



KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING | NOVEMBER 19, 2024 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DR, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

II. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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. PRESENTATIONS

- A. An update to regulations and protective measures for Lead in the City of Kennedale's Drinking Water System.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, 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. Updates from the City of Kennedale Mayor and City Council.
2. Updates from the City of Kennedale City Manager.
 - a. Property Tax Freeze for Residential Homestead Property Owners who are Disabled or Sixty-Five (65) Years of Age or Older Ordinance Update.
 - b. Business Licenses Update.
 - c. MyGov Software Update.
 - d. Tyler Technologies Software Update.
3. Financial Reports for the City and/or the EDC.
 - a. Certificate of Achievement for Excellence in Financial Reporting from

the Government Finance Officers Associated of the United States and Canada (GFOA).

B. PUBLIC HEARINGS WITH ACTION AS NECESSARY

1. Conduct a Public Hearing on a Planning and Zoning Case #24-10 a proposed zoning change request from “MF-Multifamily District” to “PD-Planned Development” for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin RD., City of Kennedale, Tarrant County, Texas, known as Alta Landing.
2. Take action on an ordinance to amend the Unified Development Code as described in Zoning Case#24-10 a proposed zoning change request from “MF-Multifamily District” to “PD-Planned Development” for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd., City of Kennedale, Tarrant County, Texas, known as Alta Landing. - Action Item

C. 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. October 22, 2024, City Council Minutes.

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

1. Discuss and take action to update the City of Kennedale Nuisance Ordinance providing additional regulations for outdoor lighting. - Action Item
2. Discuss and take action on a 380 Agreement with Southwest Ambulance. - Action Item
3. Discuss and take action on a resurfacing project for the Kennedale TownCenter Playground. - Action Item
4. Discuss and take action on a Resolution to cast the City of Kennedale's final ballot for appointments to the Tarrant Appraisal District's Board of Directors. - Action Item
5. Discuss a potential Flood Study. - Discussion Only

V. EXECUTIVE SESSION

The Kennedale City Council reserves the rights to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

1. **PURSUANT TO SECTION 551.0171** - 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.

2. **PURSUANT TO SECTION 551.074** - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.
 - a. Yearly appointments to the Economic Development Corporation, Planning and Zoning, Board of Adjustment, Library Board, Park and Recreation Board, and Keep Kennedale Beautiful.
 - b. City Manager

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 NOVEMBER 19, 2024 KENNEDALE CITY COUNCIL 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 EDC, 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.



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

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

SUBJECT
An update to regulations and protective measures for Lead in the City of Kennedale's Drinking Water System.

ORIGINATED BY
Kristian Sugrim, Director of Public Works

SUMMARY

RECOMMENDATION

ATTACHMENTS		
1	17_Kennedale_CommunityMeetingPresentation_ReducedSize-1	17_Kennedale_CommunityMeetingPresentation_ReducedSize-1.pptx

Updated Regulations and Protective Measures for Lead

In The City of Kennedale's Drinking Water System



Health Risks of Lead in Drinking Water

- Damage to nervous system
- Learning disabilities
- Shorter stature
- Impaired hearing
- Impaired function of blood cells

Maximum
Contaminant
Level Goal:
0 (zero)



Sources of Lead

Water Pipes

Corrosive water can cause lead and copper from plumbing to leach (seep) into the water

Lead

- Not common pipe material in southern USA
- Common in solder and potentially in galvanized steel material
- Banned from plumbing, effective June 1988

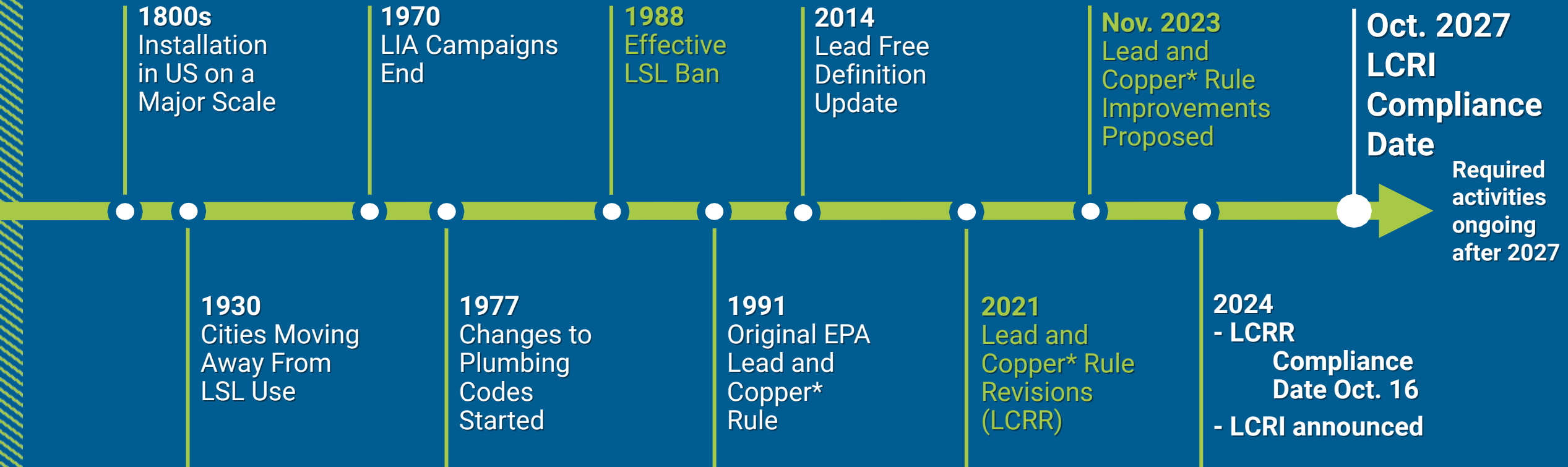


Sampling Sites Example

- Representative sites across the city
- Samples collected in residence at the kitchen faucet
- Sites selected based on the highest risk of lead exposure, such as sites with known lead plumbing



History of Lead Use & Regulation in Drinking Water Supplies



*Note: Lead and copper are regulated together because they both come from plumbing materials.
Copper is not the focus of the updated regulations.



City of
KENNEDALE.
Texas
EST. 1887

YOU'RE HERE  YOUR HOME

The City proudly reports its total compliance with the Lead and Copper Rule Revisions (LCRR)

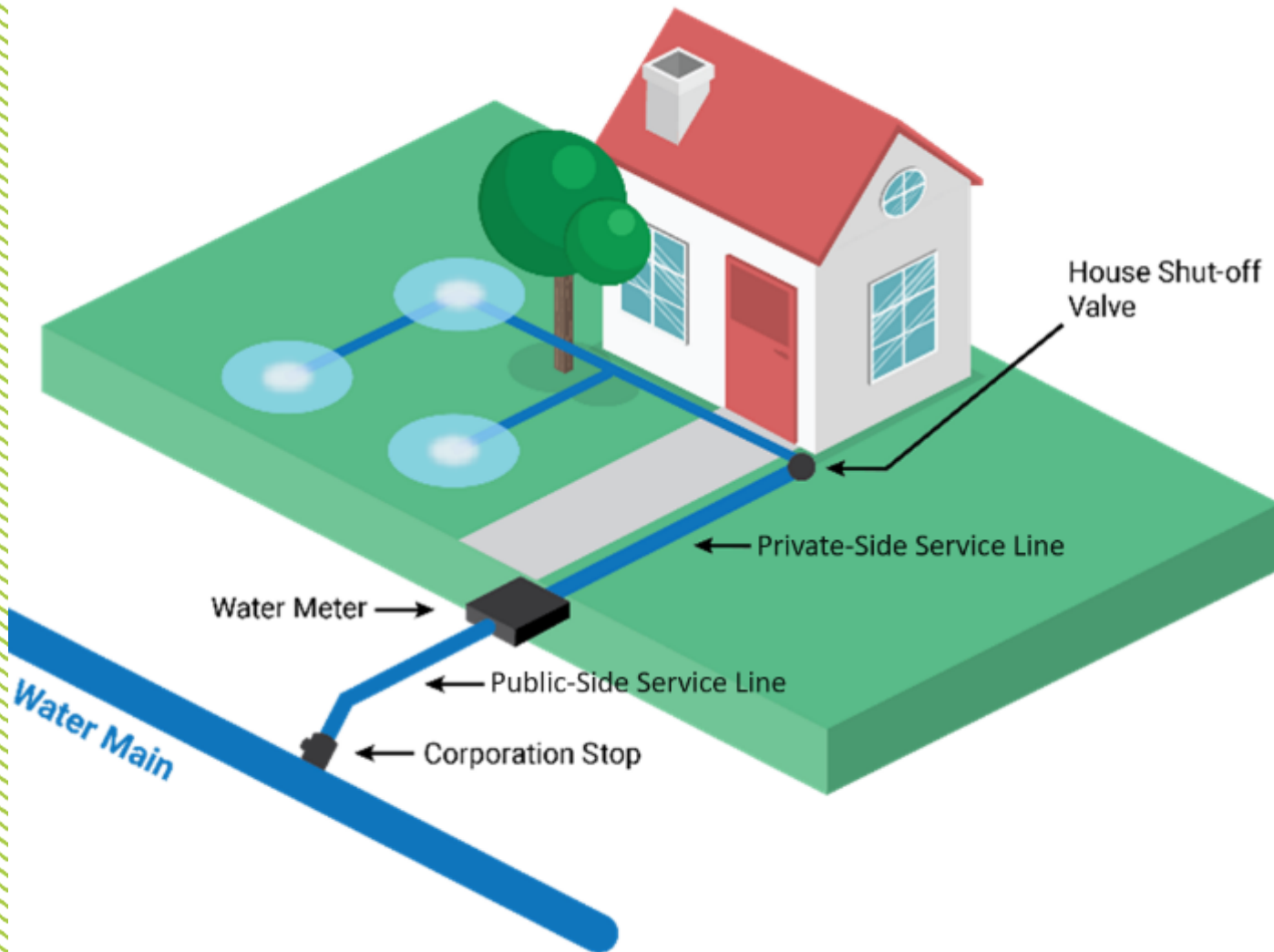
Historical Lead & Copper Compliance



City of Kennedale

- No amounts of lead have been detected over the years
- Water quality meets the state and federal standards
- Historical sampling protocol focused on lead exposure from premise plumbing
- The new LCRI sampling protocol includes both premise plumbing and the service line

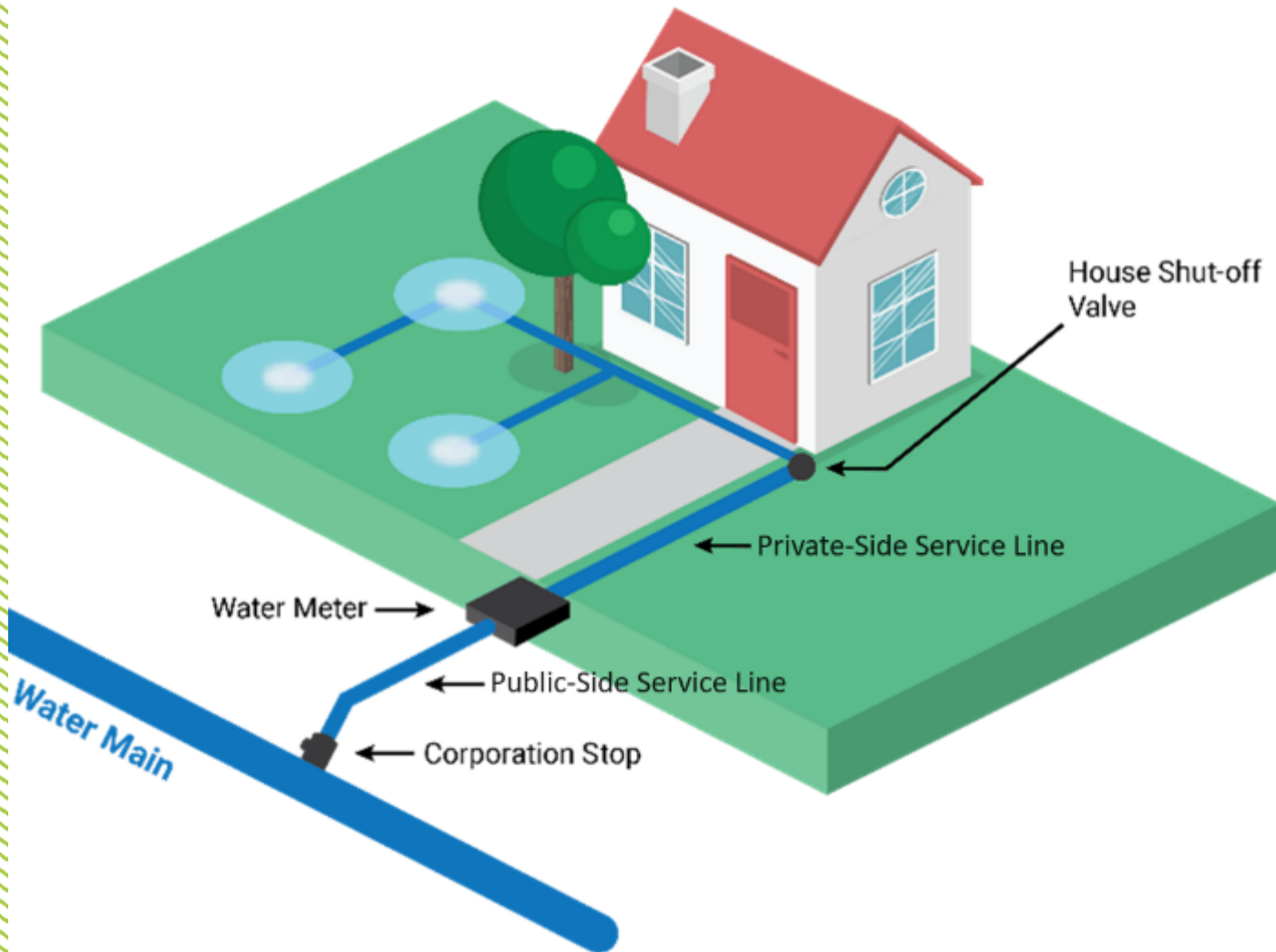
What is a Service Line?



A Service Line is a pipe that brings water from the main in the street to your house. It connects to the water meter outside your home and then runs up to the house.

A service line has two parts: one owned and maintained by the City and the other owned and maintained by the customer.

Identification of Service Line Materials



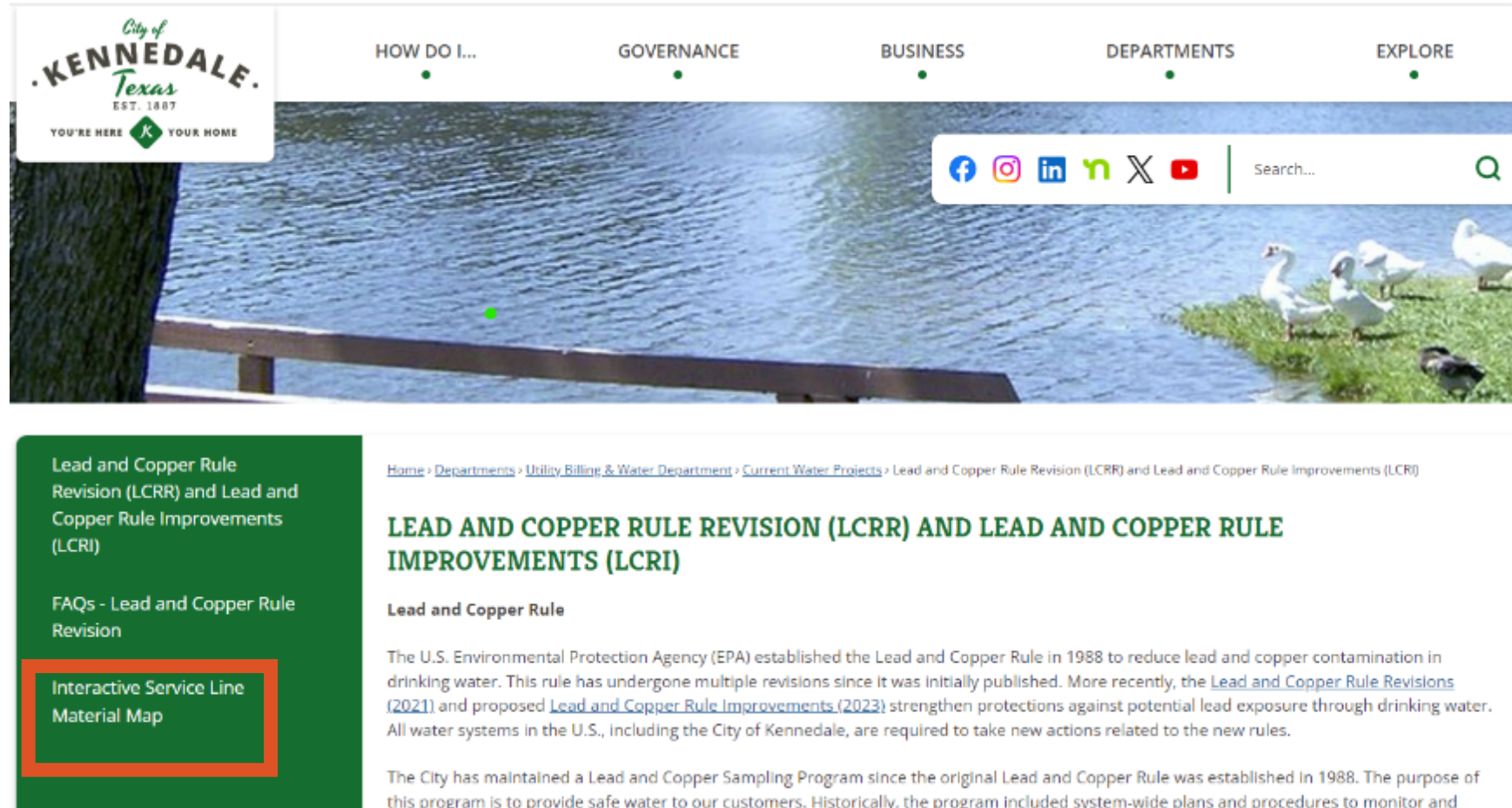
Goal: Identify all services line materials

Identification on both the utility and private portion of the service line

The inventory is available online on the City's Official Website

The inventory will be updated annually as new service lines are added

The Inventory is Publicly Accessible!



GO TO: <https://www.cityofkennedale.com/1044/Lead-and-Copper-Rule-Revision-LCRR-and-L>

City's Compliance Efforts and Outcomes

The City of Kennedale –

- Reviewed hundreds of historical records and performed desktop analysis
- Verified, developed, and submitted a **service line inventory** to the State



		Customer-owned Portion			
		Non-lead	Lead	GRR	Unknown
System-owned Portion	Non-lead	91.5%	0.0%	0.0%	0.0%
	Lead	0.0%	0.0%	0.0%	0.0%
	Galvanized	0.0%	0.0%	0.0%	0.0%
	Unknown	0.0%	0.0%	0.0%	8.5%

Table showing service line materials on the system- and customer-owned portions

What needs to be replaced?

1. **Lead Service Line**—If any part of the pipe connecting the water main to your building is made of lead, it needs to be replaced. All sections must be replaced, regardless of whether the water system or the customer owns the lead service line.
2. **Galvanized Requiring Replacement (GRR)** —Galvanized pipes are made of iron or steel and coated in zinc to prevent rust. They must be replaced only if the water system cannot show that they have never been connected to a lead pipe.



Coordination on Customer-side Replacements

City-Initiated Service Line Replacements

- City will inform the customer before the scheduled replacement of the public-side service line
- City will offer to replace the customer portion of the service line **at the customer's expense**

Customer-Initiated Service Line Replacement

- Inform the City if you choose to replace your lead or GRR service line
- City will replace the lead public-side service line within 45 days of the replacement



What to Expect (Actions and Notices)

You will receive an annual notice if you have a lead, unknown, or GRR service line.

Additional Outreach

- Notices of maintenance activity that may temporarily increase the risk of lead exposure
- All customers will be notified if triggered by elevated lead results

If your property is a sample site

- Bottles and instructions are provided for sampling
- Results are provided
- Follow-up materials are provided if lead is detected above the allowable level



School & Childcare Sampling Eligibility



Childcare
Facilities



Elementary
Schools



Secondary
Schools (opt-in)

All elementary schools and licensed childcare facilities in the City will be sampled by 2033.

- Schools and childcare facilities built after January 1, 2014, are exempt due to a change in the definition of “lead-free” for brass fixtures in drinking water fountains.

The list is collected from registered facility databases. If you are a CFC/school, you can verify if you are on the list.

How You Can Help

Cooperate with the City during

- Sampling
- Service line inspections
- Service line replacements

Be proactive by

- Reporting your private-side service line material
- **Reporting your premise plumbing material**
- Cleaning aerators and flushing before the first use of the day
- Spreading the word!



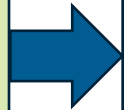
Sign up to be a lead sampling site

Let us know if you're interested in having your property used as a lead sampling site.

Depending on your service line and premise plumbing material, you may not be selected during the first monitoring period, but we're always interested in identifying cooperative households.

Tier 1-3

- Lead service line or premise plumbing
- Galvanized service line or premise plumbing



Tier 4

- Copper premise plumbing
- Built before 1988

**A sample kit with instructions will be provided if your house is chosen as a sampling site.
The crew will not enter your home to take the sample.**

Note: Tier 5 is just a representative site.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

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

SUBJECT

Updates from the City of Kennedale Mayor and City Council.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.

SUBJECT

Updates from the City of Kennedale City Manager.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.a.

SUBJECT
Property Tax Freeze for Residential Homestead Property Owners who are Disabled or Sixty-Five (65) Years of Age or Older Ordinance Update.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	O748 65 AND OLDER TAX FREEZE	O748 65 AND OLDER TAX FREEZE.pdf
----	------------------------------	----------------------------------

ORDINANCE NO. 748

AN ORDINANCE OF THE CITY OF KENNEDALE AMENDING CHAPTER 11 "LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS, Article II.", TO ADD NEW SECTION 11.23. "PROPERTY TAX FREEZE" TO THE CITY'S CODE OF ORDINANCES, ADOPTING AN AD VALOREM TAX FREEZE FOR RESIDENTIAL HOMESTEAD PROPERTY OWNERS WHO ARE DISABLED OR SIXTY-FIVE (65) YEARS OF AGE OR OLDER; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas is a home rule city located in Tarrant County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Article VIII, Section 1-b, subsection h, of the Texas Constitution allows municipalities and certain other taxing entities to establish an ad valorem tax freeze on residence homesteads of individuals disabled or age sixty-five (65) or older; and

WHEREAS, Section 11.261 of the Texas Tax Code governs the procedure under which a municipality or other taxing entity may adopt and regulate an ad valorem tax freeze; and

WHEREAS, the City Council believes it would be in the best interest of the citizens of Kennedale to provide for a tax freeze on the amount of property taxes on the homesteads of individuals disabled or age sixty-five (65) or older, beginning with tax year 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1

Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations", Article II. "Ad Valorem Taxes" of the Code of Ordinances of the City of Kennedale, Texas, is hereby amended to add Section 11-23 as follows:

Sec. 11-23 Ad Valorem Tax Freeze.

(a) Effective with tax year 2024, the total amount of ad valorem taxes imposed on the residence homestead of a person who is disabled or sixty-five (65) years of age or older shall not be increased while it remains the residence homestead of that person.

(b) If the person who is disabled or sixty-five (65) years of age or older dies, the total amount of ad valorem taxes imposed on the residence homestead shall not be increased while it remains the residence homestead of that person's surviving spouse if:

(1) the surviving spouse is disabled or sixty-five (65) years of age or older when the individual dies; and

(2) the residence homestead of the individual:

(A) is the residence homestead of the surviving spouse on the date that the individual dies; and

(B) remains the residence homestead of the surviving spouse.

(c) Notwithstanding subsections (a) and (d), taxes on the residence homestead may be increased to the extent the value of the homestead is increased by improvements other than repairs and other than improvements made to comply with governmental requirements.

(d) A tax limitation imposed under this section expires if on January 1:

(1) none of the owners of the structure who qualify for the limitation provided by this section for an individual who is disabled or sixty-five (65) years of age or older and who owned the structure when the limitation provided by this section first took effect is using the structure as a residence homestead; or

(2) none of the owners of the structure qualifies for the limitation provided by this section for an individual who is disabled or sixty-five (65) years of age or older.

SECTION 2 CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Code of Ordinances of the City of Kennedale, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such existing ordinances and code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.

SECTION 3 SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4
EFFECTIVE DATE**

This Ordinance shall be in full force and effect on January 1, 2024.

PASSED AND APPROVED ON THIS 20th DAY OF JUNE, 2023.



JAN JOPLIN
MAYOR

ATTEST:



RAEANNE BYINGTON
CITY SECRETARY

EFFECTIVE: 6/20/2023

APPROVED AS TO FORM AND LEGALITY:



CARVAN E. ADKINS
CITY ATTORNEY

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.a.

SUBJECT

Business Licenses Update

ORIGINATED BY NATHAN GONZALES

SUMMARY

Staff is pleased to provide an update regarding business licensing. The business licensing module has been added to the MyGov 5 software suite and the department will undergo implementation in January 2025. The business licensing module will allow customers to apply for, and renew, business licensing online. Another benefit of this module is that it is designed to facilitate annual renewals such as fire inspections, gas well permits, and short-term rentals. The same module may also be used to facilitate rental registration programming.

Although the requirement to obtain a business license will remain, the license fee will be removed upon adoption of the updated fee schedule. In coordination with the Kennedale EDC, staff will work to encourage business license registrations as a promotional tool. For example, staff has discussed the idea of listing all registered Kennedale businesses in a directory accessible from the city's website as well as the new EDC website. To date, no such directory exists.

Staff welcomes any addition ideas or input regarding this agenda item.

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: — IV.A.2.a.

SUBJECT

MyGov Software Update.

ORIGINATED BY NATHAN GONZALES

SUMMARY

On November 1, 2024, Community Development launched public access to the new online permitting system, MyGov 5. All building permits and zoning applications and contractor credentials can now be applied for, and paid, online through customers' Collaborator accounts. Additionally, code compliance and public works service requests can also be made online. On a related note, staff will begin implementation in January 2025 for the new MyGov 5 business licensing module. Once completed, all business license registrations and renewals can be completed online.

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.d.

SUBJECT

Tyler Technologies Software Update.

ORIGINATED BY

Jonathan Horton

SUMMARY

Tyler ERP Pro 10 Financial Management

Conversion complete:

- Core Financials (General Ledger, Reporting)
- Invoice Approval/Accounts Payable
- Purchasing

Conversion in process (with anticipated completion)

- Project Accounting (December 2024)
- Fixed Assets (December 2021)
- Human Resources Management
 - Partial (November 2024)
 - Full use with Payroll (April 202)

My Civic Suite (Mobile App)

- In the development/testing phase with a few icons/pics to clean up
- Marking plan is currently in the design phase
- Anticipated go-line on 12/1/2024

Municipal Justice 10 Suite

- Conversion setup started this month
- Anticipated go-live in June 1, 2025. This aligns with the expiration date for the OpenGov/LTS license

RECOMMENDATION

Continue moving forward with the conversion process.

ATTACHMENTS



CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended October 2024
EXECUTIVE OVERVIEW

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE November 19, 2024

SUBJECT Monthly Financial Report for October 2024

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

Fiscal Year 2024 Actual for Year totals are estimated as indicated.

Results through October represent 8.3% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$117,933; 1.9% of total budget; prior year receipts through October were 2.7% of budget
- ◇ Sales tax revenues received year-to-date \$736; 0.1% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ General Fund expenditures year-to-date \$821,295; 6.3% of total budget
- ◇ Fund Balance year-to-date is \$3,114,056; 88 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ Water service sales year-to-date \$320,147; 9.6% of budget
- ◇ Sewer service sales year-to-date \$205,025; 8.9% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$411,862; 8.7% of total budget

STORMWATER FUND (07)

- ◇ Drainage fees year-to-date \$23,185; 8.3% of budget
- ◇ Stormwater Fund expenditures year-to-date \$23,470.84, 8.9% of total budget

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$226; 0.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ Rental fees for the Shopping Center year-to-date \$35,168; 11.3% of budget
- ◇ EDC Operations expenditures year-to-date \$48,030; 4.1% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$26,007; 24.4 of budget



City of Kennedale, TX

Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 01 - GENERAL FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	12,409,117.00	12,409,117.00	370,841.38	370,841.38	0.00	-12,038,275.62	97.01%
Department: 00 - REVENUE Total:	12,409,117.00	12,409,117.00	370,841.38	370,841.38	0.00	-12,038,275.62	97.01%
Revenue Total:	12,409,117.00	12,409,117.00	370,841.38	370,841.38	0.00	-12,038,275.62	97.01%
Expense							
Department: 01 - CITY MANAGER							
01 - Operations	378,229.00	378,229.00	15,461.36	15,461.36	0.00	362,767.64	95.91%
Department: 01 - CITY MANAGER Total:	378,229.00	378,229.00	15,461.36	15,461.36	0.00	362,767.64	95.91%
Department: 02 - MAYOR AND COUNCIL							
01 - Operations	201,950.00	201,950.00	-6,320.90	-6,320.90	0.00	208,270.90	103.13%
Department: 02 - MAYOR AND COUNCIL Total:	201,950.00	201,950.00	-6,320.90	-6,320.90	0.00	208,270.90	103.13%
Department: 03 - CITY SECRETARY							
01 - Operations	215,458.00	215,458.00	5,659.81	5,659.81	0.00	209,798.19	97.37%
Department: 03 - CITY SECRETARY Total:	215,458.00	215,458.00	5,659.81	5,659.81	0.00	209,798.19	97.37%
Department: 04 - MUNICIPAL COURT							
01 - Operations	320,764.00	320,764.00	13,013.51	13,013.51	0.00	307,750.49	95.94%
Department: 04 - MUNICIPAL COURT Total:	320,764.00	320,764.00	13,013.51	13,013.51	0.00	307,750.49	95.94%
Department: 05 - HUMAN RESOURCES							
01 - Operations	210,081.00	210,081.00	6,715.60	6,715.60	0.00	203,365.40	96.80%
Department: 05 - HUMAN RESOURCES Total:	210,081.00	210,081.00	6,715.60	6,715.60	0.00	203,365.40	96.80%
Department: 07 - FINANCE							
01 - Operations	581,973.00	581,973.00	22,402.20	22,402.20	0.00	559,570.80	96.15%
Department: 07 - FINANCE Total:	581,973.00	581,973.00	22,402.20	22,402.20	0.00	559,570.80	96.15%
Department: 09 - POLICE							
01 - Operations	3,698,958.00	3,698,958.00	211,050.34	211,050.34	0.00	3,487,907.66	94.29%
02 - SRO Program	217,094.00	217,094.00	10,116.55	10,116.55	0.00	206,977.45	95.34%
Department: 09 - POLICE Total:	3,916,052.00	3,916,052.00	221,166.89	221,166.89	0.00	3,694,885.11	94.35%
Department: 10 - FIRE							
01 - Operations	3,353,570.00	3,353,570.00	110,086.65	110,086.65	0.00	3,243,483.35	96.72%
Department: 10 - FIRE Total:	3,353,570.00	3,353,570.00	110,086.65	110,086.65	0.00	3,243,483.35	96.72%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 12 - COMMUNITY DEVELOPMENT							
01 - Operations	693,806.00	693,806.00	15,985.99	15,985.99	0.00	677,820.01	97.70%
Department: 12 - COMMUNITY DEVELOPMENT Total:	693,806.00	693,806.00	15,985.99	15,985.99	0.00	677,820.01	97.70%
Department: 16 - SENIOR CITIZEN CENTER							
01 - Operations	101,900.00	101,900.00	2,049.29	2,049.29	0.00	99,850.71	97.99%
Department: 16 - SENIOR CITIZEN CENTER Total:	101,900.00	101,900.00	2,049.29	2,049.29	0.00	99,850.71	97.99%
Department: 17 - LIBRARY							
01 - Operations	590,536.00	590,536.00	21,605.31	21,605.31	0.00	568,930.69	96.34%
Department: 17 - LIBRARY Total:	590,536.00	590,536.00	21,605.31	21,605.31	0.00	568,930.69	96.34%
Department: 18 - COMMUNICATIONS							
01 - Operations	23,500.00	23,500.00	0.00	0.00	0.00	23,500.00	100.00%
Department: 18 - COMMUNICATIONS Total:	23,500.00	23,500.00	0.00	0.00	0.00	23,500.00	100.00%
Department: 20 - PUBLIC WORKS							
03 - Streets	1,379,928.00	1,379,928.00	99,792.43	99,792.43	62.40	1,280,073.17	92.76%
04 - Parks	112,500.00	112,500.00	391.75	391.75	0.00	112,108.25	99.65%
Department: 20 - PUBLIC WORKS Total:	1,492,428.00	1,492,428.00	100,184.18	100,184.18	62.40	1,392,181.42	93.28%
Department: 90 - NON DEPARTMENTAL							
01 - Operations	865,895.00	865,895.00	293,284.99	293,284.99	0.00	572,610.01	66.13%
Department: 90 - NON DEPARTMENTAL Total:	865,895.00	865,895.00	293,284.99	293,284.99	0.00	572,610.01	66.13%
Expense Total:	12,946,142.00	12,946,142.00	821,294.88	821,294.88	62.40	12,124,784.72	93.66%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-537,025.00	-537,025.00	-450,453.50	-450,453.50	-62.40	86,509.10	16.11%
Fund: 02 - GENERAL DEBT SERVICE FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	2,906,789.00	2,906,789.00	48,318.12	48,318.12	0.00	-2,858,470.88	98.34%
Department: 00 - REVENUE Surplus (Deficit):	2,906,789.00	2,906,789.00	48,318.12	48,318.12	0.00	-2,858,470.88	98.34%
Revenue Surplus (Deficit):	2,906,789.00	2,906,789.00	48,318.12	48,318.12	0.00	-2,858,470.88	98.34%
Expense							
Department: 21 - DEBT SERVICE							
06 - Debt Service	2,603,769.00	2,603,769.00	0.00	0.00	0.00	2,603,769.00	100.00%
Department: 21 - DEBT SERVICE Total:	2,603,769.00	2,603,769.00	0.00	0.00	0.00	2,603,769.00	100.00%
Expense Total:	2,603,769.00	2,603,769.00	0.00	0.00	0.00	2,603,769.00	100.00%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	303,020.00	303,020.00	48,318.12	48,318.12	0.00	-254,701.88	84.05%
Fund: 04 - CAPITAL PROJECTS FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	128,200.00	128,200.00	791.05	791.05	0.00	-127,408.95	99.38%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 00 - REVENUE Surplus (Deficit):		128,200.00	128,200.00	791.05	791.05	0.00	-127,408.95	99.38%
Revenue Surplus (Deficit):		128,200.00	128,200.00	791.05	791.05	0.00	-127,408.95	99.38%
Expense								
Department: 00 - REVENUE								
00 - Revenue		108,265.00	108,265.00	0.00	0.00	0.00	108,265.00	100.00%
Department: 00 - REVENUE Total:		108,265.00	108,265.00	0.00	0.00	0.00	108,265.00	100.00%
Expense Total:		108,265.00	108,265.00	0.00	0.00	0.00	108,265.00	100.00%
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):		19,935.00	19,935.00	791.05	791.05	0.00	-19,143.95	96.03%
Fund: 05 - CAPITAL REPLACEMENT FUND								
Revenue								
Department: 00 - REVENUE								
00 - Revenue		154,200.00	154,200.00	11,600.00	11,600.00	0.00	-142,600.00	92.48%
Department: 00 - REVENUE Surplus (Deficit):		154,200.00	154,200.00	11,600.00	11,600.00	0.00	-142,600.00	92.48%
Revenue Surplus (Deficit):		154,200.00	154,200.00	11,600.00	11,600.00	0.00	-142,600.00	92.48%
Expense								
Department: 30 - VEHICLE/COMPUTER REPLACEMENT								
17 - Vehicle Replacement		79,668.00	79,668.00	4,017.91	4,017.91	0.00	75,650.09	94.96%
Department: 30 - VEHICLE/COMPUTER REPLACEMENT Total:		79,668.00	79,668.00	4,017.91	4,017.91	0.00	75,650.09	94.96%
Expense Total:		79,668.00	79,668.00	4,017.91	4,017.91	0.00	75,650.09	94.96%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):		74,532.00	74,532.00	7,582.09	7,582.09	0.00	-66,949.91	89.83%
Fund: 07 - STORMWATER UTILITY FUND								
Revenue								
Department: 00 - REVENUE								
00 - Revenue		311,150.00	311,150.00	2,700.81	2,700.81	0.00	-308,449.19	99.13%
Department: 00 - REVENUE Surplus (Deficit):		311,150.00	311,150.00	2,700.81	2,700.81	0.00	-308,449.19	99.13%
Revenue Surplus (Deficit):		311,150.00	311,150.00	2,700.81	2,700.81	0.00	-308,449.19	99.13%
Expense								
Department: 35 - STORMWATER UTILITY FEE								
01 - Operations		264,474.00	264,474.00	23,470.84	23,470.84	0.00	241,003.16	91.13%
Department: 35 - STORMWATER UTILITY FEE Total:		264,474.00	264,474.00	23,470.84	23,470.84	0.00	241,003.16	91.13%
Expense Total:		264,474.00	264,474.00	23,470.84	23,470.84	0.00	241,003.16	91.13%
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):		46,676.00	46,676.00	-20,770.03	-20,770.03	0.00	-67,446.03	144.50%
Fund: 10 - WATER/SEWER FUND								
Revenue								
Department: 00 - REVENUE								
00 - Revenue		14,736,006.00	14,736,006.00	83,576.83	83,576.83	0.00	-14,652,429.17	99.43%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 00 - REVENUE Surplus (Deficit):	14,736,006.00	14,736,006.00	83,576.83	83,576.83	0.00	-14,652,429.17	99.43%
Revenue Surplus (Deficit):	14,736,006.00	14,736,006.00	83,576.83	83,576.83	0.00	-14,652,429.17	99.43%
Expense							
Department: 36 - WATER/SEWER							
01 - Operations	2,596,882.00	2,596,882.00	408,963.31	408,963.31	0.00	2,187,918.69	84.25%
06 - Debt Service	394,830.00	394,830.00	0.00	0.00	0.00	394,830.00	100.00%
09 - Capital Projects	8,300,000.00	8,300,000.00	6,534.82	6,534.82	0.00	8,293,465.18	99.92%
15 - Utility Billing	2,126,675.00	2,126,675.00	2,899.35	2,899.35	-2,729.25	2,126,504.90	99.99%
Department: 36 - WATER/SEWER Total:	13,418,387.00	13,418,387.00	418,397.48	418,397.48	-2,729.25	13,002,718.77	96.90%
Department: 90 - NON DEPARTMENTAL							
00 - Revenue	805,185.00	805,185.00	63,161.25	63,161.25	0.00	742,023.75	92.16%
01 - Operations	0.00	0.00	17,230.53	17,230.53	0.00	-17,230.53	0.00%
Department: 90 - NON DEPARTMENTAL Total:	805,185.00	805,185.00	80,391.78	80,391.78	0.00	724,793.22	90.02%
Expense Total:	14,223,572.00	14,223,572.00	498,789.26	498,789.26	-2,729.25	13,727,511.99	96.51%
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	512,434.00	512,434.00	-415,212.43	-415,212.43	2,729.25	-924,917.18	180.49%
Fund: 12 - COURT SECURITY FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	9,235.00	9,235.00	1,018.55	1,018.55	0.00	-8,216.45	88.97%
Department: 00 - REVENUE Surplus (Deficit):	9,235.00	9,235.00	1,018.55	1,018.55	0.00	-8,216.45	88.97%
Revenue Surplus (Deficit):	9,235.00	9,235.00	1,018.55	1,018.55	0.00	-8,216.45	88.97%
Expense							
Department: 00 - REVENUE							
01 - Operations	-26,570.00	-26,570.00	20,570.00	20,570.00	0.00	-47,140.00	177.42%
Department: 00 - REVENUE Total:	-26,570.00	-26,570.00	20,570.00	20,570.00	0.00	-47,140.00	177.42%
Expense Total:	-26,570.00	-26,570.00	20,570.00	20,570.00	0.00	-47,140.00	177.42%
Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	35,805.00	35,805.00	-19,551.45	-19,551.45	0.00	-55,356.45	154.61%
Fund: 13 - CAPITAL BOND FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	356,600.00	356,600.00	52,924.31	52,924.31	0.00	-303,675.69	85.16%
Department: 00 - REVENUE Surplus (Deficit):	356,600.00	356,600.00	52,924.31	52,924.31	0.00	-303,675.69	85.16%
Revenue Surplus (Deficit):	356,600.00	356,600.00	52,924.31	52,924.31	0.00	-303,675.69	85.16%
Expense							
Department: 11 - CAPITAL PROJ-FIRE STATION							
09 - Capital Projects	9,279,097.00	9,279,097.00	0.00	0.00	0.00	9,279,097.00	100.00%
Department: 11 - CAPITAL PROJ-FIRE STATION Total:	9,279,097.00	9,279,097.00	0.00	0.00	0.00	9,279,097.00	100.00%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 46 - 3 CTY ROAD/CIP 2008 & PRIOR							
09 - Capital Projects	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00	100.00%
Department: 46 - 3 CTY ROAD/CIP 2008 & PRIOR Total:	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00	100.00%
Department: 51 - SONORA PARK							
09 - Capital Projects	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00	100.00%
Department: 51 - SONORA PARK Total:	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00	100.00%
Expense Total:	12,279,097.00	12,279,097.00	0.00	0.00	0.00	12,279,097.00	100.00%
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-11,922,497.00	-11,922,497.00	52,924.31	52,924.31	0.00	11,975,421.31	100.44%
Fund: 14 - PARK DEDICATION FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	32,100.00	32,100.00	2,230.72	2,230.72	0.00	-29,869.28	93.05%
Department: 00 - REVENUE Surplus (Deficit):	32,100.00	32,100.00	2,230.72	2,230.72	0.00	-29,869.28	93.05%
Revenue Surplus (Deficit):	32,100.00	32,100.00	2,230.72	2,230.72	0.00	-29,869.28	93.05%
Expense							
Department: 51 - SONORA PARK							
09 - Capital Projects	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	100.00%
Department: 51 - SONORA PARK Total:	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	100.00%
Expense Total:	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	100.00%
Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	-67,900.00	-67,900.00	2,230.72	2,230.72	0.00	70,130.72	103.29%
Fund: 15 - EDC4B FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	1,105,973.00	1,105,973.00	9,688.61	9,688.61	0.00	-1,096,284.39	99.12%
23 - TownCenter	310,807.00	310,807.00	35,168.12	35,168.12	0.00	-275,638.88	88.68%
Department: 00 - REVENUE Surplus (Deficit):	1,416,780.00	1,416,780.00	44,856.73	44,856.73	0.00	-1,371,923.27	96.83%
Revenue Surplus (Deficit):	1,416,780.00	1,416,780.00	44,856.73	44,856.73	0.00	-1,371,923.27	96.83%
Expense							
Department: 06 - ADMINISTRATION							
01 - Operations	1,178,393.00	1,178,393.00	48,029.91	48,029.91	0.00	1,130,363.09	95.92%
06 - Debt Service	168,213.00	168,213.00	15,384.50	15,384.50	0.00	152,828.50	90.85%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	63,414.41	63,414.41	0.00	1,283,191.59	95.29%
Department: 53 - TOWN SHOPPING CENTER							
00 - Revenue	164,000.00	164,000.00	0.00	0.00	0.00	164,000.00	100.00%
23 - TownCenter	106,740.00	106,740.00	26,007.19	26,007.19	0.00	80,732.81	75.64%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 53 - TOWN SHOPPING CENTER Total:	270,740.00	270,740.00	26,007.19	26,007.19	0.00	244,732.81	90.39%
Expense Total:	1,617,346.00	1,617,346.00	89,421.60	89,421.60	0.00	1,527,924.40	94.47%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-200,566.00	-200,566.00	-44,564.87	-44,564.87	0.00	156,001.13	77.78%
Fund: 16 - COURT TECHNOLOGY FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	7,140.00	7,140.00	814.91	814.91	0.00	-6,325.09	88.59%
Department: 00 - REVENUE Surplus (Deficit):	7,140.00	7,140.00	814.91	814.91	0.00	-6,325.09	88.59%
Revenue Surplus (Deficit):	7,140.00	7,140.00	814.91	814.91	0.00	-6,325.09	88.59%
Expense							
Department: 00 - REVENUE							
00 - Revenue	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Department: 00 - REVENUE Total:	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Expense Total:	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-2,860.00	-2,860.00	814.91	814.91	0.00	3,674.91	128.49%
Fund: 18 - LOCAL YOUTH DIVERSION FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	685.00	685.00	34.38	34.38	0.00	-650.62	94.98%
Department: 00 - REVENUE Surplus (Deficit):	685.00	685.00	34.38	34.38	0.00	-650.62	94.98%
Revenue Surplus (Deficit):	685.00	685.00	34.38	34.38	0.00	-650.62	94.98%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Surplus (Deficit):	685.00	685.00	34.38	34.38	0.00	-650.62	94.98%
Fund: 21 - TIF #1 (NEW HOPE) FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	250,006.00	250,006.00	1,634.27	1,634.27	0.00	-248,371.73	99.35%
Department: 00 - REVENUE Surplus (Deficit):	250,006.00	250,006.00	1,634.27	1,634.27	0.00	-248,371.73	99.35%
Revenue Surplus (Deficit):	250,006.00	250,006.00	1,634.27	1,634.27	0.00	-248,371.73	99.35%
Expense							
Department: 06 - ADMINISTRATION							
01 - Operations	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00	100.00%
06 - Debt Service	228,229.00	228,229.00	0.00	0.00	0.00	228,229.00	100.00%
Department: 06 - ADMINISTRATION Total:	378,229.00	378,229.00	0.00	0.00	0.00	378,229.00	100.00%
Expense Total:	378,229.00	378,229.00	0.00	0.00	0.00	378,229.00	100.00%
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	-128,223.00	-128,223.00	1,634.27	1,634.27	0.00	129,857.27	101.27%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 30 - HOTEL/MOTEL TAX FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	20,900.00	20,900.00	308.34	308.34	0.00	-20,591.66	98.52%
Department: 00 - REVENUE Surplus (Deficit):	20,900.00	20,900.00	308.34	308.34	0.00	-20,591.66	98.52%
Revenue Surplus (Deficit):	20,900.00	20,900.00	308.34	308.34	0.00	-20,591.66	98.52%
Expense							
Department: 06 - ADMINISTRATION							
01 - Operations	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	100.00%
Department: 06 - ADMINISTRATION Total:	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	100.00%
Expense Total:	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	100.00%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	5,900.00	5,900.00	308.34	308.34	0.00	-5,591.66	94.77%
Fund: 31 - POLICE SEIZURE FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	160.00	160.00	59.59	59.59	0.00	-100.41	62.76%
Department: 00 - REVENUE Surplus (Deficit):	160.00	160.00	59.59	59.59	0.00	-100.41	62.76%
Revenue Surplus (Deficit):	160.00	160.00	59.59	59.59	0.00	-100.41	62.76%
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	160.00	160.00	59.59	59.59	0.00	-100.41	62.76%
Fund: 32 - LIBRARY BUILDING FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	210.00	210.00	116.34	116.34	0.00	-93.66	44.60%
Department: 00 - REVENUE Surplus (Deficit):	210.00	210.00	116.34	116.34	0.00	-93.66	44.60%
Revenue Surplus (Deficit):	210.00	210.00	116.34	116.34	0.00	-93.66	44.60%
Fund: 32 - LIBRARY BUILDING FUND Surplus (Deficit):	210.00	210.00	116.34	116.34	0.00	-93.66	44.60%
Fund: 34 - LEOSE FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	3,790.00	3,790.00	8.08	8.08	0.00	-3,781.92	99.79%
Department: 00 - REVENUE Surplus (Deficit):	3,790.00	3,790.00	8.08	8.08	0.00	-3,781.92	99.79%
Revenue Surplus (Deficit):	3,790.00	3,790.00	8.08	8.08	0.00	-3,781.92	99.79%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 09 - POLICE							
01 - Operations	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
Department: 09 - POLICE Total:	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
Expense Total:	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
Fund: 34 - LEOSE FUND Surplus (Deficit):	2,290.00	2,290.00	8.08	8.08	0.00	-2,281.92	99.65%
Fund: 35 - DISASTER RECOVERY FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	1,300,000.00	1,300,000.00	6,748.17	6,748.17	0.00	-1,293,251.83	99.48%
Department: 00 - REVENUE Surplus (Deficit):	1,300,000.00	1,300,000.00	6,748.17	6,748.17	0.00	-1,293,251.83	99.48%
Revenue Surplus (Deficit):	1,300,000.00	1,300,000.00	6,748.17	6,748.17	0.00	-1,293,251.83	99.48%
Expense							
Department: 06 - ADMINISTRATION							
01 - Operations	1,250,000.00	1,250,000.00	56,650.00	56,650.00	0.00	1,193,350.00	95.47%
Department: 06 - ADMINISTRATION Total:	1,250,000.00	1,250,000.00	56,650.00	56,650.00	0.00	1,193,350.00	95.47%
Expense Total:	1,250,000.00	1,250,000.00	56,650.00	56,650.00	0.00	1,193,350.00	95.47%
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	50,000.00	50,000.00	-49,901.83	-49,901.83	0.00	-99,901.83	199.80%
Fund: 40 - GRANT FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	65.00	65.00	0.00	0.00	0.00	-65.00	100.00%
Department: 00 - REVENUE Surplus (Deficit):	65.00	65.00	0.00	0.00	0.00	-65.00	100.00%
Department: 17 - LIBRARY							
00 - Revenue	0.00	0.00	336.00	336.00	0.00	336.00	0.00%
Department: 17 - LIBRARY Surplus (Deficit):	0.00	0.00	336.00	336.00	0.00	336.00	0.00%
Revenue Surplus (Deficit):	65.00	65.00	336.00	336.00	0.00	271.00	-416.92%
Fund: 40 - GRANT FUND Surplus (Deficit):	65.00	65.00	336.00	336.00	0.00	271.00	-416.92%
Fund: 41 - PARK REC/OTHER DONATION FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	6,683.00	6,683.00	131.99	131.99	0.00	-6,551.01	98.02%
Department: 00 - REVENUE Surplus (Deficit):	6,683.00	6,683.00	131.99	131.99	0.00	-6,551.01	98.02%
Revenue Surplus (Deficit):	6,683.00	6,683.00	131.99	131.99	0.00	-6,551.01	98.02%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 09 - POLICE							
01 - Operations	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	100.00%
Department: 09 - POLICE Total:	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	100.00%
Department: 10 - FIRE							
01 - Operations	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Department: 10 - FIRE Total:	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%
Department: 63 - BARK AT THE PARK							
01 - Operations	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
Department: 63 - BARK AT THE PARK Total:	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00%
Expense Total:	19,500.00	19,500.00	0.00	0.00	0.00	19,500.00	100.00%
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-12,817.00	-12,817.00	131.99	131.99	0.00	12,948.99	101.03%
Fund: 45 - ROADWAY IMPACT FEE FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	56,200.00	56,200.00	3,041.61	3,041.61	0.00	-53,158.39	94.59%
Department: 00 - REVENUE Surplus (Deficit):	56,200.00	56,200.00	3,041.61	3,041.61	0.00	-53,158.39	94.59%
Revenue Surplus (Deficit):	56,200.00	56,200.00	3,041.61	3,041.61	0.00	-53,158.39	94.59%
Expense							
Department: 71 - IMPACT FEE							
01 - Operations	107,525.00	107,525.00	8,960.43	8,960.43	0.00	98,564.57	91.67%
Department: 71 - IMPACT FEE Total:	107,525.00	107,525.00	8,960.43	8,960.43	0.00	98,564.57	91.67%
Expense Total:	107,525.00	107,525.00	8,960.43	8,960.43	0.00	98,564.57	91.67%
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-51,325.00	-51,325.00	-5,918.82	-5,918.82	0.00	45,406.18	88.47%
Fund: 61 - WATER IMPACT FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	24,100.00	24,100.00	2,612.98	2,612.98	0.00	-21,487.02	89.16%
Department: 00 - REVENUE Surplus (Deficit):	24,100.00	24,100.00	2,612.98	2,612.98	0.00	-21,487.02	89.16%
Revenue Surplus (Deficit):	24,100.00	24,100.00	2,612.98	2,612.98	0.00	-21,487.02	89.16%
Expense							
Department: 00 - REVENUE							
00 - Revenue	30,000.00	30,000.00	2,500.00	2,500.00	0.00	27,500.00	91.67%
Department: 00 - REVENUE Total:	30,000.00	30,000.00	2,500.00	2,500.00	0.00	27,500.00	91.67%
Expense Total:	30,000.00	30,000.00	2,500.00	2,500.00	0.00	27,500.00	91.67%
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-5,900.00	-5,900.00	112.98	112.98	0.00	6,012.98	101.91%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 62 - SEWER IMPACT FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	30,700.00	30,700.00	380.36	380.36	0.00	-30,319.64	98.76%
Department: 00 - REVENUE Surplus (Deficit):	30,700.00	30,700.00	380.36	380.36	0.00	-30,319.64	98.76%
Revenue Surplus (Deficit):	30,700.00	30,700.00	380.36	380.36	0.00	-30,319.64	98.76%
Expense							
Department: 00 - REVENUE							
00 - Revenue	60,000.00	60,000.00	5,000.00	5,000.00	0.00	55,000.00	91.67%
Department: 00 - REVENUE Total:	60,000.00	60,000.00	5,000.00	5,000.00	0.00	55,000.00	91.67%
Expense Total:	60,000.00	60,000.00	5,000.00	5,000.00	0.00	55,000.00	91.67%
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-29,300.00	-29,300.00	-4,619.64	-4,619.64	0.00	24,680.36	84.23%
Fund: 83 - TREE REFORESTATION FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	2,931.00	2,931.00	292.34	292.34	0.00	-2,638.66	90.03%
Department: 00 - REVENUE Surplus (Deficit):	2,931.00	2,931.00	292.34	292.34	0.00	-2,638.66	90.03%
Revenue Surplus (Deficit):	2,931.00	2,931.00	292.34	292.34	0.00	-2,638.66	90.03%
Fund: 83 - TREE REFORESTATION FUND Surplus (Deficit):	2,931.00	2,931.00	292.34	292.34	0.00	-2,638.66	90.03%
Fund: 95 - EDC4B BOND RESERVE FUND							
Revenue							
Department: 00 - REVENUE							
00 - Revenue	5,457.00	5,457.00	486.16	486.16	0.00	-4,970.84	91.09%
Department: 00 - REVENUE Surplus (Deficit):	5,457.00	5,457.00	486.16	486.16	0.00	-4,970.84	91.09%
Revenue Surplus (Deficit):	5,457.00	5,457.00	486.16	486.16	0.00	-4,970.84	91.09%
Fund: 95 - EDC4B BOND RESERVE FUND Surplus (Deficit):	5,457.00	5,457.00	486.16	486.16	0.00	-4,970.84	91.09%
Report Surplus (Deficit):	-11,898,313.00	-11,898,313.00	-894,810.90	-894,810.90	2,666.85	11,006,168.95	92.50%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-537,025.00	-537,025.00	-450,453.50	-450,453.50	-62.40	86,509.10
02 - GENERAL DEBT SERVICE FUN	303,020.00	303,020.00	48,318.12	48,318.12	0.00	-254,701.88
04 - CAPITAL PROJECTS FUND	19,935.00	19,935.00	791.05	791.05	0.00	-19,143.95
05 - CAPITAL REPLACEMENT FUN	74,532.00	74,532.00	7,582.09	7,582.09	0.00	-66,949.91
07 - STORMWATER UTILITY FUND	46,676.00	46,676.00	-20,770.03	-20,770.03	0.00	-67,446.03
10 - WATER/SEWER FUND	512,434.00	512,434.00	-415,212.43	-415,212.43	2,729.25	-924,917.18
12 - COURT SECURITY FUND	35,805.00	35,805.00	-19,551.45	-19,551.45	0.00	-55,356.45
13 - CAPITAL BOND FUND	-11,922,497.00	-11,922,497.00	52,924.31	52,924.31	0.00	11,975,421.31
14 - PARK DEDICATION FUND	-67,900.00	-67,900.00	2,230.72	2,230.72	0.00	70,130.72
15 - EDC4B FUND	-200,566.00	-200,566.00	-44,564.87	-44,564.87	0.00	156,001.13
16 - COURT TECHNOLOGY FUND	-2,860.00	-2,860.00	814.91	814.91	0.00	3,674.91
18 - LOCAL YOUTH DIVERSION FU	685.00	685.00	34.38	34.38	0.00	-650.62
21 - TIF #1 (NEW HOPE) FUND	-128,223.00	-128,223.00	1,634.27	1,634.27	0.00	129,857.27
30 - HOTEL/MOTEL TAX FUND	5,900.00	5,900.00	308.34	308.34	0.00	-5,591.66
31 - POLICE SEIZURE FUND	160.00	160.00	59.59	59.59	0.00	-100.41
32 - LIBRARY BUILDING FUND	210.00	210.00	116.34	116.34	0.00	-93.66
34 - LEOSE FUND	2,290.00	2,290.00	8.08	8.08	0.00	-2,281.92
35 - DISASTER RECOVERY FUND	50,000.00	50,000.00	-49,901.83	-49,901.83	0.00	-99,901.83
40 - GRANT FUND	65.00	65.00	336.00	336.00	0.00	271.00
41 - PARK REC/OTHER DONATION	-12,817.00	-12,817.00	131.99	131.99	0.00	12,948.99
45 - ROADWAY IMPACT FEE FUNI	-51,325.00	-51,325.00	-5,918.82	-5,918.82	0.00	45,406.18
61 - WATER IMPACT FUND	-5,900.00	-5,900.00	112.98	112.98	0.00	6,012.98
62 - SEWER IMPACT FUND	-29,300.00	-29,300.00	-4,619.64	-4,619.64	0.00	24,680.36
83 - TREE REFORESTATION FUND	2,931.00	2,931.00	292.34	292.34	0.00	-2,638.66
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	486.16	486.16	0.00	-4,970.84
Report Surplus (Deficit):	-11,898,313.00	-11,898,313.00	-894,810.90	-894,810.90	2,666.85	11,006,168.95



**CITY OF KENNEDALE
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH OCTOBER 31, 2024**

Fund	Beginning Balance as of 10/1/2024	FYTD Fiscal Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	3,564,509	(450,453.50)	3,114,055.50	35,468.88	87.80	24%
02 - GENERAL DEBT SERVICE FUND	945,637	48,318.12	993,955.12			
04 - CAPITAL PROJECTS FUND	215,569	791.05	216,360.05			
05 - CAPITAL REPLACEMENT FUND	(186,904)	7,582.09	(179,321.91)			
07 - STORMWATER UTILITY FUND*	811,647	(20,770.03)	790,876.97	724.59	1,091.49	
10 - WATER/SEWER FUND*	17,959,473	(415,212.43)	17,544,260.57	38,968.69	450.21	123%
12 - COURT SECURITY FUND	33,272	(19,551.45)	13,720.55			
13 - CAPITAL BOND FUND	19,918,926	52,924.31	19,971,850.31			
14 - PARK DEDICATION FUND	289,611	2,230.72	291,841.72			
15 - EDC4B FUND*	2,166,688	(44,564.87)	2,122,123.13	3,332.09	636.87	57%
16 - COURT TECHNOLOGY FUND	14,712	814.91	15,526.91			
18 - LOCAL YOUTH DIVERSION FU	9,680	34.38	9,714.38			
21 - TIF #1 (NEW HOPE) FUND	150,493	1,634.27	152,127.27			
30 - HOTEL/MOTEL TAX FUND	82,693	308.34	83,001.34			
31 - POLICE SEIZURE FUND	15,302	59.59	15,361.59			
32 - LIBRARY BUILDING FUND	(1,209)	116.34	(1,092.66)			
34 - LEOSE FUND	2,228	8.08	2,236.08			
35 - DISASTER RECOVERY FUND	111,361	(49,901.83)	61,459.17			
40 - GRANT FUND	(621,039)	336.00	(620,703.00)			
41 - PARK REC/OTHER DONATION	12,637	131.99	12,768.99			
45 - ROADWAY IMPACT FEE FUND	429,643	(5,918.82)	423,724.18			
61 - WATER IMPACT FUND	97,765	112.98	97,877.98			
62 - SEWER IMPACT FUND	109,605	(4,619.64)	104,985.36			
83 - TREE REFORESTATION FUND	82,313	292.34	82,605.34			
85 - UNCLAIMED PROPERTY FUND	334	-	334.00			
95 - EDC4B BOND RESERVE FUND	136,884	486.16	137,370.16			
Report Surplus (Deficit):	46,351,830.00	-894,810.90	45,457,019.10			

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

GENERAL FUND (01)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
GENERAL FUND REVENUES									
Property Taxes	\$ 5,777,979	\$ 21,498	\$ 5,777,979	100.0%	\$ 5,980,866	\$ 16,955	\$ 6,113,829	102.2%	\$ (132,963)
Sales Taxes	2,218,382	608,386	2,218,382	100.0%	1,991,717	177,313	1,821,103	91.4%	170,614
Grants and Contributions	135,199	10,669	135,199	100.0%	-	-	-	0.0%	-
Licenses and Permits	281,185	14,022	281,185	100.0%	449,884	33,038	425,507	94.6%	24,377
Fines and Fees	232,568	26,001	232,568	100.0%	215,000	38,999	381,727	177.5%	(166,727)
Charges for Services	251,275	39,417	251,275	100.0%	225,000	33,019	309,307	137.5%	(84,307)
Intergovernmental	220,794	48,243	220,794	100.0%	165,000	95,176	211,047	127.9%	(46,047)
All Other Revenues	256,078	74,935	256,078	100.0%	154,999	23,759	324,997	209.7%	(169,998)
Total General Fund Revenues	9,373,461	843,172	9,373,461	100.0%	9,182,466	418,258	9,587,517	104.4%	(405,051)
GENERAL FUND EXPENDITURES									
City Manager - Dept 01	330,992	44,150	330,992	100.0%	366,952	56,785	356,279	97.1%	10,673
Mayor/Council - Dept 02	151,730	47,296	151,730	100.0%	187,100	43,963	213,803	114.3%	(26,703)
City Secretary - Dept 03	162,093	29,225	162,093	100.0%	194,147	45,205	197,893	101.9%	(3,746)
Municipal Court - Dept 04	181,028	21,404	181,028	100.0%	242,974	25,552	230,662	94.9%	12,312
Human Resources - Dept 05	163,243	22,833	163,243	100.0%	224,582	19,689	184,088	82.0%	40,444
Finance - Dept 07	466,574	55,011	466,574	100.0%	606,846	66,318	543,895	89.6%	62,951
Police - Dept 09	3,472,227	495,008	3,472,227	100.0%	3,606,007	368,277	3,604,503	100.0%	1,504
Fire - Dept 10	2,673,744	360,105	2,673,744	100.0%	2,961,998	407,771	2,830,584	95.6%	131,414
Community Development - Dept 12	617,476	129,743	617,476	100.0%	687,928	148,026	664,791	96.6%	23,137
Senior Citizen Center - Dept 16	48,584	10,409	48,584	100.0%	53,172	6,498	45,783	86.1%	7,389
Library - Dept 17	393,462	49,479	393,462	100.0%	501,153	74,208	453,414	90.5%	47,739
Communications - Dept 18	-	-	-	0.0%	26,100	6,274	13,705	52.5%	12,395
Non Departmental - Dept 90	544,203	33,679	544,203	100.0%	725,194	13,293	731,816	100.9%	(6,622)
Total General Fund Expenditures	9,205,355	1,298,341	9,205,355	100.0%	10,384,103	1,281,858	10,071,217	97.0%	312,886
Revenues Over (Under) Expenditures	168,105	(455,169)	168,105		(1,201,637)	(863,599)	(483,699)		
Transfers In	1,193,374	99,448	1,193,374	100.0%	1,263,732	105,311	1,263,732	100.0%	-
Transfers (Out)	(391,090)	(123,207)	(391,090)	100.0%	(188,958)	(15,747)	(188,958)	100.0%	-
Net Change in Fund Balance	970,389	(478,929)	970,389		(126,863)	(774,035)	591,075		
Beginning Fund Balance - October 1	2,180,806		2,180,806		3,151,195		3,151,195		
Ending Fund Balance - year-to-date	\$ 3,151,195		\$ 3,151,195		\$ 3,024,332		\$ 3,742,270		
Average Daily Annual Expenditures	\$ 26,292				\$ 28,967				
Days of Fund Balance	120		120		104		129		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

UTILITY FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended/ YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended/ YTD	Remaining Budget
Stormwater Utility Fund (07)									
Stormwater Utility Fund Revenues	\$ 315,324	\$ 36,986	\$ 315,324	100.0%	\$ 272,850	\$ 27,171	\$ 312,197	114.4%	\$ (39,347)
Stormwater Utility Fund Expenditures	222,314	36,027	222,314	100.0%	215,655	45,596	269,954	125.2%	(54,299)
Revenues Over (Under) Expenditures	93,010	959	93,010		57,195	(18,425)	42,243		
Beginning Fund Balance - October 1	676,394		676,394		769,404		769,404		
Ending Fund Balance - year-to-date	<u>\$ 769,404</u>		<u>\$ 769,404</u>		<u>\$ 826,599</u>		<u>\$ 811,647</u>		
Average Daily Annual Expenditures	\$ 609				\$ 591				
Days of Fund Balance	1263		1263		1399		1374		
Water/Sewer Fund (10)									
W/S Fund Revenues and Bond Funds	\$ 20,409,510	\$ 15,610,235	\$ 20,409,510	100.0%	\$ 5,022,628	\$ 846,743	\$ 6,361,493	126.7%	\$ (1,338,865)
Water/Sewer Fund Expenditures									
Utility Billing - Dept 01	2,073,319	509,772	2,073,319	100.0%	1,450,700	519,469	2,519,279	173.7%	(1,068,579)
Operations - Dept 02	1,756,471	(97,093)	1,756,471	100.0%	2,172,320	116,694	2,122,346	97.7%	49,974
Debt Service - Dept 03	466,301	172,371	466,301	100.0%	295,312	-	295,312	100.0%	0
Capital Projects - Dept 04	-	(260,847)	-	100.0%	8,315,000	63,862	195,743	2.4%	8,119,257
Non Departmental - Dept 90	1,363,044	660,184	1,363,044	100.0%	757,450	58,372	719,049	94.9%	38,401
Total Water/Sewer Fund Expenditures	5,659,136	984,387	5,659,136	100.0%	12,990,782	758,396	5,851,729	45.0%	7,139,053
Revenues Over (Under) Expenditures	14,750,375	14,625,847	14,750,375		(7,968,154)	88,347	509,764		
Transfers In	187,525	15,627	187,525	100.0%	187,525	15,627	187,525	100.0%	-
Net Change in Fund Balance	14,937,900	14,641,474	14,937,900		(7,780,629)	103,974	697,289		
Beginning Fund Balance - October 1	2,324,284		2,324,284		17,262,184		17,262,184		
Ending Fund Balance - year-to-date	<u>\$ 17,262,184</u>		<u>\$ 17,262,184</u>		<u>\$ 9,481,555</u>		<u>\$ 17,959,473</u>		
Average Daily Annual Expenditures	\$ 15,504				\$ 35,591				
Days of Fund Balance	1113		1113		266		505		
Water Impact Fee Fund (61)									
Water Impact Fund Revenues	\$ 18,848	\$ 1,803	\$ 18,848	100.0%	\$ 58,752	\$ 500	\$ 29,245	49.8%	\$ 29,507
Water Impact Fund Expenditures	0	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18,848	1,803	18,848		58,752	500	29,245		
Transfers (Out)	(30,000)	(2,500)	(30,000)	100.0%	(30,000)	(2,500)	(30,000)	100.0%	-
Net Change in Fund Balance	(11,152)	(697)	(11,152)		28,752	(2,000)	(755)		
Beginning Fund Balance - October 1	109,672		109,672		98,520		98,520		
Ending Fund Balance - year-to-date	<u>\$ 98,520</u>		<u>\$ 98,520</u>		<u>\$ 127,272</u>		<u>\$ 97,765</u>		
Sewer Impact Fee Fund (62)									
Fund 62 Sewer Impact Fund Revenues	\$ 19,289	\$ 2,494	\$ 19,289	100.0%	\$ 111,348	\$ 566	\$ 25,392	22.8%	\$ 85,956
Fund 62 Sewer Impact Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	19,289	2,494	19,289		111,348	566	25,392		
Transfers (Out)	(60,000)	(5,000)	(60,000)	100.0%	(60,000)	(5,000)	(60,000)	100.0%	-
Net Change in Fund Balance	(40,712)	(2,506)	(40,711)		51,348	(4,434)	(34,608)		
Beginning Fund Balance - October 1	184,924		184,924		144,213		144,213		
Ending Fund Balance - year-to-date	<u>\$ 144,213</u>		<u>\$ 144,213</u>		<u>\$ 195,561</u>		<u>\$ 109,605</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

DEBT SERVICE FUND (02)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Debt Service Fund Revenues	\$ 1,723,284	\$ 309,627	\$ 1,723,284	100.0%	\$ 2,683,268	\$ 458,631	\$ 3,185,160	118.7%	\$ (501,892)
Debt Service Fund Expenditures	1,863,100	191,327	1,863,100	100.0%	2,564,324	368,817	2,937,850	114.6%	(373,526)
Revenues Over (Under) Expenditures	(139,815)	118,300	(139,815)		118,944	89,814	247,310		
Beginning Fund Balance - October 1	838,142		838,142		698,327		698,327		
Ending Fund Balance - year-to-date	698,327		698,327		817,271		945,637		

DRAFT

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

CAPITAL PROJECT FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Projects Fund (04)									
Capital Projects Fund Revenues	\$ 120,531	\$ 29,216	\$ 120,531	100.0%	\$ 95,700	\$ 825	\$ 133,301	139.3%	\$ (37,601)
Capital Projects Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	120,531	29,216	120,531		95,700	825	133,301		
Transfers (Out)	(104,800)	(104,800)	(104,800)	100.0%	(108,055)	-	(108,055)	100.0%	-
Net Change in Fund Balance	15,731	(75,584)	15,731		(12,355)	825	25,246		
Beginning Fund Balance - October 1	174,591		174,591		190,322		190,322		
Ending Fund Balance - year-to-date	<u>\$ 190,322</u>		<u>\$ 190,322</u>		<u>\$ 177,967</u>		<u>\$ 215,569</u>		
Capital Bond Fund (13)									
Capital Bond Fund Revenues	\$ 2,806,125	\$ 2,434,677	\$ 2,806,125	100.0%	\$ 173,250	\$ 14,022,679	\$ 14,351,793	8283.9%	\$ (14,178,543)
Capital Bond Fund Expenditures	2,059,022	120,543	2,059,022	100.0%	6,768,295	1,183,054	3,237,910	47.8%	3,530,385
Revenues Over (Under) Expenditures	747,104	2,314,134	747,104		(6,595,045)	12,839,625	11,113,883		
Beginning Fund Balance - October 1	8,057,939		8,057,939		8,805,043		8,805,043		
Ending Fund Balance - year-to-date	<u>\$ 8,805,043</u>		<u>\$ 8,805,043</u>		<u>\$ 2,209,998</u>		<u>\$ 19,918,926</u>		
Park Dedication Fund (14)									
Park Dedication Fund Revenues	\$ 36,806	\$ 4,036	\$ 36,806	100.0%	\$ 27,000	\$ 1,462	\$ 31,973	118.4%	\$ (4,973)
Park Dedication Fund Expenditures	177,820	144,154	177,820	100.0%	45,000	-	301,083	669.1%	(256,083)
Revenues Over (Under) Expenditures	(141,014)	(140,119)	(141,014)		(18,000)	1,462	(269,111)		
Beginning Fund Balance - October 1	699,736		699,736		558,722		558,722		
Ending Fund Balance - year-to-date	<u>\$ 558,722</u>		<u>\$ 558,722</u>		<u>\$ 540,722</u>		<u>\$ 289,611</u>		
Library Building Fund (32)									
Library Building Fund Revenues	\$ 215	\$ 0	\$ 215	100.0%	\$ 202	\$ 30	\$ 444	219.9%	\$ (242)
Library Building Fund Expenditures	0	0	0	100.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	215	0	215		202	30	444		
Beginning Fund Balance - October 1	(1,868)		(1,868)		(1,653)		(1,653)		
Ending Fund Balance - year-to-date	<u>\$ (1,653)</u>		<u>\$ (1,653)</u>		<u>\$ (1,451)</u>		<u>\$ (1,209)</u>		
Roadway Impact Fee Fund (45)									
Roadway Impact Fee Fund Revenues	\$ 53,675	\$ 3,967	\$ 53,675	100.0%	\$ 141,695	\$ 1,445	\$ 160,137	113.0%	\$ (18,442)
Roadway Impact Fee Fund Exp	-	-	-	0.0%	-	-	192,723	0.0%	(192,723)
Revenues Over (Under) Expenditures	53,675	3,967	53,675		141,695	1,445	(32,586)		
Transfers (Out)	(107,525)	(8,960)	(107,525)	100.0%	(107,525)	(8,960)	(107,525)	100.0%	-
Net Change in Fund Balance	(53,850)	(4,993)	(53,850)		34,170	(7,516)	(140,111)		
Beginning Fund Balance - October 1	623,604		623,604		569,754		569,754		
Ending Fund Balance - year-to-date	<u>\$ 569,754</u>		<u>\$ 569,754</u>		<u>\$ 603,924</u>		<u>\$ 429,643</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

SPECIAL REVENUE FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
TIF #1 New Hope Fund (21)									
TIF #1 New Hope Fund Revenues	\$ 79,265	\$ 1,191	\$ 79,265	100.0%	\$ 72,406	\$ 1,967	\$ 93,647	129.3%	\$ (21,241)
TIF #1 New Hope Fund Expenditures	48,848	19,195	48,848	100.0%	378,229	-	322,313	0.0%	55,916
Revenues Over (Under) Expenditures	\$ 30,417	(18,004)	\$ 30,417		\$ (305,823)	1,967	\$ (228,665)		
Transfers In	167,883	783	167,833	100.0%	170,000	-	201,881	118.8%	(31,881)
Net Change in Fund Balance	198,300	(17,220)	198,250		(135,823)	1,967	(26,784)		
Beginning Fund Balance - October 1	(21,022)		(21,022)		177,278		177,278		
Ending Fund Balance - year-to-date	<u>\$ 177,278</u>		<u>\$ 177,228</u>		<u>\$ 41,455</u>		<u>\$ 150,493</u>		
Hotel/Motel Tax Fund (30)									
Hotel/Motel Tax Fund Revenues	\$ 38,749	\$ 11,081	\$ 38,749	100.0%	\$ 25,000	\$ 418	\$ 32,579	130.3%	\$ (7,579)
Hotel/Motel Tax Fund Expenditures	13,258	-	13,258	100.0%	12,000	-	17,304	144.2%	(5,304)
Revenues Over (Under) Expenditures	\$ 25,491	11,081	\$ 25,491		\$ 13,000	418	\$ 15,275		
Beginning Fund Balance - October 1	41,927		41,927		67,418		67,418		
Ending Fund Balance - year-to-date	<u>\$ 67,418</u>		<u>\$ 67,418</u>		<u>\$ 80,418</u>		<u>\$ 82,693</u>		
Police Seizure Fund (31)									
Police Seizure Fund Revenues	\$ 125	\$ 17	\$ 125	100.0%	\$ 80	\$ 81	\$ 11,527	14408.6%	\$ (11,447)
Police Seizure Fund Expenditures	-	-	-	0.0%	3,810	-	-	0.0%	3,810
Revenues Over (Under) Expenditures	\$ 125	17	\$ 125		\$ (3,730)	81	\$ 11,527		
Beginning Fund Balance - October 1	3,650		3,650		3,775		3,775		
Ending Fund Balance - year-to-date	<u>\$ 3,775</u>		<u>\$ 3,775</u>		<u>\$ 45</u>		<u>\$ 15,302</u>		
LEOSE Fund (34)									
LEOSE Fund Revenues	\$ 1,438	\$ 4	\$ 1,438	100.0%	\$ 1,421	\$ 17	\$ 3,818	268.7%	\$ (2,397)
LEOSE Fund Expenditures	1,590	-	1,590	100.0%	1,500	2,030	2,440	162.7%	(940)
Revenues Over (Under) Expenditures	\$ (152)	4	\$ (152)		\$ (79)	(2,013)	\$ 1,378		
Beginning Fund Balance - October 1	1,002		1,002		850		850		
Ending Fund Balance - year-to-date	<u>\$ 850</u>		<u>\$ 850</u>		<u>\$ 771</u>		<u>\$ 2,228</u>		
Disaster Recovery Fund (35)									
Disaster Recovery Fund Revenues	\$ 254,371	\$ 199,274	\$ 254,371	100.0%	\$ 1,991,000	\$ 9,742	\$ 84,750	4.3%	\$ 1,906,250
Disaster Recovery Fund Expenditures	191,642	(95,786)	191,642	100.0%	2,039,300	1,543	43,418	2.1%	1,995,882
Revenues Over (Under) Expenditures	\$ 62,729	295,060	\$ 62,729		\$ (48,300)	8,199	\$ 41,332		
Beginning Fund Balance - October 1	7,300		7,300		70,029		70,029		
Ending Fund Balance - year-to-date	<u>\$ 70,029</u>		<u>\$ 70,029</u>		<u>\$ 21,729</u>		<u>\$ 111,361</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

OTHER FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Replacement Fund (05)									
Capital Replacement Fund Revenues	\$ 361,296	\$ 147,403	\$ 361,296	100.0%	\$ 166,850	\$ 12,460	\$ 202,687	121.5%	\$ (35,837)
Capital Replacement Fund Expenditures	261,511	142,763	261,511	100.0%	97,103	4,028	90,118	92.8%	6,985
Revenues Over (Under) Expenditures	99,784	4,640	99,784		69,747	8,432	112,569		
Beginning Fund Balance - October 1	(399,257)		(399,257)		(299,473)		(299,473)		
Ending Fund Balance - year-to-date	\$ (299,473)		\$ (299,473)		\$ (229,726)		\$ (186,904)		
Court Security Fund (12)									
Court Security Fund Revenues	\$ 5,398	\$ 879	\$ 5,398	100.0%	\$ 3,850	\$ 1,094	\$ 10,462	271.7%	\$ (6,612)
Court Security Fund Expenditures	5,092	302	5,092	100.0%	10,000	6,608	6,853	68.5%	3,147
Revenues Over (Under) Expenditures	305	577	305		(6,150)	(5,514)	3,608		
Beginning Fund Balance - October 1	29,358		29,358		29,663		29,663		
Ending Fund Balance - year-to-date	\$ 29,663		\$ 29,663		\$ 23,513		\$ 33,272		
Court Technology Fund (16)									
Court Technology Fund Revenues	\$ 5,185	\$ 496	\$ 5,185	100.0%	\$ 4,050	\$ 814	\$ 8,030	198.3%	\$ (3,980)
Court Technology Fund Expenditures	8,828	8,721	8,828	100.0%	10,000	120	7,444	74.4%	2,556
Revenues Over (Under) Expenditures	(3,643)	(8,225)	(3,643)		(5,950)	694	586		
Beginning Fund Balance - October 1	17,769		17,769		14,126		14,126		
Ending Fund Balance - year-to-date	\$ 14,126		\$ 14,126		\$ 8,176		\$ 14,712		
Street Improvement Fund (17)									
Street Improvement Fund Revenues	\$ 815,474	\$ 116,685	\$ 815,474	100.0%	\$ 857,010	\$ 78,783	\$ 701,603	81.9%	\$ 155,407
Street Improvement Fund Expenditures	847,876	126,830	847,876	100.0%	1,200,755	289,067.65	1,228,832	102.3%	(28,077)
Revenues Over (Under) Expenditures	(32,402)	(10,145)	(32,402)		(343,745)	(210,285)	(527,229)		
Transfers In	112,248	9,354	112,248	100.0%	191,998	32,000	191,998	100.0%	-
Transfers (Out)	(151,797)	(11,050)	(151,797)	100.0%	(155,235)	(12,936)	(155,235)	100.0%	-
Net Change in Fund Balance	(71,951)	(11,841)	(71,951)		(306,982)	(191,222)	(490,466)		
Beginning Fund Balance - October 1	384,656		384,656		312,705		312,705		
Ending Fund Balance - year-to-date	\$ 312,705		\$ 312,705		\$ 5,723		\$ (177,761)		
Local Youth Diversion Fund (18)									
Juvenile Case Manager Fund Revenues	\$ 560	\$ 41	\$ 560	100.0%	\$ 490	\$ 49	\$ 497	101.5%	\$ (7)
Juvenile Case Manager Fund Exp	-	-	-	0.0%	7,000	-	-	0.0%	7,000
Revenues Over (Under) Expenditures	560	41	560		(6,510)	49	497		
Beginning Fund Balance - October 1	8,623		8,623		9,183		9,183		
Ending Fund Balance - year-to-date	\$ 9,183		\$ 9,183		\$ 2,673		\$ 9,680		
Park Recovery/Donation Fund (41)									
Park Rec/Donation Fund Revenues	\$ 5,336	\$ 335	\$ 5,336	100.0%	\$ 5,625	\$ 223	\$ 36,630	651.2%	\$ (31,005)
Park Rec/Donation Fund Expenditures	7,604	7,390	7,604	100.0%	7,853	13,906	21,659	275.8%	(13,806)
Revenues Over (Under) Expenditures	(2,268)	(7,056)	(2,268)		(2,228)	(13,684)	14,972		
Beginning Fund Balance - October 1	(67)		(67)		(2,335)		(2,335)		
Ending Fund Balance - year-to-date	\$ (2,335)		\$ (2,335)		\$ (4,563)		\$ 12,637		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

OTHER FUNDS - continued									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Grant Fund Fund (40)									
Grant Fund Revenues				N/A	\$ 675,000	\$ -	\$ 55,958	8.3%	\$ 619,042
Grant Fund Expenditures				N/A	675,000	5,850	676,997	100.3%	(1,997)
Revenues Over (Under) Expenditures	-	-	-		-	(5,850)	(621,039)		
Beginning Fund Balance - October 1	-		-		-		-		
Ending Fund Balance - year-to-date	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ (621,039)</u>		
Tree Restoration Fund (83)									
Tree Restoration Fund Revenues	\$ 7,429	\$ 322	\$ 7,429	100.0%	\$ 6,550	\$ 416	\$ 3,349	51.1%	\$ 3,201
Tree Restoration Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	7,429	322	7,429		6,550	416	3,349		
Beginning Fund Balance - October 1	71,535		71,535		78,964		78,964		
Ending Fund Balance - year-to-date	<u>\$ 78,964</u>		<u>\$ 78,964</u>		<u>\$ 85,514</u>		<u>\$ 82,313</u>		
Unclaimed Property Fund (85)									
Unclaimed Property Fund Revenues	\$ 18	\$ -	\$ 18	100.0%	\$ 20	\$ -	\$ -	0.0%	\$ 20
Unclaimed Property Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18	-	18		20	-	-		
Transfers (Out)	0	-	-	0.0%	0	-	-	0.0%	0
Net Change in Fund Balance	18	-	18		20	-	-		
Beginning Fund Balance - October 1	316		316		334		334		
Ending Fund Balance - year-to-date	<u>\$ 334</u>		<u>\$ 334</u>		<u>\$ 354</u>		<u>\$ 334</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2024

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 1,178,119	\$ 299,937	\$ 1,178,119	100.0%	\$ 1,093,807	\$ 90,037	\$ 1,340,111	122.5%	\$ (246,304)
EDC Fund Expenditures									
Operations Expenditures	560,637	97,167	560,637	100.0%	714,406	53,069	788,983	110.4%	(74,577)
Debt Service Expenditures	301,233	(5,230)	301,233	100.0%	309,200	5,160	319,744	103.4%	(10,544)
Town Shopping Center Expenditures	73,091	7,461	73,091	100.0%	338,461	6,258	195,731	57.8%	142,730
Total EDC Fund Expenditures	934,961	99,399	934,961	100.0%	1,362,067	64,486	1,304,457	95.8%	57,610
Revenues Over (Under) Expenditures	243,158	200,538	243,158		(268,260)	25,551	35,653		
Transfers (Out)	(56,124)	(4,677)	(56,124)	100.0%	(61,520)	(5,127)	(61,520)	100.0%	-
Net Change in Fund Balance	187,034	195,861	187,034		(329,780)	20,424	(25,867)		
Beginning Fund Balance - October 1	2,005,520		2,005,520		2,192,554		2,192,554		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 2,192,554</u>		<u>\$ 2,192,554</u>		<u>\$ 1,862,774</u>		<u>\$ 2,166,688</u>		
Average Daily Annual Expenditures	\$ 2,715				\$ 3,900				
Days of Fund Balance	807		807		478		556		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 4,350	\$ 589	\$ 4,350	100.0%	\$ 2,800	\$ 691	\$ 5,959	212.8%	\$ (3,159)
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	4,350	589	4,350		2,800	691	5,959		
Beginning Fund Balance - October 1	126,575		126,575		130,925		130,925		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 130,925</u>		<u>\$ 130,925</u>		<u>\$ 133,725</u>		<u>\$ 136,884</u>		

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.3.a.

SUBJECT

Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Associated of the United States and Canada (GFOA).

ORIGINATED BY

Jonathan Horton

SUMMARY

For the first time since 2019, the City of Kennedale has been awarded the Certificate of Achievement for Excellence in Financial reporting from the GFOA. As stated in the attached press release, this award “includes demonstrating a constructive “spirit of full disclosure” to clearly communicate its financial story and motivate potential users and user groups to read the report.”

This was a collaborative effort between Department of Finance Staff and our audit firm, Forvis Mazars. The Director wishes to extend recognition to Kelsey Blackshear, Tyler Hoffman, and Kevin Kemp from Forvis Mazars and BRigete Davenport, Felicia Diggs, and Debby Scott from the Department.

RECOMMENDATION

Continue to provide the level of work excellence necessary to achieve this award.

ATTACHMENTS

1.	1 - Result Letter - Awarded	1 - Result Letter - Awarded.pdf
2.	6 - Press Release	6 - Press Release.pdf
3.	5 - Certificate	5 - Certificate.pdf
4.	Announcement of Award	Announcement of Award.pdf



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

11/13/2024

Jonathan Horton
Director of Finance
City of Kennedale, Texas

Dear Jonathan:

Congratulations!

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended September 30, 2023 has met the requirements to be awarded GFOA's Certificate of Achievement for Excellence in Financial Reporting. The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Certificate Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting. Congratulations, again, for having satisfied the high standards of the program.

Your electronic award packet contains the following:

- **A "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements.** We strongly encourage you to implement the recommended improvements in your next report. Certificate of Achievement Program policy requires that written responses to these comments and suggestions for improvement be included with your 2024 fiscal year end submission. If a comment is unclear or there appears to be a discrepancy, please contact the Technical Services Center at (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.
- **Certificate of Achievement.** A Certificate of Achievement is valid for a period of one year. A current holder of a Certificate of Achievement may reproduce the Certificate in its immediately subsequent annual comprehensive financial report. Please refer to the instructions for reproducing your Certificate in your next report.
- **Award of Financial Reporting Achievement.** When GFOA awards a government the Certificate of Achievement for Excellence in Financial Reporting, we also present an Award of Financial Reporting Achievement (AFRA) to the department identified in the application as primarily responsible for achievement of the Certificate.
- **Sample press release.** Attaining this award is a significant accomplishment. Attached is a sample news release that you may use to give appropriate publicity to this notable achievement.

In addition, award recipients will receive via mail either a plaque (if first-time recipients or if the government has received the Certificate ten times since it received its last plaque) or a brass medallion to affix to the plaque (if the government currently has a plaque with space to affix the medallion). Plaques and medallions will be mailed separately.

As an award-winning government, we would like to invite one or more appropriate members of the team that put together your annual comprehensive financial report to apply to join the Special Review Committee. As members of the Special Review Committee, peer reviewers get exposure to a variety of reports from around the country; gain insight into how to improve their own reports; achieve professional recognition; and provide valuable input that helps other local governments improve their reports. Please see our website for [eligibility requirements](#) and [information on completing an application](#).

Thank you for participating in and supporting the Certificate of Achievement Program. If we may be of any further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

11/13/2024

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Kennedale** for its annual comprehensive financial report for the fiscal year ended September 30, 2023. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Kennedale
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Christopher P. Morill

Executive Director/CEO



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

11/13/2024

Darrell Hull
Manager
City of Kennedale, Texas

Dear Darrell:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended September 30, 2023 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.B.

SUBJECT

PUBLIC HEARINGS WITH ACTION AS NECESSARY

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.1.

SUBJECT

Conduct a Public Hearing on a Planning and Zoning Case #24-10 a proposed zoning change request from "MF-Multifamily District" to "PD-Planned Development" for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin RD., City of Kennedale, Tarrant County, Texas, known as Alta Landing.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change MF-Multifamily to PD-Planned Development
Applicant	Dallas Cothrum, Master Plan
Location	3100 Joplin Rd
Surrounding Uses	Residential, Commercial
Surrounding Zoning	R-3 to the west and south, C2 to the North
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject property is approximately 10.27 acres and has been developed as the 287 Alta Landing Apartments. The current zoning for the property is MF-Multifamily District. The owners and applicant have requested a zoning change to a PD-Planned Development.

If you recall, the property owners of Alta Landing requested a zoning change to a Planned Development in February 2024. The motion to approve failed by a vote of 2-2. A motion to deny was not given nor were there any motions to deny with or without prejudice. Before the case could be taken to the City Council for consideration, the applicants withdrew their request to have more time to speak with residents who previously voiced their opposition. The applicants have since held meeting with residents and have since revised their proposal to accommodate the wishes of neighboring residents. Carports previously proposed have been removed and the relocating of dumpster enclosures to the east side of the property, away from the bordering residents has been included as requested. The PD includes increased landscaping requirements as well as the guard rail addition.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property sits on the border of Kennedale and Arlington. To the east, in Arlington, is a shopping center and storage facility. To the north are restaurants and service establishments that are zoned C-2 Commercial. To the west is the Steeplechase neighborhood which is zoned R-3. This current development and proposed additions are compatible with surrounding land uses.

STAFF REVIEW

ZONING REVIEW

In the Spring of 2023, the City Council changed the maximum density from 16 units an acre to 8 units an acre in the MF-Multifamily District in the Spring of 2023. This in and of itself creates a nonconformity regarding the density at Alta Landing which currently sits at 27 units an acre, meeting the intent of an Urban Village envisioned by the city's adopted Future Land Use Plan. To be clear, no new apartment units or buildings are being proposed. The density noted in the PD Development Standards set the limit at what exists today at 27. Another benefit of the proposed rezoning is that the PD would establish an adopted site plan that delineates the location of guard rails, the new dumpster enclosure locations, and required landscaping over and above what the current zoning district requires. The rezone to a Planned Development would assist in addressing zoning nonconformities that exist at the location (density, building height, lot coverage) while at the same time improving the quality of life for residents who have noted their concerns.

LAND USE COMPATIBILITY

A point of discussion previously raised during the previous public hearing was the reasoning for wanting to rezone to PD. The proposed PD aims to improve compatibility with adjacent uses as noted in Section 9.1 of the Unified Development. A major complaint raised by nearby residents was the current location of the dumpsters and the noise the trash trucks create during pickup times. The current MF zoning does not include any requirements for refuse container locations. The UDC briefly discusses refuse containers in Section 10.11 but simply prohibits them located in a front or side yard and requires them to be screened from view. However, Planned Developments specifically prohibit waste receptacles to be placed along the perimeter of the PD as noted in Section 9.2 (D). If the PD is approved, the owners would be required to relocate the dumpsters. The site plan included within the PD would cement their locations via city ordinance. Thankfully, this is already being proposed by the applicants.

Although it may not be preferable to some, multi-family residential and single-family residential are compatible with one another in that they are both residential uses by nature and by right. As the existing land use will remain the same, staff has found the proposed PD **consistent** with land use compatibility in the area.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Urban Village* (See Figure A). Sample development types include lofts/apartments, retail, restaurants, and plazas.

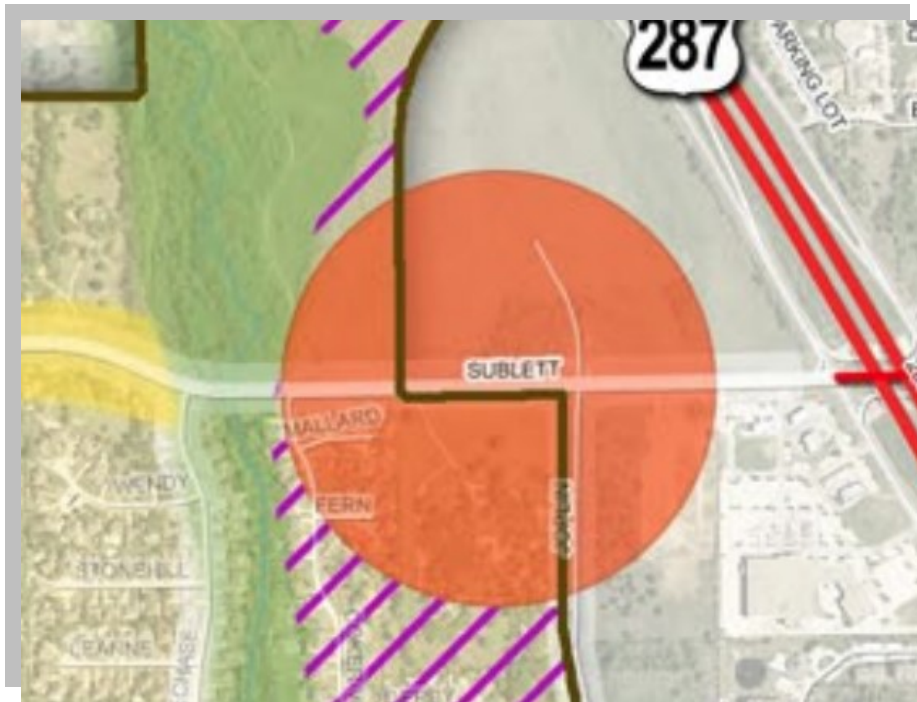


Figure A- 2012 Future Land Use Plan

Since the construction of Alta Landing, the urban village concept has taken shape in the built environment at this exact location, spurring the construction of nearby retail and restaurant uses.

The proposed rezoning is **consistent** with the 2012 Comprehensive Plan and Future Land Use Plan.

In September 2024, City Council unanimously adopted the updated Comprehensive Plan and Future Land Use Plan. The new Future Land Use Plan designates this same area to remain high-density residential.



Figure B- 2024 Future Land Use Plan

Similarly, the proposed rezoning is **consistent** with the updated Comprehensive Plan.

ZONING CHANGE PROTEST

On July 18, 2024, staff received a petition from nearby residents protesting the proposed zoning change. If 20% of land owners within the 200 FT buffer land area protest the zoning change, a supermajority is required to approve the zoning change. The petition and signature sheets have been provided as an attachment for your review.

Staff has reviewed the petition, boundary map, and signatures. The map provided in the petition does not accurately reflect the 200 FT buffer around the subject property. Additionally, names on a few of the signature sheets do not match the name of the property owner listed with the Tarrant Appraisal District (TAD). Furthermore, there are 9 properties where only a fraction of the land falls within the buffer area. Only the square footage of land that falls within the buffer area is counted towards the protest area (See Figure B, boundary outlined in black).



