

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Josh Brown
 Street Address: 1627 Keller Pkwy
 City: Keller State: TX Zip: 76248
 Telephone: (469) 615-4377 Fax: N/A E-mail: brownj436@gmail.com
 Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: 1627 KPLTD.
 Street Address: 365 Wilson
 City: Southlake State: TX Zip: 76092
 Telephone: 817-371-4007 E-mail: JLANCASTER@OFFICEEQUITYSOLUTIONS.COM
 Signature of Applicant: Josh B Signature of Owner: [Signature] Printed Name of Owner: JLANCASTER
 Date: 10-5-2020 Date: 10-5-2020

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1627 Keller Pkwy
 Legal Description:
 Lot(s): _____ Block(s): _____ Subdivision Name: _____
 Unplatted Property Description:
 Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
 Current Zoning: retail Proposed Zoning: retail
 Current Use of Property: N/A
 Proposed Use of Property: Cryo Nation

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to: <ul style="list-style-type: none">• the paving of streets, alleys and sidewalks,• means of ingress and egress to public streets,• provisions for drainage,• adequate off-street parking,• screening and open space,• heights of structures,• compatibility of buildings,• hours of operation, and• time limits.• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.<ol style="list-style-type: none">1) The use is harmonious and compatible with surrounding existing uses or proposed uses;2) The activities requested by the applicant are normally associated with the permitted uses in the base district;3) The nature of the use is reasonable and appropriate in the immediate area;4) Any negative impact on the surrounding area has been mitigated; and5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	Concept Plan. The plan shall be to scale and show the following: <ul style="list-style-type: none">• topography,• and boundary of SUP area;• physical features of the site;• existing streets, alleys and easements;• location of future public facilities;• parking ratios, the final Detailed Site Plan;• building height and location, elevations;• site landscaping;• off-street parking facilities;• size, height, construction materials, and locations of buildings and the uses to be permitted;• location and instruction of signs;• means of ingress and egress to public streets;• the type of visual screening such as walls, plantings and fences;• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;• other information to adequately describe the proposed development and to provide data for approval.
<input checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input checked="" type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input checked="" type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

Institute of Transportation Engineers

Trip Generation Data Form (Part I)

Land Use/Building Type: ¹	Retail	ITE Land Use Code:	RECREATIONAL (400-499)
Source:	Josh Brown	Source No. (by ITE):	492
Name of Development:	Cro Nation	Day of the Week:	Monday
City:	Keller	Day:	5
State/Province:	TX	Month:	10
County:	USA	Year:	2020
		Zip/Postal Code:	76248
		Metropolitan Area:	Keller

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:		<input checked="" type="checkbox"/> (3) Suburban (Non-CBD)		<input type="checkbox"/> (5) Rural	
<input type="checkbox"/> (1) CBD		<input type="checkbox"/> (4) Suburban CBD		<input type="checkbox"/> (6) Freeway/Interchange Area (Rural)	
<input type="checkbox"/> (2) Urban (Non-CBD)				<input type="checkbox"/> (7) Not Given	
Independent Variable: (include data for as many as possible) ²					
Actual	Estimated	Actual	Estimated	Actual	Estimated
6		<input checked="" type="checkbox"/> (1) Employees (#)		50	<input checked="" type="checkbox"/> (10) Parking Spaces (#)
60		<input checked="" type="checkbox"/> (2) Persons (#)		0	<input checked="" type="checkbox"/> (11) Occupied Beds (#)
1		<input checked="" type="checkbox"/> (3) Units (#)		20	<input checked="" type="checkbox"/> (12) Seats (#)
1		<input checked="" type="checkbox"/> (4) Occupied Units (#)		0	<input checked="" type="checkbox"/> (13) Servicing Positions/Vehicle Fueling Positions
2000		<input checked="" type="checkbox"/> (5) Building Area (gross sq. ft.)		0	<input checked="" type="checkbox"/> (14) Shopping Center % Out-parcels/pads
1000		<input checked="" type="checkbox"/> (6) Net Rentable Area (sq. ft.)		15	<input checked="" type="checkbox"/> (15) AM Peak Hour Volume of Adjacent Street Traffic
2000		<input checked="" type="checkbox"/> (7) Gross Leasable Area (sq. ft.)		15	<input checked="" type="checkbox"/> (16) PM Peak Hour Volume of Adjacent Street Traffic
2000		<input checked="" type="checkbox"/> (8) Occupied Gross Leasable Area (sq. ft.)			<input type="checkbox"/> (17) Other
2.10		<input checked="" type="checkbox"/> (9) Acres			<input type="checkbox"/> (18) Other

Detailed Description of Development:³

- Basic 2000sq ft buildout.
no special
buildout
requirements

2. Definitions for several independent variables can be found in the Trip Generation User's Guide.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

Other Data:		Transportation Demand Management (TDM) Information:	
Vehicle Occupancy (#)	20 AM 40 PM	At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way?	<input checked="" type="checkbox"/> No
Percent by Transit:	100 AM 100 PM	Yes (If yes, please check appropriate box(es), describe the nature of this TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)	<input type="checkbox"/> Yes
Percent by Carpool/Vanpool:	0 AM 0 PM		
Full-time Employees by Shift:		<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (9) Employer Support Measures
First Shift: Start Time 9 AM End Time 7 PM Employees (#) 4		<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks
Second Shift: Start Time N/A End Time N/A Employees (#) N/A		<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (11) Telecommuting
Third Shift: Start Time N/A End Time N/A Employees (#) N/A		<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (12) Other
Parking Cost on Site:	Hourly \$0 Daily \$0		

Please Complete Form on Other Side

Part A – Street System Improvements

FIGURE 4.01 – Trip Generation Data Form (Part I)

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

(All = All Vehicles Counted; Trucks = Heavy Duty Trucks & Buses)

Summary of Driveway Volumes	Average Weekday (M-F)						Saturday						Sunday						
	Enter			Exit			Enter			Exit			Enter			Exit			
	All	Trucks	Total	All	Trucks	Total	All	Trucks	Total	All	Trucks	Total	All	Trucks	Total	All	Trucks	Total	
24-Hour Volume	60	2	120	4	0	4	65	0	65	130	0	130	0	0	0	0	0	0	0
A.M. Peak Hour of Adjacent Street Traffic (7-9) Time:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P.M. Peak Hour of Adjacent Street Traffic (4-6) Time:	25	0	25	0	0	0	15	0	15	30	0	30	0	0	0	0	0	0	0
A.M. Peak Hour: Generator ² Time: 11-12	15	0	15	0	0	0	20	0	20	40	0	40	0	0	0	0	0	0	0
P.M. Peak Hour: Generator Time: 5-6	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of Days Counted	5	5	5	5	5	5	1	1	1	1	1	1	0	0	0	0	0	0	0

1, 2. Please refer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Volumes—Average Weekday (M-F)

A.M. Period	Enter			Exit			Total			Mid-Day Period	Enter			Exit			Total			P.M. Period	Enter			Exit			Total					
	All			Trucks			All				All			Trucks			All				All			Trucks			All			Trucks		
	All	Trucks	Total	All	Trucks	Total	All	Trucks	Total		All	Trucks	Total	All	Trucks	Total	All	Trucks	Total		All	Trucks	Total	All	Trucks	Total	All	Trucks	Total			
6:00-6:15	0	0	0	0	0	0	0	0	0	11:00-11:15	0	0	0	0	0	0	0	0	0	3:00-3:15	0	0	0	0	0	0	0	0	0			
6:15-6:30	0	0	0	0	0	0	0	0	11:15-11:30	0	0	0	0	0	0	0	0	0	3:15-3:30	0	0	0	0	0	0	0	0	0				
6:30-6:45	0	0	0	0	0	0	0	0	11:30-11:45	0	0	0	0	0	0	0	0	0	3:30-3:45	0	0	0	0	0	0	0	0	0				
6:45-7:00	0	0	0	0	0	0	0	0	11:45-12:00	0	0	0	0	0	0	0	0	0	3:45-4:00	0	0	0	0	0	0	0	0	0				
7:00-7:15	0	0	0	0	0	0	0	0	12:00-12:15	0	0	0	0	0	0	0	0	0	4:00-4:15	0	0	0	0	0	0	0	0	0				
7:15-7:30	0	0	0	0	0	0	0	0	12:15-12:30	0	0	0	0	0	0	0	0	0	4:15-4:30	0	0	0	0	0	0	0	0	0				
7:30-7:45	0	0	0	0	0	0	0	0	12:30-12:45	0	0	0	0	0	0	0	0	0	4:30-4:45	0	0	0	0	0	0	0	0	0				
7:45-8:00	0	0	0	0	0	0	0	0	12:45-1:00	0	0	0	0	0	0	0	0	0	4:45-5:00	0	0	0	0	0	0	0	0	0				
8:00-8:15	0	0	0	0	0	0	0	0	1:00-1:15	0	0	0	0	0	0	0	0	0	5:00-5:15	0	0	0	0	0	0	0	0	0				
8:15-8:30	0	0	0	0	0	0	0	0	1:15-1:30	0	0	0	0	0	0	0	0	0	5:15-5:30	0	0	0	0	0	0	0	0	0				
8:30-8:45	0	0	0	0	0	0	0	0	1:30-1:45	0	0	0	0	0	0	0	0	0	5:30-5:45	0	0	0	0	0	0	0	0	0				
8:45-9:00	0	0	0	0	0	0	0	0	1:45-2:00	0	0	0	0	0	0	0	0	0	5:45-6:00	0	0	0	0	0	0	0	0	0				
9:00-9:15	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	6:00-6:15	0	0	0	0	0	0	0	0	0				
9:15-9:30	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	6:15-6:30	0	0	0	0	0	0	0	0	0				

Please attach any additional site information or comments regarding special site characteristics, if available.

☐ Check if additional information is attached.

Survey conducted by: Name:

Organization:

Address:

City/State/Zip:

Telephone #: 469 615 4377

Fac #: N/A

E-mail: brownj436@gmail.com

Josh Brown

City of Keller

800 W. F. Woods Ave. Suite 101

Granger, TX 76051

Part A – Street System Improvements

FIGURE 4.02 – Trip Generation Data Form (Part 2)

SUP: Additional Information about Cryo Nation

To whom it concerns,

First off, thank you for taking the time to consider bringing Cryo Nation to Keller. Our mission at Cryo Nation is to help as many people in our surrounding community live their best life's possible by maximizing their health and wellness through simple, sustainable, and powerful wellness technology! Our customers range from adolescent athletes to senior citizens.

I describe Cryo Nation as a "Wellness and Fitness Center based around Cryotherapy". On our paid advertising campaigns, we market ourselves as the "modernized gym". Most of our customers have monthly memberships like you would at a gym and come up to 6 days per week (we are closed on Sundays). Most of our customers are coming for weight loss, to improve their health, and to feel better.

Our main service and what most of our customers come for is Cryotherapy. In a 3 minute session with no down time after you burn calories, increase circulation, and reduce inflammation simultaneously, leaving them feeling better. This is non-medical, does not require an esthetician or any special licenses. When they come out, our customers will normally step onto one of our exercise machines, our Arc Wave or ZAAZ Whole Body Vibration platforms and do a series of exercises/stretchers on (click on the link below for a better idea) on whole body vibration exercise. This is non-medical, does not require an esthetician or any special licenses.

<https://sbb-team.com/>

You don't need to make an appointment, instead you walk-in, similar to a fitness center. Many of our machines and services do not need any staff present or any special assistance. Many of our customers consider us their "fitness center" and when they come they are "getting their workout in" and improving their health simultaneously. Our services are quick and have no down time - most of our customers are usually in and out within 30 minutes.

We also have a list of other services and add-ons which they have the option of doing. I attached the link below to our services page which will give you a visual and a brief description of each service and will also give you a little more on each of those services here as well.

<https://cryonationwellness.com/pages/services-menu>

Cryotherapy - recovery tool, similar to a full body ice-bath with no down time after. This is non-medical, does not require an esthetician or any special licenses.

Localized Cryotherapy - recovery tool, similar to an ice pack, with no down time after. This is non-medical, does not require an esthetician or any special licenses.

Inbody Analyzer - body composition analysis allows you to monitor body fat and muscle mass to better understand how diet, exercise, and lifestyle influence it, typically found in fitness centers. This is non-medical, does not require an esthetician or any special licenses.

