

Erica L. Swartz
Permit Expeditor
91 Pickens Street
Lakeville, MA 02347
(774) 406-1842

City of Cambridge
Planning Board
Special Permit

RE: Planet Fitness
Chase Villafana - contact
625 Massachusetts Avenue
Cambridge, MA

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.


Location of Premises:	625 Massachusetts Ave. Cambridge MA.		
Zoning District:	B- Business		
Applicant Name:	625 Massachusetts Ave Fitness Group LLC		
Applicant Address:	320 Yonkers Avenue, Yonkers, NY 10701		
Contact Information:	(516) 459-9325	chase@pfsupreme.com	
	Telephone #	Email Address	Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Project Description: Tenant improvement project located at 625 Massachusetts Ave, Cambridge MA. The proposed project is for a Planet Fitness gym seeking 24 hour operation. The existing 2 story building is currently zoned for "Business" and was formerly occupied by a Boston Sports Club Fitness facility.

List all submitted materials (include document titles and volume numbers where applicable) below.

Stamped Architectural Drawings
Site Survey
Proposed Signage
Project Narrative
Special permit Application

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

OWNERSHIP CERTIFICATE

Project Address: 625 Massachusetts Avenue

Application Date: 9/23/21

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Chase Villafana
at the following address: 320 Yonkers Avenue Yonkers NY 10701
to apply for a special permit for: Planet Fitness
on premises located at: 625 Massachusetts Avenue
for which the record title stands in the name of: 625 Mass Ave Owner, LLC
whose address is: c/o Lincoln Property Company, 53 State Street, Boston, MA 02109

by a deed duly recorded in the:

Registry of Deeds of County: Book: 69850 Page: 284
OR Registry District of the Land Court, Certificate No.: Book: Page:

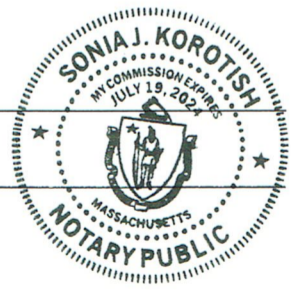
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Scott Brawn personally appeared before me,
on the month, day and year Sept. 28, 2021 and made oath that the above statement is true.

Notary: Sonia J. Korotish
My Commission expires: July 19, 2024



FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**

Project Description:

Tenant improvement project located at 625 Massachusetts Ave, Cambridge MA. The proposed project is for a Planet Fitness gym seeking 24-hour operation. The existing two story building is currently zoned for "Business" and was formerly occupied by a Boston Sports Club Fitness facility. Work scope includes leveling of existing floor slabs as required, new drop ceiling and fixtures per plans, new finishes, update to MEP per plans, modifications of existing sprinkler & FA system. Seeking Special Permit to authorize the operation a "Formula Business" under section 20.304.5.4 of Cambridge's Zoning Ordinance, in Cambridge's Business B Zoning District and Central Square Overlay District.

PROJECT NARRATIVE AND ZONING ANALYSIS

The instant applicant, Planet Fitness (the “Applicant”), proposes to open a 24-hour fitness center at the property located at 625 Massachusetts Avenue, Cambridge, Massachusetts 02139 (the “Proposed Gym”), which is the site of an existing two-story structure zoned for “Business” use and was formerly occupied by a “Boston Sports Club” fitness center. The premises is located within Cambridge’s Business B Zoning District and the Central Square Overlay District. The Proposed Gym shall occupy approximately 16,823 square feet of space on the first floor of the premises, and as mentioned will replace the “Boston Sports Club” fitness center that previously occupied the space. The Applicant is seeking 24-hour operation to promote diversity, equity, and inclusion by providing affordable fitness to all residents of the neighborhood who require access after-hours. As part of the build-out, the Applicant shall redesign and update the existing interior of the premises (non-structural renovations only) and plans to utilize its standard color scheme, signage and logo (in keeping with other “Planet Fitness” locations elsewhere) on the exterior of the premises. There are no changes proposed to the building envelope and/or footprint, nor will there be any front-facing window treatments. A copy of the Applicant’s proposed floor plans and signage plans have been submitted herewith.

In order to accomplish the above, the Applicant is filing for a Special Permit to authorize the operation of a “Formula Business” under Section 20.304.5.4 of Cambridge’s Zoning Ordinance, in Cambridge’s Business B Zoning District and Central Square Overlay District.

Section 2.0 of the Cambridge Zoning Ordinance defines “Formula Business” as follows:

Formula Business. An individual Retail or Consumer Service establishment that is required by virtue of a contract, franchise agreement, ownership or other similar legal obligation to conform or substantially conform to a set of common design and operating features that served to identify the establishment as one of a group of establishments for business, marketing and public relations purposes. Specifically, an establishment shall be considered a Formula Business if it shares at least two (2) of the following three (3) characteristics with ten (10) or more other establishments in Massachusetts or within twenty (20) or more other establishments.

1. Trademark, service mark or logo, defined as a work, phrase, symbol, or design or combination thereof that identifies and distinguishes the source of the goods or services from others;
2. Standardized building architecture including but not limited to façade design and signage;
3. Standardized color scheme used throughout the exterior of the establishment, including color associated with signs and logos.

As the Applicant shares a trademark and logo, and standardized color scheme, with ten (10) or more other establishments in Massachusetts, the Applicant is seeking a Special Permit to install and use its trademark and logo and its standardized color scheme on the exterior of the building and certain areas on the interior of the premises. Elevations and plans depicting the placement of said trademarks, logos and color schemes have been submitted herewith.

COMPLIANCE WITH SPECIAL PERMIT CRITERIA

Section 10.43

Granting the Special Permits requested would not be a detriment to the public interest, in accordance with Section 10.43 of the Cambridge Zoning Ordinance, because:

- (a) It appears that requirements of this Ordinance cannot or will not be met:
 - i. The relief requested is of such a nature that the Applicant, a nationwide fitness center operator, with many locations in both the Commonwealth of Massachusetts and elsewhere, qualifies as a Formula Business and therefore cannot comply with the requirements of the Ordinance.

- (b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character:
 - i. There will be no change to the traffic patterns generated or patterns of access or egress as a result of the relief requested.

- (c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use:
 - i. The proposed use is entirely consistent with the surrounding retail environment and will not adversely affect the surrounding businesses, and is in keeping with the use(s) which historically existed at this location.

- (d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City:
 - i. No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City by way of the relief requested.

- (e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance:

- i. The proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.
- (f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30:
- a. The proposed use is not inconsistent with the Urban Design Objectives set forth in Section 19.30.

Section 20.304.5.4

A Formula Business as defined in Section 20.304.5.4 of the Ordinance may be established in the Central Square Overlay District only after the issuance of a Special Permit from the Planning Board. In reviewing an application the Planning Board has taken the following into consideration for the relief requested herein:

- a. The extent to which the design of the proposal reflects, amplifies, and strengthens the established historical character of existing buildings and store fronts in Central Square.
 - i. As shown on the plans submitted herewith, the proposed use will not derogate from the character of the façade of the existing building itself, and the proposed signage will not adversely affect the character of Central Square.
- b. The extent to which the particulars of the building or storefront design is varied from the formula or standard design of the chain in order to reflect the unique character and conditions of Central Square generally or the specific location in particular.
 - i. As shown on the plans submitted herewith, the proposed use will not derogate from the character of the façade of the existing building itself, and the proposed signage will not adversely affect the character of Central Square. The existing building's façade will be preserved and will not be adversely affected by the proposed signage and/or usage.
- c. The extent to which the standard elements of the enterprise as they define it as a Formula Business are modified to respect and provide unique expressions of Central Square history and traditions as well as innovation in physical design and marketing that will distinguish the Central Square location from other locations of the Formula Business.
 - i. The applicant will respect the history of Central Square and the proposed use will not alter the character of the façade of the existing building itself, the proposed signage will largely be in keeping with what has historically existed at this location as a fitness center under different ownership, and the proposed signage will distinguish the Applicant's Central Square location from its other locations.

Section 20.305

In addition to the general standards for the issuance of a Special Permit found in Section 10.40 of the Zoning Ordinance, the Special Permit granting authority shall in addition make the following findings as relative to the relief requested herein:

1. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:
 - i. The proposed use will encourage responsible and orderly development; strengthen the retail base to more completely serve the needs of the neighborhoods; preserve the Square's cultural diversity; create active people oriented spaces; improve the physical, and visual environment; provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods; and promote compatible retail/commercial uses adjacent to residential uses.
2. The building and site designs are consistent with "Urban Design Plan for Central Square" as outlined in the "*Central Square Action Plan*" and the "*Central Square Development Guidelines*."
3. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity.
4. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and
5. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.



WATERVILLE CONSULTING

To: Swaathi Joseph
From: Sean Curran, Principal of Waterville Consulting
Re: Cambridge/ 625 Massachusetts Avenue/Planet Fitness community outreach
Date: February 28, 2022

Below is a timeline of outreach and the results of that outreach for the proposed Planet Fitness at 625 Massachusetts Avenue in Cambridge.

October 2021

- Upon receipt of an abutters list from the City of Cambridge, phone calls were made to direct abutters to inform them of our plan to bring a Planet Fitness to the prior site of the Boston Sports Club.

Result:

Unanimous support, no suggestions

November/December 2021

- Further outreach through mail and in person with Central Square abutters (commercial and residential - including Bishop Allen Drive)

Result:

Unanimous support with suggestions about lighting and security, especially at the potential rear entrance on Essex Street.

January 26th - In person and zoom meeting. Two attendees: John O'Brien representing First Cambridge Realty, a direct abutter, and Sam Gebru, community activist. Meeting was advertised on the CCD website and flier (see attached) was distributed to abutters

Result:

Unanimous support, eagerness for the gym to open soon to bring activity and an accretive use to Central Square

February 2nd - Central Square Advisory Committee meeting via Zoom. Led by Cambridge planning staff, this meeting was held to present signage and introduce the use and layout of the proposed Planet Fitness.

Result:

Unanimous vote to support the proposal

Appendix: Flier for in person/onsite meeting/with virtual option

Community Meeting

**To Discuss the Proposed Planet Fitness at
625 Massachusetts Avenue, Central
Square**

When: Wednesday, January 26th at 6:00 PM

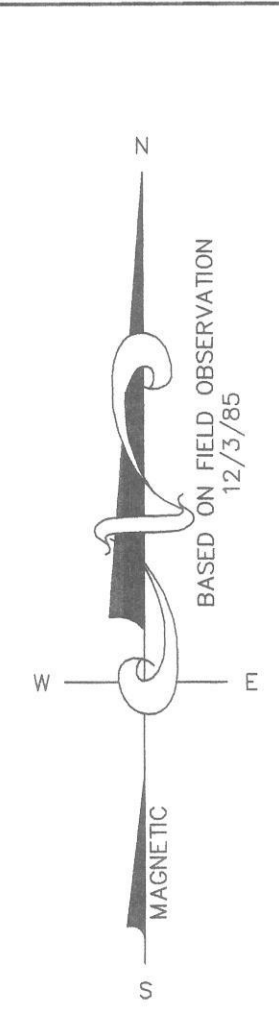
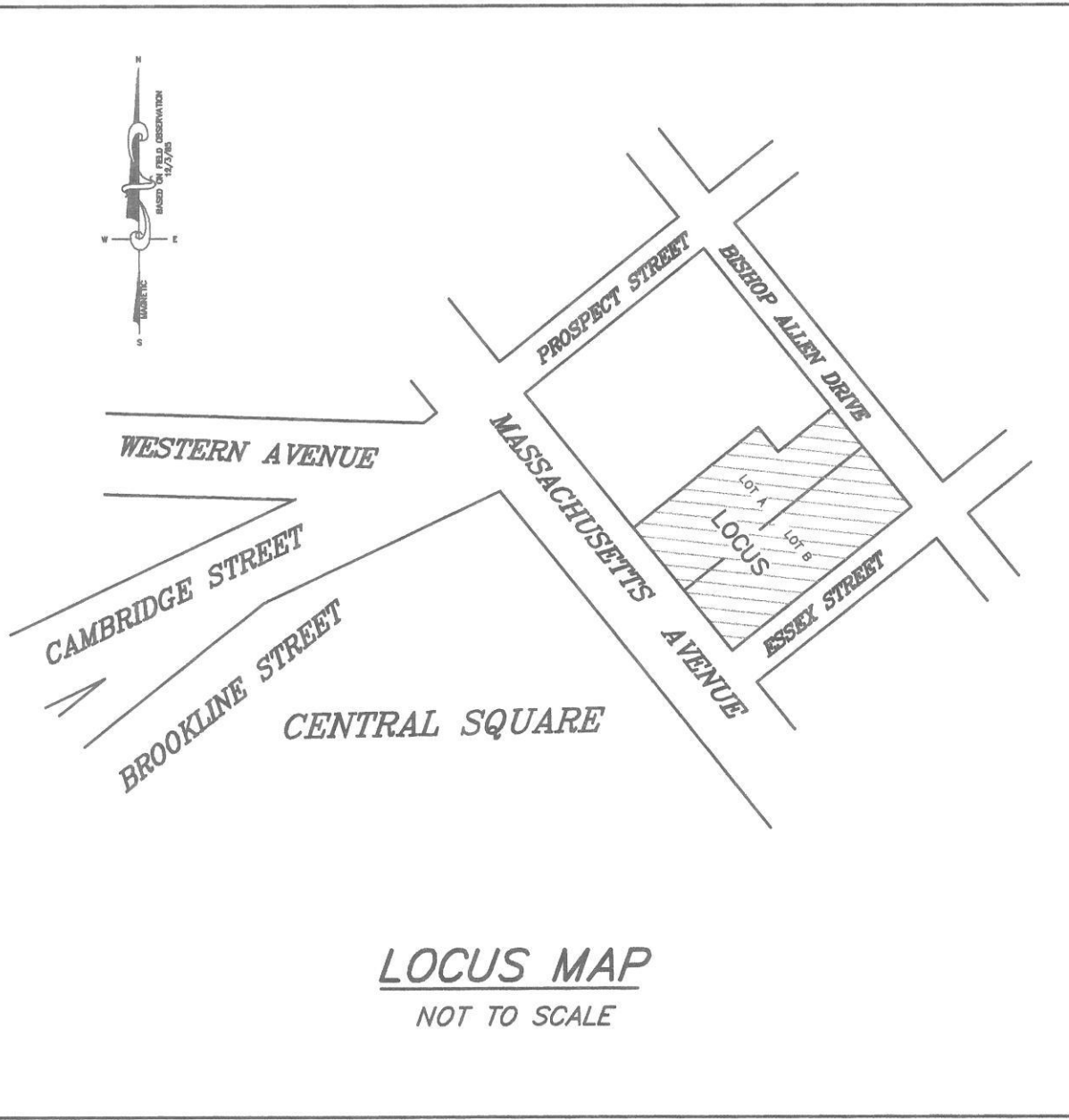
In Person: 625 Massachusetts Ave. (the old
Boston Sports Club)

Virtual:

[https://us02web.zoom.us/j/86711264210?pwd
_VS9hcEhIWmV3RTdqL2NYbG9hQnErZz09](https://us02web.zoom.us/j/86711264210?pwd=_VS9hcEhIWmV3RTdqL2NYbG9hQnErZz09)

Any questions in advance, please contact Sean Curran at 617-335-7744





TO: L&B CIP 625 MASS AVE. LLC, AND ITS SUCCESSORS AND ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND BENCHMARK TITLE, LLC.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17 AND 18 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON 2/3/12.