Figure B- 200FT Buffer Outlined in Black

Staff has included a protest verification worksheet detailing the total acreage of each lots and the total acreage of property within the buffer (Shown as square yards but converted to acres). Properties and signatures that did not match the TAD listing were not counted, except for two properties that staff believes are maiden names. The properties which were not counted have been highlighted in yellow. Three property owner signatures did not fall within the buffer and were also not counted. To date, 31.9% of adjacent landowners have protested the zoning change, and as such, a supermajority is required for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On July 25, 2024, the Planning and Zoning Commission held a public hearing and considered the zoning change request, recommending approval by a vote of 3-0 with the following conditions:

- That all projects be commenced within 180 days and all projects will be completed within 360 days of Council approval.
- There will be an annual inspection of the retaining wall.
- There will be monthly notifications made to both the City of Kennedale and the residents of

Steeplechase.

STAFF RECOMMENDATION

The applicant's request for a zoning change to "PD-Planned Development" is compatible with the existing land use and is consistent with the current and former Comprehension Plans, therefore staff has recommended approval.

Land Use Compatibility:	The requested change <i>is compatible.</i>
Comprehensive Plan Consistency:	The requested change <i>is consistent.</i>
Future Land Use Plan Consistency:	The requested change <i>is consistent.</i>
Staff Recommendation:	<i>Approve</i>

RECOMMENDATION

ATTACHMENTS

1.	Zoning Application and Submittal package Alta Landing (1)	Zoning Application and Submittal package Alta Landing (1).pdf
2.	SITE POSTING	SITE POSTING.docx
3.	Star-Telegram Publisher's Affidavit	Star-Telegram Publisher's Affidavit.pdf
4.	200' Buffer Map Radius	200' Buffer Map Radius.png
5.	TAD Buffer Zone Alta Landing (3100 Joplin Rd) Mailing List	TAD Buffer Zone Alta Landing (3100 Joplin Rd) Mailing List.pdf
6.	11.19.2024 Meeting Buffer Letter	11.19.2024 Meeting Buffer Letter.docx
7.	11.19.2024 Meeting Buffer Letter - Kennedale ISD	11.19.2024 Meeting Buffer Letter - Kennedale ISD.docx
8.	Zoning Change Opposition Petition 7.18.24	Zoning Change Opposition Petition 7.18.24.pdf
9.	3100 Joplin 200FT Protest Verification Updated 082124	3100 Joplin 200FT Protest Verification Updated 082124.pdf

APPLICATION

ZONING CHANGE

Requirements

Please review the following requirements. Your application **will not be accepted** if any of the below items are missing or incomplete.

- ☒ Legal description of property identified by metes and bounds as determined by a registered surveyor
- ☒ Map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines
- ☒ Payment of rezoning fee: \$500.00 for properties less than 10 acres and \$1,500.00 for 10 or more acres
- ☒ All materials and application must be received by Planning Department at least 35 days prior to the scheduled Planning and Zoning Commission meeting date

Applicant Information

Applicant Name: Dallas Cothrum

Applicant Title: President, Masterplan

Applicant Address: 2201 Main Street, Suite 1280, Dallas, TX 75201

Applicant Phone: 214-728-0669 Applicant Email: dallas@masterplantexas.com

Owner Information (If applicant is not the owner, an affidavit must be submitted by owner)

Owner Name: ALTA 287 OWNER LLC (Ryan Miller)

Owner Address: 5440 HARVEST HILL RD STE 206, DALLAS, TX 75230

Owner Phone: 469-206-4572 Owner Email: ryan.miller@woodpartners.com

Property Information

Property Address: 3100 Joplin Road

Property Legal Description: VAQUERO COKER ADDITION Block 1, Lot 2R1

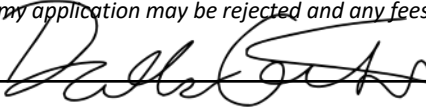
Present Use of Property: Multi-family Development

Present Zoning of Property: MF

Desired Zoning of Property: PD for MF

Applicant Agreement

By signing below, I acknowledge that I have read and completed all applicable requirements. I understand that if I have submitted an incomplete application or false/inaccurate information, my application may be rejected and any fees may not be refunded.

Signature of Applicant:  Date: 4/24/2024

For Office Use Only		
Completeness Check		
Application form completely filled and signed?	☐ Yes	☐ No
Attached site plan?	☐ Yes	☐ No
Attached legal description of property?	☐ Yes	☐ No
Fee paid?	☐ Yes	☐ No
Sign _____	Date _____	
Preliminary Planning and Zoning Review		
Current zoning: _____	Proposed zoning: _____	
Required attachments are complete and correct?	☐ Yes	☐ No
Is proposed use permitted under requested zoning?	☐ Yes	☐ No
Sign _____	Date _____	

ALTA 287
DEVELOPMENT STANDARDS FOR MULTI-FAMILY (MF) RESIDENTIAL
(PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas.

The intent of these PD guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional regulations and standards not permitted in the existing zoning. This community features high-quality apartments that are desirable in a higher-density residential area.

- I. **Purpose:** This property is designed to allow a multi-family development, consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The apartment management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and conforming to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.
- II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site plan shall prevail.
- III. **Permitted Uses:** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale Unified Development Code except as detailed in this Planned Development District.
- IV. **Development Regulations**
 - A) **Plan Requirements:** No application for any new building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the City of Kennedale, has been approved by the City Council and recorded in the Tarrant County Plat Records.
 - B) **Development Standards:** All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a contradiction between the Unified Development Code, this ordinance, and/or the attached exhibits, the exhibits shall prevail. The following standards shall be required:
 1. No minimum lot size for this Property.
 2. Density and Unit Sizes:
 - a. The maximum number of units is 270.
 - b. The minimum unit size for an efficiency apartment is 582 SF.
 - c. The minimum unit size for a one-bedroom apartment is 723 SF.
 - d. The minimum unit size for a two-bedroom apartment is 1,112 SF.
 - e. The minimum unit size for a three-bedroom apartment is 1,520 SF.

3. Height:
 - a. Maximum height of multi-family structures: 45 feet.
 - b. Maximum stories of multi-family structures: 3 stories.
 - c. Maximum height of accessory structures: 26 feet.
 - d. Maximum stories of accessory structures: 1 story.
4. Maximum impervious coverage: 75%.
5. Setbacks are as shown on the site plan. No internal setbacks for the property apply.
 - a. Stairwells along Joplin are permitted to encroach into the setback as shown on the site plan.
6. Parking:
 - a. All off-street parking shall be located as depicted and shown in the attached exhibits. The minimum number of parking spaces shall be 400.
 - b. Loading zone requirements shall be excluded from the development.
 - c. A multi-level parking structure shall not be permitted on site.
 - d. Signage: Sign shall be located as depicted and shown on the Site Plan.

V. Design Standards:

- A) Building Form Standards: Buildings constructed after the date of passage of this ordinance. All new buildings shall meet, at minimum, the building form and design standards outlined in the Unified Development Code Section 3.7 (B) and (C) and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.
- B) Fences/ Walls/ Retaining Walls/ Guard Rails:
 - a. Fences, screen walls, retaining walls, and guard rails shall be maintained by a Property Owner's Association or similar managing authority in the locations shown on the Site Plan.
 - b. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.
 - c. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.
 - d. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.
- C) Landscaping: Landscaping shall conform to the Landscaping exhibit and must be maintained by the owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6-months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property management company.

- D) Dumpster: The existing dumpster located at the southwest corner of the property shall be relocated to the northeast corner of the property, as shown on the in the attached exhibits.

VI. Noncompliance:

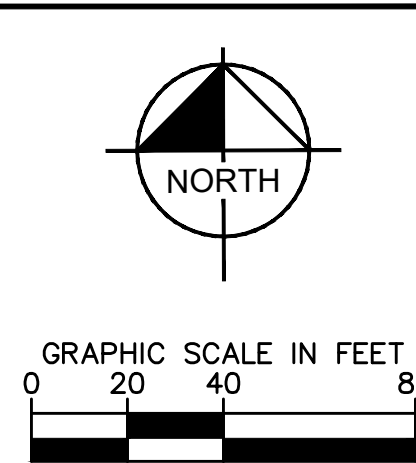
- A) Fines for Noncompliance: The City of Kennedale shall have the right to fine the development for noncompliance.

VII. Annual Meeting and Notices:

- A) Building Form Standards: The Steeplechase Homeowners Association and the development property management team shall meet annually on-site.
- B) Notices. Prior to a change of zoning or any amendment, the Steeplechase Homeowners Association must be notified in writing 30 days prior to making application with the City of Kennedale.

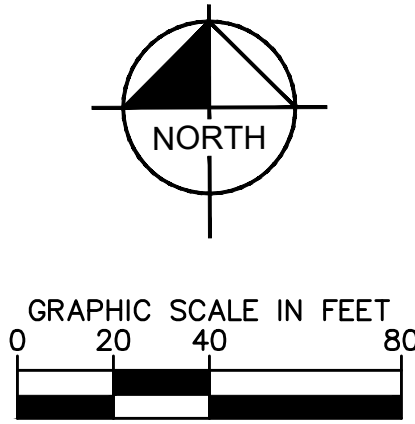
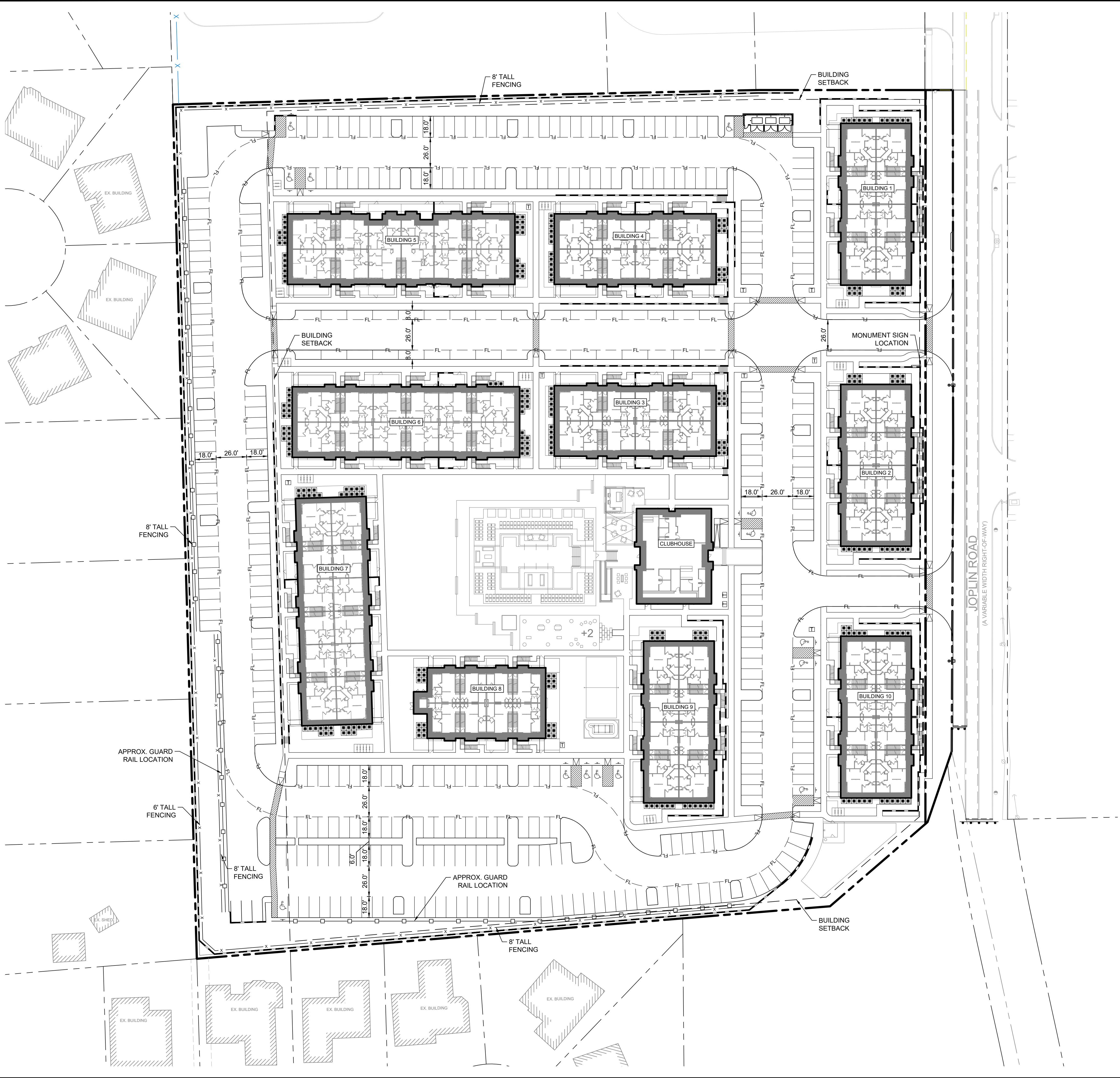
Planned Development Regulations Summary Table ‘A’

PLANNED DEVELOPMENT REGULATIONS - TABLE 'A'		
	Existing	Proposed
Base Zoning	MF	PD
Uses	Multi-Family	Multi-Family
Setbacks (Minimum)		
Front Yard - Primary	5 Feet	5 Feet
Side Yard (Exterior End of Building)	8 Feet	8 Feet
Rear Yard	80 Feet	80 Feet
Building Height (Maximum)	45 Feet	45 Feet
Building Stories (Maximum)	3	3
Building Height – Accessory (Maximum)	26 Feet	26 Feet
Building Stories – Accessory (Maximum)	1	1
Minimum parking setback	30 Feet	18 Feet
Parking	Max. 400 spaces	Max. 400 spaces



EX. SHEET NUMBER	SITE LAYOUT EXHIBIT ALTA 287 LOT 2R, BLOCK 1 VAQUERO COKER ADDITION KENNEDALE, TX	PROJECT No. 067758350 DATE: FEB 2024 SCALE: AS SHOWN DESIGNED BY: ABG DRAWN BY: RNI CHECKED BY: SES	Kimley»»Horn 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: (214) 343-9920 TELEFAX: (214) 343-9920 TEXAS REGISTERED ENGINEERING FIRM #278	No.	REVISIONS	DATE	BY

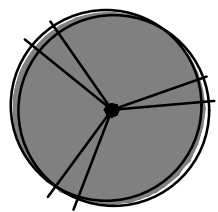
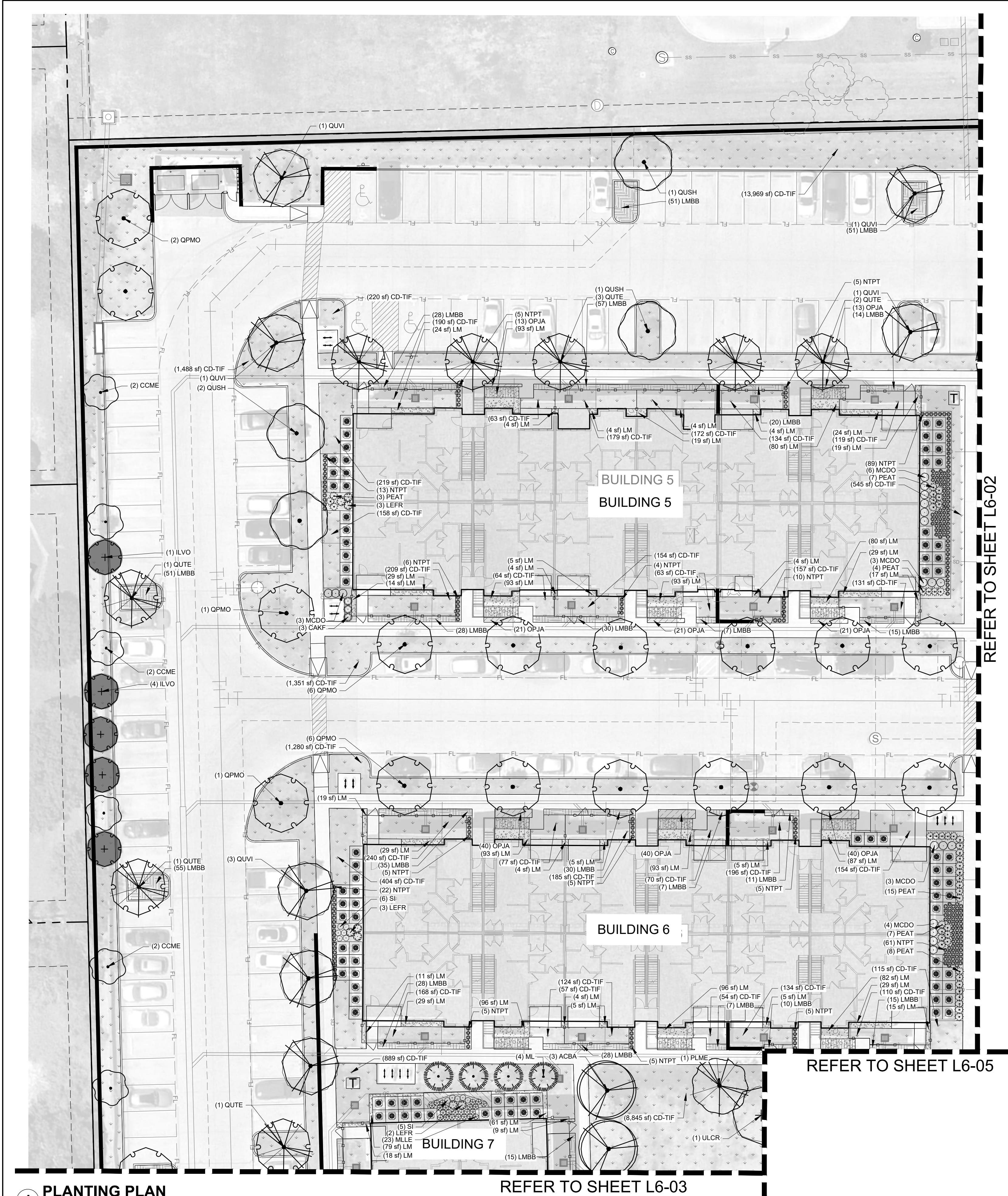
IMAGES
XREFS
XREF: survey - XREF: site - other - XREF: 2-24-20 - XREF: system
PLOTTED BY: REVILLA, RACHEL 7/22/2024 5:53 PM
LAST SAVED: 7/19/2024 8:58 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



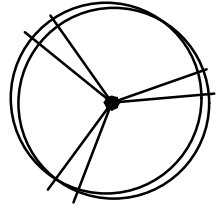
LEGEND	
	PROPERTY LINE
	FIRELANE STRIPING
	BUILDING SETBACK LINE
	RETAINING WALL
	APPROX. FENCE LOCATION
	APPROX. GUARD RAIL LOCATION

SITE LAYOUT EXHIBIT		ALTA 287		Kimley»Horn	
SHEET NUMBER		LOT 2R, BLOCK 1		13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700	
EX.		VAQUERO COCKER ADDITION		DALLAS, TEXAS 75240	
				PHONE: 972.770.1300 FAX: 972.69.3820	
				TEXAS REGISTERED ENGINEERING FIRM F-928	
				REVISIONS	
				No.	
				DATE	
				BY	

PROJECT No.	087780330
DATE:	FEB 2024
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	RNI
CHECKED BY:	SES



PROPOSED TREE LOCATIONS



EXISTING TREE LOCATIONS

REFER TO SHEET L6-02

REFER TO SHEET L6-05

REFER TO SHEET L6-03

PLANTING PLAN

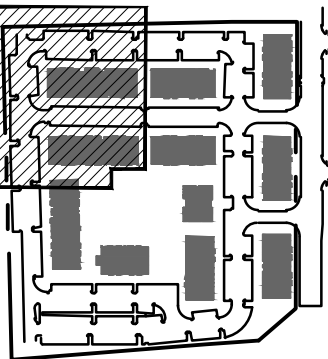
SCALE: 1" = 20' - 0"

GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
VINES	BOTANICAL / COMMON NAME
	Ficus repens / Creeping Fig

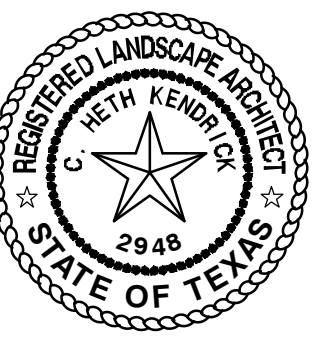
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca

KEY MAP



SEAL



ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

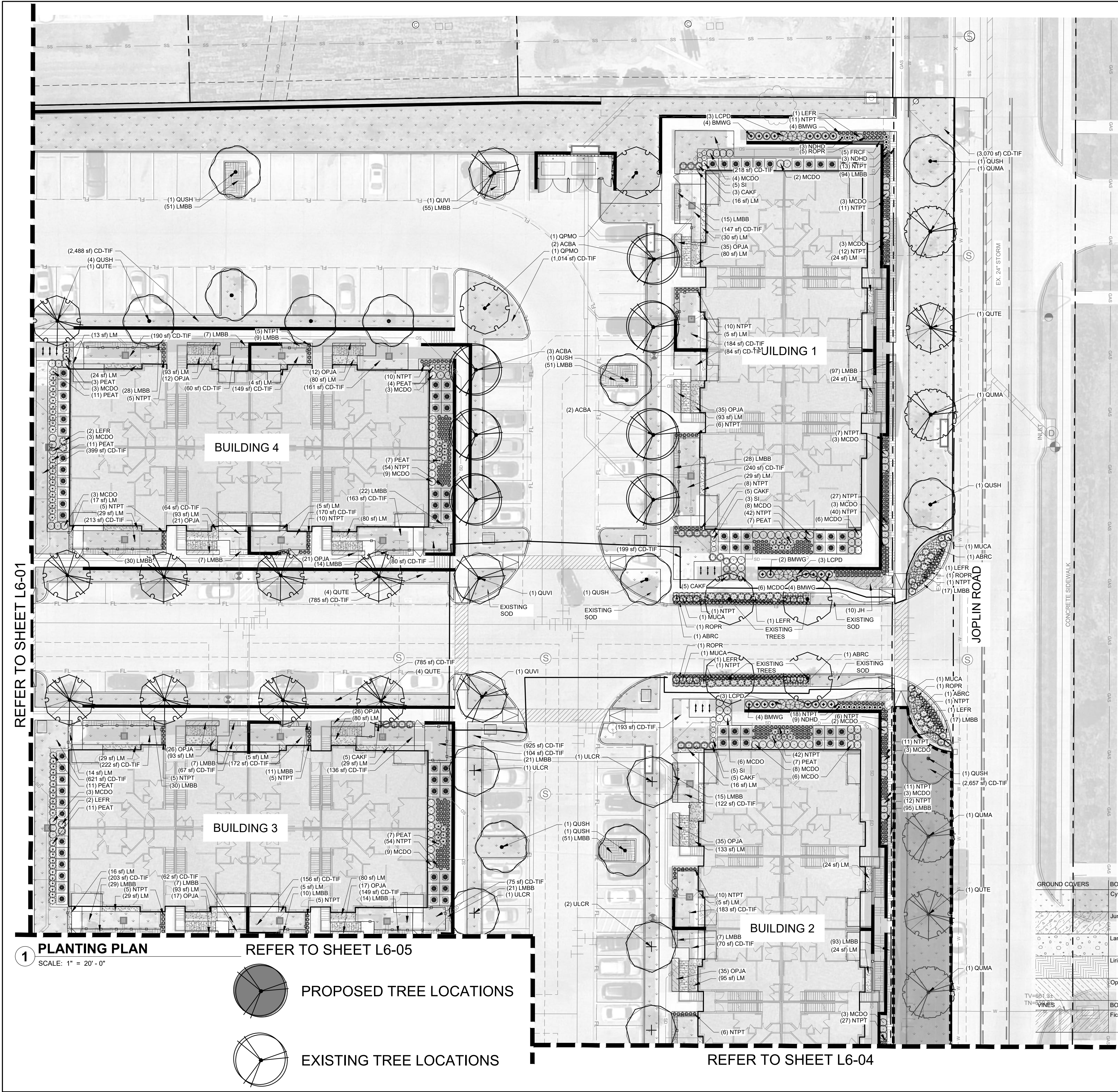
VERT: N/A
HORZ: 1"=20'

SHEET TITLE

PLANTING PLAN

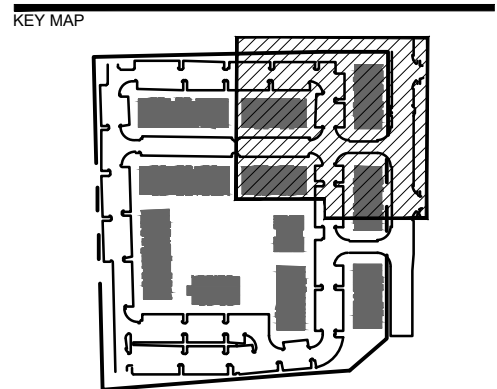
SHEET NUMBER

L6-01

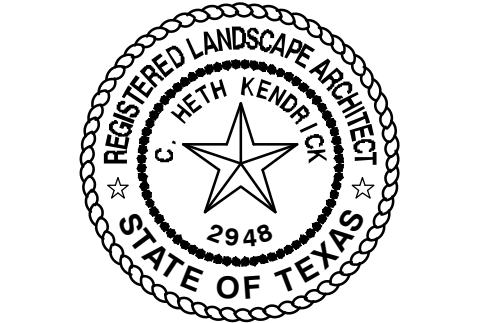


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	(1) LEFR (1) ROPR (1) NTPT (1) LMBB
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca
GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Ficus repens / Creeping Fig
	Yucca recurvifolia / Soft Leaf Yucca



SEAL



ISSUE FOR CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDEALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

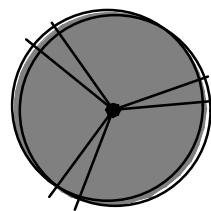
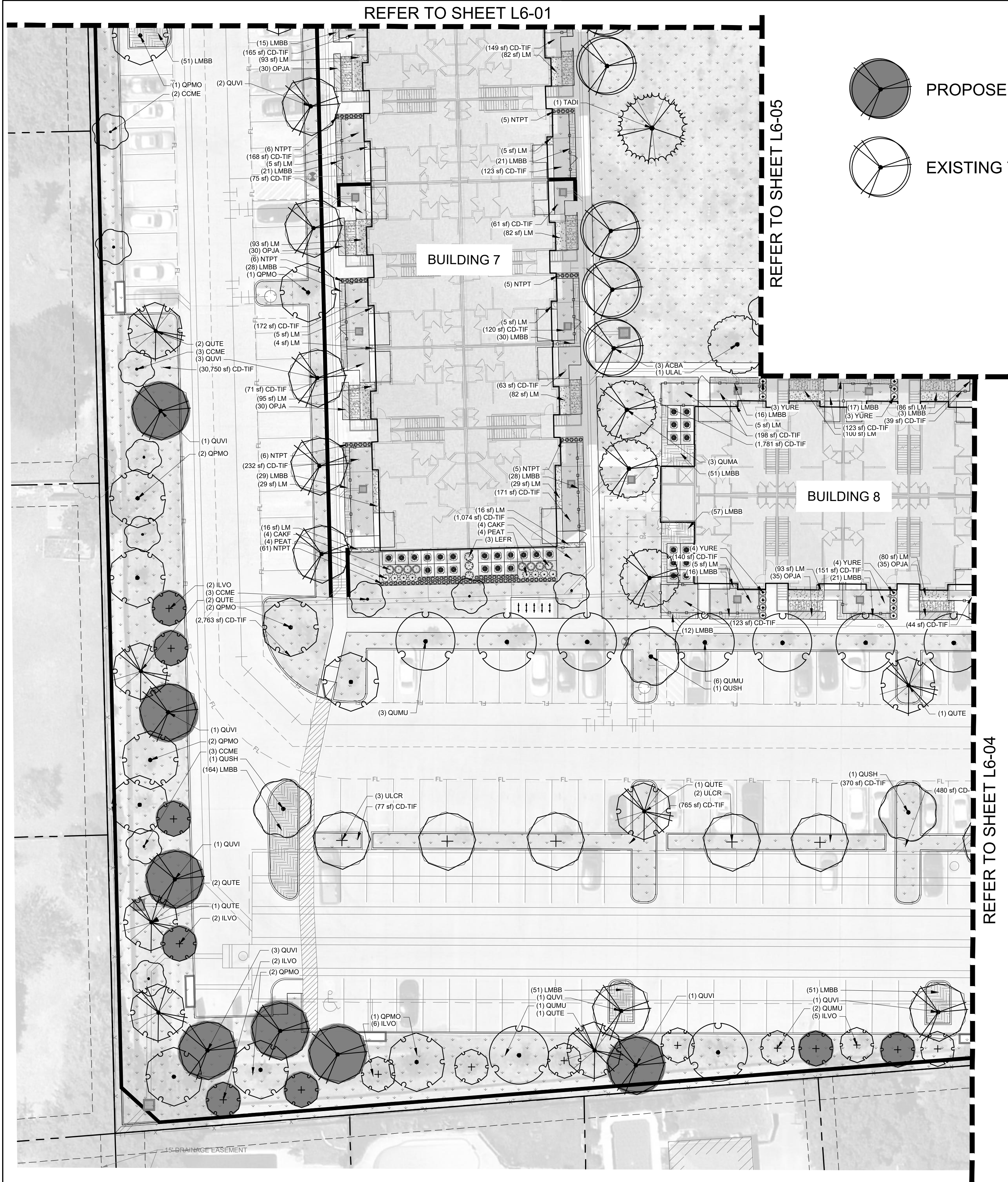
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

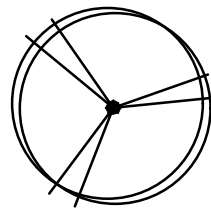
PLANTING PLAN

SHEET NUMBER

L6-02



PROPOSED TREE LOCATIONS



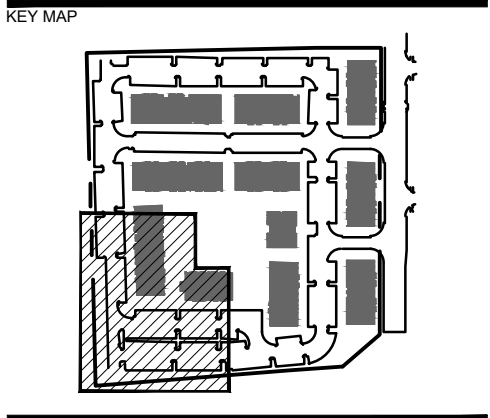
EXISTING TREE LOCATIONS

GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
VINES	BOTANICAL / COMMON NAME
	Ficus repens / Creeping Fig

BOTANICAL / COMMON NAME	
Cynodon dactylon 'Tif 419' / Bermuda Grass	
Juniperus horizontalis / Creeping Juniper	
Landscape Mulch	
Liriope muscari 'Big Blue' / Big Blue Lilyturf	
Ophiopogon japonicus / Mondo Grass	
BOTANICAL / COMMON NAME	
Ficus repens / Creeping Fig	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca



ISSUE FOR CONSTRUCTION

PROJECT
ALTA 287

WOOD PARTNERS
KENNE DALE, TX

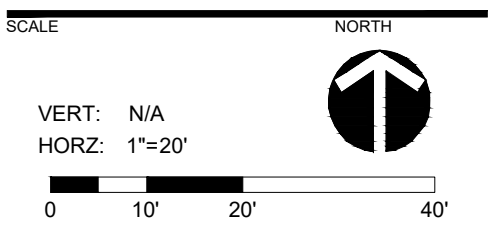
8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

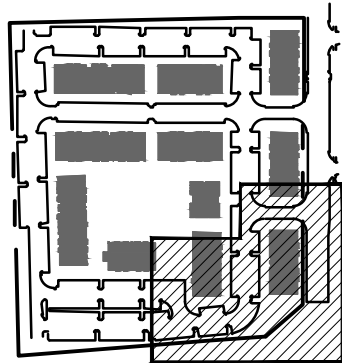


SHEET TITLE
PLANTING PLAN

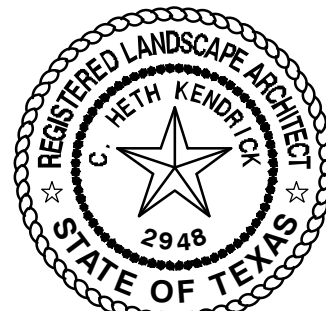
SHEET NUMBER

L6-03

KEY MAP



SEAL

ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-04

REFER TO SHEET L6-02

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

REFER TO SHEET L6-05

BUILDING 10

BUILDING 9

GROUND COVERS

BOTANICAL / COMMON NAME

	Cyndon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass

VINES

BOTANICAL / COMMON NAME

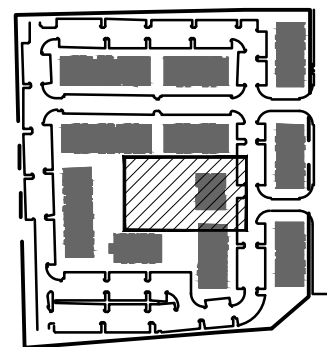
	Schizachyrium scoparium / Little Bluestem Grass
	Ficus repens / Creeping Fig

1 PLANTING PLAN

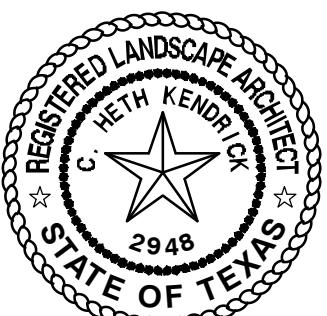
SCALE: 1" = 20' - 0"

REFER TO SHEET L6-03

KEY MAP



SEAL

ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNE DALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

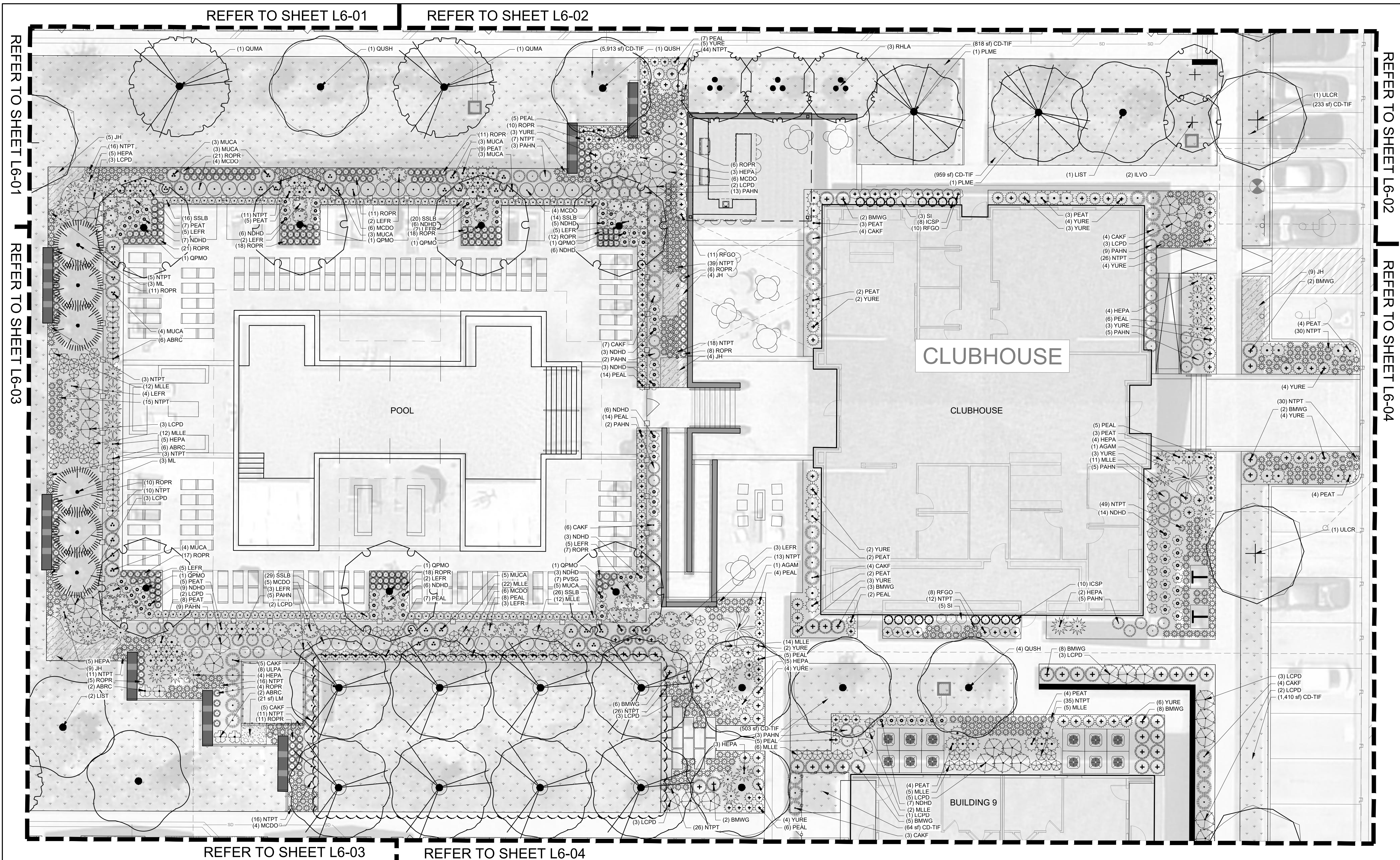
VERT: N/A
HORZ: 1"=10'

SHEET TITLE

PLANTING PLAN

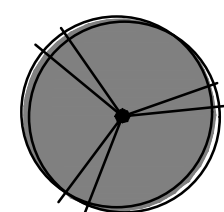
SHEET NUMBER

L6-05

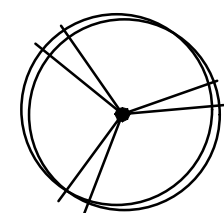


1 PLANTING PLAN

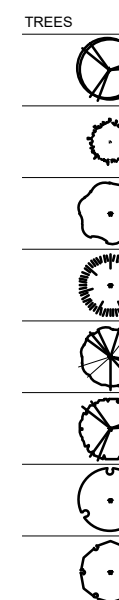
SCALE: 1" = 10' - 0"



PROPOSED TREE LOCATIONS



EXISTING TREE LOCATIONS



TREES	BOTANICAL / COMMON NAME
	Quercus shumardii / Shumard Red Oak
	Acer barbatum / Cedar / Caddo Southern Sugar Maple
	Ilex ornata / Sky Pencil / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora / Little Gem / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muhlenbergii / Chinquapin Oak
	Quercus polymorpha / Monterey / Monterey Oak

	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia / Allie / Allie Lacebark Elm

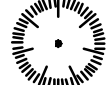
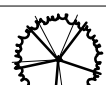
ORNAMENTAL TREES

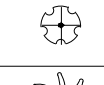
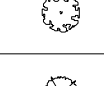
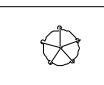
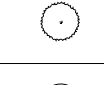
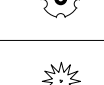
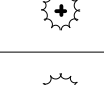
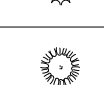
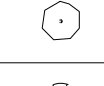
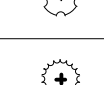
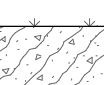
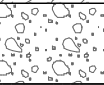
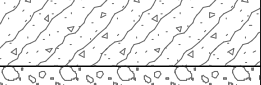
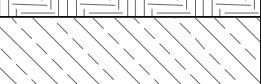
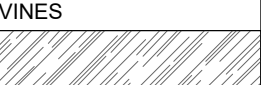
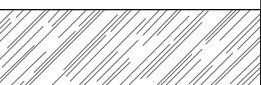
BOTANICAL / COMMON NAME	
	<i>Cercis canadensis</i> var. <i>mexicana</i> / Mexican Redbud
	<i>Ilex vomitoria</i> / Yaupon Holly
	<i>Rhus lanceolata</i> / Prairie Sumac
	<i>Agave americana</i> / Century Plant
	<i>Buxus microphylla</i> 'Winter Gem' / Globe Winter Gem Boxwood
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
	<i>Hesperaloe parviflora</i> / Red Yucca

SHRUBS

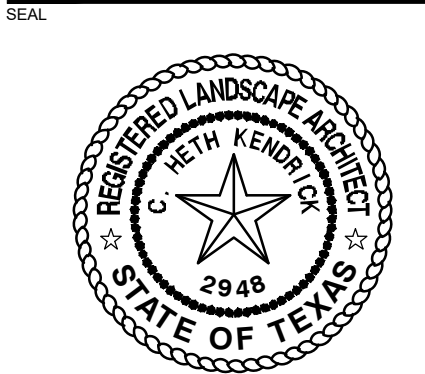
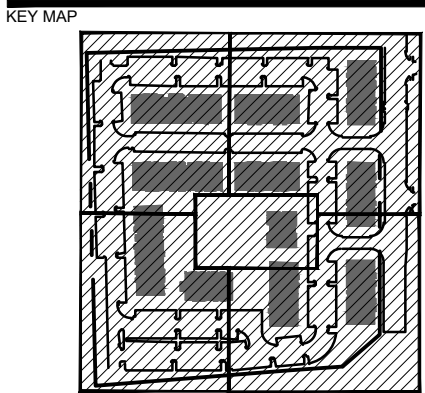
	Leucophyllum frutescens / Greedo / Desperado Texas Sage
	Loropetalum chinense / Purple Diamond / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri / Leaf / Autumn Glow Muhly
	Myrica cerifera / Don's / Don's Dwarf Wax Myrtle
	Nandina domestica / Harbour Dwarf / Dwarf Heavenly Bamboo
	Nassella tenuissima / Pony Tails / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides / Harem / Harem's Dwarf Fountain Grass
	Pennisetum alopecuroides / Piglet / Piglet Dwarf Fountain Grass

	Rosmarinus officinalis / Prostratus / Dwarf Rosemary
	Rutbeckia fulgida / Goldatum / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca
	Juniperus horizontalis / Creeping Juniper
	Linum catharticum / Big Blue / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
	Ficus repens / Creeping Fig

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPEC SIZE
	ACBA	19	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ICSP	18	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly MATCH SPECIMEN	CONT.	-	8'-10' HT.
	LIST	3	Liquidambar styraciflua / American Sweet Gum MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ML	10	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	8'-10' HT.
	PLME	7	Platanus mexicana / Mexican Sycamore MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUMA	11	Quercus macrocarpa / Burr Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUMU	12	Quercus muehlenbergii / Chinkapin Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QPMO	40	Quercus polymorpha 'Monterey' / Monterey Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUSH	31	Quercus shumardii / Shumard Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUTE	30	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUVI	30	Quercus virginiana / Southern Live Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	TADI	1	Taxodium distichum / Bald Cypress MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULAL	1	Ulmus alata / Winged Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULCR	25	Ulmus crassifolia / Cedar Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULPA	8	Ulmus parvifolia 'Allee' / Allee Lacebark Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPEC SIZE
	CCME	18	Cercis canadensis var. mexicana / Mexican Redbud MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	8'-10' HT.
	ILVO	37	Ilex vomitoria / Yaupon Holly MATCHED SPECIMEN, MULTI-STEM, TREE FORM	CONT.	3" CAL.	10'-12' HT.
	RHLA	3	Rhus lanceolata / Prairie Sumac MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	8'-10' HT.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SPEC SIZE
	ABRC	16	Abelia x 'Rose Creek' / Rose Creek Abelia	3 GAL.		2' HT MIN.
	AGAM	2	Agave americana / Century Plant	15 GAL.		2.5' HT MIN.
	BMWG	83	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	5 GAL.		2.5' HT MIN.
	CAKF	129	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 GAL.		2' HT MIN.
	HEPA	40	Hesperaloe parviflora / Red Yucca	3 GAL.		2' HT MIN.
	LEFR	66	Leucophyllum frutescens 'Greado' / Desperado Texas Sage	5 GAL.		36" HT MIN.
	LCPD	73	Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 GAL.		2.5' HT MIN.
	MUCA	33	Muhlenbergia capillaris / Pink Muhly	3 GAL.		2' HT MIN.
	MLLE	130	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly	1 GAL.		1' HT MIN.
	MCDO	187	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle	5 GAL.		2' HT MIN.
	NDHD	107	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 GAL.		1' HT MIN.
	NTPT	1,530	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 GAL.		1' HT MIN.
	PVSG	32	Panicum virgatum / Switch Grass	1 GAL.		12"-18" HT MIN.
	PAHN	76	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 GAL.		12"-18" HT MIN.
	PEAL	88	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass	1 GAL.		10"-12" HT MIN.
	PEAT	196	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 GAL.		1.5' HT MIN.
	ROPR	230	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 GAL.		1' HT MIN.
	RFGO	29	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan	1 GAL.		10"-12" HT MIN.
	SI	52	Salvia greggii / Autumn Sage	1 GAL.		10"-12" HT MIN.
	SSLB	105	Schizachyrium scoparium / Little Bluestem Grass	1 GAL.		10"-12" HT MIN.
	YURE	70	Yucca recurvifolia / Soft Leaf Yucca	3 GAL.		10-12"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT
	CD-TIF	102,782 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD		
	JH	69	Juniperus horizontalis / Creeping Juniper	1 GAL.	36" O.C.	1' HT MIN.
	LM	4,674 sf	Landscape Mulch	-		
	LMBB	2,884	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 GAL.	18" O.C.	1' HT MIN.
	OPJA	858	Ophiopogon japonicus / Mondo Grass	4" POTS	12" O.C.	.5" HT. MIN.
VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT
	FRCF	10	Ficus repens / Creeping Fig	1 GAL.	12" O.C.	1' HT MIN.

- LANDSCAPE NOTES
- 15% OF SITE AREA OR 67,300 SQ. FT. (1.55 AC.) MUST BE LANDSCAPE WITH GRASS, GROUND-COVER, TREES, SHRUBS, OR FLOWERING/NON-FLOWERING PLANTS
 - CITY OF KENNEDALE REQUIRES A MINIMUM OF 135 NEW TREES (3" CALIPER OR GREATER)
 - UP TO 50% OF THE REQUIRED TREES MAY BE REPLACED BY 5 GALLON SHRUBS, AT THE RATE OF 1 TREE = 10 SHRUBS



ISSUE FOR
CONSTRUCTION

PROJECT
ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	CONSTRUCTION ISSUE	07/13/2021
	PLANTING SCHEDULE FORMATTING UPDATE	08/18/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

SHEET TITLE

PLANTING SCHEDULE

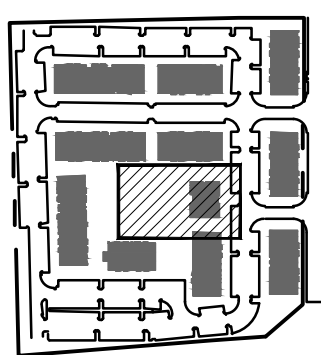
SHEET NUMBER

L6-06

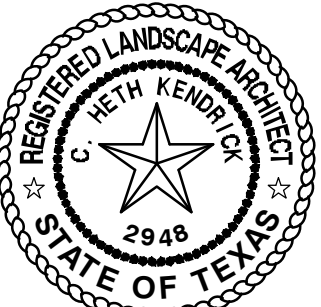
PLANT SCHEDULE ENTRANCE PLANTING

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SPEC SIZE	QTY
	QUSH	Quercus shumardii / Shumard Red Oak	CONT.	6" CAL.	12'-14' HT.	1
	QUVI	Quercus virginiana / Southern Live Oak	CONT.	6" CAL.	12'-14' HT.	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	SPEC SIZE	QTY
	ABRC	Abelia x 'Rose Creek' / Rose Creek Abelia	5 GAL		2' HT MIN.	72
	LEFR	Leucophyllum frutescens 'Greado' / Desperado Texas Sage	5 GAL		36" HT MIN.	68
	MUCA	Muhlenbergia capillaris / Pink Muhly	5 GAL		2' HT MIN.	53
	NTPT	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	5 GAL		1' HT MIN.	128
	ROPR	Rosmarinus officialis 'Prostratus' / Dwarf Rosemary	7 GAL		1' HT MIN.	200
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT	QTY
	LMBB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	3 GAL	18" O.C.	1' HT MIN.	68

KEY MAP



SEAL

ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

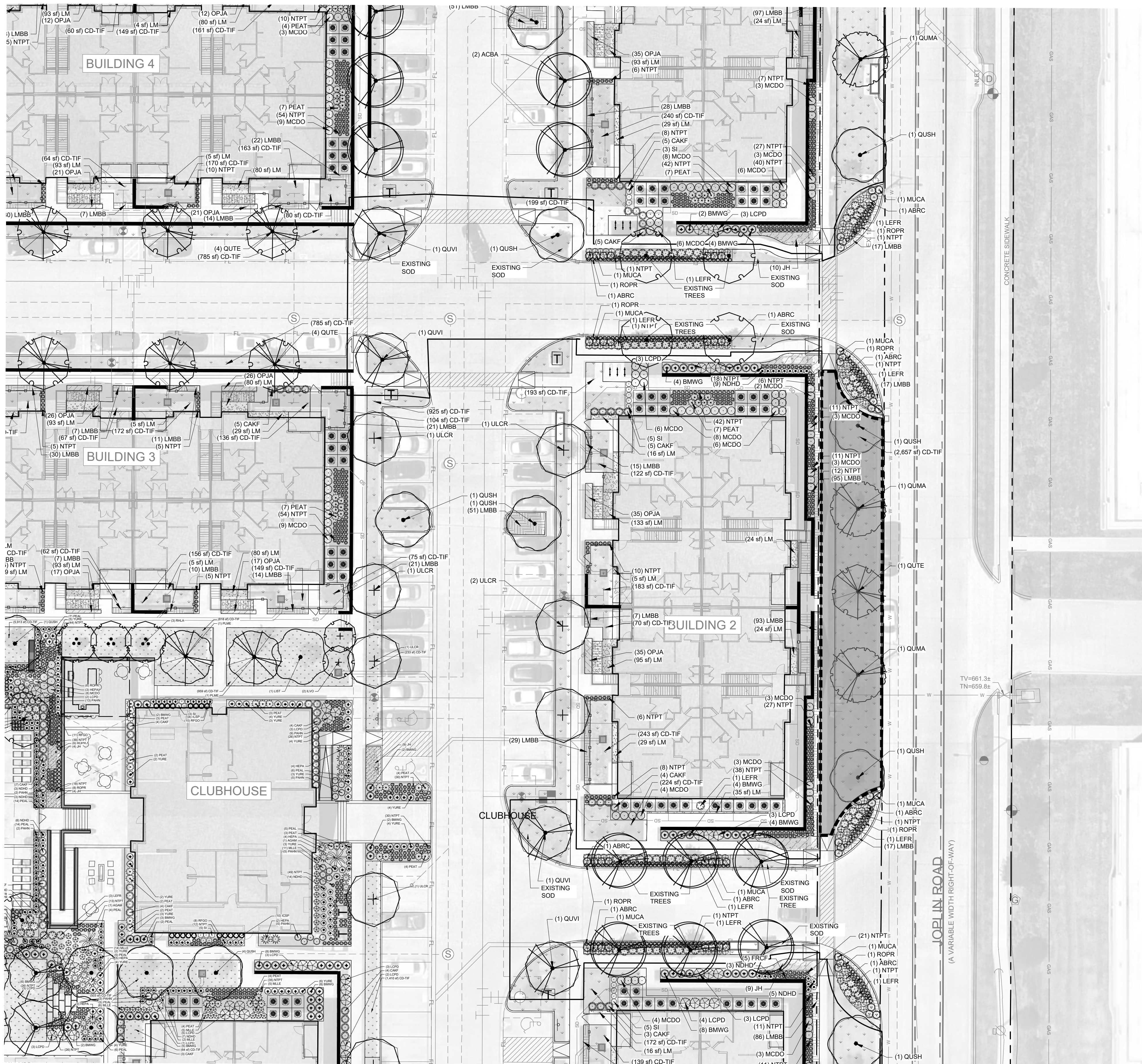
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

ENTRANCE PLANTING PLAN

SHEET NUMBER

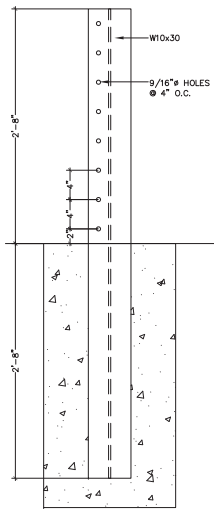
EX-01



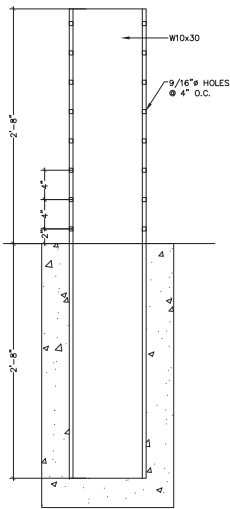
1 PLANTING PLAN

SCALE: 1" = 20' - 0"

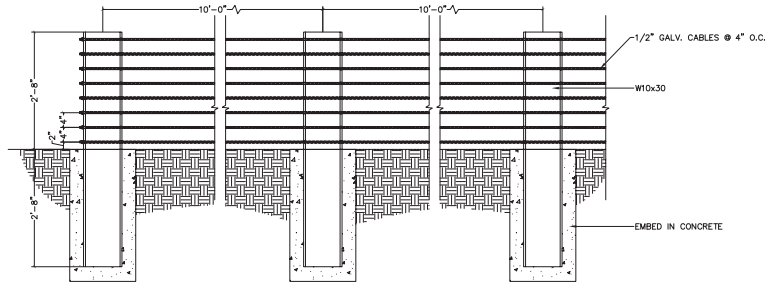
EXHIBIT D - GUARDRAIL
DETAILS



01 CABLE BARRIER RAIL
Scale: 1 1/2" = 1'-0"
REF: R/A



02 CABLE BARRIER RAIL
Scale: 3/4" = 1'-0"
REF: R/A



FI STEEL	
CUSTOMER: WOOD PARTNERS	
JOB NAME: xx	
DATE OF PRINT: 11-13-2023	
REVISION: 0	
REVISION DATE: X-X-XX	
DRAWN BY: ND	
BR 1	

**EXHIBIT D - GUARDRAIL
DETAILS**



SITE POSTING

3100 JOPLIN RD





The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	607861	Print Legal Ad-IPL02022220 - IPL0202222		\$65.23	1	32 L

Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON TUESDAY, NOVEMBER 19, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-10 TO CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "MF-MULTIFAMILY DISTRICT" TO "PD-PLANNED DEVELOPMENT" FOR APPROXIMATELY 10.2722 ACRES FOR BLOCK 1, LOT 2R1, OF THE VAQUERO COOKER ADDITION, LOCATED AT 3100 JOPLIN RD., CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0202222
Nov 1 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

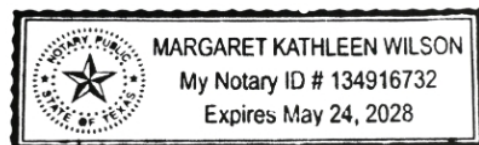
11/01/24

Mary Castro

Sworn to and subscribed before me this 1st day of November in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



Layer List

Layers

- ☐ Overlay Districts - Floodplain
- ☒ Overlay Districts - Business 287 and Interstate 20/820 Loop
- ☐ Zoning (View)
- ☒ TAD Parcels
- ☒ KennedaleCityLimits
- ☐ Aerials2019

DOWNLOAD CSV

1 Feet: 4.68 644441 44576-1-2R1 42979020	2 Feet: 408.52 639804 40283-1-14 06436463	3 Feet: 419.17 627220 40283-1-27 06577555	4 Feet: 426.42 639871 40283-1-15 06436471	5 Feet: 438.59 627281 40283-1-26 06577547	6 Feet: 453.06 627327 40283-1-28 06577563	7 Feet: 460.49 243898 A 792-1A01 04469968	8 Feet: 465.33 627211 40283-1-25 06577539
---	--	--	--	--	--	--	--

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
ALTA 287 OWNER LLC	5440 HARVEST HILL RD STE 206	DALLAS, TX	75230
HARDY, CORNELIUS R	1406 FERN CT	KENNEDALE, TX	76060
LINDSAY, CHRISTINA	1411 DERBY DR	KENNEDALE, TX	76060
MCCARTNEY, DAMON L	1404 FERN CT	KENNEDALE, TX	76060
MARTIN, PRISCILLA	1409 DERBY DR	KENNEDALE, TX	76060
SANCHEZ, FILOMENO C	416 GLENBROOK DR	KENNEDALE, TX	76060
SANCHEZ, FILOMENO	416 GLENBROOK DR	KENNEDALE, TX	76060
RESTREPO, GIOVANNA	1407 DERBY DR	KENNEDALE, TX	76060
WEINER, STEVEN J	416 COKER VALLEY DR	KENNEDALE, TX	76060
HIVALE, JOHN S	418 COKER VALLEY DR	KENNEDALE, TX	76060
MOTT, CARLOS	414 COKER VALLEY DR	KENNEDALE, TX	76060
PEREZ, DANIEL	1407 FERN CT	KENNEDALE, TX	76060
ALFORD, PETER	1405 DERBY DR	KENNEDALE, TX	76060
WATSON, MICHAEL	412 COKER VALLEY DR	KENNEDALE, TX	76060
BOING US HOLDCO INC	440 S CHURCH ST SUITE 700	CHARLOTTE, NC	28202
LIZARRAGA, RICHARD	1405 FERN CT	KENNEDALE, TX	76060
KREIGER, VICTOR	1402 FERN CT	KENNEDALE, TX	76060
PLAZA STREET FUND 206 LLC	2400 W 75TH ST STE 220	PRAIRIE VILLAGE, KS	66208
CARRASCO, THOMAS E	1403 DERBY DR	KENNEDALE, TX	76060
VAQUERO KENNEDALE PARTNERS LP	2900 WINGATE ST STE 200	FORT WORTH, TX	76107
NEWTON, SHERRY LYNN	414 GLENBROOK DR	KENNEDALE, TX	76060
VAQUERO KENNEDALE PARTNERS LP	2900 WINGATE ST STE 200	FORT WORTH, TX	76107
KETNER, RICHARD L	1406 MALLARD CT	KENNEDALE, TX	76060
MOORE, LISA	1403 FERN CT	KENNEDALE, TX	76060
RAMIREZ, PATRICIA	2131 WATERFIELD CT	GRAND PRAIRIE, TX	75052
NICHOLS, MATTHEW	410 COKER VALLEY DR	KENNEDALE, TX	76060
OWENS, MELVIN L	1404 MALLARD CT	KENNEDALE, TX	76060
SAMMS, SARAH	1406 DERBY DR	KENNEDALE, TX	76060
DENNIS, KENNETH	5904 WILLOW VIEW	ARLINGTON, TX	76017
BINGAMAN, TIM	1404 DERBY DR	KENNEDALE, TX	76060
PUBLIC STORAGE	6221 JOPLIN RD	ARLINGTON, TX	76001
MYERS, JOHNETTA	6221 JOPLIN RD STE 101	ARLINGTON, TX	76017
CASTLEBERRY, JORDAN	4415 BRADLEY LN	ARLINGTON, TX	76017
PS LPT PROPERTIES INVESTORS	701 WESTERN AVE	GLENDALE, CA	91201
NALU SKIN & BODY	6221 JOPLIN RD STE 131	ARLINGTON, TX	76017
VALIANT SKY VENTURES LLC	310 W AUSTIN ST	JEFFERSON, TX	75657
MURPHY, BRANDON J	3224 JOPLIN RD	KENNEDALE, TX	76060
COOK, DAHL B	1402 DERBY DR	KENNEDALE, TX	76060
HALL, SHARON KAY	1402 MALLARD CT	KENNEDALE, TX	76060
MORIN, MICHAEL	1402 MALLARD CT	KENNEDALE, TX	76060
FLORES, GILBERT	1409 MALLARD CT	KENNEDALE, TX	76060
MARKS, AL	408 COKER VALLEY DR	KENNEDALE, TX	76060
CONLIN, MEREDITH	5807 VILLAGE GLEN TR	ARLINGTON, TX	76016



November 1, 2024

To Whom It May Concern;

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, November 19, 2024, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE #24-10 TO CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "MF-MULTIFAMILY DISTRICT" TO "PD-PLANNED DEVELOPMENT" FOR APPROXIMATELY 10.2722 ACRES FOR BLOCK 1, LOT 2R1, OF THE VAQUERO COKER ADDITION, LOCATED AT 3100 JOPLIN RD., CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearing or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or permits@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.

Sincerely,

Nathaniel Gonzales
Community Development Director
817-985-2135



NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W Kennedale Parkway
Kennedale, TX 76060

November 1, 2024

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, November 19, 2024, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE #24-10 TO CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "MF-MULTIFAMILY DISTRICT" TO "PD-PLANNED DEVELOPMENT" FOR APPROXIMATELY 10.2722 ACRES FOR BLOCK 1, LOT 2R1, OF THE VAQUERO COKER ADDITION, LOCATED AT 3100 JOPLIN RD., CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to you in case you wish to attend the public hearing or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or permits@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.

Sincerely,

Nathaniel Gonzales
Community Development Director
817-985-2135



OFFICE OF THE CITY SECRETARY

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060

OFFICE: 817-985-2102 | FAX: 817-478-7169

July 18, 2024

Confirmation of Receipt

The following documents were submitted to the Office of the City Secretary on July 18th 2024.

- 1 – Listing of all signatures objecting to zoning case #24.10
- 20 – Zoning Change Written Protest Individual Forms with Signatures
- 1 – Property Map with markings to designate each property with a signature on file.

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,

Bobbie Jo Taylor, TRMC, CMC
City Secretary

Turned in to City of Kennedale
on 7/18/24

Date 7/15/24

Objection to City of Kennedale – Case 24-10

Conduct a public hearing and consider a zoning change from MF to PD for approximately 10.2722 acres for block 1, lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas.

The undersigned Kennedale residents within 200 feet strongly object to the above referenced development.

Name/Signature	Address	Sq Ft
Priscilla Smith Priscilla Smith	1409 Derby Drive	10,175
Christina Husfeld	1411 Derby Dr.	14,547
Tim A BINGAMAN	1404 1404 Derby Dr.	10,270
Dawn Nichols	410 Coker Valley Dr.	15,581
Andrea Lynn Jones	414 Coker Valley Dr.	26,397
John L. Fivale	418 Coker Valley	35,937
William Atchley	1400 Fern Ct	9,375
VICTOR KRISGER	1402 FERN CT.	8,751
DANIEL PEREZ	1407 Fern Ct.	11,228
Lacey Hardy	1406 Fern Ct	11,230
Claudio McPartney	1404 FERN CT	9,272
Robert Drew Kel	1401 Fern Ct.	9,638
Michael Morin	1402 Mallard Ct.	8,751
Missy Ketner & Richard Mketner	1406 Mallard Ct	12,323
Wendy Owens	1404 MALLARD CT.	8,751
Al M...	408 Coker Valley Dr	13,000
Dillon Cook	1402 Derby Drive	10,140
Julia R...	1407 Derby DR.	10,268

Date 7/15/24

Objection to City of Kennedale – Case 24-10

Conduct a public hearing and consider a zoning change from MF to PD for approximately 10.2722 acres for block 1, lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas.

The undersigned Kennedale residents within 200 feet strongly object to the above referenced development.

Name/Signature

Address

Sq Ft

James Cernasco

1403 Derby Dr

~~2700~~ 9571

M. A.

412 C. Km Vallot Da

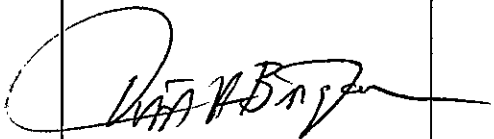
ZONING CHANGE
WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

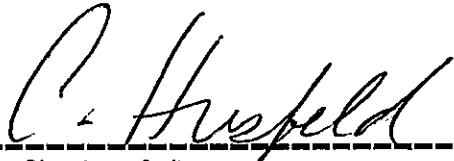
Property Legal Description for
Proposed Zoning Change

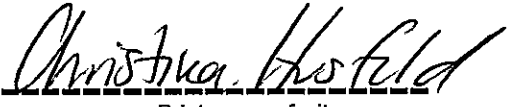
3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Tim A. Bingham	1404 Derby Dr	

Witnessed by: _____


Signature of witness


Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 PM

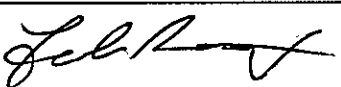
ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
FABIAN Restrepo	1407 DERBY DRIVE	

Witnessed by: _____

C. Husfeld
Signature of witness

Christina Husfeld
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Di Ann Cook	1402 Derby Drive	Di Ann Cook

Witnessed by: _____

C. Husfeldt
Signature of witness

Christina Husfeldt
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

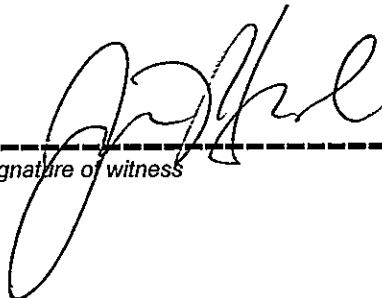
Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Christina Husfeld	1411 Derby Dr.	C. Husfeld

Witnessed by: _____


Signature of witness

Jason Husfeld
Print name of witness

7/15/24
Date Petition Signed
by Petitioner & Witness

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE
WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Priscilla Smith	1409 Derby Dr	<i>Priscilla Smith</i>

Witnessed by: _____
Signature of witness: *C. Husfeld* Print name of witness: Christina Husfeld

7/15/24
Date Petition Signed
by Petitioner & Witness

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 PM

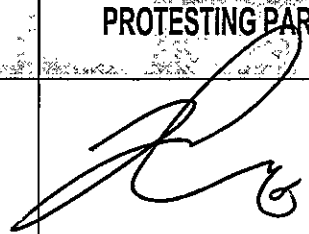
ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Thomas Cerraso	1403 Derby Dr	

Witnessed by: _____

Signature of witness



Christina Husfeld

Print name of witness

7/15/24

*Date Petition Signed
by Petitioner & Witness*

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

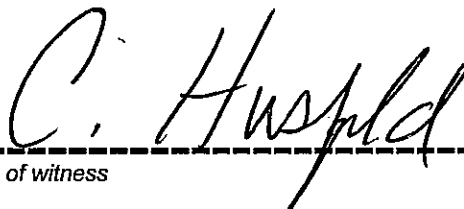
3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
AI Marks	408 COKER Valley Dr	

Witnessed by: _____

Signature of witness



Christina Husfeld

Print name of witness

7/15/24

*Date Petition Signed
by Petitioner & Witness*

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 PM

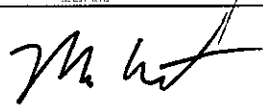
ZONING CHANGE
WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
MICHAEL Watson	412 COKER VALLEY DR. KENNEDELE TX 76060	

Witnessed by:  Christina Hustfeld
Signature of witness Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/18/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

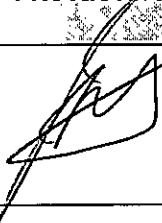
ZONING CHANGE
WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
John Hival Susan "	418 Coker Valley 76060 Kennedale	

Witnessed by: _____

C. Hsfield
Signature of witness

Christina Hsfield
Print name of witness

7/15/24
Date Petition Signed
by Petitioner & Witness

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

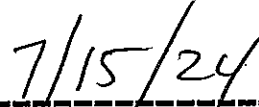
PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Carlos & Andrea Lynn Mott	414 Coker Valley Dr.	

Witnessed by: _____

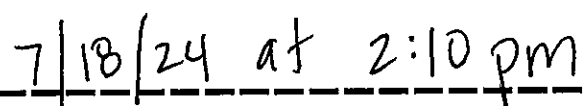

Signature of witness


Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT


Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale



ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Susan Nichols	410 Coker Valley Dr.	<i>[Handwritten Signature]</i>

Witnessed by: *C. Hnsfeld* *Christina Hnsfeld*
Signature of witness Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE
WRITTEN PROTEST - INDIVIDUAL

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

Ro

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Robert DREW	12601 Fern Ct.	<i>[Signature]</i>

Witnessed by: _____

C. Husefeld
Signature of witness

Christina Husefeld
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/10/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
TRACY HARDY	1406 Fennell St. Kennedale TX	Tracy Hardy

Witnessed by: _____

C. Husfeld
Signature of witness

Christina Husfeld
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
CLAIRE MCCARTNEY	1404 FERN CT.	Claire McCartney

Witnessed by: _____

C. Hufeld
Signature of witness

Christina Hufeld
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Daniel Perez	1407 Fern Ct.	

Witnessed by: C. Husfeld Christina Husfeld
Signature of witness Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10pm

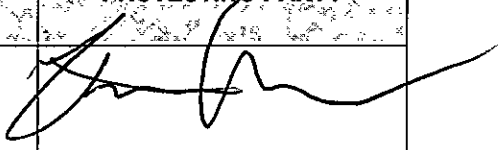
ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

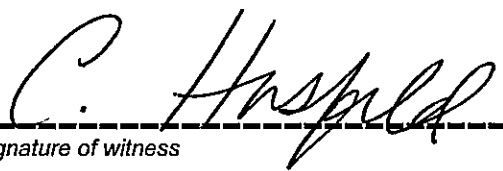
Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
VICTOR KRIEGER	1402 FERN CT.	

Witnessed by: _____


Signature of witness

Christina Husfeld
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
WILLIAM ATCHETT	1400 FERN ST	

Witnessed by:  Christina Hrsfeld
Signature of witness Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Richard & Missy Ketner	1404 Mallard Ct Kennedale 76060	M Ketner & RL Ketner II

Witnessed by: _____

C. Hugfield
Signature of witness

Christina Hugfield
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

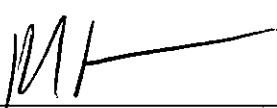
ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

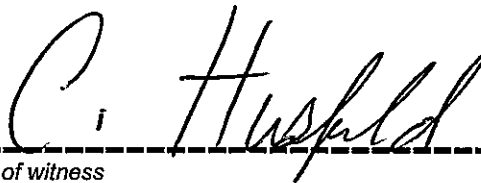
3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Michael Morin	1102 Mallett Ct	

Witnessed by: _____

Signature of witness



Christina Husfeld

Print name of witness

7/15/24

*Date Petition Signed
by Petitioner & Witness*

STATE OF TEXAS
COUNTY OF TARRANT

Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

ZONING CHANGE **WRITTEN PROTEST - INDIVIDUAL**

A valid, written protest to a proposed zoning amendment, supplement, or change must be filed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Legal Description for
Proposed Zoning Change

3100 Joplin Rd, Kennedale, TX 76060
VAQUERO COKER ADDITION Block 1 Lot 2R1

This written protest must bear the original signature of ONLY the owner of property that is: (1) subject to the proposed zoning change; or, (2) situated within 200 feet of the property which is the subject of the proposed zoning change.

PRINTED NAME OF PROTESTING PARTY (AS IT APPEARS ON THE CITY'S TAX ROLL)	ADDRESS/DESCRIPTION OF PROPERTY AFFECTED WITHIN 200 FEET OF THE PROPOSED ZONING CHANGE FOR WHICH THIS PROTEST IS SUBMITTED	SIGNATURE OF PROTESTING PARTY
Melvin Owens	1404 MALLARD	Melvin Owens

Witnessed by: _____

C. Hugfield
Signature of witness

Christina Hugfield
Print name of witness

STATE OF TEXAS
COUNTY OF TARRANT

7/15/24
Date Petition Signed
by Petitioner & Witness

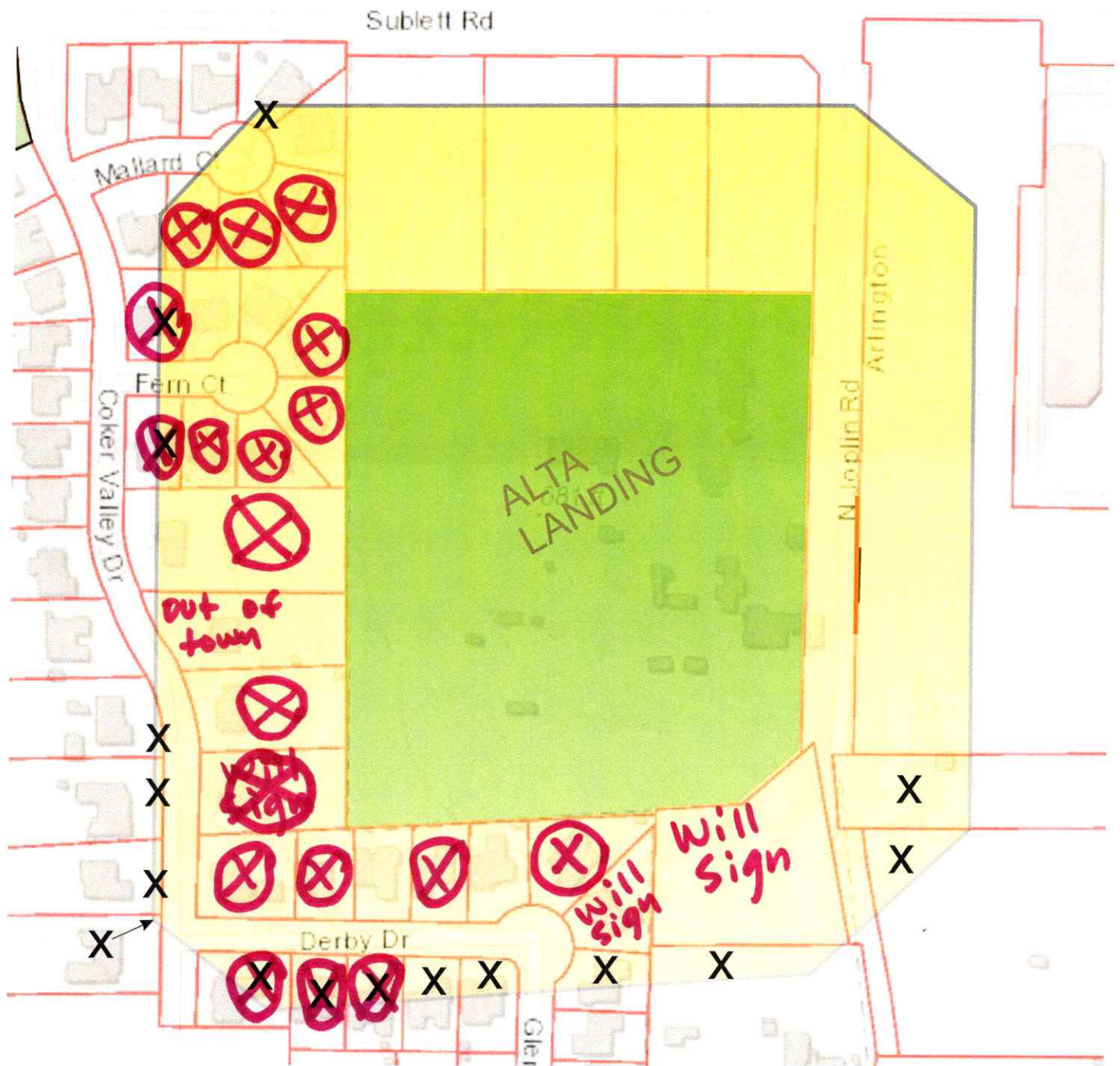
Date and Time of Protest Submittal to The City of Kennedale

7/18/24 at 2:10 pm

15

23

This is close but not 100% the outer properties with small portions are needed, every square foot counts.



19/29
Main Homes

25

11/4
npiz

to two
miles

10/10/10

3100 Joplin Rd Zoning Change Protest Verification							
Property Address	Total Acres	Acres Counted	Owner	Name of Signature	Does Name Match TAD?	Certified Protest Y/N	Sqyd in Buffer from GIS
1406 Mallard Ct	0.290844	0.290844	Ketner, Richard L II	Richard & Missy Ketner	Y	Y	
1404 Mallard Ct	0.213264	0.213264	Owens, Melvin L	Melvin Owens	Y	Y	
1402 Mallard Ct	0.212044	0	Hall, Sharon Kay	Michael Morin	N	N	82 sqyd
1407 Fern Ct	0.282795	0.282795	Perez, Daniel	Daniel Perez	Y	Y	
1406 Fern Ct	0.26235	0.26235	Hardy, Cornelius R	Tracy Hardy	Y	Y	
1404 Fern Ct	0.220872	0.220872	McCartney, Claire	Claire McCartney	Y	Y	
1402 Fern Ct	0.208406	0.12334711	Kreiger, Victor E	Victor Krieger	Y	Y	597 sqyd
418 Coker Valley Dr	0.826783	0.64421488	Hivale, John S	John & Susan Hivel	Y	Y	3118 sqyd
414 Coker Valley Dr	0.606045	0.51260331	Mott, Carlos	Carlos & Andrea Lynn Mott	Y	Y	2481 sqyd
412 Coker Valley Dr	0.546608	0.50640496	Watson, Michael	Michael Watson	Y	Y	2451 sqyd
410 Coker Valley Dr	0.362922	0.29958678	Nichols, Matthew B	Susan Nichols	Y	Y	1450
1403 Derby Dr	0.223655	0.223655	Carrasco, Thomas E	Thomas Carrasco	Y	Y	
1407 Derby Dr	0.240196	0.240196	Restrepo, Giovanna	Fabian Restrepo	Y	Y	
1411 Derby Dr	0.332673	0.332673	Lindsay, Christina	Christina Husfeld	N	Y	
408 Coker Valley Dr	0.287487	0.00330579	Marks, Al	Al Marks	Y	Y	16 sqyd
1402 Derby Dr	0.237593	0.3739669	Cook, Dahl B	Di Ann Cook	Y	Y	181 sqyd
1404 Derby Dr	0.2411151	0	Bingaman Revocable Trust	Tim A Bingaman	N	N	207 sqyd
1409 Derby Dr	0.236815	0.236815	Martin, Priscilla	Priscilla Smith	N	Y	
Total	5.8324671	4.76689373					
200 FT Buffer Acreage	25.40						
	25.4 - 10.2722 (Alta Acreage) = 15.1278 acres of buffer						
	15.1278 x .2 = 3.02556						
20% Protest of Acreage Needed	3.02556						
Total Uncertified	5.8324671	9.53378746	(4.82660548/15.1278) x 100 = 31.9%				
Total Certified		4.76689373	(4.76689373/15.1278) x 100= 31.5%				
1401 Fern Ct	0.236476	n/a	Drew Robert	Robert Drew	Y	N- Not in Buffer	Not Counted
1400 Fern Ct	0.224425	n/a	William Atchiley	William Atchiley	Y	N- Not in Buffer	Not Counted
1405 Fern Ct	0.224747	n/a	Lizarragar Richard Kevin	Richard Lizarragar	Y	N- Not in Buffer	Not Counted, received 07/25/24

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.B.2.

SUBJECT
Take action on an ordinance to amend the Unified Development Code as described in Zoning Case#24-10 a proposed zoning change request from “MF-Multifamily District” to “PD-Planned Development” for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd., City of Kennedale, Tarrant County, Texas, known as Alta Landing. - Action Item

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Ordinance 777 Alta Landing PD	Ordinance 777 Alta Landing PD.pdf
----	-------------------------------	-----------------------------------

ORDINANCE NO. 777

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, AMENDING CHAPTER 3 OF THE CITY OF KENNEDALE UNIFIED DEVELOPMENT CODE; EXHIBIT "A" OF SUBPART B, "DEVELOPMENT STANDARDS;" OF THE CODE OF ORDINANCES, CITY OF KENNEDALE BY CHANGING THE ZONING ON APPROXIMATELY 10.2722 OF LAND SITUATED IN LOT 2R1 BLOCK 1 OF THE VAQUERO COKER ADDITION, LOCATED AT 100 JOPLIN RD., CITY OF KENNEDALE, TEXAS, FROM A PLANNED DEVELOPMENT TO TOWNHOUSE PLANNED DEVELOPMENT IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Kennedale heretofore adopted the Unified Development Code of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 10.2722 acres of land situated in Lot 2R1, Block 1, the Vaquero Coker Addition, commonly known as 3100 Joplin Rd., City of Kennedale, Texas, have filed an application to rezone the zoning from MF-Multifamily District to PD-Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on July 25, 2024, with respect to the proposed rezoning as described herein; and

WHEREAS, the City Council of the City held a public hearing on November 20, 2024, with respect to the proposed rezoning as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a rezoning on the property; and

WHEREAS, the City Council finds that amendment of the Zoning Map as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1.

The Unified Development Code of the City of Kennedale, as amended, are hereby amended on the hereinafter described property and area to establish a Planned Development District as shown below:

Approximately 10.2722 acres of land situated in Lot 2R1, Block 1, of the Vaquero Coker Addition, commonly known as 3100 Joplin Rd., City of Kennedale, Tarrant County, Texas; depicted in Exhibit "A," attached hereto.

SECTION 2

The Development Standards, Concept Plan, Conceptual Landscape Plan, Concept Open Space Plan, and Concept Open Space Management Plan of the proposed Planned Development District No. 24-10, attached hereto as Exhibit "B incorporated herein for all purposes allowed by law, are hereby approved as the Development Standards, Concept Plan, Conceptual Landscape Plan, Concept Open Space Plan, and Concept Open Space Management Plan for this Planned Development District No.24-10).

SECTION 3

The official Zoning Map of the City is hereby amended, and the Director of Community Development is directed to revise the official Zoning Map to reflect the approved Planned Development District No. 24-10 as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms, and conditions contained herein and in Exhibit B attached hereto, as well as the applicable regulations contained in the Unified Development Code Regulations and all other applicable and pertinent ordinances of the City.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in

which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances, City of Kennedale, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Unified Development Code or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 9

The City Secretary of the City is hereby directed to publish the caption in the official newspaper of the City as required by Section 3.07 of the Charter of the City.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2024.

BRAD HORTON
MAYOR

ATTEST:

BOBBIE JO TAYLOR
CITY SECRETARY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CARVAN E. ADKINS
CITY ATTORNEY

EXHIBIT A
Legal Description for Property
at
3100 Joplin Road, Kennedale, Texas

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 10.5930 acre (461,430 square foot) tract of land situated in the James P. Hawkins Survey, Abstract No. 792, City of Kennedale, Tarrant County, Texas; said tract being all of Lot 2R, Block 1, Vaquero Coker Addition, an addition to the City of Kennedale according to the plat recorded in Instrument No. D220088645 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed with Vendor's Lien to ALTA 287 Owner, LLC recorded in Instrument No. D221182373 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in the west right-of-way line of Joplin Road (a variable width right-of-way); said point being the northeast corner of Tract 2 in said Vaquero Kennedale Partners, LP deed recorded in Instrument No. D219279315;

THENCE along the said west line of Joplin Road the following three (3) calls:

South 0°09'12" West, a distance of 299.90 feet to a 5/8-inch iron rod found for corner;

South 0°27'23" West, a distance of 264.68 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 19°05'41" West, a distance of 63.84 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being in the south line of that tract described in said Vaquero Kennedale Partners, LP deed recorded in Instrument No. D220174878;

THENCE South 49°23'31" West, along the south line of said Vaquero Kennedale Partners, LP tract, a distance of 110.00 feet to a 5/8-inch iron rod found for corner;

THENCE South 85°30'31" West, continuing along the said south line of the Vaquero Kennedale Partners, LP tract, a distance of 116.68 feet to a 5/8-inch iron rod found for corner;

THENCE South 85°27'00" West, a distance of 425.77 feet to an axle found for corner; said point being the southeast corner of Lot 21, Block 1, Steeplechase Section Two, an addition to the City of Kennedale according to the plat recorded in Cabinet A, Page 1082 of the Plat Records of Tarrant County, Texas;

THENCE North 1°24'36" West, along the east line of said Block 1, to and along the east line of Block 1, Steeplechase Section One, an addition to the City of Kennedale according to the plat recorded in Cabinet A, Page 475 of said Plat Records, a distance of 729.61 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southwest corner of Lot 1R in said Block 1 of Vaquero Coker Addition;

THENCE along the south line of said Lot 1R, the following three (3) calls:

North 88°37'21" East, a distance of 241.01 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 88°56'08" East, a distance of 259.16 feet to a 5/8-inch iron rod with "JPH" cap found for corner;

South 89°47'50" East, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 10.5930 acres or 461,430 square feet of land, more or less.

EXHIBIT B
ALTA 287
DEVELOPMENT STANDARDS FOR MULTI-FAMILY (MF) RESIDENTIAL
(PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road at 3100 Joplin Road in Kennedale, Texas (Property), Alta 287 Owner, LLC (Owner).

The intent of these Planned Development (PD) guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional regulations and standards not permitted in the existing zoning. This community features high-quality apartments that are desirable in a higher-density residential area.

- I. **Purpose:** This Property is designed to allow a multi-family development, consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The Owner or its designee shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and conforming to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.
- II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site plan shall prevail.
- III. **Permitted Uses:** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale Unified Development Code except as detailed in this Planned Development District.
- IV. **Development Regulations**
 - A) **Plan Requirements:** No application for any new building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the City of Kennedale, has been approved by the City Council and recorded in the Tarrant County Plat Records.
 - B) **Development Standards:** All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a contradiction between the Unified Development Code, this ordinance, and/or the attached exhibits, the exhibits shall prevail. The following standards shall be required:
 - 1. No minimum lot size for this Property.
 - 2. Density and Unit Sizes:
 - a. The maximum number of units is 270.
 - b. The minimum unit size for an efficiency apartment is 582 SF.
 - c. The minimum unit size for a one-bedroom apartment is 723 SF.
 - d. The minimum unit size for a two-bedroom apartment is 1,112 SF.
 - e. The minimum unit size for a three-bedroom apartment is 1,520 SF.

3. Height:
 - a. Maximum height of multi-family structures: 45 feet.
 - b. Maximum stories of multi-family structures: 3 stories.
 - c. Maximum height of accessory structures: 26 feet.
 - d. Maximum stories of accessory structures: 1 story.
4. Maximum impervious coverage: 75%.
5. Setbacks are as shown on the site plan. No internal setbacks for the property apply.
 - a. Stairwells along Joplin are permitted to encroach into the setback as shown on the site plan.
6. Parking:
 - a. All off-street parking shall be located as depicted and shown in the attached exhibits. The minimum number of parking spaces shall be 400.
 - b. Loading zone requirements shall be excluded from the development.
 - c. A multi-level parking structure shall not be permitted on site.
 - d. Signage: Sign shall be located as depicted and shown on the Site Plan.

V. Design Standards:

- A) Building Form Standards: All new buildings constructed after the date of passage of this Ordinance shall meet, at minimum, the building form and design standards outlined in the Unified Development Code Section 3.7 (B) and (C) and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.
- B) Fences/ Walls/ Retaining Walls/ Guard Rails:
 - a. Fences, screen walls, retaining walls, and guard rails shall be maintained by the Owner, a Property Owner's Association or similar managing authority in the locations shown on the Site Plan. Owner or its designee shall engage a licensed engineer to conduct an annual inspection of fences, screen walls, retaining walls, and guard rails and report in writing the findings and recommendations resulting from such inspections to the City.
 - b. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.
 - c. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.
 - d. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.
- C) Landscaping: Landscaping shall conform to the Landscaping exhibit and must be maintained by the Owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6-months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the Owner or

its property management company.

- D) Dumpster: The existing dumpster located at the southwest corner of the property shall be relocated to the northeast corner of the property, as shown on the in the attached exhibits.
- E) Performance of the obligations required of these PD guidelines, development and design standards shall commence within 180 days and shall be completed within 360 days of the passage of this Ordinance.
- F) Monthly reports of progress on the completion of the obligations of this Ordinance will be submitted by the Owner to the City of Kennedale and electronically posted to the residents of the Steeplechase.

VI. Noncompliance:

- A) Fines for Noncompliance: Failure to meet any of the development regulations or design standards set out above will be subject to the penalties and fines described in the Unified Development Code of the City of Kennedale.

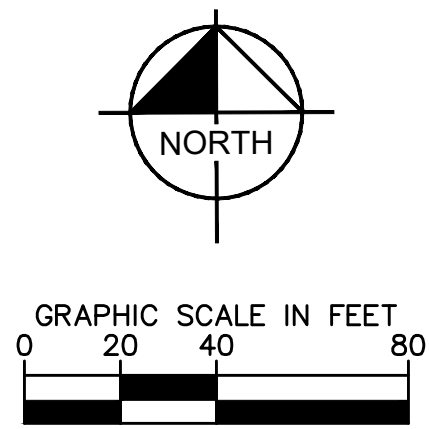
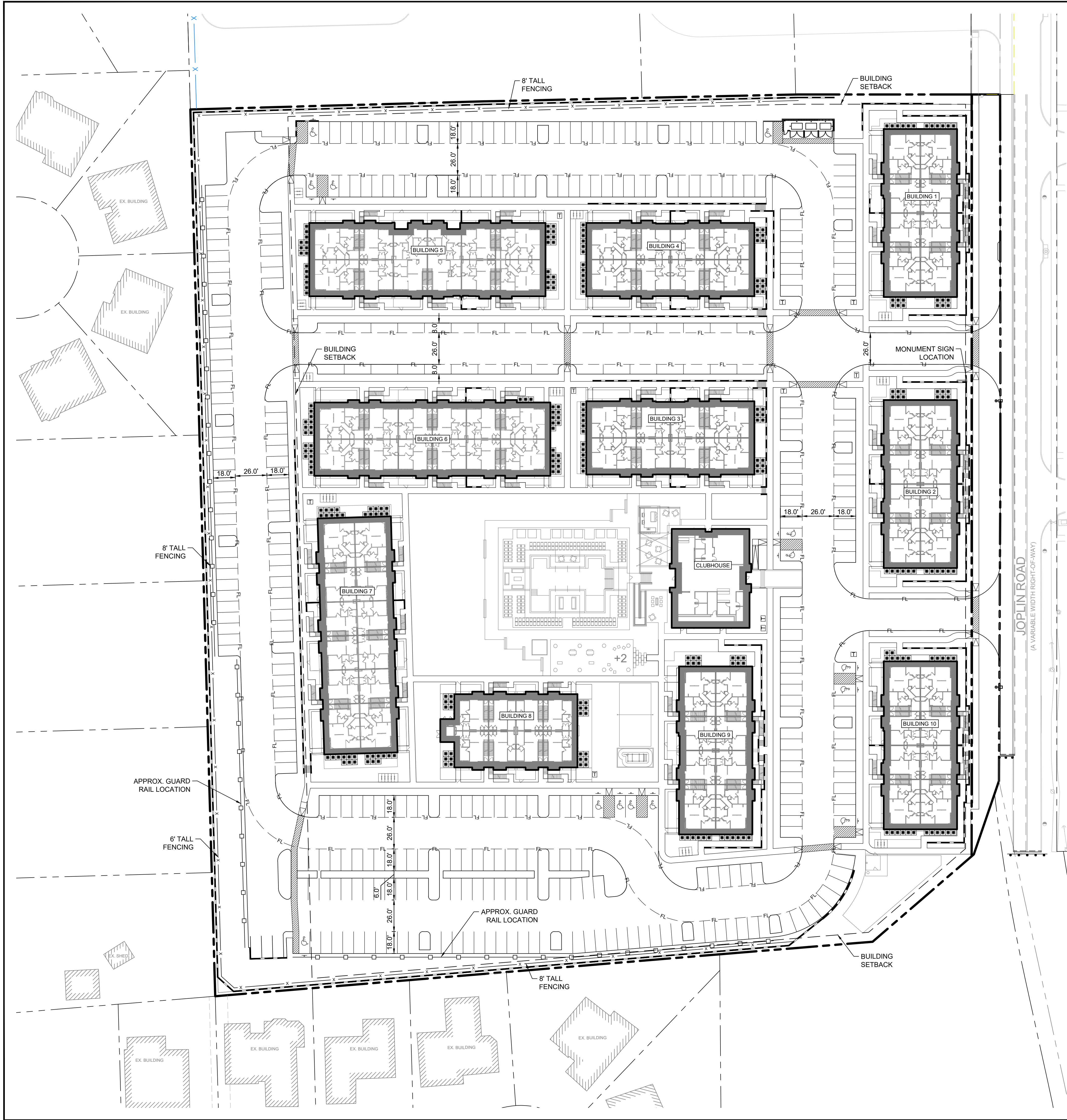
VII. Annual Meeting and Notices:

- A) Building Form Standards: The Steeplechase Homeowners Association and the development property management team shall meet annually on-site.
- B) Notices. Prior to a change of zoning or any amendment, the Steeplechase Homeowners Association must be notified in writing 30 days prior to making application with the City of Kennedale.

Planned Development Regulations Summary Table ‘A’

PLANNED DEVELOPMENT REGULATIONS - TABLE 'A'		
	Existing	Proposed
Base Zoning	MF	PD
Uses	Multi-Family	Multi-Family
Setbacks (Minimum)		
Front Yard - Primary	5 Feet	5 Feet
Side Yard (Exterior End of Building)	8 Feet	8 Feet
Rear Yard	80 Feet	80 Feet
Building Height (Maximum)	45 Feet	45 Feet
Building Stories (Maximum)	3	3
Building Height – Accessory (Maximum)	26 Feet	26 Feet
Building Stories – Accessory (Maximum)	1	1
Minimum parking setback	30 Feet	18 Feet
Parking	Max. 400 spaces	Max. 400 spaces

IMAGES XREF x1017-ehbht - XREF xsource - XREF x2456 - XREF x500m
 XREFS XREF x2456 - XREF x500m
 BY XREF x2456 - XREF x500m
 DAW NAME KODAL CHIL 005700300 ALI X27 KENNEDIALC&XHBH&D&M&STER EXHIBIT 711-234JWG
 LAST SAVED 7/16/2013 5:29 PM



<u>LEGEND</u>	
	PROPERTY LINE
	FIRELANE STRIPING
	BUILDING SETBACK LINE
	RETAINING WALL
	APPROX. FENCE LOCATION
	APPROX. GUARD RAIL LOCATION

EX.

