

SHEET INDEX

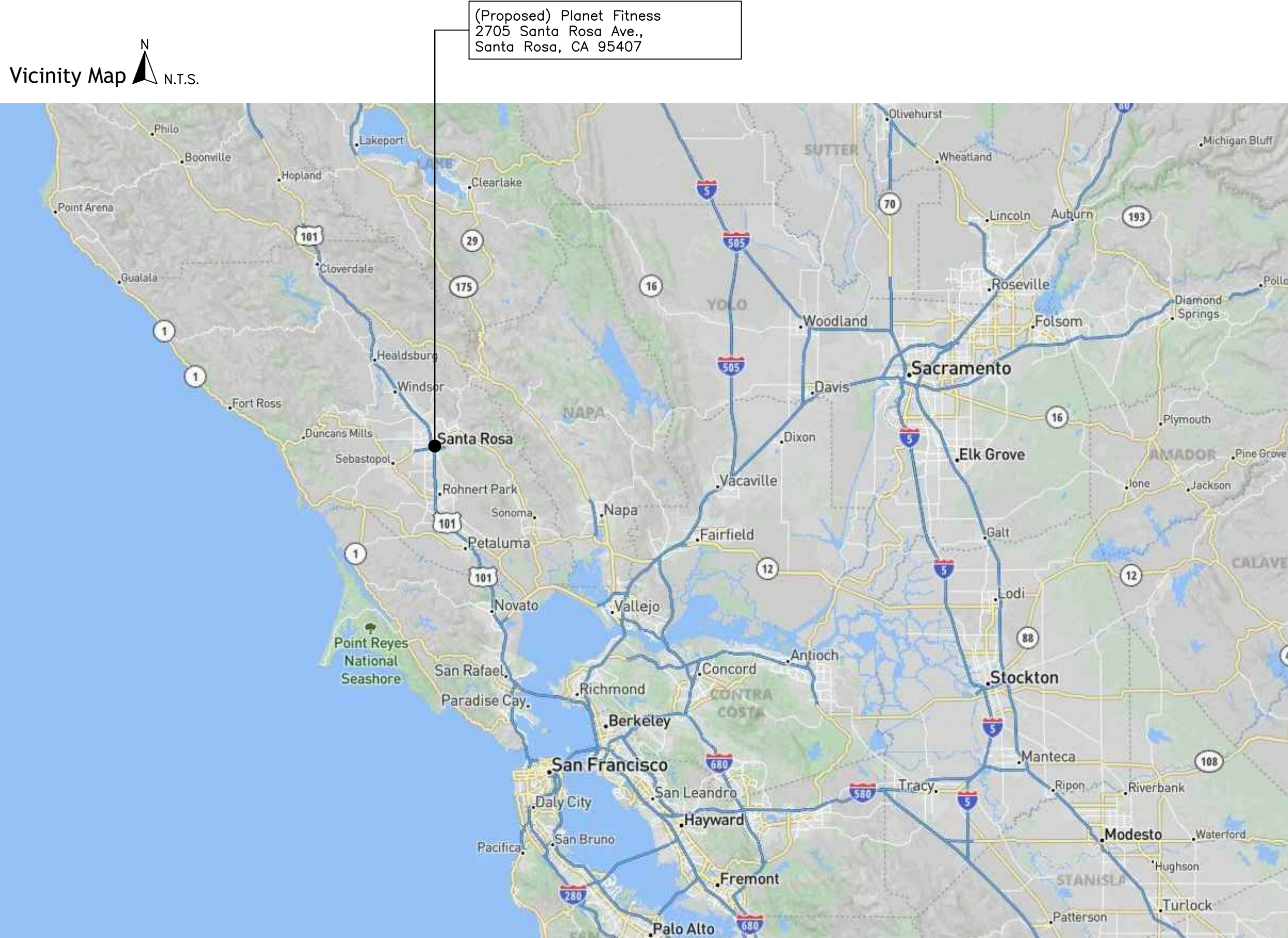
Sheet	Sheet Name
ARCHITECTURAL	
T1.0	Project Summary/Vicinity Map
C1.0	Site Plan
RF1.0	Roof Plan
A1.0	Floor Plan
A4.0	Exterior Elevations