DATE: 2/3/12
 PROF. LAND SURVEYOR
 P.L.S. # 31312

TITLE COMMITMENT EXCEPTIONS

CASE NO. C19006 EFFECTIVE DATE: 1/13/12
 SCHEDULE B - SECTION 2

- 7) ENCROACHMENT OF TOP OF BUILDING OVER PROPERTY LINE 0.06' ON WESTERLY BOUNDARY AS SHOWN ON PLAN RECORDED IN BK. 7149 PG. 238. (SEE PLAN).
- 8) EASEMENT DEED TO CAMBRIDGE ELECTRIC LIGHT CO. BK. 31914 PG. 155 (SEE PLAN).
- 10) DECISION BY THE CITY OF CAMBRIDGE BOARD OF APPEALS CASE NO. 9867 BK. 54570 PG. 475 (SEE PLAN).

LEGEND
 M.H. = MANHOLE
 P.M. = PARKING METER
 L.P. = LIGHT POLE
 E.M.H. = ELECTRIC MANHOLE
 G.G. = GAS GATE
 O.H. = OVERHANG
 HYD. = HYDRANT
 W.G. = WATER GATE

ZONING CLASSIFICATION

BUSINESS B (CENTRAL SQUARE OVERLAY DISTRICT)

BUILDING SET-BACK REQUIREMENTS

FRONT NONE (BUSINESS B)
 SIDE NONE (BUSINESS B)
 REAR NONE (BUSINESS B)

HEIGHT
 MAX. BUILDING HEIGHT 55' (CENTRAL SQUARE OVERLAY)

LOT SIZE
 MIN. LOT AREA NONE (BUSINESS B)

COVERAGE
 MAXIMUM COVERAGE NO REQUIREMENT NOTED

FLOOR AREA RATIO
 MAXIMUM FLOOR AREA RATIO 3.0 (CENTRAL SQUARE OVERLAY)

PARKING
 PARKING SPACE FORMULA 1 SPACE PER 900 SQ. FT. / 1 SPACE PER 600 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY BY MIDDLESEX SURVEY, INC.—LAND SURVEYORS ON NOV. 1, 1989 AND UPDATED ON FEB. 3, 2012

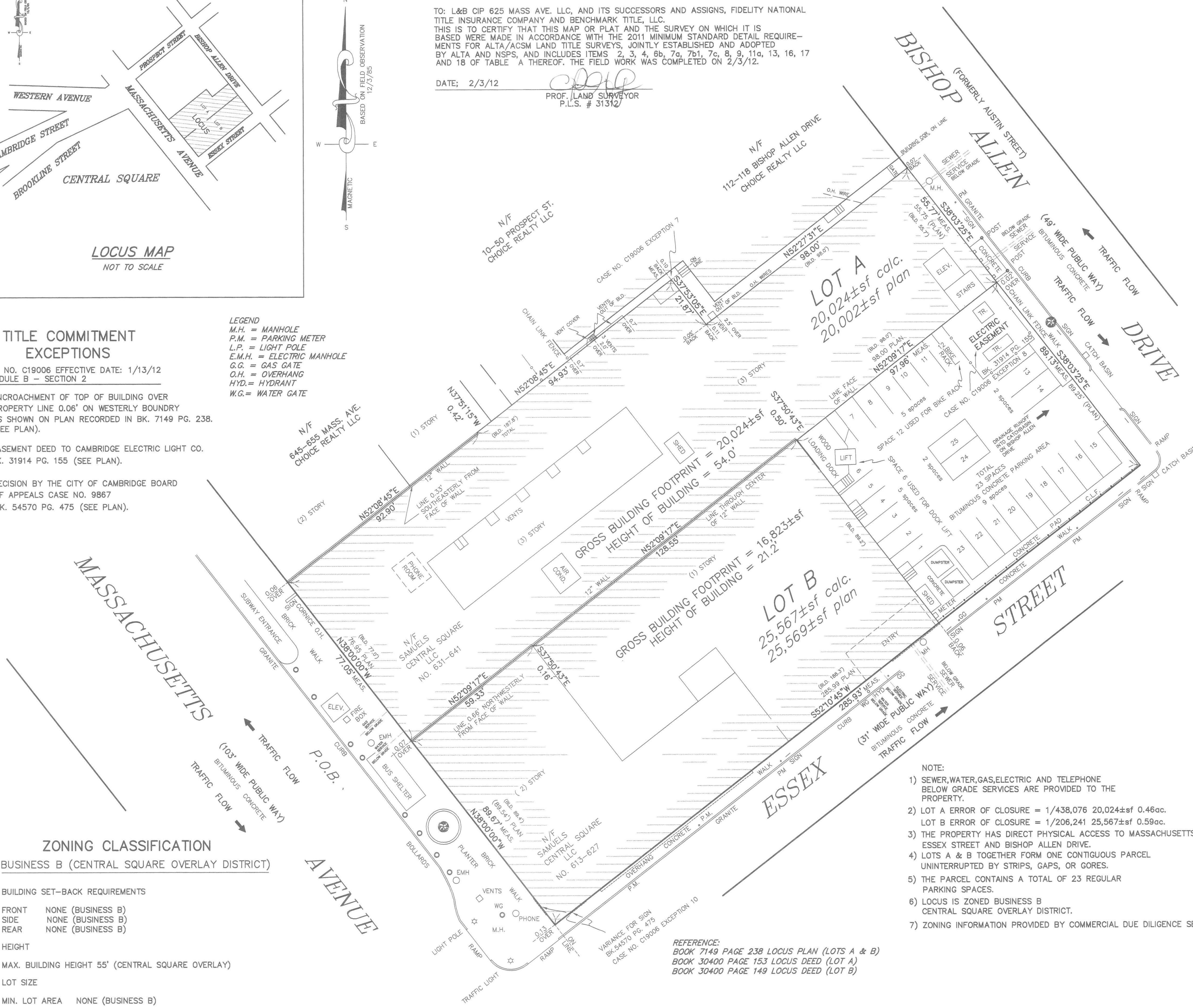
DATE: 2/3/12
 PROF. LAND SURVEYOR
 P.L.S. # 31312

REFERENCE:
 BOOK 7149 PAGE 238 LOCUS PLAN (LOTS A & B)
 BOOK 30400 PAGE 153 LOCUS DEED (LOT A)
 BOOK 30400 PAGE 149 LOCUS DEED (LOT B)

I CERTIFY THAT THE BUILDINGS SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, ZONE X, EFFECTIVE DATE JUNE 4, 2010

DATE: 2/3/12
 PROF. LAND SURVEYOR
 P.L.S. # 31312

DATE: 2/3/12
 PROF. LAND SURVEYOR
 P.L.S. # 31312



- NOTE:**
- 1) SEWER, WATER, GAS, ELECTRIC AND TELEPHONE BELOW GRADE SERVICES ARE PROVIDED TO THE PROPERTY.
 - 2) LOT A ERROR OF CLOSURE = 1/438,076 20,024±sf 0.46ac.
 LOT B ERROR OF CLOSURE = 1/206,241 25,567±sf 0.59ac.
 - 3) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO MASSACHUSETTS AVENUE, ESSEX STREET AND BISHOP ALLEN DRIVE.
 - 4) LOTS A & B TOGETHER FORM ONE CONTIGUOUS PARCEL UNINTERRUPTED BY STRIPS, GAPS, OR GORES.
 - 5) THE PARCEL CONTAINS A TOTAL OF 23 REGULAR PARKING SPACES.
 - 6) LOCUS IS ZONED BUSINESS B CENTRAL SQUARE OVERLAY DISTRICT.
 - 7) ZONING INFORMATION PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICES, JOB NO. 12-01-00921



PARCEL 1

THE LAND, INCLUDING THE BUILDINGS THEREON, NOW KNOWN AS AND NUMBERED 631-641 INCLUSIVE ON MASSACHUSETTS AVENUE, CAMBRIDGE, COUNTY OF MIDDLESEX, MASSACHUSETTS, SHOWN AS LOT A ON A PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS, PREPARED FOR FORD INVESTMENT TRUST, INC., DATED MARCH 24, 1947, AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 7149, PAGE 238, WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

- SOUTHWESTERLY BY MASSACHUSETTS AVENUE, SEVENTY-SIX AND 95/100 (76.95) FEET;
- NORTHWESTERLY BY LAND NOW OR FORMERLY OF HENNESSY BY A LINE RUNNING THROUGH A BRICK PARTY WALL PARALLEL TO THE NORTHWESTERLY FACE THEREOF AND FOUR INCHES SOUTHEASTERLY THEREFROM, NINETY-TWO AND 90/100 (92.90) FEET;
- SOUTHWESTERLY BY SAID HENNESSY LAND 42/100 (.42) FEET;
- NORTHWESTERLY BY THE SAME, NINETY-FOUR AND 93/100 (94.93) FEET;
- NORTHEASTERLY BY LAND NOW OR FORMERLY OF KEOHANE, TWENTY-ONE AND 87/100 (21.87) FEET;
- NORTHWESTERLY BY THE SAME, NINETY-EIGHT (98) FEET;
- NORTHEASTERLY BY AUSTIN STREET, FIFTY-FIVE AND 75/100 (55.75) FEET;
- SOUTHEASTERLY BY LAND NOW OR FORMERLY OF FORD INVESTMENT TRUST, INC., BEING LOT B ON THE ABOVE-REFERENCED PLAN, NINETY-EIGHT (98) FEET;
- SOUTHWESTERLY BY THE SAME, 50/100 (.50) FEET;
- SOUTHEASTERLY BY THE SAME BY A LINE RUNNING THROUGH THE CENTER OF A 12 INCH BRICK WALL, ONE HUNDRED TWENTY-EIGHT AND 55/100 (128.55) FEET;
- SOUTHWESTERLY BY THE SAME, 16/100 (.16) FEET;
- SOUTHEASTERLY BY THE SAME BY A LINE RUNNING THROUGH THE CENTER OF A 16 INCH BRICK WALL, FIFTY-NINE AND 33/100 (59.33) FEET;

SAID LOT CONTAINS 20,002 SQUARE FEET ACCORDING TO SAID PLAN.

SUBJECT TO AND WITH THE BENEFIT OF THE RIGHT TO USE THE PARTY WALLS SEPARATING SAID LOT A AND LOT B AS COMMON LAW PARTY WALL IN COMMON WITH THE OWNER OF SAID LOT A.

PARCEL 2

THE LAND, INCLUDING THE BUILDINGS THEREON, NOW KNOWN AS AND NUMBERED 613-627 INCLUSIVE ON MASSACHUSETTS AVENUE, CAMBRIDGE, COUNTY OF MIDDLESEX, MASSACHUSETTS, SHOWN AS LOT B ON A PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MASS. SURVEYED FOR FORD INVESTMENT TRUST" DATED MARCH 24, 1947, BY W.A. MASON & SON CO. SURVEYORS, WHICH PLAN IS DULY RECORDED WITH MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 7149, PAGE 238, KNOWN AS 613-627 MASSACHUSETTS AVENUE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

- SOUTHWESTERLY BY MASSACHUSETTS AVENUE, EIGHTY-NINE AND 54/100 (89.54) FEET;
- SOUTHEASTERLY BY ESSEX STREET, TWO HUNDRED EIGHTY-FIVE AND 99/100 (285.99) FEET;
- NORTHEASTERLY BY AUSTIN STREET, EIGHTY-NINE AND 25/100 (89.25) FEET;
- NORTHWESTERLY BY LOT A ON SAID PLAN, NINETY-EIGHT (98) FEET;
- NORTHEASTERLY BY SAID LOT A 50/100 (.50) OF A FOOT;
- NORTHWESTERLY BY A LINE RUNNING THROUGH THE CENTRE OF A TWELVE INCH BRICK WALL, ONE HUNDRED TWENTY-EIGHT AND 55/100 (128.55) FEET;
- NORTHEASTERLY AGAIN BY SAID LOT A, 16/100 (.16) OF A FOOT;
- NORTHWESTERLY AGAIN BY SAID LOT A BY A LINE RUNNING THROUGH THE CENTRE OF A 16" BRICK WALL, FIFTY-NINE AND 33/100 (59.33) FEET.