SHEET NUMBER

SITE LAYOUT EXHIBIT

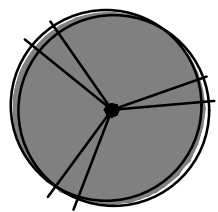
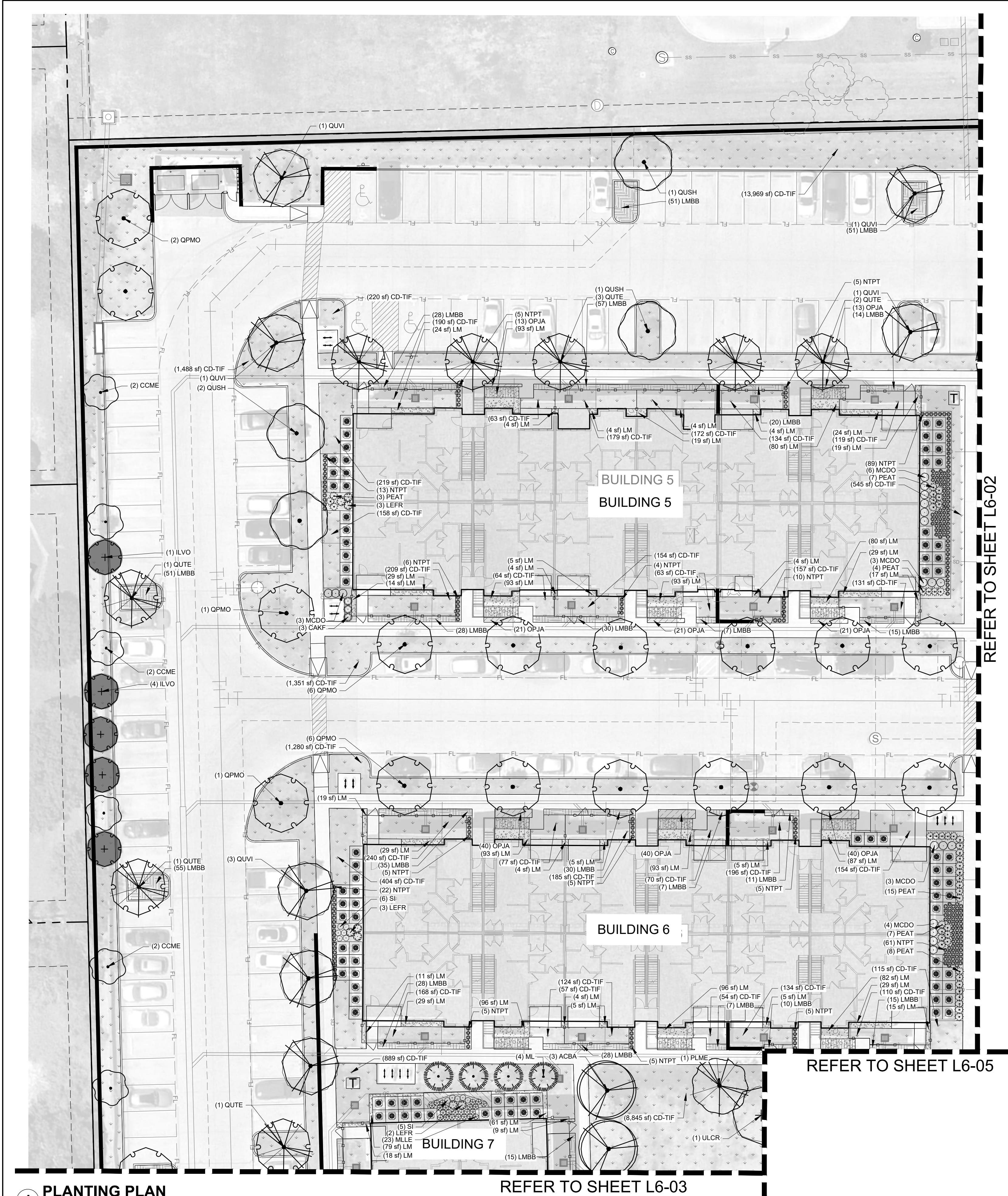
ALTA 287
LOT 2R, BLOCK 1
VAQUERO COKER ADDITION
KENNEDALE, TX

PROJECT No. 067780330
DATE: FEB 2024
SCALE: AS SHOWN
DESIGNED BY: ABG
DRAWN BY: RNI
CHECKED BY: SES

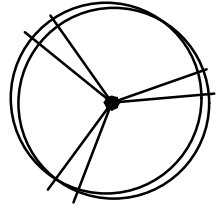
Kimley»» Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PHONE: 972/770-1300 FAX: 972/239-3820	SESS	NO.	REVISIONS	DATE	BY
TEXAS REGISTERED ENGINEERING FIRM F-928					



PROPOSED TREE LOCATIONS



EXISTING TREE LOCATIONS

REFER TO SHEET L6-02

REFER TO SHEET L6-05

REFER TO SHEET L6-03

1 PLANTING PLAN

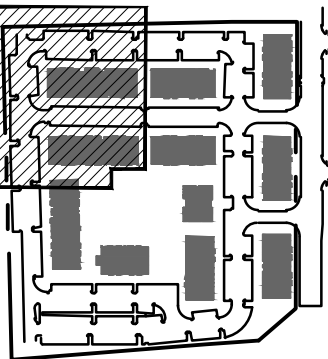
SCALE: 1" = 20' - 0"

GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
VINES	BOTANICAL / COMMON NAME
	Ficus repens / Creeping Fig

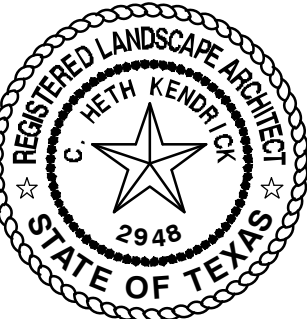
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca

KEY MAP



SEAL



ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNE DALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

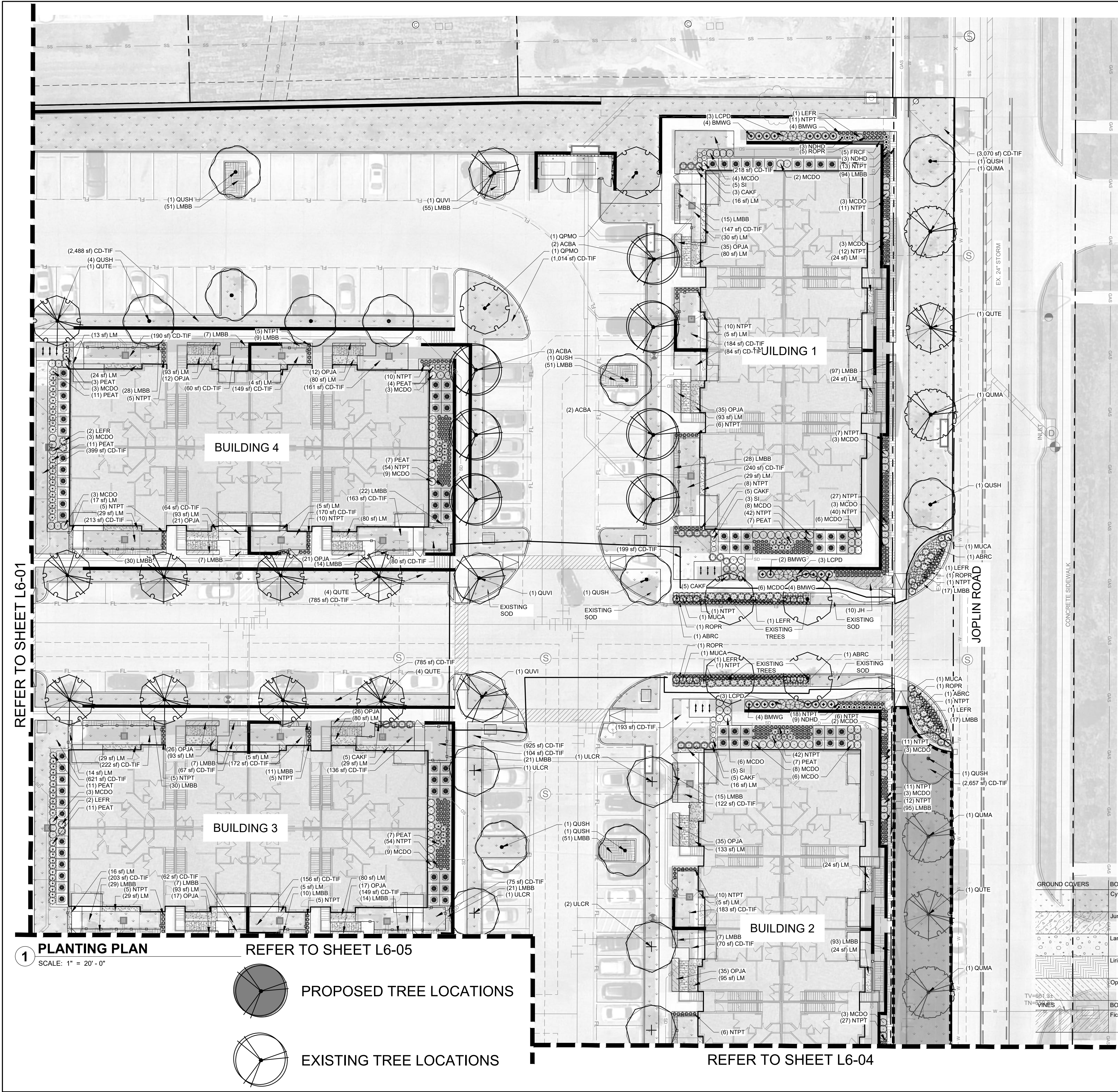
VERT: N/A
HORZ: 1"=20'

SHEET TITLE

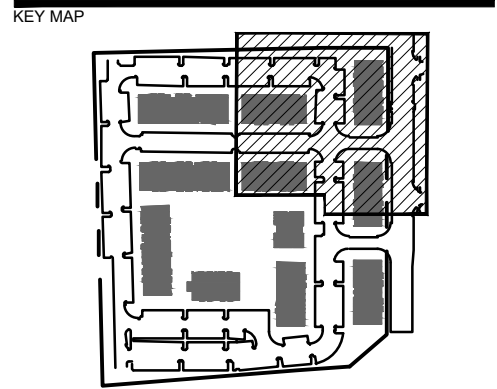
PLANTING PLAN

SHEET NUMBER

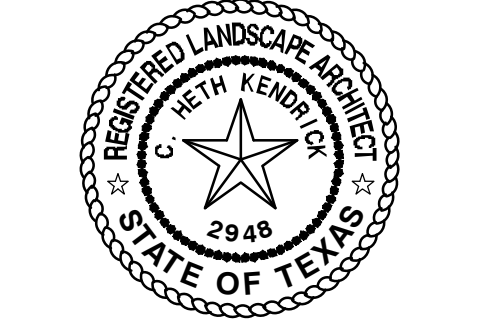
L6-01



PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	
	(1) LEFR (1) ROPR (1) NTPT (1) LEFR
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca
GROUND COVERS	
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
VINES	
	Ficus repens / Creeping Fig



SEAL



ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDEALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

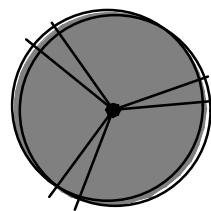
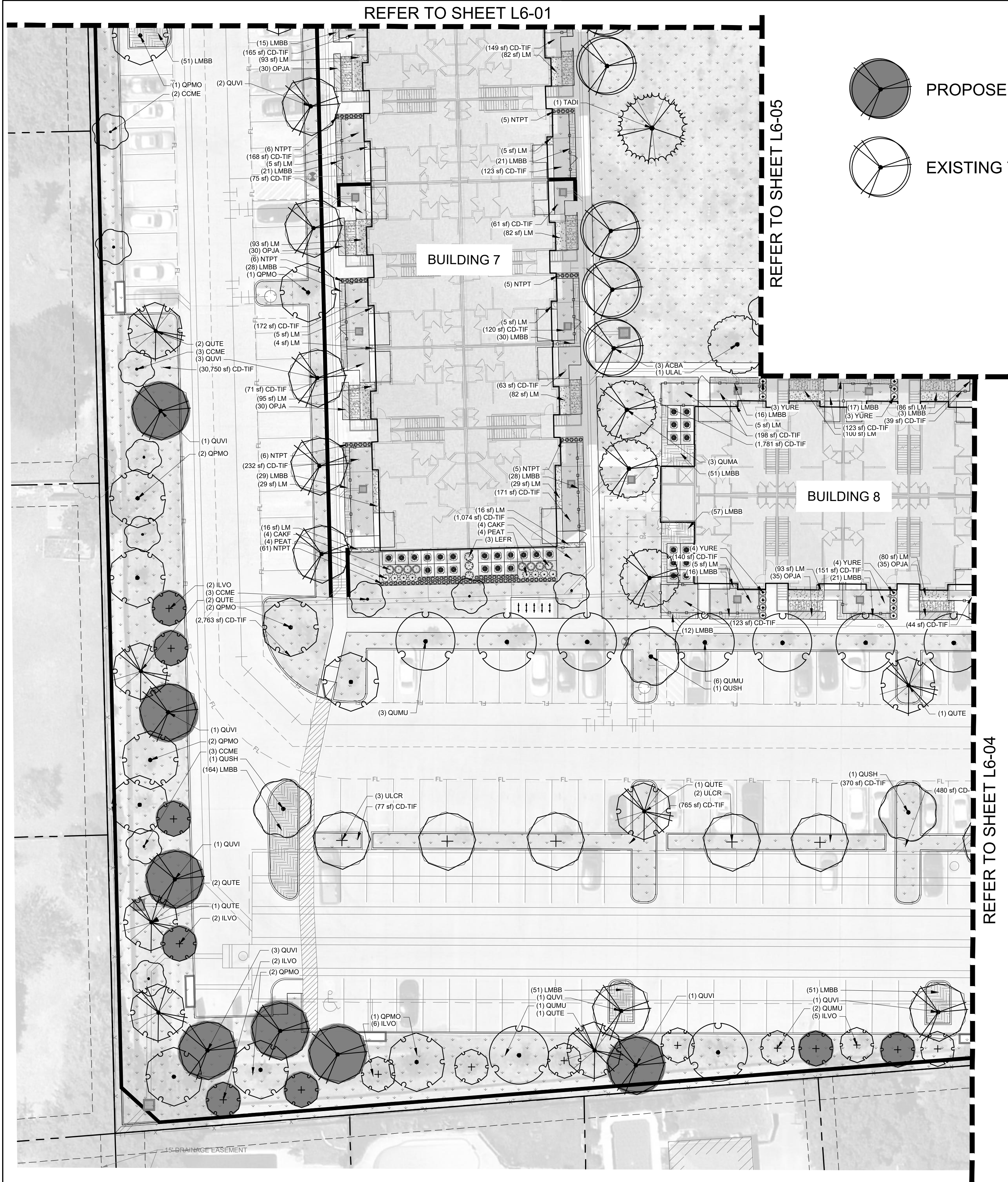
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

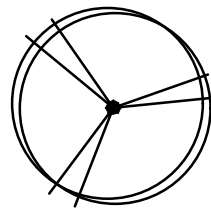
PLANTING PLAN

SHEET NUMBER

L6-02



PROPOSED TREE LOCATIONS



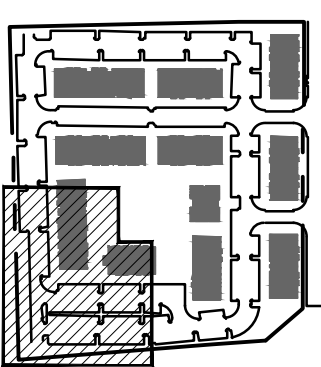
EXISTING TREE LOCATIONS

PLANT SCHEDULE

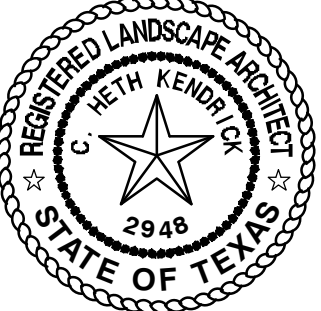
TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	Abelia x 'Rose Creek' / Rose Creek Abelia
	Agave americana / Century Plant
	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	Hesperaloe parviflora / Red Yucca
	Leucophyllum frutescens 'Greado' / Desperado Texas Sage
	Loropetalum chinense 'Purple Diamond' / Fringe Flower
	Muhlenbergia capillaris / Pink Muhly
	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly
	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass
	Panicum virgatum / Switch Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca

GROUND COVERS	BOTANICAL / COMMON NAME
	Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon japonicus / Mondo Grass
VINES	BOTANICAL / COMMON NAME
	Ficus repens / Creeping Fig

KEY MAP



SEAL



ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNE DALE, TX

8520063

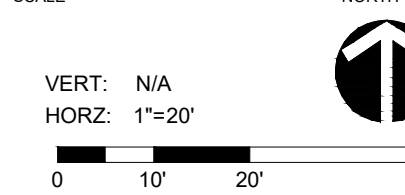
LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE



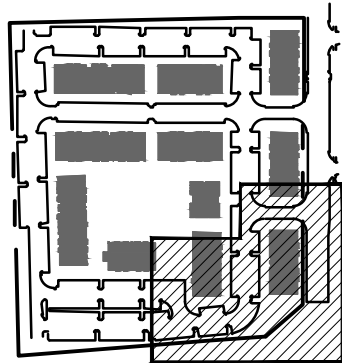
SHEET TITLE

PLANTING PLAN

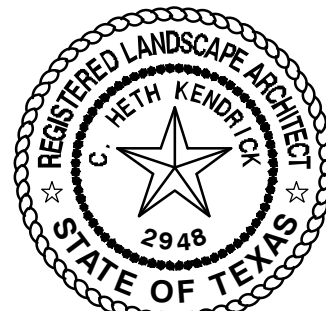
SHEET NUMBER

L6-03

KEY MAP



SEAL

ISSUE FOR
CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION ISSUE	07/13/2021
2	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-04

REFER TO SHEET L6-02

REFER TO SHEET L6-05

BUILDING 10

BUILDING 9

(11) ILVO

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

GROUND COVERS

BOTANICAL / COMMON NAME

Cynodon dactylon 'Tif 419' / Bermuda Grass

Juniperus horizontalis / Creeping Juniper

Landscape Mulch

Liriope muscari 'Big Blue' / Big Blue Lilyturf

Ophiopogon japonicus / Mondo Grass

BOTANICAL / COMMON NAME

Ficus repens / Creeping Fig

Yucca recurvifolia / Soft Leaf Yucca

1 PLANTING PLAN

SCALE: 1" = 20' - 0"

REFER TO SHEET L6-03

REFER TO SHEET L6-02

REFER TO SHEET L6-04

REFER TO SHEET L6-04

SCALE: 1" = 10' - 0"

PROPOSED TREE LOCATIONS

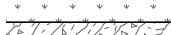
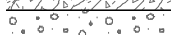
EXISTING TREE LOCATIONS

TREES	BOTANICAL / COMMON NAME
	<i>Acer barbatum</i> 'Caddo' / Caddo Southern Sugar Maple
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Liquidambar styraciflua</i> / American Sweet Gum
	<i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia
	<i>Platanus mexicana</i> / Mexican Sycamore
	<i>Quercus macrocarpa</i> / Bur Oak
	<i>Quercus muhlenbergii</i> / Chinquapin Oak
	<i>Quercus polymorpha</i> 'Montenrey' / Montenrey Oak

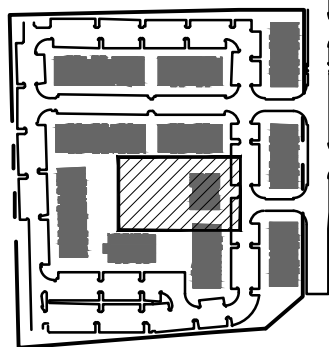
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia / Ailce / Ailce Lacebark Elm

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	<i>Cercis canadensis</i> var. <i>mexicana</i> / Mexican Redbud
	<i>Ilex vomitoria</i> / Yaupon Holly
	<i>Rhus lanceolata</i> / Prairie Sumac
SHRUBS	BOTANICAL / COMMON NAME
	<i>Abelia</i> x <i>Rose Creek</i> / Rose Creek Abelia
	<i>Agave americana</i> / Century Plant
	<i>Buxus microphylla</i> / Winter Gem / Globe Winter Gem Boxwood
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass
	<i>Hesperaloe parviflora</i> / Red Yucca

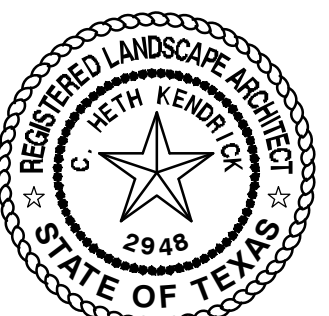
	<i>Leucophyllum frutescens</i> 'Gradio' / Desperado Texas Sage
	<i>Loxopetalum chinense</i> 'Purple Diamond' / Fringe Flower
	<i>Muhlenbergia capillaris</i> / Pink Muhly
	<i>Muhlenbergia indichen</i> 'Leni' / Autumn Glow Muhly
	<i>Myrica cerifera</i> 'Don's X' / Don's Dwarf Wax Myrtle
	<i>Nandina domestica</i> 'Harbour Dwarf' / Dwarf Heavenly Bamboo
	<i>Nassella tenuissima</i> 'Pony Tail' / Mexican Feathergrass
	<i>Panicum virgatum</i> / Switch Grass
	<i>Pennisetum alopecuroides</i> 'Hammil' / Hammil Dwarf Fountain Grass
	<i>Pennisetum alopecuroides</i> 'Piglet' / Piglet Dwarf Fountain Grass
	<i>Pteris caudatifolia</i> 'Little Sprig' / Little Sprig Russian Sage

	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Rutbeckia fulgida Goldstrum / Black-eyed Susan
	Salvia greggii / Autumn Sage
	Schizachyrium scoparium / Little Bluestem Grass
	Yucca recurvifolia / Soft Leaf Yucca
GROUND COVERS	
	[BOTANICAL / COMMON NAME] Cynodon dactylon 'Tif 419' / Bermuda Grass
	Juniperus horizontalis / Creeping Juniper
	Landscape Mulch
	Linopae muscat 'Big Blue' / Big Blue Lilyrh
	Ophiopogon japonicus / Mondo Grass
VINES	
	[BOTANICAL / COMMON NAME] Ficus repens / Creeping Fig

KEY MAP



SEAL



ISSUE FOR CONSTRUCTION

PROJECT

ALTA 287

WOOD PARTNERS
KENNE DALE, TX

8520063

LANDDESIGN PROJ.#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0.	CONSTRUCTION ISSUE	07/13/2021
	FITNESS & FURNISHINGS	08/15/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A

HORZ: 1"=10'

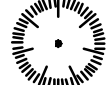
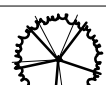
0 5' 10' 20'

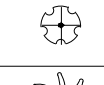
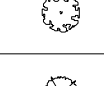
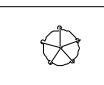
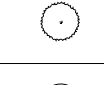
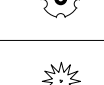
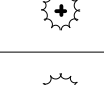
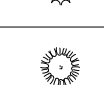
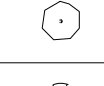
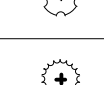
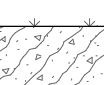
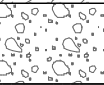
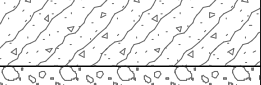
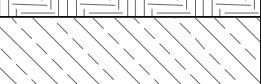
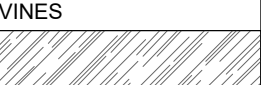
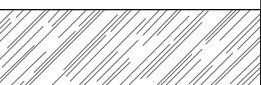
SHEET TITLE

PLANTING PLAN

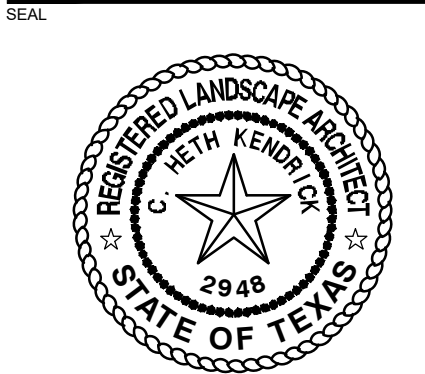
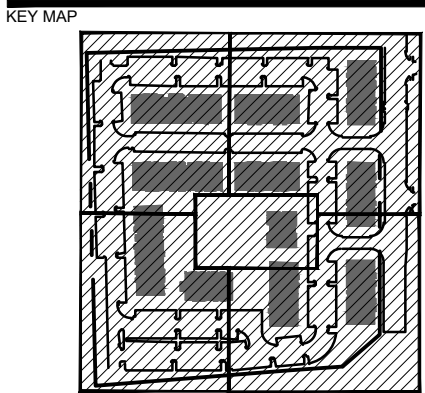
SHEET NUMBER

L6-05

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPEC SIZE
	ACBA	19	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ICSP	18	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly MATCH SPECIMEN	CONT.	-	8'-10' HT.
	LIST	3	Liquidambar styraciflua / American Sweet Gum MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ML	10	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	8'-10' HT.
	PLME	7	Platanus mexicana / Mexican Sycamore MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUMA	11	Quercus macrocarpa / Burr Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUMU	12	Quercus muehlenbergii / Chinkapin Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QPMO	40	Quercus polymorpha 'Monterey' / Monterey Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUSH	31	Quercus shumardii / Shumard Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUTE	30	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	QUVI	30	Quercus virginiana / Southern Live Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	TADI	1	Taxodium distichum / Bald Cypress MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULAL	1	Ulmus alata / Winged Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULCR	25	Ulmus crassifolia / Cedar Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
	ULPA	8	Ulmus parvifolia 'Allee' / Allee Lacebark Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPEC SIZE
	CCME	18	Cercis canadensis var. mexicana / Mexican Redbud MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	8'-10' HT.
	ILVO	37	Ilex vomitoria / Yaupon Holly MATCHED SPECIMEN, MULTI-STEM, TREE FORM	CONT.	3" CAL.	10'-12' HT.
	RHLA	3	Rhus lanceolata / Prairie Sumac MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	8'-10' HT.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SPEC SIZE
	ABRC	16	Abelia x 'Rose Creek' / Rose Creek Abelia	3 GAL.		2' HT MIN.
	AGAM	2	Agave americana / Century Plant	15 GAL.		2.5' HT MIN.
	BMWG	83	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	5 GAL.		2.5' HT MIN.
	CAKF	129	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 GAL.		2' HT MIN.
	HEPA	40	Hesperaloe parviflora / Red Yucca	3 GAL.		2' HT MIN.
	LEFR	66	Leucophyllum frutescens 'Greado' / Desperado Texas Sage	5 GAL.		36" HT MIN.
	LCPD	73	Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 GAL.		2.5' HT MIN.
	MUCA	33	Muhlenbergia capillaris / Pink Muhly	3 GAL.		2' HT MIN.
	MLLE	130	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly	1 GAL.		1' HT MIN.
	MCDO	187	Myrica cerifera 'Don's' / Don's Dwarf Wax Myrtle	5 GAL.		2' HT MIN.
	NDHD	107	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 GAL.		1' HT MIN.
	NTPT	1,530	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 GAL.		1' HT MIN.
	PVSG	32	Panicum virgatum / Switch Grass	1 GAL.		12"-18" HT MIN.
	PAHN	76	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 GAL.		12"-18" HT MIN.
	PEAL	88	Pennisetum alopecuroides 'Piglet' / Piglet Dwarf Fountain Grass	1 GAL.		10"-12" HT MIN.
	PEAT	196	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 GAL.		1.5' HT MIN.
	ROPR	230	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 GAL.		1' HT MIN.
	RFGO	29	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan	1 GAL.		10"-12" HT MIN.
	SI	52	Salvia greggii / Autumn Sage	1 GAL.		10"-12" HT MIN.
	SSLB	105	Schizachyrium scoparium / Little Bluestem Grass	1 GAL.		10"-12" HT MIN.
	YURE	70	Yucca recurvifolia / Soft Leaf Yucca	3 GAL.		10-12"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT
	CD-TIF	102,782 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD		
	JH	69	Juniperus horizontalis / Creeping Juniper	1 GAL.	36" O.C.	1' HT MIN.
	LM	4,674 sf	Landscape Mulch	-		
	LMBB	2,884	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 GAL.	18" O.C.	1' HT MIN.
	OPJA	858	Ophiopogon japonicus / Mondo Grass	4" POTS	12" O.C.	.5" HT. MIN.
VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MIN HT
	FRCF	10	Ficus repens / Creeping Fig	1 GAL.	12" O.C.	1' HT MIN.

- LANDSCAPE NOTES
- 15% OF SITE AREA OR 67,300 SQ. FT. (1.55 AC.) MUST BE LANDSCAPE WITH GRASS, GROUND-COVER, TREES, SHRUBS, OR FLOWERING/NON-FLOWERING PLANTS
 - CITY OF KENNEDALE REQUIRES A MINIMUM OF 135 NEW TREES (3" CALIPER OR GREATER)
 - UP TO 50% OF THE REQUIRED TREES MAY BE REPLACED BY 5 GALLON SHRUBS, AT THE RATE OF 1 TREE = 10 SHRUBS



ISSUE FOR
CONSTRUCTION

PROJECT
ALTA 287

WOOD PARTNERS
KENNEDALE, TX

8520063

LANDDESIGN PROJ.#

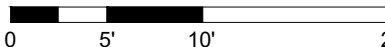
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	CONSTRUCTION ISSUE	07/13/2021
	PLANTING SCHEDULE FORMATTING UPDATE	08/18/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=10'



SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L6-06

KEY MAP

PROJECT

WOOD PARTNERS
KENNE DALE, TX

3520063

ANDDESIGN PROJ.#

REVISION / ISSUANCE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

CALE NORTH

VERT: N/A
HORZ: 1"=20'

SHEET TITLE

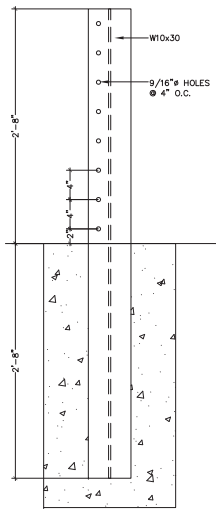
ENTRANCE PLANTING PLAN

SHEET NUMBER

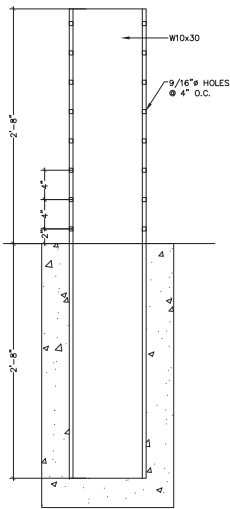
EX-01



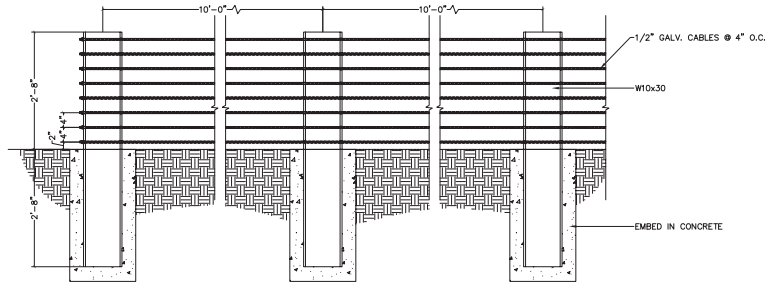
EXHIBIT D - GUARDRAIL
DETAILS



01 CABLE BARRIER RAIL
Scale: 1 1/2" = 1'-0"
REF: R/A



02 CABLE BARRIER RAIL
Scale: 3/4" = 1'-0"
REF: R/A



FI STEEL

CUSTOMER: WOOD PARTNERS

JOB NAME: xx

DATE OF PRINT: 11-13-2023

REVISION: 0

REVISION DATE: X-X-XX

DRAWN BY: ND

BR 1

**EXHIBIT D - GUARDRAIL
DETAILS**



MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

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

SUBJECT
October 22, 2024, City Council Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	October 15, 2024 City Council Minutes	October 15, 2024 City Council Minutes.pdf
----	---------------------------------------	---

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | OCTOBER 15, 2024 AT 5:30 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Brad Horton called the meeting to order at 5:34 p.m.

A. ROLL CALL

Mayor Horton, Mayor Pro Tem Michels, Place 1 Glover, Place 2 Kobeck, Place 4 Gary, and Place 5 Nevarez were in attendance, thus constituting a quorum.

The City Manager, City Secretary, department directors, and other various staff were also present.

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

Place 5 Nevarez led the invocation followed by the Pledges to the American and Texas flags led by Mayor Pro Tem Michels.

II. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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.

Sara Johnson, 221 Village St., Thanksgiving Food Drive.

Tyler Epstein, 700 Louisiana St. Suite 700, Houston, ITEM C4 - Complaints on members of the City Council.

Garrison Lewis, 1312 Tucker Lane, ITEM C4 - Complaints on members of the City Council.

Joe Palmer, 4017 Sanguinet Ct., Fort Worth, ITEM C4 - Complaints on members of the City Council.

Tamiko Sargent, 900 W. Sublett Road, ITEM C4 - Complaints on members of the City Council.

III. PRESENTATIONS

A. Issue Oath of Office to Fire Chief Eric R. Peterson

City Secretary Bobbie Jo Taylor issued the Oath of Office to Newly Hired Fire Chief Eric R. Peterson.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, 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. Updates from the City of Kennedale Mayor and City Council

The City Council and Mayor gave updates on items of public interest, including Breast Cancer Awareness Month, The TML Conference, National Night Out, the KKB Butterfly Party, and an Open House held for the Public Safety Departments.

2. Updates from the City of Kennedale City Manager

City Manager Hull asked Director of Public Works, Kristian Sugrim, to give an update on the Wastewater Interceptor Project. Mr. Sugrim advised that the project is approximately 30% completed in the design phase with construction anticipated to begin in January 2026.

Mr. Hull continued his update by reminding the community of the Upcoming Trunk or Treat and Hometown Christmas events.

3. Financial Reports for the City and/or the EDC

a. Quarterly Investment Report

Director of Finance Jonathan Horton gave an overview of the financials which included the Quarterly Investment Report.

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. September 17, 2024, City Council Minutes

Mayor Pro Tem Michels made a motion to approve the consent agenda.

Place 5 Nevarez seconded the motion.

No Opposition, No abstentions

Vote: Motion passed unanimously

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION OR ACTION

1. Discuss naming a roundabout located in the 800 block of Sublett Rd. and the 600 block of Little School Rd. in Honor of Mr. Robert Mundy. - Discussion Only

At the request of Mayor Horton, Place 5 Nevarez made a motion to adjourn into Executive Session at 6:04 p.m.

Place 2 Kobeck seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

Mayor Horton reconvened into Open Session at 6:08 p.m.

The City Council deliberated naming a roundabout located in the 800 block of Sublett Rd. after Mr. Robert Mundy. The consensus of the council was favorable. However, there were suggestions made to perhaps name the Library after Mr. Mundy due to his support of the Library over many years. The Council advised Mr. Hull, City Manager, that they would like the Historical Society to look into the possibility of naming the Library as opposed to the roundabout. The Council also requested a comparison of costs between the renaming of the library and the roundabouts.

2. Discuss an update to the City of Kennedale Nuisance Ordinance providing additional regulations for outdoor lighting. - Discussion Only

The City Council discussed with the City Staff a draft version of a lighting ordinance. The Community Development Director, Nathan Gonzales, advised that the nuisance ordinance will be updated to provide for areas of concern that are currently being discussed by the Council. The Council requested that a final ordinance be prepared for the November 2025 City Council Meeting Agenda.

3. Discuss and take action on a Lease Agreement at 705 E. Kennedale Pkwy. beginning January 1, 2025 through December 31, 2025 for the purpose of temporary operations and housing of the Kennedale Fire Department. - Action Item

City Manager Hull presented the Council with a lease agreement for 705 E. Kennedale Pkwy. to be used for temporary operations of the Fire Department.

Place 5 Nevarez made a motion to approve a Lease Agreement at 705 E. Kennedale Pkwy. beginning January 1, 2025, through December 31, 2025, for the purpose of temporary operations and housing of the Kennedale Fire Department.

Mayor Pro Tem Michels seconded the motion.

No opposition, No abstention

Vote: The motion carried unanimously

4. Discuss and take action if necessary regarding complaints on City Council Member Kenneth Michels and City Council Member Chris Gary. - Action Item

Following the recommendation from the City Attorney, Place 5 Nevarez motioned to adjourn into Executive Session at 7:33 p.m.

Place 2 Kobeck seconded the motion.

Place 1 Glover opposed the motion, Mayor Pro Tem Michels abstained.

Vote: 3-1-1 motion carried.

Mayor Horton adjourned the meeting from Executive Session at 8:33 p.m.

City Attorney, Carvan Adkins, addressed the Council advising that, in his opinion, neither City Council Member had violated the City Charter nor any laws regarding conflict of interest. Mr. Adkins advised that the 200' radius requirement in question

is applied to zoning law and does not have any bearing on the analysis of the conflict of interest. Mr. Adkins discussed with the Council that any violation of the conflict of interest would need to be filed in District Court as it is not in the purview of the City Attorney or the City Council to make a decision on the matter.

V. EXECUTIVE SESSION

The Kennedale City Council reserves the rights to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

A. PURSUANT TO §551.0171 – 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.

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

VII. ADJOURNMENT

Place 5 Nevarez motioned to adjourn at 8:41 p.m.

Place 1 Glover seconded the motion.

There being no further business, Mayor Horton adjourned the meeting.

APPROVED:

ATTEST:

MAYOR BRAD HORTON

CITY SECRETARY BOBBIE JO TAYLOR

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.D.1.

SUBJECT

Discuss and take action to update the City of Kennedale Nuisance Ordinance providing additional regulations for outdoor lighting. - Action Item

ORIGINATED BY NATHAN GONZALES

SUMMARY

As previously requested, the city attorney's office has prepared an ordinance, with staff's direction, that declares light trespass a new nuisance in the city. The ordinance includes definitions and limits to exterior lighting in the city. Exemptions have been made where appropriate. The ordinance has been attached for your review.

Staff welcomes any further input by City Council.

ATTACHMENTS

ORDINANCE NO. 776

AN ORDINANCE AMENDING CHAPTER 15, “NUISANCES,” OF THE KENNEDALE CITY CODE, BY ADDING A NEW SECTION VII, “LIGHT TRESPASS,” ESTABLISHING DEFINITIONS, STANDARDS, AND EXEMPTIONS OF LIGHT TRESPASS WITHIN THE CITY OF KENNEDALE, BEING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

WHEREAS, the City has previously adopted regulations regarding nuisances; and

WHEREAS, the City believes it is in the best interest of the citizens to shield outdoor lighting from properties where such lighting was not installed or requested; and

WHEREAS, the City Council has hereby determined it advisable and in the public interest to amend the Kennedale City Code as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

The findings above are found to be true and correct, and are incorporated herein.

SECTION 2.

Chapter 15, “Nuisances,” of the Kennedale City Code is hereby amended by adding a new Article VII, “Light Trespass,” to read as follows:

“ARTICLE VII. - LIGHT TRESPASS.

Sec. 15. 180. – Definitions.

The following words and terms when used in this article shall have the meanings respectively ascribed to them in this section.

Adequately shielded means shielding of an outdoor luminaire by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or the public right-of-way.

Director means the director of community development or his/her designee.

Light source means an electrical bulb, tube, diode, or other device that produces artificial light or illumination.

Light trespass means light emitted from luminaires designed or installed in a manner that causes light to fall on a property other than the one where the light is installed, on the public right-of-way, in a motor vehicle drivers' eyes, or upwards toward the sky. The presence of light trespass shall be determined in accordance with Section 15-184.

Luminaire means a complete lighting unit consisting of one or more light sources (light bulbs), the lamp holder, any reflector or lens, and any other components or accessories.

Outdoor luminaire means outdoor luminaires, whether permanent or portable, including general light fixtures, searchlights, spotlights, and floodlights; and the light cast by such fixtures.

Person means any individual, firm, partnership, trustee, agent, association, corporation, company, governmental agency, club, or organization of any kind.

Sec. 15.181. - Outdoor lighting standard.

All outdoor luminaires shall be located, adequately shielded, and directed such that no light shines beyond the boundaries of the property on which the luminaire is located and onto another property or the public right-of-way.

Sec. 15.182. – Exemptions.

The following outdoor luminaires shall be exempt from the provisions of this article when properly installed:

- (1) Luminaires used or otherwise required by law enforcement or other emergency personnel.
- (2) Luminaires used to illuminate publicly-owned property, including but not limited to, parks, recreation areas, schools, streets, street signs and sidewalks.
- (3) Luminaires used to illuminate authorized public and private monuments.
- (4) Luminaires authorized by a provision of state or federal law so long as that lighting conforms to the requirements of the state or federal law.
- (5) Luminaires used for temporary holiday decoration not to exceed forty-five (45) days prior to a holiday and no more than fourteen (14) days after the holiday, and not exceeding half foot (1/2') candles measured at an abutting property line or right-of-way.

- (6) Luminaires used for special events such as festivals, fairs, holiday celebrations, concerts, or sporting events that are either sponsored by the City or have received authorization from the City.
- (7) Luminaires producing light directly by the combustion of fossil fuels (such as kerosene lanterns and gas lamps).
- (8) Neon luminaires.

Sec. 15.183. - Complaint procedure.

Upon the written complaint setting forth the particulars concerning any lighting situation that is alleged to be in violation of this article, it shall be the responsibility of the director to investigate the basis of the complaint, and if there is found to be sufficient cause for said complaint which constitutes a light trespass to the adjoining or neighboring properties or the public right-of-way, and determine whether a violation of this article did or does occur.

Sec. 15.184. - Light trespass.

Any use of luminaries shall be operated so as not to produce glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any bounding property line above a height of three (3) feet. The allowable maximum intensity measured at the property line abutting a residential use shall be half foot (1/2') candles.

Sec. 15.185. - Security lighting.

Security lighting triggered by motion or noise shall be allowed subject to all of the provisions of this article.

Sec. 15.186. - Non-conforming outdoor luminaires.

Outdoor luminaires existing on the effective date of this article that do not meet the requirements as set forth herein shall be brought into compliance or removed as follows:

- (1) within one (1) month of the effective date of this Article, where redirection of the light fixture is feasible and will bring the light fixture into compliance; or
- (2) within three (3) months of the effective date of this article, in all other cases.

Sec. 15.187. - Compliance methods.

Outdoor luminaires not meeting the outdoor lighting standard of section 15.181 of this article shall be brought into compliance in any of the following ways:

- (1) redirection of the luminaire;
- (2) shielding of the light source;
- (3) redesign or relocation of the luminaire;
- (4) replacement of the luminaire with a conforming luminaire; or
- (5) removal of the luminaire.

Sec. 15.188. – Enforcement.

The Director shall have the primary responsibility for enforcing this article.

Sec. 15.189. – Violation.

It shall be unlawful for any person or entity owning or having supervision or control (including building contractors) of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the City to permit any outdoor luminaires in violation of this article to remain upon any such lot, tract or parcel of land.

Secs. 16.190 -16.200. - Reserved.”

SECTION 3.

This Ordinance shall be cumulative of all provisions of all ordinances and the Kennedale City Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances or such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4.

All rights or remedies of the City of Kennedale, Texas, are expressly saved as to any and all violations of the Kennedale City Code, or any other ordinances affecting the matters regulated herein that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

It is hereby declared to be the intention of the City Council of the City of Kennedale that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if

any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined in accordance with Section 1-6 of the Kennedale City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

The City Secretary of the City of Kennedale is hereby directed to publish the caption and penalty clause of this Ordinance as required by state law.

SECTION 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS _____ DAY OF _____, 2024.

APPROVED:

MAYOR, BRAD HORTON

ATTEST:

CITY SECRETARY, BOBBIE JO TAYLOR

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, CARVAN E. ATKINS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.D.2.

SUBJECT
Discuss and take action on a 380 Agreement with Southwest Ambulance. - Action Item

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	380 Agreement SW Ambulance	380 Agreement SW Ambulance.pdf
2.	SW Ambulance Plan	SW Ambulance Plan.pdf

STATE OF TEXAS
COUNTY OF TARRANT

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF KENNEDALE, TEXAS,
MEDIC BUILT, LLC AND SOUTHWEST AMBULANCE SALES, LLC

This Chapter 380 Economic Development Agreement (the "Agreement") is entered into as of _____ (the "Effective Date") by and between the City of Kennedale, Texas, a Texas municipal corporation of the County of Tarrant, State of Texas ("City"), Paul Cartusciello ("Owner"), and Medic Built, LLC, a Texas limited liability company, ("Medic Built") and Southwest Ambulance Sales, LLC, a Texas limited liability company ("Southwest Ambulance"), (Medic Built and Southwest Ambulance are collectively referred to as "Companies"), each acting through their respective authorized officers and representatives. In consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1.
DEFINITIONS

- 1.01 "Affiliate" means an entity that directly controls or is directly controlled by, or is under common control with, either of the Companies, and Texas Wrap.
- 1.02 The terms "Agreement," "City," "Companies," "Effective Date," "Medic Built," "Owner," "Project," and "Southwest Ambulance" shall have the meanings provided herein.
- 1.03 "Base Year Value" means Four Hundred Twenty-Four Thousand Dollars (\$424,000.00), the fair market value of the Property as of January 1, 2024.
- 1.04 "Capital Investment" means and shall include all costs incurred relating to the construction of the Facility, including the actual construction costs, and other costs of all buildings, structures, infrastructure, fixed machinery and equipment, utilities, landscaping and other onsite and offsite improvements, including without limitation all labor and materials, engineering costs, surveying costs, fees of consultants, designers and other professionals, landscape design, platting fees, permit fees, geotechnical investigation, construction material testing, and inspection fees. It shall not include the cost to acquire the Property or costs for financing the construction or marketing of the Improvements, but it shall include financing costs of fixed machinery and equipment (i.e., equipment leases).
- 1.05 "Certificate of Occupancy" means the document issued by the City certifying the Facility is in compliance with applicable building codes and other laws and indicating it to be a condition suitable for occupying.

- 1.06 “Event of Bankruptcy or Insolvency” means the dissolution or termination of a party’s existence as a going business, insolvency, appointment of receiver for any part of a party’s property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.
- 1.07 “Facility” means a manufacturing facility comprised of 19,600 square feet of high quality that meets the standards outlined in City ordinances and is of similar quality as the rendering depicted on **Exhibit A** constructed on the Property.
- 1.08 “Force Majeure” means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless cause by the intentionally wrongful acts of omissions of the Party), fires, earthquake, tornado, hurricane, pandemic, explosions, floods, strikes, slowdowns or work stoppages.
- 1.09 “FTE” means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours.
- 1.10 “Grant Payment” means the annual payments made to MEDIC Built pursuant to Article 6 of this Agreement.
- 1.11 “Impositions” mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Companies or any property or any business owned by the Companies within the City.
- 1.12 “Property” means the tract located at 517 E. Kennedale Parkway, Kennedale, Texas.

ARTICLE 2. **RECITALS**

- 2.01 Southwest Ambulance and Medic Built are companies jointly owned by Paul Cartusciello and are currently operating in Kennedale at 705 E. Kennedale Parkway, Kennedale, Texas.
- 2.02 The Owner intends to expand both Companies and construct a new facility at 517 E. Kennedale Parkway (the “Facility”) and bring a third affiliated company, **Texas**

Wrap, a Limited Liability Company, (“Texas Wrap”) to be located at 705 E. Kennedale Parkway.

- 2.03 The Owner has represented that the construction of the Facility will increase the combined workforce of the Companies and Texas Wrap located in Kennedale from 33 employees to 70 employees, and will increase combined annual sales from \$60 million dollars to \$90 million dollars.
- 2.04 The Owner has requested financial assistance to complete the construction of the Facility and the expansion of the Companies and relocation of Texas Wrap to Kennedale.
- 2.05 The City has the discretionary authority under Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code (the “Act”) to make loans or grants of public funds for the purposes of promoting local economic development and through which stimulates business and commercial activity within the City; and
- 2.06 The City Council finds and determines that making economic development grant to Medic Built in accordance with this Agreement will further the objectives of the City, benefit the City and the City’s inhabitants, and promote economic development and stimulate business and commercial activity in the City.
- 2.07 In consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 3. **PROGRAM AUTHORIZATION**

- 3.01 Program. Pursuant to Section 380.001 of the Act, a program is hereby established for the development of the Property to retain local businesses and food establishments in the City for the reasons set forth in the recitals. The terms of this Agreement shall implement the program. This Agreement is authorized by the Act.

ARTICLE 4. **TERM**

- 4.01 The term of this Agreement shall commence on the Effective Date and terminate ten (10) years after the first annual Grant Payment (“Term”).

ARTICLE 5.
COVENANTS OF THE COMPANIES

5.01 Covenants Regarding Development and Operations. In consideration of this Agreement, the Companies agree to the following covenants that must be fulfilled by it in order to receive Grant Payments:

- (A) Commence construction of the Facility prior to September 1, 2024, and receive a Certificate of Occupancy for the Facility no later than January 31, 2025.
- (B) The Facility shall have a Capital Investment of no less than Two Million Two Hundred Thousand Dollars (\$2,200,000.00) by the date a Certificate of Occupancy is issued by the City.
- (C) Medic Built shall hire and retain twenty-five (25) new FTEs no later than _____ January 1st, 2026 _____ for a total of forty-nine (49) FTEs.
- (D) Medic Built shall provide the City with evidence satisfactory to the City of annual sales of Thirty-Five Million Dollars (\$35,000,000) for the year ending December 31, 2025, and annual sales of at least Fifty Million Dollars (\$50,000,000) for the year ending December 31, 2027, and annual sales exceeding Seventy-Five Thousand Dollars (\$75,000) for every year thereafter until the end of the Term of this Agreement. Evidence shall be provided to the City thirty (30) days after the end of each year.
- (E) Design and construct all phases of the Facility in conformance with the criteria and development standards set forth in the ordinances of the City, as well as applicable state and federal laws, resulting in a Capital Investment by Companies in an amount equal to at least Two Million Two Hundred Thousand Dollars (\$2,200,000) by the date a Certificate of Occupancy;
- (F) Be responsible for the construction and maintenance of the Facility and the Property.
- (G) Be solely responsible for the design and construction of the Facility and comply with all subdivision regulations, building codes, and other ordinances of the City applicable to the Facility and Property.
- (H) Remain current and paid on all Impositions, subject to appeal rights in accordance with law and subject to a right to cure any delinquency; and
- (I) Medic Built, Southwest Ambulance, and Texas Wrap shall continue to operate in the City of Kennedale for the Term of this Agreement.

5.02 Verification of Capital Investment. Within thirty (30) days following the receipt of a Certificate of Occupancy for the Facility, the Owner shall provide written verification

to the City for the Facility that the Capital Investment made by the Owner for the Facility meets or exceeds the requirements set forth in Section 5.01 of this Agreement. The Owner agrees that the City shall not be required to provide any Grant Payments under this Agreement until such time that the Owner provides such written verification. The City may request, and the Owner hereby agrees that it will permit, reasonable review of information that permits the City to verify that the Capital Investment made by the Owner for the Facility meets or exceeds the requirements of Subsections 5.01 (B) and (E), excluding (i) financial information of the Owner not related to the improvements, and (ii) proprietary information.

ARTICLE 6.

GRANT PAYMENTS

- 6.01 In accordance with the provisions of this Agreement, the City agrees that, subject to the terms and conditions contained herein provided the Owner is in compliance with its obligations herein, the City shall make ten (10) annual Grant Payments to Medic Built according to this Article. Each Grant Payment shall be equal to fifty percent (50%) of the amount of ad valorem taxes paid and received by the City for the Property. It shall be paid annually, commencing in 2025 after January 31st of each year, thirty (30) days after verification that Companies and Texas Wrap are current on all Impositions and in compliance with each obligation set forth in Article 5 of this Agreement.

ARTICLE 7.

WARRANTIES OF OWNER AND COMPANIES

- 7.01 The Owner and Companies hereby represents and warrants to the City that it has full lawful right, power, and authority to execute and deliver and perform the terms and obligations of this Agreement and that the execution and delivery of this Agreement has been duly authorized by all necessary action by the Owner and this Agreement constitutes the legal, valid, and binding obligation of the Owner and Companies, and is enforceable in accordance with its terms and provisions.
- 7.02 Notwithstanding any other provision of this Agreement, the Owner and Companies shall comply with all applicable federal, state, and local laws.
- 7.03 During the term of this Agreement, the Owner and Companies agree not to knowingly employ any undocumented workers at the Project, and if convicted of a violation under 8 U.S.C. Section 1324a(f), Medic Built shall repay the amount of the total Grant Payments provided to the Companies as of the date of such violation within one hundred twenty (120) business days after the date the Owner and Companies are notified by the City of such conviction (provided all appeals have been exhausted), plus interest at the rate Kennedale is paying on the most recent issuance of bonded indebtedness prior to the Owner or Companies' violation of this section.

ARTICLE 8.
DEFAULT AND REMEDIES

- 8.01 Default by the Owners and Companies. In the event: (i) the Owner or Companies fail to fulfill their obligations under Article 5 of this Agreement; (ii) the Owner or Companies have delinquent ad valorem or sales taxes owed to the City (provided that the Owner and Companies retain the right to timely and properly protest and/or contest any such taxes); (iii) upon the occurrence of any Event of Bankruptcy or Insolvency by the Owner or Companies; or (iv) the Owner or Companies materially breach any of the material terms and conditions of this Agreement, then the Owner and Companies after the expiration of the notice and cure periods described herein, shall be in default of this Agreement. In the event of such a default, the City shall give the Owner and Companies written notice of such breach and/or default ("Notice"), specifying with particularity the nature of any breach or default (each, an "Act of Default"), and if the Owner and Companies have not cured such breach or default within ninety (90) days after receipt of such Notice, the City may terminate this Agreement by written notice to the Owner and Companies, and the City shall have no further obligation to the Companies. The Owner and Companies shall not be liable to the City for any alleged consequential damages and the City hereby waives any rights or remedies available that are related to consequential damages at law or in equity. Notwithstanding the above, if such Act of Default cannot be cured by reasonably diligent efforts within ninety (90) days of the Notice, then the Owner and Companies shall have an additional ninety (90) days to cure the breach so long as the Owner and Companies promptly initiate and diligently and continuously attempt to cure the same.
- 8.02 No waiver of any breach of any term or condition of this Agreement shall be construed to waive any subsequent breach of the same or any other term or condition of this Agreement. Any waiver of any term or condition of this Agreement must be in writing and approved by the City Council of Kennedale and the Owner and Companies.

ARTICLE 9.
VENUE AND GOVERNING LAW

- 9.01 This Agreement is fully performable in Tarrant County, Texas and venue of any action arising out of this Agreement shall be exclusively in Tarrant County, Texas. To the extent permitted by law, the substantive laws of the State of Texas shall apply without regard to applicable principles of conflicts of law, and the parties submit to the jurisdiction of the state courts in Tarrant County, Texas.

ARTICLE 10.
FORCE MAJEURE

- 10.01 Performance of the Owner and Companies' obligations under this Agreement shall be subject to extension due to delay by reason of events of force majeure, and the

Companies' obligations shall be abated during any period of force majeure. Force majeure shall include, without limitation, damage or destruction by fire or other casualty, condemnation, strike, lockout, civil disorder, war, inability to obtain (or delay in obtaining) issuance of any permit and/or legal authorization (including engineering approvals by any governmental entity), inability to obtain (or delay in obtaining) governmental approvals and permits, shortage or delay in shipment of materials or fuel occasioned by any event referenced herein, acts of God, unusually adverse weather or wet soil conditions, or other causes beyond the parties' reasonable control, including but not limited to, any court or judgment resulting from any litigation affecting the Property or this Agreement.

ARTICLE 11.

GIFT TO PUBLIC SERVANT OR TO THE COMPANIES' REPRESENTATIVE

- 11.01 No Benefit. Each party hereto represents to the other that it has not offered, conferred, or agreed to confer and that it will not offer, confer, or agree to confer in the future any benefit upon an employee or official of the other party. For purposes of this section, "benefit" means anything reasonably regarded as economic advantage, including benefit to any other person in whose welfare the beneficiary is interested, but does not include a contribution or expenditure made and reported in accordance with law.
- 11.02 Right of Reimbursement. Notwithstanding any other legal remedies, the City may obtain reimbursement for any expenditure made to Medic Built as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

ARTICLE 12. **ASSIGNMENT**

- 12.01 This Agreement may not be assigned by Owner or Companies without written consent from the City. Assignment without consent will be grounds for termination of this Agreement.

ARTICLE 13. **INDEMNIFICATION**

- 13.01 **THE OWNER AND COMPANIES EXPRESSLY AGREE TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, AND ITS OFFICERS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ANY NEGLIGENT, GROSSLY NEGLIGENT, WRONGFUL, OR STRICTLY LIABLE ACT OR OMISSION OF THE OWNER OR COMPANIES OR THEIR AGENTS, EMPLOYEES, OR CONTRACTORS, ARISING IN THE**

PERFORMANCE OF THEIR OBLIGATIONS UNDER SECTION 5.01 OF THIS AGREEMENT. This provision is solely for the benefit of the Owner, the Companies and the City, and its officers and employees, and is not intended to create or grant any rights, contractual or otherwise, in or to any other person.

- 13.02 Nothing in this Agreement may be construed as waiving any governmental immunity available to the City under state law.
- 13.03 It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, directors, employees and agents of the City do not assume any responsibility to any third party in connection with the Owner or Companies' construction of the Improvements.

ARTICLE 14. **INSPECTION**

- 14.01 The Owner and Companies shall provide reasonable access to and authorize inspection of the Property by the City to ensure that the Improvements are made according to the specifications of this Agreement.

ARTICLE 15. **ROUGH PROPORTIONALITY**

- 15.01 The Owner and Companies acknowledge and agree that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation and dedication are related both in nature and extent to the impact of the Improvements. The Owner and Companies waive and release all claims against the City related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the Improvements.

ARTICLE 16. **MISCELLANEOUS MATTERS**

- 16.01 Time is of Essence. Time is of the essence in this Agreement. The parties hereto will make commercially reasonable efforts to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.
- 16.02 Future Application. A portion or all of the Property and/or Facility may be eligible for complete or partial exemption from ad valorem taxes as a result of existing law or future legislation. This Agreement shall not be construed as evidence that such exemptions do not apply.

- 16.03 Agreement Subject to Law. This Agreement is made subject to and in accordance with the Kennedale Home Rule Charter and ordinances of the City, as amended, and all applicable state and federal laws, violation of which shall constitute a default of this Agreement.
- 16.04 Interpretation. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. In the event of any dispute regarding the interpretation of this Agreement, this Agreement will be interpreted fairly and reasonably and neither more strongly for nor against any party based on draftsmanship.
- 16.05 Counterparts Deemed Original. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- 16.06 Attorney's Fees. If any legal action or proceeding is commenced between the City and the Owner or Companies to enforce the provisions of this Agreement or to recover damages for its breach, the prevailing party in the legal action will be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, to the extent allowed by law. Provided, however, all reasonable attorney's fees incurred by the Owner or Companies for preparation or review of any revision, modification or amendment of this Agreement proposed by the Owner or Companies following the original execution of this Agreement, and all reasonable attorney's fees incurred for preparation or review of other the Companies' proposed additional or related documents shall be at the Companies' sole cost.
- 16.07 Sections or Other Headings. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
- 16.08 Entire Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in the Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached and made a part of this Agreement.
- 16.09 Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefore; or (ii) sent by a nationally recognized overnight courier service; or (iii) delivered by United States certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the respective party at its address set forth below, and shall be effective (a) upon receipt or refusal if delivered personally; (b) one business day after depositing, with such an overnight courier service or (c) two business days after deposit in the

United States mails, if mailed. Any party hereto may change its address for receipt of notices by service of a notice of such change in accordance with this subsection.

OWNER: **Paul Cartusciello**

With a copy to:

COMPANIES: **Medic Built, LLC**

With a copy to:

Southwest Ambulance Sales, LLC

With a copy to:

City: City Manager
City of Kennedale, Texas
405 Municipal Drive
Kennedale, Texas 76060

With a copy to:

Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place
Suite 200
Fort Worth, Texas 76107
(817) 332-2580

16.10 Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by the Owner and Companies and the City.

- 16.11 Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In the event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.
- 16.12 Texas Government Code Verifications. The Owner and Companies verify and certify that they do not and during the duration of this Agreement will not:
- (A) do business with Iran, Sudan, or a foreign terrorist organization, as defined in Texas Government Code Chapter 2270, as amended;
 - (B) boycott Israel as that term is defined in Texas Government Code Section 808.001 and Chapter 2271, as amended;
 - (C) discriminate against a firearm entity or firearm trade association as defined in Texas Government Code Chapter 2274, as amended;
 - (D) Operate as a foreign owned or controlled company in connection with a critical infrastructure project as defined in Texas Government Code Chapter 2275, as amended; or
 - (E) boycott energy companies as defined in Texas Government Code Section 809.001 and Chapter 2276, as amended.

[Signature pages to follow]

EXECUTED on the respective dates of acknowledgement, to be effective as of the Effective Date first set forth above.

APPROVED AS TO FORM AND LEGALITY:

City Attorney

**CITY OF KENNEDALE,
a Texas municipal corporation**

By: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on _____, 2024 by _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the _____ of the City of Kennedale, on behalf of said City.

[Notary Seal]

Notary Public, State of Texas

OWNER

By: _____
Paul Cartusciello

Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on _____, 2024 by Paul Cartusciello, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Notary Seal]

Notary Public, State of Texas

COMPANIES

Medic Built, LLC

By: _____
Paul Cartusciello, Sole Member

Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on _____, 2024 by Paul Cartusciello, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Sole Member of Medic Built, LLC, on behalf of said company.

[Notary Seal]

Notary Public, State of Texas

Southwest Ambulance Sales, LLC

By: _____
Paul Cartusciello, Managing Member

Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on _____, 2024 by Paul Cartusciello, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Managing Member of Southwest Ambulance Sales, LLC, on behalf of said company.

[Notary Seal]

Notary Public, State of Texas

Exhibit A

SW Ambulance Office Finish Out

517 East Kennedale Parkway . Kennedale . Texas . 76060

m3 studio

PROJECT TEAM

OWNER

Southwest Ambulance Sales LLC
621 East Kennedale Parkway
Kennedale . Texas 76060

STRUCTURAL ENGINEERS

Baird, Hampton, & Brown, Inc.
6300 Ridgely Place | Suite 700
Fort Worth . Texas 76116
Phone: 817.338.1277

Ronald Ishmael, Principal Engineer
Phone: 682.348.0793
Email: rishmael@bhbinc.com

ARCHITECT

m3 studio
3880 Hulen Street | Suite 630
Fort Worth, Texas 76107
Phone: 817.733.3513

Ryan McGuire AIA CSI CDT
Phone: 817.733.3513
Email: ryan.mcguire@m3studio.works

MEP FP ENGINEERS

A F Elgin + Associates - Consulting Engineers
816 April Sound Court | Suite 200
Fort Worth, Texas 76120
Phone: 817.929.2373

Arthur F. Elgin, Principal Engineer
Phone: 817.929.2373
Email: arthur.elgin@afelgin.com

ACCESSIBILITY CONSULTANT

Thomas P. Wilkins, Architect
RAS #1037
Phone: 214.212.8899
Email: tpwRAS1037@gmail.com

CONTRACTOR

Miller's Metal Buildings
415 North Burleson Boulevard
Burleson . Texas 76028
Phone: 817.295.6022



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway . Kennedale . Texas . 76060

CODE SUMMARY

PROJECT DESCRIPTION:

Proposed Storage Warehouse and Accessory Office located in Kennedale Texas.

The proposed structure will consist of (1) six story non-separated mixed use building meeting the allowable height and area, and accessory use allowances.

APPLICABLE CODES:

The project is required to be submitted to the following Authorities Having Jurisdiction |

The City of Kennedale, Texas

The project is designed using the following codes |

- 2018 International Building Code (including Local Amendments)
- 2018 International Fire Code (including Local Amendments)
- 2018 International Mechanical Code (including Local Amendments)
- 2018 International Plumbing Code (including Local Amendments)
- 2017 National Electrical Code (including Local Amendments)
- 2018 International Energy Conservation Code (including Local Amendments)
- 2012 Texas Accessibility Standards

PROJECT SUMMARY

Primary Occupancy Classification | Nonseparated Mixed-Use Groups B and S Occupancies

Construction Type | Type IB (per Table 601)

Allowable Building Area |

- Sprinklered (S1) Type VB B = 36,000 sq.ft. per floor
- Sprinklered (S1) Type VB S-2 = 54,000 sq.ft. per floor

Allowable Number of Stories |

- Table 504.4 | Allowable Number of Stories | Sprinklered Type VB B + S-2 = 3 stories above grade plane

Allowable Building Height |

- Table 504.3 | Allowable Building Height | Sprinklered Type IB B + S-2 = 60'

Fire Protection Required | Automatic Sprinkler System (Per Section 903.3.1.1)

STRUCTURE CLASSIFICATION:

Primary Occupancy Classification | Group S-2 – Low-hazard storage

As defined with Section 311.3 | Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, ahndies or film wrappings.

Secondary Occupancy Classification | Group B – Business

As defined with Section 304.1 | Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Section 508.3 - Nonseparated Occupancies | Groups B and S-2

Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

Section 508.3.1 - Occupancy Classification

Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 that apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area.

Section 508.3.3 - Separation

No separation is required between nonseparated occupancies

Accessory Occupancies | none

ENERGY CONSERVATION CODE:

Project Location | Climate Zone | Tarrant County - 3A*

Prescriptive Building Envelope Requirements | C402

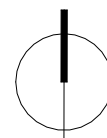
Air Leakage of Building Envelope Assemblies | C402.5

TLDR REGISTRATION

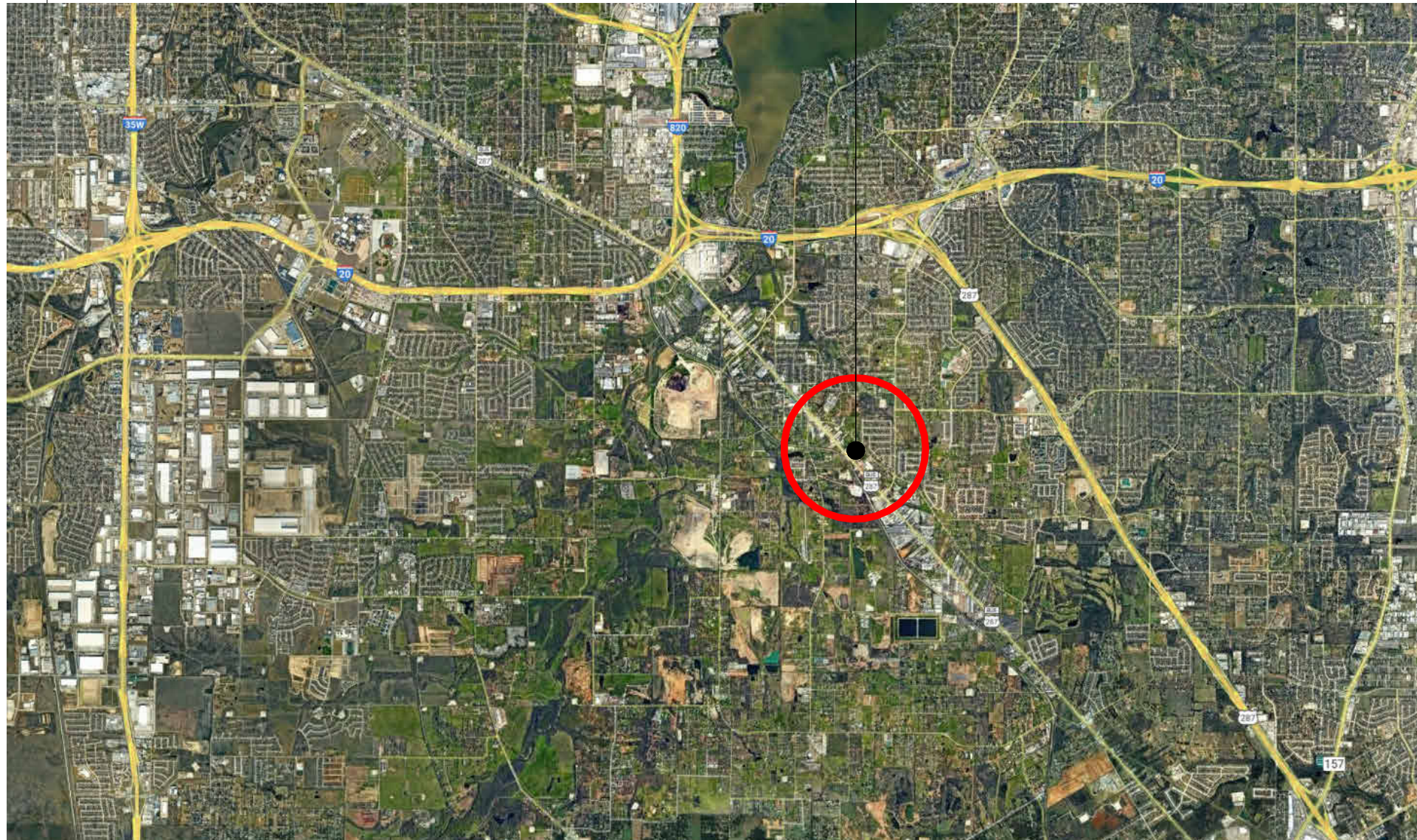
TABS2024015561

Building Gross Area Schedule		
	Name	Area
Ground Floor Building Gross Area		14,083 SF
Project Gross Area		14,083 SF

Building Code Area Schedule (Floor Area Gross)		
	Name	Area
Ground Floor Building Code Floor Area		13,922 SF
Project Building Code Floor Area Total		13,922 SF



PROJECT LOCATION



REVISIONS

No. DATE DESCRIPTION

Cover Sheet

DATE

2024.04.05

G-000

ABBREVIATIONS			
A		G	
AB	- ANCHOR BOLT	GA	- GAUGE / GAGE
AC	- AIR CONDITIONING	GALV	- GALVANIZED
ACC	- ACCESSIBLE	GB	- GRAB BAR
ACCU	- ACOUSTICAL	GC	- GENERAL CONTRACTOR(S)
ACT	- ACOUSTICAL CEILING TILE	GRC	- GLASS FIBER REINFORCED CONCRETE
AD	- AREA DRAIN	GRG	- GLASS FIBER REINFORCED GYPSUM
ADD	- ADDITIONAL	GL	- GLASS
ADJ	- ADJUSTABLE	GR	- GRADE
AFF	- ABOVE FINISH FLOOR	GRND	- GROUND
AGGR	- AGGREGATE	GYP BD	- GYPSUM BOARD
ALT	- ALTERNATE		
ALUM	- ALUMINUM	H	
ANCH	- ANCHOR	H	- HIGH / HEIGHT
ANNO	- ANODIZED	HB	- HOSE BIB
APC	- ACOUSTICAL PANEL CEILING	HC	- HOLLOW CORE
APPD	- APPROVED	HCP	- HANDICAPPED
APPROX	- APPROXIMATE	HDW	- HARDWARE
ARCH	- ARCHITECTURAL	HDW	- HARDWARE
AUTO	- AUTOMATIC	HS	- HEAT STRENGTHENED (GLASS)
AV	- AUDIO VISUAL	HM	- HOLLOW METAL (STEEL FRAME)
		HNDR	- HANDRAIL
B		HO	- HOLD-OPEN
BEJ	- BRICK EXPANSION JOINT	HORIZ	- HORIZONTAL
BD	- BOARD	HPT	- HIGH POINT
BLDG	- BUILDING	HRC	- HOSE REEL CABINET
BLK	- BLOCK	HR	- HOUR
BM	- BEAM	HT	- HEIGHT
BOT	- BOTTOM	HVAC	- HEATING, VENTILATION, AIR CONDITIONING
BRK	- BRICK	HW	- HOT WATER
BSMT	- BASEMENT	HYDR	- HYDRAULIC
BT	- BOLT		
BUR	- BUILT-UP ROOFING	I	
		ID	- INSIDE DIAMETER
C		IN	- INCH
CAB	- CABINET	INCD	- INCANDESCENT
CAT	- CATEGORY	INCL	- INCLUDED / INCLUDING
CB	- CATCH BASIN	INFO	- INFORMATION
CBG	- CHALK BOARD	INSUL	- INSULATION
CBU	- CEMENTITIOUS BACKER UNIT	INT	- INTERIOR
CEM	- CEMENT	INTERM	- INTERMEDIATE
CH	- CHANNEL	INV	- INVERT
CHN	- CORNER GUARD	IPS	- INTERNATIONAL PIPE STANDARD
CI	- CHILLER	IRMA	- INVERTED ROOF MEMBRANE ASSEMBLY
CHN	- CHANNEL		
CI	- CAST IRON	J	
CJ	- CAST-IN-PLACE	JAN	- JANITOR
CJ	- CONTROL JOINT / CONSTRUCTION JOINT	JC	- JANITOR'S CLOSET
CL	- CENTER LINE	JOIST	- JOIST
CLG	- CEILING	JT	- JOINT
CLR	- CLEAR		
CMU	- CONCRETE MASONRY UNIT	K	
CNTR	- COUNTER	K	- KIP (1000 LBS)
CO	- CLEANOUT	KPL	- KICK PLATE
COL	- COLUMN	KG	- KILOGRAM
COMPART	- COMPARTMENT	KIT	- KITCHEN
CONC	- CONCRETE	KO	- KNOCKOUT
COND	- CONDITION		
CONN	- CONNECTION	L	
CONTR	- CONTINUOUS	L	- LONG OR LITER (METRIC DCCS)
CONTR	- CONTRACTOR	LAB	- LABORATORY
COORD	- COORDINATE	LDG	- LANDING
CORR	- CORRIDOR	LAM	- LAMINATE / LAMINATION
CT	- CERAMIC TILE / COOLING TOWER	LAV	- LAVATORY
CTR	- CENTER	L	- LINE
CTSCK	- COUNTER SUNK	L	- LINE
CW	- COLD WATER (PIPING)	M	
		LF	- LINEAR FOOT
D		LVR	- LOCKER
D	- DEEP	LH	- LONG LEG HORIZONTAL
DBL	- DOUBLE	LV	- LONG LEG VERTICAL
DES	- DEGREE	LN	- LINE
DEMO	- DEMOLITION	L	- LINE
DEPT	- DEPARTMENT	L	- LINE
DET	- DETAIL	U	
DF	- DRINKING FOUNTAIN	M	- METER
DIA	- DIAMETER	MACH	- MACHINE
DIFF	- DIFFUSER	MAINT	- MAINTENANCE
DM	- DIMENSION	MAS	- MASONRY
DISP	- DISPENSER	MATL	- MATERIAL
DMPF	- DAMPROOFING	MAX	- MAXIMUM
DMT	- DEMOUNTABLE	MB	- MACHINE BOLT
DN	- DOWN	MBL	- MARBLE
DO	- DOOR OPENING	MD	- MEDIUM DENSITY FIBERBOARD
DP	- DIMENSION POINT	MEP	- MECHANICAL ELECTRICAL PLUMBING
DPTN	- DEMOUNTABLE PARTITION	MDO	- MEDIUM DENSITY OVERLAY PLYWOOD
DR	- DOOR	MECH	- MECHANICAL
DRN	- DRAIN	MEMB	- MEMBRANE
DS	- DOWNSPOUT	MEZZ	- MEZZANINE
DW	- DRYWALL	MFR	- MANUFACTURER
DWG	- DRAWING	MH	- MANHOLE
DWR	- DRAWER	MIN	- MINIMUM
		MM	- MIRROR
E		MISC	- MISCELLANEOUS
(E)	- EXISTING	MR	- MILLIMETER
E	- EAST	MO	- MASONRY OPENING
EB	- EXPANSION BOLT	MS	- MACHINE SCREW
EIFS	- EXTERIOR INSULATION AND FINISH SYSTEM	MTD	- MOUNTED
EFS	- EXTERIOR FINISH SYSTEM	MTG	- MOUNTING
EJ	- EXPANSION JOINT	MTL	- METAL
EL	- ELEVATION	MULL	- MULLION
ELEC	- ELECTRICAL	N	
ELEV	- ELEVATOR	N	- NORTH
EMERG	- EMERGENCY	NA	- NOT APPLICABLE
ENCL	- ENCLOSURE	NC	- NOISE CRITERIA
EP	- ELECTRICAL PANELBOARD	NIC	- NOT IN CONTRACT
EQ	- EQUAL	NO	- NUMBER
EQUIP	- EQUIPMENT	NOM	- NOMINAL
ESCAL	- ESCALATOR	NTS	- NOT TO SCALE
EWC	- ELECTRICAL WATER COOLER		
EXH	- EXHAUST	O	
EXP	- EXPANSION	OA	- OUTSIDE AIR
EXIST	- EXISTING	OC	- ON CENTER
EXT	- EXTERIOR	OCEW	- ON CENTER EACH WAY
		OD	- OUTSIDE DIAMETER/DIMENSION
F		OFCL	- OWNER FURNISHED, CONTR INSTALLED
FA	- FIRE ALARM	OFI	- OWNER FURNISHED, OWNER INSTALLED
FB	- FACE BRICK	OFF	- OFFICE
FC	- FACE	OPH	- OVER HEAD
FDC	- FLOOR DRAIN	OPH	- OPPOSITE HAND
FDP	- FIRE DEPARTMENT CONNECTION	OPNG	- OPENING
FND	- FOUNDATION	OPP	- OPPOSITE
FE	- FIRE EXTINGUISHER	ORD	- OVER/LOW ROOF DRAIN
FEC	- FIRE EXTINGUISHER CABINET	OUTS	- OUTSIDE
FFKE	- FURNITURE, FINISHES & EQUIPMENT		
FFEL	- FINISH FLOOR ELEVATION	P	
FH	- FLAT HEAD	P	- PAINT
PHC	- FIRE HOSE CABINET	PAV	- PAVING
FIN	- FINISH	PATD	- PAPER TOWEL DISPENSER
FIXT	- FIXTURE	PBD	- PARTICLEBOARD
FL	- FLOOR	PC	- PRECAST CONCRETE
FLASH	- FLASHING	PDF	- POWER DRIVEN FASTENER
FLOR	- FLORESCENT	PERF	- PERFORATED
FO	- FACE OF	PERIM	- PERIMETER
FP	- FIRE PROTECTION	PERP	- PERPENDICULAR
FR	- FRAME	PF	- POINT OF INTERSECTION
FT	- FEET	PL	- PLATE
FRTW	- FIRE RETARDANT TREATED WOOD	PLAM	- PLASTIC LAMINATE
FTG	- FOOTING	PLAS	- PLASTER
FURN	- FURNITURE	PLBG	- PLUMBING
FURR	- FURRING	PLF	- POUNDS PER LINEAR FOOT
FWC	- FABRIC WALLCOVERING	PLYWD	- PLYWOOD
FWP	- FABRIC WRAPPED PANEL	PNL	- PANEL
		POL	- POLISHED
		PR	- PAIR
		PREFAB	- PREFABRICATED
		PROJ	- PROJECT
		PSF	- POUNDS PER SQUARE FOOT
		PT	- POINT
		PTD	- PAINTED
		PTN	- PARTITION
		PTD	- PAPER TOWEL RECEPTACLE

Q		R	
Q	- QUARRY TILE	R	- RELOCATED
QTY	- QUANTITY	R	- RADIUS OR RISER (PIPING)
		RA	- RETURN AIR
		RB	- RESILIENT BASE
		RCF	- REFLECTED CEILING PLAN
		RD	- ROOF DRAIN
		RECOM	- RECOMMENDED
		RECP	- RECEPTACLE
		REC	- RECESSED
		REF	- REFERENCE
		REFL	- REFLECTED / REFLECTIVE / REFLECT
		REFR	- REFRIGERATOR
		REG	- REGISTER
		REIN	- REINFORCED / REINFORCING
		REL	- RELOCATE
		REM	- REMOVABLE
		REQ	- REQUIRE / REQUIRED
		RESIL	- RESILIENT
		REV	- REVISION / REVISED
		RM	- ROOM
		RO	- ROUGH OPENING
		RTO	- RATED
		RTG	- RATING
		RWL	- RAIN WATER LEADER
S			
S	- SOUTH		
SA	- SUPPLY AIR		
SC	- SANITARY		
SC	- SOLID CORE		
SCHED	- SCHEDULE		
SD	- STORM DRAIN		
SECT	- SECTION		
STS	- SELF TAP METAL SCREW		
SF	- SQUARE FEET/FOOT		
SH	- SPRINKLER HEAD		
SHT	- SHEET		
SHR	- SHOWER		
SHR	- SHOWER		
SM	- SHEET METAL OR SQUARE METER		
SNO	- SANITARY NAPKIN DISPENSER		
SP	- STAIRSPRIG		
SPEC	- SPECIFICATION		
SPR	- SPRINKLER		
SPKR	- SPEAKER		
SQ	- SQUARE		
SSE	- STRUCTURE SLAB ELEVATION		
SST	- STAINLESS STEEL		
SSK	- SERVICE SINK		
STA	- STATION		
STD	- STANDARD		
STL	- STEEL		
STLST	- STEEL JOIST		
STOR	- STORAGE		
STRG	- STRINGER		
STRUC	- STRUCTURAL		
SUBCAT	- SUBCATEGORY		
SUSP	- SUSPENDED		
SYMM	- SYMMETRICAL		
SYS	- SYSTEM		
T			
T&G	- TONGUE AND GROOVE		
T	- TREAD / THERMOSTAT		
TB	- TOWEL BAR		
TC	- TOP OF CURB		
TCOCON	- TOP OF CONCRETE		
TEL	- TELEPHONE OR TELECOM		
TEMP	- TEMPERATURE		
TER	- TERRAZZO		
TGB	- TOGGLE BOLT		
THK	- THICKNESS		
THRES	- THRESHOLD		
THRU	- THROUGH		
TBUD	- TACKBOARD		
TMPO	- TEMPERED		
TO	- TOP OF (SEE OTHER WORD)		
TOSTL	- TOP OF STEEL		
TOS	- TOP OF SLAB, TOP OF STRUCTURE		
TPD	- TOP OF PAVEMENT		
TRACT	- TRACTION		
TRP	- TOLER PAPER DISPENSER		
TV	- TELEVISION		
TW	- TOP OF WALL		
TY	- TYPICAL		
U			
UNFIN	- UNFINISHED		
UNO	- UNLESS NOTED OTHERWISE		
UR	- URINAL		
V			
VAC	- VENTILATION AND AIR CONDITIONING		
VCT	- VINYL COMPOSITION TILE		
VERT	- VERTICAL		
VEST	- VESTIBULE		
VF	- VERIFY IN FIELD		
VR	- VAPOR RETARDER		
VT	- VINYL TILE		
VVC	- VINYL WALL COVERING		
W			
W	- WITH		
W	- WIDE, WIDTHWEST		
WC	- WATER CLOSET		
WD	- WOOD		
WDS	- WOOD SCREW		
WDW	- WINDOW		
WO	- WITHOUT		
WP	- WATERPROOFING		
WPM	- WATERPROOF MEMBRANE		
WPT	- WORK POINT		
WR	- WATER RESISTENT/REPELLANT		
WS	- WEATHERSTRIPPING		
WSCT	- WAINSCOT		
WT	- WEIGHT		
WW	- WALL TO WALL		

PROJECT GENERAL NOTES

- WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN NON- PRESTRESSED REINFORCED CONCRETE, USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH (1") BETWEEN THE REINFORCEMENT AND THE ANCHOR AND/OR PIN.
- PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
- WHERE WOOD CONSTRUCTION OCCURS, WOOD IN CONTACT WITH CONCRETE SHALL BE REDWOOD OR PRESERVATIVE-TREATED.
- ALL DOORS & THEIR RELATED FRAMES SHALL BE PLUMB & STRAIGHT WITHOUT EXCEPTION.
- AT EACH DOOR & WINDOW OPENING, PROVIDE ONE (1) STRUCTURAL STUD AT EACH JAMB FROM FINISHED FLOOR TO STRUCTURE ABOVE (TYP.) MATCH WALL STUD SIZES PER DETAILS.
- UNLESS NOTED OTHERWISE: WINDOW GLAZING IN 1-HOUR WALLS SHALL BE U.L. FIRE RATED 0.25" (1/4") THICK & SHALL BE REINFORCED WITH WIRE MESH NO. 24 GA. OR HEAVIER EMBEDDED IN THE GLASS WITH OPENINGS NOT LARGER THAN ONE INCH (1") SQUARE (U.O.N.) GLAZING SHALL BE INSTALLED WITH REINFORCING WIRE RUNNING VERTICAL & HORIZONTAL. WINDOWS SHALL BE IN STEEL FRAME & HELD IN PLACE WITH STEEL GLAZING CLIPS.
- GLAZING LOCATED IMMEDIATELY ADJACENT TO DOORS, GLASS DOORS, OR ANY SURFACE NORMALLY USED AS A WALKING SURFACE SHALL BE FIXED LOCATED WITHIN 18" OF SAID SURFACE OF 0.25" (1/4") TEMPERED OR LAMINATED GLASS.
- GLAZED OPENINGS IN FIRE-RATED ASSEMBLIES WILL NOT EXCEED AREA AS SET BY GOVERNING CODES.
- ALL DOOR & WINDOW OPENINGS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SUCH AS GARAGES SHALL BE FULLY WEATHERSTRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT INFILTRATION.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE MOUNTED OR SURFACE MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED. THE UNLATCHING OF ANY LEAF OF A DOOR SHALL NOT REQUIRE MORE THAN ONE (1) OPERATION.
- CONTRACTOR(S) SHALL EXAMINE SUBSTRATES & DETERMINE THE ACCEPTABILITY TO RECEIVE ALL OF THE FINISH FLOORING MATERIALS AS DESCRIBED. CONTRACTOR(S) SHALL PERFORM ADDITIONAL CLEANING, SCRAPING, FILLING, & MINOR REPAIRS AS NECESSARY FOR THE PROPER APPLICATION OF THE VARIOUS MATERIALS, AS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL WALLS SHALL BE STRAIGHT & PLUMB (TYP.).
- CORRIDOR WALLS SHALL BE FROM FINISHED FLOOR TO STRUCTURE ABOVE & SHALL BE OF 1-HOUR CONSTRUCTION (U.O.N.).
- ALL FINISH CEILINGS SHALL BE FLUSH & LEVEL (U.O.N.).
- AT ALL NEW TOILET FIXTURES & TOILET ACCESSORIES PROVIDE EITHER THE REQUIRED FIRE TREATED BLOCKING OR THE METAL BACKING AS PER DETAILS & MANUFACTURER'S RECOMMENDATIONS. FIRE TREATED BLOCKING OR METAL BACKING SHALL SPAN & BE SECURED TO A MINIMUM OF THREE (3) STUDS.
- PROVIDE & INSTALL SIGNAGE AT TOILET ROOM DOORS PER ADA REQUIREMENTS.
- TOILET ROOMS SHALL COMPLY WITH THE APPLICABLE CODE SECTIONS REGARDING LIGHTING & VENTILATION.
- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB & SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOVEMENT FROM THE APPLICATION OF A 250 POUNDS FORCE ON THE SEAT SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. THE MOUNTING BRACKET OR OTHER SUPPORTS IS CONSIDERED TO BE FULLY RESTRAINED WHEN DIRECT & TORSIONAL SHEAR STRESS DO NOT EXCEED THE ALLOWABLE SHEAR STRESS.
- SHEAR FORCE INCLUDED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 POUNDS PER STUD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE (WHICHEVER IS THE SMALLER ALLOWABLE LOAD). TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUNDS PER FOOT SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER & SUPPORTING STRUCTURE.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- PROVIDE FIRE TREATED BLOCKING OR STEEL BACKING IN WALLS FOR ALL WALL MOUNTED ATTACHMENTS & ACCESSORIES.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT UNITS OF WORK AT MOUNTING HEIGHTS PER ADA REQUIREMENTS.
- CONTRACTOR(S) SHALL VERIFY SIZES & LOCATIONS OF WATER & DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH EQUIPMENT INSTALLATION.
- ANY AUTOMATIC FIRE SUPPRESSION SYSTEMS SHALL BE DESIGNED & INSTALLED BY THE CONTRACTOR(S) PER CODE & ANY LOCAL FIRE MARSHAL REQUIREMENTS. THE WORK IS TO BE DONE BY EXPERIENCED CONTRACTOR(S) WITH CURRENT JURISDICTIONAL LICENSES. WHEN SHOP DRAWINGS HAVE BEEN COMPLETED AND APPROVED BY THE LOCAL FIRE MARSHAL & THE OWNER'S INSURANCE COMPANY, SUBMIT THEM TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF INSTALLATION.
- SPACING & DETAILS OF THE SUPPORT & BRACING OF FIRE SUPPRESSION SYSTEM PIPING SHALL COMPLY WITH THE CURRENT EDITION OF N.F.P.A. 13. "U-TYPE" HANGERS USED AS SWAY BRACING MUST HAVE LEGS BENT OUT TEN DEGREES (10°) & MUST HAVE A SLENDERNESS RATIO NOT EXCEEDING 200. PROVIDE CALCULATIONS & DETAILS FOR SUPPORTS NOT COVERED BY N.F.P.A. 13.
- PROVIDE FIRE STOPS & DRAFT STOPS WHERE REQUIRED BY APPLICABLE CODES.
- PENETRATIONS IN FIRE RESISTIVE WALLS, PARTITIONS, AND/OR FLOORS, WHERE PROTECTED OPENINGS ARE REQUIRED, SHALL BE FIRESTOPPED USING SECURELY INSTALLED APPROVED MATERIALS CAPABLE OF MAINTAINING THEIR INTEGRITY & PREVENTING THE MOVEMENT OF FLAMES & HOT GASES THROUGH THE VOID SPACE BETWEEN THE PENETRATING MATERIALS & WALLS, PARTITIONS, AND/OR FLOORS WHEN TESTED IN ACCORDANCE WITH A.S.T.M. STANDARD E-814 OR U.L. STANDARD 1479.
- GENERAL CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE OF ALL PORTIONS OF THE BUILDING ON EACH FLOOR DURING CONSTRUCTION. FINAL PLACEMENT OF FIRE EXTINGUISHER CABINETS SHALL BE PER CODE SUMMARY SHEETS GA-0.0 - GA-2.08
- FIRE DEPARTMENT ACCESS MUST BE PROVIDED PRIOR TO & DURING CONSTRUCTION
- ALL DETAILS & NOTES NOTED AS "TYP." OR "TYPICAL" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- ABBREVIATIONS THROUGHOUT THE CONSTRUCTION DOCUMENTS ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY ABBREVIATIONS IN QUESTION.
- ALL LIGHT GAUGE STEEL FRAMING MATERIALS ARE TO BE MANUFACTURED BY CLARK-DIETRICH. EQUAL QUALITY PRODUCTS MAY BE SUBSTITUTED WITH ARCHITECT'S WRITTEN APPROVAL.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS TO THE ARCHITECT FOR REVIEW OF CONTRACTOR'S INTENT TO CONFORM TO THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
- BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE OWNER AND ARCHITECT THAT THE CONTRACTOR HAS REVIEWED AND APPROVED, DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED, AND CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
- SUBMITTALS SHALL NOT BE USED BY THE CONTRACTOR(S) TO MODIFY THE CONTRACT DOCUMENTS. ALL PROPOSED CHANGES AND ALTERNATES SHALL BE INDIVIDUALLY PROVIDED TO THE OWNER AND ARCHITECT THROUGH A SUBSTITUTION REQUEST.
- ANY SUBSTITUTIONS PROPOSED BY THE OWNER OR CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. PRIOR TO SUBMITTAL OF ANY SUBSTITUTION TO THE ARCHITECT FOR REVIEW, THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED SUBSTITUTION MEETS THE PERFORMANCE REQUIREMENTS OF ITEM BEING SUBSTITUTED.
- CONTRACTOR SHALL ENSURE ENTIRE COMPLETED BUILDING ENCLOSURE (INCLUDING ALL OPENINGS) ARE WATER AND AIR TIGHT.
- THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL AND ENGINEERING DESIGN ONLY. IF EXISTING OR NEW CONDITIONS PROHIBIT THE DESIGN INTENT, THE CONTRACTOR AND ARCHITECT WILL COLLABORATE ON APPROPRIATE SOLUTIONS.
- THESE DOCUMENTS ARE DEFINED AS THE WRITTEN AND GRAPHIC DOCUMENTS PREPARED FOR COMMUNICATING THE PROJECT DESIGN TO THOSE THAT WILL CONSTRUCT THE PROJECT AND FOR ADMINISTERING THE CONSTRUCTION CONTRACT.
- THE ARCHITECT HAS USED REASONABLE, ORDINARY CARE AND DILIGENCE IN THE PREPARATION OF THEIR SKILL TO ACCOMPLISH THE CONTRACTED PROFESSIONAL TASKS.
- THE ARCHITECT POSSESSES THE REQUIRED DEGREE OF LEARNING, SKILLS, AND EXPERIENCE THAT IS ORDINARILY POSSESSED BY SIMILARLY SITUATED ARCHITECTS PRACTICING IN THE SAME AREA AND WITH THE SAME EXPERIENCE.
- CIVIL, STRUCTURAL, MEP, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS.
- OWNER RETAINED CONSULTANTS ARE SEPARATE FROM THE OWNER/ARCHITECT AGREEMENT. THE ARCHITECT TAKES NO RESPONSIBILITY WHATSOEVER FOR THE SERVICES PERFORMED THROUGH SEPARATE CONTRACT INCLUDING THE CONTENT, ACCURACY, NEGLIGENCE, ERRORS OR OMISSIONS.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE FACILITY BUILDING IN ACCORDANCE WITH ALL APPLICABLE CODES AS HEREIN NOTED. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THESE CONTRACT DOCUMENTS WHERE THE FINISHED WORK WILL NOT COMPLY WITH SAID CODES, A REQUEST FOR INFORMATION SHOULD BE SUBMITTED TO THE ARCHITECT OF RECORD.
- THESE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE COMPLEMENTARY TO ONE ANOTHER. WHAT IS REQUIRED BY ONE IS AS IF REQUIRED BY ALL. NEITHER THE DRAWINGS NOR THE SPECIFICATIONS OVERIDE OR TAKE PRECEDENCE OVER THE OTHER. DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO PROCUREMENT, INSTALLATION, OR CONSTRUCTION.
- CONTRACTIBILITY REVIEWS BETWEEN CONTRACTOR AND ARCHITECT SHALL OCCUR PRIOR TO CONSTRUCTION. ANY AND ALL CONTRACTIBILITY MATTERS AND ISSUES THAT OCCUR AFTER CONSTRUCTION HAS COMMENCED SHALL BE DISCUSSED AND RESOLVED BETWEEN THE CONTRACTOR AND ARCHITECT.
- EXISTING CONDITIONS & DIMENSIONS MAY NOT BE SHOWN EXACTLY. CONTRACTOR & SUB-CONTRACTORS SHALL VERIFY SAME AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT PRIOR TO STARTING WORK OR IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL VERIFY ALL PLAN CONDITIONS AND DIMENSIONS AT SITE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INCLUDING ROOM OPENING DIMENSIONS FOR OWNER PROVIDED EQUIPMENT. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
- WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE (U.O.N.).
- THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONSTRUCTION DOCUMENTS IN CASE OF POSSIBLE CONFLICT OR DISCREPANCY BETWEEN DISCIPLINES.
- MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL SCOPES OF WORK WITH THE ARCHITECTURAL BEFORE THE INSTALLATION OF MECHANICAL, PLUMBING, ELECTRICAL & REFRIGERATION WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER(S) DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR STRUCTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR-AT-FAULT AT HIS/HER OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE CONTRACTOR SHALL DEMOLISH & REMOVE EXISTING CONSTRUCTION AS NECESSARY TO COMPLY WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS ASSOCIATED WITH THE SCOPE OF WORK SHALL TAKE PRECAUTIONS TO PROTECT THE BUILDING, OCCUPANTS, MATERIALS, AND EQUIPMENT FROM DAMAGE THROUGHOUT THE DURATION OF THE WORK. BARRIERS TO CONTROL NOISE, DUST, AND SECURITY BETWEEN CONSTRUCTION ACTIVITY AREAS AND OCCUPIED AREAS OR PUBLIC AREAS SHALL BE PROVIDED, INSTALLED, AND MAINTAINED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION & SIZING OF OPENINGS FOR ALL TRADES & COORDINATION OF ALL WORK AS INDICATED BY THE CONSTRUCTION DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF ALL APPLICABLE CODES, ORDINANCES, & REGULATIONS. NOTHING HEREIN SHALL BE INTERPRETED TO THE CONTRARY.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKERS' COMPENSATION INSURANCE COVERAGE ON FILE IN COMPLIANCE WITH THE LOCAL BUILDING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR & SHALL OBTAIN ALL REQUIRED PERMITS & PAY REQUIRED FEES.
- THE GENERAL CONTRACTOR SHALL INITIATE AND MAINTAIN PROCEDURES TO INSURE THAT PERSONS WORKING AT THE SITE ARE SKILLED AND KNOWLEDGEABLE IN METHODS AND CRAFTSMANSHIP WITH THE NECESSARY QUALITY LEVELS OF WORKMANSHIP IN COMPLETED WORK. THE GENERAL CONTRACTOR SHALL REMOVE AND REPLACE WORK WHICH DOES NOT COMPLY WITH WORKMANSHIP STANDARDS AS SPECIFIED & RECOGNIZED IN THE CONSTRUCTION INDUSTRY FOR APPLICATIONS INDICATED AND/OR REMOVE AND REPLACE OTHER WORK DAMAGED OR DETERIORATED BY FAULTY WORKMANSHIP.
- THE SUB-CONTRACTOR(S) OF EACH MAJOR WORK UNIT SHALL INSPECT SUBSTRATE TO RECEIVE WORK, CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, & REPORT (IN WRITING TO CONTRACTOR) ALL UNSATISFACTORY CONDITIONS. SUB-CONTRACTOR(S) SHALL NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE SUB-CONTRACTOR(S).
- WELDING TO BE DONE BY WELDERS CERTIFIED ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS FOR STRUCTURAL STEEL.
- DISPOSITION OF ANY ITEMS MUST BE VERIFIED WITH THE OWNER'S REPRESENTATIVE.
- EACH SUB-CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN & ORDERLY CONDITION UPON CONCLUSION OF HIS/HER WORK. ALL WASTE, RUBBISH, AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROPERLY.
- FINAL CLEANING SHALL BE DONE TO THE OWNER'S SATISFACTION AND SHALL INCLUDE BUT NOT BE LIMITED TO CLEANING OF LIGHT FIXTURES AND REMOVAL OF TEMPORARY PROTECTION DEVICES.
- CONTRACTOR SHALL PROVIDE A TEMPORARY, COMPLETELY FENCED AND SECURE WORK AREA AS REQUIRED TO ALLOW FOR THE COMPLETION OF THE WORK. SUCH CONSTRUCTION BARRIERS SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL & STATE AGENCIES AND ALL APPLICABLE CODES. CONTRACTOR'S DESIGNATED WORK AREA LOCATION, SIZE, & ACCESS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION. REMOVAL OF THE ABOVE SHALL BE AT THE TIME OF FINAL COMPLETION, OR SUBSTANTIAL COMPLETION, AND MAY BE AS AUTHORIZED BY THE ARCHITECT OR THE OWNER.
- ANY REQUIRED INTERRUPTION OF OR REMOVAL OF ANY UTILITY SERVING THE FACILITY SHALL NOT BE PERFORMED UNTIL A MINIMUM 48-HOUR PRIOR NOTICE IS GIVEN TO THE OWNER BY THE CONTRACTOR. SUCH WORK SHALL BE COORDINATED WITH THE OWNER & THE APPLICABLE UTILITY COMPANY AS MAY BE NECESSARY.
- ALL CONDUIT, WORK EQUIPMENT, & MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST SAFETY RULES OF ALL JURISDICTIONAL AGENCIES.
- EXCEPT AS OTHERWISE INDICATED OR APPROVED BY THE ARCHITECT OR OWNER, MATERIALS FOR CUTTING & PATCHING SHALL BE PROVIDED IN EQUAL-OR-BETTER WORK THAN BEING CUT & PATCHED IN TERMS OF PERFORMANCE CHARACTERISTICS & VISUAL APPEARANCE. USE MATERIALS IDENTICAL WITH ORIGINAL WHERE FEASIBLE. REMOVE & REPLACE WORK JUDGED BY THE ARCHITECT OR OWNER TO BE CUT-&PATCHED IN A VISUALLY OBJECTIVELY UNDESIRABLE OR OTHERWISE UNSATISFACTORY MANNER. RESTORE EXPOSED FINISHES OF PATCHED AREAS, WHERE NECESSARY, EXTEND FINISH OF PATCHED AREA ONTO RETAINED WORK ADJOINING IN A MANNER THAT WILL ELIMINATE PATCHING EVIDENCE.
- WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS & RECOMMENDATIONS FOR INSTALLATION TO THE EXTENT THAT THESE ARE MORE EXPLICIT OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN THESE DOCUMENTS.
- PROVIDE ATTACHMENT & CONNECTION DEVICES & METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED - TRUE TO LINE & LEVEL, PER CODE AND WITHIN RECOGNIZED INDUSTRY TOLERANCES. ALLOW FOR EXPANSION & BUILDING MOVEMENT. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZED FOR BEST VISUAL EFFECT. REFER QUESTIONABLE VISUAL EFFECT CHOICES TO THE ARCHITECT OR OWNER FOR FINAL DECISIONS.

