



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

(Zoning) Board of Adjustment Special Meeting* Wednesday, June 1, 2016 at 3:30 P.M. City Hall Council Chambers 201 E. Walnut

Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Vice-Chairman Will Klose.
- ITEM 2:** Approval of March 21, 2016, Minutes.
- ITEM 3:** **ZBA2016-05**—The Board to hear public input and consider taking action Steve Summers' request, on behalf of Wise Health System, for a variance from the City of Decatur's Zoning Ordinance regarding the screening of roof mounted electrical equipment. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B., Zoning, Article 7, Development Standards, Section 7.5, Screening, Fencing and Buffering, Subsection 7.5.4.B "Roof Mounted Mechanical Equipment," all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way. The subject property is described as Lot 1RA1R1, Block A Decatur Community Hospital Addition and is more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas.
- ITEM 4:** New and/or future business items.

Adjournment

Prepared and posted this 27th day of May 2016 in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development

City of Decatur
Decatur, TX

The State of Texas

OATH OF OFFICE

I, Will Klose; do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Board of Adjustment for the City of Decatur, Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

**Will Klose
ZBA Vice-Chairman**

SWORN TO and subscribed before me by affiant on this 1st day of June, 2016.

Codi Delcambre, Notary Public

(seal)

STATEMENT OF APPOINTED/ELECTED OFFICER

(Pursuant to Tex. Const. art.XVI, §1(b), amended 2001)

I, Will Klose, do solemnly swear (or affirm), that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election (appointment) at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.

June 1, 2016

Will Klose

ZBA Vice-Chairman

Position to Which Elected/Appointed City of Decatur

MINUTES
(ZONING) BOARD OF ADJUSTMENT MEETING
Tuesday, March 21, 2016 at 3:30 P.M.
City Hall Meeting / Council Chambers
201 E. Walnut

A meeting of the City of Decatur (Zoning) Board of Adjustment was held at 3:30 p.m. on January 20, 2016, at City Hall with the following in attendance:

MEMBERS PRESENT:

Vice Chairman Don Ogle
Wayne Stone (Alternate)
Murrelle Chandler (Alternate)
William Klose

MEMBERS ABSENT:

Chairman Mark Duncum
Steve Goolsby
Lisa Caraway

Others present were: Planning Director Dedra Ragland, representing the staff; and Ron and Dena Silvers, and James Luttrell representing the applicants.

Call to Order: Vice-Chairman Ogle called the meeting to order at 3:31 p.m.

ITEM 1: Board accepted Don Ogle's resignation as Vice-Chairman/
Board Member Stone made a motion to nominate Will as the new Vice-Chairman. Board Member Chandler seconded the motion. The motion passed 4-0.

Board Member Ogle relinquished chair of the meeting. Vice-Chairman Klose chaired the meeting from this point forward.

ITEM 2: Approval of the January 20, 2016 Minutes.

Board Member Chandler made a motion to approve the January 20, 2016, minutes. Board Member Ogle seconded the motion. The motion passed 5-0.

ITEM 3: ZBA2016-03—The Board to hear public input and consider taking action on a request from Richard Stevens for a special exception from the City of Decatur's Zoning Ordinance regarding front yard setbacks. Specifically, applicant is requesting a special exception to the City of Decatur Zoning Ordinance minimum front yard setback requirements, Ordinance 2015-03-01, Section 5.1.3. "SF-2, Single-Family Residential District" (Regulations have not yet been codified), to reduce the required 25' front yard setback to 6'9", a variance of 18'3" along Collins Street. The subject property is described as Lot 1B, Block 26, South Decatur Addition and is more commonly referred to as 504 E. Collins Street, City of Decatur, Wise County, Texas.

Planning Director Ragland presented the staff report. Applicant is requesting a Special Exception from the required front yard setback of 25' to a front yard setback of 6'9" along Collins Street in a Single Family-2 (SF-2) Zoning District for Lot 1B, Block 26, South Decatur Addition, more commonly referred to as 504 E. Collins Street. Staff recommends approval.

Board Member Ogle asked if the carport would be located on the front of

the house or on the side. Applicant Stevens informed the Board that the carport will be built on the front of the house.

Board Member Stone made a motion to approve ZBA2016-03, Special Exception to allow a front yard setback of 6'9" along Collins Street in a Single Family-2 (SF-2) Zoning District for Lot 1B, Block 26, South Decatur Addition and more commonly referred to as 504 E. Collins Street. Board Member Ogle seconded the motion. The motion passed 4-0.

ITEM 4: ZBA2016-04—The Board to hear public input and consider taking action on a request from Randy Neighbors for a special exception to the City of Decatur's Zoning Ordinance regarding front yard setbacks. Specifically, applicant is requesting a special exception to the City of Decatur Zoning Ordinance minimum front yard setback requirements, Ordinance 2015-03-01, Section 5.1.3. "SF-2, Single-Family Residential District" (Regulations have not yet been codified), to reduce the required 25' front yard setback to 12.5', a variance of 12.5' along S. Stratton Street. The subject property is described as Lot 2 and the north 23 feet of Lot 3, Block 51, South Decatur Addition and is more commonly referred to as 600 E. Hale Avenue, City of Decatur, Wise County, Texas.

Planning Director Ragland presented the staff report. Applicant is requesting a Special Exception to the required front yard setback of 25' to a front yard setback of 12'6" along S. Stratton Street in a Single Family-2 (S-2) Zoning District for Lot 2 and the north 23 feet of Lot 3, Block 51, South Decatur Addition, more commonly referred to as 600 E. Hale Avenue. Staff recommends approval.

Mr. Ron Silvers of 1003 S. Stratton stated that he did not submit a opposition notice because he wasn't sure where he stood on the request. He stated that he did not think it was fair that Mr. Neighbors doesn't want to follow the setback requirements that are in place. He stated that when he built his home thirty (30) years ago, the City would not allow him to vary from the setback requirements and he didn't think it fair that he and other homeowners were required to orient their houses to meet the setback requirements and now, the City is jumping up and down to help Mr. Neighbors get built what he wants to build. Planning and Development Services Director Ragland explained that in the last thirty (30) years, Boards and Commissions had changed, a professional planning staff is in place and the Board of Adjustment was brought on board within the last 15 years, and that may account for the change in philosophy and mindset for granting special exceptions. Applicant Neighbors also explained the proposed site plan and design of the proposed duplexes.

Mr. James Luttrell of 1004 S. Stratton stated that he was told there was only going to be one duplex on the property. Planning and Development Services Director Ragland explained that Mr. Neighbors was proposing two lots with one duplex on each lot.

Board Member Chandler made a motion to approve ZBA2016-04, Special Exception to allow a front yard setback of 12'6" along Stratton Street in a Single Family-2 (SF-2) Zoning District for Lot 2, and the north 23 feet of Lot 3, Block 51, South Decatur Addition, and

more commonly referred to as 600 E. Hale Avenue. Board Member Ogle seconded the motion. The motion passed 4-0.

ITEM 5: New and/or future business items
Planning and Development Services Director Ragland asked the Board if they had a preference for meeting at 3:30 p.m. or 4:00 p.m. The Members present stated they were flexible and that whatever staff decided would be fine with them.

No other new or future business items were discussed.

The meeting was adjourned at 4:05 p.m.