Whole Body Vibration - exercise platform machine, found at fitness centers. This is self-operating and helps you burn more calories, loosen up, and is good for circulation. This is non-medical, does not require an esthetician or any special licenses.

Leg Compression Sleeves- recovery tool used by athletes, runners, etc. This is non-medical, does not require an esthetician or any special licenses.

Oxygen Bar - recovery tool used by athletes. This is non-medical, does not require an esthetician or any special licenses.

ozone therapy - this is like an infrared sauna, you sit inside it and the infrared heat helps detox your body. This is non-medical, does not require an esthetician or any special licenses.

Cryo Slimming - this machine is designed to destroy fat cells and has no down time after. This is non-medical, does not require an esthetician or any special licenses.

Cryo Lifting - this machine is designed to reduce cellulite and has no down time after. This is non-medical, does not require an esthetician or any special licenses.

Cryo Lifting Facial - this machine is designed to reduce lines and wrinkles and has no down time after. This is non-medical, does not require an esthetician or any special licenses.

Cryo Glacial Facial - A less expensive alternative, this machine also is designed to reduce lines, wrinkles and help with skin issues and has no down time after. This is non-medical, does not require an esthetician or any special licenses.

Vitamin B Injection - This is the only type of injections we do. Vitamin B is a natural occurring vitamin, found primarily in red meat, that is water soluble and helps with many basic functions of the body such as energy and weight loss. These too are non-medical, do not require a doctor, prescription, or any special licenses.

Decompression tables - this is similar to a foam roller like you'd do at a fitness center, the only difference being, the customer doesn't have to do anything as the table itself does the work. This is non-medical, does not require an esthetician or any special licenses.

Alkaline water - this is just a different type of water, designed to reduce lactic acid build up (a byproduct of working out/going through our daily routine) and can help with weight loss. This is non-medical, does not require an esthetician or any special licenses.

That is all our services. Again, all of them are non-medical, and do not require an esthetician or any special licenses or prescriptions. We would love to bring our services to Keller and help have a positive impact in the city of Keller and the surrounding community.

Please let me know if you have any questions.

Respectfully,

Josh Brown

Owner of Cryo Nation

Cell: 469 615 4377

SUP: Evidence of Communicating the Proposal with the Adjacent Neighborhood

To whom it concerns,

Due to these unprecedented Covid times, we unfortunately did not have the opportunity to go to the nearby neighborhoods and surrounding community to communicate our plans and the positive impact we hope to bring to the city of Keller. However, we intend to have the most significant and positive impact possible on our surrounding community as that is part of our mission at Cryo Nation!

Cryo Nation now has multiple locations, with its longest standing location having been in existence and serving the community of Grapevine for over 6+ years. We would like to think we have done a lot of good and helped the community significantly during that time.

A big part of this is surrounding our youth and the underprivileged. For the better part of a decade we have sponsored and supported many of the surrounding schools, charities and local youth sports teams, including Grapevine High School. We want to continue this tradition and continue to have an increased positive impact on our surrounding community, including the city of Keller.

They say a picture is worth a thousand words, so to help better convey what we are about at Cryo Nation and the impact we intend to have on the community of Keller, we have attached a PDF file containing a series of photos that highlight Cryo Nation, our customers, and the amazing time and impact we have on our community! Furthermore, if you look us up online and read the hundreds of reviews we have received (on platforms such as Google, Facebook and Yelp, you will see how much our community loves us and the positive impact we have had (our worst online review is 4 out of 5 stars)! Click on any of the links below to read some of our awesome reviews:

<https://reviews.birdeye.com/cryo-nation-147091379358800>

<https://www.yelp.com/biz/cryo-nation-grapevine>

<https://www.groupon.com/biz/grapevine-tx/cryo-nation>

In conclusion, we hope to bring a lasting and positive impact to the city of Keller. As 100% owner of Cryo Nation and a former US Army soldier, I promise to bring the same honor, integrity, and commitment to the city of Keller that I have brought to our country and the surrounding communities that we serve in today.

Please let me know if you have any questions about Cryo Nation and how we plan on serving the community of Keller.

Sincerely,

Josh Brown
469 615 4377



CRYONATION
GET COLD, NOT OLD

800 Ira E. Woods Ave., Suite 101 • Grapevine, TX 76051 • 817-421-6075
OFFICIAL PARTNER OF MUSTANG FOOTBALL



CRYONATION

1627 Keller Parkway suite 300
Keller, Texas 76248

Josh Brown
800 Ira E Woods Ave.
Grapevine, Tx 76051
817.421.6075
cryonation1@gmail.com



rey guerrero
designer

rey@west16thdesign.com
214-801-4343

617 green meadows ln.
ovilla, tx.75154

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<div>VICINITY MAP</div> <div></div>	<div>PROJECT SUMMARY BUILDING AREA AND EXIT REQUIREMENTS</div> <div><div><div><div>BUILDING CODE SUMMARY</div><div>Cryogenics Therapy</div></div><div><div>BUILDING DATA:</div><div>Building Area: 2000 Total area Occupancy Type: (B) Construction Type: IIB Occupant Load Total: 25</div></div><div><div>EGRESS:</div><div>Required exits: 1, actual provided exits 2 Required exit width: 32", actual provided 96" Required corridor width: N/A", actual provided N/A'+ Required exit access travel: 250', 50' provided</div></div><div><div>PLUMBING FIXTURES:</div><div>Required Restrooms: 1 Male, 1 Female. Provided 1 Male, 1 Female Required Lavatories: 1 Male, 1 Female. Provided 1 Male, 1 Female Required Drinking Fountain: 1 ADA compliant, Provided 1 ADA compliant Required Service Sink: 1 unit, Provided 1 unit</div></div><div><div>ACTIVE FIRE PROTECTION</div><div>Sprinkler system: Automatic sprinkler system Fire Alarm: Provided Fire Hydrant: Existing space within previously compliant shell building Site Access: All weather surface with approved fire access Turnaround: Surface imposed load 75,000Lbs.</div></div><div><div>PASSIVE FIRE PROTECTION:</div><div>1 hour Fire separation between adjacent tenants.</div></div><div><div>APPLICABLE CODE CYCLES:</div><div><ul style="list-style-type: none">2018 International Building Code2018 International Fire Code2018 International Plumbing Code2018 International Mechanical Code2017 National Electrical Code2018 International Energy Conservation Code2012 Texas Accessibility StandardsCity of Keller Tx, UDC and amended municipal codes.</div></div></div></div>	<div>BUILDING KEY PLAN</div> <div><div></div><div>proposed lease space</div></div>	<div><div>Project General Notes</div><div><ul style="list-style-type: none">ALL WORK SHALL CONFORM TO THE CODES LISTED HEREIN, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY.IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTIONDO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO SUBMISSION OF BID IN THE FORM OF A "REQUEST FOR INFORMATION". FAILURE TO DO SO WILL BE AT THE EXPENSE OF THE CONTRACTOR.ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, ENCROACHMENT PERMIT, ETC.G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT DESIGNER IF ANY ABBREVIATIONS ARE NOT CLEAR.THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY THAT THE CONTRACTOR HAS ACCEPTED THE DRAWINGS AND EXISTING CONDITIONS HAVING BEEN FIELD VERIFIED BY SAME.NOTE TO BIDDERS, PLANS WITH THE LAST DATE STATING PERMITS ARE TO BE CONSIDERED FOR BIDDING PURPOSES AND ADDITIONAL INFORMATION FROM THE MUNICIPALITIES MAY BE ADDED TO THE PLANS PRIOR TO THEM BEING ISSUED FOR CONSTRUCTION. SUCCESSFUL BIDDER IS RESPONSIBLE TO CONTACT THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION TO OBTAIN THE APPROVED SET OF PLANS.SITE SUPERINTENDENT MUST BE PRESENT THE FIRST DAY ANY SUBCONTRACTOR IS ONSITE TO ENSURE SCOPE OF WORK IS UNDERSTOOD AND FOLLOWED.</div></div>
<div>LIST OF SHEETS</div> <div><div>1. COVER</div><div>2. FLOOR PLAN</div><div>3. FRAMING NOTES</div><div>4. MECHANICAL PLAN</div><div>5. LIGHTING PLAN</div><div>6. POWER PLAN</div><div>7. PLUMBING PLAN</div><div>8. PLUMBING DETAILS</div><div>9. FINSISHED PLAN</div><div>10. ADA 1</div><div>11. ADA 2</div></div>	<div>G.C. NOTES</div> <div><div>G.C. RESPONSIBLE FOR ALL DEFERRED PERMIT SUBMITTALS: - SPRINKLERS, FIRE ALARM, ETC. - THIRD PARTY INSPECTIONS</div><div>NOTE: ALL OF THE ABOVE ARE TO BE SUBMITTED AT THE BEGINNING OF THE PROJECT WITHOUT EXCEPTION.</div></div>		<div>DIRECTORY</div> <div><div>GENERAL CONTRACTOR</div><div><div><div>Noble One Contractors</div></div><div>Nizar Yousuf</div><div>2775 Villa Creek Suite B170 Dallas, Tx 75234 903-744-3353 nobleonecontractors@gmail.com nick3001@sbcglobal.net</div></div></div>

ALANIZ ENGINEERING &
CONSTRUCTION
ENGINEERING PLANNING CONSULTANTS
FIRM REG NO. F11860
PO BOX 81255
OFF. 361.765.0108 LOCAL 214.801.4343

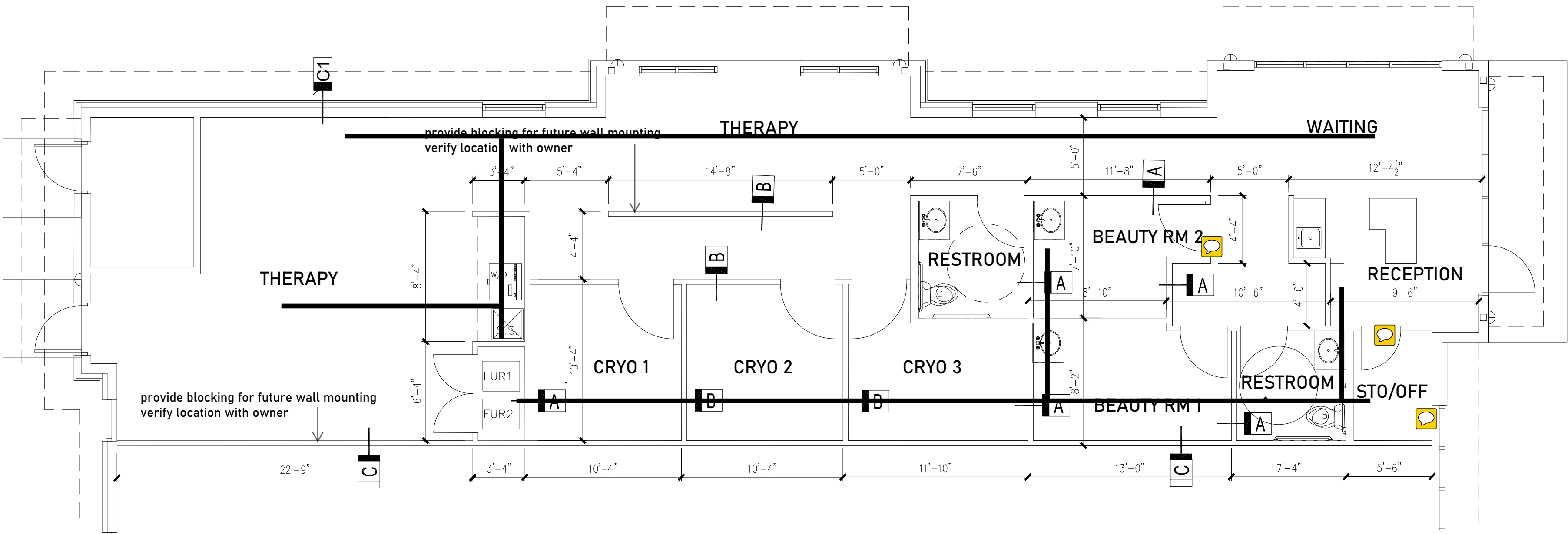
REFERENCE NUMBER

SHEET TITLE

COVER

SHEET NUMBER

1



FLOOR PLAN 3/16" = 1' - 0"

PARTITION GENERAL NOTES:

- 1. SEE FLOOR PLANS FOR TYPES AND LOCATIONS OF PARTITIONS.
 - A. MISCELLANEOUS FURRING: 5/8" GYPSUM BOARD ON 2 1/2" METAL STUDS AT 24 INCHES O.C. UNLESS INDICATED OTHERWISE.
 - B. PROVIDE CONTROL JOINTS IN GYP. BD. AS REQ'D BY MFR OR LOCAL REQUIREMENTS. ADVISE DESIGNER OF PROPOSED LOCATIONS OF CJS PRIOR TO INSTALATION. MAINTAIN REQ'D FIRE RATING
- 2. METAL STUD/GYPSUM BOARD PARTITIONS:
 - A. PERFORMANCE REQUIREMENTS: DESIGN AND INSTALL ASSEMBLIES TO WITHSTAND LATERAL LOADING (AIR PRESSURE) OF 5 PSF WITH DEFLECTION LIMIT NOT MORE THAN L/240 OF PARTITION HEIGHT FOR GYPSUM BOARD.
 - B. ATRIUMS, LOBBIES, SERVICE CORRIDORS, EXITS,AND ELEVATOR LOBBIES: INCREASE LATERAL LOADING TO 10 PSF, INCREASE DEFLECTION LIMIT TO L/360.
 - C. ASSEMBLIES WITH TILE, MASONRY OR OTHER HARD SURFACE FINISHES: DECREASE DEFLECTION LIMIT TO L/360.
- 3. GYPSUM BOARD PARTITIONS: DETAILS INDICATE TYPICAL GYPSUM BOARD PANEL MATERIALS. SUBSTITUTE OTHER BOARD MATERIALS FOR TOP LAYER OF GYPSUM BOARD AS REQUIRED BY FINISH PLANS. (E.G. MOISTURE RESISTANT GYP. BD. OR CEMENTITIOUS TILE BACKER BOARD AT WALL TILE). PROVIDE CLASSIFIED MATERIALS AT FIRE RATED PARTITIONS.
- 4. MASONRY PARTITIONS: PROVIDE LATERAL SUPPORT SO THAT UNSUPPORTED LENGTH/THICKNESS AND UNSUPPORTED HEIGHT/THICKNESS RATIO DOES NOT EXCEED 36.
- 5. FIRE RATED PARTITIONS: COMPLY WITH REQUIREMENTS OF DESIGNATED UL ASSEMBLY AS LISTED IN UL FIRE RESISTANCE DIRECTORY.
 - A. WHEN FIRE RATED PARTITIONS INTERSECT WITH NON-RATED PARTITIONS, CARRY FIRE RATED ASSEMBLY THROUGH NON-RATED CONSTRUCTION.
 - B. CUTOUTS FOR ELECTRIC DEVICES ON OPPOSITE SIDES OF PARTITION IN SAME STUD SPACE, WITHIN 24" NOT ALLOWED UNLESS WALL OPENING PROTECTIVE MATERIAL IS USED PRIOR TO WALL CLOSURE (HILTI CP-617, CP-617-L, FIRE STOP PUTTY PAD).
 - C. FIRESTOPPING AND FIRE SAFING: PROVIDE UL LISTED PENETRATION AND JOINT SYSTEMS AT PENETRATIONS AND TERMINATIONS IN ACCORDANCE WITH SECTION 07900 AND SCHEDULE BELOW.
 - D. ENSURE CONTINUITY OF FIRE RATED ENCLOSURES.
- 6. FULL HEIGHT PARTITIONS: PROVIDE FOR DEFLECTION OF STRUCTURE AT TERMINATION OF PARTITION WITH STRUCTURE ABOVE. PROVIDE CONT. LONG LEG TRACK & SLIP JOINT AT HEAD OF DRYWALL PARTITIONS WHICH EXTEND TO OR ARE BRACED TO DECK OR OTHER STRUCTURAL ELEMENTS. DO NOT ATTACH STUDS TO HEAD TRACK. CUT GYP. BD. SHORT TO ALLOW FOR DEFLECTION.
 - A. FIRED RATED PARTITIONS: PROVIDE FIRE STOPPING AT TOP OF PARTITION TERMINATIONS TO COMPLY WITH FIRE RATED ASSEMBLY REQUIREMENTS AND EXTEND RATING TO STRUCTURAL DECK ABOVE.
 - B. ENSURE CONTINUITY OF FIRE RATED ENCLOSURES.
- 7. PLUMBING CHASE PARTITIONS:
 - A. SIDE WITH PLUMBING FIXTURES: PROVIDE NEXT LARGER SIZE STUD IN GAUGES, AND SPACINGS AS REQUIRED TO PROPERLY SUPPORT FIXTURES.
 - B. BRACING: PROVIDE BRACING BETWEEN STUDS ON OPPOSITE SIDES AS RECOMMENDED BY MANUFACTURER.
 - C. FIRE RATED PARTITIONS: MAINTAIN FIRE RATED CONSTRUCTION.
 - D. ENSURE CONTINUITY OF FIRE RATED ENCLOSURES
- 8. USE CONCRETE BACKER BOARD AT ALL WET WALLS.
- 9. MECHANICAL CHASE PARTITIONS:
 - A. USE SEALANT AT ALL WALLS FORMING CHASES USED FOR AIR TRANSFER TO MAINTAIN AIRTIGHTNESS OF CHASE.
 - B. FIRE RATED PARTITIONS: MAINTAIN FIRE RATED CONSTRUCTION.
 - C. ENSURE CONTINUITY OF FIRE RATED ENCLOSURES
- 10. AT LIMITS OF ANY PRESSURIZED LOBBY, CORRIDORS, ETC. PROVIDE SEALANT, ETC. AS REQ'D FOR SMOKE BARRIER & REQ'D RATING:

- A. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS, AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE DESIGNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION/
- B. REFER TO THIS SHEET FOR PARTITION LEGEND; REFER TO PARTITION SECTIONS
- C. REFER TO DOOR/FRAME/HARDWARE INFORMATION. G.C COORDINATE WITH OWNER FOR DESIRABLE SPEC.
- D. ALL DOORS TO BE NEW SOLID CORE WOOD DOORS CLASS WITH PLASTIC LAMINATE WITH TX COMPLIANT LEVER HARDWARE SETS, U.N.O. REFER TO DOOR/HARDWARE SCHEDULES
- E. PARTITION ARE DIMENSIONED FROM FINISH FACE TO FACE, U.N.O. MAINTAIN DIMENSIONS MARKED CLEAR. ALLOW FOR THE THICKNESS OF FINISHES AS REQUIRED
- F. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE OR EXISTING WALL SHALL BE FINISHED FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE OR EXISTING WALL.
- G. PATCH AND REPAIR ALL EXISTING WALL PARTITIONS TO REMAIN AND PREPARE FOR SCHEDULED FINISH AS REQUIRED. NOT REQUIRED
- H. COORDINATE AND PROVIDE WOOD BLOCKING FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- I. ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES, REGULATIONS, AND CITY ORDINANCES.
- J. ORIGINAL BUILDING STANDARDS/CONTRACT DOCUMENTS SHALL APPLY AND ARE INCORPORATED HERE BY REFERENCE, U.NO.
- K. PROVIDE 5/8" TYPE "X" GYPSUM B.D.: TAPED, FLOATED & SANDED, AT ALL UNFINISHED WALL & COLUMN LOCATIONS THROUGHOUT AREA OF WORK.

ALL EXTERIOR MOUNTED ITEMS TO MATCH EXISTING BUILDING COLOR

GENERAL CONTRACTOR TO PROVIDE PROPER BLOCKING FOR FUTURE TENANT SIGN

GENERAL CONTRACTOR TO PROVIDE PROPER ROLL IN REQUIREMENTS FOR THE SHOWERS. WILL REQUIRE TO SAW CUT AND DROP SLAB 1 1/2" TO ALLOW FOR PROPER DRAINAGE

NUMBER	REVISION/ISSUE	DATE



rey guerrero
designer
rey@west16thdesign.com
214-801-4343

617 green meadows ln.
ovilla, tx.75154

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