DRAWINGS		ISSUES		
SHEET NO.	NAME			
00 General				
G-000	Cover Sheet	x		
G-001	Sheet Index + Reference Information	x		
G-003	Texas Accessibility Standards	x		
G-004	Texas Accessibility Standards	x		
G-005	Texas Accessibility Standards	x		
G-006	Texas Accessibility Standards	x		
G-007	Texas Accessibility Standards	x		
G-008	Texas Accessibility Standards	x		
G-101	Building Code Summary Plan	x		
03 Structural				
S1.0	Structural Floor Plan Area A	x		
S1.1	Structural Floor Plan Area B	x		
S2.0	Structural Foundation Plan Area A	x		
S2.1	Structural Foundation Plan Area B	x		
S2.2	Structural Framing Plan Area A	x		
S2.3	Structural Framing Plan Area B	x		
S2.4	Structural Framing Sections	x		
S2.10	Structural Elevations	x		
S2.11	Structural Elevations	x		
04 Architectural				
A-101	Overall Noted Floor Plan	x		
A-102	Overall Dimensioned Floor Plan	x		
A-104	Overall Reflected Ceiling Plan	x		
A-110	Enlarged Floor Plan + Interior Elevations	x		
A-111	Enlarged Floor Plan + Interior Elevations	x		
A-200	North, South, East, + West Elevations	x		
A-300	Building Sections 01 + 02	x		
06 Plumbing				
P-2.1	Waste Vent	x		
P-2.2	Domestic Water	x		
P-2.3	Compressed Air + Natural Gas	x		
P-3.1	Schedules	x		
P-4.1	Details	x		
P-4.2	Details	x		
07 Mechanical				
M-2.1	HVAC	x		
M-3.1	Schedules	x		
M-4.1	Details	x		
M-5.1	Sections	x		
08 Electrical				
E-2.1	Lighting	x		
E-2.2	Power	x		
E-3.1	Schedules	x		
E-4.1	Riser Schedules	x		



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

Sheet Index + Reference Information

DATE
2024.04.05

G-001

2010 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 3: BUILDING BLOCKS

301 General
301.1 Scope. 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.

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.

Figure 302.2 Carpet Pile Height

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.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Figure 303.2 Elongated Openings in Floor or Ground Surfaces

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 303.2 Vertical 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 306 only at the end of either the base or one arm.

304.4 Door Swing. 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.

305.3 Size. The clear floor or ground space shall be 30 inches (760 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.

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.

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

Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 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 (760 mm) wide minimum.

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 (760 mm) wide minimum.

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.

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.

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.

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

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

308.2 Forward Reach.
308.2.1 Unobstructed. 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.

308.2.2 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.

308.3 Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high 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.

308.3.1 Unobstructed Side Reach
308.3.2 Obstructed High Side Reach

308.3.3 Obstructed High 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.

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, curb ramps 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.

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 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

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 60 inches (1525 mm) minimum; or, 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.

403.6 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 Manual 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 face of 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 with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening with 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. 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)

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

404.2.6 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4.

Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

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

404.2.8.1 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.

404.2.8.2 Spring Hinges. 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.

404.2.9 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.

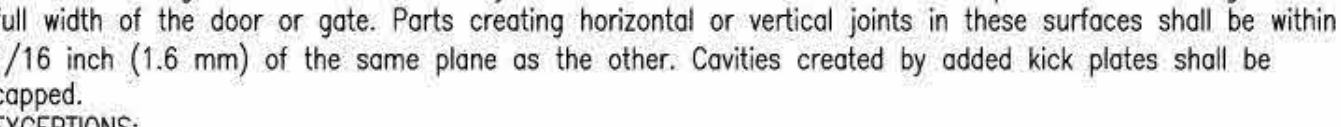
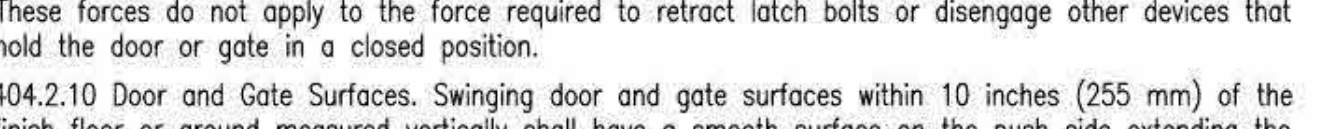
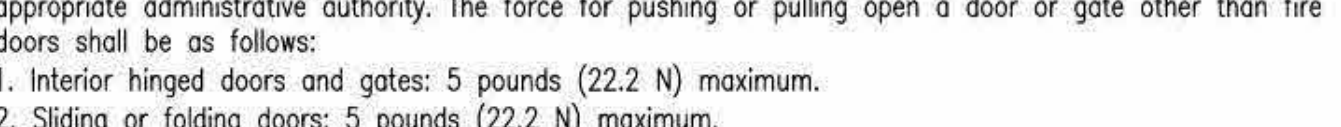
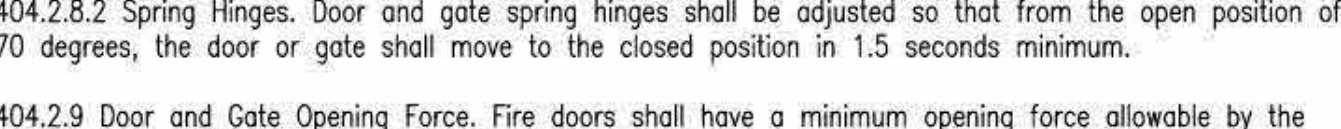
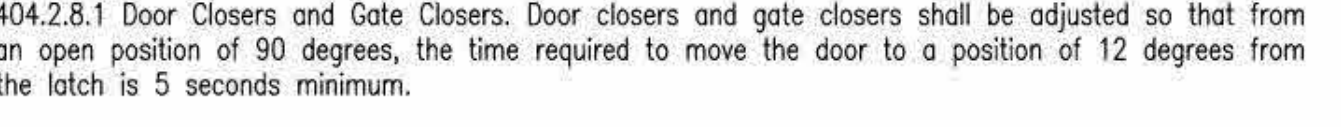
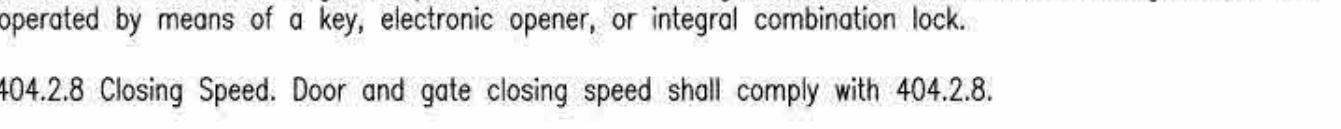
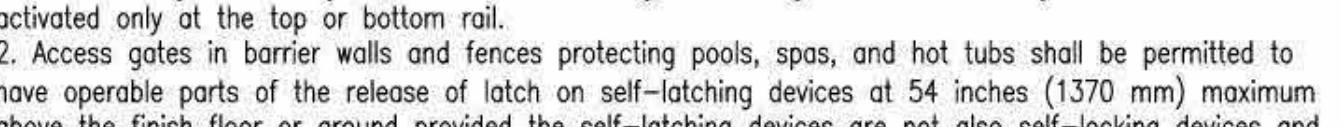
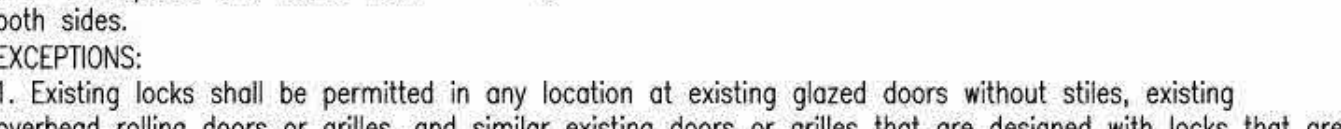
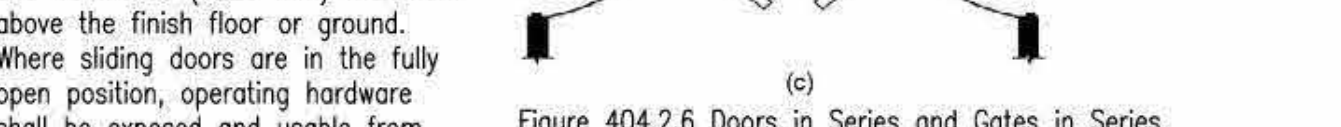
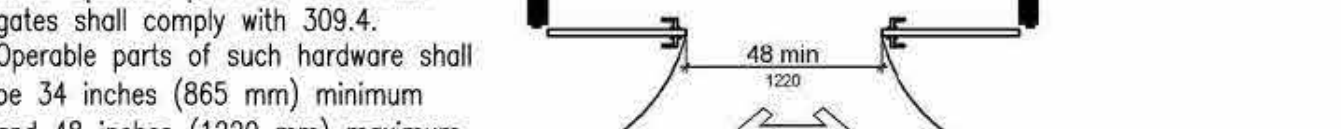
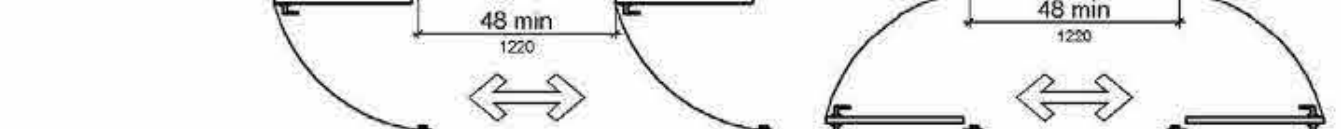
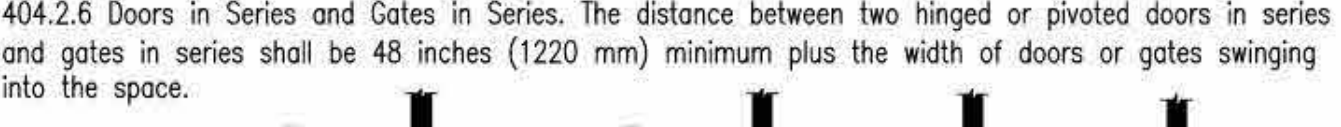
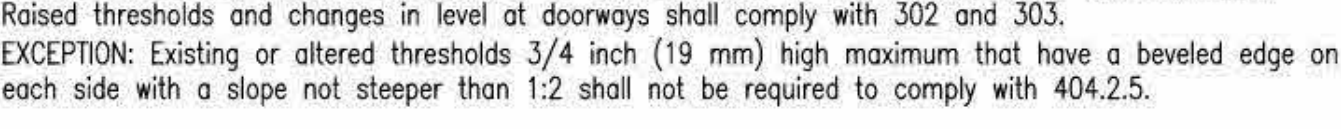
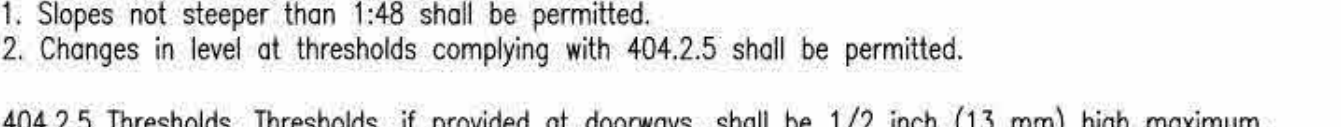
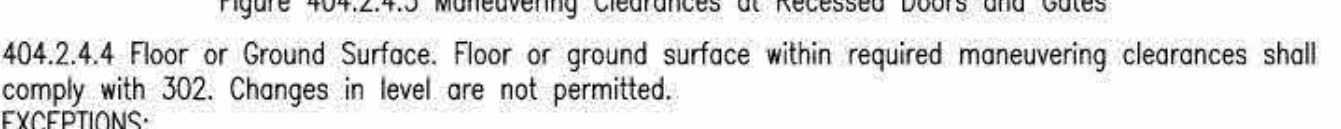
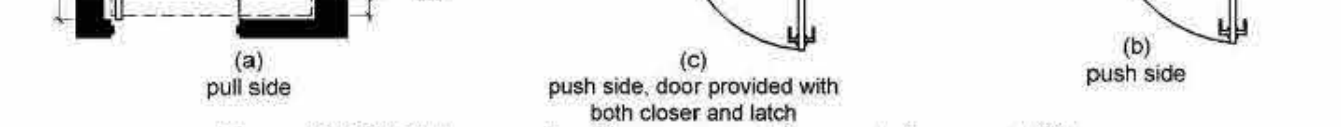
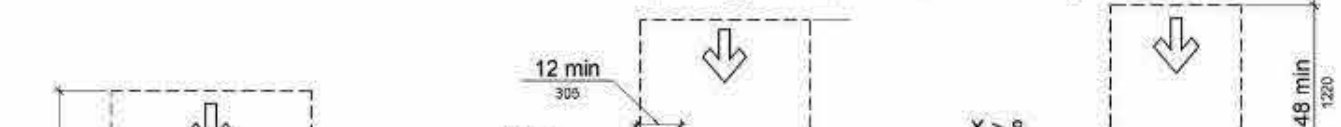
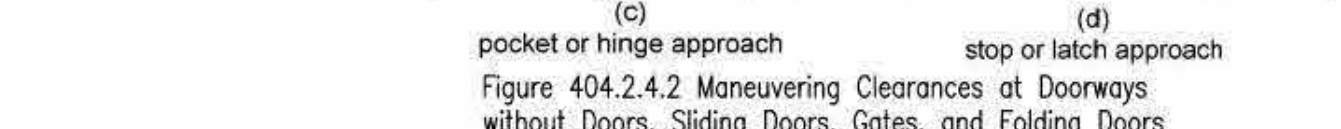
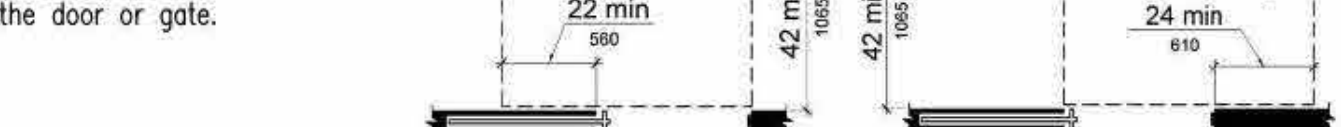
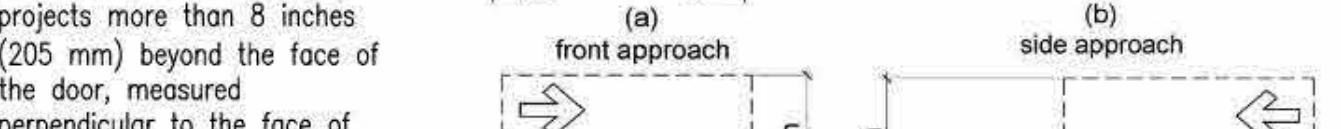
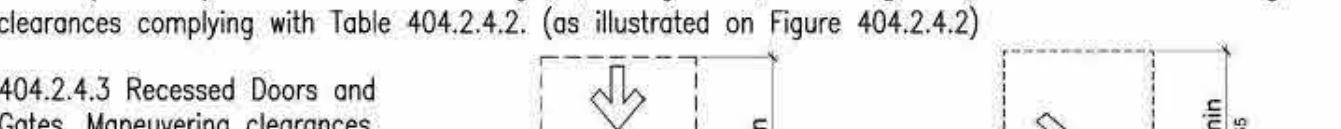
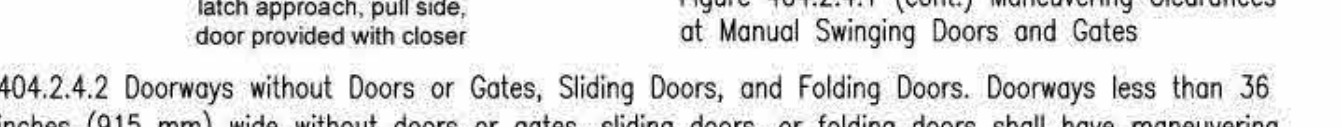
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

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.

404.2.10 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.



2010 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
406.1 General. 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 roof 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. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

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. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

407 Elevators
407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

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 309.4. Call buttons shall be raised or flush.
EXCEPTION: Existing elevators shall be permitted to have recessed call buttons.

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.
EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, 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.
EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

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 c that designates the down direction.
EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1

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

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided.
2. Existing elevators shall not be required to comply with 407.2.1.5.

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. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

EXCEPTIONS:
1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.
2. In existing elevators, a signal indicating the direction of car travel shall not be required.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance.
2. Existing elevators shall not be required to comply with 407.2.2.2.

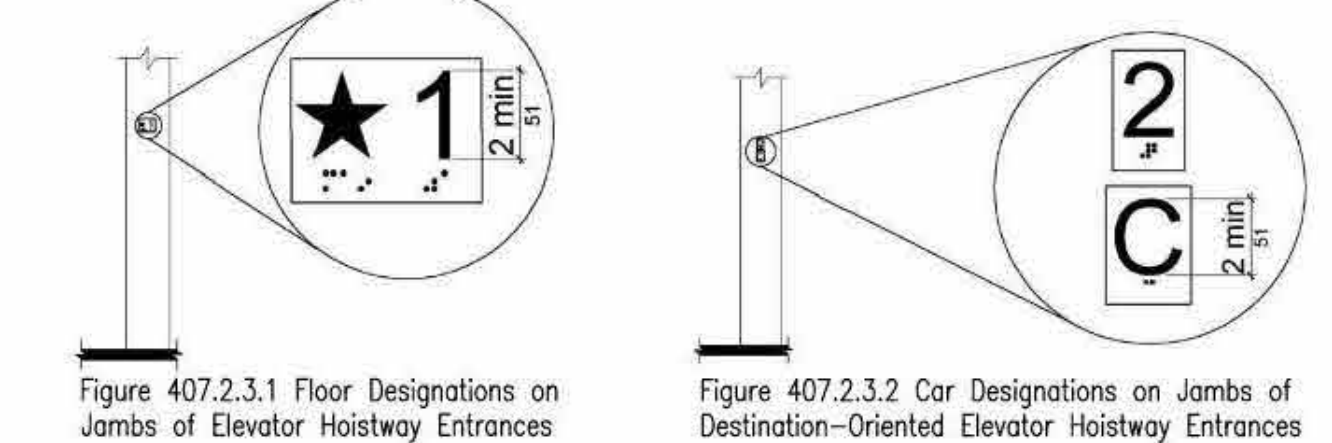
407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.
2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

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

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

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.



407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum.

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3.

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.
EXCEPTION: Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

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.

EXCEPTION: Existing elevators with manually operated doors shall not be required to comply with 407.3.3.

407.3.3.1 Height. The device shall be actuated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

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:

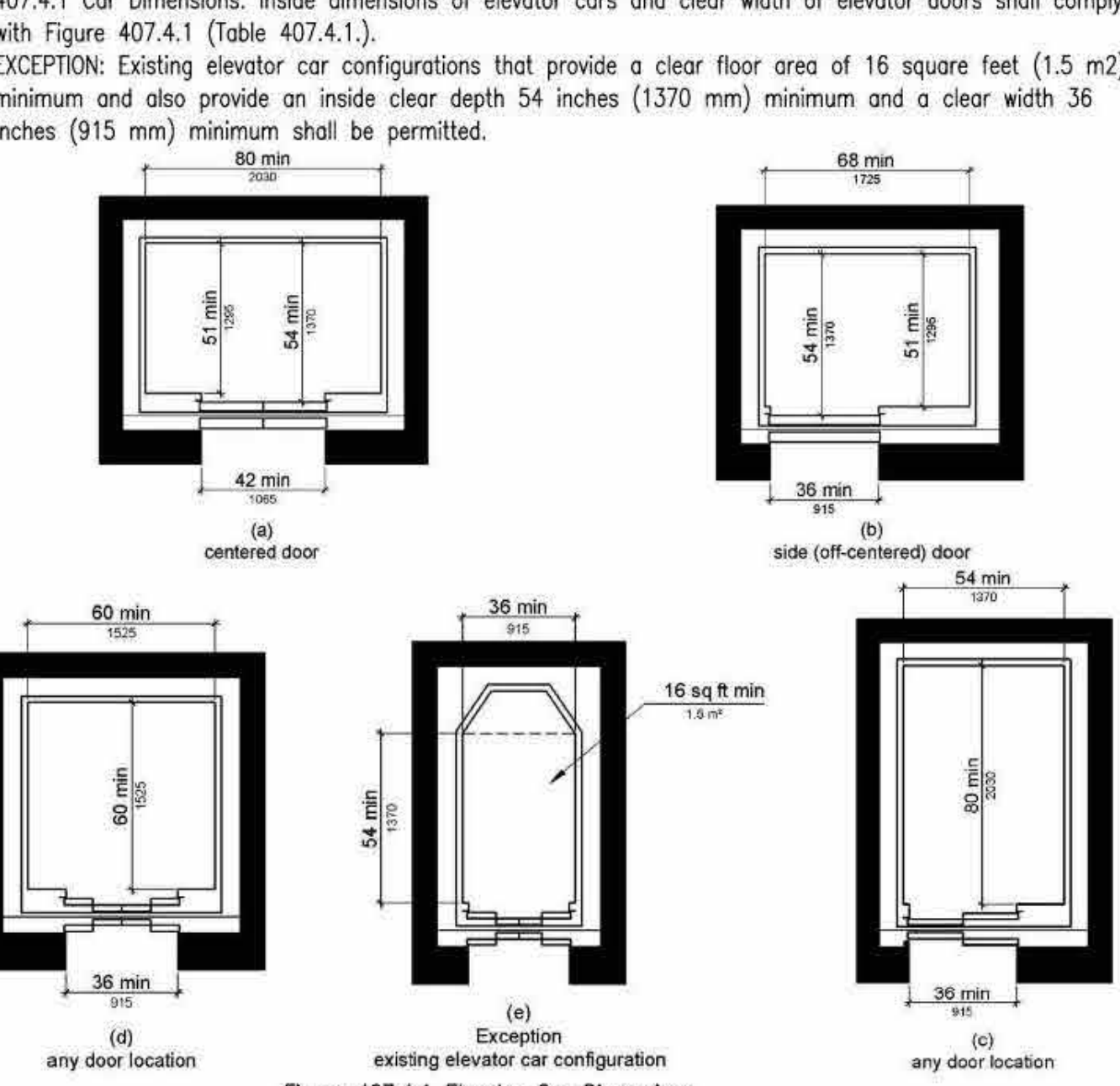
$T = D / (1.5 \text{ ft/s})$ or $T = D / (455 \text{ mm/s}) = 5$ seconds minimum where T equals the total time in seconds and D equals the distance (n feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.
EXCEPTIONS:
1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.
2. Destination-oriented elevators shall not be required to comply with 407.3.4.

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.
EXCEPTION: In existing elevators, a power-operated car door complying with 404.2.3 shall be permitted.

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).
EXCEPTION: Existing elevator car configurations that provide a clear floor area of 16 square feet (1.5 m²) minimum and also provide an inside clear depth 54 inches (1370 mm) minimum and a clear width 36 inches (915 mm) minimum shall be permitted.



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.
EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.
EXCEPTIONS:
1. Where the elevator panel serves more than 16 openings and a parallel approach is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor.
2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.
EXCEPTION: In existing elevators, buttons shall be permitted to be recessed.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.
407.4.6.2.2 Arrangement. Buttons shall be provided with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

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 comply with 407.4.7.
EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is provided, existing car operating panels shall not be required to comply with 407.4.7.

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.
EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

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. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

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.
EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call has been answered.

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 at which the car is about to stop.
EXCEPTION: For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with 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.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

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

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

408 Limited-Use/Limited-Application Elevators

408.1 General. Limited-use/limited-application elevators shall comply with 408 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

408.2 Elevator Landings. Landings serving limited-use/limited-application elevators shall comply with 408.2.

408.2.1 Call Buttons. Elevator call buttons and keypads shall comply with 407.2.1.

408.2.2 Hall Signals. Hall signals shall comply with 407.2.2.

408.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.1.

408.3 Elevator Doors. Elevator hoistway doors shall comply with 408.3.

408.3.1 Sliding Doors. Sliding hoistway and car doors shall comply with 407.3.1 through 407.3.3 and 408.4.1.

408.3.2 Swinging Doors. Swinging hoistway doors shall open and close automatically and shall comply with 404, 407.3.2 and 408.3.2.

408.3.2.1 Power Operation. Swinging doors shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

408.3.2.2 Duration. Power-operated swinging doors shall remain open for 20 seconds minimum when actuated.

408.4 Elevator Cars. Elevator cars shall comply with 408.4.

408.4.1 Car Dimensions and Doors. Elevator cars shall provide a clear width 42 inches (1065 mm) minimum and a clear depth 54 inches (1370 mm) minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches (815 mm) minimum clear width.

EXCEPTIONS:
1. Cars that provide a clear width 51 inches (1295 mm) minimum shall be permitted to provide a clear depth 51 inches (1295 mm) minimum provided that car doors provide a clear opening 36 inches (915 mm) wide minimum.
2. Existing elevator cars shall be permitted to provide a clear width 36 inches (915 mm) minimum, clear depth 54 inches (1370 mm) minimum, and a net clear platform area 15 square feet (1.4 m²) minimum.

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

408.4.3 Platform to Hoistway Clearance. The platform to hoistway clearance shall comply with 407.4.3.

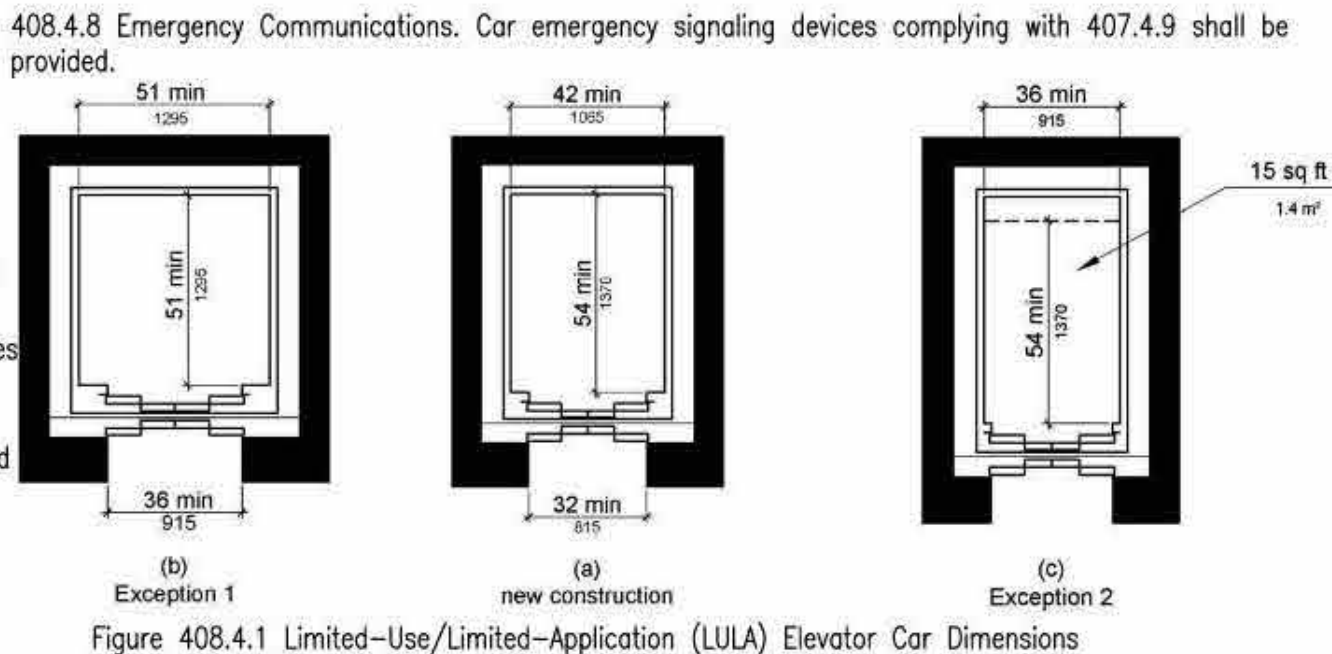
408.4.4 Leveling. Elevator car leveling shall comply with 407.4.4.

408.4.5 Illumination. Elevator car illumination shall comply with 407.4.5.

408.4.6 Car Controls. Elevator car controls shall comply with 407.4.6. Control panels shall be centered on a side wall.

408.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

408.4.8 Emergency Communications. Car emergency signaling devices complying with 407.4.9 shall be provided.



410 Platform Lifts

410.1 General. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift.

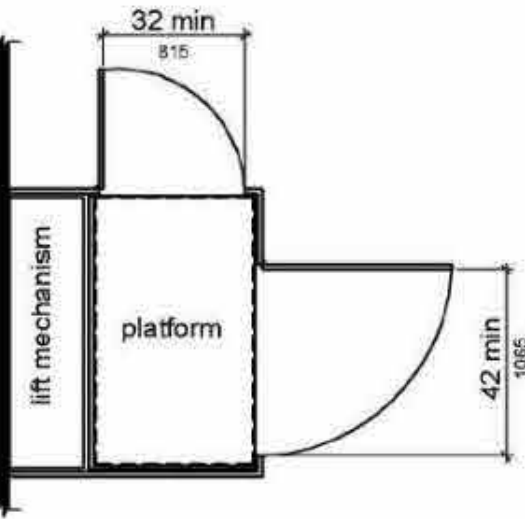
410.2 Floor Surfaces. Floor surfaces in platform lifts shall comply with 302 and 303.

410.3 Clear Floor Space. Clear floor space in platform lifts shall comply with 305.

410.4 Platform to Runway Clearance. The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum.

410.5 Operable Parts. Controls for platform lifts shall comply with 309.

410.6 Doors and Gates. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width 42 inches (1065 mm) minimum.
EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.



CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

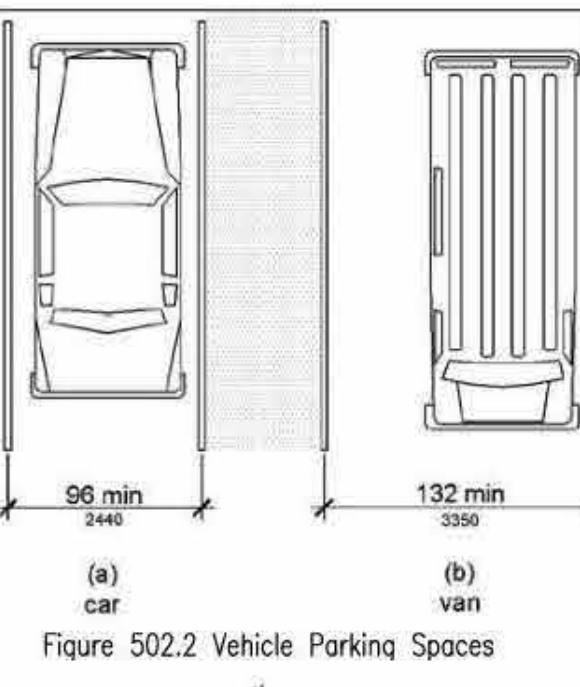
502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.



408.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicle pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503.2 to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

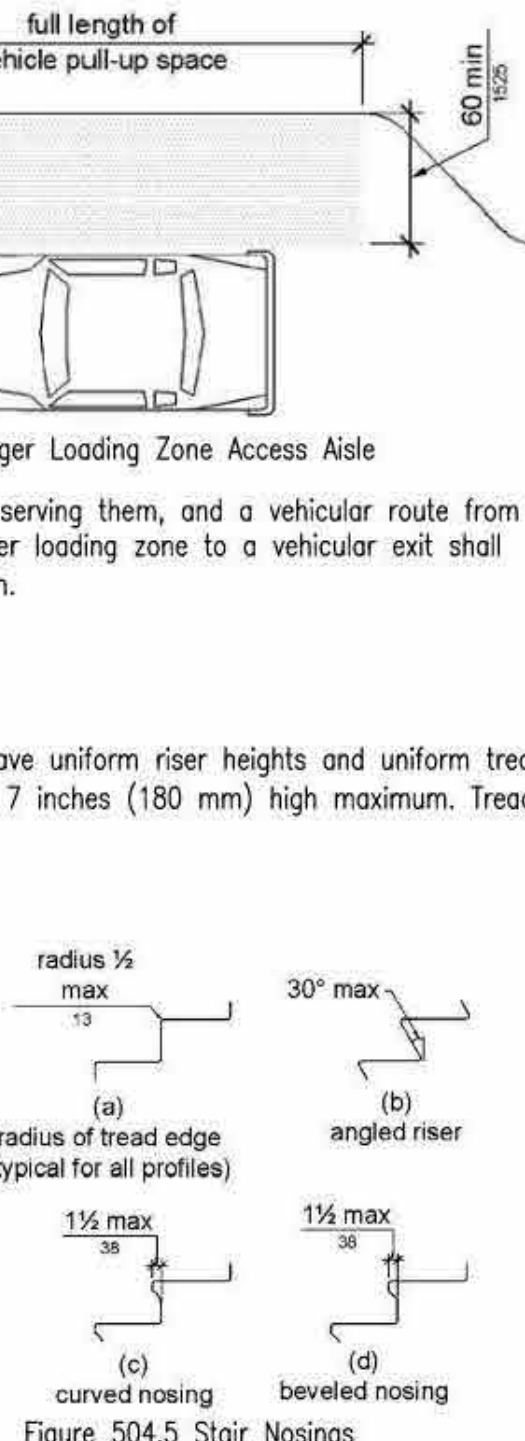
504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.
EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.



504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair

2010 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:

- 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.
- 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 604.8.

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

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.

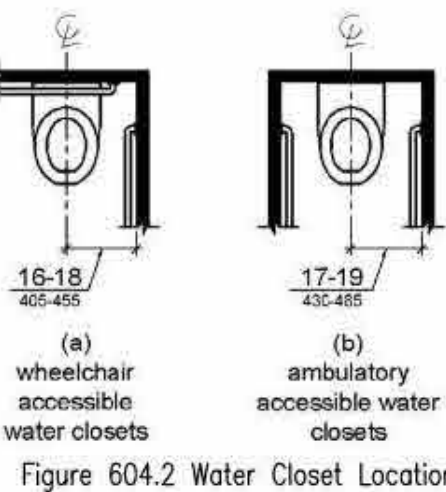


Figure 604.2 Water Closet Location

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.

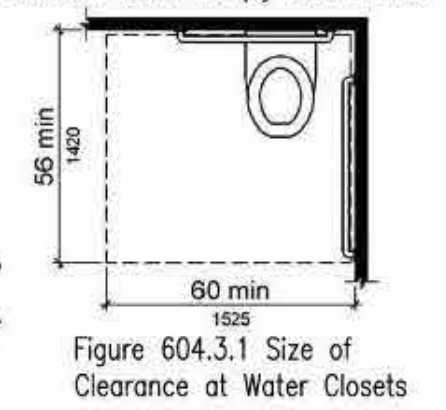


Figure 604.3.1 Size of Clearance at Water Closets

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:

- 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:

- 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) minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

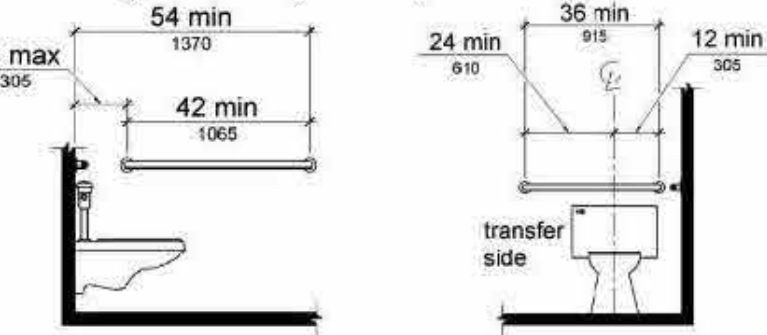


Figure 604.5.1 Side Wall Grab Bar at Water Closets

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:

- 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.
- 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.

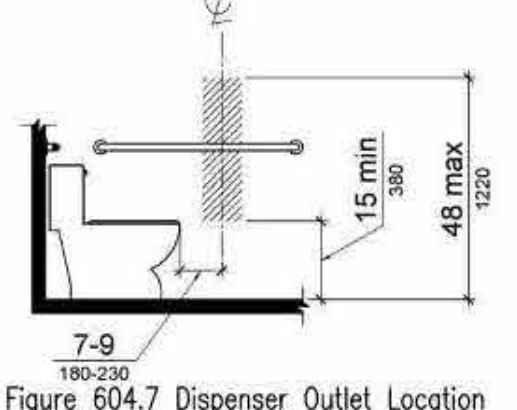


Figure 604.7 Dispenser Outlet Location

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.

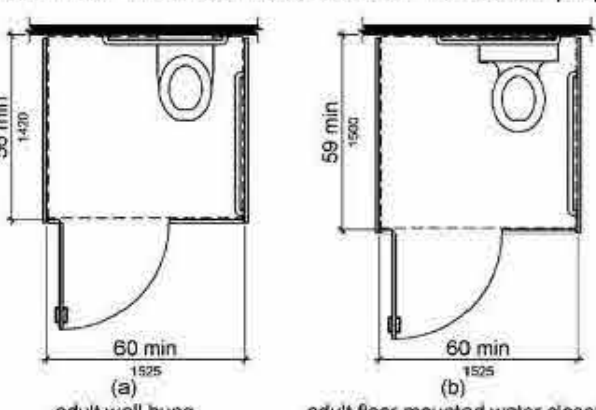


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if 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.

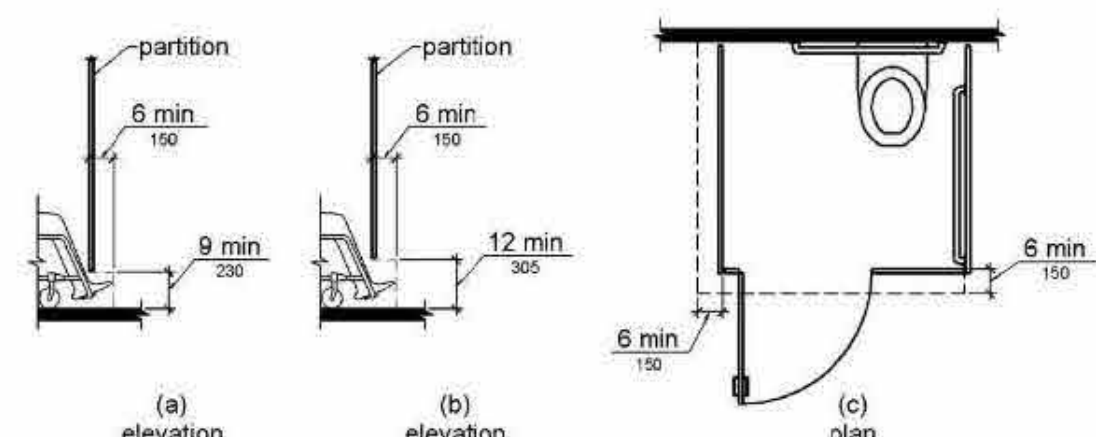


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

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 if 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.

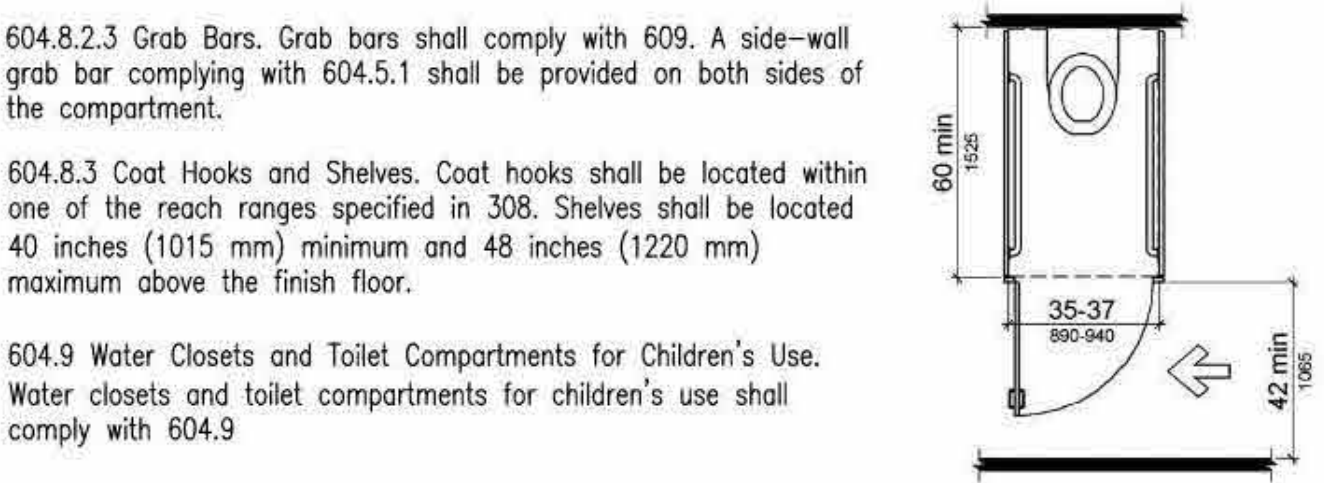


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

Advisory Specifications for Water Closets Serving Children Ages 3 through 12	Ages 3 and 4		
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches	12 to 15 inches	15 to 18 inches
Toilet Seat Height	11 to 12 inches	12 to 15 inches	15 to 17 inches
Grab Bar Height	18 to 20 inches	20 to 25 inches	25 to 27 inches
Dispenser Height	14 inches	14 to 17 inches	17 to 19 inches

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 606.

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:

- 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.
- 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.
- Residential requirements not included.
- 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.
- A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
- The dip of the overflow shall not be considered in determining knee and toe clearances.
- 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.

EXCEPTIONS:

- A lavatory in a toilet 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 comply with 606.3.

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.

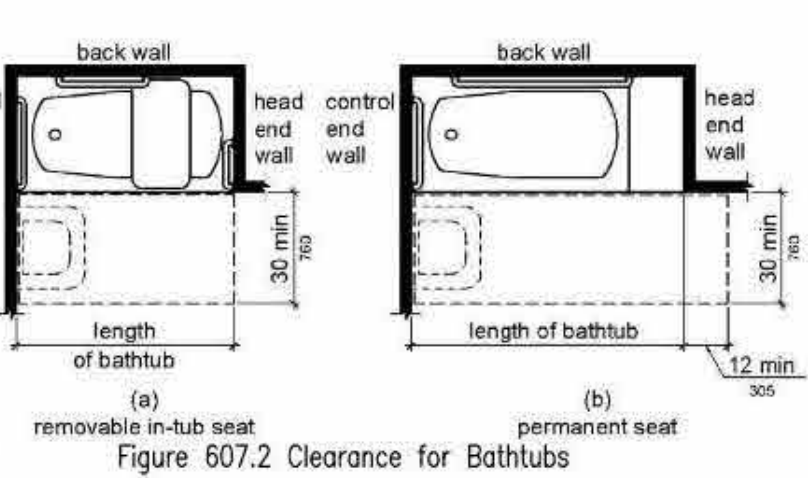


Figure 607.2 Clearance for Bathtubs

607.3 Seat. 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 or 607.4.2.

EXCEPTIONS:

- 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.

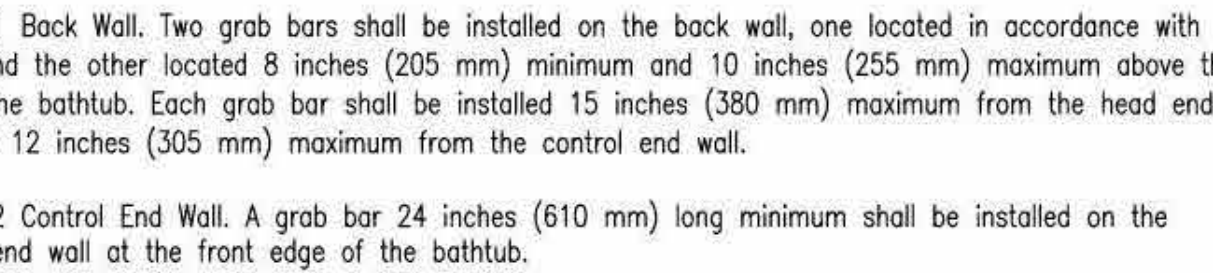


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

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.

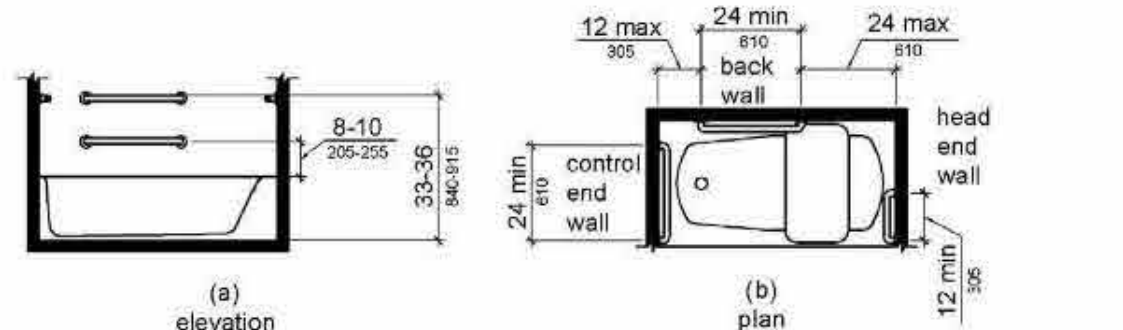


Figure 607.4.2 Grab Bars for Bathtubs with Removable In-Tub Seats

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 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.

607.7 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 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) long minimum clear inside dimensions measured at the 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.

608.2.2.1 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.

EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

608.2.2.2 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide minimum by 60 inches (1525 mm) long minimum clear inside dimensions measured at the 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.

608.2.2.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a shower 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.

608.2.2.4 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) long minimum clear inside dimensions measured at the 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.

608.2.2.5 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.

608.2.2.6 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

608.2.2.7 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

608.2.2.8 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.

608.2.2.9 Transfer 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.

608.2.2.10 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

608.2.2.11 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

608.2.2.12 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.

608.2.2.13 Transfer 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.

608.2.2.14 Transfer 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.

608.2.2.15 Transfer 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.

608.2.2.16 Transfer 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.

608.2.2.17 Transfer 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.

608.2.2.18 Transfer 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.

608.2.2.19 Transfer 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.

608.2.2.20 Transfer 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.

608.2.2.21 Transfer 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.

608.2.2.22 Transfer 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.

608.2.2.23 Transfer 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.

608.2.2.24 Transfer 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.

608.2.2.25 Transfer 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.

608.2.2.26 Transfer 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.

2010 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.

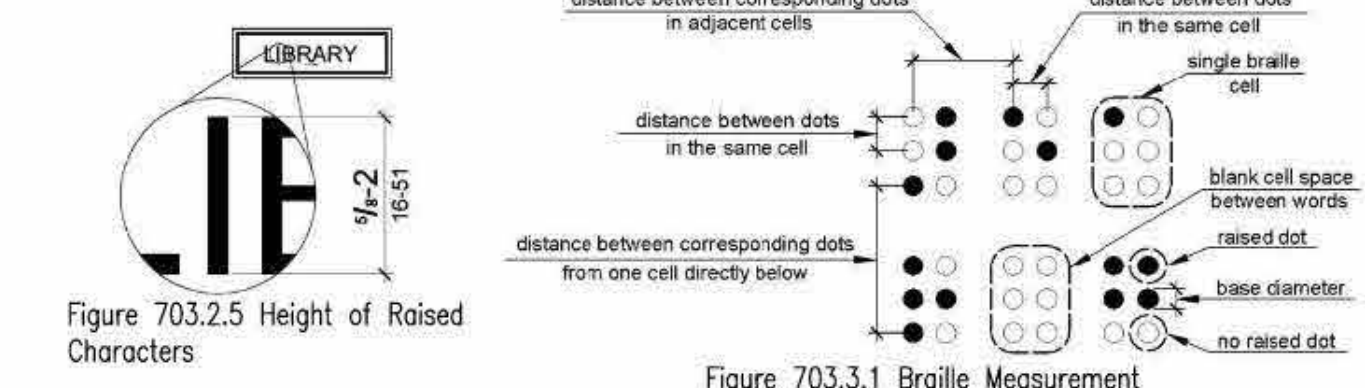


Figure 703.2.5 Height of Raised Characters

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.

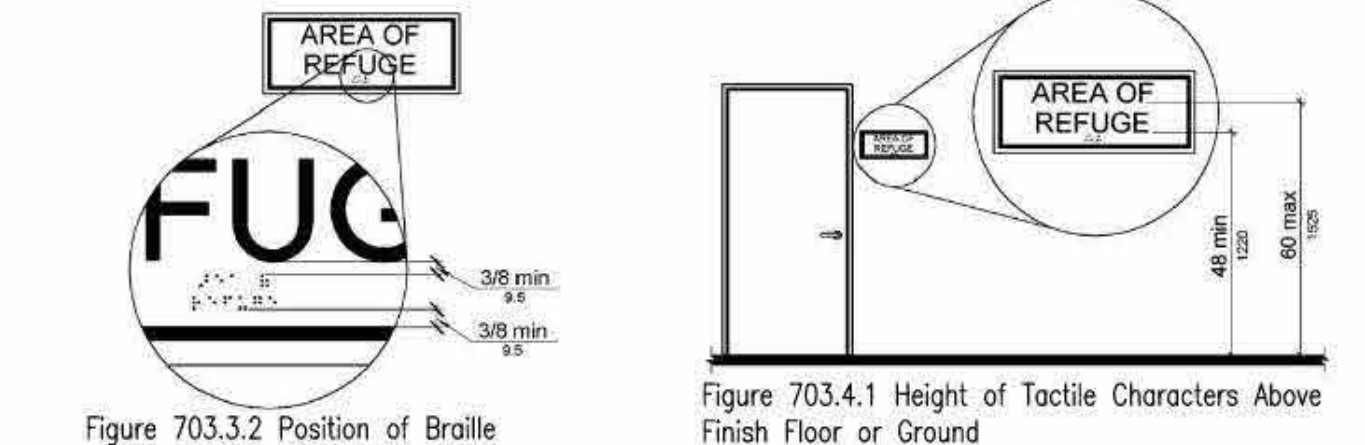


Figure 703.3.2 Position of Braille

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 beyond 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 703.5.9.

703.5.1 Finish and Contrast. Characters and their background shall have a non-gloss 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".

Table 703.5.5 Visual Character Height		
Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm) and greater	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) and greater	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) and greater	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-gloss 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-gloss 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.

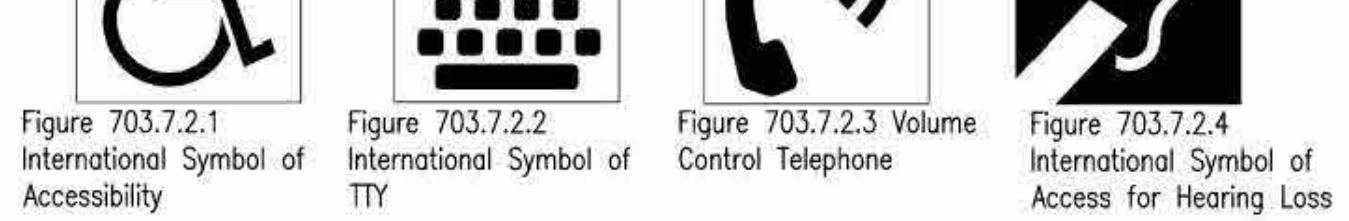


Figure 703.7.2.1 International Symbol of Accessibility

Figure 703.7.2.2 International Symbol of TTY

Figure 703.7.2.3 Volume Control Telephone

Figure 703.7.2.4 International Symbol of Access for Hearing Loss

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 edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 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.

704.2.3 Telephone Directories. Telephone directories, where provided, shall be located in accordance with 309.

704.2.4 Cord Length. The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

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.

704.5 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 8 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 0.65 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.

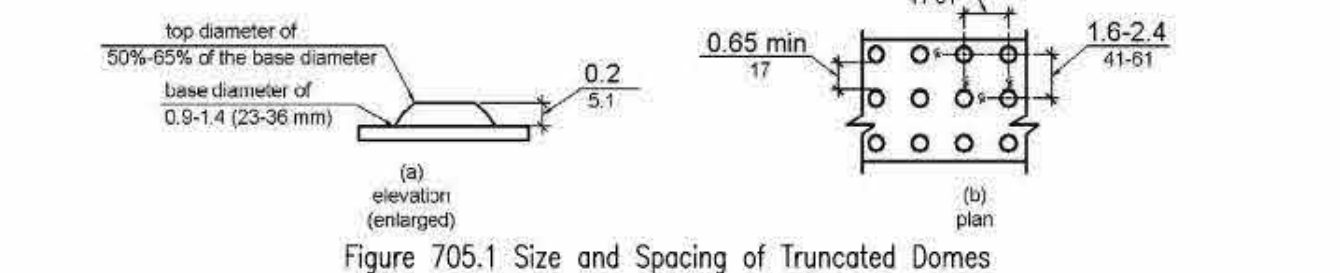


Figure 705.1 Size and Spacing of Truncated Domes

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

706 Assistive Listening Systems

706.1 General. Assistive listening systems required in assembly areas shall comply with 706.

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

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

706.4 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.

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

706.6 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.

707.6 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 discernable 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.

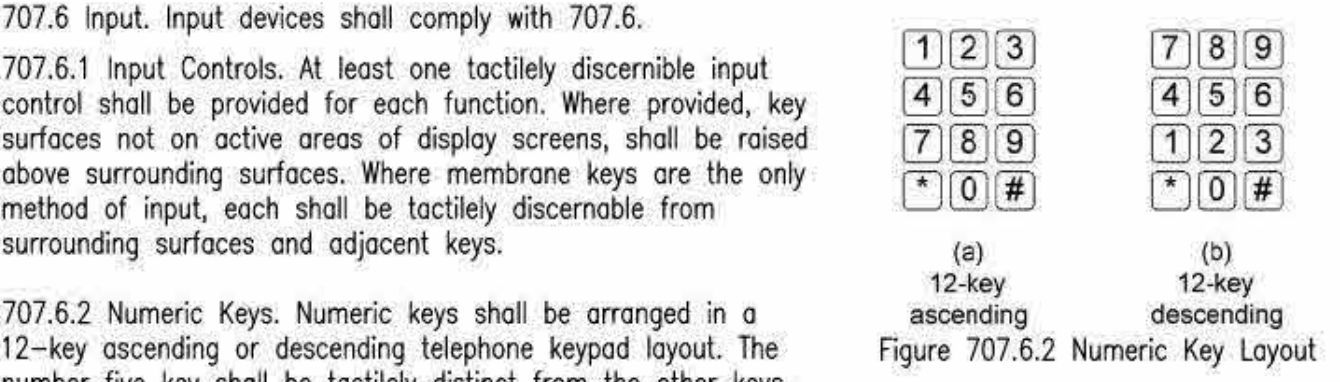


Figure 707.6.2 Numeric Key Layout

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 left arrow; 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) 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. Handset cords, 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 60 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.

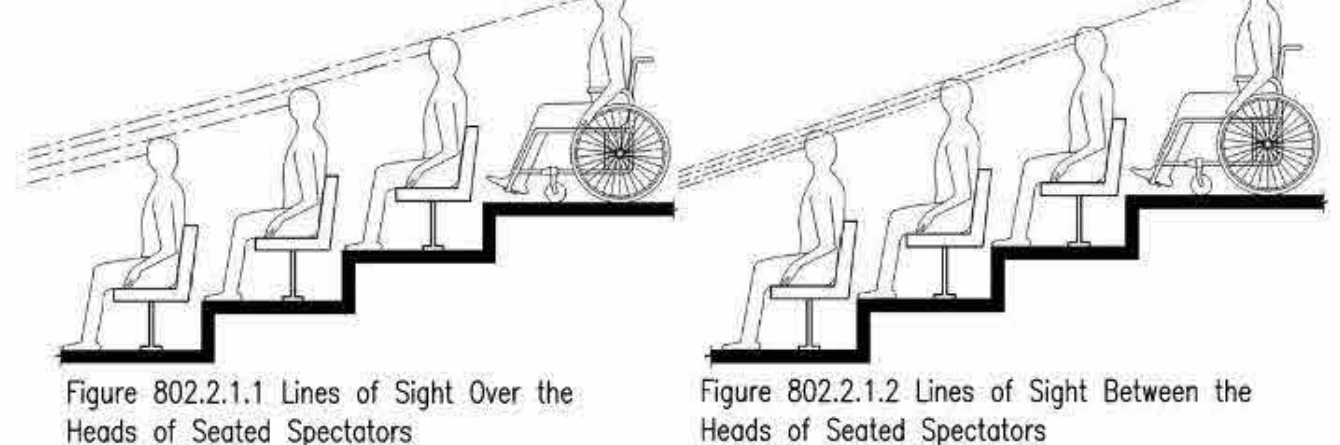


Figure 802.2.1 Lines of Sight Over the Heads of Seated Spectators

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.

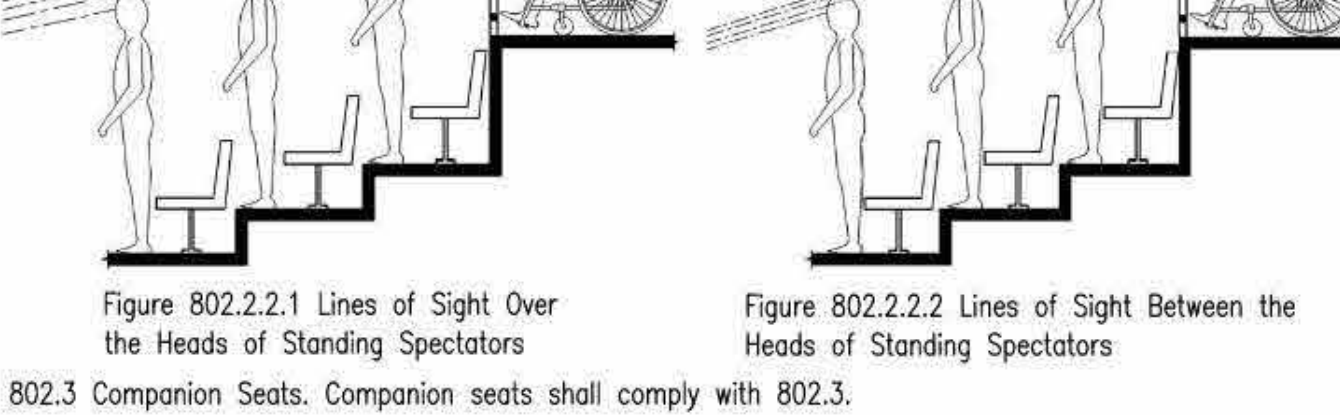


Figure 802.2.2 Lines of Sight Over the Heads of Standing Spectators

802.3 Companion Seats. Companion seats shall comply with 802.3.

802.3.1 Alignment. In row seating, companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point of the wheelchair space shall be measured 36 inches (915 mm) from the front of the wheelchair space. The floor surface of the companion seat shall be at the same elevation as the floor surface of the wheelchair space.

802.3.2 Type. Companion seats shall be equivalent in size, quality, comfort, and amenities to the seating in the immediate area. Companion seats shall be permitted to be movable.

802.4 Designated Aisle Seats. Designated aisle seats shall comply with 802.4.

802.4.1 Armrests. Where armrests are provided on the seating in the immediate area, folding or retractable armrests shall be provided on the aisle side of the seat.

803 Dressing, Fitting, and Locker Rooms

803.1 General. Dressing, fitting, and locker rooms shall comply with 803.

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

803.3 Door Swing. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the arc of the door swing.

803.4 Benches. A bench complying with 903 shall be provided within the room.

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

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) 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. Handset cords, if provided, shall be 29 inches (735 mm) long minimum.

804 Kitchens and Kitchenettes

804.1 General. Kitchens and kitchenettes shall comply with 804.

804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with 804.2.2.

EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2.

Advisory 804.2 Clearance. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.

2010 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 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.

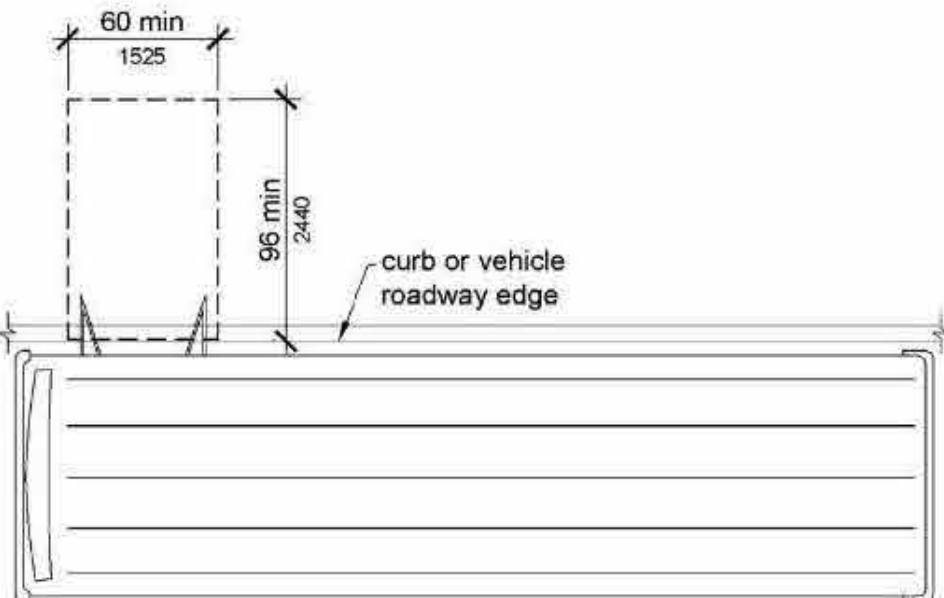


Figure 810.2.2 Dimensions of Bus Boarding and Alighting Areas

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.

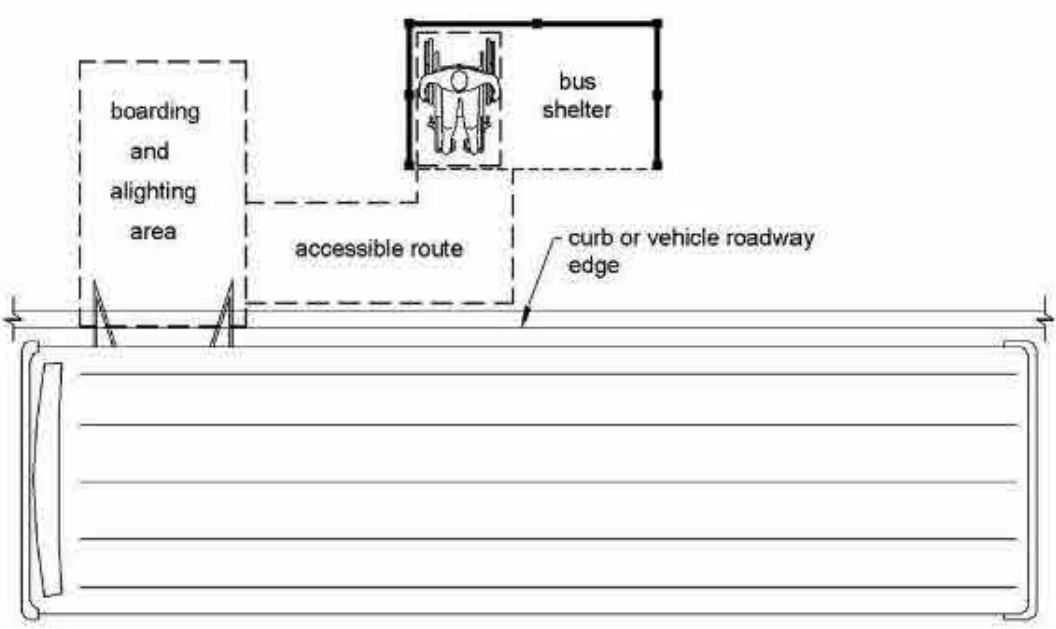


Figure 810.3 Bus Shelters

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.

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.

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 diffed 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.

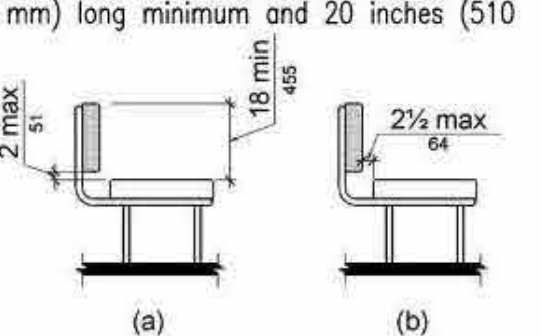


Figure 903.4 Bench Back Support

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.

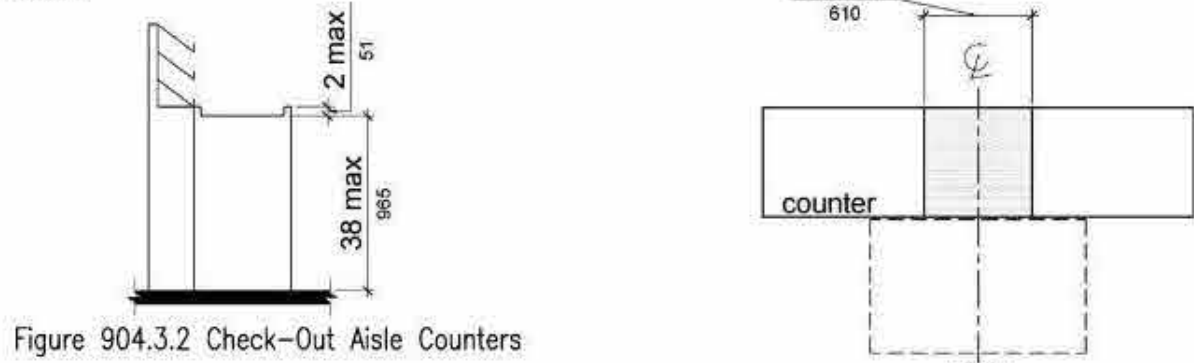


Figure 904.3.2 Check-Out Aisle Counters

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, dishware, 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.

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 slope 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 9 inches (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.

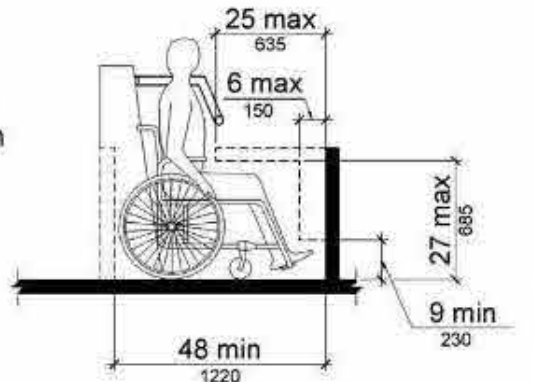


Figure 1002.4.4.3 Protrusions in Wheelchair Spaces in Amusement Rides

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 (9145 mm) 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 parallel 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 (9145 mm) 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.

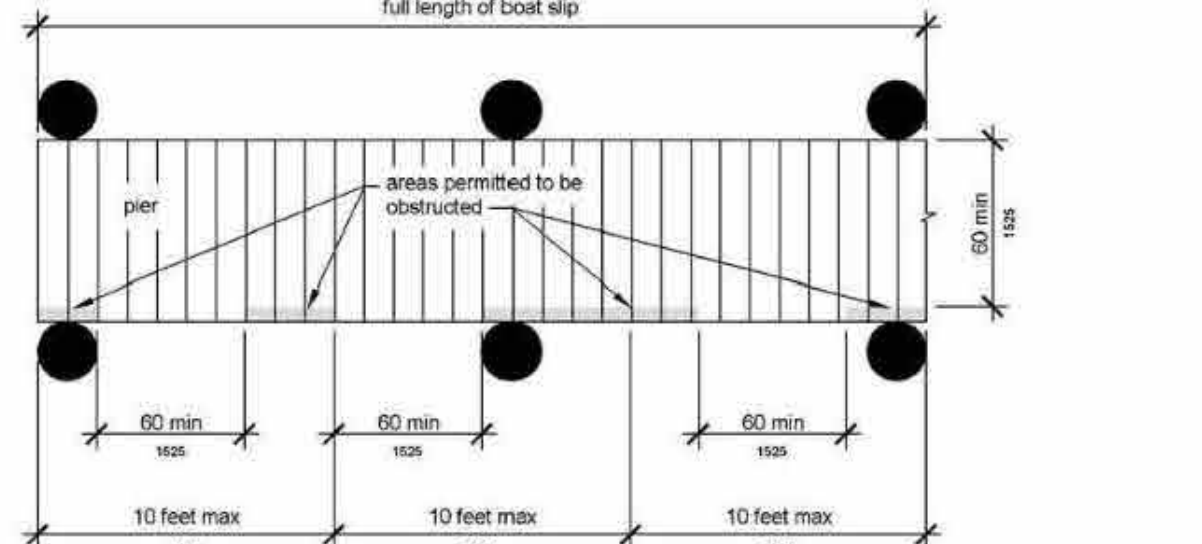


Figure 1003.3.1 Boat Slip Clearance

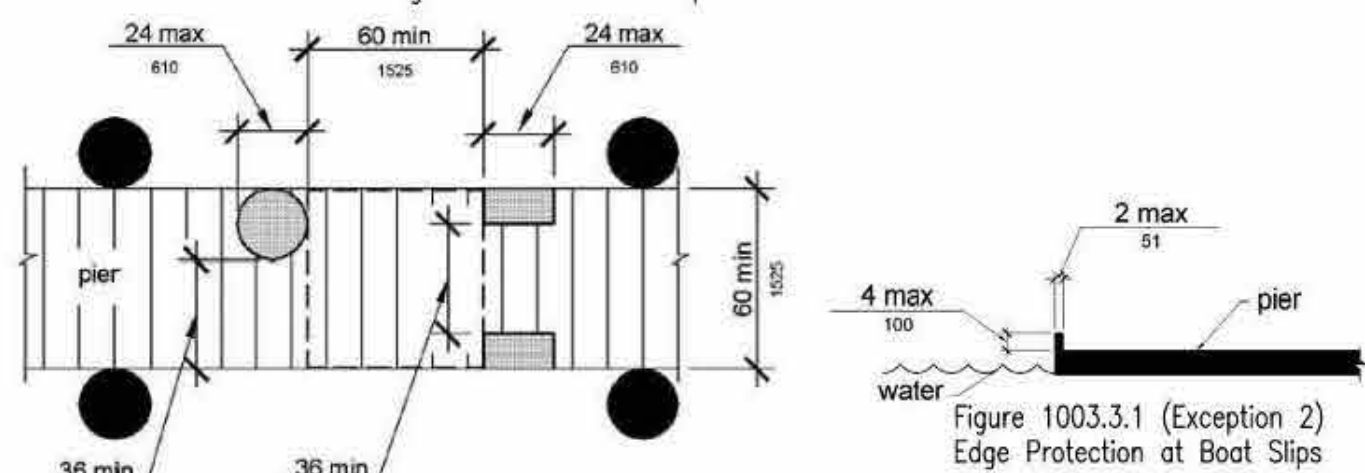


Figure 1003.3.1 (Exception 1) Clear Pier Space Reduction at Boat Slips

1003.3.2 Boarding Pier Clearances. Boarding piers at boat launch ramps shall provide clear pier space 60 inches (1525 mm) wide minimum and shall extend the full length of the boarding pier. Every 10 feet (3050 mm) maximum of linear pier edge shall contain at least one continuous clear opening 60 inches (1525 mm) wide minimum.

EXCEPTIONS: 1. The 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

2010 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 high (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:
1. 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.
2. 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:
1. 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.
2. 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:
1. 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.
2. 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:
1. 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.
2. 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:
1. Handrails shall not be required on ramps located within ground level use zones.
2. 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.

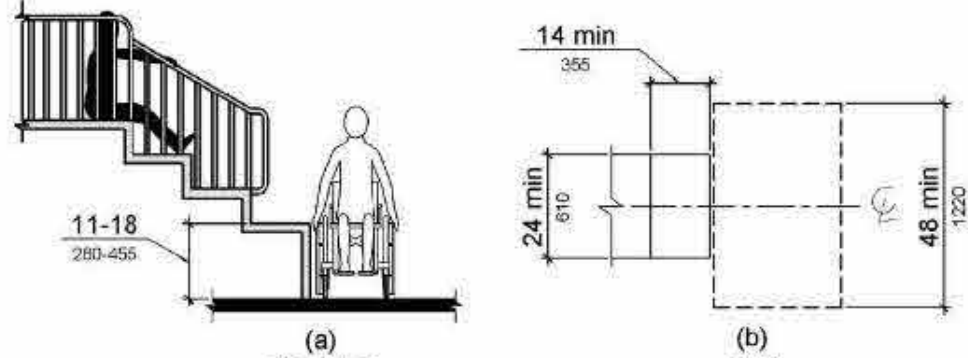


Figure 1008.3.1 Transfer Platforms

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.

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.

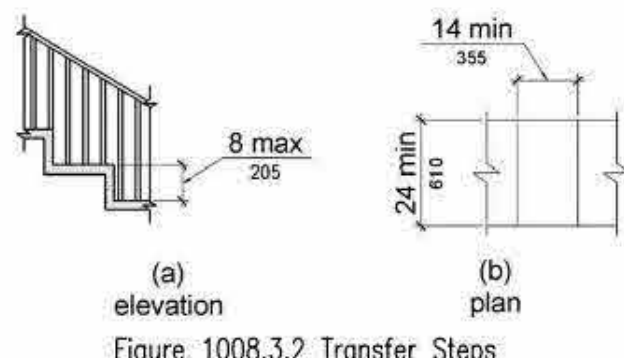


Figure 1008.3.2 Transfer Steps

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:
1. Where the entire pool depth is greater than 48 inches (1220 mm), compliance with 1009.2.1 shall not be required.
2. 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.

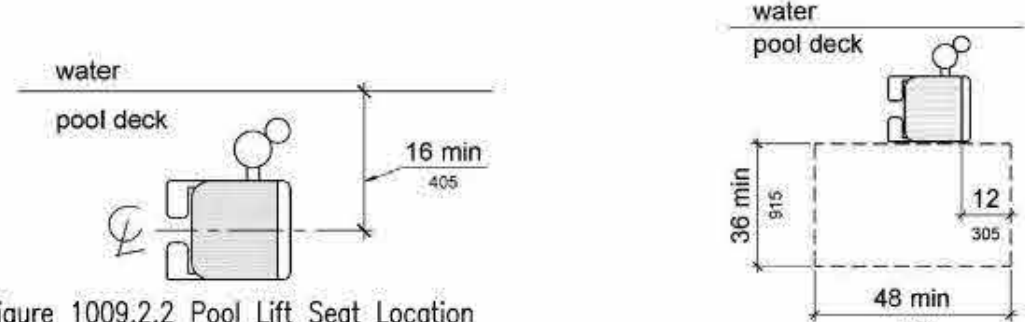


Figure 1009.2.2 Pool Lift Seat Location

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.

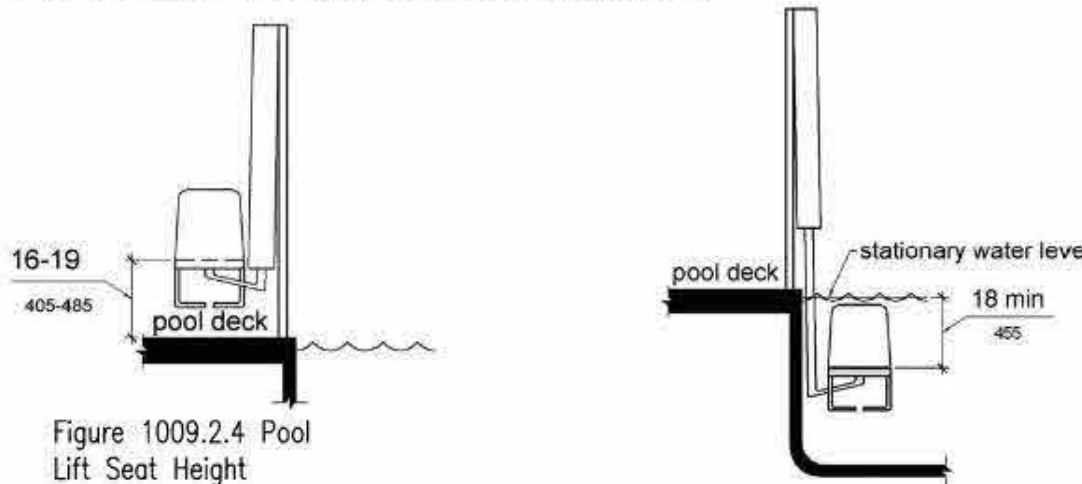


Figure 1009.2.8 Pool Lift Submerged Depth

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.

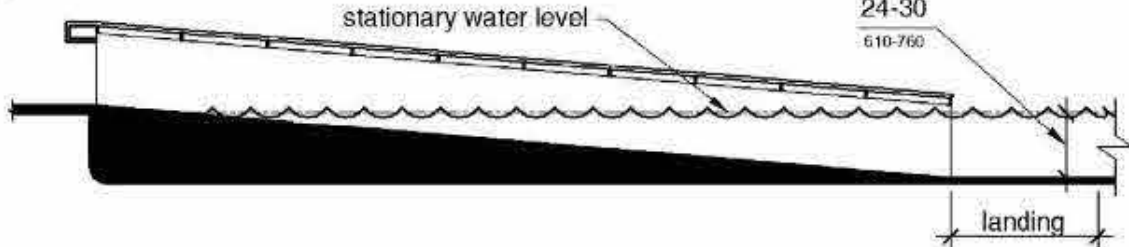


Figure 1009.3.2 Sloped Entry Submerged Depth

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:
1. Handrail extensions specified by 505.10.1 shall not be required at the bottom landing serving a sloped entry.
2. 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.
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.

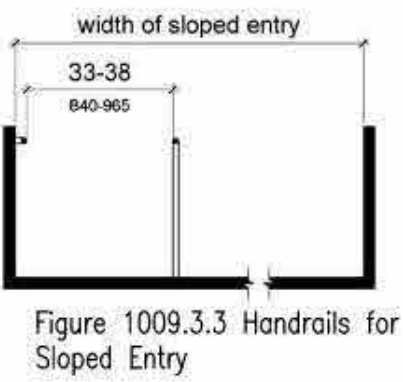


Figure 1009.3.3 Handrails for Sloped Entry

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 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.

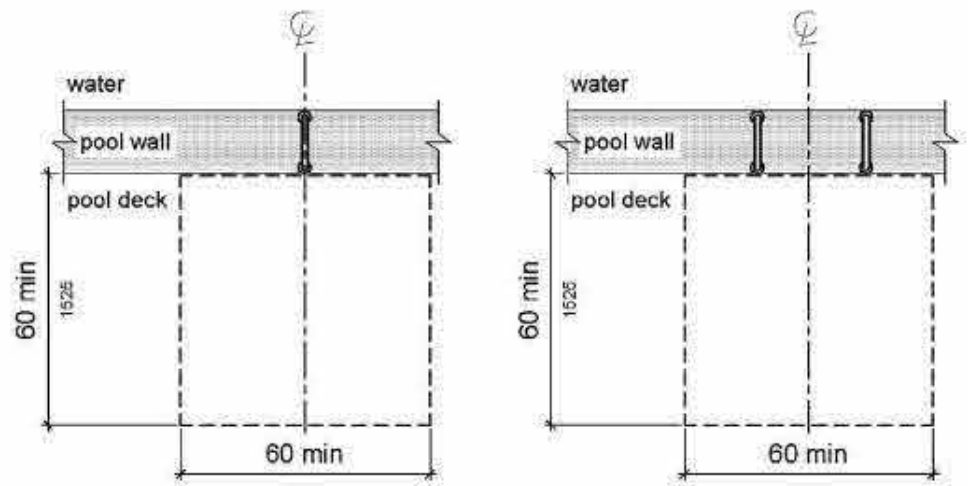


Figure 1009.4.1 Clear Deck Space at Transfer Walls

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.

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.

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.

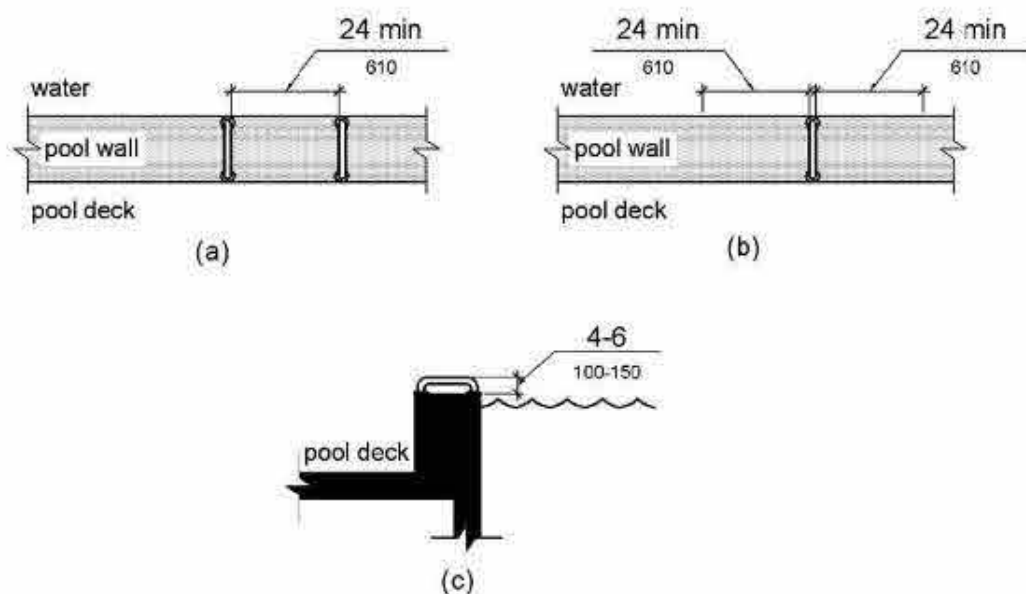


Figure 1009.4.5 Grab Bars for Transfer Walls

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.

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.

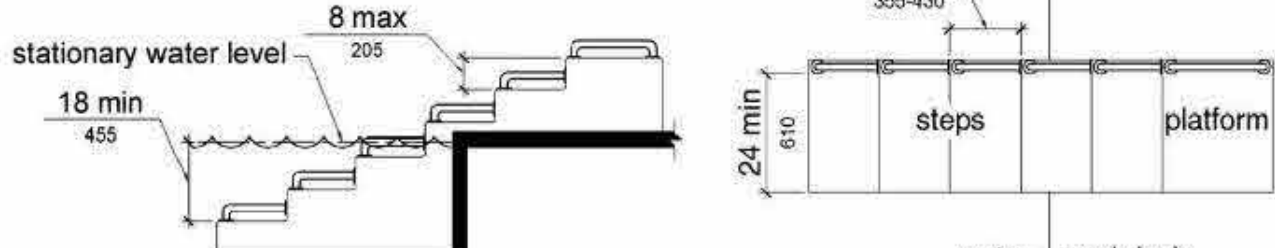


Figure 1009.5.4 Transfer Steps

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.

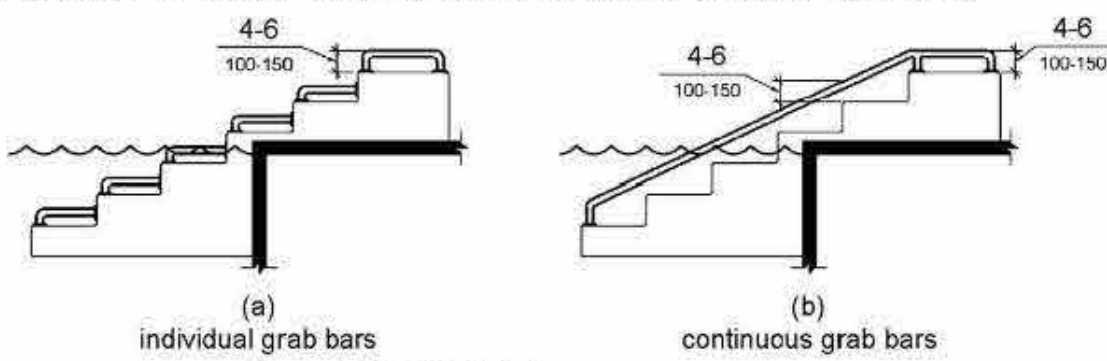


Figure 1009.5.7 Grab Bars

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.



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway . Kennedale . Texas . 76060

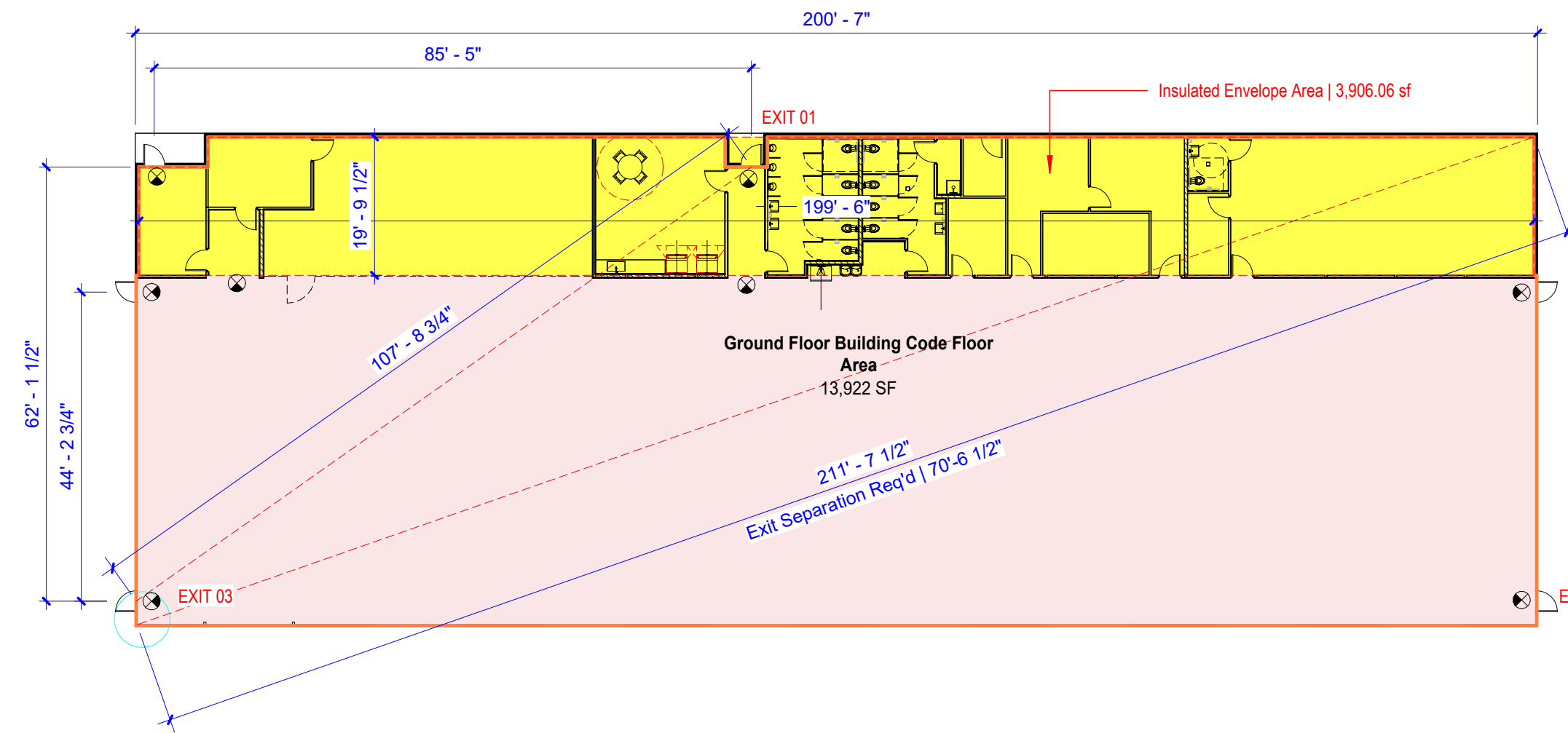
REVISIONS

No. DATE DESCRIPTION

Texas Accessibility Standards

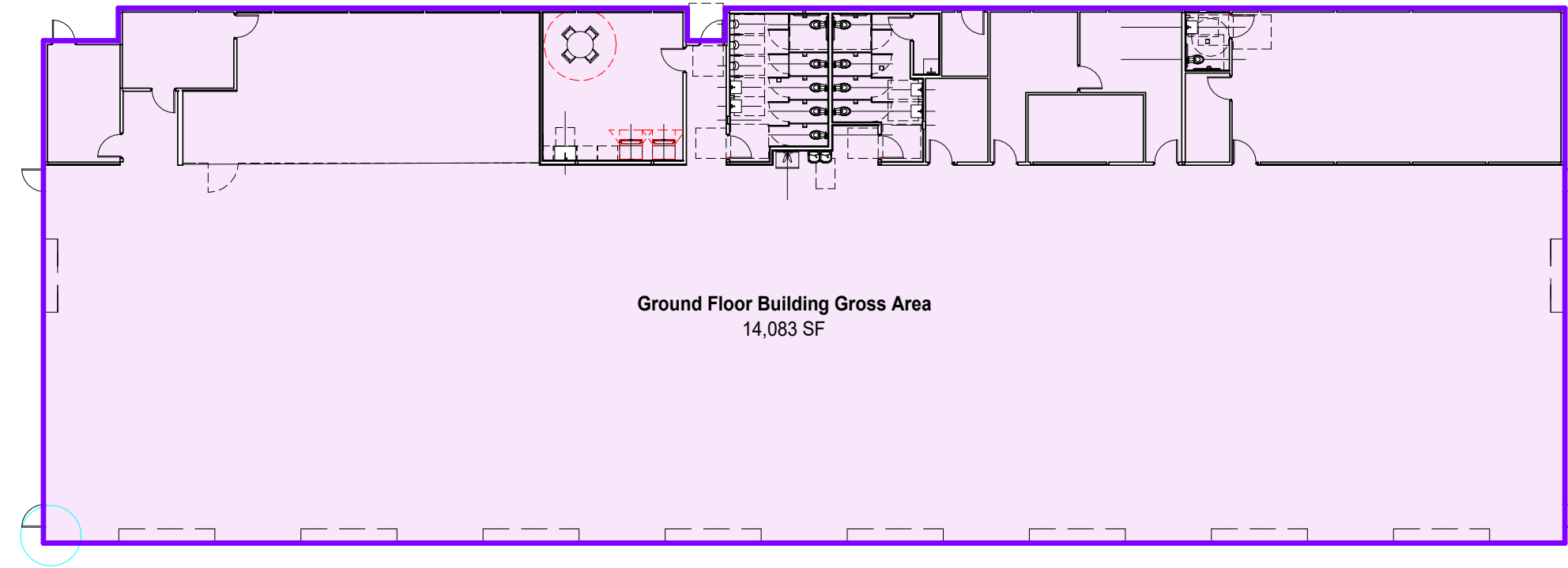
DATE

2024.04.05



Building Code Area Schedule (Floor Area Gross)	
Name	Area
Ground Floor Building Code Floor Area	13,922 SF
Project Building Code Floor Area Total	13,922 SF

3 Building Code Ground Floor Area Plan
1" = 20'-0"



Building Gross Area Schedule	
Name	Area
Ground Floor Building Gross Area	14,083 SF
Project Gross Area	14,083 SF

2 Ground Floor Building Gross Area Plan
1" = 20'-0"

EGRESS SIZING

SECTION 1005: MEANS OF EGRESS SIZING
EXIT WIDTHS REQUIRED:

Other than Stairways $(0.2^*$ per occupant $\times 91.35) = 18.27^* / 2 = 9.14^*$

EXIT WIDTHS PROVIDED:
Exit 1

- Door Width : 34" | 170 occupants
- Exit 2
- Door Width : 34" | 170 occupants
- Exit 3
- Door Width : 34" | 170 occupants

Total Other than Stairway Egress Width Provided: $102' / 2 = 51'$
Total Occupant Load Exit Capacity Provided: $510 / 2 = 255$

Total Occupant Load Exit Capacity Provided: $510 / 2 = 255$ ($91.35 / 2 = 45.68$)

FIXTURE REQUIREMENTS:

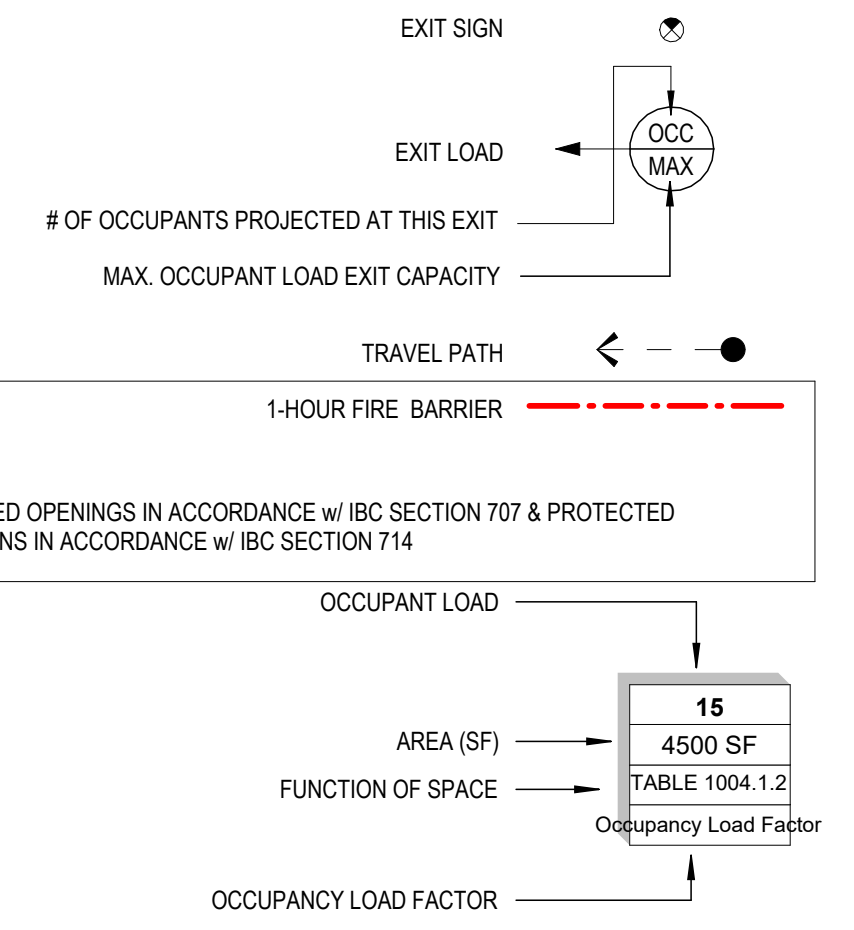
CHAPTER 29 PLUMBING SYSTEMS:

TABLE 2902.1		MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES					
OCCUPANCY	OCC LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER (SERVICE SINK)
		MALE	FEMALE	MALE	FEMALE		
B ^a	45.2	1.81		1.13	0.45	1	
S	48.23	0.48		0.48	0.05	1	
TOTAL REQUIRED		2.29		1.61		0.5	2
TOTAL PROVIDED		6 ^b not				2	2

NOTES:

- a. OCCUPANT LOAD INCLUDES EMPLOYEE CONCOURSE, BREAKROOM, AND MECH. EQUIP SPACES
- b. URINALS PROVIDED AND INCLUDED IN PLUMBING FIXTURE CALCULATIONS.
- c. UNISEX WATER CLOSET INCLUDED IN BOTH FEMALE AND MALE TOTAL WATER CLOSETS PROVIDED AS ALLOWED PER 2902.1.2
- d. LAVATORY INCLUDED IN BOTH FEMALE AND MALE TOTAL LAVATORIES PROVIDED AS ALLOWED PER 2902.1.2

CODE LEGEND



NOTES |
1. REFERENCE G-0.4 FOR CODE SUMMARY NARRATIVE

2. FIRE EXTINGUISHERS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH NFPA 10. (112A-10B/C MINIMUM RATED FIRE EXTINGUISHER SHALL BE PROVIDED FOR EACH 3,000 SQUARE FEET OF FLOOR AREA. LOCATED SUCH THAT TRAVEL DISTANCE TO THE CLOSEST UNIT IS NOT MORE THAN 75 FEET. CLASS A EXTINGUISHERS SHALL BE PROVIDED WITHIN 30 FEET OF ALL COOKING AREAS. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY. FIRE EXTINGUISHERS ARE TO BE MOUNTED SUCH THAT THE BOTTOM OF THE UNIT IS 26" AFF MAXIMUM. COORDINATE LOCATIONS WITH OWNER AND OBTAIN AUTHORIZATION PRIOR TO INSTALLATION.