Abbreviations

A.F.F. = ABOVE FINISH FLOOR	O.C. = ON CENTER
(E) = EXISTING	R.O. = ROUGH OPENING
EA. = EACH	S.O.H. = SIMILAR OPPOSITE HAND
F.O.F. = FACE OF FINISH	TYP. = TYPICAL
GA. = GAUGE	U.N.O. = UNLESS NOTED OTHERWISE
G.C. = GENERAL CONTRACTOR	V.I.F. = VERIFY IN FIELD
GYP. BD. = GYPSUM BOARD	MANUF. = MANUFACTURER
L.L. = LANDLORD	MECH. = MECHANICAL
(N) = NEW	STRUCT. = STRUCTURAL
W/ = WITH	ELEC. = ELECTRICAL

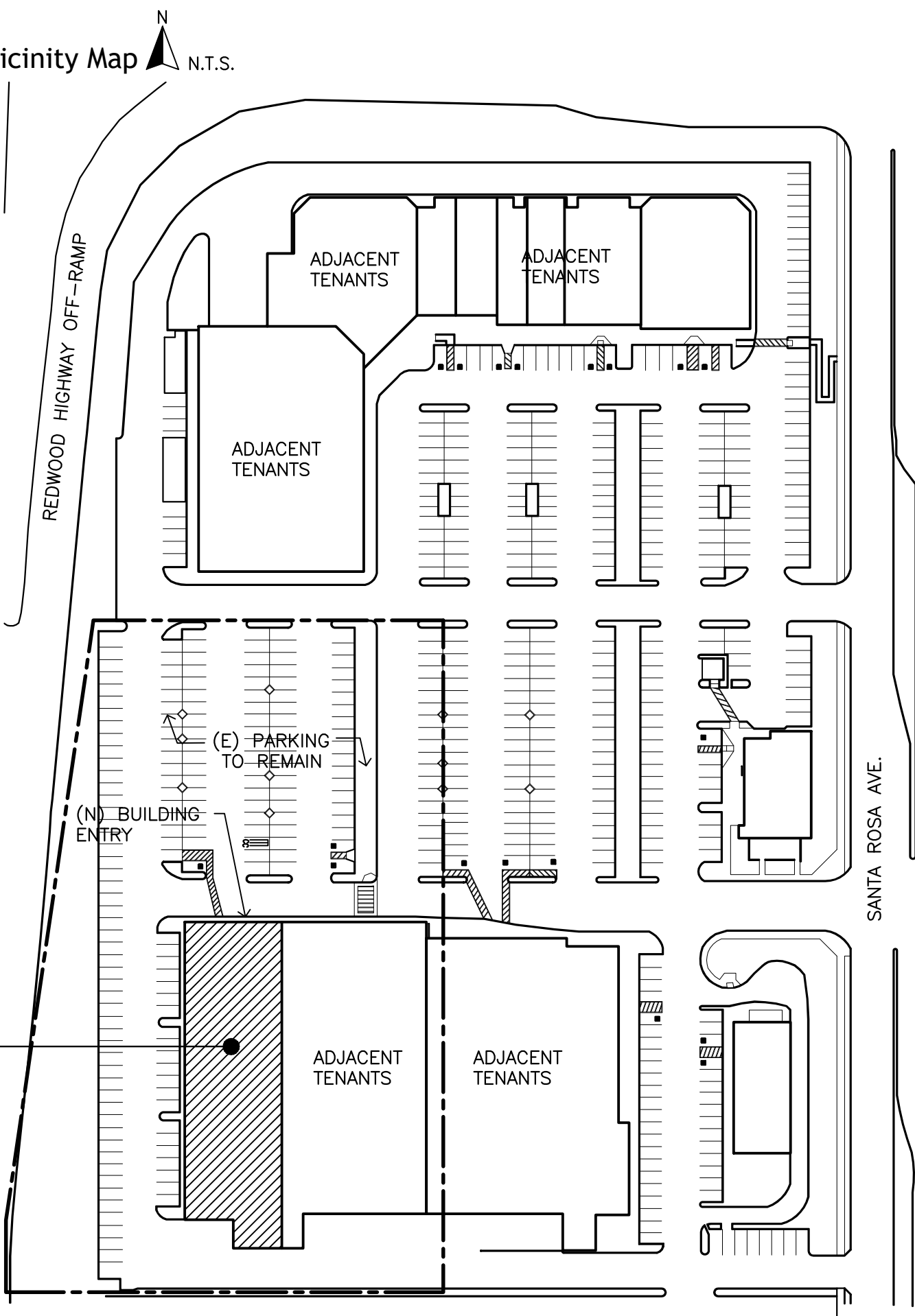
Project Teams

Franchisee	Franchisee
Company Planet Fitness	Company Key Auto Group
Address 4 Liberty Lane West	Address 549 US Highway 1 Bypass
City Portsmouth, NH 03842	City Portsmouth, NH 03801
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Architect	Project Location
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City Moscow, Idaho 83843	City Santa Rosa, CA 95407
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Landlord	
Company Retail Opportunity Investments Corp	
Address 11250 El Camino Real, Suite 200	
City San Diego, CA 92130	
Phone (858) 677-0900	
Email jovila@roirrit.net	
Contact(s) Joseph Avila	



Santa Rosa Southside - Parking Tabulation
PARKING ANALYSIS (ZONE: CG-GENERAL COMMERCIAL)

ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED
2705 SANTA ROSA AVE.	(PROPOSED) PLANET FITNESS	COMMERCIAL-FITNESS CLUB	15,600	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705 SANTA ROSA AVE.	TOTAL WINE	RETAIL	22,305			
		TOTAL SQ FT OF PROJECT PARCEL	37,905	37,905/250	37,905/5,000	
		TOTAL REQUIRED PARKING		152	8	3
		TOTAL PROVIDED PARKING		187	13	3
		COMPLIANT		YES; 35 SURPLUS	YES	YES



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

Issue Sets			
No.	Issue Set	By	Date
△	RND 1 COMMENTS - PLANNING	C.M.	7/1

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
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Project Manager Approval

Architect/Engineer of Record

Location
SANTA ROSA SOUTHSIDE
2705 SANTA ROSA AVE.
SANTA ROSA, CA 95407

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
TITLE SHEET

Scale: As Shown	Project No. 200702
Drawn By: C.M.	Sheet
Chk'd By: DKM	
Issue Date: April 7th, 2021	

T1.0



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

PARKING ANALYSIS (ZONE: CG-GENERAL COMMERCIAL)