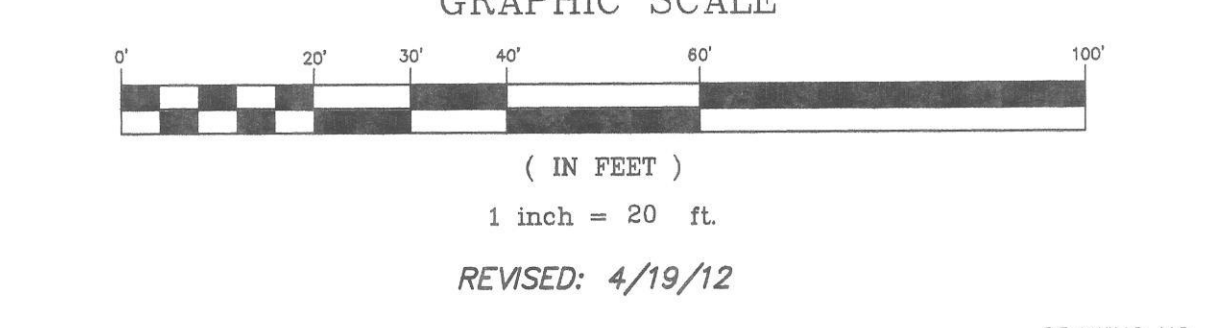
SAID LOT B CONTAINS 25,569 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

SUBJECT TO AND WITH THE BENEFIT OF THE RIGHT TO USE THE PARTY WALLS SEPARATING SAID LOT A AND LOT B AS COMMON LAW PARTY WALL IN COMMON WITH THE OWNER OF SAID LOT A.

ALTA/ACSM
 LAND TITLE SURVEY
 PLAN OF LAND
 IN
 BOSTON, MASS.

613-641 MASSACHUSETTS AVENUE
 ORIGINAL SURVEY PERFORMED ON 11/1/89 & UPDATED 2/3/12
 MIDDLESEX SURVEY INC. LAND SURVEYORS
 131 PARK STREET NORTH READING, MA. 01864

PHONE: (978) 664-5451 FAX: (978) 664-3980
 ELECTRONIC MAIL: middlesexsurvey@verizon.net
 SCALE: 1" = 20' DATE: FEB. 3, 2012



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 contract each other in any point, or require clarification, the contractor must call the same to the attention of the architect, and his decision should be obtained prior to the submission of bids, otherwise the architect's interpretation will govern the performance of the work and no allowance shall be made on behalf of the contractor for error or negligence on his part in this connection. The contractor shall bear all costs due to his errors and/or omissions prior to bid.
5. Prospective contractors and subcontractors shall secure all data at the site of the proposed construction, such as existing condition, convenience of receiving and storing materials, location and adequacy of utilities and other information which will have a bearing on making their proposals or on the execution of the work if awarded the contract, and no allowance will be made for failure of the contractor to obtain such on-site information prior to bidding.
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 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, desks, 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 3 columns: Sheet, Sheet Name, and Mechanical-Electrical-Plumbing (MEP) details.

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
Massachusetts State Building Code 780 CMR, 9th edition*
*2015 International Building Code w/ modifications and amendments
*2015 International Existing Building Code w/ modifications and amendments
*2018 International Energy Conservation Code w/ modifications and amendments
*2015 International Mechanical Code w/ modifications and amendments
*2015 International Fire Code w/ modifications and amendments
Massachusetts Uniform State Plumbing Code 248 CMR, 10.00
Massachusetts Fire Code 527 CMR 1.00*
*2015 National Fire Prevention Association w/ modifications and amendments
Uniform State Plumbing Code 248 CMR 10.00
Massachusetts Electrical Code*
*2017 National Electrical Code w/ modifications and amendments
Massachusetts Access for persons w/ Disabilities 521 CMR
City of Boston, MA Municipal Code and Local Amendments, 2010 Americans w/Disabilities Act.

Scope of Work Narrative

This projects scope of work includes but is not limited to the following items.
- Leveling of existing floor slabs as req'd.
- New drop ceiling and fixtures per plans.
- New finishes per plans, patch, repair & prepare existing slabs, partitions, doors & misc. as req'd. b/p.
- New partial Mechanical, Electrical, and Plumbing work per plans.
- New exterior signage to be permitted separately.
- Modification of existing sprinkler and FA systems.

Building Type

Type II-B, Fully Sprinklered, Three Story

Occ. Group

A-3, Assembly

Occupant Allowable Area/ Height

Table with 5 columns: Max, Existing, Allowable Height per 2015 IBC 504.3, Allowable Stories above grade per 2015 IBC 504.4, Allowable Area per 2015 IBC 506.2.

Occupant Load Calculation

Table with 5 columns: Fitness Area, Storage, Locker Rooms/Shower, Business/Black Card Spa, Total Square Feet, Load Factor, Occupants.

Occupant Load Calculation

Table with 5 columns: Business, Total Square Feet, Required Exit Width (20 x Total Occupants), Provided Exit Width, Required Number of Exits, Required Stair Width (.30 X Exit Occupant Load), Provided Stair Width.

Abbreviations

A.F.F. = ABOVE FINISH FLOOR
(E) = EXISTING
E.A. = EACH
F.O.F. = FACE OF FINISH
G.A. = GAUGE
G.C. = GENERAL CONTRACTOR
DYP, BD. = GYPSUM BOARD
L.L. = LANDLORD
(N) = NEW
W./ = WITH
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

Plumbing Load Calculation

Table with 3 columns: Water Closets, Urinals, Lavatories, Drinking Fountains, Showers, Other Fixtures, 2015 Mass. UPC, Provided.

Plumbing Fixture Count

Table with 3 columns: 2015 Mass. UPC, Provided, Male/Female counts.

Project Teams

Franchise: Planet Fitness, 4 Liberty Lane West, Hampton, NH 03842, Phone (603) 750-0001, Fax (603) 750-0004, Contact(s) Allan Buell
Franchisee: PF Supreme, 3220 Park Center Dr., Costa Mesa, CA 92626, Phone (516) 459-9325, Email chase@pf-supreme.com, Contact(s) Chose Vilafano

Landlord

Company: Planet Fitness, Address: 625 Massachusetts Avenue, City: Cambridge, MA 02139, Phone: (516) 459-9325, Email: chase@pf-supreme.com, Contact(s): Chose Vilafano

M.E.P. Engineers

Company: Saarem Engineering, Address: 2188 Alfred Way, Carson City, NV 89703, Phone: (775) 772-9846, Contact(s): Dave Saarem

Architect

Company: DKMullin Architects, Address: 751 South Main Street, City: Moscow, Idaho 83843, Phone: (208) 892-8433, Fax: (208) 892-8533, Contact(s): Celeste Haase, celeste@dkmullin.com

Deferred Submittals

Exterior Signage
Permit Separately
Fire Sprinkler Plan
Fire Alarm Plan

SCOPE OF WORK

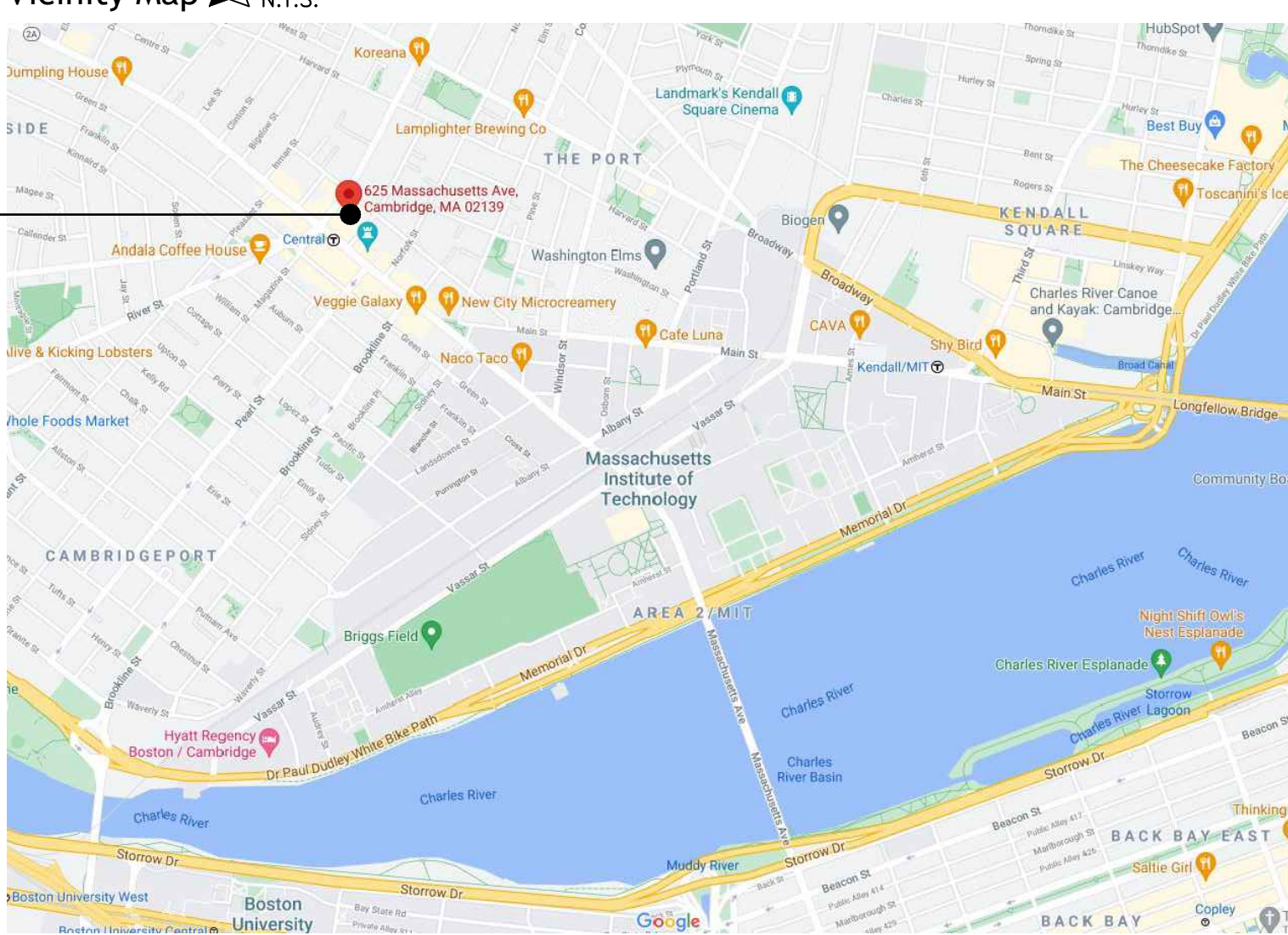
Table with columns: ITEM, Level as required, REMARKS, Furnish By (T, C, L), and Install By (T, C, L, V). Rows include Sub Floor, Interior Partition Metal Studs, Storefront/Storefront Glazing, etc.

Note: -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 Responsibilities Prior to Bid

VENDOR LIST

Table with 5 columns: ITEM, VENDOR, CONTACT, PHONE, EMAIL. Lists various vendors for accessories, audio visual, bathroom accessories, tanning, computers, energy efficiency, energy savings, fans, finishes, equipment, hvac, it vendor contacts, lighting, lockers, signage, and supplies.

Vicinity Map



Site Plan



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

Issue Set

Table with 5 columns: No., Issue Set, By, Date, Appr.

ARCHITECTS

Daniel K. Mullin, Architect, NCARB
517 S Main St,
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

MEP ENGINEERS

Dave M. Saarem, P.E.
2188 Alfred Way
Carson City, NV 89703
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Project Manager Approval
Architect/Engineer of Record



Location: 625 MASSACHUSETTS AVENUE, CAMBRIDGE, MA. 02139

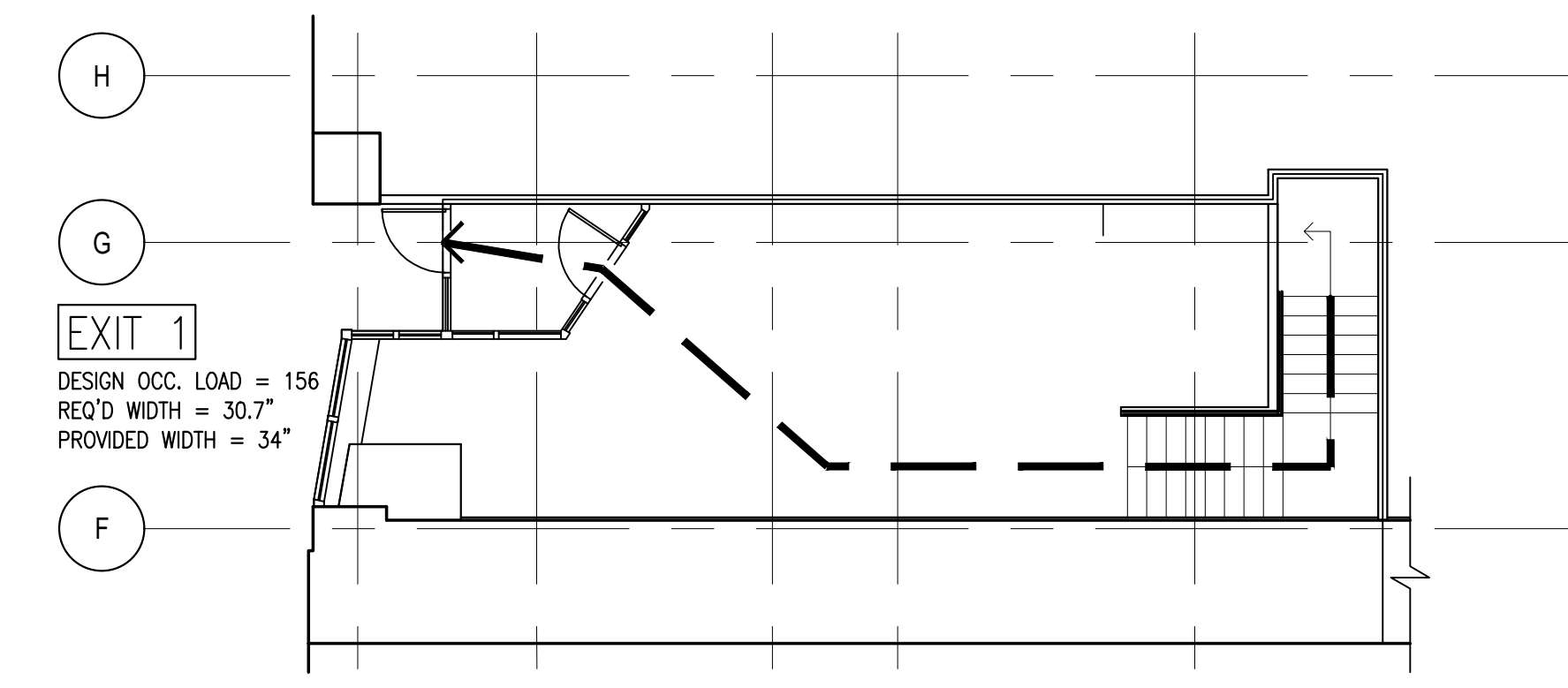
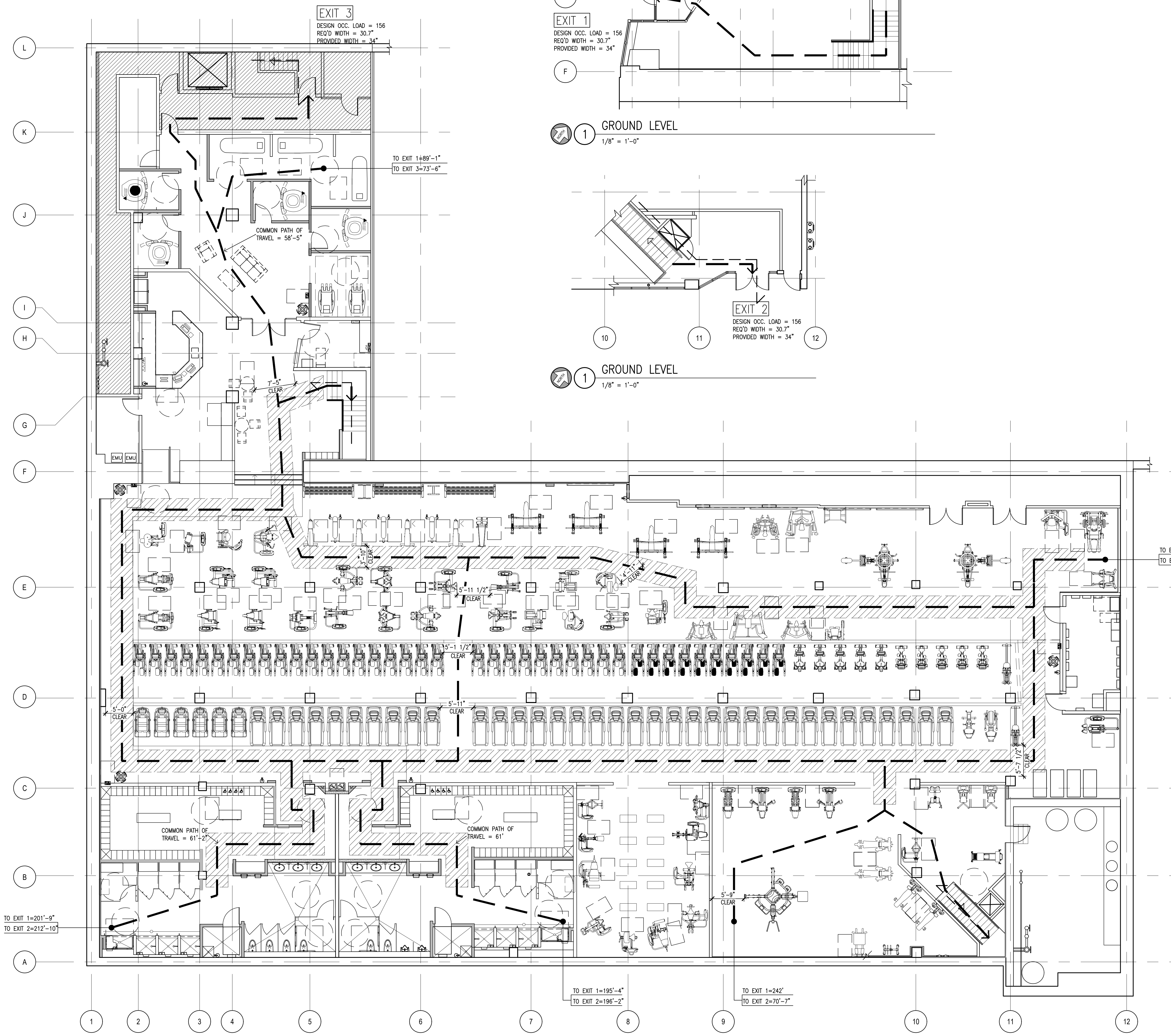
Project/Space No.: Planet Fitness Tenant Improvement

Sheet Title: TITLE SHEET

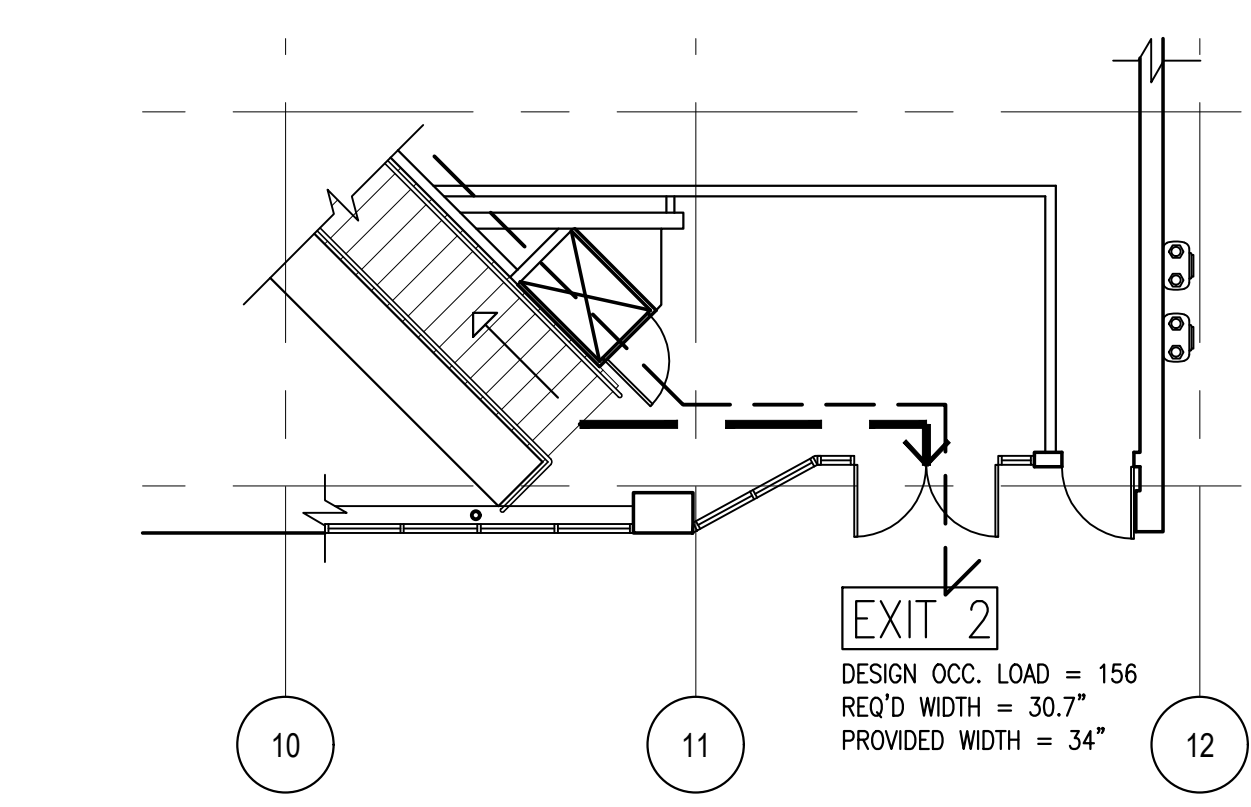
Scale: As Shown
Drawn By: D.P.
Chkd By: C.H.
Issue Date: SEPTEMBER 10, 2021
Project No: 20-11-05
Sheet: T1.0



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842



1 GROUND LEVEL
1/8" = 1'-0"



1 GROUND LEVEL
1/8" = 1'-0"

Building Type		Type II-B, Fully Sprinklered, Three Story	
Occ. Group		A-3, Assembly	
Occupant Allowable Area/ Height		Max:	Existin
Allowable Height per 2015 IBC 504.3	75'		± 55'
Allowable Stories above grade per 2015 IBC 504.4	3 Stories		3 Stories
Allowable Area per 2015 IBC 506.2	38,000 Sq. Ft.		17,449
Occupant Load Calculation	Second Level	SF	Load Factor Occupant
Fitness Area	9,886	1 : 50	198
Storage	296	1 : 300	1
Locker Rooms/Shower	2,116	1 : 50	42
Business/Black Card Spa	2,221	1 : 100	22
Total Square Feet	14,519		263
Required Exit Width (.20 x Total Occupants)			61.4"
Provided Exit Width			108"
Required Number of Exits			2
Provided Number of Exits			2
Required Stair Width (.30 X Exit Occupant Load)			78.9"
Provided Stair Width			112"
Occupant Load Calculation	Street Level	SF	Load Factor Occupant
Business	745	1 : 100	8
Total Square Feet	745		8
Required Exit Width (.20 x Total Occupants)			1.6"
Provided Exit Width			108"
Required Number of Exits			2
Provided Number of Exits			2

NOTE: PER CODE, THE MAXIMUM TRAVEL DISTANCE TO AN EXIT IS 250'-0"

NOTE: ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES WITHIN THE MEANS OF EGRESS NOT TO EXCEED 1/4". CHANGES IN ELEVATION EXCEEDING 1/4" BUT LESS THAN 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:2.

NOTE: MINIMUM CLEARANCE BETWEEN ALL EQUIPMENT ON EXIT ACCESS ROUTES TO BE MINIMUM 44" CLEAR, TYP.

Issue Sets				
No.	Issue Set	By	Date	Appr.

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
P. (208) 892-8433
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Project Manager Approval _____
Architect/Engineer of Record _____



09/10/21

Location
625 MASSACHUSETTS AVENUE
CAMBRIDGE, MA. 02139

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
EGRESS PLAN

Scale: As Shown	Project No. 20-11-05
Drawn By: L.L.	Sheet
Chk'd By: C.H.	Issue Date: SEPTEMBER 10, 2021
EG1.0	

1 EGRESS PLAN - LOWER LEVEL
1/8" = 1'-0"

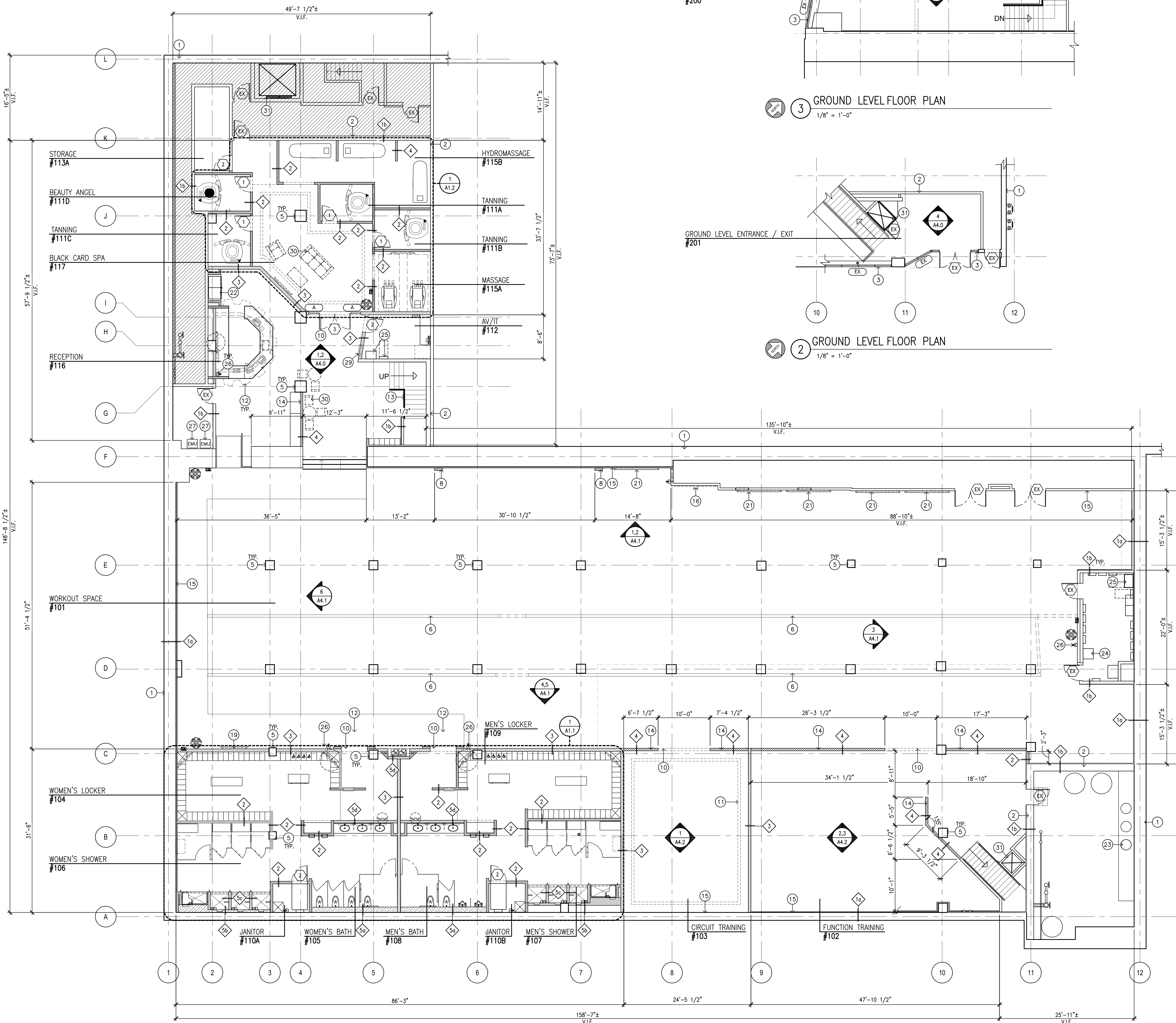
Floor Plan Reference Notes

- 1 (E) EXTERIOR WALL
- 2 (E) DEMISING WALL, G.C. TO FINISH PLANET FITNESS SIDE ONLY PER ELEVATIONS
- 3 EXISTING STOREFRONT GLAZING TO REMAIN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 4 (E) VESTIBULE TO REMAIN, PROTECT DURING CONSTRUCTION.
- 5 EXISTING STRUCTURAL COLUMN TO REMAIN, TYP OF ALL, G.C. TO V.I.F. ALL COLUMNS ARE FURRED OUT TO DECK AND FURR OUT TO EXPOSED COLUMNS, PATH AND REPAIR AS REQUIRED. PROTECT DURING CONST AND PREP FOR NEW FINISH
- 6 EQUIPMENT RACEWAY, G.C. TO ROUTE POWER TO RACKWAYS FROM NEAREST WALL OR COLUMN, CUT CONCRETE TRENCH AND RE-FOUR FOR SMOOTH FLUSH FINISH, SEE ELECTRICAL AND EQUIPMENT PLAN.
- 7 SUSPENDED WALL ABOVE, SEE INTERIOR ELEVATIONS
- 8 G.C. TO FRAME 6" DEEP x 12" WIDE DECORATIVE PILASTER, FINISH PER ELEVATIONS
- 9 NOT USED
- 10 HEADER ABOVE, SEE INTERIOR ELEVATIONS
- 11 GYP. BD. SOFFIT ABOVE, SEE REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS
- 12 GYP. BD. GEAR SOFFIT ABOVE, SEE REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS
- 13 (E) RAILING TO REMAIN, PROTECT DURING CONSTRUCTION.
- 14 PARTIAL HEIGHT WALL TO BE WRAPPED WITH METAL WANSOCOT AND CAPPED; SEE WALL TYPE DETAILS ON A1.30
- 15 WALL(S) TO HAVE WANSOCOT AS SCHEDULED, SEE INTERIOR ELEVATIONS
- 16 WALL-MOUNTED PF "LINK ALARM" W/ WALL GRAPHIC BY TENANT, G.C. TO PROVIDE POWER, SEE INT. ELEV. FOR MOUNTING HEIGHT
- 17 NOT USED
- 18 NOT USED
- 19 MISSION STATEMENT TV BY TENANT, SEE INTERIOR ELEVATIONS, VERIFY FINAL LOCATION WITH TENANT
- 20 NOT USED
- 21 8"x6" WALL MOUNTED MIRRORS @ 24" A.F.F., SEE INTERIOR ELEVATIONS
- 22 BEVERAGE COOLERS, VERIFY ROUGH OPENING HEIGHT AND WIDTH W/MANUF. PRIOR TO FRAMING OPENING.
- 23 (E) WH. REUSE, SEE PLUMBING.
- 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
- 27 EMERGENCY LIGHTING INVERTER, SEE 'EMU' NOTATION ON PLANS & AND LIGHTING SCHEDULE ON SHEET A2.0
- 28 FIRE ALARM CONTROL PANEL UNDER SEPARATE PERMIT BY LANDLORD, G.C. TO COORDINATE INSTALLATION WITH LANDLORD FIRE ALARM SUB-CONTRACTOR
- 29 VENDING MACHINE, VERIFY HEIGHT AND WIDTH W/MANUF., REFER TO A3.1 FOR SPECIFICATIONS
- 30 FURNITURE BY TENANT, TYP.
- 31 (E) ELEVATOR OR LIFT

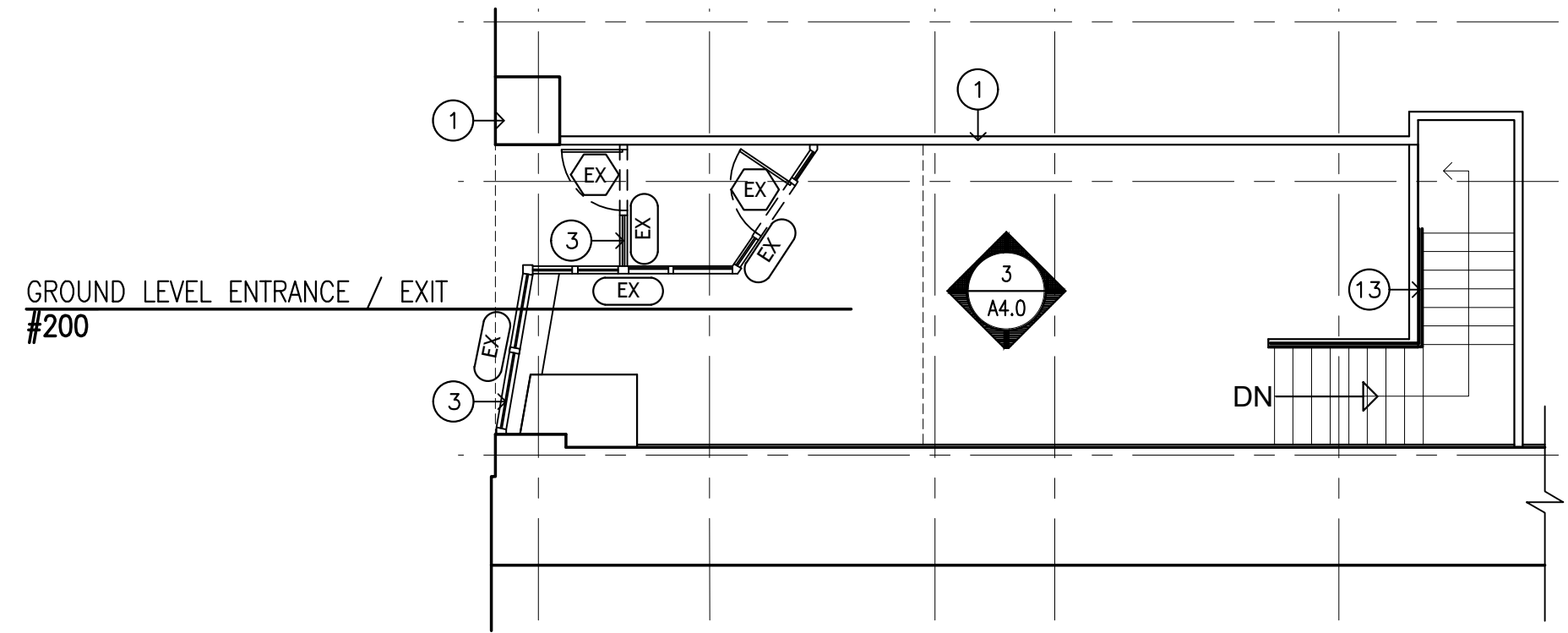
Wall Types SEE WALL TYPE DETAILS ON SHT. A1.30

- 10 = EXISTING EXTERIOR WALL WITH FURRING AND GYP. BD. TO UNDERSIDE OF DECK ABOVE, PATCH & REPAIR AS REQ'D. FOR LEVEL 4 FINISH, VERIFY (E) CONDITIONS IN FIELD.
- 16 = EXISTING INTERIOR WALL WITH FURRING AND GYP. BD. TO UNDERSIDE OF DECK ABOVE, PATCH AND REPAIR AS REQ'D FOR LEVEL 4 FINISH; VERIFY (E) CONDITIONS IN FIELD.
- 2 = TYPICAL WALL, PARTITION TO BE 6'-9" ABOVE HIGHEST ADJACENT FINISH CEILING, SEE REFLECTED CEILING PLANS A2.0 & A2.1, BRACE AS REQUIRED.
- 3 = TYPICAL WALL, FULL HEIGHT TO UNDERSIDE OF DECK ABOVE, BRACE AS REQ'D, SEE WALL TYPE DETAILS ON SHEET A1.3
- 4 = PARTIAL HEIGHT WALL, SEE WALL TYPE DETAILS ON SHEET A1.3
- 5a = PLUMBING WALL, STAGGERED METAL STUDS (FOR 12" CAVITY), SECURE TO DEMISING WALL, SEE WALL TYPE DETAILS ON SHEET A1.3
- 5b = PLUMBING WALL AT SHOWERS/JANITOR TO DEMISING WALL (6'-9" ABOVE ADJACENT FINISH CEILING), SEE WALL TYPE DETAILS ON SHEET A1.3
- 5c = PLUMBING WING WALL @ SHOWERS (6'-9" ABOVE ADJACENT FINISH CEILING, SEE WALL TYPE DETAILS ON SHEET A1.3, COORDINATE HEIGHT WITH INT. ELEVATIONS AND REFLECTED CEILING PLAN
- 5d = PLUMBING WALL @ LAVATORIES 6'-9" ABOVE ADJACENT FINISH CEILING, SEE WALL TYPE DETAILS ON SHEET A1.3, COORDINATE HEIGHT WITH INT. ELEVATIONS AND REFLECTED CEILING PLAN

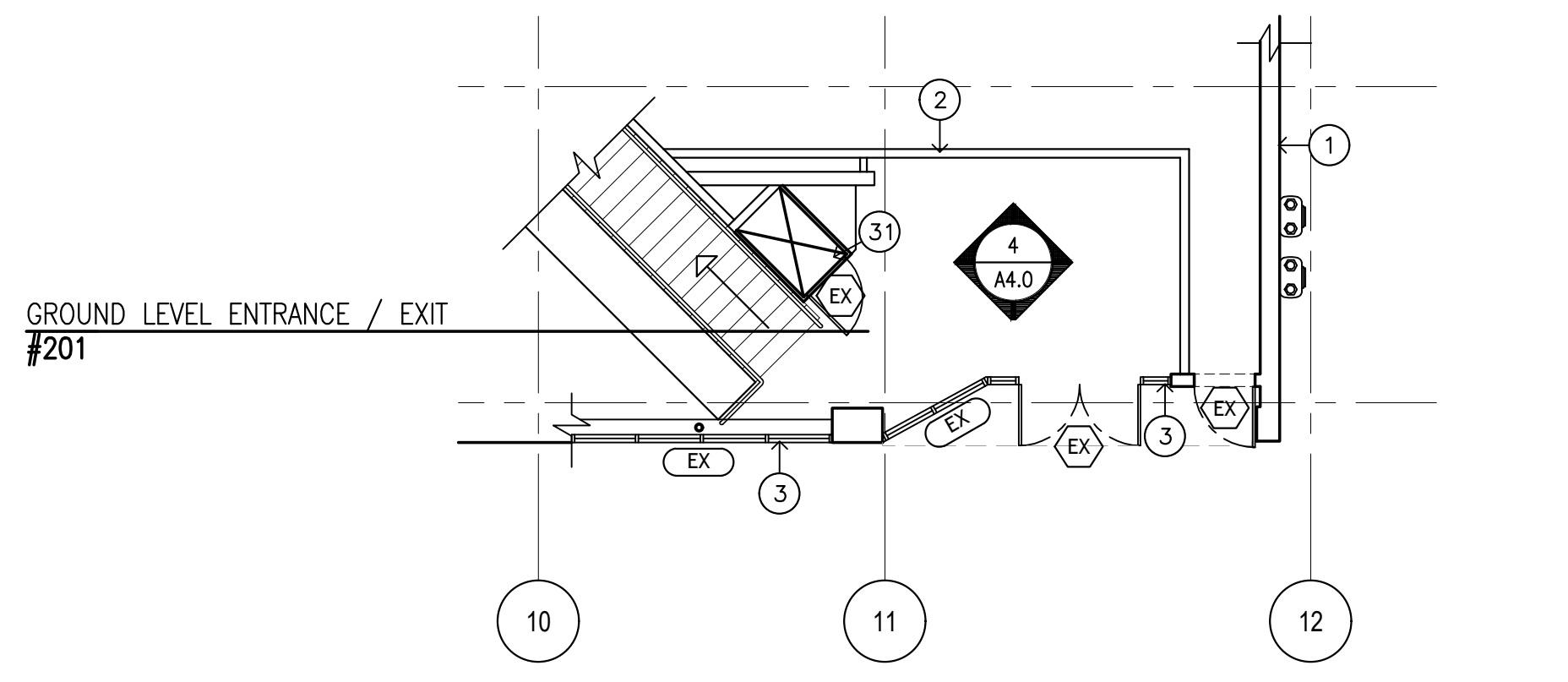
NOTE:
G.C. TO PROVIDE LEVEL 4 GYPSUM BOARD FINISH PER GA 214



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



3 GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"



2 GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"



Planet Fitness
4 Liberty Lane West
Hampton, New Hampshire 03842

Issue Sets

No.	Issue Set	By	Date	Appr.

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
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MEP ENGINEERS
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Project Manager Approval

Architect/Engineer of Record

Professional Seal: Daniel K. Mullin, Architect, No. 20087, State of Massachusetts, dated 09/10/21.

Location
625 MASSACHUSETTS AVENUE
CAMBRIDGE, MA. 02139

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
FLOOR PLAN

Scale: As Shown
Drawn By: D.P.
Chk'd By: C.H.
Issue Date: SEPTEMBER 10, 2021

Project No.: 20-11-05
Sheet
A1.0

Site Plan
A. FRONT ELEVATION
B. SIDE ENTRANCE



PROJECT ADDRESS
 625 Massachusetts Ave
 Cambridge, MA 02139

FILE NAME
**Planet Fitness_Boston, MA
 - 625 Massachusetts Ave -
 Cambridge**

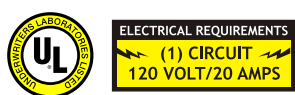
ACCOUNT REP.
 Nick M.
 631-356-7582

DESIGNER
 Kaitlyn P.

COMMENTS

*SIGNS ARE SAME AS
 PROPOSED IN APPROVED
 REV 6 JUST WITH FAB-
 RICATION DETAILS AND
 MORE ACCURATE MEA-
 SUREMENT DETAILS.*

*BLACK AWNINGS REQ. BY
 PF CORP.*



FINAL ELECTRICAL CONNECTION
 BY CUSTOMER

ATTENTION
 Colors of the final product may vary from
 this drawing. Environmental factors such as
 location, weathering, size, etc. may also play
 a role in the look of an installed product.

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 Universal Signs & Service Inc.
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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT: _____
 SIGNATURE: _____ DATE: ____/____/____

LANDLORD: _____
 SIGNATURE: _____ DATE: ____/____/____



www.UNIVERSALSIGNSNY.com
 631-446-1121
 435 Brook Ave. Deer Park, NY 11729

A. Front Elevation - Mass Ave.

PROJECT ADDRESS

625 Massachusetts Ave
Cambridge, MA 02139

FILE NAME

Planet Fitness_Boston, MA
- 625 Massachusetts Ave -
Cambridge

ACCOUNT REP.

Nick M.
631-356-7582

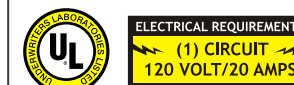
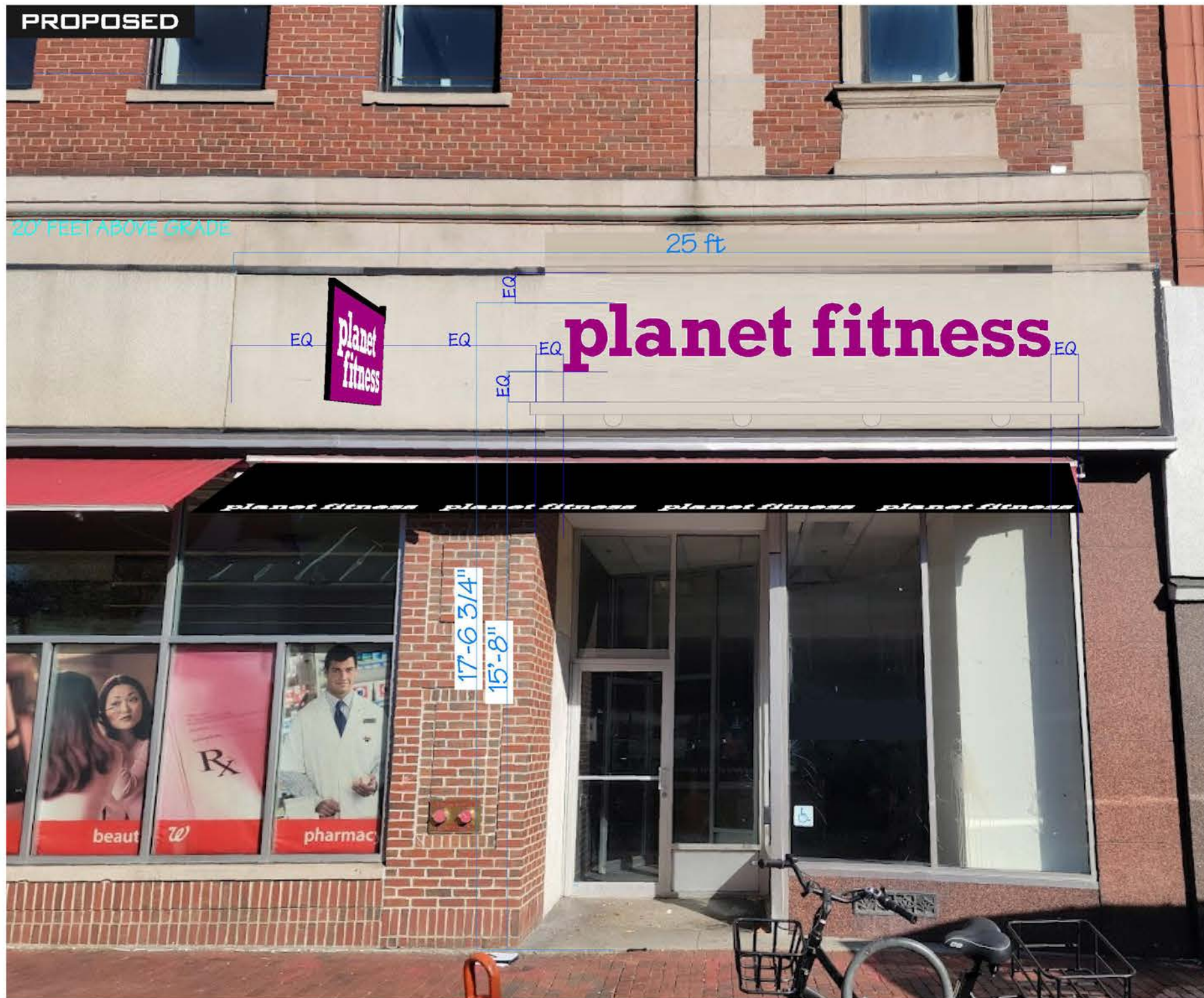
DESIGNER

Kaitlyn P.

COMMENTS

SIGNS ARE SAME AS
PROPOSED IN APPROVED
REV 6 JUST WITH FAB-
RICATION DETAILS AND
MORE ACCURATE MEA-
SUREMENT DETAILS.

BLACK AWNINGS REQ. BY
PF CORP.



FINAL ELECTRICAL CONNECTION
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CLIENT:

LANDLORD:

SIGNATURE:

DATE:

SIGNATURE:

DATE:



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435 Brook Ave. Deer Park, NY 11729

A. Front Elevation - Mass Ave.
NIGHT PREVIEW



PROJECT ADDRESS
625 Massachusetts Ave Cambridge, MA 02139
FILE NAME
Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.
Nick M. 631-356-7582
DESIGNER
Kaitlyn P.
COMMENTS

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.

BLACK AWNINGS REQ. BY PF CORP.

	ELECTRICAL REQUIREMENTS
(1) CIRCUIT	120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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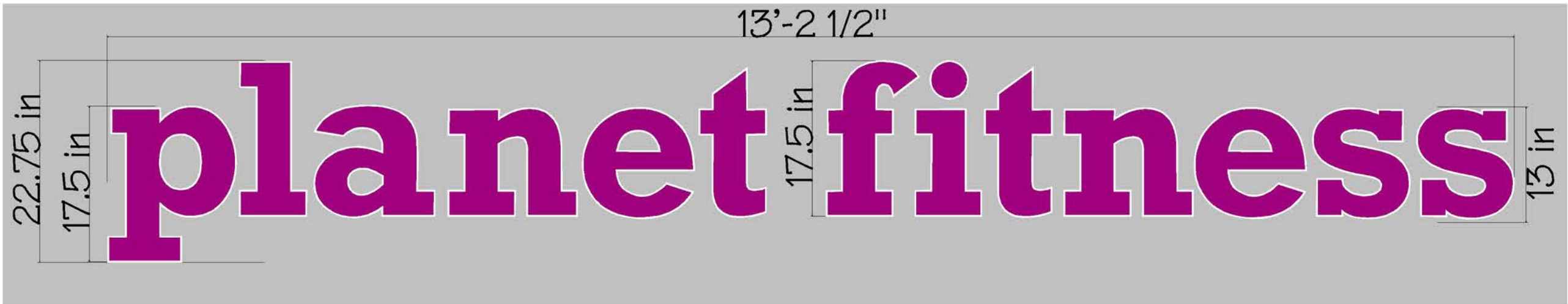
CLIENT: _____	LANDLORD: _____
SIGNATURE: _____	SIGNATURE: _____
DATE: ____ / ____ / ____	DATE: ____ / ____ / ____



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631-446-1121
 435 Brook Ave. Deer Park, NY 11729

A. Front Elevation - Indirectly Illuminated FCO Letters
 TOTAL 25.0 SF

Qty. 1



1 in
W
A
L
L

Gray is for visual contrast, not part of signage.

+/- 15'-0"

SIDE

MATTHEWS MPO6013

- FACES: WHITE 1" KOMACEL
- LOGO: MULBERRY ORACAL 8800-422 APPLIED TO FACES
- ILLUMINATION: WHITE REMOTE LAMP(S)



PROJECT ADDRESS	625 Massachusetts Ave Cambridge, MA 02139
FILE NAME	Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.	Nick M. 631-356-7582
DESIGNER	Kaitlyn P.
COMMENTS	

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.
 BLACK AWNINGS REQ. BY PF CORP.



FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION
 Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

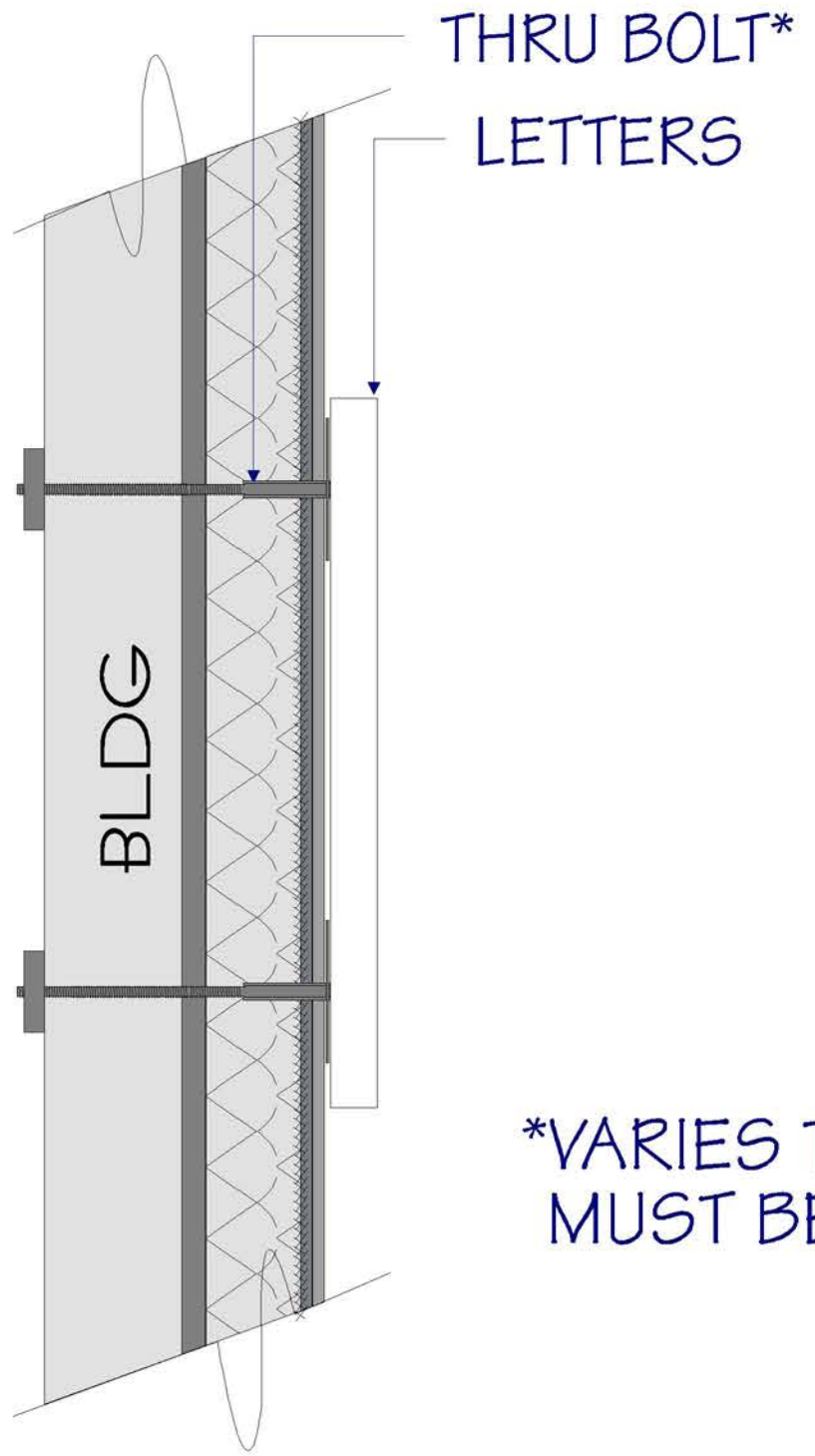
CLIENT: _____ LANDLORD: _____
 SIGNATURE: _____ DATE: ____/____/____ SIGNATURE: _____ DATE: ____/____/____



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 631-446-1121
 435 Brook Ave. Deer Park, NY 11729

APS

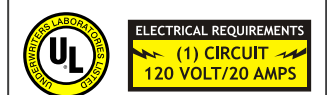
Typical Construction - Non-Illuminated FCO Letters
 NOT TO SCALE



*VARIES TO DEPTH OF WALL
 MUST BE FIELD VERIFIED

PROJECT ADDRESS
625 Massachusetts Ave Cambridge, MA 02139
FILE NAME
Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.
Nick M. 631-356-7582
DESIGNER
Kaitlyn P.
COMMENTS

SIGNS ARE SAME AS
 PROPOSED IN APPROVED
 REV 6 JUST WITH FAB-
 RICATION DETAILS AND
 MORE ACCURATE MEA-
 SUREMENT DETAILS.
 BLACK AWNINGS REQ. BY
 PF CORP.



FINAL ELECTRICAL CONNECTION
 BY CUSTOMER

ATTENTION
 Colors of the final product may vary from
 this drawing. Environmental factors such as
 location, weathering, size, etc. may also play
 a role in the look of an installed product.

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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT: _____
 SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD: _____
 SIGNATURE: _____ DATE: ____ / ____ / ____

universal
 SIGNS & SERVICE

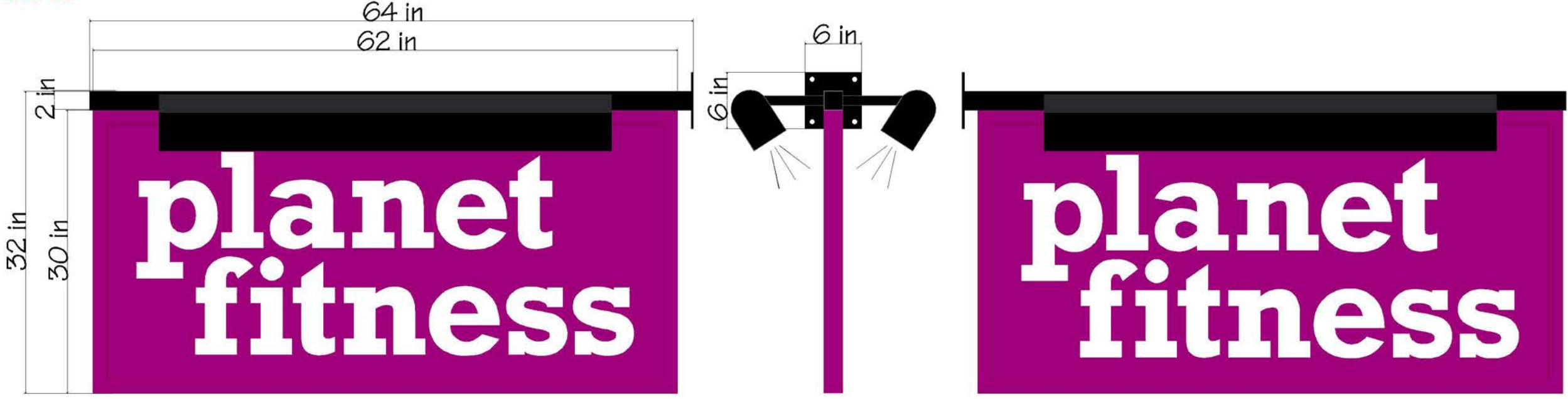
www.UNIVERSALSIGNSNY.com
 631-446-1121
 435 Brook Ave. Deer Park, NY 11729

Page 5

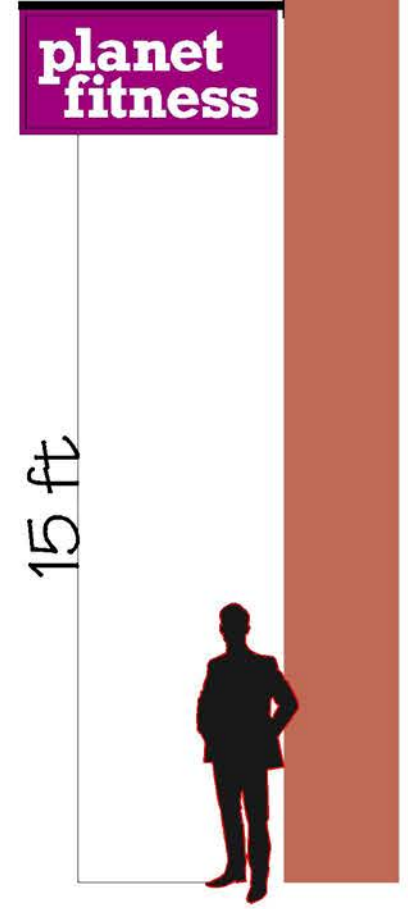
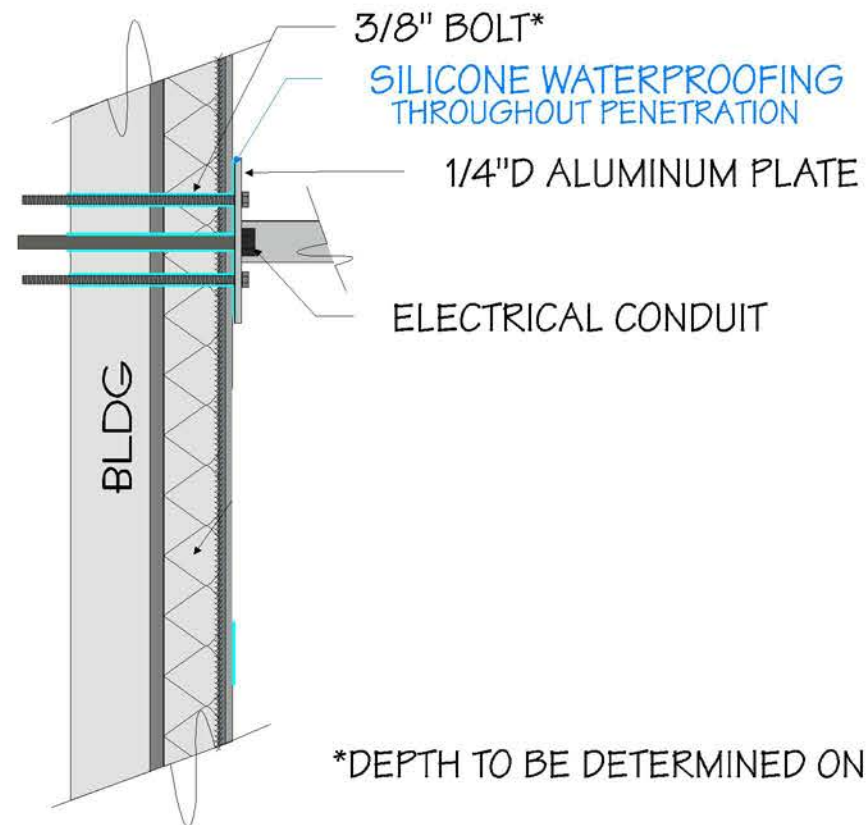
A. Front Elevation - Double-Sided Dimensional Remote Illuminated Blade Sign

Qty. 1

13.0 SF



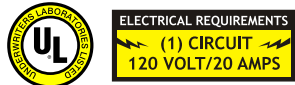
Typical Attachment (not to scale)



- FACES: PURPLE AKZO NOBEL #490-D6 .125 DURABOND
- VINYL: WHITE APPLIED TO FACE
- TRIM: PURPLE AKZO NOBEL #490-D6 1.5" RETAINER
- MOUNT: MATTE BLACK 2" x 2" SQUARE ALUMINUM TUBING with 1/4" d ALUMINUM PLATE, WELDED CONSTRUCTION
- ILLUMINATION: WHITE REMOTE LAMPS

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.

BLACK AWNINGS REQ. BY PF CORP.



FINAL ELECTRICAL CONNECTION BY CUSTOMER

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A. Front Elevation - Non-Illuminated Awning Reskin
117.0 SF

Qty. 1

21'-3"

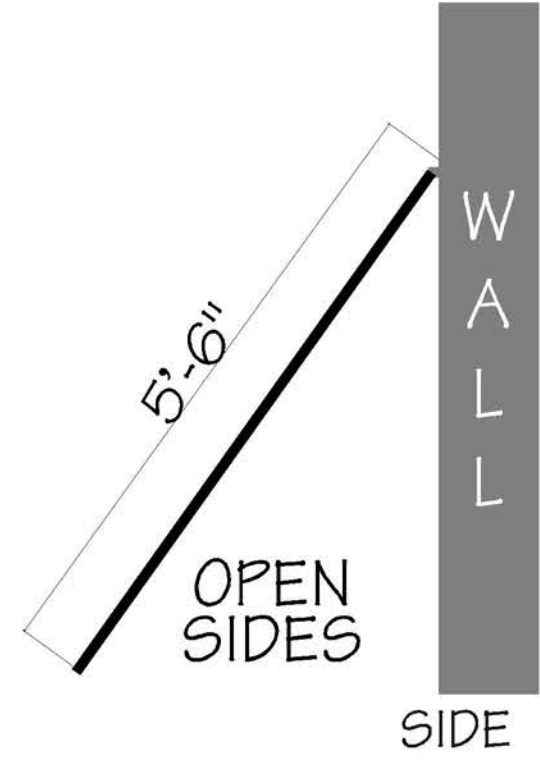


PROJECT ADDRESS	625 Massachusetts Ave Cambridge, MA 02139
FILE NAME	Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.	Nick M. 631-356-7582
DESIGNER	Kaitlyn P.
COMMENTS	

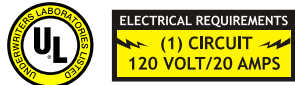
SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.

BLACK AWNINGS REQ. BY PF CORP.

*TO USE EXISTING RETRACTABLE AWNING FRAME ON FRONT ELEVATION



- MATERIAL: BLACK SUNBRELLA
- GRAPHICS: WHITE AQUACOTE
- ZIP STRIP: CLEAR VINYL
- UNDERSIDE: WHITE EGGCRATE PANEL
- FRAME: NATURAL FINISH 1" SQUARE ALUMINUM TUBING
- ILLUMINATION: WHITE L.E.D's or FLUORESCENT TUBING



FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION
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SIGNATURE: _____ DATE: ____/____/____

LANDLORD: _____
SIGNATURE: _____ DATE: ____/____/____



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B. Side Elevation - Essex St.



PROJECT ADDRESS
625 Massachusetts Ave Cambridge, MA 02139
FILE NAME
Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.
Nick M. 631-356-7582
DESIGNER
Kaitlyn P.
COMMENTS

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.

BLACK AWNINGS REQ. BY PF CORP.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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SIGNATURE: _____ DATE: ____/____/____

LANDLORD: _____

SIGNATURE: _____ DATE: ____/____/____



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435 Brook Ave. Deer Park, NY 11729

Planet Fitness

Boston, MA - 625 Massachusetts Ave - Cambridge

APS

11

01/10/2022

B. Side Elevation - Essex St.
NIGHT PREVIEW

PROJECT ADDRESS

625 Massachusetts Ave
Cambridge, MA 02139

FILE NAME

Planet Fitness_Boston, MA
- 625 Massachusetts Ave -
Cambridge

ACCOUNT REP.

Nick M.
631-356-7582

DESIGNER

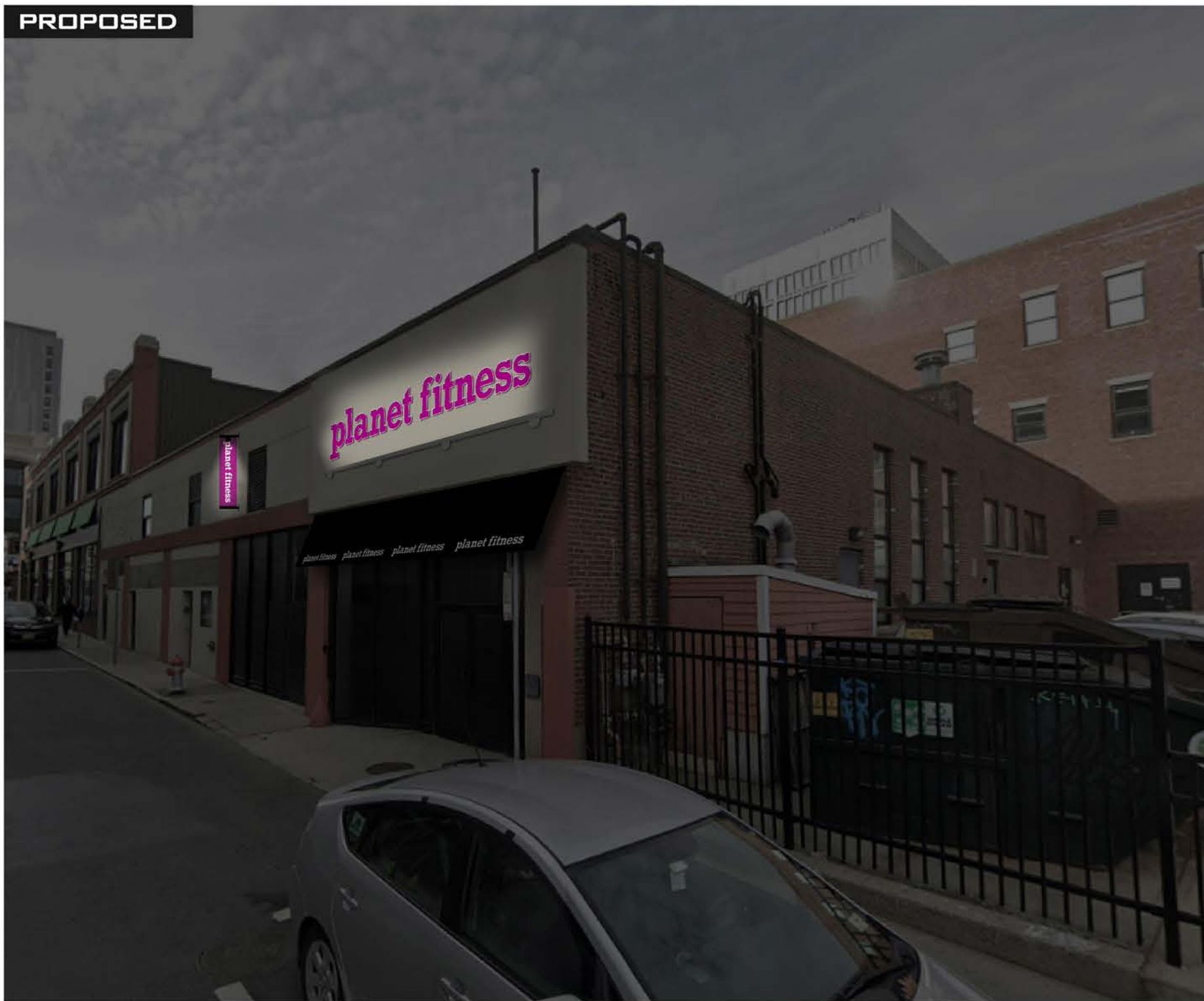
Kaitlyn P.

COMMENTS

SIGNS ARE SAME AS
PROPOSED IN APPROVED
REV 6 JUST WITH FAB-
RICATION DETAILS AND
MORE ACCURATE MEA-
SUREMENT DETAILS.

BLACK AWNINGS REQ. BY
PF CORP.

PROPOSED



ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION
BY CUSTOMER

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LANDLORD:

SIGNATURE: _____

DATE: ____ / ____ / ____

SIGNATURE: _____

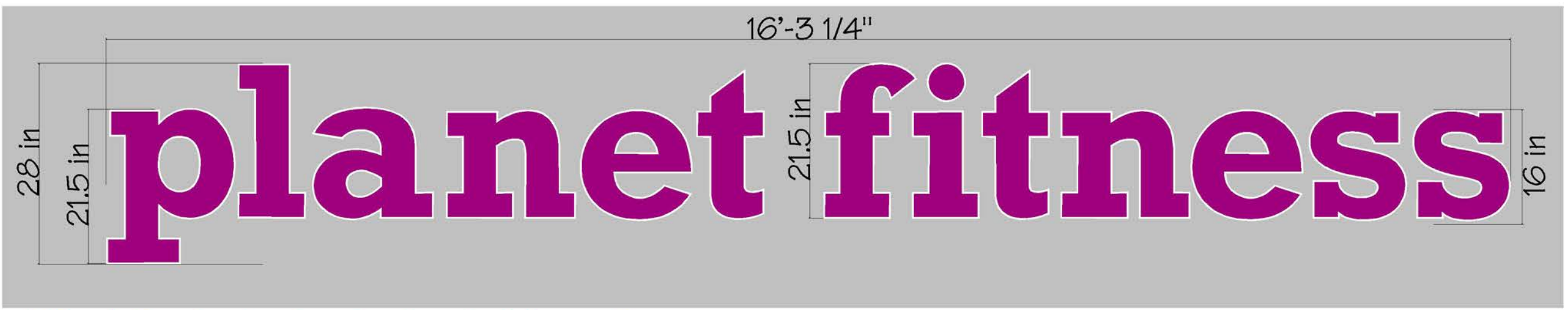
DATE: ____ / ____ / ____



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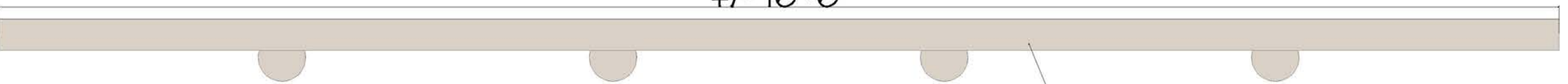
B. Side Elevation - Indirectly Illuminated FCO Letters
 TOTAL 38.0 SF

Qty. 1



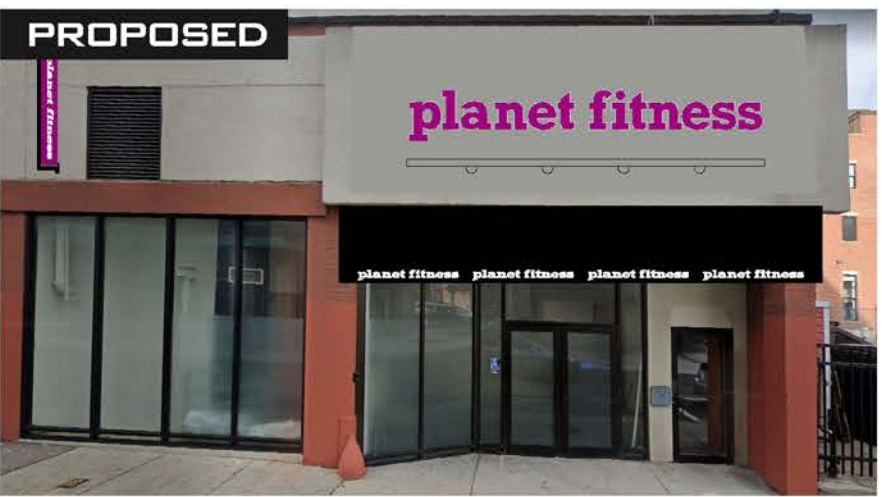
1 in
W
A
L
L
SIDE

****Gray is for visual contrast, not part of signage.****



MATTHEWS MPO6013

- FACES: WHITE | 1" KOMACEL
- LOGO: MULBERRY ORACAL 8800-422 | APPLIED TO FACES
- ILLUMINATION: WHITE | REMOTE LAMP(S)



PROJECT ADDRESS	625 Massachusetts Ave Cambridge, MA 02139
FILE NAME	Planet Fitness_Boston, MA - 625 Massachusetts Ave - Cambridge
ACCOUNT REP.	Nick M. 631-356-7582
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COMMENTS	

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.
 BLACK AWNINGS REQ. BY PF CORP.



FINAL ELECTRICAL CONNECTION BY CUSTOMER

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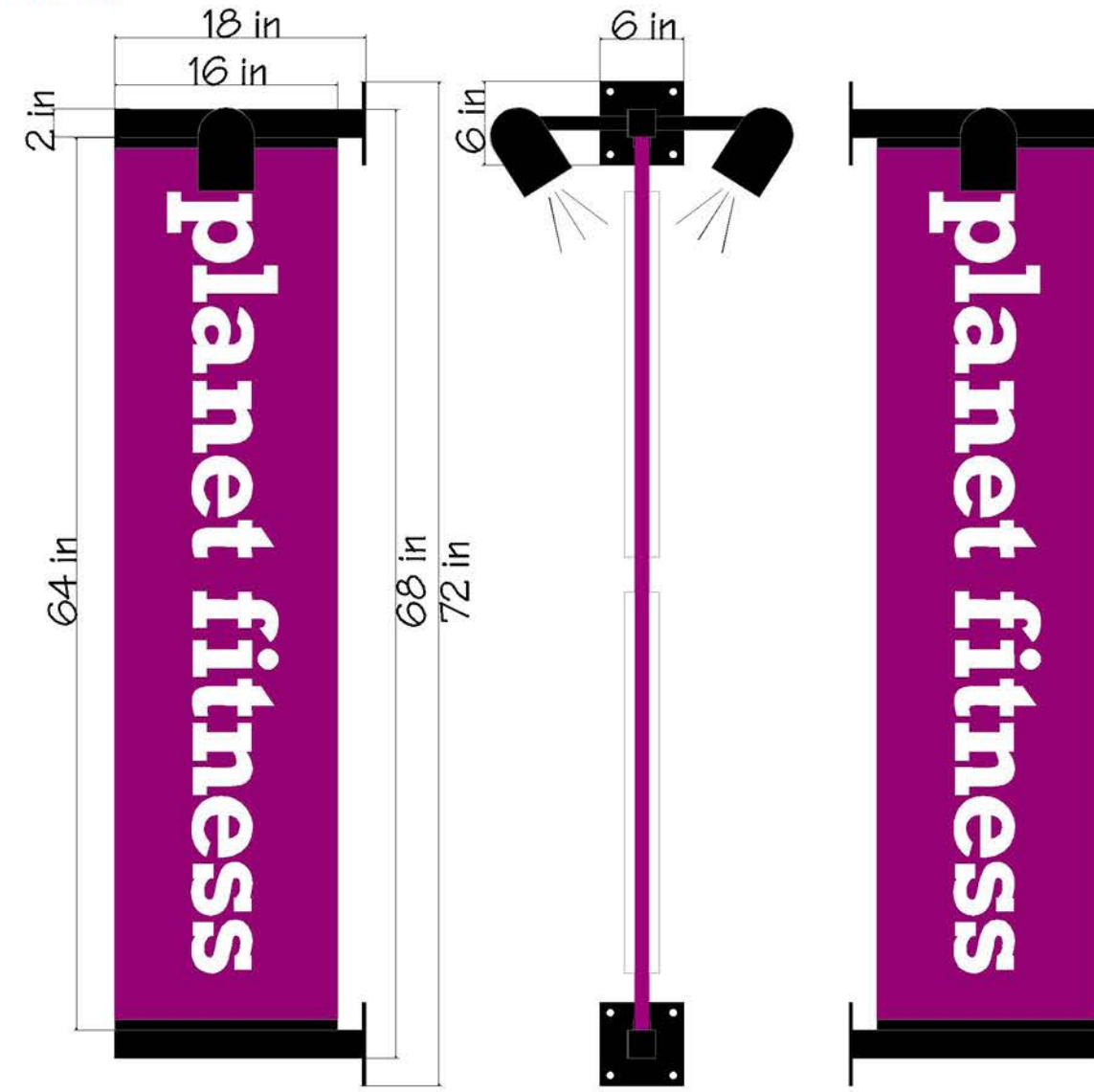


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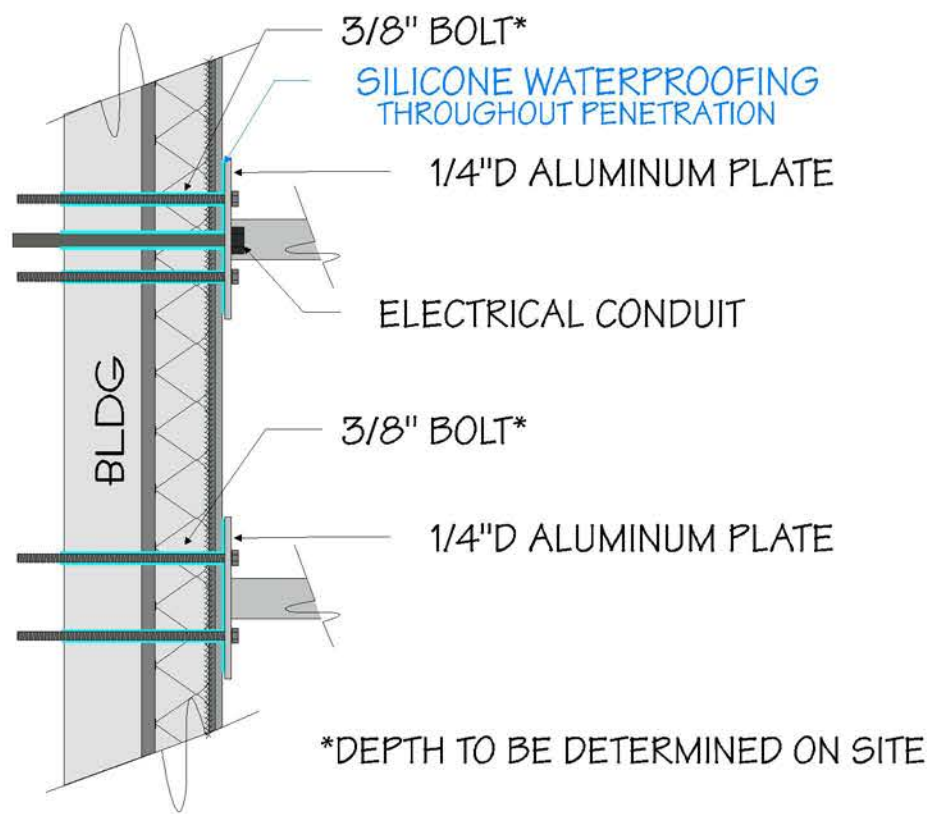
B. Side Elevation - Double-Sided Dimensional Remote Illuminated Blade Sign

Qty. 1

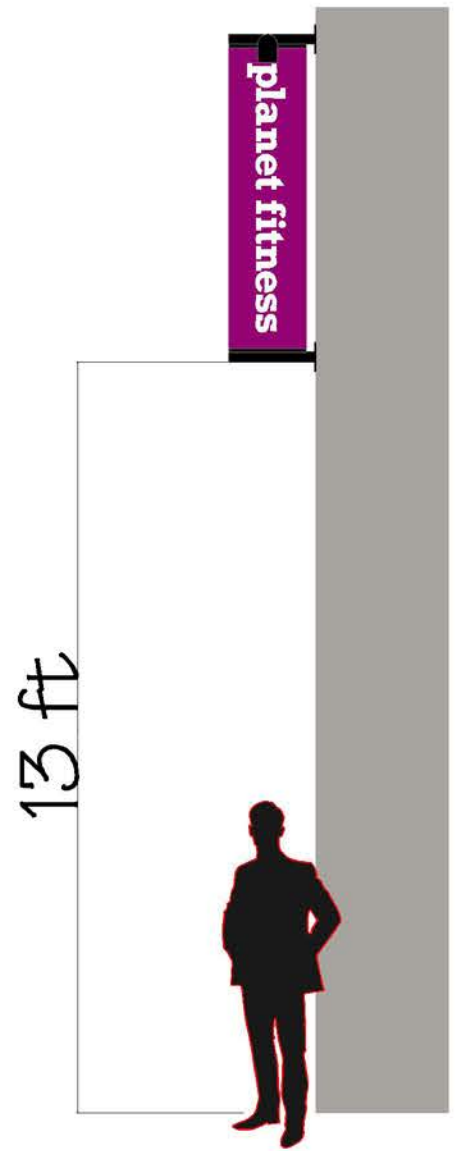
7.25 SF



Typical Attachment (not to scale)

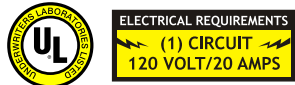


- FACES: PURPLE AKZO NOBEL #490-D6 | 1" KOMACEL
- LOGO: WHITE | 3/4" KOMACEL
- MOUNT: MATTE BLACK | 2" x 2" SQUARE ALUMINUM TUBING with 1/4" d ALUMINUM PLATE, WELDED CONSTRUCTION
- ILLUMINATION: WHITE | REMOTE LAMPS



PROJECT ADDRESS	625 Massachusetts Ave Cambridge, MA 02139
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B. Side Elevation - New Non-Illuminated Awning
111.25 SF

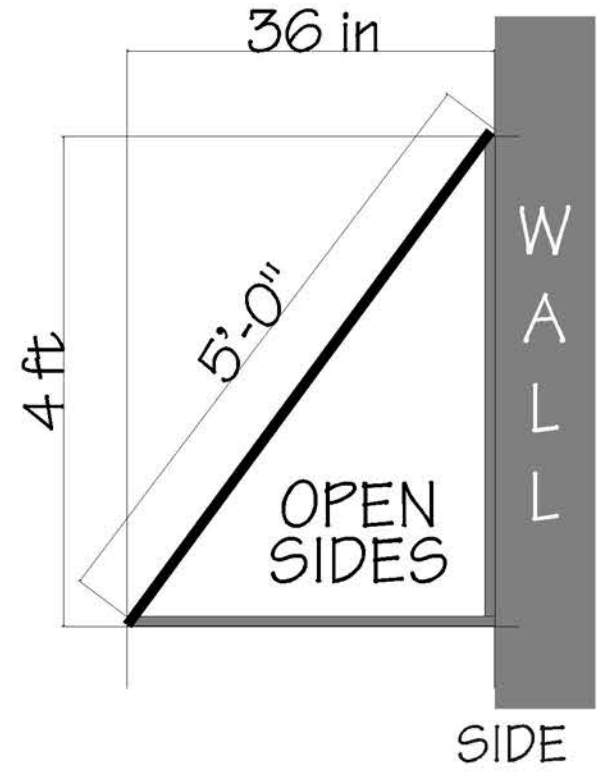
Qty. 1

22'-3"

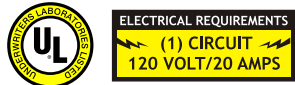


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COMMENTS	

SIGNS ARE SAME AS PROPOSED IN APPROVED REV 6 JUST WITH FABRICATION DETAILS AND MORE ACCURATE MEASUREMENT DETAILS.
BLACK AWNINGS REQ. BY PF CORP.



- MATERIAL: BLACK SUNBRELLA
- GRAPHICS: WHITE AQUACOTE
- ZIP STRIP: CLEAR VINYL
- UNDERSIDE: WHITE EGGCRATE PANEL
- FRAME: NATURAL FINISH 1" SQUARE ALUMINUM TUBING
- ILLUMINATION: WHITE L.E.D's or FLUORESCENT TUBING



FINAL ELECTRICAL CONNECTION BY CUSTOMER

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