Occupancy Group	Occupant Load	Area
Accessory Mechanical	0.58	189 SF
Assembly	24.53	368 SF
Business	9.17	1,367 SF
Concourse	8.83	861 SF
Warehouse	48.24	11,138 SF
Total	91.35	13,922 SF

Travel Distance		
Travel Path	Travel Distance	Allowed
	0*	
Maintenance Travel Distance A	136' - 7"	250'
Maintenance Travel Distance B	42' - 6 1/2"	250'

Envelope PASSES: Design 9% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design 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 2015 IECC requirements in COMcheck Version 4.1.5.9 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Ryan McGuire - Architect

Name - Title

2024.04.05

Date _____



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway . Kennedale . Texas . 76060

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

Building Code Summary Plan

DATE
2024.04.05

Occupancies

-  Accessory Mechanical
 Assembly
 Business
 Concourse
 Warehouse

1 Ground Floor Building Code Summary Plan
1/8" = 1'-0"

G-101

SOUTHWEST AMBULATORY

FLOOR PLAN AREA A

NO.	DESCRIPTION	DATE

F-44 04/05/202



PROJECT NUMBER: 2023.103.0	
DATE: 04/05/2024	DRAWN BY:
DESIGN BY: IW	CHECKED BY:

SHEET
S1.0

PLAN NOTES

- PLAN NOTES:**
1. FLOOR PLAN FOR INFORMATION ONLY AND BASED ON INFORMATION PROVIDED BY MILLER METAL BUILDINGS.
 2. LOCATIONS OF OVERHEAD DOORS AND WINDOWS MAY CHANGE AS LONG AS THEY DO NOT AFFECT THE FRAMING NOTED ON THE STRUCTURAL DRAWINGS.
 3. CHGERS TO BE PROVIDED IF NOTED IN CONTRACT BETWEEN MILLER METAL BUILDINGS AND THE CLIENT.
 4. TRIM, SEALANT, CAULKING, AND OTHER WATERPROOFING ELEMENTS TO BE PROVIDED AND INSTALLED BY MILLER METAL BUILDINGS IN CONFORMANCE WITH THEIR STANDARD CONTRACTS.

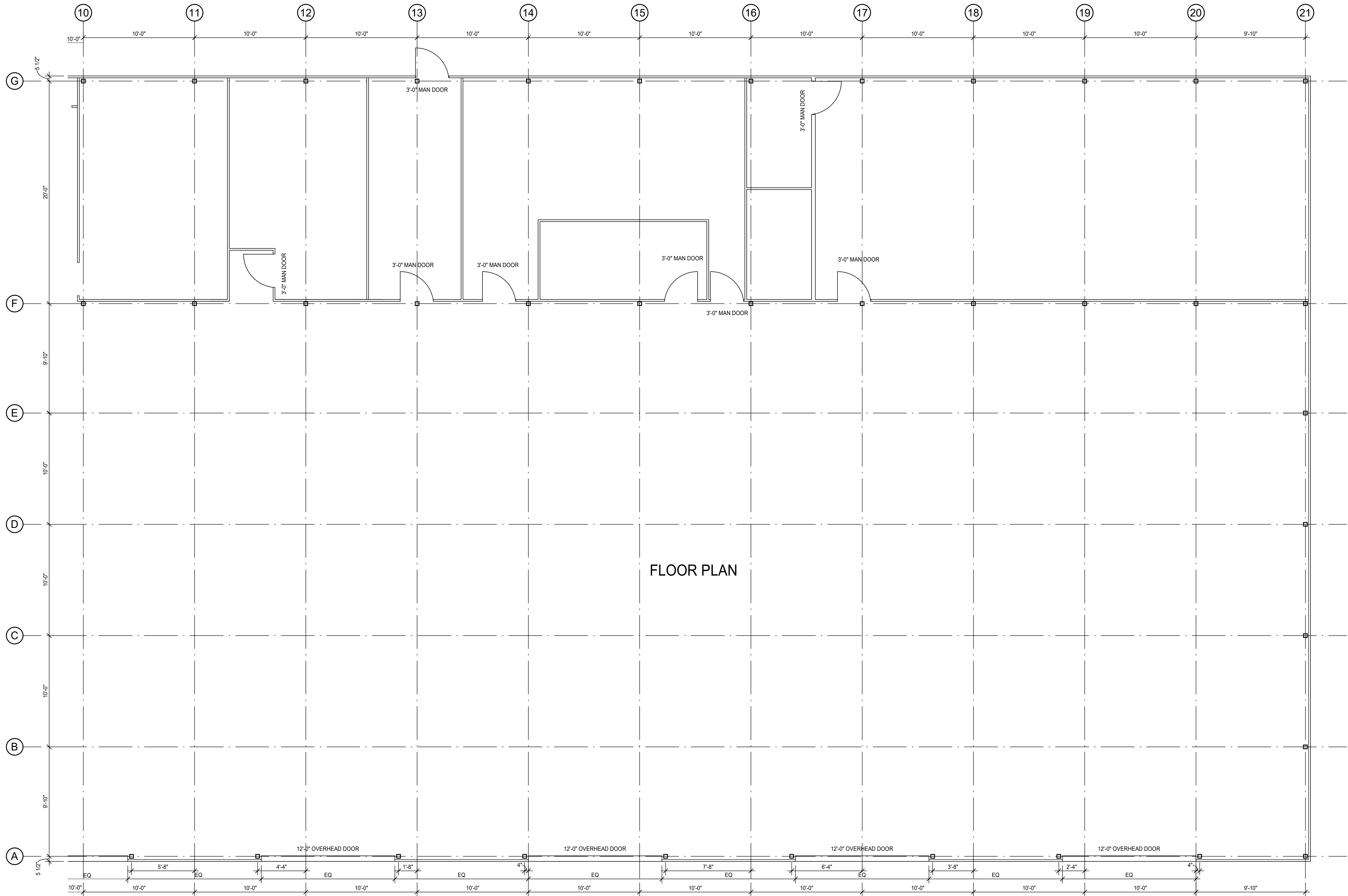
BUILDING CODE:

1. 2022 INTERNATIONAL BUILDING CODE AND 2021 INTERNATIONAL RESIDENTIAL CODE
2. DEAD LOADS INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL MEMBERS AND FOLLOWING SUPERIMPOSED LOADS:
 - a. R PANEL 1 PSF
 - b. INSULATION 0.75 PSF
 - c. MEP 1 PSF
3. LIVE LOADS:
 - a. ROOF LIVE LOAD 12 PSF
(LIVE LOAD ASSUMES NO MAINTENANCE PERFORMED ON THE ROOF OR ONLY FROM LADDERS AND SCAFFOLDING)
 - b. ROOF LIVE LOADS REDUCED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
4. SNOW LOADS
 - a. GROUND SNOW LOAD 5 PSF
5. WIND LOADS:
 - a. WIND LATERAL LOAD ON STRUCTURAL FRAME AND COMPONENTS AND CLADDING LOAD IS BASED ON THE INTERNATIONAL BUILDING CODE AND ASCE 7-16 USING THE FOLLOWING:
 - i. ULTIMATE DESIGN WIND SPEED 105 MPH
 - ii. RISK CATEGORY II
 - iii. WIND EXPOSURE B
 - iv. INTERNAL PRESSURE +/- 0.18



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



- PLAN NOTES:**
1. FLOOR PLAN FOR INFORMATION ONLY AND BASED ON INFORMATION PROVIDED BY MILLER METAL BUILDINGS.
 2. LOCATIONS OF OVERHEAD DOORS AND WINDOWS MAY CHANGE AS LONG AS THEY DO NOT AFFECT THE FRAMING NOTED ON THE STRUCTURAL DRAWINGS.
 3. GUTTERS TO BE PROVIDED IF NOTED IN CONTRACT BETWEEN MILLER METAL BUILDINGS AND THE CLIENT.
 4. TRIM, SEALANT, CAULKING, AND OTHER WATERPROOFING ELEMENTS TO BE PROVIDED AND INSTALLED BY MILLER METAL BUILDINGS IN CONFORMANCE WITH THEIR STANDARD CONTRACTS.

- BUILDING CODE:**
1. 2021 INTERNATIONAL BUILDING CODE AND 2021 INTERNATIONAL RESIDENTIAL CODE.
 2. DEAD LOADS INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL MEMBERS AND FOLLOWING SUPERIMPOSED LOADS:
 - A. R PANEL 1 PSF
 - B. INSULATION 0.75 PSF
 - C. MEP 1 PSF
 3. LIVE LOADS:
 - A. ROOF LIVE LOAD 12 PSF
 - (LIVE LOAD ASSUMES NO MAINTENANCE PERFORMED ON THE ROOF ONLY FROM LADDERS AND SCAFFOLDING)
 4. ROOF LIVE LOADS REDUCED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
 5. SNOW LOADS:
 - A. GROUND SNOW LOAD 5 PSF
 6. WIND LOADS:
 - A. WIND LATERAL LOAD ON STRUCTURAL FRAME AND COMPONENTS AND CLADDING LOAD IS BASED ON THE INTERNATIONAL BUILDING CODE AND ASCE 7-16 USING THE FOLLOWING:
 - a. ULTIMATE DESIGN WIND SPEED 105 MPH
 - b. RISK CATEGORY II
 - c. WIND EXPOSURE B
 - d. INTERNAL PRESSURE +/- 0.18

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

FLOOR PLAN AREA B

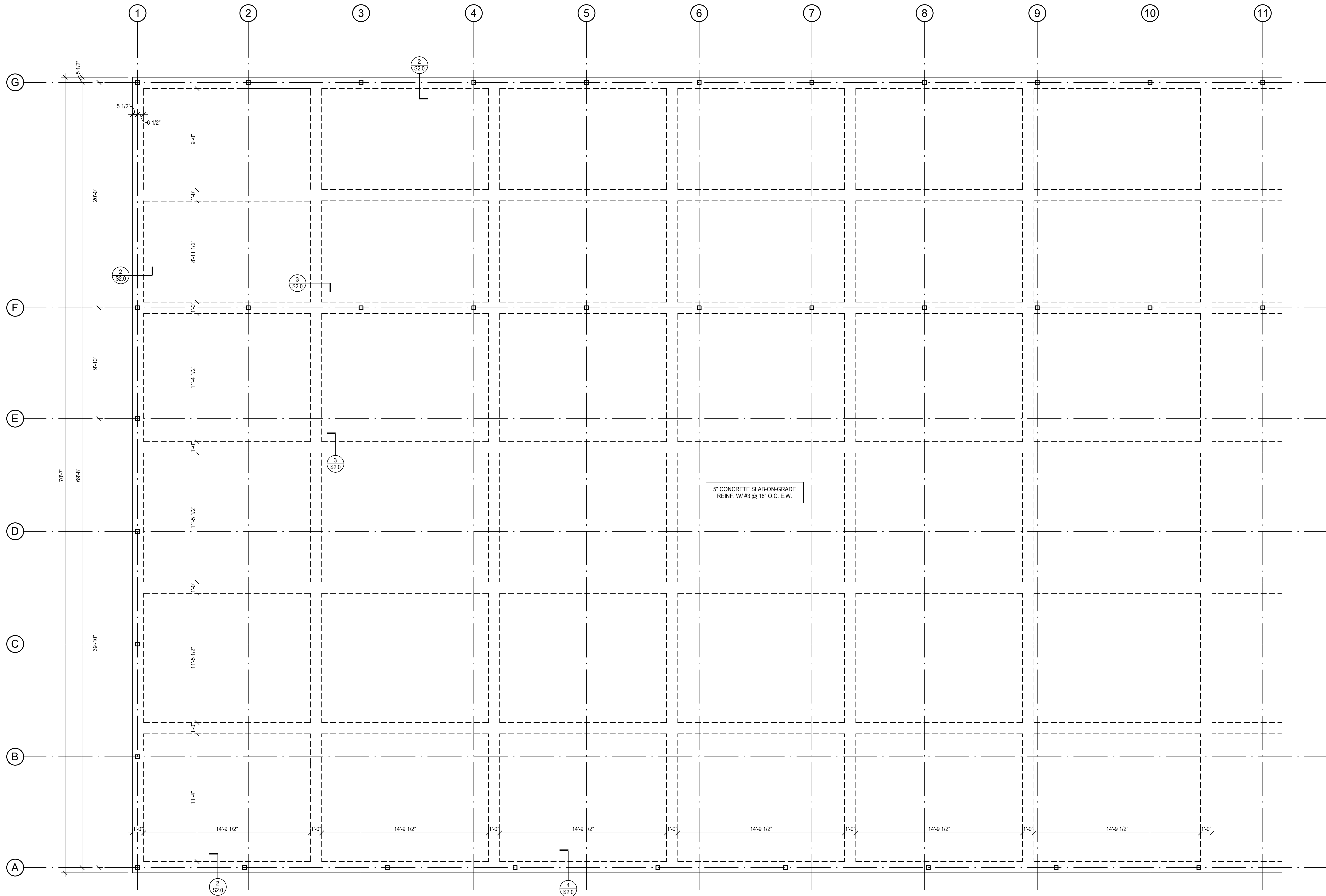
NO.	DESCRIPTION	DATE



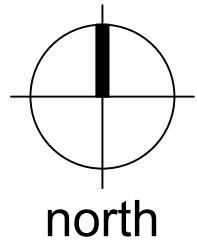
PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET

S1.1

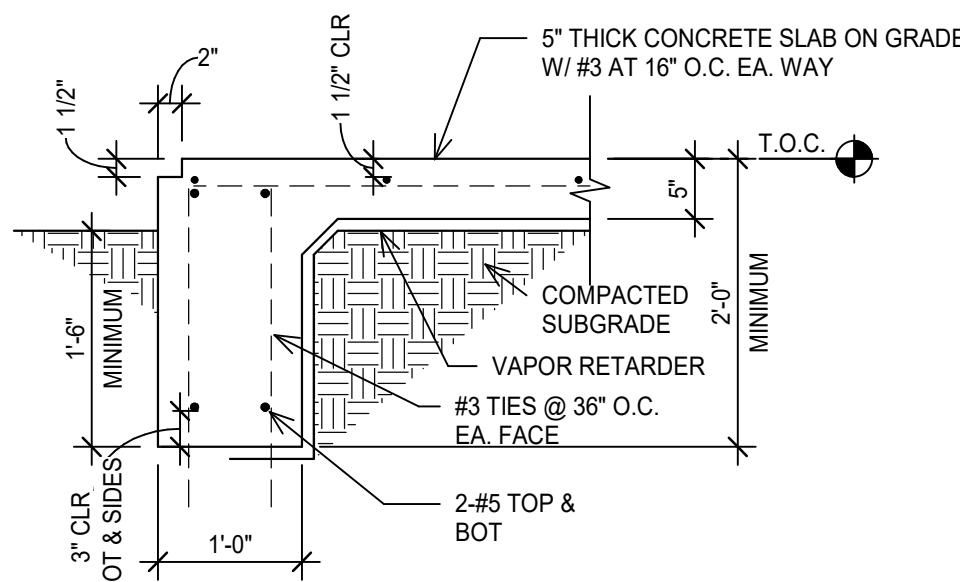


- PLAN NOTES:**
- CONCRETE SHALL BE PORTLAND CEMENT MIX WITH 3,000 PSI MINIMUM 28-DAY STRENGTH, 3" TO 5" SLUMP RANGE BEFORE ADMIXTURES FOR WORKABILITY, MAXIMUM AGGEGATE SIZE OF 1" AND MAXIMUM WATER TO CEMENT RATIO OF 0.50.
 - CEMENT SHALL CONFORM TO ASTM C-150 TYPE 1.
 - WATER SHALL BE POTABLE.
 - FLY ASH MAY BE USED, BUT SHALL NOT EXCEED 20%.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 AND SHALL MEET THE COVER REQUIREMENTS NOTED ON THE DRAWINGS AND DETAILS.
 - REINFORCING AND FORMWORK SHALL BE CLEAN OF DIRT AND DEBRIS PRIOR TO PLACING CONCRETE.
 - SECURE REINFORCING PRIOR TO POURING CONCRETE TO MAINTAIN COVER REQUIREMENTS DURING PLACEMENT.
 - REFER TO STEEL DRAWINGS FOR EMBEDS REQUIRED PRIOR TO CONCRETE PLACEMENT.
 - SLAB MAY BE SLOPED TO ALLOW FOR DRAINAGE HOWEVER REINFORCING SHALL BE BENT TO MAINTAIN MINIMUM COVER REQUIREMENTS.
 - SUPPORTING GRADEBEAMS AND WALLS: CENTERLINE OF GRADEBEAM OR WALL IN ONE DIRECTION, GRID OR AS NOTED IN OTHER DIRECTION. AT CORNER CONDITIONS: CENTERLINES OF GRADEBEAMS OR WALLS.
 - COLUMNS EMBED IN GRADEBEAMS OR WALLS (PLASTERS): CENTERLINES OF THE COLUMN.



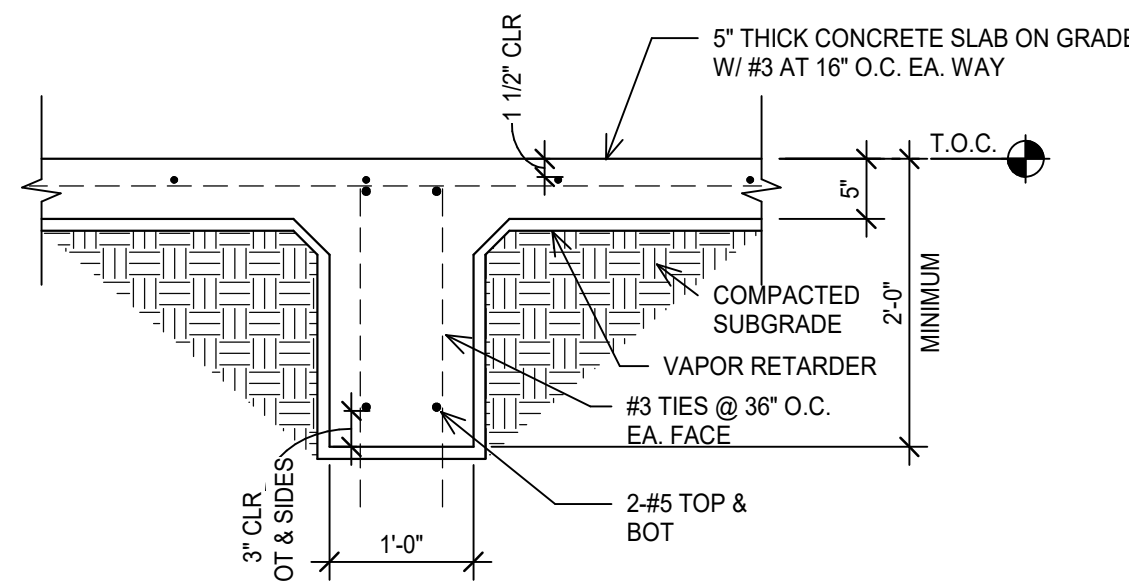
1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



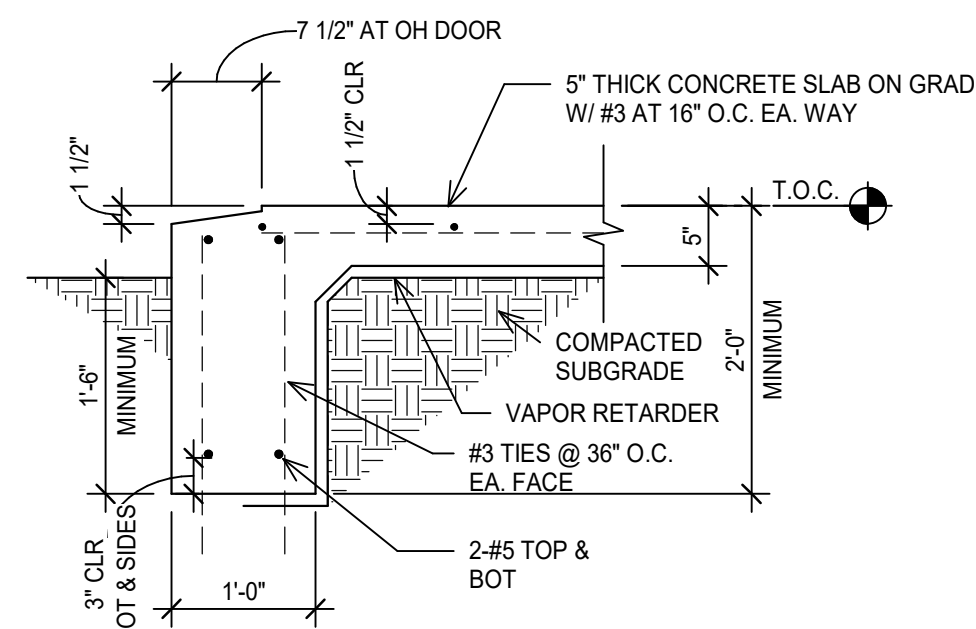
2 TYPICAL PERIMETER GRADEBEAM

NO SCALE



3 TYPICAL INTERIOR GRADEBEAM

NO SCALE



4 TYPICAL PERIMETER GRADEBEAM AT DOOR

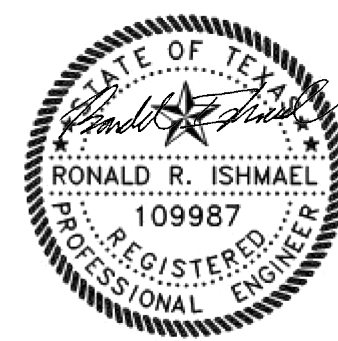
NO SCALE

SOUTHWEST AMBULATORY MILLER METAL BUILDINGS

FOUNDATION PLAN AREA A

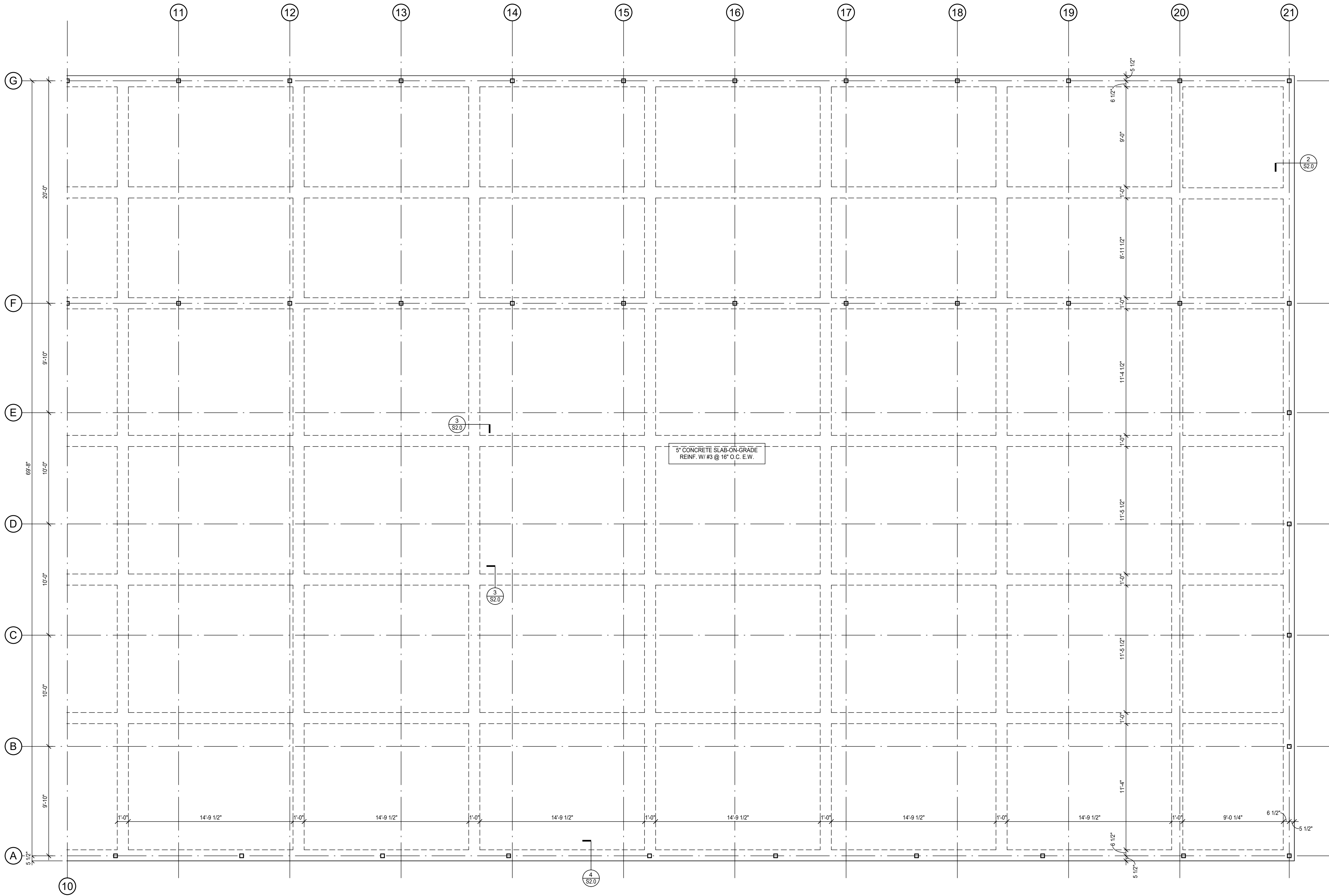
NO.	DESCRIPTION	DATE

F-44 04/05/2024

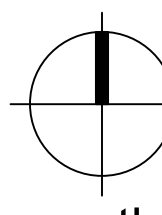


PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET
S2.0



- PLAN NOTES:**
1. CONCRETE SHALL BE PORTLAND CEMENT MIX WITH 3,000 PSI MINIMUM 28-DAY STRENGTH, 3" TO 5" SLUMP RANGE BEFORE ADMIXTURES FOR WORKABILITY, MAXIMUM AGGEGATE SIZE OF 1" AND MAXIMUM WATER TO CEMENT RATIO OF 0.50.
 2. CEMENT SHALL CONFORM TO ASTM C-150 TYPE 1.
 3. WATER SHALL BE POTABLE.
 4. FLY ASH MAY BE USED, BUT SHALL NOT EXCEED 20%.
 5. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 AND SHALL MEET THE COVER REQUIREMENTS NOTED ON THE DRAWINGS AND DETAILS.
 6. REINFORCING AND FORMWORK SHALL BE CLEAN OF DIRT AND DEBRIS PRIOR TO PLACING CONCRETE.
 7. SECURE REINFORCING PRIOR TO POURING CONCRETE TO MAINTAIN COVER REQUIREMENTS DURING PLACEMENT.
 8. REFER TO STEEL DRAWINGS FOR EMBEDS REQUIRED PRIOR TO CONCRETE PLACEMENT.
 9. SLAB MAY BE SLOPED TO ALLOW FOR DRAINAGE HOWEVER REINFORCING SHALL BE BENT TO MAINTAIN MINIMUM COVER REQUIREMENTS.


north

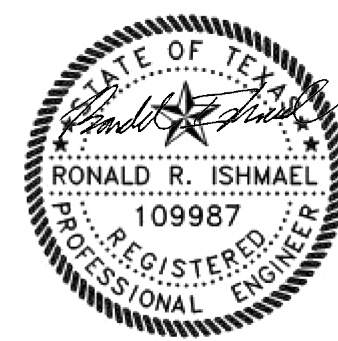
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

FOUNDATION PLAN AREA B

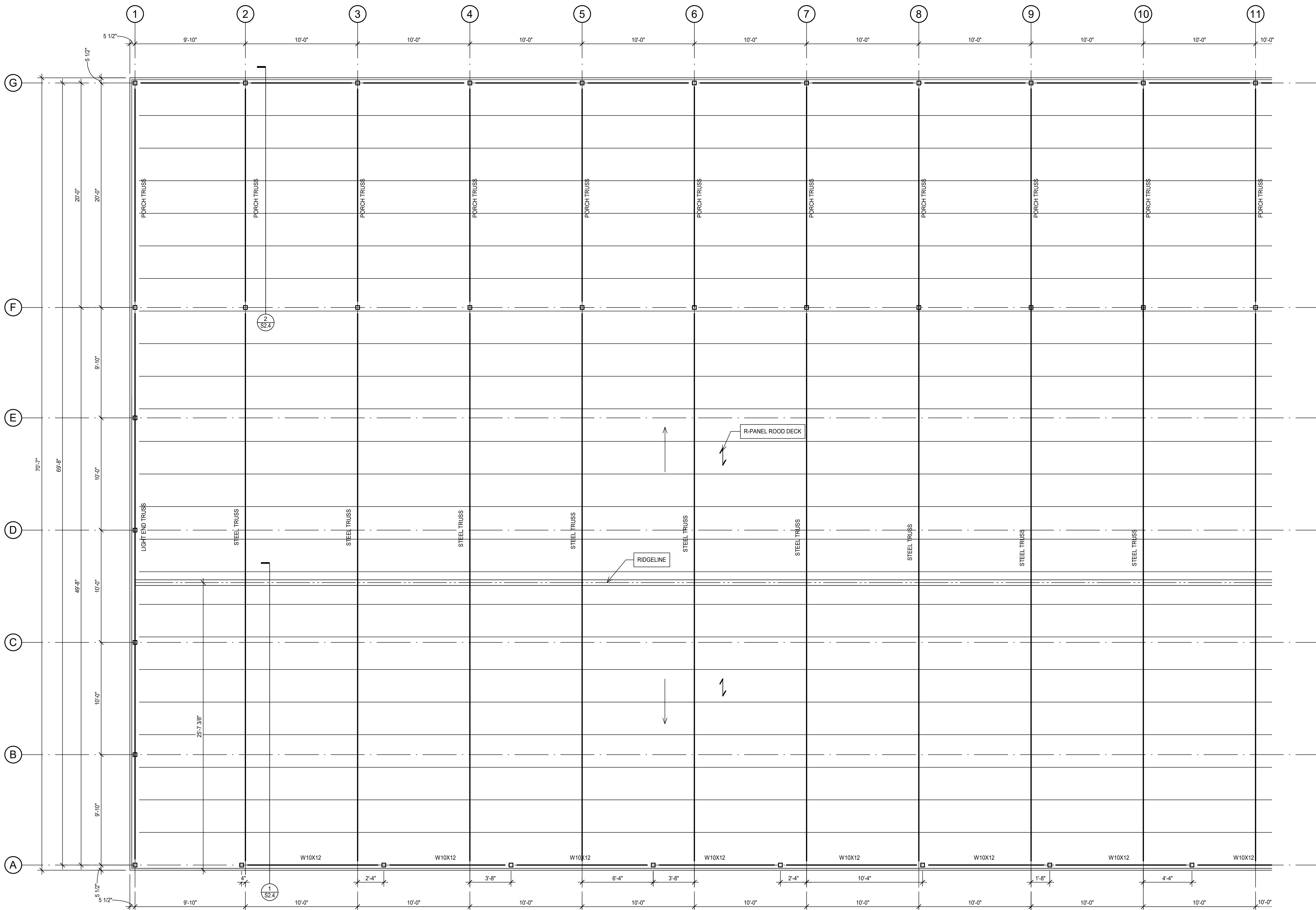
NO.	DESCRIPTION	DATE	

F-44 04/05/2024



PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
DRAWN BY:	IW
CHECKED BY:	RI

SHEET
S2.1



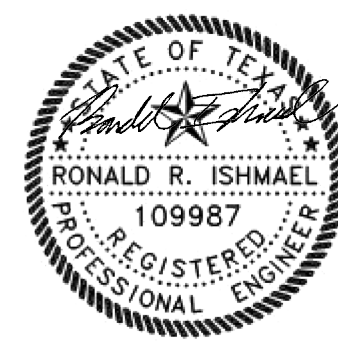
- PLAN NOTES:**
1. ALL HSS MEMBERS SHALL BE ASTM A 500 GRADE C 50 KSI.
 2. ALL ANGLES AND PLATES SHALL CONFORM TO ASTM A36 36 KSI STEEL.
 3. ALL WELDS SHALL CONFORM TO AWS AND SHALL NOT BE LESS THAN 1/16" OR 1/16" LESS THAN THINNEST MEMBER.
 4. IF CONNECTION NOT SHOWN ALL AROUND WELD SHALL BE PROVIDED.
 5. HEAD STUD ANCHORS SHALL BE FUSION WELDED WITH A STUD GUN.
 6. ALL MEMBERS SHALL BE SHOP FABRICATED AND FIELD WELDED OR BOLTED AS NOTED.
 7. PURLIN SPACING SHALL NOT EXCEED 3'-6", BUT PREFER 3'-0".
 8. WALL PURLINS SHALL NOT EXCEED 4'-0" ON ONE SIDE ONLY.
 9. RIGID FRAMES SHALL NOT EXCEED 12'-0" BUT MAY BE ADJUSTED FOR OPENINGS.
 10. ENDWALL COLUMNS SHALL NOT EXCEED 12'-0" CLEAR ON CENTER MAXIMUM.

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

FRAMING PLAN AREA A

NO.	DESCRIPTION	DATE

F-44 04/05/2024

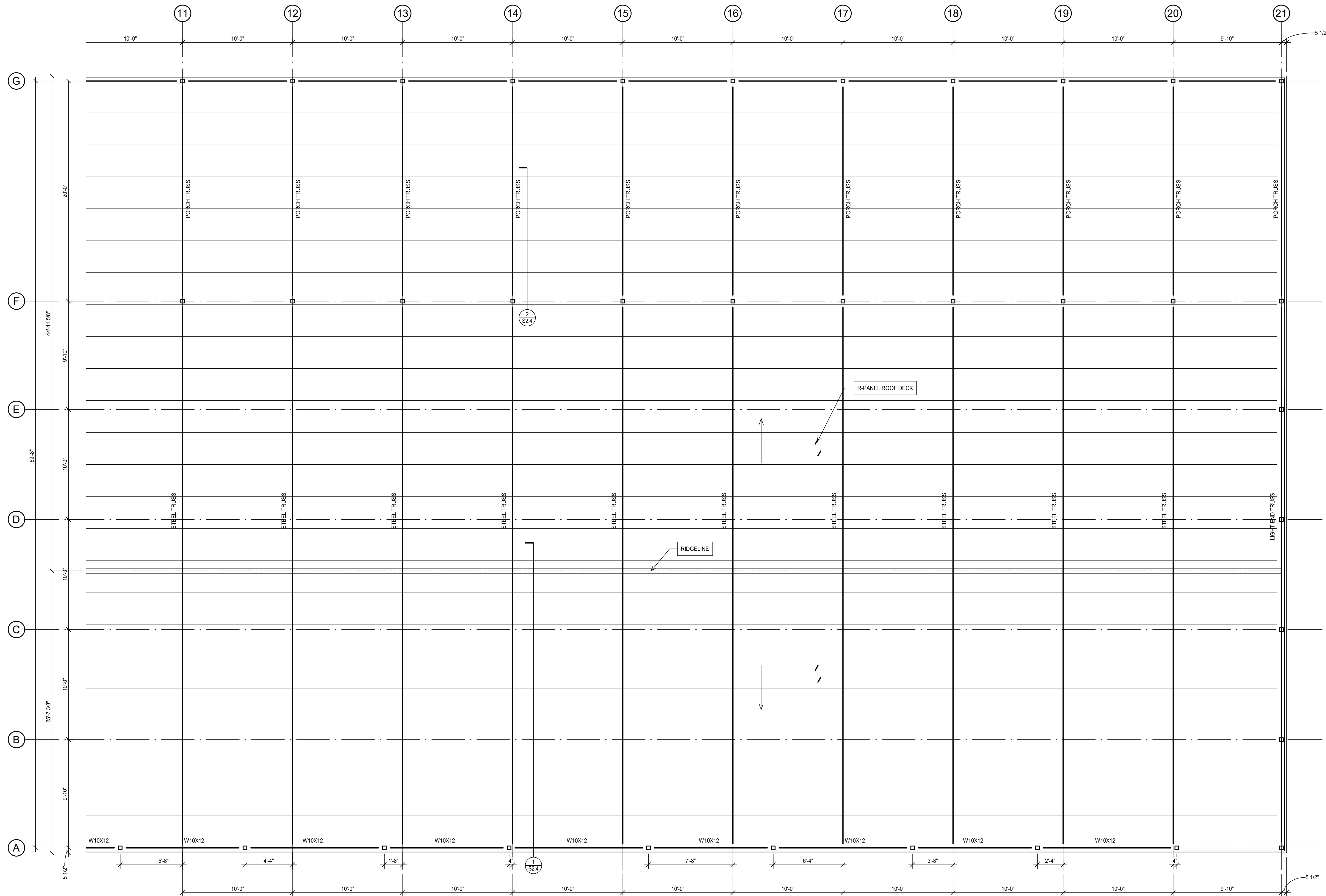


PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET
S2.2



1 FRAMING PLAN AREA B
SCALE: 1/4" = 1'-0"

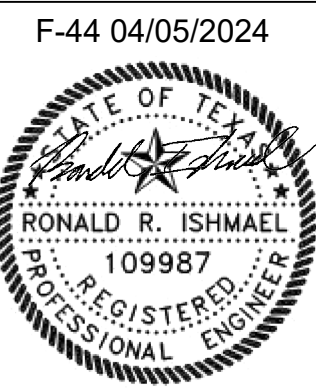


- PLAN NOTES:**
1. ALL HSS MEMBERS SHALL BE ASTM A 500 GRADE C 50 KSI.
 2. ALL ANGLES AND PLATES SHALL CONFORM TO ASTM A36 36 KSI STEEL.
 3. ALL WELDS SHALL CONFORM TO AWS AND SHALL NOT BE LESS THAN 1/16" OR 1/16" LESS THAN THINNEST MEMBER.
 4. IF CONNECTION NOT SHOWN ALL AROUND WELD SHALL BE PROVIDED.
 5. HEAD STUD ANCHORS SHALL BE FUSION WELDED WITH A STUD GUN.
 6. ALL MEMBERS SHALL BE SHOP FABRICATED AND FIELD WELDED OR BOLTED AS NOTED.
 7. PURLIN SPACING SHALL NOT EXCEED 3'-6", BUT PREFER 3'-0".
 8. WALL PURLINS SHALL NOT EXCEED 4'-0" ON ONE SIDE ONLY.
 9. RIGID FRAMES SHALL NOT EXCEED 12'-4" BUT MAY BE ADJUSTED FOR OPENINGS.
 10. ENDWALL COLUMNS SHALL NOT EXCEED 12'-0" CLEAR ON CENTER MAXIMUM.

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

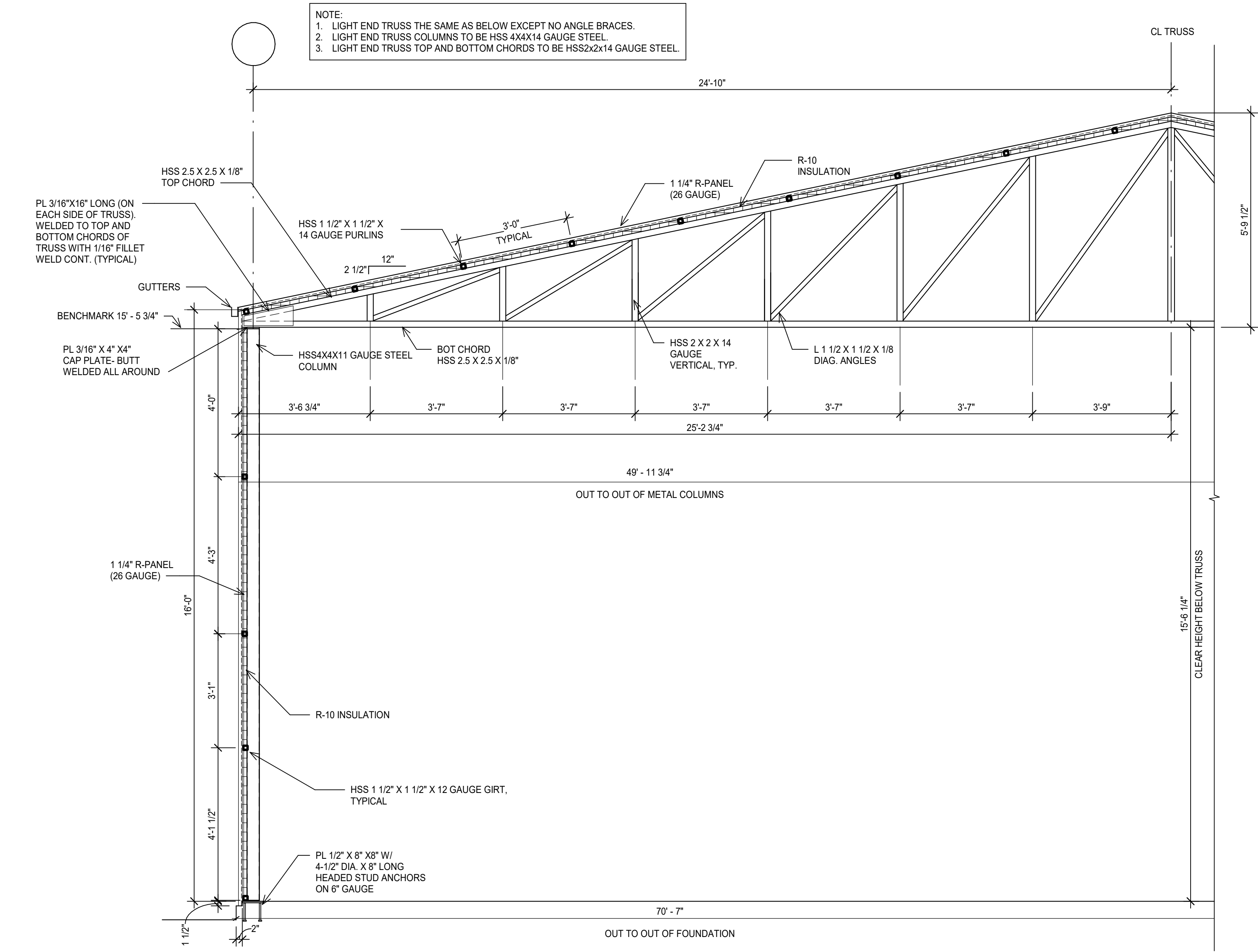
FRAMING PLAN AREA B

NO.	DESCRIPTION	DATE

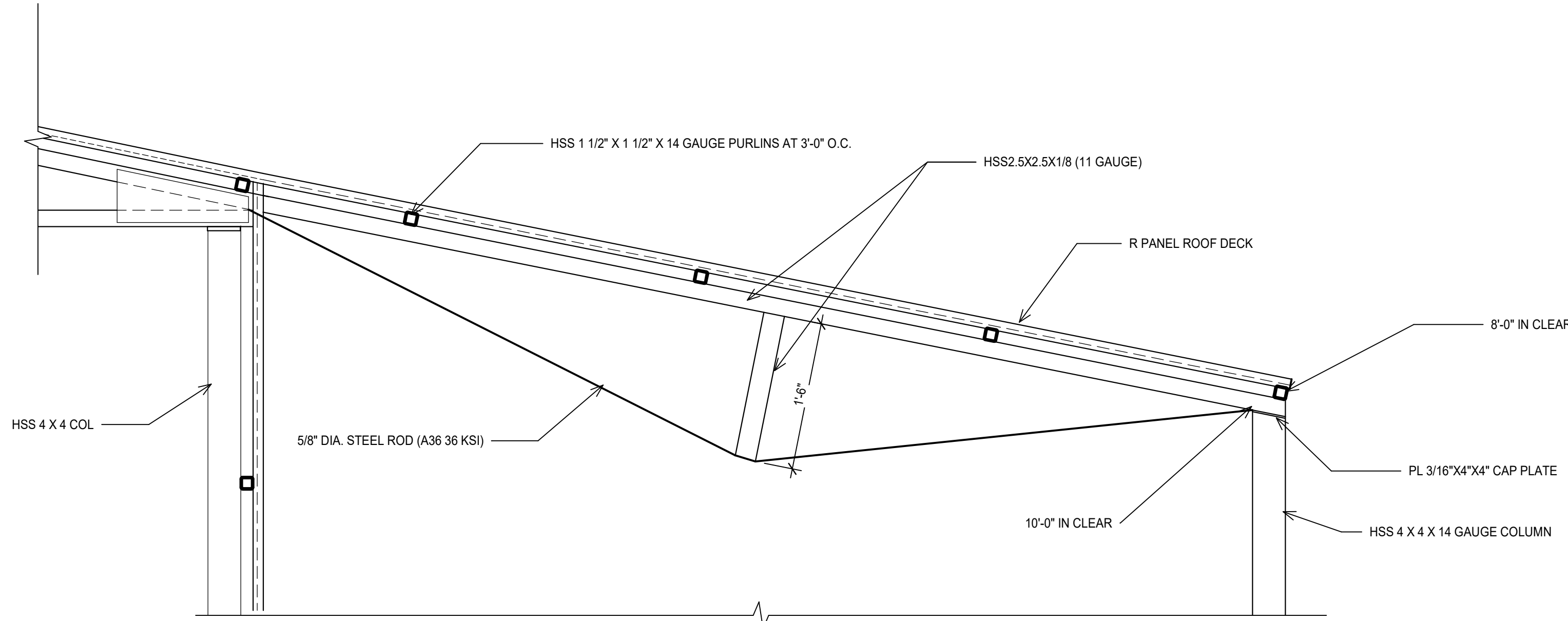


PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET
S2.3



1 STEEL TRUSS
NO SCALE



2 PORCH TRUSS SECTION
NO SCALE

FRAMING SECTIONS

NO.	DESCRIPTION	DATE

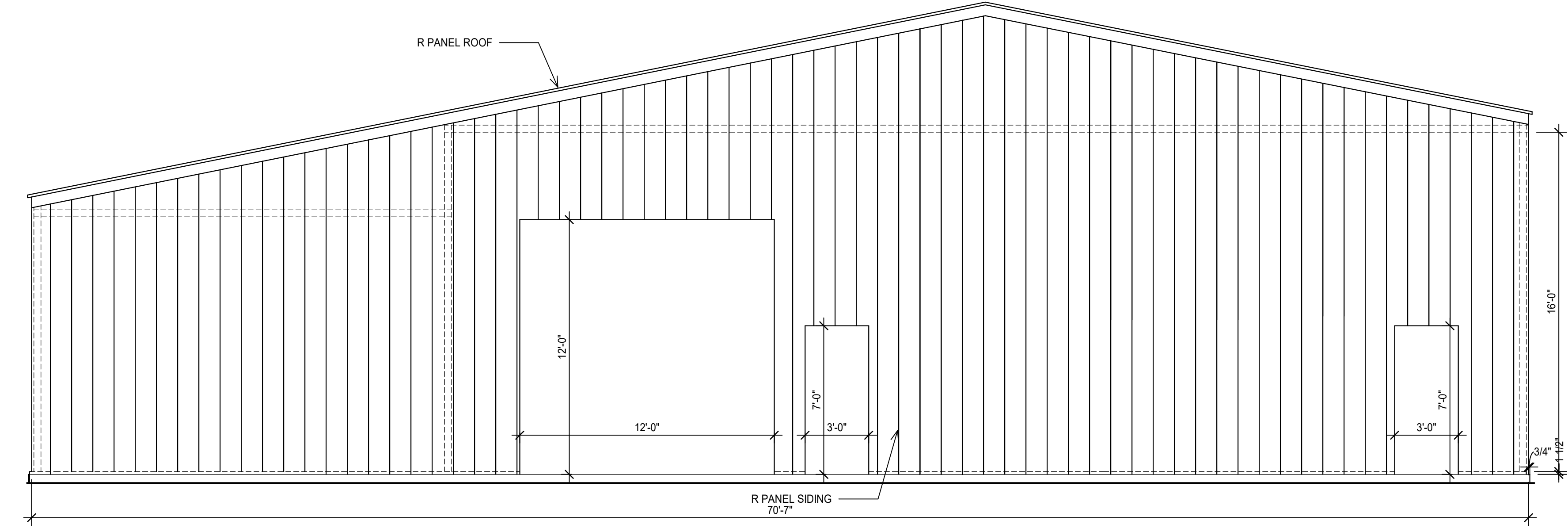
F-44 04/05/2024



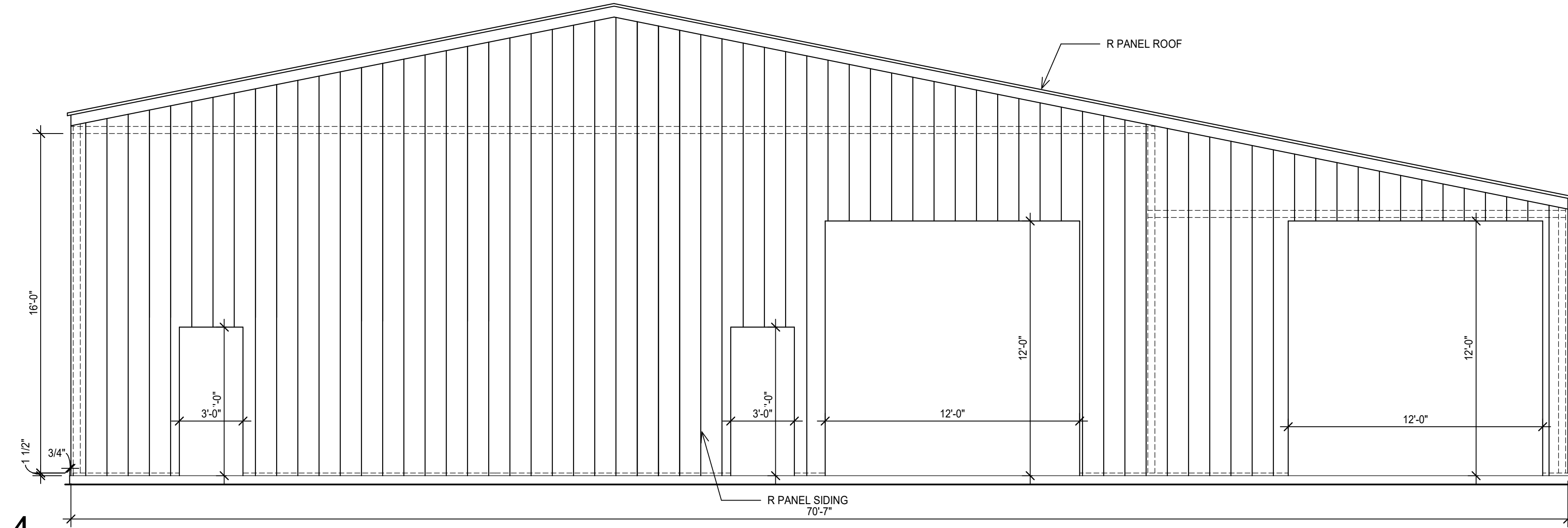
PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET

S2.4



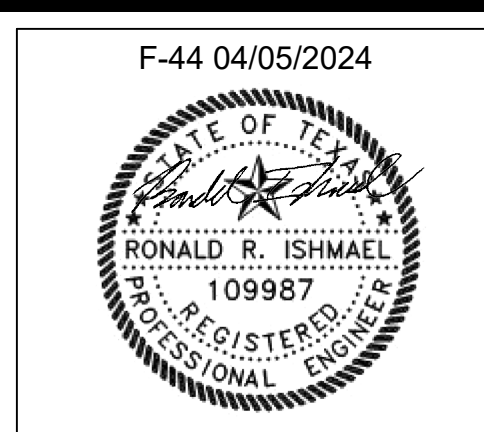
2 WEST ELEVATION
NO SCALE



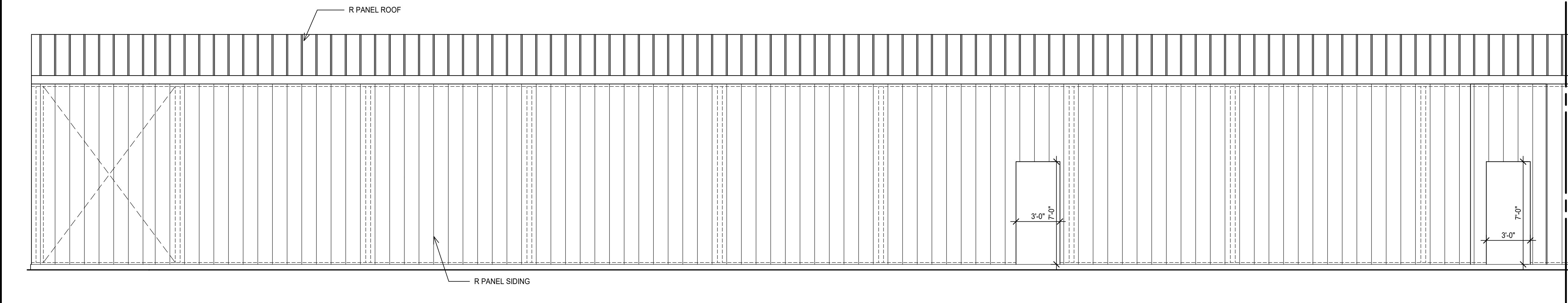
4 EAST ELEVATION
NO SCALE

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

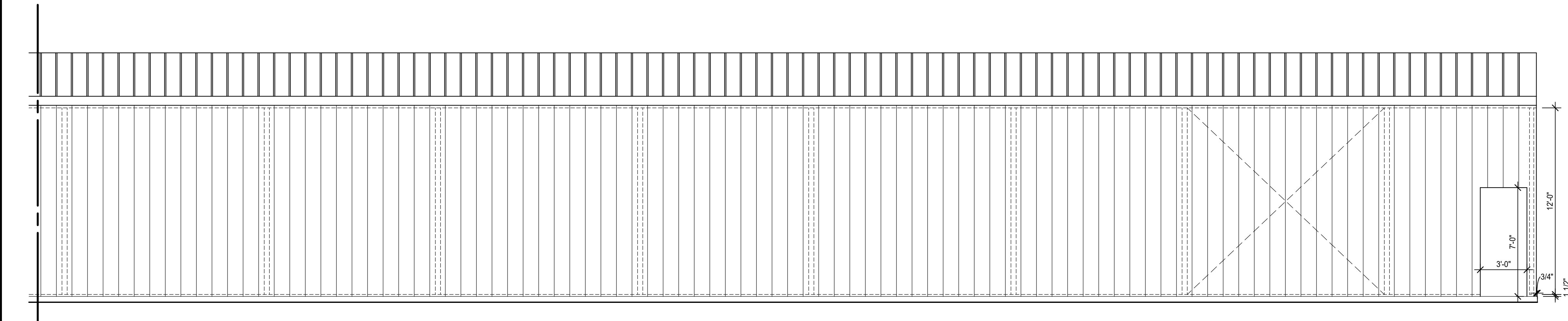
ELEVATIONS		DATE
NO.	DESCRIPTION	



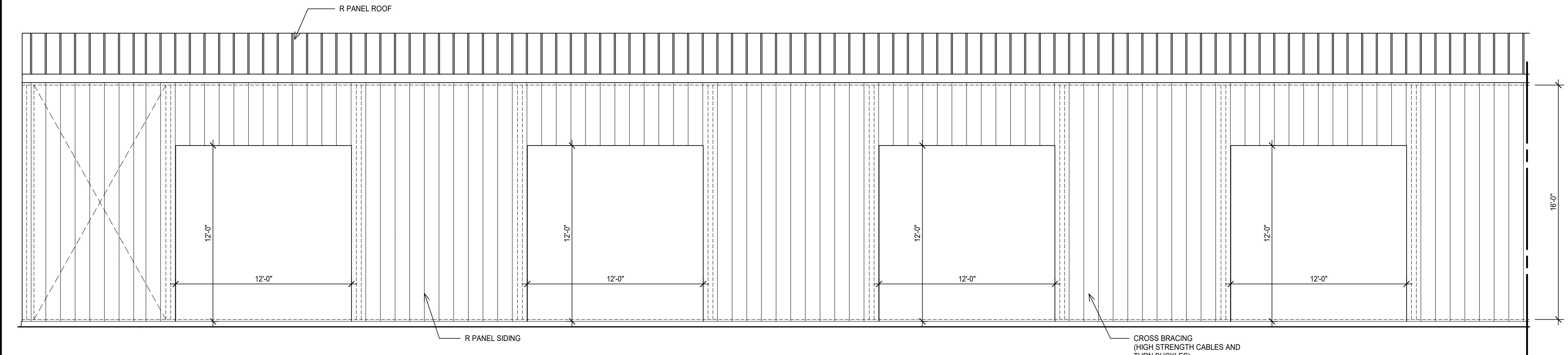
PROJECT NUMBER:	2023.103.007
DATE: 04/05/2024	DRAWN BY: IW
DESIGN BY: IW	CHECKED BY: RI
SHEET	
S2.10	



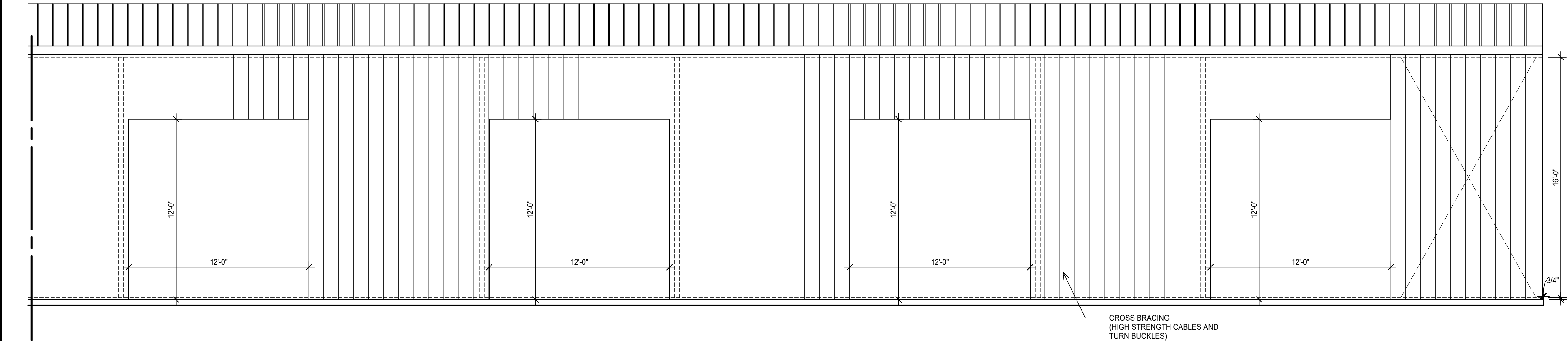
1 NORTH ELEVATION AREA A
NO SCALE



2 NORTH ELEVATION AREA B
NO SCALE



3 SOUTH ELEVATION AREA A
NO SCALE



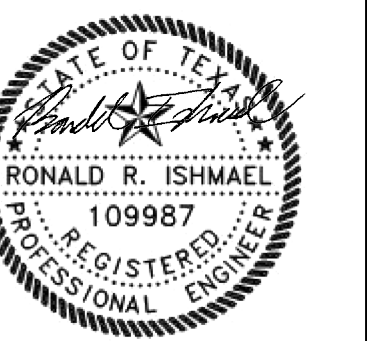
4 SOUTH ELEVATION AREA B
NO SCALE

SOUTHWEST AMBULATORY
MILLER METAL BUILDINGS

ELEVATIONS

NO.	DESCRIPTION	DATE

F-44 04/05/2024



PROJECT NUMBER:	2023.103.007
DATE:	04/05/2024
DESIGN BY:	IW
CHECKED BY:	RI

SHEET
S2.11

DOOR SCHEDULE

#	SIZE	DOOR MATERIAL	DOOR FINISH	RATED	FRAME MATERIAL + FINISH	HARDWARE SET
01	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 1
02	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 2
03	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
04	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
05	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 2
06	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 7
07	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 7
08	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 7
09	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
10	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
11	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
12	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
13	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
14	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
15	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
16	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 4
17	3'-0" x 7'-0"	HM	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 3
OH1	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH2	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH3	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH4	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH5	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH6	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH7	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH8	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH9	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8
OH10	12'-0" x 12'-0"	RIBBED STEEL	PAINTED	NONRATED	HM + PAINTED	HARDWARE SET 8

- NOTES
- NO PROPOSED SCOPE AT DOORS NOT MARKED. CONFIRM WITH OWNER PRIOR TO CONSTRUCTION.
 - HARDWARE FINISH TO BE MATTE BLACK.
 - PROVIDE TAS COMPLIANT THRESHOLDS SET IN SILICONE SEALANT AT ALL EXTERIOR CONDITIONS IF NOT CURRENTLY IN PLACE.
 - CLOSERS TO BE ADJUSTED TO MEET TAS GUIDELINES.
 - FIELD VERIFY ALL ROUGH OPENINGS (EXISTING AND NEW) PRIOR TO PROCUREMENT OR FABRICATION. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES.
 - FINISH DOOR PANEL HEIGHTS PENDING COORDINATION WITH FLOORING FINISH AND FLOORING THRESHOLDS. REVIEW WITH ARCHITECT PRIOR TO PROCUREMENT OR FABRICATION.
 - PROVIDE AND INSTALL ROOM SIGNAGE ON ALL ENCLOSED SPACES. RESTROOM SIGNAGE SHALL INDICATE ACCESSIBILITY BY USING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFERENCE SECTION 710 ON SHEET G-005 FOR SIGNAGE REQUIREMENTS. SUBMIT SIGNAGE SPECIFICATION TO ARCHITECT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION.

HARDWARE SETS

- HARDWARE SET 1 | ENTRANCE LOCKSET - EXIT DEVICE - CLOSER
- HARDWARE SET 2 | CORRIDOR PASSAGE SET W/ HINGED DOOR STOP - EXIT DEVICE
- HARDWARE SET 3 | OFFICE PRIVACY LOCKSET W/ HINGED DOOR STOP
- HARDWARE SET 4 | OFFICE + SECURE STORAGE LOCKSET W/ HINGED DOOR STOP
- HARDWARE SET 5 | MECHANICAL / STOREROOM LOCKSET
- HARDWARE SET 6 | RESTROOM PRIVACY LOCKSET W/ HINGED DOOR STOP
- HARDWARE SET 7 | CORRIDOR PASSAGE SET W/ HINGED DOOR STOP
- HARDWARE SET 8 | OVERHEAD DOOR LOCKSET - OPERATION

- NOTES
- HARDWARE SETS LISTED ARE INTENDED AS A GUIDE TO ESTABLISH THE BASIS OF DESIGN
 - HARDWARE FINISH TO BE MANUFACTURER'S BLACK OPTION UNLESS NOTED OTHERWISE
 - THE DOOR + HARDWARE PROVIDERS TO COORDINATE PROVIDING FINAL HARDWARE SCHEDULE INCLUDING ALL ITEMS REQUIRED FOR FULLY FUNCTIONAL DOOR OPERATION
 - ALL HARDWARE PROVIDED AND INSTALLED SHALL COMPLY WITH REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS AND ALL OTHER FEDERAL, STATE, AND LOCAL CODE AMENDMENTS
 - ALL CYLINDERS SCHEDULED SHALL BE KEYED TO A MASTER KEY SYSTEM MEETING THRE REQUIREMENTS OF THE BUILDING OWNER. VERIFY AND CONFIRM KEYING REQUIREMENTS WITH BUILDING OWNER.
 - PROVIDE + INSTALL 3 HINGES FOR DOORS UNDER 7'-6"
 - PROVIDE + INSTALL 4 HINGES FOR DOORS OVER 7'-6"

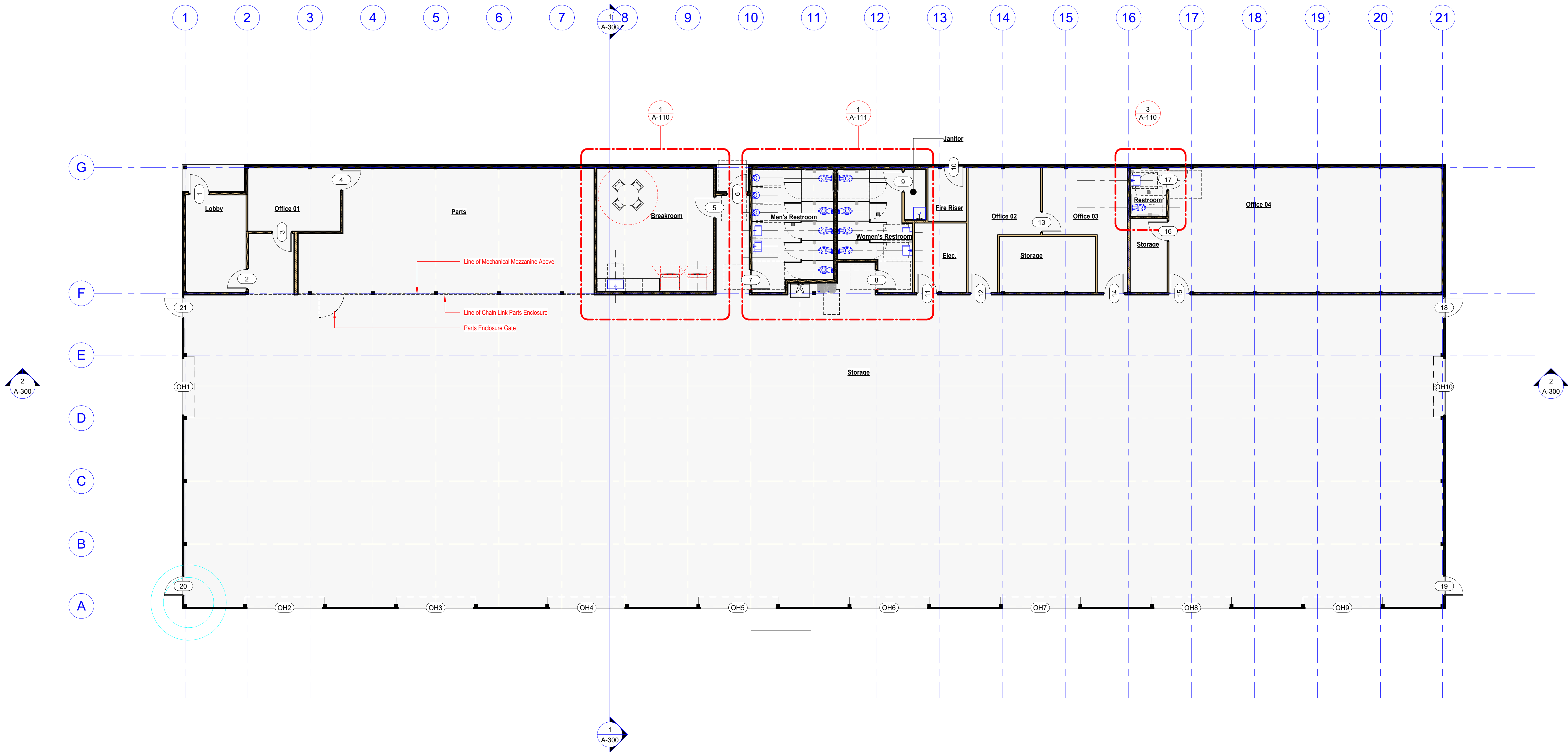
FLOOR PLAN GENERAL NOTES

- INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW AND DOOR SCHEDULES FOR FRAME DIMENSIONS.
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLF" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- REFER TO SHEETS G-002 THROUGH G-005 FOR CODE INFORMATION.
- REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE WAINSCOT. PROVIDE AND INSTALL MOISTURE IMPERVIOUS WALL BOARD AT ALL TILE + FRP WALL FINISH LOCATIONS.

FINISH GENERAL NOTES

- MITER CORNERS OF ALL MATERIALS UNLESS NOTED OTHERWISE.
- COORDINATE LOCATION OF FLOOR MOUNTED POWER / DATA / PHONE RECEPTACLE WITH ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PREPARE ALL SURFACES TO RECEIVE FINISHES AS SCHEDULED ACCORDING TO MANUFACTURER SPECIFICATIONS
- FLOORING SHALL BE PROTECTED AGAINST DUST, DIRT, AND TRAFFIC RELATED TO CONSTRUCTION AFTER INSTALLATION AND PRIOR TO OCCUPANCY.
- MAINTAIN A FLOOR TOLERANCE OF NO MORE THAN 1" IN 12'-0". LEVEL FLOOR AS REQUIRED USING APPROVED LEVELING COMPOUND
- PAINT INSTALLED CEILING AND / OR WALL ACCESS PANELS TO MATCH ADJACENT FINISH.
- INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER THE CENTER OF THE DOOR
- PAINT EXPOSED SURFACES INCLUDING GRILLES, PERIMETER WALL TREATMENT POCKETS, SILLS, EXPOSED PIPING TO MATCH ADJACENT UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY TIMES OF FINISH MATERIALS WITHIN THE CONSTRUCTION SCHEDULE. DELIVERY TIMES MUST BE CONFIRMED AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SELECTION IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING AND FOLLOWING MANUFACTURER'S INSTRUCTIONS, PREPARATION RECOMMENDATIONS AND REQUIREMENTS FOR ALL FINISH MATERIALS SPECIFIED.
- CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO ARCHITECT FOR APPROVAL PRIOR TO PROCURMENT AND INSTALLATION
- ALIGN FLOOR TILE GROUT LINES WITH GROUT LINES ON VERTICAL SURFACES.
- REFERENCE PLUMBING FIXTURE SCHEDULE FOR FIXTURE SELECTIONS. ARCHITECTURAL LOCATIONS OF PLUMBING FIXTURE TO MEET CODE REQUIREMENTS. REFERENCE SLAB EDGE PLAN FOR PLUMBING FIXTURE LOCATION.
- ALL FINISHED CONCRETE AND FINISHED FLOORING THAT IS SLOPED TO FLOOR DRAINS SHALL NOT EXCEED 2% SLOPE.

m3 studio



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS		
No.	DATE	DESCRIPTION

Overall Noted Floor Plan

DATE
2024.04.05

A-101

FLOOR PLAN GENERAL NOTES

- 1. INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW AND DOOR SCHEDULES FOR FRAME DIMENSIONS.
- 3. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- 4. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLF" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- 5. REFER TO SHEETS **G-002 THROUGH G-005** FOR CODE INFORMATION.
- 6. REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE WAINSCOT. PROVIDE AND INSTALL MOISTURE IMPERVIOUS WALL BOARD AT ALL TILE + FRP WALL FINISH LOCATIONS.



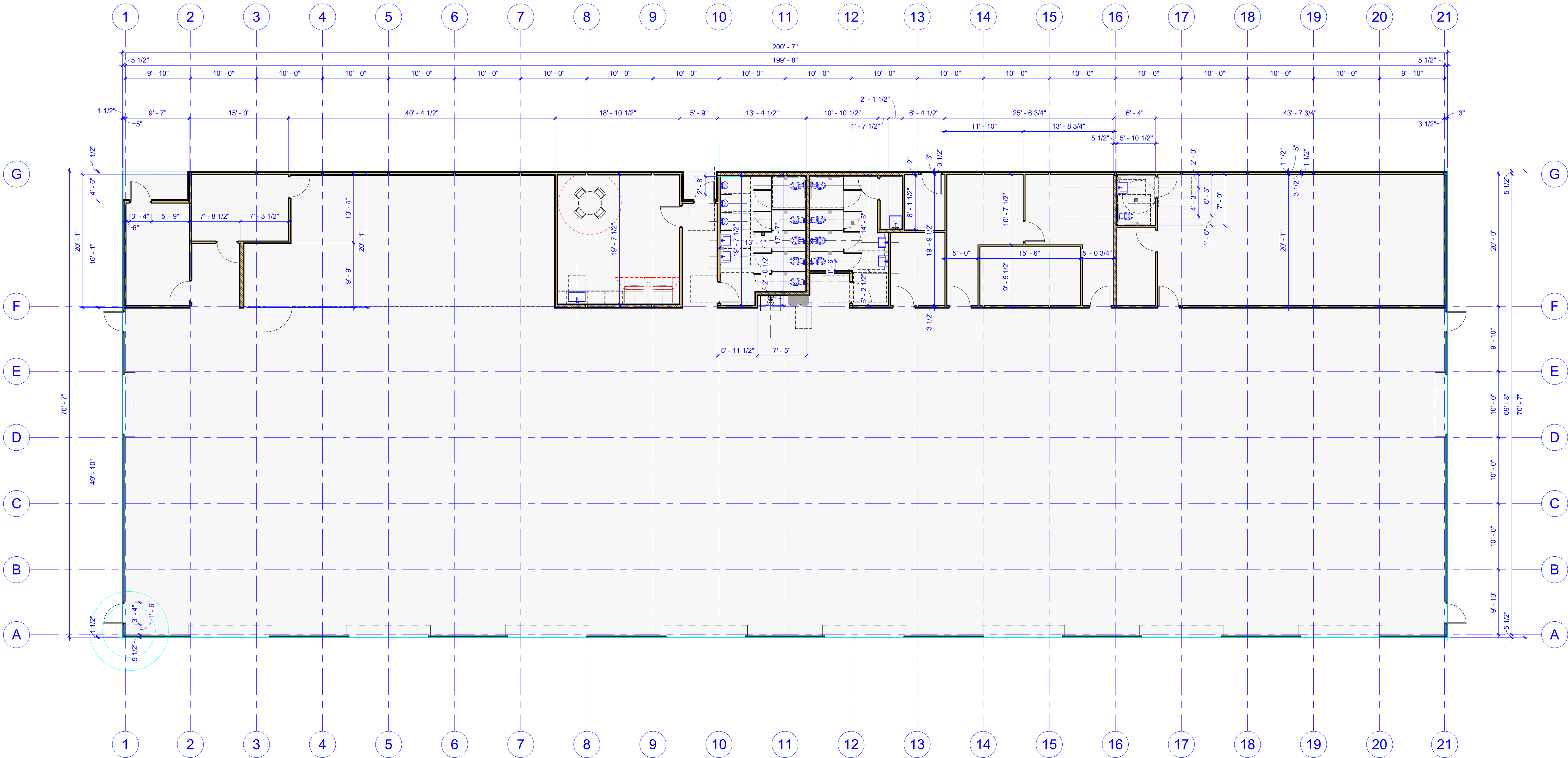
Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS		
No.	DATE	DESCRIPTION

Overall Dimensioned Floor Plan

DATE
2024.04.05

A-102



REFLECTED CEILING PLAN GENERAL NOTES

1. CEILING TILE, LIGHT FIXTURES, AND OTHER ITEMS SCHEDULED ON DRAWINGS SHALL BE LOCATED PER REFLECTED CEILING PLANS. THE CONTRACTOR SHALL USE EXTREME CARE IN COORDINATING THEIR WORK TO FIT THE PATTERN SHOWN ON THE REFLECTED CEILING PLANS. IF A CONFLICT OCCURS BETWEEN THE MECHANICAL SYSTEMS AND THE COORDINATION OF THE LIGHT FIXTURES ABOVE THE CEILING, CONTACT THE ARCHITECT FOR INTERPRETATION. NO CHANGES SHALL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT.
2. LIGHT SWITCH, CONTROL DEVICE, DIMMER, AND / OR RHEOSTAT MOUNTING HEIGHTS SHALL BE 48" AFF. UNLESS NOTED OTHERWISE. SWITCHING SHALL BE GROUPED A MINIMUM DISTANCE APART TO BE GANGED WHERE FEASIBLE.
3. CEILING ELEMENTS SUCH AS DOWNLIGHTS, SPRINKLERS, SMOKE DETECTORS, SPEAKERS, STROBES, ETC ARE TO BE CENTERED IN CEILING TILE, UNLESS NOTED OTHERWISE.
4. SUSPENDED LIGHT FIXTURES IN ROOMS AND HALLWAYS ARE TO BE CENTERED WITHIN THE AREA.
5. EACH INDIVIDUAL ROOM IS TO BE SEPARATELY SWITCHED. MOTION SENSORS WITH SWITCH SHALL BE USED IN ORDER TO MEET ENERGY CODE.
6. WHERE CEILING PANELS ARE REQUIRED TO BE CUT, MAINTAIN A SHARP AND NEAT APPEARANCE.
7. STROBES ARE TO BE WHITE WITH RED LETTERING, CEILING MOUNT.
8. SWITCHES, DIMMERS, RHEOSTATS, CONTROL DEVICES, AND COVER PLATES ARE TO BE WHITE, UNLESS NOTED OTHERWISE.
9. FINAL LOCATIONS OF EXIT SIGNS AND EMERGENCY LIGHTING ARE SUBJECT TO THE APPROVAL OF THE GOVERNING JURISDICTION. ANY RELOCATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
10. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING FOR MEP SPECIFICATIONS AND SELECTIONS. LOCATIONS SHOWN ON ARCHITECTURAL FOR REFERENCE AND COORDINATION.
11. ALL SUSPENDED FIXTURES SHALL HAVE THEIR CABLES KEPT THEIR MAXIMUM ORIGINAL LENGTH. CONFIRM W/ ARCHITECT IN FIELD ALL SUSPENDED FIXTURE LOCATION AND ELEVATIONS ABOVE FINISHED FLOOR PRIOR TO CUTTING EXCESS CABLE.
12. ACCESS PANEL LOCATIONS IN GYPSUM CEILINGS TO BE COORDINATED W/ ARCHITECT DURING SHOP DRAWING / SUBMITTAL REVIEW AND IN FIELD DURING MECHANICAL INSTALLATION PRIOR TO GYPSUM CEILING INSTALLATION.
13. CONSTRUCTION MANAGER TO HOLD PRECONSTRUCTION MEETING BETWEEN ARCHITECT AND TRADES ASSOCIATED WITH ABOVE CEILING SCOPES OF WORK.
14. GENERAL CONTRACTOR TO COORDINATE FIRE SUPPRESSION SYSTEM W/ ARCHITECT PRIOR TO CONSTRUCTION AND SCHEDULE A PRECONSTRUCTION MEETING TO COORDINATE ALL SCOPES OF WORK WITH FIRE SUPPRESSION SYSTEM. ALL FIRE SUPPRESSION OCCURRING AT GYPSUM CEILINGS SHALL HAVE FULLY CONCEALED HEADS WITH SPRINKLER HEAD COVERS. POP OFF COVERS TO BE FACTORY PAINTED TO MATCH ADJACENT CEILING COLOR.
15. EXPOSED FLOOR / ROOF STRUCTURE NOT SHOWN FOR CLARITY. REFERENCE ABOVE CEILING PLANS FOR ARCHITECTURAL, STRUCTURAL, AND MEPPFP COORDINATION.
16. GENERAL CONTRACTOR TO COORDINATE SECURITY CAMERA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
17. PROVIDE AND INSTALL WHITE VINYL INSULATION WRAP FOR ALL OVERHEAD PIPING INSULATION NOT OVER GYPSUM CEILINGS

FINISH LEGEND

- GENERAL
- G1.1 - COUNTERTOP
- G1.2 - BACKSPLASH
- G2 - LAMINATE CABINETRY
- G3 - CABINET DRAWER + DOOR PULL HARDWARE
- BASE
- B1 - RUBBER BASE
- FLOORING
- F1 - SEALED CONCRETE W/ SLIP RESISTANT ADDITIVE
- WALL
- W1 - PAINTED
- W2 - SMOOTH NONABSORBENT WALL FINISH
- W3 - METAL PANEL
- CEILING
- C0 - EXPOSED STRUCTURE, ROOF DECK, + MEPPFP - UNFINISHED
- C1 - PAINTED GYPSUM CEILING



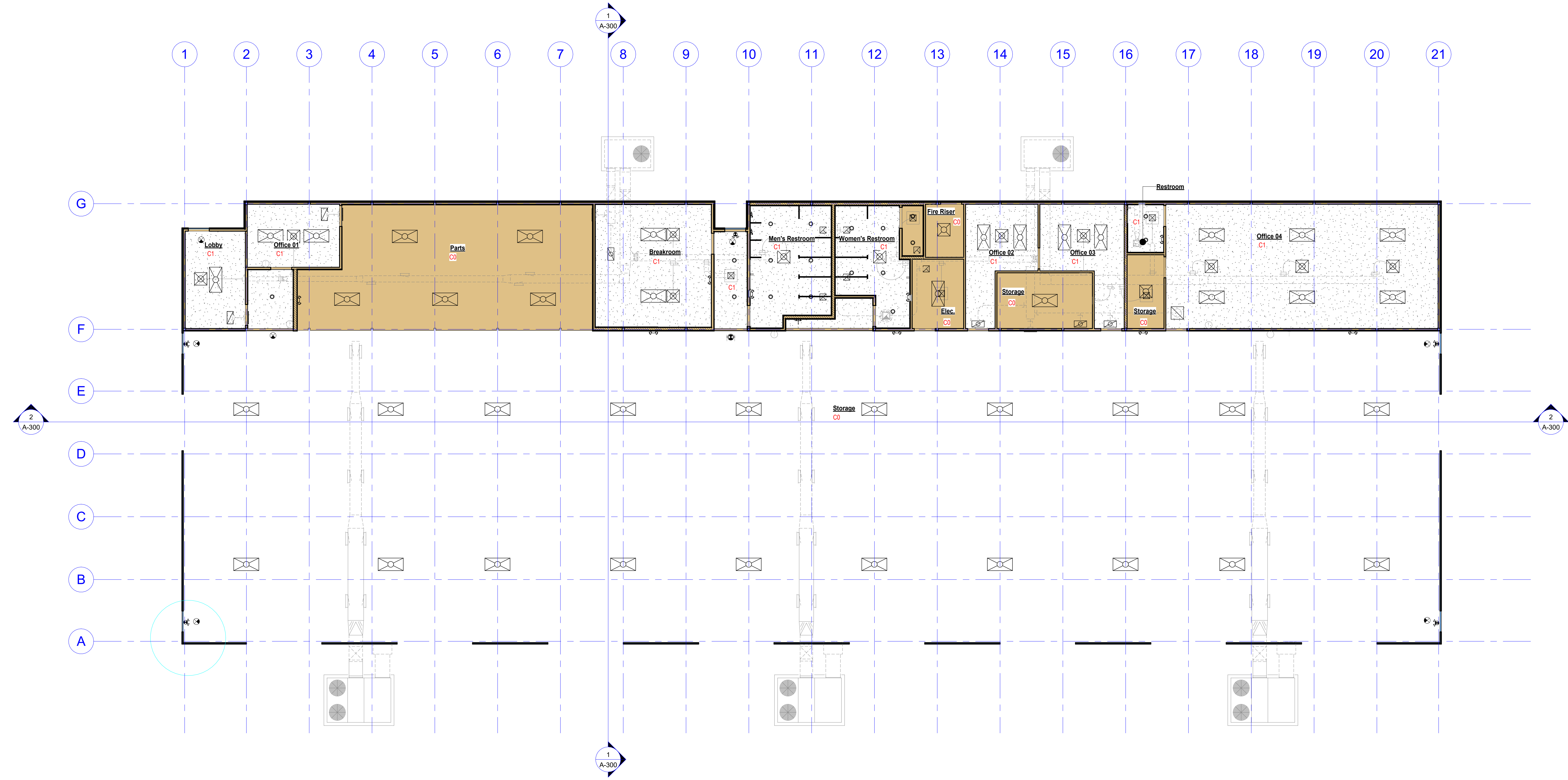
Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS		
No.	DATE	DESCRIPTION

Overall Reflected Ceiling Plan

DATE
2024.04.05

A-104



1 Overall Ground Floor Reflected Ceiling Plan
1/8" = 1'-0"

WALL SCHEDULE	
TYPE MARK	DESCRIPTION

FLOOR PLAN GENERAL NOTES

- INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW AND DOOR SCHEDULES FOR FRAME DIMENSIONS.
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLF" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- REFER TO SHEETS **G-002 THROUGH G-005** FOR CODE INFORMATION.
- REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE WAINSCOT. PROVIDE AND INSTALL MOISTURE IMPERVIOUS WALL BOARD AT ALL TILE + FRP WALL FINISH LOCATIONS.