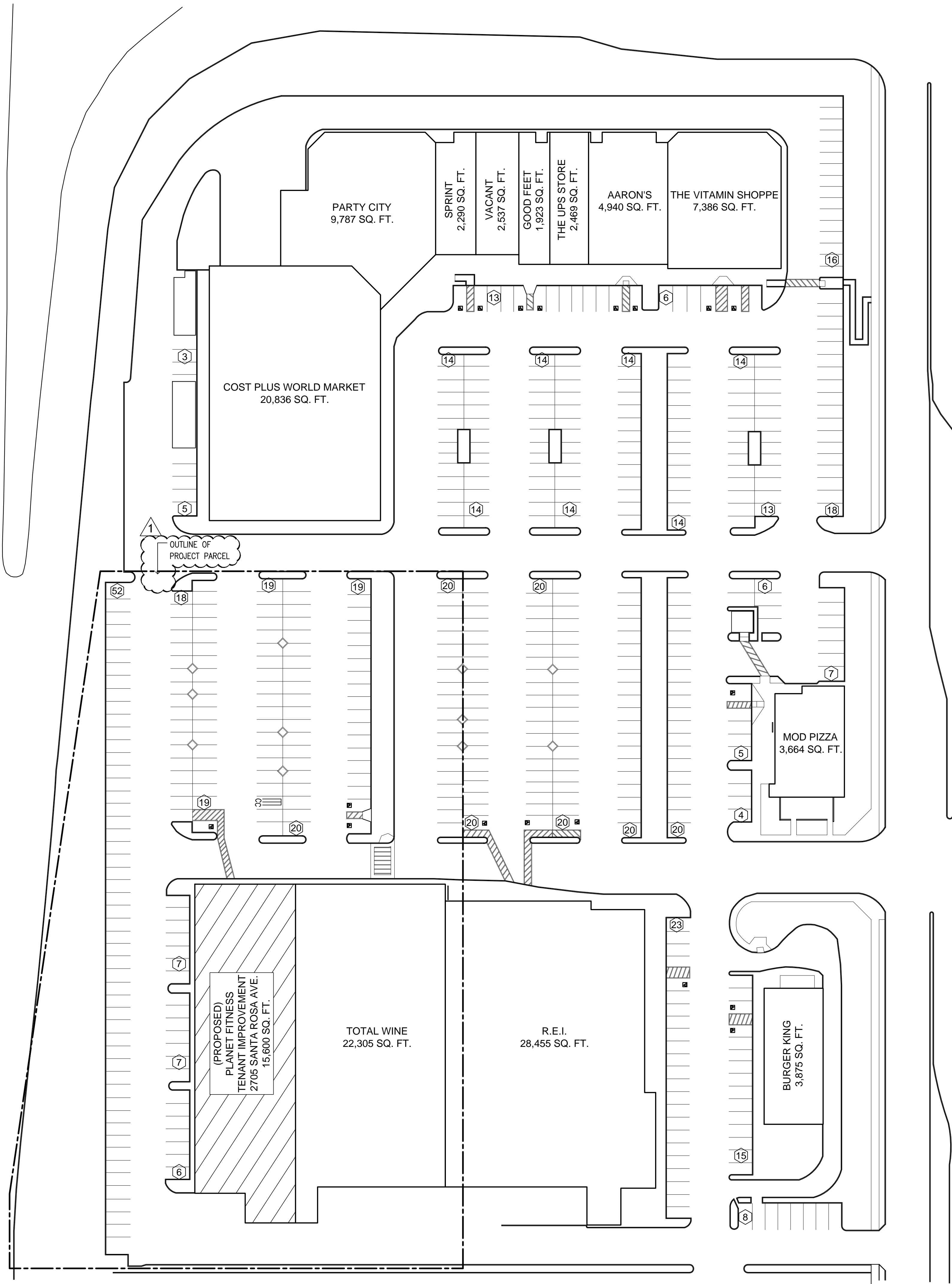
ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED
2705 SANTA ROSA AVE.	(PROPOSED) PLANET FITNESS	COMMERCIAL-FITNESS CLUB	18,194	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705 SANTA ROSA AVE.	TOTAL WINE	RETAIL	19,706			
2715 SANTA ROSA AVE.	REI	RETAIL	28,455			
2695 SANTA ROSA AVE.	MOD PIZZA	RESTAURANT	3,664			
2663 SANTA ROSA AVE.	BURGER KING	RESTAURANT	3,875			
2695 SANTA ROSA AVE.	COST PLUS WORLD MARKET	RETAIL	20,836			
2675 SANTA ROSA AVE.	PARTY CITY	RETAIL	9,787			
2673 SANTA ROSA AVE.	SPRINT	RETAIL	2,290			
2671 SANTA ROSA AVE.	VACANT	RETAIL	2,537			
2669 SANTA ROSA AVE.	GOOD FEET	RETAIL	1,923			
2665 SANTA ROSA AVE.	THE UPS STORE	PERSONAL SERVICES	2,469			
2663 SANTA ROSA AVE.	AARON'S FURNITURE	RETAIL	4,940			
2661 SANTA ROSA AVE.	THE VITAMIN SHOPPE	RETAIL	7,386			
TOTAL SQ. FT. OF SHOPPING CENTER			126,062	126,062/250	126,062/5,000	
TOTAL REQUIRED PARKING				504	25	11
TOTAL PROVIDED PARKING				527	13	18
COMPLIANT				YES: 23 SURPLUS	NO: 12 DEFICIENT	YES

PROJECT PARCEL SITE MAP

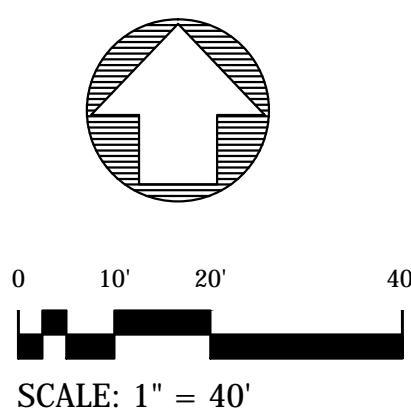


PARKING ANALYSIS (ZONE: CG-GENERAL COMMERCIAL)

ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED
2705 SANTA ROSA AVE.	(PROPOSED) PLANET FITNESS	COMMERCIAL-FITNESS CLUB	15,600	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705 SANTA ROSA AVE.	TOTAL WINE	RETAIL	22,305			
TOTAL SQ. FT. OF PROJECT PARCEL			37,905	37,905/250	37,905/5,000	
TOTAL REQUIRED PARKING				152	8	3
TOTAL PROVIDED PARKING				187	13	3
COMPLIANT				YES: 35 SURPLUS	YES	YES



1 SITE PLAN
1" = 40'



Issue Sets

No.	Issue Set	By	Date	Appr.
1	RND 1 COMMENTS - PLANNING	C.M.	7/1	DKM

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Architect/Engineer of Record

Location
SANTA ROSA SOUTHSIDE
2705 SANTA ROSA AVE.
SANTA ROSA, CA 95407

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
SITE PLAN

Scale: As Shown
Drawn By: C.M.
Chkd By: DKM
Issue Date:
April 7th, 2021

Project No.
200702
Sheet

C1.0



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

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1	RND 1 COMMENTS - PLANNING	C.M.	7/1	DKM

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SANTA ROSA, CA 95407

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title

FLOOR PLAN

Scale: As Shown
Drawn By: C.M.
Chk'd By: DKM
Issue Date:

Project No.
200702
Sheet

April 7th, 2021

A1.0

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Wall Types

- 16 = EXISTING EXTERIOR WALL, G.C. TO FURR OUT W/ 3-5/8" METAL STUDS AND 5/8" GYP. BD. WITH R-11 BATT INSULATION) FULL HEIGHT TO DECK WHERE SHOWN ON PLAN, VERIFY (E) CONDITIONS IN FIELD; G.C. TO PATCH AND REPAIR AS REQ'D
- 16 = NEW 1-HR DEMISING WALL BY TENANT. SEE 1/A1.3 FOR WALL TYPE DETAILS
- 2 = COORDINATE HEIGHT WITH REFLECTED CEILING PLAN A2.0 (BUILD TO 6'-9" 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 = 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 = PARTIAL HEIGHT WALL, 3 5/8" x 20 GA. METAL STUD @ 16" O.C., 5/8" GYP. BD. BOTH SIDES, SEE DETAIL SHEET A6.0
- 5a = PLUMBING WALL, 6" x 20 GA., STAGGERED METAL STUDS (FOR 12" CAVITY) @ 24" O.C., 5/8" GYP. BD. ONE SIDE, SECURE TO DEMISING WALL
- 5b = 10'-0"± (6'-9" ABOVE ADJACENT FINISH CEILING) PLUMBING WALL, 6" x 20 GA. METAL STUD @ 24" O.C., 5/8" GYP. BD. EACH SIDE (1/2" HARDI BACKER BOARD AT SHOWERS)
- 5c = 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

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

Floor Plan Reference Notes

- 1 (E) EXTERIOR WALL TO REMAIN, G.C. TO PROTECT DURING DEMOLITION & CONSTRUCTION
- 2 DEMISING WALL FURNISHED BY L.L., TENANT G.C. TO FINISH PLANET FITNESS SIDE ONLY PER ELEVATIONS
- 3 NEW ENTRY AND STOREFRONT GLAZING SYSTEM. SEE A3.0 FOR DOOR AND WINDOW SCHEDULE
- 4 STOREFRONT GLAZING WITHIN 18" OF FINISH FLOOR OR WITHIN 24" OF DOOR SWING TO BE TEMPERED; G.C. TO VERIFY AND REPLACE AS REQUIRED
- 5 (E) STRUCTURAL COLUMN TO REMAIN, TYP OF ALL, G.C. TO PROTECT DURING CONSTRUCTION AND PREP FOR NEW PAINT FINISH (P-1)
- 6 G.C. TO ROUTE POWER TO KNEEWALLS FOR TREADMILLS, TYP. CUT CONCRETE TRENCH AND RE-POUR FOR SMOOTH FLUSH FINISH, SEE ELECTRICAL
- 7 18" KNEE WALL PER DETAIL 2/A6.0, G.C. TO COORDINATE CORE DRILLING FOR CONDUIT RUNS TO FLOOR BOX AND BRING OVERHEAD CONDUIT DOWN STRUCTURAL COLUMN IF POSSIBLE, SEE ELECTRICAL DRAWINGS
- 8 G.C. TO FRAME 6" DEEP x 12" WIDE DECORATIVE PILASTER, FINISH PER ELEVATIONS
- 9 SOFFIT/WALL ABOVE VESTIBULE SHOULD GO FULL HEIGHT TO THE UNDERSIDE OF (E) DECK ABOVE
- 10 HEADER ABOVE, SEE INTERIOR ELEVATIONS
- 11 GYP. BD. EYEBROW SOFFIT ABOVE, SEE REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS
- 12 GYP. BD. GEAR SOFFIT ABOVE, SEE REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS
- 13 G.C. TO POST SIGNAGE AT MAIN EXIT FOR "MAXIMUM CAPACITY = 334"
- 14 PARTIAL HEIGHT WALL TO BE WRAPPED WITH METAL MAINSCOT AND CAPPED; SEE WALL TYPE DETAILS ON SHEET A1.3
- 15 WALL(S) TO HAVE MAINSCOT AS SCHEDULED, SEE INTERIOR ELEVATIONS
- 16 WALL-MOUNT PF "LUNK ALARM" W/ WALL GRAPHIC BY TENANT, G.C. TO PROVIDE POWER, SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
- 17 STACKED EMERGENCY LIGHTING INVERTER, FOR HIGH BAYS, SEE "EMU" NOTATION ON PLANS & AND LIGHTING SCHEDULE ON SHEET A2.0
- 18 PLANET FITNESS "CIRCUIT LIGHT", VERIFY EXACT LOCATION W/ TENANT, G.C. TO PROVIDE POWER
- 19 MISSION STATEMENT WALL GRAPHIC BY TENANT, SEE INTERIOR ELEVATIONS, VERIFY FINAL LOCATION WITH TENANT
- 20 TELEVISIONS MOUNTED FROM TRUSSES ABOVE @ 9'-6" A.F.F., TYP.
- 21 8'x6" BACK LIT WALL MIRRORS MOUNTED 24" A.F.F., SEE INTERIOR ELEVATIONS, BID ALTERNATE
- 22 BEVERAGE COOLERS, VERIFY ROUGH OPENING HEIGHT AND WIDTH W/ MANUFACTURER PRIOR TO FRAMING OPENING
- 23 2" DIAMETER WALL-MOUNT PIPES FOR STRETCHING AND SIT UPS, PROVIDED & INSTALLED BY G.C., SEE DETAIL 10/A6.0
- 24 TRANSFORMER, SEE ELECTRICAL
- 25 ELECTRICAL PANEL, SEE ELECTRICAL
- 26 AT LEAST ONE 2A10BC FIRE EXTINGUISHER TO BE PROVIDED FOR EVERY 3,000 SQ. FT. OF SPACE OR 75' OF TRAVEL DISTANCE. FIRE EXTINGUISHERS MUST HAVE A TAG VERIFYING ANNUAL SERVICING AND MUST BE MOUNTED 3'-5" FROM THE FLOOR IN PLAIN VIEW WITHOUT OBSTRUCTIONS

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

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

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

NOTE:
G.C. TO VERIFY EXACT TANNING BED WIRING REQUIREMENTS W/ TENANT AND MANUFACTURER PRIOR TO WIRING UNITS, TYP.

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

NOTE:
G.C. TO PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED TOILETS, GRAB BARS, COUNTERS AND MIRRORS, SEE INTERIOR ELEVATIONS, TYP.

