 24" O.C., 5/8" GYP. BD. ONE SIDE, SECURE TO DEMISING WALL
36	1/A1.3	=====	= 10'-0"± (6"-9" ABOVE ADJACENT FINISH CEILING) PLUMBING WALL, 3 5/8"x20 GA. METAL STUD @ 24" O.C., 5/8" WATER RESISTANT GYP. BD. EACH SIDE WITH SCHLUTER-KERDI SHOWER SYSTEM AT SHOWERS, SECURE TO EXTERIOR WALL WHERE APPLICABLE
37	1/A1.3	=====	= 10'-0"± (6"-9" ABOVE ADJACENT FINISH CEILING) PARTITION WALL, 3 5/8"x20 GA. METAL STUD @ 24" O.C. (6"x20 GA. METAL STUDS @ PLUMBING WALLS), 5/8" WATER RESISTANT GYP. BD. EACH SIDE, SCHLUTER-KERDI SHOWER SYSTEM AT ALL SHOWERS

G.C. TO PROVIDE LEVEL 4 GYPSUM BOARD FINISH PER GA 214

FLOOR PLAN REFERENCE NOTES

- (E) EXTERIOR WALL TO REMAIN; G.C. TO PATCH AND REPAIR (E) FURR OUT AS REQUIRED
- (E) DEMISING WALL. G.C. TO PATCH AND REPAIR AS REQUIRED
- (E) STOREFRONT GLAZING/DOOR TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION.
- EXISTING STRUCTURAL COLUMN TO REMAIN, TYP OF ALL, G.C. TO PROTECT DURING CONST AND PREP FOR NEW PAINT FINISH (P-1)
- STOREFRONT GLAZING WITHIN 18" OF FINISH FLOOR OR WITHIN 24" OF DOOR SWING TO BE TEMPERED. G.C. TO VERIFY AND REPLACE AS REQUIRED
- G.C. TO ROUTE POWER TO KNEEWALLS FOR TREADMILLS, TYP. CUT CONCRETE TRENCH AND RE-POUR FOR SMOOTH FLUSH FINISH, SEE ELECTRICAL
- 18" KNEE WALL, PER DETAIL 3/A6.0, G.C. TO COORDINATE CORE DRILLING FOR CONDUIT RUNS TO FLOOR BOX AND BRING OVERHEAD CONDUIT DOWN STRUCTURAL COLUMNS WHERE POSSIBLE, SEE ELECTRICAL
- NOT USED
- NOT USED
- HEADER ABOVE, SEE INTERIOR ELEVATIONS
- GYP. BD. SOFFIT ABOVE, SEE REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS
- NOT USED
- PARTIAL HEIGHT WALL TO BE WRAPPED WITH METAL WAINSCOT AND CAPPED. SEE WALL TYPE DETAILS ON A1.3
- WALL(S) TO HAVE WAINSCOT AS SCHEDULED, SEE INTERIOR ELEVATIONS
- WALL-MOUNT PLANET FITNESS "LINK ALARM" W/ WALL GRAPHIC BY TENANT, G.C. TO PROVIDE POWER, VERIFY MOUNTING HEIGHT W/ TENANT
- MISSION STATEMENT WALL GRAPHIC BY TENANT, SEE INTERIOR ELEVATIONS, G.C. VERIFY FINAL LOCATION W/ TENANT
- TELEVISIONS MOUNTED FROM TRUSSES ABOVE @ 9'-6" A.F.F., TYP.
- PLANET FITNESS CLOCK, G.C. TO PROVIDE POWER AND VERIFY LOCATION W/ TENANT
- PLANET FITNESS "CIRCUIT LIGHT", VERIFY EXACT LOCATION W/ TENANT, G.C. TO PROVIDE POWER
- CONTINUOUS WALL-MOUNT MIRRORS @ 24" A.F.F., SEE INTERIOR ELEVATIONS, BID ALTERNATE
- BEVERAGE COOLERS, VERIFY ROUGH OPENING HEIGHT AND WIDTH W/MANUF. PRIOR TO FRAMING OPENING, G.C. TO PAINT INSIDE OF COOLER AREA BLACK (P-4)
- 2" DIAMETER WALL MOUNTED PIPES FOR STRETCHING AND SIT UPS, PROVIDED & INSTALLED BY G.C., SEE DETAIL 10/A6.0
- TRANSFORMER, SEE ELECTRICAL
- ELECTRICAL PANEL, SEE ELECTRICAL
- NEW FIRE ALARM CONTROL PANEL, PROVIDED BY TENANT, G.C. TO COORD. INSTALLATION WITH FIRE ALARM SUB-CONTRACTOR
- RATED 2A-105-C FIRE EXTINGUISHER BY G.C., FOR EACH 3,000 SQUARE FEET OF SPACE AND TRAVEL DISTANCE NOT EXCEEDING 75'-0", MOUNT TO WALL W/ TOP @ 3'-5" - 5'-0" A.F.F., CLEARLY TAGGED/DATED (PER 2016 CFC SECTION 906.1)
- G.C. TO POST SIGNAGE AT MAIN EXIT FOR "MAXIMUM CAPACITY" = 381
- NOT USED
- NOT USED
- (N) LOCATION FOR ROOF HATCH/LADDER, G.C. TO INSTALL PER 2016 CM 304.3.1.2, G.C. TO VERIFY HEIGHT OF (E) PARAPET AND INSTALL LADING AS REQUIRED IF ROOF HATCH IS LESS THAN 10'-0" AWAY FROM PARAPET OR PARAPET IS LESS THAN 42" HIGH
- TABLES AND CHAIRS BY TENANT, TYP., ONE SET OF TABLE AND CHAIRS PROVIDED TO BE ACCESSIBLE PER 2016 CBC 11B-802.1
- G.C. TO REMOVE (E) ROLL-UP DOOR AND INFILL WALL TO MATCH (E) CONDITION, SEE STRUCTURAL
- EXISTING ROOF DRAIN, G.C. TO PROTECT DURING DEMO AND CONSTRUCTION, AND FURR AROUND DRAIN AS REQ'D
- G.C. TO PROVIDE SOLID BLOCKING FOR WALL-MOUNT STRETCHING MAT RACK, VERIFY LOCATION W/ TENANT
- FURTHERMOST TV ON EACH END OF TRUSS TO BE FOR SPECIFIC "CLUB COM" COMMERCIAL USE
- NOT USED
- SURVEILLANCE CAMERA (QUANTITY TBD BY TENANT)
- (N) OPENING FOR A6 6'-0" X 7'-0" DOUBLE DOOR - SEE STRUCTURAL



0 4 8 16' FLOOR PLAN