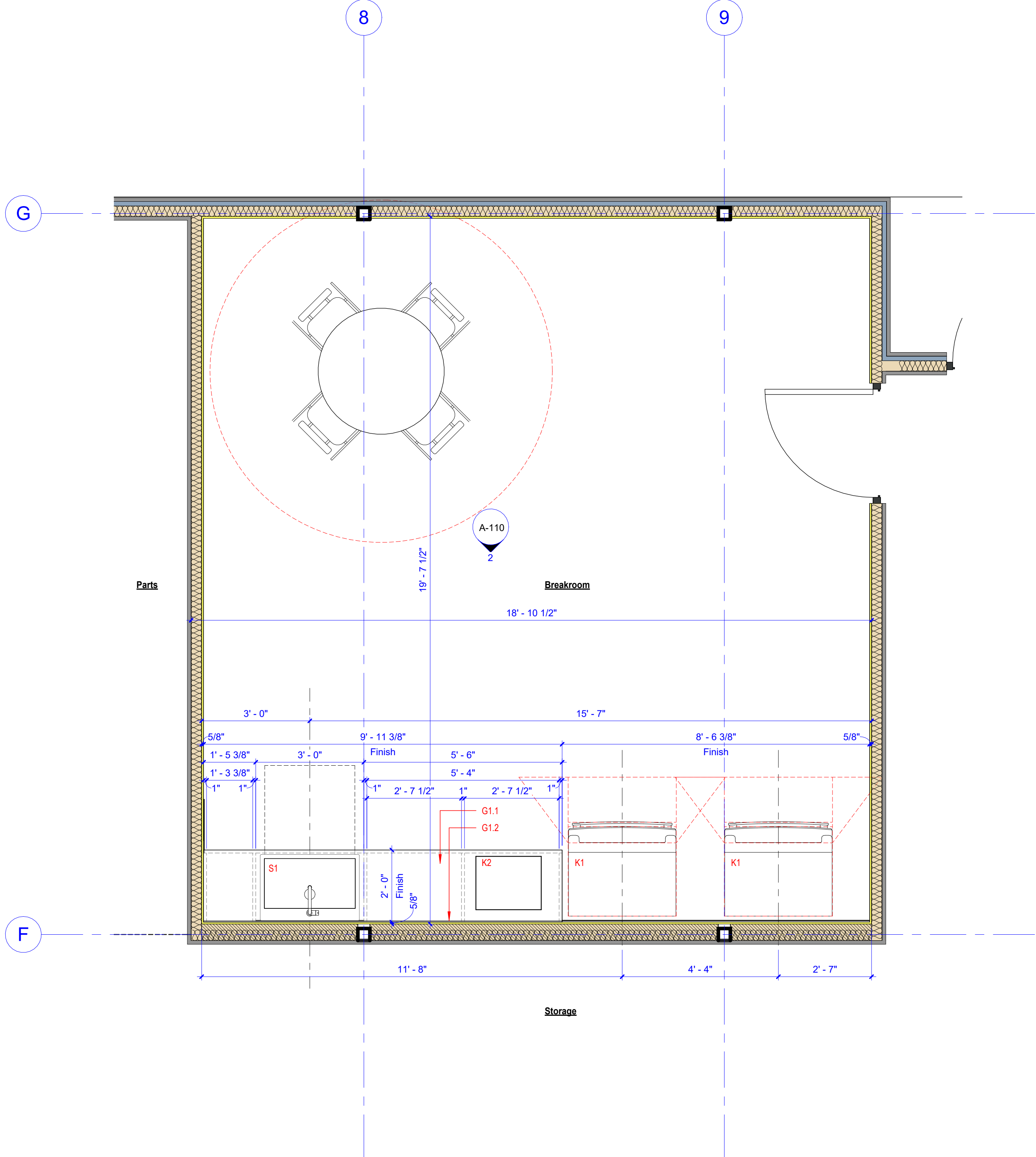
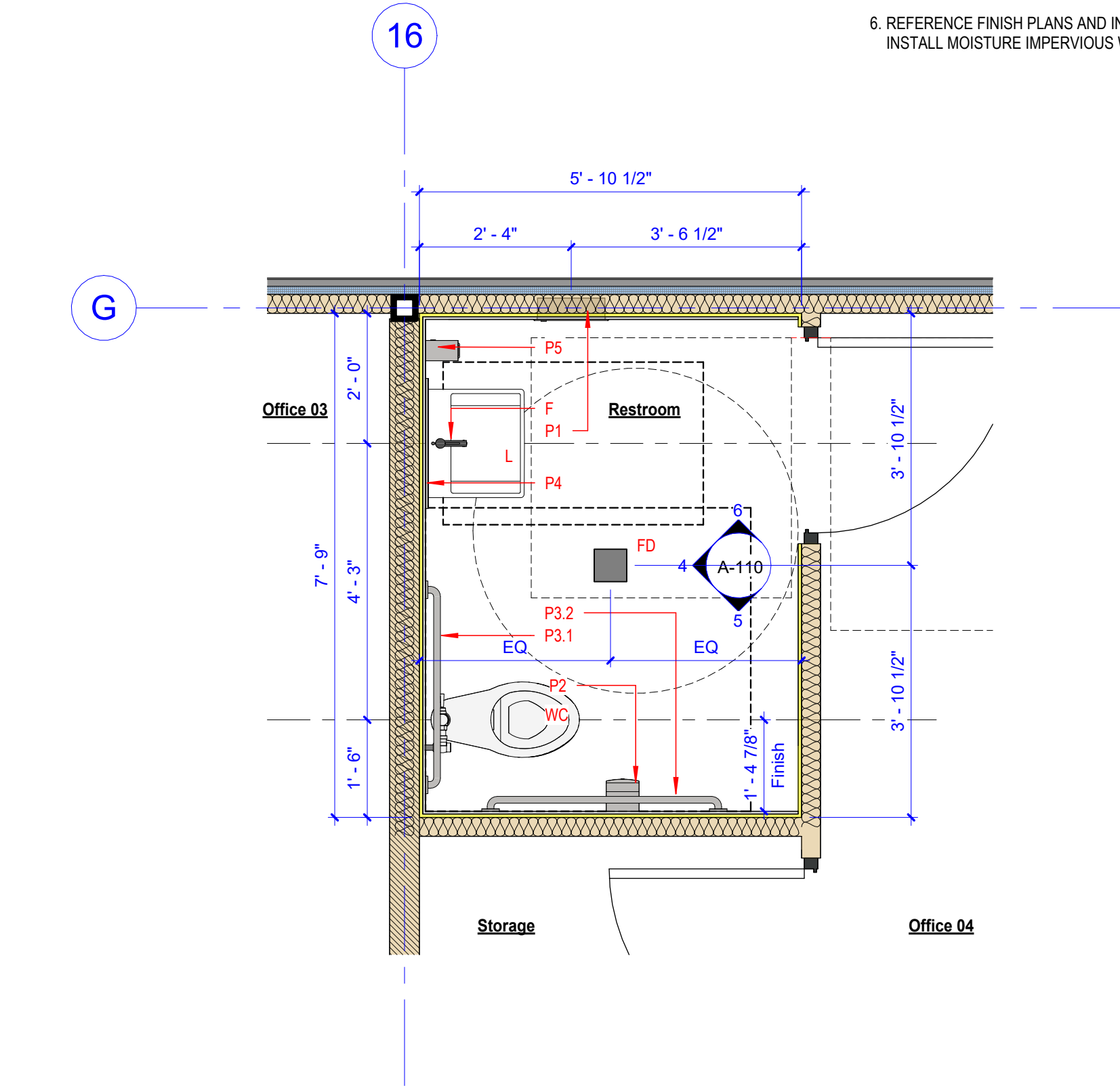
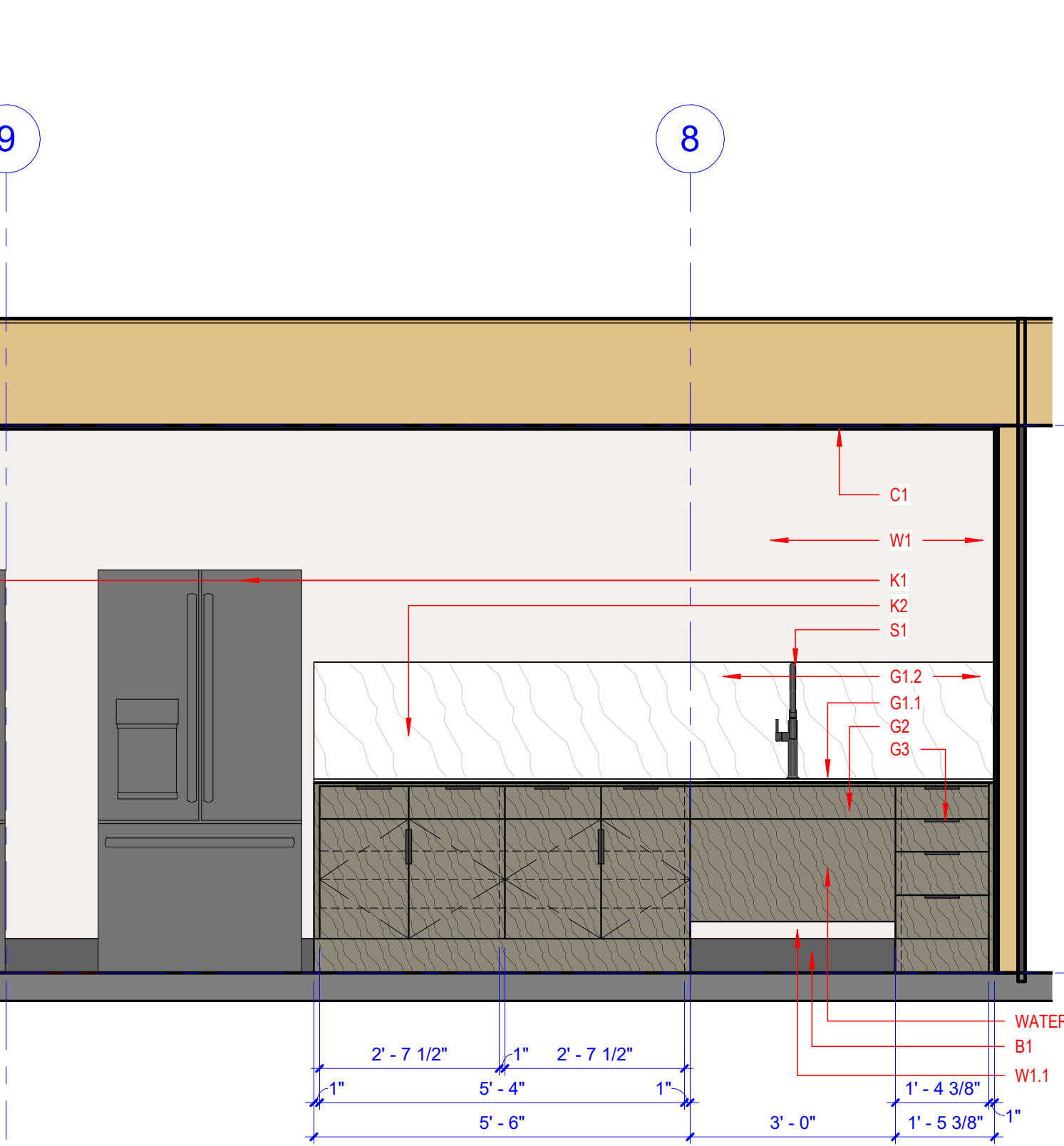
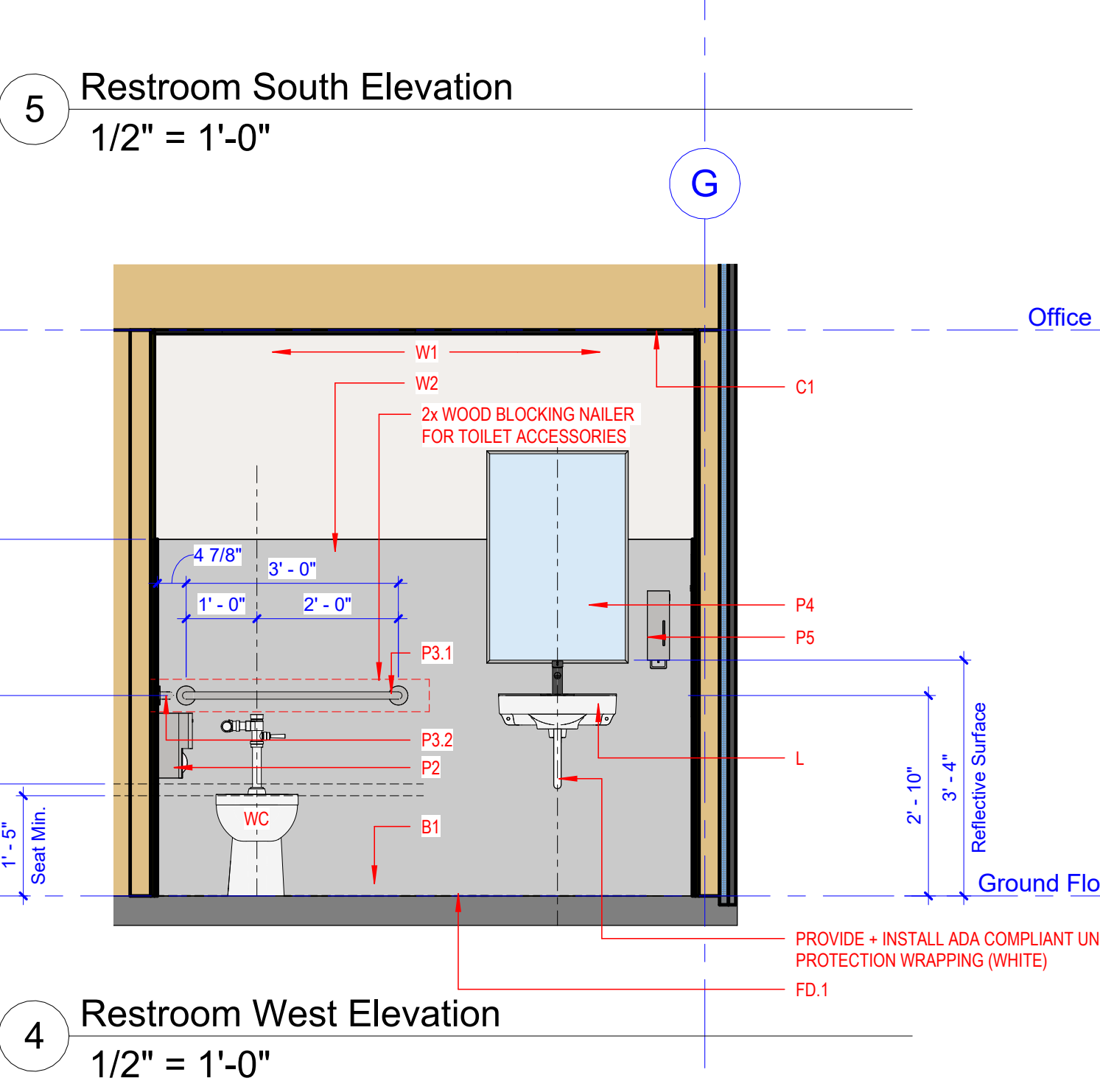
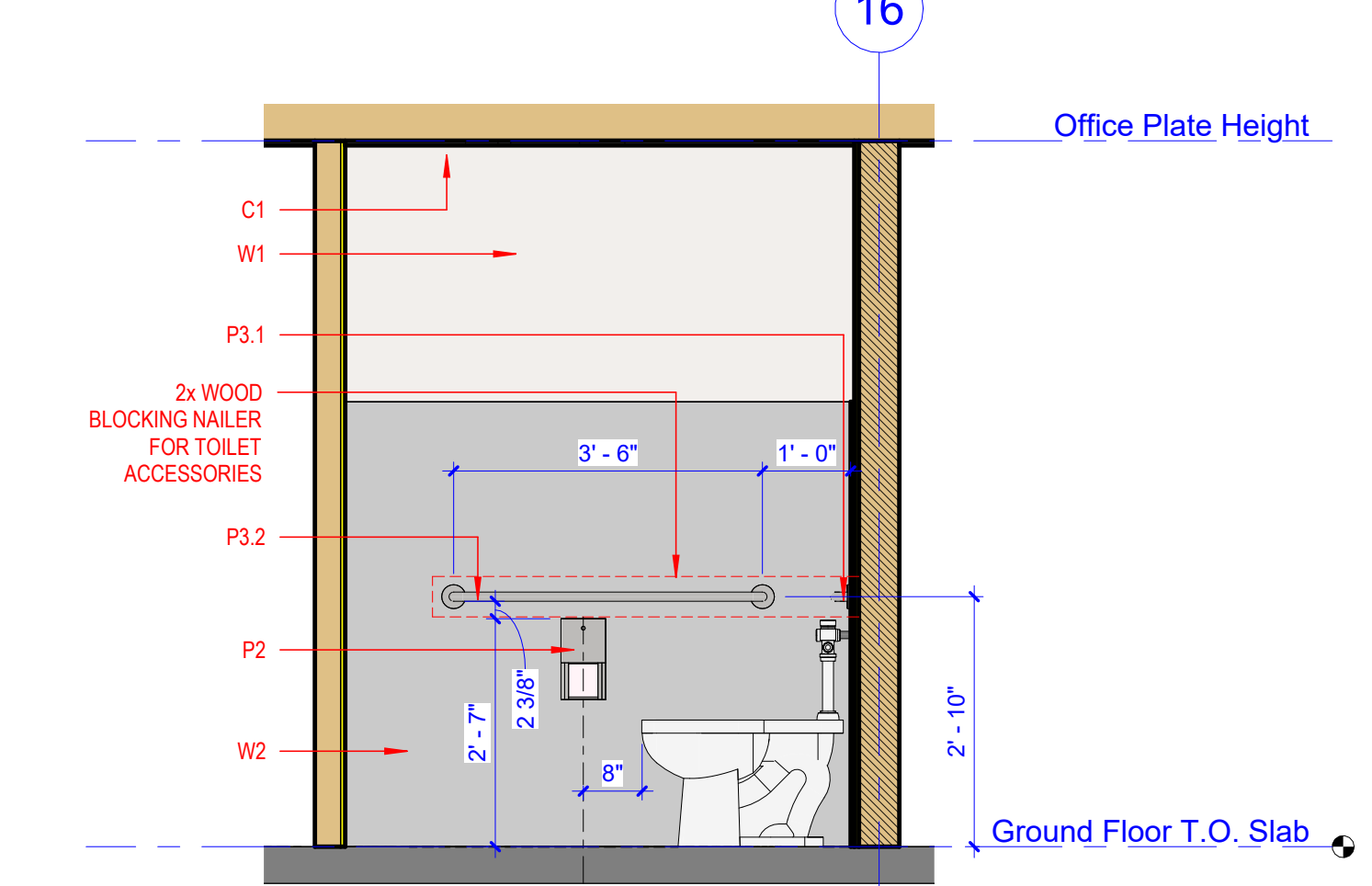
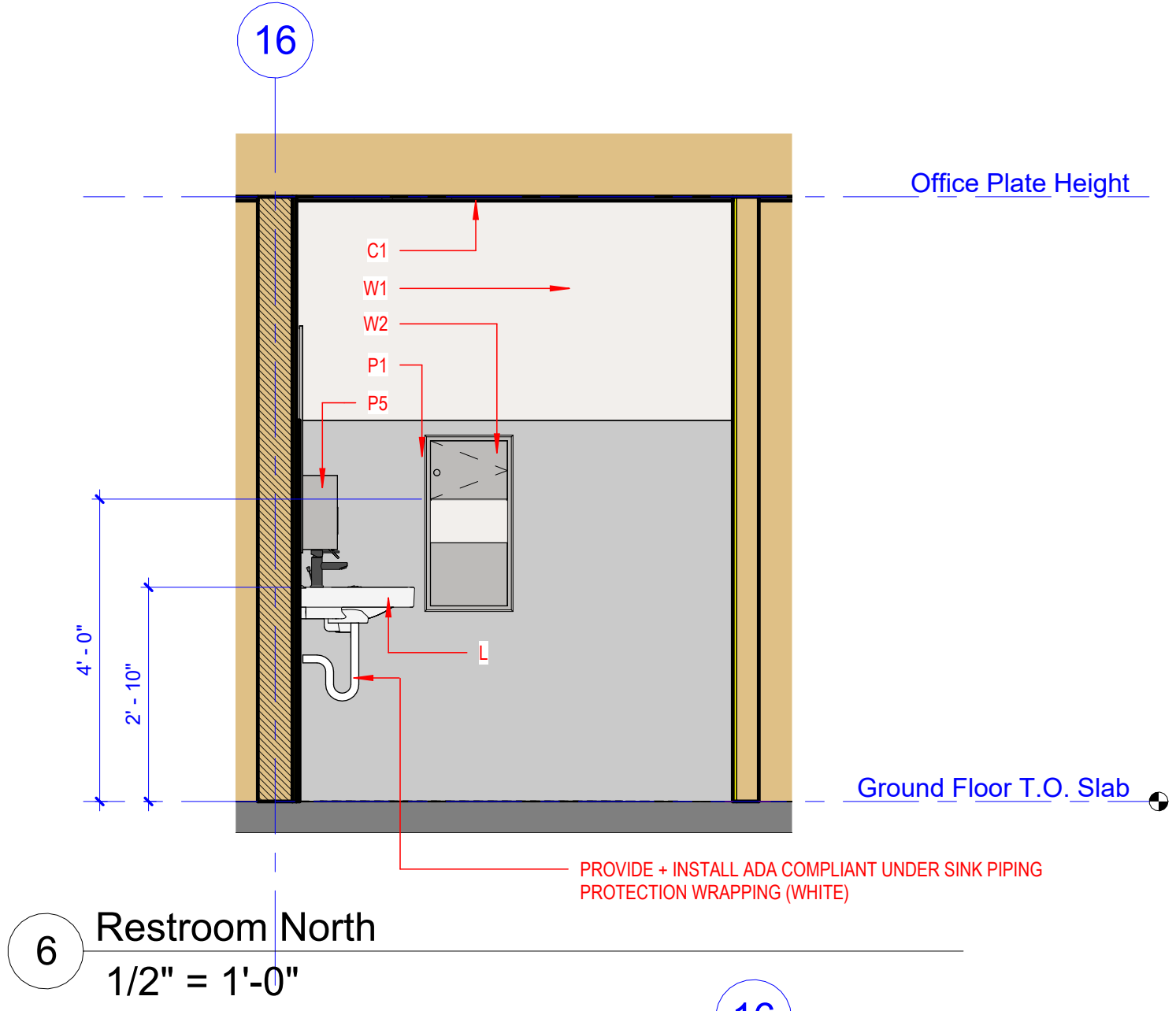
FINISH GENERAL NOTES

- MITER CORNERS OF ALL MATERIALS UNLESS NOTED OTHERWISE.
- COORDINATE LOCATION OF FLOOR MOUNTED POWER / DATA / PHONE RECEPTACLE WITH ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PREPARE ALL SURFACES TO RECEIVE FINISHES AS SCHEDULED ACCORDING TO MANUFACTURER SPECIFICATIONS.
- FLOORING SHALL BE PROTECTED AGAINST DUST, DIRT, AND TRAFFIC RELATED TO CONSTRUCTION AFTER INSTALLATION AND PRIOR TO OCCUPANCY.
- MAINTAIN A FLOOR TOLERANCE OF NO MORE THAN 1" IN 12'-0". LEVEL FLOOR AS REQUIRED USING APPROVED LEVELING COMPOUND.
- PAINT INSTALLED CEILING AND / OR WALL ACCESS PANELS TO MATCH ADJACENT FINISH.
- INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER THE CENTER OF THE DOOR.
- PAINT EXPOSED SURFACES INCLUDING GRILLES, PERIMETER WALL TREATMENT POCKETS, SILLS, EXPOSED PIPING TO MATCH ADJACENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY TIMES OF FINISH MATERIALS WITHIN THE CONSTRUCTION SCHEDULE. DELIVERY TIMES MUST BE CONFIRMED AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SELECTION IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING AND FOLLOWING MANUFACTURER'S INSTRUCTIONS, PREPARATION RECOMMENDATIONS AND REQUIREMENTS FOR ALL FINISH MATERIALS SPECIFIED.
- CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
- ALIGN FLOOR TILE GROUT LINES WITH GROUT LINES ON VERTICAL SURFACES.
- REFERENCE PLUMBING FIXTURE SCHEDULE FOR FIXTURE SELECTIONS. ARCHITECTURAL LOCATIONS OF PLUMBING FIXTURE TO MEET CODE REQUIREMENTS. REFERENCE SLAB EDGE PLAN FOR PLUMBING FIXTURE LOCATION.
- ALL FINISHED CONCRETE AND FINISHED FLOORING THAT IS SLOPED TO FLOOR DRAINS SHALL NOT EXCEED 2% SLOPE.

FINISH LEGEND

- GENERAL
- G1.1 - COUNTERTOP**
- G1.2 - BACKSPLASH**
- G2 - LAMINATE CABINETRY**
- G3 - CABINET DRAWER + DOOR PULL HARDWARE**
- BASE
- B1 - RUBBER BASE**
- FLOORING
- F1 - SEALED CONCRETE W/ SLIP RESISTANT ADDITIVE**
- WALL
- W1 - PAINTED**
- W2 - SMOOTH NONABSORBENT WALL FINISH**
- W3 - METAL PANEL**
- CEILING
- C0 - EXPOSED STRUCTURE, ROOF DECK, + MEP/FP - UNFINISHED**
- C1 - PAINTED GYPSUM CEILING**

m3 studio



FIXTURES + EQUIPMENT LEGEND

- BREAKROOM EQUIPMENT + FIXTURES**
- B1** | UNDERMOUNT BREAKROOM SINK + FAUCET
- AMERICAN STANDARD CHIVE 33" x 22x9" 18 Gw. STAINLESS STEEL LESS ACCESSORIES. PROVIDE + INSTALL UNDERMOUNT INSTALLATION HARDWARE. CUTOUT TEMPLATE. DRAIN + DRAIN ACCESSORIES
 - AMERICAN STANDARD STUDIO S SEMI-PRO PULL DOWN DUAL SPRAY KITCHEN FAUCET w/ SPRING SPOUT. 4803350.243 MATTE BLACK
 - WATER FILTRATION MOUNTED BELOW SINK
- K1** | 22.1 CU. FT. COUNTER DEPTH FRENCH DOOR REFRIGERATOR
- GE 35" REFRIGERATOR .PYE22KELDS. COLOR - BLACK SLATE. EQUIPPED + PLUMBED FOR ICE MAKER
- K2** | MICROWAVE OVEN
- GE 1.6 CU. FT. COUNTERTOP MICROWAVE OVEN .JES1657BMTS. COLOR - BLACK STAINLESS
- FWC** | DRINKING FOUNTAIN
- ELKAY WALL MOUNT VERSATILE 8-LEVEL ADA COOLER. NON-FILTERED. NON-REFRIGERATED LIGHT GRAY GRANITE. EZ3TLDDLC
- SS** | SERVICE SINK
- ADVANCE TABCO ONE COMPARTMENT SERVICE SINK. 24" x 36" N-54-36 W/ ZURN SERVICE SINK FAUCET Z841K2
- MS** | MOP SINK
- ZURN MOP SERVICE BASIS 24" x 24" W/ WALL GUARDS Z1996-24-WG + ZURN SERVICE SINK FAUCET Z841K2
- RESTROOM EQUIPMENT + FIXTURES**
- WC** | FLOOR SET TANK WATER CLOSET
- AMERICAN STANDARD MADERA 16-12" HEIGHT W/ MANUAL FLUSH VALVE + HEAVY DUTY OPEN FRONT SEAT LESS COVER. 2687.016 w/ ASSOCIATED ACCESSORIES + PARTS + 5901.100
- UR** | WALL MOUNTED TOP SPUD URINAL
- AMERICAN STANDARD DECORUM 0.125 gpf @ 0.47 lpf TOP SPUD URINAL. 60421EC.020. W/ MAUNAL FLUSH VALVE
- L** | WALL HUNG ACCESSIBLE LAVATORY
- AMERICAN STANDARD DECORUM 0924.001EC.020 w/ ADA COMPLIANT UNDER SINK PIPING PROTECTION WRAPPING (WHITE)
- F** | FAUCET
- DELTA MODERN SINGLE HANDLE PROJECT PACK BATHROOM FAUCET - MATTE BLACK. 569LF-BL.GPM-PP
- FD** | FLOOR DRAIN
- WATTS FD-1200-M FLOOR DRAIN w/ SQUARE 6"x6" STAINLESS STEEL STRAINER
- RESTROOM PLUMBING ACCESSORIES**
- P1** | RECESSED-MOUNTED PAPER TOWEL DISPENSER + WASTE RECEPTACLE | B.O.D. BOBRICK B-369
- P2** | SURFACE-MOUNTED TOILET PAPER DISPENSER | B.O.D. BOBRICK B-4288
- P3.1** | 36" GRAB BAR | B.O.D. BOBRICK B-5806.99
- P3.2** | 42" GRAB BAR | B.O.D. BOBRICK B-5806.99
- P4** | MIRROR w/ CHANNEL FRAME | B.O.D. BOBRICK B-165 24"x36"
- P5** | SURFACE MOUNTED LIQUID SOAP DISPENSER | B.O.D. BOBRICK B-26617
- P6** | TOILET PARTITION
- P7** | URINAL PARTITION



Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway . Kennedale . Texas . 76060

REVISIONS

No. DATE DESCRIPTION

Enlarged Floor Plan + Interior Elevations

DATE
2024.04.05

A-110

FLOOR PLAN GENERAL NOTES

- INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW AND DOOR SCHEDULES FOR FRAME DIMENSIONS.
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
- CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLF" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- REFER TO SHEETS **G-002 THROUGH G-005** FOR CODE INFORMATION.
- REFERENCE FINISH PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE WAINSCOT. PROVIDE AND INSTALL MOISTURE IMPERVIOUS WALL BOARD AT ALL TILE + FRP WALL FINISH LOCATIONS.

FINISH GENERAL NOTES

- INTER CORNERS OF ALL MATERIALS UNLESS NOTED OTHERWISE.
- COORDINATE LOCATION OF FLOOR MOUNTED POWER / DATA / PHONE RECEPTACLE WITH ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PREPARE ALL SURFACES TO RECEIVE FINISHES AS SCHEDULED ACCORDING TO MANUFACTURER SPECIFICATIONS.
- FLOORING SHALL BE PROTECTED AGAINST DUST, DIRT, AND TRAFFIC RELATED TO CONSTRUCTION AFTER INSTALLATION AND PRIOR TO OCCUPANCY.
- MAINTAIN A FLOOR TOLERANCE OF NO MORE THAN 1" IN 12'-0". LEVEL FLOOR AS REQUIRED USING APPROVED LEVELING COMPOUND.
- PAINT INSTALLED CEILING AND / OR WALL ACCESS PANELS TO MATCH ADJACENT FINISH.
- INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER THE CENTER OF THE DOOR.
- PAINT EXPOSED SURFACES INCLUDING GRILLES, PERIMETER WALL TREATMENT POCKETS, SILLS, EXPOSED PIPING TO MATCH ADJACENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY TIMES OF FINISH MATERIALS WITHIN THE CONSTRUCTION SCHEDULE. DELIVERY TIMES MUST BE CONFIRMED AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SELECTION IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING AND FOLLOWING MANUFACTURER'S INSTRUCTIONS, PREPARATION RECOMMENDATIONS AND REQUIREMENTS FOR ALL FINISH MATERIALS SPECIFIED.
- CONTRACTOR TO SUBMIT ALL FINISH SELECTIONS TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
- ALIGN FLOOR TILE GROUT LINES WITH GROUT LINES ON VERTICAL SURFACES.
- REFERENCE PLUMBING FIXTURE SCHEDULE FOR FIXTURE SELECTIONS. ARCHITECTURAL LOCATIONS OF PLUMBING FIXTURE TO MEET CODE REQUIREMENTS. REFERENCE SLAB EDGE PLAN FOR PLUMBING FIXTURE LOCATION.
- ALL FINISHED CONCRETE AND FINISHED FLOORING THAT IS SLOPED TO FLOOR DRAINS SHALL NOT EXCEED 2% SLOPE.

FINISH LEGEND

GENERAL

G1.1 - COUNTERTOP

G1.2 - BACKSPLASH

G2 - LAMINATE CABINETRY

G3 - CABINET DRAWER + DOOR PULL HARDWARE

BASE

B1 - RUBBER BASE

FLOORING

F1 - SEALED CONCRETE W/ SLIP RESISTANT ADDITIVE

WALL

W1 - PAINTED

W2 - SMOOTH NONABSORBENT WALL FINISH

W3 - METAL PANEL

CEILING

C0 - EXPOSED STRUCTURE, ROOF DECK, + MEP/FP - UNFINISHED

C1 - PAINTED GYPSUM CEILING



Southwest Ambulance Sales LLC

SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale, Texas · 76060

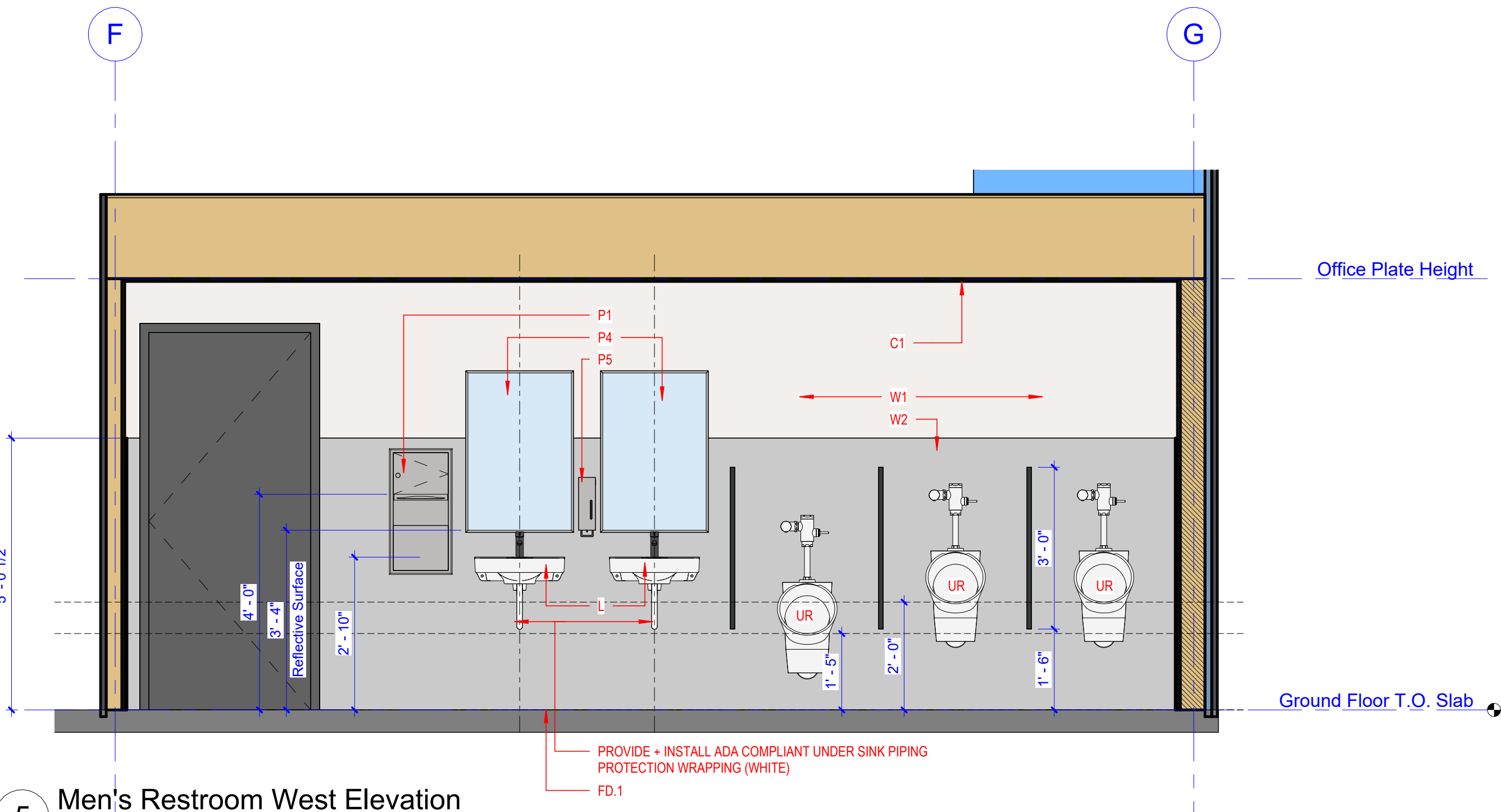
REVISIONS

No. DATE DESCRIPTION

Enlarged Floor Plan + Interior Elevations

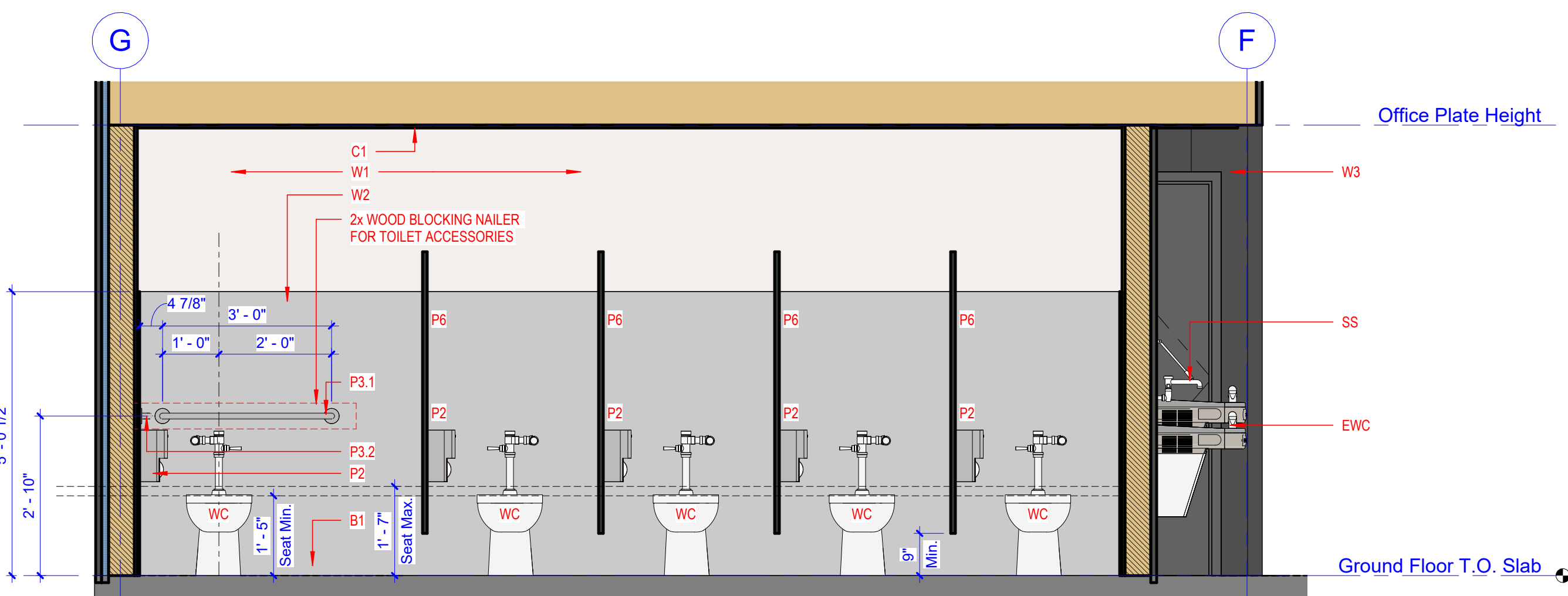
DATE
2024.04.05

A-111



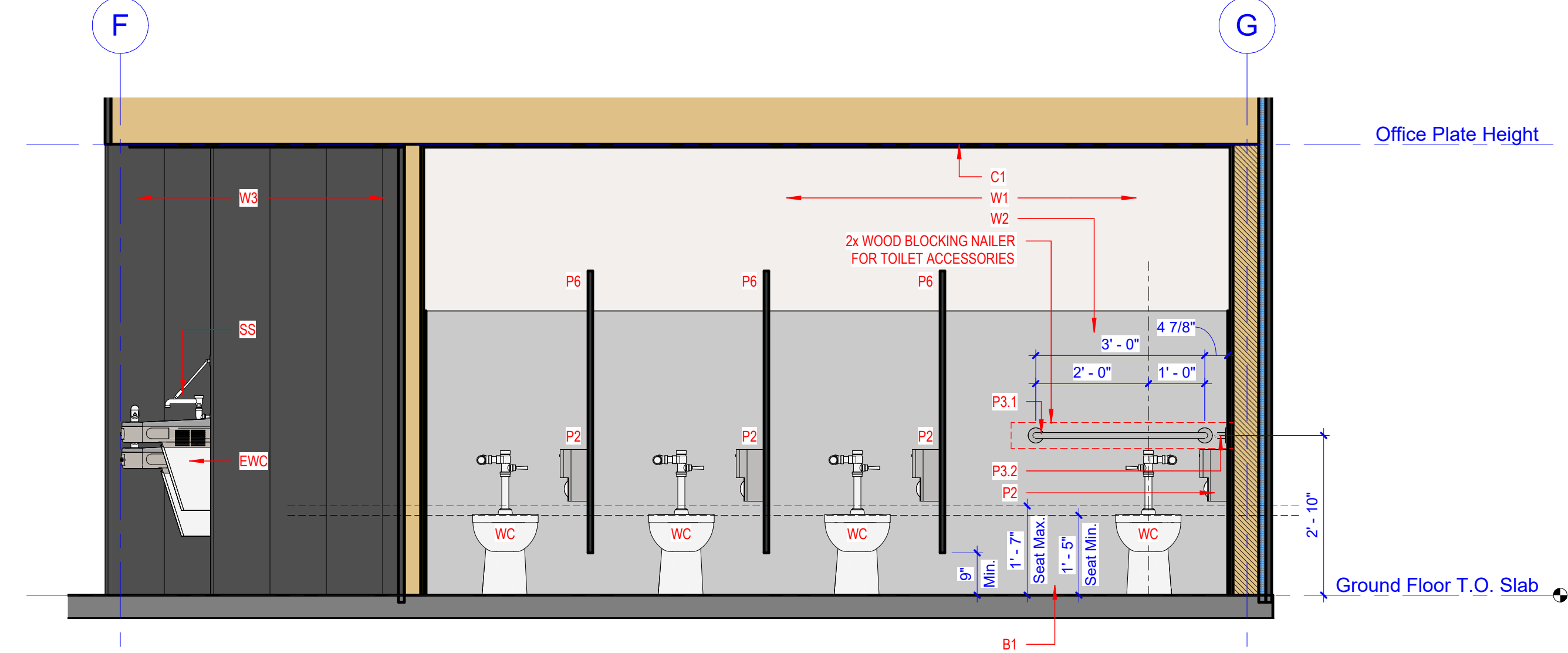
5 Men's Restroom West Elevation

1/2" = 1'-0"



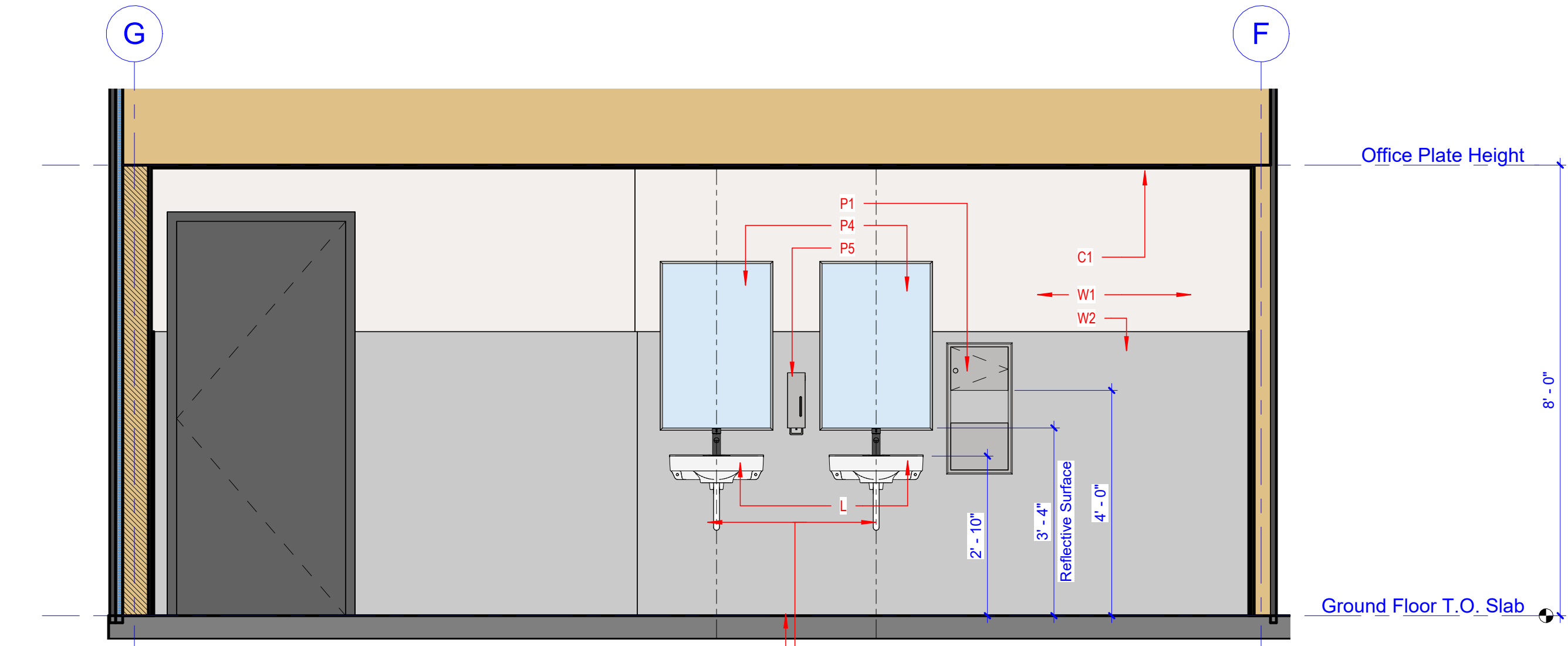
4 Men's Restroom East Elevation

1/2" = 1'-0"



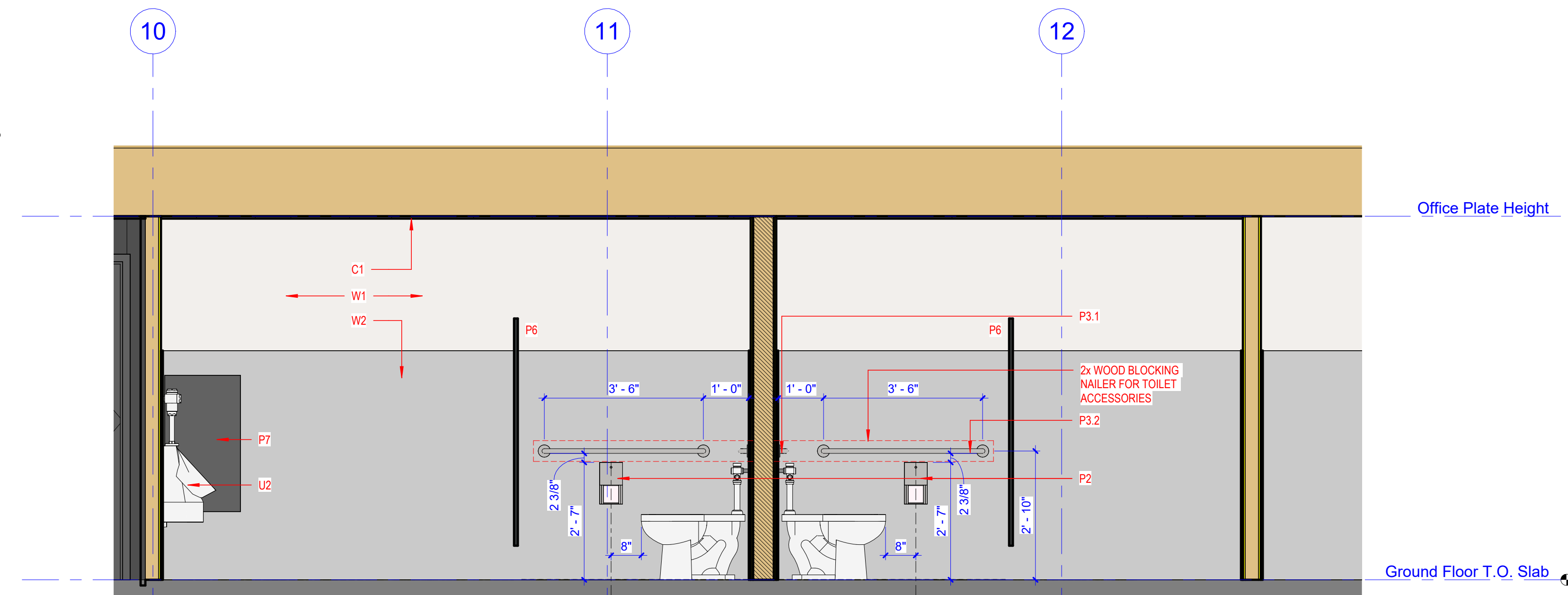
3 Women's Restroom West Elevation

1/2" = 1'-0"



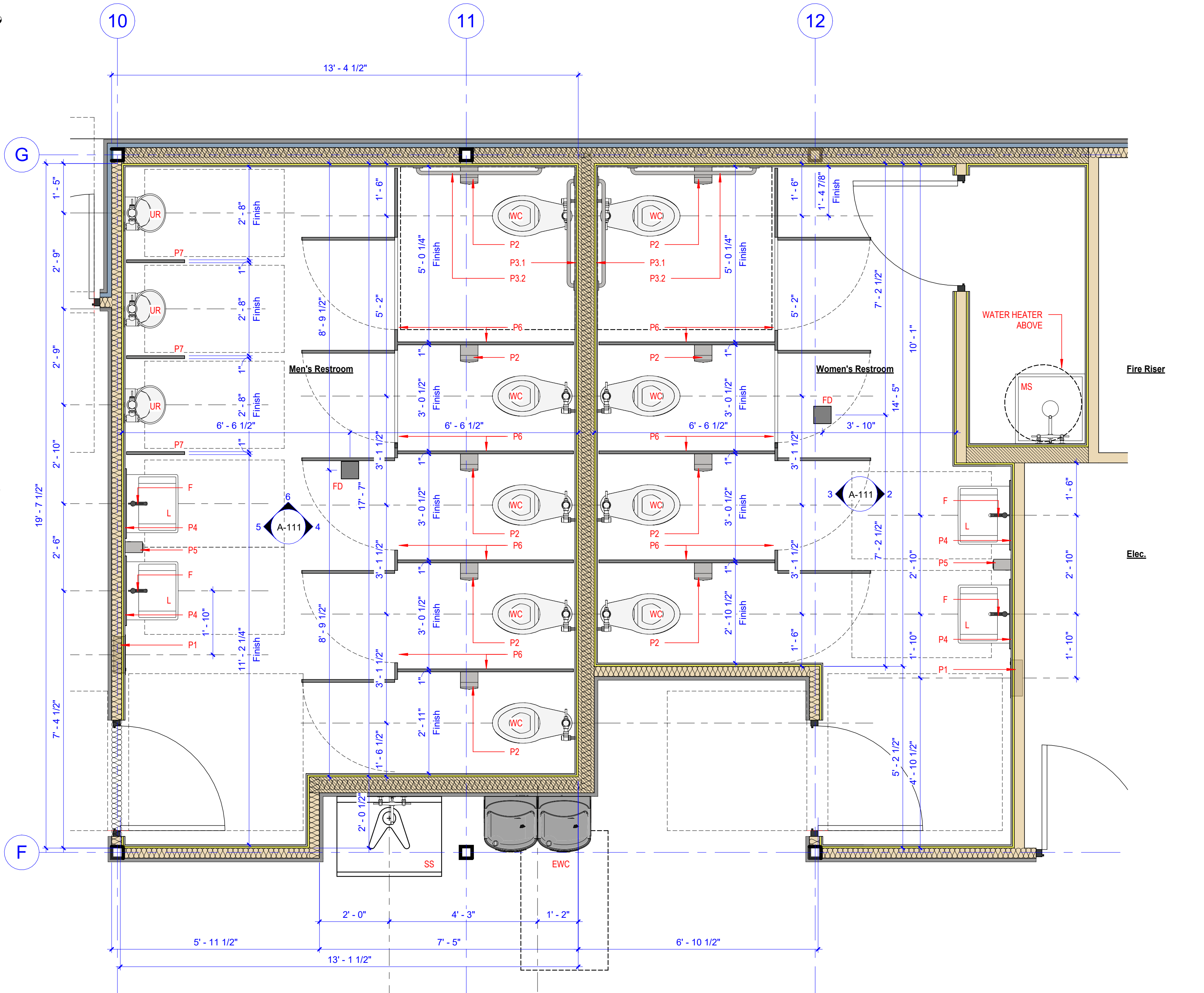
2 Women's Restroom East Elevation

1/2" = 1'-0"



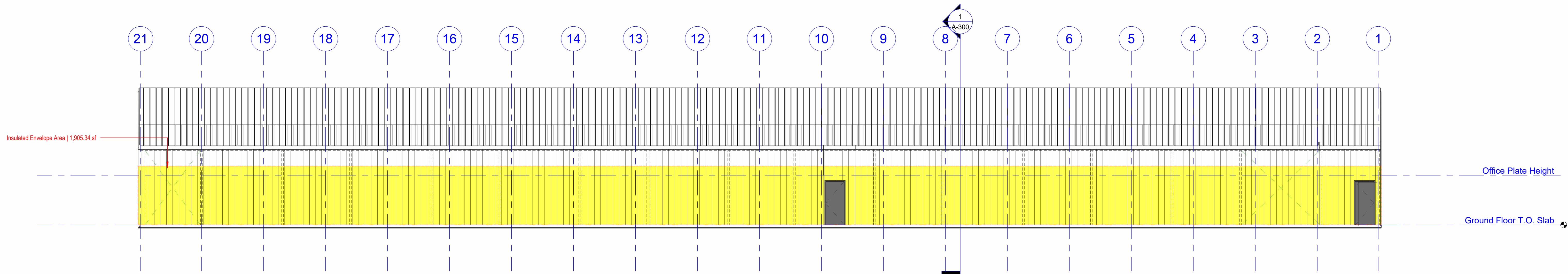
6 Men + Women's Restroom North Elevation

1/2" = 1'-0"

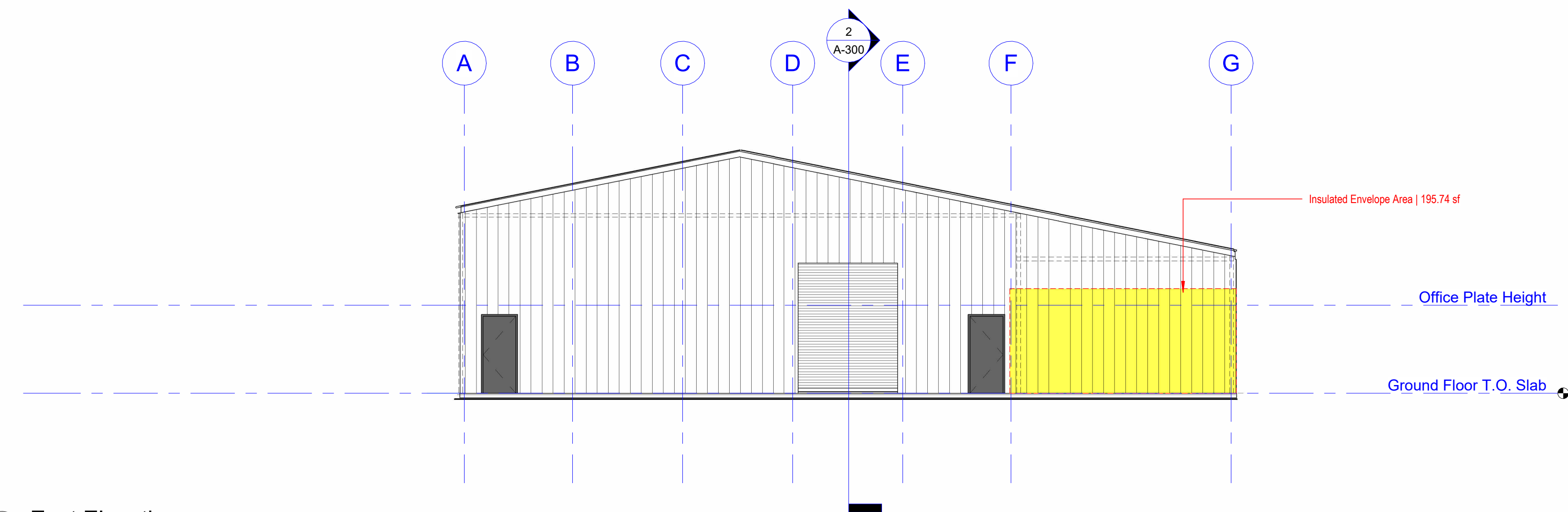


1 Enlarged Men's + Women's Restroom Floor Plan

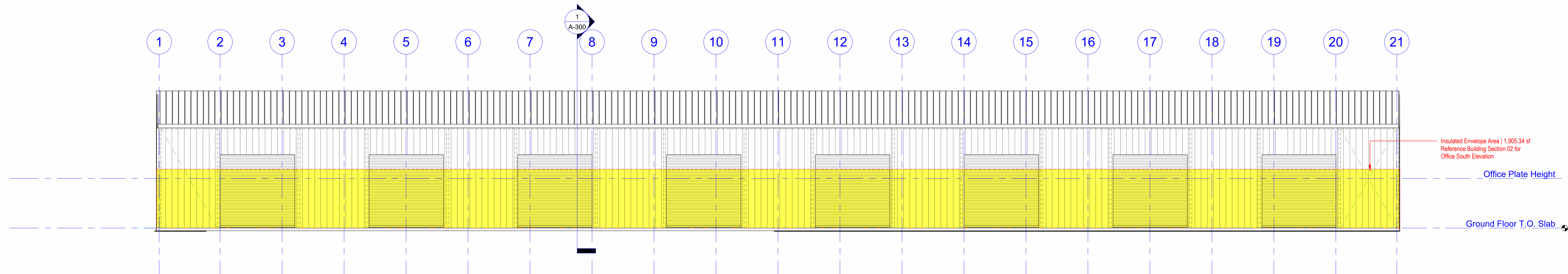
1/2" = 1'-0"



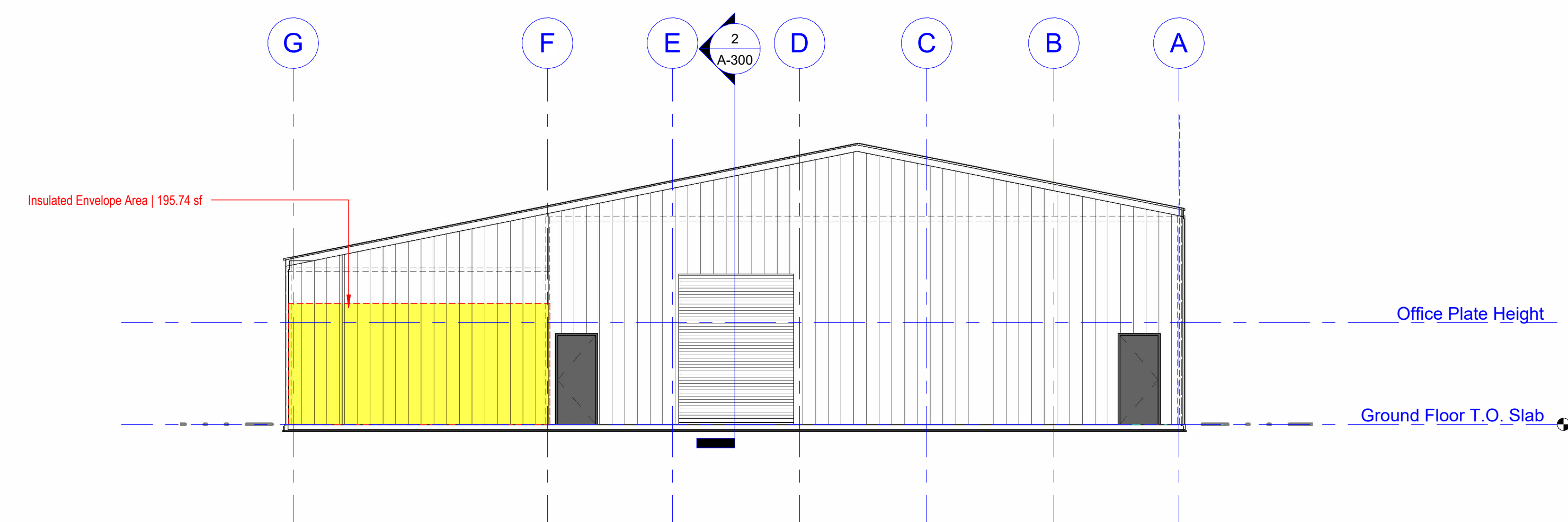
4 North Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"



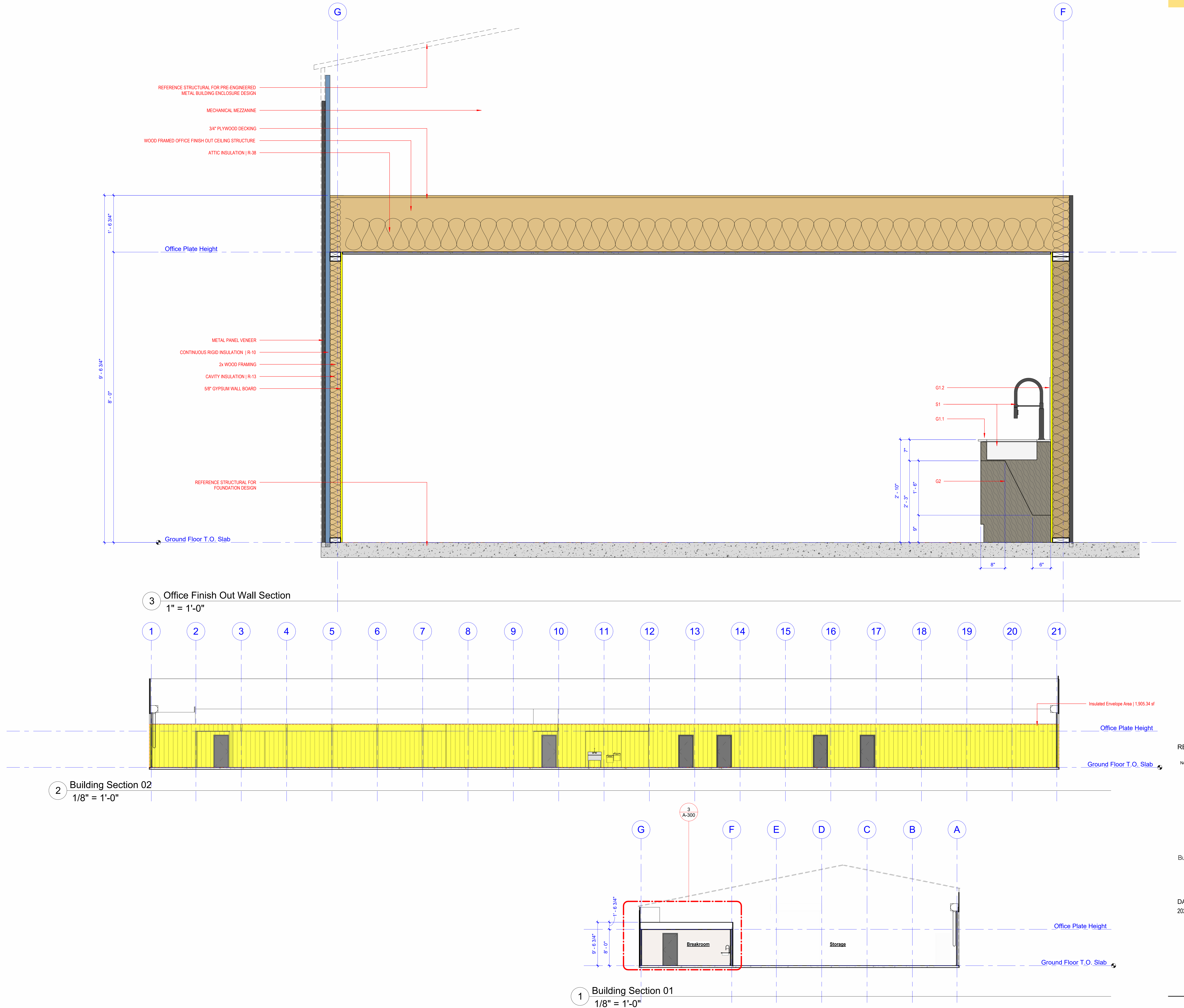
Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS		
No.	DATE	DESCRIPTION

North, South, East, + West
Elevations

DATE
2024.04.05

A-200



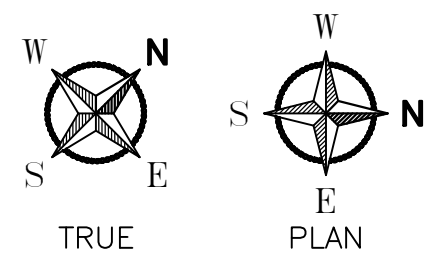
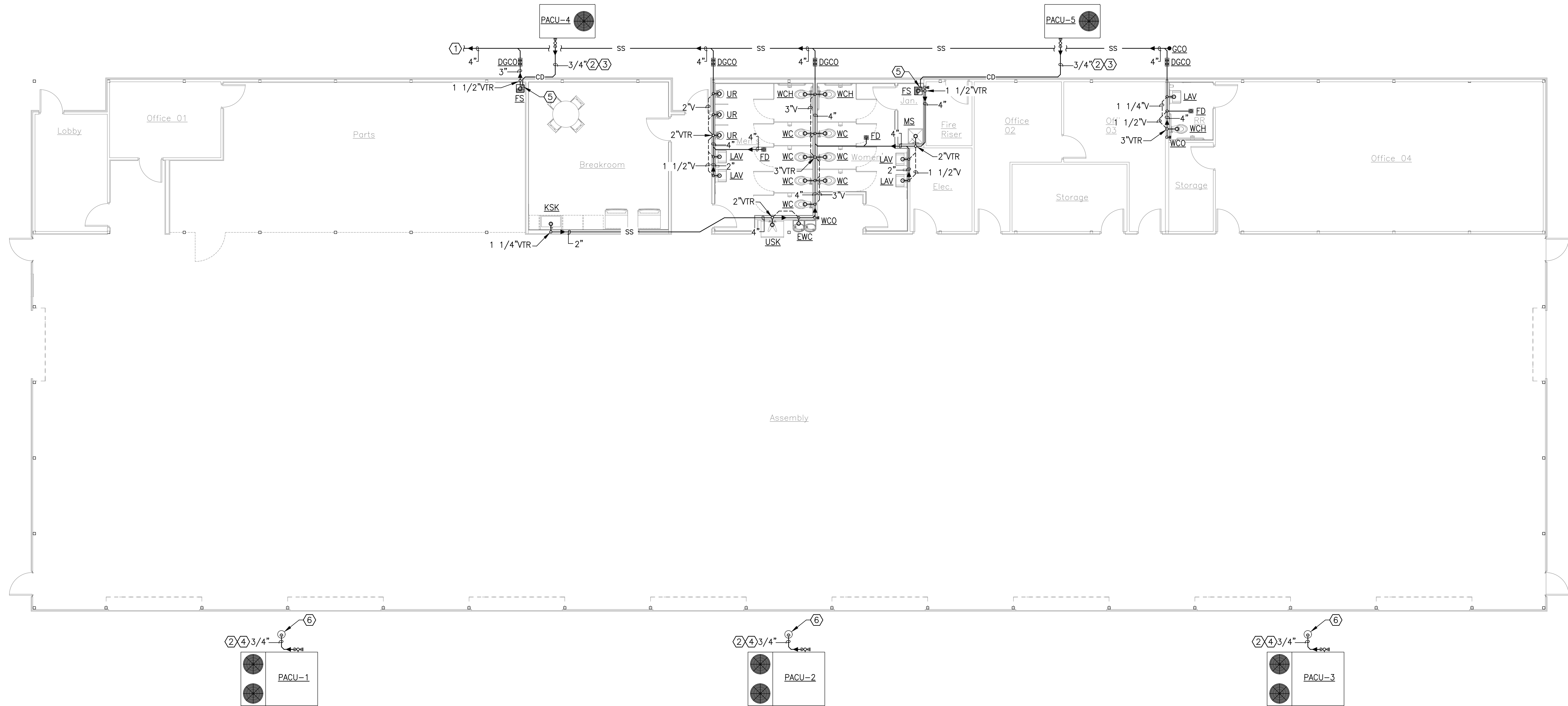
Southwest Ambulance Sales LLC
SW Ambulance Office Finish Out
517 East Kennedale Parkway · Kennedale · Texas · 76060

REVISIONS		
No.	DATE	DESCRIPTION

Building Sections 01 + 02

DATE
2024.04.05

A-300



FLOOR PLAN - SANITARY SEWER/VENT

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

GENERAL NOTES:

1. INSTALL ALL PLUMBING IN ACCORDANCE WITH CITY ORDINANCE AND PAY FOR FEES REQUIRED.
2. WATER PIPING:
ABOVE SLAB/GRADE: TYPE L HARD DRAWN COPPER OR PEX PIPING. INSULATE ALL PIPING SUBJECT TO FREEZING AND SUBJECT TO FORMING CONDENSATION TO A MINIMUM VALUE R-3.
3. SANITARY SEWER PIPING — PVC SCHEDULE 40.
4. PROVIDE TRAP PRIMERS OR TRAP GUARDS (WITH CITY APPROVAL) ON FLOOR ALL DRAINS/FLOOR SINKS. SEE PLUMBING FIXTURE SCHEDULE.
5. PROVIDE ADA PIPING COVERS ON WATER SUPPLY AND DRAIN PIPING UNDER EXPOSED LAVATORIES.
6. ALL VENTS THRU ROOF TO BE A MINIMUM OF 24" FROM THE EDGE OF THE BUILDING.
7. CONTRACTOR SHALL COORDINATE ALL PLUMBING VENTS THRU ROOF TO ENSURE THAT PLUMBING VENTS TERMINATE AT LEAST OF 10'-0" FROM ALL A/C UNIT OUTSIDE AIR INTAKES.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
9. CONTRACTOR SHALL ENSURE THAT THE MAXIMUM HOT WATER TEMPERATURE DELIVERED TO THE LAVATORIES AND SHOWERS IS 110°F BY PROVIDING ASSE 1070 LISTED TEMPERATURE LIMITING DEVICES AT EACH PLUMBING FIXTURE.

NOTES BY SYMBOL "□":

1. REFER CIVIL SITE UTILITY DRAWINGS FOR CONTINUATION OF 4" SANITARY SEWER TO CITY MAIN.
2. SUPPORT INSULATED CONDENSATE DRAIN PIPING FROM SIDEWALK/ GRADE AS NEEDED. SEE DETAILS SECTIONS FOR ADDITIONAL ROUTING INFORMATION.
3. EXTEND INSULATED CONDENSATE DRAIN LINE DOWN AND TERMINATE, OPEN-SITE, INTO FLOOR SINK.
4. EXTEND INSULATED CONDENSATE DRAIN LINE OVER AND DOWN INTO DRY WELL. SEE DETAILS FOR ADDITIONAL INFORMATION.
5. INSULATED CONDENSATE DRAIN LINE DOWN, TERMINATED INTO FLOOR SINK WITH 4" AIR GAP.
6. 12"Øx36"DEEP DRY WELL FOR CONDENSATE DRAIN TERMINATION. FIELD VERIFY/COORDINATE FINAL DRY WELL LOCATION WITH OTHER UNDERGROUND UTILITIES IN THIS AREA. SEE DETAIL FOR ADDITIONAL INFORMATION.

SHEET LEGEND

SS	SANITARY SEWER PIPING
V	HORIZONTAL/VERTICAL VENT PIPING
DGCO	DUAL GRADE CLEANOUT
FCO	FLUSH-MOUNTED FLOOR CLEANOUT
VTR	VENT PIPING UP THRU ROOF
WCH	WATER CLOSET — HANDICAP ACCESSIBLE
WC	WATER CLOSET — STANDARD HEIGHT INSTALLATION
CD	INSULATED A/C CONDENSATE DRAIN PIPING
TWH	WALL-MOUNTED TANKLESS WATER HEATER
LAV	LAVATORY — WALL-MOUNTED — HANDICAP ACCESSIBLE
UR	URINAL — WALL-MOUNTED
HB	HOSE BIBB
HD	HUB DRAIN
CA	COMPRESSED AIR PIPING
GAS	LOW-PRESSURE NATURAL GAS PIPING

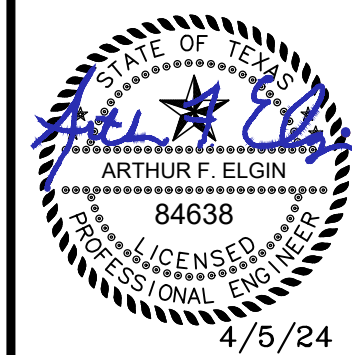
PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
**FLOOR PLAN
SANITARY SEWER
VENT**



DATE: 4/5/24

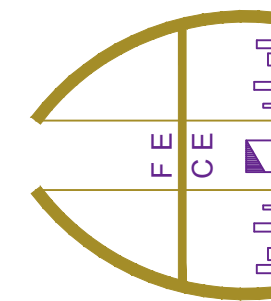
REV #1:

REV #2:

REV #3:

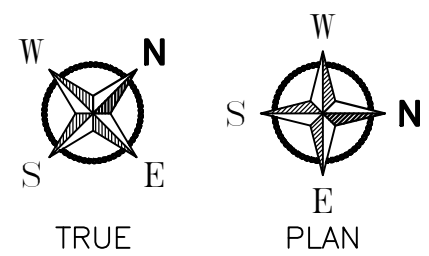
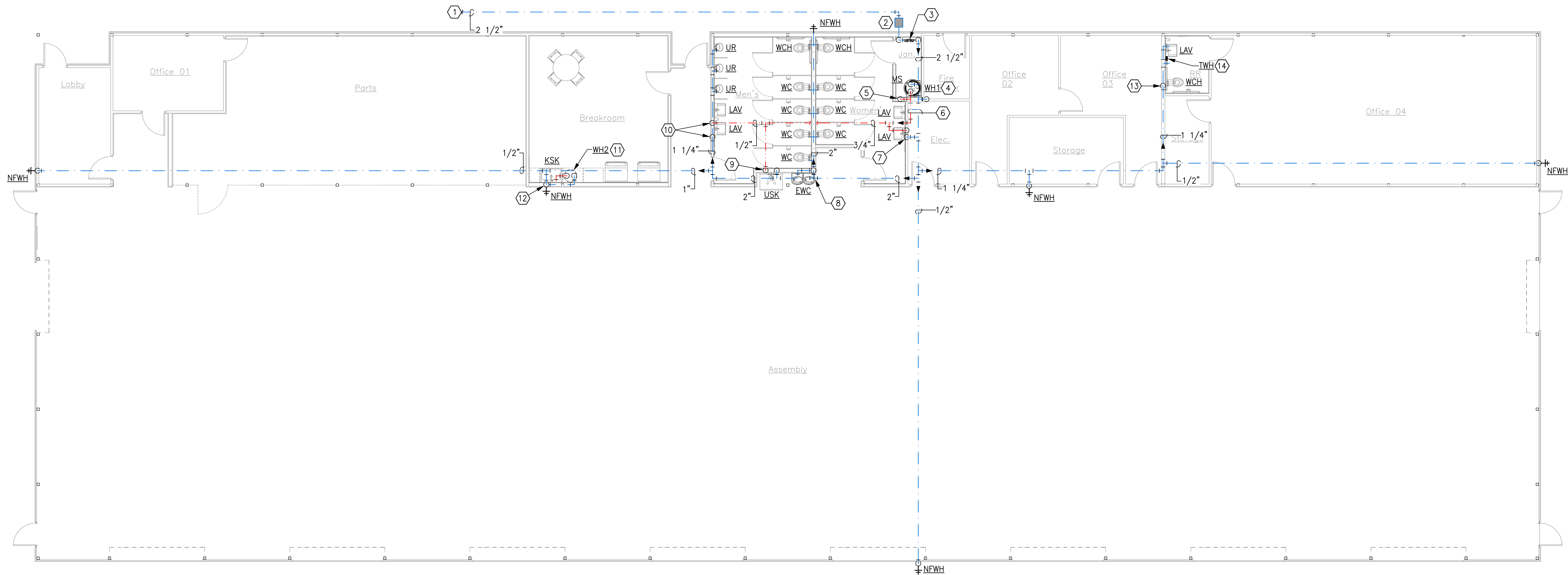
SHEET:

P-2.1



A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 — FT. WORTH, TX 76120
TBPE FIRM# P-7930 • arthur.elgin@afelgin.com • PHONE: (817)929-2373
© COPYRIGHT 2024, A F ELGIN & ASSOCIATES



FLOOR PLAN - DOMESTIC WATER

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

GENERAL NOTES:

1. INSTALL ALL PLUMBING IN ACCORDANCE WITH CITY ORDINANCE AND PAY FOR FEES REQUIRED.
2. WATER PIPING:
ABOVE SLAB/GRADE: TYPE L HARD DRAWN COPPER OR PEX PIPING. INSULATE ALL PIPING SUBJECT TO FREEZING AND SUBJECT TO FORMING CONDENSATION TO A MINIMUM VALUE R-3.
3. SANITARY SEWER PIPING - PVC SCHEDULE 40.
4. PROVIDE TRAP PRIMERS OR TRAP GUARDS (WITH CITY APPROVAL) ON FLOOR ALL DRAINS/FLOOR SINKS. SEE PLUMBING FIXTURE SCHEDULE.
5. PROVIDE ADA PIPING COVERS ON WATER SUPPLY AND DRAIN PIPING UNDER EXPOSED LAVATORIES.
6. ALL VENTS THRU ROOF TO BE A MINIMUM OF 24" FROM THE EDGE OF THE BUILDING.
7. CONTRACTOR SHALL COORDINATE ALL PLUMBING VENTS THRU ROOF TO ENSURE THAT PLUMBING VENTS TERMINATE AT LEAST OF 10'-0" FROM ALL A/C UNIT OUTSIDE AIR INTAKES.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
9. CONTRACTOR SHALL ENSURE THAT THE MAXIMUM HOT WATER TEMPERATURE DELIVERED TO THE LAVATORIES AND SHOWERS IS 110°F BY PROVIDING ASSE 1070 LISTED TEMPERATURE LIMITING DEVICES AT EACH PLUMBING FIXTURE.

NOTES BY SYMBOL "□":

1. REFER CIVIL SITE UTILITY DRAWINGS FOR CONTINUATION OF 2 1/2" BELOW GRADE DOMESTIC WATER LINE.
2. SHUT-OFF VALVE IN BELOW GRADE BOX WITH LID SUITABLE FOR PEDESTRIAN TRAFFIC.
3. RPZ-TYPE BACKFLOW PREVENTER SUPPORTED FROM ADJACENT WALL AT 48" AFF.. EXTEND OVERFLOW PIPING TO ADJACENT FLOOR SINK. SEE DETAIL FOR ADDITIONAL INFORMATION.
4. 55-GALLON ELECTRIC WATER HEATER INSTALLED ON PLATFORM ABOVE MOP SINK. SEE DETAIL AND SCHEDULE FOR ADDITIONAL INFORMATION.
5. 1/2" HOT & 1/2" COLD WATER DOWN TO SERVE MOP SINK.
6. 3/4" HOT WATER & 2 1/2" COLD WATER.
7. 1/2" HOT WATER & 1/2" COLD WATER DOWN TO SERVE BOTH LAVATORIES.
8. 2" COLD WATER DOWN TO SERVE ELECTRIC WATER COOLER AND 9 ADJACENT WATER CLOSET FLUSH VALVES. PROVIDE WATER HAMMER ARRESTOR AT ELBOW DOWN. SEE DETAIL AND SCHEDULE.
9. 1/2" HOT & 1/2" COLD WATER DOWN TO SERVE UTILITY SINK.
10. 1 1/4" COLD WATER DOWN TO SERVE BOTH LAVATORIES AND 3 URINALS.
1 1/2" HOT WATER DOWN TO SERVE BOTH LAVATORIES.
11. 10-GALLON ELECTRIC WATER HEATER INSTALLED UNDERNEATH COUNTER. SEE DETAIL AND SCHEDULE FOR ADDITIONAL INFORMATION.
12. 3/4" COLD WATER DOWN TO SERVE KITCHEN SINK FIXTURE AND UNDERCOUNTER WATER HEATER. EXTEND 1/2" HOT WATER TO KITCHEN SINK FIXTURE. SEE DETAIL.
13. 1 1/4" COLD WATER DOWN TO WATER CLOSET FLUSH VALVE, LAVATORY AND ELECTRIC TANKLESS WATER HEATER WALL-MOUNTED UNDERNEATH LAVATORY. EXTEND 1/2" HOT WATER TO LAVATORY. SEE DETAIL.
14. TANKLESS WATER HEATER WALL-MOUNTED UNDERNEATH LAVATORY. SEE DETAIL AND SCHEDULE FOR ADDITIONAL INFORMATION.

SHEET LEGEND

SEE SHEET P-3.1 FOR PLUMBING LEGEND.	
SS	SANITARY SEWER PIPING
V	HORIZONTAL/VERTICAL VENT PIPING
DGCO	DUAL GRADE CLEANOUT
FCO	FLUSH-MOUNTED FLOOR CLEANOUT
VTR	VENT PIPING UP THRU ROOF
WCH	WATER CLOSET - HANDICAP ACCESSIBLE
WC	WATER CLOSET - STANDARD HEIGHT INSTALLATION
CD	INSULATED A/C CONDENSATE DRAIN PIPING
TWH	WALL-MOUNTED TANKLESS WATER HEATER
LAV	LAVATORY - WALL-MOUNTED - HANDICAP ACCESSIBLE
UR	URINAL - WALL-MOUNTED
HB	HOSE BIBB
HD	HUB DRAIN
CA	COMPRESSED AIR PIPING
GAS	LOW-PRESSURE NATURAL GAS PIPING

PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

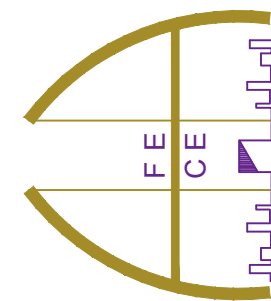
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
**FLOOR PLAN
DOMESTIC WATER**



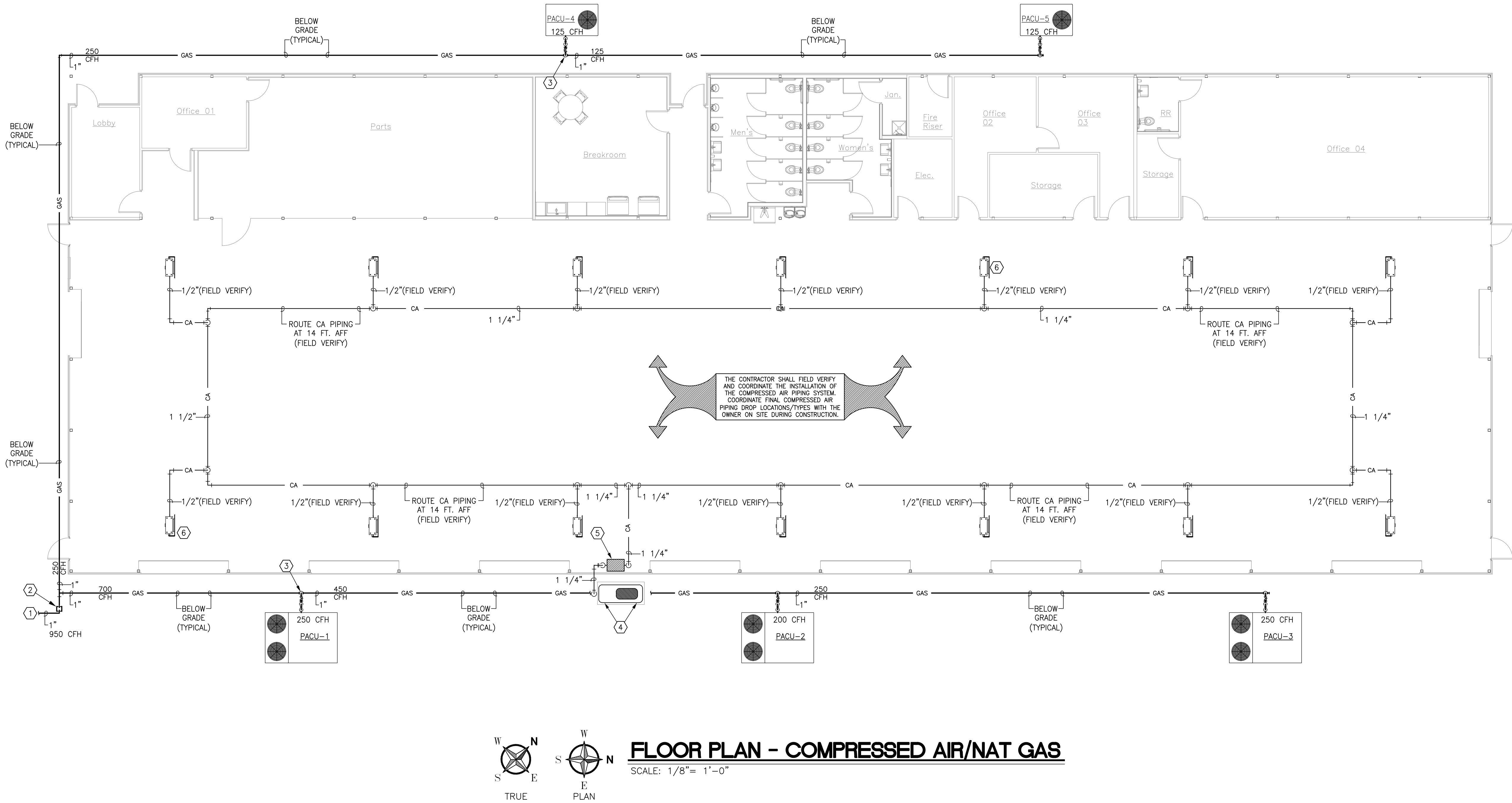
DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

P-2.2



A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120
arthur.elgin@afelgin.com • PHONE: (817)929-2373
TPE FIRM# F-7930 © COPYRIGHT 2024 A F ELGIN & ASSOCIATES



FLOOR PLAN - COMPRESSED AIR/NAT GAS

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

GENERAL NOTES:

1. INSTALL ALL PLUMBING IN ACCORDANCE WITH CITY ORDINANCE AND PAY FOR FEES REQUIRED.
2. **WATER PIPING:**
ABOVE SLAB/GRADE: TYPE L HARD DRAWN COPPER OR PEX PIPING. INSULATE ALL PIPING SUBJECT TO FREEZING AND SUBJECT TO FORMING CONDENSATION TO A MINIMUM VALUE R-3.
3. **SANITARY SEWER/VENT PIPING** – PVC SCHEDULE 40.
NATURAL GAS PIPING:
ABOVE GRADE – SCH. 40 STEEL W/ SCREWED FITTINGS FOR PIPING LESS THAN 2". PIPING GREATER THAN 2 1/2" SHALL HAVE WELDED FITTINGS. COORDINATE PIPING COLOR WITH ARCHITECT/GC.
BELOW GRADE –POLYETHYLENE GAS PIPING
COMPRESSED AIR PIPING: TYPE "L" COPPER W/ SOLDERED FITTINGS
4. PROVIDE A VACUUM BREAKER AT ALL HOSE BIBBS.
5. PROVIDE TRAP PRIMERS ON FLOOR DRAINS AND FLOOR SINKS.
6. PROVIDE ADA PIPING COVERS ON WATER SUPPLY AND DRAIN PIPING UNDER EXPOSED LAVATORIES.
7. ALL VENTS THRU ROOF TO BE A MINIMUM OF 24" FROM THE EDGE OF THE BUILDING.

8. CONTRACTOR SHALL COORDINATE ALL PLUMBING VENTS THRU ROOF TO ENSURE THAT PLUMBING VENTS TERMINATE AT LEAST OF 10'-0" FROM ALL A/C UNIT OUTSIDE AIR INTAKES.
9. CONTRACTOR SHALL ENSURE THAT THE MAXIMUM HOT WATER TEMPERATURE DELIVERED TO THE LAVATORIES AND SHOWERS IS 110°F BY PROVIDING ASSE 1070 LISTED TEMPERATURE LIMITING DEVICES AT EACH PLUMBING FIXTURE.
10. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.

NOTES BY SYMBOL "⬡":

1. REFER CIVIL SITE UTILITY DRAWINGS FOR CONTINUATION OF BELOW GRADE, MEDIUM-PRESSURE GAS PIPING TO CITY GAS MAIN.
2. CITY OF KENNEDALE, TX APPROVED GAS METER FOR MEDIUM-PRESSURE SERVICE.
3. 1" MEDIUM-PRESSURE NAT GAS RISER FROM UP FROM BELOW GRADE TO SERVE PACU. PROVIDE LBS. TO OZ. GAS REGULATOR PRIOR TO UNIT CONNECTION. SEE DETAIL.
4. 25-HP STATIONARY AIR COMPRESSOR PROVIDED BY OWNER. EXTEND COMPRESSED AIR PIPING AS SHOWN THROUGH WALL-MOUNTED REFRIGERATED AIR DRYER. PROVIDE 4" REINFORCED CONCRETE PAD UNDERNEATH AIR COMPRESSOR.
5. FLOOR-MOUNTED REFRIGERATED AIR DRYING SYSTEM. EXTEND FULL-SIZED INSULATED CONDENSATE DRAIN LINE THRU EXTERIOR WALL AND TERMINATE INTO DRY WELL THAT SERVES PACU-2. SEE SHEET P-2.1 FOR DRY WELL LOCATION.
6. APPROXIMATE LOCATION OF NEW OVERHEAD, RETRACTABLE, COMPRESSED AIR PIPING HOSE REEL SUPPORTED FROM STRUCTURE ABOVE. COORDINATE FINAL HOSE REEL MANUFACTURER, HOSE TERMINATION TYPE AND EXACT LOCATION WITH OWNER ON-SITE. TYPICAL OF 14.

SHEET LEGEND

SEE SHEET P-3.1 FOR PLUMBING LEGEND.	
SS	SANITARY SEWER PIPING
V	HORIZONTAL/VERTICAL VENT PIPING
DGCO	DUAL GRADE CLEANOUT
FCO	FLUSH-MOUNTED FLOOR CLEANOUT
VTR	VENT PIPING UP THRU ROOF
WCH	WATER CLOSET – HANDICAP ACCESSIBLE
WC	WATER CLOSET – STANDARD HEIGHT INSTALLATION
CD	INSULATED A/C CONDENSATE DRAIN PIPING
TWH	WALL-MOUNTED TANKLESS WATER HEATER
LAV	LAVATORY – WALL-MOUNTED – HANDICAP ACCESSIBLE
UR	URINAL – WALL-MOUNTED
HB	HOSE BIBB
HD	HUB DRAIN
CA	COMPRESSED AIR PIPING
GAS	NATURAL GAS PIPING

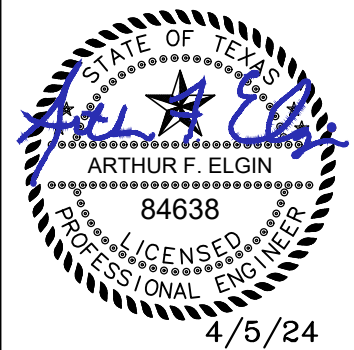
PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

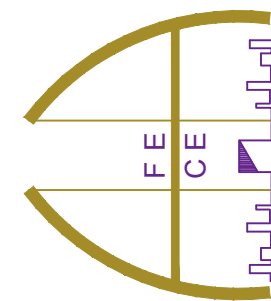
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
**FLOOR PLAN
COMPRESSED AIR
NATURAL GAS**



DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

P-2.3



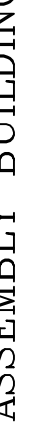
A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

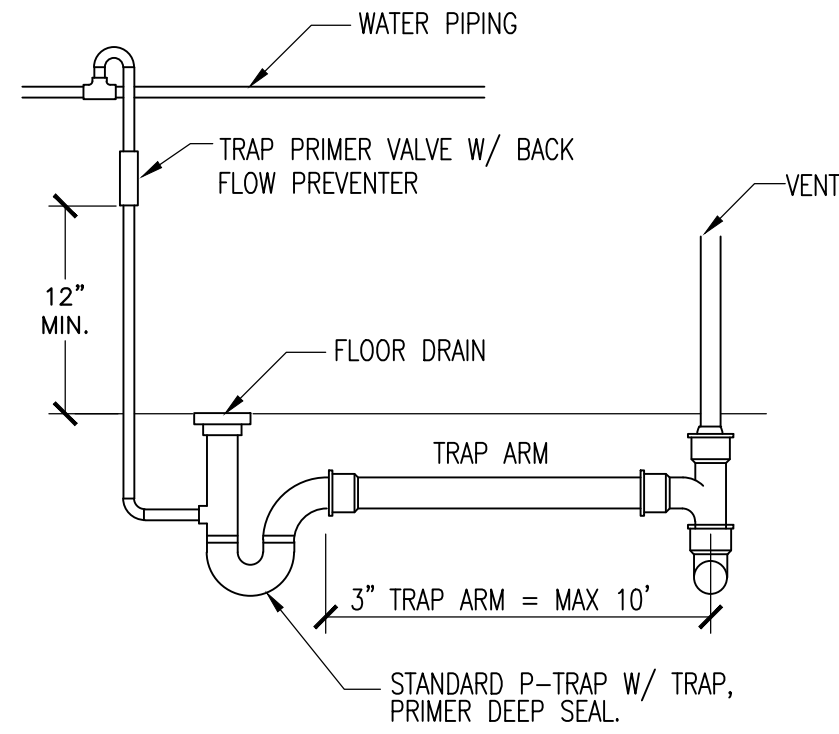
816 APRIL SOUND CT. SUITE 200 – FT. WORTH, TX 76120
TBPE FIRM# P-7930 • arthur.elgin@afelgin.com • PHONE: (817)929-2373
© COPYRIGHT 2024, A F ELGIN & ASSOCIATES

DESIGNATION	WH1	WH	TWH1
LOCATION	JAN CLOSET	BRK RM SINK	PRIVATE RR
STORAGE GALLONS	50	10	N/A
ENT. WATER TEMP (°F)	65	65	63
LVG. WATER TEMP (°F)	132	125	110
HEATING ELEMENT SIZE (KW), EACH	6.0	1.65	4.1
UNIT TOTAL (KW)	6.0	1.65	4.1
HEATER AMPS AT RATED VOLTAGE	16.7	13.75	19.7
NO. OF ELEMENTS	2	1	N/A
VOLTS/PHASE	208/3	120/1	208/1
RECOVERY @ 72°F RISE, GPH	25	N/A	N/A
MANUFACTURER	A O SMITH	A.O. SMITH	EEMAX
MODEL NO.	DEN-52	EJC-10	SPEX4208
REMARKS	2,3,5	4,5	4
REMARKS 1. SIMULTANEOUS HEATING ELEMENT OPERATION 2. NON-SIMULTANEOUS HEATING ELEMENT OPERATION 3. SET THE LEAVING WATER TEMPERATURE FOR THIS WATER HEATER TO 130°F. 4. SET THE LEAVING WATER TEMPERATURE FOR THIS WATER HEATER TO 110°F. 5. PROVIDE EXPANSION TANK THERM-X-TROL MODEL ST-5 OR EQUAL WITH WATER HEATER INSTALLATION			

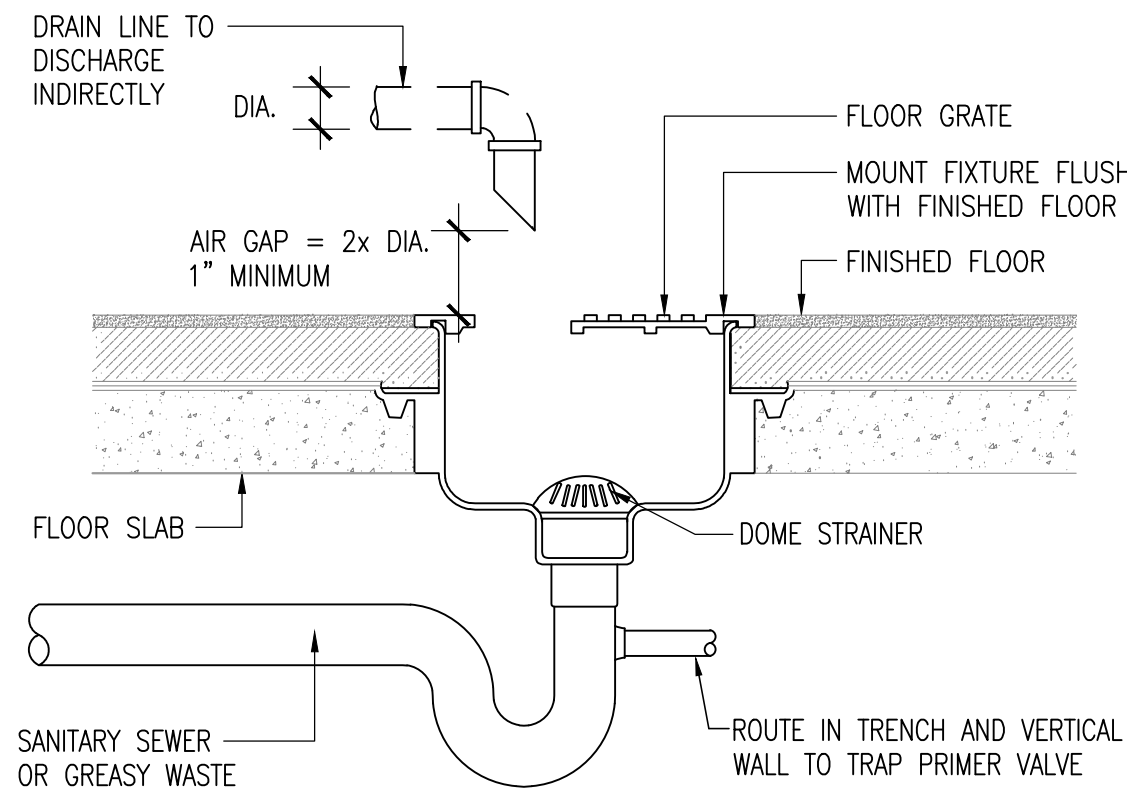
PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— · — · — · —	COLD WATER PIPING
- - - - -	HOT WATER PIPING
—SS—	SANITARY SEWER (WASTE) PIPING
— — — — —	SANITARY VENT PIPING
	DOMESTIC HOT AND COLD WATER DIRECTION OF FLOW
	SLOPE SANITARY SEWER PIPE AT 1/8" PER FOOT IN DIRECTION SHOWN, UNLESS NOTED OTHERWISE
FCO	FLOOR CLEAN OUT
WCO	WALL CLEANOUT
VTR	PLUMBING VENT THRU ROOF
HB	NON-FREEZE WALL HYDRANT W/ INTEGRAL VACUUM BREAKER
HR	WALL-MOUNTED HOSE REEL
DGCO	DOUBLE GRADE CLEAN OUT
RPZ	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
FD	FLOOR DRAIN
	GATE VALVE
	CUT OFF VALVE

TAG	ROUGH-IN SIZES				DESCRIPTION
	CW	HW	W	V	
WCH	1 1/2"	—	4"	3"	WATER CLOSET, FLOOR—MOUNTED, TAS/ADA COMPLIANT RIM HEIGHT, WHITE VITREOUS CHINA, BOTTOM OUTLET, 1.6 GPF, TOP SPUD, WHITE OPEN—FRONT SEAT. KOHLER MODEL K-96057-0, 16 7/8" HIGH WITH KOHLER MODEL K-4731—CA-0 ANTI—MICROBIAL SEAT WITH SLOAN MODEL G2 8111 (SENSOR WITH AA BATTERIES) FLUSH VALVE OR APPROVED EQUAL.
WC	1 1/2"	—	4"	3"	WATER CLOSET, FLOOR—MOUNTED, STANDARD RIM HEIGHT, WHITE VITREOUS CHINA, BOTTOM OUTLET, 1.6 GPF, TOP SPUD, WHITE OPEN—FRONT SEAT. KOHLER MODEL K-96053-B-0, 15 1/4" HIGH WITH KOHLER MODEL K-4731—CA-0 ANTI—MICROBIAL SEAT WITH SLOAN MODEL G2 8111 (SENSOR WITH AA BATTERIES) FLUSH VALVE OR APPROVED EQUAL.
UR	3/4"	—	2"	2"	WALL—MOUNTED SIPHON—JET URINAL, WHITE VITREOUS CHINA, TOP SPUD, 1.0 GPF KOHLER MODEL K-5016-ET WITH SLOAN MODEL G2 8186 BT-1.0—DFB-OR FLUSH VALVE OR APPROVED EQUAL.
LAV	1/2"	1/2"	1 1/4"	1 1/4"	LAVATORY, WALL—MOUNTED, WHITE, P-TRAP AND WALL ESCUTCHEON, ENAMELED CAST IRON, DUAL HANDLE CONTROL, 8" O.C., ADA/TAS COMPLIANT INSTALLATION. AMERICAN STANDARD DECORUM 20", MODEL 9024911EC.020, WITH DELTA MODERN SINGLE HANDLE PROJECT PACK FAUCET MODEL 559LF-BLGPM-PP OR APPROVED EQUAL.
KSK	1/2"	1/2"	2"	1 1/2"	TWO COMPARTMENT 18 GA. STAINLESS STEEL 29" X 18" X 6-1/2" DEEP, TAS/ADA COMPLIANT WITH MILLWORK MODIFICATIONS, EQUAL DOUBLE BOWL DROP-IN SINK WITH QUICK—CLIP AND FOUR HOLE, DECK MOUNT SINGLE LEVER HANDLE FAUCET WITH SIDE SPRAY ELKAY LUSTERTONE CLASSIC MODEL LRADQ291865 SINK WITH ELKAY MODEL LK1001CR FAUCET
MS	1/2"	1/2"	3"	1 1/2"	MOP SINK, TERRAZZO, CORNER—TYPE, 24" X 24", WITH STAINLESS STEEL BACK PANELS, BRACED/HOSE—THREADED FAUCET WITH INTEGRAL STOPS AND BUCKET HOOK, HOSE & WALL BRACKET AND MOP HANGER. STERN—WILLIAMS SBC-1700-BP-2 SINK WITH T-10-VB FAUCET, T-35 HOSE/BRACKET, T-40 MOP HANGER OR APPROVED EQUAL.
EWC	3/8"	—	1 1/2"	1 1/4"	TWO STATION WALL—MOUNTED WATER COOLER WITH WATER FILTRATION SYSTEM BARRIER—FREE WITH 120V/1Ø ELECTRICAL. FINAL COLOR SELECTED BY OWNER. ELKAY MODEL LMA8FTL8C WATER SENTRY VII FILTER SYSTEM OR APPROVED EQUAL.
USK	1/2"	1/2"	2"	1 1/4"	STAINLESS STEEL, FOOT—OPERATED WASH FOUNTAIN SELECTED BY OWNER.
FD	1/2"	—	3"	1 1/2"	FLOOR DRAIN WITH DEEP SEAL P-TRAP AND ½" PRIMER TAP. JOSAM 30003-5A-50 FLOOR AND STRAINER OR APPROVED EQUAL.
NFWH	1/2"	—	—	—	HOSE HYDRANT, FREEZE—PROOF, WITH CONTROL KEY AND INTEGRAL VACUUM BREAKER & UNION ELBOW. JOSAM 71050 OR APPROVED EQUAL.
TLV	1/2"	1/2"	—	—	TEMPERATURE LIMITING VALVE. WATTS MODEL LMMFV (OR EQUAL) SET TO DELIVER A MAXIMUM OF 110°F TO PLUMBING FIXTURE.
FS	—	—	3"	1 1/2"	PVC FLOOR SINK, 9" SQUARE BODY, 6" DEEP WITH DOME BOTTOM STRAINER, 1/2 GRATE AND 3" HUB OUTLET. JAY R. SMITH MODEL 301-H03 OR APPROVED EQUAL.
FCO	---	---	LINE SIZE	---	ADJUSTABLE FLOOR CLEANOUT, DURA—COATED CAST IRON BODY, GAS AND WATER TIGHT TAPERED THREAD PLUG, AND 5/8" ROUND POLISHED NICKEL BRONZE TOP. ZURN #1400
WCO	---	---	LINE SIZE	---	SQUARE WALL CLEANOUT, DURA—COATED CAST IRON BODY, GAS AND WATER TIGHT TAPERED THREAD PLUG, AND NICKEL BRONZE SECURED SQUARE, SMOOTH WALL ACCESS COVER AND FRAME. ZURN #1443
DGCO	---	---	LINE SIZE	---	PVC CLEANOUT WITH ROUND ADJUSTABLE, SECURED CAST IRON TOP, GASKET SEAL CAST IRON PLUG WITH RECESSED SOCKET. INSTALL IN MINIMUM OF 12"x12"x4" REINFORCED CONCRETE PAD WITH BEVELED EDGES. ZURN #CO-2448
TP	1/2"	---	---	---	TRAP SEAL PRIMER VALVE (WITH DISTRIBUTION UNIT WHEN VALVE SERVES MORE THAN ONE FLOOR DRAIN/SINK. PRECISION PLUMBING PRODUCTS MODEL P1-500 OR EQUAL.
KSK	1/2"	1/2"	3 1/2"	1 1/4"	KITCHEN SINK, EQUAL 6-9/16" DEEP DOUBLE BOWLS, 22 GA. STAINLESS STEEL, 4-HOLES WITH SINGLE CONTROL FAUCET WITH HAND SPRAY ELKAY MODEL DW50233223 WITH MODEL LK1001CR FAUCET/SPRAYER
WHA	SIZES AS NOTED ON PLANS				WATER HAMMER ARRESTOR SIZE BASED ON WATER FIXTURE UNITS. WATTS MODEL LF15M2-A,B,C,D,E,F-DR WHERE: A = 1 TO 11 FIXTURE UNITS B = 12 TO 32 FIXTURE UNITS C = 33 TO 60 FIXTURE UNITS D = 61 TO 113 FIXTURE UNITS E = 114 TO 154 FIXTURE UNITS F = 155 TO 330 FIXTURE UNITS
NOTES:					
1. FIXTURE MANUFACTURER SHALL BE EQUAL TO THOSE LISTED.					
2. PROVIDE ALL CARRIERS AND SUPPORT MATERIALS REQUIRED FOR A SOLID, SECURE INSTALLATION.					
3. PROVIDE ALL DRAIN COVERS, ESCUTCHEONS, AND MISCELLANEOUS TRIM ITEMS FOR A NEAT APPEARANCE.					
4. ALL MOUNTED HEIGHTS SHALL BE VERIFIED WITH THE ELEVATIONS SHOWN ON THE ARCHITECTURAL PLANS.					
5. ALL SUPPLIES SHALL BE CHROME PLATED.					
6. PROVIDE TRUBRO INSULATION ON ALL PIPING UNDER LAVATORIES & SINKS INDICATED AS 'ADA'.					
7. EQUAL PRODUCTS BY OTHER MFG. WILL BE CONSIDERED BUT SHALL NOT BE INSTALLED WITHOUT APPROVAL OF THE OWNER/ARCHITECT/ENGINEER.					