NOTE:
G.C. TO PROVIDE & INSTALL 1/2" HARDI BACKER BOARD THROUGHOUT SHOWERS

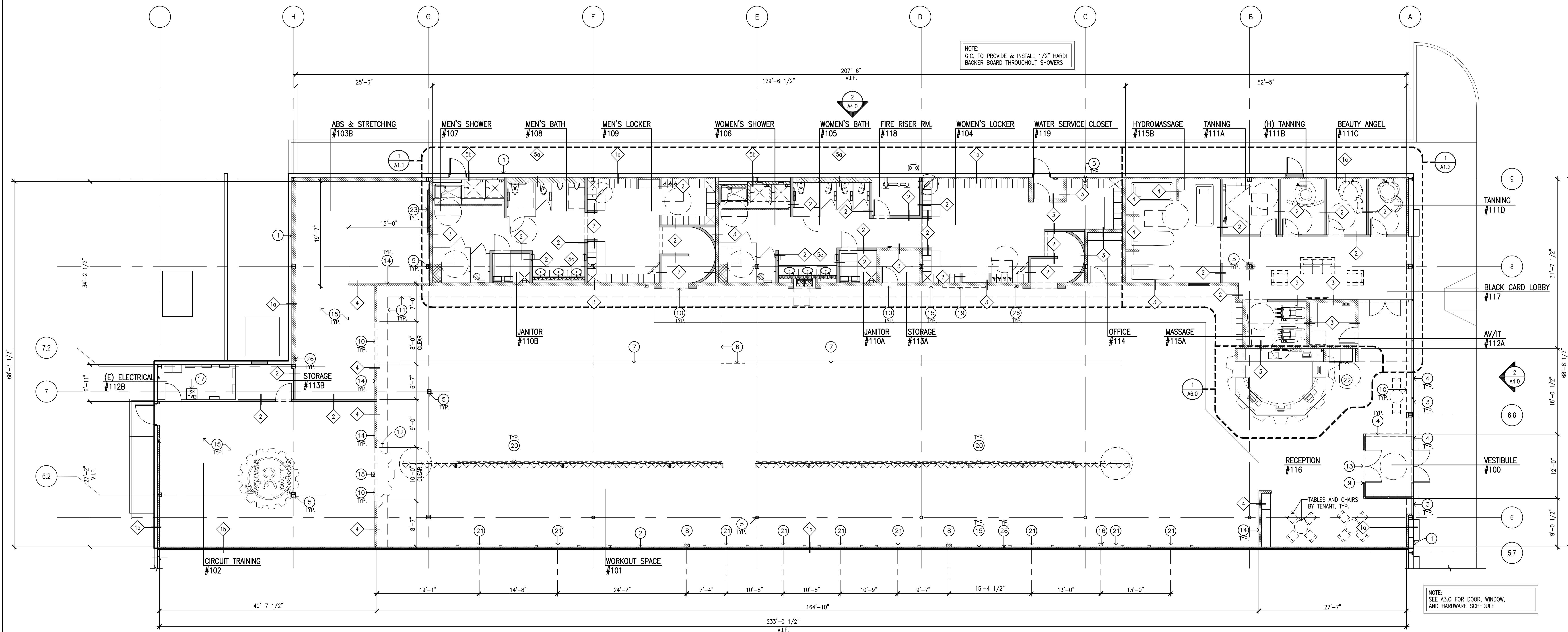
NOTE:
SEE A3.0 FOR DOOR, WINDOW, AND HARDWARE SCHEDULE

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

NOTE:
G.C. TO PROVIDE TACTILE "EXIT" SIGNS @ ALL REQ'D EXITS PER 2019 CBC SECTION 1013.1

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

NOTE:
G.C. TO PROVIDE PANIC HARDWARE @ ALL EXISTING EXIT DOORS PER 2016 CBC 1010.1.10.



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



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

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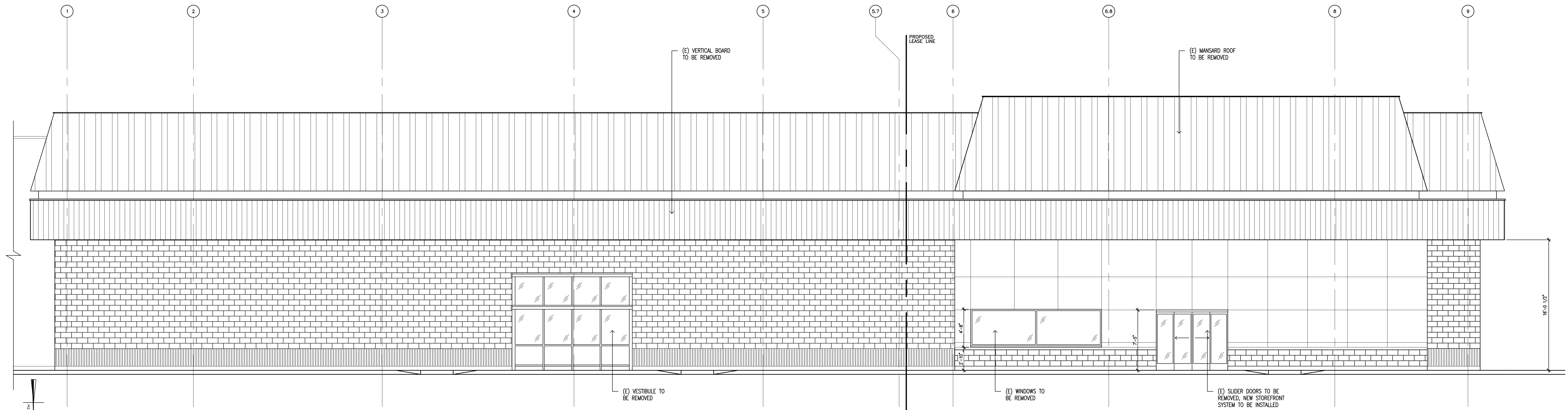
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2705 SANTA ROSA AVE.
SANTA ROSA, CA 95407