Will Klose, Vice-Chairman

ATTEST:

Dedra Denée Ragland, Planning Director



STAFF REPORT

June 1, 2016 – Board of Adjustment Meeting

TO: (Zoning) Board of Adjustment

CASE: ZBA2016-05

FROM: Dedra D. Ragland, AICP, Planning Director

APPLICANT: Stephen Summers

DATE: May 24, 2016

REQUEST: Variance to screening of roof mounted mechanical equipment

Subject:

Board to hear public input and consider taking action on a request from Stephen Summers, on behalf of Wise Health System, for a variance from the City of Decatur's Zoning Ordinance regarding the screening of roof mounted electrical equipment. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B., Zoning, Article 7, Development Standards, Section 7.5, Screening, Fencing and Buffering, Subsection 7.5.4.B "Roof Mounted Mechanical Equipment," all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way. The subject property is described as Lot 1RA1R1, Block A, Decatur Community Hospital Addition and is more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas.

Case Notes:

The applicant is requesting a variance to waive the screening requirements for roof mounted mechanical equipment on the highest roof of the new Fit N' Wise building. Plans were initially approved on December 9, 2015. Those plans included elevation drawings that reflected parapets and no visible roof-mounted mechanical equipment. In April, the Architect's representative met with the Building Official to see if the roof mounted screening could be waived as the expenses for the project had exceeded the budget. The representative explained that by not having to screen the equipment, there would be quite a bit of money saved towards the project's overall budget.

Roof-mounted equipment includes air conditioners, compressors, condensers, conduits, pipes, vents, ducts, etc. Prior to issuing a building permit for roof-mounted equipment, the plans need to document one of the following three screening methods:

1. Equipment Below Parapet-- the roof-mounted equipment is located below the parapet for all four sides of the building.
2. Architectural Screening-- the equipment is screened by an architectural screen element similar in design and color to the underlying building. Wood lattice cannot be used as a screening device. One option is to utilize a pre-manufactured screening device.
3. Line-of-sight diagram--demonstrates the proposed roof-mounted equipment will not be visible from any adjacent property (or sidewalk on the opposite side of the street). Line-of-sight diagrams should include locations where the equipment is most likely to be visible from the public right-of-way or adjacent property.

Legality:

According to the Texas Local Government Code, the Board of Adjustment can legally authorize variations to the Zoning Ordinance subject to the conditions listed below (§211.008 010). Each case before the board must be heard by 75 percent of its members (§211.008.d), and the board can only authorize a variation from the terms of the Zoning Ordinance with a concurring vote of 75 percent (§211.009.c).

Conditions for Approval:

The applicant must meet all of the following four conditions to be legally granted a variance.

Financial or self-induced hardship cannot be considered:

1. The requested variance does not violate the intent and spirit of the ordinance. Special conditions of restricted area, shape, topography or physical features exist that are peculiar to the subject parcel and are not applicable to other parcels of land in the same zoning district.
2. The hardship is not the result of the applicant's actions, and
3. The interpretation of the provisions in this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.

Deciding Factors:

The Board of Adjustment reviews the application and the response to the four conditions, and then hears the case to determine if the applicant qualifies. If the Board feels the applicant has met the stated conditions, then the Board may approve the variation as long as it meets these criteria (§211.009.a.3):

- 1) The variation is not contrary to the public interest.
- 2) The variation is due to special conditions.
- 3) A literal enforcement of the ordinance would result in unnecessary hardship.
- 4) The spirit of the ordinance is observed and substantial justice is done.

Recommendation:

Staff has the following findings:

1. The requested variance may violate the intent and spirit of the ordinance. The purpose of this requirement is to encourage the most appropriate use of land while conserving and protecting the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts in accordance with the standards outlined in Section 7.5 of the Zoning Regulations. Painting the equipment white, from a distance, does give the appearance of an architectural screen element. However, in driving the site, along Medical Center Drive, the building is visible and staff could not determine if the line of sight demonstrates the proposed roof-mounted equipment will not be visible from any adjacent property.
2. There are special topography features that are peculiar to the subject parcel that are not applicable to other parcels of land in the same zoning district. The subject property is adjacent to a creek bed to the eastern property line, and there is a change in elevation north to south of the property. Screening on the north side due to the elevation difference is not an undue hardship. With the adoption of the current ordinance May 2015, all roof mounted mechanical equipment is required to be screened regardless of topography.
3. The hardship is a result of the applicant. As was communicated to the Building Official, the reason for the variance has to do more with the project costs exceeding the expected budget for building's construction. The approved building plans, which included the building elevations, clearly reflected the mechanical equipment screened via parapets.
4. The interpretation of the provisions in this ordinance would not necessarily deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions. All mechanical equipment, whether ground mounted or roof mounted is required to be screened.

Twenty-nine (29) property owners were notified. To date, staff has received no notices in favor of, neutral to or opposed to the request.

Options:

Recommend approval:

From the evidence, testimony and plans presented, I move that the Board grant the variance request ZBA2016-05 to waive requirement that all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way on the highest roof of the Fit N' Wise building being constructed on a portion of Lot 1RA1R1, Block A, Decatur Community Hospital Addition and more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas.

Recommend approval with conditions:

From the evidence, testimony and plans presented, I move that the Board grant the variance request ZBA2016-05 to waive requirement that all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way on the highest roof of the Fit N' Wise building being constructed on a portion of Lot 1RA1R1, Block A, Decatur Community Hospital Addition and more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas with the following conditions:...

Recommend denial:

From the evidence, testimony, and plans presented, I move that the Board deny the variance request ZBA2016-05 to waive requirement that all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way on the highest roof of the Fit N' Wise building being constructed on a portion of Lot 1RA1R1, Block A, Decatur Community Hospital Addition and more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas based on the following findings:...

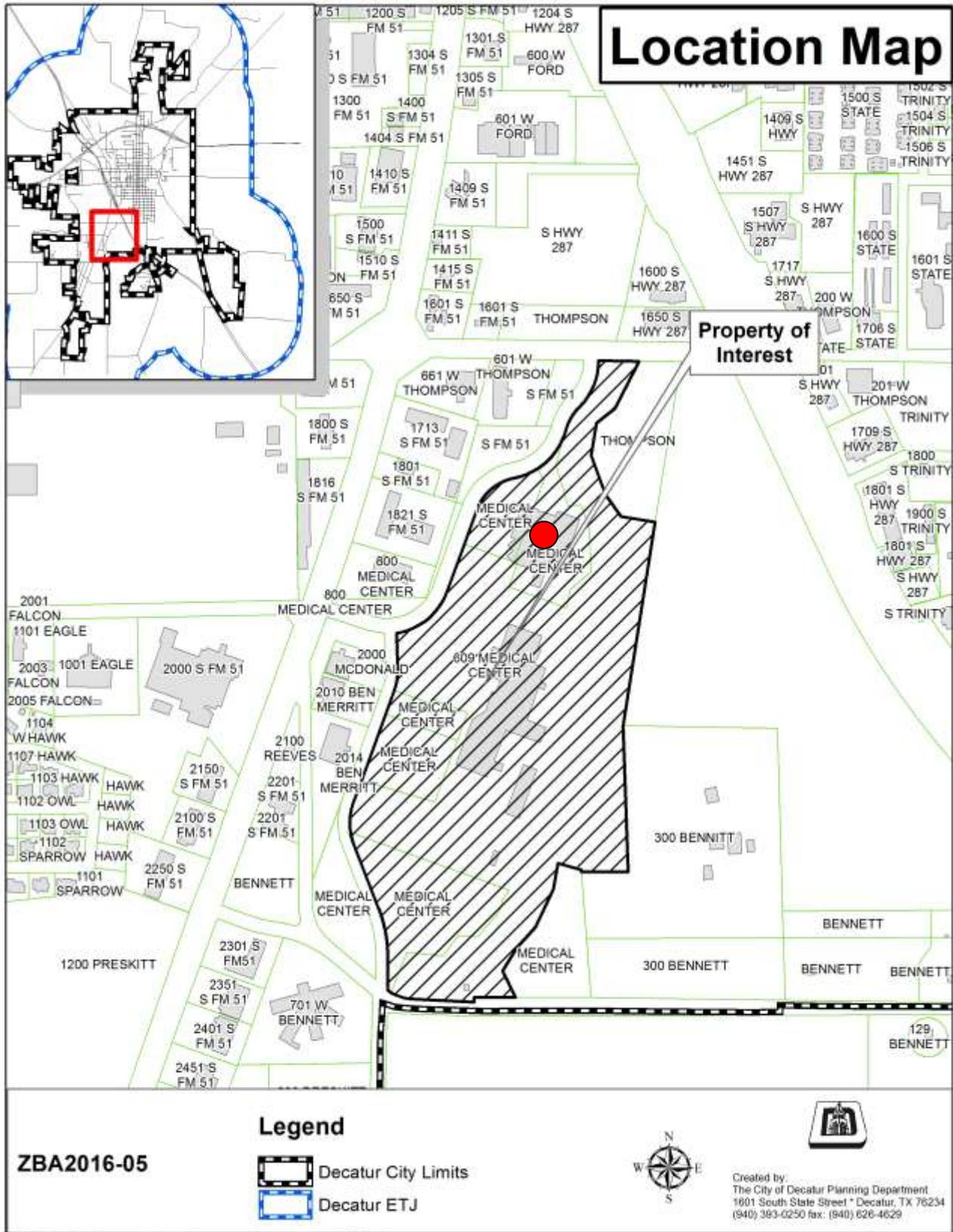
Recommend postponing consideration:

From the evidence, testimony, and plans presented, I move that the Board postpone consideration of variance to a date certain, and requesting additional information for the variance request ZBA2016-05 to waive requirement that all roof-mounted mechanical equipment shall be screened from view of any adjacent public Right-of-Way on the highest roof of the Fit N' Wise building being constructed on a portion of Lot 1RA1R1, Block A, Decatur Community Hospital Addition and more commonly referred to as 609 Medical Center Dr., Bldg. 200, Decatur, Wise County, Texas, additional data being:...

Attachments

1. Location Map
2. Application and Checklist/Letter of Intent
3. 200' Notification Map and Property Owner Responses
4. Proposed Site Plan
5. Proposed Roof Plan
6. Elevations: Conceptual vs. Actual
7. Site Photos—Context
8. Mechanical Equipment Details

Attachment 1
Location Map



ZBA2016-05

Legend

-  Decatur City Limits
-  Decatur ETJ



Created by:
 The City of Decatur Planning Department
 1601 South State Street * Decatur, TX 76234
 (940) 383-0250 fax: (940) 626-4629

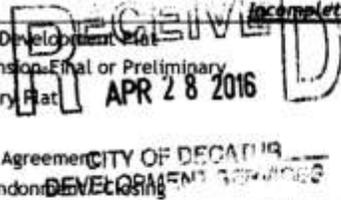
Attachment 2 Application and Checklist

CITY OF DECATUR DEVELOPMENT SERVICES UNIVERSAL APPLICATION

Check box to indicate application type

Incomplete applications will be rejected

<input type="checkbox"/> Annexation Petition	<input type="checkbox"/> Gas Well Development Plat	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Plat Extension, Final or Preliminary	<input type="checkbox"/> Subdivision Variance
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Conveyance Instrument	<input type="checkbox"/> Replat	<input checked="" type="checkbox"/> Zoning Variance (ZBA)
<input type="checkbox"/> Design Standards Variance	<input type="checkbox"/> ROW Use Agreement	<input type="checkbox"/> Vacation Plat
<input type="checkbox"/> Final Plat	<input type="checkbox"/> ROW Abandonment	<input type="checkbox"/> Other _____



Application Requirements: Signed application form, application fees, Copy and filing fees, Proof of Ownership (Recorded Deed or current tax statements), required # of plats / plans, signed checklist and a PDF of all documentation.

PROJECT INFORMATION: Residential Commercial Is this property platted? Yes No

Project Name: NCB-15-0453 Total Acres: 46.724

Project Address (Location): 609 MEDICAL CENTER, BLDG 200 Parcel(s) Tax ID R #: _____
LOT, BLOCK & SUBDIVISION OR SURVEY WITH METES & BOUNDS DESCRIPTION SEALED BY A LICENSED SURVEYOR

Parent Project Name/Number _____ Parcel(s) Tax ID GEO #: _____

Brief Description of Project: VARIANCE FOR ROOF SCREENS ETJ Yes

Please state the identity of any individual(s), or other entities that presently hold a lien upon the real estate which is the subject of this request: _____ Lien holder/mortgagee must also sign plat for filing of record.

Existing Use: HOSPITAL Existing Zoning: C-2 # of Existing Lots: 1 # of Existing Units: 1

Proposed Use: HOSPITAL Proposed Zoning: C-2 # of Proposed Lots: 1 Proposed Units: 2

APPLICANT INFORMATION: Please circle your preferred method of contact.

Applicant / Company WISE REGIONAL HOSPITAL Email sgpelley@gmail.com

Address 609 MEDICAL CENTER DR. Phone 469 636 9352 Fax _____

City DECATUR State TEXAS Zip 76234

Property Owner WISE REGIONAL HOSPITAL Email _____

Address 609 MEDICAL CENTER DR. Phone _____ Fax _____

City DECATUR State TEXAS Zip 76234

Key Contact/Company SHEILA PELLEY/MRE HALE ARCH Email sgpelley@gmail.com

Address 5020 LAKE CREST DR. Phone 469 636 9352 Fax _____

City MCKINNEY State TX Zip 75071

(MUST BE SIGNED FOR ALL APPLICATIONS) - Letter of authorization required if signature is other than property owner and a letter of authorization is required from lienholder/mortgagee, if applicable.

I hereby certify that I am the owner of the property identified in this application; or, that I am the authorized agent of the owner of said property; and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

SIGNATURE OF PROPERTY OWNER SIGNATURE OF LIEN HOLDER

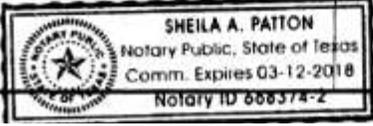
PLAT WAIVER (MUST BE SIGNED FOR ALL PRELIMINARY, FINAL & REPLATS)

I waive the statutory time limits in accordance with Section 212 of the Texas Local Government Code.

SIGNATURE OF PROPERTY OWNER SIGNATURE OF LIEN HOLDER

Known to me to be the person(s) whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 28 day of April, 2016

Sheila A. Patton
Notary Public



For Departmental Use Only
Case#: ZBA2016-05
Project Mgr: DK
Total Fee(s): 2201.00
Payment Method: cc
Submittal Date: 4/28/16
Accepted By: sa



Wise Health System

Compassion with. You are committed to. Better. Smarter. & Wiser. Health is in. www.wishealthsystem.com

April 28, 2016

Project Number/Name: NCB-15-0453
Project Address: 609 Medical Drive, Bldg 200

To The City of Decatur,

Attached is the application for a variance to the Zoning Ordinance Section 7.5.4 "Mechanical Equipment" Subsection B "Roof Mounted Mechanical Equipment" all roof equipment shall be screened from view of any adjacent public Right-of-Way.

The proposal is to provide full screening from adjacent Right-of-Way for all ground mounted equipment and roof top equipment on the low roof and to paint the equipment on the highest roof white to blend in with the day time sky.

It is not our intention to violate or disregard the intent or spirit of the law. The roof screens provided will screen the most visible equipment from the high point on Medical Drive. However, on the North side of the building the steep incline of Medical Center Drive places our parcel in a situation that is different from other properties in this zone. The height difference from the top of Medical Center Drive to our building finished floor is significantly greater than other parcels in this zone causing a hardship for us in screening the upper roof top units.

On the South side, the building is situated 12 feet above the elevation at the corner of Ben Merritt and Medical Drive. The roof top units are behind a 2'6" parapet wall and are at an elevation of 40 feet above this point. The topography provides natural screening of the units.

This hardship has not been a result of our actions. It is due to the steep incline of Medical Center Drive.

The interpretation of this provision would deprive us of reasonable building expense to provide roof screens as is enjoyed by other properties in this same zoning district. It is unfair to enforce this ordinance as it creates a hardship on us do to the topography of the land which is in no way a result of our actions.

Thank you kindly for your consideration in this matter.

Sincerely,

Stephen M. Summers
Chief Executive Officer

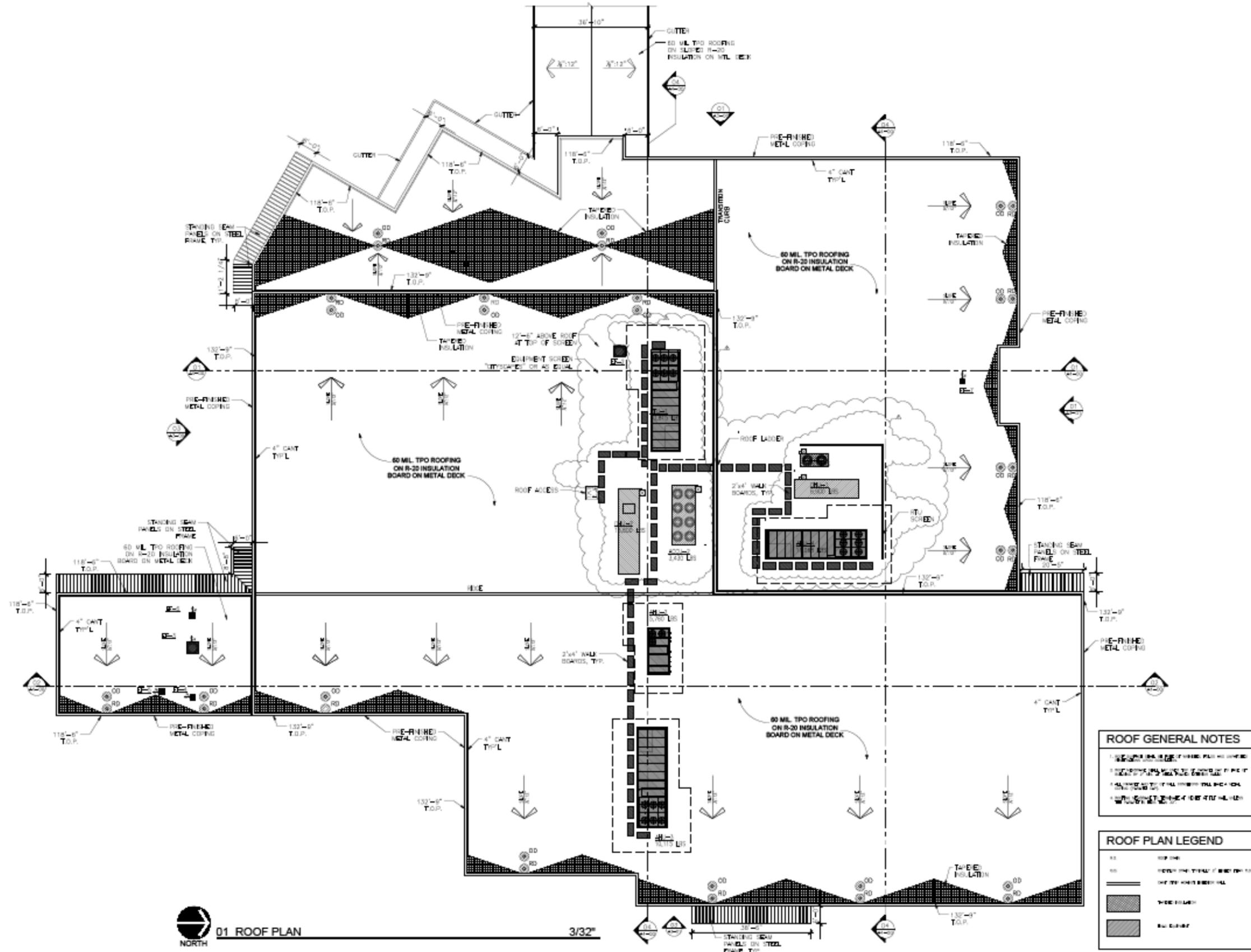
RECEIVED
APR 28 2016

CITY OF DECATUR
DEVELOPMENT SERVICES

200' Notification Map and Property Owner Responses

No responses received

Attachment 5
Roof Plan



ROOF GENERAL NOTES

1. SEE GENERAL NOTES FOR ALL ROOFING MATERIALS.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
4. ALL ROOFING SHALL BE INSTALLED OVER A PROPERLY DRAINING ROOF.

ROOF PLAN LEGEND

---	ROOF EDGE
---	ROOF INSULATION
---	ROOFING MATERIAL
---	TRANSITION CURB
---	STANDING SEAM PANELS ON STEEL FRAME, TYP.



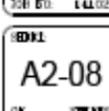










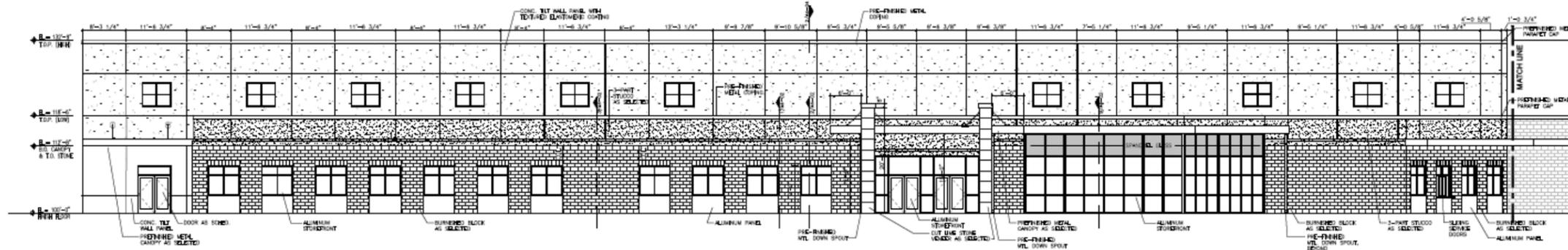
WISE REGIONAL HEALTH SYSTEM
 Fit-N-Wise
 Decatur, Texas 76234

MIKE HALE
 ARCHITECT
 214.935.0500
 mike@mkhalarch.com

DATE: 09/11/2013
 JOB NO: 14102

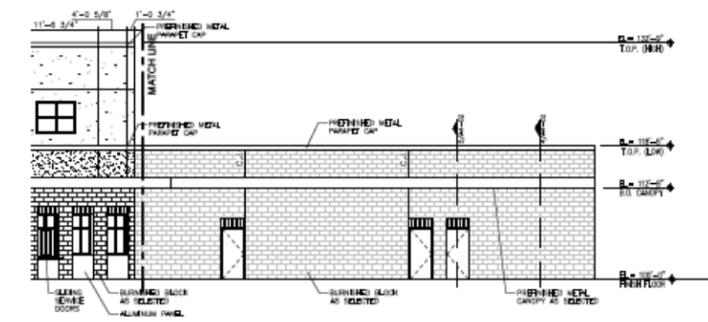
SDPL
A2-08
 OF 28 PAGES

Attachment 6
Elevations: Approved



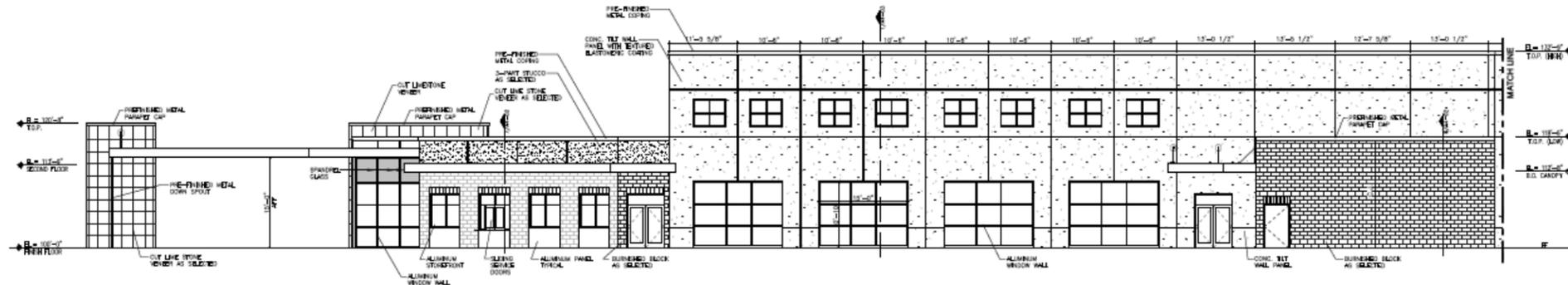
01 WEST ELEVATION

1/8"
0 8' 16'



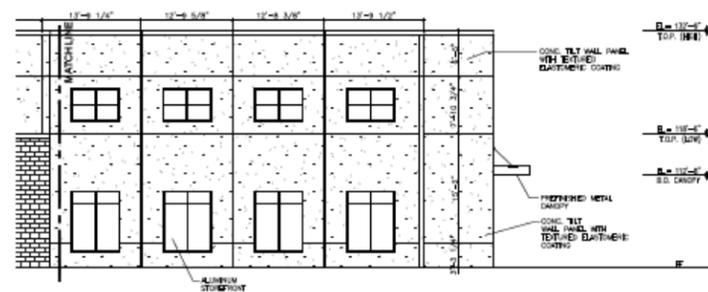
02 WEST ELEVATION CONT.

1/8"
0 8' 16'



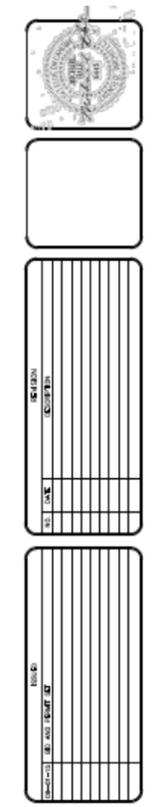
03 SOUTH ELEVATION

1/8"
0 8' 16'



04 SOUTH ELEVATION CONT.

1/8"
0 8' 16'

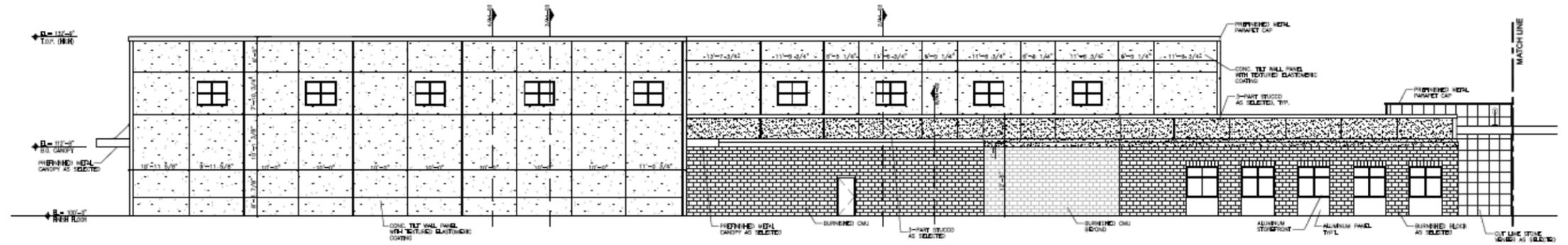


WISE REGIONAL
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Decatur, Texas 76234

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214.883.6289
mike@mik halearch.com

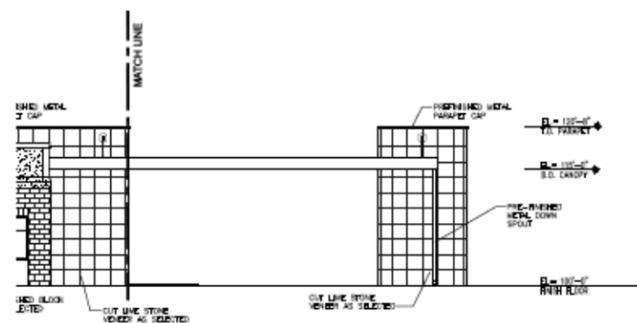
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JOB NO: 14102

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OF SHEETS



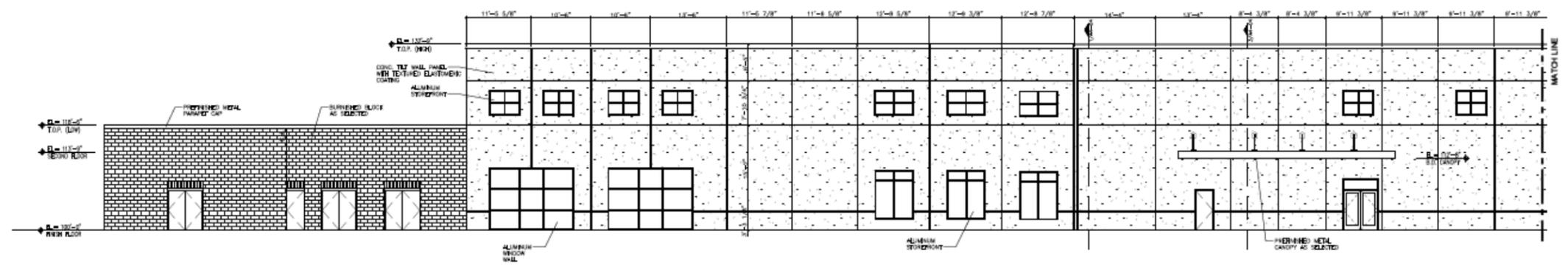
01 NORTH ELEVATION

1/8"



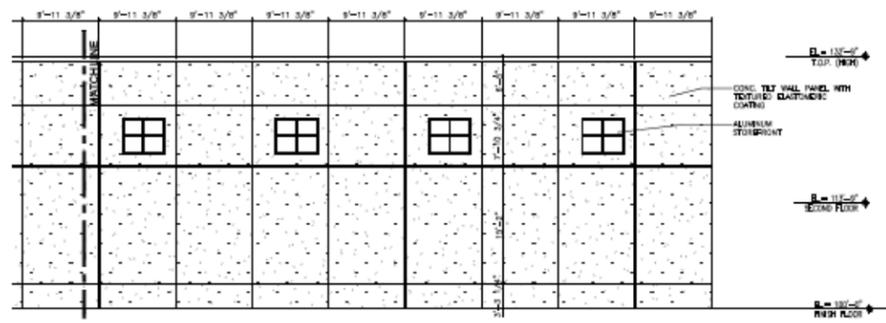
02 NORTH ELEVATION CONT.

1/8"



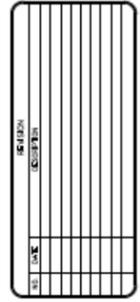
03 EAST ELEVATION

1/8"



04 EAST ELEVATION CONT.

1/8"



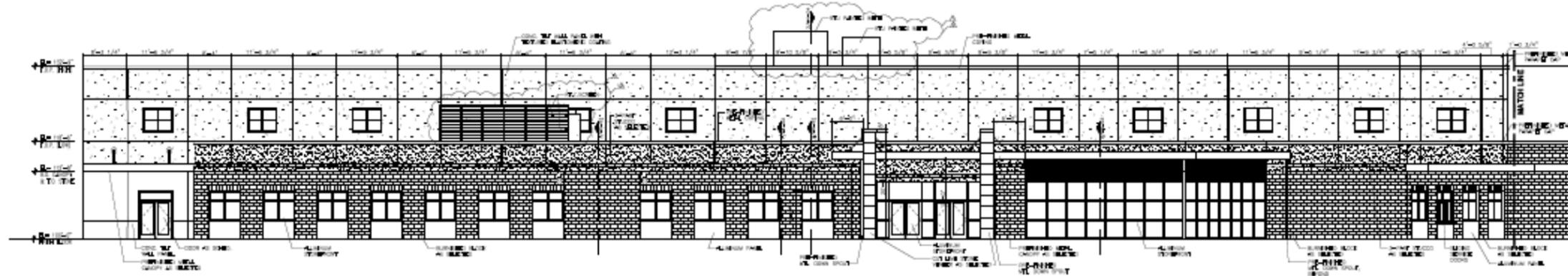
WISE REGIONAL
HEALTH SYSTEM
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Decatur, Texas 76234

MIKE HALE
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mike@mikemalearch.com

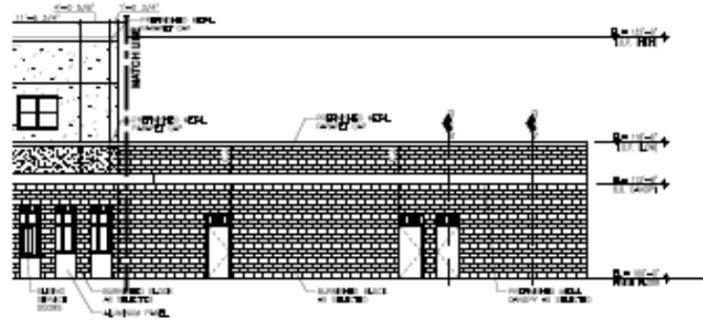
DATE: 09/01/2015
JOB NO: 14102

SECRET
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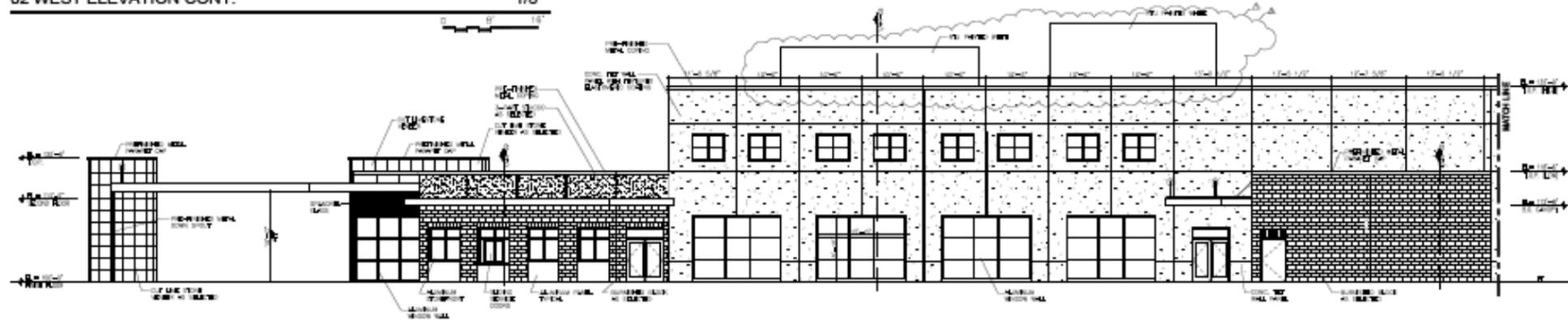
Elevations: Proposed



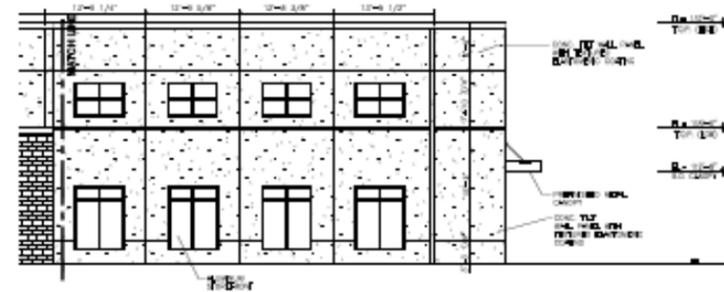
01 WEST ELEVATION



02 WEST ELEVATION CONT.



03 SOUTH ELEVATION



04 SOUTH ELEVATION CONT.



WISE REGIONAL
HEALTH SYSTEM
Fit-N-Wise
Decatur, Texas 76234

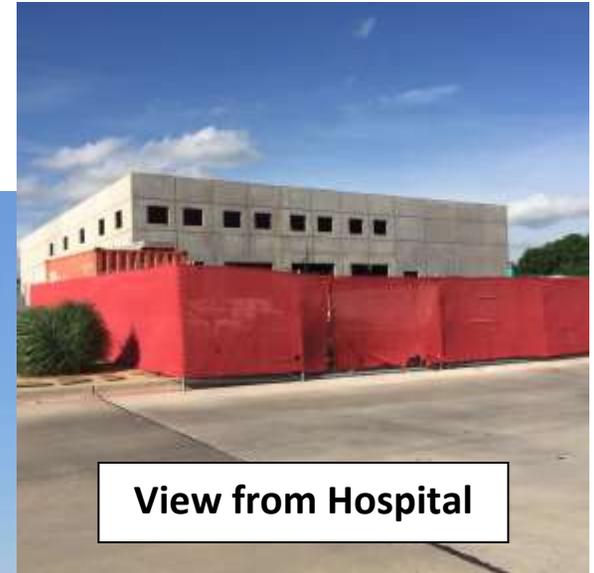
MIKE HALE
ARCHITECT
214.885.0200
mike@mikehalearch.com

DATE: 08/01/2019
JOB NO: 14402

03
A3-00

3-D Elevations: Conceptual vs. Actual

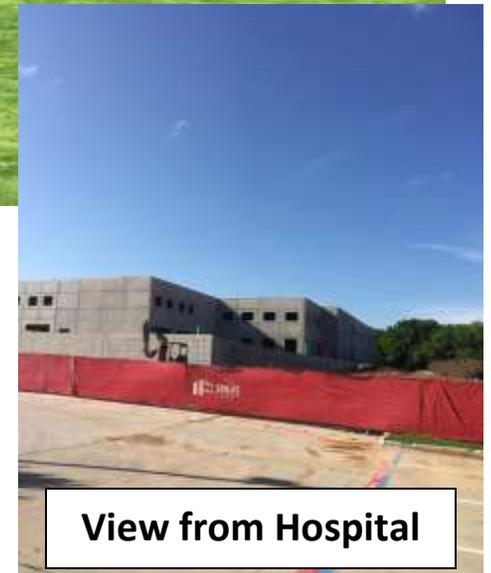
West / South Elevation



View from Hospital

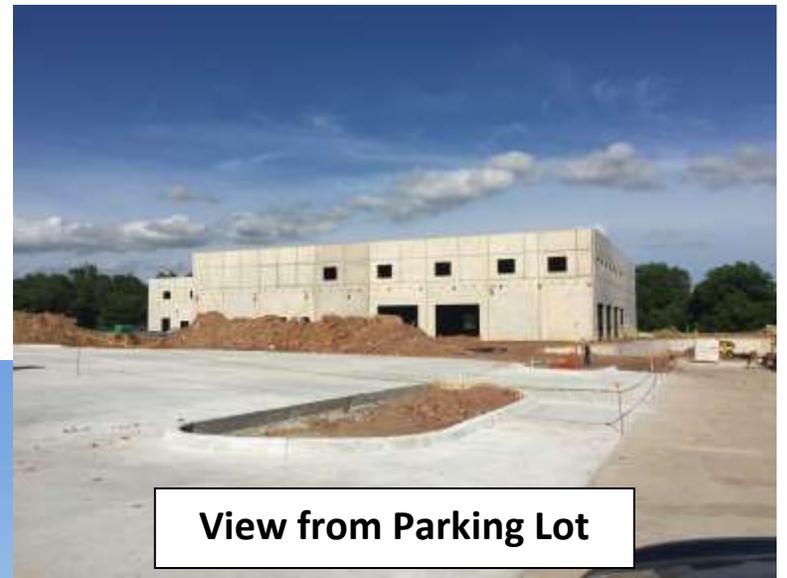


View from Medical Center Drive



View from Hospital

West Elevation



View from Parking Lot

West Elevation



View from Parking Lot

North Elevation



View from Candlewood Suites

Attachment 7
Site Photos-Context



View from across Thompson St.



View of Hospital from site



View from Medical Center Drive

Mechanical Equipment Details

RTU - 1

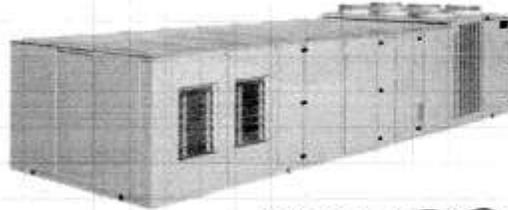
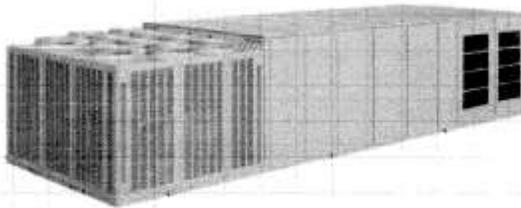


IntelliPak™ Rooftop Air Conditioners

Designed for Today and Beyond

Innovative technology and an impressive lineup of features make the Trane® IntelliPak™ rooftop line the number one choice for today and the future. The rooftop unit control modules (UCM), an innovative array of microprocessor controllers, coordinates the actions of the IntelliPak™ rooftop for reliable and efficient operation and allows for standalone operation of the unit. Access to the unit controls, via a human interface panel, provides a high degree of control, superior monitoring capability, and unmatched diagnostic information.

Note: Optionally, for centralized building control on-site, or from a remote location, IntelliPak™ can be configured for direct communication with a Trane® Tracer® building management system or a third party LonTalk® or BACnet™ building management system, using a twisted pair of wires. Trane also has Air-Fi™, a state of the art Wireless Communication platform that minimizes installation time, material, and risk. With any of these systems, the IntelliPak™ status data and control adjustment features can be conveniently monitored from a central location. IntelliPak™ has the technology *and flexibility* to bring total comfort to every building space. AHRI certifies up to 63 ton units



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Revision Summary

This version includes the addition of the new 75 ton eFlex™ variable speed compressor. All data and related information has been updated to reflect this new option.

DHU-2 348" x 94" x 99"



DS/RS SERIES (Indoor/Rooftop Installation)

The **DS Series** sets the standard for indoor pool/whirlpool/spa humidity control and water heating. Patented energy recycling features guarantee energy savings, and when equipped with optional air conditioning, the DS Series will provide the ultimate indoor pool environment while protecting your building. Standard with every unit is an outdoor air inlet complete with

filter and balancing damper which can be customized to meet ASHRAE Standard 62.1 IAQ ventilation requirements. Packaged exhaust fan with heat recovery is also available.

The **RS Series** includes all the features found in the DS Series, and has been engineered for outdoor installation. Completely weatherproof with a double-door electrical panel, double wall construction with two-inch insulation, designed to eliminate thermal bridging, stainless steel hardware, service light and service outlet, special outdoor epoxy paint with two primer coats and two final coats, rain guards, hinged doors with flush mounted adjustable tension cam latches and continuous raised compression gasket door seals, safety door holders, and a built-in drain pan covering the entire evaporator coil section.

QUALITY FEATURES

- ⌘ Patented simultaneous heat rejection to air and pool water avoids temperature swings
- ⌘ Minimum pool water heating guards against wide fluctuations in pool water temperature
- ⌘ Scroll compressors (most models) for high reliability and quiet operation
- ⌘ Outdoor air inlet to meet ASHRAE Ventilation Standard 62.1, including washable filters and damper balancing
- ⌘ Various outdoor features (see above RS Series)
- ⌘ Contributes to space heating when required
- ⌘ Corrosion proof self-draining sanitary drain pan
- ⌘ Voltages available: 208, 230, 460, 575 three phase 60 Hz
- ⌘ R410A, R407C, R134a refrigerants
- ⌘ Factory testing
- ⌘ Gas furnace or gas boiler package option available
- ⌘ Plenum fans complete with VFD's including multi-fan arrangement option available

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RS Series (Outdoor Installation)

Accu-1

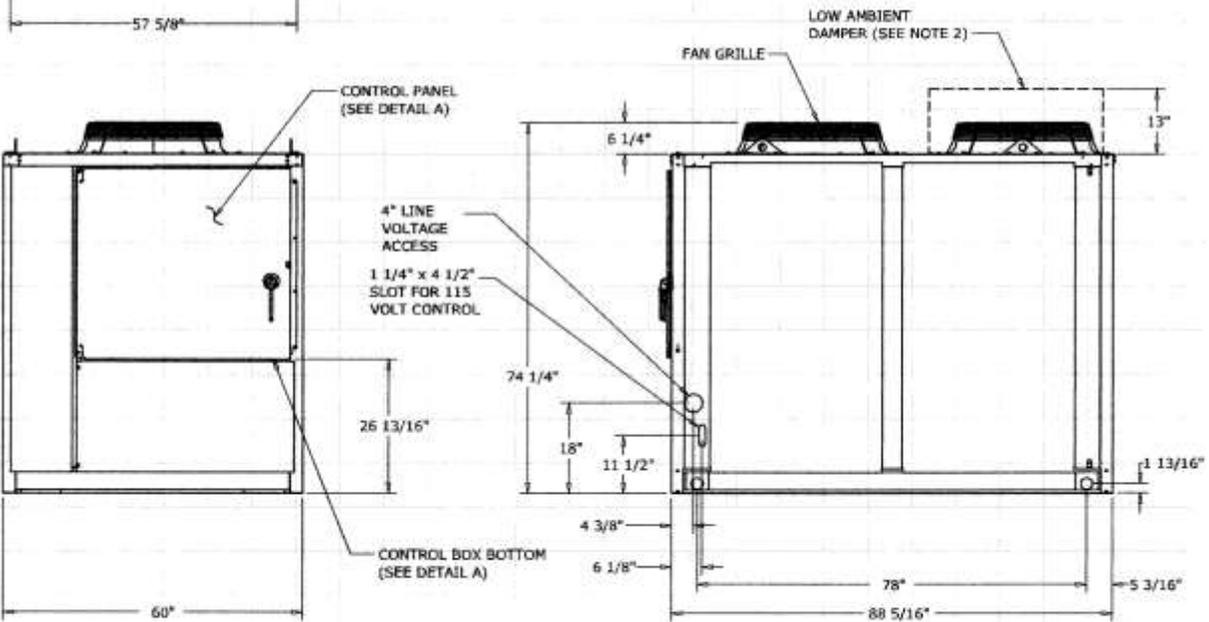
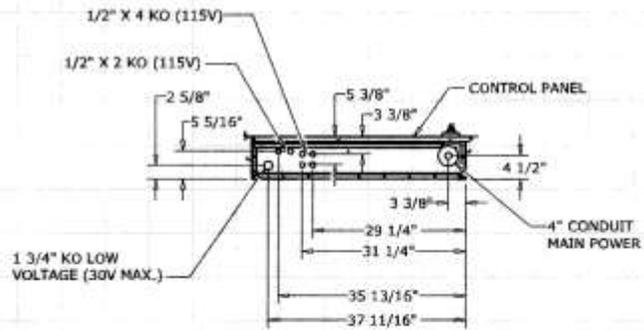
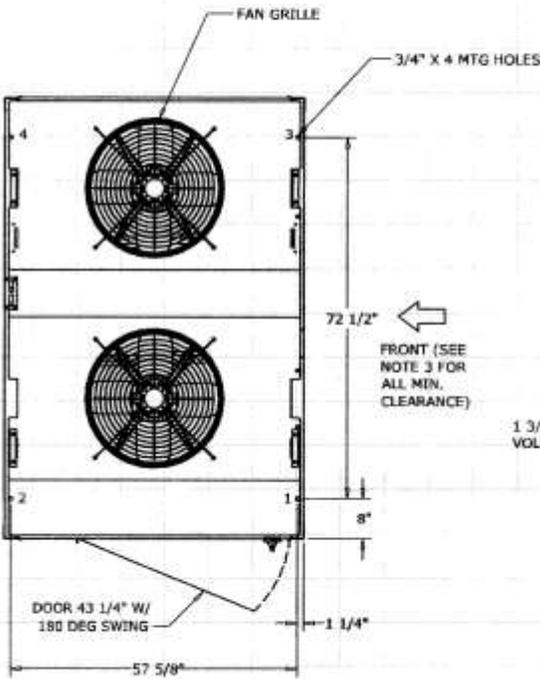


Unit Dimensions

Figure 4. Air-cooled condenser – 20 ton

NOTES:

1. SEE CONNECTION DRAWING FOR CONNECTION LOCATION AND SIZES.
2. LOW AMBIENT DAMPER ONLY COMES WITH SELECTED UNIT.
3. FRONT OF UNIT CLEARANCE 72", BACK OF UNIT CLEARANCE 72", LEFT AND RIGHT SIDE OF UNIT CLEARANCE 42".

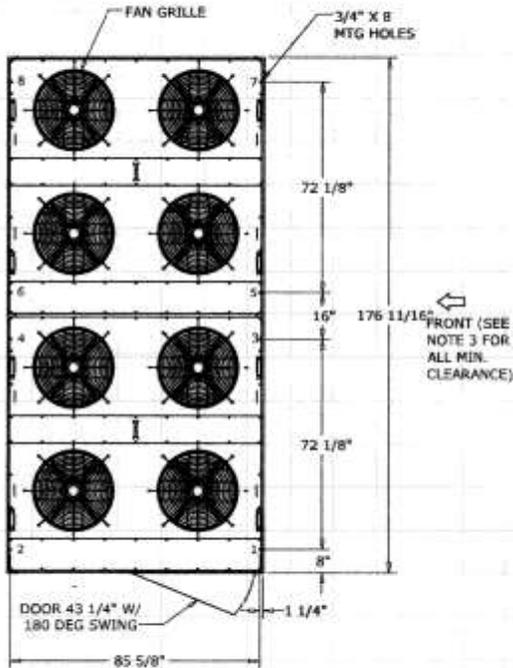


Accu-2 TO BE PAINTED WHITE



Unit Dimensions

Figure 14. Air-cooled condenser – 80 ton



NOTES:

1. SEE CONNECTION DRAWING FOR CONNECTION LOCATION AND SIZES.
2. LOW AMBIENT DAMPER ONLY COMES WITH SELECTED UNIT.
3. FRONT AND BACK OF UNIT CLEARANCE 96". LEFT AND RIGHT SIDE OF UNIT CLEARANCE 48".