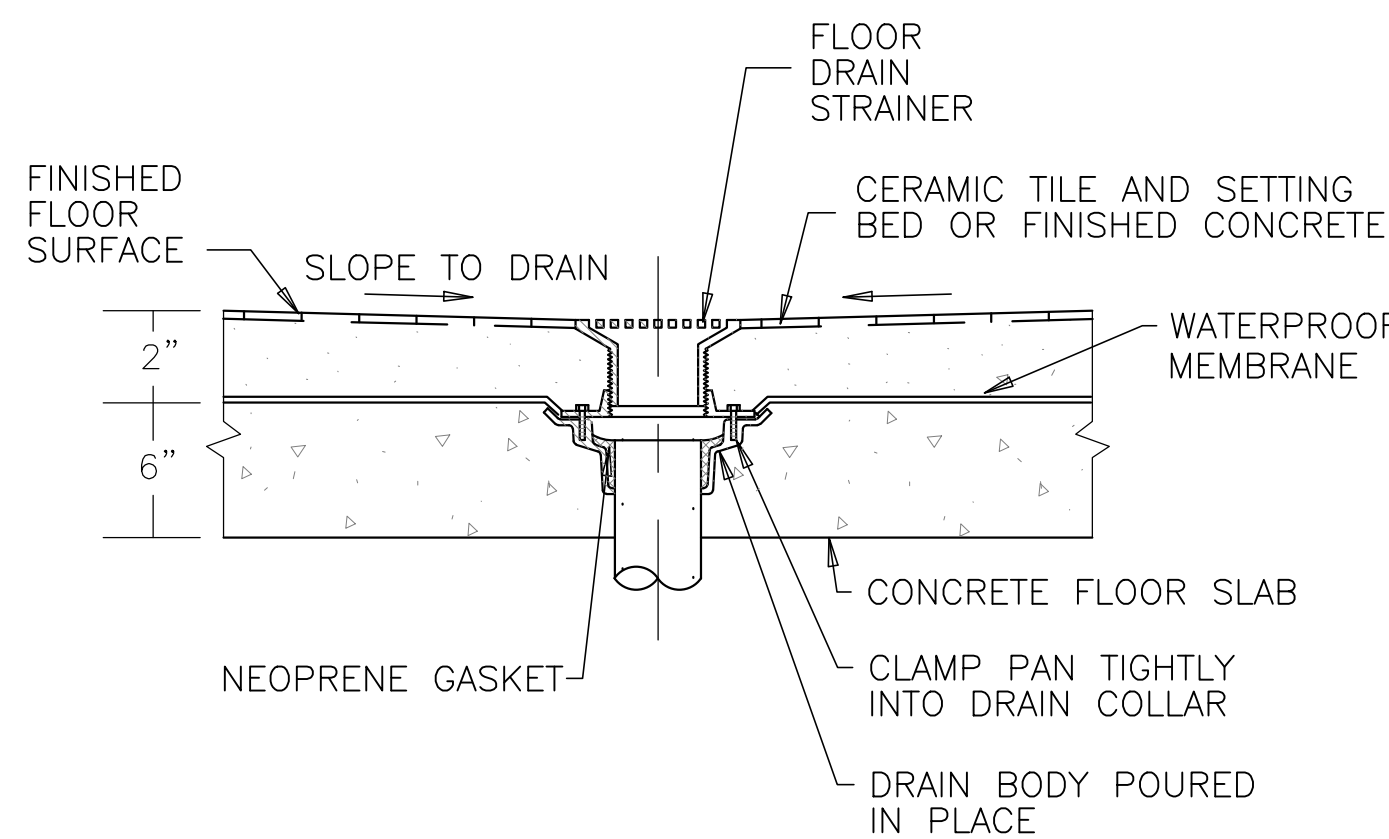
	SHEET TITLE: SCHEDULES PLUMBING	PROPOSED NEW AMBULANCE ASSEMBLY BUILDING SCHEDULES - PLUMBING FOR SOUTHWEST AMBULANCE SALES, LLC 517 EAST KENNEDALE PARKWAY KENNEDALE, TEXAS 76060		A F ELGIN & ASSOCIATES CONSULTING ENGINEERS
DATE: 4/5/24	REV #1:	REV #2:	REV #3:	SHEET:
P-3.1				



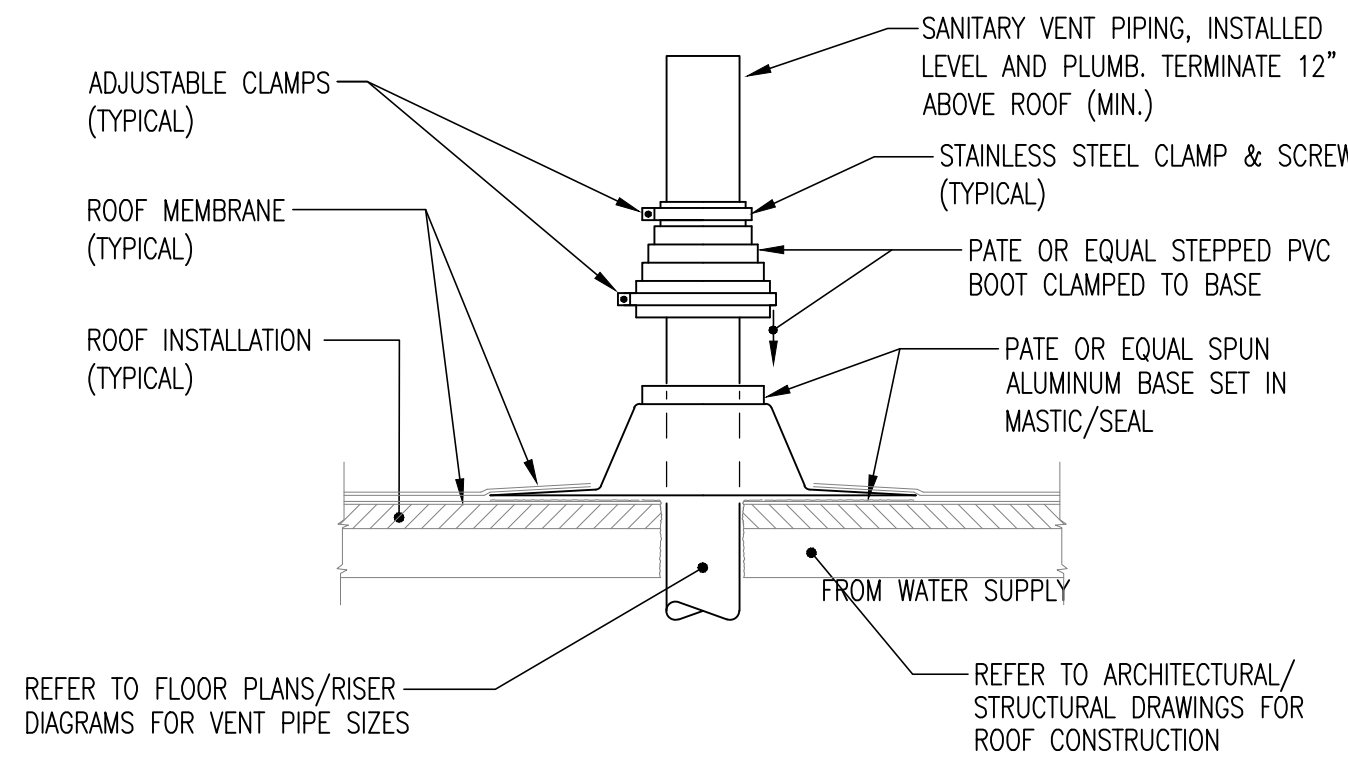
**FLOOR DRAIN VENT
AND PRIMER DETAIL**
SCALE: NONE



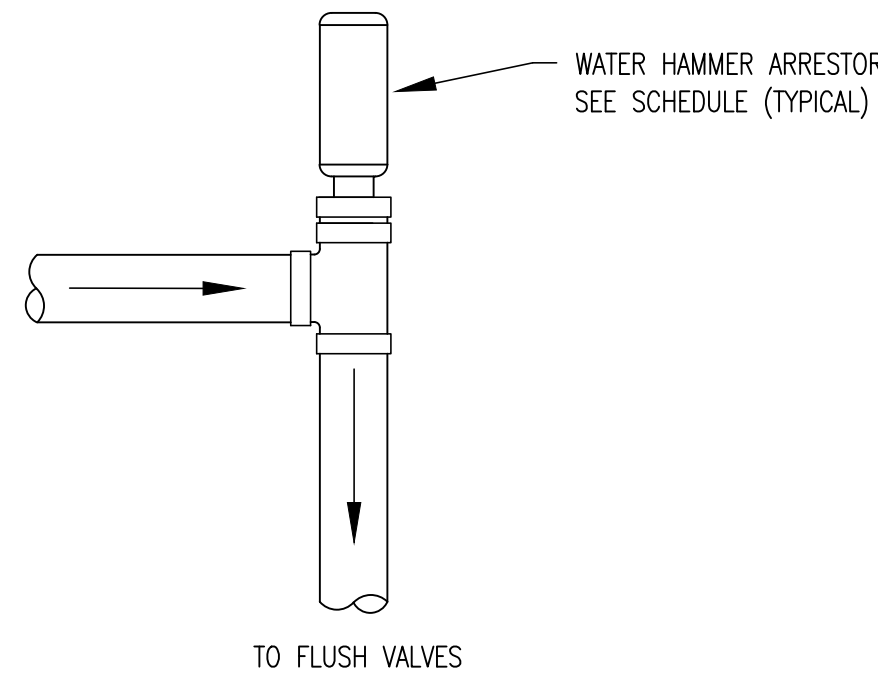
FLOOR SINK DETAIL
SCALE: NONE



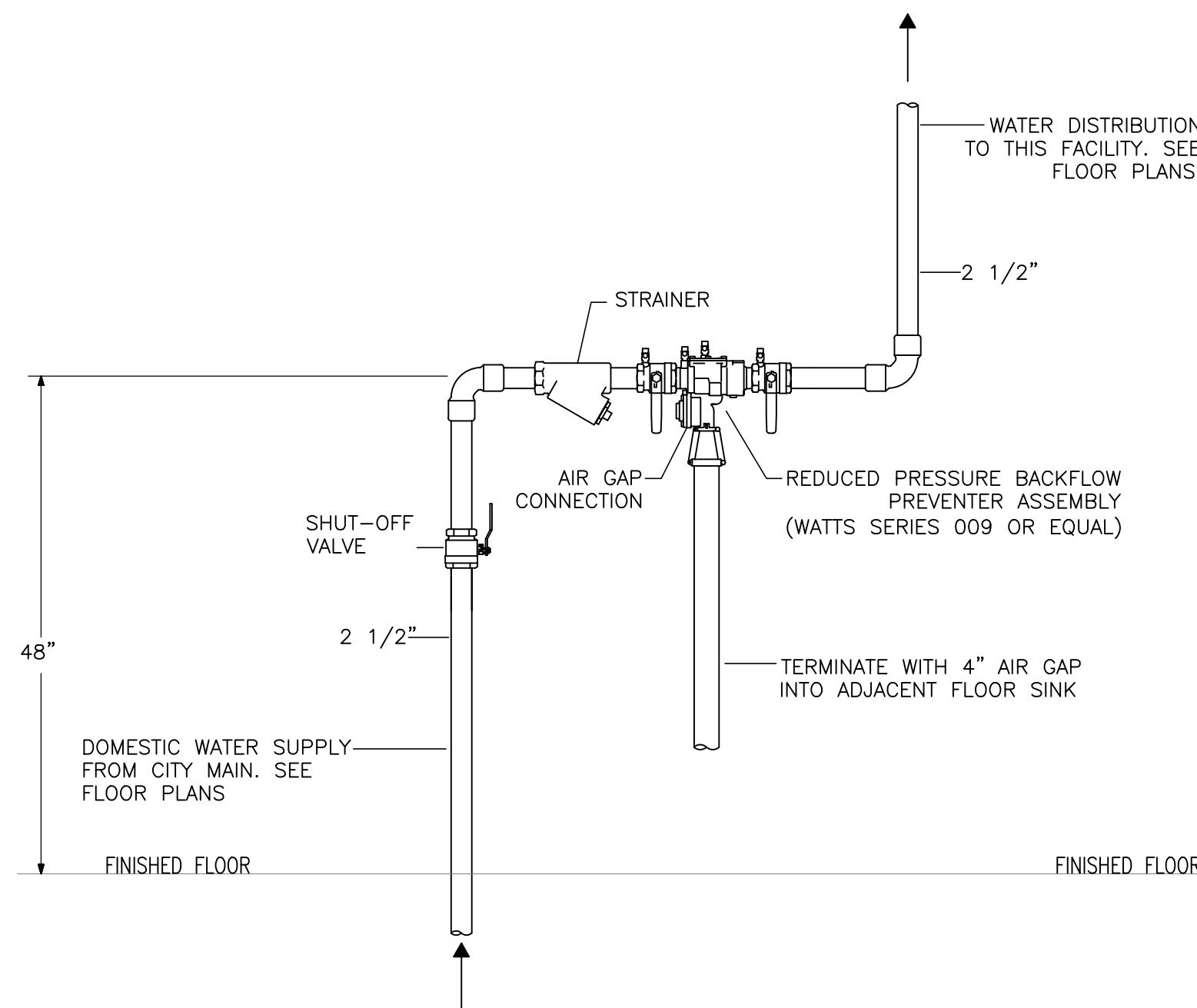
FLOOR DRAIN IN OPEN AREA
SCALE: NONE



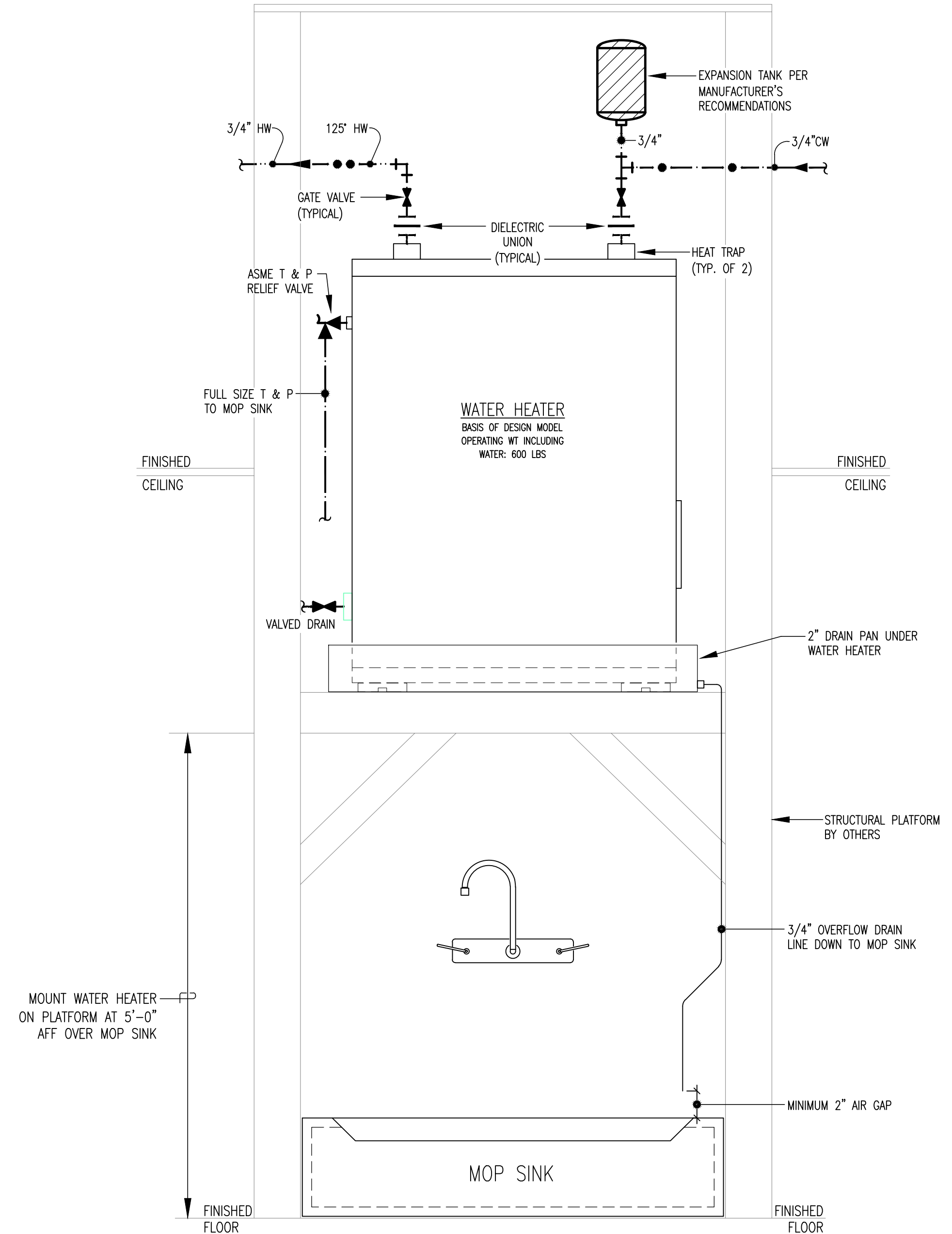
PLUMBING VENT THRU ROOF
SCALE: NONE



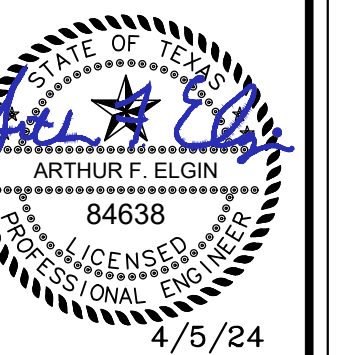
**WATER HAMMER
ARRESTOR DETAIL**
SCALE: NONE

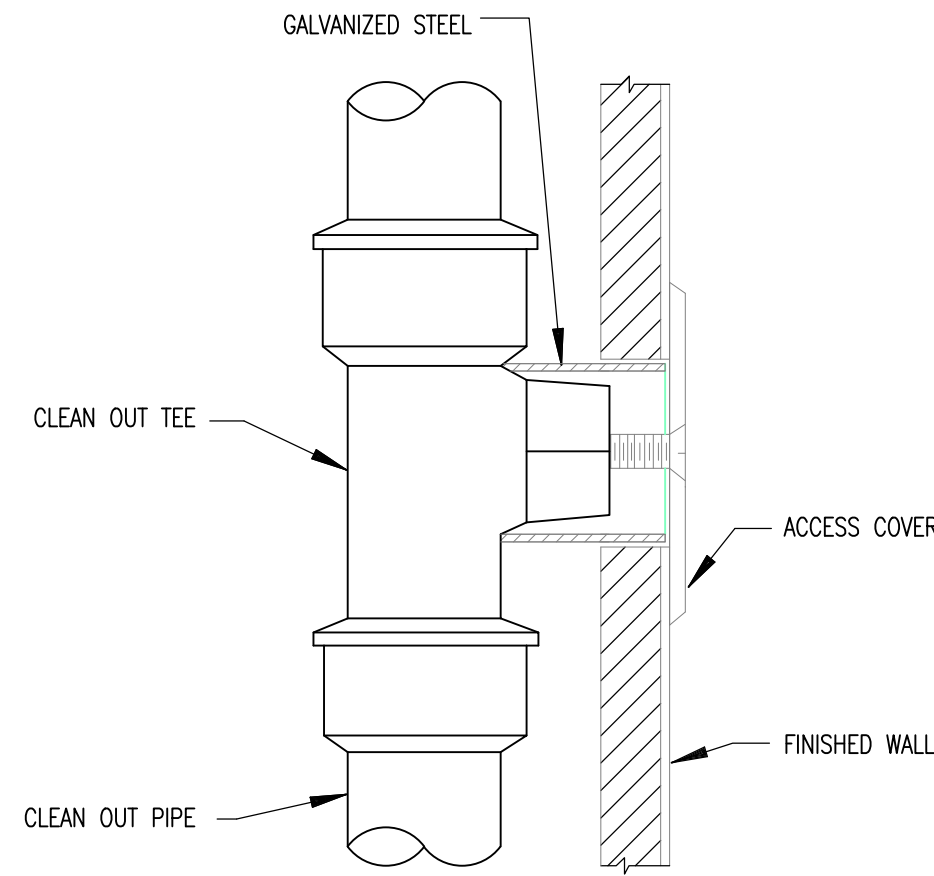


**RPZ BACKFLOW
PREVENTER DETAIL**
SCALE: NONE



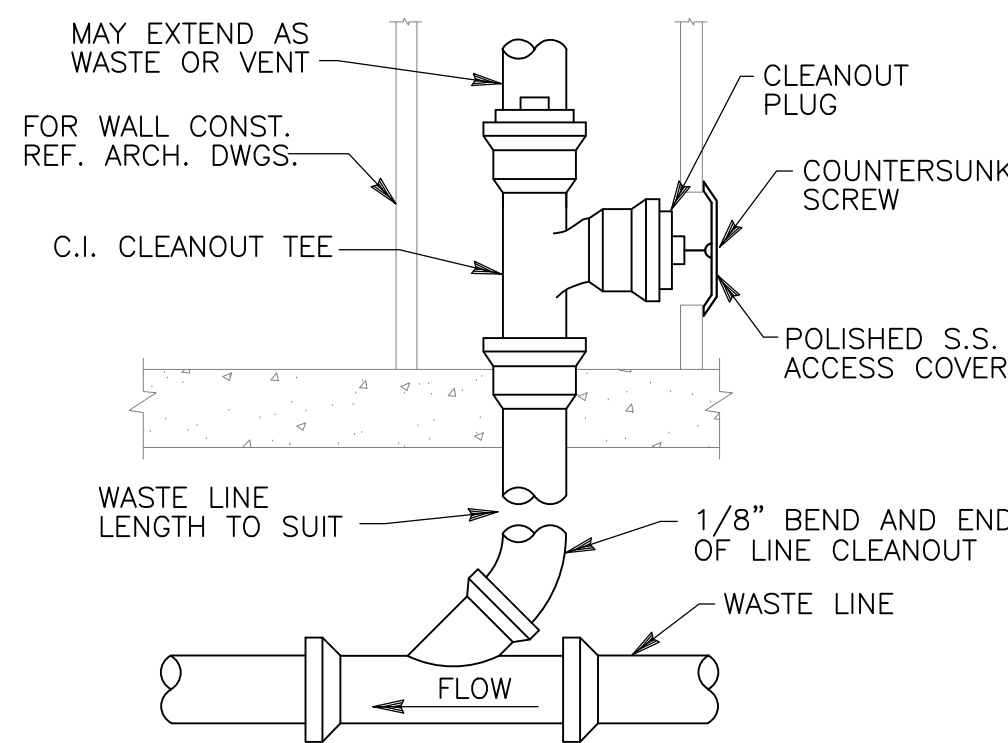
**ELECTRIC WATER HEATER
INSTALLED OVER MOP SINK**
SCALE: NONE





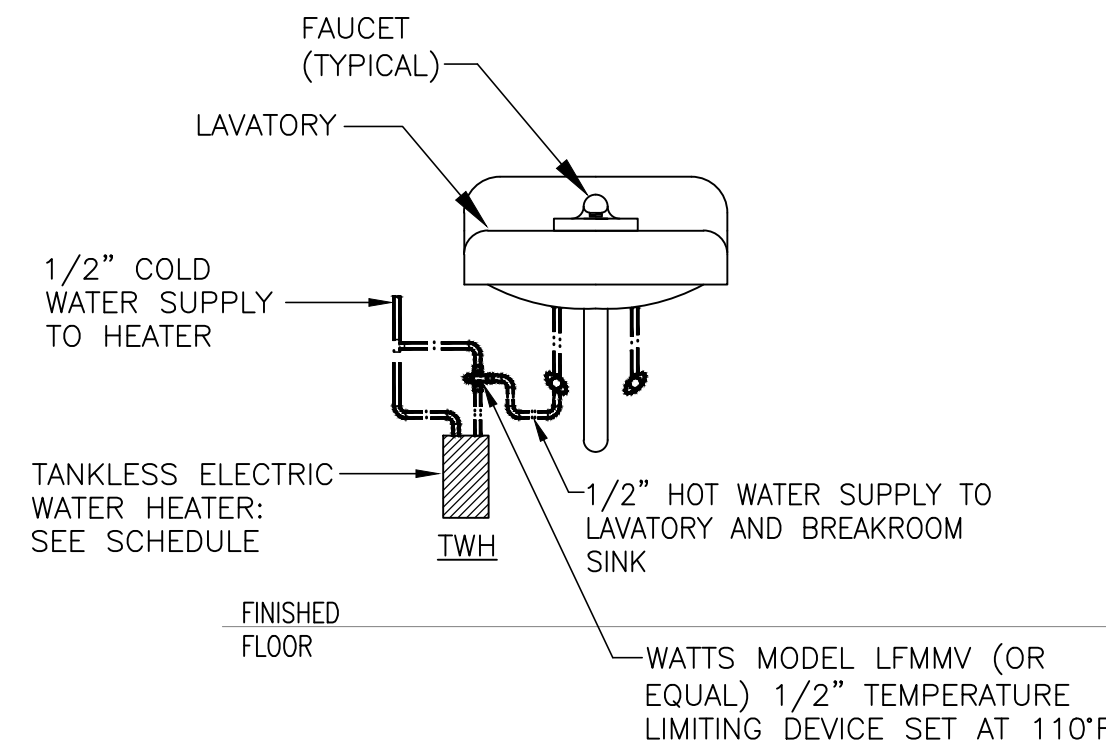
WALL CLEANOUT DETAIL

SCALE: NONE



WALL CLEANOUT-FINISHED ROOMS

SCALE: NONE

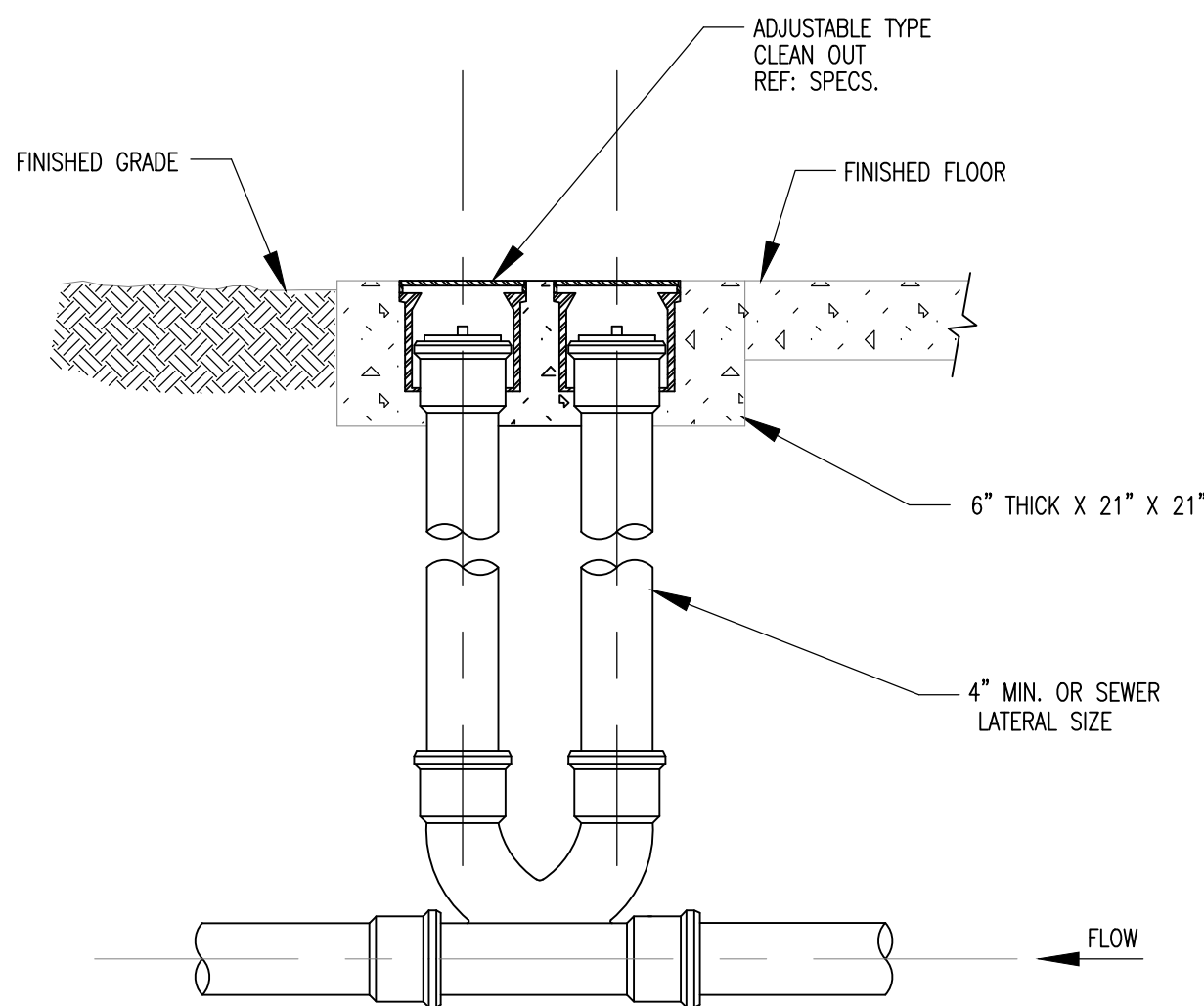


NOTES:

1. REFER TO MANUFACTURER'S PRINTED DATA FOR ADDITIONAL PLUMBING FIXTURE INSTALLATION INSTRUCTIONS AND REQUIREMENTS
2. PROVIDE ASSE 1070 LISTED THERMAL MIXING VALVE FOR LAVATORIES PER SECTION 416.5 OF THE 2018 INTERNATIONAL PLUMBING CODE.

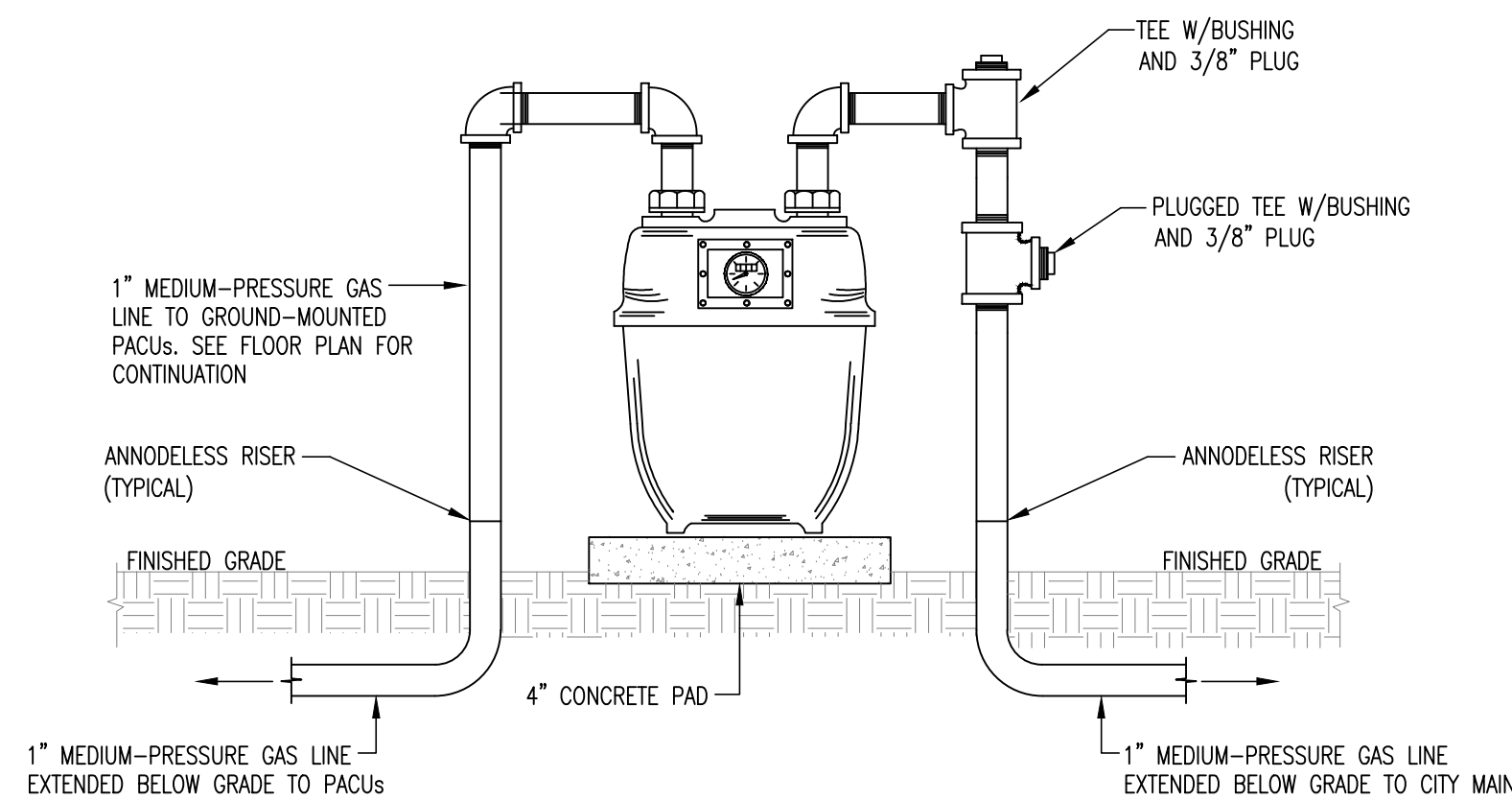
TANKLESS WATER HEATER

SCALE: NONE



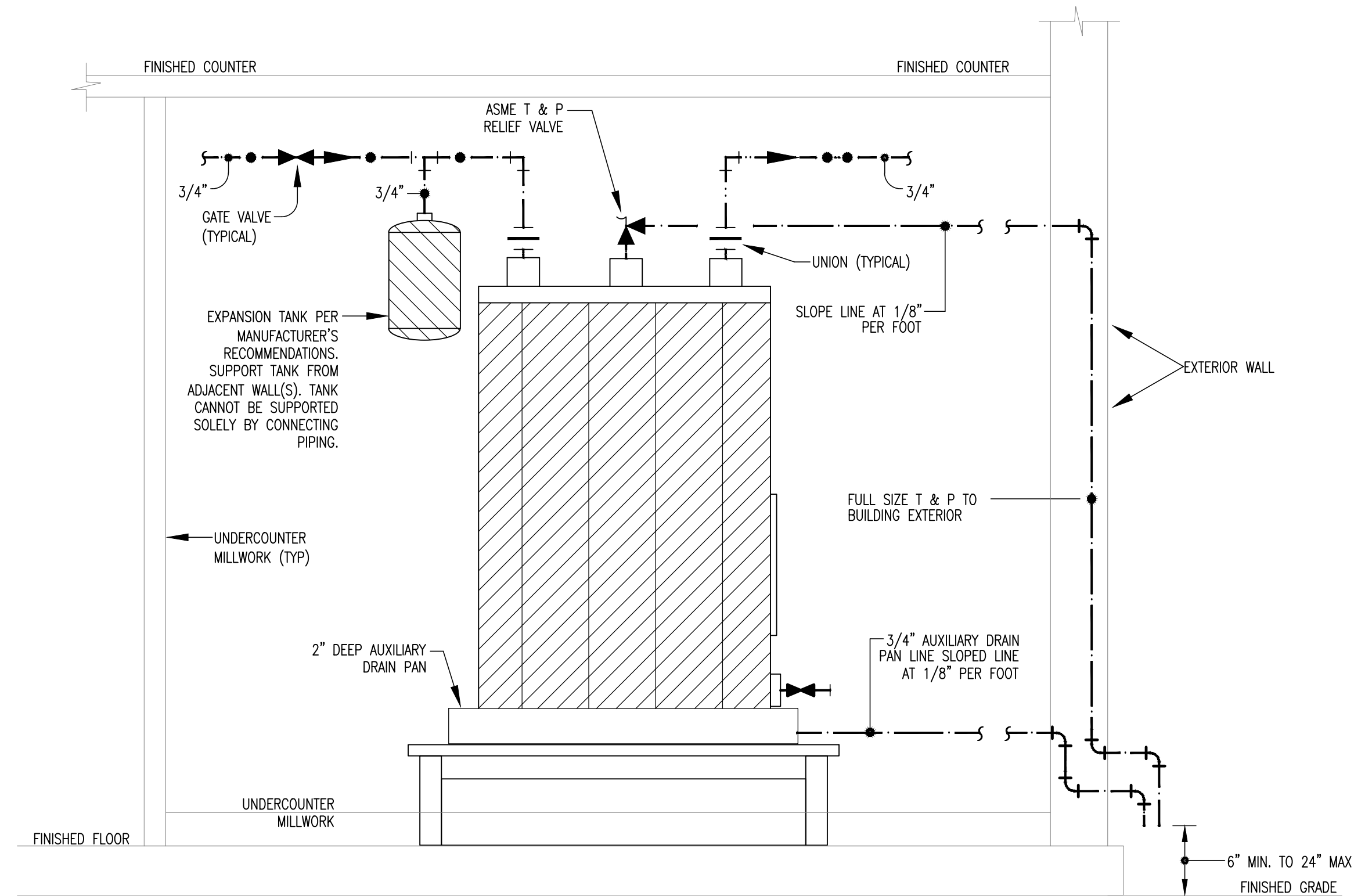
TWO-WAY GRAD CLEANOUT DETAIL

SCALE: NONE



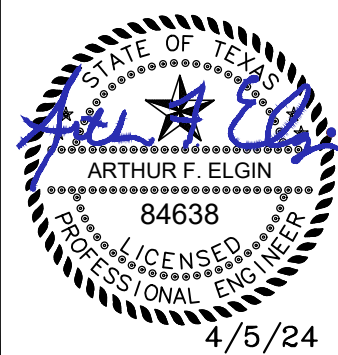
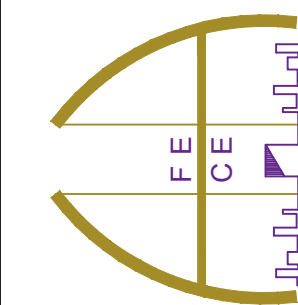
MEDIUM-PRESSURE GAS METER SERVICE DETAIL

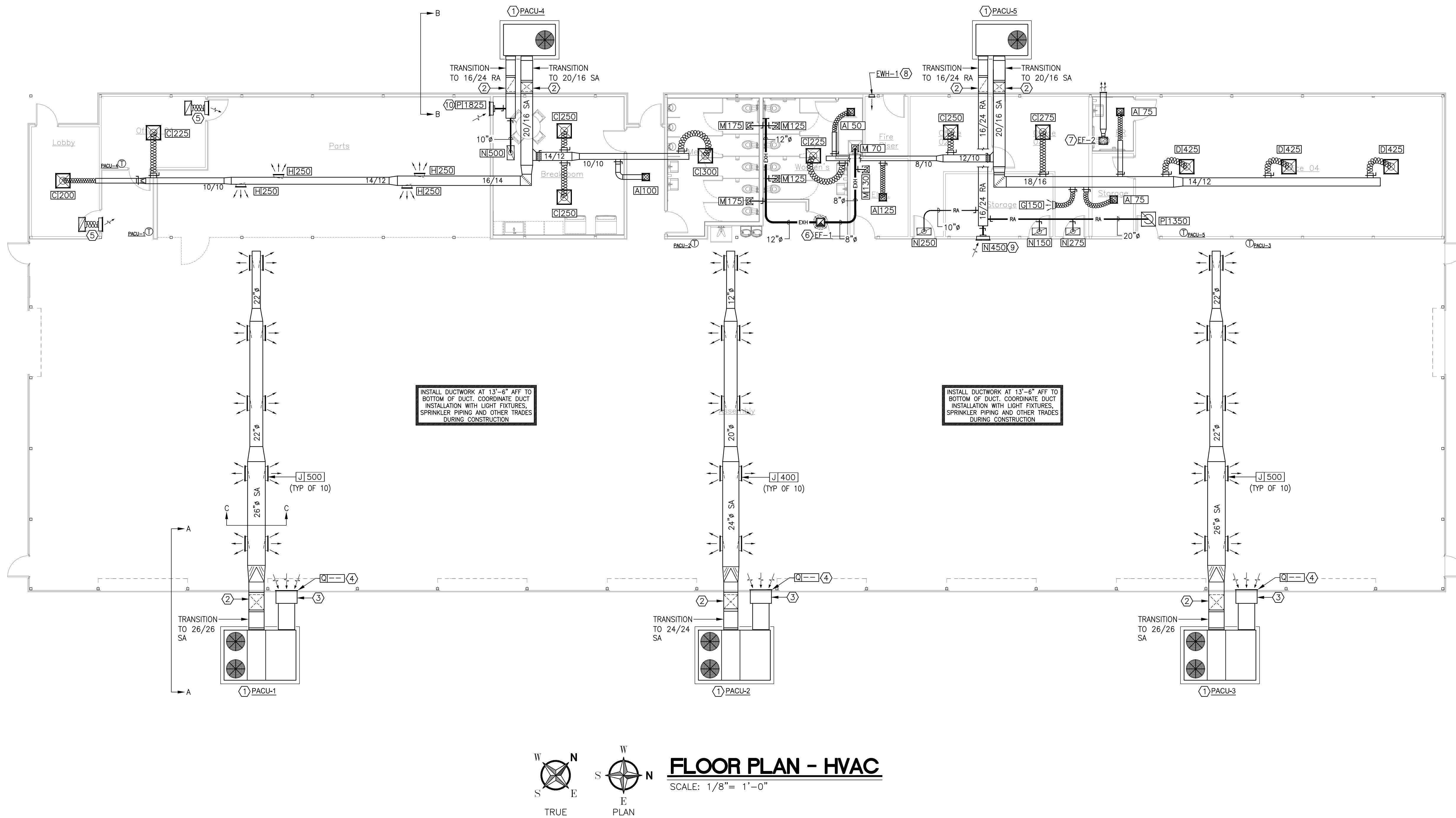
N.T.S.



ELECTRIC WATER HEATER INSTALLED UNDER COUNTER DETAIL

SCALE: NONE





FLOOR PLAN - HVAC

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

GENERAL NOTES

1. MOUNT T-STATS AT 4'-0" A.F.F. UNLESS OTHERWISE INDICATED. T-STAT IS SUPPLIED AND WIRED BY THE MECHANICAL CONTRACTOR.
2. FIELD VERIFY ARCHITECTURAL AND STRUCTURAL BUILDING CONDITIONS PRIOR TO DUCT AND EQUIPMENT FABRICATION. COORDINATE FOR CORRECT INSTALLATION.
3. PERFORM ALL WORK IN ACCORDANCE WITH CODES AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALL PERMITS, INSPECTIONS, LICENSES AND FEES.
4. ALL DUCT SIZES SHOWN ON THE DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS.
5. PROVIDE A LOCKING QUADRANT VOLUME DAMPER AT THE TOP OF EACH RUN-OUT TO DIFFUSERS & GRILLES, FOR BALANCING PURPOSES. **NO EXCEPTIONS!**
6. ALL DUCTWORK CONSTRUCTION AND INSTALLATION SHALL CONFORM TO SMACNA AND ASHRAE RECOMMENDATIONS.
7. ALL SUPPLY AIR AND OUTSIDE AIR DUCTWORK SHALL BE EXTERNALLY INSULATED, UNLESS OTHERWISE INDICATED.
8. ALL DUCT RUNOUTS TO DIFFUSERS SHALL BE THE SAME SIZE AS THE SCHEDULED NECK SIZE UNLESS OTHERWISE INDICATED.
9. COORDINATE ALL CEILING DIFFUSER/GRILLE LOCATIONS WITH LIGHTS, EXHAUST FANS AND OTHER CEILING DEVICES.
10. ROUND DUCTWORK IN LIEU OF RECTANGULAR IS ACCEPTABLE. CONVERSION FROM RECTANGULAR TO ROUND (OR VICE VERSA) SHALL CONFORM TO SMACNA GUIDELINES.
11. THE DRAWINGS ABOVE ARE DIAGRAMMATIC ONLY AND NOT INTENDED TO BE DRAWN TO SCALE. PROVIDE A COMBINATION OF HARD DUCTWORK AND FLEXIBLE DUCTWORK IN ORDER TO LIMIT THE AMOUNT OF FLEXIBLE DUCTWORK TO 6 FT FROM THE DIFFUSER CONNECTION NO MATTER WHAT THE DEPICTION SHOWS ABOVE.

NOTES BY SYMBOL "□":

1. PACKAGED A/C UNIT ON REINFORCED CONCRETE PAD (FIELD VERIFY FINAL HEIGHT). SEE SCHEDULE FOR CAPACITY AND SECTION DRAWING ON SHEET M-5.1 FOR ADDITIONAL UNIT DETAILS AND DUCT ROUTING.
EXTEND 2" INSULATED AND ALUMINUM JACKETED SUPPLY/RETURN AIR DUCT UP EXTERIOR WALL AS SHOWN. SEE SECTION DRAWINGS ON SHEET M-5.1 FOR ADDITIONAL INFORMATION.
36"Wx48"Hx24"DEEP 2" INSULATED RA PLENUM. FIELD VERIFY DEPTH OF PLENUM BASED ON FINAL WALL THICKNESS.
TYPE "Q" RA GRILLE INSTALLED AT 8" AFF. FIELD VERIFY FINAL INSTALLATION HEIGHT PRIOR TO RA DUCTWORK FABRICATION. RETURN AIR TRANSFER ASSEMBLY. SEE DETAIL FOR ADDITIONAL INFORMATION.
ROOF-MOUNTED EXHAUST FAN ON MANUFACTURER'S STANDARD ROOF CURB. SEE DETAIL FOR ADDITIONAL INSTALLATION INFORMATION AND SCHEDULE FOR CAPACITY AND CONTROL.
7. CEILING-MOUNTED EXHAUST FAN SUPPORTED FROM STRUCTURE ABOVE FAN. EXTEND FULL-SIZED EXHAUST DUCT OVER THRU EXTERIOR WALL. SEE DETAIL FOR ADDITIONAL INFORMATION AND SCHEDULE FOR CAPACITY AND CONTROL.
8. ELECTRIC WALL HEATER INSTALLED AT 8" AFF. SEE SCHEDULE FOR CAPACITY AND CONTROL.
9. TYPE 'N' RA GRILLE INSTALLED AT APPROXIMATELY 10'-6" AFF. FIELD VERIFY EXACT HEIGHT PRIOR TO RA DUCT FABRICATION/INSTALLATION.
10. TYPE 'P' RA GRILLE INSTALLED AT APPROXIMATELY 10'-0" AFF. FIELD VERIFY EXACT HEIGHT PRIOR TO RA DUCT FABRICATION/INSTALLATION.

SHEET LEGEND

- | | |
|--------|---|
| | 4-WAY CEILING-MOUNTED SUPPLY AIR GRILLE. SEE SCHEDULE FOR GRILLE AND NECK SIZE. |
| | CEILING-MOUNTED RETURN AIR GRILLE. SEE SCHEDULE FOR GRILLE SIZE. |
| | DIFFUSER/GRILLE LABEL SHOWING SCHEDULED DEVICE TYPE AND CFM. |
| | CEILING-MOUNTED EXHAUST AIR GRILLE OR FAN SEE SCHEDULE FOR GRILLE SIZE OR CAPACITY. |
| | WALL-MOUNTED PROGRAMMABLE THERMOSTAT (WITH KEY LOCK COVER IN PUBLIC AREAS) |
| | MANUAL BALANCE DAMPER |
| AHU/CU | HORIZONTAL GAS FURNACE/AIR-COOLED CONDENSING UNIT |
| EF | CEILING- OR ROOF-MOUNTED EXHAUST FAN |
| | INSULATED FLEXIBLE DUCTWORK |

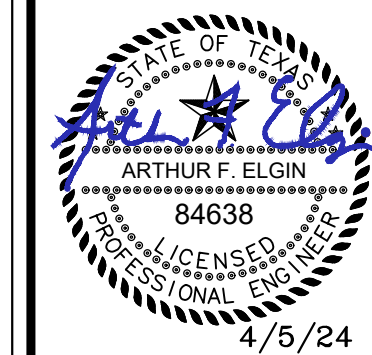
PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

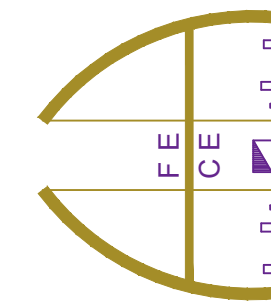
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
**FLOOR PLAN
HVAC**



DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

M-2.1



A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120
arthur.elgin@afelgin.com • PHONE: (817)928-2373
TBPB FIRM# F-7930 • COPYRIGHT 2024, A F ELGIN & ASSOCIATES

DIFFUSER, REGISTER AND GRILLE SCHEDULE						
MARK	CFM RANGE	SERVES	TYPE	NECK SIZE INCHES	MANUFACTURER/MODEL NO.	REMARKS
SQUARE LOUVERED CEILING SUPPLY AIR DEVICES						
A	0-175	SUPPLY	12"x12" LAY-IN	6"ø	TITUS # TMS-AA	①②③④
B	176-250	SUPPLY	12"x12" LAY-IN	7"ø	TITUS # TMS-AA	①②③④
C	251-350	SUPPLY	24"x24" LAY-IN	8"ø	TITUS # TMS-AA	①②③④
D	351-475	SUPPLY	24"x24" LAY-IN	10"ø	TITUS # TMS-AA	①②③④
E	476-700	SUPPLY	24"x24" LAY-IN	12"ø	TITUS # TMS-AA	①②③④
ROUND LOUVERED CEILING SUPPLY AIR DEVICES						
F	0-500	SUPPLY	22"ø HORIZONTAL	8"ø	TITUS # TMRA-AA	①②③④
SIDEWALL SUPPLY AIR DEVICES						
G	0-200	SUPPLY	10"x6" DOUBLE DEFLECTION	N/A	TITUS # 300FL	①②③④
H	201-350	SUPPLY	14"x6" DOUBLE DEFLECTION	N/A	TITUS # 300FL	①②③④
J	351-575	SUPPLY	18"x6" DOUBLE DEFLECTION	N/A	TITUS # 300FL	①②③④
K	576-700	SUPPLY	18"x8" DOUBLE DEFLECTION	N/A	TITUS # 300FL	①②③④
L	701-825	SUPPLY	18"x10" DOUBLE DEFLECTION	N/A	TITUS # 300FL	①②③④
SQUARE CEILING EXHAUST GRILLES						
M	0-500	EXHAUST	12"x12" LAY-IN/SURFACE	8"ø U.N.O.	TITUS # 355 FL	①②③④
RETURN AIR GRILLES						
N	0-1,200	RETURN	24"x12" SNGL DEFLECTION	10"ø U.N.O.	TITUS # 350 FL	①②③④
P	1,200-2,000	RETURN	24"x24" SNGL DEFLECTION	20"ø U.N.O.	TITUS # 350 FL	①②③④
Q	0-5,750	RETURN	48"x36" SNGL DEFLECTION	N/A	TITUS # 350 FL	①②③④
① UNITS SHALL BE FURNISHED WITH APPROPRIATE FRAMES, ETC. FOR MOUNTING IN RESPECTIVE CEILING TYPES AND CONDITIONS. ② STANDARD OFF-WHITE BAKED ENAMEL FINISH. ③ SOUND VALUES SHALL NOT EXCEED 30 NC (ROOM), UNLESS OTHERWISE NOTED. ④ ALL ALUMINUM CONSTRUCTION U.N.O. - UNLESS NOTED OTHERWISE						

EXHAUST FAN SCHEDULE		
MARK	EF-1	EF-2
SERVES	RR EXHAUST	PRIVATE RR
TOTAL AIR (CFM)	800	100
EXT. STATIC PRESS. (IN W.C.)	0.33	0.12
UNIT TYPE	ROOF-MTD	CLG-MTD
DRIVE TYPE	DIRECT	DIRECT
ACCEPTABLE SONES (MAX)	5.0	2.0
WATTS(HP)	(1/4)	60
VOLTAGE/PHASE	120/1	120/1
MANUFACTURER	GREENHECK	GREENHECK
MODEL	G-100-VG	SPA-90
NOTES	1,2,5	1,3,4
NOTES 1. PROVIDE FAN WITH UNIT-MOUNTED DISCONNECT SWITCH AND BACKDRAFT DAMPER 2. PROVIDE FAN WITH MANUFACTURER'S STANDARD ROOF CURB FOR SLOPED ROOF 3. PROVIDE FAN WITH SEPARATE ON/OFF SWITCH WITH TIME DELAY RELAY SET TO RUN FAN 5 MINUTES AFTER SHUT OFF. 4. PROVIDE FAN WITH LOW-PROFILE WALL CAP. 5. THIS FAN SHALL BE WIRED TO OPERATE CONTINUOUSLY DURING ALL BUILDING OCCUPIED MODES		

GROUND-MOUNTED PACKAGED A/C UNIT SCHEDULE (PACU)				
MARK		PACU-1 PACU-3	PACU-2	PACU-4 PACU-5
LOCATION		GROUND-MTD	GROUND-MTD	GROUND-MTD
SERVES		SEE PLANS	SEE PLANS	SEE PLANS
INDOOR FAN DATA	TOTAL CFM	5,000	4,000	2,400
	NOMINAL TONS	12.5	10.0	6.0
	OUTSIDE AIR CFM	250	200	200
	EXT. STATIC PRESS. (IN W.C.)	0.75	0.75	0.75
COOLING CAPACITY	SENSIBLE CAPACITY (MBH)	112.8	90.3	54.2
	TOTAL CAPACITY (MBH)	148.5	118.8	71.3
	ENT. DB/WB	76/63	76/63	74/61
DESIGN AMBIENT AIR TEMP.	AMBIENT TEMP. °F (SUMMER/WINTER)	100/20	100/20	100/20
HEATING DATA	NAT GAS HEAT INPUT/OUTPUT (MIN. MBH)	250/200	200/160	125/100
	MINIMUM NO. HEATING STAGES	2	2	2
	ENT./LVG. AIR TEMPERATURES (°F)	68/105	68/105	66/105
	GAS CONNECTION SIZE (IN.)	3/4	3/4	3/4
ELECTRICAL DATA	VOLTS	208	208	208
	PHASE	3	3	3
	HERTZ	60	60	60
	MINIMUM CIRCUIT AMPACITY	35	32	22
	MAXIMUM OVERCURRENT PROTECTION	45	40	25
	SEER/EER @ AHRI	14/12	14/12	14/12
	MANUFACTURER ①	TRANE	TRANE	TRANE
MODEL No. ①		YSJ240_3SB	YSJ120_3SB	YSJ072_3SB
NET WEIGHT ②		2,400	2,400	2,400
PROVIDE ALL PACKAGED UNITS ABOVE WITH THE FOLLOWING OPTIONS: 1. 7-DAY PROGRAMMABLE WALL-MOUNTED THERMOSTAT 2. 100% COMPARATIVE ENTHALPY ECONOMIZER (LOW LEAK) WITH MINIMUM OUTSIDE AIR SET TO SCHEDULED ABOVE AND BAROMETRIC RELIEF 3. COIL GUARDS 4. HINGED ACCESS PANELS/2" MERV 8 FILTERS 5. DEHUMIDIFICATION CONTROL (HOT GAS REHEAT) OPTION WITH RA DUCT-MOUNTED HUMIDITY SENSOR 6. 15A POWERED CONVENIENCE OUTLET 7. UNIT-MOUNTED NON-FUSED DISCONNECT 8. RETURN AIR SMOKE DETECTOR		NOTES: 1. BASIS OF DESIGN MANUFACTURER 2. WEIGHT INCLUDES ALL ACCESSORIES LISTED		

OCCUPANT AND OUTSIDE AIR CALCULATIONS							
UNIT DESIGNATION	SPACE/ROOM NAME	SQ. FT.	DEFAULT OCCUPANCY*	CALCULATED SPACE/ROOM OCCUPANCY*	OUTSIDE AIR REQUIRED**	EXHAUST AIR REQUIRED	FINAL OA+ DISTRIBUTION
PACU-1 PACU-2 PACU-3	ASSEMBLY AREA	9,925	2	20	696	----	PACU-1/250 PACU-2/200 PACU-3/250
	TOTAL THESE UNITS	9,925		20	700	----	
PACU-4 PACU-5	RESTROOMS	461	---	---	---	700	PACU-4/200 PACU-5/200
	BREAKROOM	361	20	7	57	----	
	LOBBY	148	30	4	70	----	
	OFFICES	1,359	5	7	117	----	
	ELECTRICAL	91	---	---	---	130	
	STORAGE/PARTS	993	---	---	119	----	
	CORRIDOR	83	---	---	5	----	
	JANITOR	27	---	---	---	70	
	TOTAL THESE UNITS	3,523		18	368	900	
	TOTAL ALL UNITS/BUILDING	13,448		38	1,068	900	
* - BASED ON 2018 IMC TABLE 403.3.1.1 VALUES ** - BASED ON 2018 IMC, SECTION 403.3.1.1.1.1 - "BREATHING ZONE OUTDOOR AIRFLOW" + - VALUE ADJUSTED TO EVENLY DISTRIBUTE OUTSIDE AIR THROUGH OUT BUILDING, TO COMPENSATE FOR RESTROOM EXHAUST AIR AND TO POSITIVELY PRESSURIZE CONDITIONED SPACES							

PROPOSED SCHEDULES FOR

SCHEDULES HVAC

FOR

SOUTHWEST AMBULANCE SALES, LLC

517 EAST KENNEDALE PARKWAY

KENNEDALE, TEXAS 76060

DATE: 4/5/24

REV #1:

REV #2:

REV #3:

SHEET:

M-3.1

A F ELGIN & ASSOCIATES

CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120

TPPE FIRM# F-7930 • arthur.elgin@afeign.com • PHONE: (817)928-2373

© COPYRIGHT 2024 A F ELGIN & ASSOCIATES

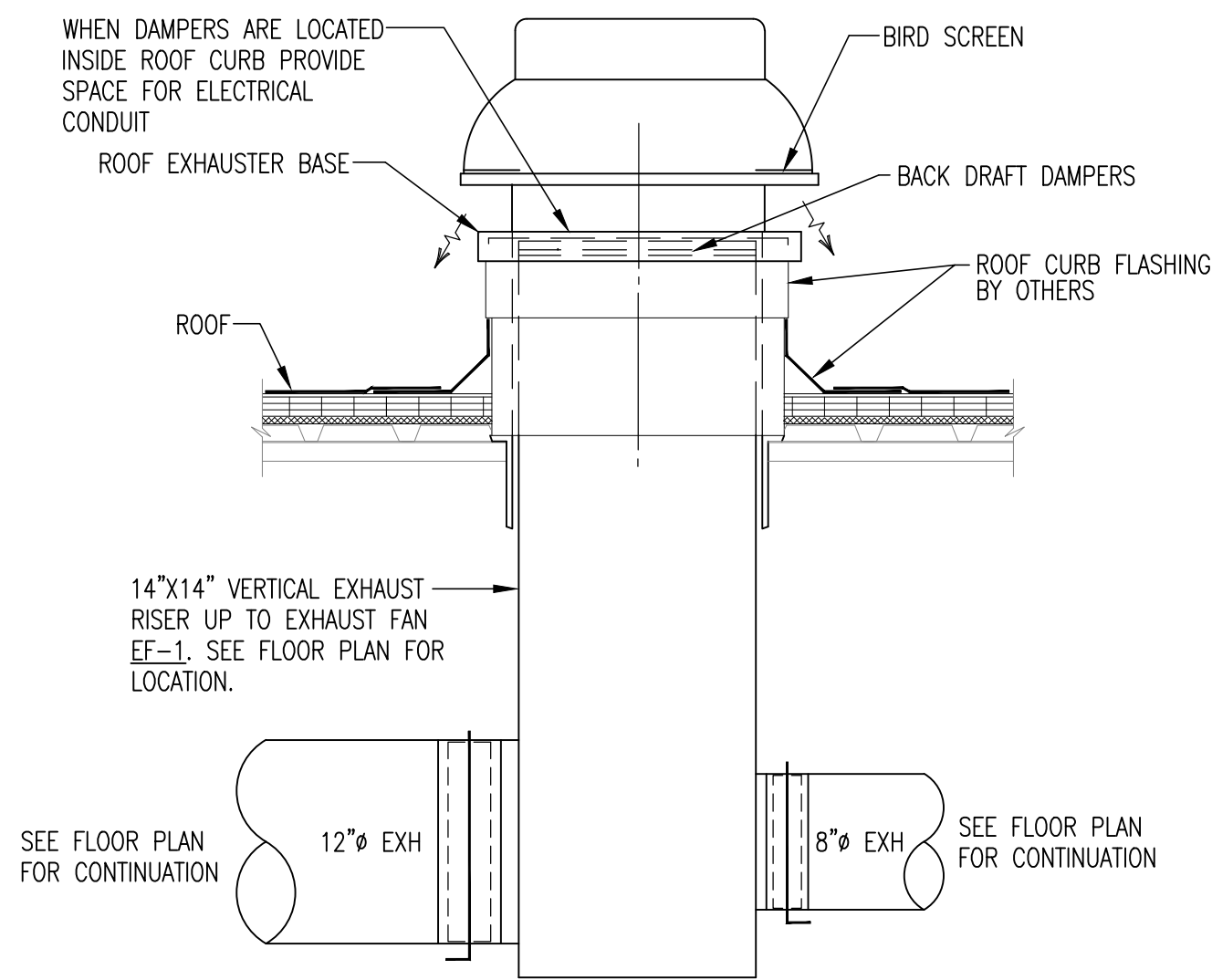
STATE OF TEXAS

ARTHUR F. ELGIN

84638

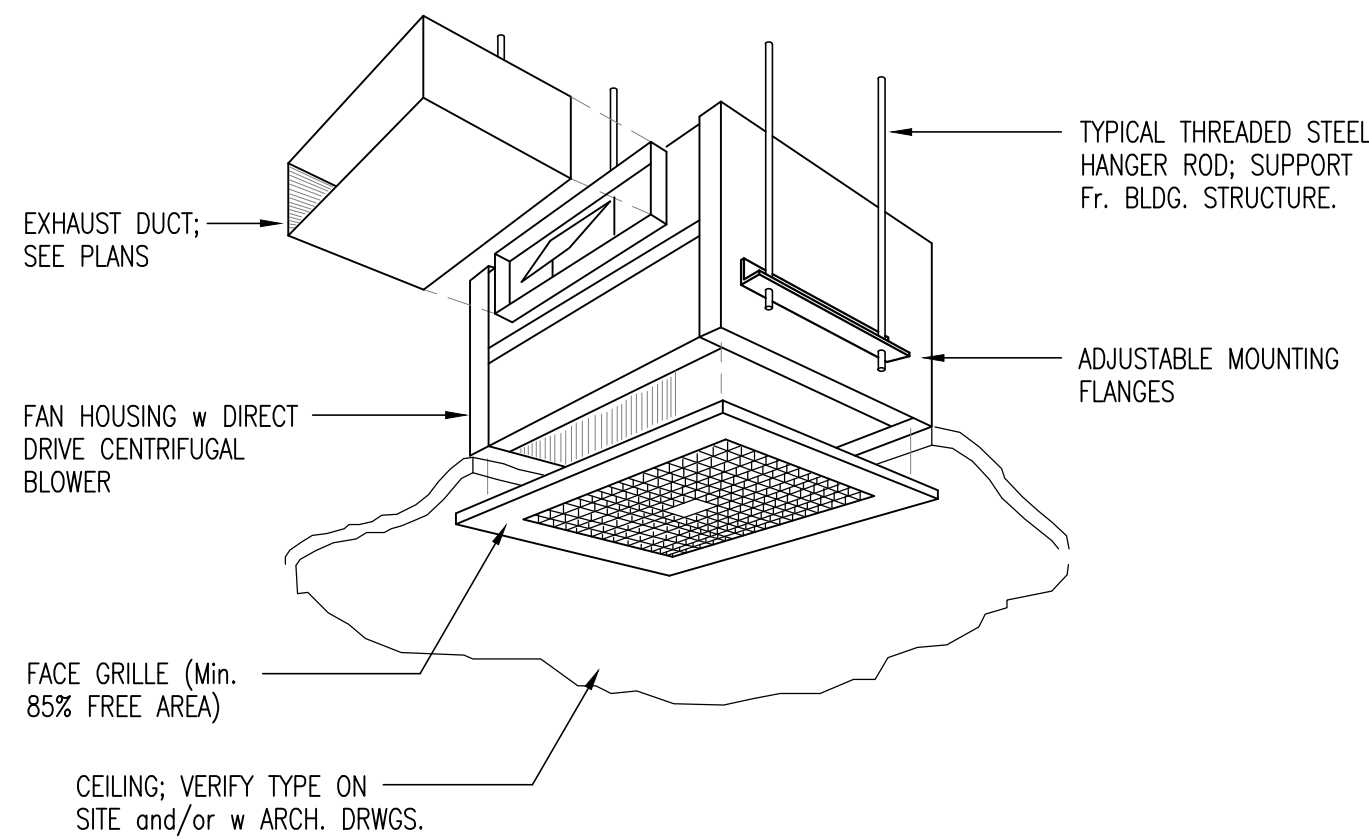
PROFESSIONAL ENGINEER

4/5/24



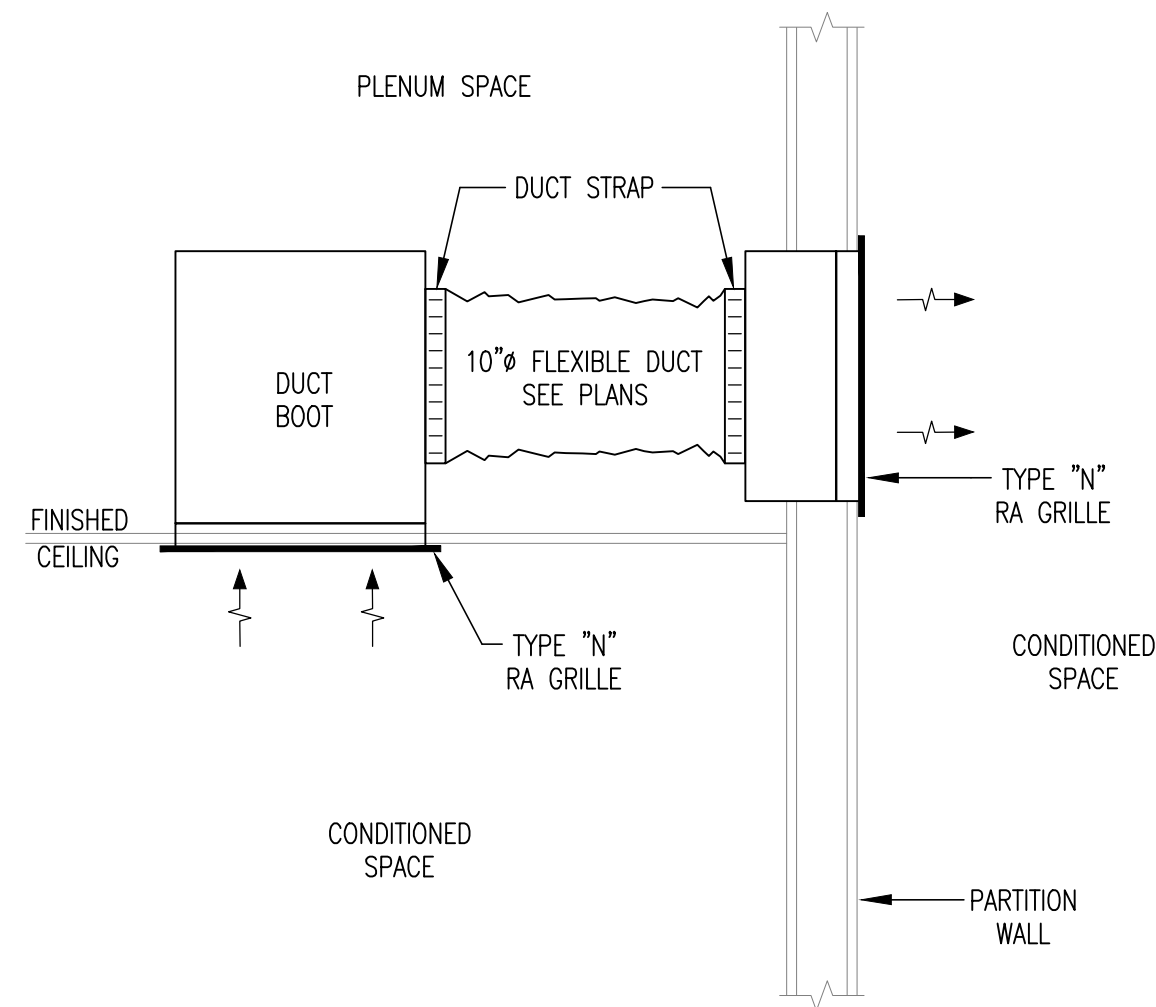
ROOF-MOUNTED
EXHAUST FAN DETAIL

SCALE: NONE



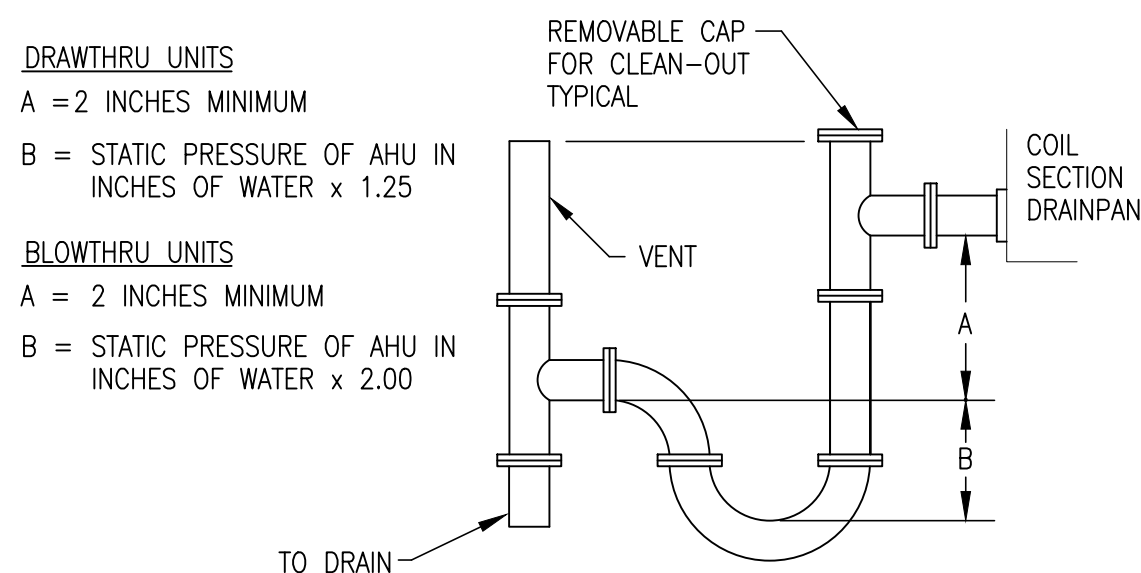
CEILING-MOUNTED
EXHAUST FAN DETAIL

SCALE: NONE



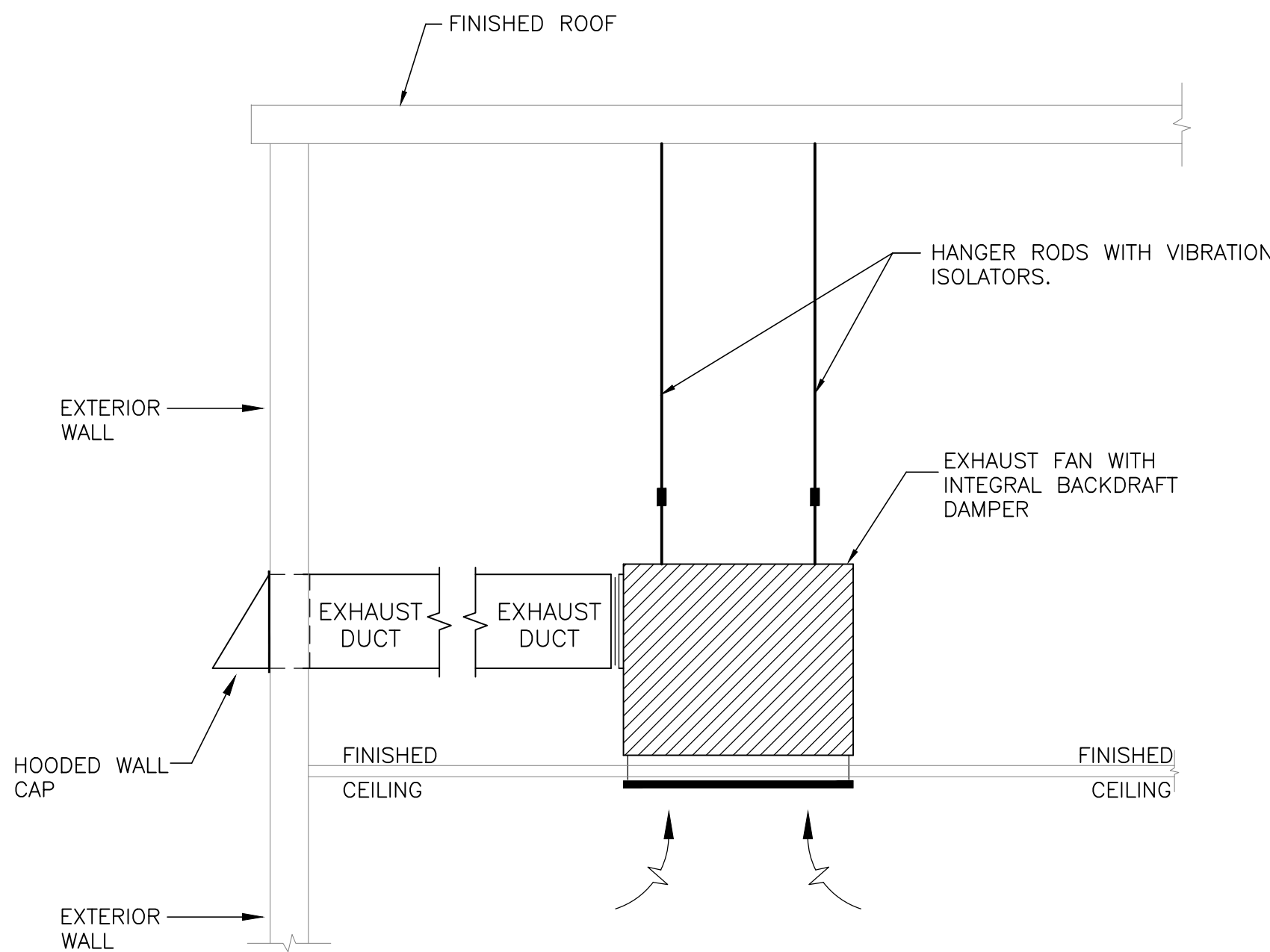
RETURN AIR TRANSFER ASSEMBLY

SCALE: NONE



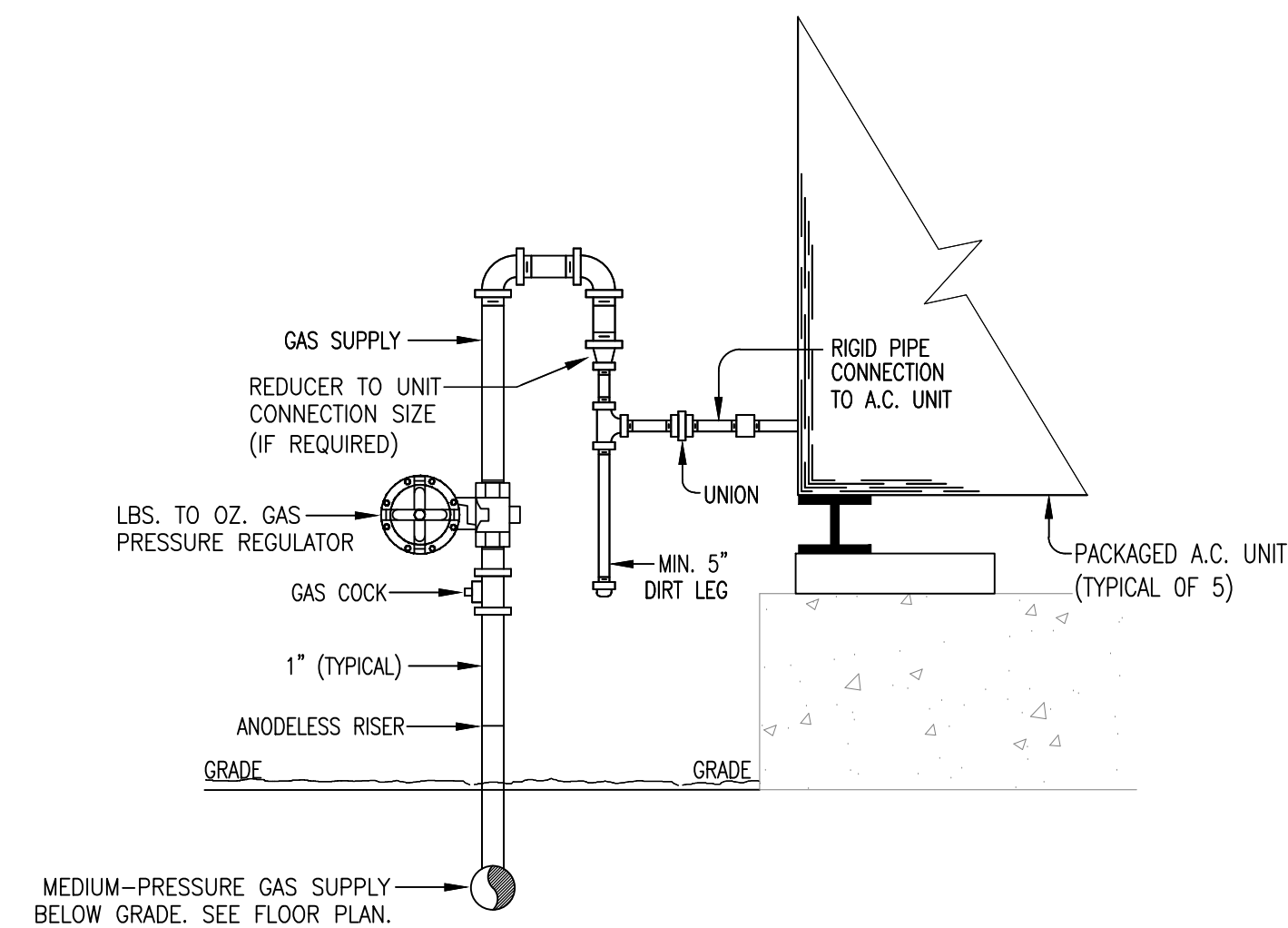
COOLING COIL TRAP DETAIL

SCALE: NONE



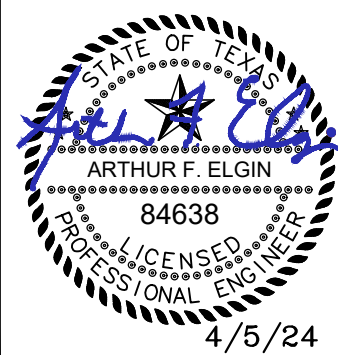
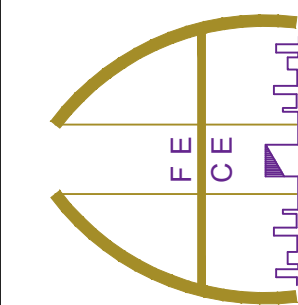
CEILING-MOUNTED
EXHAUST FAN DETAIL

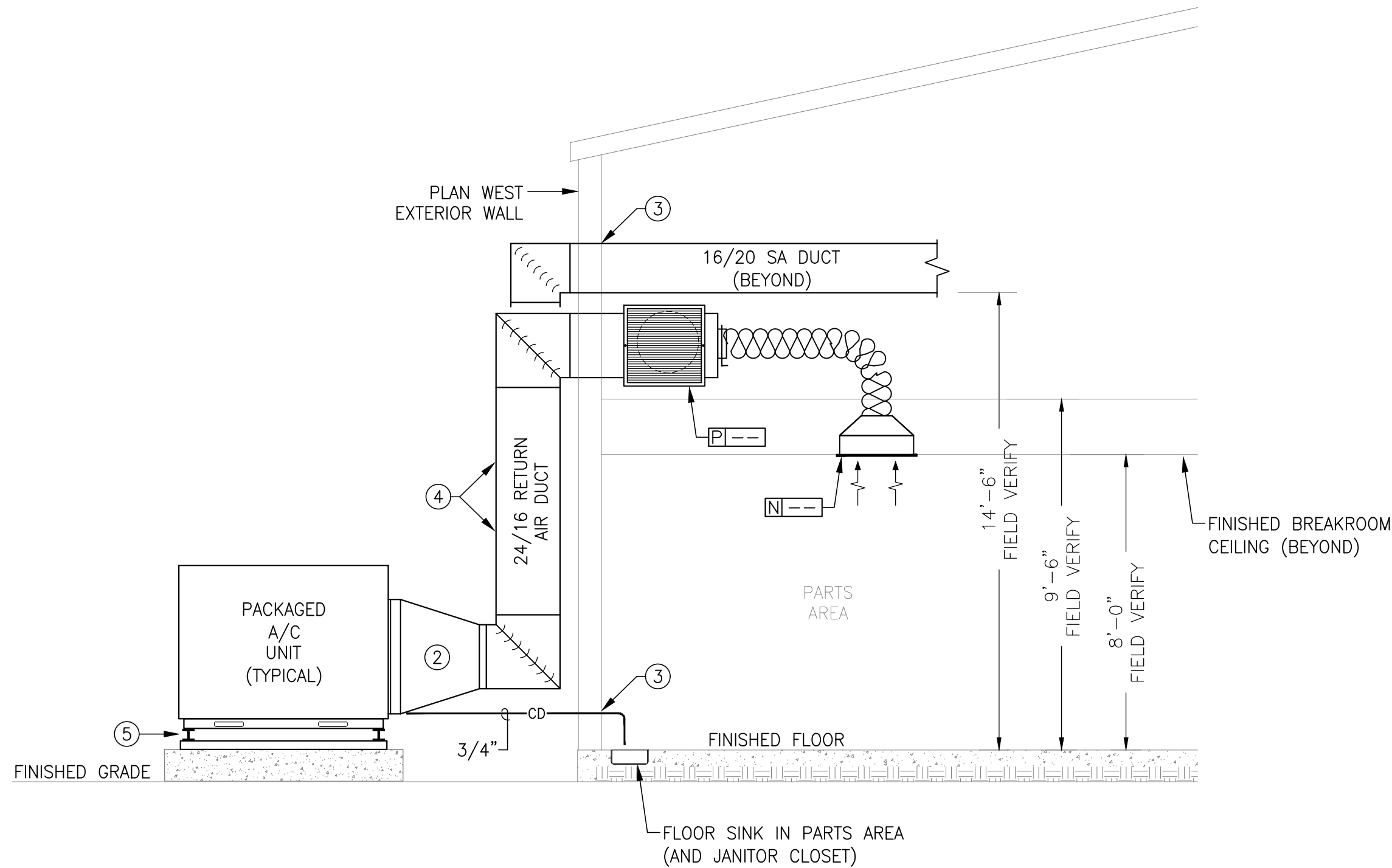
SCALE: NONE



TYPICAL PAD-MOUNTED A/C UNIT
GAS PIPING CONNECTION & SUPPORT DETAIL

SCALE: NONE



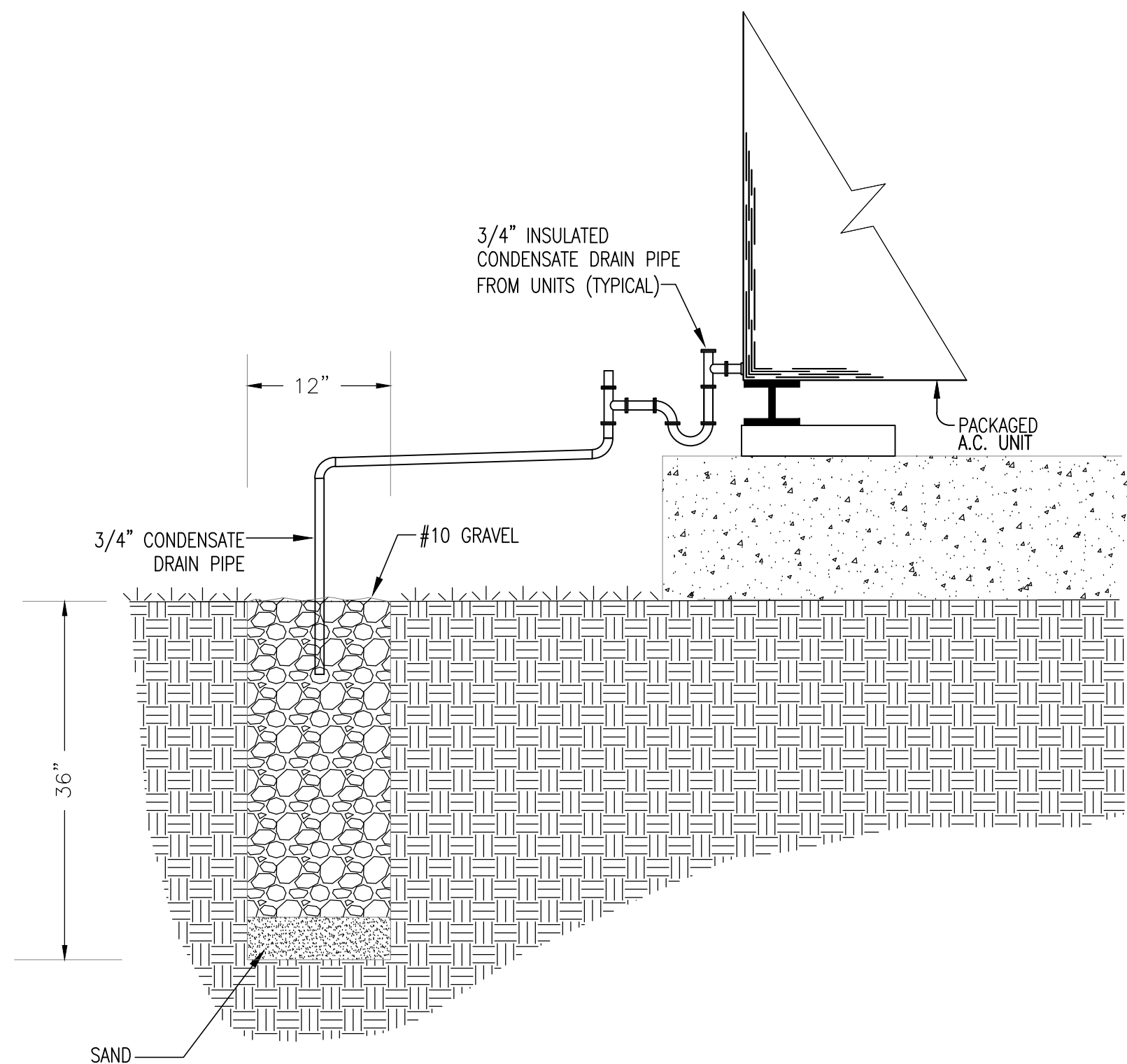


SECTION NOTES:

1. BOTTOM OF DUCT ENTERING BUILDING FROM EXTERIOR AT APPROXIMATELY 13'-0". CONTRACTOR SHALL FIELD VERIFY AND COORDINATE WITH ADJACENT STRUCTURAL ELEMENTS AND OTHER POTENTIAL MISCELLANEOUS AERIAL AND WALL-MOUNTED OBSTRUCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY PACU DUCT CONNECTION SIZES OF UNIT PURCHASED PRIOR TO FABRICATING DUCTWORK CONNECTED TO UNIT AND TRANSITION DUCTWORK AS NEEDED.
3. CONTRACTOR SHALL SEAL ALL WALL PENETRATIONS AIR/WATER TIGHT (TYPICAL).
4. PROVIDE SUPPORT FOR HORIZONTAL AND VERTICAL DUCTWORK FROM GRADE AND EXTERIOR WALL AS RECOMMENDED BY SMACNA.
5. PROVIDE STRUCTURAL SUPPORT UNDER EACH UNIT WITH VIBRATION ISOLATION (TYPICAL).

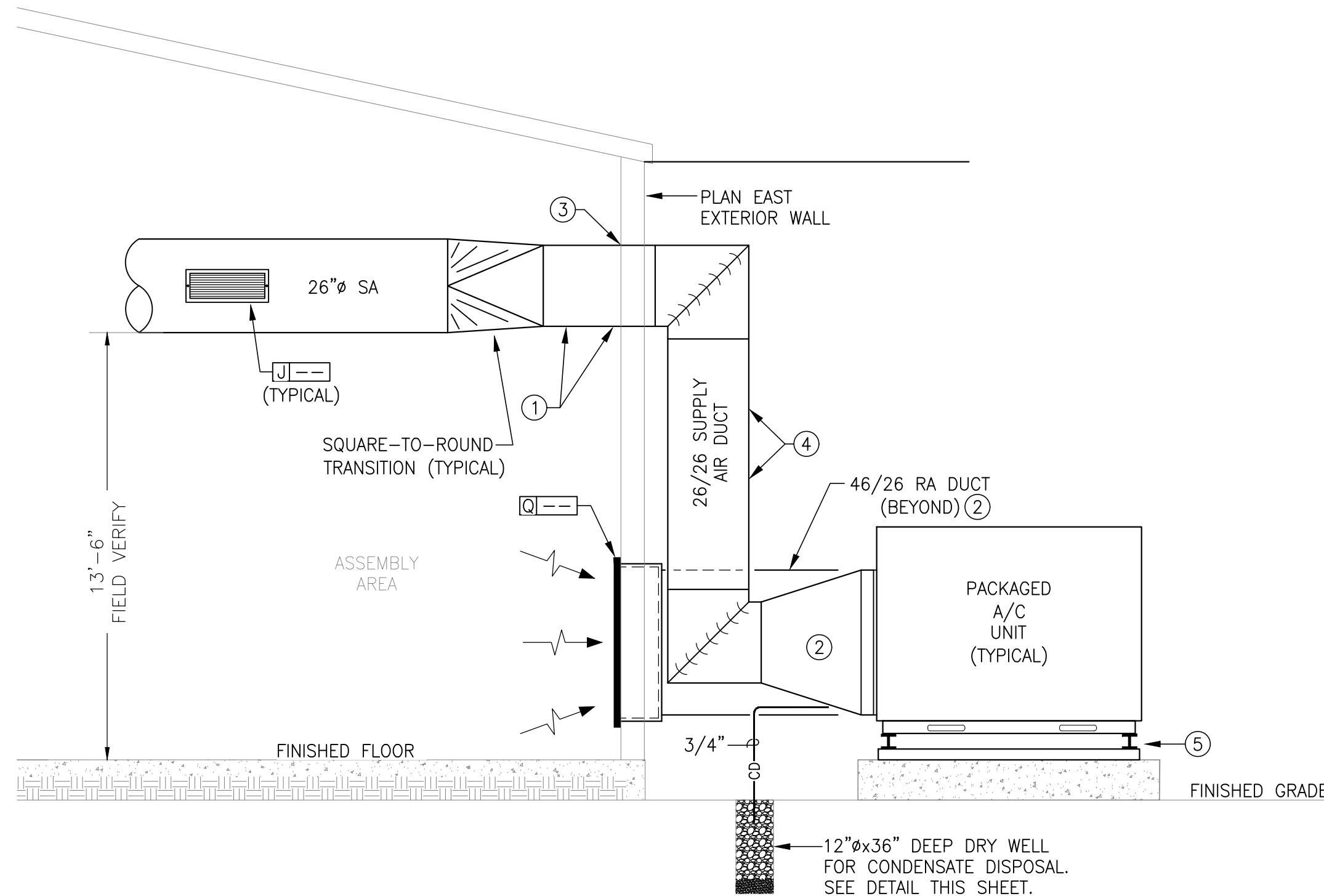
SECTION B - B AT WEST PACUs

SCALE: NONE



DRY WELL DETAIL

SCALE: NONE

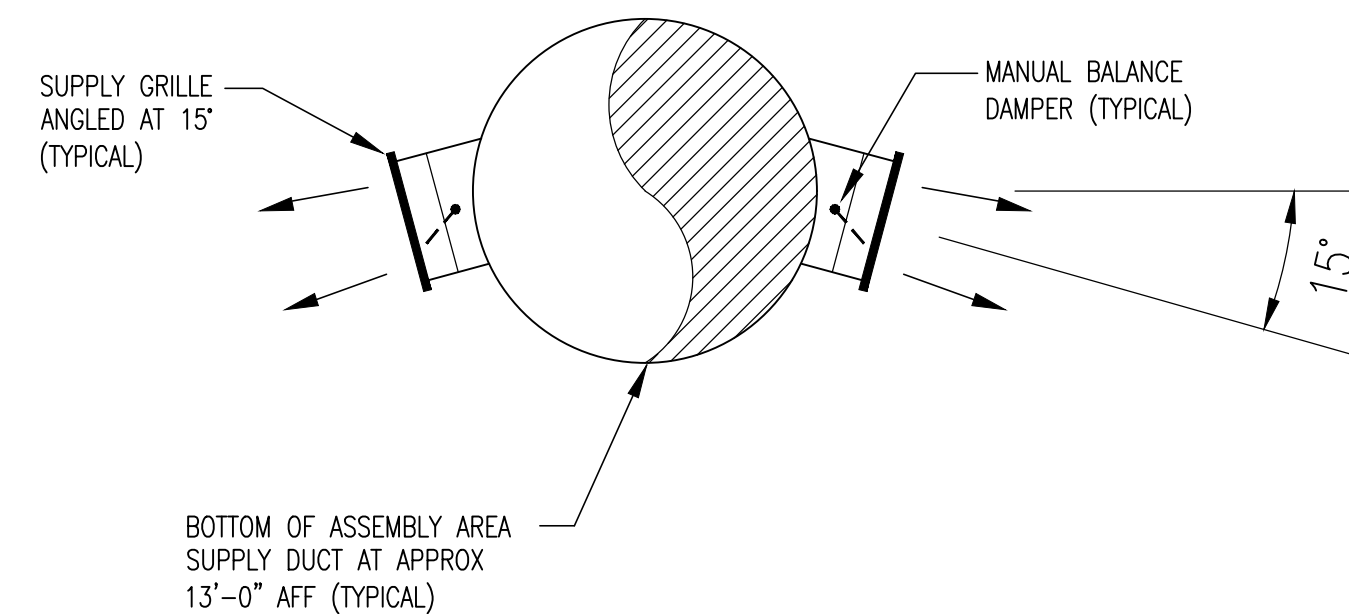


SECTION NOTES:

1. BOTTOM OF DUCT ENTERING BUILDING FROM EXTERIOR AT APPROXIMATELY 13'-0". CONTRACTOR SHALL FIELD VERIFY AND COORDINATE WITH ADJACENT STRUCTURAL ELEMENTS AND OTHER POTENTIAL MISCELLANEOUS AERIAL AND WALL-MOUNTED OBSTRUCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY PACU DUCT CONNECTION SIZES OF UNIT PURCHASED PRIOR TO FABRICATING DUCTWORK CONNECTED TO UNIT AND TRANSITION DUCTWORK AS NEEDED.
3. CONTRACTOR SHALL SEAL ALL WALL PENETRATIONS AIR/WATER TIGHT (TYPICAL).
4. PROVIDE SUPPORT FOR HORIZONTAL AND VERTICAL DUCTWORK FROM GRADE AND EXTERIOR WALL AS RECOMMENDED BY SMACNA.
5. PROVIDE STRUCTURAL SUPPORT UNDER EACH UNIT WITH VIBRATION ISOLATION (TYPICAL).

