



Exhibit 3 - P16-0011, 2012 Aerial Photo



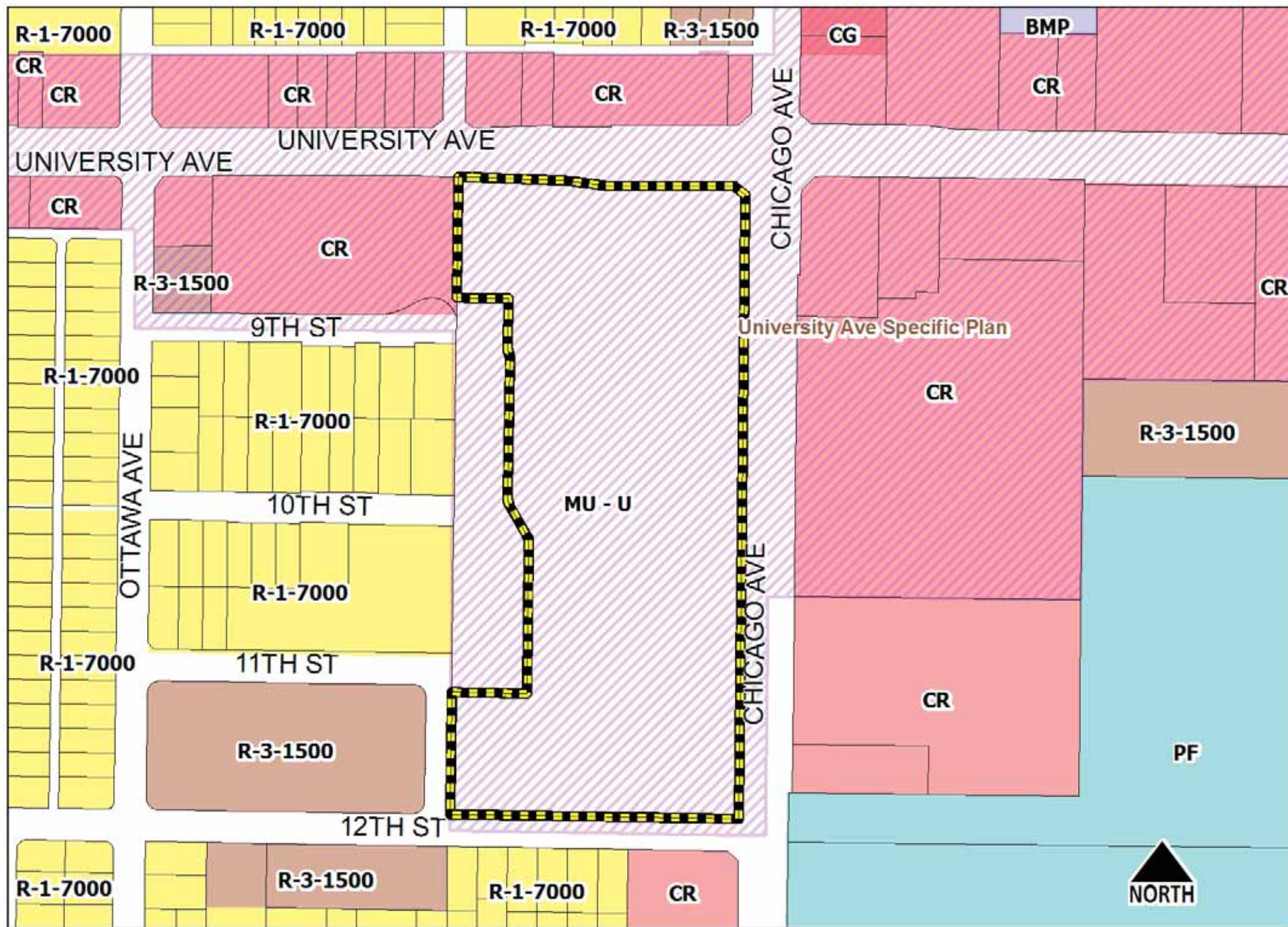
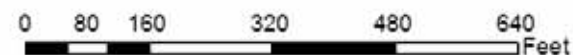


Exhibit 4 - P16-0011, Zoning & Specific Plan





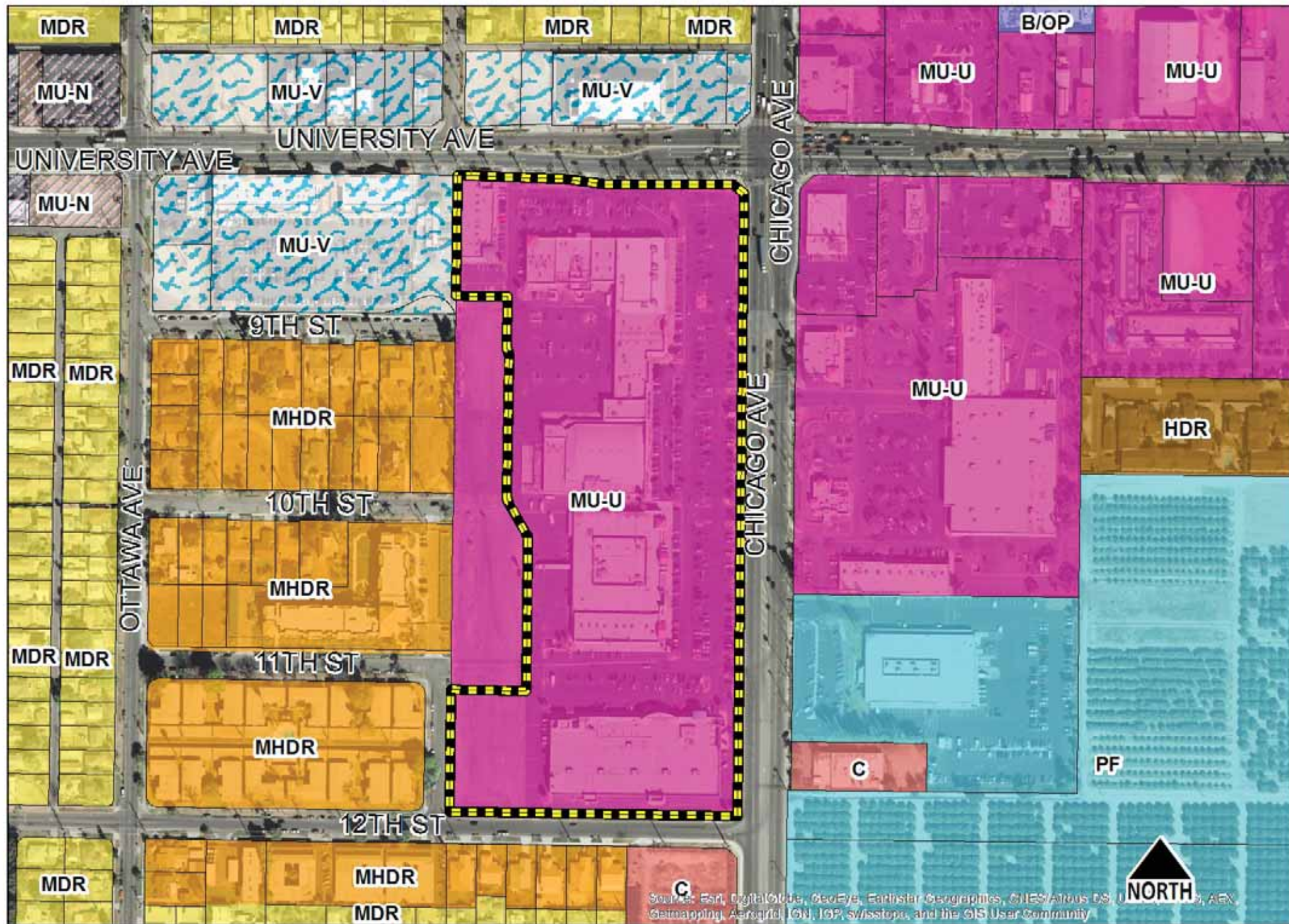


Exhibit 5 - P16-0011, General Plan 2025



Planet fitness provides the community with an innovative and realistic solution for obtaining a balanced and healthy lifestyle, by creating an environment that fosters acceptance and respect.

Planet Fitness is a 24/7 fitness club providing

- Over 100 cardio machines. Strength training machines to strengthen every part of the body.
- Welcoming comfortable atmosphere  
Planet Fitness provides a judgment free atmosphere which is comfortable for everyone – members can relax, get in shape. Due to this 50% of our members are first time gym users
- Cleanest Facilities – We lay great emphasis on cleanliness and can easily claim to be the cleanest gym of all
- Friendliest and Most Knowledgeable staff
- Most affordable membership prices  
We do not offer and charge for facilities like swimming pools,sauna,basketball courts etc. Due to this no frills attitude we are able to have a very affordable membership of only \$ 10 per month. We have boiled our business down to the things you really use in a health club namely tons of latest brand name cardio and strength equipment and a comfortable non intimidating atmosphere.
- For members who want more we offer a black card membership which is \$ 19.99 per month. This membership allows you to use massage chairs,hydromassage beds,beauty angel and tanning booths.
- We are open and manned 24 hours a day 7 days a week.



## **SCHEDULE OF PROGRAMS, CLASSES AND OTHER REGULAR EVENTS**

Planet fitness does not offer any classes like Spinning, Zumba etc.

There are no regular events which Planet Fitness offers.

We have a certified Trainer on staff. There is no additional charge for this service – unlimited free training is included in our membership fees. Members need to sign up for an appointment. During the appointment the instructor shows the members the correct form and suitable exercises to strengthen different muscle groups. These appointments are mostly for 30 minutes and are available in groups of up to five members at a time.

The schedule of appointments is attached .

## **ANCILLARY SERVICES**

Planet Fitness Riverside is proposed to have the following ancillary services

- 2 Massage Chairs
- 2 - 3 Hydro Massage lounge chairs
- 2 Tanning Booths
- 2 Beauty Angel red light booths



These services are included in our Black Card membership which runs \$ 20 per month. Black Card members have an unlimited access to these services. Tanning is restricted to the frequency as permitted by law. All of our staff is tanning Certified.

These ancillary services are only offered to Black Card members and are not available to walk in customers or regular members ( \$ 10 per month).

### **METHOD OF ACCESS**

At the time of signing members are photographed and issued a key tag with a barcode. Members need to present the key tag to our staff at the reception. The member is greeted by our staff and they scan the barcode which prompts the screen to show the membership status and photograph of the member. Only after this verification is a member allowed to use the club.

This procedure is followed at all times 24 hours a day.



## **STAFFING**

We are open and staffed 24/7. For the convenience of all our members, both Male and Female staff are on duty at all times. We have both day time and night time managers.

An average planet Fitness staffing schedule as provided by PF Corporate is attached.

## **SAFETY**

For the safety of our members we provide :-

- Close Circuit Surveillance – There are 32 high definition cameras recording the entire club inside and facing the parking lot on the exterior.
- We record all the 32 cameras at all times and keep a recording for the last 30 days.
- We are staffed 24/7. There is always male and female staff on duty to address any security concerns.
- Members are photographed and issued membership cards. Members are required to check in at the reception where they need to present the membership card to our staff. The staff



scans the card and verifies the membership status and the photograph of the customer in our database.

- Non members are not allowed to use the club. Only Black Card members can bring a guest with proper identification.
- A detail of the camera locations is attached.





## Suggested Staffing Schedules for 24/7 Clubs

### Staff Schedule Recommendations

Employee	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Manager	9am-7pm	9am-7pm	9am-7pm	9am-5pm	9am-5pm	Off	Off
Assistant Manager	12pm-8pm	12pm-8pm	12pm-8pm	12pm-8pm	Off	9am-5pm	Off
Overnight	10pm-6am	10pm-6am	10pm-6am	10pm-6am	Off	Off	10pm-6am
6am-2pm	6am-2pm	6am-2pm	6am-2pm	6am-2pm	6am-2pm	Off	Off
9am-3pm	9am-3pm	9am-3pm	9am-3pm	9am-3pm	Off	Off	9am-5pm
Trainer	6am-12:30pm	12pm-6:30pm	1pm-8pm	12pm-7:30pm	6am-12:30pm	Off	Off
2pm-10pm	2pm-10pm	2pm-10pm	2pm-10pm	2pm-10pm	2pm-10pm	Off	Off
3pm-10pm	3pm-10pm	3pm-10pm	3pm-10pm	3pm-10pm	12pm-8pm	Off	Off
Weekday Cleaner	10pm-6am	10pm-6am	10pm-6am	10pm-6am	Off	Off	10pm-6am
Weekend Cleaner	Off	Off	Off	Off	10pm-6am	10pm-6am	Off
Weekend Opener	Off	Off	Off	Off	Off	6am-2pm	6am-2pm
Weekend Closer	Off	Off	Off	Off	Off	2pm-10pm	2pm-10pm
3pm-9pm Weekend	Off	Off	Off	Off	Off	3pm-9pm	3pm-9pm
Weekend Overnight	Off	Off	Off	Off	10pm-6am	10pm-6am	Off

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
6-7am Design Your Own Program (appointment necessary)	Noon-12:30pm 30 Minute Circuit	1-1:30pm Shoulders	Noon-1pm Design Your Own Program (appointment necessary)	6-6:30am Abs
7-7:30am 30 Minute Circuit	12:30-1pm Chest	1:30-2pm 30 Minute Circuit	1-1:30pm 30 Minute Circuit	6:30-7am Chest
7:30-8am Arms	1-1:30pm Back	2-2:30pm Arms	1:30-2pm Arms	7-8am Design Your Own Program (appointment necessary)
8-8:30am Legs	1:30-2pm Abs	2:30-3pm Legs	2-2:30pm Legs	8-8:30am 30 Minute Circuit
8:30-9am Abs	2-3pm Design Your Own Program (appointment necessary)	3-3:30pm Abs	2:30-3pm Abs	8:30-9am Shoulders
		3:30-4pm Back	3-3:30pm Back	
9:30-10am Shoulders	3:30-4pm Arms			9:30-10:30am Design Your Own Program (appointment necessary)
10-10:30am Back	4-4:30pm Legs	4:30-5:30pm Design Your Own Program (appointment necessary)	4-4:30pm Chest	10:30-11am 30 Minute Circuit
10:30-11:30am Design Your Own Program (appointment necessary)	4:30-5pm Abs	5:30-6pm 30 Minute Circuit	4:30-5pm Shoulders	11-11:30am Arms
11:30am-Noon 30 Minute Circuit	5-5:30pm 30 Minute Circuit	6-6:30pm Chest	5-5:30pm Abs	11:30-Noon Legs
Noon-12:30pm Abs	5:30-6:30pm Design Your Own Program (appointment necessary)	6:30-7pm Abs	5:30-6:30pm Design Your Own Program (appointment necessary)	Noon-12:30pm Abs
		7-8pm Design Your Own Program (appointment necessary)	6:30-7pm 30 Minute Circuit	
			7-7:30pm Abs	

### FITNESS SESSION DESCRIPTIONS

**DESIGN YOUR OWN PROGRAM** - Have an individual program designed to your goal and needs.

**Chest** - Learn some of the basic exercises for this important muscle group.\*

**Back** - Here are some ways to strengthen your body's main support mechanism.\*

**Abs** - This class will help tighten & tone your core muscles.\*

**30 Minute Circuit** - We'll take you through a fast, effective, full-body workout.\*

**Arms** - Your arms are constantly at work. Here's how to make them stronger.\*

**Legs** - From top to bottom, we'll teach you how to shape up your legs.\*

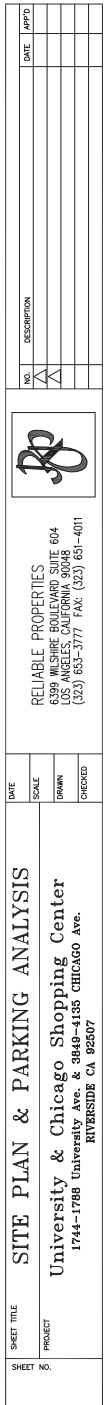
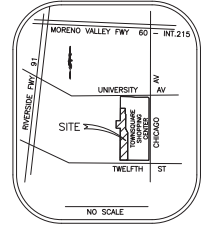
**Shoulders** - We'll teach you how to strengthen these key muscles.\*



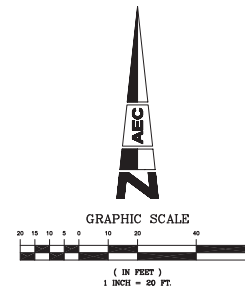
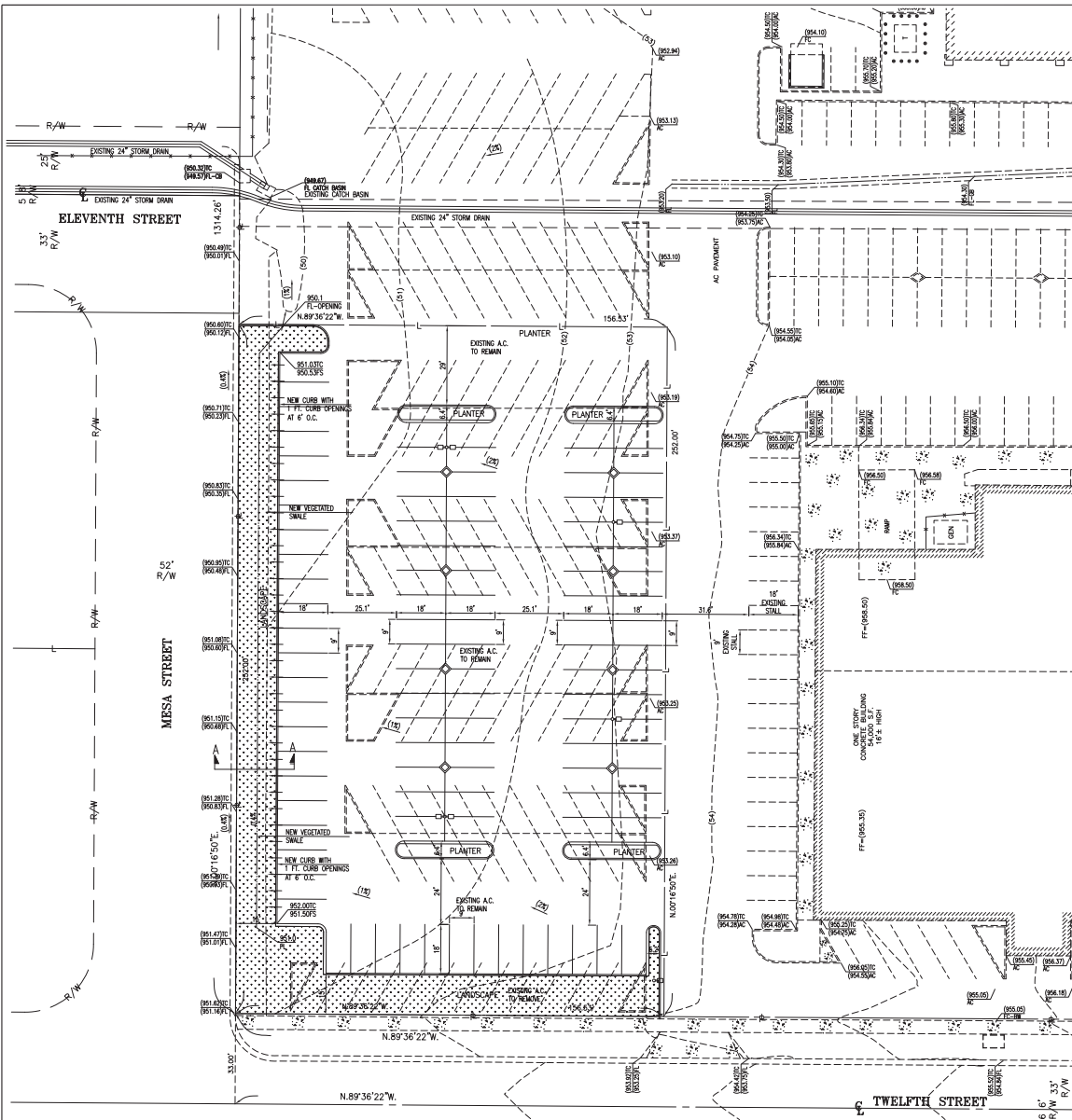
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DKMullin Architects

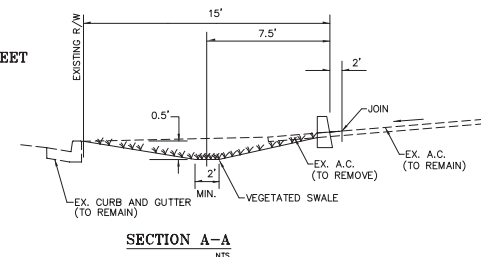
Exhibit 6 - P16-0011, Operational Plans







MESA STREET  
52' R/W



PLANNING DEPARTMENT	I HEREBY CERTIFY THAT:	ELECTRIC DEPARTMENT
	1. THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION; 2. THE GRADING SHOWN HEREON WILL NOT DIVERT DRAINAGE FROM ITS NATURAL DOWNSTREAM COURSE OR OBSTRUCT THE DRAINAGE OF ADJACENT PROPERTIES;	
SIGNATURE _____	ENGINEER: DAVID C. QUEYREL, R.C.E.#42812 EXP. DATE: 3/31/16	SIGNATURE _____

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # _____ EXPIRATION DATE _____	
SHEET TITLE	PROJECT
PRELIMINARY GRADING PLAN	TOWNSQUARE SHOPPING CENTER
DATE: 3-14-16	S.W.C. UNIVERSITY AVE. & CHICAGO AVE.
BY: [Signature]	ANNAL ENGINEERING CO.
CHECKED: [Signature]	1000 E. LA PALMA AVE., SUITE 202 ~ ANAHEIM, CALIFORNIA 92805
DATE: 3-14-16	PHONE: 714-774-1763 FAX: 714-774-4690
E-MAIL ADDRESS: anac@annalengineering.com	
JOB NO. 15-184-GPR	
REVISING	
NO. DESCRIPTION	DATE
1	



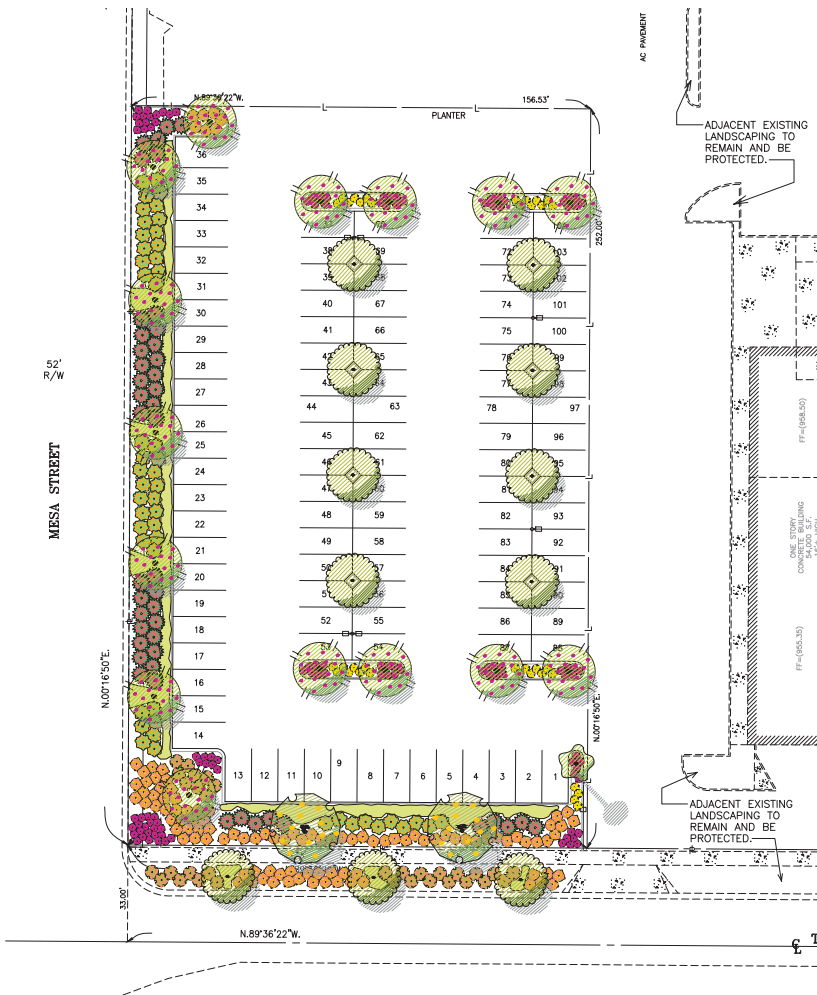
Know what's below.  
Call before you dig.

#### LANDSCAPE AREA NOTE

REQUIRED LANDSCAPE AREA - 1,642 S.F.  
PROVIDED LANDSCAPE AREA - 5,648 S.F.

#### PARKING NOTE

PROPOSED STALLS - 104  
EXISTING STALLS - 86  
GAINED STALLS - 18



GRAPHIC SCALE

( IN FEET )  
1 INCH = 20 FT.

PLANNING DEPARTMENT

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT:

1. THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION;  
2. THE GRADING SHOWN HEREON WILL NOT DIVERT DRAINAGE FROM ITS NATURAL DOWNSTREAM COURSE OR OBSTRUCT THE DRAINAGE OF ADJACENT PROPERTIES;

ENGINEER DAVID C. QUEYREL, R.C.E.#42812 DATE \_\_\_\_\_  
EXP. DATE: 3/31/16

ELECTRIC DEPARTMENT

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

#### PRELIMINARY PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>Trees</b>		
	Washingtonia filifera	California Fan Palm
	Chitipa tashkentensis	Chitipa
	Koeleria binnata	Chinese Flame Tree
	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive
<b>Shrubs/Perennials</b>		
	Bougainvillea 'Rosenka'	Shrub Bougainvillea
	Coreopsis auriculata 'Nana'	Dwarf Coreopsis
	Oenothera 'Sunset'	Rockrose hybrid
	Greivillea 'Noelii'	Noel's Greivillea
	Yucca parviflora	Red Yucca
	Leonotis leonurus	Lion's Tail
	Lantana 'Spreading Sunshine'	Shrub Lantana (yellow)

#### Ground Cover

Myoporum laetifolium - Creeping Myoporum  
From field planted at 12" on center

Note: Install a 3" thick layer of shredded bark mulch throughout all shrub areas not planted with ground cover.

PLANS PREPARED BY:  
**ARMSTRONG AND WALKER**  
Landscape Architecture  
280 Mel Canyon Street  
Duarte, Ca. 91010  
Phone: (626) 357-4599  
email: armstrongwalker@gmail.com



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #		EXPIRATION DATE	
PROJECT ENGINEER		DATE	
ANACAL ENGINEERING CO.		DATE	
CIVIL ENGINEERING & LAND SURVEYING		DATE	
1000 E. LA PALMA AVE. SUITE 202		DATE	
ANNHEIM, CALIFORNIA 92805		DATE	
PHONE: 714-774-1763 FAX: 714-774-4690		DATE	
E-MAIL ADDRESS: anacal@anacalengineering.com		DATE	
RIVERSIDE, CALIFORNIA		DATE	
JOB NO. 15-184-GP		DATE	
SHEET NO.		DATE	
PROJECT		DATE	
PRELIMINARY PLANTING PLAN		DATE	
TOWNSQUARE SHOPPING CENTER		DATE	
S.W.C. UNIVERSITY AVE. & CHICAGO AVE.		DATE	
L		1	



TOTAL BY PHASE (VA)=	13,975	13,975	14,080	CONN LOAD= 42.03 KVA OR 50.44 AMP
LCL(LTG+HTG) = 1.68 KVA	25% LCL = 0.42 KVA			CONN LOAD + 25% LCL = 42.45 KVA

⑥ PROVIDE NEW 20A-3P CIRCUIT BREAKER FOR CIRCUITS 1,3 AND 5 NEW PARKING LOT LIGHTING.



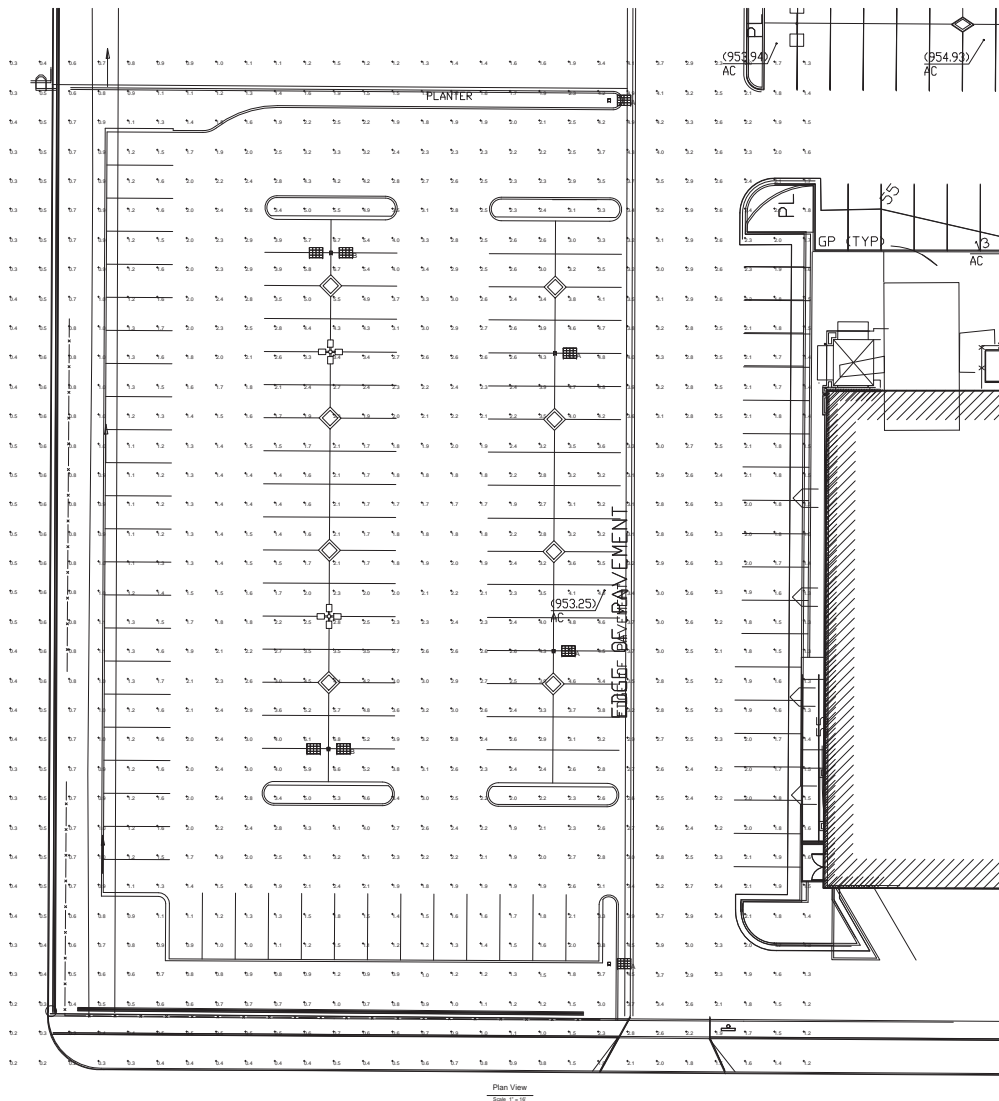
TWELFTH STREET

1  
E-3

**TOWNSQUARE SHOPPING CENTER**  
S.W.C. UNIVERSITY AVE. & CHICAGO AVE.  
4135 CHICAGO AVE.  
RIVERSIDE, CA 92507



SCALE:  
SHEET NUMBER:



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	4	Lithonia - DSX1 LED 60C 1000 40K TAM MVOLT MR 8 27.5 AFG	DSX1 LED with 60 LEDs @ 1000 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_80 C_1000_40K_T 40_MVOLT_8	Absolute	0.91	209
■	B	2	Lithonia - DSX1 LED 60C 1000 40K TAM MVOLT MR 8 27.5 AFG	DSX1 LED with 60 LEDs @ 1000 mA, 4000K, TYPE 4 MEDIUM OPTICS	LED	DSX1_LED_80 C_1000_40K_T 40_MVOLT_8	Absolute	0.91	418

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.1 fc	6.8 fc	0.2 fc	34.0:1	10.5:1

POINT-BY-POINT CALCULATIONS

1  
E-4

TOWNSQUARE SHOPPING CENTER  
S.W.C. UNIVERSITY AVE. & CHICAGO AVE.  
4135 CHICAGO AVE.  
RIVERSIDE, CA 92507

**PJK**  
engineering  
consulting engineers  
7050 Chalmers Ave  
Riverside, CA 92535  
Tel (951) 344-6272  
Fax (951) 344-6786  
E-Mail: [info@pjk-engineers.com](mailto:info@pjk-engineers.com)



DESIGNER	
APPROVAL	
DESIGNED FOR:	
DESIGNED BY:	
CHECKED BY:	PJK
REVIEWED BY:	
DATE:	
PJK JOB NUMBER:	16-132
PLAN CHECK #:	
SHEET TITLE:	

SCALE:  
SHEET NUMBER:  
E-4







**ARCHITECTS**  
Dante K. Mullin, Architect, NCARB  
517 S Main St.  
Moscow, ID 83843  
p. (208) 892-8433  
f. (208) 892-8533

**MECHANICAL AND PLUMBING ENGINEERS**  
Don Penn Consulting Engineer  
635 West Hwy., Ste. 300  
Grapewine, TX 76051  
p. (817) 410-2858  
f. (817) 251-8411

**ELECTRICAL ENGINEERS**  
Peter A. Leptuch, P.E.  
1236 Golden Eagle Court  
Aubrey, TX 76227  
p. (940) 735-5127

This document is the property of the Owner and is not to be used without their written permission.

Project Manager Approval

Architect/Engineer of Record



Location  
University and Chicago Center  
4135 Chicago Ave, Suite 200  
Riverside, CA 92507

Project/Space No.  
Planet Fitness

Sheet Title

**EXTERIOR  
ELEVATIONS**

Scale: As Shown  
 Drawn By: D.S.  
 Chk'd By:  
 Issue Date:  
 May 11, 2015

Project No.	150505
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A4.0





Exhibit 8 - P16-0011, Existing Site Photos



Exhibit 8 - P16-0011, Existing Site Photos





Exhibit 8 - P16-0011, Existing Site Photos

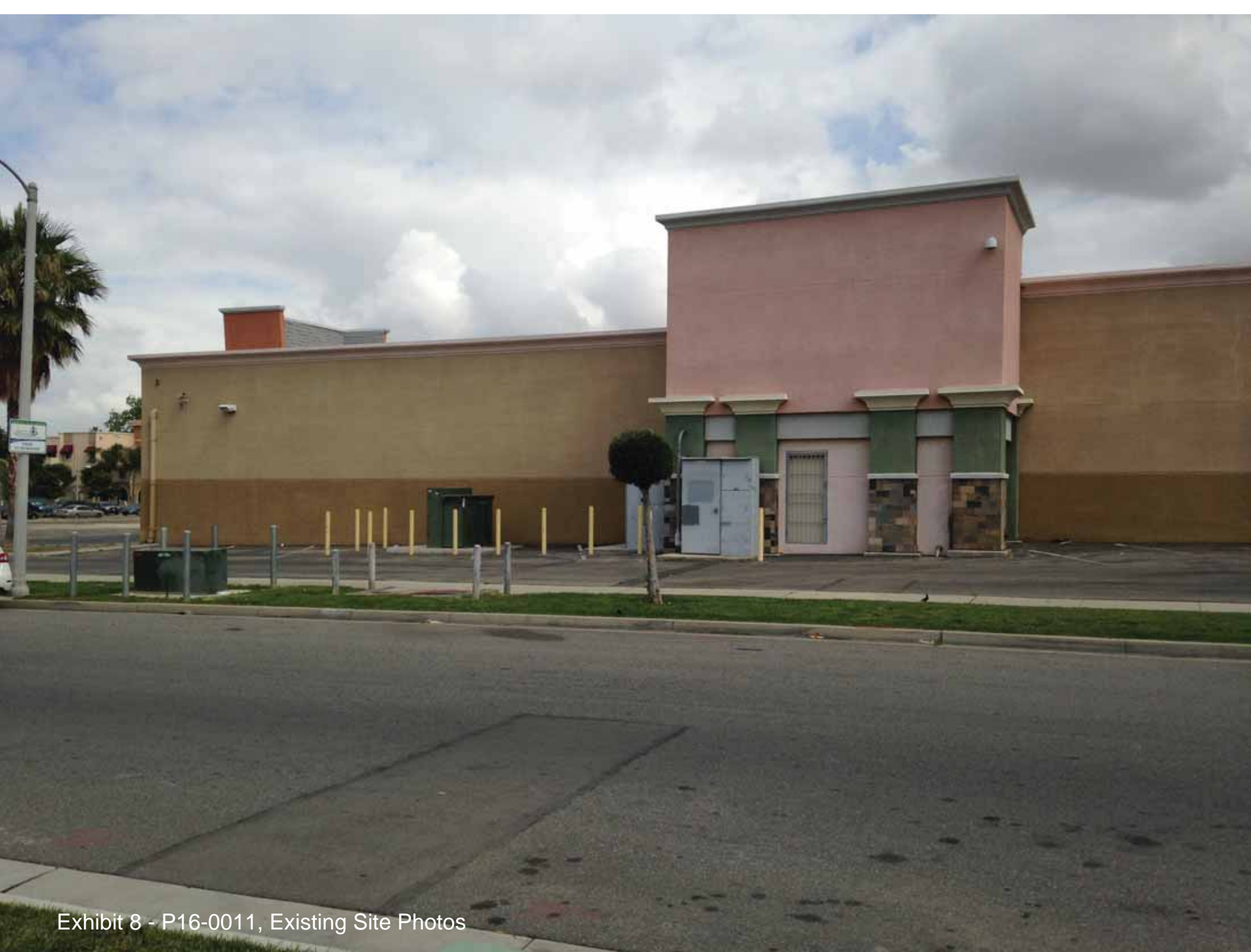


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