



After fourteen successful years of dedicated service to the Keller community, we are thrilled to announce that our business will soon be relocating to a state-of-the-art facility. As an esteemed member of a nationwide franchise network encompassing over 100 locations and more than 20 in the Dallas-Fort Worth metroplex, this relocation marks a significant and exciting new chapter for our journey.

Our Keller location has held a special place as the very first Glo Tanning establishment in Texas. With the lease on our current space set to expire in 2025, we are embracing this opportunity to transition to a more modern and accessible facility. This move is strategically aligned with our evolving operational needs and our unwavering commitment to providing an exceptional experience for our cherished clientele.

As the last remaining luxury tanning salon in Keller, we continue to deliver a premier sun spa experience. Our comprehensive service offerings include traditional tanning, custom spray tanning, and innovative automated spa treatments. Our new location will not only enable us to elevate the customer experience with enhanced equipment and an upgraded ambiance, but it will also reaffirm our commitment to the high standards of quality and service that our clients have come to expect and appreciate.

CODE COMPLIANCE FOR GLO TANNING

PROJECT DESCRIPTION:
THIS PROJECT IS A TENANT FINISH OUT OF A SHELL SPACE OF AN EXISTING GROUP B CLASSIFIED OFFICE/RETAIL BUILDING (7,575GSF).

THE FINISH OUT OF 3,203 GSF IS A TANNING SALON WITH A GROUP B OCCUPANCY WILL BE LOCATED AT 1637 KELLER PARKWAY, SUITE B, KELLER, TEXAS.

THERE ARE NO MATERIAL RESTRICTIONS IN THE BUILDING CONSTRUCTION TYPE (TYPE V-B). THE EXISTING BUILDING IS SPRINKLERED.

CODE JURISDICTION:

2021 INTERNATIONAL BUILDING CODE	WITH CITY AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE	WITH CITY AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE	WITH CITY AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE	WITH CITY AMENDMENTS
2021 INTERNATIONAL FIRE CODE	WITH CITY AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE	WITH CITY AMENDMENTS
2021 NATIONAL ELECTRICAL CODE	WITH CITY AMENDMENTS

ACCESSIBILITY:
LATEST EDITION OF THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS) IN CONJUNCTION WITH THE ADA ACCESSIBILITY GUIDELINES (ADAAG) AND THE ELIMINATION OF ARCHITECTURAL BARRIERS (EAB)

BASIC ASSUMPTIONS:
THE INFORMATION BELOW WAS COMPILED BY AND FOR THE EXCLUSIVE USE OF THE ARCHITECT IN THE DESIGN PORTION OF HIS WORK. IT IS ALSO NOT INTENDED TO DIMINISH THE IMPORTANCE OR RELEVANCE OF OTHER PORTIONS OF ANY CODES AND REGULATIONS THAT MAY BE APPLICABLE TO THE WORK CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS.

THE INFORMATION BELOW IS EXCERPTED FROM THE CODE UNLESS INDICATED OTHERWISE. IT IS INTENDED TO IDENTIFY THE BASIC REQUIREMENTS FOR THIS PROJECT, PRIMARILY IN TERMS OF OCCUPANCY, CONSTRUCTION TYPE, AND EGRESS. MISCELLANEOUS ISSUES MAY ALSO BE IDENTIFIED.

THE INFORMATION IS NOT INTENDED TO INCLUDE ALL APPLICABLE PORTIONS OF THE CODE OR OTHER APPLICABLE GOVERNING REGULATIONS. IT IS ALSO NOT INTENDED TO DIMINISH THE IMPORTANCE OR RELEVANCE OF OTHER PORTIONS OF ANY CODES AND REGULATIONS THAT MAY BE APPLICABLE TO THE WORK CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS.

CONSULTANTS, CONTRACTORS, MANUFACTURERS, AND OTHER PARTIES THAT HAVE OR WILL PERFORM DESIGN AND/OR CONSTRUCTION SERVICES ON THIS PROJECT SHALL NOT RELY ON THIS INFORMATION IN THE PERFORMANCE OF THEIR WORK. EACH PARTY SHALL BE RESPONSIBLE FOR THEIR OWN REVIEW, UNDERSTANDING, AND COMPLIANCE OF ALL APPLICABLE CODES AND REGULATIONS.

PROJECT OCCUPANCY:
EXISTING SHELL BUILDING : 7,575 GSF
TENANT SPACE: 3,203 GSF
TENANT OCCUPANCY GROUP: B

BUILDING PARAMETERS:
OCCUPANCY: B
CONSTRUCTION TYPE: TYPE V-B
MAXIMUM AREA PER TABLE 506.2: 36,000 SF (S)
MAX STORIES: 2
MAXIMUM HEIGHT: PER TABLE 504.3: 60'

EGRESS WIDTH PER OCCUPANT SERVED:
PER 1005.3, THE MINIMUM EGRESS WIDTH SHALL BE NO LESS THAN THE TOTAL OCCUPANT LOAD MULTIPLIED BY 0.3" PER OCCUPANT FOR STAIRWAYS AND 0.2" PER OCCUPANT FOR OTHER EGRESS COMPONENTS.