SECTION A - A AT EAST PACUs

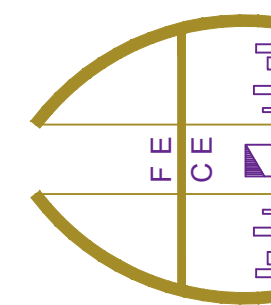
SCALE: NONE



SECTION C - C

SCALE: NONE

A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS



PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
DETAILS
SECTIONS
HVAC



4/5/24

DATE: 4/5/24

REV #1:

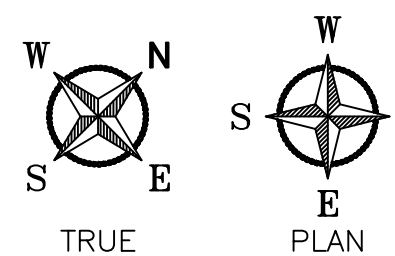
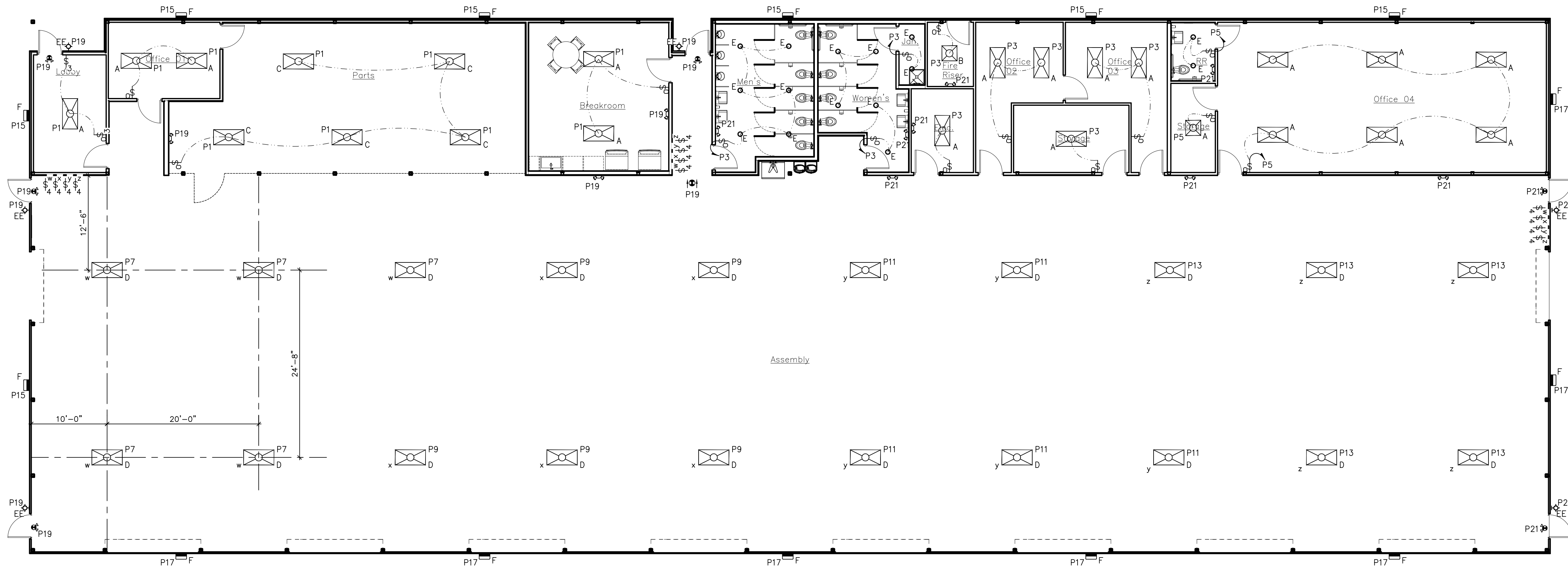
REV #2:

REV #3:

SHEET:

M-5.1

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120
arthur.elgin@afelgin.com • PHONE: (817)928-2373
TBPB FIRM# P-7930 • © COPYRIGHT 2024, A F ELGIN & ASSOCIATES



FLOOR PLAN - LIGHTING
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
- MINIMUM CONDUCTOR SIZE: ALL CIRCUIT HOMERUNS AND ALL CONDUIT AND WIRE CIRCUITS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" DIAMETER.
- ALL WIRING AND CONDUIT SIZES SHALL BE BASED ON THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
- COORDINATE THE EXACT LOCATION OF ALL THERMOSTATS, STARTERS, DISCONNECTS, ETC. AND COORDINATE ALL REQUIREMENTS FOR CONTROL AND POWER WIRING WITH THE MECHANICAL CONTRACTOR OR THE TRADE PROVIDING THE EQUIPMENT.
- WHERE RECEPTACLES ARE SHOWN BACK-TO-BACK ON A COMMON WALL, OFFSET THE TWO BOXES AT LEAST SIX INCHES.
- COORDINATE ALL REQUIREMENTS FOR THE POWER WITH THE LOCAL POWER COMPANY AND ALL REQUIREMENTS FOR THE TELEPHONE SERVICE WITH THE LOCAL TELEPHONE COMPANY.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL COSTS FOR REQUIRED PERMITS FOR ELECTRICAL AND TELEPHONE SERVICE.
- ALL SWITCHES AND RECEPTACLES SHALL BE COMMERCIAL GRADE AND SHALL BE WHITE WITH WHITE PLASTIC COVER PLATES UNLESS INDICATED OTHERWISE.
- PROVIDE THE TYPE OF MOUNTING HARDWARE AND TRIM NECESSARY FOR THE PROPER INSTALLATION OF SPECIFIED LIGHTING FIXTURES IN THE TYPE OF CEILING WHERE INSTALLED.
- ANY EXTERIOR LIGHTING FOR THIS PROJECT SHALL BE CONTROLLED ON/OFF BY PHOTOCELL.
- CONNECT EMERGENCY LIGHT UNITS AND EXIT LIGHTS TO EMERGENCY CIRCUITS AS SHOWN.
- IN ROOMS/AREAS WITH AN OCCUPANCY SENSOR INDICATED, RUN THE LIGHTING CIRCUIT THROUGH THE ASSOCIATED POWER PACK AHEAD OF THE SWITCH(ES). PARALLEL SENSORS IN ROOMS WITH MULTIPLE SENSORS.
- WIRING CONSISTS OF SWITCH LEG AND NEUTRAL UNLESS INDICATED OTHERWISE.

NOTES BY SYMBOL "□":

- INTERIOR DAYLIGHTING LINE OF DEMARCATION PER C405.2.3 OF THE 2015 I.E.C.C. WITH CITY OF DALLAS, TX AMENDMENTS. ALL INTERIOR LIGHTING FIXTURES WITHIN THIS ZONE SHALL BE AUTOMATICALLY DIMMABLE BASED ON THE CURRENT LEVEL OF INTERIOR AMBIENT LIGHTING. SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
- INTEGRATED EXHAUST LIGHTING. SEE HOOD DETAILS FOR ADDITIONAL INFORMATION.

SHEET LEGEND

LIGHT FIXTURE NOMENCLATURE:

- PANEL/CIRCUIT → P1
- FIXTURE TYPE: SEE SCHEDULE
- CONTROLLED BY SWITCH DESIGNATION
- EXIT LIGHT WITH 90 MINUTE BACK-UP BATTERY. SEE LIGHT FIXTURE SCHEDULE
- WALL-MOUNTED EGRESS ILLUMINATION LIGHT WITH 90 MINUTE BACK-UP BATTERY. SEE LIGHT FIXTURE SCHEDULE
- FIXTURES CONTROLLED BY THIS SWITCH
- WALL SWITCH (SINGLE POLE, SINGLE THROW)

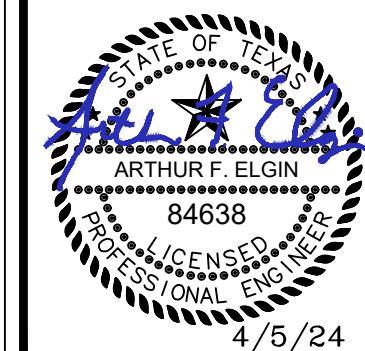
- 3-WAY WALL SWITCH
- WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE
- 3-WAY WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR AND MANUAL OVERRIDE

PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR
SOUTHWEST AMBULANCE SALES, LLC

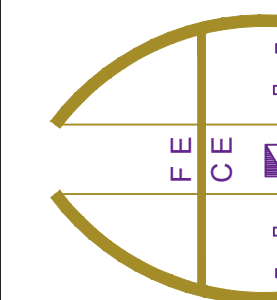
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
**FLOOR PLAN
LIGHTING**



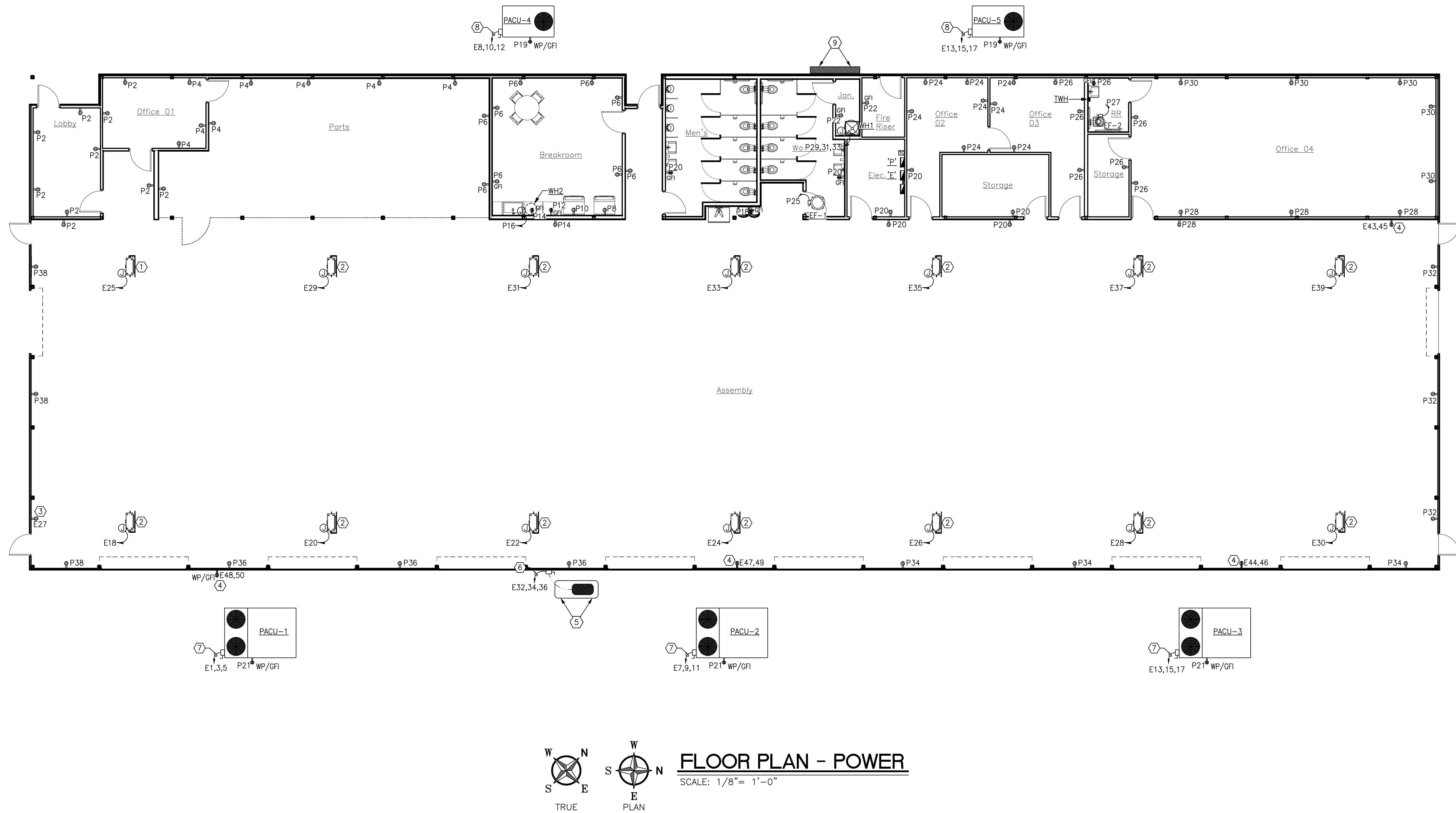
DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

E-2.1



A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120
TBPB FIRM# F-7930 • arthur.elgin@afelgin.com • PHONE: (817)928-2373
© COPYRIGHT 2024, A F ELGIN & ASSOCIATES



GENERAL NOTES

- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
- MINIMUM CONDUCTOR SIZE: ALL CIRCUIT HOMERUNS AND ALL CONDUIT AND WIRE CIRCUITS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" DIAMETER.
- ALL WIRING AND CONDUIT SIZES SHALL BE BASED ON THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
- COORDINATE THE EXACT LOCATION OF ALL THERMOSTATS, STARTERS, DISCONNECTS, ETC. AND COORDINATE ALL REQUIREMENTS FOR CONTROL AND POWER WIRING WITH THE MECHANICAL CONTRACTOR OR THE TRADE PROVIDING THE EQUIPMENT.
- WHERE RECEPTACLES ARE SHOWN BACK-TO-BACK ON A COMMON WALL, OFFSET THE TWO BOXES AT LEAST SIX INCHES.
- COORDINATE ALL REQUIREMENTS FOR THE POWER WITH THE LOCAL POWER COMPANY AND ALL REQUIREMENTS FOR THE TELEPHONE SERVICE WITH THE LOCAL TELEPHONE COMPANY.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL COSTS FOR REQUIRED PERMITS FOR ELECTRICAL AND TELEPHONE SERVICE.
- ALL SWITCHES AND RECEPTACLES SHALL BE COMMERCIAL GRADE AND SHALL BE WHITE WITH WHITE PLASTIC COVER PLATES UNLESS INDICATED OTHERWISE.
- PROVIDE THE TYPE OF MOUNTING HARDWARE AND TRIM NECESSARY FOR THE PROPER INSTALLATION OF SPECIFIED LIGHTING FIXTURES IN THE TYPE OF CEILING WHERE INSTALLED.
- ANY EXTERIOR LIGHTING FOR THIS PROJECT SHALL BE CONTROLLED ON/OFF BY PHOTOCELL.
- CONNECT EMERGENCY LIGHT UNITS AND EXIT LIGHTS TO EMERGENCY CIRCUITS AS SHOWN.
- IN ROOMS/AREAS WITH AN OCCUPANCY SENSOR INDICATED, RUN THE LIGHTING CIRCUIT THROUGH THE ASSOCIATED POWER PACK AHEAD OF THE SWITCH(ES). PARALLEL SENSORS IN ROOMS WITH MULTIPLE SENSORS.
- WIRING CONSISTS OF SWITCH LEG AND NEUTRAL UNLESS INDICATED OTHERWISE.

NOTES BY SYMBOL

- 120V/1Ø-30AMP OVERHEAD ELECTRICAL REEL SUPPORTED FROM STRUCTURE. COORDINATE OUTLET TYPE WITH OWNER DURING CONSTRUCTION. FIELD VERIFY FINAL LOCATION AND CORD LENGTH.
- 120V/1Ø-20AMP OVERHEAD ELECTRICAL REEL SUPPORTED FROM STRUCTURE. COORDINATE OUTLET TYPE WITH OWNER DURING CONSTRUCTION. FIELD VERIFY FINAL LOCATION AND CORD LENGTH.
- 120V/1Ø-30AMP WALL-MOUNTED OUTLET. COORDINATE OUTLET TYPE WITH OWNER DURING CONSTRUCTION. FIELD VERIFY FINAL LOCATION WITH OWNER.
- 220V/1Ø-20AMP WALL-MOUNTED OUTLET. COORDINATE OUTLET TYPE WITH OWNER DURING CONSTRUCTION. FIELD VERIFY FINAL LOCATION WITH OWNER.
- 25-HP AIR COMPRESSOR ON CONCRETE PAD. FIELD VERIFY EXACT LOCATION AND STARTER TYPE.
- EXTEND 3-#2,#6G IN 1-1/4" FROM WALL-MOUNTED NEMA 3R, STARTER/ DISCONNECT TO CIRCUITS SHOWN IN PANEL P.
- EXTEND 3-#8,#10G IN 3/4" FROM WALL-MOUNTED NEMA 3R, NON-FUSED DISCONNECT TO CIRCUITS SHOWN IN PANEL P.
- EXTEND 3-#10,#10G IN 3/4" FROM WALL-MOUNTED NEMA 3R, NON-FUSED DISCONNECT TO CIRCUITS SHOWN IN PANEL P.
- APPROXIMATE LOCATION OF INCOMING ELECTRICAL SERVICE EQUIPMENT. COORDINATE EXACT LOCATION WITH ONCOR ELECTRIC AT THE SITE BEFORE PERFORMING ANY WORK.

SHEET LEGEND

- | | |
|--|---|
| | STANDARD RECEPTACLE, INSTALLED AT 15" AFF TO BOTTOM OF OUTLET, U.N.O. |
| | STANDARD RECEPTACLE, MOUNTED 42" AFF TO BOTTOM OF OUTLET |
| | STANDARD RECEPTACLE WITH GROUND-FAULT CIRCUIT PROTECTION |
| | WALL- OR EQUIPMENT MOUNTED JUNCTION BOX |
| | WALL- OR EQUIPMENT-MOUNTED DISCONNECT SWITCH |

PROPOSED NEW AMBULANCE ASSEMBLY BUILDING

FOR

SOUTHWEST AMBULANCE SALES, LLC

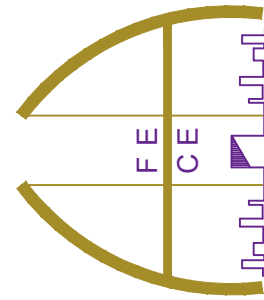
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
FLOOR PLAN
POWER



DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

E-2.2



A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

816 APRIL SOUND CT. SUITE 200 - FT. WORTH, TX 76120
TBPB FIRM# F-7930 • arthur.elgin@afelgin.com • PHONE: (817)928-2373
© COPYRIGHT 2024 A F ELGIN & ASSOCIATES

PANEL: <u> P </u> VOLTS: <u>120/208</u> PHASE: <u> 3 </u> WIRES: <u> 4 </u> TYPE: <u> MCB </u>														
MAIN: <u>200A</u> BUSS(CU) BKR: <u>200A</u> PANEL A.I.C.: <u>10 K</u> MOUNTING: <u>SURFACE</u>														
	LOAD	POLE	TRIP	VA	WIRE	A	B	C	WIRE	VA	TRIP	POLE	LOAD	
1	LIGHTS	1	20	600	12	↖	↗	↘	12	1620	20	1	PLUGS	2
3	LIGHTS	1	20	600	12	↖	↗	↘	12	1440	20	1	PLUGS	4
5	LIGHTS	1	20	500	12	↖	↗	↘	12	1620	20	1	PLUGS	6
7	ASSEMBLY AREA LIGHTS	1	20	800	12	↖	↗	↘	12	1200	20	1	REFRIGERATOR	8
9	ASSEMBLY AREA LIGHTS	1	20	800	12	↖	↗	↘	12	1200	20	1	REFRIGERATOR	10
11	ASSEMBLY AREA LIGHTS	1	20	800	12	↖	↗	↘	12	1500	20	1	MICROWAVE	12
13	ASSEMBLY AREA LIGHTS	1	20	800	12	↖	↗	↘	12	360	20	1	PLUGS	14
15	EXTERIOR LIGHTS	1	20	700	12	↖	↗	↘	12	1650	20	1	WTR HTR WH2	16
17	EXTERIOR LIGHTS	1	20	700	12	↖	↗	↘	12	1200	20	1	ELEC WTR COOLER	18
19	EGRESS LIGHTS+	1	20	200	12	↖	↗	↘	12	360	20	1	PLUGS	20
21	EGRESS LIGHTS+	1	20	200	12	↖	↗	↘	12	540	20	1	PLUGS	22
23	SIGNAGE	1	20	1200	12	↖	↗	↘	12	1440	20	1	PLUGS	24
25	EF-1	1	15	800	12	↖	↗	↘	12	1080	20	1	PLUGS	26
27	EF-2	1	15	100	12	↖	↗	↘	12	900	20	1	PLUGS	28
29	WTR HTR WH1	3	30	6000	8	↖	↗	↘	12	900	20	1	PLUGS	30
31	---				8	↖	↗	↘	12	540	20	1	PLUGS	32
33	---				8	↖	↗	↘	12	720	20	1	PLUGS	34
35	TNKL5 WTR HTR TWH	2	30	4100	8	↖	↗	↘	12	720	20	1	PLUGS	36
37	---				8	↖	↗	↘	12	720	20	1	PLUGS	38
39	SPARE	1	20			↖	↗	↘			20	1	SPARE	40
41	SPARE	1	20			↖	↗	↘			20	1	SPARE	42

LIGHTING AND WATER HEATER LOADS ARE CALCULATED @ 125%

SUMMARY	CONNECTED LOAD VA	DEMAND* LOAD VA
EQUIPMENT	17,750	20,688
LIGHTS	7,900	9,875
RECEPTACLES**	12,960	11,480
TOTAL	38,610	42,043 = 117 A

* - PER NEC 220.60 ** - PER NEC 220.44 *** - PER NEC 220.56
+ - PROVIDE A SINGLE POLE, CLAMP-ON TYPE, CIRCUIT BREAKER LOCKOUT DEVICE AND KEYED PAD LOCK FOR THIS EMERGENCY CIRCUIT. DEVICE SHALL BE RED IN COLOR. PROVIDE BRADY MODEL #65396 OR EQUAL DEVICE.

PANEL E - SECTION 1

PANEL: E VOLTS: 120/208 PHASE: 3 WIRES: 4 TYPE: MLO

MAIN: 400A BUSS(CU) BKR: 400A PANEL A.I.C.: 10 K MOUNTING: SURFACE

	LOAD	POLE	TRIP	VA	WIRE	A	B	C	WIRE	VA	TRIP	POLE	LOAD				
1	PACU-1	3	45	10088	8	↖	↗	↘	8	10088	45	3	PACU-3	2			
3	---				8	↖	↗	↘	8				---	4			
5	---				8	↖	↗	↘	8				---	6			
7	PACU-2	3	40	9224	8	↖	↗	↘	10	6341	25	3	PACU-4	8			
9	---				8	↖	↗	↘	10				---	10			
11	---				8	↖	↗	↘	10				---	12			
13	PACU-5	3	25	6341	10	↖	↗	↘						14			
15	---				10	↖	↗	↘	10				2500	30	1	OVRHD HOSE REEL	16
17	---				10	↖	↗	↘	12				1500	20	1	OVRHD HOSE REEL	18
19	QUAD RECEPTACLES	1	20	720	12	↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	20			
21	QUAD RECEPTACLES	1	20	1080	12	↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	22			
23						↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	24			
25	OVRHD HOSE REEL	1	30	2500	10	↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	26			
27	OVRHD HOSE REEL	1	30	1500	10	↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	28			
29	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘	12	1500	20	1	OVRHD HOSE REEL	30			
31	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘	2	28176	110	3	25HP COMPRESSOR	32			
33	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘	2					---	34		
35	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘	2					---	36		
37	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘						38			
39	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘						40			
41	OVRHD HOSE REEL	1	20	1500	12	↖	↗	↘						42			

LIGHTING WATER HEATER LOADS ARE CALCULATED @ 125%

SUMMARY	CONNECTED LOAD VA	DEMAND* LOAD VA
EQUIPMENT	70,258	77,302
LIGHTS	-----	-----
RECEPTACLES**	46,800	37,600
TOTAL	117,058	114,902 = 319 A

* - PER NEC 220.60 ** - PER NEC 220.44 *** - PER NEC 220.56

PANEL E - SECTION 2

PANEL: E VOLTS: 120/208 PHASE: 3 WIRES: 4 TYPE: MLO

MAIN: --- BUSS(CU) BKR: --- PANEL A.I.C.: 10 K MOUNTING: SURFACE

	LOAD	POLE	TRIP	VA	WIRE	A	B	C	WIRE	VA	TRIP	POLE	LOAD	
43	240V OUTLET	2	20	3500	12	↖	↗	↘	12	3500	20	2	240V OUTLET	44
45	---				12	↖	↗	↘	12				---	46
47	240V OUTLET				12	↖	↗	↘	12				240V OUTLET	48
49	---	2	20	3500	12	↖	↗	↘	12				---	50
51	240V OUTLET				12	↖	↗	↘	12	240V OUTLET	52			
53	---				12	↖	↗	↘				54		
55						↖	↗	↘			20	1	SPARE	56
57	SPARE	1	20			↖	↗	↘			20	1	SPARE	58
59	SPARE	1	20			↖	↗	↘			20	1	SPARE	60
61	SPARE	1	20			↖	↗	↘			20	1	SPARE	62
63						↖	↗	↘			20	1	SPARE	64
65						↖	↗	↘						66
67						↖	↗	↘						68
69						↖	↗	↘						70
71						↖	↗	↘						72
73						↖	↗	↘						74
75						↖	↗	↘						76
77						↖	↗	↘						78
79						↖	↗	↘						80
81						↖	↗	↘						82
83						↖	↗	↘						84

LIGHTING WATER HEATER LOADS ARE CALCULATED @ 125%

SUMMARY	CONNECTED LOAD VA	DEMAND* LOAD VA
EQUIPMENT	-----	-----
LIGHTS	-----	-----
RECEPTACLES**	-----	-----
TOTAL	-----	=

* - PER NEC 220.60 ** - PER NEC 220.44 *** - PER NEC 220.56

ELECTRICAL LOAD SUMMARY					
CATEGORY (NEW LOADS)	120/208V 3Ø				
	CONNECTED		DEMAND FACTOR	DEMAND	
	VA	AMPS		VA	AMPS
LIGHTING:	7,900	21.93	1.25	9,875	27.41
RECEPTACLE 1ST 10K:	10,000	22.50	1.00	10,000	22.50
RECEPTACLE REMAINDER @ 75%:	49,760	138.11	0.75	37,320	103.58
EQUIPMENT (INCLUDING LARGEST MOTOR)	88,008	244.26	NEC 220.60	95,052	263.81
GRAND—TOTAL (ALL LOADS):	155,668	432.05		152,247	422.56
INCOMING ELECTRICAL SERVICE (AMPS):					600

LIGHT FIXTURE SCHEDULE										
MARK	DESCRIPTION	LAMPS				WATTS PER FIXTURE	PROPOSED MOUNTING HEIGHT (FT)	MANUFACTURER & MODEL		NOTES
		TYPE	VOLT	COLOR	LUMENS					
A	2x4 SURFACE-MOUNTED TROFFER LED	LED	MULTI	4000K	7,807	53	8'-0"	LITHONIA: 2GTL4 72L SWL LP840 40K MVOLT		1,2
B	2x2 SURFACE-MOUNTED TROFFER LED	LED	MULTI	4000K	5,110	42	8'-0"	LITHONIA: 2GTL2 48L SWL LP840 MVOLT		1,2
C	2X4 HIGH BAY LED	LED	MULTI	4000K	10,939	100	13'-0"	LITHONIA: IBL 12L ND LP840		1,2,4
D	2X4 HIGH BAY LED	LED	MULTI	4000K	19,202	197	13'-0"	LITHONIA: IBL 24L ND SD125 LP840		
E	6" RECESSED CAN LED	LED	120	4000K	1,091	13	8'-0"	JUNO: WF6 ADJ LED 30K40K50K 90CRI_4000K		1,2
EE	WALL-MOUNTED SECURITY/EGRESS	LED	MULTI	4000K	1,454	11	7'-0" AFG (FIELD VERIFY)	LITHONIA: ARC1 LED P1 40K		2,3,5
F	EXTERIOR WALL-MOUNTED FACADE	LED	MULTI	4000K	7,118	87	13'-0" AFG (FIELD VERIFY)	LITHONIA: OLWX2 LED 90W 40K DDB M2		2,3
	SINGLE (OR DOUBLE) FACED EXIT LIGHT WITH DIRECTIONAL ARROWS	LED	MULTI	-	-	5	8'-0" (FIELD VERIFY)	LITHONIA EDGC, WHITE WITH RED LETTERS, STANDARD BATTERY PACK.		5
	SURFACE EXIT LIGHT WITH COMBINATION EGRESS LIGHT	LED	120	-	-	5	CEILING/WALL SURFACE	LITHONIA LHQM LED R, WHITE WITH RED LETTERS, STANDARD BATTERY PACK.		5
	SURFACE WALL- MOUNTED EMERGENCY BATTERY LIGHT UNIT.	LED	120	-	-	-	7'-6" (FIELD VERIFY)	LITHONIA ELM6 LED W LP03VS, WHITE, PROVIDES 90 MIN OF ILLUMINATION. MOUNT FIXTURE AT 9'-0" AFF.		5
SCHEDULE NOTES: 1. CONSTANT 0 - 10VDC DIMMING DOWN TO 1% 2. FINAL FIXTURE COLOR AND/OR TEXTURE TO BE SELECTED BY ARCHITECT 3. PROVIDE FIXTURE SUITABLE FOR WET LOCATIONS 4. PROVIDE ADJUSTABLE EXTENSION CABLE/STEM AS REQUIRED TO ACHIEVE LISTED HEIGHT TO BOTTOM OF FIXTURE. 5. PROVIDE BATTERY BACKUP PACK CAPABLE OF 90 MINUTES OF EMERGENCY EGRESS/POINT-OF-REFUGE ILLUMINATION 6. PROVIDE FIXTURE WITH INTEGRAL PHOTO-SENSING, AUTO-DIMMING DAYLIGHTING CONTROLS.										

A F ELGIN & ASSOCIATES
CONSULTING ENGINEERS

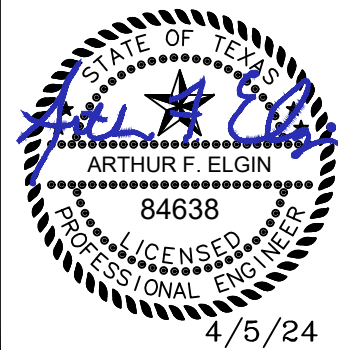


PROPOSED NEW AMBULANCE ASSEMBLY BUILDING
FOR

SOUTHWEST AMBULANCE SALES, LLC

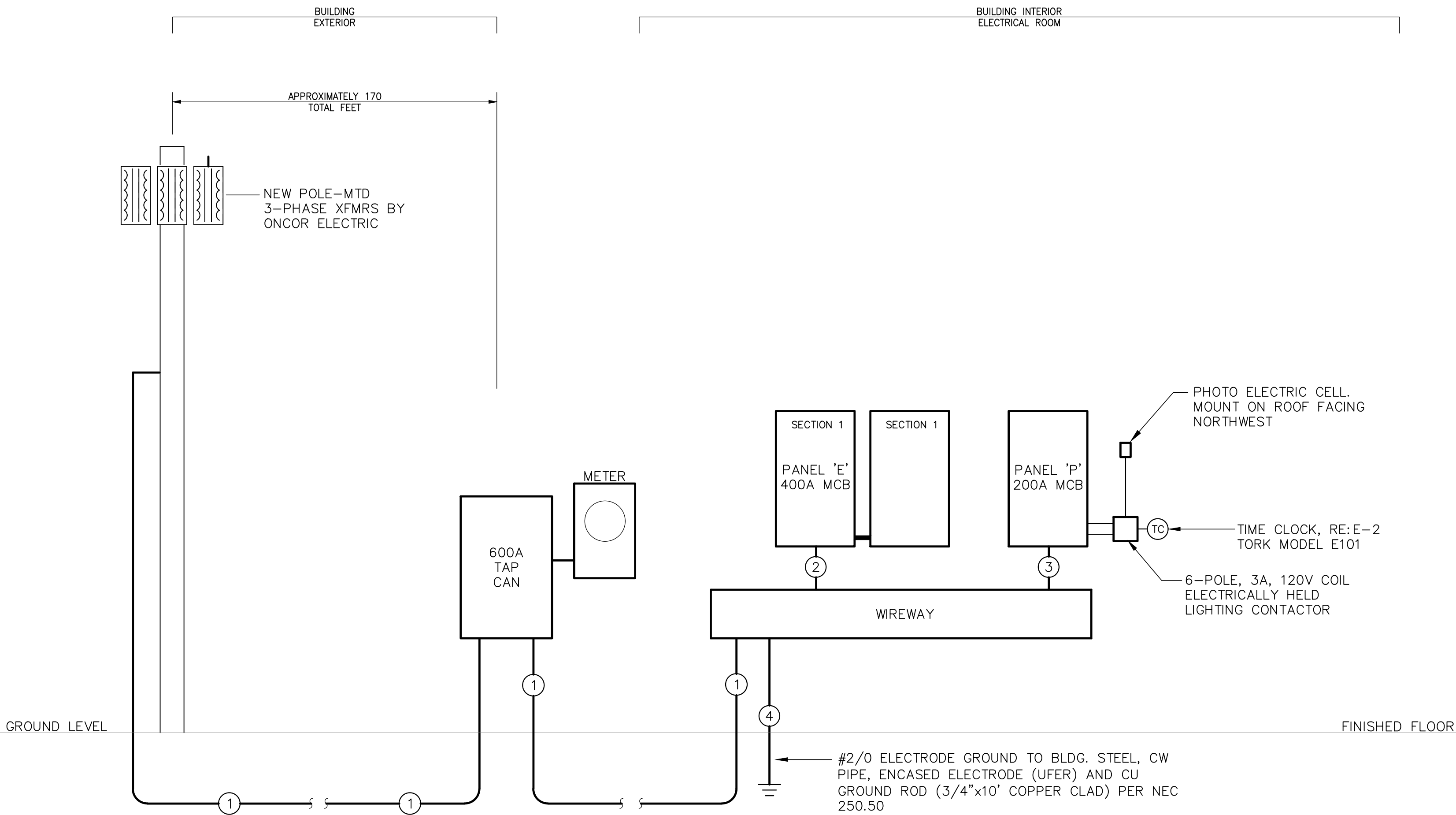
517 EAST KENNEDALE PARKWAY
KENNEDALE, TEXAS 76060

SHEET TITLE:
SCHEDULES
ELECTRICAL



DATE: 4/5/24
REV #1:
REV #2:
REV #3:
SHEET:

E-3.1



BUILDING ELECTRICAL RISER DIAGRAM
N.T.S.

FEEDER SCHEDULE

①	TWO (2) 4" PVC CONDUITS EACH WITH 4 #350 KCMIL
②	TWO (2) 2" EMT CONDUITS EACH WITH 4 #3/0 & ONE (1) #2 GND CU
③	ONE (1) 2" EMT CONDUIT WITH 4 #3/0 & ONE (1) #2 GND CU
④	#2/0 BARE CU GROUNDING CONDUCTORS
⑤	

FAULT CURRENT CALCULATION*

NEW POLE-MOUNTED 3Ø TRANSFORMER BANK
ASSUME: 225 KVA; Z = 4.0%
ASSUME: COPPER CONDUCTORS FROM TRANSFORMERS TO NEW SERVICE ENTRANCE EQUIPMENT
ASSUME: 170 FT TOTAL DISTANCE FROM NEW POLE-MOUNTED XFMRs TO INCOMING SERVICE EQUIPMENT

$$I_{fl} = \frac{kVA \times 1000}{208 \times 1.732}$$

$$I_{fl} = \frac{225 \times 1000}{360.3} = 625 \text{ A}$$

$$\text{MULTIPLIER} = \frac{100}{0.9 \times 4.0} = 27.78$$

$$I_{sc} = 625 \text{ A} \times 27.78 = 17,363 \text{ A}$$

$$f = \frac{1.732 \times 170 \times 17,363}{19,704 \times 2 \times 208} = 0.624$$

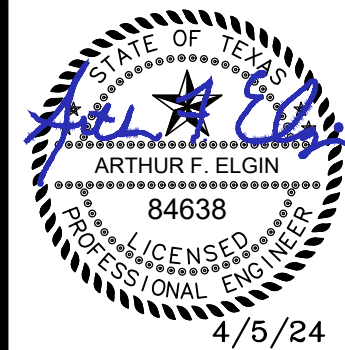
$$M = \frac{1}{1 + 0.624} = 0.616$$

$$I_{sc} = 17,363 \times 0.616 = 10,693 \text{ A}$$

AVAILABLE 3Ø FAULT = 10.69 KAIC*

*-FAULT CURRENT CALCULATION ABOVE WAS BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE ELECTRICAL CONTRACTOR SHALL:

1. VERIFY ACTUAL TRANSFORMER SIZE AND IMPEDANCE WITH POWER COMPANY
2. FIELD VERIFY ACTUAL DISTANCE FROM TRANSFORMER BANK TO SERVICE ENTRANCE EQUIPMENT
3. RE-CALCULATE THE FAULT CURRENT VALUE BASED ON THE ACTUAL DATA
4. PROVIDE ELECTRICAL SERVICE EQUIPMENT THAT MEETS OR EXCEEDS THE ACTUAL, CALCULATED VALUE





STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

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

SUBJECT
Discuss and take action on a resurfacing project for the Kennedale TownCenter Playground. - Action Item

ORIGINATED BY
Kristian Sugrim, Director of Public Works

SUMMARY
The parks in the City of Kennedale play a vital role in preserving and enhancing the quality of life for Kennedale's residents. Currently, our Town Center Playground is in dire need of a resurfacing upgrade to provide a safe playing environment. This was one of many recommendations from the Kennedale Park Board.

RECOMMENDATION
Approve

ATTACHMENTS		
1.	Kennedale CH Play Surfacing (EWF) Kraftsman Quote Q82204 9-3-24	Kennedale CH Play Surfacing (EWF) Kraftsman Quote Q82204 9-3-24.pdf



Kraftsman
COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q82204

Date: 09/03/2024

Project: 30446

Created By: Jeff Goodman

Quote Name: EWF

Page 1 of 4

BILL TO

Kennedale, City of ☎ 847-538-7375
Kristian Sugrim
Kennedale CH Play Surfacing
405 Municipal Dr
Kennedale, TX 76060

SHIP TO

Kennedale, City of ☎ 847-538-7375
Kristian Sugrim ☎ 817-985-2170
Kennedale CH Play Surfacing
405 Municipal Dr
Kennedale, TX 76060

Terms:
Percentage Completed Draws

QTY	Code	Description	Size	Weight	Color
	DISCBB	Proposal includes Discount on BuyBoard Purchase, BuyBoard Contract #679-22			
110	REMOVE EWF	Removal, haul off, and disposal of existing wood fiber. By: Kraftsman	5887 SF		
4	FABRIC	Polyspun Soil Separator		40	
280	EWF	Engineered Wood Fiber for playgrounds - Calculated with 30% additional materials above what is required to allow for natural settling and compacting			Natural
Total:				\$27,561.42	

Initials _____



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q82204

Date: 09/03/2024

Project: 30446

Created By: Jeff Goodman

Quote Name: EWF

Page 2 of 4

Special Terms and Conditions

Items not included:

These items are not included (unless separately listed in line-items of proposal):

- Finish landscaping, sodding or seeding of disturbed areas. All disturbed areas to be leveled and raked out.
- Concrete lead walks or adjoining observation concrete deck areas.
- Excavation and Drainage of area for fall surfacing.
- Removal of existing fall surface materials.
- Removal of existing equipment.
- Storm Water Pollution Controls for project site.
- Temporary security fence during construction.
- Site usage signage for use instructions, rules, safety, or emergency notifications as needed or required.
- Shade systems or site amenities.
- Anything not specifically listed in line items of proposal.

Buy Board:

Proposal is submitted with applicable discounts per Buy Board program to reflect established discounts.

Sales Tax Exempt:

Sales tax is not included in prices quoted. Customer is to supply Sales Tax Exemption or Sales Tax Resale certificate at time of acceptance of proposal, or sales tax will be added to final contract and invoicing for the project.

Insurance Terms:

Kraftsman will supply a certificate of insurance verifying the limits of coverage. See terms page for details and charges for naming additional insured parties or adding special coverage's if required.

Credit Card terms:

If paying by American Express, there is a 6% processing fee charge. If paying by Visa or Master Card, there is a 4% processing fee charge.

Monthly Progress Billings

All work completed and materials stored as of the last day of the month shall be billed on or before the 25th of said month. Payments to be received by the 15th of the following month.

Shipping Charges

Unless noted otherwise on quote, all shipping and handling charges on quote are firm for duration of 90 days.

No Bonding Included:

No performance, or payment bonds, and/or maintenance bonds are included. These are available upon request at additional cost for the bonds and processing.

Delivery and Unloading:

If Installation is purchased: Kraftsman is responsible for ensuring that adequate staff and equipment resources are available for timely off-loading, safe handling, and secure storage of equipment upon receipt from motor freight carrier of installed product shipments. Unloading of materials from the truck will potentially require material handling equipment, i.e. forklift, pallet jack(s), to properly remove equipment from the delivery truck. In Most Cases when Kraftsman is installing a project the product will be received at Kraftsman's Warehouse and stored until needed on the project. Then transported to the site at the time of installation.

Installation of Playground:

Installation quoted includes:

- A. Receiving and unloading of equipment
- B. All labor, tools, machinery, and equipment as necessary for installation.

Initials _____



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q82204

Date: 09/03/2024

Project: 30446

Created By: Jeff Goodman

Quote Name: EWF

Page 3 of 4

Project Completion Playgrounds:

Allow 2 to 4 weeks for preparation of plans, drawings, and submittals after acceptance of proposal provided that the following has been completed and approved by the customer:

- Project product submittals reviewed, approved and returned.
- Completed Color selection sheet (signed and dated)
- Physical project address
- All contact names and phone numbers
- Exemption certificate
- Deposit per contract

Allow adequate time for processing and procuring construction permits if required.

Allow approximately 3 to 6 weeks for project completion upon equipment delivery from manufacturer (see Lead Time Note for ship times from manufactures), issuance of building permits if required, weather permitting.

Surfacing:

Yearly Roll Coat Maintenance of Poured in Place is recommended every 18 months and is required to remain compliant with warranty.

Force Majeure:

Each Party shall be excused from liability for the failure or delay in performance of any obligation under this Agreement (other than failure to make payment when due) by reason of any event beyond such Party's reasonable control including but not limited to Acts of God, fire, flood, explosion, earthquake, pandemic flu, or other natural forces, governmental orders or directives, war, civil unrest, acts of terrorism, accident, destruction or other casualty, any lack or failure of transportation facilities, any lack or failure of supply of raw materials, or any other event similar to those enumerated above. Such excuse from liability shall be effective only to the extent and duration of the event(s) causing the failure or delay in performance and provided that the Party has not caused such event(s) to occur. Notice of a Party's failure or delay in performance due to force majeure must be given to the other Party within (20) days after its occurrence has become identified by the Party. All delivery dates under this Agreement that have been affected by force majeure shall be tolled for the duration of such force majeure. In no event shall any Party be required to prevent or settle any labor disturbance or dispute, or to act outside of compliance with governmental orders or directives.

NotePricing - Rubber Surfacing

Due to the current volatility of the surfacing raw materials market, shipping & labor –

Pricing good for 30 days. Expired proposals may be subject to a price increase of up to 3%

*Please contact your sales rep for current pricing of all expired proposals

Initials _____



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q82204

Date: 09/03/2024

Project: 30446

Created By: Jeff Goodman

Quote Name: EWF

Page 4 of 4

General Terms and Conditions

Bill To:

Kennedale, City of

Ship To:

Kennedale, City of

Terms:

Percentage Completed Draws

CONDITIONS OF SALE

- Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the contract.
- No returns of merchandise will be accepted unless previously authorized in writing by Kraftsman. All returns are subject to restocking fee of 25% plus freight charges incurred for return to original shipment origination.
- Title for all equipment is reserved by Kraftsman Commercial Playgrounds and Water Parks until payment in full is received. The right to enter the property and repossess said equipment is hereby granted to Kraftsman Commercial Playgrounds and Water Parks if payment is not rendered in accordance with the terms above. All payments made prior to repossession under this contract shall be forfeited to Kraftsman Commercial Playgrounds and Water Parks as cost incurred to recover the equipment. Repossession of product does not waive any damages or costs due as awarded by the court.
- All collections or litigation concerning this contract shall be governed by the laws of the State of Texas, with venue in Harris County.
- Kraftsman warrants the merchandise on this proposal to be up to the manufacturers published standards as to material and workmanship. See catalogs or attached drawings for specific layouts, warranties, and specifications.
- Kraftsman reserves the right to review contract for final acceptance by management and to make corrections of clerical errors.
- A service charge of 1.5% per month will be assessed on all past due amounts.
- Payments to Kraftsman by credit card will incur a processing fee of 4% for Visa and MasterCard, and 6% for American Express
- Installation services include all labor, equipment required to complete the job, and insurance coverage's as required by law. Extra installation charges will incur for abnormal sub surfaces, ie. rock, landfill, etc. Price quoted includes Kraftsman's standard insurance coverages of \$2 million in General Liability & Completed operations, \$1 million in Automobile Liability, \$1 million per occurrence/\$2 aggregate in Workman's Compensation. Any charges by Kraftsman's insurance carrier or agents for adding General Contractor or Owner as additional insured, waivers of subrogation, or changes to standard coverage shall be added to contract charges. No performance bond or labor and material payment bonds shall be provided by Kraftsman, unless listed as individual line item in proposal.
- Kraftsman Commercial Playgrounds and Water Parks is not liable for damages to underground utilities, and irrigations systems during installation. It is the customers responsibility to locate all underground utilities.
- Building permits required by local or state authorities & municipalities are not included and are the responsibility of the owner of the property, unless specifically included as a line item in the proposal. If you want Kraftsman to handle required permitting please contact our office and we will provide a quote if not included as a line item within this proposal.
- This proposal may be withdrawn by Kraftsman if not accepted within thirty (30) days.

Respectfully Submitted

Jeff Goodman

Date September 3, 2024

Acceptance of Proposal:

The prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If contract is placed with an attorney for suit or collection through probate, bankruptcy or other legal proceedings, customer agrees to pay all expenses and reasonable attorney fees incurred. Any verbal instructions, agreements, or promises are not valid unless written as part of this contract.

Authorized Signature

PO#:

Printed Name & Title

Date of Acceptance

Authorized Signature

Printed Name & Title

WE STRONGLY RECOMMEND A RESILIENT FALL SURFACE BE INSTALLED UNDER ALL PLAY & FITNESS EQUIPMENT

Thank You! We Appreciate Your Business!



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.D.4.

SUBJECT
Discuss and take action on a Resolution to cast the City of Kennedale's final ballot for appointments to the Tarrant Appraisal District's Board of Directors. - Action Item

ORIGINATED BY

SUMMARY
The City of Kennedale is voting for the Five (5) Board of Directors for the Tarrant Appraisal District beginning January of 2025. We have previously nominated candidates, and now it is time to cast our final vote. Kennedale has five (5) votes. These votes can be split between many nominees or combined and cast for only one nominee.

RECOMMENDATION

ATTACHMENTS		
1.	TAD Appointment Ballot	TAD Appointment Ballot.pdf



OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS TARRANT APPRAISAL DISTRICT

The following are the candidates that were timely submitted by nominating resolutions for appointment to the five (5) voting positions on the Board, listed alphabetically.

Please indicate your taxing unit's vote(s) by **entering the number of votes to the left of your candidate(s)** of choice.

VOTES FOR	Nominees
	Mr. Mike Alfred
	Mr. Alan Blaylock
	Ms. Wendy Burgess
	Mr. Fred Campos
	Ms. Mattie Peterson Compton
	Mr. Eric Crile
	Dr. Daryl Davis
	Mrs. Phyllis Grissom
	Mr. Lee Henderson
	Mr. Scott Lindgren
	Mr. Gary Losada
	Ms. Gloria Peña
	Mr. Vince Puente
	Ms. Sayeda Syed

IMPORTANT: This ballot must be returned **before December 15, 2024** to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org. Because December 15th falls on Sunday this year, statute permits receipt through midnight on Monday, December 16th.

Please **attach this ballot to the resolution passed by your taxing unit authorizing this vote.**

2024 Nominations for 1/1/25 Board of Directors

Michael Alfred	Colleyville, Keller, Keller ISD, Southlake
Alan Blaylock	City of Fort Worth
Wendy Burgess	Castleberry ISD, NWISD, River Oaks
Fred Campos	Bedford, Godley ISD, HEB ISD, Hurst, Kennedale
Eric Crile	Haltom City, EMS ISD, Lake Worth ISD, TCCD, Watauga
Mattie Peterson Compton	TC Commissioner Court
Daryl Davis	Bedford, Godley ISD, Hurst, Kennedale
Phyllis Grissom	Bedford, EMS ISD, Godley ISD, Hurst, NWISD
Lee Henderson	Crowley ISD, TC Commissioner Court
Scott Lindgren	Haltom City
Gary Losada	Burleson, Keller ISD, Lakeside, NRH, Southlake
Gloria Peña	Arlington ISD, Bedford, Fort Worth ISD, Godley ISD, Hurst, Kennedale
Vince Puente	Haslet, Keller ISD, NRH
Sayeda Syed	Bedford, Colleyville, Crowley ISD, Fort Worth ISD, Godley ISD, Haslet, Haltom City, Hurst, Kennedale, Lakeside, TC Commissioner Court, TCCD, White Settlement



Alan Blaylock

City - Cell: 817-233-2940, Email: Alan.Blaylock@fortworthtexas.gov

City of Fort Worth Councilmember Alan Blaylock is a dedicated community leader who has significantly contributed to his hometown, Fort Worth, Texas. In his short time as council member, he has achieved significant victories that have positively impacted the lives of families and businesses in the area. With an unwavering commitment to serving the public, Alan has personally addressed constituent concerns and continues to be a staunch advocate for the needs and well-being of those he serves.

A strong advocate for public safety, Alan has taken decisive actions to strengthen the Police and Fire departments. Alan voted to fund new positions and provide essential training to ensure the community's safety. Under his leadership, the number of unfilled public safety positions significantly decreased, contributing to a safer environment for residents. The Fort Worth Police Officers Association and the Fort Worth Professional Firefighters Association recognize Alan and endorse his initiatives.

Recognizing the burden of property taxes on Fort Worth taxpayers, Alan emerged as the leading proponent of responsible fiscal policies. As a council member, he has supported the "no new revenue rate," a crucial measure to prevent taxes from rising with appraisal values. His commitment to preserving and improving neighborhoods and infrastructure was evident in his efforts to revise Transportation Impact Fees, secure the establishment of the first H-E-B Grocery in Fort Worth, and pass the Short-Term Rental Ordinance to safeguard the community's residential areas. Alan continues to play an active role in Zoning. He diligently strives to maintain harmony between development projects and neighborhood interests.

Homelessness and city management are equally critical areas of focus for Alan. He secured substantial funding to enhance the city's capabilities and staff in addressing homelessness and its associated challenges, including panhandling. His efforts to implement measures, such as "no panhandling" signs, the Shopping Cart Ordinance, and the purchase of street sweepers, reflect his commitment to maintaining a clean and safe city.

Before being elected into office, Alan served as Senior Product Manager at Nokia for several years, previously holding Lead Software Developer and Project Manager positions at Owen Oil Tools.

As a family man deeply connected to Fort Worth, Alan's love for the city is evident in his actions and decisions as a city council member. He prioritizes delivering tangible results rather than engaging in political grandstanding. His business insight enables him to cut wasteful spending and identify efficiencies, ensuring taxpayer money is utilized effectively without compromising essential city services. Alan is committed to improving the quality of life for his constituents, focusing on infrastructure and roads, public safety, and lowering taxes.

Alan and his wife, Mindy, are proud parents of two daughters and active supporters of The Children's Miracle Network and The Leukemia & Lymphoma Society.

Alan has a record of community service, participating in the following:

- Heritage Homeowners Association Board
- Crime Control and Prevention District Advisory Committee
- Public Improvement District Advisory Committee
- Arts Council of Fort Worth Advisory Committee
- Eagle Ridge Elementary Parent Teacher Board (PTA)
- Foundation of a Regional Youth Swim Team

Currently, he holds positions on several vital committees and boards within the City of Fort Worth:

- CFW – Audit: Chair
- CFW – Mobility: Infrastructure & Transportation: Member
- RTC – Regional Transportation Council: Member
- CFW – Research & Innovation Local Government Corp.: Board of Directors
- CFW – Fort Worth Local Development Corporation: Board of Directors, Vice President
- CFW – Central City Local Government Corporation: Board of Trustees
- CFW – Lone Star Local Government Corporation: Board of Directors, Vice President
- CFW – Fort Worth Housing Finance Corporation: Board of Directors, Director
- CFW – Crime Control & Prevention Board: Board of Directors

Furthermore, Alan is actively involved in several Tax Increment Financing Districts (TIFs) and continues to lead Public Improvement Districts (PIDs), holding the following positions:

- TIF 2 (The Speedway): Chair
- TIF 10 (Lonestar): Vice Chair
- PID 7 (Heritage): Currently, ex officio member (Advisory Board President) serving in the role in overseeing and supporting the functions of the PID for the benefit of the community.

As a fiscally responsible and community-oriented leader, Councilmember Blaylock leads oversight responsibilities for financial matters, while remaining dedicated to ensuring Fort Worth's improvement and its residents' overall well-being.

DARYL DAVIS (9216 Vineyard Lane, Fort Worth, TX 76123)

Mr. Davis is a native of Fort Worth and father of two. Mr. Davis has served on the School Board of Crowley ISD since 2022 and serves as the executive pastor of Inspiring Temple of Praise Church in Fort Worth. Davis has a bachelor's degree in business management and master's degree in education. He also is a graduate recruiter in Texas Christian University's Neeley School of Business and worked as a Dallas College adjunct professor. He is a member of Alpha Phi Alpha Fraternity Inc., the board chair for the Presbyterian Night Shelter, and CFO of Integrity Community Development Corporation, a group working to find solutions for homeless veterans.

Eric Crile



Eric has been a resident of Texas for 17 years. Prior to his arrival in Texas, he was raised in a small rural town in southwestern Pennsylvania. After graduating college, he decided to expand his horizons and moved to south Florida where he resided for 6 years before making his way to the great State of Texas. During the past 17 years he has lived almost exclusively in Tarrant County. This is where he met his wife, Jennifer. They were married in the summer of 2021. They are proud residents of the rapidly expanding Fort Worth/Alliance corridor. He has a beautiful stepdaughter, Jillian, who is a freshman at Eaton High School. Eric and his wife welcomed their first child together, Quintyn, this past May. They are excited for the journey ahead.

Being a strong supporter of public safety, Eric has served the citizens of Dallas for the past 17 years as a firefighter and paramedic for Dallas Fire Rescue. Prior to becoming a firefighter, he worked for the Miami-Dade State Attorney's Office-Child Support Division enforcing adjudicated court orders for child support. He looks forward to showing up for work every day, pulling up his boots, and tackling the ever-changing tasks that lie ahead.

Public education is of the utmost importance to a thriving community, and Eric strongly believes in it. His wife works for a local ISD; she is constantly talking about the funding challenges that her district faces. He has first-hand knowledge of how rapid decisions with incomplete data can have unintended consequences.

Service to the citizens of Fort Worth is also something Eric takes pride in. As a member of the Crime Control and Prevention District, Partners with a Shared Mission Initiative Community-Based Program, a sub advisory board to Fort Worth's Crime Control and Prevention District, Eric can give back to his community in a meaningful way by evaluating effective crime reduction strategies from strategic partners with limited funds to which the board has access.

On the ultimate level of local service, Eric served on his HOA board for the Parks at Willow Ridge. Recently, when the community was in an uproar over the placement of pedestals in everyone's front yard from an internet provider laying fiber optic cable, Eric engaged the provider and negotiated for the installation of inground vaults that were able to meet the aesthetic needs of the community as well as the needs of the provider.

In his free time, when his infant son allows for it, he is an avid movie watcher as well as a member of the DFW Curling Club, the only true sport on ice. As opportunities present themselves, Eric loves to travel. Not long ago he was able to cross off a bucket list item and traveled to Pamplona Spain where he participated in the annual running of the bulls. His advice, if you ever get a chance to visit the San Fermin festival, do it! What an experience!

Eric believes in hard work and realizes that is what it will take to accomplish success at the appraisal district. He wants Tarrant County to be the best at all it does. Eric wants to help create an appraisal district, with its new reality, that works for everyone: Taxpayers, Tax Entities, and the district itself.

He has developed a 5-point plan he believes can serve as a guide for him and the other directors to achieve this goal

1. Fix the Computer Assisted Mass Appraisal (CAMA) data
2. Community Education about TAD's role in tax bills
3. Legislative outreach to work toward solutions for all of TAD's partners
4. The creation of a Tax Entity Liaison
5. A pragmatic approach to problem-solving. Be proactive, not reactive

Eric is a problem solver. He has spent the last 17 years solving problems in rapid succession while realizing that rapid success is the product of a well thought out and well researched plan that takes time to develop and correct data to formulate. Eric believes in you and asks that you believe in him.

Fred Campos Jr.'s Bio



3832 Periwinkle Street
Bedford, TX 76021
817.24.6003

www.FredCampos.com
fcampos@DFWWebsiteDesigners.com
fredman@fredcampos.com

Candidate for Tarrant Appraisal District Board

Profile:

Fred Campos is a lifelong resident of the Fort Worth area. Raised in Grapevine, he eventually settled with his family in the Hurst-Euless-Bedford (HEB) community. After graduating from Grapevine High School, he pursued Computer Science at the University of North Texas. Early in his career, Fred developed a payment processing software that was later acquired by Jack Henry & Associates. Over the next 13 years, he implemented large-scale payment systems for city and county accounting departments' integration.

Following the sale of his business, Fred turned his focus to supporting small businesses in the digital realm. He now manages DFW Website Designers, based in Bedford, which services nearly 1,000 local clients. Fred and his wife Karen, an educator, live in Bedford with their three children. Since 2015, Fred has served as a trustee on the HEB ISD School Board, where he focuses on advancing technology and strengthening school finances.

Professional Experience:

DFW Website Designers: *Top Geek*

2010—Current

- Chief sales evangelist and supporter of websites for nearly 1000 local small businesses.
- Speaker and presenter of social media small business marketing classes ranging from conferences, training, seminars, webinars, and teleseminars.

Jack Henry & Associates Inc./AudioTel Corp./Remit Plus Software Inc.:

1996—2009

- Chief evangelist and payment integrator of remittance applications in more than 400+ cities, counties, churches, and other accounting and billing systems. Product expert in payments & remittance. Sales support for the entire organization.

Community Involvement:

- ***Hurst-Euless-Bedford ISD Trustee Place 7***
Publicly elected volunteer position serving 20 hours a week for the 28 schools that make up the HEBISD public school district in the five cities of Arlington, Bedford, Colleyville, Euless & Hurst.
- ***Member of the HEB Chamber of Commerce***
Serve and participate in a dozen or so community events ranging from Burgers for Books, Night of Hope, Back to School Backpacks etc.

Education:

- ***Computer Science Major/Business Information Systems Minor***
University of North Texas, Denton, TX 1991.
- ***Platforms:*** PC, Windows, DOS, UNIX, OS2, Wordpress, Hubspot, Hootsuite, CRM, IBM, Adobe
- ***Languages:*** Pascal, C, C++, Assembler, Delphi, VB, PHP, HTML

Gary M. Losada

Southlake, Texas

214-405-1416
glosada@sbcglobal.net

EXPERIENCE:

- Testified before Texas Senate Property Tax Reform Committee Hearing April 27, 2016
- Tarrant County Appraisal Review Board
- President of Office Liquidation Center and Aztec Glass
- Served on Blue Chip Review Committees for Arlington Independent School District
- Director of Human Resources, LTV Kentron International
- Assistant to Superintendent, Santa Rosa City Schools, Santa Rosa, California
- Assistant to City Manager Palo Alto, California

EDUCATION:

- M.A. Degree Education /Organization Administration, Stanford University 1974
- B.A. Degree Sociology/ Business Minor, University of San Francisco 1973

Residences:

- Southlake, Tx 2013 – Present
- Arlington, Tx 1990 – 2013

Tarrant Appraisal District – Board of Directors

2020-2021, 2024

Governing body for Central Appraisal District

Tarrant Co. Appraisal Review Board

2009 – 2015

Served as hearings committee chair all six years. Responsible for conducting hearings between Tarrant Appraisal District and taxpayers. Included residential, commercial and personal property taxes.

Opined on various exemptions and valuations of real estate.

President – GMPL Corporation

Purchased raw land for development. Presented various planned developments to city government/council and planning and zoning.

President – Office Liquidation Center/Aztec Glass Company

Purchased and sold new and used office furniture. Purchased and distributed wholesale glass imported from Mexico to florists and grocery chains.

Director of Administration – Dallas Area Rapid Transit

Hired in second year of operation in order to organize and establish various departments such as human resources, purchasing, data processing, building and office management as well as policy development.

Director of Human Resources – LTV Kentron International/Oil States Ind.

Chief Labor negotiator, responsible for corporate wide staffing and training.

Assistant to Superintendent – Santa Rosa City Schools, Santa Rosa, California

Responsible for pupil transportation, data processing, Board policy implementation and labor relations.

Assistant to City Manager – Palo Alto, California

Responsible for budget preparation, policy implementation public relations, special assignments by City Manager.

September 2023

A. Gloria Peña

5102 Oak Gate Ct.
Arlington, TX 76016
817-501-9354

Experience:

Retired with 37 years of service, US Army Corps of Engineers, Southwestern Division, 2012.
Began as Student Aide at 16 years of age working at White Sands Missile Range, NM Training & Doctrine Command until 1983, with a 2-year federal break working at the University of Texas at El Paso's Contracts & Grants Office.
Employed with the US Army Corps of Engineers in 1983 in various programs, which include:
Program Analyst, Military and Environmental Programs
Program Analyst, Civil Works Program
Budget Analyst, Resource Management
Financial Analyst, Construction and Operations
Program Specialist, Operations, Water Supply Business Line Manager

Education:

Northwood University, BBA, Management (Magna Cum Laude)

Community Involvement (past):

Secretary, Society of American Military Engineers (Dallas)
President, Vice President, Secretary of Arlington Independent School District Board of Trustees
Director, Texas Association of School Boards
Secretary, Mexican American School Board Association of Texas
Founding and Charter Member, Arlington Hispanic Chamber of Commerce
Charter Member, Arlington Classics Academy
Founder & President, IMAGE de Arlington
Charter Member, MPAC of Arlington
Vice President, United Hispanic Council of Tarrant County
Treasurer, Child Protective Services of Tarrant County Board
Chairman, City of Arlington Youth and Families Board
Vice President, Girls, Inc. of Arlington Board
Member, Boys & Girls Club of Arlington Board
Member, Latino Peace Officers Association
Youth Services Director, Rotary Club of Arlington
Education Chair, Community Relations Commission for the City of Arlington
Arlington Chamber of Commerce, Scholarship Sub-committee & Partners In Education Committee
President, Rotary Club of Arlington Foundation
... and many more

(current):

Rotary Club of Arlington, Webb Scholarship Sub-committee
Director, Water From The Rock
Member, St Vincent de Paul Women's Guild

Lee Henderson

lee.henderson@gmail.com - 817-896-4900 - Fort Worth, Texas / New York / Washington, D.C.

Highlights

Over a dozen years of political campaign and issue advocacy experience.

Leadership Roles: Director at Moms Demand Action / Everytown for Gun Safety & Texas Statewide Campaign Manager

Data Team for: President Obama's 2012 re-election, 2013 Planned Parenthood Affordable Care Act Enrollment Project, 2014 National Democratic Senate Campaign Committee, Michigan & 2014 Planned Parenthood Texas Votes PAC

As CFO of Micrin, established banking relationships, accounting & ERP systems, negotiated purchase & financing for capital equipment & real estate. Prepared forecasting models and analysis of trends, including authoring business plans for start-up ventures.

Experience

Director of Data Analytics and Engineering Everytown for Gun Safety / Moms Demand Action – 2016 to Present

Electoral and Grassroots Political Strategy; managing a team of employees, contractors and vendors.

Portfolio includes management of Applied Data Science, Staff and Consultants for Data Warehousing and Analytics, Collaborating with colleagues on: Field and Electoral Programs, Digital Fundraising, Direct Mail Fundraising, Digital Campaigning, Developing Targeting Universes for Electoral IE Work within Budget Constraints, Message Testing and Polling.

Deployed into March for Our Lives Campaign 2018; the movement begun by the Marjory Stoneman-Douglas High School Students of Parkland, Florida

- Assists in the management of the department; plans, directs, coordinates, and reviews the work plan for assigned staff; assigns work activities, projects, and programs; reviews and evaluates work products, methods, and procedures; meets with staff to identify and resolve problems.
- Serves as a technical authority on data structure for the department, and provides value-added expertise in engineering subjects and projects.
- Manages and participates in the preparation and review of a variety of reports; conducts studies and prepares reports for current and long-range engineering projects.
- Assist with the development of a result oriented engineering team to service the organization's business and its customers.
- Identifies needs that are not being addressed by current projects and heavily contributes in the development of new projects.
- Identifies and implements innovative processes for tracking baseline performance in a number of operational areas.
- Must demonstrate an ability to thrive in environments with multiple stakeholders, frequent change, and diverse objectives.
- Must demonstrate excellent strategic thinking, operations, quantitative, and qualitative skills.
- Monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; recommends, policy, appropriate service and staffing levels.
- Manage the design, build, and maintenance of data pipelines for data ingest and reporting using clean, replicable and scalable Python, R and/or SQL.
- Manage the design, build, and maintenance of Salesforce databases for organization needs, and the integration of that data into other systems as needed.
- Manage the work with the Digital Team on the data integrations necessary for execution of digital products, such as campaign websites, mobile apps, and partner data exchanges.
- Support the needs of other departments in specialty data acquisition needs, and data science infrastructure.
- Manage the data pipelines roadmap, balancing multiple priorities by working with staff throughout the organization; make design decisions that give staff and members the power to use data themselves
- Manage staff to contribute documentation for new infrastructure and contribute to the Data Team's documentation at large.
- Design the data systems architecture and manage staff that run projects to support the maintenance and building of that design.
- Maintain a security-first mindset across all facets of the job, ensuring organization's data is handled with the utmost safety and care.
- Mentor staff in professional development of skills.

Political Campaigns & Non-profit Advocacy Consulting & Contracting – 2010 to 2016

Working for a number of clients and contract positions in all facets of political and non-profit campaigns, including specialty in campaign data. Many projects required custom software development. Other specific experience transferable to business: Budgeting, Recruitment, Marketing, Vendor Management.

Highlighted Projects:

Intern Human Resources Management System (DSCC) - 2014

Utilizing Amazon Redshift (AWS Cloud Big Data), Python, PHP, & PostgreSQL: system for prospecting, recruiting, performance & dispositioning of campaign interns. Essentially highly specialized HR Software.

Historic Volunteer Data Mining Software Engineering (DSCC) - 2014

Utilizing Amazon Redshift (AWS Hosted Big Data) & Python, Project parsed confidential volunteer activity data obtained from immediate past two Presidential Campaigns and apply a data model to score & prioritize volunteer recruitment prospects.

Field Goal & Progress Data System (Obama) - 2012

Utilizing Vertica, MS Access, .NET, and Google Docs. Rapid development project to define goals, update goals and analyze granular performance data of field staff for voter contact programs based on data models, historic performance, volunteer team strength acceleration & early voting progress.

Campaign Manager at Lon Burnam for Texas Railroad Commissioner – Fort Worth, Texas – 2015 to 2016

Brought up Campaign from scratch in 10 weeks over Christmas Holidays. Recruited and directed all staff hiring and all facets of statewide Democratic Primary campaign; Super Tuesday. Handled all Press Relations directly.

Deputy Data Director at Planned Parenthood Texas Votes PAC – Austin, Texas – 2014

Designing Voter Contact Universes. Analysis of Voting Patterns, Polling & Geographic Targeting of Direct Voter Contact Designing & implementing reporting systems. Supporting & mentoring Regional Data Team members.

Data Director at Michigan Democratic Coordinated Campaign – Detroit, Michigan – 2014

Dual reporting to Coordinated Director and *Democratic Senate Campaign Committee* (DSCC) National Data Director. Managing and consulting on all facets of campaign startup. Designing & implementing automated reporting systems. Mentoring of colleagues. Pioneering use of Amazon Redshift for analytics and modeling, as a more scalable and affordable substitute for Vertica. Modeling on Obama campaign data to assign scores to previous activists for re-engagement.

Regional Data Manager at Planned Parenthood Federation of America – Dallas, Texas – 2013 - 2014

ACA Outreach paid canvass project of Planned Parenthood Federation of America. Full suite of data management duties, campaign wide special projects, leadership positions, mentoring other regions' new staff. Includes training and recruitment of canvassers.

Skills Practiced: MS Access, Data Warehouse, PostgreSQL, ETL, SQL, Scripting, MS Excel, NGP VAN, Python, UNIX, GIS, DBA

Organizer at Stand with Texas Women – Austin, Texas - 2013

As a board officer of the ACLU of Texas, organized from the genesis of a coalition, through the filibuster, bus tour, rallies & marches. Worked with Planned Parenthood, NARAL, Democratic Party & other coalition organizations. Included Media Relations, Digital Organizing, Ground Organizing & relations with elected members & capitol administration staff.

Campaign Manager at Ashley Paz for Fort Worth ISD Board – Fort Worth, Texas - 2013

Campaign required marshaling a 5 week runoff community funded campaign and rapidly planning & executing a full campaign encompassing media relations, direct mail, field - dials & knocks & block captains, social media, fundraising, events, and voter protection. Defeated a 13-year incumbent in a race with challenging regional politics.

Deputy Data Director at Obama for America / Organizing for America - New Mexico Headquarters - 2012

Voter file management (VAN), supported reporting to National HQ, supported & trained staff, analyzed statewide data for the grassroots campaign to re-elect President Obama. Created custom daily early vote report & developed field planning visualization tools in combination with data from voter contact models for state leadership, identifying areas where strategic resource re-allocation was required. Worked with Analytics on Election Day modern "bellwether" tools using intraday voting data from new Voter Convenience Centers. Team delivered a vote margin of 11.9% in a battleground state.

Campaign Advisor at Kathleen Hicks for Congress - Fort Worth, Texas - November 2011 - March 2012

Provided general consulting support in an exploratory phase up the filing for office. Continued with representing the client, issuing guidance on the Texas Redistricting process, interviewing and selecting vendors, office setup, FEC guidance, planned events, recruited interns, and successfully transitioned duties to a on-staff campaign manager and finance director.

Technology Director at Tarrant County Democratic Party - February 2008 - December 2011

Provided expertise as both a contractor and volunteer to support the communications & technology efforts of the Tarrant County Democratic Party, including voter file management, telephone systems, written communications, online presence & social media.

Field & Political at Bill White for Texas - Fort Worth, Texas - June 2010 - November 2010

Mayor of Houston, Bill White, ran a well-funded Democratic campaign for Governor of Texas.

Served as North Texas Regional Deputy consisting of a 40-county area. Later, Field Organizing based in Dallas headquarters and served as a targeted campaign liaison. Every countywide elected office won; including close D.A. and County Judge races.

Executive Consultant at Micrin - Irving, Texas - April 2009 - April 2010

Provided consulting services in operations, strategic planning, execution, information systems, finance and equipment acquisition.

Professional Experience Prior to Political Career

Chief Financial Officer at Micrin - Irving, Texas - May 2003 - March 2009

OEM Manufacturer with portfolio of technologies in wireless radio and cellular industries, diversified into metal fabrication & automotive accessories. Responsibilities for Financial Compliance, Real Property Project and Capital Equipment Financing, Long Term Planning, Financial Projections and Analysis of Business Trends.

- During tenure, took company from \$750,000 to \$17 million revenue. Board of directors. Led company strategic planning.
- Directed Cash Control, Accounting Procedures, Period Reconciling, Tax Compliance & Business Process Development.
- Executive charged with a wide variety of operations requirements, including HR policies, benefits, hiring & compensation.
- In addition to Micrin's overall business management, understanding of engineering principles and manufacturing processes; maintained a significant role in formulating long-term business and marketing strategies, and shop process improvements.

Senior Developer at Bravo Zulu Interactive - Houston, Texas - March 2000 - April 2003

New media company servicing Fortune 500 customers for integrated marketing, web presence, branding & interactive media.

- A mentor for other developers at company. Recognized for excellent consulting skills with clients.
- Heavy exposure to advertising, oil & gas, and legal industries.
- Developed several in-house software solutions, including user intelligence profile matching, CRM, Content Management, & Student Loan Processing front-end web portals.
- Also completed implementations of enterprise software for content management at client sites. Accomplished DBA (relational database administration & development.)
- Known for expertise in advanced data-query construction and set-based problem solving.
- Became fluent in a wide variety of languages, including SQL, C, C++, Java, JavaScript, PHP, ASP/VBScript, Assembly.
- Systems administration and requirements planning for deployments: UNIX, Windows & heterogeneous environments.
- Adept at graphic design principles, content development, and branding development process as team member for projects.

Education

The University of Texas at Dallas, B.S. Computer Science

SMU Caruth Institute, Entrepreneurship Certificate Program, 2007

Public Service, Honors and Awards

City of Fort Worth – Plan Commissioner 2023-Present

Volunteer Committee Chair, Fort Worth Food + Wine Festival 2022

Immediate Past President, American Civil Liberties Union of Texas

Eagle Scout, Troop 326, Fort Worth

SteerFW Civic Engagement Founding Member 2011 - Present

Webby Award for client Marathon Oil Corporation 2002

Kinko's: Highest Profit Store in Company: 1998

Selected Campaign & Management Training

Numerous Professional Management Trainings

2006, Summer - Wellstone Campaign Management Training

2007, Spring - SMU Caruth Institute, Entrepreneurship Certificate Program

2014, Spring – New Organizing Institute Data Boot Camp Coach

Selected Campaign Projects

2006 – State Representative Campaign Manager (Democratic Challenger)

2008 – Tarrant County Democratic Party – Candidate Recruitment Committee

2008 General Election – Tarrant County Democratic Party. Technology Support and Organizing

2009 Texas Democratic Gubernatorial Debate as Lead Planner & Organizer, Hosted at Texas Christian University: Participating: Tom Schieffer, Hank Gilbert, Felix Alvarado. Kinky Friedman. Also Featured: Barbara Ann Radnofsky

2010 Bill White for Texas. Deputy Regional Director for North Texas (42 County Region). Transitioned to Dallas Headquarters Organizer. (Dallas County Only)

2011, Spring – Organized a large coalition of neighborhood associations & business associations to present and plan a Fort Worth mayoral runoff debate.

2011, Spring – Partnered with Tarrant County Democratic Party & Jim Lane for Mayor on Democratic Voter Turnout project. Member of campaign cabinet for runoff.

2011, Fall - Tarrant County Democratic Party Chairman's Brunch Annual Fundraiser – Finance Director & Event Planning, local elected Democrats as speakers, Sen Davis included.

2011, Fall – Spring 2012 Kathleen Hicks Congressional Campaign Manager, Dallas/Fort Worth, Texas

2012, Spring - Tarrant County Democratic Party Senate District Gala – Finance Director & Event Planning. Gilberto Hinojosa & Sen. Kirk Watson, speakers.

2012, Fall - Organizing for America / Obama for America – Deputy Data Director for state of New Mexico

2013, Spring - Ashley Paz Campaign Manager for Fort Worth ISD Trustee challenger to 13 year incumbent. Win.

2013, Summer - Stand with Texas Women

Began lobbying efforts with ACLU of Texas prior to “citizens filibuster” and continued organizing and providing support to the coalition through the end of the vote. Included one bus stop tour as advance.

2013, Summer - Wendy Davis Campaign

Special projects in the Fort Worth campaign office.

2013, Fall to 2013, Spring - Planned Parenthood Federation of America/Community Connect

Affordable Care Act Outreach. Directed a paid canvass to put people through the ACA Application process at the door. Data Management for regional organizing & events.

2014, Spring - Primary GOTV Data Director & Election Fraud Investigation Campaign Manager for a Texas State Representative

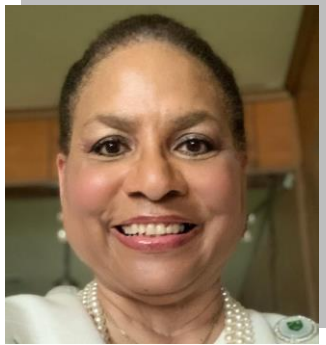
2014, Summer - Data Director Michigan Democratic Coordinated Campaign / DSCC

2014, Fall - Deputy Data Director for Planned Parenthood Texas Votes

2015, Spring - Municipal Election Clients as Campaign Advisor & Strategist in DFW area.

2015 – 2016 – Campaign Manager for top of the ticket Texas Statewide, with Contested Primary falling on Super Tuesday.

2016 – Present – Director for Everytown for Gun Safety / Moms Demand Action for Gun Sense in America



Mattie Peterson Compton

Mattie Peterson Compton, a native of Fort Worth, served 40 years as an Assistant United States Attorney for the Northern District of Texas, Fort Worth Division. During her tenure in office, she served as a line assistant, Deputy Civil Chief, and the Deputy Criminal Chief of the Asset Recovery Unit. Prior to working in the U.S. Attorney's Office, Compton clerked for the late Honorable David O. Belew, U.S. District Judge for the Northern District of Texas, and as an Assistant City Attorney for the City of Fort Worth. A member of the Tarrant County Bar Association, Compton chaired the Tarrant County Bar Foundation, is a Life Fellow of the Texas Bar Foundation, and is the 2017 recipient of the Tarrant County Bar Association's Blackstone Award, its highest honor.

Throughout her career she has also led a number of non-profits in the Fort Worth community. Among them are Easter Seals of Tarrant County, Multi-Cultural Alliance, L. Clifford Davis Legal Association, and Legal Aid of Northwest Texas (formerly West Texas Legal Services). She serves on the Board of Trustees of Smith College in Northampton, MA where she is a Vice-Chair of the Board.

She is the longtime chair of the Harriet Tubman Scholarship at Texas Christian University, Texas Wesleyan University, and Baylor University. She also has served in various capacities on the boards of a number of other non-profit and civic organizations, including United Way of Tarrant County, All Church Home (now ACH), Women's Center, and Child Study Center to name a few. She is a member of Fort Worth Rotary, where she will assume the position of Secretary of the Board of Directors on July 1, 2023.

Compton co-chairs the ACT (Acknowledge, Confess, Transform) Council at Broadway Baptist Church where she is a past chair of the Board of Deacons. She is a member of Fort Worth (TX) Chapter of The Links, Incorporated. During her 38 years of membership in that organization, she has served in a number of leadership positions at the local, area, and national levels. She is also a co-organizer of Fort Worth Dallas Metroplex (TX) Chapter of Chums, Incorporated, where she served as national parliamentarian from 2008-2021.

The recipient of an A.B. in African American studies from Smith College in Northampton, MA, Compton earned her J.D. degree at the University of Michigan School of Law in Ann Arbor, MI. She is licensed to practice law in Texas, and Michigan.

Michael Alfred Background

Mike Alfred is a 5th generation Texan who has called Tarrant County home since 2004, living first in Fort Worth and Arlington for over 10 years, and then in Colleyville for the last 8 years. Married to Caety for 21 years, they are the proud parents of a daughter, Lizzy, who is a senior at Fort Worth Christian; and a son, Colt, who attends Colleyville Middle School. Mike graduated from the University of Texas at Austin in 1995 and graduated with honors (top 10% of his class) from Southern Methodist School of Law in 2000. In 2001, he clerked for the Honorable John H. McBryde, United States District Judge for the Northern District of Texas, Fort Worth Division.

After working for a large, downtown law firm for over 20 years, Mike started his own boutique law firm in January 2023 with offices in Colleyville and Austin, Texas. His focus is on large, complex business, construction, and healthcare matters where he brings a unique skill set that includes tackling the tough cases, problem solving and simplifying complicated issues. Mike has been recognized since 2020 as a Texas Super Lawyer – an honor only given to the top 5% of practicing attorneys in Texas.

Mike's commitment to his community includes coaching youth baseball and football in Colleyville from 2017 to 2023 and serving on Leadership GCISC!, a Leadership Committee for the Grapevine Colleyville Independent School District. Mike and his family attend both The Hills Church in Keller, Texas and Legacy Church of Christ in North Richland Hills, Texas.

PHYLLIS GRISSOM (3661 Jockey Drive, Fort Worth, TX 76244)

A lifelong resident of Tarrant County, Ms. Grissom graduated from Eastern Hills High School in FWISD. She holds a bachelor's degree in journalism from Southern Methodist and a master's degree counseling from the University of North Texas. She has family ties to both Fort Worth ISD and HEB ISD and has served within the Northwest Independent School District on several committees over the last 15 years. From 2018-2024 she also served on the Fort Worth Library Advisory Board. She has also served as the National President of Tri Delta, a national women's organization, from 2012-2016. She and her husband have been married for 24 years and live in North Fort Worth where their children attend Northwest ISD.

Sayeda Bilqees Syed

Colleyville TX

Cell: (817) 913-0474
E-mail: syed4tad@gmail.com

Experience:

- **Tarrant County Appraisal Review Board (TARB)**, Member (January 2019 – March 2021). Served as a full board member, conduct protest hearing between Tarrant Appraisal District (TAD) and property owners including residential, commercial and business personal property and Mineral accounts.
- **Flood Control Engineer**, Trinity Watershed Management, City of Dallas.
- **Executive Engineer**, Progressive Manufacturing Department, Hino Motors Limited, Pakistan.
- **Program Engineer**, Army vehicle project for United Nations.
- **Lecturer, Visiting Faculty Member**, Mechanical and Manufacturing Engineering Department, N.E.D. UET.

Education:

- **ME, Mechanical Engineering** (Specialization in Manufacturing Engineering); (2005) N.E.D. University of Engineering & Technology.
- **BE, Mechanical Engineering** (2002) N.E.D. University of Engineering & Technology.

Residence:

- Colleyville, TX 2013 ~ Present
- Fort Worth, TX 2009 ~ 2013
- Bedford, TX 2007 ~ 2009

Professional Association:

- Member, American Society of Mechanical Engineers (ASME), West Texas Division, since 2012.
- Member, Society of American Engineers (SAE) International, Since 2012.

Colleyville Community Volunteer Experience:

- Planning & Zoning Commission / Capital Improvement Advisory Committee (Sept 2019 ~ Present).
- Metroport Teen Court Advisory Board (Nov 2017 ~ Present).
- Architectural Review Commission (Feb 2018 ~ Nov 2020, Commission dissolved by Colleyville City Council)
- Zoning Board of Adjustment / Sign Board of Appeals (Oct 2018 ~ Oct 2019).

Personal Information:

Born in Pakistan, migrated to United States in 2007 and proudly became US Citizen in 2011. My husband of 18 years, New York native Dr. Adnan Syed, who is a Clinical Pharmacist, he moved to Texas in 2005. Our two children, 11 years old Son Senan Syed and 9 years old daughter Safa Syed are enrolled in Grapevine Colleyville ISD.

Hello, I'm Scott Lindgren, and I am running for the Tarrant Appraisal District (TAD) Board of Directors.

I retired from AT&T after 29 years, starting as a technician and retiring as Director of Field Operations, where I managed teams of over 2,000 employees and oversaw a capital and expense budget exceeding \$250M annually. Additionally, I served as AT&T's Chief Information Officer for the AT&T Emergency Operations Center (EOC), directing disaster recovery efforts. Currently, I own and manage two small businesses and am actively involved in their daily operations.

I have served on the Haltom City Planning and Zoning Commission since 2018, including two years as chair. I am also currently serving as Place 4 on the Haltom City Council. My community involvement extends to serving on the Boy Scouts of America Fort Worth Council Board from 2009 to 2023, with a current role on its Advisory Board. Furthermore, I served on the Board of Directors for 1-800-DIG-TESS (811 for Texas) from 2007 to 2008. I have additional experience serving on various subdivision and non-profit boards. I hold two patents through AT&T Labs and have been honored with the Silver Beaver Award by the Boy Scouts. I served as lead for many mentoring circles and internships through the years, and I am an absolute believer in Servant Leadership.

My wife, Sue, and I have been longtime residents of Haltom City. Our children attended Keller School District, and two of them remain local. We frequently babysit our grandchildren and are longtime members of Milestone Church in Keller, where our children work.

I respectfully ask for your consideration in electing me to the TAD Board. Tarrant County is a wonderful place with outstanding schools, city services, and dedicated police and fire departments. I've witnessed the county's growth and the substantial increase in property values over the years. I also understand how property values impact school budgets, city budgets, hospitals, and other institutions affected by TAD decisions.

This year presents unique challenges, such as funding for school resource officers and significant changes to Tarrant County EMS. I believe the current TAD board has not fully put the forethought needed in these and other pressing issues. I bring a strong background in business and finance, as well as the perspective of a resident and property taxpayer in Tarrant County for over 24 years.

Thank you for your time and consideration.

Sincerely,

Scott Lindgren



Vince E. Puente, Sr.

Owner & President – Sales & Marketing

SOS Plaza • PO Box 612248 • D/FW, TX 75261-2248

(817) 255-8624 • vincepuente@sostexas.com



Bio – September 2024

Vince Puente is a proud native and resident of Fort Worth, Texas. He is a small business owner, who understands the balance of creating value for his clients, teammates and the community. He understands the importance of making payrolls, timely payments to his vendors and a respectable bottom-line to invest in the future. More importantly he believes the Lord and family come first and foremost.

Mr. Puente received his formal education via Fort Worth ISD and the University of Texas at Arlington. Early in his career, Mr. Puente immersed himself in education related to his skill set and industry field. It soon became apparent that this pursuit of education would be one of his ongoing, lifetime passions. As he took on additional responsibilities within **SOS**, he pursued personal education in each area. One prime example is that of marketing and advertising. With no formal education in these areas, it is safe to say Mr. Puente has built the **SOS** “brand”, resulting in **SOS** being one of the most recognizable companies in North Texas. In addition, **SOS** has received national recognition within its industry and the business community.

Mr. Puente is one who believes in active participation within his community. Currently he serves as Chairman of the **Tarrant Appraisal District** (TAD) and **Texas Values** Board of Directors. He recently rolled off the Board of Directors of the **Finance Commission of Texas** (Governor Abbott appointee), **YMCA of Metropolitan Dallas** and **Congresswoman Kay Granger’s** Hispanic Advisory Council. Mr. Puente has been previously named as Businessman of the Year for the Texas Association of Mexican American Chambers of Commerce, an Aflac Civic Leader, an Honoree for The Father of the Year Awards and State of Texas Small Business Champion.

When asked what accomplishments he feels represent his vision for excellence, one he will cite is **SOS Plaza**. This is the home of his companies, Southwest Office Systems, Inc. and Puente Brothers Investments. It is a 39,000 sq. ft., Class A facility on 2.5 acres across from the American Airlines World HQ. The document technology industry considers **SOS Plaza** to be one of the best in the nation. But what is truly amazing is that his companies and **SOS Plaza** are entirely debt-free.

However, Vince is not all business. He will tell you it is his **wife, Mona, and his kids, Vincent, Jr. and Lindsay, of which he is most proud.** His family is far more important to him than any business accomplishment he could ever desire. Vince and Mona are active members of their local Church and engaged in multiple organizations that touch our community throughout Tarrant County and the Great State of Texas!

Please see the following page

Principal Owner of:

- ❑ Southwest Office Systems, Inc. ❑ Puente Brothers Investments, LLC ❑ Harvison / Puente ETAL

Current Areas of Service:

- ❑ Tarrant Appraisal District (TAD) – Chairman - *Board of Directors*
- ❑ Texas Values – *Board of Directors*

Prior Areas of Service:

- ❑ Finance Commission of Texas – *Commissioner, Governor Abbott Appointee*
- ❑ YMCA of Metropolitan Dallas – *Executive Board of Directors*
- ❑ Congresswoman Kay Granger - *Hispanic Advisory Council*
- ❑ Dallas Regional Chamber – *Director/Executive Committee; Chair Small Business Initiative*
- ❑ Greater Irving Chamber of Commerce - *Director/Executive Committee, Chair Education Committee*
- ❑ North Dallas Chamber of Commerce – *Board of Directors*
- ❑ Big Brothers Big Sisters Lone Star – *Executive Board of Directors*
- ❑ Tarrant County Christian Prayer Breakfast - *Board of Directors, Secretary*
- ❑ Fort Worth Chamber – *Director/Executive Committee, Chair Local Business Development Committee*
- ❑ Texas Christian University – *Chancellor's Advisory Council*
- ❑ Casa Mañana Theatre – *Board of Directors*
- ❑ Camp Thurman – *Board of Directors and Immediate Past-President*
- ❑ Mercy Med-Flight – *Board of Directors*
- ❑ Congressman Joe Barton – *Hispanic Advisory Council*
- ❑ Fort Worth Hispanic Chamber of Commerce – *Board of Directors and Past Chairman*
- ❑ Greater Dallas Hispanic Chamber of Commerce – *Chair, Entrepreneur Investor Partner Committee*
- ❑ Texas Association of Mexican American Chamber of Commerce (TAMACC) – *Delegate*
- ❑ North Texas Commission – *Board of Directors*

Personal Recognition:

- ❑ Father of the Year Awards - *Honoree*
- ❑ Aflac Civic Leaders Award
- ❑ Texas Association of Mexican American Chambers of Commerce - *"Business Man of the Year"*
- ❑ Jewish Council for Public Affairs – *Israel Institute for Hispanic American Leaders*
- ❑ ESCR Bosslift – *Military Base Tours*

Company Recognition:

- ❑ Plains Capitol - *Well Managed Family Business of the Year Award*
- ❑ US Small Business Administration - *"Director's Choice" Award*
- ❑ Greater Dallas Hispanic Chamber of Commerce - *"Q & E Entrepreneur of the Year" Award* (large company)
- ❑ Fort Worth Chamber of Commerce - *"Small Business of the Year" Award* (large company)
- ❑ North Dallas Chamber of Commerce - *"Small Business of the Year" Award*
- ❑ NCTRCA – *"MBE Business of the Year" Award* (Gold Level)
- ❑ Sharp Electronics - *"Hyakuman Kai Elite" Award* – Received four (4) times
- ❑ OfficeDEALER - *"Elite Dealer" Award* – Received two (2) times
- ❑ TXU/Vistra Energy - *"Gold Star Supplier" Award*

Wendy Burgess is your Tarrant County Tax Assessor-Collector and has served since being elected in November 2018 and again in November 2020. Tarrant County is the 15th largest county by population in the US and currently has an approximate population exceeding 2.2 million people with over 1.9 million tax accounts. She is rolling off the TAD board on December 31st.

Burgess owned and operated a successful auto repair business for over 16 years. Later, she ventured into running her own IT company. She proudly served 6 years on Mansfield City Council, served her Rotary Club for 16 years, is a 2 time Paul Harris Fellow, and was Chairman of the Mansfield Chamber of Commerce after serving on the board for 7 years.

Wendy brings business experience and an understanding of the complexities of leading a current staff of over 215 employees and 8 countywide offices with an annual budget of \$18 million to benefit the people of Tarrant County. This office collects a total of \$6.5 billion annually in total revenue. The Tax Office collects for 86 taxing entities in Tarrant County and the State Comptroller predominately through property taxes, state motor vehicle sales tax, and vehicle registration. Complex accounting and reporting are critical in her operations as it is the most audited office in the county and has a stellar audit reputation. In 2023, her office was the first large county to achieve Gold recognition in the TxDMV Performance Review Process. This year-long audit focused on best practices, innovation, operational efficiencies, customer experience, and fraud prevention. Her office has become known for its #ServiceWithaSmile provided to customers in 8 branch locations throughout Tarrant County.

Tax Assessor-Collector Burgess understands the unique symbiotic relationship between the entities and taxpayers. She is eager to listen to industry experts and navigate difficult discussions related to the legal actions this board may consider. Big decisions should be made after thoughtful analysis recognizing the myriad of potential factors impacting all stakeholders.

Burgess is the longest-serving member on the TAD board and is the only subject matter expert currently proposed to serve the entities with the 4 highest designations available to Assessor-Collectors and is a Certified Property Tax Instructor. The entities know Ms. Burgess because they work with her on the collection side, where she runs a highly efficient

operation that collects \$5 billion in property tax on their behalf. The entities will recall when, after being in office for only 5 months, Ms. Burgess solved a decades-long cash flow problem for them related to recalculations, refunds, agreed judgments, and litigation that started at \$15 million and has now reached an astounding \$90 million a year. This is money that, by law, must be refunded by the Tax Office on behalf of the entity within 60 days of certification by the Chief Appraiser. In many cases, the entities have received and spent this money years ago, which is why this solution was hailed as a saving grace by so many entities over the past 5 1/2 years. This is one example of why entities need Wendy Burgess on the TAD Board.

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.D.5.

SUBJECT

Discuss a potential Flood Study. - Discussion Only

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT

The Kennedale City Council reserves the rights to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT

PURSUANT TO SECTION 551.0171 - 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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.

SUBJECT

PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.b.

SUBJECT

City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS