



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | JUNE 24, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Kennedale EDC welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The EDC cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. WORKSHOP

- A. Budget Workshop for the City of Kennedale EDC Fiscal Year 2025/2026 Budget.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Financial Reports for the Economic Development Corporation.

B. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. May 27, 2025, EDC Meeting Minutes

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss an update with CP2 Consultation Service for Economic Development in the City of Kennedale.
2. Discuss an update on the development of Kennedale TownCenter.
3. Discuss and take action to consider an EDC Grant for property located at 1208 E. Kennedale Pkwy.

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

- A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.
- B. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property.
- C. **PURSUANT TO §551.087** — (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VII. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JUNE 24, 2025 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE CITY COUNCIL, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.

SUBJECT

Budget Workshop for the City of Kennedale EDC Fiscal Year 2025/2026 Budget.

ORIGINATED BY

SUMMARY

New programs/capital expenses in this initial FY26 draft include the following:

- \$500,000 for renovation of the former Dollar General space
- \$134,000 for a lift to be used in TownCenter Park

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	FY26 Budget Workbook - DRAFT 2 - JUNE - FY25 Estimates Working Copy EDC Only	FY26 Budget Workbook - DRAFT 2 - JUNE - FY25 Estimates Working Copy EDC Only.pdf
----	---	---

FUND 15 ECONOMIC DEVELOPMENT CORPORATION

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-4002-00-00	MMD TAX-CURRENT YEAR	-			
15-4081-00-00	SALES TAX	761,402	988,973	988,973	1,045,223
15-4104-00-00	CHRISTMAS EVENT DONATION	5,000	5,000	12,000	5,000
15-4401-00-00	INVESTMENT INCOME	97,709	82,000	128,417	120,000
15-4402-00-00	INTEREST INCOME	14,066	-	-	-
15-4409-00-00	MISCELLANEOUS INCOME	7,745	30,000	11,607	10,000
15-4412-00-00	LAND PROCEEDS	287,398	-	-	-
15-4413-00-00	SIGN FOUNDATION REVENUE	12,000	-	-	-
15-4805-00-23	RENTAL FEES-SHOPPING CENTER	310,742	310,807	280,332	240,000
15-4808-00-00	RENTAL FEES-LAND	-	-	24,000	18,000
TOTAL REVENUES		\$ 1,496,062	\$ 1,416,780	\$ 1,445,329	\$ 1,438,223

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5403-06-01	BUILDING MAINTENANCE	1,832	25,000	9,500	25,000
15-5501-06-01	ADVERTISING	2,246	7,000	7,000	7,000
15-5510-06-01	ASSOC DUES/PUBLICATIONS	-	1,500	1,500	1,500
15-5525-06-01	TRAINING/SEMINARS	1,447			
15-5565-06-01	LEGAL SERVICES	3,056	18,000	3,200	12,000
15-5570-06-01	SPECIAL SERVICES	30,254	80,000	82,500	125,000
15-5571-06-01	SPECIAL EVENTS-CHRISTMAS EVENT	36,608	100,000	87,000	50,000
15-5578-06-01	TRAVEL	751	2,500	2,500	2,500
15-5615-06-01	FUNCTIONAL GRANT	87,719	265,000	25,000	250,000
15-5800-06-01	LAND	187,449	-	-	-
TOTAL OPERATIONS		\$ 351,363	\$ 499,000	\$ 218,200	\$ 473,000

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	26,410	20,503	20,503	14,248
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	85,000	90,000	90,000	100,000
15-5645-06-06	2011 \$1.7M TX LEVERAGE – INT	12,781	4,062	4,062	2,421
15-5646-06-06	2011 \$1.7M TX LEVERAGE – PRIN	54,293	53,649	53,649	58,925
TOTAL DEBT SERVICE EXPENDITURES		\$ 178,484	\$ 168,213	\$ 168,214	\$ 175,594

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5403-53-23	BUILDING MAINTENANCE	111,966	50,000	36,275	500,000
15-5405-53-23	TOWN CENTER PLAZA	1,052	-	250	
15-5530-53-23	ELECTRIC SERVICES	6,307	7,000	6,950	
15-5545-53-23	INSURANCE-PROPERTY	14,962	15,710	14,962	15,710
15-5570-53-23	SPECIAL SERVICES	25,992	13,000	13,000	18,000
15-5595-53-23	LANDSCAPING---CAM	-	21,000	-	
15-5621-53-23	BANK FEES / PAYING AGENT FEES	-	30	-	
15-5870-53-23	FOUNTAIN		80,000	-	80,000
15-5870-53-23	MONUMENTS FOR CITY ENTRANCES		84,000	-	84,000
15-5870-53-23	OTHER EQUIPMENT	35,452	-	-	134,000
TOTAL TOWN SHOPPING CENTER EXPENDITURES		\$ 195,731	\$ 270,740	\$ 71,437	\$ 831,710

TOTAL EXPENDITURES		\$ 725,577	\$ 937,953	\$ 457,851	\$ 1,480,304
---------------------------	--	------------	------------	------------	--------------

REVENUES OVER (UNDER) EXPENDITURES		\$ 770,485	\$ 478,827	\$ 987,478	\$ (42,081)
---	--	------------	------------	------------	-------------

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5595-06-01	ADMIN CHARGE – GENERAL FUND	(447,522)	(462,705)	(462,705)	(451,957)
15-5702-06-01	TRANSFER OUT – DEBT SERVICE	(141,260)	(138,848)	(138,848)	(136,432)
15-5717-06-01	TRANSFER OUT - PUBLIC WORKS	(61,520)	(77,841)	(77,841)	(105,313)
TOTAL OTHER FINANCING SOURCES (USES)		\$ (650,302)	\$ (679,393)	\$ (679,394)	\$ (693,702)

NET CHANGE IN FUND BALANCE		\$ 120,183	\$ (200,566)	\$ 308,084	\$ (735,782)
-----------------------------------	--	------------	--------------	------------	--------------

BEGINNING FUND BALANCE — OCT 1		\$ 2,135,749	\$ 2,255,932	\$ 2,255,932	\$ 2,564,016
ENDING FUND BALANCE — SEPT 30		\$ 2,255,932	\$ 2,055,365	\$ 2,564,016	\$ 1,828,234

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.1.

SUBJECT

Financial Reports for the Economic Development Corporation.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	08 May Report for EDC	08 May Report for EDC.pdf
----	-----------------------	---------------------------



**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended May, 2025
EXECUTIVE OVERVIEW**

TO Members of the Economic Development Corporation
Darrell Hull, Executive Director

FROM Jon Horton, Treasurer

DATE June 24, 2025

SUBJECT Monthly Financial Report for May2025

Below is an overview of the monthly financial results for the current fiscal year through May. Detail schedules for each fund are attached for your review.

Results through May represent 67%% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$453,186; 45.8% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◇ Rental fees for the Shopping Center year-to-date \$223,450; 71.9% of total budget
- ◇ EDC Operations expenditures year-to-date \$671,349; 49.9% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$57,765; 21.3% of total budget
- ◇ Fund Balance year-to-date is \$2,260,919; 679 days of total budgeted expenditures and transfers out.



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND							
Revenue							
Department: 00 - REVENUE							
15-4081-00-00	SALES TAX	988,973.00	988,973.00	85,220.14	453,185.93	-535,787.07	45.82 %
15-4104-00-00	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	0.00	10,500.00	5,500.00	210.00 %
15-4401-00-00	INVESTMENT INCOME	82,000.00	82,000.00	36,405.71	85,917.15	3,917.15	104.78 %
15-4409-00-00	MISCELLANEOUS INCOME	30,000.00	30,000.00	236.10	6,425.57	-23,574.43	21.42 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	310,807.00	310,807.00	36,622.83	223,449.80	-87,357.20	71.89 %
15-4808-00-00	Rental Fees - Land	0.00	0.00	1,500.00	18,000.00	18,000.00	0.00 %
	Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
	Revenue Total:	1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
Expense							
Department: 06 - ADMINISTRATION							
15-5403-06-01	BUILDING MAINTENANCE	25,000.00	25,000.00	0.00	6,400.00	18,600.00	25.60 %
15-5501-06-01	ADVERTISING	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
15-5510-06-01	ASSOC DUES/PUBLICATIONS	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
15-5565-06-01	LEGAL SERVICES	18,000.00	18,000.00	0.00	707.29	17,292.71	3.93 %
15-5570-06-01	SPECIAL SERVICES	80,000.00	80,000.00	9,910.00	62,740.00	17,260.00	78.43 %
15-5571-06-01	SPECIAL EVENTS	100,000.00	100,000.00	0.00	82,124.63	17,875.37	82.12 %
15-5572-06-01	TRAVEL	2,500.00	2,500.00	0.00	74.39	2,425.61	2.98 %
15-5578-06-01	TRAVEL	0.00	0.00	0.00	562.42	-562.42	0.00 %
15-5595-06-01	ADMIN CHARGE-GENERAL FUND	462,705.00	462,705.00	45,045.42	360,363.36	102,341.64	77.88 %
15-5615-06-01	FUNCTIONAL GRANT	265,000.00	265,000.00	0.00	11,778.29	253,221.71	4.44 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	20,503.00	20,503.00	0.00	20,502.50	0.50	100.00 %
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	90,000.00	90,000.00	0.00	90,000.00	0.00	100.00 %
15-5645-06-06	2011 \$1.7M TX LEVERAGE-INT	4,061.00	4,061.00	0.00	4,299.20	-238.20	105.87 %
15-5646-06-06	2011 \$1.7M TX LEVERAGE-PRI	53,649.00	53,649.00	0.00	31,538.99	22,110.01	58.79 %
15-5702-06-01	TRANSFER OUT-DEBT SERVICE FUND	138,847.00	138,847.00	0.00	0.00	138,847.00	0.00 %
15-5717-06-01	TRANSFER OUT-STREETS FUND	77,841.00	77,841.00	0.00	0.00	77,841.00	0.00 %
15-5800-06-01	LAND	0.00	0.00	156.79	257.44	-257.44	0.00 %
	Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	55,112.21	671,348.51	675,257.49	49.85%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	50,000.00	50,000.00	4,607.60	26,139.66	23,860.34	52.28 %
15-5405-53-23	TOWN CENTER PLAZA	0.00	0.00	0.00	133.12	-133.12	0.00 %
15-5530-53-23	ELECTRIC SERVICES	7,000.00	7,000.00	498.55	5,291.66	1,708.34	75.60 %
15-5545-53-23	INSURANCE-PROPERTY	15,710.00	15,710.00	0.00	16,970.00	-1,260.00	108.02 %
15-5570-53-23	SPECIAL SERVICES	13,000.00	13,000.00	1,464.91	9,230.67	3,769.33	71.01 %
15-5611-53-23	LANDSCAPING	21,000.00	21,000.00	0.00	0.00	21,000.00	0.00 %
15-5626-53-23	BANK FEES	30.00	30.00	0.00	0.00	30.00	0.00 %
15-5870-53-23	OTHER EQUIPMENT	0.00	164,000.00	0.00	0.00	164,000.00	0.00 %
	Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	6,571.06	57,765.11	212,974.89	21.34%
	Expense Total:	1,453,346.00	1,617,346.00	61,683.27	729,113.62	888,232.38	45.08%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83	-34.09%
	Report Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83	-34.09%

Group Summary

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
Revenue Total:	1,416,780.00	1,416,780.00	159,984.78	797,478.45	-619,301.55	56.29%
Expense						
06 - ADMINISTRATION	1,346,606.00	1,346,606.00	55,112.21	671,348.51	675,257.49	49.85%
53 - TOWN SHOPPING CENTER	106,740.00	270,740.00	6,571.06	57,765.11	212,974.89	21.34%
Expense Total:	1,453,346.00	1,617,346.00	61,683.27	729,113.62	888,232.38	45.08%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83	-34.09%
Report Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83	-34.09%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
15 - EDC4B FUND	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83
Report Surplus (Deficit):	-36,566.00	-200,566.00	98,301.51	68,364.83	268,930.83

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.1.

SUBJECT

May 27, 2025, EDC Meeting Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 27, 2025, EDC Minites	May 27, 2025, EDC Minites.docx
----	---------------------------	--------------------------------



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | MAY 22, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Yeary called the meeting to order at 6:00 p.m.

A. ROLL CALL

Place 1 Eubanks was not present. All other members of the board were in attendance.

II. PUBLIC COMMENT

No members of the public appeared to speak before the board.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation

Treasurer Jonathan Horton gave an update on the financial reports for the EDC.

B. CONSENT AGENDA

1. March 25, 2025, EDC Minutes
2. April 22, 2025, EDC Minutes

Place 5 Nevarez motioned to approve the consent agenda.

Place 2 Terry seconded the motion.

No opposition, No abstention

Vote: The motion to approve carried unanimously: 6-0

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss an update with CP2 Consultation Services regarding Economic Development in the City of Kennedale

Chelsea Petty of CP2 Consultation Services provided an update to the EDC Board regarding ongoing business engagement efforts in Kennedale. Ms. Petty reported that CP2 consultants focused on business retention and expansion by launching a business connection luncheon to take place on July 31st. Other updates included outreach to protentional restaurants, branding and communications.

IV. EXECUTIVE SESSION

A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

B. **PURSUANT TO §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. **PURSUANT TO §551.087** — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VI. ADJOURNMENT

PL 4 Nevarez made a motion to adjourn.

PL 3 Michels seconded the moiton.

There being no further business President Yearly adjourned the meeting at 6:22.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.1.

SUBJECT

Discuss an update with CP2 Consultation Service for Economic Development in the City of Kennedale.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 25 Consulting Report	June 25 Consulting Report.docx
----	---------------------------	--------------------------------



June 2025 Report

Kennedale EDC
CP2 Consultants

- **Business retention and expansion:** Marketing launched for the inaugural Business Connection Luncheon on July 31 to share the City's vision, answer questions and engage with local businesses in a collaborative setting, and express our appreciation for each company's investment in Kennedale
- **Outreach to potential restaurants:** Currently pursuing 32 restaurants for Kennedale along with other types of tenants for Town Center
- **Branding and communications:** Worked with staff to finalize content and prepare images for the new EDC website that will serve both site selectors and current businesses, including extensive information on grants and resources available to small businesses

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.2.

SUBJECT

Discuss an update on the development of Kennedale TownCenter.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 24, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.C.3.

SUBJECT

Discuss and take action to consider an EDC Grant for property located at 1208 E. Kennedale Pkwy.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	KEDC Grant Application_JDBComplete	KEDC Grant Application_JDBComplete.pdf
2.	Qualifications for the Kennedale Economic Development Funding Grants Letterhead_JDBComplete	Qualifications for the Kennedale Economic Development Funding Grants Letterhead_JDBComplete.pdf
3.	sheet metal walls	sheet metal walls .docx
4.	1208 E Kennedale Pkwy epoxy	1208 E Kennedale Pkwy epoxy.pdf
5.	EST0497	EST0497.pdf
6.	Estimate_10_from_Protech_Cameras	Estimate_10_from_Protech_Cameras.pdf
7.	header and sheet metal paint	header and sheet metal paint.docx
8.	KENNEDALE_TOWING_FACILITY_05-22-2025_REVISION_01	KENNEDALE_TOWING_FACILITY_05-22-2025_REVISION_01.pdf



Economic Development Grant Application

KENNEDALE
Economic Development
Corporation

Legal Business Name: _____

Doing Business As (If Applicable): _____

Business Structure:

Individual/sole proprietor

Partnership

Corporation

Trust/estate

Limited Liability Company (LLC)

Other: _____

Texas Secretary of State File Number: _____

Texas Taxpayer Number: _____

Kennedale Address: _____

Mailing Address: _____

(If different) _____

Are you a member of the Kennedale Area Chamber of Commerce?

Yes

No

Select the grant type, and amount, you are applying for:

Facade Improvement (50% Match) \$ _____

Property Improvement (50% Match) \$ _____

Capital Equipment Grant (100% Match) \$ _____

Total (not to exceed \$25,000) \$ _____

Yes

No

Are you seeking to expand an existing facility within the City of Kennedale?

Are you seeking to construct a new facility within the City of Kennedale?

Do you currently own title to the property the grant will support?

Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as defined in Section 501.002(12) of the Texas Local Government Code?

Please explain the proposed use of all requested funds:

Please attach any supporting documentation. Examples include photos of existing property, a written project improvement plan, plans and drawing of the proposed project, itemized cost spreadsheets, and written quotes submitted by contracts/vendors.

Name of person authorized to act on behalf of applicant: _____

Title: _____

Phone Number: _____

E-Mail: _____

By signing below I certify the following:

I am authorized to act on behalf of the named entity.

All information provided is true and accurate to the best of my knowledge.

Signature:

Printed Name:

Date:

Completed applications* can be submitted in-person or mailed to:
Kennedale Economic Development Corporation
405 Municipal Drive
Kennedale, TX 76060

Completed applications* may also be submitted electronically to:
finance@cityofkennedale.com

*A completed application includes a signed copy of the Qualifications for the
Kennedale Economic Development Corporation Funding Grants.



Qualifications for the Kennedale Economic Development Corporation Funding Grants

Section 1: Program Overview

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City limits of Kennedale, Texas and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability. This program is sponsored, funded, and monitored by the Kennedale Economic Development Corporation (KEDC) Board of Directors who may amend, adjust, or eliminate this program at any time.

EDC Staff will review all documents submitted with the application to determine completeness prior to presenting to the Board of Directors who will render an approval or denial for each application. No application will be moved to the agenda for review by the Board of Directors until deemed complete by the EDC Staff.

The grant will open for funding bi-annually. Applications will be accepted from October 1 – November 30 with anticipation of funding to be awarded during the January Board of Directors Meeting, and from March 1 – April 30 with anticipation of funding to be awarded during the June Board of Directors Meeting.

Section 2: Type of Improvements allowed by Grant

Grant Type and Description	Match Type* (100% or 50%)
Façade Improvement – Improvements to storefronts including but not limited to painting, reconstruction, signs, or remodeling.	50%
Property Improvement – Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.	50%
Capital Equipment Grant – Equipment with a useful life longer than 1 year used in the productive operations of the company.	100%

***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. A *business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. All applicants must include business formation documents, Assumed Name Certificate or other documentation proving the existence of the business with application and Sales Tax Permit as required by the Texas Comptroller office.
- G. *Grants may NOT be used for refinancing existing loans, working capital, inventory, permits, inspections, home occupations, back of house interior remodeling with the exception of customer occupied spaces ("front of the house"), and new construction.*
- H. Grant recipients must be, or become, members of the Kennedale Chamber of Commerce (Chamber fees are non-reimbursable expenses under this grant).

Section 4: Guidelines

- A. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
- B. If the grant applicant operates within a leased facility, then the grant request must also be approved in writing by the property owner. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
- C. A business [or property owner] may apply for one (1) or more of the three (3) types of grants per physical location (address) set forth herein within any fiscal year (October 1 to September 30). A business that receives grant funding during a fiscal year shall be precluded from making subsequent applications for funding in the following 1 fiscal year(s).
- D. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$25,000 per fiscal year.
- E. All grants are reimbursement grants and will only be funded *after* completion of the project in accordance with drawings and specifications approved by the Kennedale Economic Development Corporation Board of Directors and after the applicant submits to the KEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
- F. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits of \$25,000. In-kind contributions to the improvements by the applicant will not be considered as an expenditure by the applicant. Only cash expenditures by the applicant may be used in calculating the cost of improvements.
- G. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the KEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the KEDC Board or the KEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

- H. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- I. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- J. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the KEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
- K. Grant recipients will only be reimbursed for expenses incurred after the grant approval date.
- L. The applicant must complete the improvement project within twelve (12) months of receiving written approval from the KEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project.
- M. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the KEDC the grant money received.
- N. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the KEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the City of Kennedale.
- O. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). Failure to do so will disqualify applicant from any reimbursement.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the KEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.
- Q. The KEDC shall review and vote on grant applicants quarterly; all grants require a minimum of 30 days to review prior to being presented to the KEDC board for approval.

By signing below I acknowledge the following:
I am authorized to act on behalf of the applicant entity.
I have read and fully understand the contents of this document.
I agree to the terms and conditions stated above.

Signature: _____

Printed Name: _____

Date: _____

Charco's Drywall
214-434-0321
charcosdrywall@yahoo.com

- Install 12 sheets of plywood, fix T&B and paint \$2,950
- Install 2 exterior doors, frame inside sheetrock T&B texture and paint
\$975 each door \$1,950
- Power wash sheet metal wall inside shop, paint complete wall with oil-based
paint \$3,200
- Power wash exterior sheet metal wall paint with oil-based paint \$6,800

*** labor & materials included ***

ESTIMATE

CANO CARPET & FLOORING

8204 ELMBROOK DR #316
DALLAS TX 75247
(469) 766-7481

Invoice No : CCF-482
Date : 3/24/2025

JAMES BENNET
1208 E KENNEDALE PKWY
KENNEDALE, TX 76060

Salesperson	Job	Payment Terms	Due Date
David Cano	1208 E KENNEDALE PKWY		

SQFT	United States	UNIT PRICE	Line Total
5700	5700 SQFT OF GREY EPOXY MATERIALS AND INSTALLATION)	\$3.15	\$ 17,955.00
5700	5700 SQFT OF EXISTING OIL AND CONTAMINANTS	\$0.50	\$ 2,850.00
1	LEVELING COMPOUNT	\$2,250.00	\$ 2,250.00
1	JOINT AND CRACK FILLER. (MATERIALS AND INSTALLATION)	\$2,800.00	\$ 2,800.00
590	590 SQFT OF GRIND AND SEAL	\$3.50	\$ 2,065.00

	Subtotal	\$ 27,920.00
<u>We will grind and apply an epoxy base coat with a polyaspartic top coat. We will use Rapid set Mortar to level out the area as best we can. I will provide the Spec sheet on the mortar to see if it can handle the weight of the machinery that will be going in and out of the shop.</u>	Deposit	
	TOTAL	\$ 27,920.00

THANK YOU FOR YOUR BUSINESS!

FoamTower LLC

ESTIMATE

EST0497

Erick Torres

DATE

Business Number +1 (945) 216-2588

05/14/2025

3913 Hickox Rd Rowlett, TX 75089

United States

TOTAL

<https://www.foamtowerllc.co>

USD \$30,045.00

contact@foamtowerllc.co



TO

1208 Kennedale Pkwy

DESCRIPTION	RATE	QTY	AMOUNT
Spray foam open cell 5.5 inches Ceiling Exterior Walls Accufoam® OC - Open Cell Foam	\$18,215.00	1	\$18,215.00
Fire retardant paint DC-315 Intumescent Coating Thermal Barrier, White	\$6,730.00	1	\$6,730.00
Batts insulation R13 Interior Walls Knauf Ecobatt R-13 Unfaced Fiberglass	\$2,900.00	1	\$2,900.00
Batts insulation R19 Ceiling Interior Walls Knauf Ecobatt R-19 Unfaced Fiberglass	\$2,200.00	1	\$2,200.00
TOTAL			USD \$30,045.00

ESTIMATE

Protech Cameras

1169 N Burlison Blvd Ste 107-234
Burlison, TX 76028

office@protechcameras.com
+1 (817) 300-2884
www.protechcameras.com



Beard's Towing:Beard's Towing - Kennedale

Bill to

Chloe Borden
Beard's Towing - Kennedale
1208 E Kennedale Pkwy
Kennedale, TX 76060

Estimate details

Estimate no.: 10

Estimate date: 04/13/2025

#	Description	Qty	Rate	Amount
1.	4K Ultra-HD 128CH NVR (Network Video Recorder)	1	\$5,500.00	\$5,500.00
2.	4K Ultra-HD 32CH NVR (Network Video Recorder) for the police secure bays	1	\$899.00	\$899.00
3.	14TB Hard Drive	6	\$415.00	\$2,490.00
4.	4MP IP Mini Vandal Dome Camera with Audio	46	\$199.00	\$9,154.00
5.	5MP IP Motorized Bullet Camera with Audio	15	\$310.00	\$4,650.00
6.	4MP IP Bullet Camera with Audio	70	\$199.00	\$13,930.00
7.	100ft HDMI Cable	4	\$115.00	\$460.00
8.	U6 PRO Dual-Band Wi-Fi 6 Access Point	5	\$210.00	\$1,050.00
9.	24 Port POE Switch	5	\$329.00	\$1,645.00
10.	4 Port POE Switch	10	\$99.00	\$990.00
11.	4 port Switch	10	\$45.00	\$450.00
12.	Outdoor weather proof box for the poles	10	\$85.00	\$850.00
13.	CAT6 wire runs for cameras, access points, VOIP phones	87	\$125.00	\$10,875.00
14.				

Server Rack - 22U Wall Cabinet - Wall Mount Rack Enclosure with Fans - Audio Rack - Network Rack - 24 Inch Depth AV Cabinet - with Casters - PDU - Shelf - Locking Cabinet - Black	1	\$856.00	\$856.00
15. Patch Panel 24 Port Cat6A with Inline Keystone 10G Support, Coupler Patch Panel	3	\$86.00	\$258.00
16. Tripp Lite SMART1500LCD 1500VA Rack Mount UPS Battery Backup, 900W, 8 Outlets, PWM Sine Wave, Short Depth 2U Rackmount UPS, AVR, LCD Screen	1	\$376.00	\$376.00
17. Labor for mounting and programming		\$2,400.00	\$2,400.00
		Subtotal	\$56,833.00
		Sales tax	\$3,593.54
Note to customer			
Thank you!		Total	\$60,426.54

Accepted date

Accepted by

Charco's Drywall
214-434-0321
charcosdrywall@yahoo.com

- Demo sheetrock, and old header; install new 18ft header, sheetrock T&B texture and paint

\$2,150

- Power wash sheet metal walls, paint complete walls with oil-based paint

12– 5-gallon buckets of oil base paint approx. \$2,600

4 – 5-gallon buckets of paint thinner approx. \$400

Materials: \$3,000

Labor :\$4,400

Total: \$7,400

KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY. KENNEDALE, TEXAS 76060


CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE 
05/22/2025
DATE ISSUED
20893
REG. NO.



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AP	ACCESS PANEL	LL	LANDLORD, LEASE LINE
ACC	ACCESSIBLE	LIN	LINEAR
ACT	ACOUSTICAL TILE	LTG	LIGHTING
ADH	ADHESIVE	MAS	MASONRY
ADJ	ADJUSTABLE, ADJACENT	MATL	MATERIAL
AHJ	AUTHORITY HAVING JURISDICTION	MAX	MAXIMUM
AL	ALUMINUM	MECH	MECHANICAL
APPD	APPROVED, APPROVE	MDF	MEDIUM DENSITY FIBERBOARD
APPROX	APPROXIMATE	MTL	METAL
ARCH	ARCHITECTURAL	MEZZ	MEZZANINE
ACM	ASBESTOS CONTAINING MATERIAL	MFR	MANUFACTURER
BM	BETWEEN	MIN	MINIMUM
BTWN	BLOCKING	MISC	MISCELLANEOUS
BLKG	BOARD	MO	MASONRY OPENING
BD	BOTTOM OF BUILDING	MTD	MOUNTED
B.O.	BUILDING	NOM	NOMINAL
CPT	CARPET	N.I.C.	NOT IN CONTRACT NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CL	CENTER LINE	O.C.	ON CENTER
CT	CERAMIC TILE	OPG	OPPENING
CLR	CLEAR(ANCE)	OPP	OPPOSITE
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNITS	OFOI	OWNER FURNISHED/ OWNER INSTALLED
CONST	CONSTRUCTION	OH	OVERHEAD
CONT	CONTINUOUS	OHCG	OVERHEAD COILING
CJ	CONTROL JOINT		
CS	CORNER GUARD		
CPLG	COUNTER FLASHING	PT	PAINT
CTSK	COUNTER SINK	PNL	PANEL
DEG	DEGREE	PBD	PARTICLE BOARD
DEMO	DEMOLITION	PTN	PARTITION
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DIS	DIAMETER	PL	PLATE
DIM	DIMENSION	PLBG	PLYWOOD
DISP	DISPENSER	PLYWD	PLYWOOD
DWG	DRAWING	QTY	QUANTITY
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
DS	DOWNSPOUT	RAD	RADIUS
EA	EACH	REF	REFER TO
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	REQ	REQUIRED
ELEC	ELECTRIC(AL)	RES	RESILIENT
EQ	EQUAL	REV	REVISION
EQUIP	EQUIPMENT	R	RISER
EWC	ELECTRICAL WATER COOLER	RD	ROOF DRAIN
EP	ELECTRICAL PANEL BOARD	RM	ROOM
EXG	EXISTING	RO	ROUGH OPENING
EXP	EXPANSION	RB	RUBBER BASE
EJ	EXPANSION JOINT	SCHED	SCHEDULE
EXT	EXTERIOR	SECT	SECTION
FIN	FINISH	SHT	SHEET
FF	FINISHED FLOOR	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SIM OPP	SIMILAR, OPPOSITE HAND
FEC	FIRE EXTINGUISHER CABINET	SWB	SLOTTED WALL BOARD
FP	FIREPROOF, FIRE PROTECTION	SC	SOLID CORE
FLR	FLOOR	SPEC(S)	SPECIFICATIONS
FD	FLOOR DRAIN	SF	SQUARE FEET
FLUOR	FLUORESCENT	SS	STAINLESS STEEL
FRG	FIBER REINFORCED GYPSUM	SSV	STAIN, SEAL & VANISH
FRP	FIBER REINFORCED PLASTIC	STD	STANDARD
FRT	FIRE RETARDANT TREATED	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL
FURN	FURNISH	SUSP	SUSPENDED
GA	GALVE	TEMP	TEMPERED, TEMPERATURE TEMPORARY
GC	GENERAL CONTRACTOR	THK	THICKNESS
GL	GLASS, GLAZING	T&G	TONGUE & GROOVE
GB	GRAB BAR	T.O.	TOP OF
GYP BD	GYPSUM BOARD	T	TREAD
HDW	HARDWARE	TYP	TYPICAL
HDWD	HARDWOOD	UON	UNLESS OTHERWISE NOTED
HT	HEIGHT	VB	VINYL BASE
HDF	HIGH DENSITY FIBER BOARD	VCT	VINYL COMPOSITION TILE
HC	HOLLOW CORE	VVC	VERTICAL
HIM	HOLLOW METAL	VERT	VERTICAL
HB	HOSE BIB	V.I.F.	VERIFY IN FIELD
HOR	HORIZONTAL	VTR	VENT THROUGH ROOF
HR	HOUR	WC	WATER CLOSET
INCAN	INCANDESCENT	WH	WATER HEATER
ID	INSIDE DIAMETER	WP	WATERPROOF
INSUL	INSULATION	W	WITH
INT	INTERIOR	W/O	WITHOUT
		WD	WOOD

BUILDING CODE CLASSIFICATION:

OVERALL SITE AREA = 26,225 SF
AFFECTED SITE AREA = 8,814

BUILDING AREA =
WAREHOUSE = 17,474 SF
FIRST FLOOR OFFICES = 8745
SECOND FLOOR OFFICES = 2,053 SF
-- OCCUPANCY, TYPE

CODE USED IN PREPARING THIS REVIEW:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE

TEXAS ACCESSIBILITY STANDARDS (TAS)
N.O. ANY APPLICABLE CITY AMENDMENTS

USE OR OCCUPANCY CLASSIFICATION:
B BUSINESS(SECTION 304-IBC 2018)
S-1 MODERATE HAZARD STORAGE(SECTION 3011.2-IBC 2018)

TYPE OF CONSTRUCTION:
B = TYPE VB (SECTION 601-IBC 2018);
S-1 = TYPE IIB (SECTION 601-IBC 2018)

BUILDING HEIGHT AND AREA:
MAX ALLOWABLE HEIGHT = 40'-0"
ALLOWABLE STORIES ABOVE GRADE PLAN:
S-1 = 1 STORY
B = 2 STORIES
ACTUAL NUMBER OF STORIES:
S-1 = 1 STORY
B = 2 STORIES
ALLOWABLE AREA = MIXED AREA RATIO:
FIRST FLOOR = (8,745/9,000) + (17,485/23,000) = 1.73
SECOND FLOOR = 2,053/9,000 = 0.23
TOTAL RATIO = 1.96

OCCUPANT LOAD:
BUSINESS(150 GROSS):
FIRST FLOOR = 93 OCC.
SECOND FLOOR = 32 OCC.
TOTAL OCCUPANTS = 125 OCC.

MEANS OF EGRESS:
USE GROUP OR OCCUPANCY:
'B' BUSINESS
'S-1' MODERATE HAZARD STORAGE

EGRESS CAPACITY FACTORS
OTHER COMPONENTS (DOORS, CORRIDORS, ETC.): 0.2 INCH/OCC.
REQUIRED: 100 OCC. X 2 INCHES/OCC. = 20 INCHES
PROVIDED: 108 INCHES MIN.

EGRESS CAPACITY - NUMBER OF EXITS
1 EXITS REQUIRED
10 EXITS PROVIDED

MAX. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2 IBC 2018)
'B' BUSINESS = 200' WITHOUT SPRINKLER
'S-1' MODERATE HAZARD STORAGE = 200' WITHOUT SPRINKLER

MAX. DEAD END CORRIDOR LENGTH (SECTION 1020.4)
'B' BUSINESS = 50' WITHOUT SPRINKLER
'S-1' MODERATE HAZARD STORAGE = 50' WITHOUT SPRINKLER

PLUMBING FIXTURE CALCULATIONS (TABLE 2902.1 IBC 2018)
4 WATER CLOSETS REQUIRED - 2 WATER CLOSETS PROVIDED
3 LAVATORIES REQUIRED - 2 LAVATORIES PROVIDED
1 SERVICE SINK REQUIRED - 1 SERVICE SINK PROVIDED
1 DRINKING FOUNTAIN REQUIRED - 1 HI/LO DRINKING FOUNTAIN PROVIDED

PROJECT SUMMARY

INTERIOR RENOVATION OF EXISTING BUILDING TO EXPAND OFFICE AND UPDATE PER CODES.

PROJECT TEAM

OWNER
BEARD'S TOWING
4400 E LOOP 820 S
FORT WORTH, TX 76119
JAMES BENNETT JR.
(817) 205-1439
JDBTOWING@GMAIL.COM

ARCHITECT
MATTHIJS MELCHORS
MELCHORS ARCHITECTURE, LLC.
1201 EVANS AVENUE, SUITE 300
FORT WORTH, TX 76104
(817)653-3007
MATTHIJS@MELARCH.COM

MEP ENGINEER
GARDEL ENGINEERING, LLC
511 E. JOHN CARPENTER
FREEWAY, SUITE 500
IRVING, TX 75062
NORMAN DOMINGUEZ
(945) 766-4852
NDOMINGUEZ@GARDELENGINEERING.COM



REFERENCE SYMBOLS

	ROOM NAME		WORK POINT		GRID REFERENCE
	ROOM/SPACE AREA		ROOM/SPACE NUMBER		DETAIL/WALL SECTION REFERENCE
	DOOR TAG		ELEVATION REFERENCE		ELEVATION DATUM REFERENCE
	FIXTURE TAG		DEMO NOTE		CENTER LINE
	FURNITURE TAG				
	REVISION TAG				
	WINDOW TYPE				
	WALL TYPE				
	PLAN NOTE				

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS WHICH ARE NECESSARY TO INSURE A GOOD WORKMANSHIP INSTALLATION EVEN THOUGH SUCH ITEMS ARE NOT SPECIFICALLY MENTIONED ON THE DRAWINGS.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK OR BY THE SUBCONTRACTOR'S PERSONNEL.
- ON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN ALL SURFACES AND LEAVE THE WORK IN CLEAN CONDITION.
- REFERENCE TO MECHANICAL, ELECTRICAL, COMMUNICATIONS, FIRE PROTECTION, OR OTHER ENGINEERING DISCIPLINES IS FOR THE PURPOSE OF COORDINATION WITH THE ARCHITECTURAL DESIGN ONLY.
- THE WORD "PROVIDE" AS USED IN THE DRAWINGS SHALL BE UNDERSTOOD TO MEAN "PROVIDE COMPLETE IN PLACE. THAT IS FURTHER DEFINED TO MEAN "FURNISHED AND INSTALLED, IN PLACE FOR FULLY A COMPLETED INSTALLATION."
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE TO BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE EXISTING CONDITIONS AND THE REQUIREMENTS OF THE SCOPE PRIOR TO SUBMITTING A BID. INITIATION OF ANY OPERATIONS OF THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL CONSTITUTE AN ACCEPTANCE OF THE EXISTING CONDITIONS.
- PROVIDE ALL NECESSARY BLOCKING FOR THE NEW CONSTRUCTION, FIXTURES, AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR FULLY COORDINATING THE REQUIREMENTS OF ALL INSTALLATION OF NEW ASSEMBLIES, FIXTURES, ACCESSORIES, EQUIPMENT, ETC. WITH NEEDS FOR BLOCKING AND SHALL PROVIDE THE SAME WHETHER INDICATED ON PLAN OR NOT.
- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS AT JOB SITE.
- ERRORS AND/OR OMISSIONS IN ROOM, DOOR OR WINDOW SCHEDULES DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
- CEILING HEIGHTS SCHEDULED ON THE ROOM FINISH SCHEDULE ARE TAKEN FROM THE FINISH FLOOR ELEVATION. THE SIZE, LOCATION AND CHARACTERISTICS OF ALL MECHANICAL, ELECTRICAL AND STRUCTURAL ITEMS SHALL BE VERIFIED BEFORE CEILING CONSTRUCTION IS BEGUN AND SHALL BE INSTALLED IN A MANNER TO ACCOMMODATE THE SCHEDULED CEILING HEIGHT.
- SPECIAL INSPECTIONS AND TESTS, STATEMENTS OF SPECIAL INSPECTIONS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION PER SECTION 1704-IBC. OWNER SHALL EMPLOY A THIRD PARTY AGENCY TO PROVIDE SPECIAL INSPECTIONS AND TEST DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN SECTION 1705-IBC. CONTRACTOR TO COORDINATE WITH OWNER ON SPECIAL INSPECTIONS & TESTING REQUIREMENTS. PROVIDE AUTHORITIES HAVING JURISDICTION BUILDING INSPECTION DEPARTMENT WITH A COPY.
- COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDING. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER.
- TEMPORARY WIRING FOR ELECTRICAL POWER AND LIGHTING INSTALLATIONS USED IN CONNECTION WITH THE CONSTRUCTION, ALTERATION OR DEMOLITION OF BUILDINGS, STRUCTURES, EQUIPMENT OR SIMILAR ACTIVITIES SHALL COMPLY WITH NFPA 70.

DEFERRED APPROVALS

-
-

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.

STATEMENT OF JURISDICTION

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.
8213 SHOAL CREEK BLVD., SUITE 107
AUSTIN, TEXAS 78758
TELEPHONE: (512) 458-1363
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249a

PAGES OR SHEETS COVERED BY SEAL

PROJECT MANUAL/SPECIFICATIONS AND THE FOLLOWING ARCHITECTURAL DRAWING SHEETS: G100, G101, G102, G103, G104, G105, G106, G107, G108, G109, A100, A200, A201, A202, A210, A211, A212, A300, A500, A501, A502, A600, A610, A611, A700, A701

SHEET INDEX

COVER SHEET & GENERAL INFO

G100	TITLESHEET
G101	LIFE SAFETY PLAN
G102	LIFE SAFETY PLAN
G103	ADA SHEET
G104	ADA SHEET
G105	ADA SHEET
G106	ADA SHEET
G107	ADA SHEET
G108	ADA SHEET
G109	ENERGY REPORT

CIVIL

STRUCTURAL

ARCHITECTURAL

A100	SITE PLAN
A200	ENLARGED FIRST LEVEL PLAN
A201	ENLARGED SECOND LEVEL PLAN
A202	OVERALL FLOOR PLAN
A210	ENLARGED FLOOR PLAN
A211	ENLARGED FLOOR PLAN
A212	ENLARGED STAIR PLAN
A300	EXTERIOR ELEVATIONS
A500	INTERIOR ELEVATIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS/DETAILS
A600	SCHEDULES
A610	FINISH FLOOR PLAN
A611	FINISH FLOOR PLAN
A700	REFLECTED CEILING PLAN
A701	REFLECTED CEILING PLAN

MECHANICAL

M1	MECHANICAL SPECIFICATIONS
M2	MECHANICAL SCHEDULES & CALCULATIONS
M3	MECHANICAL DEMOLITION PLAN LEVEL 1
M4	MECHANICAL DEMOLITION PLAN LEVEL 1
M5	MECHANICAL PLAN LEVEL 1
M6	MECHANICAL PLAN LEVEL 2
M7	MECHANICAL DETAILS

ELECTRICAL

E1	ELECTRICAL SPECIFICATIONS
E2	ELECTRICAL DEMOLITION PLAN
E3	ELECTRICAL DEMOLITION ROOFTOP PLAN
E4	ELECTRICAL LIGHTING PLAN
E5	ELECTRICAL POWER PLAN
E6	ELECTRICAL POWER ROOFTOP PLAN
E7	ELECTRICAL DIAGRAMS
E8	ELECTRICAL PANEL SCHEDULE
E9	ELECTRICAL SITE PLAN & ONE-LINE DIAGRAM

NO:	DATE:	DESCRIPTION:
	05/13/2025	PERMIT SET
	05/22/2025	PLAN ADJUSMENT

COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:
TITLE SHEET

G100

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
05/13/2025		PERMIT SET
05/22/2025		PLAN ADJUSTMENT

NO: DATE: DESCRIPTION:

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

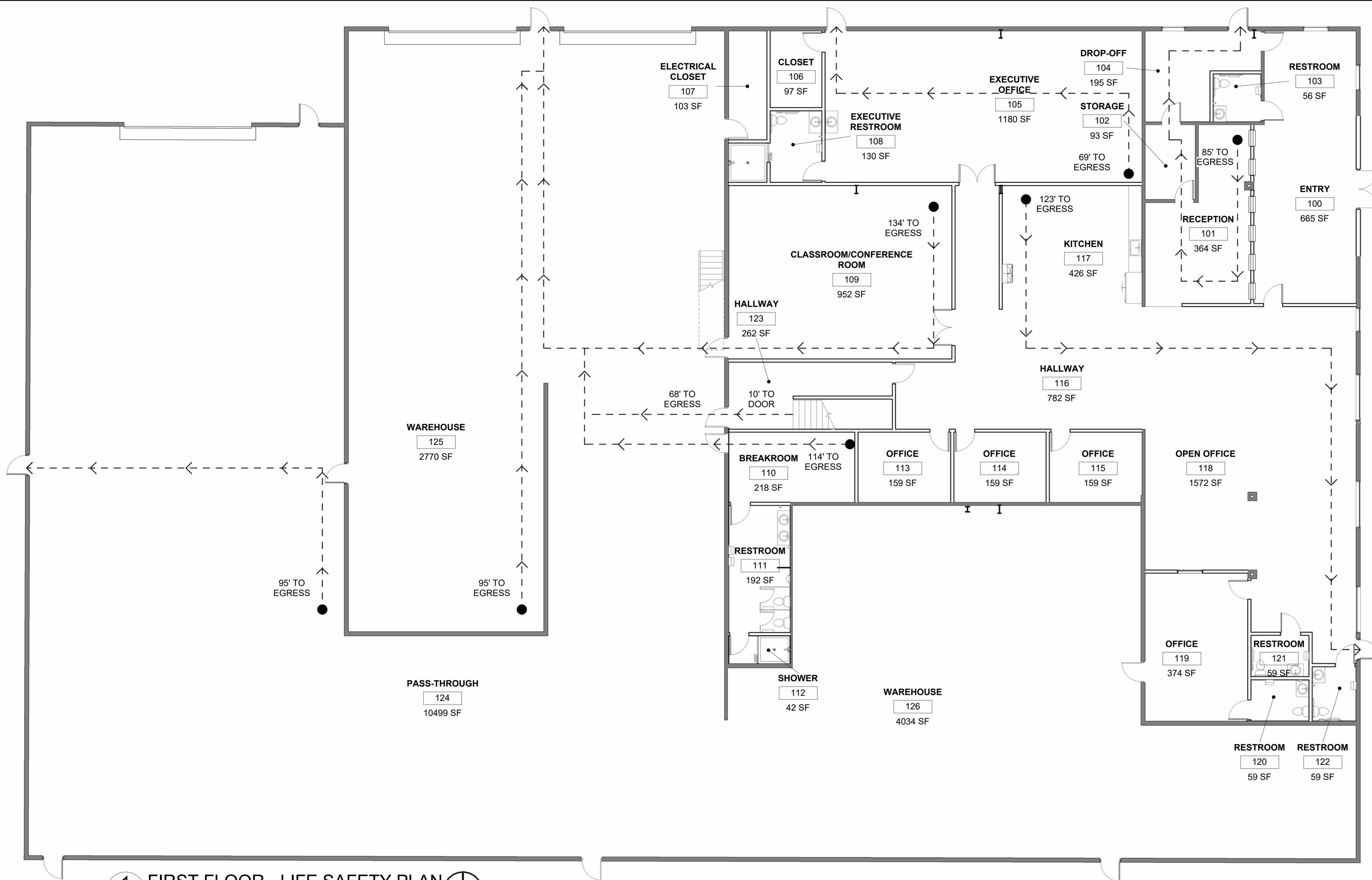
ISSUED BY: MM

COPYRIGHT: MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

FIRST FLOOR LIFE SAFETY PLAN

G101



1 FIRST FLOOR - LIFE SAFETY PLAN
G101 1/8" = 1'-0"

GENERAL NOTES

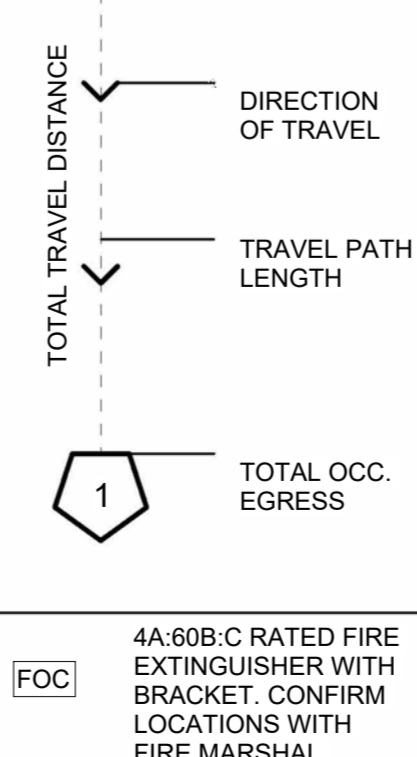
- WORK MUST COMPLY WITH ALL TOWN OF _____ BUILDING CODES AND AMENDMENTS (E.G. _____ EDITION OF THE IBC, _____ EDITION OF IECC & _____ EDITION OF THE NEC)
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM NEAREST VISIBLE EXIT SIGN (IBC 1011.1). EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES OR UNIT EQUIPMENT (IBC 1011.5.3).
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10, TYPE 4A-80-B-C THROUGHOUT FACILITY WITH NO GREATER THAN 75 FEET OF TRAVEL TO REACH AN EXTINGUISHER AND/OR AT THE DISCRETION OF THE LOCAL FIRE MARSHAL.
- DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING WITH 2017 ICC/ANSI A117.1 ACCESSIBILITY & ADAGG STANDARDS.
- ALL PENETRATIONS (E.G. ELECTRICAL, MECHANICAL, ETC.) WILL HAVE TO BE FIRE PROTECTED (E.G. FIRE CAULK, FIRE DAMPERS, FIRE COLLARS, ETC.)
- INSTALL ALL COMBUSTIBLE PIPING MATERIAL, ELECTRICAL WIRING, DUCTS PERMITTED IN TYPE II CONSTRUCTION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. PLENUMS REQUIRE A 25-FIRE AND A SMOKE DEVELOPED INDEX OF 50 OR LESS.

- FIRE RESISTANCE OF COMMUNICATION WIRES AND CABLES INSTALLED AS WIRING WITHIN THE BUILDING (E.G. FIRE SMOKE RATINGS IN PLENUMS AND DUCTS NEC SECTION 300.22) SHALL BE LISTED AS BEING SUITABLE FOR THE PURPOSE. ALL PENETRATIONS THROUGH FIRE-RESISTANCE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE SLEEVED WITH METAL CONDUIT AND FIRE-STOPPED AT EACH END USING LISTED APPROVED METHODS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ELECTRICAL, PLUMBING, MECHANICAL, DUCT AND SIMILAR THROUGH PENETRATIONS IN THE TOP AND BOTTOM WALL PLATES, FLOORS, AND HORIZONTAL ASSEMBLIES ARE REQUIRED TO BE SEALED AROUND THE ANNULAR SPACE OF THE PENETRATION(S).
- CONSTRUCTION WORK HOURS: NOISE SOURCES ASSOCIATED WITH OR CREATED BY CONSTRUCTION, REPAIR, MAINTENANCE, REMODELING, DEMOLITION, OR GRADING OF ANY REAL PROPERTY, PROVIDED SUCH ACTIVITIES DO NOT TAKE PLACE BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. ON ANY DAY, EXCEPT IN THE CASE OF AN URGENT PUBLIC NECESSITY IN THE INTEREST OF PUBLIC SAFETY AND CONVENIENCE AND FOR WHICH AN APPLICATION FOR A PERMIT HAS BEEN ISSUED FOR SUCH USE IN ACCORDANCE WITH DIVISION _____ OF TOWN OF _____ CODE OF ORDINANCES ARTICLE III, SECTION 34-61.

BUILDING CODE INFORMATION

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE

LEGEND



BUILDING AREA CALCULATIONS

ROOM	AREA (SF)	GROSS	NET	OCCUPANCY	TOTAL OCCUPANTS = 93
RM 100 - ENTRY	665 SF	(150 GROSS)	4.43 OCC.		
RM 101 - RECEPTION	364 SF	(150 GROSS)	2.43 OCC.		
RM 102 - STORAGE	93 SF	(150 GROSS)	.62 OCC.		
RM 103 - RESTROOM	56 SF	(150 GROSS)	.37 OCC.		
RM 104 - DROP-OFF	195 SF	(150 GROSS)	1.3		
RM 105 - EXECUTIVE OFFICE	1180 SF	(150 GROSS)	7.87 OCC.		
RM 106 - CLOSET	97 SF	(150 GROSS)	.65 OCC.		
RM 107 - ELECTRICAL CLOSET	103 SF	(150 GROSS)	.69 OCC.		
RM 108 - EXECUTIVE RESTROOM	130 SF	(150 GROSS)	.87 OCC.		
RM 109 - CLASSROOM/CONFERENCE ROOM	952 SF	(150 GROSS)	6.35 OCC.		
RM 110 - BREAKROOM	218 SF	(150 GROSS)	1.45 OCC.		
RM 111 - RESTROOM	192 SF	(150 GROSS)	1.28 OCC.		
RM 112 - SHOWER	42 SF	(150 GROSS)	.28 OCC.		
RM 113 - OFFICE	159 SF	(150 GROSS)	1.06 OCC.		
RM 114 - OFFICE	159 SF	(150 GROSS)	1.06 OCC.		
RM 115 - OFFICE	159 SF	(150 GROSS)	1.06 OCC.		
RM 116 - HALLWAY	1057 SF	(150 GROSS)	7.05 OCC.		
RM 117 - KITCHEN	426 SF	(150 GROSS)	2.84 OCC.		
RM 118 - OPEN OFFICE	1572 SF	(150 GROSS)	10.48 OCC.		
RM 119 - OFFICE	374 SF	(150 GROSS)	2.49 OCC.		
RM 120 - RESTROOM	59 SF	(150 GROSS)	.39 OCC.		
RM 121 - RESTROOM	59 SF	(150 GROSS)	.39 OCC.		
RM 122 - RESTROOM	59 SF	(150 GROSS)	.39 OCC.		
RM 123 - HALLWAY	262 SF	(150 GROSS)	1.75 OCC.		
RM 124 - PASS-THROUGH	10,499 SF	(500 GROSS)	21 OCC.		
RM 125 - WAREHOUSE	2,770 SF	(500 GROSS)	5.54 OCC.		
RM 126 - WAREHOUSE	4,034 SF	(500 GROSS)	8.07 OCC.		

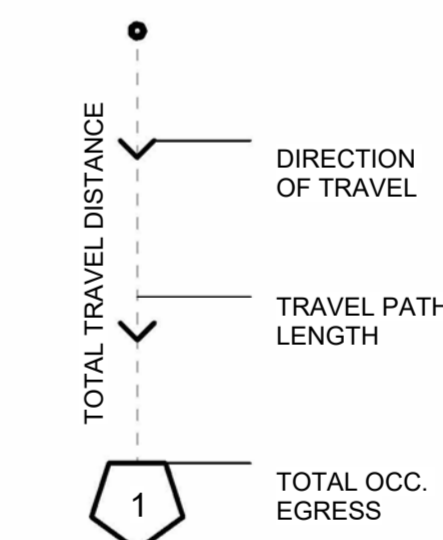
GENERAL NOTES

1. WORK MUST COMPLY WITH ALL TOWN OF _____ BUILDING CODES AND AMENDMENTS (E.G. _____ EDITION OF THE IBC, _____ EDITION OF IECC & _____ EDITION OF THE NEC)
2. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM NEAREST VISIBLE EXIT SIGN (IBC 1011.1). EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES OR UNIT EQUIPMENT (IBC 1011.5.3).
3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10, TYPE 4A:60B:C THROUGHOUT FACILITY WITH NO GREATER THAN 75 FEET OF TRAVEL TO REACH AN EXTINGUISHER AND/OR AT THE DISCRETION OF THE LOCAL FIRE MARSHAL.
4. DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING WITH 2017 ICC/ANSI A117.1 ACCESSIBILITY & ADAGG STANDARDS.
5. ALL PENETRATIONS (E.G. ELECTRICAL, MECHANICAL, ETC.) WILL HAVE TO BE FIRE PROTECTED (E.G. FIRE CAULK, FIRE DAMPERS, FIRE COLLARS, ETC.)
6. INSTALL ALL COMBUSTIBLE PIPING MATERIAL, ELECTRICAL WIRING, DUCTS PERMITTED IN TYPE II CONSTRUCTION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. PLENUMS REQUIRE A 25-FIRE AND A SMOKE DEVELOPED INDEX OF 50 OR LESS.
7. FIRE RESISTANCE OF COMMUNICATION WIRES AND CABLES INSTALLED AS WIRING WITHIN THE BUILDING (E.G. FIRE SMOKE RATINGS IN PLENUMS AND DUCTS NEC SECTION 300.22) SHALL BE LISTED AS BEING SUITABLE FOR THE PURPOSE. ALL PENETRATIONS THROUGH FIRE-RESISTANCE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE SLEEVED WITH METAL CONDUIT AND FIRE-STOPPED AT EACH END USING LISTED APPROVED METHODS.
8. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
9. ELECTRICAL, PLUMBING, MECHANICAL, DUCT AND SIMILAR THROUGH PENETRATIONS IN THE TOP AND BOTTOM WALL PLATES, FLOORS, AND HORIZONTAL ASSEMBLIES ARE REQUIRED TO BE SEALED AROUND THE ANNULAR SPACE OF THE PENETRATION(S).
10. CONSTRUCTION WORK HOURS: NOISE SOURCES ASSOCIATED WITH OR CREATED BY CONSTRUCTION, REPAIR, MAINTENANCE, REMODELING, DEMOLITION, OR GRADING OF ANY REAL PROPERTY, PROVIDED SUCH ACTIVITIES DO NOT TAKE PLACE BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. ON ANY DAY, EXCEPT IN THE CASE OF AN URGENT PUBLIC NECESSITY IN THE INTEREST OF PUBLIC SAFETY AND CONVENIENCE AND FOR WHICH AN APPLICATION FOR A PERMIT HAS BEEN ISSUED FOR SUCH USE IN ACCORDANCE WITH DIVISION _____ OF TOWN OF _____ CODE OF ORDINANCES ARTICLE III, SECTION 34-61.

BUILDING CODE INFORMATION

2012 ADA STANDARDS FOR ACCESSIBLE DESIGN
 2021 INTERNATIONAL BUILDING CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE

LEGEND



FOC 4A-60B:C RATED FIRE EXTINGUISHER WITH BRACKET, CONFIRM LOCATIONS WITH FIRE MARSHAL.

BUILDING AREA CALCULATIONS

RM 200 - RESTROOM	85 SF	(150 GROSS)	.57 OCC.
RM 201 - CLOSET	108 SF	(150 GROSS)	.72 OCC.
RM 202 - OFFICE	338 SF	(150 GROSS)	2.25 OCC.
RM 203 - OFFICE	429 SF	(150 GROSS)	2.86 OCC.
RM 204 - CLOSET	176 SF	(150 GROSS)	1.17 OCC.
RM 205 - LIMITED STORAGE	1,500 SF	(300 GROSS)	5 OCC.
RM 206 - HALLWAY	56 SF	(150 GROSS)	0.37 OCC.
RM 207 - HALLWAY	52 SF	(150 GROSS)	0.34 OCC.
RM 208 - ATTIC	5,536 SF	(300 GROSS)	18.45 OCC.
			TOTAL OCCUPANTS = 32

MEL/ARCH
the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@mearch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSTMENT	

NO: DATE: DESCRIPTION:

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

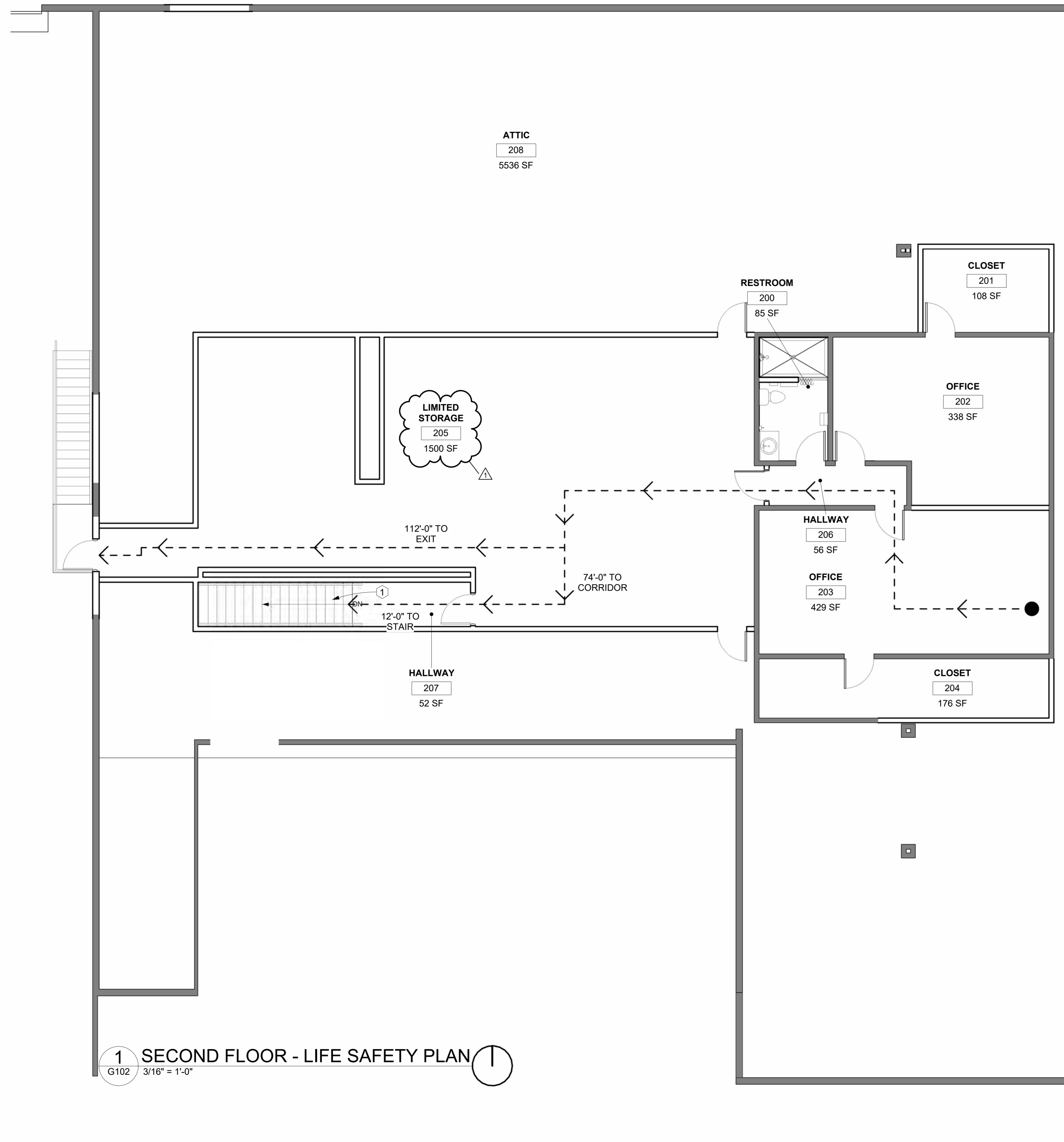
ISSUED BY: MM

COPYRIGHT: MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

SECOND FLOOR LIFE SAFETY PLAN

G102



2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 3: BUILDING BLOCKS

301 General. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

302 Floor or Ground Surfaces
302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
EXCEPTIONS:
1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

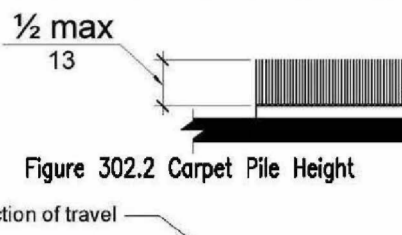


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 408.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

303 Changes in Level
303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.
EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

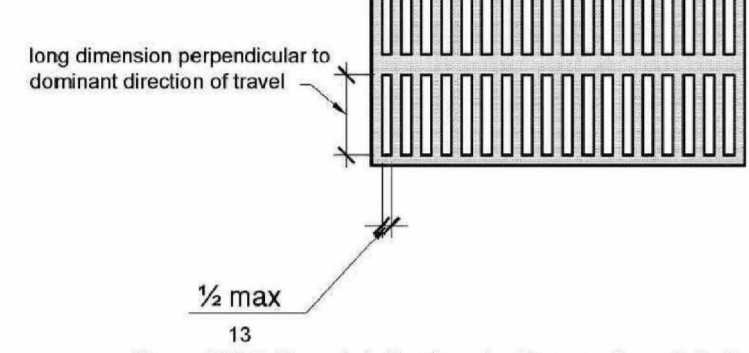


Figure 303.2 Elongated Openings in Floor or Ground Surfaces

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.
303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

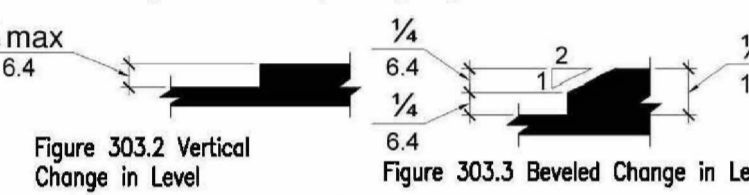


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space
304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 308 only at the end of either the base or one arm.

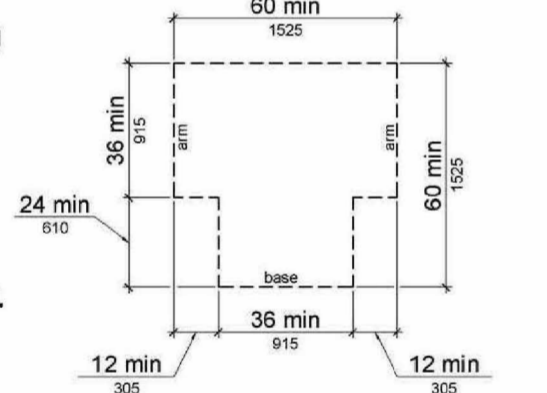


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swings. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space
305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

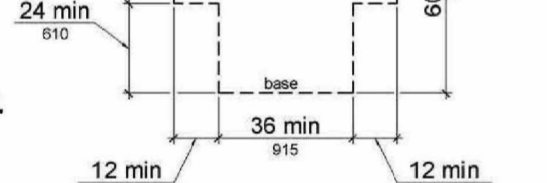


Figure 305.3 Clear Floor or Ground Space

305.3 Size. The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (1220 mm) minimum.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

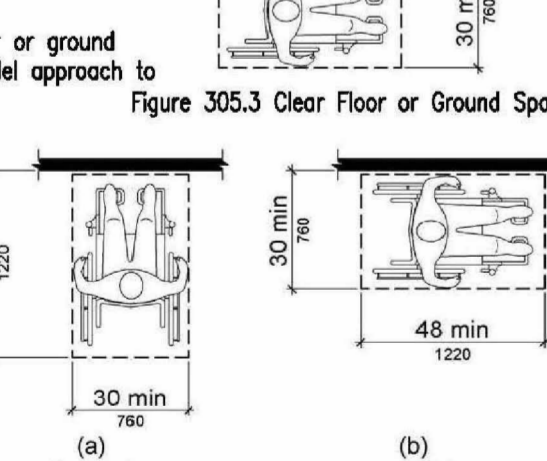


Figure 305.7.1 Forward Approach and Figure 305.7.2 Parallel Approach

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

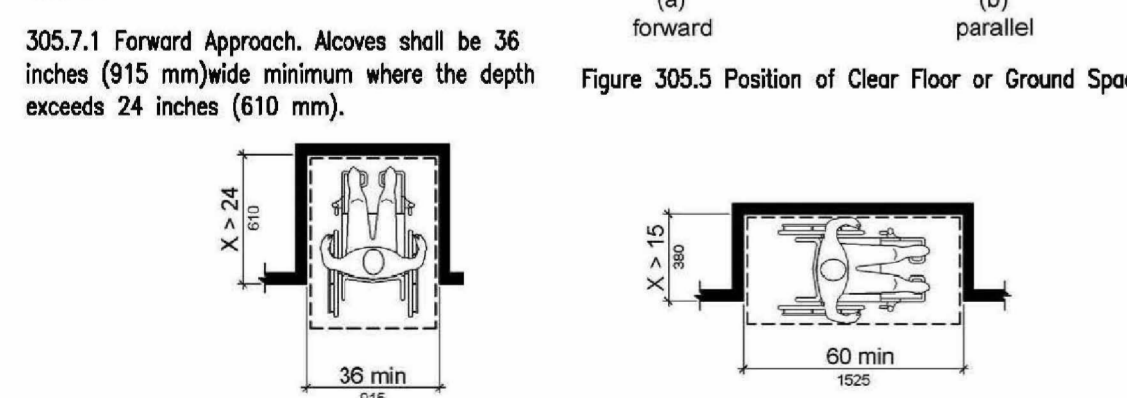


Figure 305.7.1 Forward Approach and Figure 305.7.2 Parallel Approach

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

305.7.2 Parallel Approach. Alcoves shall be 80 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

306 Knee and Toe Clearance
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

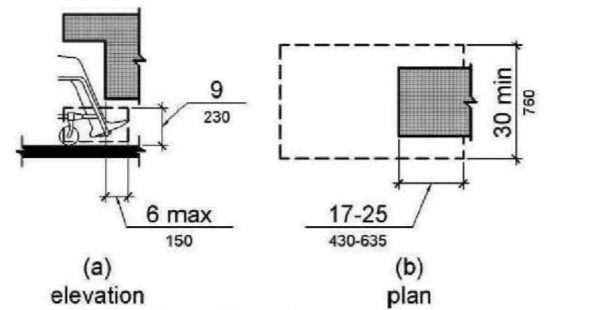


Figure 306.2 Toe Clearance

306.3 Knee Clearance.
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (762 mm) wide minimum.

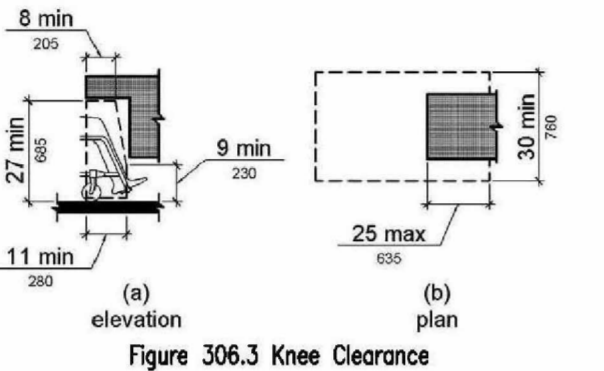


Figure 306.3 Knee Clearance

307 Protruding Objects
307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

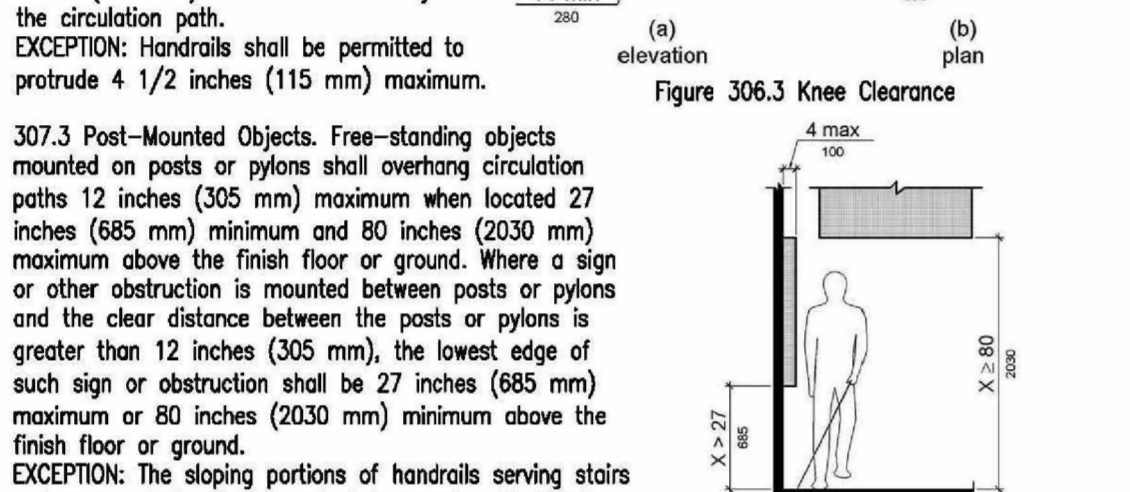


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.
EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

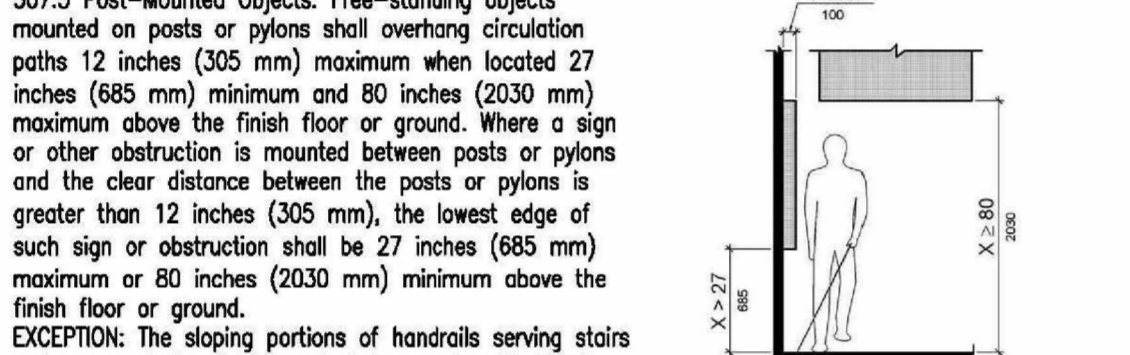


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

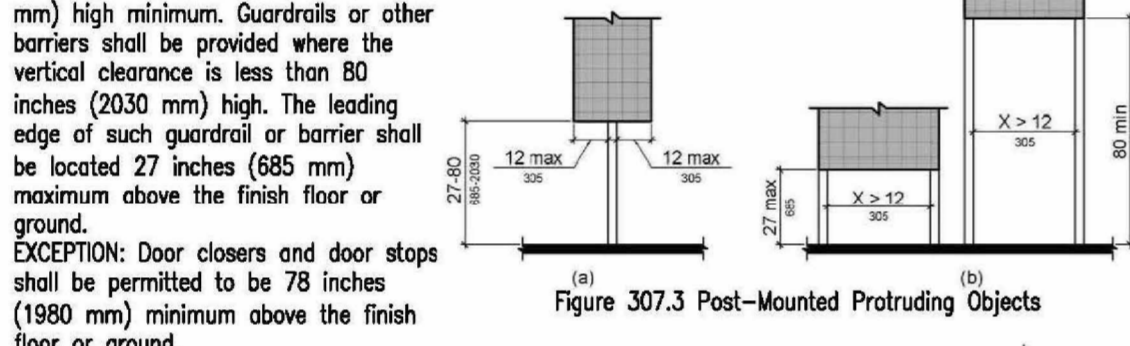


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

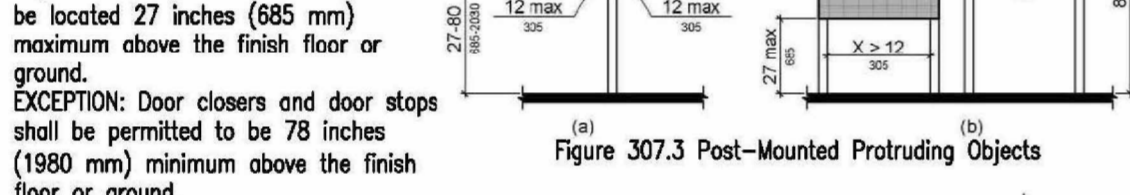


Figure 307.5 Required Clear Width

308 Reach Ranges
308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

308.2.1 Unobstructed Forward Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

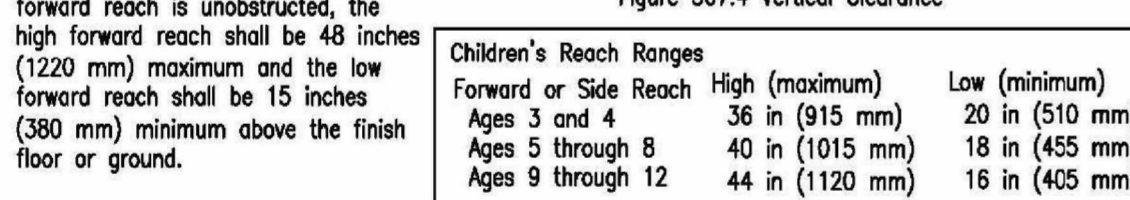


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Forward Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

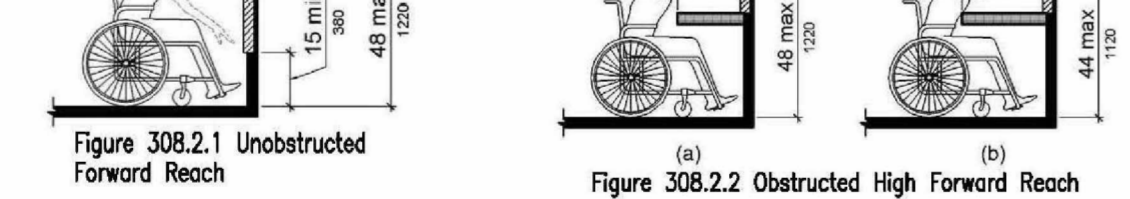


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

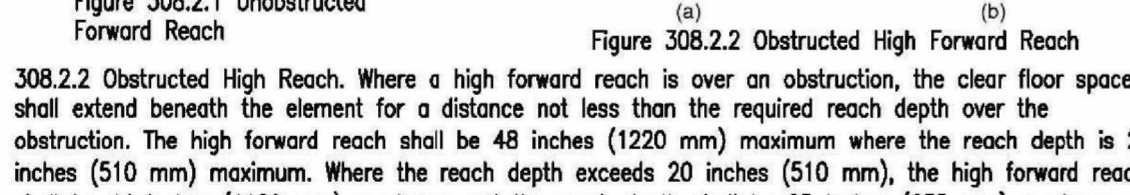


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

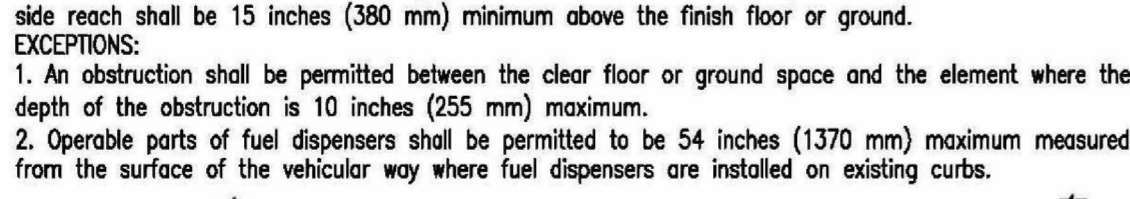


Figure 308.3.2 Obstructed Side Reach

308.3.3 Obstructed Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

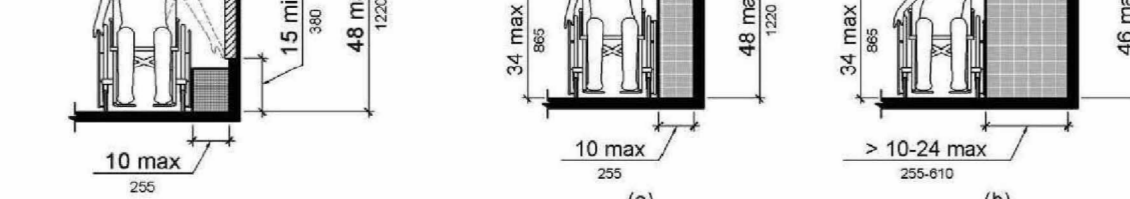


Figure 308.3.3 Obstructed Side Reach

308.3.4 Obstructed Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

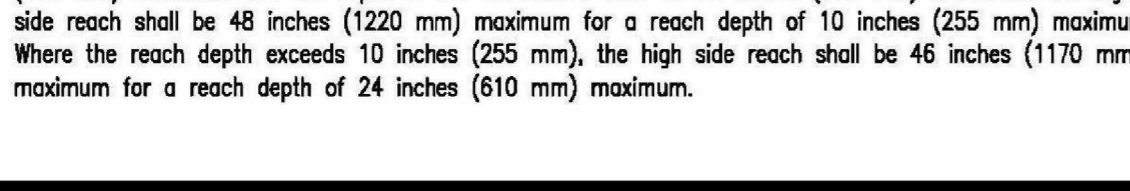


Figure 308.3.4 Obstructed Side Reach

308.3.2 EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

309 Operable Parts
309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.
EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

401 General
401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes
402.1 General. Accessible routes shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curbs excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces
403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.
EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.
EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

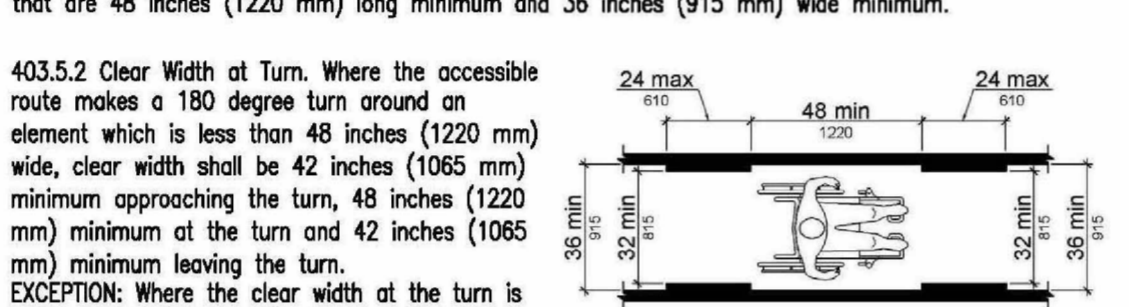


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.
EXCEPTION: Where the clear width at the turn is 80 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

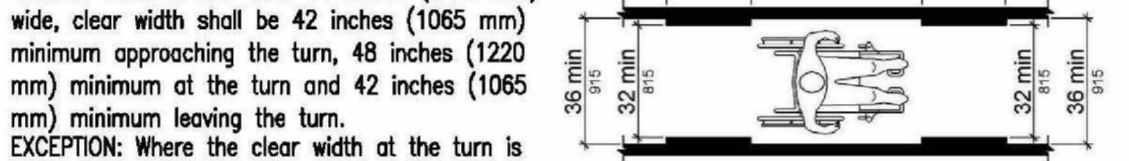


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either:
(a) a space 60 inches (1525 mm) minimum by 80 inches (1525 mm) minimum; or
(b) an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

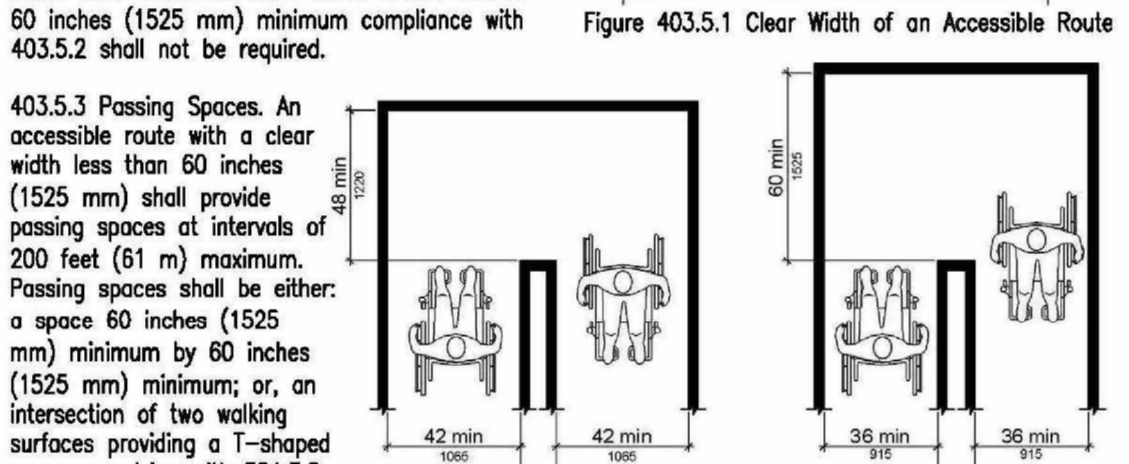


Figure 403.5.3 Passing Spaces

403.5.4 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates
404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.
EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

404.2 Manual Doors, Doorways, and Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).
EXCEPTIONS:
1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.
EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. (as illustrated on Figures 404.2.4.1)

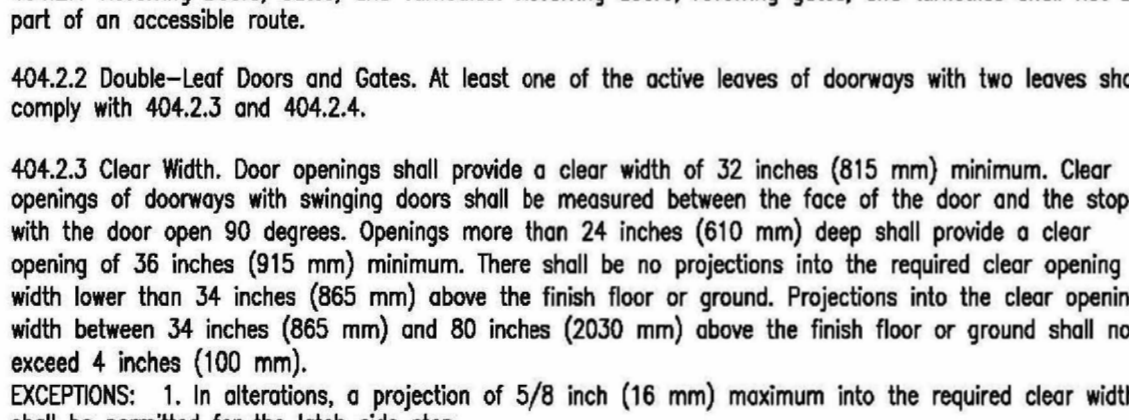


Figure 404.2.4.1 Swinging Doors and Gates

404.2.5 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.6 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.7 Springing Doors. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.8 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.9 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.
EXCEPTIONS:
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.

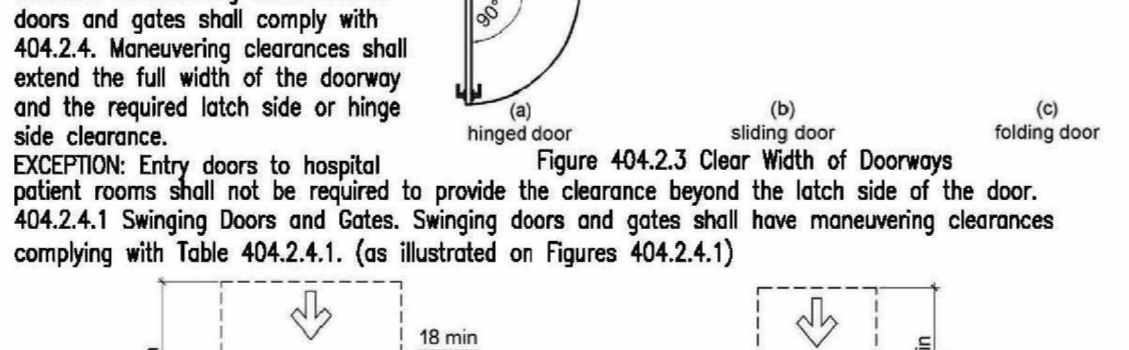


Figure 404.2.4.1 Swinging Doors and Gates

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.
EXCEPTIONS:
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.



Figure 404.2.4.1 Swinging Doors and Gates

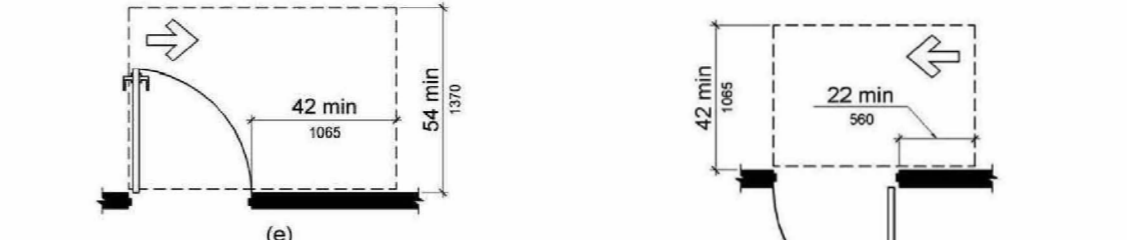


Figure 404.2.4.1 (cont.) Maneuvering Clearances at Manual Swinging Doors and Gates



Figure 404.2.4.1 (cont.) Maneuvering Clearances at Manual Swinging Doors and Gates

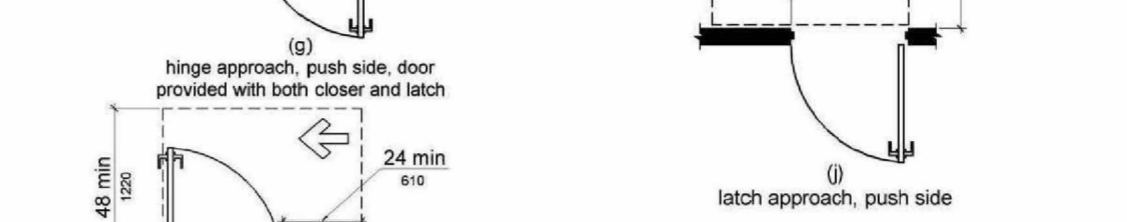


Figure 404.2.4.1 (cont.) Maneuvering Clearances at Manual Swinging Doors and Gates



Figure 404.2.4.1 (cont.) Maneuvering Clearances at Manual Swinging Doors and Gates

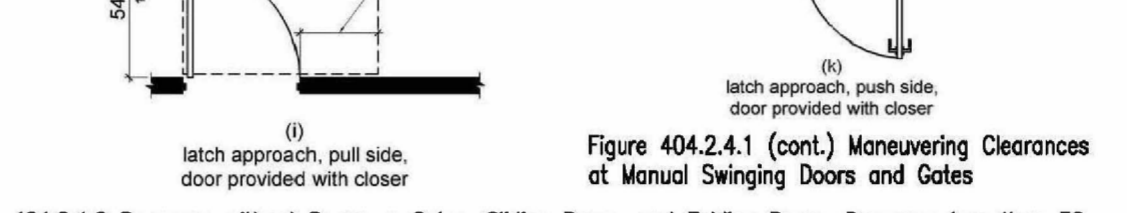


Figure 404.2.4.1 (cont.) Maneuvering Clearances at Manual Swinging Doors and Gates

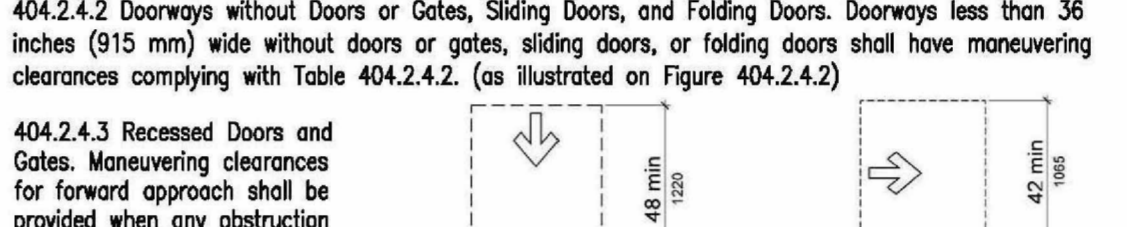


Figure 404

2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 4: ACCESSIBLE ROUTES (cont.)

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Landings. Landings shall be provided at the tops of curb ramps.

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow.

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides.

407 Elevators. 407.1 General. Elevators shall comply with 407 and with ASME A17.1.

407.2 Elevator Landing Requirements. Elevator landings shall comply with 407.2.

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309A. Call buttons shall be raised or flush.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

407.2.1.4 Location. The call button that designates the up direction shall be located at the centerline of the highest operable part.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel.

407.2.2.2 Visible Hall Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground.

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator travel.

407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.2.5 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jamba of elevator hoistway entrances.

407.2.3.1 Floor Designations on Jamba of Elevator Hoistway Entrances. Floor designations shall be provided in both tactile characters and braille.

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jamba of the hoistway immediately below the floor designation.

407.2.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

$T = D / (1.5 \text{ ft/s})$ or $T = D / (455 \text{ mm/s}) = 5$ seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the foremost call button controlling that car to the centerline of its hoistway door.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Figure 407.4.1 (Table 407.4.1).

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) minimum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.3 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.5 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.6 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.7 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.8 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.9 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.10 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.11 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.12 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.13 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.14 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.15 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.16 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.17 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.18 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall be in 1/2 inch (13 mm) minimum.

407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3 (refer to 2010 ADA for table).

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button.

407.4.7.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3 (refer to 2010 ADA for table).

407.4.7.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.7.5 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.2 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.4 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.5 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.6 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.7 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.8 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.9 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.10 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.11 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.12 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.13 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.14 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.15 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.16 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.17 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.18 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.19 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.20 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.21 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.22 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.23 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.24 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.25 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.26 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.27 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.28 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.29 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.30 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.31 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.32 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.33 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.34 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.35 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.36 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.37 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.38 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.39 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.40 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.41 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.42 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.43 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.44 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.45 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall be in 1/2 inch (13 mm) minimum.

407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3 (refer to 2010 ADA for table).

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button.

407.4.7.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3 (refer to 2010 ADA for table).

407.4.7.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.7.5 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.2 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.4 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.5 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.6 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.7 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.8 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.9 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.10 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.11 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.12 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.13 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.14 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.15 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.16 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.17 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.

407.4.8.2.18 Signal Level. The verbal annunciator shall have a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.19 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.8.2.20 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.21 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor which the car is about to stop.</

2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 6: PLUMBING ELEMENTS & FACILITIES (CONT.)

603.2.2 **Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 **Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:
 1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
 2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 **Mirrors.** Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 **Coat Hooks and Shelves.** Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.1 **General.** Water closets and toilet compartments shall comply with 604.2 through 604.9.
EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

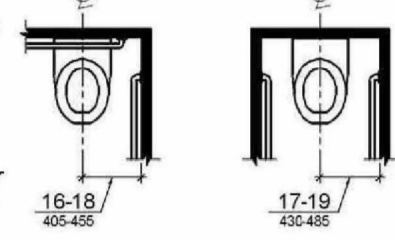


Figure 604.2 Water Closet Location

604.2 **Location.** The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

604.3 **Clearance.** Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 **Size.** Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

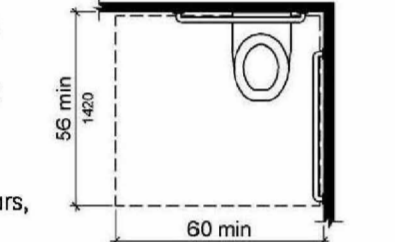


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 **Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 **Seats.** The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS:
 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

604.5 **Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS:
 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 **Side Wall.** The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

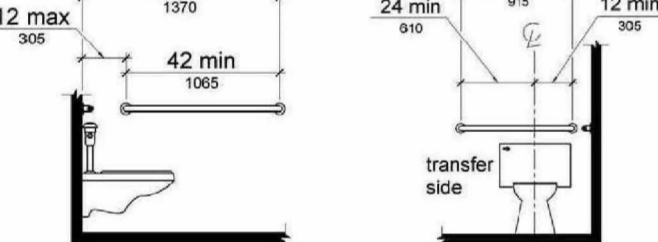


Figure 604.5.1 Side Wall Grab Bar at Water Closets

Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 **Rear Wall.** The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:
 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

604.6 **Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 **Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

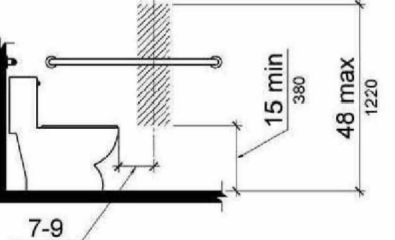


Figure 604.7 Dispenser Outlet Location

604.8 **Toilet Compartments.** Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 **Wheelchair Accessible Compartments.** Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 **Size.** Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

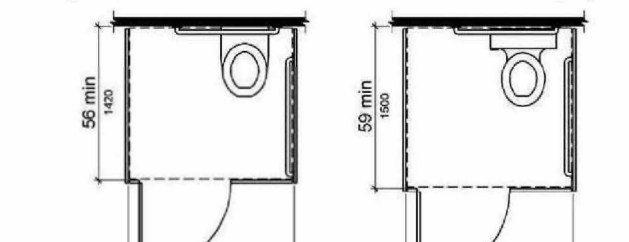


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

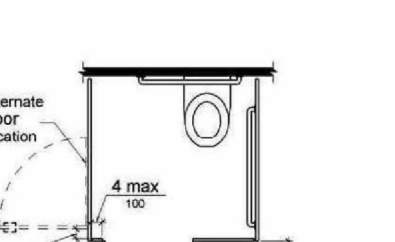


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 **Doors.** Toilet compartment doors, including door hardware, shall comply with 404 except that the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 **Approach.** Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 **Toe Clearance.** The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor. **EXCEPTION:** Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

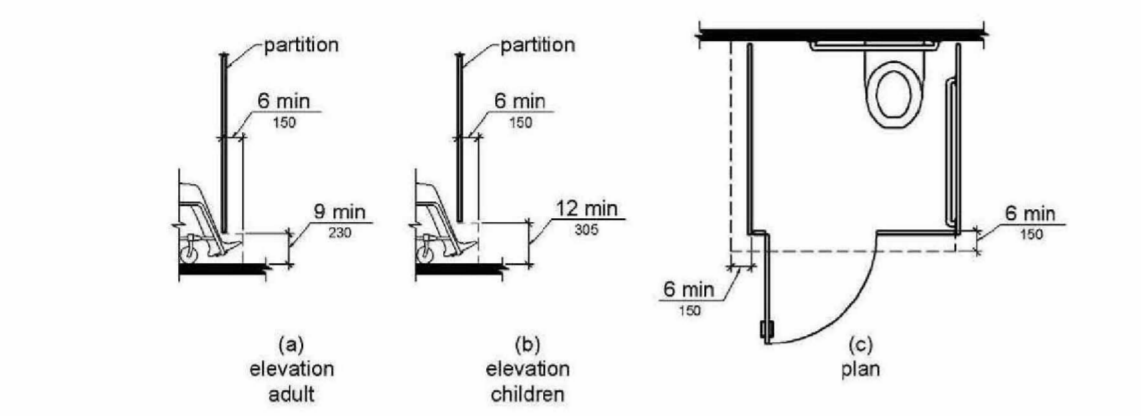


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 **Grab Bars.** Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 **Ambulatory Accessible Compartments.** Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 **Size.** Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 **Doors.** Toilet compartment doors, including door hardware, shall comply with 404, except that the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 **Grab Bars.** Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.3 **Coat Hooks and Shelves.** Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 **Water Closets and Toilet Compartments for Children's Use.** Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 **Location.** The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 **Clearance.** Clearance around a water closet shall comply with 604.3.

604.9.3 **Height.** The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 **Grab Bars.** Grab bars for water closets shall comply with 604.5.

604.9.5 **Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 **Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 **Toilet Compartments.** Toilet compartments shall comply with 604.8.

605 **Urinals**

605.1 **General.** Urinals shall comply with 605.

605.2 **Height and Depth.** Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 **Clear Floor Space.** A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 **Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 **Lavatories and Sinks**

606.1 **General.** Lavatories and sinks shall comply with 306.

606.2 **Height and Depth.** Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

606.3 **Clear Floor Space.** A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

606.4 **Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606.5 **Lavatories and Sinks**

606.5.1 **General.** Lavatories and sinks shall comply with 306.

606.5.2 **Height and Depth.** Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

606.5.3 **Clear Floor Space.** A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

606.5.4 **Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606.5.5 **Lavatories and Sinks**

606.2 **Clear Floor Space.** A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

EXCEPTIONS:
 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.
 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
 3. Residential requirements not included.

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.
 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
 6. The dip of the overflow shall not be considered in determining knee and toe clearances.
 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 **Height.** Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 **Faucets.** Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 **Exposed Pipes and Surfaces.** Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 **Bathtubs**

607.1 **General.** Bathtubs shall comply with 607.

607.2 **Clearance.** Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

607.3 **Seal.** A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 **Grab Bars.** Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 and 607.4.2.

EXCEPTIONS:
 1. Grab bars shall not be required to be installed in a bathtub located in a bathing facility for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.

607.4.1 **Bathtubs With Permanent Seats.** For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 **Back Wall.** Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 **Control End Wall.** A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2 **Bathtubs Without Permanent Seats.** For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 **Back Wall.** Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 **Control End Wall.** A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 **Head End Wall.** A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

607.4.2.4 **Transfer Type Shower Compartments.** Transfer type shower compartments, grab bars shall be provided on the control wall and back wall to a point 18 inches (455 mm) from the control wall.

607.4.2.5 **Standard Roll-In Type Shower Compartments.** Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

607.4.2.6 **Seats.** A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

607.4.2.7 **Controls, faucets, and shower spray units** shall comply with 309.4.

607.4.2.8 **Transfer Type Shower Compartments.** In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

607.4.2.9 **Standard Roll-In Type Shower Compartments.** In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

607.4.2.10 **Alternate Roll-In Type Shower Compartments.** In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the side wall opposite the seat or shall be located on the back wall behind the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

607.4.2.11 **Shower Spray Unit and Water.** A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

607.4.2.12 **Bathtub Enclosures.** Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 **Shower Compartments**

608.1 **General.** Shower compartments shall comply with 608.

608.2 **Size and Clearances for Shower Compartments.** Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 **Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

608.2.2 **Alternate Roll-In Type Shower Compartments.** Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

608.2.3 **Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 60 inches (1525 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.

608.2.4 **Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

608.2.5 **Alternate Roll-In Type Shower Compartments.** Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

608.2.6 **Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 60 inches (1525 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.

608.2.7 **Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

608.2.8 **Alternate Roll-In Type Shower Compartments.** Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

608.2.9 **Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 60 inches (1525 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.

608.2.10 **Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

608.2.11 **Alternate Roll-In Type Shower Compartments.** Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

608.2.12 **Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 60 inches (1525 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.

608.2.2 **Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 **Clearance.** A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608.2.2.2 **Clearance.** A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608.2.2.3 **Clearance.** A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608.2.2.4 **Clearance.** A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

701 General
701.1 Scope. The provisions of Chapter 7 shall apply where required by Chapter 2 or where referenced by a requirement in this document.
702 Fire Alarm Systems
702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).
EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs
703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

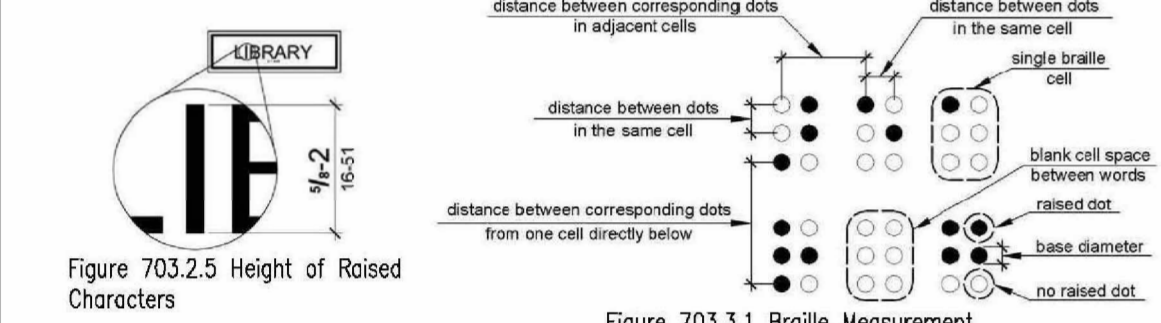
703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case. Characters shall be uppercase.

703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".
EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.



703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

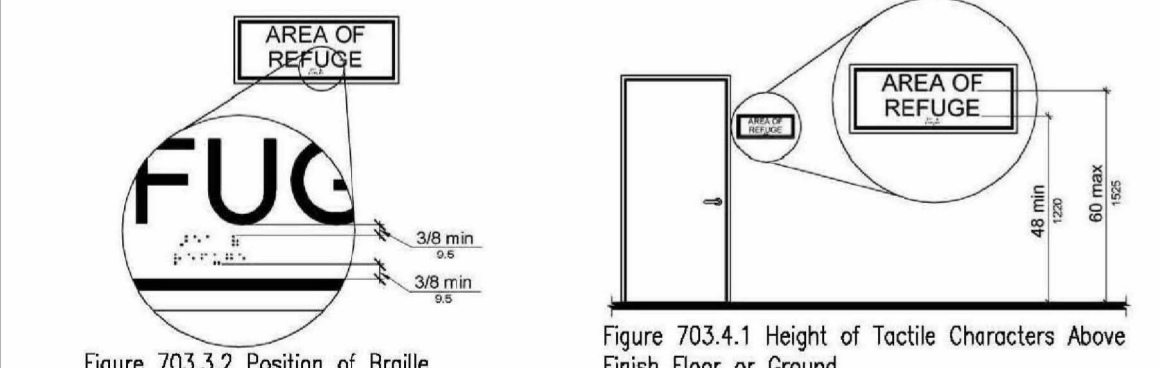
703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

Measurement Range	Minimum in Inches to Maximum in Inches
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell	0.090 (2.3 mm) to 0.100 (2.5 mm) measured center to center
Distance between corresponding dots in adjacent cells	0.241 (6.1 mm) to 0.300 (7.6 mm) measured center to center
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below	0.395 (10 mm) to 0.400 (10.2 mm) measured center to center

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.
EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.



703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided behind the arc of any door swing between the closed position and 45 degree open position.
EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

703.5 Visual Characters. Visual characters shall comply with 703.5.
EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.5.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) or less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8 inch (16 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	72 inches (1830 mm) and greater	5/8 inch (16 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 120 inches (3050 mm)	less than 180 inches (4570 mm)	2 inch (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
Greater than 120 inches (3050 mm)	less than 20 feet (6400 mm)	3 inch (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.
EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.
703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

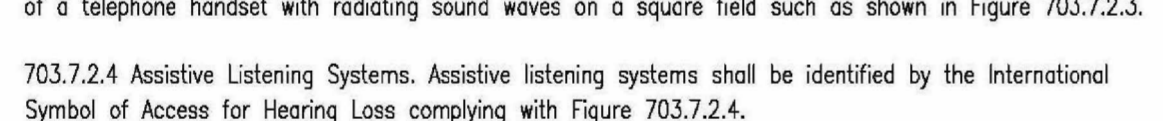
703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols.
703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.7.2.2.

703.7.2.3 Volume Control Telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.

703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.

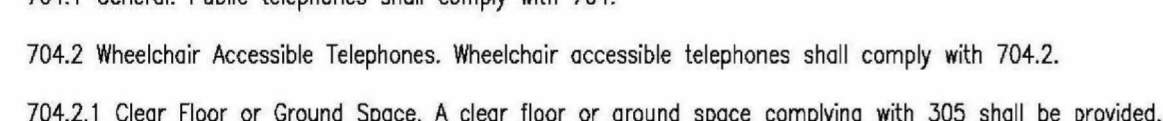


704 Telephones
704.1 General. Public telephones shall comply with 704.
704.2 Wheelchair Accessible Telephones. Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

704.2.1.1 Parallel Approach. Where a parallel approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.

704.2.1.2 Forward Approach. Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.



704.2.2 Operable Parts. Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.3 Volume Control Telephones. Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

704.4 TTYs. TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the TTY and the telephone receiver.

704.4.1 Height. When in use, the touch surface of TTY keypads shall be 34 inches (865 mm) minimum above the finish floor.
EXCEPTION: Where seats are provided, TTYs shall not be required to comply with 704.4.1.

704.4.2 Handsets. Handsets, if provided, shall be 29 inches (735 mm) long minimum.

704.4.3 Visibility. The display screen shall be visible from a point located 40 inches (1015 mm) above the center of the clear floor space in front of the machine.

704.4.4 Contrast. Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch (4.8 mm) high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

704.4.5 Braille Instructions. Braille instructions for initiating the speech mode shall be provided. Braille shall comply with 703.3.

704.4.6 Audible and Visual Indicators. The system shall provide both audible and visual signals.

704.4.7 Two-Way Communication Systems. Two-way communication systems shall comply with 708.

704.4.8 Audible and Visual Indicators. The system shall provide both audible and visual signals.

704.4.9 Handsets. Handsets, if provided, shall be 29 inches (735 mm) long minimum.

704.5 TTY Shelf. Public pay telephones required to accommodate portable TTYs shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have 6 inches (150 mm) minimum vertical clearance above the area where the TTY is to be placed.

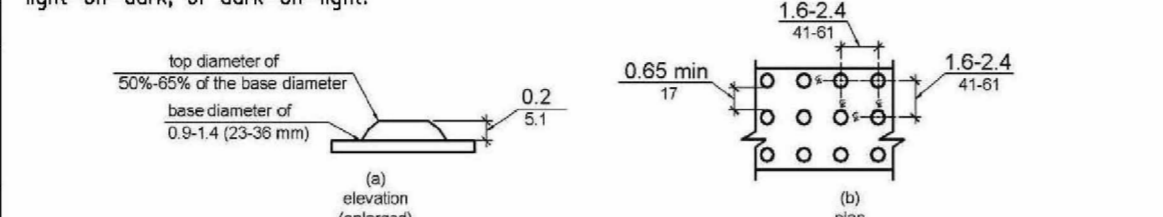
705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.85 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.



705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 74 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

705.2.1 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 74 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

705.2.2 Receiver Jacks. Receivers required for use with an assistive listening system shall include a 1/8 inch (3.2 mm) standard mono jack.

705.3 Receiver Hearing-Aid Compatibility. Receivers required to be hearing-aid compatible shall interface with telecoils in hearing aids through the provision of neckloops.

705.4 Sound Pressure Level. Assistive listening systems shall be capable of providing a sound pressure level of 110 dB minimum and 118 dB maximum with a dynamic range on the volume control of 50 dB.

705.5 Signal-to-Noise Ratio. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

705.6 Peak Clipping Level. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

707 Automatic Teller Machines and Fare Machines

707.1 General. Automatic teller machines and fare machines shall comply with 707.

707.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. **EXCEPTION:** Clear floor or ground space shall not be required at drive-up only automatic teller machines and fare machines.

707.3 Operable Parts. Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

707.4 Privacy. Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

707.5 Speech Output. Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments. Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset. Speech shall be recorded or digitized human, or synthesized.

EXCEPTIONS:
 1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

707.5.1 User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.
EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

707.5.2 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.
EXCEPTIONS:
 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
 2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
 3. Printed copies of bank statements and checks shall not be required to be audible.

707.5.3 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.
EXCEPTIONS:
 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
 2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
 3. Printed copies of bank statements and checks shall not be required to be audible.

707.5.4 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.
EXCEPTIONS:
 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
 2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
 3. Printed copies of bank statements and checks shall not be required to be audible.

707.5.5 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.
EXCEPTIONS:
 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
 2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
 3. Printed copies of bank statements and checks shall not be required to be audible.

707.5.6 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.
EXCEPTIONS:
 1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.
 2. Information on printed receipts that duplicates information available on-screen shall not be required to be presented in the form of an audible receipt.
 3. Printed copies of bank statements and checks shall not be required to be audible.

707.6 Input. Input devices shall comply with 707.6.
707.6.1 Input Controls. At least one tactilely discernible input control shall be provided for each function. Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces. Where membrane keys are the only method of input, each shall be tactilely discernible from surrounding surfaces and adjacent keys.

707.6.2 Numeric Keys. Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout. The number five key shall be tactilely distinct from the other keys.

707.6.3 Function Keys. Function keys shall comply with 707.6.3.

707.6.3.1 Contrast. Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces. Visual contrast shall be either light-on-dark or dark-on-light.
EXCEPTION: Tactile symbols required by 707.6.3.2 shall not be required to comply with 707.6.3.1.

707.6.3.2 Tactile Symbols. Function key surfaces shall have tactile symbols as follows: Enter or Proceed key; raised circle; Clear or Correct key; raised left arrow; Cancel key; raised letter ex; Add Value key; raised plus sign; Decrease Value key; raised minus sign.

707.7 Display Screen. The display screen shall comply with 707.7.
EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

707.7.1 Visibility. The display screen shall be visible from a point located 40 inches (1015 mm) above the center of the clear floor space in front of the machine.

707.7.2 Characters. Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch (4.8 mm) high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

707.8 Braille Instructions. Braille instructions for initiating the speech mode shall be provided. Braille shall comply with 703.3.

708 Two-Way Communication Systems

708.1 General. Two-way communication systems shall comply with 708.

708.2 Audible and Visual Indicators. The system shall provide both audible and visual signals.

708.3 Handsets. Handsets, if provided, shall be 29 inches (735 mm) long minimum.

CHAPTER 8: SPECIAL ROOMS, SPACES AND ELEMENTS

801 General

801.1 Scope. The provisions of Chapter 8 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

802 Wheelchair Spaces, Companion Seats, and Designated Aisle Seats
802.1 Wheelchair Spaces. Wheelchair spaces shall comply with 802.1.

802.1.1 Floor or Ground Surface. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

802.1.2 Width. A single wheelchair space shall be 36 inches (915 mm) wide minimum. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches (840 mm) wide minimum.

802.1.3 Depth. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches (1220 mm) deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 80 inches (1525 mm) deep minimum.

802.1.4 Approach. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces.

802.1.5 Overlap. Wheelchair spaces shall not overlap circulation paths.

802.2 Lines of Sight. Lines of sight to the screen, performance area, or playing field for spectators in wheelchair spaces shall comply with 802.2.

802.2.1 Lines of Sight Over Seated Spectators. Where spectators are expected to remain seated during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.1.

802.2.1.1 Lines of Sight Over Heads. Where spectators are provided lines of sight over the heads of spectators seated in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the heads of seated spectators in the first row in front of wheelchair spaces.

802.2.1.2 Lines of Sight Between Heads. Where spectators are provided lines of sight over the shoulders and between the heads of spectators seated in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of seated spectators in the first row in front of wheelchair spaces.

802.2.2 Lines of Sight Over Standing Spectators. Where spectators are expected to stand during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.2.

802.2.2.1 Lines of Sight Over Heads. Where standing spectators are provided lines of sight over the heads of spectators standing in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the heads of standing spectators in the first row in front of wheelchair spaces.

802.2.2.2 Lines of Sight Between Heads. Where standing spectators are provided lines of sight over the shoulders and between the heads of spectators standing in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of standing spectators in the first row in front of wheelchair spaces

2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 8: SPECIAL ROOMS, SPACES AND ELEMENTS (cont.)

806 Transient Lodging Guest Rooms
806.1 General. Transient lodging guest rooms shall comply with 806. Guest rooms required to provide mobility features shall comply with 806.2. Guest rooms required to provide communication features shall comply with 806.3.

806.2 Guest Rooms with Mobility Features. Guest rooms required to provide mobility features shall comply with 806.2.

806.2.1 Living and Dining Areas. Living and dining areas shall be accessible.

806.2.2 Exterior Spaces. Exterior spaces, including patios, terraces and balconies, that serve the guest room shall be accessible.

806.2.3 Sleeping Areas. At least one sleeping area shall provide a clear floor space complying with 305 on both sides of a bed. The clear floor space shall be positioned for parallel approach to the side of the bed. EXCEPTION: Where a single clear floor space complying with 305 positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed. 806.2.4 Toilet and Bathing Facilities. At least one bathroom that is provided as part of a guest room shall comply with 603. No fewer than one water closet, one lavatory, and one bathtub or shower shall comply with applicable requirements of 603 through 610. In addition, required roll-in shower compartments shall comply with 608.2.2 or 608.2.3. Toilet and bathing fixtures required to comply with 603 through 610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room.

806.2.4.1 Vanity Counter Top Space. If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

806.2.5 Kitchens and Kitchenettes. Kitchens and kitchenettes shall comply with 804.

806.2.6 Turning Space. Turning space complying with 304 shall be provided within the guest room.

806.3 Guest Rooms with Communication Features. Guest rooms required to provide communication features shall comply with 806.3.

806.3.1 Alarms. Where emergency warning systems are provided, alarms complying with 702 shall be provided.

806.3.2 Notification Devices. Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visible alarm signal appliances. Telephones shall have volume controls compatible with the telephone system and shall comply with 704.3. Telephones shall be served by an electrical outlet complying with 309 located within 48 inches (1220 mm) of the telephone to facilitate the use of a TTY.

807 Holding Cells and Housing Cells
807.1 General. Holding cells and housing cells shall comply with 807.

807.2 Cells with Mobility Features. Cells required to provide mobility features shall comply with 807.2.

807.2.1 Turning Space. Turning space complying with 304 shall be provided within the cell.

807.2.2 Benches. Where benches are provided, at least one bench shall comply with 903.

807.2.3 Beds. Where beds are provided, clear floor space complying with 305 shall be provided on at least one side of the bed. The clear floor space shall be positioned for parallel approach to the side of the bed.

807.2.4 Toilet and Bathing Facilities. Toilet facilities or bathing facilities that are provided as part of a cell shall comply with 603. Where provided, no fewer than one water closet, one lavatory, and one bathtub or shower shall comply with the applicable requirements of 603 through 610.

807.3 Cells with Communication Features. Cells required to provide communication features shall comply with 807.3.

807.3.1 Alarms. Where audible emergency alarm systems are provided to serve the occupants of cells, visible alarms complying with 702 shall be provided. EXCEPTION: Visible alarms shall not be required where inmates or detainees are not allowed independent means of egress. 807.3.2 Telephones. Telephones, where provided within cells, shall have volume controls complying with 704.3.

808 Courtrooms
808.1 General. Courtrooms shall comply with 808.
808.2 Turning Space. Where provided, areas that are raised or depressed and accessed by ramps or platform lifts with entry ramps shall provide unobstructed turning space complying with 304.
808.3 Clear Floor Space. Each jury box and witness stand shall have, within its defined area, clear floor space complying with 305. EXCEPTION: In alterations, wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where a ramp or platform lift access poses a hazard by restricting or projecting into a means of egress required by the appropriate administrative authority.
808.4 Judges' Benches and Courtroom Stations. Judges' benches, clerks' stations, bailiffs' stations, deputy clerks' stations, court reporters' stations and litigants' and counsel stations shall comply with 902.

810 Transportation Facilities
810.1 General. Transportation facilities shall comply with 810.

810.2 Bus Boarding and Alighting Areas. Bus boarding and alighting areas shall comply with 810.2. 810.2.1 Surface. Bus stop boarding and alighting areas shall have a firm, stable surface. 810.2.2 Dimensions. Bus stop boarding and alighting areas shall provide a clear length of 96 inches (2440 mm) minimum, measured perpendicular to the curb or vehicle roadway edge, and a clear width of 60 inches (1525 mm) minimum, measured parallel to the vehicle roadway.

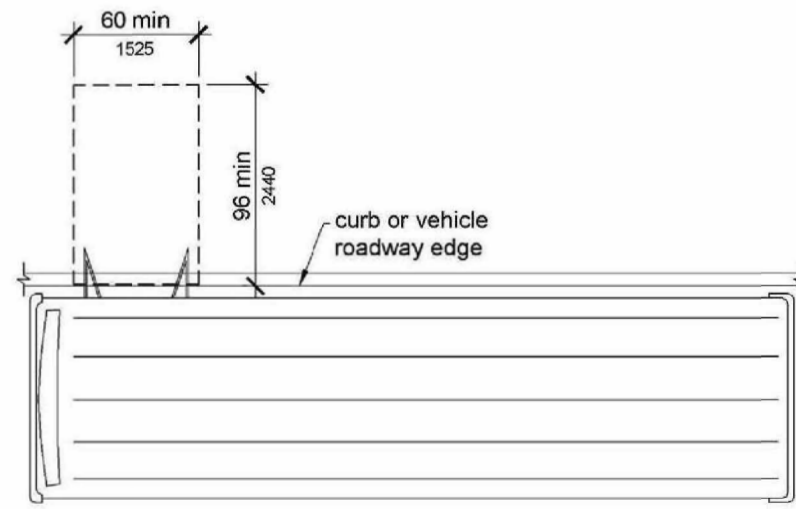


Figure 810.2.2 Dimensions of Bus Boarding and Alighting Areas

810.2.3 Connection. Bus stop boarding and alighting areas shall be connected to streets, sidewalks, or pedestrian paths by an accessible route complying with 402.

810.2.4 Slope. Parallel to the roadway, the slope of the bus stop boarding and alighting area shall be the same as the roadway, to the maximum extent practicable. Perpendicular to the roadway, the slope of the bus stop boarding and alighting area shall not be steeper than 1:48.

810.3 Bus Shelters. Bus shelters shall provide a minimum clear floor or ground space complying with 305 entirely within the shelter. Bus shelters shall be connected by an accessible route complying with 402 to a boarding and alighting area complying with 810.2.

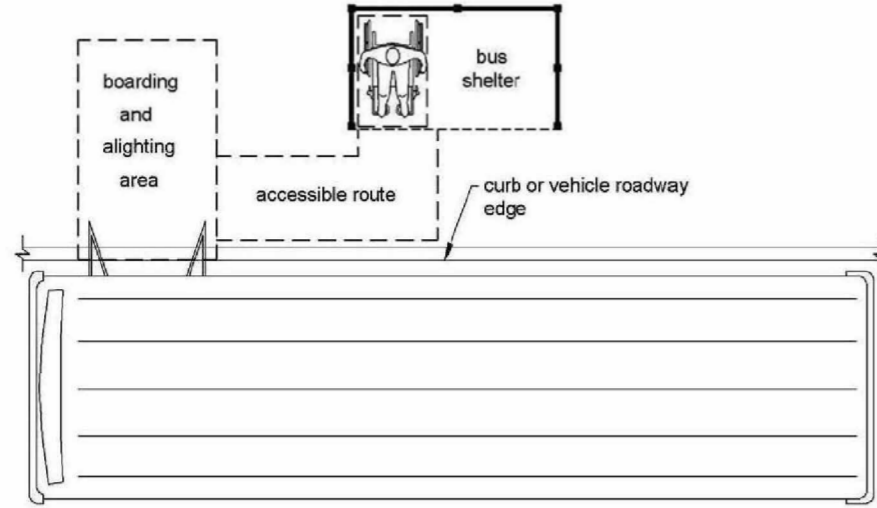


Figure 810.3 Bus Shelters

810.4 Bus Signs. Bus route identification signs shall comply with 703.5.1 through 703.5.4, and 703.5.7 and 703.5.8. In addition, to the maximum extent practicable, bus route identification signs shall comply with 703.5.5. EXCEPTION: Bus schedules, timetables and maps that are posted at the bus stop or bus bay shall not be required to comply.

810.5 Rail Platforms. Rail platforms shall comply with 810.5.

810.5.1 Slope. Rail platforms shall not exceed a slope of 1:48 in all directions. EXCEPTION: Where platforms serve vehicles operating on existing track or track laid in existing roadway, the slope of the platform parallel to the track shall be permitted to be equal to the slope (grade) of the roadway or existing track.

810.5.2 Detectable Warnings. Platform boarding edges not protected by platform screens or guards shall have detectable warnings complying with 705 along the full length of the public use area of the platform.

810.5.3 Platform and Vehicle Floor Coordination. Station platforms shall be positioned to coordinate with vehicles in accordance with the applicable requirements of 36 CFR Part 1192. Low-level platforms shall be 8 inches (205 mm) minimum above top of rail. EXCEPTION: Where vehicles are boarded from sidewalks or street-level, low-level platforms shall be permitted to be less than 8 inches (205 mm).

810.6 Rail Station Signs. Rail station signs shall comply with 810.6. EXCEPTION: Signs shall not be required to comply with 810.6.1 and 810.6.2 where audible signs are remotely transmitted to hand-held receivers, or are user- or proximity-actuated.

810.6.1 Entrances. Where signs identify a station or its entrance, at least one sign at each entrance shall comply with 703.2 and shall be placed in uniform locations to the maximum extent practicable. Where signs identify a station that has no defined entrance, at least one sign shall comply with 703.2 and shall be placed in a central location.

810.6.2 Routes and Destinations. Lists of stations, routes and destinations served by the station which are located on boarding areas, platforms, or mezzanines shall comply with 703.5. At least one tactile sign identifying the specific station and complying with 703.2 shall be provided on each platform or boarding area. Signs covered by this requirement shall, to the maximum extent practicable, be placed in uniform locations within the system. EXCEPTION: Where sign space is limited, characters shall not be required to exceed 3 inches (75 mm).

810.6.3 Station Names. Stations covered by this section shall have identification signs complying with 703.5. Signs shall be clearly visible and within the sight lines of standing and sitting passengers from within the vehicle on both sides when not obstructed by another vehicle. EXCEPTION: Where sign space is limited, characters shall not be required to exceed 3 inches (75 mm).

810.7 Public Address Systems. Where public address systems convey audible information to the public, the same or equivalent information shall be provided in a visual format.

810.8 Clocks. Where clocks are provided for use by the public, the clock face shall be uncluttered so that its elements are clearly visible. Hands, numerals and digits shall contrast with the background either light-on-dark or dark-on-light. Where clocks are installed overhead, numerals and digits shall comply with 703.5.

810.9 Escalators. Where provided, escalators shall comply with the sections 6.1.3.5.6 and 6.1.3.6.5 of ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1) and shall have a clear width of 32 inches (815 mm) minimum. EXCEPTION: Existing escalators in key stations shall not be required to comply with 810.9.

810.10 Track Crossings. Where a circulation path serving boarding platforms crosses tracks, it shall comply with 402. EXCEPTION: Openings for wheel flanges shall be permitted to be 2 1/2 inches (64 mm) maximum.

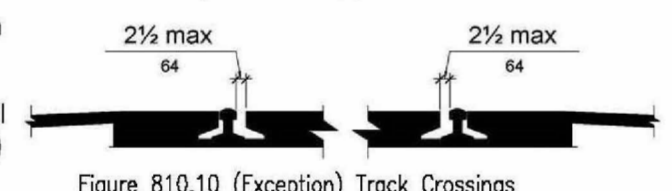


Figure 810.10 (Exception) Track Crossings

811 Storage
811.1 General. Storage shall comply with 811.

811.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

811.3 Height. Storage elements shall comply with at least one of the reach ranges specified in 308.

811.4 Operable Parts. Operable parts shall comply with 309.

CHAPTER 9: BUILT-IN ELEMENTS

901 General
901.1 Scope. The provisions of Chapter 9 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

902 Dining Surfaces and Work Surfaces
902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3. EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4. EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

903 Benches
903.1 General. Benches shall comply with 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

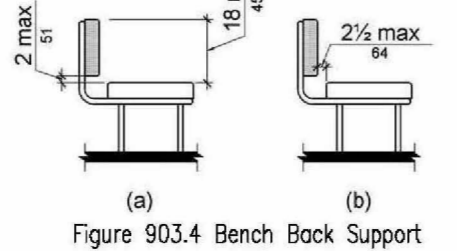


Figure 903.4 Bench Back Support

903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

904 Check-Out Aisles and Sales and Service Counters

904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3.

904.3.1 Aisle. Aisles shall comply with 403.

904.3.2 Counter. The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.

904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3.

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

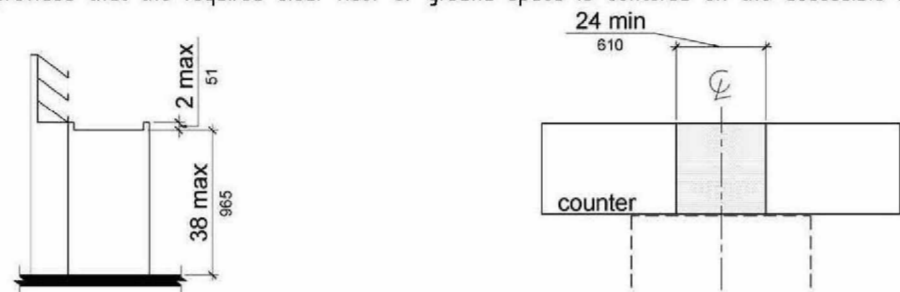


Figure 904.3.2 Check-Out Aisle Counters

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter. EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5. 904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishes, condiments, food and beverages shall comply with 308. 904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

904.6 Security Glazing. Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3.

904.6.1 Entrances. Where signs identify a station or its entrance, at least one sign at each entrance shall comply with 703.2 and shall be placed in uniform locations to the maximum extent practicable. Where signs identify a station that has no defined entrance, at least one sign shall comply with 703.2 and shall be placed in a central location.

904.6.2 Routes and Destinations. Lists of stations, routes and destinations served by the station which are located on boarding areas, platforms, or mezzanines shall comply with 703.5. At least one tactile sign identifying the specific station and complying with 703.2 shall be provided on each platform or boarding area. Signs covered by this requirement shall, to the maximum extent practicable, be placed in uniform locations within the system. EXCEPTION: Where sign space is limited, characters shall not be required to exceed 3 inches (75 mm).

904.6.3 Station Names. Stations covered by this section shall have identification signs complying with 703.5. Signs shall be clearly visible and within the sight lines of standing and sitting passengers from within the vehicle on both sides when not obstructed by another vehicle. EXCEPTION: Where sign space is limited, characters shall not be required to exceed 3 inches (75 mm).

904.6.4 Escalators. Where provided, escalators shall comply with the sections 6.1.3.5.6 and 6.1.3.6.5 of ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1) and shall have a clear width of 32 inches (815 mm) minimum. EXCEPTION: Existing escalators in key stations shall not be required to comply with 810.9.

904.6.5 Track Crossings. Where a circulation path serving boarding platforms crosses tracks, it shall comply with 402. EXCEPTION: Openings for wheel flanges shall be permitted to be 2 1/2 inches (64 mm) maximum.

904.6.6 Storage. Storage shall comply with 811.

904.6.7 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

904.6.8 Height. Storage elements shall comply with at least one of the reach ranges specified in 308.

904.6.9 Operable Parts. Operable parts shall comply with 309.

CHAPTER 10: RECREATIONAL FACILITIES

1001 General
1001.1 Scope. The provisions of Chapter 10 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

1002 Amusement Rides
1002.1 General. Amusement rides shall comply with 1002.

1002.2 Accessible Routes. Accessible routes serving amusement rides shall comply with Chapter 4. EXCEPTIONS:
1. In load or unload areas and on amusement rides, where compliance with 405.2 is not structurally or operationally feasible, ramp slopes shall be permitted to be 1:8 maximum.
2. In load or unload areas and on amusement rides, handrails provided along walking surfaces complying with 403 and required on ramps complying with 405 shall not be required to comply with 505 where compliance is not structurally or operationally feasible.

1002.3 Load and Unload Areas. A turning space complying with 304.2 and 304.3 shall be provided in load and unload areas.
1002.4 Wheelchair Spaces in Amusement Rides. Wheelchair spaces in amusement rides shall comply with 1002.4.
1002.4.1 Floor or Ground Surface. The floor or ground surface of wheelchair spaces shall be stable and firm.
1002.4.2 Slope. The floor or ground surface of wheelchair spaces shall have a slope not steeper than 1:48 when in the load and unload position.

1002.4.3 Gaps. Floors of amusement rides with wheelchair spaces and floors of load and unload areas shall be coordinated so that, when amusement rides are at rest in the load and unload position, the vertical difference between the floors shall be within plus or minus 5/8 inches (16 mm) and the horizontal gap shall be 3 inches (75 mm) maximum under normal passenger load conditions. EXCEPTION: Where compliance is not operationally or structurally feasible, ramps, bridge plates, or similar devices complying with the applicable requirements of 36 CFR 1192.83(c) shall be provided.

1002.4.4 Clearances. Clearances for wheelchair spaces shall comply with 1002.4.4.
EXCEPTIONS:
1. Where provided, securement devices shall be permitted to overlap required clearances.
2. Wheelchair spaces shall be permitted to be mechanically or manually repositioned.
3. Wheelchair spaces shall not be required to comply with 307.4.

1002.4.4.1 Width and Length. Wheelchair spaces shall provide a clear width of 30 inches (760 mm) minimum and a clear length of 48 inches (1220 mm) minimum measured to the sides (230 mm) minimum above the floor surface.

1002.4.4.2 Side Entry. Where wheelchair spaces are entered only from the side, amusement rides shall be designed to permit sufficient maneuvering clearance for individuals using a wheelchair or mobility aid to enter and exit the ride.

1002.4.4.3 Permitted Protrusions in Wheelchair Spaces. Objects are permitted to protrude a distance of 6 inches (150 mm) maximum along the front of the wheelchair space, where located 9 inches (230 mm) minimum and 27 inches (685 mm) maximum above the floor or ground surface of the wheelchair space. Objects are permitted to protrude a distance of 25 inches (635 mm) maximum along the front of the wheelchair space, where located more than 27 inches (685 mm) above the floor or ground surface of the wheelchair space.

1002.4.5 Ride Entry. Openings providing entry to wheelchair spaces on amusement rides shall be 32 inches (815 mm) minimum clear.
1002.4.6 Approach. One side of the wheelchair space shall adjoin an accessible route when in the load and unload position.

1002.4.7 Companion Seats. Where the interior width of the amusement ride is greater than 53 inches (1345 mm), seating is provided for more than one rider, and the wheelchair is not required to be centered within the amusement ride, a companion seat shall be provided for each wheelchair space.

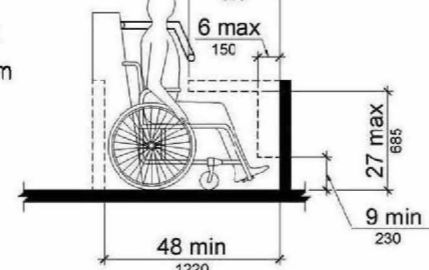


Figure 1002.4.4.3 Protrusions in Wheelchair Spaces in Amusement Rides

1002.4.7.1 Shoulder-to-Shoulder Seating. Where an amusement ride provides shoulder-to-shoulder seating, companion seats shall be shoulder-to-shoulder with the adjacent wheelchair space. EXCEPTION: Where shoulder-to-shoulder companion seating is not operationally or structurally feasible, compliance with this requirement shall be required to the maximum extent practicable.

1002.5 Amusement Ride Seats Designed for Transfer. Amusement ride seats designed for transfer shall comply with 1002.5 when positioned for loading and unloading.

1002.5.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided in the load and unload area adjacent to the amusement ride seats designed for transfer.

1002.5.2 Transfer Height. The height of amusement ride seats designed for transfer shall be 14 inches (355 mm) minimum and 24 inches (610 mm) maximum measured from the surface of the load and unload area.

1002.5.3 Transfer Entry. Where openings are provided for transfer to amusement ride seats, the openings shall provide clearance for transfer from a wheelchair or mobility aid to the amusement ride seat.

1002.5.4 Wheelchair Storage Space. Wheelchair storage spaces complying with 305 shall be provided in or adjacent to unload areas for each required amusement ride seat designed for transfer and shall not overlap any required means of egress or accessible route.

1002.6 Transfer Devices for Use with Amusement Rides. Transfer devices for use with amusement rides shall comply with 1002.6 when positioned for loading and unloading.

1002.6.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided in the load and unload area adjacent to the transfer device.

1002.6.2 Transfer Height. The height of transfer device seats shall be 14 inches (355 mm) minimum and 24 inches (610 mm) maximum measured from the load and unload surface.

1002.6.3 Wheelchair Storage Space. Wheelchair storage spaces complying with 305 shall be provided in or adjacent to unload areas for each required transfer device and shall not overlap any required means of egress or accessible route.

1003 Recreational Boating Facilities

1003.1 General. Recreational boating facilities shall comply with 1003.

1003.2 Accessible Routes. Accessible routes serving recreational boating facilities, including gangways and floating piers, shall comply with Chapter 4 except as modified by the exceptions in 1003.2.

1003.2.1 Boat Slips. Accessible routes serving boat slips shall be permitted to use the exceptions in 1003.2.1.
EXCEPTIONS:
1. Where an existing gangway or series of gangways is replaced or altered, an increase in the length of the gangway shall not be required to comply with 1003.2 unless required by 202.4.
2. Gangways shall not be required to comply with the maximum rise specified in 405.6.
3. Where the total length of a gangway or series of gangways serving as part of a required accessible route is 80 feet (24 m) minimum, gangways shall not be required to comply with 405.2.
4. Where facilities contain fewer than 25 boat slips and the total length of the gangway or series of gangways serving as part of a required accessible route is 30 feet (9.145 m) minimum, gangways shall not be required to comply with 405.2.

5. Where gangways connect to transition plates, landings specified by 405.7 shall not be required.
6. Where gangways and transition plates connect and are required to have handrails, handrail extensions shall not be required. Where handrail extensions are provided on gangways or transition plates, the handrail extensions shall not be required to be provided with the ground or floor surface.
7. The cross slope specified in 403.3 and 405.3 for gangways, transition plates, and floating piers that are part of accessible routes shall be measured in the static position.
8. Changes in level complying with 303.3 and 303.4 shall be permitted on the surfaces of gangways and boat launch ramps.

1003.2.2 Boarding Piers at Boat Launch Ramps. Accessible routes serving boarding piers at boat launch ramps shall be permitted to use the exceptions in 1003.2.2.
EXCEPTIONS:
1. Accessible routes serving floating boarding piers shall be permitted to use Exceptions 1, 2, 5, 6, 7 and 8 in 1003.2.1.
2. Where the total length of the gangway or series of gangways serving as part of a required accessible route is 30 feet (9.145 m) minimum, gangways shall not be required to comply with 405.2.
3. Where the accessible route serving a floating boarding pier or skid pier is located within a boat launch ramp, the portion of the accessible route located within the boat launch ramp shall not be required to comply with 405.

1003.3 Clearances. Clearances at boat slips and on boarding piers at boat launch ramps shall comply with 1003.3.
1003.3.1 Boat Slip Clearance. Boat slips shall provide clear pier space 60 inches (1525 mm) wide minimum and at least as long as the boat slips. Each 10 feet (3050 mm) maximum of linear pier edge serving boat slips shall contain at least one continuous clear opening 60 inches (1525 mm) wide minimum.
EXCEPTIONS:
1. Clear pier space shall be permitted to be 36 inches (915 mm) wide minimum for a length of 24 inches (610 mm) maximum, provided that multiple 36 inch (915 mm) wide segments are separated by segments that are 60 inches (1525 mm) wide minimum and 60 inches (1525 mm) long minimum.
2. Edge protection shall be permitted at the continuous clear openings, provided that it is 4 inches (100 mm) high maximum and 2 inches (51 mm) wide maximum.
3. In existing piers, clear pier space shall be permitted to be located perpendicular to the boat slip and shall extend the width of the boat slip, where the facility has at least one boat slip complying with 1003.3, and further compliance with 1003.3 would result in a reduction in the number of boat slips available or result in a reduction of the widths of existing slips.

1003.3.2 Extended Ground or Deck Surface. Accessible routes serving boarding piers at boat launch ramps shall be permitted to use the exceptions in 1003.3.2.
EXCEPTIONS:
1. Accessible routes serving floating boarding piers shall be permitted to use Exceptions 1, 2, 5, 6, 7 and 8 in 1003.2.1.
2. Where the total length of the gangway or series of gangways serving as part of a required accessible route is 30 feet (9.145 m) minimum, gangways shall not be required to comply with 405.2.
3. Where the accessible route serving a floating boarding pier or skid pier is located within a boat launch ramp, the portion of the accessible route located within the boat launch ramp shall not be required to comply with 405.

1003.3.3 Extended Ground or Deck Surface at Fishing Piers and Platforms
1003.3.3.1 Curbs or Barriers. Curbs or barriers shall extend

2012 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 10: RECREATIONAL FACILITIES (cont.)

1008 Play Areas

1008.1 General. Play areas shall comply with 1008.
1008.2 Accessible Routes. Accessible routes serving play areas shall comply with Chapter 4 and 1008.2 and shall be permitted to use the exceptions in 1008.2.1 through 1008.2.3. Where accessible routes serve ground level play components, the vertical clearance shall be 80 inches (2030 mm) minimum.

1008.2.1 Ground Level and Elevated Play Components. Accessible routes serving ground level play components and elevated play components shall be permitted to use the exceptions in 1008.2.1. EXCEPTIONS:

- Transfer systems complying with 1008.3 shall be permitted to connect elevated play components except where 20 or more elevated play components are provided no more than 25 percent of the elevated play components shall be permitted to be connected by transfer systems.
- Where transfer systems are provided, an elevated play component shall be permitted to connect to another elevated play component as part of an accessible route.

1008.2.2 Soft Contained Play Structures. Accessible routes serving soft contained play structures shall be permitted to use the exception in 1008.2.2. EXCEPTION: Transfer systems complying with 1008.3 shall be permitted to be used as part of an accessible route.

1008.2.3 Water Play Components. Accessible routes serving water play components shall be permitted to use the exceptions in 1008.2.3. EXCEPTIONS:

- Where the surface of the accessible route, clear floor or ground spaces, or turning spaces serving water play components is submerged, compliance with 302, 403.3, 405.2, 405.3, and 1008.2.6 shall not be required.
- Transfer systems complying with 1008.3 shall be permitted to connect elevated play components in water.

1008.2.4 Clear Width. Accessible routes connecting play components shall provide a clear width complying with 1008.2.4.

1008.2.4.1 Ground Level. At ground level, the clear width of accessible routes shall be 60 inches (1525 mm) minimum.

EXCEPTIONS:

- In play areas less than 1000 square feet (93 m²), the clear width of accessible routes shall be permitted to be 44 inches (1120 mm) minimum, if at least one turning space complying with 304.3 is provided where the restricted accessible route exceeds 30 feet (9145 mm) in length.
- The clear width of accessible routes shall be permitted to be 36 inches (915 mm) minimum for a distance of 60 inches (1525 mm) maximum provided that multiple reduced width segments are separated by segments that are 60 inches (1525 mm) wide minimum and 60 inches (1525 mm) long minimum.

1008.2.4.2 Elevated. The clear width of accessible routes connecting elevated play components shall be 36 inches (915 mm) minimum.

EXCEPTIONS:

- The clear width of accessible routes connecting elevated play components shall be permitted to be reduced to 32 inches (815 mm) minimum for a distance of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.
- The clear width of transfer systems connecting elevated play components shall be permitted to be 24 inches (610 mm) minimum.

1008.2.5 Ramps. Within play areas, ramps connecting ground level play components and ramps connecting elevated play components shall comply with 1008.2.5.

1008.2.5.1 Ground Level. Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

1008.2.5.2 Elevated. The rise for any ramp run connecting elevated play components shall be 12 inches (305 mm) maximum.

1008.2.5.3 Handrails. Where required on ramps serving play components, the handrails shall comply with 505 except as modified by 1008.2.5.3. EXCEPTIONS:

- Handrails shall not be required on ramps located within ground level use zones.
- Handrail extensions shall not be required.

1008.2.5.3.1 Handrail Gripping Surfaces. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 0.95 inch (24 mm) minimum and 1.55 inches (39 mm) maximum. Where the shape of the gripping surface is non-circular, the handrail shall provide an equivalent gripping surface.

1008.2.5.3.2 Handrail Height. The top of handrail gripping surfaces shall be 20 inches (510 mm) minimum and 28 inches (710 mm) maximum above the ramp surface.

1008.2.6 Ground Surfaces. Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with 1008.2.6.

1008.2.6.1 Accessibility. Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

1008.2.6.2 Use Zones. Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

1008.3 Transfer Systems. Where transfer systems are provided to connect to elevated play components, transfer systems shall comply with 1008.3.

1008.3.1 Transfer Platforms. Transfer platforms shall be provided where transfer is intended from wheelchairs or other mobility aids. Transfer platforms shall comply with 1008.3.1.

1008.3.1.1 Size. Transfer platforms shall have level surfaces 14 inches (355 mm) deep minimum and 24 inches (610 mm) wide minimum.

1008.3.1.2 Height. The height of transfer platforms shall be 11 inches (280 mm) minimum and 18 inches (455 mm) maximum measured to the top of the surface from the ground or floor surface.

1008.3.1.3 Transfer Space. A transfer space complying with 305.2 and 305.3 shall be provided adjacent to the transfer platform. The 48 inch (1220 mm) long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch (610 mm) long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

1008.3.1.4 Transfer Supports. At least one means of support for transferring shall be provided.

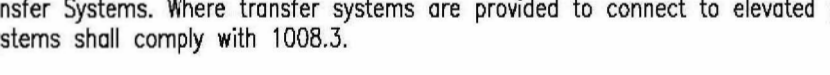


Figure 1008.3.1 Transfer Platforms

1008.3.2 Transfer Steps. Transfer steps shall be provided where movement is intended from transfer platforms to levels with elevated play components required to be on accessible routes. Transfer steps shall comply with 1008.3.2.

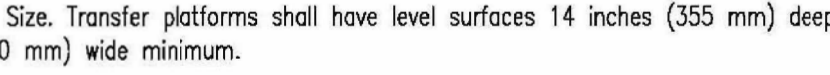


Figure 1008.3.2 Transfer Steps

1008.3.2.1 Size. Transfer steps shall have level surfaces 14 inches (355 mm) deep minimum and 24 inches (610 mm) wide minimum.

1008.3.2.2 Height. Each transfer step shall be 8 inches (205 mm) high maximum.

1008.3.2.3 Transfer Supports. At least one means of support for transferring shall be provided.

1008.4 Play Components. Ground level play components on accessible routes and elevated play components connected by ramps shall comply with 1008.4.

1008.4.1 Turning Space. At least one turning space complying with 304 shall be provided on the same level as play components. Where swings are provided, the turning space shall be located immediately adjacent to the swing.

1008.4.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305.2 and 305.3 shall be provided at play components.

Children's Reach Ranges (refer to Advisory 1008.4.2 in ADA for additional information)			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 6	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

1008.4.3 Play Tables. Where play tables are provided, knee clearance 24 inches (610 mm) high minimum, 17 inches deep (430 mm) minimum, and 30 inches (760 mm) wide minimum shall be provided. The tops of rims, curbs, or other obstructions shall be 31 inches (785 mm) high maximum.

EXCEPTION: Play tables designed and constructed primarily for children 5 years and younger shall not be required to provide knee clearance where the clear floor or ground space required by 1008.4.2 is arranged for a parallel approach.

1008.4.4 Entry Points and Seats. Where play components require transfer to entry points or seats, the entry points or seats shall be 11 inches (280 mm) minimum and 24 inches (610 mm) maximum from the clear floor or ground space.

EXCEPTION: Entry points of slides shall not be required to comply with 1008.4.4.

1008.4.5 Transfer Supports. Where play components require transfer to entry points or seats, at least one means of support for transferring shall be provided.

1009 Swimming Pools, Wading Pools, and Spas
1009.1 General. Where provided, pool lifts, sloped entries, transfer walls, transfer systems, and pool stairs shall comply with 1009.

1009.2 Pool Lifts. Pool lifts shall comply with 1009.2.

1009.2.1 Pool Lift Location. Pool lifts shall be located where the water level does not exceed 48 inches (1220 mm).

EXCEPTIONS:

- Where the entire pool depth is greater than 48 inches (1220 mm), compliance with 1009.2.1 shall not be required.
- Where multiple pool lift locations are provided, no more than one pool lift shall be required to be located in an area where the water level is 48 inches (1220 mm) maximum.

1009.2.2 Seat Location. In the raised position, the centerline of the seat shall be located over the deck and 16 inches (405 mm) minimum from the edge of the pool. The deck surface between the centerline of the seat and the pool edge shall have a slope not steeper than 1:48.

1009.2.3 Clear Deck Space. On the side of the seat opposite the water, a clear deck space shall be provided parallel with the seat. The space shall be 36 inches (915 mm) wide minimum and shall extend forward 48 inches (1220 mm) minimum from a line located 12 inches (305 mm) behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1:48.

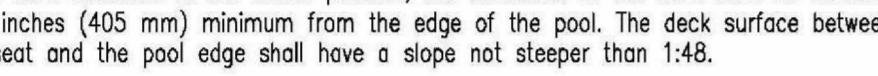


Figure 1009.2.2 Pool Lift Seat Location

1009.2.4 Seat Height. The height of the lift seat shall be designed to allow a stop at 16 inches (405 mm) minimum to 19 inches (485 mm) maximum measured from the deck to the top of the seat surface when in the raised (load) position.

1009.2.5 Seat Width. The seat shall be 16 inches (405 mm) wide minimum.

1009.2.6 Footrests and Armrests. Footrests shall be provided and shall move with the seat. If provided, the armrest positioned opposite the water shall be removable or shall fold clear of the seat when the seat is in the raised (load) position.

EXCEPTION: Footrests shall not be required on pool lifts provided in spas.

1009.2.7 Operation. The lift shall be capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms shall be unobstructed when the lift is in use and shall comply with 309.4.

1009.2.8 Submerged Depth. The lift shall be designed so that the seat will submerge to a water depth of 18 inches (455 mm) minimum below the stationary water level.

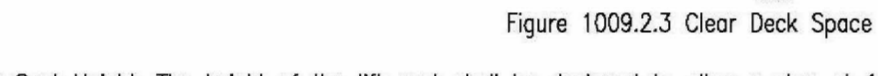


Figure 1009.2.8 Pool Lift Submerged Depth

1009.2.9 Lifting Capacity. Single person pool lifts shall have a weight capacity of 300 pounds. (136 kg) minimum and be capable of sustaining a static load of at least one and a half times the rated load.

1009.3 Sloped Entries. Sloped entries shall comply with 1009.3.

1009.3.1 Sloped Entries. Sloped entries shall comply with Chapter 4 except as modified in 1109.3.1 through 1109.3.3. EXCEPTION: Where sloped entries are provided, the surfaces shall not be required to be slip resistant.

1009.3.2 Submerged Depth. Sloped entries shall extend to a depth of 24 inches (610 mm) minimum and 30 inches (760 mm) maximum below the stationary water level. Where landings are required by 405.7, at least one landing shall be located 24 inches (610 mm) minimum and 30 inches (760 mm) maximum below the stationary water level.

EXCEPTION: In wading pools, the sloped entry and landings, if provided, shall extend to the deepest part of the wading pool.

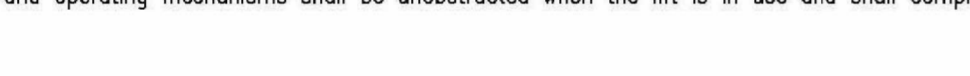


Figure 1009.3.2 Sloped Entry Submerged Depth

1009.3.3 Handrails. At least two handrails complying with 505 shall be provided on the sloped entry. The clear width between required handrails shall be 33 inches (840 mm) minimum and 38 inches (965 mm) maximum.

EXCEPTIONS:

- Handrail extensions specified by 505.10.1 shall not be required at the bottom landing serving a sloped entry.
- Where a sloped entry is provided for wave action pools, leisure rivers, sand bottom pools, and other pools where user access is limited to one area, the handrails shall not be required to comply with the clear width requirements of 1009.3.3.
- Sloped entries in wading pools shall not be required to provide handrails complying with 1009.3.3. If provided, handrails on sloped entries in wading pools shall not be required to comply with 505.



Figure 1009.3.3 Handrails for Sloped Entry

1009.4 Transfer Walls. Transfer walls shall comply with 1009.4.

1009.4.1 Clear Deck Space. A clear deck space of 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum with a slope not steeper than 1:48 shall be provided at the base of the transfer wall. Where one grab bar is provided, the clear deck space shall be centered on the grab bar. Where two grab bars are provided, the clear deck space shall be centered on the clearance between the grab bars.

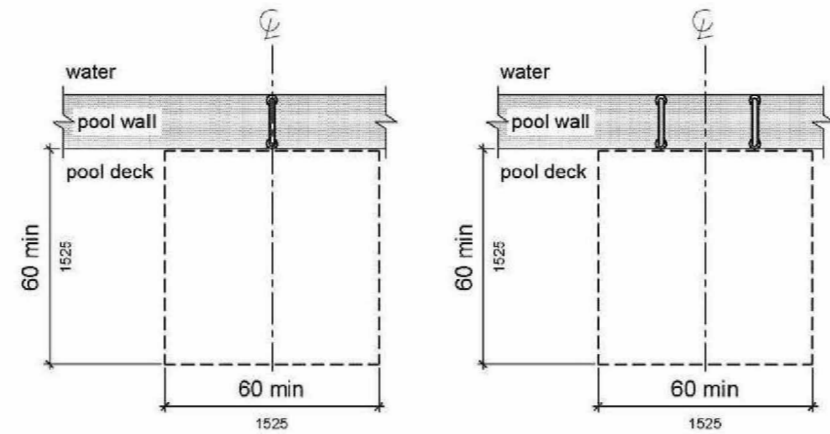


Figure 1009.4.1 Clear Deck Space at Transfer Walls

1009.4.2 Height. The height of the transfer wall shall be 16 inches (405 mm) minimum and 19 inches (485 mm) maximum measured from the deck.

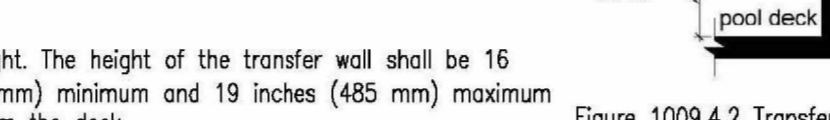


Figure 1009.4.2 Transfer Wall Height

1009.4.3 Wall Depth and Length. The depth of the transfer wall shall be 12 inches (305 mm) minimum and 16 inches (405 mm) maximum. The length of the transfer wall shall be 60 inches (1525 mm) minimum and shall be centered on the clear deck space.

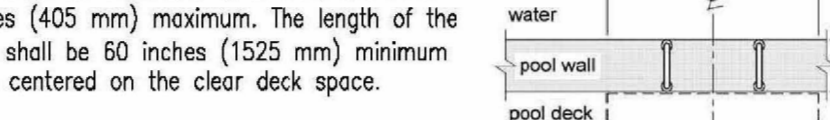


Figure 1009.4.3 Depth and Length of Transfer Walls

1009.4.4 Surface. Surfaces of transfer walls shall not be sharp and shall have rounded edges.

1009.4.5 Grab Bars. At least one grab bar complying with 609 shall be provided on the transfer wall. Grab bars shall be perpendicular to the pool wall and shall extend the full depth of the transfer wall. The top of the gripping surface shall be 4 inches (100 mm) minimum and 6 inches (150 mm) maximum above transfer walls. Where one grab bar is provided, clearance shall be 24 inches (610 mm) minimum on both sides of the grab bar. Where two grab bars are provided, clearance between grab bars shall be 24 inches (610 mm) minimum.

EXCEPTION: Grab bars on transfer walls shall not be required to comply with 609.4.

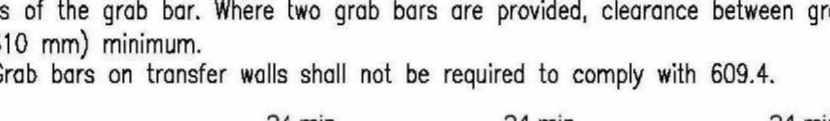


Figure 1009.4.5 Grab Bars for Transfer Walls

1009.5 Transfer Systems. Transfer systems shall comply with 1009.5.

1009.5.1 Transfer Platform. A transfer platform shall be provided at the head of each transfer system. Transfer platforms shall provide 19 inches (485 mm) minimum clear depth and 24 inches (610 mm) minimum clear width.

1009.5.2 Transfer Space. A transfer space of 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum with a slope not steeper than 1:48 shall be provided at the base of the transfer platform surface and shall be centered along a 24 inch (610 mm) minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

1009.5.3 Height. The height of the transfer platform shall comply with 1009.4.2.



Figure 1009.5.1 Size of Transfer Platform

1009.5.4 Transfer Steps. Transfer step height shall be 8 inches (205 mm) maximum. The surface of the bottom tread shall extend to a water depth of 18 inches (455 mm) minimum below the stationary water level.

1009.5.5 Surface. The surface of the transfer system shall not be sharp and shall have rounded edges.

1009.5.6 Size. Each transfer step shall have a tread clear depth of 14 inches (355 mm) minimum and 17 inches (430 mm) maximum and shall have a tread clear width of 24 inches (610 mm) minimum.

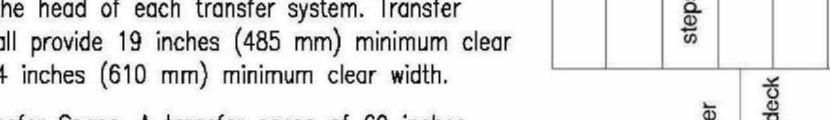


Figure 1009.5.2 Clear Deck Space at Transfer Platform

1009.5.7 Grab Bars. At least one grab bar on each transfer step and the transfer platform or a continuous grab bar serving each transfer step and the transfer platform shall be provided. Where a grab bar is provided on each step, the tops of gripping surfaces shall be 4 inches (100 mm) minimum and 6 inches (150 mm) maximum above each step and transfer platform. Where a continuous grab bar is provided, the top of the gripping surface shall be 4 inches (100 mm) minimum and 6 inches (150 mm) maximum above the step nosing and transfer platform. Grab bars shall comply with 609 and be located on at least one side of the transfer system. The grab bar located at the transfer platform shall not obstruct transfer.

EXCEPTION: Grab bars on transfer systems shall not be required to comply with 609.4.

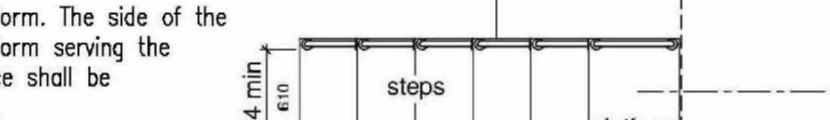


Figure 1009.5.4 Transfer Steps

1009.5.6 Size of Transfer Steps: Elevation showing a step 14-17 inches deep and 24 inches wide.

Figure 1009.5.6 Size of Transfer Steps

1009.5.7 Grab Bars: (a) Individual grab bars 4-6 inches above the platform. (b) Continuous grab bars 4-6 inches above the platform.

Figure 1009.5.7 Grab Bars

1009.6 Pool Stairs. Pool stairs shall comply with 1009.6.

1009.6.1 Pool Stairs. Pool stairs shall comply with 504. EXCEPTION: Pool step riser heights shall not be required to be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum provided that riser heights are uniform.

1009.6.2 Handrails. The width between handrails shall be 20 inches (510 mm) minimum and 24 inches (610 mm) maximum. Handrail extensions required by 505.10.3 shall not be required on pool stairs.

1010 Shooting Facilities with Firing Positions
1010.1 Turning Space. A circular turning space 60 inches (1525 mm) diameter minimum with slopes not steeper than 1:48 shall be provided at shooting facilities with firing positions.

MEL/ARCH

the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSTMENT	

NO. DATE DESCRIPTION

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

ISSUED BY: MM

COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:

ADA SHEET

G108



COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: KENNEDALE TOWING FACILITY
 Location: Kennedale, Texas
 Climate Zone: 3a
 Project Type: Alteration
 Vertical Glazing / Wall Area: 1%

Construction Site: _____ Owner/Agent: _____ Designer/Contractor: _____

Building Area	Floor Area
1-Office : Nonresidential	8745

Envelope Assemblies

Post-Alteration Assembly	R-Value		Proposed		Max. Allowed	
	Cavity	Cont.	U-Factor	SHGC	U-Factor	SHGC
Roof: Metal Building, Standing Seam, [Bldg. Use 1 - Office]	30.0	30.0	0.024	---	0.037	---
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - Office]	---	---	---	---	0.730	---
NORTH						
NORTH WALL: Metal Building Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity filled with insulation.	---	---	---	---	---	---
EXT. DOOR: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---
EXT. DOOR: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---
Window D: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.331
Window E: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.331
EAST						
EAST WALL: Metal Building Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity filled with insulation.	---	---	---	---	---	---
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Entrance Door, Entrance Door, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.770	0.252
Door: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.252
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.252
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.252
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.252
Window: Metal Frame with Thermal Break: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.420	0.250	0.460	0.252
SOUTH						

Project Title: KENNEDALE TOWING FACILITY Report date: 04/04/25
 Data filename: _____ Page 1 of 12

Post-Alteration Assembly	R-Value		Proposed		Max. Allowed	
	Cavity	Cont.	U-Factor	SHGC	U-Factor	SHGC
SOUTH WALL: Steel-Framed, 16in. o.c., [Bldg. Use 1 - Office], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
WEST						
WEST WALL: Steel-Framed, 16in. o.c., [Bldg. Use 1 - Office], Exemption: Framing cavity filled with insulation.	---	---	---	---	---	---
Door: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---
Door: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---
Door: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Office]	---	---	0.400	---	0.610	---

- (a) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
- (c) Thermal spacer block with minimum R-3.5 must be installed above the purlin/batt, and the roof deck secured to the purlins.
- (d) High albedo roof requirement options: 1) 3-year aged solar reflectance index \geq 55.0 thermal emittance \geq 0.75, 2) 3-year aged solar reflectance index \geq 64.0, 3) Initial year aged solar reflectance \geq 0.70 thermal emittance \geq 0.75, 4) Initial year aged solar reflectance index \geq 82.0.

Envelope PASSES

Envelope Compliance Statement

Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: KENNEDALE TOWING FACILITY Report date: 04/04/25
 Data filename: _____ Page 2 of 12

MEL/ARCH
 the architectural studio

1201 EVANS AVE.
 SUITE 300
 FORT WORTH, TX 76104
 PHONE: 817 653-3007
 matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE _____

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
 KENNEDALE, TEXAS 76060

REVISIONS		
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSTMENT	

NO:	DATE:	DESCRIPTION:
PROJECT NO:	PC24027	
DATE:	05/22/2025	
DRAWN BY:	RR	
CHECKED BY:	MM	
ISSUED BY:	MM	

COPYRIGHT:
 MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:

ENERGY REPORT

G109

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

[Signature]

SIGNATURE
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION-NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED FOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION, TO BE FIRE STOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INOT OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

NOTES BY NUMBER

- 1 EXISTING WINDOW TO REMAIN. PRESERVE AND PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- 2 EXISTING DOOR TO REMAIN. PRESERVE AND PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- 3 24" x 24" FLOOR MOUNTED MOP SINK (MUSTEE MODEL 63M OR EQUAL) WITH SERVICE FAUCET (MUSTEE MODEL 63 600A OR EQUAL) & MOP HANGER (MUSTEE MODEL 65 600 OR EQUAL). INSTALL 5'-0" FRP WAINSCOT ON ADJACENT WALLS.
- 4 WALL MOUNTED HI/LO DRINKING FOUNTAIN WITH CANE DETECTION PANEL BARRIER.
- 5 MILLWORK BY OWNER, INSTALLED BY CONTRACTOR.
- 6 FRIDGE BY OWNER, INSTALLED BY CONTRACTOR.
- 7 STAIR LOCATION, REFER SHEET A212.
- 8 BULLET RESISTANT SERVICE WINDOW.
- 9 ACCESSIBLE BULLET RESISTANT SERVICE WINDOW.
- 10 SERVICE COUNTER.

PARTITION LEGEND

A	EXISTING BUILDING WALL. PROVIDE R-19 INSULATION @ CONDITIONED AREAS. PROVIDE 5/8" GYPSUM BOARD ON THE FINISH SIDES. TAPPED, BEDDED, AND SANDED TO THE UNDERSIDE OF THE ROOF DECK. PAINT WHITE.
B	EXISTING INTERIOR WALL. PROVIDE 5/8" GYPSUM BOARD ON BOTH ON BOTH SIDES. TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER.
C	2X6 WOOD STUD @ 14 1/2" O.C. PROVIDE R-13 INSULATION AND 5/8" GYPSUM BOARD ON BOTH SIDES. TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
D	2X6 WOOD STUD @ 14 1/2" O.C. PROVIDE R-13 INSULATION AND 1/2" CONCRETE BOARD ON WET SIDE AND 5/8" GYPSUM BOARD TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER.
E	INTERIOR PARTITION TO CONFORM TO UL U305: 2X6 WOOD STUD @ 16" O.C PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, 1 LAYER OF 1/2" RESILIENT CHANNEL, 6-1/4" FIBERGLASS INSULATION, & 1 LAYER OF 5/8" OF TYPE 'X' GYPSUM BOARD. PAINT CHOSEN BY OWNER.

REVISIONS		
	05/13/2025	PERMIT SET
	05/22/2025	PLAN ADJUSTMENT

NO:	DATE:	DESCRIPTION:

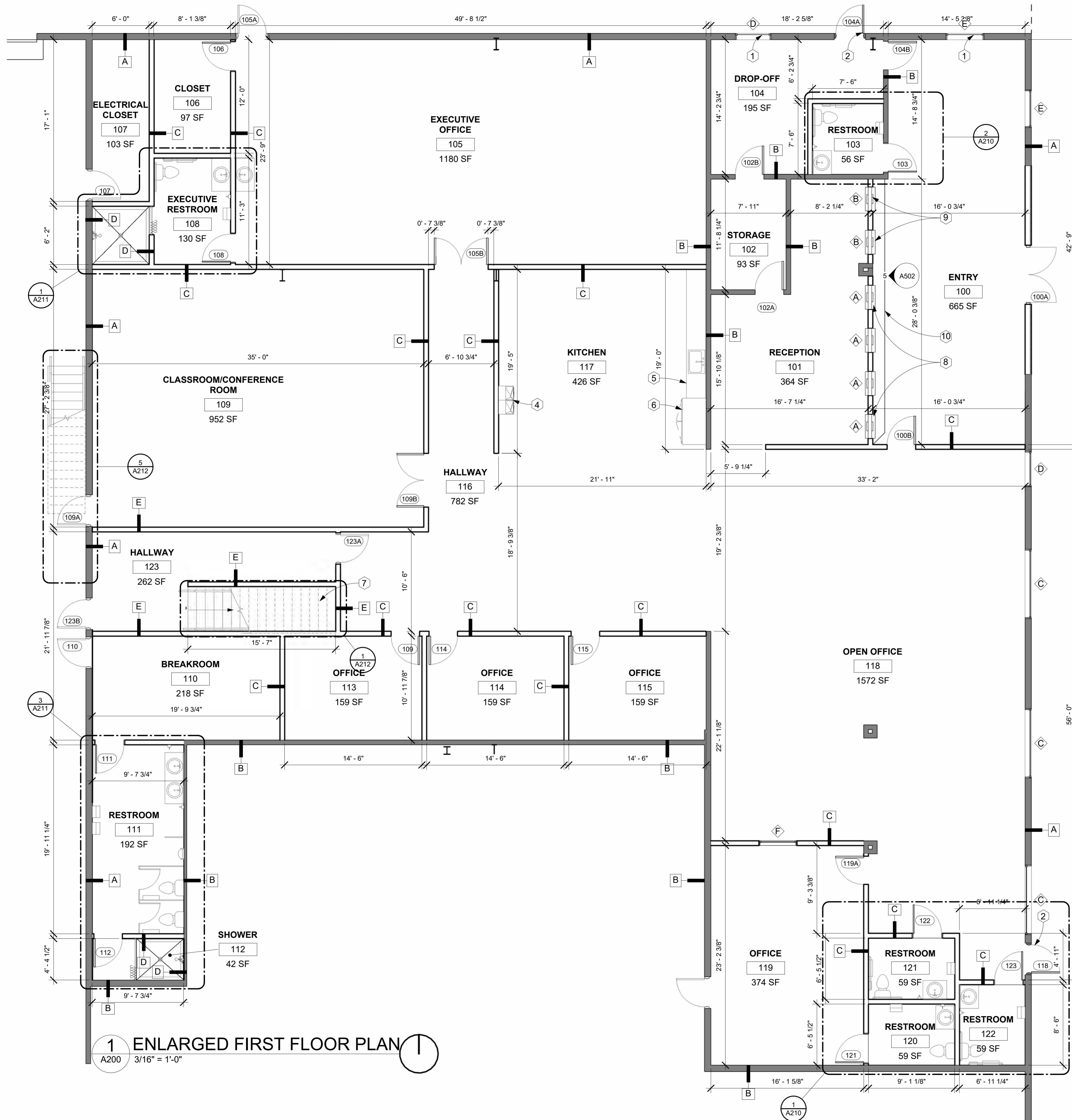
PROJECT NO:	PC24027
DATE:	05/22/2025
DRAWN BY:	RR
CHECKED BY:	MM
ISSUED BY:	MM

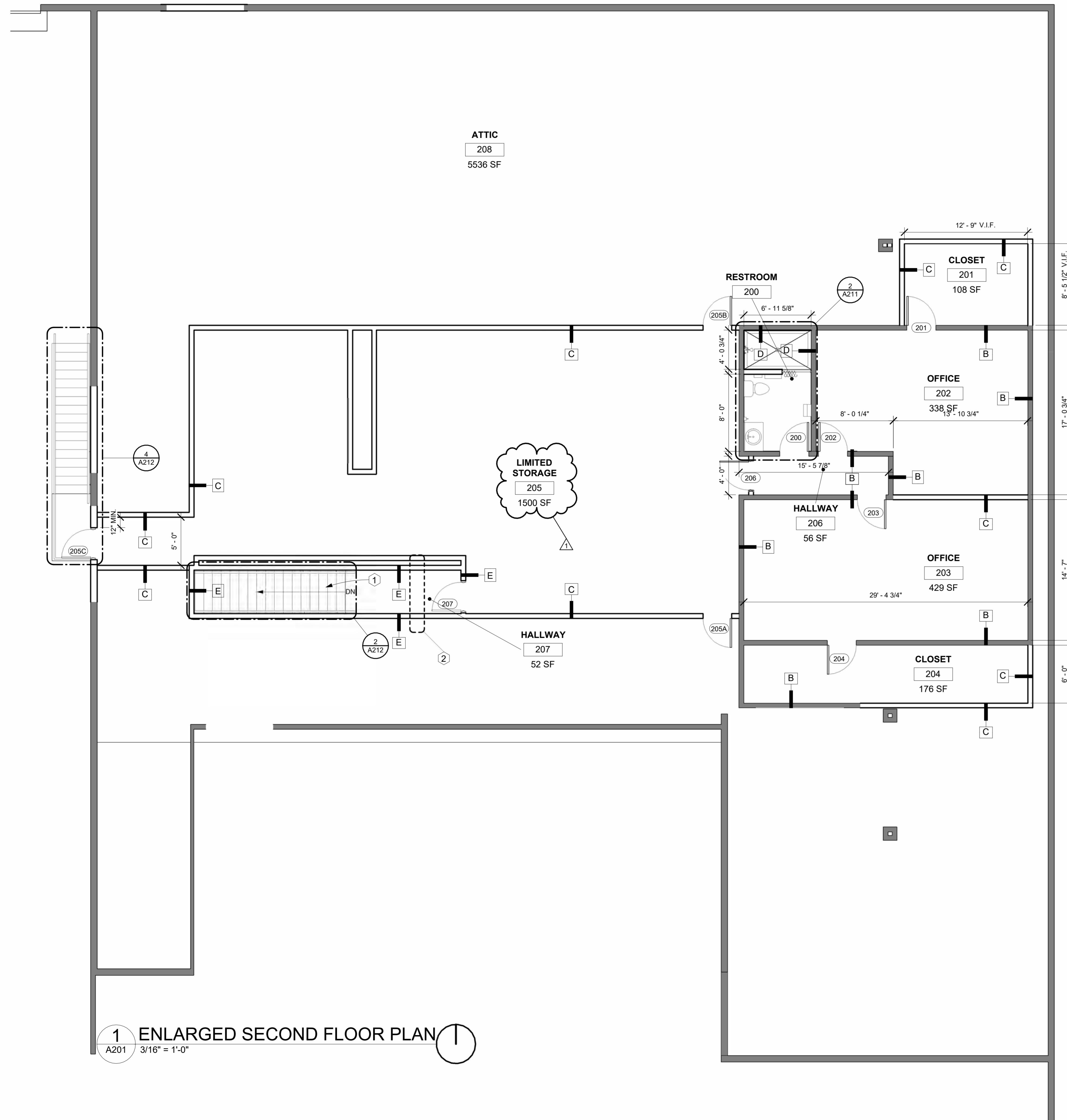
COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

FIRST LEVEL FLOOR PLAN

A200





1 ENLARGED SECOND FLOOR PLAN
 A201 3/16" = 1'-0"

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION-NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHER WISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED AFOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION, TO BE FIRESTOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INOT OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC/OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

NOTES BY NUMBER

- ① STAIR LOCATION, REFER SHEET A212.
- ② FIRE RATED EGRESS CORRIDOR: WALLS TO COMPLY WITH 'UL U305', REFER WALL TYPE 'E'. AND FLOORS/CEILING TO COMPLY WITH 'UL DES 501'

PARTITION LEGEND

A	EXISTING BUILDING WALL. PROVIDE R-19 INSULATION @ CONDITIONED AREAS. PROVIDE FLUID APPLIED VAPOR BARRIER ON CORE FACE OF EXTERIOR SIDE AND 5/8" GYPSUM BOARD ON THE FINISH SIDES. TAPPED, BEDDED, AND SANDED TO THE UNDERSIDE OF THE ROOF DECK. PAINT WHITE.
B	EXISTING INTERIOR WALL. PROVIDE 5/8" GYPSUM BOARD ON BOTH ON BOTH SIDES. TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER.
C	2X6 WOOD STUD @ 14 1/2" O.C. PROVIDE R-13 INSULATION AND 5/8" GYPSUM BOARD ON BOTH SIDES. TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER.
D	2X6 WOOD STUD @ 14 1/2" O.C. PROVIDE R-13 INSULATION AND 1/2" CONCRETE BOARD ON WET SIDE AND 5/8" GYPSUM BOARD TAPPED BEDDED, AND SANDED TO 6" ABOVE CEILING. PAINT CHOSEN BY OWNER.
E	INTERIOR PARTITION TO CONFORM TO UL U305: 2X6 WOOD STUD @ 16" O.C PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, 1 LAYER OF 1/2" RESILIENT CHANNEL, 6-1/2" FIBERGLASS INSULATION, & 1 LAYER OF 5/8" OF TYPE 'X' GYPSUM BOARD. PAINT CHOSEN BY OWNER.

MEL/ARCH
 the architectural studio

1201 EVANS AVE.
 SUITE 300
 FORT WORTH, TX 76104
 PHONE: 817 653-3007
 matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
 KENNEDALE, TEXAS 76060

REVISIONS		
NO.	DATE	DESCRIPTION
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSMENT	

NO.	DATE	DESCRIPTION
PROJECT NO:	PC24027	
DATE:	05/22/2025	
DRAWN BY:	RR	
CHECKED BY:	MM	
ISSUED BY:	MM	

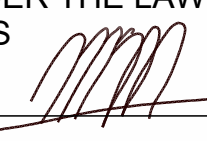
COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:
 SECOND LEVEL FLOOR PLAN

A201

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE 
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
	05/13/2025	PERMIT SET
	05/22/2025	PLAN ADJUSTMENT

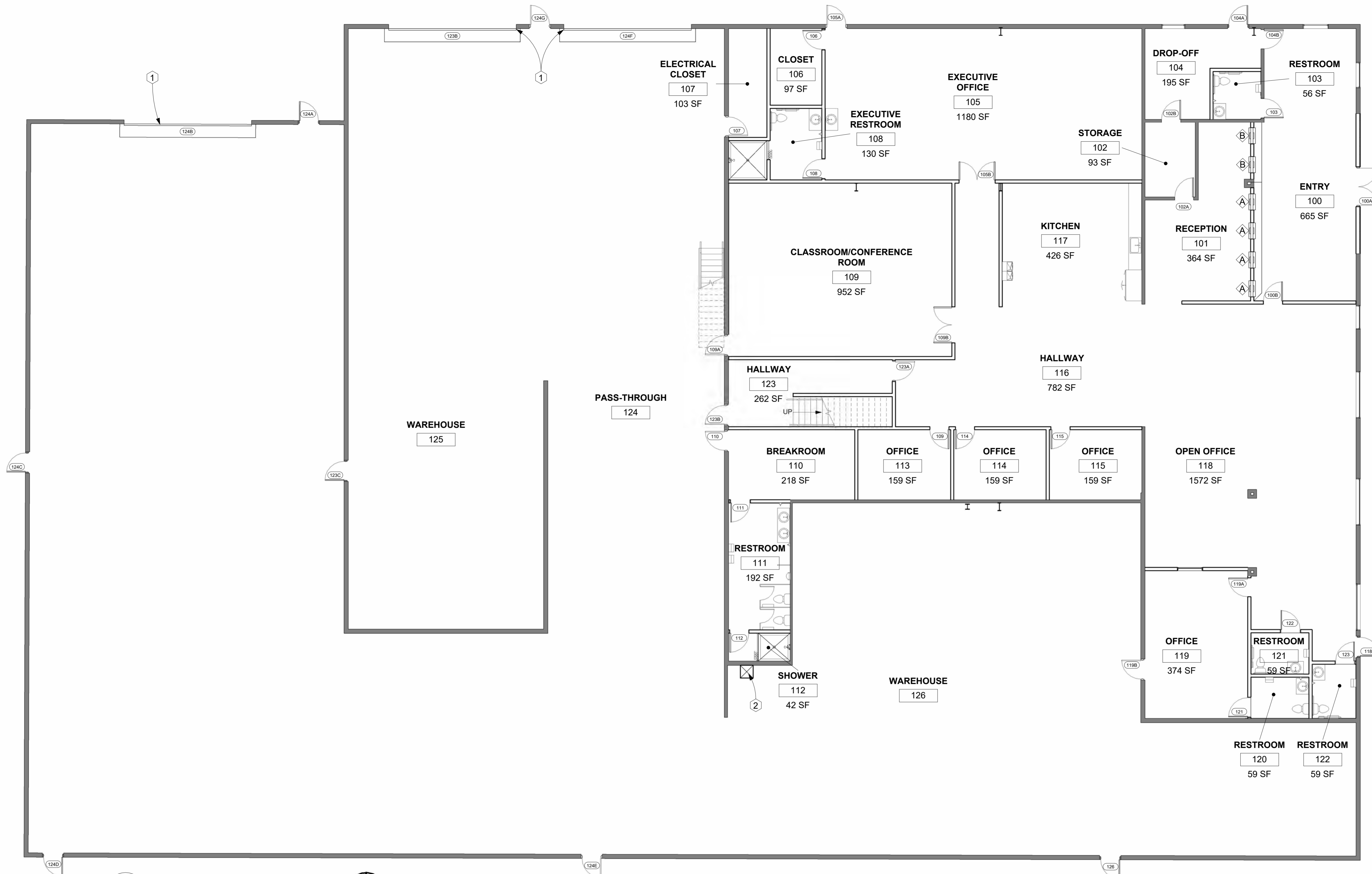
NO.	DATE	DESCRIPTION
PROJECT NO:	PC24027	
DATE:	05/22/2025	
DRAWN BY:	RR	
CHECKED BY:	MM	
ISSUED BY:	MM	

COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

OVERALL FLOOR PLAN

A202



1 OVERALL FLOOR PLAN
A202 1/8" = 1'-0"

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION-NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHER WISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED AFOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION. TO BE FIRESTOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INOT OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC/OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

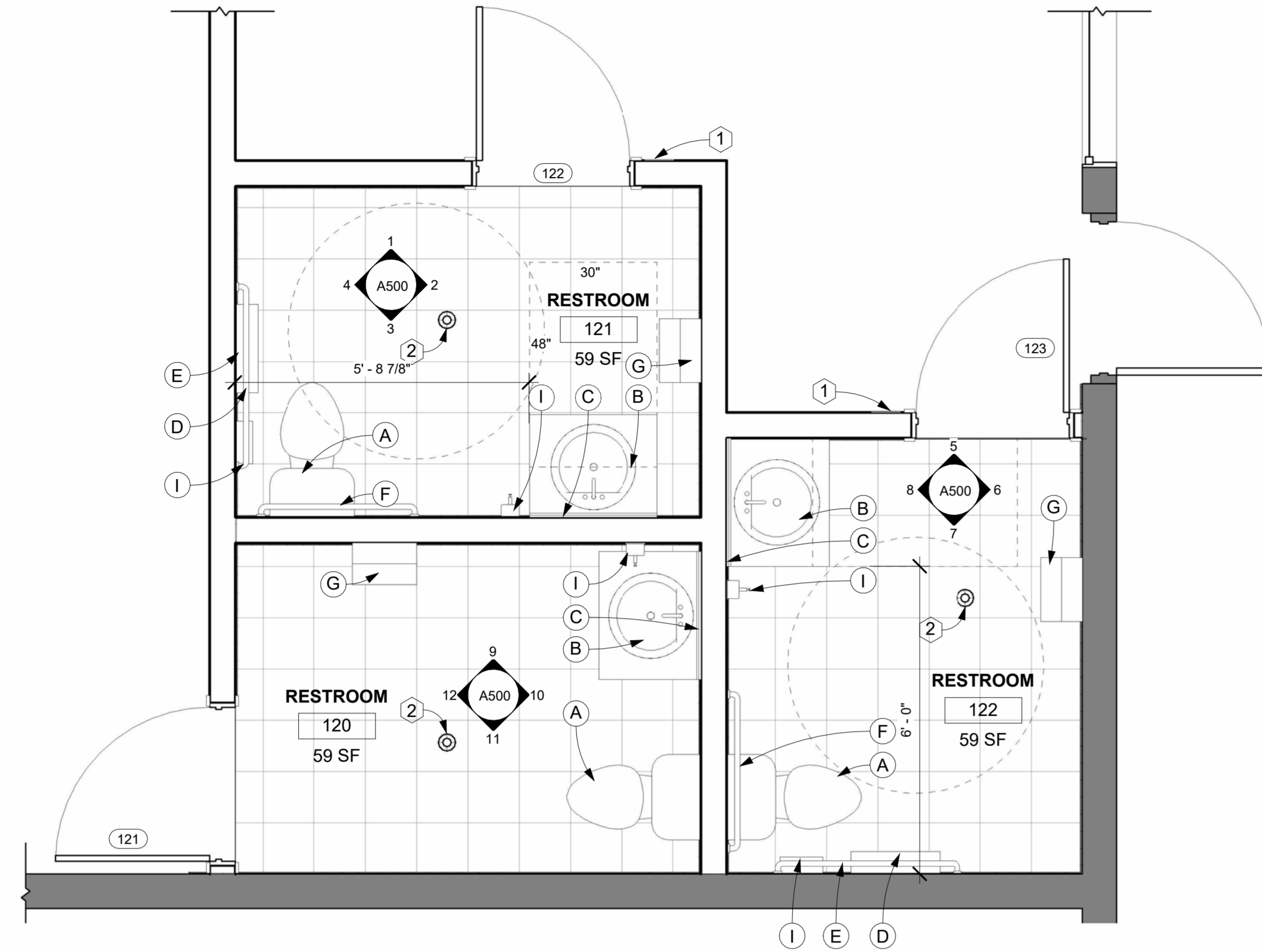
NOTES BY NUMBER

- EXISTING OVERHEAD DOOR TO REMAIN. REPAIR AND CLEAN AS NECESSARY.
- MOP SINK. PROVIDE FRP WALL PANELS ON SURROUNDING WALLS.

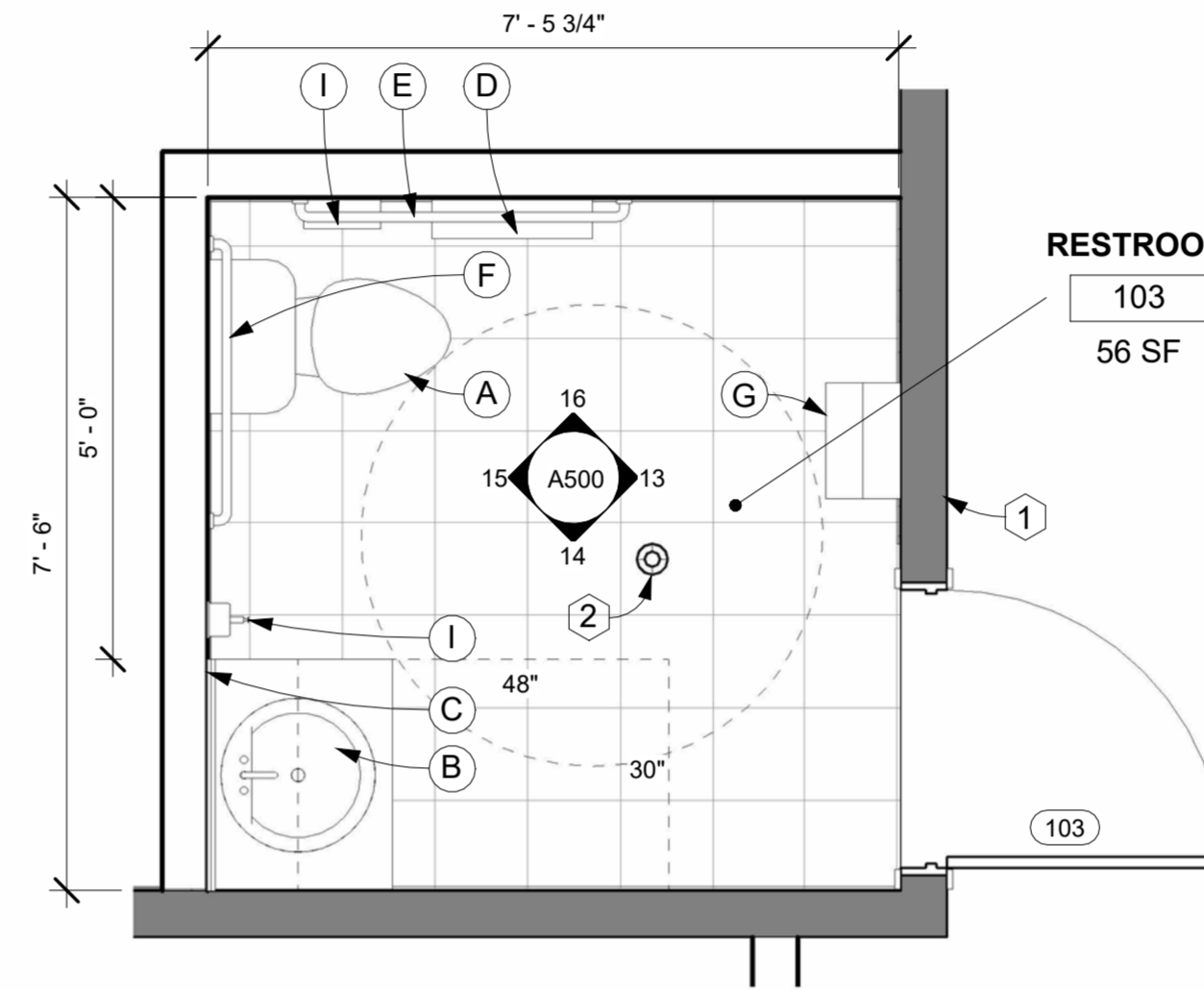
CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE
DATE ISSUED
20893
REG. NO.



1 ENLARGED RESTROOMS 121/122/123
A210 1/2" = 1'-0"



2 ENLARGED RESTROOM 103
A210 1/2" = 1'-0"

KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS	
05/13/2025	PERMIT SET
05/22/2025	PLAN ADJUSTMENT

NO.	DATE	DESCRIPTION

PROJECT NO:	PC24027
DATE:	05/22/2025
DRAWN BY:	RR
CHECKED BY:	MM
ISSUED BY:	MM

COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

ENLARGED FLOOR PLANS

A210

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED FOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION, TO BE FIRE STOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INTO OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC/OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

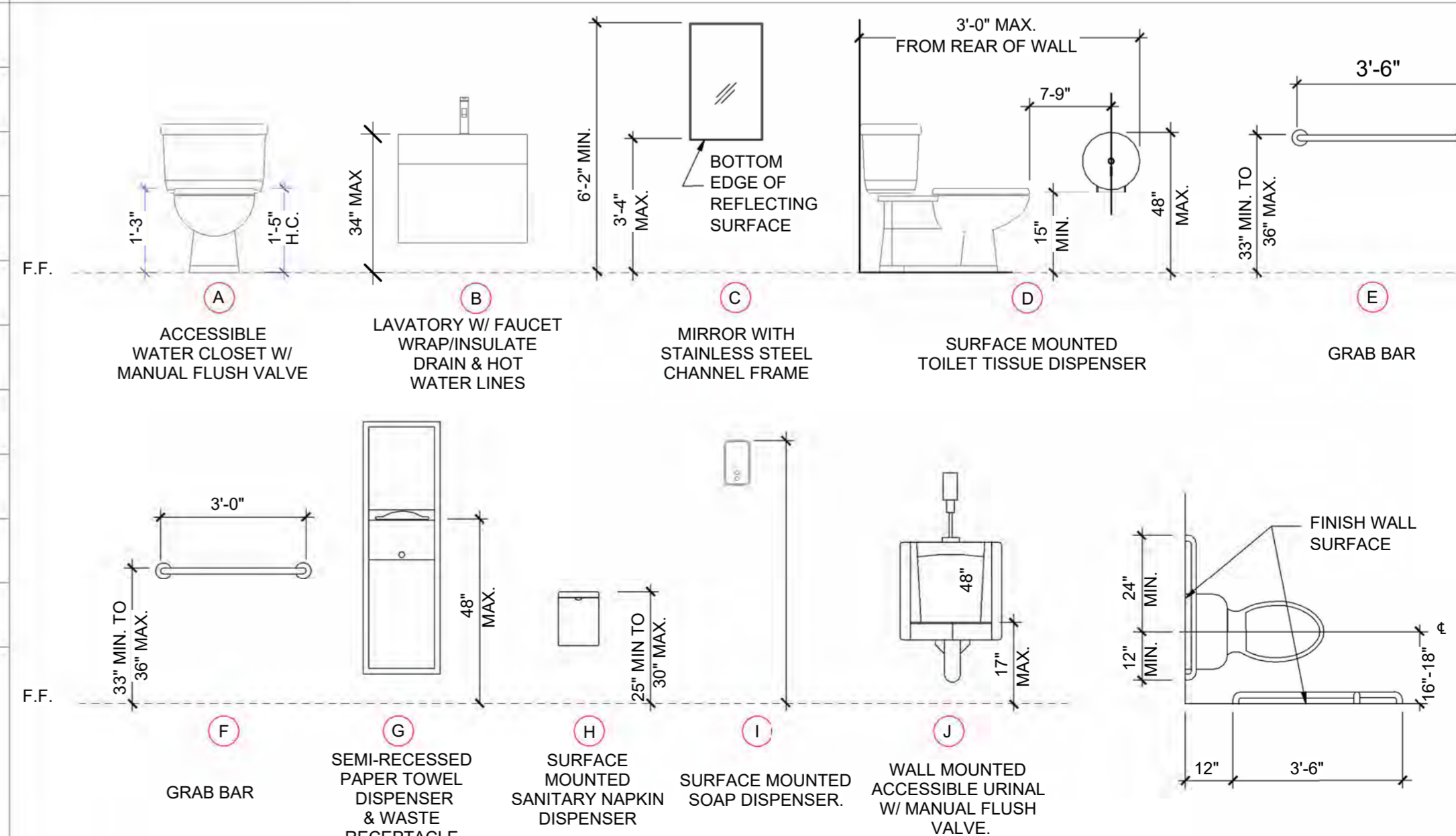
NOTES BY NUMBER

- PROVIDE ADA RESTROOM COMPLIANT SIGNAGE MOUNTED TO WALL ON THE LATCHED SIDE OF THE DOOR.
- FLOOR DRAIN WITHIN ROOM. REFER TO PLUMBING DRAWINGS.
- ACCESSIBLE ROLL-IN-TYPE SHOWER COMPARTMENT WITH TENSION ROD AND CURTAIN. THRESHOLD TO BE 1/2" HIGH MAXIMUM AND SHALL BE BEVELED. BASIS OF DESIGN: FULL HEIGHT TILE ON WALLS, FLOOR AND CEILING WITHIN SHOWER COMPARTMENT. CENTER FLOOR DRAIN AND SLOPE TO DRAIN.
- ADA SHOWER CONTROLS & NOZZLE. MOUNT NO HIGHER THAN 48" A.F.F. CONFIRM EXACT SPECS WITH OWNER.
- FLOOR MOUNTED BRACED SOLID PLASTIC (HDPE) TOILET PARTITION PANEL SYSTEM.
- WALL-HUNG URINAL SCREEN - SOLID PLASTIC (HDPE) PARTITION PANEL SYSTEM.

FIXTURE SCHEDULE

(A)	FLOOR MOUNTED WATER CLOSET - ACCESSIBLE
(B)	WALL MOUNTED LAVATORY W/ FAUCET - ACCESSIBLE
(C)	STAINLESS STEEL FRAME FIXED-POSITION TILE MIRROR (BOBRICK B-293-1830 OR EQUAL)
(D)	SURFACE-MOUNTED TOILET PAPER DISPENSER (BOBRICK B-2890 OR EQUAL)
(E)	42" LONG GRAB BAR (BOBRICK B-5806 x 42 OR EQUAL)
(F)	36" LONG GRAB BAR (BOBRICK B-5806 x 36 OR EQUAL)
(G)	SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK B-9262 OR EQUAL)
(H)	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL (BOBRICK B-270 OR EQUAL)
(I)	AUTOMATIC WALL-MOUNTED SOAP DISPENSER (BOBRICK B-2012 OR EQUAL)
(J)	WALL MOUNTED URINAL W/ MANUAL FLUSH - ACCESSIBLE

FIXTURE MOUNTING HEIGHTS



CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025
DATE ISSUED

20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSTMENT	

NO: DATE: DESCRIPTION:

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

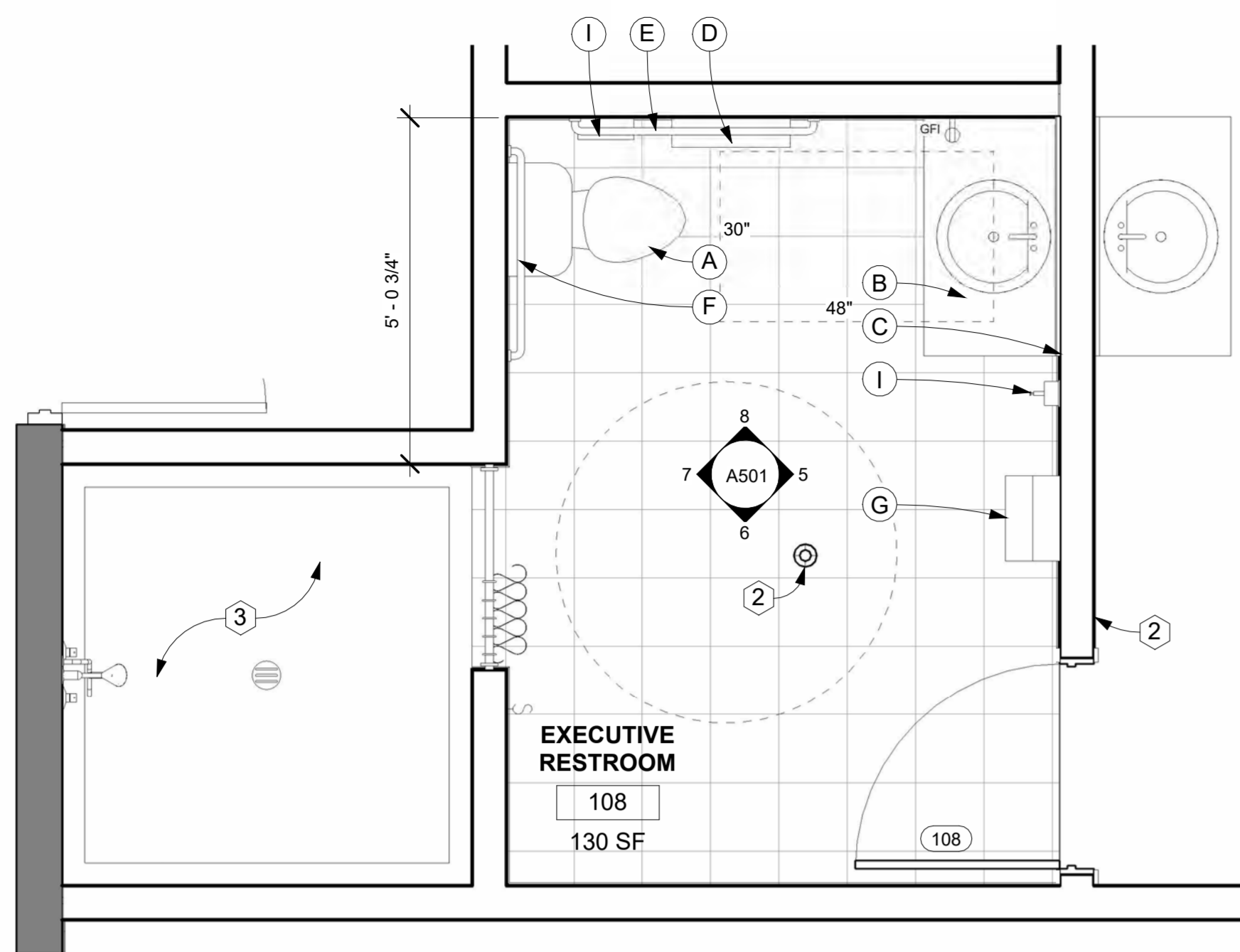
ISSUED BY: MM

COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:

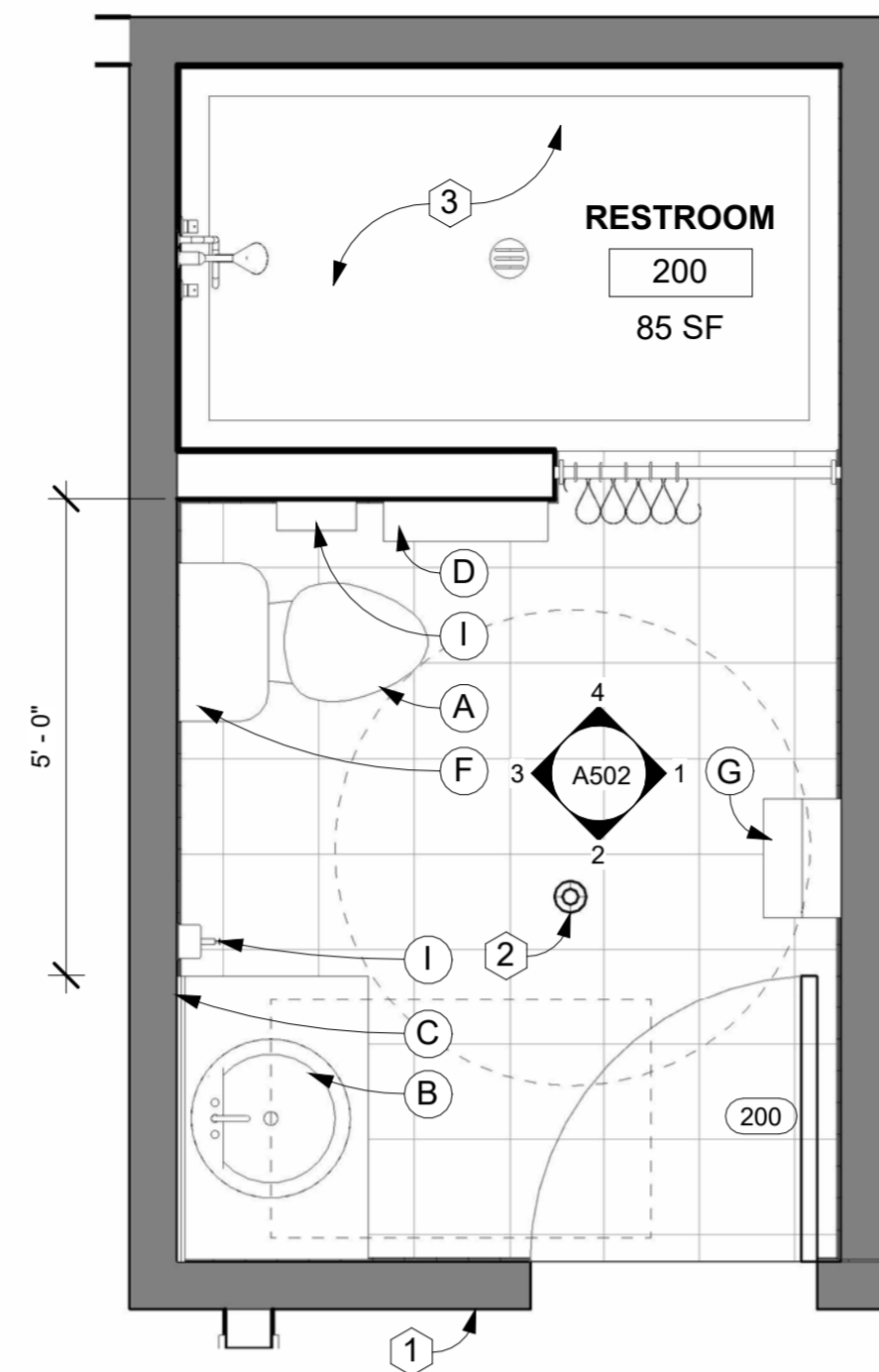
ENLARGED FLOOR PLANS

A211



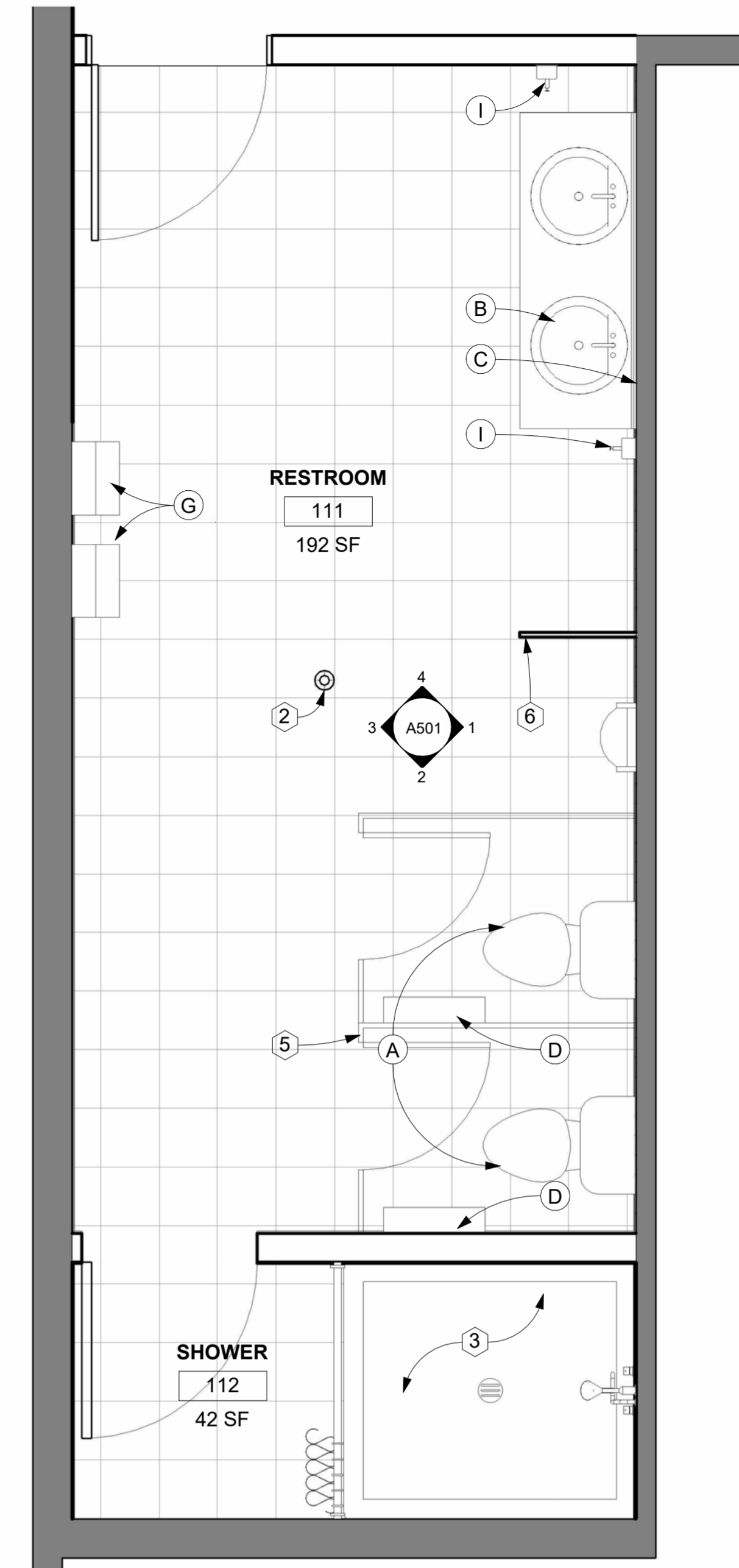
1 ENLARGED RESTROOM 108

A211 1/2" = 1'-0"



2 ENLARGED RESTROOM 200

A211 1/2" = 1'-0"



3 ENLARGED RESTROOM 111

A211 1/2" = 1'-0"

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED FOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION, TO BE FIRE STOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INTO OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC/OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

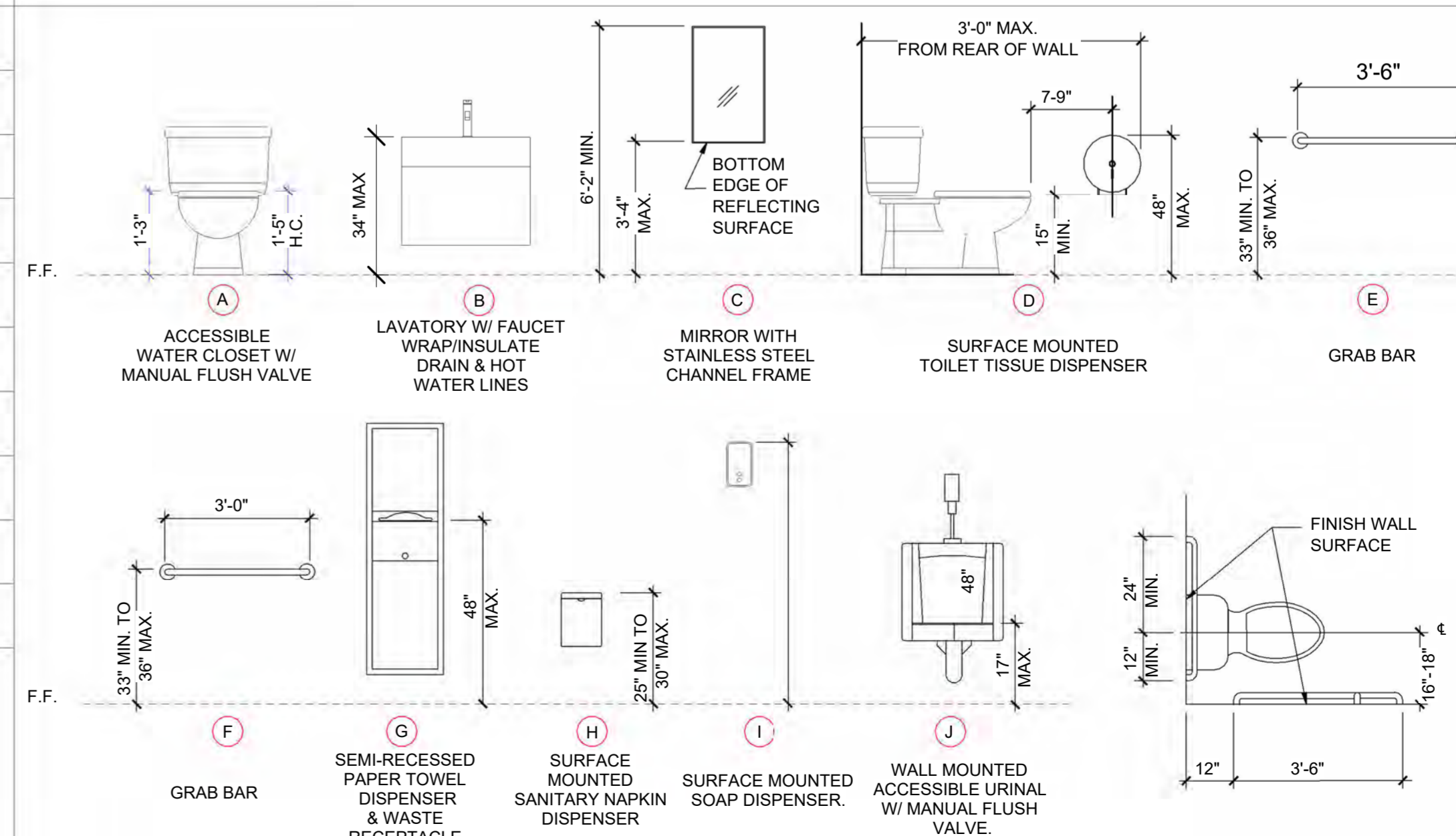
NOTES BY NUMBER

- PROVIDE ADA RESTROOM COMPLIANT SIGNAGE MOUNTED TO WALL ON THE LATCHED SIDE OF THE DOOR.
- FLOOR DRAIN WITHIN ROOM. REFER TO PLUMBING DRAWINGS.
- WALK IN SHOWER COMPARTMENT.
- ADA SHOWER CONTROLS & NOZZLE. MOUNT NO HIGHER THAN 48" A.F.F. CONFIRM EXACT SPECS WITH OWNER.
- FLOOR MOUNTED BRACED SOLID PLASTIC (HDPE) TOILET PARTITION PANEL SYSTEM.
- WALL-HUNG URINAL SCREEN - SOLID PLASTIC (HDPE) PARTITION PANEL SYSTEM.

FIXTURE SCHEDULE

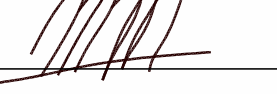
(A)	FLOOR MOUNTED WATER CLOSET - ACCESSIBLE
(B)	WALL MOUNTED LAVATORY W/ FAUCET - ACCESSIBLE
(C)	STAINLESS STEEL FRAME FIXED-POSITION TILE MIRROR (BOBRICK B-293-1830 OR EQUAL)
(D)	SURFACE-MOUNTED TOILET PAPER DISPENSER (BOBRICK B-2890 OR EQUAL)
(E)	42" LONG GRAB BAR (BOBRICK B-5806 x 42 OR EQUAL)
(F)	36" LONG GRAB BAR (BOBRICK B-5806 x 36 OR EQUAL)
(G)	SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK B-9262 OR EQUAL)
(H)	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL (BOBRICK B-270 OR EQUAL)
(I)	AUTOMATIC WALL-MOUNTED SOAP DISPENSER (BOBRICK B-2012 OR EQUAL)
(J)	WALL MOUNTED URINAL W/ MANUAL FLUSH - ACCESSIBLE

FIXTURE MOUNTING HEIGHTS



CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE 
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION

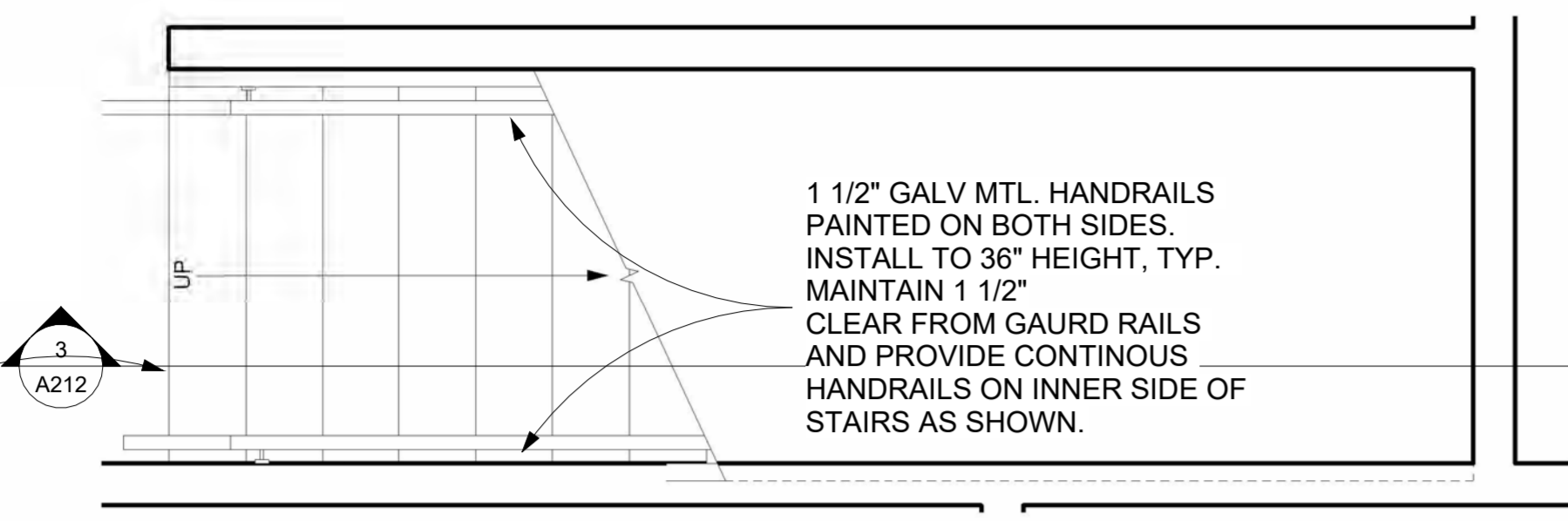
NO: DATE: DESCRIPTION:

PROJECT NO:	PC24027
DATE:	05/22/2025
DRAWN BY:	RR
CHECKED BY:	MM
ISSUED BY:	MM

COPYRIGHT:
MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:
ENLARGED STAIR PLAN

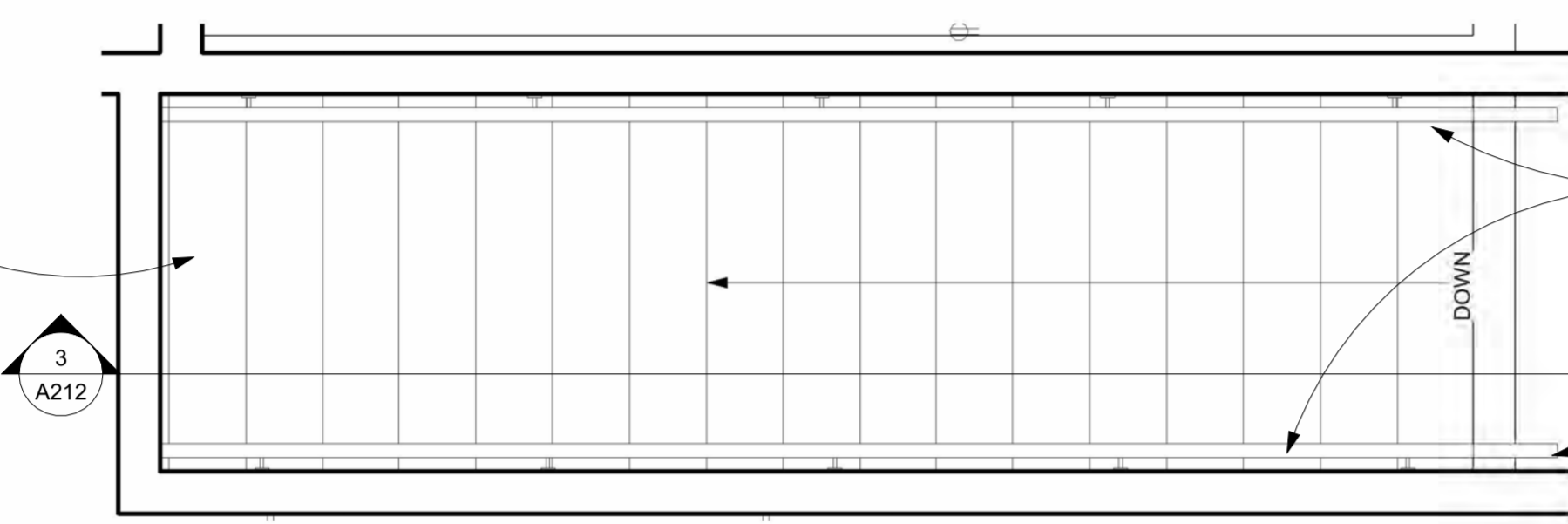
A212



1 ENLARGED STAIR PLAN - GROUND FLOOR PLAN
A212 1/2" = 1'-0"

SITE BUILT MTL. CHANNEL FRAMED STAIRS W/ SLIP RESISTENT SURFACE OVER TREAD. TYP.

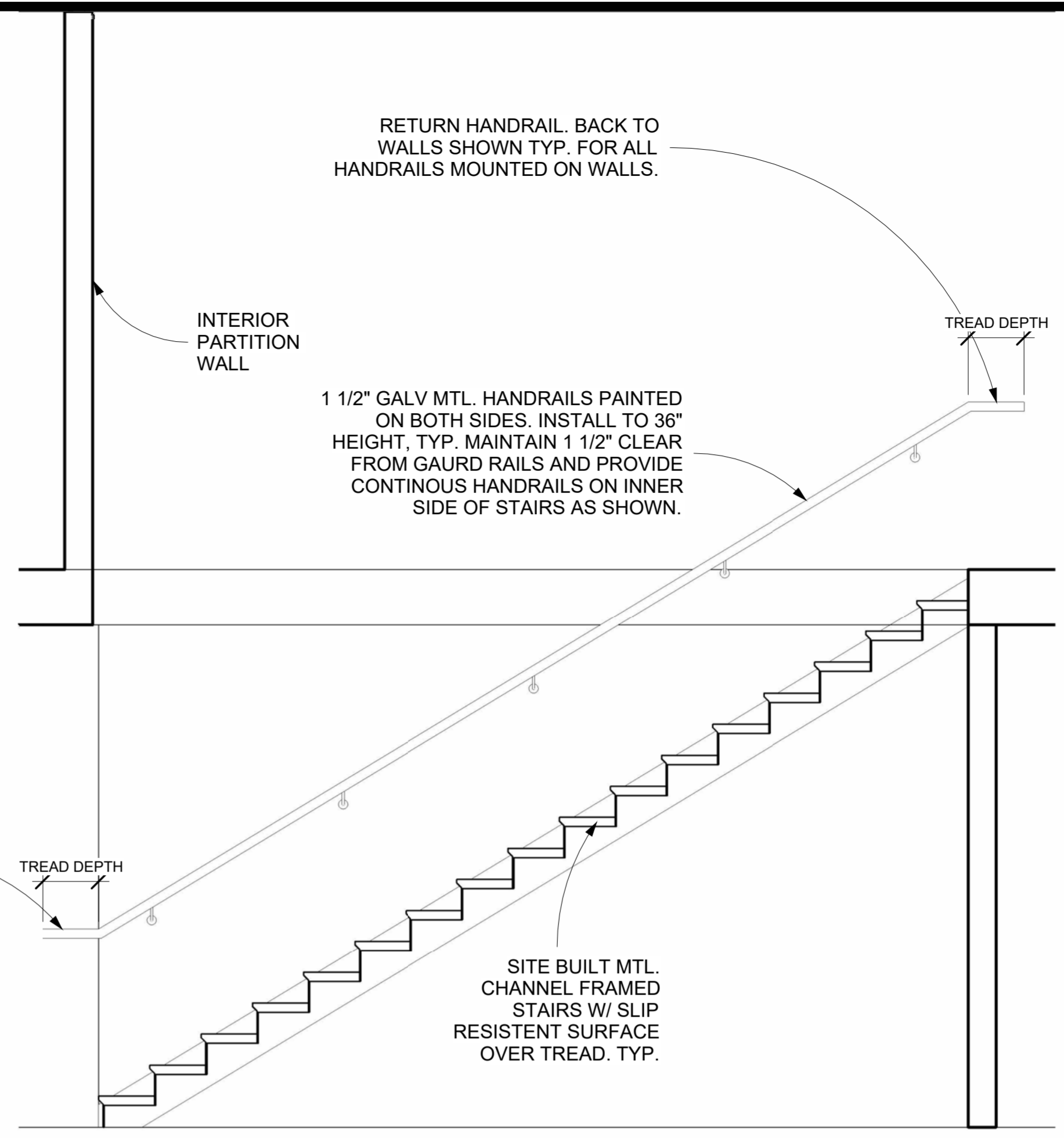
1 1/2" GALV MTL. HANDRAILS PAINTED ON BOTH SIDES. INSTALL TO 36" HEIGHT, TYP. MAINTAIN 1 1/2" CLEAR FROM GAURD RAILS AND PROVIDE CONTINUOUS HANDRAILS ON INNER SIDE OF STAIRS AS SHOWN.



2 ENLARGED STAIR PLAN - SECOND FLOOR PLAN
A212 1/2" = 1'-0"

1 1/2" GALV MTL. HANDRAILS PAINTED ON BOTH SIDES. INSTALL TO 36" HEIGHT, TYP. MAINTAIN 1 1/2" CLEAR FROM GAURD RAILS AND PROVIDE CONTINUOUS HANDRAILS ON INNER SIDE OF STAIRS AS SHOWN.

RETURN HANDRAIL BACK TO WALLS SHOWN TYP. FOR ALL HANDRAILS MOUNTED ON WALLS.



3 STAIR SECTION
A212 1/2" = 1'-0"

RETURN HANDRAIL. BACK TO WALLS SHOWN TYP. FOR ALL HANDRAILS MOUNTED ON WALLS.

1 1/2" GALV MTL. HANDRAILS PAINTED ON BOTH SIDES. INSTALL TO 36" HEIGHT, TYP. MAINTAIN 1 1/2" CLEAR FROM GAURD RAILS AND PROVIDE CONTINUOUS HANDRAILS ON INNER SIDE OF STAIRS AS SHOWN.

SITE BUILT MTL. CHANNEL FRAMED STAIRS W/ SLIP RESISTENT SURFACE OVER TREAD. TYP.

1 1/2" GALV MTL. PAINTED GAURD RAIL @ 42" HEIGHT, TYP. PROVIDE INTERMEDIATE RAILS SPACED @ 4" MAX. INSTALL RAILS TO WITHSTAND A 200 LBS CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE TOP & MIDDLE RAIL.

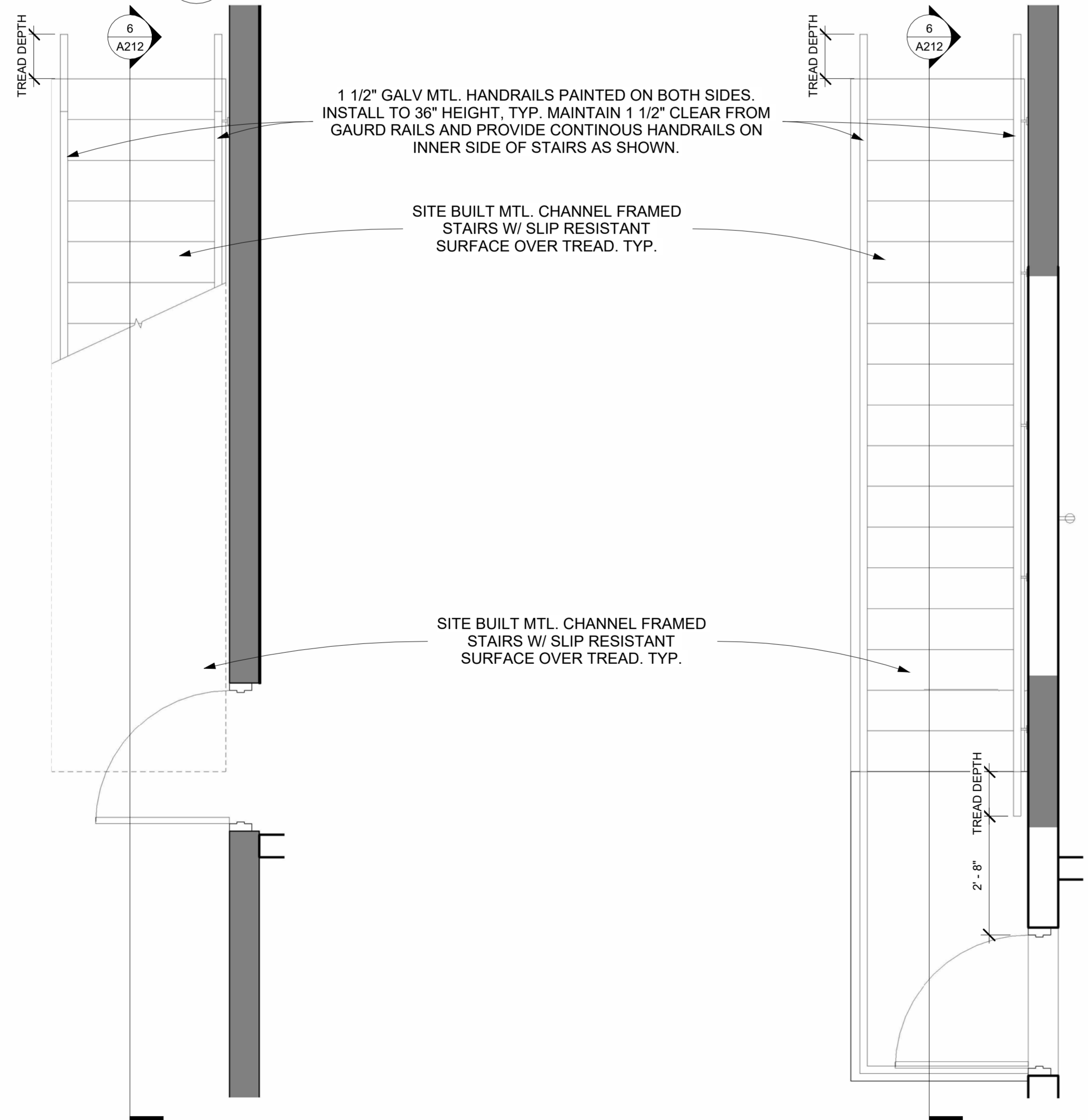
RETURN HANDRAIL. BACK TO WALLS SHOWN TYP. FOR ALL HANDRAILS MOUNTED ON WALLS.

1 1/2" GALV MTL. HANDRAILS PAINTED ON BOTH SIDES. INSTALL TO 36" HEIGHT, TYP. MAINTAIN 1 1/2" CLEAR FROM GAURD RAILS AND PROVIDE CONTINUOUS HANDRAILS ON INNER SIDE OF STAIRS AS SHOWN.

SITE BUILT MTL. CHANNEL FRAMED STAIRS W/ SLIP RESISTENT SURFACE OVER TREAD. TYP.

DOOR AS SCHEDULED.

DOOR AS SCHEDULED.



5 ENLARGED STAIR PLAN - GROUND FLOOR PLAN
A212 1/2" = 1'-0"


4 ENLARGED STAIR PLAN - SECOND FLOOR PLAN
A212 1/2" = 1'-0"

6 STAIR SECTION
A212 1/2" = 1'-0"

RR 122

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE 
05/22/2025
DATE ISSUED
20893
REG. NO.

RR 123



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

RR 121

REVISIONS

NO.	DATE	DESCRIPTION
	05/13/2025	PERMIT SET
	05/22/2025	PLAN ADJUSTMENT

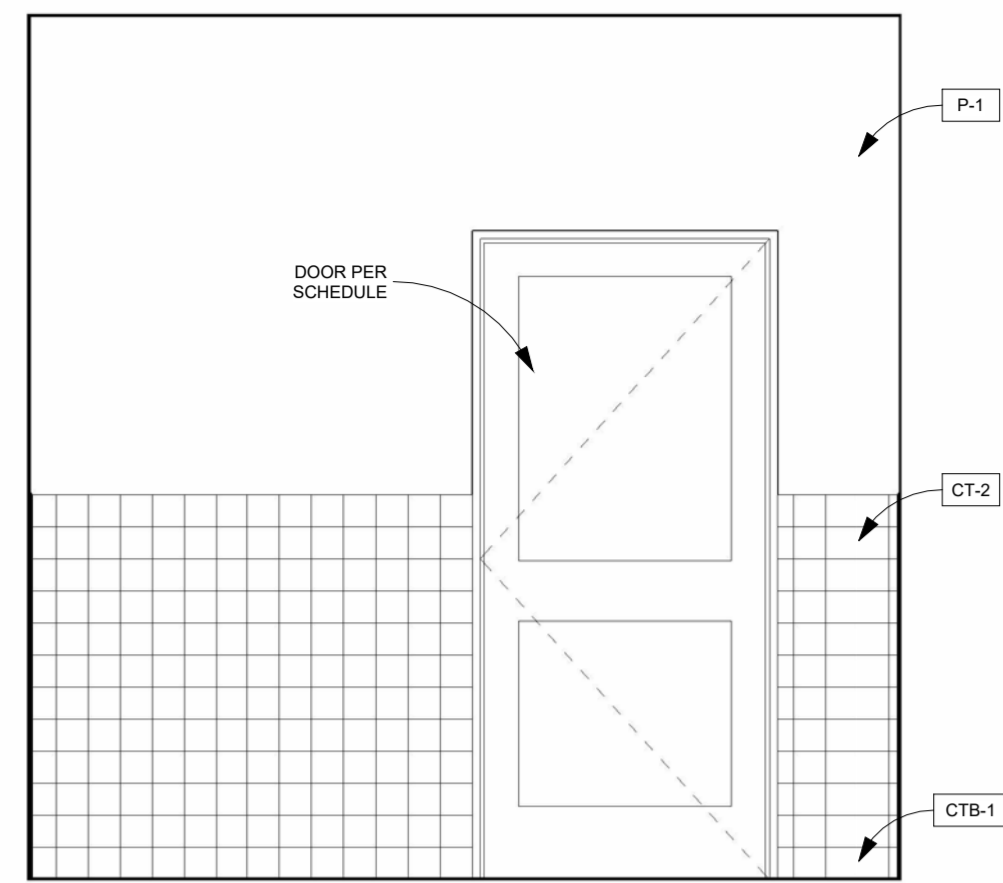
NO.	DATE	DESCRIPTION
PROJECT NO:	PC24027	
DATE:	05/22/2025	
DRAWN BY:	RR	
CHECKED BY:	MM	
ISSUED BY:	MM	

RR 103

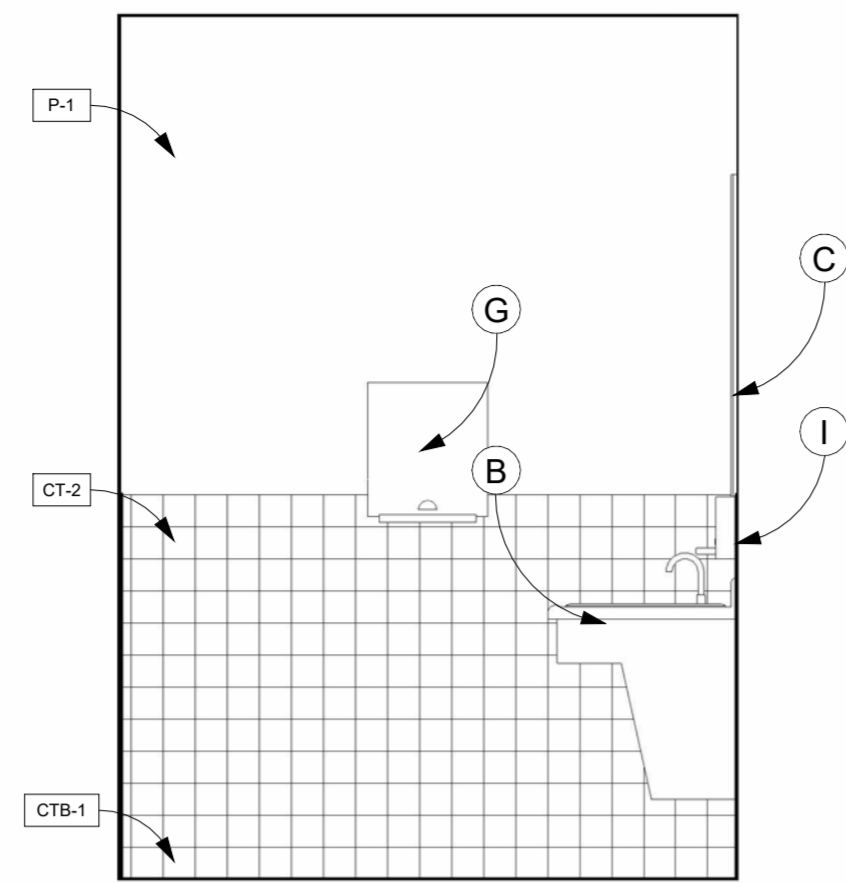
COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025
SHEET TITLE:

INTERIOR ELEVATIONS

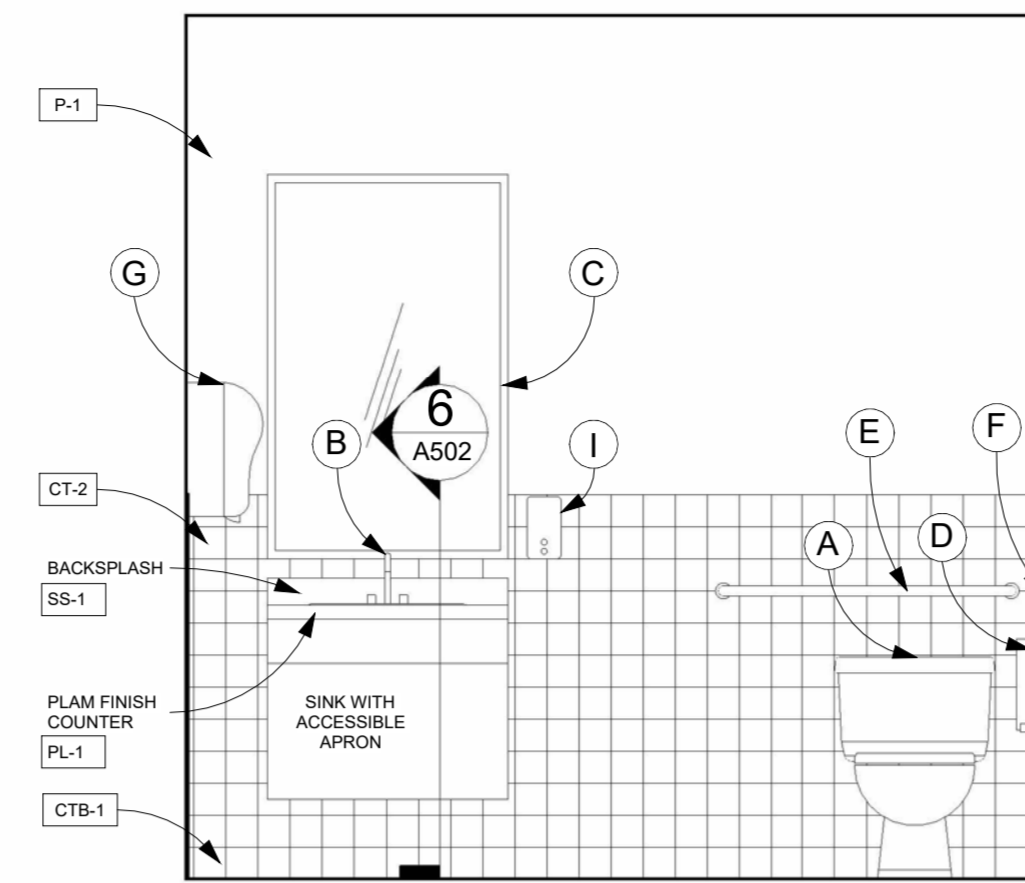
A500



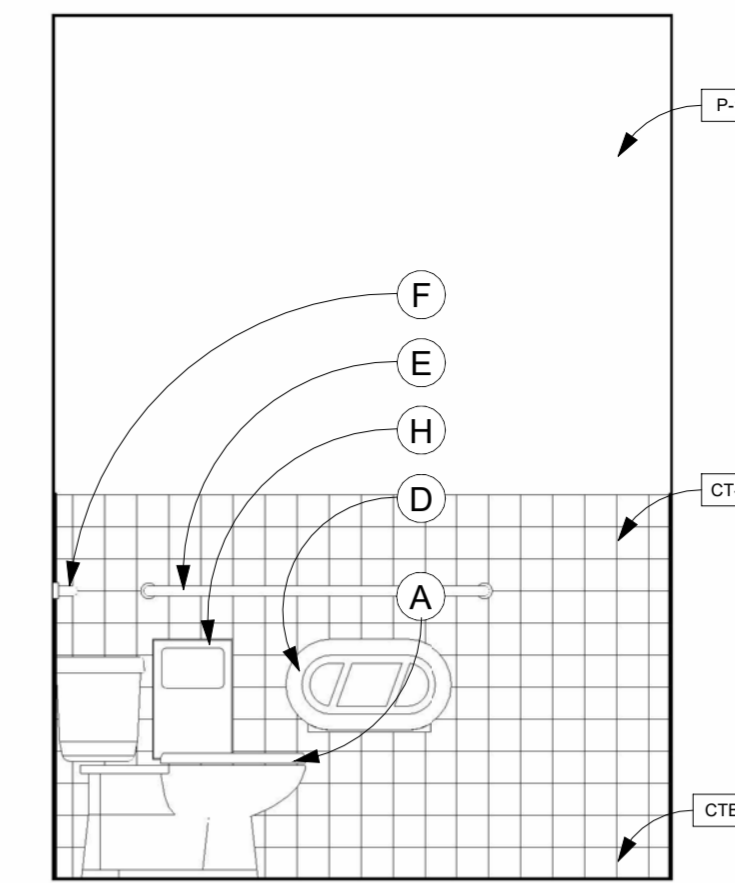
1 INTERIOR ELEVATION
A500 1/2" = 1'-0"



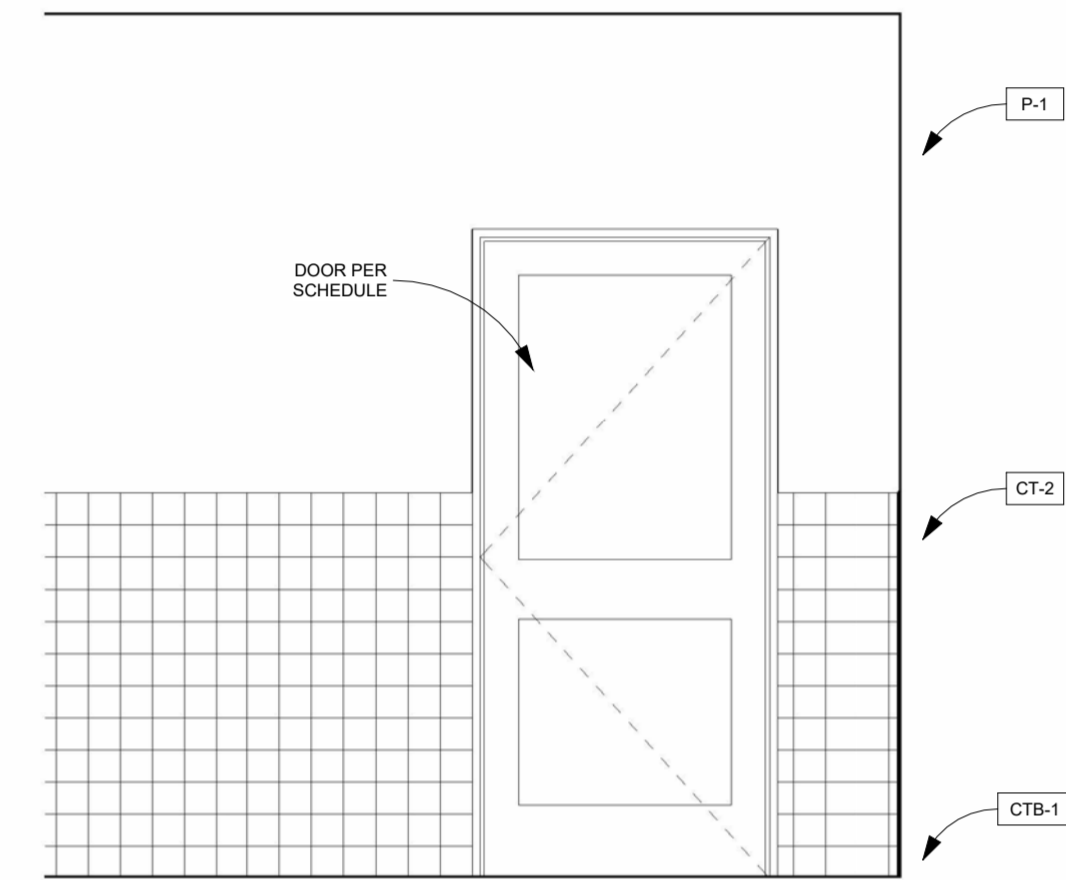
2 INTERIOR ELEVATION
A500 1/2" = 1'-0"



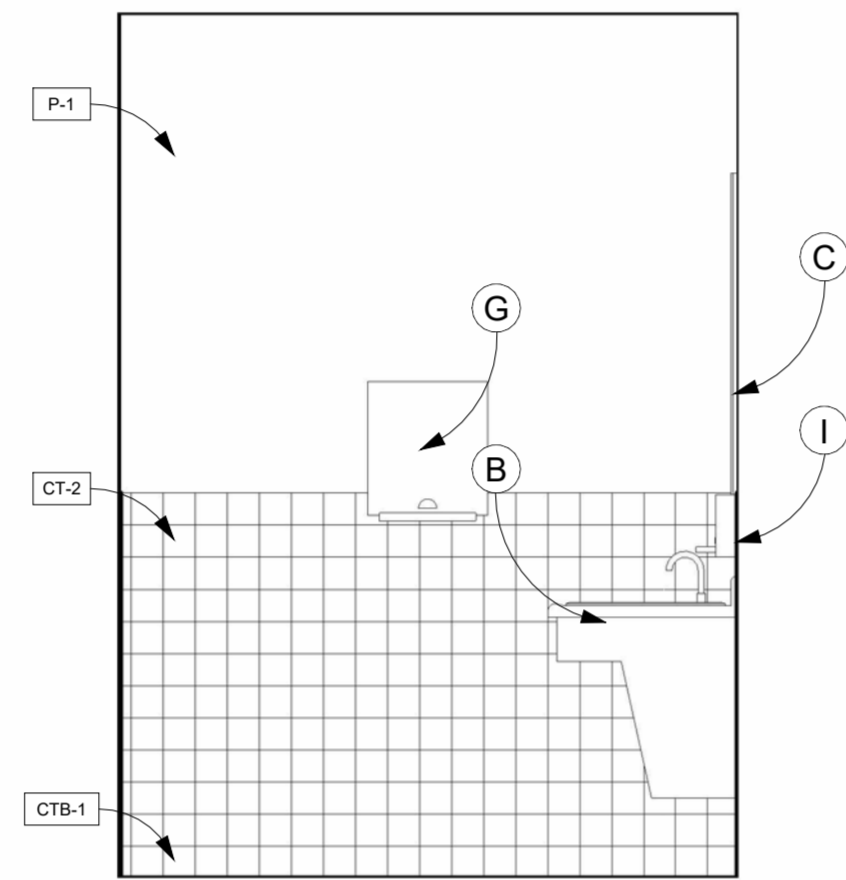
3 INTERIOR ELEVATION
A500 1/2" = 1'-0"



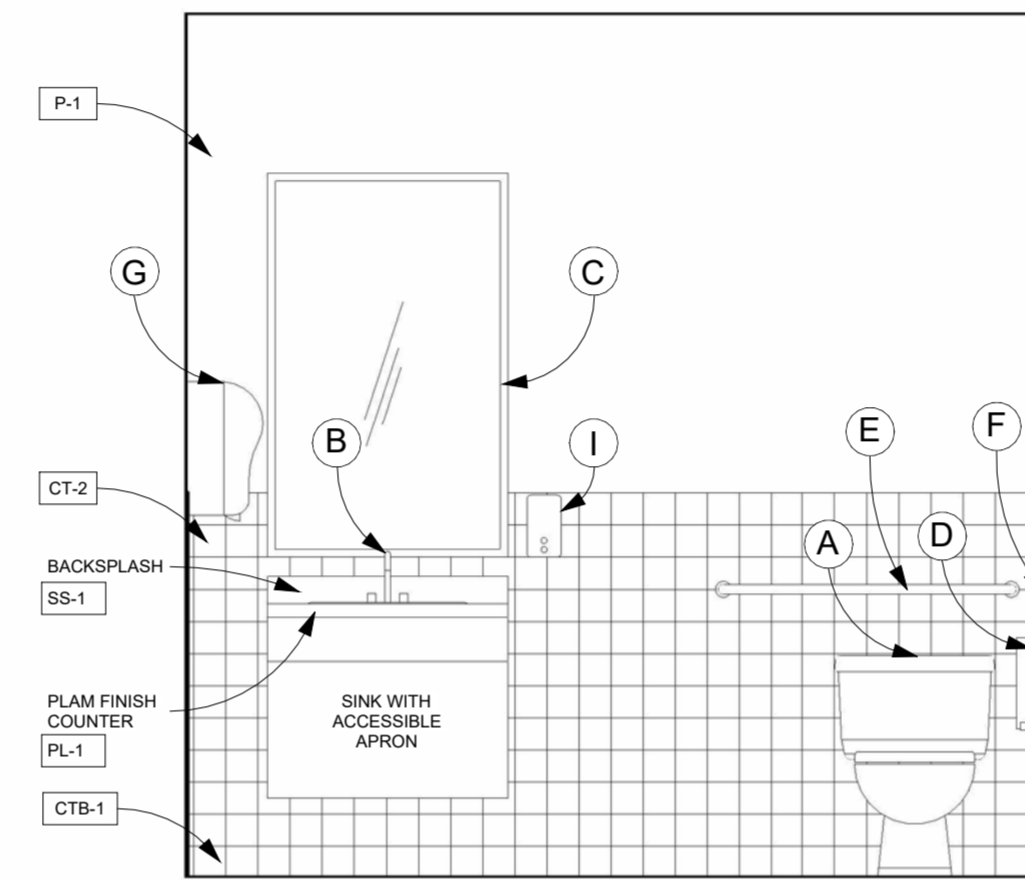
4 INTERIOR ELEVATION
A500 1/2" = 1'-0"



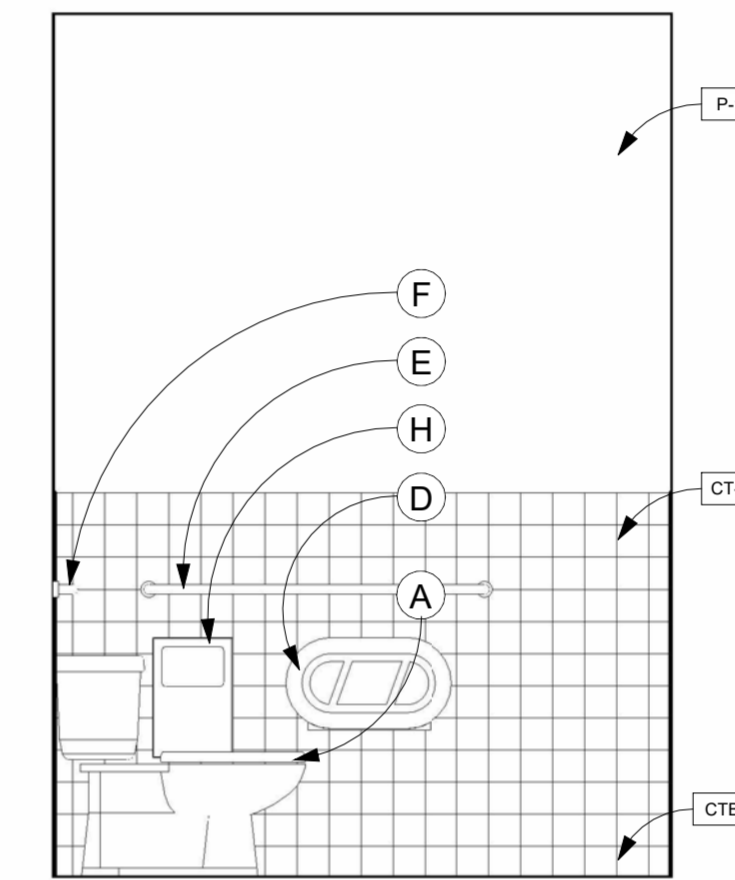
5 INTERIOR ELEVATION
A500 1/2" = 1'-0"



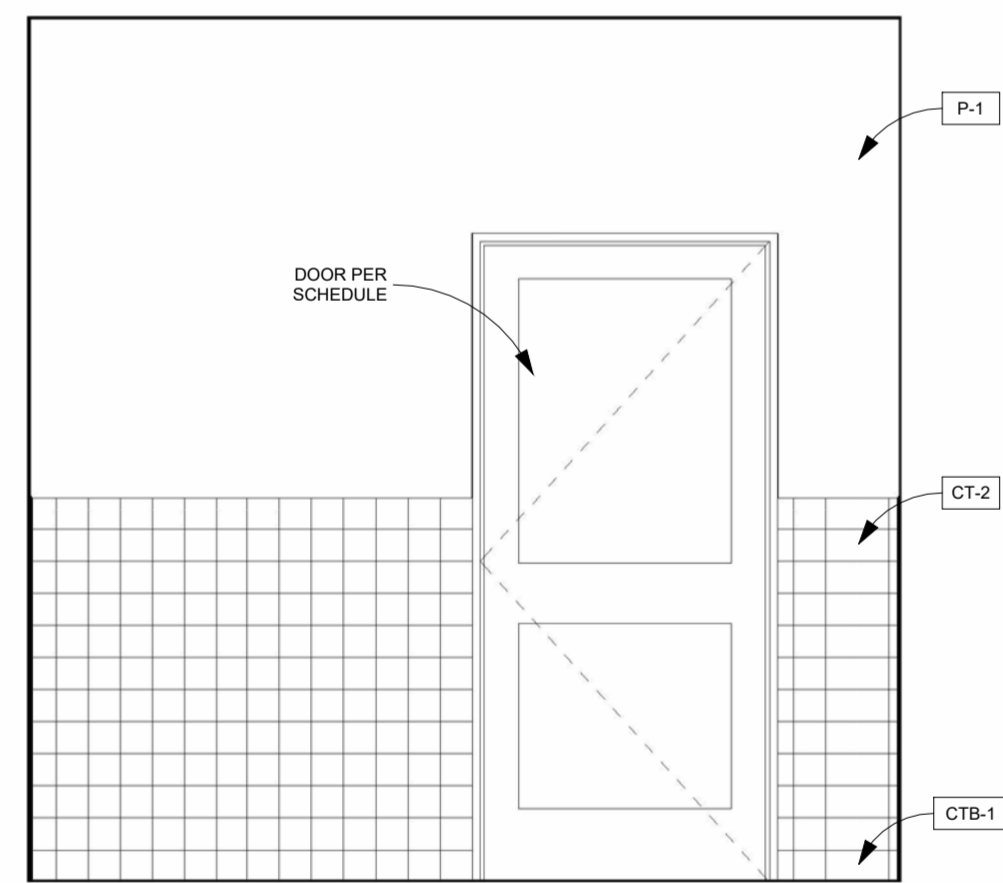
6 INTERIOR ELEVATION
A500 1/2" = 1'-0"



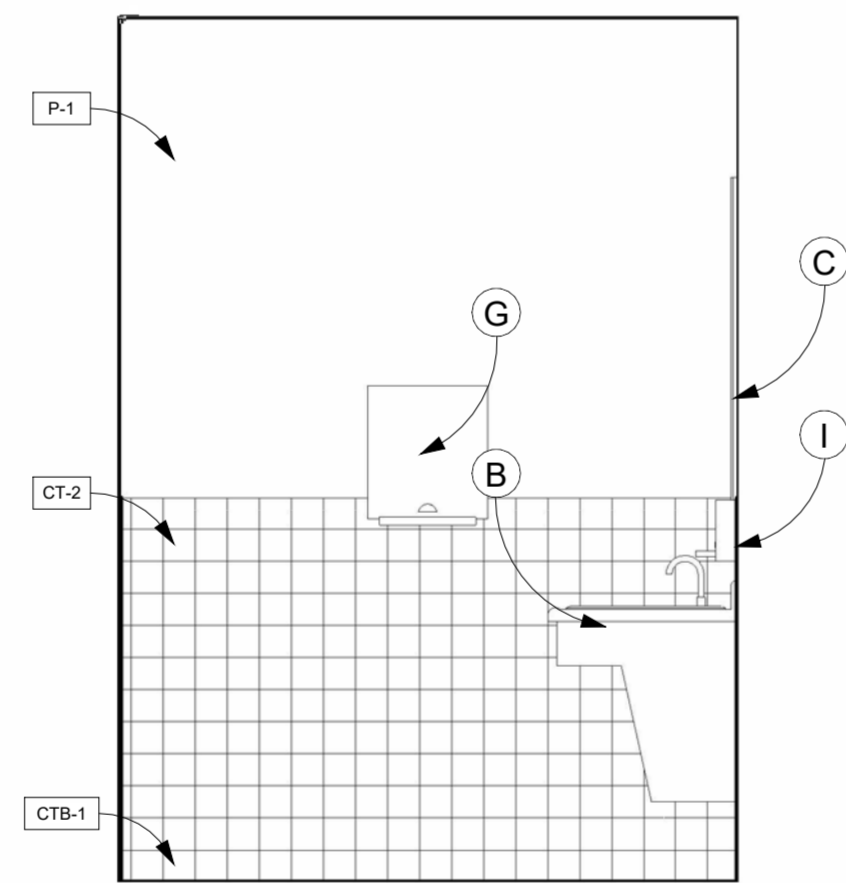
7 INTERIOR ELEVATION
A500 1/2" = 1'-0"



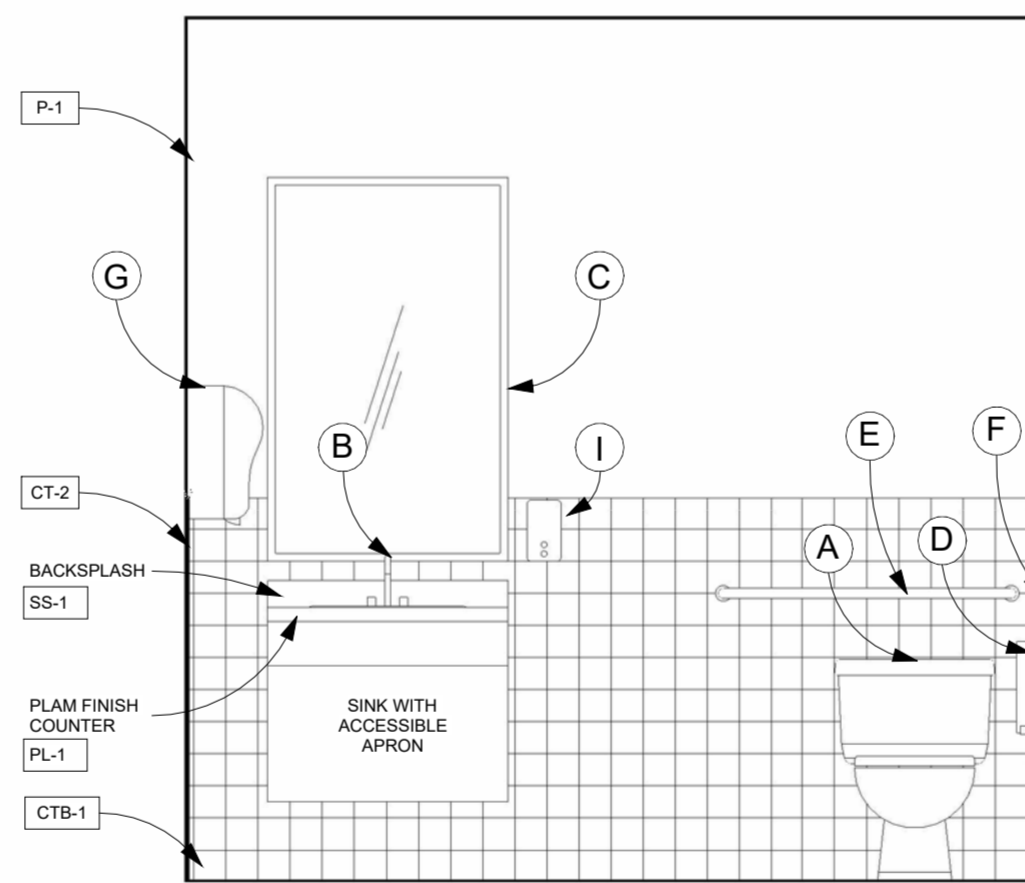
8 INTERIOR ELEVATION
A500 1/2" = 1'-0"



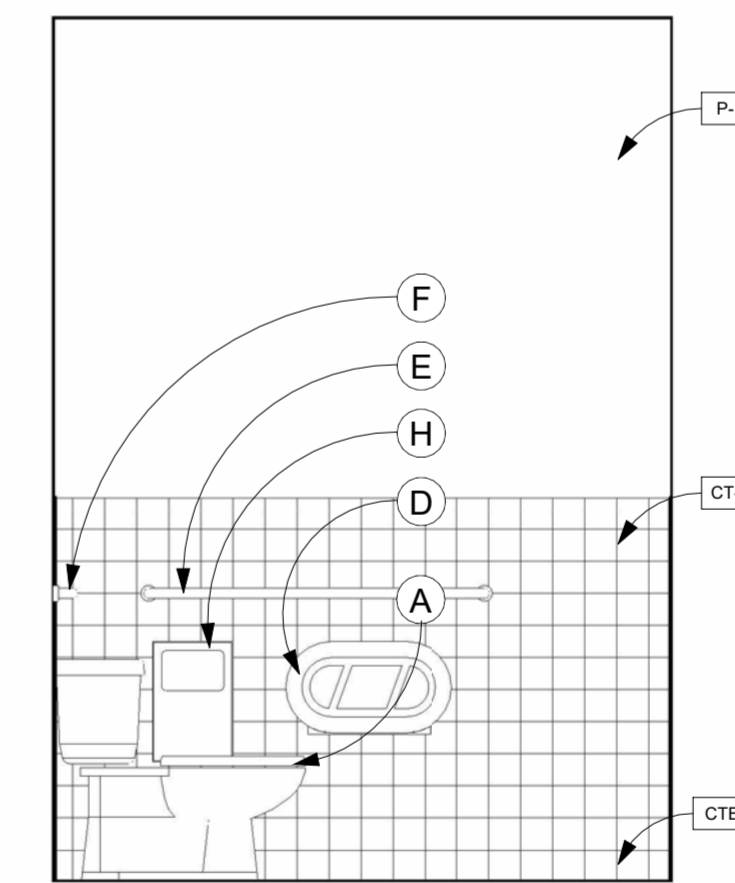
9 INTERIOR ELEVATION
A500 1/2" = 1'-0"



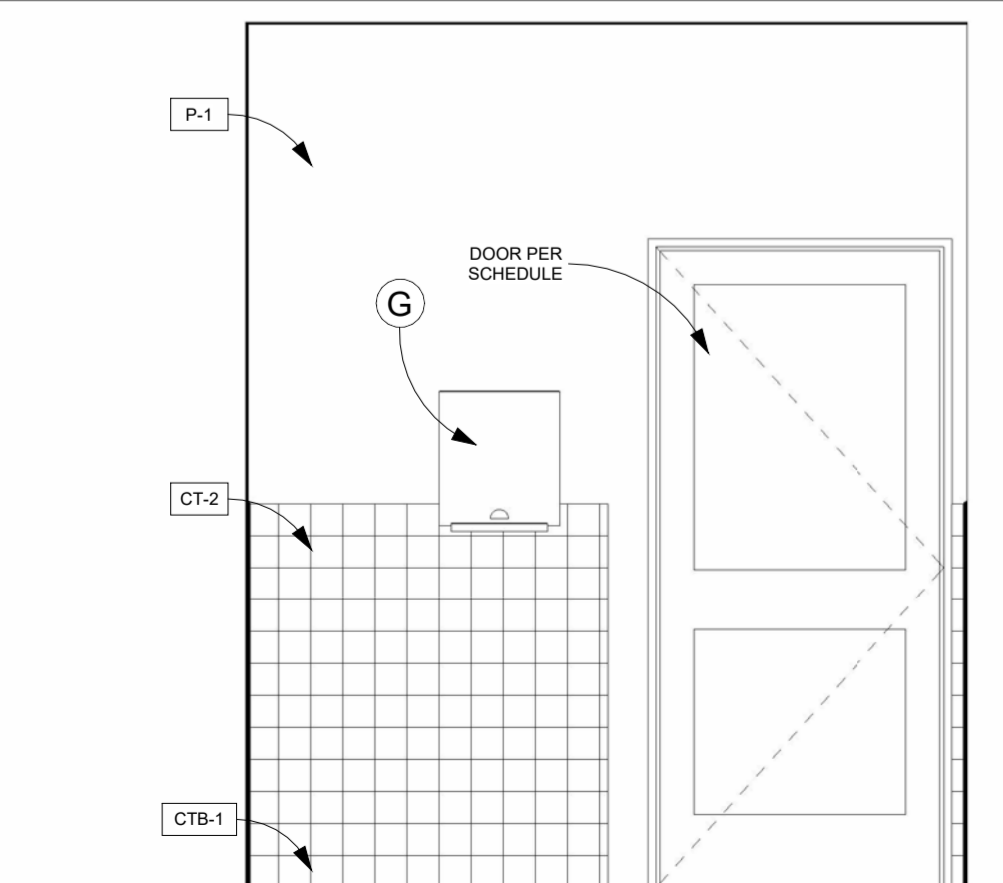
10 INTERIOR ELEVATION
A500 1/2" = 1'-0"



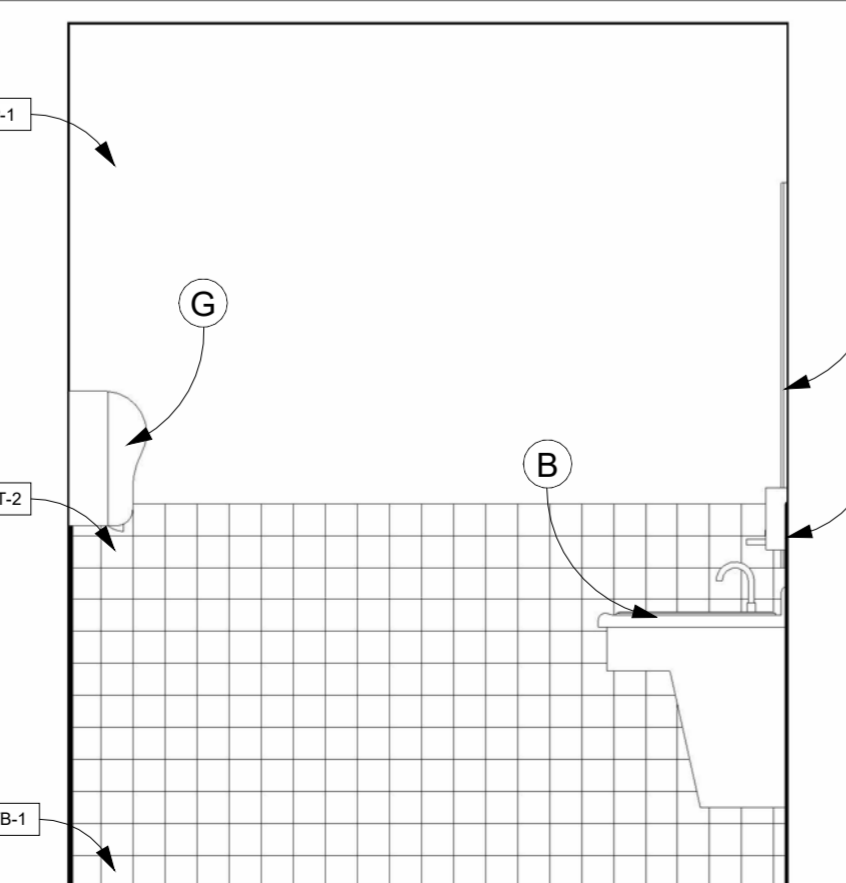
11 INTERIOR ELEVATION
A500 1/2" = 1'-0"



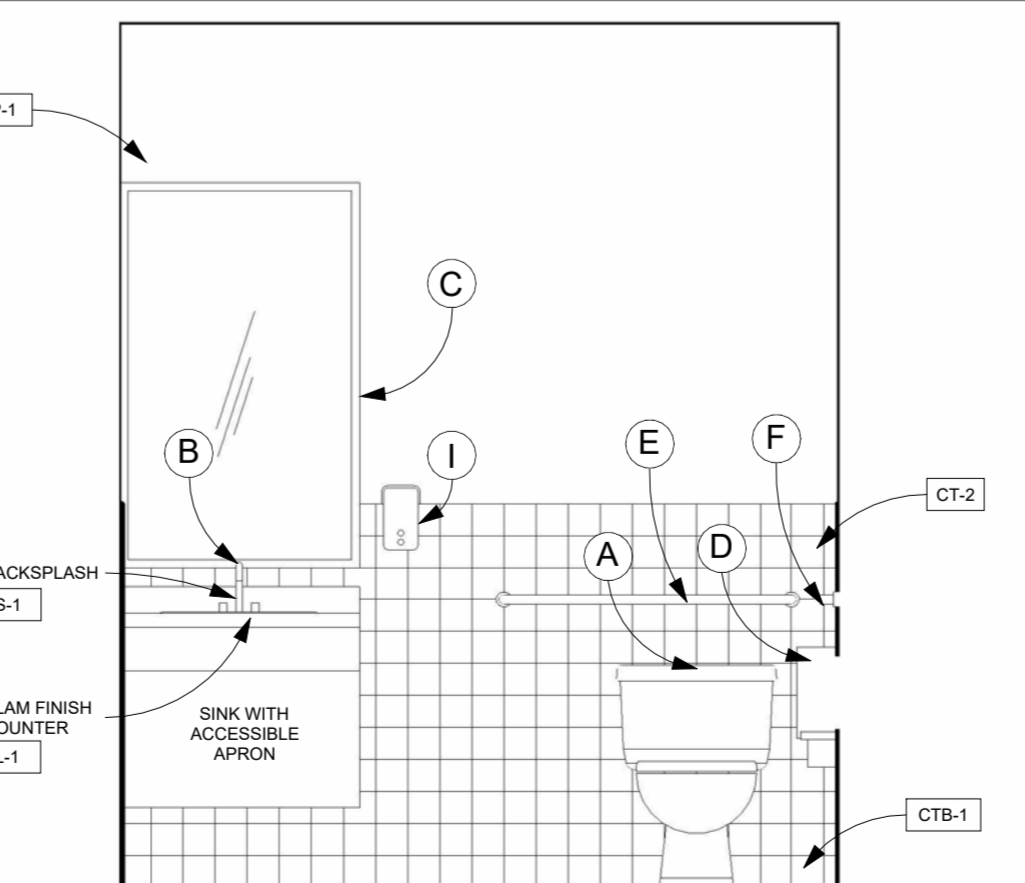
12 INTERIOR ELEVATION
A500 1/2" = 1'-0"



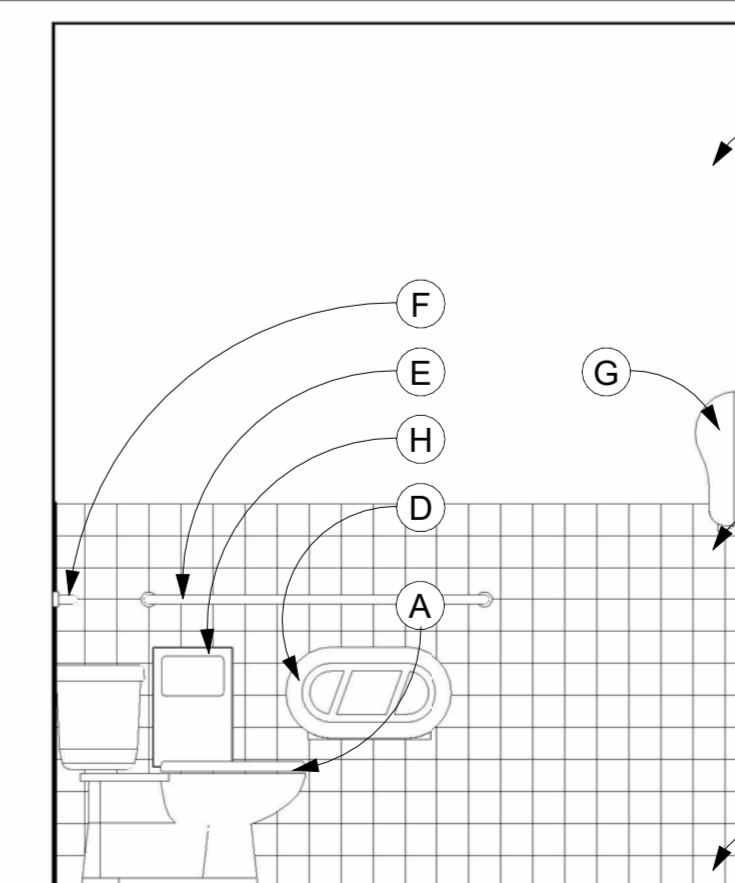
13 INTERIOR ELEVATION
A500 1/2" = 1'-0"



14 INTERIOR ELEVATION
A500 1/2" = 1'-0"



15 INTERIOR ELEVATION
A500 1/2" = 1'-0"



16 INTERIOR ELEVATION
A500 1/2" = 1'-0"

RR
200

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE
05/22/2025
DATE ISSUED
20893
REG. NO.



**KENNEDALE
TOWING
FACILITY**

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

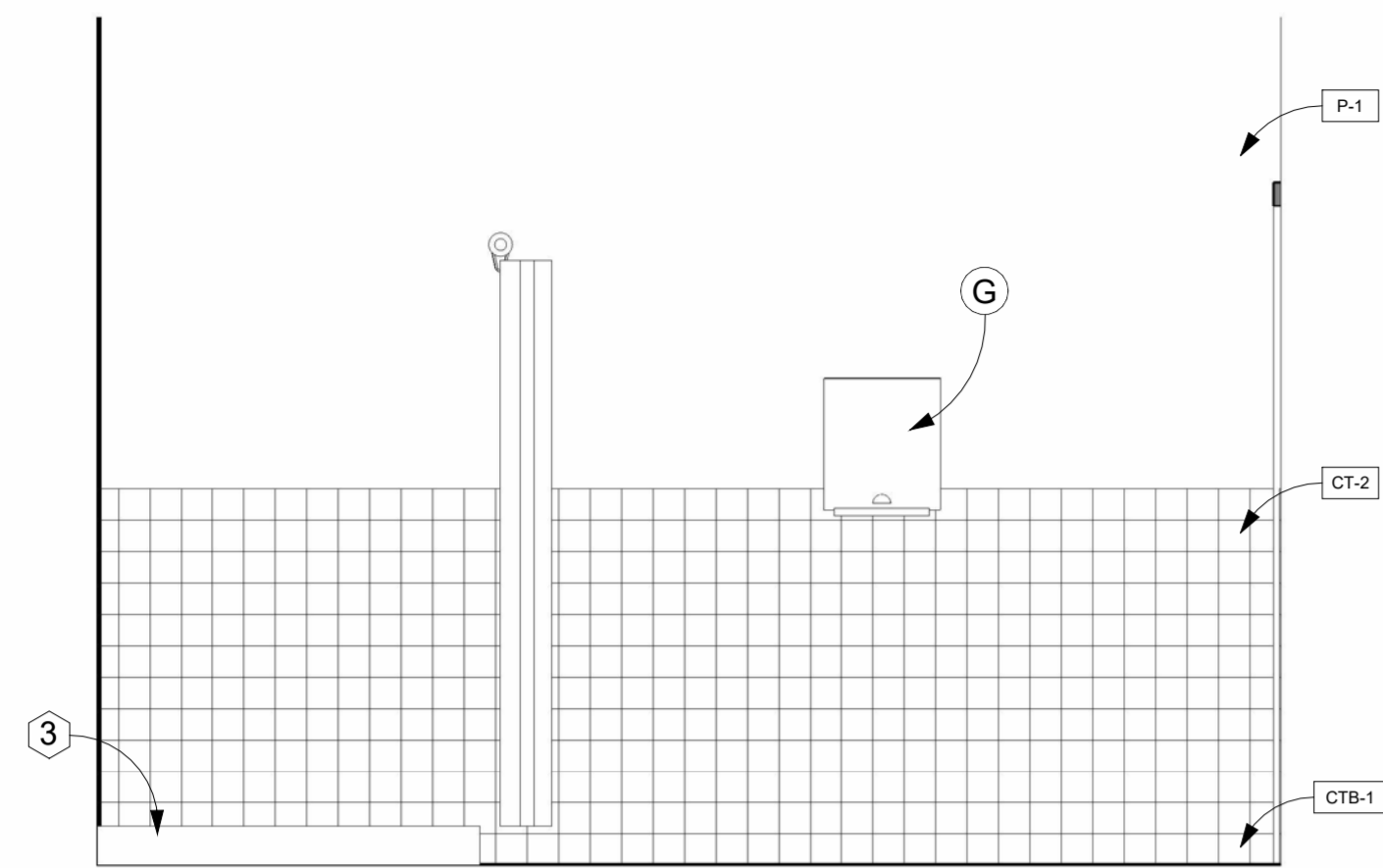
NO:	DATE:	DESCRIPTION:
05/13/2025	PERMIT SET	
05/22/2025	PLAN ADJUSTMENT	

PROJECT NO: PC24027
DATE: 05/22/2025
DRAWN BY: RR
CHECKED BY: MM
ISSUED BY: MM

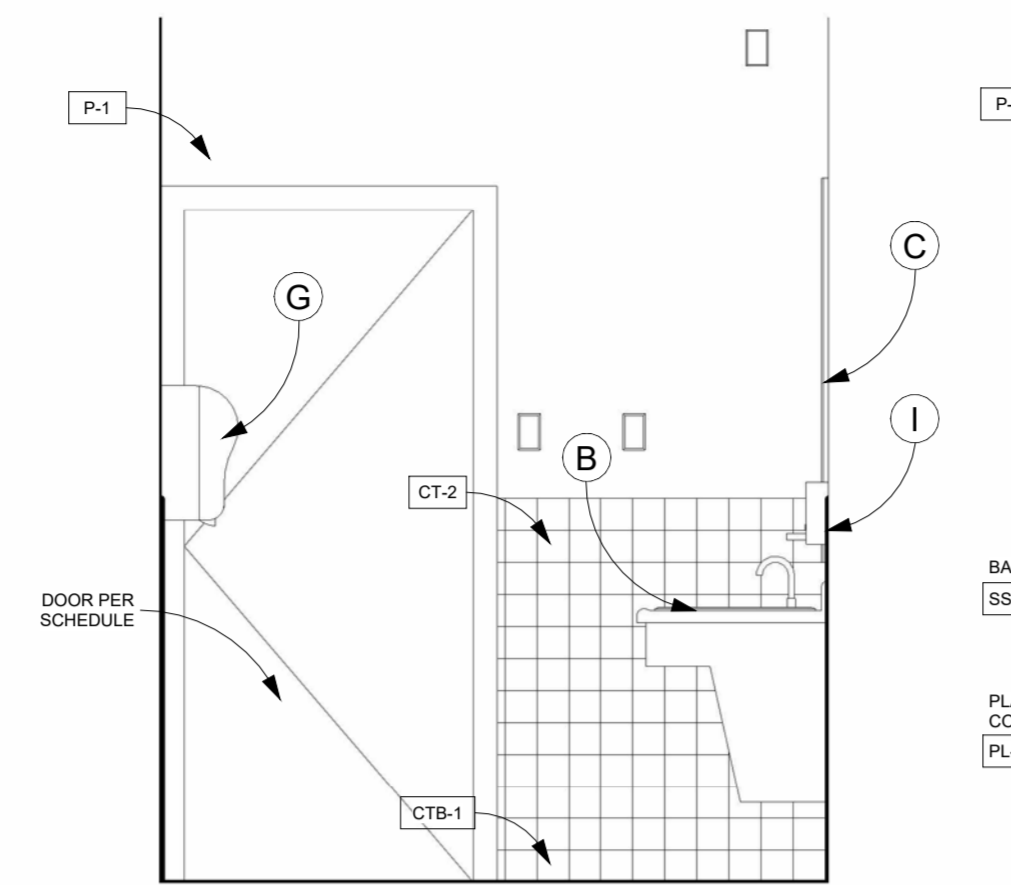
COPYRIGHT:
MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:
INTERIOR ELEVATIONS/DETAILS

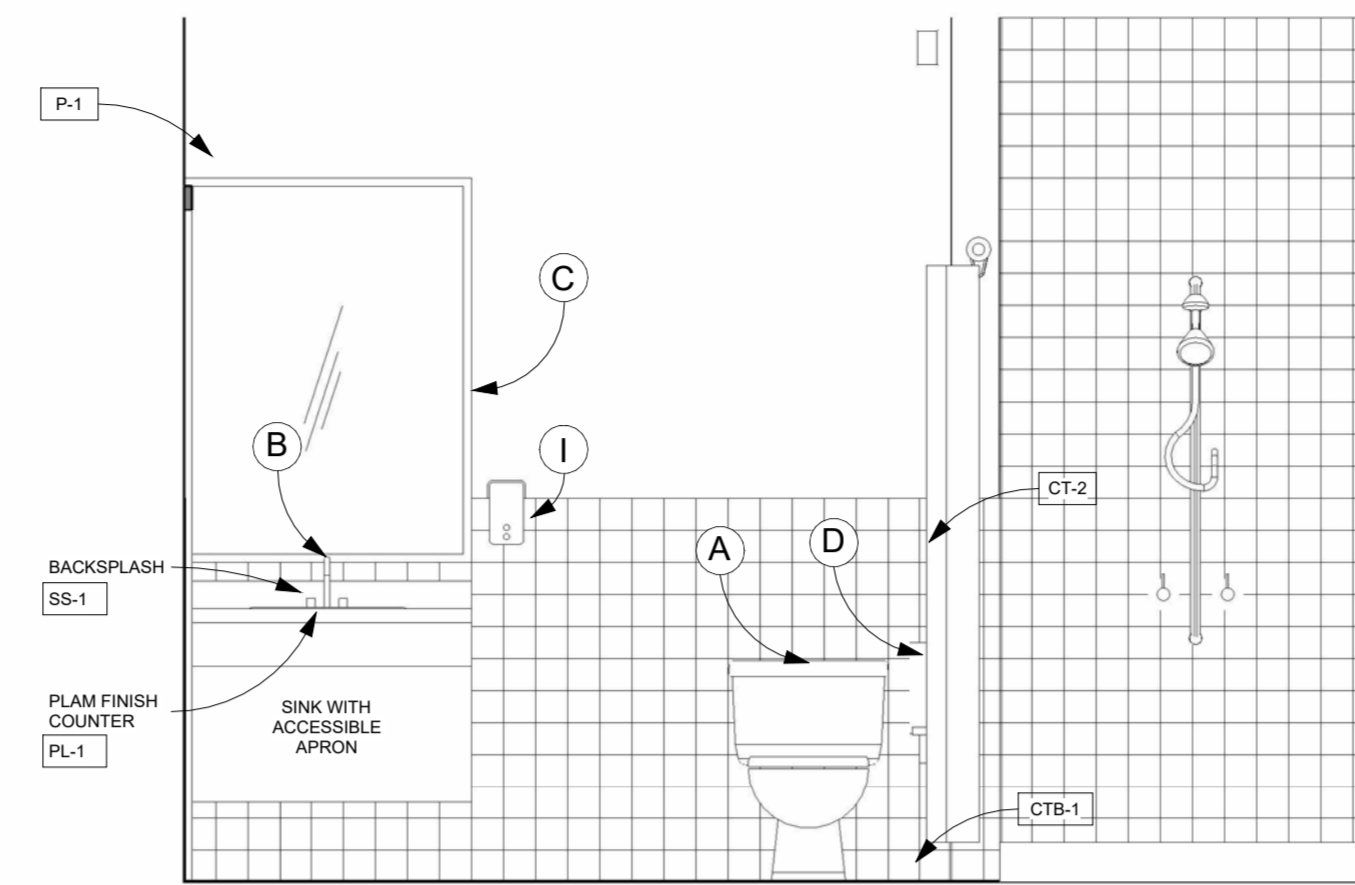
A502



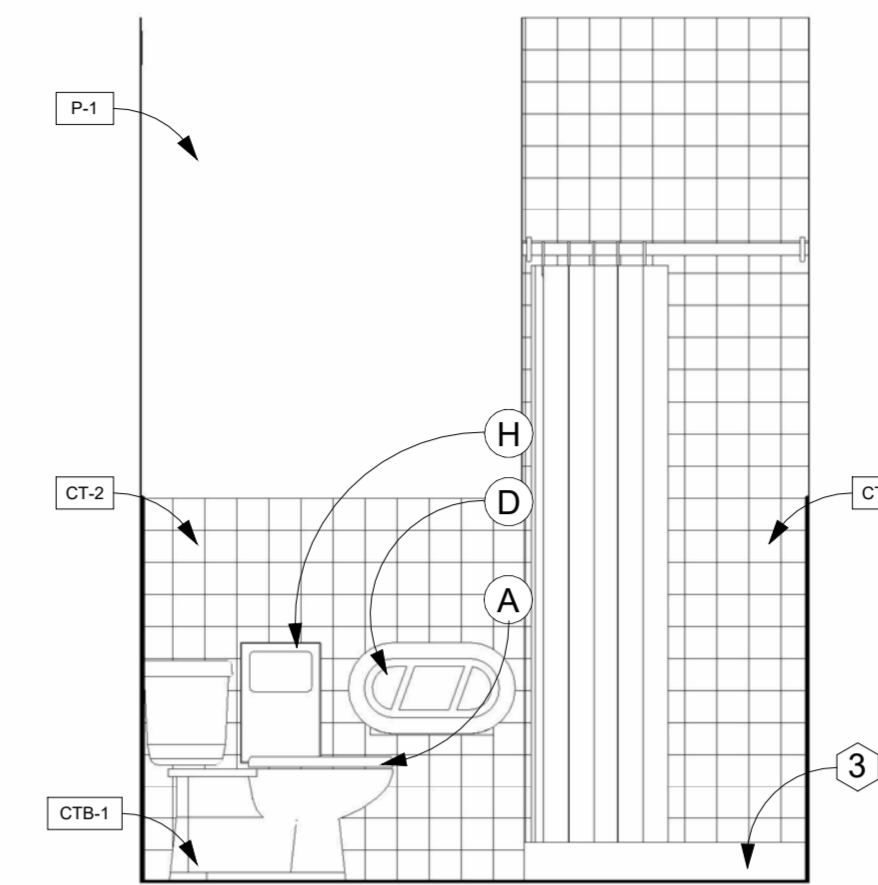
1 INTERIOR ELEVATION
A502 1/2" = 1'-0"



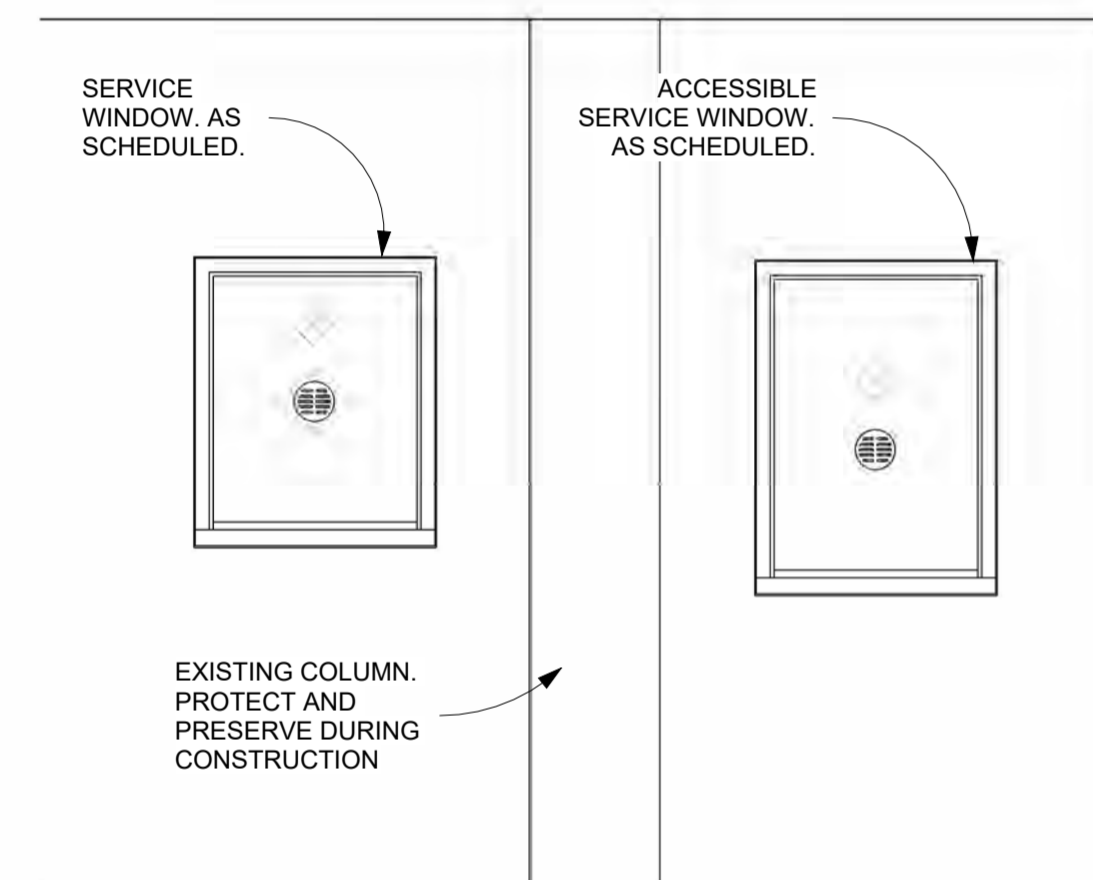
2 INTERIOR ELEVATION
A502 1/2" = 1'-0"



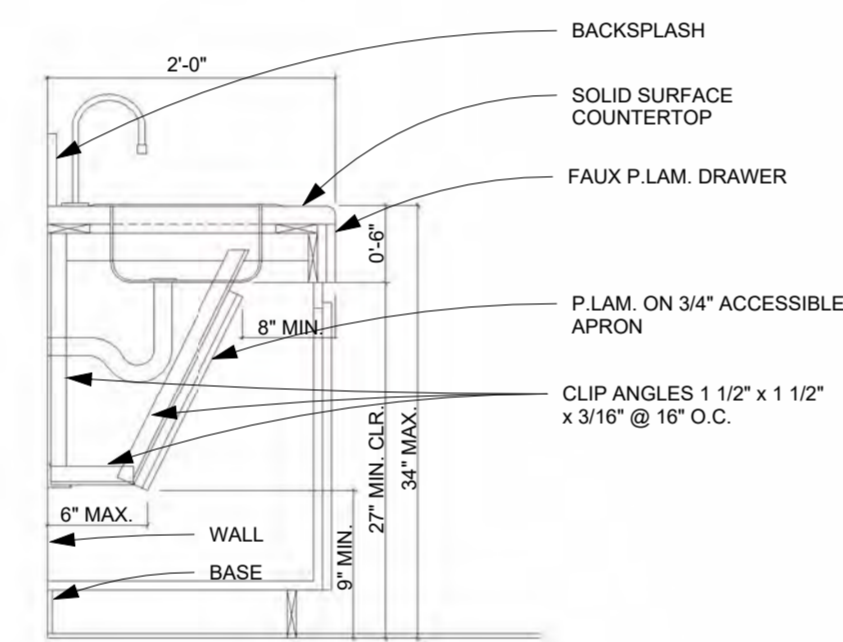
3 INTERIOR ELEVATION
A502 1/2" = 1'-0"



4 INTERIOR ELEVATION
A502 1/2" = 1'-0"



5 SERVICE WINDOW ELEVATION
A502 1/2" = 1'-0"



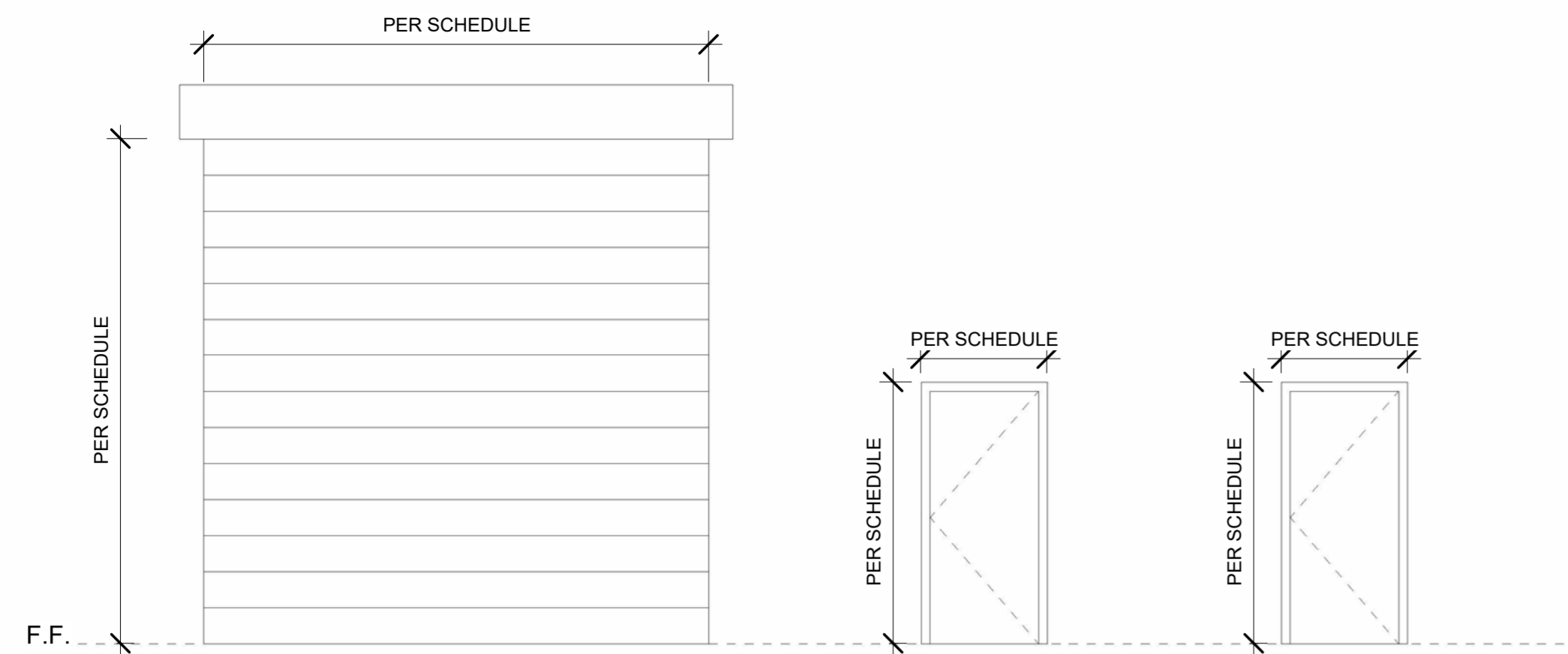
6 TYPICAL MILLWORK DETAIL
A502 3/4" = 1'-0"

DOOR SCHEDULE

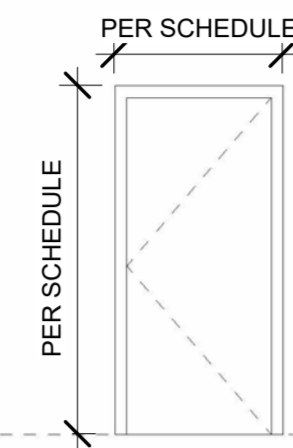
DOOR NO	ROOM	SIZE	TYPE	THK	MATL	FINISH	FRAME			DETAILS			LABEL	HDW GROUP	REMARKS
							TYPE	MATL	FINISH	HEAD	JAMB	SILL			
1ST FLOOR															
100A	ENTRY	72" x 84"	D	0' - 2"	MTL										
100B	ENTRY	36" x 84"	C	0' - 2"	MTL										
102A	STORAGE	36" x 84"	C	0' - 2"	MTL										
102B	STORAGE	36" x 84"	C	0' - 2"	MTL										
103	RESTROOM	36" x 84"	G	0' - 2"	WD										
104A	DROP-OFF	EXISTING	-	0' - 2"	-										
104B	DROP-OFF	36" x 84"	C	0' - 2"	MTL										
105A	EXECUTIVE OFFICE	EXISTING	-	0' - 2"	-										
105B	EXECUTIVE OFFICE	72" x 84"	F	0' - 2"	WD										
106	CLOSET	36" x 84"	G	0' - 2"	WD										
107	ELECTRICAL CLOSET	EXISTING	-	0' - 2"	-										
108	EXECUTIVE RESTROOM	36" x 84"	G	0' - 2"	WD										
109A	CLASSROOM	72" x 84"	F	0' - 2"	WD										
109B	CLASSROOM	EXISTING	-	0' - 2"	-										
110	BREAKROOM	36" x 84"	B	0' - 2"	MTL										
111	RESTROOM	36" x 84"	G	0' - 2"	WD										
112	SHOWER	36" x 84"	G	0' - 2"	WD										
113	OFFICE	36" x 84"	E	0' - 2"	WD										
114	OFFICE	36" x 84"	E	0' - 2"	WD										
115	OFFICE	36" x 84"	E	0' - 2"	WD										
119A	OFFICE	36" x 84"	E	0' - 2"	WD										
119B	OFFICE	EXISTING	-	0' - 2"	-										
120	RESTROOM	36" x 84"	G	0' - 2"	WD										
121	RESTROOM	36" x 84"	G	0' - 2"	WD										
122	RESTROOM	36" x 84"	G	0' - 2"	WD										
123A	HALLWAY	36" x 84"	B	0' - 2"	MTL										
123B	HALLWAY	36" x 84"	B	0' - 2"	MTL										
124A	WAREHOUSE	EXISTING	-	0' - 2"	-										
124B	WAREHOUSE	EXISTING	-	0' - 2"	-										
124C	WAREHOUSE	EXISTING	-	0' - 2"	-										
124D	WAREHOUSE	EXISTING	-	0' - 2"	-										
124E	WAREHOUSE	36" x 84"	B	0' - 2"	MTL										
124F	WAREHOUSE	EXISTING	-	0' - 2"	-										
124G	WAREHOUSE	36" x 84"	B	0' - 2"	MTL										
2ND FLOOR															
200	RESTROOM	36" x 84"	G	0' - 2"	WD										
201	CLOSET	36" x 84"	G	0' - 2"	WD										
202	OFFICE	EXISTING	-	0' - 2"	-										
203	OFFICE	EXISTING	-	0' - 2"	-										
204	CLOSET	36" x 84"	G	0' - 2"	WD										
205A	LIMITED STORAGE	36" x 84"	B	0' - 2"	MTL										
205B	LIMITED STORAGE	36" x 84"	B	0' - 2"	MTL										
205C	LIMITED STORAGE	36" x 84"	B	0' - 2"	MTL										
206	HALLWAY	36" x 84"	C	0' - 2"	WD										
207	HALLWAY	36" x 84"	B	0' - 2"	MTL										

WINDOW SCHEDULE

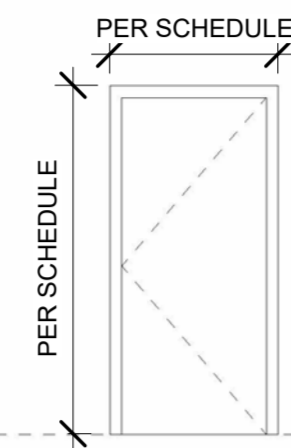
WINDOW MARK	NOMINAL SIZE	GLASS TYPE	MTL	THK	FINISH	LABEL	HEAD	TRANSOM	JAMB	V. MULL	H. MULL	SILL	REMARKS
B	30" x 42"	1-1/4" BULLET RESISTANT GLAZING	ALUM	2"	PAINT	--	--	--	--	--	--	--	--
C	88" x 48"	1-1/4" BULLET RESISTANT GLAZING	ALUM	2"	PAINT	--	--	--	--	--	--	--	--
D	45" x 48"	1-1/4" BULLET RESISTANT GLAZING	ALUM	2"	PAINT	--	--	--	--	--	--	--	--
E	48" x 48"	1-1/4" BULLET RESISTANT GLAZING	ALUM	2"	PAINT	--	--	--	--	--	--	--	--
F	36" x 48"	1" INSULATED TEMPERED GLAZING	ALUM	2"	PAINT	--	--	--	--	--	--	--	--



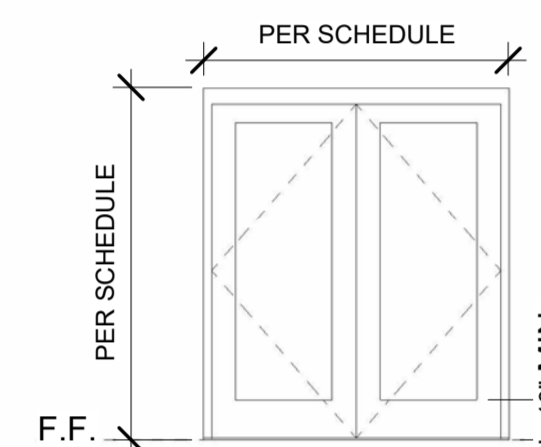
OVERHEAD ROLL UP DOOR
TYPE A



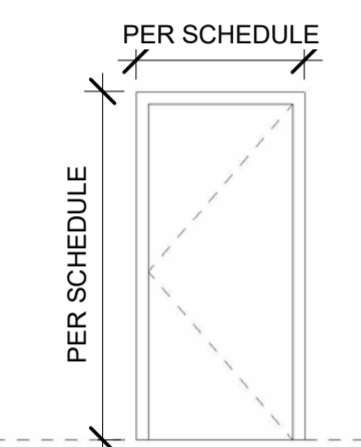
SOLID-CORE METAL INSULATED DOOR
TYPE B



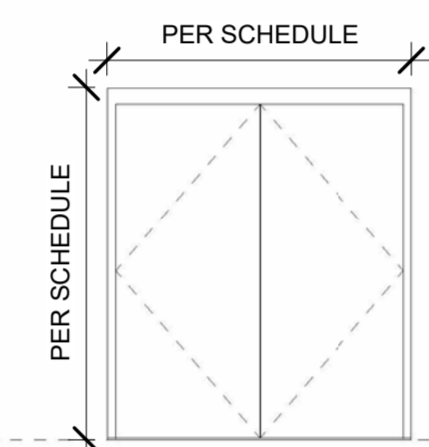
HOLLOW METAL INSULATED DOOR
TYPE C



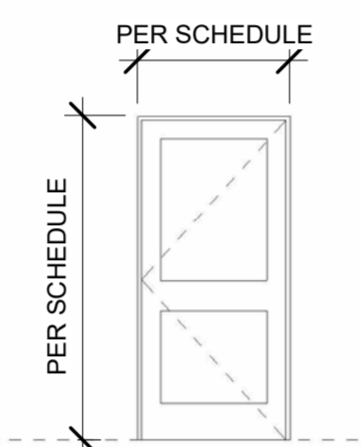
EXTERIOR HOLLOW METAL INSULATED DOUBLE DOOR W/ GLASS INSETS
TYPE D



INTERIOR SOLID CORE WOOD DOOR
TYPE E



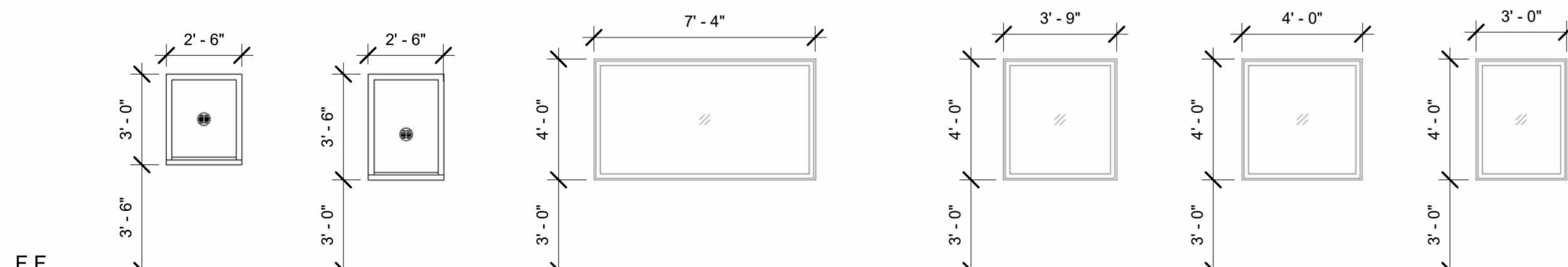
INTERIOR SOLID CORE WOOD DOUBLE DOOR
TYPE F



INTERIOR SOLID CORE 2-PANEL WOOD DOOR
TYPE G

1 DOOR TYPES

A600 1/4" = 1'-0"



2 WINDOW TYPES

A600 1/4" = 1'-0"

MEL/ARCH
the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/2025	PERMIT SET
2	05/22/2025	PLAN ADJUSTMENT

NO: DATE: DESCRIPTION:

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

ISSUED BY: MM

COPYRIGHT: MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

SCHEDULES

A600

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE

05/22/2025

DATE ISSUED

20893

REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
	05/13/2025	PERMIT SET
1	05/22/2025	PLAN ADJUSTMENT

NO: DATE: DESCRIPTION:

PROJECT NO: PC24027

DATE: 05/22/2025

DRAWN BY: RR

CHECKED BY: MM

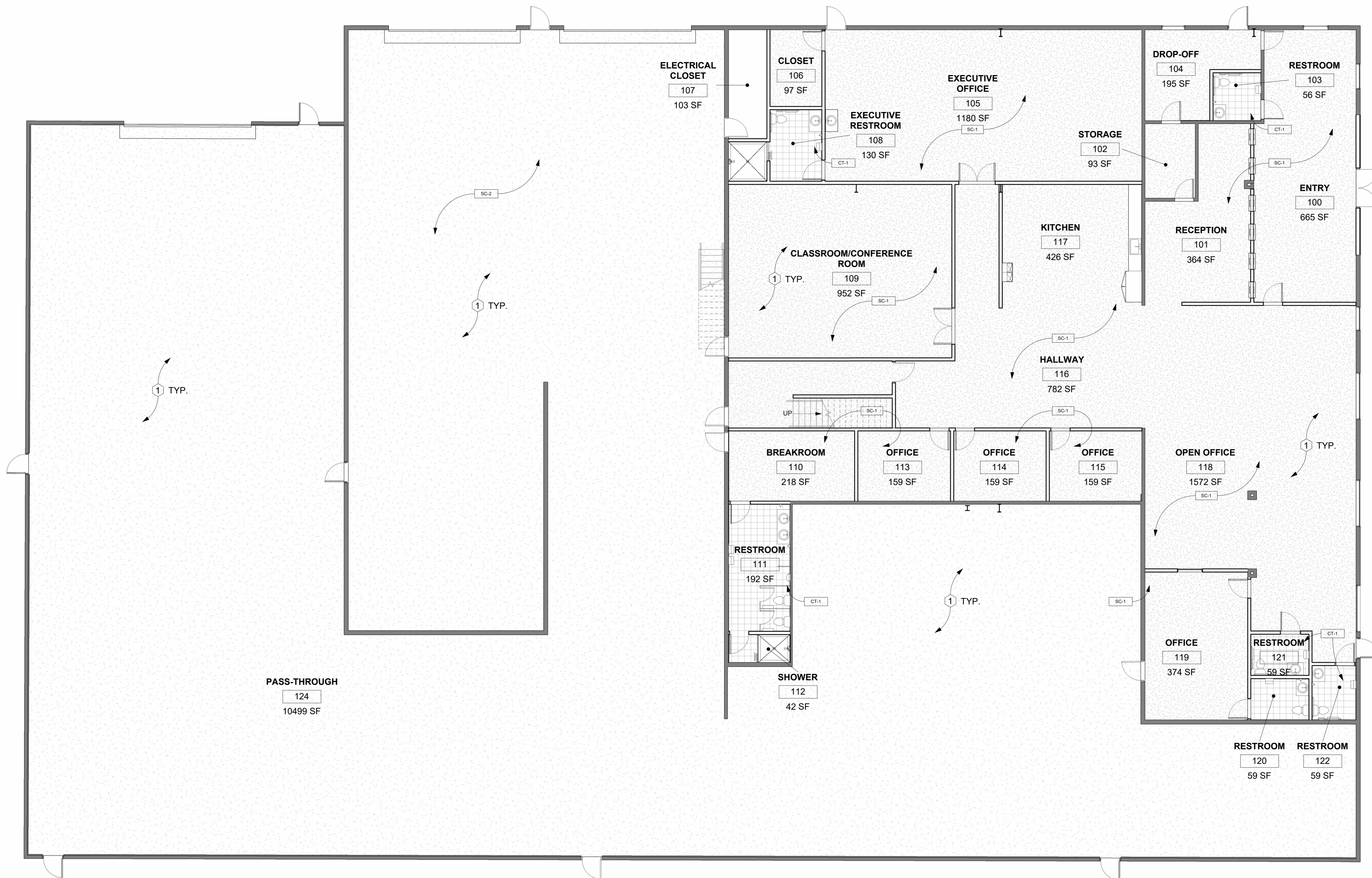
ISSUED BY: MM

COPYRIGHT: MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

FINISH FLOOR PLAN

A610



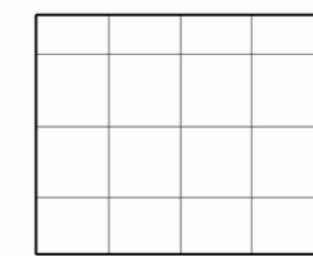
GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL ENGINEERING DESIGN REQUIRED FOR HVAC, INCLUDING ANY NECESSARY ENERGY COMPLIANCE FORMS.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES INVOLVED IN ORDER TO MINIMIZE CONFLICT AND TO COORDINATE ALL ACTIVITIES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION-NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONTITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCA LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- CENTER ALL FIXTURES AND DEVICES IN CEILING TILE. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND TENANT'S AUDIO VISUAL CONSULTANT THE REQUIREMENTS AND LOCATIONS OF CEILING MOUNTED PROJECTORS, VIDEO CAMERAS, SPEAKERS, MICROPHONES, AND OTHER EQUIPMENT.

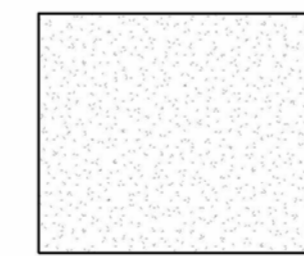
NOTES BY NUMBER

- 1 EXISTING CONCRETE TO REMAIN. TYP. VERIFY INTEGRITY.

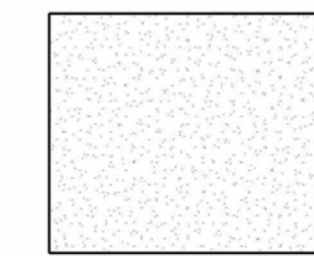
LEGEND KEY



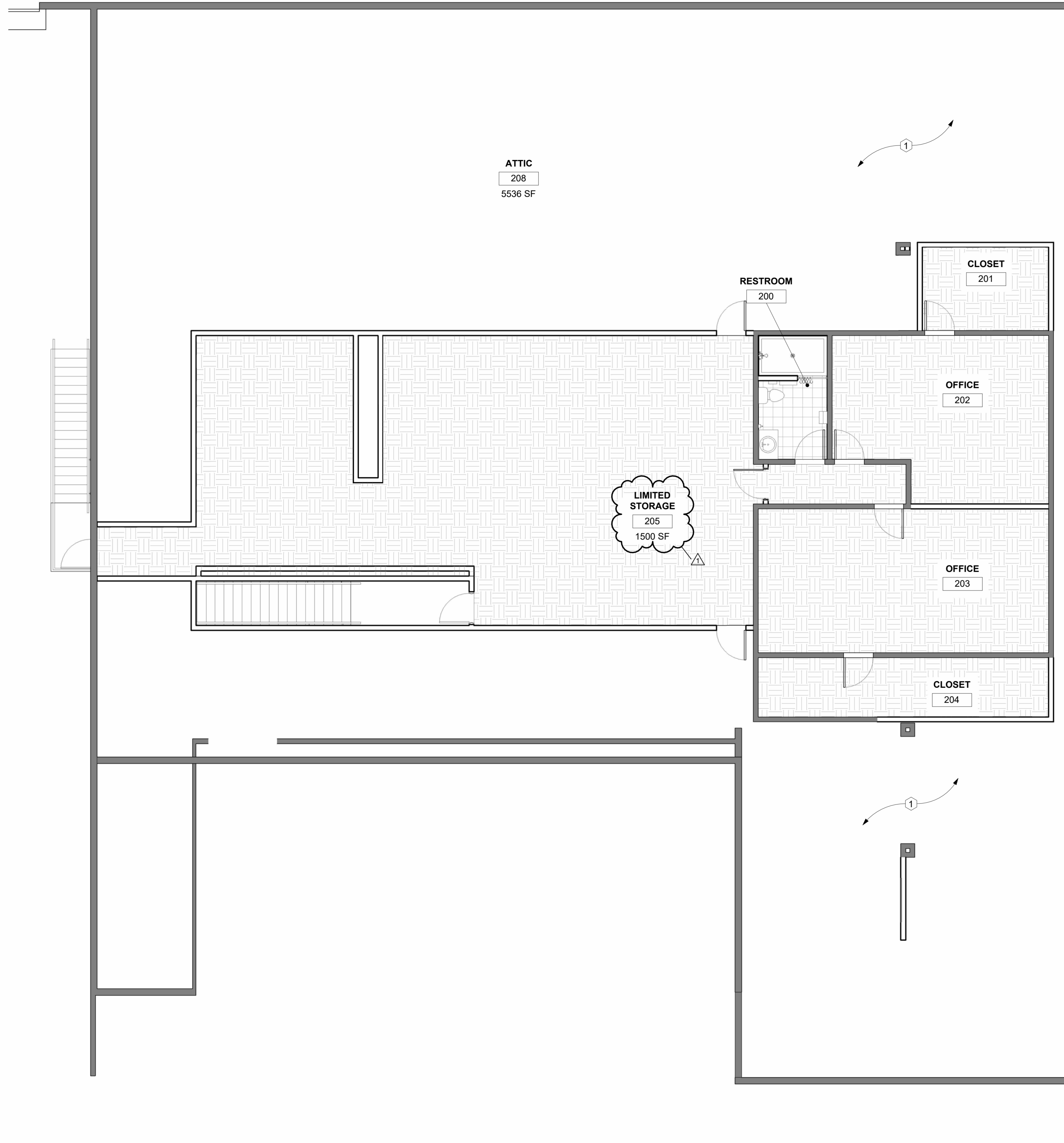
CERAMIC TILE, BY OWNER.
CT-1



EXISTING SEALED CONCRETE, VERIFY RIGIDITY.
SC-1



EXISTING CONCRETE, VERIFY RIGIDITY.
SC-2



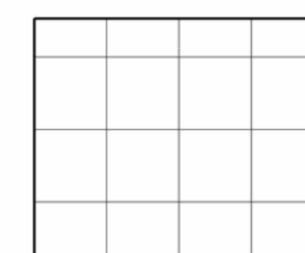
GENERAL NOTES

1. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL ENGINEERING DESIGN REQUIRED FOR HVAC, INCLUDING ANY NECESSARY ENERGY COMPLIANCE FORMS.
3. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES INVOLVED IN ORDER TO MINIMIZE CONFLICT AND TO COORDINATE ALL ACTIVITIES.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION-NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY..
5. IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONTITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCA LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
7. CENTER ALL FIXTURES AND DEVICES IN CEILING TILE. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND TENANT'S AUDIO VISUAL CONSULTANT THE REQUIREMENTS AND LOCATIONS OF CEILING MOUNTED PROJECTORS, VIDEO CAMERAS, SPEAKERS, MICROPHONES, AND OTHER EQUIPMENT.

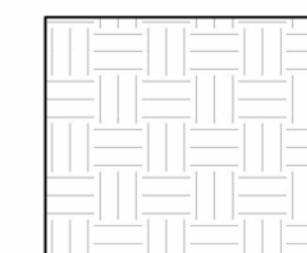
NOTES BY NUMBER

- ① EXISTING PLYWOOD FLOORING TO REMAIN. VERIFY INTEGRITY.

LEGEND KEY



CERAMIC TILE, BY OWNER.
CT-1



CARPET TILE.
CPT-1

MEL/ARCH
the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS

NO.	DATE	DESCRIPTION
05/13/2025	PERMIT SET	
① 05/22/2025	PLAN ADJUSTMENT	

NO: DATE: DESCRIPTION:

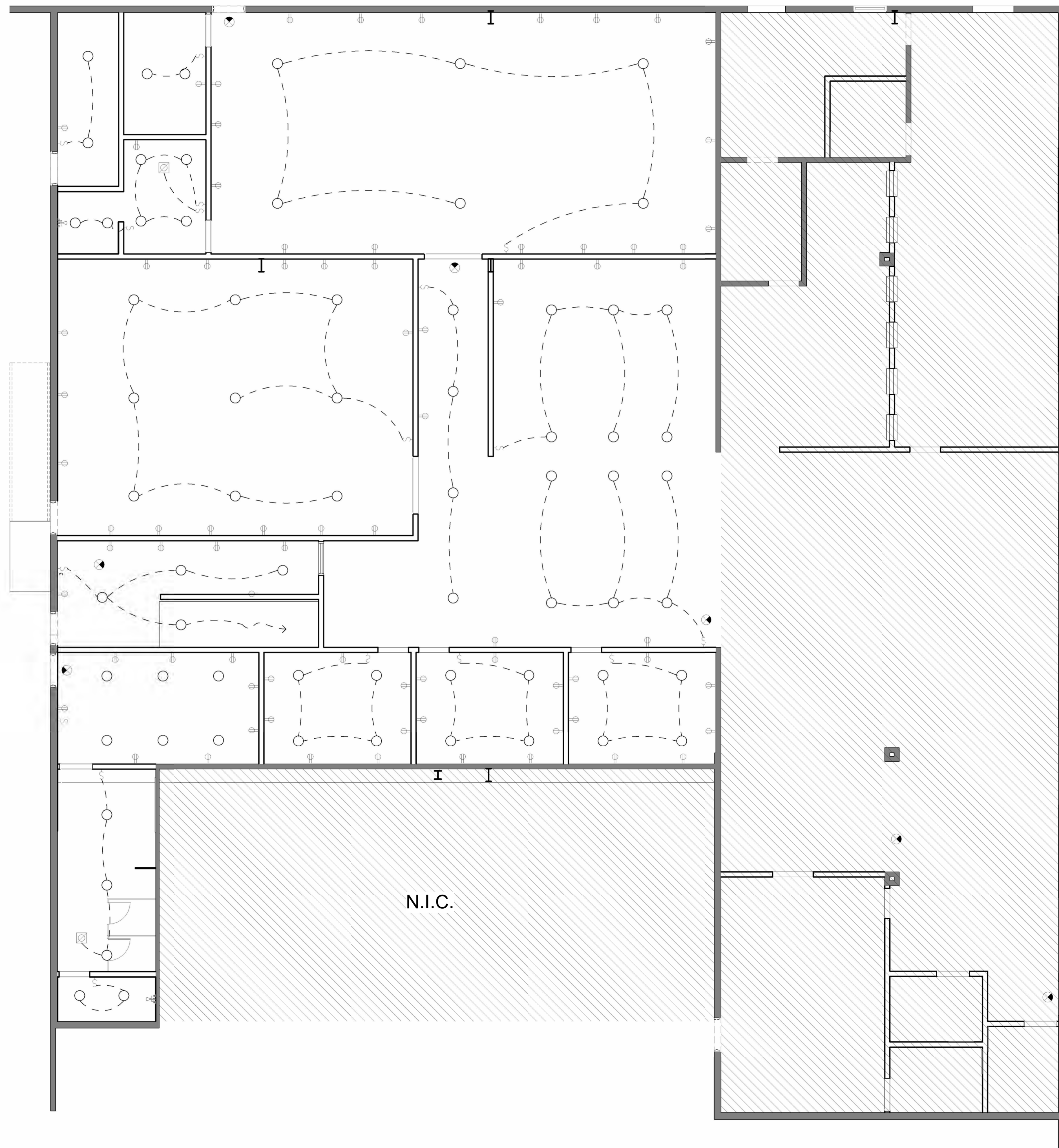
PROJECT NO: PC24027
DATE: 05/22/2025
DRAWN BY: RR
CHECKED BY: MM
ISSUED BY: MM

COPYRIGHT: MELCHORS ARCHITECTURE, LLC. 2025

SHEET TITLE:

FINISH FLOOR PLAN

A611



GENERAL NOTES

1. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES INVOLVED IN ORDER TO MINIMIZE CONFLICT AND TO COORDINATE ALL ACTIVITIES.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
4. IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL PLAN LOCATION AND FIELD ELEVATIONS OF NEW CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, LOCATIONS, AND FIELD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
6. THESE CONSTRUCTION DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION SAFETY GUIDELINES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND OWNER'S AUDIO VISUAL CONSULTANT ON THE REQUIREMENTS AND LOCATIONS OF ANY CEILING MOUNTED PROJECTORS, VIDEO CAMERAS, SPEAKERS, MICROPHONES, AND OTHER CEILING MOUNTED EQUIPMENT.

NOTES BY NUMBER

- ① ALL ELECTRIC CONDUITS WITHIN BOUNDARY TO BE ON SEPARATE BREAKER BOXES

RCP LEGEND

○	INTERIOR 6" RECESSED CAN LIGHT FIXTURE. MINIMUM 7'-0" FROM FINISH FLOOR. CONFIRM EXACT HEIGHT WITH OWNER.
◻	EXHAUST FAN.
◀	EXIT SIGN ABOVE ENTRY.

MEL/ARCH
the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

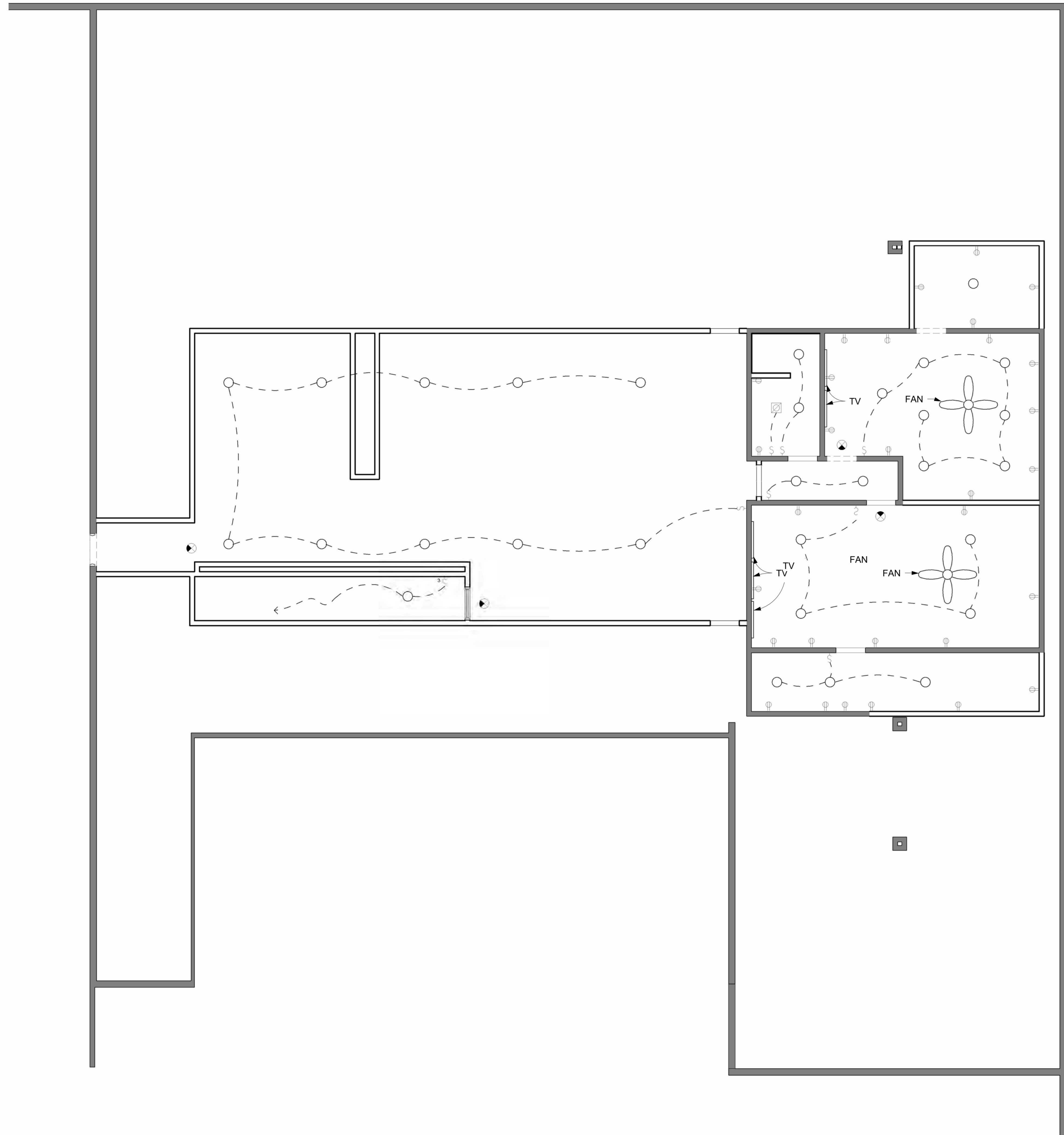
REVISIONS		
NO.	DATE	DESCRIPTION
1	05/13/2025	PERMIT SET
2	05/22/2025	PLAN ADJUSTMENT

PROJECT NO: PC24027
DATE: 05/22/2025
DRAWN BY: RR
CHECKED BY: MM
ISSUED BY: MM

COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:
REFLECTED CEILING PLAN

A700



GENERAL NOTES

1. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES INVOLVED IN ORDER TO MINIMIZE CONFLICT AND TO COORDINATE ALL ACTIVITIES.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
4. IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL PLAN LOCATION AND FIELD ELEVATIONS OF NEW CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, LOCATIONS, AND FIELD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
6. THESE CONSTRUCTION DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION SAFETY GUIDELINES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND OWNER'S AUDIO VISUAL CONSULTANT ON THE REQUIREMENTS AND LOCATIONS OF ANY CEILING MOUNTED PROJECTORS, VIDEO CAMERAS, SPEAKERS, MICROPHONES, AND OTHER CEILING MOUNTED EQUIPMENT.

NOTES BY NUMBER

- ① ALL ELECTRIC CONDUITS WITHIN BOUNDARY TO BE ON SEPARATE BREAKER BOXES

RCP LEGEND

	INTERIOR 6" RECESSED CAN LIGHT FIXTURE. MINIMUM 7'-0" FROM FINISH FLOOR. CONFIRM EXACT HEIGHT WITH OWNER.
	EXHAUST FAN.
	EXIT SIGN ABOVE ENTRY.

MEL/ARCH
the architectural studio

1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS

SIGNATURE
05/22/2025
DATE ISSUED
20893
REG. NO.



KENNEDALE TOWING FACILITY

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/13/2025	PERMIT SET
2	05/22/2025	PLAN ADJUSTMENT

PROJECT NO: PC24027
DATE: 05/22/2025
DRAWN BY: RR
CHECKED BY: MM
ISSUED BY: MM

COPYRIGHT: MELCHIOR ARCHITECTURE, LLC. 2025

SHEET TITLE:
REFLECTED CEILING PLAN

A701

MECHANICAL SPECIFICATIONS

GENERAL

- THE MECHANICAL CONTRACTOR SHALL COORDINATE T-STAT (SENSOR) LOCATIONS WITH THE ARCHITECT & OWNER.
- PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT, FEES, PERMITS ETC. NEEDED FOR A COMPLETE INSTALLATION.
- THIS CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS BY WHICH IT HAS BEEN PERMITTED.
- COORDINATE ALL MECHANICAL WORK WITH ARCHITECT AND OTHER TRADES PRIOR TO ANY CONSTRUCTION.
- TERMINATE EXHAUST DUCTS AND PLUMBING VENTS MINIMUM 10 FEET HORIZONTALLY FROM OR 3 FEET ABOVE ALL AIR INTAKES. COORDINATE WITH PLUMBING CONTRACTOR.
- EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTION AND THE IMC MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- MECHANICAL CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL EXISTING HVAC EQUIPMENT. EXISTING EQUIPMENT AND DUCTWORK SHALL BE CLEANED AND SERVICED. CONTRACTOR SHALL REPLACE ALL WORK OR DEFECTIVE PARTS AND RETURN ALL EXISTING EQUIPMENT AND REUSED DUCTS TO GOOD WORKING CONDITION. INFORM OWNER/LANDLORD OF MAJOR REPAIRS REQUIRED TO MAKE EXISTING UNITS OPERATIONAL. EXISTING CONDITIONS SHALL BE VERIFIED PRIOR TO SUBMITTING BID.

EQUIPMENT

- LOCATE ALL MECHANICAL EQUIPMENT IN COMPLIANCE WITH THE IMC.
- ALL NEW HVAC EQUIPMENT SHALL BE U.L., E.T.L., AND /OR AGA LISTED.
- PROVIDE FARR 24X24 DISPOSABLE FILTERS, FRAMES, HARDWARE AND ACCESSORIES FOR USE DURING CONSTRUCTION. PROVIDE NEW DISPOSABLE FILTERS PRIOR TO BALANCING THE SYSTEM.
- MECHANICAL CONTRACTOR TO VERIFY AND COORDINATE AVAILABLE VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

DUCTWORK

- PROVIDE MANUAL SPIN-IN DAMPER AT EACH NEW BRANCH CONNECTION FOR DIFFUSERS IN LAY-IN CEILINGS AND OPPOSED BLADE DAMPER IN HARD LID MOUNTED DIFFUSERS.
- BRANCH DUCTS SHALL BE RIGID ROUND. THE FINAL CONNECTION TO THE DIFFUSER MAY BE MADE WITH FLEX DUCT. FLEX DUCT LENGTH SHALL NOT EXCEED 8'0".
- USE GALVANIZED SHEET METAL FOR ALL NEW DUCTWORK. CONSTRUCT AND INSTALL IN ACCORDANCE WITH ASHRAE GUIDELINES, CHAPTER 6 OF THE IMC AND THE LATEST SMACNA STANDARDS FOR LOW PRESSURE DESIGN.
- USE THERMAFLEX TYPE KM OR APPROVED EQUAL FLEX DUCT CONFORMING TO UL 181, NFPA 90A AND 90B.
- MECHANICAL CONTRACTOR TO VERIFY THAT ALL DUCTWORK WILL FIT AS DESIGNED.
- DUCTS SHALL BE OF SIZES SHOWN ON THE DRAWINGS UNLESS LOCATION OF STRUCTURAL MEMBERS PROHIBIT. THE AREA OF THE DUCT SHALL BE MAINTAINED IF A CHANGE IS NEEDED. THE DUCT SIZES SHOWN ARE CLEAR INSIDE INCLUDING ANY DUCT LINERS.
- SUPPORT ALL NEW & EXISTING DUCTS WITH HANGERS TO THE STRUCTURE. PLACE SUPPORTS NOT OVER 8 FEET APART ALONG THE LENGTH OF THE DUCT. SHEET METAL SHALL BE:

UP TO 12" WIDTH	26 GAUGE STEEL
13" TO 30" WIDTH	24 GAUGE STEEL
31" TO 60" WIDTH	22 GAUGE STEEL
- FLEX DUCT SHALL BE SUPPORTED BY 1 1/2" 26 GAUGE STEEL STRAP NOT MORE THAN FOUR FEET ON CENTER.
- EXHAUST DUCTS SHALL BE 26 GAUGE GALVANIZED STEEL.
- USE CLASS "0" OR CLASS "1" FOR ALL "FACTORY MADE" DUCT.
- INSTALL RADIUS ELBOWS, TURNING VANES, EXTRACTORS AND SPLITTER DAMPERS IN DUCTWORK WHERE APPLICABLE.
- ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-EMBEDDED-FABRIC SYSTEMS OR TAPES. TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED 181A-P FOR PRESSURE-SENSITIVE TAPE. TAPES AND MASTICS USED TO SEAL FLEXIBLE AIR DUCT AND FLEXIBLE CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED 181B-FX FOR PRESSURE-SENSITIVE TAPE OR 181M FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. UNLISTED DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS.
- FOR UNCONDITIONED SPACE DUCT PROVIDE MINIMUM R=8 INSULATION.

OUTLETS

- THE MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL AIR DISTRIBUTION DEVICES WITH ALL TRADES PRIOR TO ANY CONSTRUCTION.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE SPACE AVAILABILITY FOR DUCTWORK WITH STRUCTURAL AND ELECTRICAL CONTRACTORS PRIOR TO ANY CONSTRUCTION TO AVOID RELOCATING DUCTWORK AT THE MECHANICAL CONTRACTOR'S EXPENSE.
- DIFFUSERS SHALL MATCH EXISTING OR APPROVED EQUAL, NECK SIZE AS INDICATED.
- RETURN AIR GRILLES SHALL MATCH EXISTING OR APPROVED EQUAL.

DRAINS

- EXTEND SCHEDULE TYPE "M" COPPER CONDENSATE DRAIN AS SHOWN. MIN 2% SLOPE. ROUTE UNDER ROOF.

INSULATION

- PROVIDE 1" ACOUSTIC INTERNAL LINER IN SUPPLY AND RETURN DUCTWORK FROM THE DUCT CONNECTION TO THE UNIT AND LINE THE FIRST 10 FEET.
- ALL INSULATION, MATERIAL COVERINGS, ADHESIVES, VAPOR-BARRIERS AND TAPES SHALL CONFORM TO NFPA 90A, FLAME SPREAD CLASSIFICATION NOT TO EXCEED 25 AND SMOKE DEVELOPMENT NOT TO EXCEED 50.
- SHEET METAL DUCTWORK FOR A/C SUPPLY AND RETURN SHALL BE WRAPPED WITH 1-1/2", 3/4 LB. EXTERIOR INSULATION, WITH FSK JACKET AND VAPOR BARRIER.

TESTING

- TEST AND BALANCE SYSTEM TO APPROXIMATE CFM INDICATED ON MECHANICAL FLOOR PLAN AND ADJUST TO THE TENANT'S SATISFACTION. MARK ALL FINAL DAMPER SETTINGS WITH A PAINT DOT. THE BALANCE SHALL BE PERFORMED BY AN INDEPENDENT AABC CERTIFIED BALANCE CONTRACTOR. PROVIDE A COPY OF AIR BALANCE REPORT TO THE CITY BUILDING INSPECTOR PRIOR TO OR BEFORE FINAL MECHANICAL INSPECTION.

TEMPERATURE CONTROLS

- PROVIDE A SYSTEM OF TEMPERATURE CONTROLS INCLUDING THERMOSTATS, TIME SWITCHES, OVERRIDE TIMERS, DAMPER MOTORS, AND RELAYS REQUIRED TO PROVIDE THE DESIRED SEQUENCE OF OPERATION. PROVIDE INTEGRATED WIRING DIAGRAMS SHOWING INTERCONNECTIONS BETWEEN FIELD INSTALLED EQUIPMENT AND PACKAGE WIRING FURNISHED WITH THE HVAC EQUIPMENT. CONTROL WIRING SHALL BE SIZED TO ACCOMMODATE THE VOLTAGE DROP ASSOCIATED WITH THE DISTANCE BETWEEN THE CONTROL DEVICE AND THE CONTROLLER.

EQUIPMENT

- SEVEN DAY PROGRAMMABLE, OCCUPIED/UNOCCUPIED THERMOSTATS FOR HEATING, COOLING AND FOR CONTROL OF ECONOMIZER SHALL BE HONEYWELL SERIES T7351 OR EQUAL WITH INTEGRAL SUBBASE W7459A ECONOMIZER MODULE. INSTALL THERMOSTATS AT 48" AFF TO MEET ADA REQUIREMENTS UNLESS OTHERWISE NOTED ON THE PLANS.

INVESTIGATION OF CONDITIONS

- EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING EXISTING INSTALLATION, STRUCTURE, AND LOCAL CONDITIONS. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED AND VERIFY EXISTING CONDITIONS. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND THAT ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

- PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITION REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
- COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHERS TRADES TO ENSURE A NEAR AND ORDERLY INSTALLATIONS. INSTALL DUCTWORKS AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHERS TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK TO AVOID CONFLICTS WITH ELECTRICAL PLANES, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- NEW MECHANICAL EQUIPMENT AND DUCTWORK ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. VERIFY THE FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR RELATED CONSTRUCTIONS DETAILS AS APPLICABLE TO THE HVAC SYSTEM. VERIFY CHASES AND PENETRATIONS SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE INTENDED FOR DUCTWORK AND PIPING MEET REQUIREMENTS.
- COORDINATE LOCATION ON ROOF MOUNTED HVAC EQUIPMENT AND ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- INDOOR AIR QUALITY MEASURES:
 - PROTECT INSIDE OF (INSTALLED AND DELIVERED) DUCTWORK AND HVAC UNITS FROM EXPOSURE TO DUST, DIRT, PAINT AND MOISTURE.
 - REPLACE INSULATION THAT HAS GOTTEN WE AT ANY TIME DURING CONSTRUCTION; DRYING THE INSULATION IS NOT ACCEPTABLE.
 - SEAL ANY JOINTS OF INTERNAL FIBERGLASS INSULATION.
 - REMOVE DEBRIS FROM CEILING / RETURN AIR PLENUM INCLUDING DUST.
 - AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL VACUUM CLEAN ANY DUCTWORK CONNECTED TO HVAC UNITS THAT WERE OPERATED DURING THE CONSTRUCTION PERIOD AFTER NEW FILTERS (MINIMUM MERV-8) ARE INSTALLED AND PRIOR TO TURNING SYSTEM OVER TO OWNER.
- INSTALL DUCTWORK PARALLEL TO BUILDING COLUMN LINES UNLESS OTHERWISE SHOWN OR NOTED.
- OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGER AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
- COORDINATE LOCATION OF EQUIPMENT SUPPORT WITH LOCATION OF EQUIPMENT ACCESS PANELS / DOORS TO ENABLE SERVICE OF EQUIPMENT AND / OR FILTER REPLACEMENT.
- SEAL PENETRATIONS THROUGH THE BUILDING COMPONENT IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH THE U.L. REQUIREMENTS.
- COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
- ADJUST LOCATION OF CEILING GRID AND LIGHTING LOCATIONS.
- LOCATE AND SET THERMOSTATS SENSORS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR INSTALLATION. INSTALL THERMOSTATS WITH TOP OF DEVICE AT MAXIMUM 48" A.F.F. TO MEET ADA REQUIREMENT UNLESS NOTED OTHERWISE ON PLANS. INSTALL WIRING IN CONDUIT BY DIVISION 16.
- PROVIDE A MANUAL BALANCING DAMPER IN EACH BRANCH DUCT TAKE-OFF FROM MAIN SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCT
- PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR / ROUND BRANCH DUCT TAKE-OFF WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT FOR BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES.
- BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
- RIGID DUCTWORK INSULATION: PROVIDE 3/4 LB DENSITY, 2" (R-6), INSULATION WRAP OR RIGID ROUND, CONCEALED, SUPPLY AND RETURN AIR DUCTS. PROVIDE 1-1/2" (R-6) THICK 1-1/2 LB DENSITY INTERNAL DUCT LINER ON RECTANGULAR SUPPLY AND RETURN AIR DUCTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS, INCREASE SHEET METAL SIZES ACCORDINGLY.
- PROVIDE THERMAFLEX TYPE M-FE, FLEXMASTER TYPE 8, OR APPROVED EQUAL FLEXIBLE DUCTWORK. FLEXIBLE DUCTWORK SHALL BE LISTED UNDER UL 181 AS CLASS 1 AIR DUCT AND BE PROVIDED WITH INTEGRAL R-6, 3/4" LB DENSITY FIBERGLASS INSULATION. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING.
- THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION SYSTEM SHALL NOT CONTAIN CFC OR HALONS.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET UNIT FINAL START-UP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
- IF THE NEW HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
- AN OPERATION AND SYSTEM MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTIONS.
- REFER TO THE MECHANICAL SPECIFICATIONS FOR HVAC SYSTEM CONTROLS, SPECIFICATIONS AND TEST & BALANCE REQUIREMENTS. FINAL SYSTEM TESTING, BALANCING AND ADJUSTMENTS SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE NATION ENVIRONMENTAL BALANCING BUREAU (NEBB) OR ASSOCIATED AIR BALANCE COUNCIL (AABC).
- A FINAL REPORT FOR TESTING AND ADJUSTING OR ALL NEW SYSTEMS SHALL BE COMPLETED AND PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE OR PERFORMING THESE SERVICES.

IECC COMPLIANCE NOTES

- DESIGN HEATING AND COOLING LOADS HAVE BEEN CALCULATED FOR THE BUILDING USING CARRIER HOURLY ANALYSIS PROGRAM THAT USES PROCEDURES RECOMMENDED BY ASHRAE.
- ALL EQUIPMENT AND SYSTEMS HAVE BEEN SIZED TO BE NO GREATER THAN NEEDED TO MEET CALCULATED LOADS.
- HUMIDIFICATION SYSTEMS HAVE NOT BEEN PROVIDED ON THIS PROJECT.
- EACH HEATING OR COOLING SYSTEM ZONE HAS BEEN PROVIDED WITH ITS OWN TEMPERATURE CONTROL DEVICE.
- OUTSIDE AIR SUPPLY SYSTEMS WITH DESIGN AIRFLOW RATES GREATER THAN 3000CFM AND ALL EXHAUST SYSTEMS HAVE DAMPERS THAT ARE AUTOMATICALLY CLOSED WHILE EQUIPMENT IS NOT OPERATING IF APPLICABLE.
- OUTSIDE VENTILATION HAS BEEN DESIGNED PER 2018 IMC CHAPTER 4.
- ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-EMBEDDED-FABRIC SYSTEMS OR TAPES, TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED 181A-P FOR PRESSURE-SENSITIVE TAPE. TAPES AND MASTICS USED TO SEAL FLEXIBLE AIR DUCT AND FLEXIBLE CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED 181B-FX FOR PRESSURE-SENSITIVE TAPE OR 181M FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. UNLISTED DUCT TAPE IS NOT PERMITTED.
- OPERATOR AND MAINTENANCE DOCUMENTATION MUST BE PROVIDED TO THE OWNER THAT INCLUDES EQUIPMENT INPUT AND OUTPUT CAPACITY AND REQUIRED MAINTENANCE ACTIONS, EQUIPMENT OPERATION AND MAINTENANCE MANUALS, HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS, DESIRED OR FIELD DETERMINED SET POINTS MUST BE PERMANENTLY RECORDED ON THE CONTROL DRAWINGS, AT CONTROL DEVICES, OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS. A COMPLETE NARRATIVE OR HOW EACH SYSTEM IS INTENDED TO OPERATE IS REQUIRED.
- EACH SUPPLY AIR OUTLET OR DIFFUSER MUST HAVE ITS OWN BALANCING DEVICE. ACCEPTABLE BALANCE DEVICES INCLUDE ADJUSTABLE DAMPERS LOCATED WITHIN THE DUCTWORK AND SUPPLY AIR DIFFUSERS.

ROOF AND VENT NOTES

- ALL VENTS MUST BE EXTENDED THRU ROOF ABOVE THE ROOF LINE.
- TENANT IS RESPONSIBLE FOR REMOVAL OF ANY UNUSED EQUIPMENT AND TO SEAL ANY UNUSED PENETRATIONS. PATCH ROOF ACCORDINGLY USING LANDLORD REQUIRED ROOF CONTRACTOR.
- ALL MECHANICAL EQUIPMENT MUST BE 3' AWAY FROM PARAPET.
- ALL MECHANICAL EQUIPMENT MUST BE FULLY-SCREEN BY THE PARAPET OR A SECONDARY MECHANICAL SCREEN WALL EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON MECHANICAL EQUIPMENT.
- THERE IS AN EXISTING 48" PARAPET AND ALL EXISTING AND NEW MECHANICAL EQUIPMENT WILL BE FULLY SCREENED.

MECHANICAL SYMBOLS (NOT ALL USED)

<input checked="" type="checkbox"/>	SUPPLY AIR DIFFUSER / REGISTER
<input checked="" type="checkbox"/>	SUPPLY AIR DIFFUSER / REGISTER
<input checked="" type="checkbox"/>	RETURN AIR GRILE
<input checked="" type="checkbox"/>	EXHAUST AIR
<input checked="" type="checkbox"/>	RELIEF VENT
<input checked="" type="checkbox"/>	THERMOSTAT
8"	INDICATES SIZE OF DUCT
<input checked="" type="checkbox"/>	INDICATED REGISTER, DIFFUSER OR GRILLE TYPE
<input checked="" type="checkbox"/>	METAL ROUND DUCT
<input checked="" type="checkbox"/>	METAL RECTANGULAR DUCT
<input checked="" type="checkbox"/>	ADJUSTABLE VOLUME DAMPER
<input checked="" type="checkbox"/>	FLEXIBLE ROUND DUCT
<input checked="" type="checkbox"/>	DUCT SMOKE DETECTOR
<input checked="" type="checkbox"/>	VENT THROUGH ROOF
<input checked="" type="checkbox"/>	EQUIPMENT IDENTIFICATION TAG, SEE SCHEDULE AND KEYNOTES
<input checked="" type="checkbox"/>	MOTORIZED DAMPER
<input checked="" type="checkbox"/>	CO2 SENSOR
<input checked="" type="checkbox"/>	FLAT OVAL

MECHANICAL PLAN INDEX

M1	MECHANICAL SPECIFICATIONS
M2	MECHANICAL SCHEDULES & CALCULATIONS
M3	MECHANICAL DEMOLITION PLAN LEVEL 1
M4	MECHANICAL DEMOLITION PLAN LEVEL 2
M5	MECHANICAL PLAN LEVEL 1
M6	MECHANICAL PLAN LEVEL 2
M7	MECHANICAL DETAILS

PROJECT NO.: TX-MEL2501
DESIGNED BY: ND
DRAWN BY: GB
CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25



MECHANICAL & ELECTRICAL
ENGINEERING

511 E. JOHN CARPENTER
FREEWAY, SUITE 500 IRVING, TX
75062

OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, REVISIONS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
1208 E. KENNEDALE PKWY.,
KENNEDALE, TX. 76060.

PROJECT:

SHEET #:

M1

SHEET TITLE:

MECHANICAL
SPECIFICATIONS

AIR CONDITIONING SCHEDULE															
ID	DESCRIPTION	MANUFACTURER / MODEL	AIR CAPACITIES				MIN. SEER	CAPACITY				ELECTRICAL DATA			WEIGHT (LBS)
			TOTAL CFM	OSA CFM	ESP W.G.	BLOWER HP		COOLING	HEATING			VOLT-P	MCA	MOCP	
							CAP (BTUH)	SENSIBLE (BTUH)	HITEMP OR GAS INPUT	LOW TEMP OR OUTPUT					
AH-1,2	NEW 3.5-TON SPLIT SYSTEM AIR HANDLER	TRANE&AMERICAN STANDARD / STEM4B03AC31SAA	1400	210	0.5"	-	-	-	-	-	208-230/1 ϕ	17.3	27	174	
AH-3	NEW 5-TON SPLIT SYSTEM AIR HANDLER	TRANE&AMERICAN STANDARD / STEM4D07AC51SAA	1900	300	0.5"	-	-	-	-	-	208-230/1 ϕ	34.6	50	185	
HP-1,2	NEW 3.5-TON SPLIT SYSTEM HEAT PUMP	AMERICAN STANDARD / 5A7A4042A100A	-	-	-	-	42,000	30,000	40,000	24,000	208-230/1 ϕ	17.3	27	212	
HP-3	NEW 5-TON SPLIT SYSTEM HEAT PUMP	AMERICAN STANDARD / 5A7A4060A100A	-	-	-	-	60,000	36,330	43,590	25,150	208-230/1 ϕ	34.6	50	277	

REGISTERS AND GRILLES SCHEDULE							
SYMBOL	MANUFACTURE / MODEL	DESCRIPTION	SIZE (INCH)	MATERIAL	COLOR	SIZE (INCH)	REMARKS
A	HART & COOLEY / SRE OR EA	SUPPLY AIR DIFFUSER	24" X 24"	STEEL	WHITE	Y	-
B	HART & COOLEY / SRE OR EA	SUPPLY AIR DIFFUSER	9" X 9"	STEEL	WHITE	Y	-
C	HART & COOLEY / SRE OR EA	SUPPLY AIR DIFFUSER	15" X 15"	STEEL	WHITE	Y	-
D	HART & COOLEY / SRE OR EA	SUPPLY AIR DIFFUSER	6" X 6"	STEEL	WHITE	Y	-
GA	HART & COOLEY / REFS OR EA	RETURN AIR FILTER GRILLE	24" X 24"	ALUMINIUM	WHITE	N	-

NOTES:
1. INSTALL PER MANUFACTURE'S INSTALLATION MANUAL.
2. NECK SIZE SHOWN ON DRAWINGS, PROVIDE NECK FOR DUCT CONNECTION.
3. 4-WAY THROW PATTERN UNLESS OTHERWISE SHOWN ON DRAWINGS.
4. BAKED ENAMEL FINISH, PAINT BY OWNER.
5. FRAME TYPE TO MATCH CEILING CONSTRUCTION.
6. PROVIDE ODD ADJUSTABLE FROM FACE.

EXHAUST FAN SCHEDULE								
MARK	AREA SERVED	MODEL	AIR VOLUME (CFM)	STATIC PRESSURE IN W.C.	VOLTAGE/ PHASE	BHP	WATTS (LBS)	REMARKS
EF-1,2	RESTROOMS	BY CONTRACTOR	70	0.875	115/1 ϕ	0.7	10	1, 2, 3
EF-3	RESTROOMS	BY CONTRACTOR	210	0.875	115/1 ϕ	0.7	10	1, 2, 3
EF-4	KITCHEN	BY CONTRACTOR	100 MIN	-	115/1 ϕ	0.3	12	-

NOTES:
1. PROVIDE WITH MANUFACTURE CAP AND BACKDRAFT CLAMPER.
2. DIRECT DRIVE.
3. PROVIDE DELAY TIMER SWITCH FOR EXHAUST FAN ONLY, LIGHT SHALL BE SWITCH SEPARATELY.

OUTSIDE AIR CALCULATION																			
2018 IMCTABLE 403.3																			
ZONE	ROOM NAME	AZ	Occ. Density Tab. 403.3	Pz	Rp	RpZ	Ra	RaZ	EXHAUST	Vbz	Ez	Voz	Vpz	Zp	Ev	Pz	D	Vou	Vot
REFERENCE	109	SF	PEOPLE	N tab 403.3	CFM	CFM/3.0	CFM	CFM/3.0	Eq 4-1 CFM	403.3.1.2	Eq 4-2 CFM	CFM	Eq 4-5	403.3.2.3.2	Max. Occupants	Eq 4.7	Eq 4-6	Eq 4-8	
OFFICE	115	159	5	1	5	4	0.06	10	0	14	0.8	17	180	0.09	1	1	1.26	15	15
OFFICE	114	159	5	1	5	4	0.06	10	0	14	0.8	17	180	0.09	1	1	1.26	15	15
OFFICE	113	159	5	1	5	4	0.06	10	0	14	0.8	17	180	0.09	1	1	1.26	15	15
OFFICE	105	1180	5	6	5	30	0.06	71	0	100	0.8	125	1260	0.10	1	1	0.17	76	76
Kitchen	117	426	5	2	5	11	0.06	26	0	36	0.8	45	600	0.08	1	2	0.94	36	36
Restroom	111	130	0	0	0	0	0	0	140	0	1	140	280	0.50					140
Restroom	108	192	0	0	0	0	0	0	140	0	1	140	70	2.00					140
Closet	115	97	0	6	0	0	0.06	6	0	6	1	6	70	0.08	1	1	0.17	6	6
BREAK ROOM	110	218	70	15	7.5	114	0.18	39	0	154	0.8	192	200	0.96	0.9	2	0.13	54	60
CORRIDOR	116	1044	0	0	0	0.06	63	0	63	0.8	78	880	0.09	1	0				63
TOTAL		4716		79					280				4700		31				749

Air System Sizing Summary for AH/CU-1		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:02PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-1	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1407.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 2.3 Tons	Load occurs at: Aug 1500	
Total coil load: 27.3 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 25.1 MBH	Entering DB / WB: 79.9 / 67.8 °F	
Coil CFM at Aug 1500: 1400 CFM	Leaving DB / WB: 62.9 / 61.8 °F	
Max block CFM: 1400 CFM	Coil ADP: 61.1 °F	
Sum of peak zone CFM: 1400 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.920	Resulting RH: 60 %	
RYTon: 619.0	Design supply temp: 66.1 °F	
BTU/(hr-ft ²): 19.4	Zone T-stat Check: 1 of 1 OK	
Water flow @ 10.0 °F rise: N/A	Max zone temperature deviation: 0.0 °F	

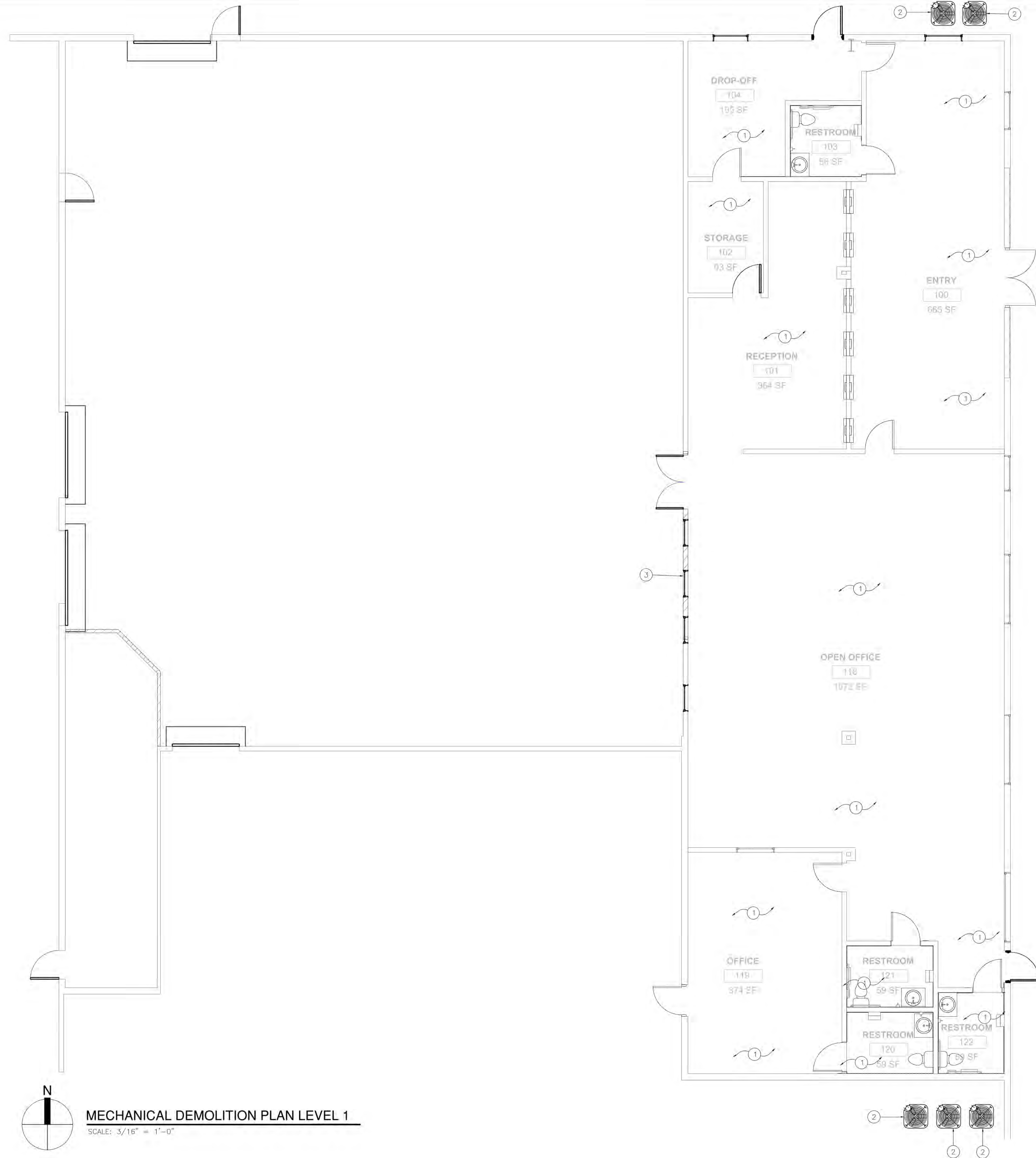
Air System Sizing Summary for AH/CU-2		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:02PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-2	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1370.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 3.5 Tons	Load occurs at: Aug 1500	
Total coil load: 41.6 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 30.5 MBH	Entering DB / WB: 80.0 / 67.9 °F	
Coil CFM at Aug 1500: 1431 CFM	Leaving DB / WB: 59.8 / 58.7 °F	
Max block CFM: 1431 CFM	Coil ADP: 57.6 °F	
Sum of peak zone CFM: 1431 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.734	Resulting RH: 60 %	
RYTon: 397.6	Design supply temp: 61.7 °F	
BTU/(hr-ft ²): 30.2	Zone T-stat Check: 1 of 1 OK	
Water flow @ 10.0 °F rise: N/A	Max zone temperature deviation: 0.0 °F	
Central Heating Coil Sizing Data		
Max coil load: 13.9 MBH	Load occurs at: Des Htg	
Coil CFM at Des Htg: 1431 CFM	Des Htg: 10.1	
Max coil CFM: 1431 CFM	Ent. DB / Lvg DB: 62.4 / 71.6 °F	
Water flow @ 20.0 °F drop: N/A		
Supply Fan Sizing Data		
Actual max CFM: 1431 CFM	Fan motor BHP: 0.21 BHP	
Standard CFM: 1400 CFM	Fan motor kW: 0.16 kW	
Actual max CFM/HP: 1.04 CFM/HP	Fan static: 0.50 in wg	
Outdoor Ventilation Air Data		
Design airflow CFM: 210 CFM	CFM/person: 4.20 CFM/person	
CFM/HP: 0.15 CFM/HP		

Air System Sizing Summary for AH/CU-3		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:03PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-3	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1931.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 3.3 Tons	Load occurs at: Jul 1500	
Total coil load: 39.4 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 36.2 MBH	Entering DB / WB: 80.5 / 68.5 °F	
Coil CFM at Jul 1500: 2065 CFM	Leaving DB / WB: 63.9 / 62.7 °F	
Max block CFM: 2065 CFM	Coil ADP: 62.0 °F	
Sum of peak zone CFM: 2065 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.919	Resulting RH: 61 %	
RYTon: 587.6	Design supply temp: 68.7 °F	
BTU/(hr-ft ²): 20.4	Zone T-stat Check: 1 of 1 OK	
Water flow @ 10.0 °F rise: N/A	Max zone temperature deviation: 0.0 °F	
Central Heating Coil Sizing Data		
Max coil load: 22.4 MBH	Load occurs at: Oct 0600	
Coil CFM at Oct 0600: 2065 CFM	BTU/(hr-ft ²): 11.6	
Max coil CFM: 2065 CFM	Ent. DB / Lvg DB: 63.0 / 73.2 °F	
Water flow @ 20.0 °F drop: N/A		
Supply Fan Sizing Data		
Actual max CFM: 2065 CFM	Fan motor BHP: 0.30 BHP	
Standard CFM: 2021 CFM	Fan motor kW: 0.22 kW	
Actual max CFM/HP: 1.07 CFM/HP	Fan static: 0.50 in wg	
Outdoor Ventilation Air Data		
Design airflow CFM: 300 CFM	CFM/person: 13.64 CFM/person	
CFM/HP: 0.16 CFM/HP		

Air System Sizing Summary for AH/CU-3		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:03PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-3	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1931.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 3.3 Tons	Load occurs at: Jul 1500	
Total coil load: 39.4 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 36.2 MBH	Entering DB / WB: 80.5 / 68.5 °F	
Coil CFM at Jul 1500: 2065 CFM	Leaving DB / WB: 63.9 / 62.7 °F	
Max block CFM: 2065 CFM	Coil ADP: 62.0 °F	
Sum of peak zone CFM: 2065 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.919	Resulting RH: 61 %	
RYTon: 587.6	Design supply temp: 68.7 °F	
BTU/(hr-ft ²): 20.4	Zone T-stat Check: 1 of 1 OK	
Water flow @ 10.0 °F rise: N/A	Max zone temperature deviation: 0.0 °F	
Central Heating Coil Sizing Data		
Max coil load: 22.4 MBH	Load occurs at: Oct 0600	
Coil CFM at Oct 0600: 2065 CFM	BTU/(hr-ft ²): 11.6	
Max coil CFM: 2065 CFM	Ent. DB / Lvg DB: 63.0 / 73.2 °F	
Water flow @ 20.0 °F drop: N/A		
Supply Fan Sizing Data		
Actual max CFM: 2065 CFM	Fan motor BHP: 0.30 BHP	
Standard CFM: 2021 CFM	Fan motor kW: 0.22 kW	
Actual max CFM/HP: 1.07 CFM/HP	Fan static: 0.50 in wg	
Outdoor Ventilation Air Data		
Design airflow CFM: 300 CFM	CFM/person: 13.64 CFM/person	
CFM/HP: 0.16 CFM/HP		

Air System Sizing Summary for AH/CU-2		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:02PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-2	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1370.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 3.5 Tons	Load occurs at: Aug 1500	
Total coil load: 41.6 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 30.5 MBH	Entering DB / WB: 80.0 / 67.9 °F	
Coil CFM at Aug 1500: 1431 CFM	Leaving DB / WB: 59.8 / 58.7 °F	
Max block CFM: 1431 CFM	Coil ADP: 57.6 °F	
Sum of peak zone CFM: 1431 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.734	Resulting RH: 60 %	
RYTon: 397.6	Design supply temp: 61.7 °F	
BTU/(hr-ft ²): 30.2	Zone T-stat Check: 1 of 1 OK	
Water flow @ 10.0 °F rise: N/A	Max zone temperature deviation: 0.0 °F	
Central Heating Coil Sizing Data		
Max coil load: 13.9 MBH	Load occurs at: Des Htg	
Coil CFM at Des Htg: 1431 CFM	Des Htg: 10.1	
Max coil CFM: 1431 CFM	Ent. DB / Lvg DB: 62.4 / 71.6 °F	
Water flow @ 20.0 °F drop: N/A		
Supply Fan Sizing Data		
Actual max CFM: 1431 CFM	Fan motor BHP: 0.21 BHP	
Standard CFM: 1400 CFM	Fan motor kW: 0.16 kW	
Actual max CFM/HP: 1.04 CFM/HP	Fan static: 0.50 in wg	
Outdoor Ventilation Air Data		
Design airflow CFM: 210 CFM	CFM/person: 4.20 CFM/person	
CFM/HP: 0.15 CFM/HP		

Air System Sizing Summary for AH/CU-3		
Project Name: KENNEDAL OFFICES SECTIONAL	05/12/2025	06:03PM
Prepared by: Gardel Engineering		
Air System Information	AH/CU-3	Number of zones: 1
Air System Name	SPLIT AHU	Floor Area: 1931.0 ft ²
Equipment Class	SZCAV	Location: Dallas, Texas
Air System Type		
Sizing Calculation Information		
Zone and Space Sizing Method:		
Zone CFM: Sum of space airflow rates	Calculated	Calculation Months: Jan to Dec
Space CFM: Individual peak space loads	Calculated	Sizing Data: Calculated
Central Cooling Coil Sizing Data		
Total coil load: 3.3 Tons	Load occurs at: Jul 1500	
Total coil load: 39.4 MBH	OA DB / WB: 100.0 / 74.0 °F	
Sensible coil load: 36.2 MBH	Entering DB / WB: 80.5 / 68.5 °F	
Coil CFM at Jul 1500: 2065 CFM	Leaving DB / WB: 63.9 / 62.7 °F	
Max block CFM: 2065 CFM	Coil ADP: 62.0 °F	
Sum of peak zone CFM: 2065 CFM	Bypass Factor: 0.100	
Sensible heat ratio: 0.919	Resulting RH: 61 %	
RYTon: 587.6	Design	



KEYNOTES

- ① EXISTING AREA, WITH MECHANICAL EQUIPMENT TO REMAIN.
- ② EXISTING CONDENSING UNITS TO REMAIN.
- ③ EXISTING WALLS TO BE DEMOLISHED BY OTHERS.

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25

GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGN, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

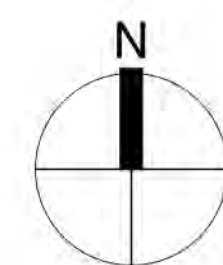
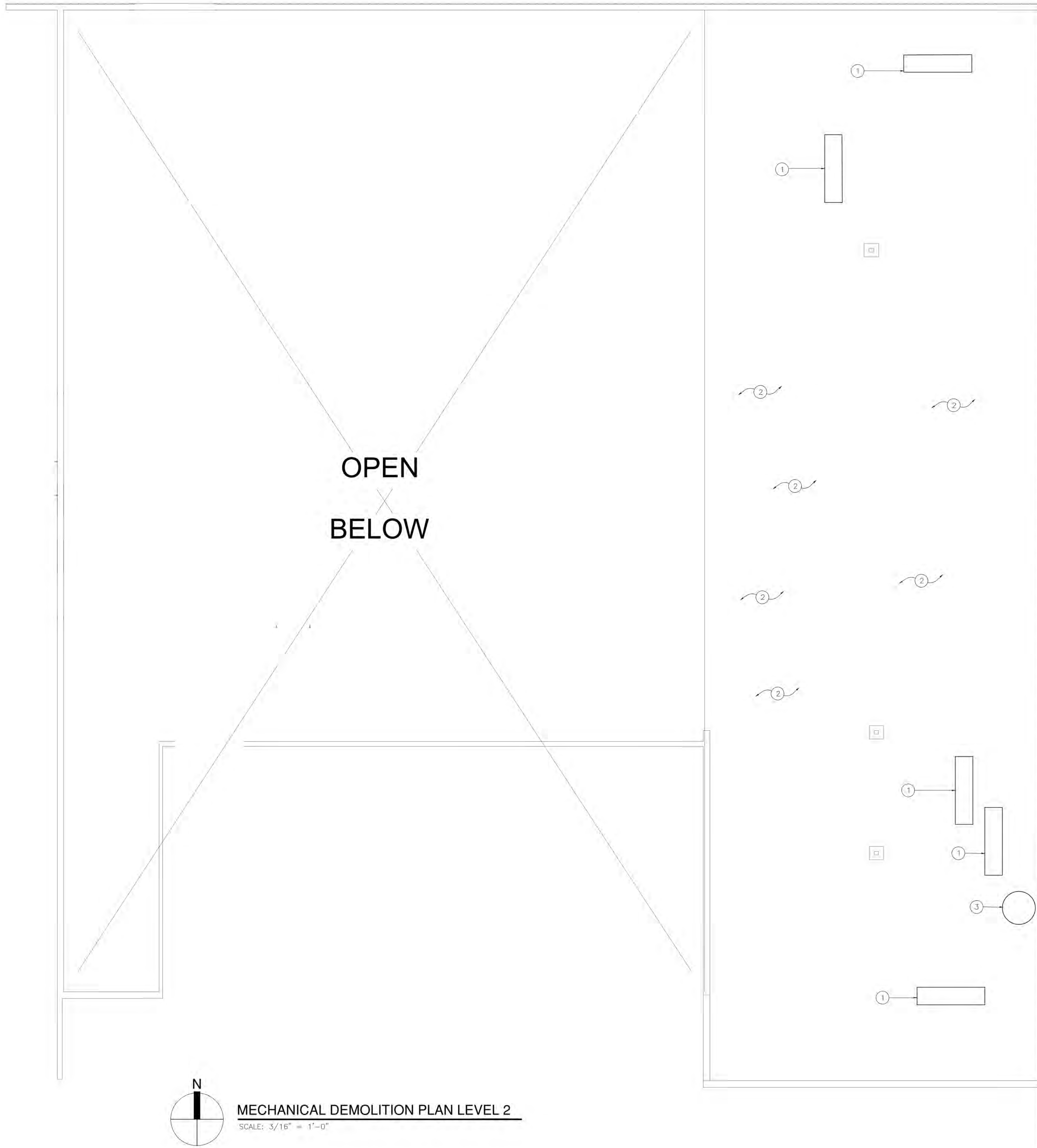
PROJECT:

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

SHEET #:
M3

SHEET TITLE:
 MECHANICAL
 DEMOLITION PLAN
 LEVEL 1

MECHANICAL DEMOLITION PLAN LEVEL 1
 SCALE: 3/16" = 1'-0"



MECHANICAL DEMOLITION PLAN LEVEL 2
 SCALE: 3/16" = 1'-0"

KEYNOTES

- ① EXISTING MECHANICAL EQUIPMENT TO REMAIN.
- ② EXISTING AREA WITH MECHANICAL EQUIPMENT TO REMAIN.
- ③ EXISTING ELECTRIC WATER HATER, NO VENTILATION REQUIRED

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

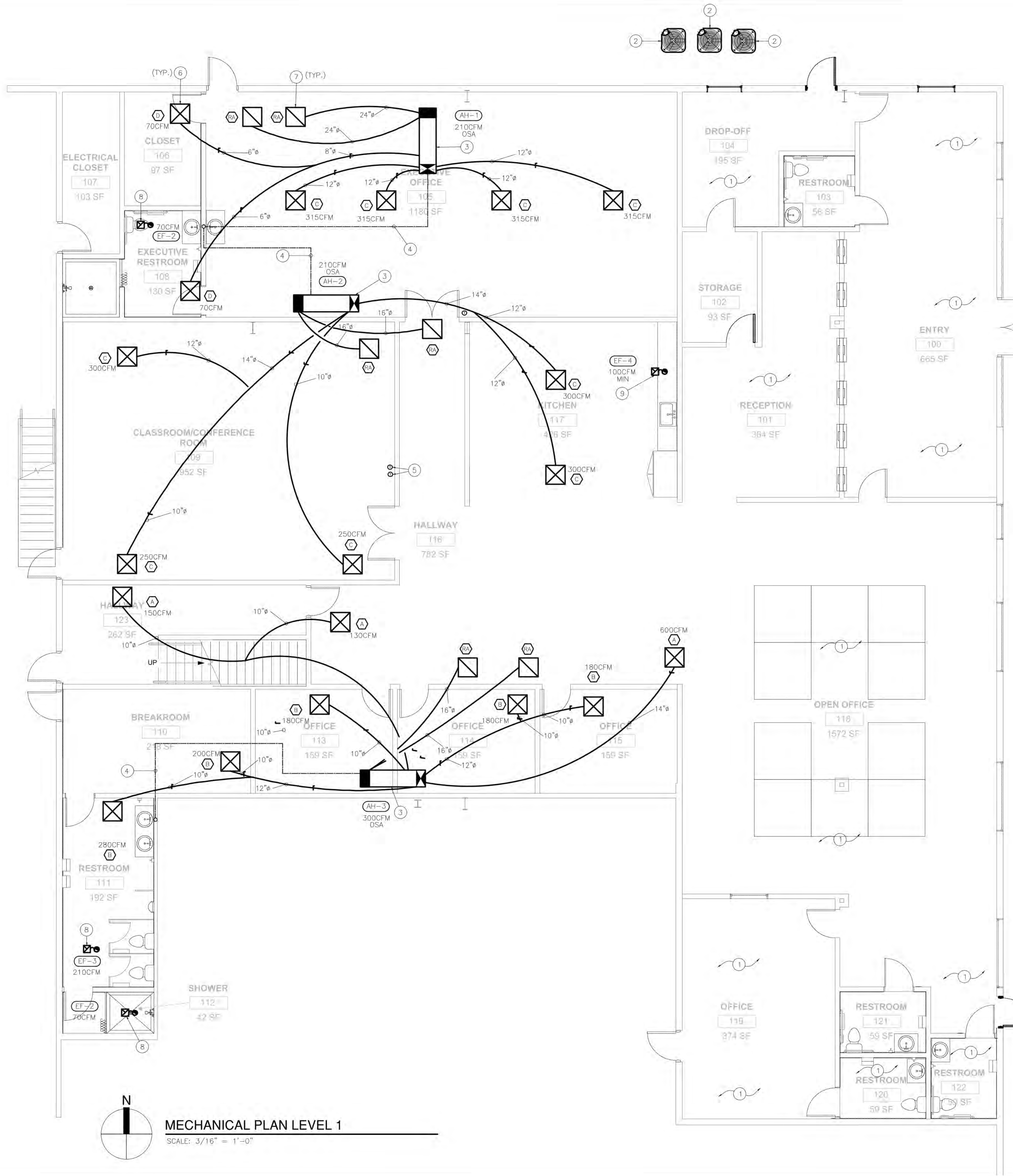
PROJECT:

SHEET #:

M4

SHEET TITLE:

MECHANICAL
 DEMOLITION PLAN
 LEVEL 2



MECHANICAL PLAN LEVEL 1
 SCALE: 3/16" = 1'-0"

KEYNOTES

- 1 EXISTING AREA, ALL MECHANICAL EQUIPMENT TO REMAIN.
- 2 NEW CONDENSING UNIT MOUNTED ON CONCRETE PAD, PROVIDE APPROPRIATE SPACING AS SPECIFIED IN MANUFACTURER'S INSTALLATION.
- 3 HORIZONTAL AIR HANDLER MOUNTED ABOVE CEILING PROVIDED WITH DRIP TRAY AND FLOAT SWITCH.
- 4 3/4" COPPER CONDENSATE DRAIN ROUTE ABOVE CEILING TO DISCHARGE INTO LAVATORY TAILPIECE.
- 5 7-DAY PROGRAMMABLE THERMOSTAT.
- 6 SUPPLY AIR REGISTER (TYP.)
- 7 RETURN AIR FILTER GRILLE (TYP.)
- 8 TYPE "B" CEILING EXHAUST FAN VENT THROUGH ROOF, SCREENED AND LOUVERED.
- 9 KITCHEN EXHAUST HOOD BY KITCHEN CONTRACTOR, MINIMUM EXHAUST OF 100CFM.

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGN, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:
 SHEET #:
M5
 SHEET TITLE:
 MECHANICAL PLAN
 LEVEL 1



KEYNOTES

- ① EXISTING AREA, ALL MECHANICAL EQUIPMENT TO REMAIN. NOT WORK IN THIS AREA
- ② EXISTING ELECTRIC WATER WATER

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25



GARDEL
 engineering

MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062

OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE
 DRAWINGS SUCH AS DATA, DESIGNS, AND
 CONCEPTS, ARE PROPERTY OF GARDEL
 ENGINEERING, LLC AND SHALL NOT BE USED
 FOR ANY OTHER PURPOSE. OTHER THAN
 ORIGINALLY INTENDED WITHOUT WRITTEN
 PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

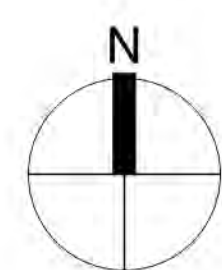
PROJECT:

SHEET #:

M6

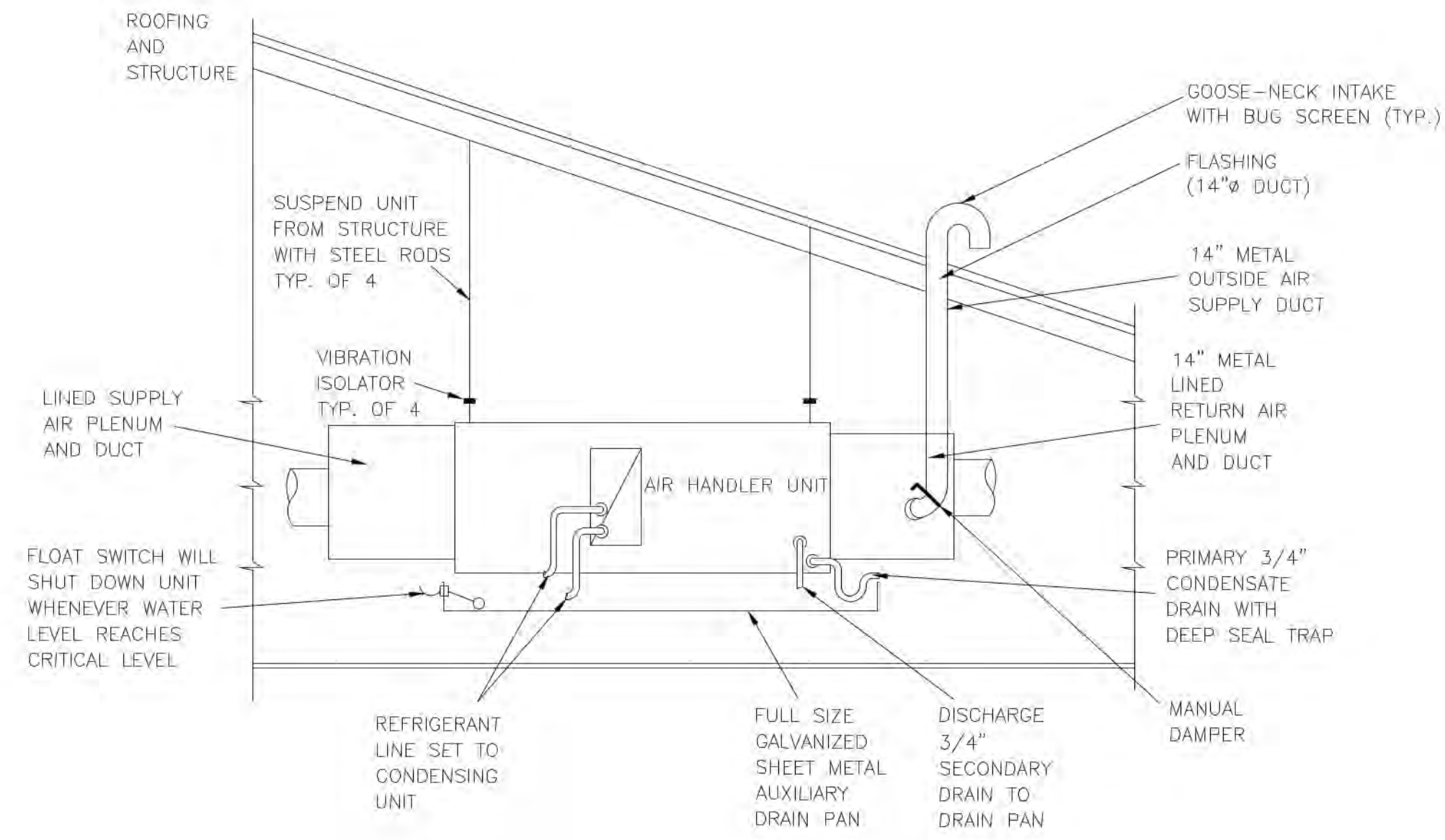
SHEET TITLE:

MECHANICAL PLAN
 LEVEL 2



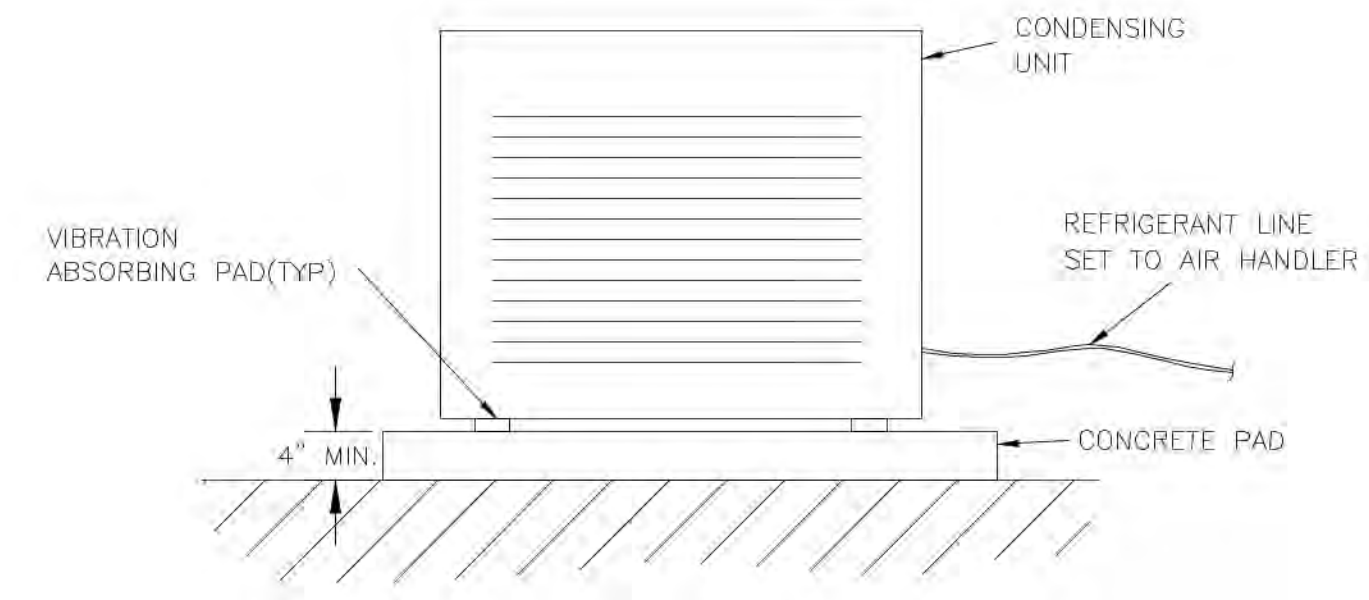
MECHANICAL PLAN LEVEL 2

SCALE: 3/16" = 1'-0"



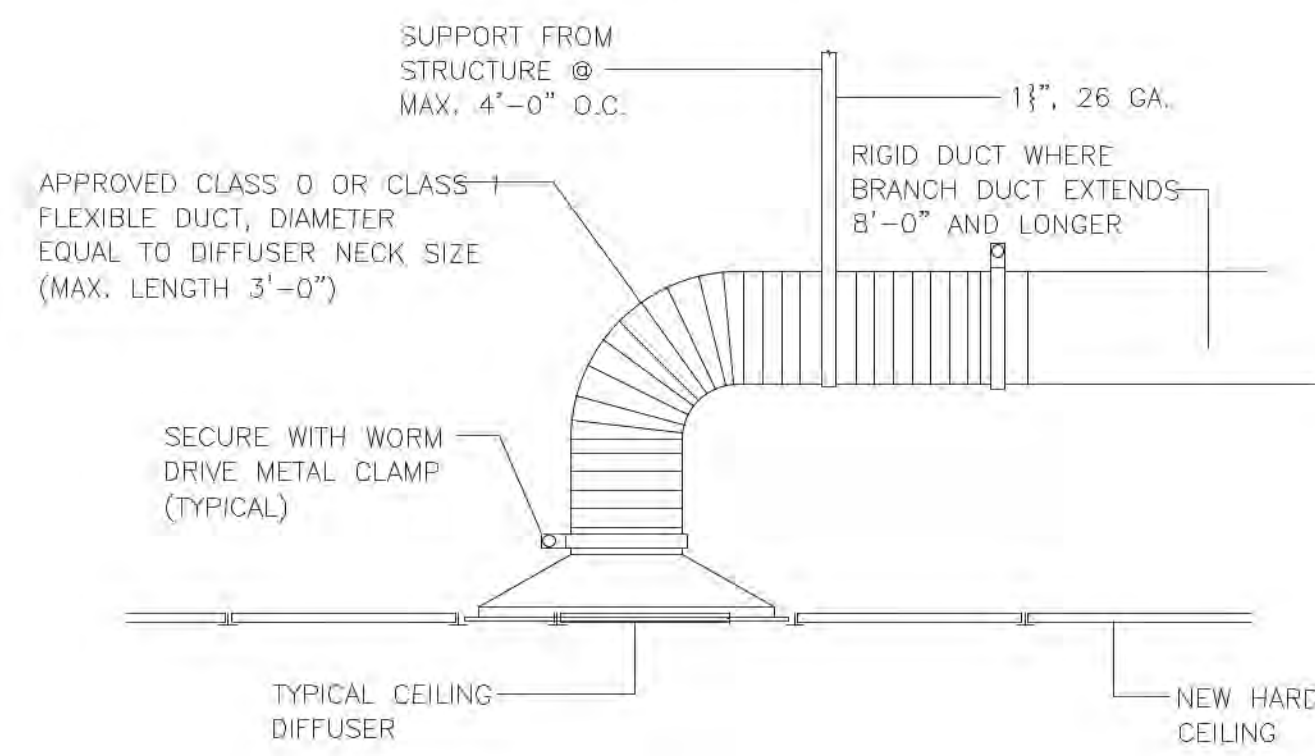
HORIZONTAL AIR HANDLER

SCALE: N.T.S.



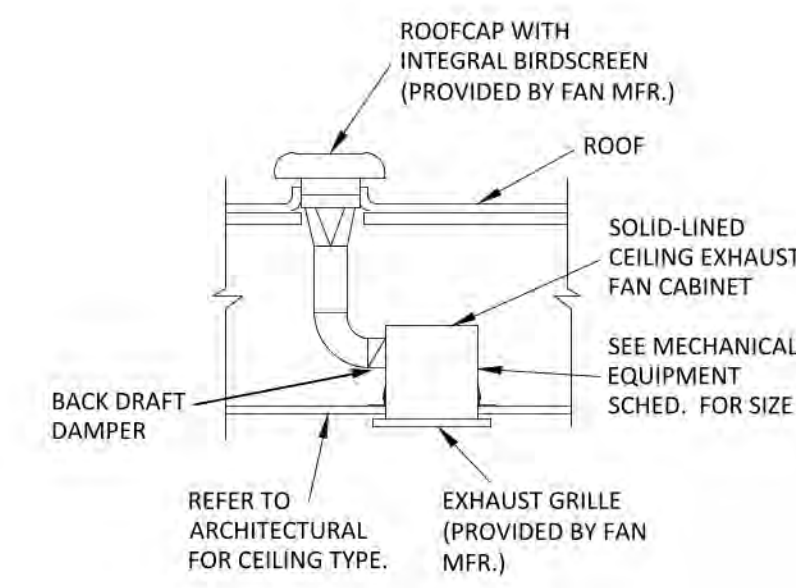
CONDENSING UNIT DETAIL

SCALE: N.T.S.



SUPPLY REGISTER

SCALE: N.T.S.



CEILING MOUNTED EXHAUST FAN

NOT TO SCALE

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25



GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE
 DRAWINGS SUCH AS DATA, DESIGN, AND
 CONCEPTS, ARE PROPERTY OF GARDEL
 ENGINEERING, LLC AND SHALL NOT BE USED
 FOR ANY OTHER PURPOSE OTHER THAN
 ORIGINALLY INTENDED WITHOUT WRITTEN
 PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:

SHEET #:

M7

SHEET TITLE:

MECHANICAL
 DETAILS

ELECTRICAL SYMBOLS (NOT ALL USED)

SWITCHES

- ⚡ • SINGLE POLE TOGGLE SWITCH.
- ⚡ • TWO- POLE TOGGLE SWITCH.
- ⚡ • THREE-WAY TOGGLE SWITCH.
- ⚡ • FOUR-WAY TOGGLE SWITCH.
- ⚡ • SINGLE POLE TOGGLE SWITCH WITH PILOT LIGHT
- ⚡ • SINGLE POLE KEY OPERATED TOGGLE SWITCH.
- ⚡ • DIMMER SWITCH.
- ⚡ • MECHANICAL TIMSWITCH.
- ⚡ • OCCUPANCY SENSOR SWITCH.
- ⚡ • PROGRAMMABLE TIMSWITCH.
- ☀️ • PHOTOCELL SWITCH MOUNTED ON ROOF FACING NORTH UNLESS NOTED OTHERWISE.
- Ⓜ️ • OVERRIDE PUSH BUTTON. SEE DIAGRAMS FOR SPECIFICATION.

DEVICES

- Ⓜ️ • DUPLEX CONVENIENCE RECEPTACLE AT +18" OR AS NOTED.
- Ⓜ️ • DOUBLE DUPLEX (FOURPLEX) CONVENIENCE RECEPTACLE AT +18" OR AS NOTED.
- Ⓜ️ • SPLIT WIRED DUPLEX CONVENIENCE RECEPTACLE AT +18" OR AS NOTED.
- Ⓜ️ • TELEVISION DUPLEX CONVENIENCE RECEPTACLE PER PLAN REQUIREMENTS AT +60" OR AS NOTED.
- Ⓜ️ • SPECIAL PROPOSE RECEPTACLE AS NOTED ON DRAWINGS (250V) NEMA 1 OR AS INDICATED ON THE PLANS OR AS REQUIRED BY THE EQUIPMENT.
- Ⓜ️ • SPECIAL PROPOSE RECEPTACLE AS NOTED ON DRAWINGS (600V) NEMA 1 OR AS INDICATED ON THE PLANS OR AS REQUIRED BY THE EQUIPMENT.
- Ⓜ️ • DUPLEX CONVENIENCE RECEPTACLE AT FLOOR.
- Ⓜ️ • DUPLEX CONVENIENCE RECEPTACLE AT CEILING
- Ⓜ️ • JUNCTION BOX IN ACCESSIBLE LOCATION ABOVE REMOVABLE CEILING WITH FLEXIBLE CONDUIT CONNECTION TO LIGHT FIXTURE.
- Ⓜ️ • JUNCTION BOX IN ACCESSIBLE LOCATION. NEMA 3R WHERE EXPOSED TO WEATHER.

POWER

- ⚡ • SERVICE ENTRANCE SECTION (S.E.S.): SEE DIAGRAM FOR EXACT TYPE.
- ⚡ • PANEL BOARD.
- ⚡ • LIGHT CONTROL PANEL.
- ⚡ • COMBINATION MOTOR CONTROLLER PROVIDED BY EQUIPMENT VENDOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ⚡ • COMBINATION MOTOR CONTROLLER PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ⚡ • FUSIBLE DISCONNECT SWITCH FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. SIZE AND FUSES AS PER RECOMMENDATIONS OF EQUIPMENT OR AS NOTED 30A, 3P, 250V, NEMA 3R WHERE EXPOSED TO WEATHER UNLESS NOTED OTHERWISE. (NON INDICATED NON-FUSED).
- ⚡ • EXHAUST FAN OR WATER PUMP.
- Ⓜ️ • MOTOR, SIZE AND RATING AS NOTED.
- Ⓜ️ • TELEPHONE MOUNTING BOARD.

WIRING/CONDUIT

- ⚡ • FLEX CONNECTION TO EQUIPMENT. LIQUID TIGHT FLEX WHERE EXPOSED TO WEATHER.
- ⚡ • CONDUIT CONCEALED IN WALLS OR ABOVE CEILING WITH WIRING AS NOTED.
- ⚡ • CONDUIT ROUTED UNDER FLOOR OR BELOW GRADE WITH WIRING AS NOTED.
- ⚡ • CIRCUIT IN CONDUIT, CONCEALED IN OR UNDER FLOOR. HASH MARKS INDICATES QUANTITY OF CONDUCTORS. NO MARKS INDICATE TWO CONDUCTORS, PLUS EQUIPMENT AND IG GROUNDS. (NOTE: WIRE AND OR CONDUIT SIZE SHOWN AT HOMERUN IS MINIMUM SIZE FOR ENTIRE CIRCUIT: 12# MINIMUM). LONG STROKE(S) INDICATES NEUTRAL CONDUCTOR(S), SHORT STROKES INDICATES PHASE OR SWITCHED CONDUCTORS, (TYPICAL). EACH ISOLATED GROUND CIRCUIT SHALL HAVE A SEPARATE NEUTRAL AND IG GROUND WIRE. GROUND WIRE(S) ARE NOT SHOWN ON DRAWINGS. GROUND WIRES SHALL BE INSULATED COPPER.

ABBREVIATIONS

- A AMPS/AMPERES
- AFC AVAILABLE FAULT CURRENT
- AFCI ARC FAULT CIRCUIT INTERRUPTER
- AFF ABOVE FINISHED FLOOR
- AWG AMERICAN WIRE GAUGE
- C CONDUIT
- CU COOPER MATERIAL
- EF EXHAUST FAN
- EM EMERGENCY / 90 MINUTE BATTERY 'BACKUP' FOR 'EGRESS
- N NEW
- E EXISTING TO REMAIN
- R EXISTING TO BE RELOCATED AS INDICATED
- X EXISTING TO BE REMOVED
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- G GROUND
- N1 NEMA 1
- N3R NEMA 3R
- NL NIGHT LIGHT
- U.N.O UNLESS NOTED OTHERWISE
- WP WEATHERPROOF
- XP EXPLOSION PROOF
- DP DAMP PROOF
- TR TAMPER RESISTANT

ELECTRICAL SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, TRANSPORTATION, TOOLS, PERMITS, FEES AND INCIDENTALS NECESSARY FOR THE INSTALLATION OF A COMPLETE ELECTRICAL SYSTEMS IN CLASS 'A' WORKING ORDER.
2. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
3. THESE DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL PROVIDE ALL BOXES, FITTINGS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION EVEN IF THOSE ITEMS ARE NOT CALLED OUT ON THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL FURNISH SIX COPIES OF THE MANUFACTURER'S LITERATURE AND DRAWINGS DESCRIBING ALL PROPOSED EQUIPMENT AND MATERIALS INDICATED IN THE DRAWINGS AND SPECIFICATIONS. SUBMITTALS SHALL INCLUDE DETAILED SPECIFICATIONS AND CONSTRUCTION DATA.
5. EQUIPMENT MANUFACTURER'S AND CATALOGUE NUMBERS CALLED OUT ON THESE DRAWINGS ARE INTENDED TO ESTABLISH A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION; EQUAL PRODUCTS BY OTHER MANUFACTURER'S ARE ACCEPTABLE.
6. ALL MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE NEW UNLESS OTHERWISE NOTED.
7. PROVIDE ENGRAVED PHENOLIC NAMEPLATES ON ALL PANELBOARDS, DISCONNECTS, ETC. NAMEPLATES SHALL BE 1/4" HIGH AND SHALL BE FASTENED TO THE EQUIPMENT WITH RIVETS OR SCREWS.
8. CONTRACTOR SHALL FURNISH A CLEAN SET OF DRAWINGS ON WHICH VARIATIONS TO THE ORIGINAL CONSTRUCTION DOCUMENTS ARE LEGIBLY RECORDED AND DESIGNATED AS "AS-BUILT" UPON COMPLETION AND ACCEPTANCE OF WORK.
9. CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. ALL WORK / MATERIALS FOUND TO BE DEFECTIVE WITHIN THIS PERIOD SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THIS SHALL NOT INCLUDE DAMAGE DUE TO FIRE, STORMS, VANDALISM, OR OTHER FACTORS BEYOND THE CONTROL OF THE CONTRACTOR

BASIC MATERIALS

1. CONDUIT
 - 1.1. ELECTRICAL METALLIC CONDUIT (EMT) CONDUIT WITH COMPRESSION COUPLINGS AND FITTINGS MAY BE USED INDOORS OR OUTDOORS IN NON-HAZARDOUS AREAS AND IN AREAS NOT SUBJECT TO PHYSICAL DAMAGE. SET SCREW TYPE CONNECTORS ARE NOT ACCEPTABLE.
 - 1.2. RIGID GALVANIZED STEEL (RGS) CONDUIT WITH THREADED COUPLINGS AND FITTINGS SHALL BE USED INDOORS OR OUTDOORS IN HAZARDOUS AREAS AND IN LOCATIONS SUBJECT TO PHYSICAL DAMAGE.
 - 1.3. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED IN OUTDOOR OR WET LOCATIONS, AND FLEXIBLE METAL CONDUIT SHALL BE USED INDOORS IN DRY LOCATIONS TO EXTEND CONDUIT CONNECTIONS TO MOTORS, LIGHT FIXTURES, ETC. MAXIMUM LENGTH SHALL NOT EXCEED 72" FOR RECESSED LIGHT FIXTURES OR 24" FOR ALL OTHER APPLICATIONS.
 - 1.4. MINIMUM SIZE CONDUIT SHALL BE 1/2" UNLESS OTHERWISE NOTED.
 - 1.5. CONDUITS SHALL BE CONCEALED IN ALL FINISHED PARTS OF THE BUILDING. CONDUITS SHALL BE ROUTED PARALLEL TO THE BUILDING LINES DIAGONAL RUNS ARE NOT ACCEPTABLE. SECURE CONDUITS TO BUILDING STRUCTURES AT INTERVALS OF NOT MORE THAN 8 FEET.
2. CONDUCTORS
 - 2.1. CONDUCTORS LOCATED INDOORS IN DRY LOCATIONS SHALL BE COPPER TYPE THHN / THWN.
 - 2.2. CONDUCTORS LOCATED OUTDOORS OR IN WET LOCATIONS SHALL BE COPPER TYPE XHHW.
 - 2.3. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.
 - 2.4. MINIMUM CONDUCTOR SIZE FOR POWER AND LIGHTING CIRCUITS SHALL BE #12 AWG. MINIMUM CONDUCTOR SIZE FOR CONTROL AND SIGNALING CIRCUITS SHALL BE #14 AWG.
 - 2.5. CONDUCTORS FOR USE ON 120/208V SYSTEMS SHALL BE COLOR CODED BLACK, RED, BLUE AND WHITE FOR PHASES A, B, C, AND NEUTRAL RESPECTIVELY.
 - 2.6. IN LIEU OF CONDUCTORS IN CONDUIT, CONTRACTOR MAY USE TYPE 'MC' CABLE IN LOCATIONS APPROVED BY THE NEC AND AS APPROVED BY THE OWNER / ARCHITECT. TYPE 'MC' CABLE SHALL BE USED FOR BRANCH CIRCUIT, CONCEALED RUNS ONLY, HOMERUNS AND EXPOSED INSTALLATIONS SHALL BE CONDUCTORS IN CONDUIT.
3. DISCONNECT SWITCHES
 - 3.1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE 'HD'.
 - 3.2. FUSIBLE DISCONNECTS SHALL HAVE PROVISIONS FOR CLASS 'R' FUSES. LOCATE / MOUNT DISCONNECTS TO PROVIDE PROPER WORKING CLEARANCE AS REQUIRED BY THE NEC. DISCONNECTS FOR USE WITH HVAC EQUIPMENT SHALL NOT BE SUPPORTED BY OR MOUNTED TO THE EQUIPMENT. PROVIDE UNISTRUT BRACKETS, SHEET METAL STANDS, OR OTHER MOUNTING MEANS FOR MOUNTING DISCONNECT SWITCHES AS REQUIRED.
4. FUSES
 - 4.1. FUSES SHALL BE 'BUSSMAN LOW PEAK' OR EQUAL.
 - 4.2. FUSES RATE 1/10 AMP TO 600 AMPS SHALL BE UL CLASS R DUAL ELEMENT, CURRENT LIMITING, EQUAL TO BUSSMAN LPS-RK (600V) OR LPN-RK (250V).
 - 4.3. FURNISH OWNER WITH ONE SPARE SET OF THREE OF EACH SIZE AND TYPE OF FUSE USED ON THIS PROJECT.
5. CIRCUIT BREAKERS
 - 5.1. BREAKERS SHALL BE BOLT ON, THERMAL MAGNETIC, MOLDED CASE BREAKERS SHALL BE QUICK MAKE QUICK BREAK.
 - 5.2. BREAKERS SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT (SERIES RATINGS ARE UNACCEPTABLE).
 - 5.3. BREAKERS SHALL BE COMMON TRIP TYPE FOR ALL MULTI-POLE APPLICATIONS.
 - 5.4. BREAKERS SHALL BE MARKED 'HACR' WHEN USED TO FEED AIR CONDITIONING EQUIPMENT
6. WIRING DEVICES
 - 6.1. RECEPTACLES SHALL BE 20 AMP, 125 VOLT, SPECIFICATION GRADE, HUBBELL SERIES 5362 OR EQUAL. TAMPERPROOF RECEPTACLES SHALL BE 20 AMP, 125 VOLT, SPECIFICATION GRADE, HUBBELL SERIES 5362TR OR EQUAL.
 - 6.2. LIGHT SWITCHES SHALL BE 20 AMP, 120/277 VOLT, SPECIFICATION GRADE, HUBBELL SERIES 1221 (SINGLE POLE) OR 1223 (THREE WAY) OR EQUAL.
 - 6.3. MANUAL MOTOR STARTERS SHALL HAVE "QUICK MAKE - QUICK BREAK" TOGGLE MECHANISM, OVERLOAD HEATER(S) SIZED PER MOTOR NAMEPLATE AND/OR MANUFACTURER'S RECOMMENDATION, AND SUITABLE FOR THE VOLTAGE, HP AND NUMBER OF PHASES SHOWN ON THE DRAWINGS. COLOR OF RECEPTACLES, SWITCHES, AND MANUAL MOTOR STARTERS SHALL BE PER THE ARCHITECT'S DIRECTION.
 - 6.4. COVER PLATES IN FINISHED AREAS SHALL BE STAINLESS STEEL UNLESS OTHERWISE DIRECTED BY THE ARCHITECT. COVER PLATE IN UNFINISHED AREAS, OR FOR EXPOSED INSTALLATIONS SHALL BE RAISE STAMPED STEEL.
 - 6.5. FLUSH MOUNT RECEPTACLES 18" TO BOTTOM OF BOX ABOVE FINISHED FLOOR WITH GROUND PIN AT TOP UNLESS OTHERWISE NOTED. RECEPTACLES ABOVE COUNTERS SHALL BE HORIZONTALLY FLUSH MOUNTED AT 6" ABOVE COUNTER UNLESS OTHERWISE NOTED.
 - 6.6. SWITCHES SHALL BE FLUSH MOUNTED AT 42" TO BOTTOM OF BOX ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. TOGGLE HANDLE SHALL BE UP IN THE 'ON' POSITION AND DOWN IN THE 'OFF' POSITION
7. JUNCTION, PULL AND DEVICE BOXES
 - 7.1. JUNCTION AND PULL BOXES SHALL BE OF CODE GALVANIZED STEEL.
 - 7.2. JUNCTION AND PULL BOXES MOUNTED VERTICALLY SHALL HAVE HINGED COVER AND CATCH LOCKS, BOXES MOUNTED HORIZONTALLY OR IN THE CEILING SHALL BE FURNISHED WITH SCREW COVERS.
 - 7.3. DEVICE BOXES AND GENERAL PURPOSE JUNCTION BOXES SHALL BE ONE PIECE GALVANIZED PRESSED STEEL, KNOCK-OUT TYPE WITH SIMILAR COVER, MINIMUM SIZE SHALL BE 4" SQUARE.
 - 7.4. DEVICE BOXES IN EXTERIOR LOCATIONS SHALL BE CASE IRON WITH GASKETED COVER, CROUSE HINDS FD OR EQUAL.
8. GROUNDING
 - 8.1. PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL RACEWAYS. GROUND CONDUCTOR SHALL BE SIZED PER NEC 250-122.

LIGHTING FIXTURES

1. LED LAMPS SHALL HAVE THE LUMEN AND DEGREE KELVIN RATINGS AS CALLED OUT ON THE DRAWINGS. LED LAMPS SHALL BE ENERGY STAR RATED WITH A MINIMUM CRI OF 80. LED LAMPS WITH REPLACEABLE DRIVERS SHALL HAVE A MINIMUM WARRANTY OF THREE YEARS, WHILE LED LAMPS WITH NON-REPLACEABLE DRIVERS SHALL HAVE A MINIMUM WARRANTY OF FIVE YEARS. LED LAMPS SHALL DELIVER A MINIMUM OF 70% OF INITIAL LUMENS AFTER 50,000 HOURS.
2. LED DRIVERS SHALL BE ENERGY STAR RATED WITH A CLASS 'A' SOUND RATING, A MINIMUM OPERATING TEMPERATURE OF 20°C, AND AN OUTPUT OPERATING FREQUENCY OF 120HZ OR GREATER. LED DRIVERS SHALL PROVIDE A MINIMUM POWER FACTOR OF 0.7 FOR LAMPS WITH INPUT POWER GREATER THAN 5 WATTS OF LESS. WHERE DIMMING IS CALLED OUT ON THE DRAWINGS, LED DRIVERS SHALL ALLOW CONTINUOUS DIMMING FROM 100% TO 10% WITHOUT FLICKER OR NOISE. NON-REPLACEABLE DRIVERS SHALL HAVE A MINIMUM WARRANTY OF FIVE YEARS, WHILE REPLACEABLE DRIVERS SHALL HAVE A MINIMUM WARRANTY OF THREE YEARS.
3. TIME CLOCKS, CONTACTORS AND PHOTOCELLS SHALL BE AS SHOWN ON THE DRAWINGS. PHOTOCELLS SHALL BE FAIL IN THE 'ON' POSITION AND SHALL BE LOCATED ON ROOF FACING NORTH.
4. DIMMERS SHALL BE SOLID STATE, SLIDE TYPE, FLUSH MOUNTED WITH POSITIVE 'ON-OFF' INDICATION. DIMMERS AT GANGED LOCATIONS SHALL BE DERATED PER MANUFACTURER'S INSTRUCTIONS. DIMMERS FOR LED FIXTURES SHALL BE COORDINATED WITH THE TYPE OF DRIVER TO BE USED TO ENSURE COMPATIBILITY. MOUNT DIMMERS AT WALL SWITCH HEIGHT. DIMMERS SHALL BE LUTRON OR EQUAL.
5. RECESSED FIXTURES SHALL BE FURNISHED WITH ALL ACCESSORIES REQUIRED TO FIT THE FIXTURE TO THE CEILING CONSTRUCTION.
6. ALL LIGHT FIXTURES SHALL BE SECURELY SUPPORTED FROM BUILDING STRUCTURE. TROFFER STYLE FIXTURES IN EXPOSED T-BAR GRID CEILINGS SHALL BE SUPPORTED FROM THE STRUCTURE WITH #12 WIRE AT OPPOSITE CORNERS OF THE FIXTURE, AND SHALL BE SECURELY FASTENED TO THE GRID.
7. EXTERIOR LIGHTING FIXTURES SHALL BE 'FULL CUT OFF' WHERE REQUIRED BY LOCATED ORDINANCES
8. EXTERIOR LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH GASKETS AND SHALL BE RATED FOR DAMP OR WET LOCATIONS.

GENERAL NOTES

- A. CONTRACTOR TO PROVIDE AND INSTALL ELECTRICAL WORK, ACCORDING TO PLANS.
- B. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR MECHANICAL AND PLUMBING WORK, PER 2017 N.E.C. AND APPLICABLE RULES, REGULATIONS, AND ORDINANCES.
- C. GENERAL NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS OF SPACE AND QUANTITIES, SIZES, ETC. PRIOR TO CONSTRUCTION.
- D. PROVIDE COPPER WIRE THHN/ THHN #12 MINIMUM. CONDUITS SHALL BE EITHER RIGID OR EMT AS ALLOWED BY CODE. CONDUIT EXPOSED TO THE ELEMENTS OR BURIED UNDERGROUND SHALL BE WRAPPED WITH SCOTCH TAPE OR EQUAL.
- E. MC CABLE IS ACCEPTABLE
- F. ROMEX CABLE IS NOT ACCEPTABLE
- G. ALUMINUM CONDUCTORS ARE NOT ALLOWED.
- H. FOR RECEPTACLE HOMERUNS OVER 65 LINEAL FEET, USE #10 AWG FOR RECEPTACLE HOMERUNS OVER 115 FEET IN LINEAL FEET USE #8 AWG WIRE.
- I. EQUIPMENT, RACEWAYS, ETC. SHALL HAVE PROPER GROUNDING PER NATIONAL ELECTRICAL CODE.

ELECTRICAL EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER / MODEL	VOLTAGE / PHASE	KW	MCA	MOCP	CONNECTION	CONDITION
CU-1	CONDENSING UNIT	BY MECHANICAL PLANS	240V/3ø	—	13.4	35	DIRECT	EXISTING
CU-2	CONDENSING UNIT	BY MECHANICAL PLANS	240V/3ø	—	13.4	20	DIRECT	EXISTING
CU-3	CONDENSING UNIT	BY MECHANICAL PLANS	240V/3ø	—	13.4	20	DIRECT	EXISTING
CU-4	CONDENSING UNIT	BY MECHANICAL PLANS	240V/3ø	—	13.4	20	DIRECT	EXISTING
CU-5	CONDENSING UNIT	BY MECHANICAL PLANS	240V/3ø	—	21.4	20	DIRECT	EXISTING
CU-6	CONDENSING UNIT	BY MECHANICAL PLANS	240V/1ø	—	19	30	DIRECT	NEW
CU-7	CONDENSING UNIT	BY MECHANICAL PLANS	240V/1ø	—	19	50	DIRECT	NEW
CU-8	CONDENSING UNIT	BY MECHANICAL PLANS	240V/1ø	—	28	50	DIRECT	NEW
AH-1	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	9.5	15	DIRECT	EXISTING
AH-2	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	9.5	15	DIRECT	EXISTING
AH-3	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	9.5	15	DIRECT	EXISTING
AH-4	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	9.5	15	DIRECT	EXISTING
AH-5	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	9.5	15	DIRECT	EXISTING
AH-6	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	4	15	DIRECT	NEW
AH-7	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	4	15	DIRECT	NEW
AH-8	AIR HANFDLER	BY MECHANICAL PLANS	240V/1ø	—	8	15	DIRECT	NEW
WH-1	WATER HEATER	BY PLUMBING PLANS	240V/1ø	4.5	—	30	DIRECT	EXISTING
IWH	INSTANTANEOUS WATER HEATER	BY PUMBLING PLANS	240V/1ø	36	—	[4]40	DIRECT	NEW

LIGHTING FIXTURE SCHEDULE

SYMBOL	MARK	DESCRIPTION	MAKE & MODEL	VOLTAGE	QTY.	LAMP TYPE	WATTAGE PER FIXTURE	MOUNTING	REMARKS	CONDITION
Ⓐ	✂️	FAN	BY OWNER	120/1	1	LED	25	SURFACE	PROVIDE WITH LED LIGHT	NEW
Ⓑ	⊙	LIGHT CAN	BY OWNER	120/1	1	LED	25	RECESSED	IC-RATED	NEW
Ⓒ	⊙	CEILING LIGHTS	BY OWNER	120/1	1	LED	13	SURFACE		EXISTING
Ⓓ	⊎	2'X4' LED LIGHT FIXTURE	BY OWNER	120/1	1	LED	33	SURFACE		EXISTING
Ⓔ	⊎	EMERGENCY LIGHT WITH SIGN COMBO	BY OWNER	120/1	1	LED	5	WALL MOUNTED	PROVIDE WITH 90 MIN. BACK-UP	NEW
Ⓝ	⊎	EMERGENCY SIGN	BY OWNER	120/1	1	LED	5	WALL MOUNTED	PROVIDE WITH 90 MIN. BACK-UP	NEW
Ⓖ	⊎	EMERGENCY LIGHT	BY OWNER	120/1	1	LED	5	WALL MOUNTED	PROVIDE WITH 90 MIN. BACK-UP	NEW

ELECTRICAL PLANS INDEX.

- E1 ELECTRICAL SPECIFICATIONS
- E2 ELECTRICAL DEMOLITION PLAN
- E3 ELECTRICAL DEMOLITION ROOFTOP PLAN
- E4 ELECTRICAL LIGHTING PLAN
- E5 ELECTRICAL POWER PLAN
- E6 ELECTRICAL POWER ROOFTOP PLAN
- E7 ELECTRICAL DIAGRAMS
- E8 ELECTRICAL PANEL SCHEDULE
- E9 ELECTRICAL SITE PLAN & ONE-LINE DIAGRAM

PROJECT NO.: TX-MEL2501
DESIGNED BY: ND
DRAWN BY: GB
CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



MECHANICAL & ELECTRICAL ENGINEERING
511 E. JOHN CARPENTER
FREEWAY, SUITE 500 IRVING, TX
75062
OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM
THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGN, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
1208 E. KENNEDALE PKWY.,
KENNEDALE, TX. 76060.

PROJECT:

SHEET #:

EI

SHEET TITLE:
ELECTRICAL SPECIFICATIONS



ELECTRICAL DEMOLITION PLAN LEVEL 1

SCALE: 3/16" = 1'-0"

DEMOLITION NOTES (WHERE APPLICABLE)

1. COMPLETE DEMOLITION SCOPE SHALL BE UNDERSTOOD BY REVIEWING THE COMPLETE PROJECT DRAWINGS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, ETC.) PRIOR TO DEMOLITION OF ANY EQUIPMENT OR SYSTEMS.
2. DISPOSE OF ALL REMOVE SYSTEMS AND EQUIPMENT IN A LEGAL AND OWNER APPROVED MANNER.
3. COORDINATE WITH OWNER EQUIPMENT THAT IS TO BE RETURNED TO OWNER'S STOCK, SALVAGED, OR DISPOSED OF ITEMS LISTED TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED INCLUDING ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: INSULATION, HANGERS, CONTROLS WIRING, FITTINGS, PIPES, VALVES, DUCTWORK, ETC.
4. NOTHING SHALL BE ABANDONED IN PLACE UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY OWNER.

GENERAL NOTES

- A. ALL LIGHTING FIXTURES ARE EXISTING U.N.O.
- B. ALL NEW ELECTRICAL SYSTEM SHALL COMPLY WITH 2017 NEC AND 2018 IECC.

KEYNOTES

1. EXISTING EXTERIOR LIGHTING SYSTEM FED FROM PANEL "HP" TO REMAIN NO CHANGES.
2. EXISTING LIGHT FIXTURES AND SWITCHES IN THIS AREA TO REMAIN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT PER PANEL SCHEDULE.
3. EXISTING 120V RECEPTACLES IN THIS AREA TO REMAIN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT PER PANEL SCHEDULE.
4. EXISTING CONDENSING UNIT ON ATTIC TO REMAIN.
5. EXISTING DISCONNECT SWITCH TO BE REMOVED AND REPLACED. REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION.
6. EXISTING S.E.S RATED FOR 400A, 240/120V DELTA, 3Ø, 4W, NEMA 3R TO BE REMOVED AND REPLACED. REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION. SEE ONE-LINE DIAGRAM.
7. EXISTING PANEL BOARD TO BE REMOVED AND REPLACED REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION. SEE ELECTRICAL PLANS.
8. EXISTING PANEL BOARD TO BE REMOVED AND REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION. SEE ELECTRICAL PLANS.
9. EXISTING RECEPTACLES IN THIS AREA TO BE REMOVED. REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION.
10. EXISTING WALL TO BE DEMOLISHED BY OTHERS. REMOVE ALL CONDUIT, BOXES, SWITCHES AND WIRING PRIOR DEMOLITION.

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25



GARDEL
 engineering

MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062

OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE
 DRAWINGS SUCH AS DATA, DESIGN, AND
 CONCEPTS, ARE PROPERTY OF GARDEL
 ENGINEERING, LLC, AND SHALL NOT BE USED
 FOR ANY OTHER PURPOSE OTHER THAN
 ORIGINALLY INTENDED WITHOUT WRITTEN
 PERMISSION OF THE ENGINEER.

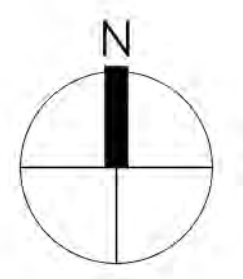
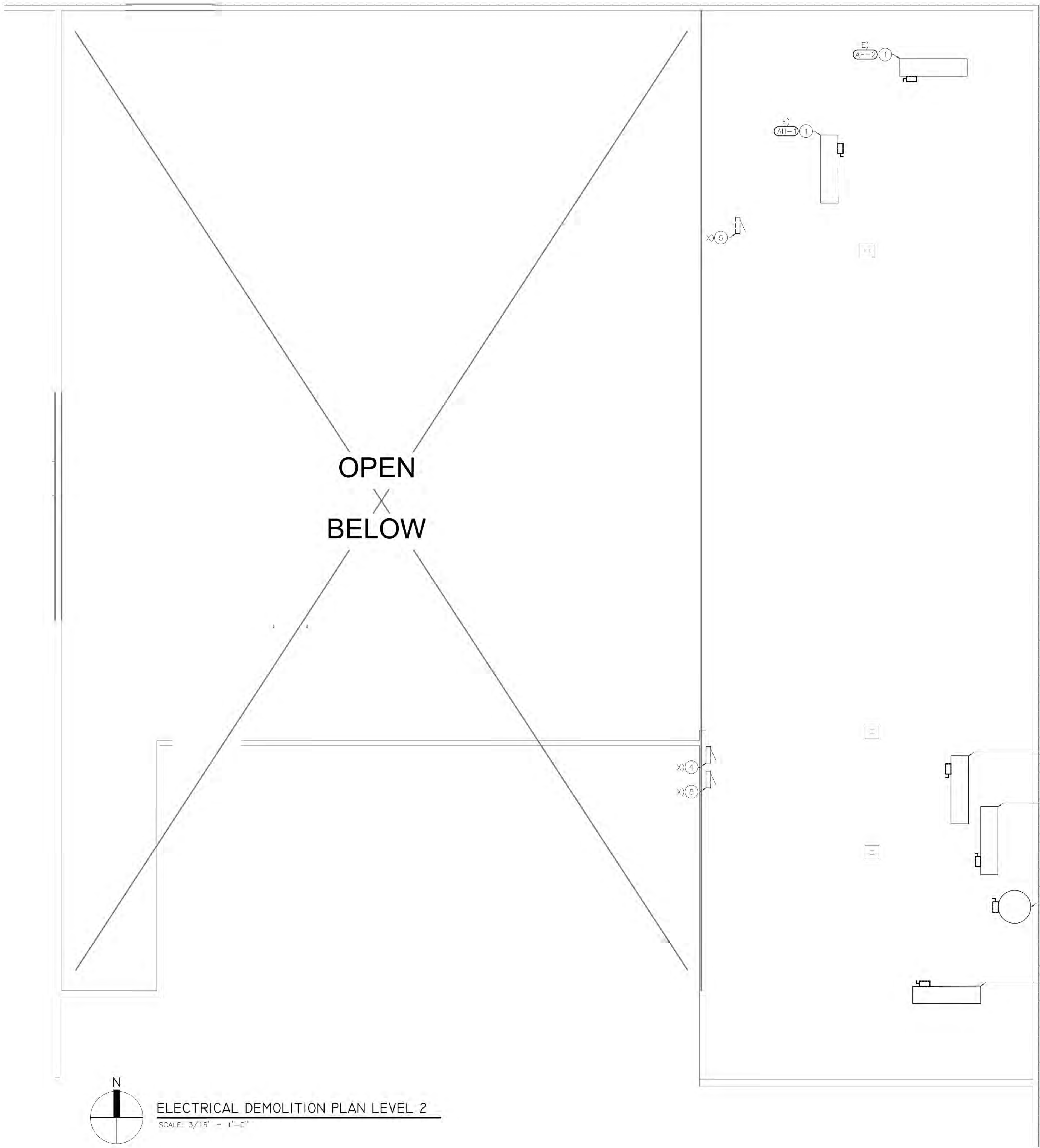
KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:

SHEET #:

E2

SHEET TITLE:
 ELECTRICAL
 DEMOLITION PLAN



ELECTRICAL DEMOLITION PLAN LEVEL 2
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES (WHERE APPLICABLE)

1. COMPLETE DEMOLITION SCOPE SHALL BE UNDERSTOOD BY REVIEWING THE COMPLETE PROJECT DRAWINGS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, ETC.) PRIOR TO DEMOLITION OF ANY EQUIPMENT OR SYSTEMS.
2. DISPOSE OF ALL REMOVE SYSTEMS AND EQUIPMENT IN A LEGAL AND OWNER APPROVED MANNER.
3. COORDINATE WITH OWNER EQUIPMENT THAT IS TO BE RETURNED TO OWNER'S STOCK, SALVAGED, OR DISPOSED OF ITEMS LISTED TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED INCLUDING ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: INSULATION, HANGERS, CONTROLS WIRING, FITTINGS, PIPES VALVES, DUCTWORK, ETC.
4. NOTHING SHALL BE ABANDONED IN PLACE UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY OWNER.

GENERAL NOTES

- A. ALL LIGHTING FIXTURES ARE EXISTING U.N.O.
- B. ALL NEW ELECTRICAL SYSTEM SHALL COMPLY WITH 2017 NEC AND 2018 IECC.

KEYNOTES

- ① EXISTING AIR HANDLER UNIT ON ATTIC TO REMAIN.
- ② EXISTING ELECTRIC WATER HEATER TO REMAIN.
- ③ EXISTING DISCONNECT SWITCH TO BE REMOVED AND REPLACED. REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION.
- ④ EXISTING PANEL BOARD TO BE REMOVED AND REPLACED. REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION.. SEE ELECTRICAL PLANS.
- ⑤ EXISTING PANEL BOARD TO BE REMOVED REMOVE ALL CONDUIT, BOXES AND WIRING PRIOR DEMOLITION.. SEE ELECTRICAL PLANS.

PROJECT NO.: TX-MEL2501
DESIGNED BY: ND
DRAWN BY: GB
CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25

GARDEL
engineering

MECHANICAL & ELECTRICAL
ENGINEERING

511 E. JOHN CARPENTER
FREEWAY, SUITE 500 IRVING, TX
75062
OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
1208 E. KENNEDALE PKWY.,
KENNEDALE, TX. 76060.

PROJECT:

SHEET #:
E3

SHEET TITLE:
ELECTRICAL
DEMOLITION PLAN-LEVEL 2

NO.	REVISION	DATE

ENGINEERING SEAL



GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:

SHEET #:
E4
 SHEET TITLE:
 ELECTRICAL LIGHTING PLAN
 -LEVEL 1

IECC NOTES

- A. PROVIDE EMERGENCY LIGHT WITH BATTERIES. LOWER CONSUMPTION.
- B. PROVIDE AUTOMATIC LIGHTING CONTROL FOR ENTIRE BUILDING.

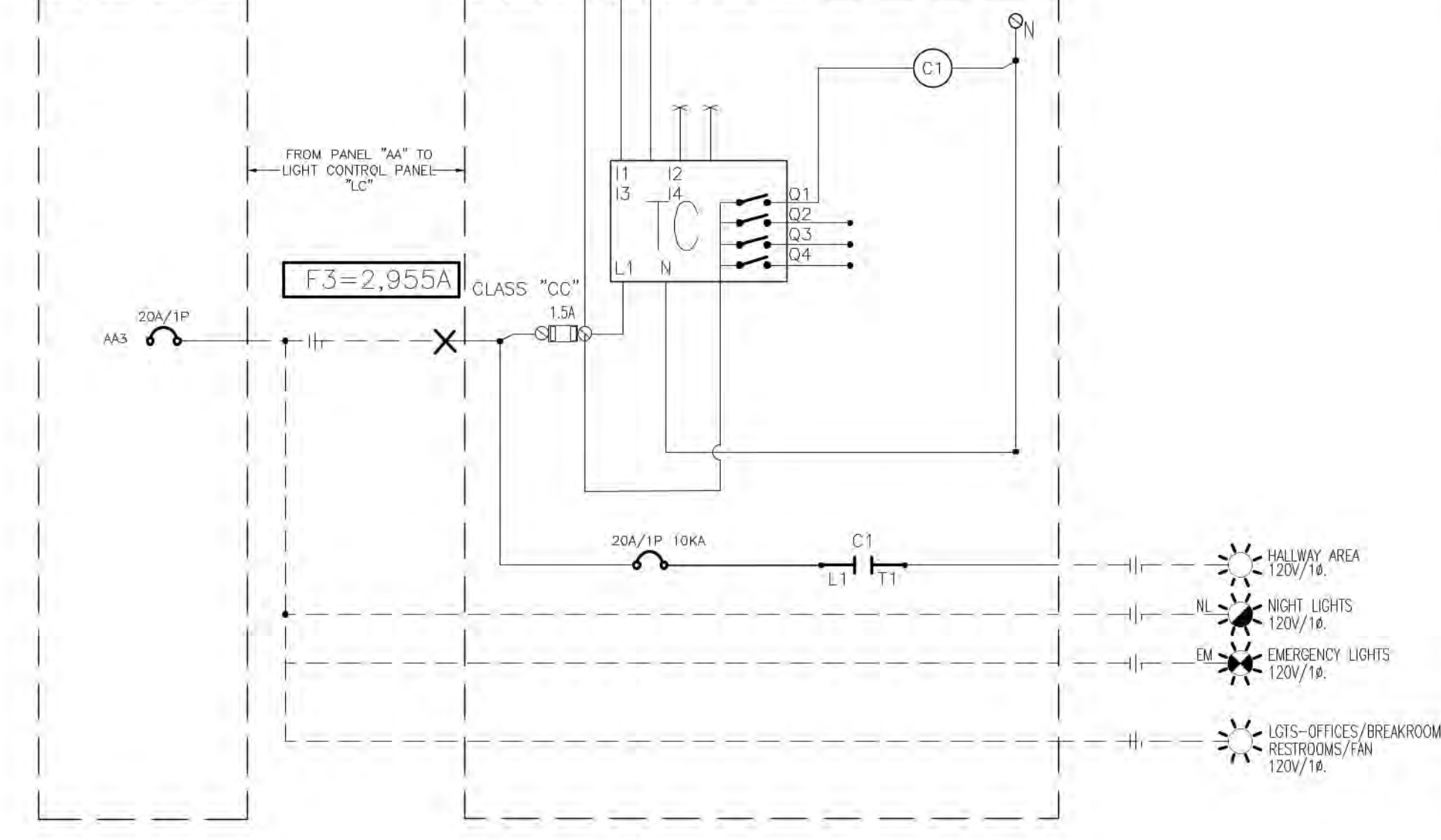
ELECTRICAL NOTES

- A. EVERY CIRCUIT AND MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. NEC 408.4(A)

KEYNOTES

- ① NEW SUB-PANEL "AA" RATED AT 125A, 240/120V, 1Ø, 3W, NEMA 1. SEE PANEL SCHEDULE.
- ② NEW AUTOMATIC LIGHTING CONTROL PANEL "LC" WITH TIMER AND PHOTOCELL. SEE DIAGRAMS.
- ③ NEW PHOTOCELL SWITCH ON ROOFTOP (TYP.).
- ④ NEW OVERRIDE PUSH BUTTON. SEE LIGHT CONTROL DIAGRAM.
- ⑤ EXISTING LIGHT FIXTURES AND SWITCHES IN THIS AREA TO REMAIN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT AS NOTED.
- ⑥ EXISTING J-BOX DEDICATED FOR SIGN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT AS NOTED.
- ⑦ NEW SMOKE DETECTOR. CONNECT TO SAME BRANCH CIRCUIT (AA5).
- ⑧ NEW NIGHT LIGHT CONNECTED TO SERVING AREA.
- ⑨ NEW EMERGENCY LIGHT. CONNECT TO SERVING AREA (TYP.).
- ⑩ NEW OCCUPANCY SENSOR SWITCH.

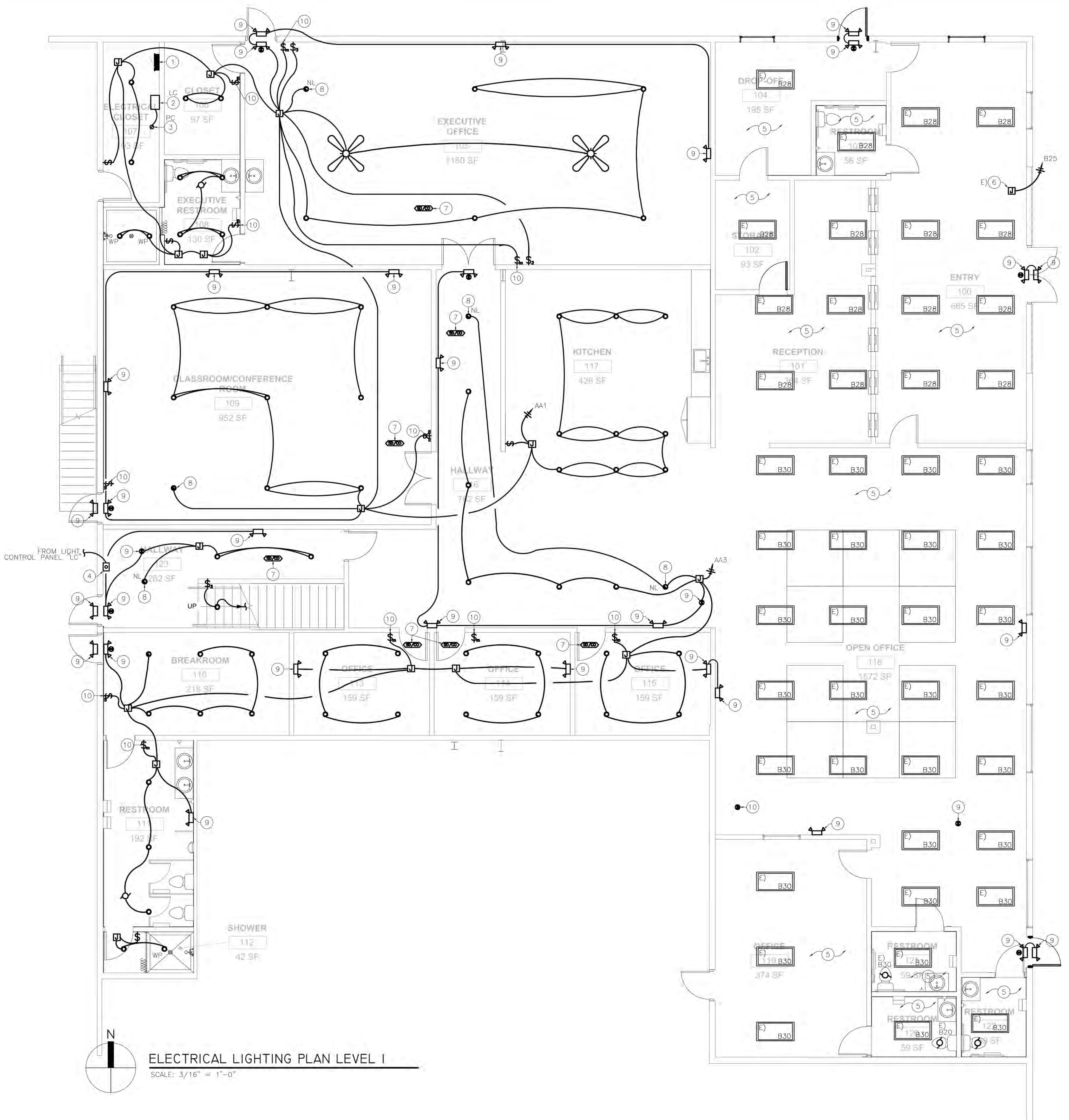
PANEL "AA"



- 1. INDUSTRIAL LIGHT CONTROL PANEL MUST BE RATED AT 5KA MINIMUM. ALL COMPONENTS MUST BE UL LISTED AS AN ASSEMBLY PER NEC 409
- 2. USE NEMA 1 ENCLOSURE.
- 3. TC = USE PROGRAMMABLE CONTROL TIMER POWER TO CONTROL TO BE 120VAC, 60Hz. PROVIDED WITH 4 OUTPUTS AND 4 INPUTS. TC CONTROL SHALL COMPLY WITH THE FOLLOWING:
 - 3.1. CLOCK CAPABLE OF BEING PROGRAMMED FOR NOT FEWER THAN 7 DAYS.
 - 3.2. CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK.
 - 3.3. CAPABLE OF BEING PROGRAMMED EACH OUTPUT RELAY 7-DAYS, 24HR INDIVIDUALLY.
 - 3.4. INCORPORATE AN AUTOMATIC HOLIDAY SETBACK FEATURE.
 - 3.5. PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR A PERIOD OF NOT LESS THAN 10 HOURS IN THE EVENT THAT POWER IS INTERRUPTED.
 - 3.6. PROVIDE OVERRIDE BUTTON INPUT.
- 4. TIMER CONTROL MUST BE PROGRAMMED IN COMPLIANCE WITH IECC C405.2.6.3 INTERIOR LIGHTS MUST BE TURNED OFF IN THE FOLLOWING CASES:
 - 4.1. FROM NOT LATER THAN MIDNIGHT TO NOT EARLIER THAN 6 A.M.
 - 4.2. FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING.
 - 4.3. DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE.
- 5. C1-C2 = USE 40A CONTACTOR, 120VAC COIL. ALL CONTACTORS SHALL BE UL LISTED AND ELECTRICALLY OPERATED AT 120VAC.
- 6. ALL EMERGENCY LIGHTS AND NIGHT LIGHTS SHOULD NOT BE CONTROLLED THROUGH LIGHTING CONTROL COMPONENTS. THE EMERGENCY LIGHTS AND NIGHT LIGHTS MUST BE CONNECTED DIRECTLY FROM THE ASSIGNED SERVING AREA BREAKER.

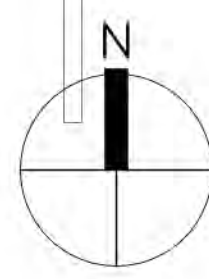
LIGHT CONTROL DIAGRAM

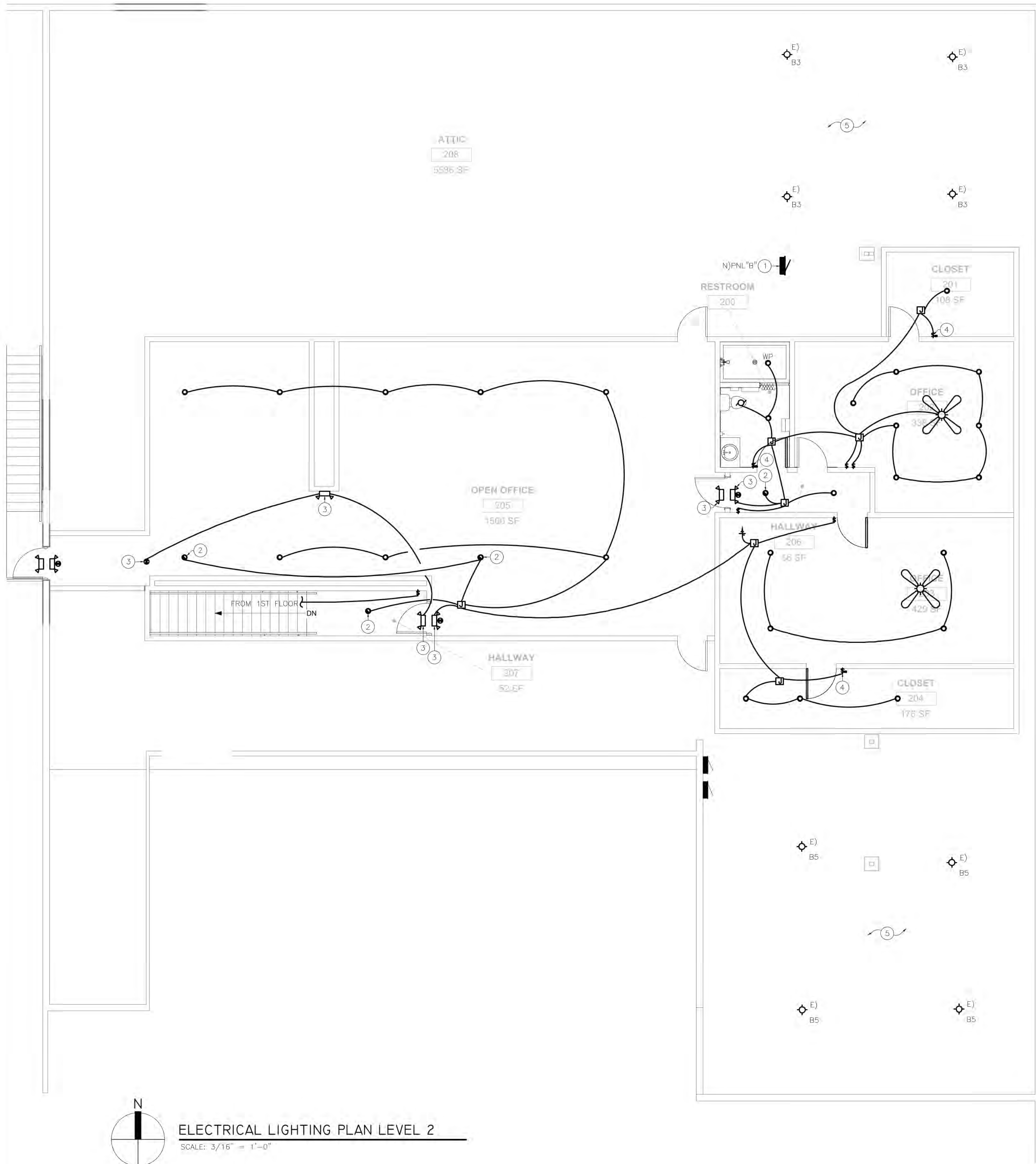
SCALE: N.T.S.



ELECTRICAL LIGHTING PLAN LEVEL 1

SCALE: 3/16" = 1'-0"





IECC NOTES

- A. PROVIDE EMERGENCY LIGHT WITH BATTERIES, LOWER CONSUMPTION.
- B. PROVIDE AUTOMATIC LIGHTING CONTROL FOR ENTIRE BUILDING.

ELECTRICAL NOTES

- A. EVERY CIRCUIT AND MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. NEC 408.4(A)

KEYNOTES

- ① REPLACEMENT PANEL "B" RATED AT 200A, 240/120V, 1ϕ, 3W, NEMA 1. SEE PANEL SCHEDULE.
- ② NEW NIGHT LIGHT CONNECTED TO SERVING AREA.
- ③ NEW EMERGENCY LIGHT. CONNECT TO SERVING AREA (TYP.).
- ④ NEW OCCUPANCY SENSOR SWITCH.
- ⑤ EXISTING LIGHT FIXTURES AND SWITCHES IN THIS AREA TO REMAIN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT AS NOTED.

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DC

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25

GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

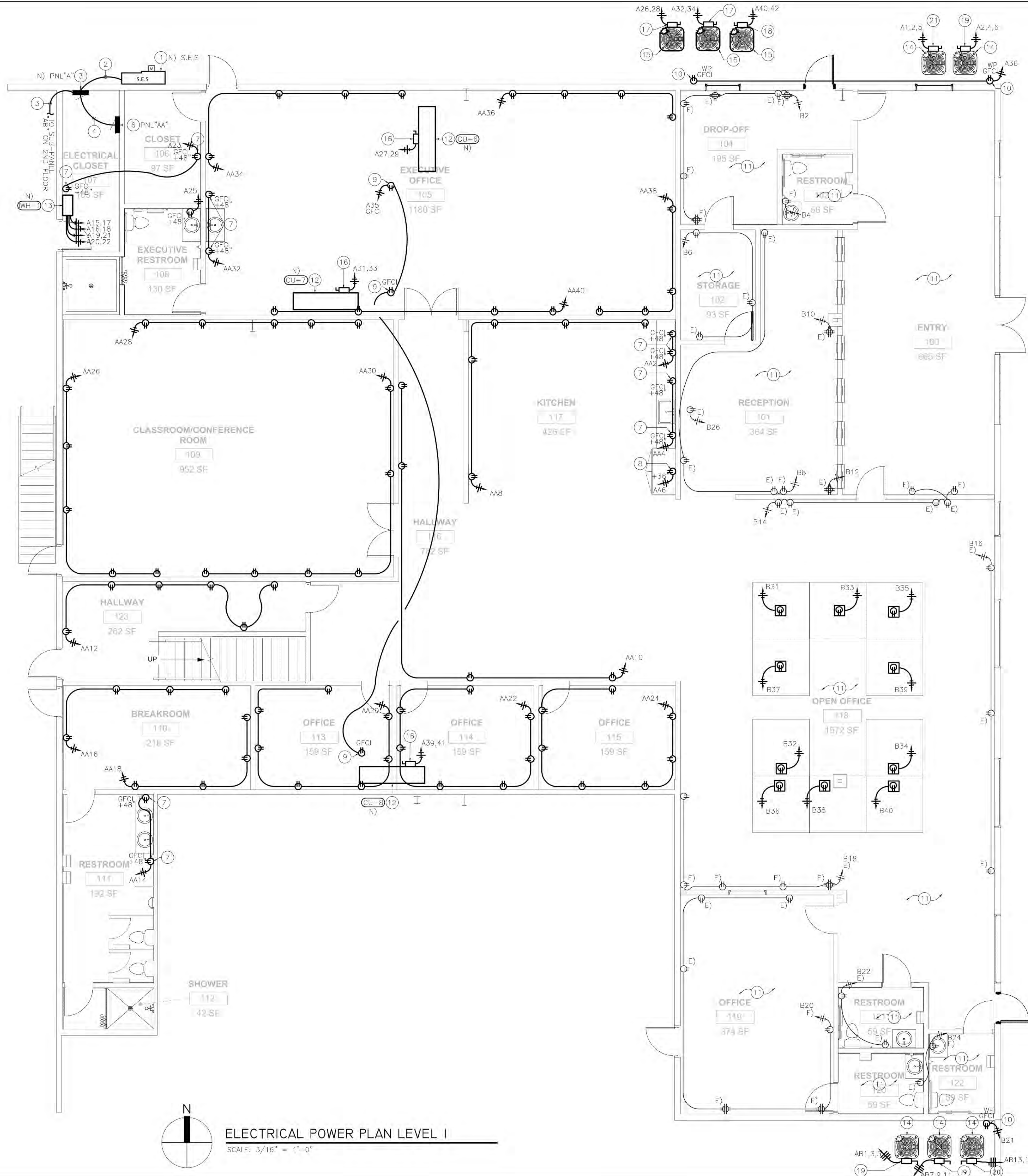
THE INFORMATION CONTAINED ON THESE DRAWINGS, SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

PROJECT:
 KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

SHEET #:
E5

SHEET TITLE:
 ELECTRICAL LIGHTING PLAN
 - LEVEL 2

ELECTRICAL LIGHTING PLAN LEVEL 2
 SCALE: 3/16" = 1'-0"



ELECTRICAL POWER PLAN LEVEL I
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES (WHERE APPLICABLE)

1. COMPLETE DEMOLITION SCOPE SHALL BE UNDERSTOOD BY REVIEWING THE COMPLETE PROJECT DRAWINGS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, ETC.) PRIOR TO DEMOLITION OF ANY EQUIPMENT OR SYSTEMS.
2. DISPOSE OF ALL REMOVE SYSTEMS AND EQUIPMENT IN A LEGAL AND OWNER APPROVED MANNER.
3. COORDINATE WITH OWNER EQUIPMENT THAT IS TO BE RETURNED TO OWNER'S STOCK, SALVAGED, OR DISPOSED OF ITEMS LISTED TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED INCLUDING ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: INSULATION, HANGERS, CONTROLS WIRING, FITTINGS, PIPES VALVES, DUCTWORK, ETC.
4. NOTHING SHALL BE ABANDONED IN PLACE UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY OWNER.

GENERAL NOTES

- A. ALL LIGHTING FIXTURES ARE EXISTING U.N.O.
- B. ALL NEW ELECTRICAL SYSTEM SHALL COMPLY WITH 2017 NEC AND 2018 IECC.

KEYNOTES

1. REPLACED UNDERGROUND S.E.S. RATED FOR 800A, 240/120VAC DELTA, 3Ø, 4W NEMA 3R, BRACED FOR 65KA WITH (1) MAIN CIRCUIT BREAKER RATED FOR 400A, 3-POLE AND TWO (2) MAIN CIRCUIT BREAKER RATED FOR 200A, 3-POLE. THIS SWITCHGEAR SHALL COMPLY AND BE APPROVED BY UTILITY COMPANY. CONTRACTOR SHALL OBTAIN SHOP DRAWINGS APPROVAL FROM UTILITY COMPANY PRIOR ORDERING SWITCHGEAR. CONTACT ENGINEER IN CASE OF ANY MAJOR CHANGES.
2. NEW UNDERGROUND FEEDER WITH [2] 4#3/0 THWN-2Cu, 1#3CuG, 3°C, -36" BELOW GRADE.
3. REPLACEMENT PANEL "A" RATED FOR 400A,240/120VAC DELTA 3Ø, 4W, NEMA 1, SEE PANEL SCHEDULE.
4. NEW FEEDER FROM REPLACEMENT PANEL "A" TO NEW SUB-PANEL "AA" WITH 3#1/0 THWN-2 Cu, 1#6CuG, 2°C, ROUTED ABOVE CEILING.
5. NEW FEEDER FROM REPLACEMENT PANEL "A" TO REPLACEMENT SUB-PANEL "AB" WITH 4#1/0 THWN-2Cu, 1#6CuG, 2", ROUTED ABOVE CEILING.
6. NEW SUB-PANEL "AA" RATED AT 125A, 240/120VAC, 1Ø, 3W, NEMA 1. SEE PANEL SCHEDULE.
7. NEW 20A, 120V, GFCI, RECEPTACLE AT 48" AFF.
8. NEW 20A, 120, RECEPTACLE DEDICATED FOR REFRIGERATOR AT +36"
9. NEW 20A, 120V, GFCI SERVICE RECEPTACLE ON ATTIC.
10. NEW 20A, 120V, WP-GFCI SERVICE RECEPTACLE, PROVIDE WP COVER RATED FOR EXTRA DUTY AND IN-USE TYPE.
11. EXISTING 120V RECEPTACLES IN THIS AREA TO REMAIN. IDENTIFY AND DISCONNECT WIRING, INSPECT WIRING, REPAIR OR REPLACE WIRING IF NECESSARY AND RE-CONNECT CIRCUIT PER PANEL SCHEDULE.
12. NEW AIR HANDLER
13. NEW INSTANTANEOUS WATER HEATER.
14. EXISTING CONDENSING UNIT MOUNTED ON FLOOR-PAD.
15. NEW CONDENSING UNIT MOUNTED ON FLOOR-PAD.
16. NEW 30A,250V,2-POLE,NEMA1, FUSED DISCONNECT SWITCH WITH RK-15-2 FUSES.
17. NEW 30A,250V,2-POLE,NEMA3R, FUSED DISCONNECT SWITCH WITH RK-30-2 FUSES.
18. NEW 60A,250V,2-POLE,NEMA 3R, FUSED DISCONNECT SWITCH WITH RK-35-2 FUSES.
19. NEW 30A,250V,3-POLE,NEMA 3R, FUSED DISCONNECT SWITCH WITH RK-20-3 FUSES.
20. NEW 30A,250V,3-POLE,NEMA 3R,FUSED DISCONNECT SWITCH WITH RK-30-3 FUSES.
21. NEW 60A, 250V,3-POLE,NEMA 3R, FUSES DISCONNECT SWITCH WITH RK-35-3 FUSES.

PROJECT NO.: TX-MEL2501
DESIGNED BY: ND
DRAWN BY: GB
CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25

GARDEL
engineering

MECHANICAL & ELECTRICAL
ENGINEERING

511 E. JOHN CARPENTER
FREEWAY, SUITE 500 IRVING, TX
75062
OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

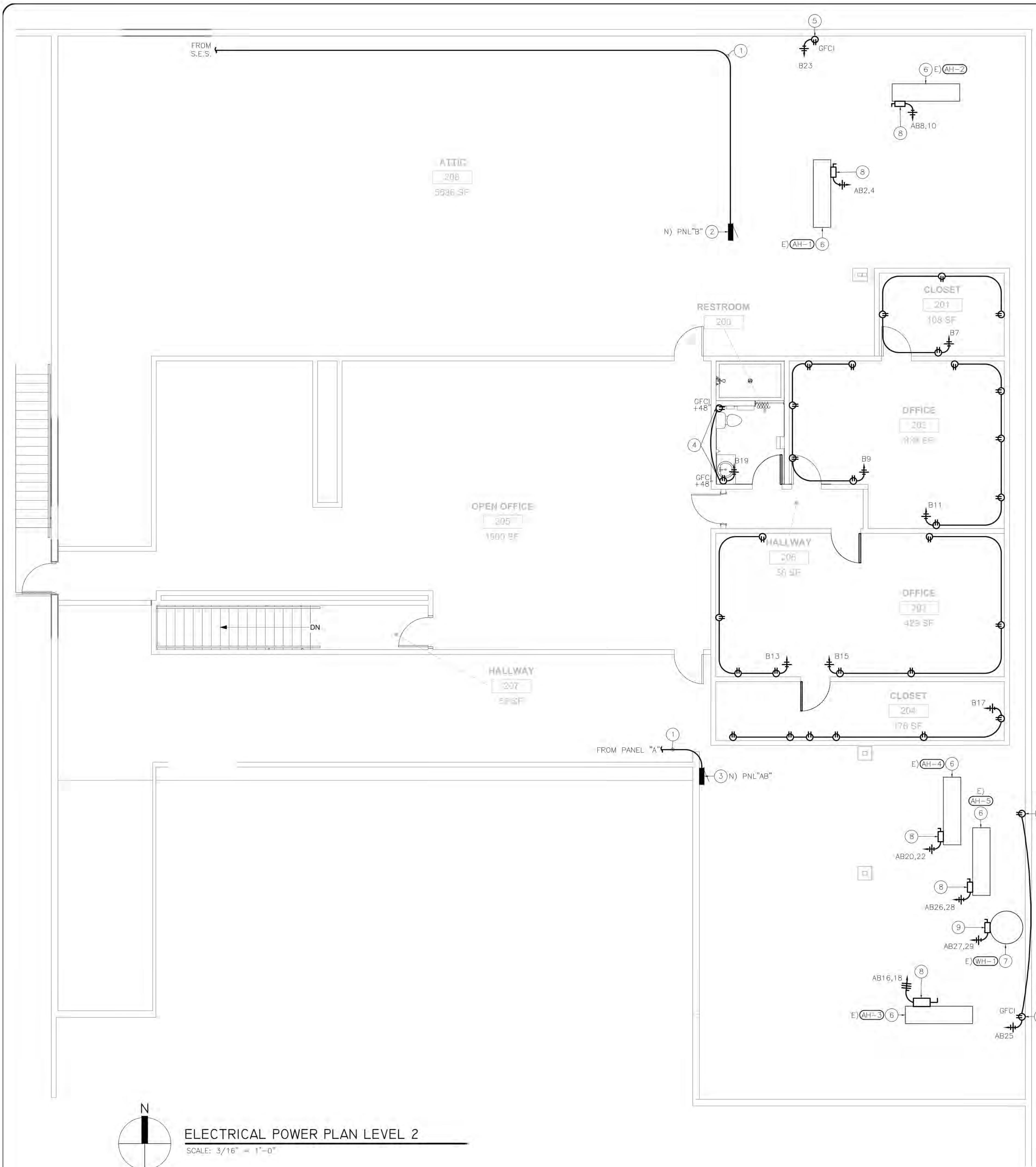
THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGN, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
1208 E. KENNEDALE PKWY.,
KENNEDALE, TX. 76060.

PROJECT:

SHEET #:
E6

SHEET TITLE:
ELECTRICAL POWER PLAN
LEVEL I



DEMOLITION NOTES (WHERE APPLICABLE)

1. COMPLETE DEMOLITION SCOPE SHALL BE UNDERSTOOD BY REVIEWING THE COMPLETE PROJECT DRAWINGS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, ETC.) PRIOR TO DEMOLITION OF ANY EQUIPMENT OR SYSTEMS.
2. DISPOSE OF ALL REMOVE SYSTEMS AND EQUIPMENT IN A LEGAL AND OWNER APPROVED MANNER.
3. COORDINATE WITH OWNER EQUIPMENT THAT IS TO BE RETURNED TO OWNER'S STOCK, SALVAGED, OR DISPOSED OF ITEMS LISTED TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED INCLUDING ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: INSULATION, HANGERS, CONTROLS WIRING, FITTINGS, PIPES, VALVES, DUCTWORK, ETC.
4. NOTHING SHALL BE ABANDONED IN PLACE UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY OWNER.

GENERAL NOTES

- A. ALL LIGHTING FIXTURES ARE EXISTING U.N.O.
- B. ALL NEW ELECTRICAL SYSTEM SHALL COMPLY WITH 2017 NEC AND 2018 IECC.

KEYNOTES

1. NEW FEEDER SEE ONE LINE DIAGRAM.
2. REPLACEMENT PANEL "B" RATED AT 200A, 240/120V,10 ϕ , 3W NEMA1, SEE PANEL SCHEDULE.
3. REPLACEMENT SUB-PANEL "AB" RATED FOR 125A,240/120V,3 ϕ ,4W,NEMA1-SEE PANEL SCHEDULE.
4. NEW 20A,120V,GFCI RECEPTACLE AT +48" AFF.
5. NEW 20A, 120V,GFCI SERVICE RECEPTACLE ON ATTIC.
6. EXISTING AIR HANDLER.
7. EXISTING WATER HEATER.
8. REPLACEMENT 30A,250V,2-POLE, NEMA 1 FUSED-DISCONNECT-SWITCH WITH RK-15-2 FUSES.
9. REPLACEMENT 30A,250V,2-POLE, NEMA 3,2 NON-FUSED DISCONNECT SWITCH.

PROJECT NO.: TX-MEL2501
 DESIGNED BY: ND
 DRAWN BY: GB
 CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



GARDEL
 engineering
 MECHANICAL & ELECTRICAL
 ENGINEERING

511 E. JOHN CARPENTER
 FREEWAY, SUITE 500 IRVING, TX
 75062
 OFFICE: (480)361-3667
 MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGN, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:

SHEET #:
E7

SHEET TITLE:
 ELECTRICAL POWER PLAN
 LEVEL 2

ELECTRICAL POWER PLAN LEVEL 2
 SCALE: 3/16" = 1'-0"

NO.	REVISION	DATE

ENGINEERING SEAL

DATE SIGNED: 05/13/25

GARDEL
engineering

MECHANICAL & ELECTRICAL
ENGINEERING

511 E. JOHN CARPENTER
FREEWAY, SUITE 500 IRVING, TX
75062
OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM

THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
 1208 E. KENNEDALE PKWY.,
 KENNEDALE, TX. 76060.

PROJECT:

SHEET #:
E8

SHEET TITLE:
 PANEL SCHEDULE

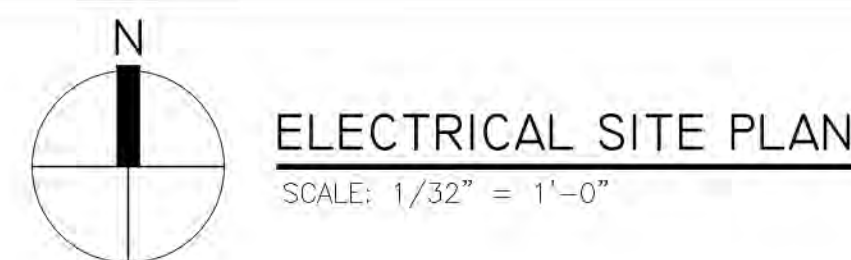
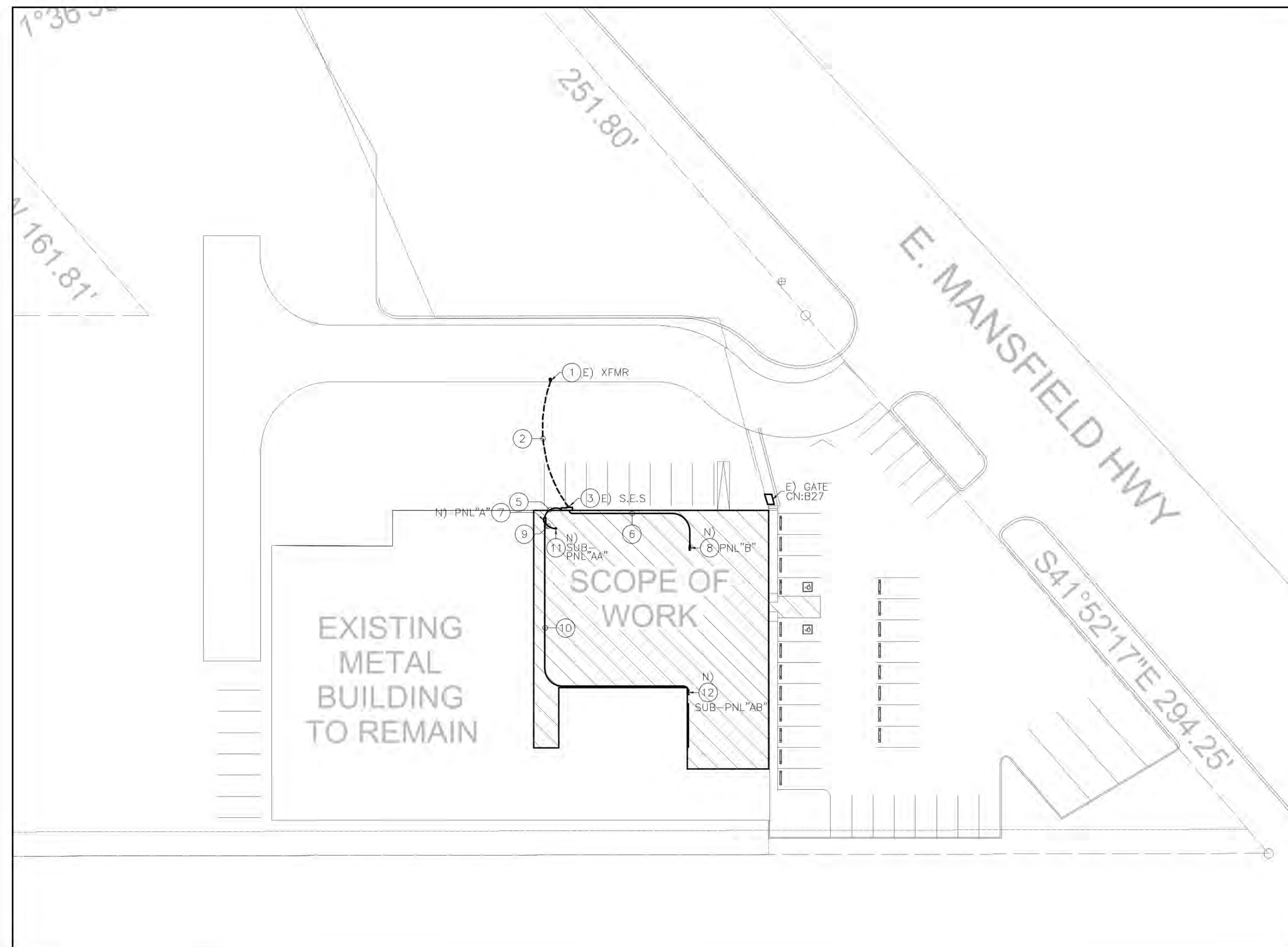
PANEL "A" SCHEDULE

CONDITION: REPLACEMENT BREAKERS SCC: 65KA TYPE: BOLT-ON
 VOLTAGE: 240/120V, DELTA RATED: FULLY MAIN CB: 400/3
 PHASE/WIRES: 3Ø, 4W MOUNTING: SURFACE LOCATION: ELECTRICAL ROOM
 LUGS AMPS: 400A

CAUTION HIGH LEG "B0" PHASE HAS 208 VOLTS TO GROUND

EXISTING LOAD ON NEW BREAKER
 NEW LOAD ON NEW BREAKER
 LOAD CONTROLLED VIA TIMER/PHOTOCELL
 CONTINUOUS LOAD AT 125%

USE/AREA SERVED	C/B	WIRING	CK	AMPS			CK	WIRING	C/B	USE/AREA SERVED
				AØ	BØ	CØ				
HET PUMP CONDENSING UNIT (CU-1)	20/1	2#12Cu 1#12CuG	1	21.3			2	2#12Cu 1#12CuG	20/1	HET PUMP CONDENSING UNIT (CU-2)
			3	13.4	21.3		4			
			5		13.4		6			
			7	91.2			8			SPACE
SUB-PANEL "AB"	125/3		9		119.2		10			SPACE
			11		86.2		12	2#12Cu 1#12CuG	20/2	SUB-PANEL "A"
			13		121.8		14			
SPACE			15		120.1		16			
			17		37.5		18	2#12Cu 1#12CuG	20/2	WATER HEATER (WH-1) CKT #2
WATER HEATER (WH-1) CKT #1	40/2	2#8Cu 1#8CuG	19		37.5		20	2#8Cu 1#8CuG	40/2	WATER HEATER (WH-1) CKT #4
			21		37.5		22			
			23		37.5		24			
WATER HEATER (WH-1) CKT #3	40/2	2#8Cu 1#8CuG	25		37.5		26	2#8Cu 1#8CuG	40/2	WATER HEATER (WH-1) CKT #4
			27		37.5		28			
			29		37.5		30			
ELECTRICAL & CLOSET ROOM GFCI SERVICE RECEPTACLES	20/1	2#12Cu 1#12CuG	31		5.0		32	2#8Cu 1#8CuG	40/2	3.5-TON CONDENSING UNIT (CU-6)
EXECUTIVE RESTROOM GFCI RECEPTACLE	20/1	2#12Cu 1#12CuG	33		4.0		34			SPACE
			35		19.0		36	2#12Cu 1#12CuG	20/1	WP-GFCI SERVICE RECEPTACLES 1
3.5-TON AIR HANDLER	40/2	2#8Cu 1#8CuG	37		4.0		38			SPACE
			39		4.0		40	2#8Cu 1#8CuG	40/2	3.5-TON CONDENSING UNIT (CU-7)
3.5-TON AIR HANDLER	40/2	2#8Cu 1#8CuG	41		4.0		42			
			43		19.0		44			
GFCI SERVICE RECEPTACLES ON ATTIC	20/1	2#12Cu 1#12CuG	45		8.0		46	2#8Cu 1#8CuG	40/2	5-TON CONDENSING UNIT (CU-8)
			47		28.0		48			
SPACE			49				50			SPACE
5-TON AIR HANDLER	40/2	2#8Cu 1#8CuG	51				52			
			53				54			
			55				56			
			57				58			
			59				60			
			61				62			
			63				64			
			65				66			
			67				68			
			69				70			
			71				72			
			73				74			
			75				76			
			77				78			
			79				80			
			81				82			
			83				84			
			85				86			
			87				88			
			89				90			
			91				92			
			93				94			
			95				96			
			97				98			
			99				100			
			101				102			
			103				104			
			105				106			
			107				108			
			109				110			
			111				112			
			113				114			
			115				116			
			117				118			
			119				120			
			121				122			
			123				124			
			125				126			
			127				128			
			129				130			
			131				132			
			133				134			
			135				136			
			137				138			
			139				140			
			141				142			
			143				144			
			145				146			
			147				148			
			149				150			
			151				152			
			153				154			
			155				156			
			157				158			
			159				160			
			161				162			
			163				164			
			165				166			
			167				168			
			169				170			
			171				172			
			173				174			
			175				176			
			177				178			
			179				180			
			181				182			
			183				184			
			185				186			
			187				188			
			189				190			
			191				192			
			193				194			
			195				196			
			197				198			
			199				200			
			201				202			
			203				204			
			205				206			
			207				208			
			209				210			
			211				212			
			213				214			
			215				216			
			217				218			
			219				220			
			221				222			
			223				224			
			225				226			
			227				228			
			229				230			
			231				232			
			233				234			
			235				236			
			237				238			
			239				240			
			241				242			
			243				244			
			245				246			
			247				248			
			249				250			
			251				252			
			253				254			
			255				256			
			257				258			
			259				260			
			261				262			
			263				264			
			265				266			
			267				268			
			269				270			
			271				272			
			273				274			
			275				276			
			277				278			
			279				280			
			281				282			
			283				284			
			285				286			
			287				288			
			289				290			
			291				292			
			293				294			
			295				296			
			297				298			
			299				300			
			301				302			
			303				304			
			305				306			
			307				308			
			309				310			
			311				312			
			313				314			
			315				316			
			317				318			
			319				320			
			321				322			
			323				324			
			325				326			
			327				328			
			329				330			
			331				332			
			333				334			
			335				336			
			337				338			
			339				340			
			341				342			
			343				344			
			345				346			
			347				348			
			349				350			
			351				352			
			353				354			
			355				356			
			357				358			
			359				360			
			361				362			
			363				364			
			365				366			
			367				368			
			369				370			
			371				372			
			373				374			
			375							

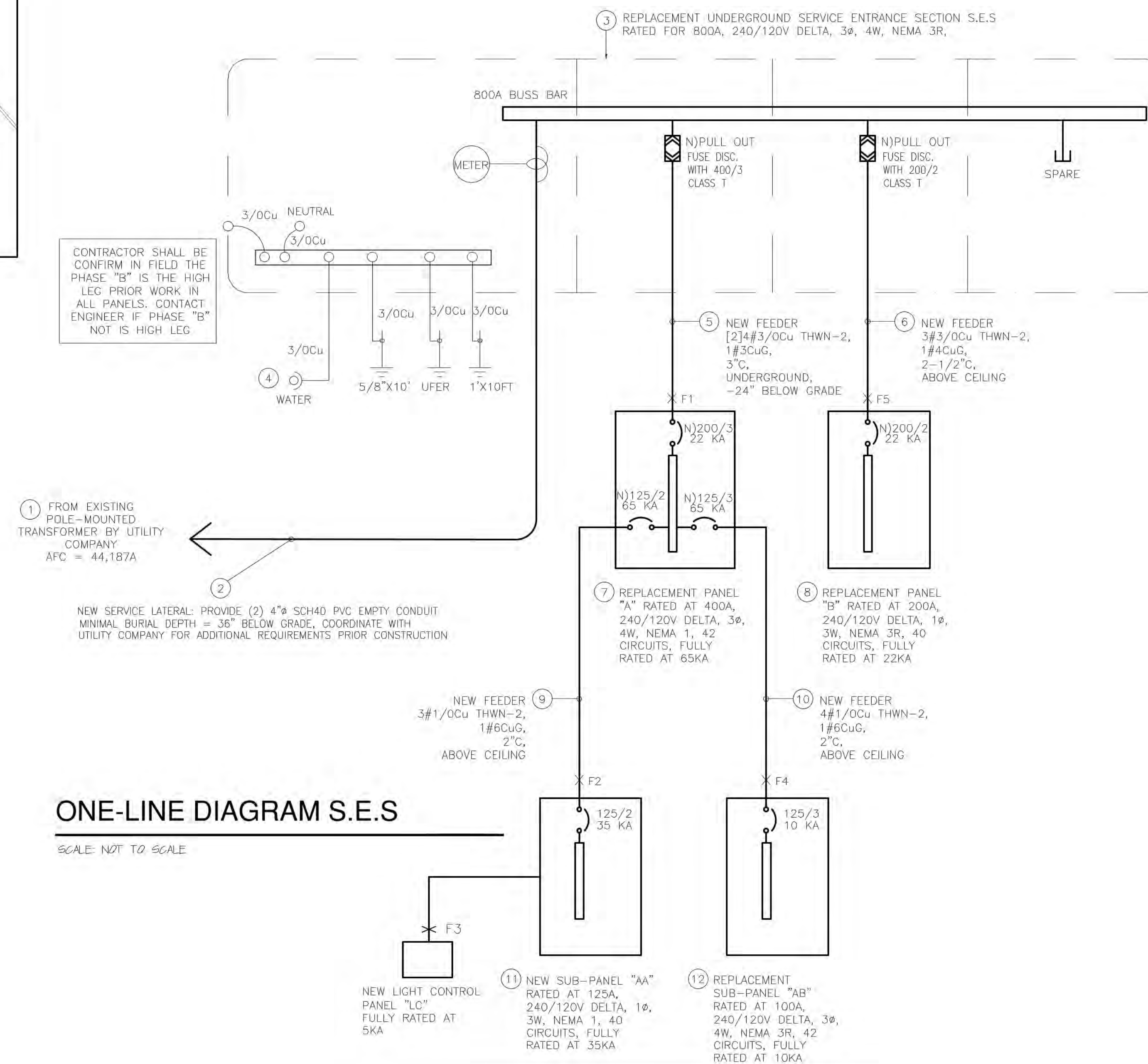


LOAD SUMMARY	
CONNECTED LOAD AT PANEL "A"	= 385.9 A
CONNECTED LOAD AT PANEL "B"	= 184.2 A
TOTAL	= 570.1 A
REPLACEMENT S.E.S. RATED FOR 800A, 240/120V DELTA, 3φ, 4W	

FAULT CURRENT CALCULATIONS												
FAULT POINT	EQUIPMENT	SHORT CIRCUIT AT BEGINN	LINE VOLTAGE	LENGTH OF RUN	Remarks	CONDUCTORS			SHORT CIRCUIT CURRENT			
						NUM OF CONDUCTORS	SIZE	C	f	m		
1	PANEL "A"	44187	240	10		2	3/0 Cu	13923	0.115	0.89725	39647	A
2	SUB-PANEL "AA"	39647	240	10		1	1/0 Cu	9317	0.355	0.73822	29268	A
3	LIGHT CONTROL PANEL "LC"	29268	120	13		1	12 Cu	617	10.278	0.08867	2595	A
4	SUB-PANEL "AB"	39647	240	140		1	1/0 Cu	8924	4.489	0.182195	7223	A
5	PANEL "B"	44187	240	92		1	3/0 Cu	12843	2.638	0.274895	12147	A

KEYNOTES

- EXISTING POLE-MOUNTED TRANSFORMER BY UTILITY COMPANY. NO CHANGES
- NEW SERVICE LATERAL- PROVIDE (2) 4" SCH40 PVC EMPTY CONDUIT MINIMAL BURIAL DEPTH = 36" BELOW GRADE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL LOCATION AND OTHER ADDITIONAL REQUIREMENTS PRIOR CONSTRUCTION. CONTACT ENGINEER IN CASE OF ANY MAJOR CHANGES.
- NEW UNDERGROUND S.E.S. RATED FOR 800A, 240/120VAC DELTA, 3φ, 4W, NEMA 3R, BRACED FOR 65KA WITH ONE (1) MAIN CIRCUIT BREAKER RATED FOR 400A, 3-POLE AND TWO (2) MAIN CIRCUIT BREAKER RATED FOR 200A, 3-POLE. THIS SWITCH GEAR SHALL COMPLY AND BE APPROVED BY UTILITY COMPANY. CONTRACTOR SHALL OBTAIN SHOP DRAWING APPROVAL FROM UTILITY COMPANY PRIOR ORDERING SWITCHGEAR. CONTACT ENGINEER IN CASE OF ANY MAJOR CHANGES.
- PROVIDE GROUNDING AND BONDING FOR WATER PIPE WITH 1 # 3/0 Cu.
- NEW UNDERGROUND FEEDER WITH [2] 4#3/0 THWN-2Cu, 1#3CuG, 3"C, -36" BELOW GRADE.
- NEW FEEDER WITH 3#3/0 THWN-2Cu, 1#4CuG, 2-1/2"C, ROUTED ABOVE CEILING.
- REPLACEMENT PANEL "A" RATED FOR 400A, 240/120VAC DELTA 3φ, 4W, NEMA 1, SEE PANEL SCHEDULE.
- REPLACEMENT PANEL "B" RATED FOR 200A, 240/120VAC DELTA 1φ, 3W, NEMA 1, SEE PANEL SCHEDULE.
- NEW FEEDER FROM REPLACEMENT PANEL "A" TO NEW SUB-PANEL "AA" WITH 3#1/0 THWN-2 Cu, 1#6CuG, 2"C, ROUTED ABOVE CEILING.
- NEW FEEDER FROM REPLACEMENT PANEL "A" TO REPLACEMENT SUB-PANEL "AB" WITH 4#1/0 THWN-2Cu, 1#6CuG, 2", ROUTED ABOVE CEILING.
- NEW SUB-PANEL "AA" RATED AT 125A, 240/120VAC, 1φ, 3W, NEMA 1: SEE PANEL SCHEDULE.
- NEW SUB-PANEL "AB" RATED AT 125A, 240/120VAC, 3φ, 4W, NEMA 1: SEE PANEL SCHEDULE.



CONTRACTOR SHALL BE CONFIRM IN FIELD THE PHASE "B" IS THE HIGH LEG PRIOR WORK IN ALL PANELS. CONTACT ENGINEER IF PHASE "B" NOT IS HIGH LEG

1 FROM EXISTING POLE-MOUNTED TRANSFORMER BY UTILITY COMPANY AFC = 44,187A

2 NEW SERVICE LATERAL- PROVIDE (2) 4" SCH40 PVC EMPTY CONDUIT MINIMAL BURIAL DEPTH = 36" BELOW GRADE. COORDINATE WITH UTILITY COMPANY FOR ADDITIONAL REQUIREMENTS PRIOR CONSTRUCTION

ONE-LINE DIAGRAM S.E.S

SCALE: NOT TO SCALE

PROJECT NO.: TX-MEL2501
DESIGNED BY: ND
DRAWN BY: GB
CHECKED BY: DG

NO.	REVISION	DATE

ENGINEERING SEAL



DATE SIGNED: 05/13/25



511 E. JOHN CARPENTER FREEWAY, SUITE 500 IRVING, TX 75062
OFFICE: (480)361-3667
MOBILE: (945)766-4852

WWW.GARDELENGINEERING.COM
THE INFORMATION CONTAINED ON THESE DRAWINGS SUCH AS DATA, DESIGNS, AND CONCEPTS, ARE PROPERTY OF GARDEL ENGINEERING, LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

KENNEDALE TOWING FACILITY
1208 E. KENNEDALE PKWY.,
KENNEDALE, TX. 76060.

PROJECT:

SHEET #:

E9

SHEET TITLE:
ELECTRICAL DIAGRAMS