Project/Space No.
Planet Fitness Tenant Improvement

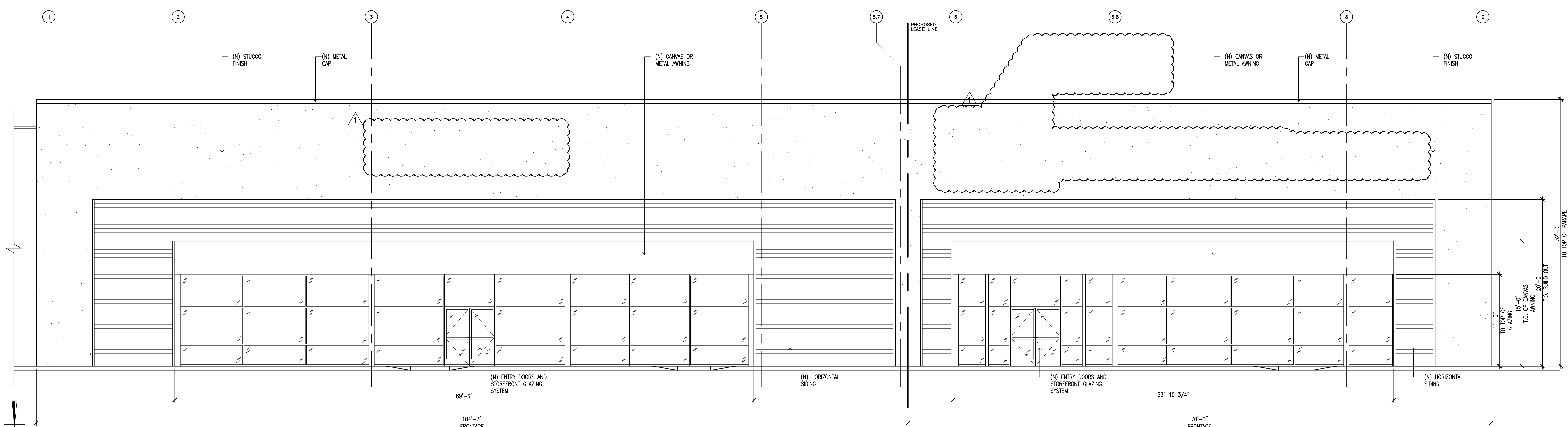
Sheet Title
**NORTH FACE EXTERIOR
STOREFRONT ELEVATION**

Scale:	As Shown	Project No.	200702
Drawn By:	C.M.	Sheet	
Chk'd By:	DKM		
Issue Date:	April 7th, 2021		

A4.0

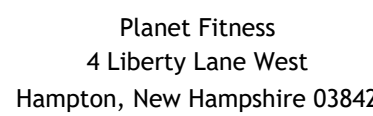


1 EXISTING EXTERIOR ELEVATION @ STOREFRONT (NORTH FACE)
3/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION @ STOREFRONT (NORTH FACE)
3/16" = 1'-0"

NOTE:
EXTERIOR SIGN VENDOR TO PROVIDE SHOP
DRAWINGS AND PERMIT(S) AS REQ'D. G.C.
TO PROVIDE POWER AND COORDINATE
INSTALLATION WITH SIGN MANUFACTURER

[illegible]

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A4.1