CALCULATED MINIMUM EGRESS WIDTH: 5" (MINIMUM 32" CLEAR PER 1010.1.1)

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
PER TABLE 1017.2 = 300'-0" (WITH SPRINKLER)

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:
PER TABLE 1006.2.1 = 100'-0" (WITH SPRINKLER)

MINIMUM EXITS REQUIRED:
PER TABLE 1006.3.3 = 1" (OL 1-500), EXCEPTION 1006.3.4.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
PER TABLE 601

ASSUMING TYPE V-B CONSTRUCTION, THERE IS NO FIRE RESISTANCE RATING REQUIREMENTS FOR ANY OF THE FOLLOWING BUILDING ELEMENTS. (PRIMARY STRUCTURAL FRAME, BEARING WALLS-INTERIOR, INTERIOR NON-BEARING WALLS, FLOOR CONSTRUCTION, AND ROOF CONSTRUCTION)

PER TABLE 602 FIRE SEPARATION DISTANCES:
10' ON ALL ELEVATIONS = NO FIRE RESISTANCE RATING REQUIREMENT

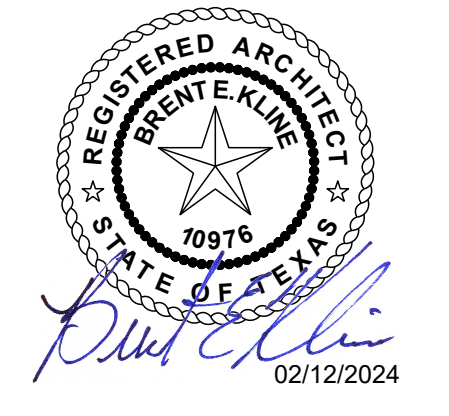
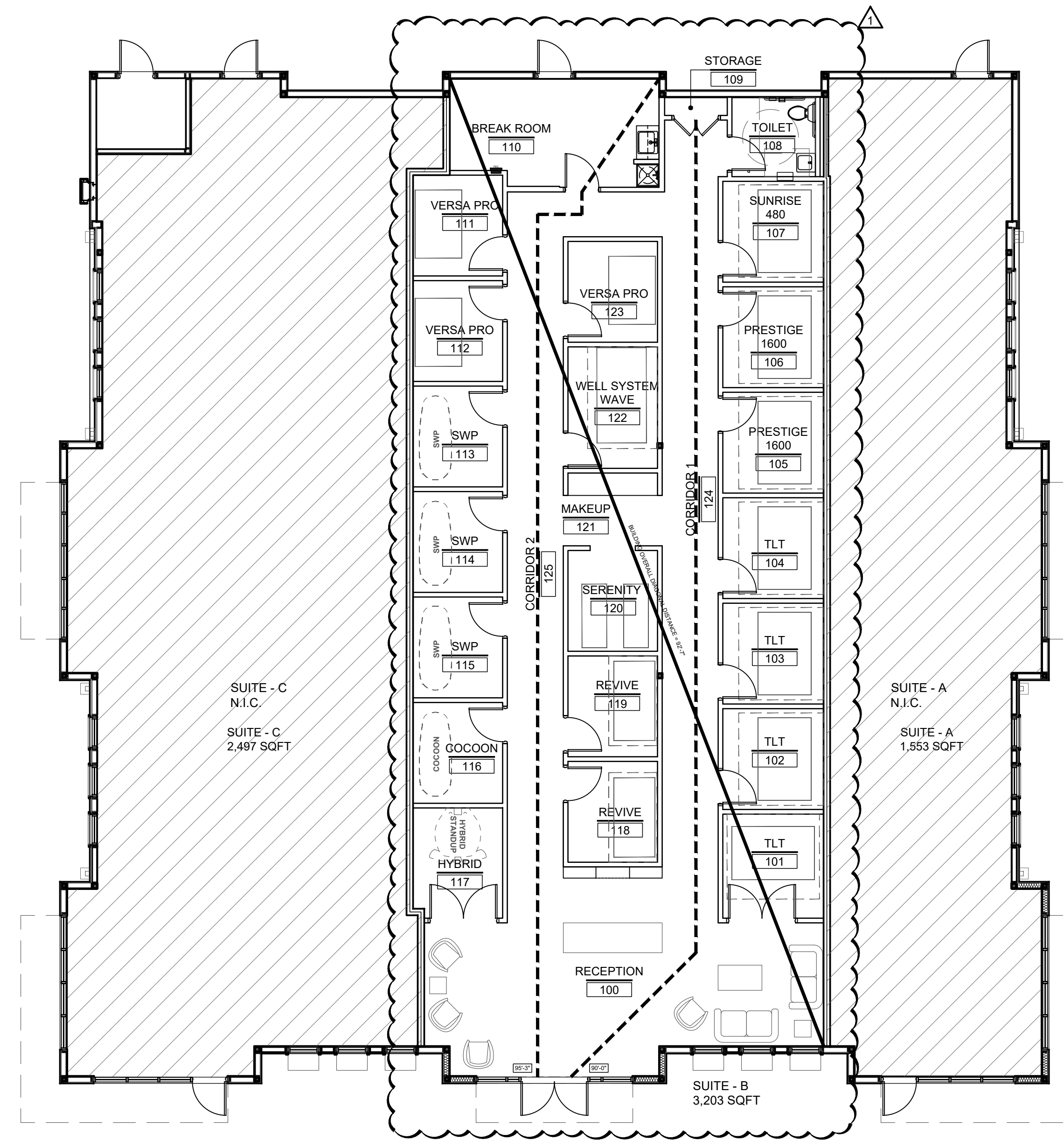
MINIMUM ROOF COVERING CLASSIFICATION:
PER TABLE 1505.1 FOR TYPE V-B CONSTRUCTION: CLASS C

INTERIOR FINISH MATERIALS WILL BE CLASS C OR GREATER

FIRE EXTINGUISHER - 5LB ABC

LIFE SAFETY DATA					
2021 IBC Type V-B Sprinklered					
SPACE	GROUP	AREA	OCCUPANT LOAD FACTOR TABLE 1004.5	OCC LOAD	
Waiting / Reception	B	511	150	GSF	4
TLT	B	81	150	GSF	1
TLT	B	81	150	GSF	1
TLT	B	81	150	GSF	1
TLT	B	81	150	GSF	1
PRESTIGE 1600	B	81	150	GSF	1
PRESTIGE 1600	B	81	150	GSF	1
SUNRISE 480	B	81	150	GSF	1
Breakroom	B	180	150	GSF	2
VERSA PRO	B	72	150	GSF	1
VERSA PRO	B	72	150	GSF	1
SWP	B	72	150	GSF	1
SWP	B	72	150	GSF	1
SWP	B	72	150	GSF	1
COCCOON	B	72	150	GSF	1
HYBRID	B	72	150	GSF	1
REVIVE	B	72	150	GSF	1
REVIVE	B	72	150	GSF	1
SERENITY	B	72	150	GSF	1
WELL WAVE SYSTEM	B	72	150	GSF	1
VERSA RPO	B	72	150	GSF	1
Unoccupiable Area	NA	1,081	0		0
Totals		3,203			25
EGRESS	MIN. EXITS REQUIRED TABLE 1006.3.3(2)	MIN. EGRESS WIDTH (INCHES) 1005.3.2*	MIN. STAIR EGRESS WIDTH 1005.3.1	MAX. EXIT ACCESS TRAVEL DIST. TABLE 1017.2	COMMON PATH OF TRAVEL TABLE 1006.2.1
Totals	1	5	NA	300'	100'
Provided	1	72			

APPLICABLE CODES	
2021 International Building Code	With Amendments
2021 International Plumbing Code	With Amendments
2021 International Mechanical Code	With Amendments
2020 National Electric Code	With Amendments
2021 International Energy Conservation Code	With Amendments
2021 International Fire Code	With Amendments
2012 Texas Accessibility Standards	With Amendments
BUILDING DESIGN	
Building Area	7,575 Gross Square Feet
Tenant Finish Out Area	3,203 Gross Square Feet
Construction Type	Type V-B
Number of Stories	One
ZONING CRITERIA	
Occupancy Classification	Group B - Office & Retail
Fire Sprinkler System Required	YES
Fire Sprinkler System Provided	YES



glo

GLO TANNING

INTERIOR TENANT FINISH OUT

PROJECT: GLO TANNING AT KELLER
ADDRESS: 1637 KELLER PARKWAY
CITY: KELLER, TX
STATE: TX
ZIP: 76248

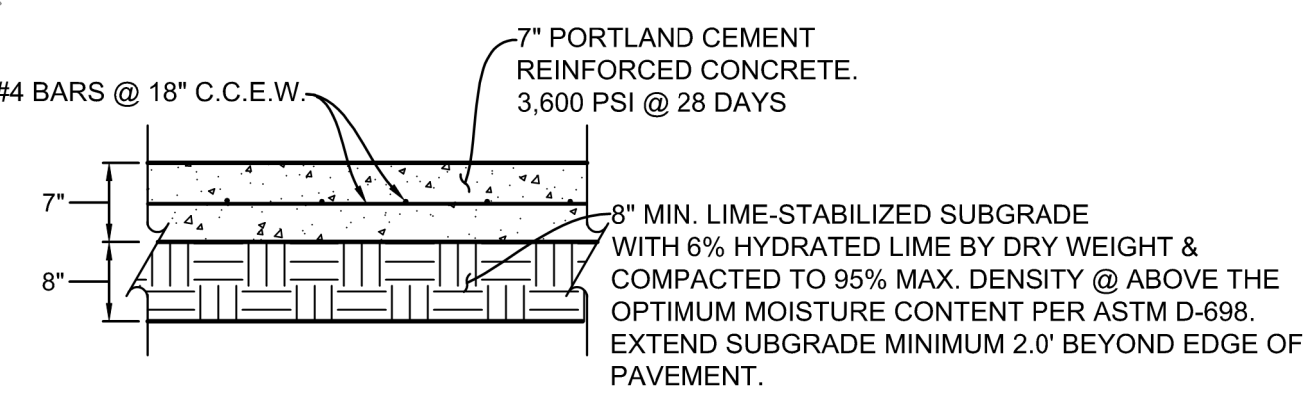
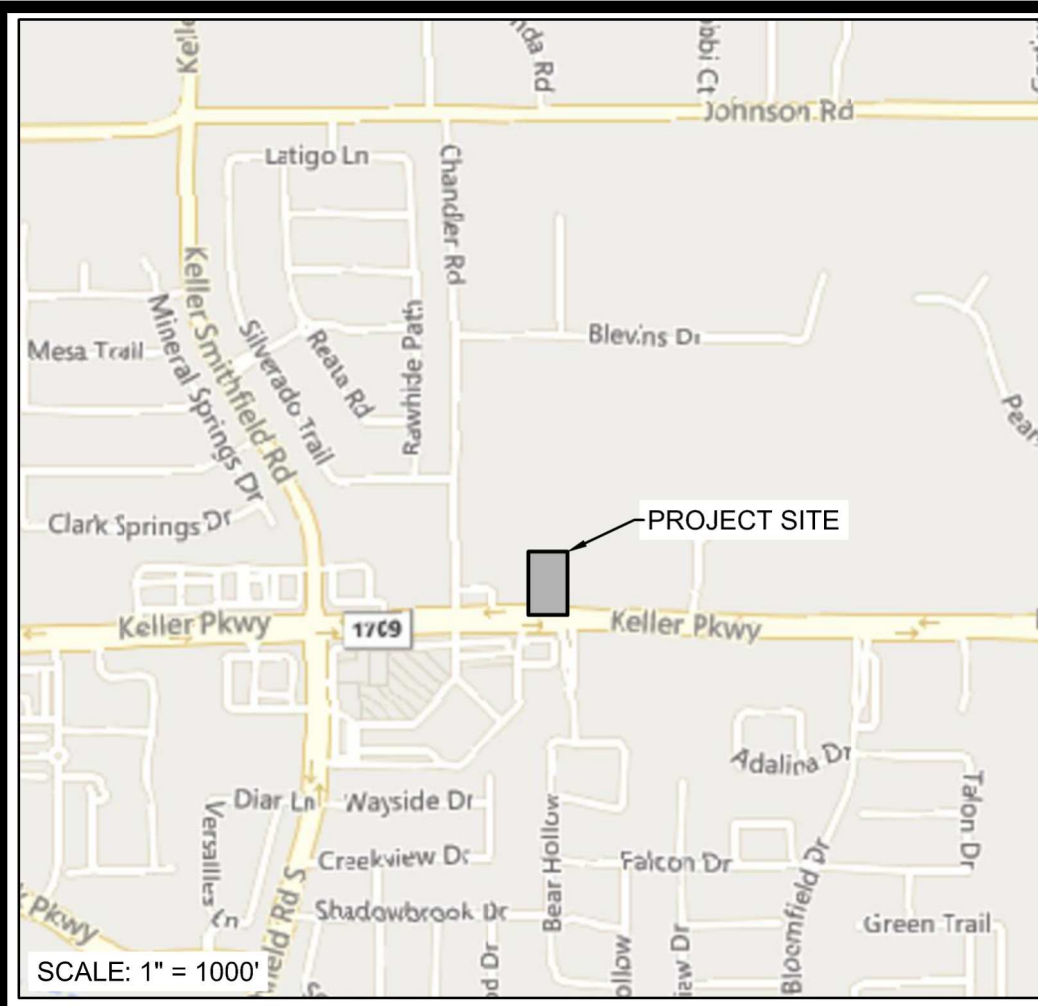
LIFE SAFETY PLAN

JOB NO. **24015**

DATE	ISSUE FOR	DRAWN BY
09.11.2024	PERMIT	SB / LR
10/25/2024	REVISION	SB / LR

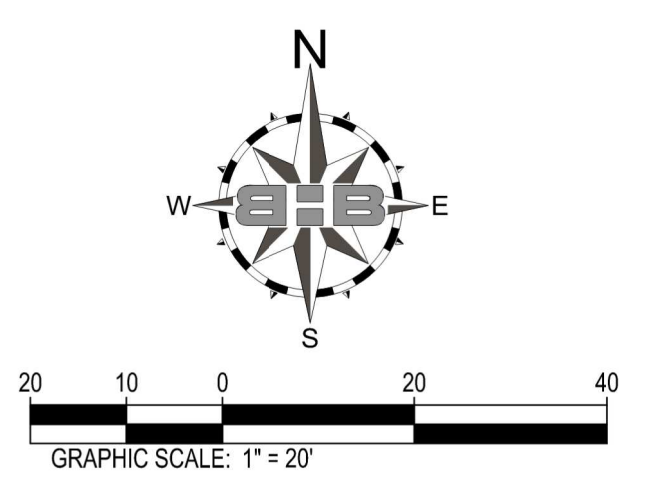
1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

A10.02



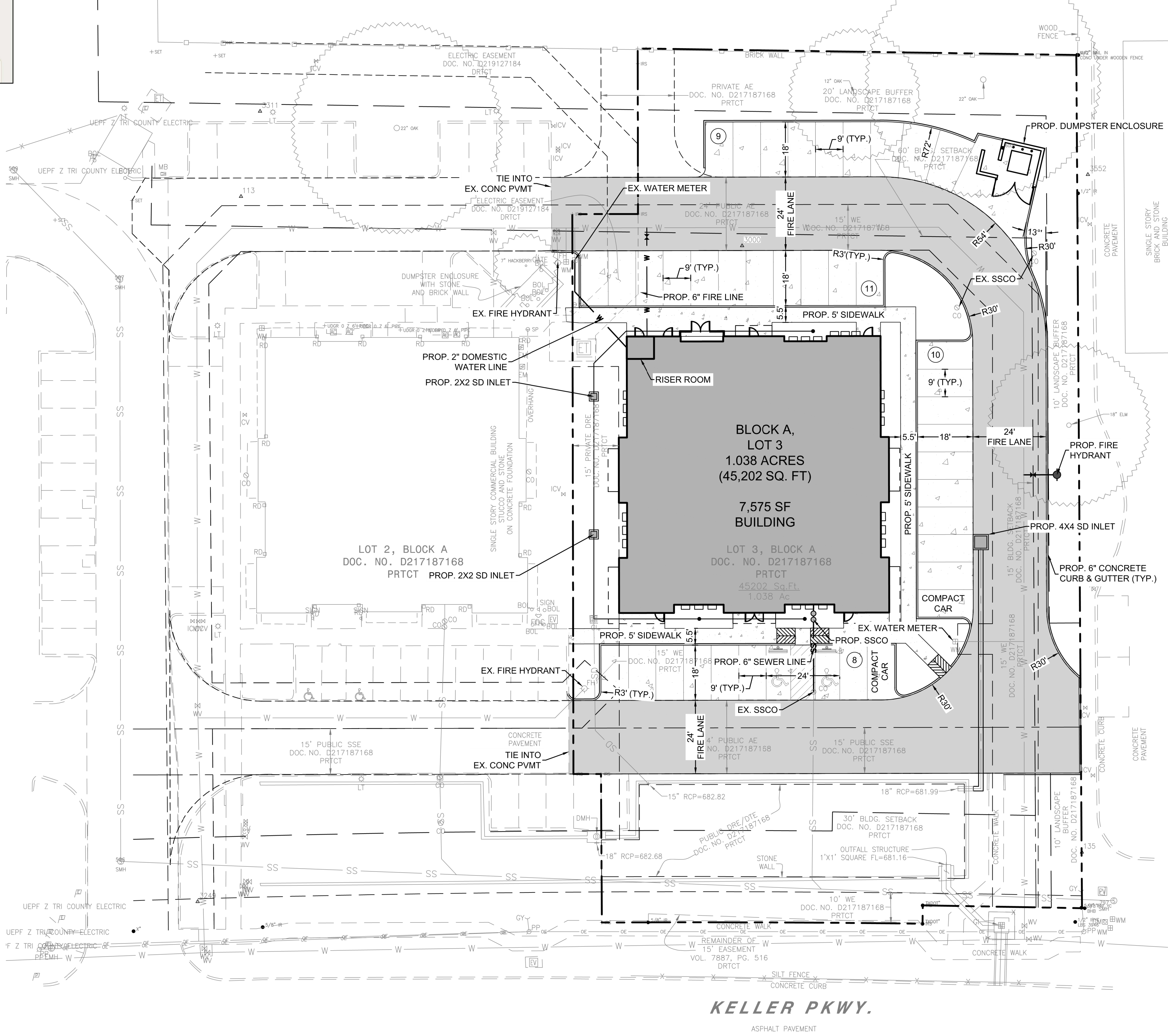
REFER TO THE CITY OF KELLER UDC SECTIONS 5.24 A.2.b.2.g TABLE NO. 5

FIRELANE PAVEMENT SECTION
N.T.S.



LEGEND	
EXISTING	PROPOSED
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING FOOTPRINT
[Symbol]	CURB & GUTTER
[Symbol]	CONCRETE PAVEMENT
[Symbol]	FIRE LANE
[Symbol]	CONCRETE SIDEWALK
[Symbol]	WATER LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	STORM SEWER LINE
[Symbol]	SIGN
[Symbol]	GATE VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	TWO-WAY SANITARY SEWER CLEANOUT
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	ELECTRIC RISER
[Symbol]	TELEPHONE RISER
[Symbol]	PHONE VAULT
[Symbol]	TELEPHONE MANHOLE
[Symbol]	GAS MARKER
[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	AREA INLET
[Symbol]	STD. NDS PLANTER DRAIN

SITE DATA TABLE	
Item	Lot 3
General Site Data	
Zoning (from zoning map)	R (Retail)
Land Use (from zoning ordinance)	Offices
Lot Area (square feet & acres)	45,202/1.038
Building Footprint Area (square feet)	7,575
Building Height (# stories)	1
Building to Lot Ratio (percent - xxx%)	16.76%
Parking	
Land Use Parking Ratio	1 space / 200 SF
Building Area	7,575
Required Parking (# spaces)	38
Provided Parking (# spaces)	38
Required ADA Parking (# spaces)	2
Provided ADA Parking (# spaces)	2
Total Provided Parking (# spaces)	40
Landscape Area	
Lot Area (square feet)	45,202
Landscape Area Provided (square feet)	12,684
Impervious Area (square feet)	32,518
% Impervious	71.94%



- GENERAL NOTES**
- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
 - CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 - SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL CALL '811' AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND CITY OF KELLER CRITERIA.

PROJECT BENCHMARKS

TBM #1 -	N: 7025341.80
	E: 2362904.87
	ELEVATION: 681.10'
TBM #2 -	N: 7025661.79
	E: 2362341.70
	ELEVATION: 680.05'

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridge Plaza, Suite 700 Fort Worth, TX 76116
mail@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

KLINE HARDIN ARCHITECTS
1637 KELLER PKWY
BLOCK A, LOT 3
1637 KELLER PKWAY, KELLER, TEXAS 76248

APPROVED SITE PLAN

NO.	DESCRIPTION	DATE

STATE OF TEXAS
LUIS OMAR RUBIO
141529
LICENSED PROFESSIONAL ENGINEER
8/21/2024

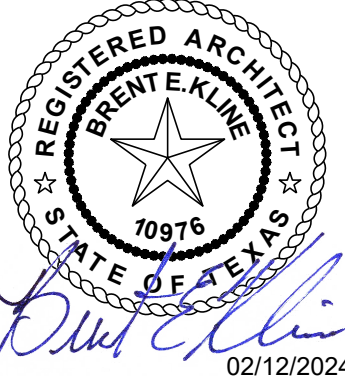
PROJECT NUMBER: 2024.712.000
DATE: 08/21/2024 DRAWN BY: BG
DESIGN BY: BG CHECKED BY: OR
SHEET
4

8.21.2024 4:47PM E:\2024\12.000 - 1637 Keller Pkwy\01 Design & Drafting\02 Civil\24.712 SITE PLAN.dwg SITE PLAN

KELLER PKWY.
ASPHALT PAVEMENT



KLIN HARDIN
 ARCHITECTURE • PLANNING • INTERIORS
 1921 STATE HWY 121 • SUITE 250
 LEWISVILLE • TX 75056
 972 • 331 • 5699



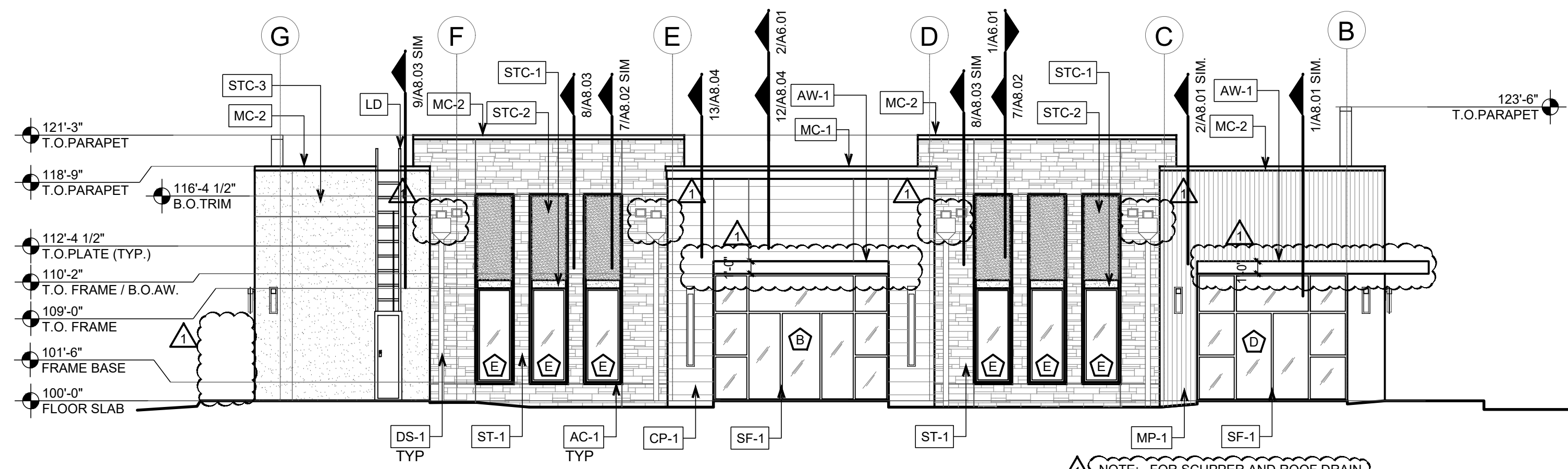
Brent E. Kline
 02/12/2024

EXTERIOR FINISH SCHEDULE

GT-1637 KP

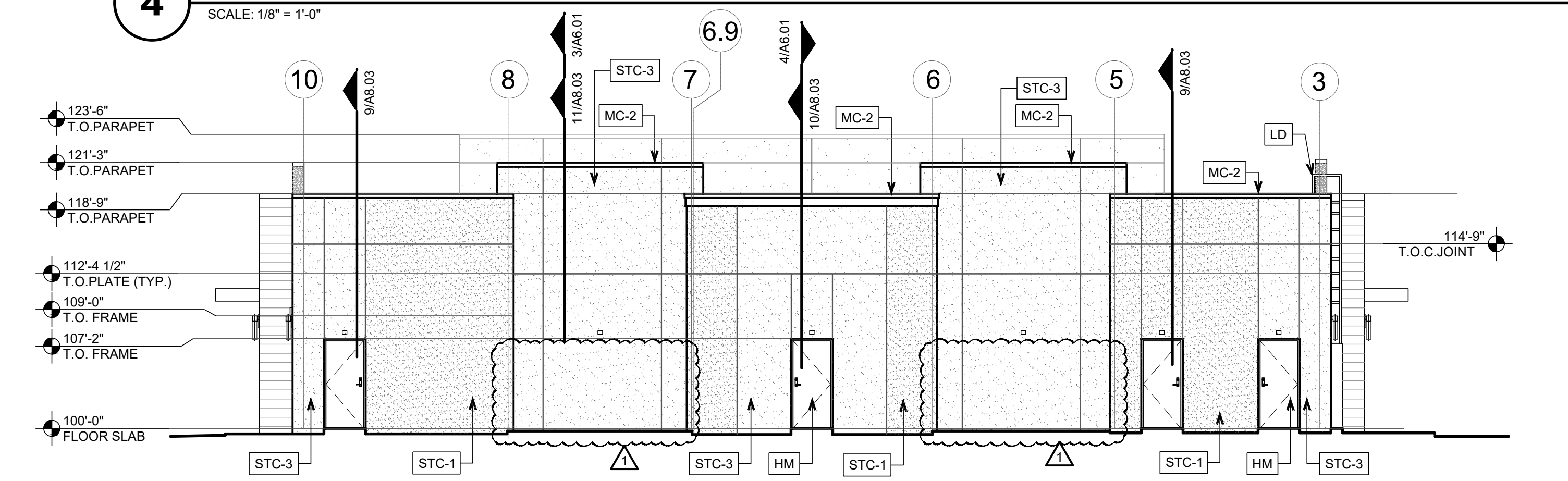
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	SIZE	FINISH	COLOR	DETAILS REFERENCES	NOTES
ST-1	STONE	CORONADO STONE	QUICKSTACKED	REF A4.01/A1.01		ANTIQUE CREAM		PROVIDE CORNER PIECES AS NEEDED
CP-1	CEMENT PANEL	NICHIHA	VINTAGEWOOD	AWP3030		CEDAR	REF. A 4.01	
MP-1	CORRUGATED METAL PANEL	PAC-CLAD	HWP SERIES	12" / 16" WIDTH	ALUMINUM	BURNISHED SLATE	REF. A4.01	
STC-1	STUCCO	GC			SAND (LIGHT-MAIN WALL)	TO MATCH-SHERWIN WILLIAM SW9165	REF. A 4.01	
STC-2	STUCCO	GC			SAND (GRAY TO MATCH AW-2 FABRIC)	TO MATCH-SHERWIN WILLIAM SW7018	REF. A4.01	
STC-3	STUCCO	GC			SAND (DARK)	TO MATCH-SHERWIN WILLIAM SW7039	REF. A4.01	
SF-1	STORE FRONT	KAVNEER	BLACK		ANODIZED ALUMINUM	789G035 PERMADIZE BLACK	REF. A4.01/A3.01	REF A3.0 SERIES
AC-1	ACCENT COLOR	SHERWIN WILLIAM	BLACK		PAINT	TO MATCH SF-1	REF. A4.01	
DS-1	GUTTER & DOWNSPOUT	PAC-CLAD	MFR. PRE-FINISHED MTL	X	X	MAT BLACK	REF. A5.01	
MC-1	METAL COPING	PAC-CLAD	PAC-TITE COPING	4" THK.	ALUMINUM	MAT BLACK	REF. A4.01	TAPPERED
MC-2	METAL COPING	PAC-CLAD	PAC-TITE COPING	4" THK.	ALUMINUM	TO MATCH CP-1	REF. A4.01	TAPPERED
AW-1	AWNING	SPECIFICATION			METAL	TO MATCH STC-1	A1.01/A4.01	
AW-2	AWNING-FABRIC	SUNBRELLA			METAL	SILICA GRAVEL	A1.01/A4.01	
LD	VERTICAL LADDER WITH 3FT WALKWAY	FIXFASTUSA	RL32	AS PER SITE	MILL FINISH	ALUMINUM		
HM	HOLLOW METAL DOOR PAINT	SHERWIN WILLIAM			EXTERIOR PAINT	TO MATCH- ADJACENT FINISH MATERIAL	A4.01/A3.01	

NOTE: 1. COLOR INTENDED TO MATCH OTHER BUILDINGS IN THE AREA. CONFIRM WITH OWNER'S REP. AND ARCHITECT



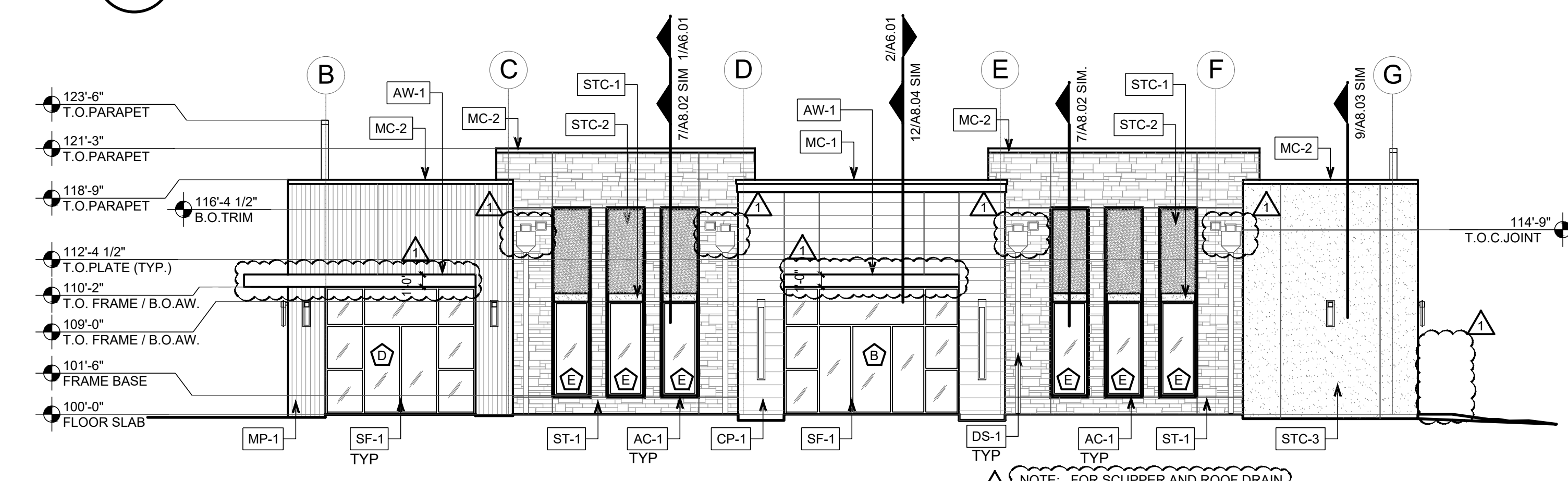
4 WEST ELEVATION

SCALE: 1/8" = 1'-0"



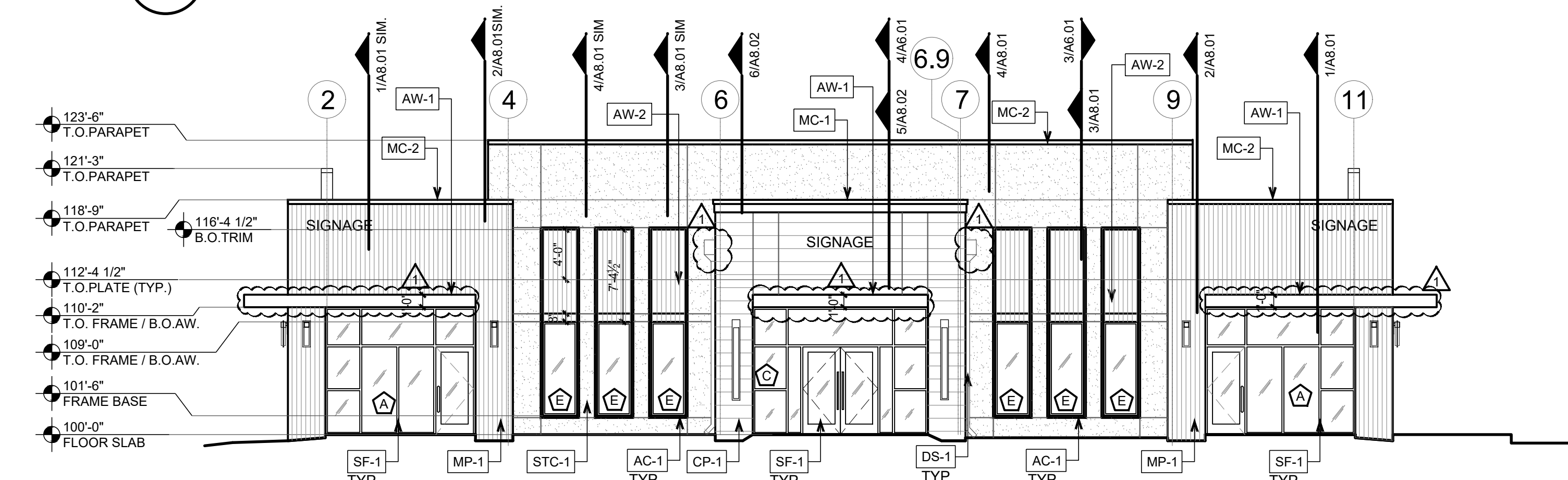
3 NORTH (REAR) ELEVATION

SCALE: 1/8" = 1'-0"



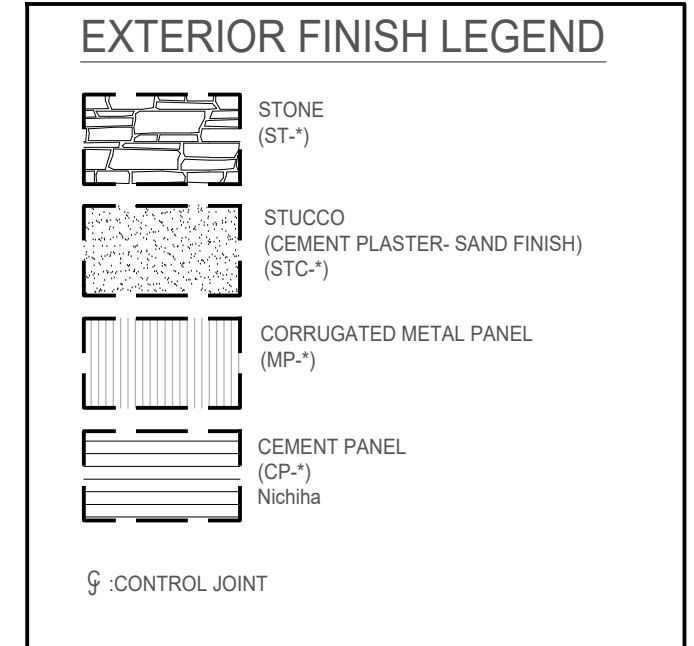
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

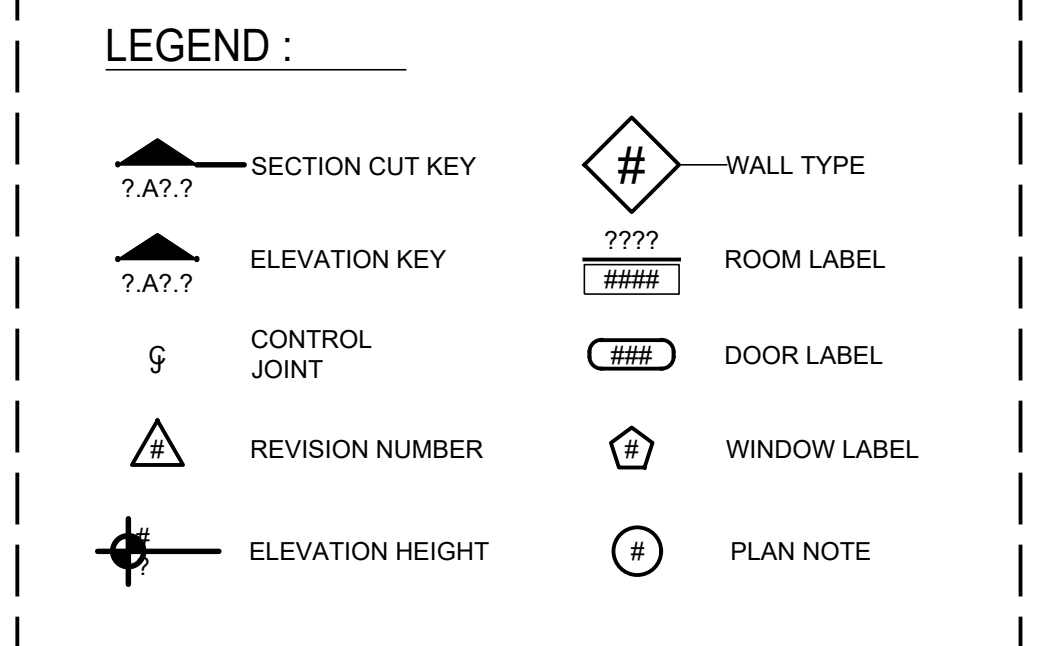


1 SOUTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
- ALL CAST STONE THIS BUILDING TO BE ADVANCED CAST STONE COLOR - PER EXTERIOR FINISH SCHEDULE.
 - NICHIHA NOTES:
 - NICHIHA VERTICAL BUTT JOINTS ARE NEEDED WHEN NICHIHA BUTTS INTO NON - NICHIHA PANELS (USE "J" MOULD)
 - USE NICHIHA "CORNER PANEL" WHERE HORIZONTAL RUN IS LESS THAN 4".
 - USE SPACERS FOR PANEL ATTACHMENT WHERE PANELS ARE BELOW NICHIHA STARTER TRACK.
 - MINIMUM 1/4" IS REQUIRED BETWEEN NICHIHA PANELS AND FLASHINGS FOR DRAINAGE.
 - NON FACTORY EDGES OF NICHIHA PANELS TO BE SEALED.
 - SEALANT USED FOR NICHIHA EXPANSION / CONTROL JOINTS TO MATCH PANEL COLOR.
 - BOTTOM EDGE OF NICHIHA PANEL MUST BE 2" ABOVE HARD SURFACE OR 6" ABOVE FINISHED GRADE.
- ELEVATION SHEET NOTES:**
- SCREEN (FENCING): REFER TO SCREEN ELEVATIONS A3.01



GLO TANNING

SHELL BUILDING LOT-3

PROJECT
 GLO TANNING AT KELLER

ADDRESS
 1637 KELLER PARKWAY

CITY
 KELLER

STATE
 TX

ZIP
 76248

EXTERIOR ELEVATIONS

JOB NO. **24015**

DATE	ISSUE FOR	DRAWN BY
09.11.2024	PERMIT	TRMCS
10/25/2024	REVISIONS	TRMCS

A4.01