



STAFF REPORT

MEETING DATE: December 18, 2025

PRESENTER: Manuel Campos, Assistant Planner

SUBJECT: Public hearing regarding an application for Conditional Use Permit 2025-03 proposing the operation of a 24-hour athletic club at 15239 West Whitesbridge Road, including adoption of a Categorical Exemption for the Project. (MC)

RECOMMENDATION: Planning Commission conduct a public hearing, receive public testimony, deliberate, and by motion adopt a resolution approving Conditional Use Permit 2025-03 to allow for the operation of a 24-hour athletic club at 15239 West Whitesbridge Road, including adoption of a Categorical Exemption for the Project according to Section 15301 of the CEQA guidelines.

EXECUTIVE SUMMARY: Conditional Use Permit (CUP) 2025-03 was filed by Kyle Woulf (Anytime Fitness), applicant, on behalf of Sunny Side Investments Inc., property owner, requesting approval of a CUP to allow for the operation of a 24-hour athletic club at 15239 West Whitesbridge Road, located approximately 130 feet from the southeast corner of S. First St. and W. Whitesbridge Rd., in Kerman, CA, zoned CG (General Commercial) with a GC (General Commercial) General Plan land use designation (APN: 023-390-45S). A Categorical Exemption, according to section 15301 of the CEQA Guidelines, is recommended for the Project.

APPLICABLE CODES AND PROCEDURES:

KMC 17.12 – Commercial, Office, and Mixed-Use Zones

KMC 17.84 – Conditional Use Permits

Public Resource Code – CEQA 15301 Existing Facilities

The Kerman Municipal Code (KMC) allows the Planning Commission to grant or deny approval of a conditional use permit, provided that a public hearing is held to review and consider any public testimony regarding the proposed use. Before the public hearing, a staff report, environmental determination, and general plan findings for the use permit must be made available to the Planning Commission, interested agencies, and the public.

The use should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements may be required to make the Project compatible

with nearby uses. In addition, the application may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

ANALYSIS

Background Information

The subject tenant space is within a multi-tenant building (15237 -15243 W. Whitesbridge Rd.) located in The Commons at Kerman Plaza shopping center. Development of the center was authorized under Site Plan Review Permit (SPR) number 2023-03, approved on February 27, 2024. Subsequently, construction of the multi-tenant shell building was finalized on August 8, 2025.

Project Proposal

The project includes an application for Conditional Use Permit (CUP 2025-03) to allow for the operation of a 24-hour athletic club managed by Anytime Fitness. The floor plan includes a check-in area, offices, restrooms, and separate zones for cardio equipment, strength training machines, and free weights. The business operates on a membership basis, offering training and recovery services. The company plans to have two employees on duty at all times. The building will be equipped with a security system, panic alarms, and a dedicated emergency phone.

Parking

The proposed athletic club must provide one (1) parking stall for every 250 square feet (SF) of gross floor area. As shown in Attachment 3, the floor area encompasses 5,291 SF, requiring twenty-two (22) parking stalls (PS). The club is required to provide two (2) additional parking stalls for on-duty employees, bringing the total to 24 (p.s). An updated parking table from SPR 2023-03 is shown below.

Tenant	Floor Area	Use Type	Parking
BLDG A - Starbucks (Tenant A)	2,204 sq. ft. 23 Seats	On-site dining 1 p.s. / 4 seats.	6 p.s. (+3*)
BLDG A – Anytime Fitness (Tenant B)	5,291 sq. ft.	Athletic Club 1 p.s. / 250 sq. ft.	22 p.s. (+2*)
BLDG A – Baskin- Robbins (Tenant D)	2,280 sq. ft.	On-site dining 1 p.s. / 4 seats	5 p.s. (+2*)
BLDG B	4,430 sq. ft.	<i>TBD under separate SPR</i>	<i>TBD</i>
BLDG C - Chipotle	2,325 sq. ft. 44 seats	On-site dining 1 p.s. / 4 seats	11 p.s. (+3*)
Outdoor Dining Areas (x2)	42 seats	On-site dining 1 p.s. / 4 seats	11 p.s.
Total required parking stalls			65
Total provided			112

*Number of parking stalls for employee parking as approved by staff.

Site and Surrounding Land Uses and Setting

The subject site is surrounded by developed land. As described in Table 1, the site is surrounded by the Kerman Unified School District Main Office to the north, a shopping center (Kerman Plaza) to the east, an apartment complex (Kerman Plaza Apartments) to the south, and Kerman High School to the west, across South First Street. As conditioned, nearby uses will be negligibly impacted by the operation of a 24-hour athletic club.

Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Location	Existing Land Use	General Plan Designation	Zone District
North	KUSD Property	S/I – Schools/Institutional	CG – General Commercial
East	Commercial buildings	GC – General Commercial	CG – General Commercial
South	Apartments	High-Density Residential	R-3 – Multi-Family High Density
West	KUSD Property	S/I – Schools/Institutional	CG – General Commercial

Zoning & General Plan

The site is zoned CG (General Commercial) with a GC (General Commercial) land use designation under the General Plan. The CG zone district is designed to support a variety of commercial and office uses that are diverse, visually appealing, convenient in parking and access, attractive, and used by both Kerman residents and visitors. The KMC under 17.12.020 (Land Use Regulations-Commercial, Office, and Mixed-Use Zones) lists “Athletic Clubs” and “Twenty-four-hour Uses” as uses that require a CUP. As defined by the KMC, an athletic club is a membership facility that provides indoor and outdoor recreation (e.g., outdoor pools, tennis courts), exercise classes and courses, and health and lifestyle training for members who belong to the organization.

Conclusion

Athletic clubs and twenty-four-hour uses are permitted subject to the approval of a conditional use permit. If approved, the applicant must apply for a tenant improvement permit with the Building Division. Various city departments reviewed the project, and any recommendations have been included in the conditions of approval. To ensure the continued compatibility of the site with surrounding uses, conditions of approval have been incorporated that address typical concerns associated with 24-hour establishments and athletic clubs.

APPLICABLE GENERAL PLAN POLICIES

The 2040 General Plan includes policy recommendations related to the various physical development aspects of the community. A set of goals and objectives supports the policies. When deciding on this application, the Planning Commission shall refer to the General Plan’s policies, goals, and objectives.

Through the development review process and in collaboration with other City departments and outside agencies, the Project has been designed to comply with the City's General Plan goals, policies, and objectives. Approval of the 24-hour athletic club will directly or indirectly provide compliance with the General Plan. Below are policies from the General Plan that are germane to this conditional use permit request:

ED-1.1 Business: The City shall strive to increase the number of businesses operating in Kerman to satisfy the routine needs and dining, services, and retail desires of residents while also increasing sales, property, business, and potential transient occupancy taxes.

ENVIRONMENTAL REVIEW:

Staff recommends that the Planning Commission find and determine that a Class 1 Categorical Exemption (Existing Facilities) outlined in CEQA Guidelines Section 15301 applies to this Project, as it involves the use of an existing private facility on an existing site. No building expansion is proposed, and any maintenance or alteration of the building structure would be minor, resulting in no significant adverse impact on the environment. Furthermore, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply to this Project.

PLANNING COMMISSION FINDINGS:

Due to operational characteristics, conditional use permits are required for certain uses within each zone district to minimize impacts on surrounding uses. In considering a conditional use permit, the Planning Commission must make specific findings according to Section 17.84.030 (D) of the KMC.

- A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the City.

Finding A (1). The Project will not be detrimental to public health, safety, or welfare. It is located in a designated general commercial area with conditions of approval, which minimize any potential negative impacts to adjacent land uses. The conditions of approval (Exhibit 'A' of Attachment 1) limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest, health, safety, convenience, or welfare of the City.

- B. The proposed use is consistent with the General Plan, Zoning Code, applicable specific plans, and other City policies or programs;

Finding B (1). Twenty-four-hour athletic clubs are a permitted use subject to a conditional use permit in the (CG General Commercial) zone, which is a consistent zone with the General Plan GC (General Commercial) land use designation. The Project is consistent with the General Plan, including General Plan objectives ED-1.1.

Finding B (2). The Project is located along a general commercial corridor suitable for many retail, business, professional, service commercial, and other similar activities and uses.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- C. The environmental document is prepared in compliance with the California Environmental Quality Act (CEQA).

Finding C (1). A preliminary environmental assessment was performed on this Project per the requirements of the CEQA. The Project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as it is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in that section. There are no project-specific significant effects from the Project or the site that would necessitate additional environmental review. Furthermore, the project involves no expansion of the existing use.

- D. The site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the zones for which the use is proposed.

Finding D (1). The Project is located within the CG - General Commercial zone district, along a commercial corridor suited for retail, office, commercial services, and other similar activities and uses, on a developed parcel of land. Furthermore, no expansion of the existing building envelope is required or proposed. Therefore, the site is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Planning Commission Action:

The Planning Commission will be acting on CUP 2025-03 and will determine whether to either:

Motion 1: Adopt a resolution approving Conditional Use Permit 2025-03 to allow for the operation of a 24-hour athletic club at 15239 West Whitesbridge Road, including adoption of a Categorical Exemption for the Project according to Section 15301 of the CEQA guidelines.

Motion 2: Move to continue the public hearing on CUP 2025-03 to a later meeting; or

Motion 3: Move to continue CUP 2025-03 to a later meeting, with directions to staff to return with an updated resolution with appropriate findings for denial of the application(s).

Any action taken by the Planning Commission approving or denying the application(s) is subject to appeal to the City Council no later than ten (10) working days after the day on which the decision was made.

Attachments

1. Resolution
 - A. Exhibit "A" – Conditions of Approval
2. Aerial Photo
3. Floor Plan

Attachment 1

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 2025-03 TO ALLOW FOR THE OPERATION OF A 24-HOUR ATHLETIC CLUB AT 15239 WEST WHITESBRIDGE ROAD

WHEREAS, the Planning Commission considered a request for a conditional use permit filed by Kyle Woulf (Applicant) on behalf of Sunnyside Investments Inc. (Property Owner), requesting approval of a conditional use permit to allow for the operation of a 24-hour athletic club located at 15239 W. Whitesbridge Road, in Kerman, CA (APN: 023-390-45S)

WHEREAS, a public notice was circulated to adjacent properties within a 300-foot radius of the Project site and published in the Fresno Bee at least 10 days prior to the meeting as required by law; and

WHEREAS, a written report was prepared by staff, which included a recommendation for approval of Conditional Use Permit 2025-03 and was made available for public review at least 72 hours prior to the public hearing; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, after conducting a public hearing, receiving public testimony, and deliberating, now desires to approve Conditional Use Permit 2025-03 subject to the findings and conditions of approval and adopt a finding of a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

NOW, THEREFORE, BE IT RESOLVED by the City of Kerman Planning Commission as follows:

- 1) Recitals: The above recitals are true and correct and are incorporated herein:
- 2) CEQA: The Planning Commission makes findings and determines that a Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities) applies to this Project, as it consists of the use of an existing private facility on an existing site. No expansion of the building is proposed, and any maintenance or alteration of the building structure would be minor, not resulting in a significant adverse impact on the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.
- 3) Conditional Use Permit: The Planning Commission has determined Conditional Use Permit 2025-03 as permissible under Kerman Municipal Code Section 17.84.010 and that all findings required for approval of Conditional Use Permit 2025-03 can be made, including those required by the City of Kerman Municipal Code Section 17.84.030 (D) as follows:
 - A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the City.

Finding A (1). The Project will not be detrimental to public health, safety, or welfare. It is located in a designated general commercial area with conditions of approval, which minimize any potential negative impacts to adjacent land uses. The conditions of approval (Exhibit 'A') limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest, health, safety, convenience, or welfare of the City.

B. The proposed use is consistent with the General Plan, Zoning Code, applicable specific plans, and other City policies or programs;

Finding B (1). Twenty-four-hour establishments and athletic clubs are permitted uses subject to a conditional use permit in the (CG General Commercial), which is a consistent zone with the General Plan GC (General Commercial) land use designation. The Project is consistent with the General Plan, including General Plan objectives ED-1.1.

Finding B (2). The Project is located along a general commercial corridor suitable for many retail, business, professional, service commercial, and other similar activities and uses.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

C. The environmental document is prepared in compliance with the California Environmental Quality Act (CEQA).

Finding C (1). A preliminary environmental assessment was performed on this Project per the requirements of the California Environmental Quality Act. The Project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as it is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in that section. There are no project-specific significant effects from the Project or the site that would necessitate additional environmental review.

D. The site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the zones for which the use is proposed.

Finding D (1). The Project is located within the CG - General Commercial zone district, along a commercial corridor suited for retail, office, commercial services, and other similar activities and uses, on a developed parcel of land. Furthermore, no expansion of the existing building envelope is required or proposed. Therefore, the site is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

4. Conditions of Approval: Given the foregoing, the Planning Commission approves Conditional Use Permit 2025-03, subject to the conditions of approval attached herein as Exhibit 'A'.

5. Effective Date: This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 18th day of December 2025, and was fully adopted at the said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Scott Bishop
Chairperson

ATTEST:

Jerry Jones
Planning Commission Secretary

Exhibit "A"
Conditions of Approval
Anytime Fitness – CUP 2025-03
December 18, 2025

Notice To Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this Project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the Project, including but not limited to the validity of conditions of approval must occur within ninety (90) calendar days after the date of this decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

Important: Please Read Carefully

This Project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would, on the whole, enhance the Project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for CUP 2025-03 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) working days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval for this entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed (including its identification number) and specific reasons why you believe the decision or action appealed should not be upheld, and the identity of the appellant.

Approval of this conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this conditional use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this use permit, the zoning ordinance, and all City standards and specifications. This use permit and site plan review is granted, and the conditions imposed, are based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require an operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the use permit review process, or

for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this use permit.

General Conditions

1. CUP 2025-03 approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Community Development Department of the applicant’s signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. Any intensification or expansion of the use beyond its approval shall be cause for review and modification or revocation of CUP 2025-03.
3. Any proposed future modifications to the site not specifically contemplated by CUP 2025-03, including but not limited to: the building exterior, parking/loading areas, fences/walls, new buildings, and/or landscaping, shall require an amendment to CUP 2025-03.
4. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statute.
5. It shall be the responsibility of the property owner and/or applicant to ensure that any required permits, inspections, and approval from any regulatory agency are obtained from the concerned agency prior to the issuance of a business license or final occupancy issuance.
6. Failure to comply with the conditions of approval contained herein shall be cause for review and possibly modification or revocation of CUP 2025-03.
7. Approval of CUP 2025-03 is for the benefit of the applicant. The submittal of application(s) by the applicant for this Project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this Project, the applicant agrees to defend, indemnify, and hold harmless the City of Kerman and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the Project, including any challenges to associated environmental review, and for any and all costs, attorney’s fees, and damages arising therefrom (collectively “claim”). The City shall promptly notify the applicant of any claim.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City’s attorneys’ fees, expenses of litigation, and costs for

that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

Building Division

8. A building permit shall be required for all proposed or future tenant and site improvements as required by the California Building Code, California Fire Code, and Americans with Disability Act (ADA) prior to occupancy.
9. The property owner shall submit plans consistent with the California Building Standards Code, including site development and ADA accessibility, based upon the codes in effect at the time of plan check submittal.

Planning Division

General

10. On-site litter and graffiti shall be corrected per Kerman Municipal Code Chapter 9.09 – Abatement of Graffiti Nuisance.
11. The business and/or property owner shall keep the property clear of all trash, rubbish, and debris at all times. Dumping of refuse shall be restricted to the refuse containers scheduled to service the site.
12. The business and/or property owner shall comply with all applicable federal, state, and local laws, rules, and regulations. Material violations of said laws, rules, and regulations may be cause for review and possible revocation of the use permit.
13. Business owner(s) shall be responsible for securing a business license from the Finance Department before the commencement of any commercial activity.

Conditional Use Permit 2025-03

14. Conditional Use Permit 2025-03 shall allow for the operation of a 24-hour athletic club at 15239 West Whitesbirdge Road.
15. Speakers and amplified sound equipment shall not be audible outside the building or within adjacent tenant spaces.
16. All physical activities shall be restricted to the interior of the building.
17. Any application of window film or similar material on any part of a window or door shall allow no less than forty percent visible light transmission.

Signage

18. Proposed and future signage shall comply with the sign ordinance in place at the time of submittal for a building permit.

19. No sign shall interfere with a driver's or pedestrian's view of the public right-of-way or, in any other manner, impair public safety or interfere with the safe operation of a motor vehicle on public streets. This includes, but is not limited to, the driver's view of approaching, merging, or intersecting traffic.
20. Temporary signage shall be permitted for special events (i.e., grand opening, local, State, or Federal recognized holidays), to be displayed for the number of days as specified in the sign ordinance.

Police Department

21. No loitering signs shall be installed on the premises.
22. The athletic club shall not provide free, publicly accessible internet or Wi-Fi service.

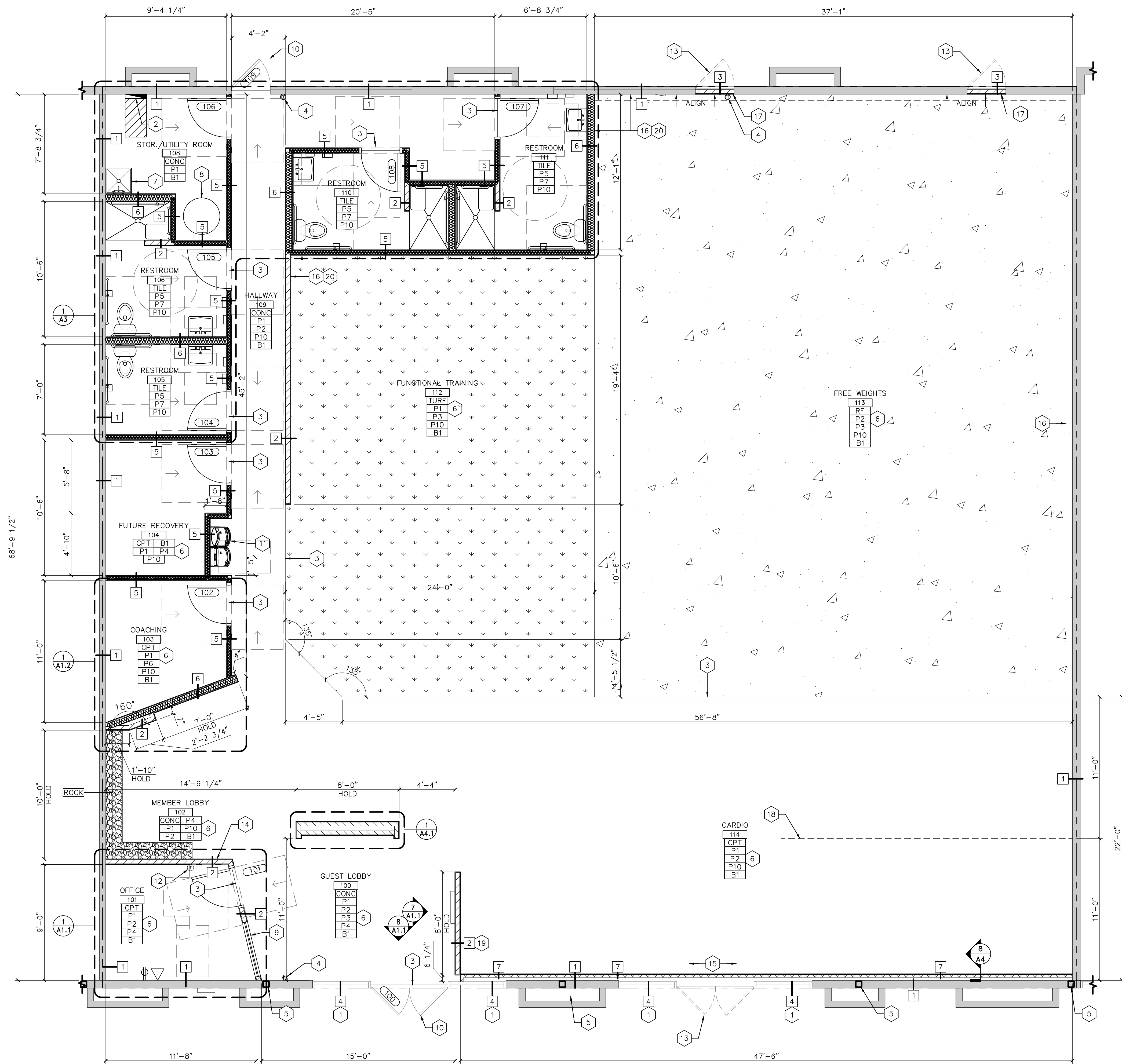
End of Conditions

Attachment 2

Aerial View for CUP 2025-03



Attachment 3
Floor Plan



FINISH SCHEDULE	
TAG	DESCRIPTION
BASE	
B1	'JOHNSONITE' 6" RUBBER BASE, COLOR: BLACK
FLOOR	
CONC	SEALED CONCRETE: REMOVE ADHESIVE AND OTHER DEBRIS W/ 30 OR 50 GRIT DIAMOND PAD THEN 100 GRIT COPPER TRANSITION PAD. APPLY DENSIFIER PER MFR INSTRUCTIONS SUCH AS 'HUSQVARNA' "HIPERHARD." POLISHING REQUIRES (3) PASSES, 200 GRIT HOGS HAIR, 400 GRIT HOGS HAIR AND LASTLY 800 GRIT HOGS HAIR.
LVF	'PORTICO SYSTEMS NATURE VIEW' LUXURY VINYL TILE, 18"x36", STYLE: RUSTIQUE, COLOR: #NVS3724 "TITANIUM.
CPT	'PATCRAFT' CARPET, STYLE: #69557 DARKER HAZE, COLOR: #802UO "SWITCHED"
TURF	'ENCORE INTERNATIONAL' TURF, STYLE: CUSTOM #218, COLOR: "BETTER PURPLE"
ROCK	RIVER ROCK BOOT TRAY -- COORDINATE WITH TENANT ON SPEC.
RF	'ENCORE INTERNATIONAL' RUBBER, STYLE: EVERLAST ROLL, COLOR: #E09 "PUMPKIN" PURPLE"
WALL FINISHES	
P1	'SHERWIN WILLIAMS' #SW 7662 "EVENING SHADOW", SHEEN: EGGSHELL.
P2	'SHERWIN WILLIAMS' #SW 9161 "DUSTBLU", SHEEN: EGGSHELL.
P3	'SHERWIN WILLIAMS' #SW 7076 "CYBERSPACE", SHEEN: EGGSHELL.
P4	'SHERWIN WILLIAMS' #SW CUSTOM "NEW ANYTIME PURPLE", SHEEN: EGGSHELL.
P5	'SHERWIN WILLIAMS' #SW 7649 "SILVERPLATE", SHEEN: EGGSHELL.
P6	'SHERWIN WILLIAMS' #SW CUSTOM "ANYTIME ORANGE", SHEEN: EGGSHELL.
P7	'SHERWIN WILLIAMS' #SW 9162 "AFRICAN GREY", SHEEN: EGGSHELL.
P8	'SHERWIN WILLIAMS' #SW 7005 "PURE WHITE", SHEEN: EGGSHELL.
P9	'SHERWIN WILLIAMS' #SW 7006 "EXTRA WHITE", SHEEN: EGGSHELL.
CEILING FINISHES	
P10	#B42W00082 "WHITE WATERBORNE ACRYLIC DRYFALL", SHEEN: EGGSHELL.
GENERAL NOTES	
1. INTERIOR FINISHES TO HAVE A MIN FLAME SPREAD OF CLASS C, MAX SMOKE DENSITY OF 450. 2. WALLS TO BE PREPPED TO LEVEL 4 FINISH - AS DESCRIBED BY THE NATIONAL GYPSUM COMPANY - PRIOR TO PAINTING. PRIME (1) COAT, PAINT (2) COATS. 3. PAINTER IS RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF ALL HARDWARE, SWITCH AND OUTLET PLATES. 4. PAINTER TO LEAVE BEHIND 1 GAL (NOT 5 GAL) OF EACH COLOR. 5. NO ORANGE PEEL FINISH ALLOWED.	

KEYED NOTES	
1	EXG STOREFRONT GLAZING SYSTEM TO REMAIN.
2	LOCATION OF ELEC EQUIPMENT. ENSURE 36" CLEAR FLOOR SPACE IN FRONT OF EQUIP IS MAINTAINED.
3	ENSURE ADA COMPLIANT TRANSITION BETWEEN FINISHES.
4	PROVIDE FIRE EXTINGUISHER PER LOCAL FIRE CODE.
5	EXG STRUCTURAL COLUMN TO REMAIN.
6	CONFIRM PAINT PLAN WITH TENANT.
7	MOP SINK. SEE PLUMBING SHEETS FOR MORE INFORMATION.
8	WATER HEATER. SEE PLUMBING SHEETS FOR MORE INFORMATION.
9	ANODIZED ALUM 1" TOP AND BOTTOM CHANNEL W/ 1/4" CLEAR TEMPERED, LO-IRON GLAZING. COORDINATE WITH TENANT ON SPECS.
10	EXG DOOR TO REMAIN.
11	DRINKING FOUNTAIN. SEE PLUMBING SHEETS FOR MORE INFORMATION.
12	THERMOSTAT. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
13	EXISTING DOOR TO BE SHUT AND LOCKED IN CLOSED POSITION. REMOVE ALL HARDWARE AND ADD COVER PLATES.
14	EMERGENCY PHONE/EQUIPMENT; 2'-6" CLEAR WALL SPACE REQUIRED.
15	RUN POWER FOR CARDIO EQUIPMENT ALONG STOREFRONT CHASE. SEE DETAIL B/A4.
16	DASHED LINE INDICATES NEW MIRRORS ALONG WALL. PROVIDE BLOCKING AS REQUIRED.
17	INFILL WALL AS REQUIRED TO MAKE FLUSH FOR APPLICATION OF NEW FINISHES. MAINTAIN CODE REQUIRED RATING AS REQUIRED.
18	DASHED LINE INDICATES SECOND ROW OF POWER. SEE ELECTRICAL FOR MORE INFORMATION.
19	MONOGRAM WALL TO 8'-0" AFF.
20	SEE DESIGN COMPLIANCE FOR AREA OF WALL PROTECTION AT MIRROR.

1 FLOOR/FINISH PLAN
A1 SCALE: 1/4" = 1'-0"

