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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Briefing, 6th Floor
Dallas, Texas 75201

Public Notice

260804

POSTED CITY SECRETARY DALLAS, TX

Board of Adjustment

Panel C

SEPTEMBER 14, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM

City of Dallas

Agenda

1500 Marilla Street
Council Briefing,
6th Floor
Dallas, Texas 75201

Board of Adjustment, Panel C

Monday, September 14, 2026 **10:30 AM** **6ES - COUNCIL BRIEFING**

BOARD OF ADJUSTMENT, PANEL C
REGULAR MEETING
MONDAY, SEPTEMBER 14, 2026
ORDER OF BUSINESS

The Board of Adjustment, Panel C may be briefed on any item on the agenda.

The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

The public may listen to the meeting as an attendee at the following videoconference link:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m22a04c6c15b9ecb59a07c94ad062f877

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: **https://bit.ly/BDA-C-Register**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL C
MONDAY, SEPTEMBER 14, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing Room*** **10:30 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing Room*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room, 6th Floor ES at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/boa091426 or by calling the following phone number: ***Webinar number:*** (Webinar 2491 830 0545) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2491 830 0545* ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx or call (214) 670-4127, by 5:00 p.m., Sunday, September 13, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx o llamando al (214) 670-4127, antes de las 5:00 p.m. del domingo, 13 de Septiembre de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov. calling (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
BOARD OF ADJUSTMENT PANEL C MEETING
MONDAY, SEPTEMBER 14, 2026
ORDER OF BUSINESS

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room 6th Floor ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m22a04c6c15b9ecb59a07c94ad062f877

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF AUGUST 17, 2026, PANEL C HEARING MINUTES **Pg. 10**

MISCELLANEOUS ITEMS:

1 – **BOA-26-000065_FW1** – 1227 ST. PATRICIO DRIVE **Pg. 36**

UNCONTESTED ITEMS:

2- BOA-26-000061 – 7141 SANTA MONICA DRIVE **Pg. 41**

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

3 - BOA-26-000060 – 2711 ELM STREET **Pg. 60**

ADJOURMENT

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

APPROVAL OF AUGUST 17, 2026, PANEL C HEARING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

1. 26-2937A Application of Molly Kathryn Davis for (1) a fee waiver for a special exception to the front yard setback regulations for a carport at **1227 SAN PATRICIO DRIVE**. This property is more fully described as block A/5363 lot 4 and is zoned R-7.5(A).
Location: **1227 SAN PATRICIO DRIVE**
Applicant: Molly Kathryn Davis
Senior Planner: Dr. Kameka Miller-Hoskins
Request(s): **(1)** Fee a waiver for a special exception to the front yard setbacks for a carport.
Staff Recommendation: No staff recommendation.
BOA-26-000065_FW1

Attachments: Case Report
Application Summary

UNCONTESTED CASE(S)

2. 26-2938A Application of Craig Berry for **(1)** a variance to the front-yard setback regulations at **7141 SANTA MONICA DRIVE**. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front-yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require **(1)** a 17- foot 2-inch variance to the front yard setback regulations.
Location: **7141 SANTA MONICA DRIVE**
Applicant: Craig Berry
Senior Planner: Bryant Thompson
Request(s): **(1)** a variance to the front-yard setback regulations
Staff Recommendation: Approval.
BOA-26-000061

Attachments: Case Report
Application Summary
Referral
Site Plan
Elevations

HOLDOVER

NONE

INDIVIDUAL CASES

3. 26-2939A Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **2711 ELM STREET**. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026.
Location: **2711 ELM STREET**
Applicant: Steven F Darling
Senior Planner: Dr. Kameka Miller- Hoskins
Request(s): **(1)** appeal the decision of an administrative official in the revocation of a Certificate of Occupancy
Staff Recommendation: No staff recommendation.
BOA-26-000060

Attachments:
Case Report
Application Summary
Site Plans
Documentary Evidence-Revocation letter and related materials.pdf
Issued Certificate of Occupancy.pdf
Building Officials Brief and Exhibits BOA-26-000060

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

BOARD OF ADJUSTMENT

PANEL C MINUTES

AUGUST 17, 2026

DRAFT

6ES Council Briefing
24957316190@dallascityhall.webex.com
Jared Slade, Temporary
Presiding Officer

PRESENT: [5]

Jared Slade, Temporary Presiding Officer	
Linda Garner	
Amelia Perez	
Rodney Milliken	
Roger Sashington (Virtual)	

ABSENT: [0]

Assistant City Attorney Theresa Carlyle called the briefing to order at **10:31 A.M.** with a quorum of the Board of Adjustment present.

Board Member Linda Garner nominated Board Member Jared Slade as Temporary Presiding Officer for Panel C; it was seconded by Board Member Rodney Milliken and voted unanimously.

Presiding Officer Jared Slade called the hearing to order at **1:02 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on manners that were scheduled on the posted meeting agenda.

- No Speakers

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel C, June 15, 2026, Meeting Minutes, amending pg. 2.

A motion was made to approve Panel C, June 15, 2026, Meeting minutes as amended.

Maker:	Linda Garner				
Second:	Amelia Perez				
Results:	5-0 unanimously				Motion to approve as amended
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken & Roger Sashington
		Against:	-	0	

UNCONTESTED CASES

1. 2146 CUSTER DRIVE
BOA-26-000055 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Luis Matarrita for **(1)** a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require **(1)** an 11-foot-7-inch variance to the front yard setback regulations.

LOCATION: 2146 CUSTER DRIVE

APPLICANT: Luis Matarrita

REQUEST:

(1) a variance to the front yard setback regulations

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard,** side yard**,** rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations, provided that the variance is:

(A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B): Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
(ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
(iii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
(iv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
(v) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front-yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- Not contrary to the public interest as no opposition was received from the date this report was created.
- The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Custer Drive and Gladewater Road, reducing the buildable area due to the continuity of the established setback along both street frontage
- Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A)
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A)

Land Use:
The subject site is undeveloped; the surrounding properties contain single-family residential uses.

BDA History:

No BDA history found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Luis Matarrita for the property located at 2146 Custer Drive focuses on one request relating to the front yard setback.
- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require an 11-foot-7-inch variance to the front yard setback regulations.
- The lots along Gladewater Road face Gladewater Road; however, the subject property faces Custer Drive, to ensure continuity both street frontages require a front yard setback.
- The subject lot information
    - Lot size: 7,500 square feet
    - Lot dimensions: 150 feet by 50 feet
    - Buildable area without the requested variance: approximately 2,400 square feet
    - Buildable area with the requested variance: approximately 3,790 square feet
    - Proposed front-yard setback along Gladewater Road: 13 feet 5 inches
    - Required front-yard setback along Gladewater Road: 25 feet
    - Requested variance: 11 feet 7 inches
    - Proposed dwelling size identified on the site plan: 1,999.83 square feet
    - Proposed lot coverage:26.7 percent
    - Maximum lot coverage permitted: 45 percent
- The lots along Gladewater Road establish the front-yard setback along Gladewater Road. However, because the subject property is a corner lot fronting both Gladewater Road and Custer Drive, the continuity provisions of the Dallas Development Code require front-yard setbacks along both street frontages. Unlike the surrounding interior lots, these dual front-yard setbacks significantly reduce the buildable area of the property and limit the location and size of a single-family residence.
- The applicant has the burden of proof in establishing the following:

    1. That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
    3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance

standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front yard setback regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200 foot radius link: BOA-26-000055 at 2146 Custer

Timeline:

July 1, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: No Speakers

Against: No Speakers

Motion
I move that the Board of Adjustment **GRANT** the following application listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the application satisfies all the requirements of the Dallas Development Code and is consistent with the general purpose and intent of the Code, as applicable, to wit:

BOA-26-000055 – Application of Luis Matarrita, for a variance to the front-yard setback regulations contained in the Dallas Development Code, is granted, subject to the following condition:

Compliance with the most recent version of all submitted plans are required.

Maker:	Linda Garner				
Second:	Amelia Perez				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken and Roger Sashington
		Against:	-	0	

HOLDOVER CASES

2. 5418 MELROSE AVENUE
BOA-26-000038 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require **(1)** a 17-foot 10-inch variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback at the west side of the property, which will require **(2)** a 1-foot 7-inch variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 6-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

LOCATION: 5418 Melrose Avenue

APPLICANT: Jorge Maliachi

REQUEST:

(1) a variance to the front yard setback regulations
(2) a variance to the side yard setback regulations
(3) a variance to the side yard setback regulations
(4) a variance to the maximum lot coverage regulations

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, **side-yard**, rear-yard, lot-width, lot-depth, **lot-coverage**, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

Section 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION (4):

Variance (4):

Denial (4)

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Four letters of opposition received ; and contrary to the public interest as a result.

B. The subject site is restrictive in area as it is well below the minimum lot size for the zoning district. The minimum lot size for R-7.5(A) is 7,500 square feet, the subject site has a lot size of 4,546.84 square feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: TH-3(A)
East: R-7.5(A)
South: R-7.5(A) and PD-462
West: R-7.5(A) and PD-462

Land Use:

The subject site and surrounding properties are developed with single-family, townhouse uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jorge Maliachi for the property located at 5418 Melrose Avenue focuses on four requests relating to the front and side yard setback regulations as well as the lot coverage regulations.
- The first request, the applicant is proposing to construct and maintain a single-family residential structure and provide a 7-foot 2-inch front yard setback, which will require a 17-foot 10-inch variance to the front yard setback regulations.
- The second request focuses on the side yard. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot 5-inch side yard setback along the west side of the property, which will require a 1-foot 7-inch variance.
- Additionally, the applicant is also proposing to construct and/or maintain a single-family residential structure and provide a 3-foot 6-inch side yard setback along the east side of the property, which will require a 1-foot 6-inch variance to the side yard setback regulations.
- Lastly, the applicant is proposing to construct and/or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.
- It is imperative to note that while the lot size is well below the minimum lot size for lots within the R-7.5(A) zoning district, the property is currently developed with a single-family home.
- The current single-family home will be demolished and rebuilt.

- Per the applicant, the subject site presents a unique physical hardship not created by the property owners. The lot is substandard in size, being both narrow in width and short in depth compared to other lots in the surrounding area.
- 200' radius video:
- The applicant has the burden of proof in establishing the following:
  1) That granting the variances to the front-yard setback, side yard setback regulations and lot coverage regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  2) The variances are necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  3) The variances would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

Section 51A-3.102(d)(10)(B):

Dallas Development Code §51A-3.102(d)(10)(b), allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variances to the front-yard and side yard setback regulations as well as the lot coverage regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: *BOA-26-000038 at 5418 Melrose Ave.*

Timeline:

May 5, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

May 7, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

May 18, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **May 22, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **June 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jorge Maliachi, 6119 Greenville Ave, # 427. Dallas TX 75206
Alex Vidal, 6119 Greenville Ave, # 427, Dallas TX 75206

Against: Ken Skaggs, 2035 Cullen Ave., Dallas TX 75206

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **GRANT** the 17-foot 10-inch variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Amelia Perez, Linda Garner, Rodney Milliken & Roger Sashington
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **GRANT** the 1-foot 7-inch variance to the side-yard setback regulations at the west side of the property as requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	3-2				Motion to grant fails
		Ayes:	-	3	Jared Slade, Linda Garner,& Roger Sashington
		Against:	-	2	Amelia Perez and Rodney Milliken

Motion # 3
I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **DENY** the variance to the side-yard setback regulations at the west side of the property as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Linda Garner				
Second:	Andrew Finney				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	Jared Slade, Amelia Perez, Linda Garner, Rodney Milliken & Roger Sashington
		Against:	-	0	

Motion # 4
I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **DENY** the variance to the side-yard setback regulations to the east side of the property as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Amelia Perez				
Second:	Linda Garner				

Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	Jared Slade, Amelia Perez, Linda Garner, Rodney Milliken & Roger Sashington
		Against:	-	0	

Motion # 5
I move that the Board of Adjustment, in Appeal No. BOA-26-000038, on application of Jorge Maliachi, **DENY** the variance to the maximum lot coverage regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Amelia Perez				
Second:	Linda Garner				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	Jared Slade, Amelia Perez, Linda Garner, Rodney Milliken & Roger Sashington
		Against:	-	0	

INDIVIDUAL CASES

3. 5014 ABRAHAMS ROAD
BOA-26-000049(KMH)

BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require **(1)** a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

LOCATION: 5014 Abrams Road

APPLICANT: Ryan Houston

REQUEST:

(1) A variance to the floor area for structures accessory to single-family use regulations

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard**,** rear yard, lot width, lot depth, lot coverage, **floor area for structures accessory** to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations, provided that the variance is:

(D) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(E) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(F) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B): Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(vi) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(vii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(viii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(ix) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(x) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance Request (1):

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

1. Not contrary to the public interest.

2. The proposed variance is not necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning.

3. The proposed development appears to be a self-created or personal hardship, and would permit a personal privilege in developing a parcel of land not permitted by the code of ordinances to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:
The subject site is developed and surrounded by similar single family uses.

BDA History:

Zero cases within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ryan Houston for the property located at 5014 Abrams Road focuses on one request relating to the floor area of an accessory structure exceeding 25 percent of the main structure.
- The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single-family use regulations.
- Lot is not considered to be restricted in area, shape, or slope and can be developed in a manner commensurate with the development upon other parcels of land with the same zoning.
- The applicant has the burden of proof in establishing the following:

  4. That granting the variance to the floor area for structures accessory to single family use regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
  5. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
  6. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

  SECTION 51 A-3.102(d)(10)(B)

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(vi) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(vii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(viii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(ix) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(x) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the floor area for structures accessory to single-family use regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200 radius link: BOA-26-000049 at 5014 Abrams

Timeline:

July 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Joe Terry, 5014 Abrams Rd, Dallas TX 75214
Jeff Koor, 2919 Thomas Ave., Dallas TX 75204

Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000049, on application of Ryan Huston **GRANT** the 309.55 square foot (17 percent) variance to the floor area for a structure accessory to the single family use regulations because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken & Roger Sashington
		Against:	-	0	

4. 5005 DENTON DRIVE
BOA-26-000052 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 5005 Denton Avenue

APPLICANT: Jojo Anaya

REQUEST:

(2) a variance to the front yard setback regulations

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard,** side yard**,** rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations, provided that the variance is:

(G) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(H) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(I) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B): Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(xi) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(xii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(xiii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(xiv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(xv) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front-yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.
B. It is necessary to permit development of this specific parcel of land that differs from other parcels of land by being a restrictive area, shape, or slope. The subject site is restrictive in shape and buildable area, but not slope. The property is an irregularly shaped corner lot that tapers significantly toward the intersection, creating a nonstandard building envelope that differs from the surrounding rectangular lots within the R-7.5 zoning district. Furthermore, the continuity provisions of the Dallas Development Code require front-yard setbacks along both street frontages, further limiting the buildable area of the site. As a result, the subject property cannot be reasonably developed in a manner commensurate with other parcels in the same zoning district without the requested variance.
C. Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-193 (R-7.5) Subdistrict
North: PD-193 (R-7.5) Subdistrict

East: PD-193 (R-7.5) Subdistrict
South: PD-193 (R-7.5) Subdistrict
West: PD-193 (R-7.5) Subdistrict

Land Use:
The subject site is undeveloped; the surrounding properties contain single-family residential uses.

BDA History:

BDA201-111 – Panel C approved a 21-foot 6-inch variance to the front yard setback regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 5005 Denton Drive focuses on one request relating to the front yard setback.
- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require a 20-foot variance to the front yard setback regulations.
- Having two frontages, the site is subject to more restrictive setback requirements as compared to adjacent properties. The property also differs in shape, which creates unique development challenges not shared by others.
- *The subject site lot information:*
    - *Lot size: 7,953 square feet*
    - *Buildable are without variance: 2,865 square feet*
    - *Buildable area with variance: 5,157 square feet*
    - *Lot coverage: 39 percent proposed*
    - *Lot Coverage 45 percent max allowed*
- The subject site did not obtain a permit within 180 days of approval. Consequently, this request is being made. For reference Section 51A-4.703(d)(6) states: *The applicant **shall** file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180-day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.*
- The applicant has the burden of proof in establishing the following:

    7. That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    8. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
    9. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(xi) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(xii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(xiii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(xiv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(xv) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front yard setback regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200 foot radius link: BOA-26-000052 at 5005 Denton

Timeline:

July 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner,

Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

. Speakers:

For: Jokabet Anaya, 5225 Maple Ave. # 5109, Dallas TX 75235

Against: Logan Monaco(V), 5011Maple Springs Blvd, Dallas TX 75235
Marcia Millard, 5123 Maple Springs Blvd, Dallas TX 75235
Carlos Gomez, 5111 Denton Dr., Dallas TX 75235
Robert Putman, 5128 Maple Springs Blvd., Dallas TX 75235
Theresa Badylak (Did not speak)

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000052, on application of Jojo Anaya, **GRANT** the 20-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	4-1				Motion to grant
		Ayes:	-	4	Jared Slade, Linda Garner, Rodney Milliken & Andrew Finney
		Against:	-	1	Amelia Perez

5. 3741 SEGUIN DRIVE
BOA-26-000059 (BT)

BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections at **3741 SEGUIN DRIVE.** This property is more fully described as block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the fence height in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

LOCATION: 3741 Seguin Drive

APPLICANT: Jojo Anaya

REQUEST:

1. a special exception to the fence height regulations along Juniper Drive, and
2. a special exception to the 45-foot visibility obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A), R-10(A) & CR
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A) & CR

Land Use:

The subject site and surrounding properties is developed primarily with single-family uses. To the north and west commercial development within CR zoning district.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 3741 Seguin Drive focuses on two requests relating to the fence height regulations, and visual obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.
- The first request is for a special exception to the fence height regulation. The applicant is proposing to construct and maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require a 2-foot special exception to the fence height regulations.

- The second request is for a special exception to the 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive. The applicant is proposing to maintain a 6-foot-high board on board cedar fence in a required 45-foot visibility obstruction triangle.
- Staff estimated fence encroaching a maximum of 2-feet 6-inches into visual obstruction.
- Per staff site visit, the fencing is proposed.
- David Nevarez from Planning and Development Transportation provided the following comments on 07/30/2026:
    - "Has no objections."
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the fence height, and visual obstruction regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000059 at 3741 Seguin Dr

Timeline:

July 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

July 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm**, **August 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

. Speakers:

For: Jokabet Anaya, 5225 Maple Ave # 5109, Dallas TX 75235

Against: No Speakers

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000059, on application of Jojo Anaya, **GRANT** the request of this applicant to construct and/or maintain a 6-foot high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

> Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Linda Garner				
Second:	Jared Slade				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken & Roger Sashington
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000059, on application of Jojo Anaya, **GRANT** the request to maintain items in the 45-foot visibility triangle at the intersection of Seguin Drive and Juniper Drive as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

> Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Jared Slade				
Second:	Linda Garner				
Results:	4-1				Motion to grant
		Ayes:	-	4	Jared Slade, Linda Garner, Rodney Milliken & Roger Sashington
		Against:	-	1	Amelia Perez

6. 5443 RIDGEDALE AVENUE
BOA-26-000048 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at **5443 RIDGEDALE AVENUE**. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the

decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

LOCATION: 5443 Ridgedale Avenue

APPLICANT: Kevin Lawson

REQUEST:

(1) A request to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A-3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city; and may "reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance. For purposes of this section, "administrative official" means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A)
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A)

Land Use:
The subject site is developed and surrounded by similar single family uses.

BDA History:

Zero cases within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The applicant was sent a denial letter dated June 1, 2026 stating the application to paint the previously unpainted brick was denied. The letter informed the applicant their right to appeal the decision to the Board of Adjustment.
- Lastly, the denial letter stated the applicant had twenty days from the date of the denial to file their appeal request. The appeal was filed on June 17, 2026.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

July 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **August 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Kevin Lawson, 5443 Ridgedale Ave., Dallas TX 75206
Christina Salas (id not speak)
Shahin Savallu, 5526 Forest Ln., Dallas TX 75230

Against: No Speakers

Presiding officer Jared Slade suspended the rules to accept more than 5 pages of documentary evidence presented by the applicant, seconded by Board member Amelia Perez.

Motion
Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BOA-26-000048, on application of Kevin Lawson, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **affirm** the decision of the administrative official and **DENY** the relief requested by the applicant.

Maker:	Linda Garner				
Second:	Amelia Perez				
Results:	5-0 Unanimously				Motion to affirm the OA decision
		Ayes:	-	5	Jared Slade, Linda Garner, Amelia Perez, Rodney Milliken and Roger Sashington
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Presiding Officer Jared Slade moved to adjourn the meeting at **4:32 P.M.**

Required Signature: Date
Mary Williams - Board Secretary
Planning and Development.

Required Signature: Date
Dr. Kameka Miller-Hoskins – Chief Administrator
Planning & Development

Required Signature: Date
Jared Slade – Temporary Presiding Officer
Board of Adjustment

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2937A **Item #:** 1.

AGENDA DATE: September 14, 2026

PANEL: C

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Molly Kathryn Davis for (1) a fee waiver for a special exception to the front yard setback regulations for a carport at **1227 SAN PATRICIO DRIVE**. This property is more fully described as block A/5363 lot 4 and is zoned R-7.5(A).

Location: **1227 SAN PATRICIO DRIVE**

Applicant: Molly Kathryn Davis

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** Fee a waiver for a special exception to the front yard setbacks for a carport.

Staff Recommendation: No staff recommendation.

BOA-26-000065_FW1

FILE NUMBER: BOA-26-000065_FW1

BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for **(1)** a fee waiver for a special exception to the front yard setback regulations for a carport at **1227 SAN PATRICIO DRIVE**. This property is more fully described as Block A/5363, Lot 4, and is zoned R-7.5(A).

LOCATION: 1227 St. Patricio Drive

APPLICANT: Molly Davis

REQUEST:

A request for a fee waiver for a special exception to the front yard setback regulations for a carport.

The applicant is requesting a fee waiver in the amount of $600.00. The request pertains solely to the waiver of fees associated with the special exception to the front yard setback regulations for a carport.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

BOA-26-000040

A notice was added to this record on 2026-05-22.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

View notice

Menu Reports Help

File Date: 05/22/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000040 BUILDING OFFICIAL'S REPORT: Application of Nicholas Lowe for (1) a special exception to the fence height regulations at 4701 MIRON DRIVE. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a fence/wall ranging from 5-feet to 8-feet in height within a required front-yard along Miron Drive, with the highest point being the fence at the west side of the property at 8-feet and the lowest point being the fence/wall at the west side of the property at 5-feet, which will require (1) a 4-foot special exception to the fence height regulations. LOCATION: 4701 MIRON DRIVE APPLICANT: Nicholas Lowe REQUEST: (1) Special exception to the fence height regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
4701 Miron - Property ...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	05/22/2026
4701 Miron - Warranty ...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	05/22/2026
4701 Miron - Official ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	05/22/2026
4701 Miron - Official ...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	05/22/2026
4701 Miron - BOA Affid...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	05/22/2026
4701 Miron - COD Lien ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	05/22/2026
4701 Miron - Zoning Ma...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	05/22/2026
4701 Miron - Block Map...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	05/22/2026
Miron Property Authori...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	06/25/2026
BOA-26-000040_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
BOA26000040a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA26000040mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA-26-000040_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
BOA26000040z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA26000040n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
4701 Miron - Site Plan...	BLDG_BDA	Plans - Site Plan	Revised per email r...	application/pdf	Uploaded	07/08/2026
4701 Miron - Site Plan...	BLDG_BDA	Plans - Site Plan	Revised with additi...	application/pdf	Uploaded	07/14/2026
4701 Miron - Lot 2 Sit...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/13/2026

Show all

Address: 4701 MIRON DR, Dallas, TX 75220

Owner Name: MIRON PROPERTY LLC

Owner Address: 8080 N CENTRAL EXPY STE 1100, DALLAS, TEXAS 752061807

Parcel No: 005554000A0020000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Nicholas Lowe	Texas Land Care	Applicant	Mailing, 1922 Anson Rd...	Active
MIRON PROPERTY LLC	MIRON PROPERTY LLC	Property Owner	Mailing, 8080 N. Centr...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,355.00

Total Fee Invoiced: $1,355.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-1ac(A)	2	4.87
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
A/5554	211879	1
Land Use	**Is the property platted?**	**Status of Project**
Residential	Yes	Under Construction
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Vacant Land	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
_		_
Are you applying for a fee waiver?	**Have the standards for variance and or special exception been discussed?**	**Has the Notification Sign Acknowledgement Form been discussed?**
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Self		_
Lot Acreage		
4.87		

PDox Information

PDox Number

blocked

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	fence height along Miron	fence/gate ranges from 6-8 ft tall	Special Exception will not adversely affect neighboring property.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	521.69

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations along MIron Drive.	for a special exception to the fence height regulations.	limits the height of a fence in the front yard to 4-feet	NA	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		fence along Park Lane	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		fence along Miron Drive	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				8.47	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/01/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/07/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	05/22/2026	Notice	
Flood Zone	Flood Zone	Applied	05/22/2026	Notice	Accela Administ...
Flood Zone	Flood Zone	Applied	05/22/2026	Notice	Accela Administ...
General Facts/Staff An...	This will display in t...	Applied	05/22/2026	Notice	
Land Use	This will display in t...	Applied	05/22/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	05/22/2026	Notice	
Standard of Review	This will display in t...	Applied	05/22/2026	Notice	
Timeline	This will display in t...	Applied	05/22/2026	Notice	
Zoning	This will display in t...	Applied	05/22/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	08/03/2026		Scheduled	Scheduled via Script
Progress Check	06/26/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2938A | Item #: 2.

AGENDA DATE:	September 14, 2026
PANEL:	C
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Craig Berry for (1) a variance to the front-yard setback regulations at 7141 SANTA MONICA DRIVE. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front-yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require (1) a 17- foot 2-inch variance to the front yard setback regulations.

Location: 7141 SANTA MONICA DRIVE
Applicant: Craig Berry
Senior Planner: Bryant Thompson
Request(s): (1) a variance to the front-yard setback regulations
Staff Recommendation: Approval.

BOA-26-000061

FILE NUMBER: BOA-26-000061(JM)

BUILDING OFFICIAL'S REPORT: Application of Craig Berry for **(1)** a variance to the front yard setback regulations at **7141 SANTA MONICA DRIVE**. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require **(1)** a 17-foot 2-inch variance to the front yard setback regulations.

LOCATION: 7141 SANTA MONICA DRIVE

APPLICANT: Craig Berry

REQUEST:

(1) A request for a variance to the front-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
B. The subject site differs from typical parcels in CD 6 by its irregular shape and angled frontage along Santa Monica Drive. Measuring the required front yard from the non-rectilinear front lot line produces an uneven setback envelope that reduces the usable building area more severely than on regularly shaped lots in the same district. The requested relief observes the spirit of Chapter 51A by allowing reasonable use of the lot without granting a privilege unavailable to other CD 6 properties.
C. Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site: CD-6 Tract 1 (Hollywood Heights – Santa Monica)
North: CD-6 Tract 1 (Hollywood Heights – Santa Monica)
East: CD-6 Tract 1 (Hollywood Heights – Santa Monica)
South: CD-6 Tract 1 (Hollywood Heights – Santa Monica)
West: CD-6 Tract 1 (Hollywood Heights – Santa Monica)

Land Use:

The subject site and surrounding properties are developed with single-family uses allowed in CD-6 (Tract 1).

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Craig Berry for the property located at 7141 Santa Monica Drive focuses on one request relating to a variance to the front-yard setback regulations.
- The applicant is proposing to construct and maintain a residential structure and provide a 17-foot 10-inch front-yard setback, which will require a 17-foot 2-inch variance to the front-yard setback regulations.
- It is imperative to note that the subject site is proposing to tear down and rebuild only the front porch. This will result in gaining approximately 18 inches to the existing front yard setback.
- It is imperative to note that CD-6 Tract 1 (Hollywood Heights – Santa Monica Conservation District) was approved on March 9, 1993 (Ordinance No. 21608) establishing the following setbacks:
    - CD-6 Tract 1, Sec. 6(a)(3)(A)(i): The minimum front yard setback is 35 feet and (ii) The established building line must be used on blockfaces where the setback is greater than 35 feet.
- Staff referral provided.
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000061 7141 Santa Monica Drive

Timeline:

July 22, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 29, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.

August 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **August 21, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **September 3, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 25, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **September** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborist, Zoning Senior Planner, and Transportation Engineer.

City of Dallas

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Michael Flowers Date: 4/7/2026

Department: Planning and Development, Conservation Districts

Phone/Email: 214-671-6725 / michael.flowers@dallas.gov

Manager signature: Melissa Ford

Consulted with: Chris Chiles

■ Applicant

□ Representative

□ Owner

Name: Chris Chiles

Phone/Email: 214-796-9012 / Chris@chilesdesign.net

Property Information

Address: 7141 Santa Monica Dr.

Lot: TR 10 ACS 0.1974 31 FR SANTA FE

City Block: Block 2708

Zoning Classification: CD-6

Issues that require Board action Existing building is in the 35 foot front yard setback and customer wants to expand front porch structure.

List the City of Dallas Development Code(s) this project is non-compliant with: Ord. 26884(6)(a)(3)(A)(i)

Check all that apply: ■ **Variance** □ **Special Exception**

■ Yard setback

□Lot Width

□Lot Depth

□Lot coverage

□Floor area for accessory structures for single-family uses

□Height

□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

□ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: The building is non-conforming with the front yard setback established in Ord. 26884 and already exists within the setback preventing alteration/expansion of front porch and patio. The building predates the establishment of the ordinance.

Alternative resolutions discussed/offered:

Alternative resolution offered was to repair the porch without expansion or alteration.

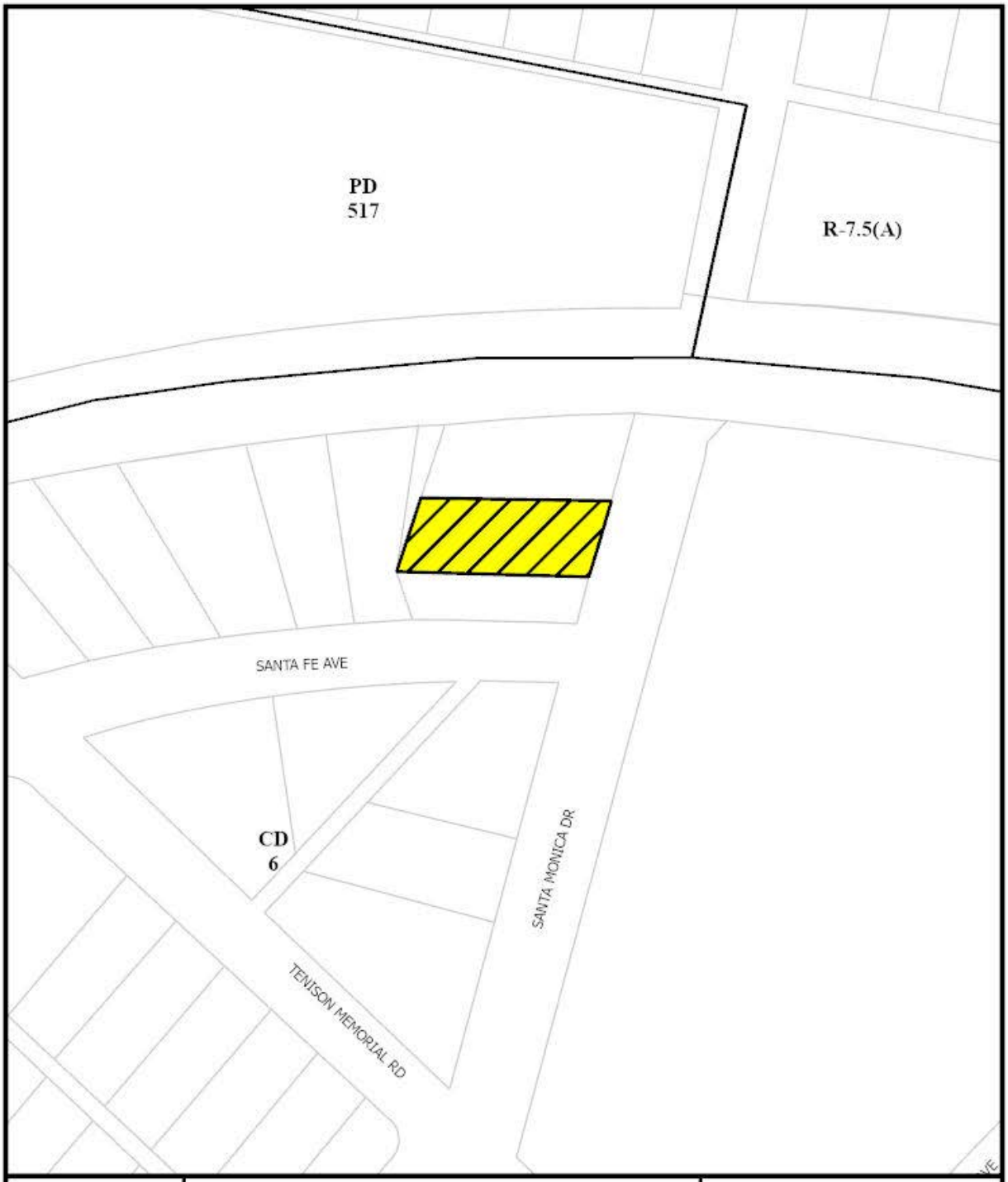
Together we are planning and building a better Dallas for all! 5/3/2025

1:1,200

AERIAL MAP

Case no: BOA-26-000061

Date: 07/31/2026



1:1,200

ZONING MAP

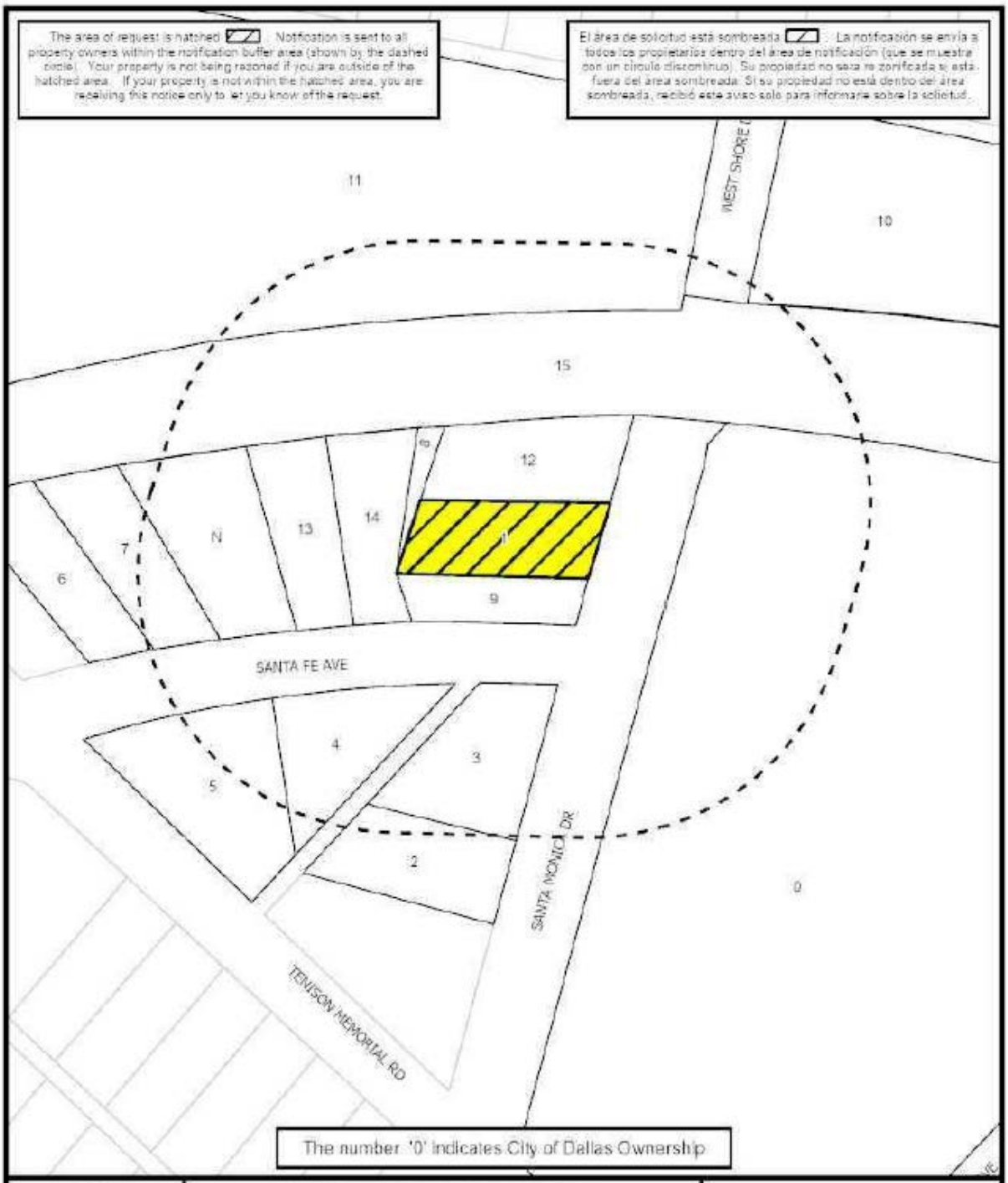
Case no: BOA-26-000061

Date: 07/31/2026

ORDS: 20458, 21608, 21779, 26884, 27030

CD 6 TRACT MAP
Contains 4 Tracts
Tracts 1, 2, 2A, 2A Open Space

PRINTED: 7/14/2010



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-26-000061

Date: 7/31/2026

Notification List of Property Owners

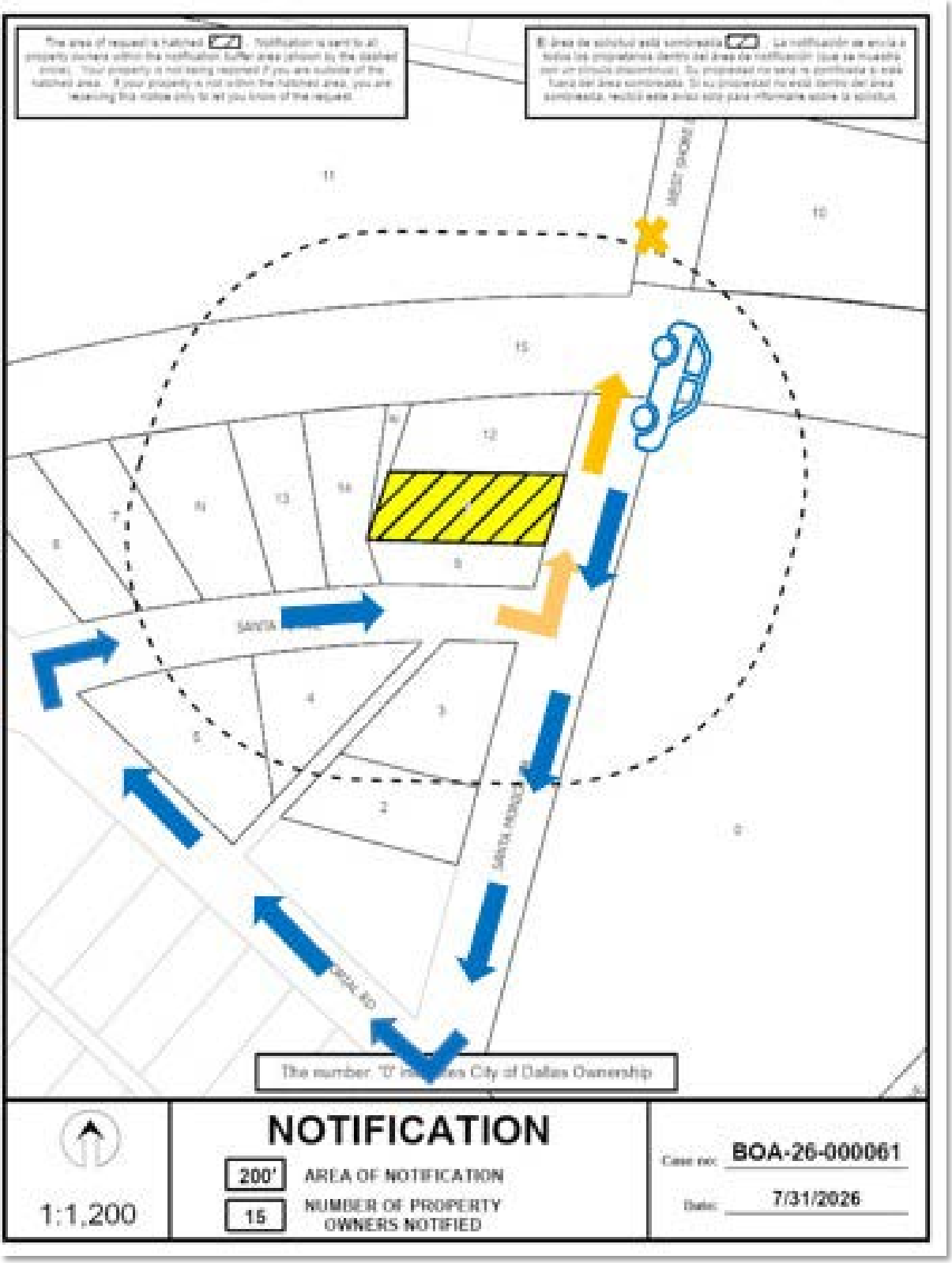
BOA-26-000061

15 Property Owners Notified

Label #	*Address*		*Owner*
1	7141	SANTA MONICA DR	BERRY CRAIG JOSEPH & MARY BETH
2	7117	SANTA MONICA DR	PILAWSKI ALEX J & BRIANNA M
3	7127	SANTA MONICA DR	BUCKNER CAROLYN L
4	7120	SANTA FE AVE	Taxpayer at
5	610	TENISON MEMORIAL RD	BROWN ARNOLD & MARJORIE
6	7107	SANTA FE AVE	ONEIL RACHEL KINGREY &
7	7111	SANTA FE AVE	7111 SANTA FE LLC
8	7125	SANTA FE AVE	SYPERT CALVIN L ESTATE
9	7129	SANTA MONICA DR	MOSBY KATHERINE
10	1810	WEST SHORE DR	ARMSTRONG LIVING TRUST
11	1803	WEST SHORE DR	LAKEWOOD COUNTRY CLUB
12	7145	SANTA MONICA DR	POWELL THOMAS A
13	7121	SANTA FE AVE	DANNEHL MARK
14	7123	SANTA FE AVE	MCBAY AUBREY V &
15	401	S BUCKNER BLVD	DART

Route Directions:
Start on Santa Monica Dr.
Right on Tension Memorial Rd.
Right on Santa Fe Dr.
Right on Santa Monica Dr.
***Subject Site at 1:51**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **MONDAY, SEPTEMBER 14, 2026**

BRIEFING: **10:30 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa091426

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa091426

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000061(KMH) Application of Craig Berry for **(1)** a variance to the front-yard setback regulations at **7141 SANTA MONICA DRIVE**. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front-yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require **(1)** a 17- foot 2-inch variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at https://bit.ly/BDA-C-Register **by the 5 p.m. on Sunday, September 14, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Chief Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-C-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000061

Menu Reports Help

File Date: 07/22/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000061 BUILDING OFFICIAL'S REPORT: Application of Craig Berrry for (1) a variance to the front-yard setback regulations at 7141 SANTA MONICA DRIVE. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front-yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require (1) a 17- foot 2-inch variance to the front yard setback regulations. LOCATION: 7141 SANTA MONICA DRIVE APPLICANT: CRAIG BERRY REQUEST: (1) Variance to the front-yard setback regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Warranty Deed with Pro...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	07/22/2026
Affidavit for BoA Vari...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	07/22/2026
Tax Certificate - Berr...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	07/22/2026
Warranty Deed with Pro...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	07/22/2026
BLK_2706-2707-2708.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	07/22/2026
7141 Santa Monica - Le...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	07/22/2026
7141 Santa Monica - Pl...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	07/22/2026
Zoning.docx	BLDG_BDA	Maps - Zoning L...		application/msword	Uploaded	07/22/2026
BOA-26-000061_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/31/2026
BOA-26-000061_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/31/2026
BOA26000061a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/31/2026
BOA26000061z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/31/2026
BOA26000061n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/31/2026
BOA-26-000061_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/31/2026
BOA26000061mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/31/2026
7141 Santa Monica-Site...	BLDG_BDA	Plans - Site Plan	Revised site plan-8...	application/pdf	Uploaded	08/12/2026
7141 Santa Monica-Elev...	BLDG_BDA	Plans - Elevation	Elevations	application/pdf	Uploaded	08/12/2026

Show all

Address: 7141 SANTA MONICA DR, Dallas, TX 75223

Owner Name: BERRY CRAIG JOSEPH & MARY BETH

Owner Address: 7141 SANTA MONICA DR, DALLAS, TEXAS 752231091

Parcel No: 00000226867000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Craig Berry		Applicant	Mailing, 7141 Santa Mo...	Active
Chris Chiles	Chiles Design	Authorized Agent	Mailing, 814 South Edg...	Active
Mary Beth Berry		Property Owner	Mailing, 7141 Santa Mo...	Active
Craig Joseph Berry		Property Owner	Mailing, 7141 Santa Mo...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $725.00

Total Fee Invoiced: $725.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)

CD	TR 10	0.1974
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
2708	8598	1
Land Use	**Is the property platted?**	**Status of Project**
Single Family Residence	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
_		_
Are you applying for a fee waiver?	**Have the standards for variance and or special exception been discussed?**	**Has the Notification Sign Acknowledgement Form been discussed?**
No	Yes	Yes
Referred by		
CD-Melissa Parent		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Conservation District		_
Lot Acreage		
0.1974		

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Front-yard	Single Family/Duplex Variance or Special Exception		Setback of front porch and deck on a 1912 home that requires foundational reconstruction with new materials and better design.	1. Much of the variance is due to a since-abandoned trolley car plan that runs diagonally through part of the front yard. 2. Remaining variance is due to the house angle a very wide street easement--exceptional to other neighborhood streets and in any case determined after the house was already situated. The existing sight-line, with its grandfathered variance, is amply set back relative to the street itself, and is visually consistent with the neighborhood. 3. Overall porch/deck extension will be REDUCED by at least 18" while maintaining its function--a benefit to the sight-line. 4. New design is MUCH more visually appealing, functional and enhances the neighborhood.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	41.5

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require a 17- foot 2-inch variance to the front yard setback regulations.	variance to the front yard setback regulations.	requires a 35-fot setback to be provided	N/A	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	variance to the front yard setback regulations.		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				28.76	14-Paul Ridley			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/29/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/31/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	08/25/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	08/25/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	08/25/2026	Kameka Miller-H...
Subdivision Review		Not Required	08/25/2026	Kameka Miller-H...
Q Team Review		Not Required	08/25/2026	Kameka Miller-H...
Arborist Review		Not Required	08/25/2026	Kameka Miller-H...
Building Code Review		Not Required	08/25/2026	Kameka Miller-H...
Zoning Review		Not Required	08/25/2026	Kameka Miller-H...
Electrical Review		Not Required	08/25/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	08/25/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	08/25/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	08/25/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	08/25/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	08/25/2026	Kameka Miller-H...
Conservation Review		Not Required	08/25/2026	Kameka Miller-H...
Traffic Review		Not Required	08/25/2026	Kameka Miller-H...
GIS Review		Not Required	08/25/2026	Kameka Miller-H...
Residential Team Review		Not Required	08/25/2026	Kameka Miller-H...
Signs Review		Not Required	08/25/2026	Kameka Miller-H...
Plans Coordination		Review Complete	08/25/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	07/22/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	07/22/2026	Notice	
Land Use	This will display in t...	Applied	07/22/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	07/22/2026	Notice	
Standard of Review	This will display in t...	Applied	07/22/2026	Notice	
Timeline	This will display in t...	Applied	07/22/2026	Notice	
Zoning	This will display in t...	Applied	07/22/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/08/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Planning & Development Department

City of Dallas
320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Michael Flowers Date: 4/7/2026

Department: Planning and Development, Conservation Districts

Phone/Email: 214-671-6725 / michael.flowers@dallas.gov

Manager signature: Melissa Dave

Consulted with: Chris Chiles

■ Applicant

□ Representative

□ Owner

Name: Chris Chiles

Phone/Email: 214-796-9012 / chris@chilesdesign.net

Property Information

Address: 7141 Santa Monica Dr.

Lot: TR 10 ACS 0.1974 31 FR SANTA FE

City Block: Block 2708

Zoning Classification: CD-6

Issues that require Board action Existing building is in the 35 foot front yard setback and customer wants to expand front porch structure.

List the City of Dallas Development Code(s) this project is non-compliant with: Ord. 26884(6)(a)(3)(A)(i)

Check all that apply: ■ Variance □ Special Exception

■ Yard setback

□Lot Width

□Lot Depth

□Lot coverage

□Floor area for accessory structures for single-family uses

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□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

□ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: The building is non-conforming with the front yard setback established in Ord. 26884 and already exists within the setback preventing alteration/expansion of front porch and patio. The building predates the establishment of the ordinance.

Alternative resolutions discussed/offered:

Alternative resolution offered was to repair the porch without expansion or alteration.

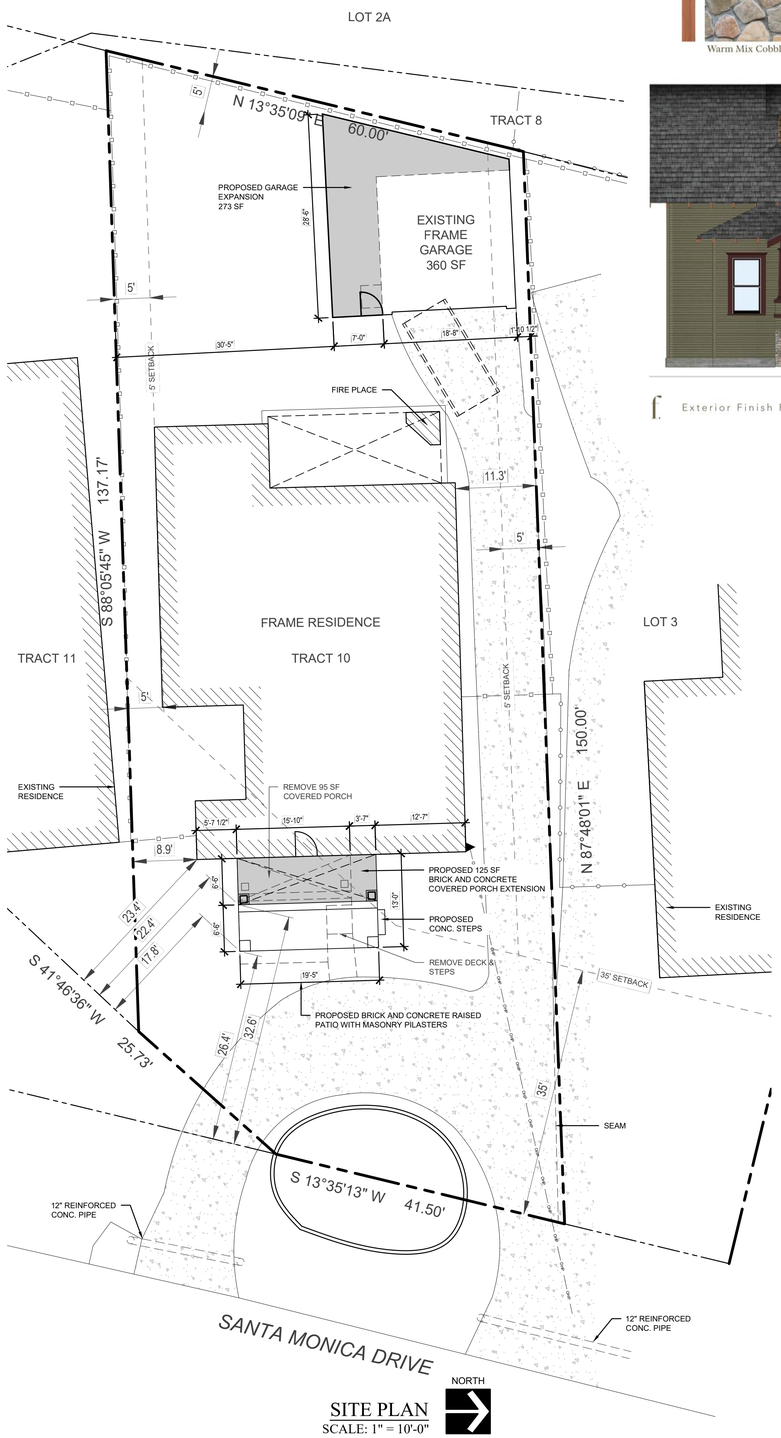
fonde INTERIORS

Garage Finishes

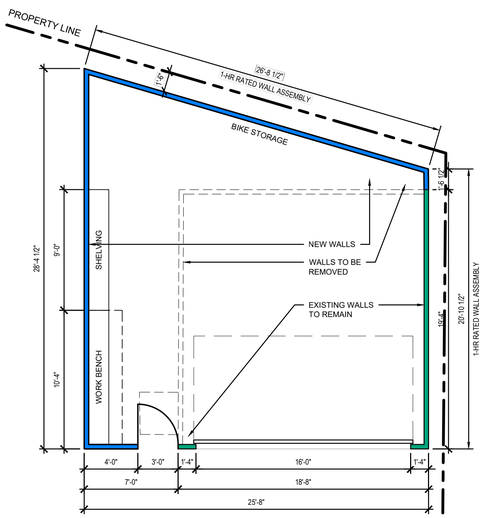
Main Home Finishes

f. Exterior Finish Renderings

Berry Residence Page 1



SITE PLAN
SCALE: 1" = 10'-0"



GARAGE PLAN
SCALE: 3/16" = 1'-0"

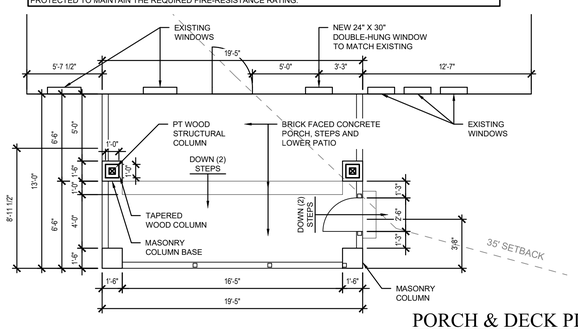
1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL

PROVIDE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL AT LOCATIONS INDICATED WHERE WALL IS LOCATED WITHIN 3'-0" OF PROPERTY LINE, IN ACCORDANCE WITH IRC TABLE R302.1(1).

WALL ASSEMBLY SHALL CONSIST OF:
* 2x4 WOOD STUDS @ 16" O.C.
* FULL-DEPTH BATT INSULATION
* (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE
* EXTERIOR SHEATHING AND CLADDING PER PLANS

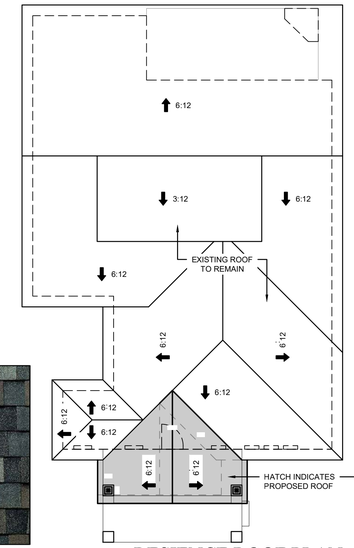
ASSEMBLY SHALL BE CONSISTENT WITH UL DESIGN U305 OR APPROVED EQUIVALENT.

PROVIDE CONTINUOUS MEMBRANE PROTECTION. ALL PENETRATIONS, JOINTS, AND OPENINGS SHALL BE SEALED AND PROTECTED TO MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING.

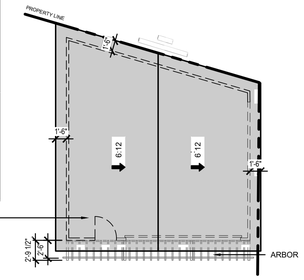


PORCH & DECK PLAN
SCALE: 3/16" = 1'-0"

ASPHALT ROOFING
TAMKO TITAN XT ASPHALT SHINGLES
'THUNDERSTORM GREY'



RESIENCE ROOF PLAN
SCALE: 1" = 10'-0"



GARAGE ROOF PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. WORK SHALL COMPLY WITH LOCAL REQUIRED CODE WITH LOCAL AMENDMENTS.
2. ALL ASPECTS OF THE CONSTRUCTION ARE TO COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) LEAD; RENOVATION, REPAIR AND PAINTING PROGRAM RULE; CFR, PART 745.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER.
5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
6. PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXIST. AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
7. GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT (REFINISH) SURFACES AND BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
8. REPAIR FLOORS WHERE DAMAGED BY THE WORK OF THIS PROJECT.
9. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED - FIELD VERIFY EXTENT REQUIRED.
10. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
11. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
12. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY OWNER.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

SITE INFORMATION

ZONING
CD 6 HOLLYWOOD HEIGHTS/SANTA MONICA

MAXIMUM HEIGHT	30'

LOT COVERAGE CALCULATIONS

LOT SIZE	8,600 SF
ALLOWABLE LOT COVERAGE (45%)	3,870 SF
EXISTING RESIDENCE	2,356 SF
NEW COVERED FRONT PORCH	125 SF
EXISTING COVERED BACK PORCH	240 SF
PROPOSED GARAGE	633 SF
PROPOSED LOT COVERAGE TOTAL (39%)	3,354 SF

CONDITIONED AREA CALCULATIONS

EXISTING RESIDENCE TO REMAIN	2,942 SF

CODE

2021 INTERNATIONAL RESIDENTIAL CODE
WITH LOCAL AMENDMENTS

SHEET INDEX:

A1.0 COVER SHEET, SITE PLAN, FLOOR PLANS, ROOF PLANS
A2.0 ELEVATIONS
A3.0 PROJECT PHOTOS

PROJECT INFORMATION:

ADDRESS: 7141 SANTA MONICA AVE
DALLAS, TX 75223

DESCRIPTION: BLK 2708
TR 10 ACS 0.1974
31FR SANTA FE

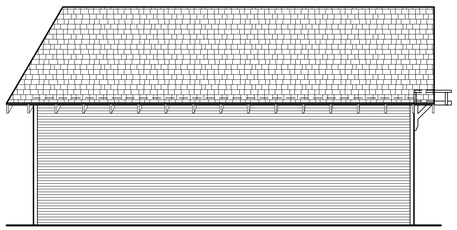
DATE:	
	FEBRUARY 10, 2026
1	APRIL 06, 2025 REVISED SETBACK
2	AUGUST 11, 2026 DIMENSIONS ADDED

chiles design
814 south edgefield ave
dallas•texas•75208
214-796-9012
chris@chilesdesign.net

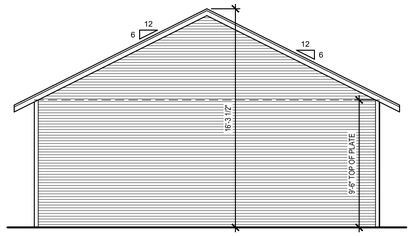
BERRY RESIDENCE
7141 SANTA MONICA DR
DALLAS,TEXAS

SHEET NO.
A1.0

D:\Dropbox_Chiles Design\CD Projects\2025-01-07 - 7141 Santa Monica - Berry Residence - Craftsman Bungalow\Drawings\CAIA1.0 Site Plan.dwgA1.0 Site Plan Plotted by Chris Chiles at 8/11/2026 2:06:42 PM with _JST Full Pen Weight.ctb plot style



PROPOSED GARAGE
SOUTH ELEVATION
SCALE: 3/16" = 10'-0"



PROPOSED GARAGE
WEST ELEVATION
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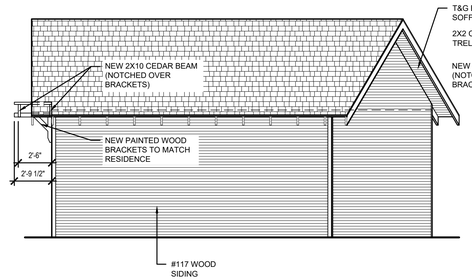
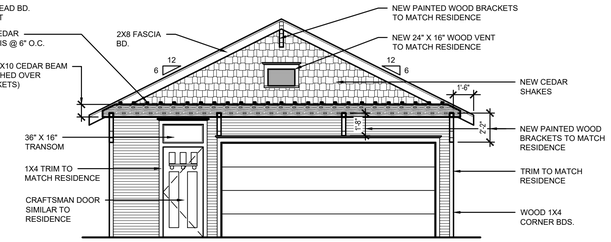


PROPOSED GARAGE
NORTH ELEVATION
SCALE: 3/16" = 10'-0"



PROPOSED GARAGE
EAST ELEVATION
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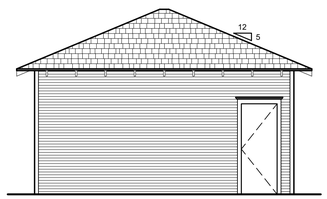
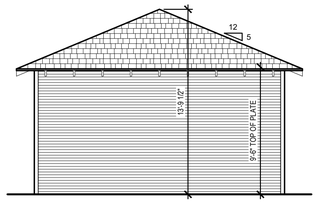
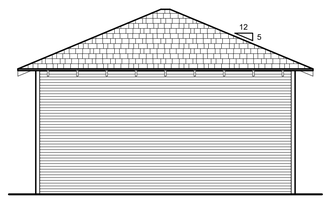


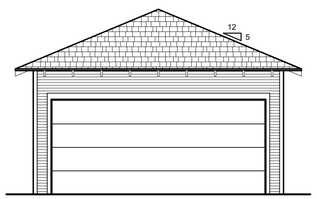
EXISTING GARAGE
SOUTH ELEVATION
SCALE: 3/16" = 10'-0"



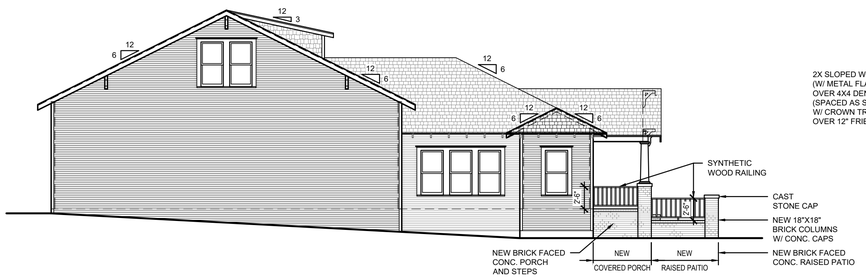
EXISTING GARAGE
WEST ELEVATION
SCALE: 3/16" = 10'-0"



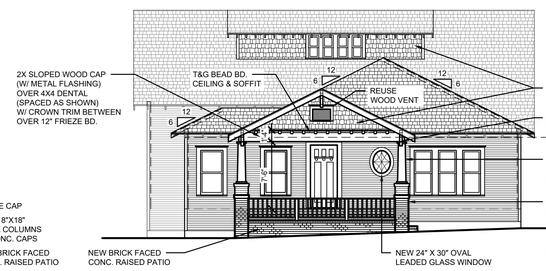
EXISTING GARAGE
NORTH ELEVATION
SCALE: 3/16" = 10'-0"



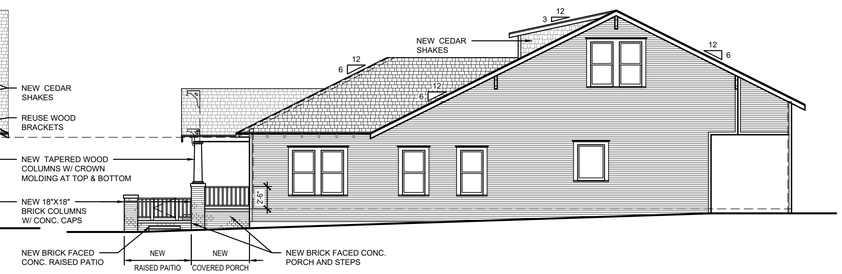
EXISTING GARAGE
EAST ELEVATION
SCALE: 3/16" = 10'-0"



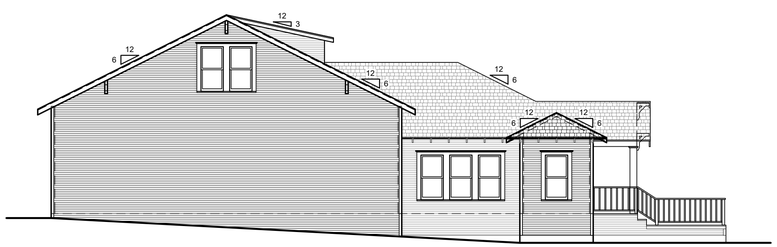
RESIDENCE PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 10'-0"



RESIDENCE PROPOSED EAST ELEVATION
SCALE: 1/8" = 10'-0"

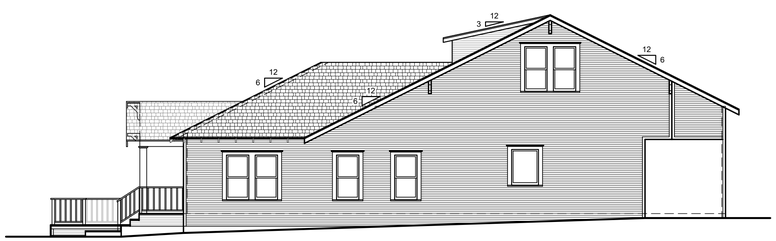


RESIDENCE PROPOSED NORTH ELEVATION
SCALE: 1/8" = 10'-0"



RESIDENCE EXISTING SOUTH ELEVATION
SCALE: 1/8" = 10'-0"

RESIDENCE EXISTING EAST ELEVATION
SCALE: 1/8" = 10'-0"



RESIDENCE EXISTING NORTH ELEVATION
SCALE: 1/8" = 10'-0"

DATE:
FEBRUARY 10, 2026

chiles design
814 south edgefield ave
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chris@chilesdesign.net

BERRY RESIDENCE
7141 SANTA MONICA DR
DALLAS,TEXAS

SHEET NO.
A2.0

D:\Dropbox\Chiles Design\Projects\2025-01-07 - 7141 Santa Monica - Berry Residence\Drawings\02.CAA\2.0 Elevations.dwg\A2.0 Elevations Plotted by Chris Chiles at 3/26/2026 11:59:48 AM with _JST Full Pen Weight.ctb plot style

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2939A | Item #: 3.

AGENDA DATE:	September 14, 2026
PANEL:	C
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at 2711 ELM STREET. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026.

Location: 2711 ELM STREET
Applicant: Steven F Darling
Senior Planner: Dr. Kameka Miller- Hoskins
Request(s): (1) appeal the decision of an administrative official in the revocation of a Certificate of Occupancy
Staff Recommendation: No staff recommendation.

BOA-26-000060

FILE NUMBER: BOA-26-000060

BUILDING OFFICIAL'S REPORT: Application of Steven F. Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **2711 ELM STREET**. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 2, 2026.

LOCATION: 2711 Elm Street

APPLICANT: Steven F. Darling

REQUEST:

A request is made to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 2, 2026.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) of the Dallas Development Code state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A-3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city; and may "reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance. For purposes of this section, "administrative official" means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BACKGROUND INFORMATION:

BOA History:

- No BOA history found.

Zoning:

Site:	PD-269
North:	PD-269 and MU-3
South:	PD-269 and several SUPs
East:	PD-269 and several SUPs
West:	PD-269 and several SUPs

Land Use:

The subject site and surrounding properties are developed restaurants, bars and other entertainment uses.

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.
- The applicant applied for the Certificate of Occupancy on February 21, 2025. The zoning review was completed on March 4, 2025; final inspection approval and CO was issued on January 2, 2026.
- The approved certificate of occupancy authorized the premise to operate as a restaurant without drive-in or drive-through service. During the review process, the proposed use was represented as a restaurant without drive-in or drive-through service.
- However, information obtained through inspections and other city records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy.
- On July 2, 2026, the Building Official revoked the certificate of occupancy because it was issued in error. Based on the totality of the information reviewed, the city has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment.
- The Building Official also determined that the certificate of occupancy was issued on the basis of false, incomplete, or incorrect information. Although the application identified the proposed use as a restaurant, it did not disclose operational characteristics material to the City's land use determination. Those characteristics included, among other things, the significant emphasis on alcohol service, live entertainment, DJs, bottle service, gaming activities, substantial standing-room areas, and other operational features associated with the business. The Building official

determined that the information provided during the certificate of occupancy process was materially incomplete and resulted in an incorrect land use determination.

- The Building Official also determined that the use operated in violation of applicable laws or ordinances in a manner that presents a substantial danger of injury or adverse health impact. The city's inspection history demonstrates an ongoing pattern of operation inconsistent with the approved restaurant use. Continued operation of the establishment outside the scope of its approved occupancy classification undermines the operational assumptions upon which the applicable building and fire code requirements were evaluated and approved.

Timeline:

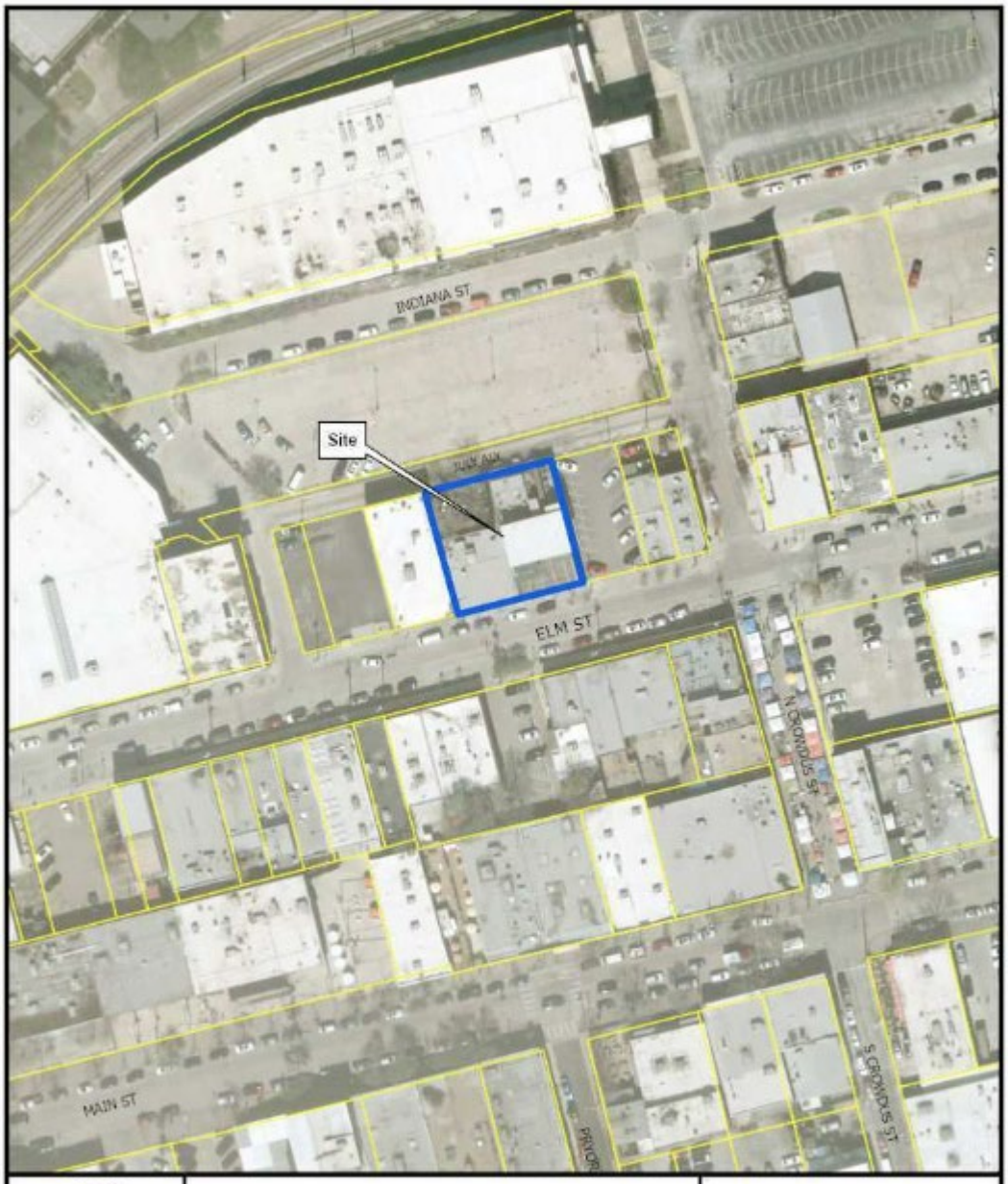
July 29, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 17, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the August 21, 2026, deadline to submit additional evidence for staff to factor into their analysis; and September 23, 2026, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 25, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.

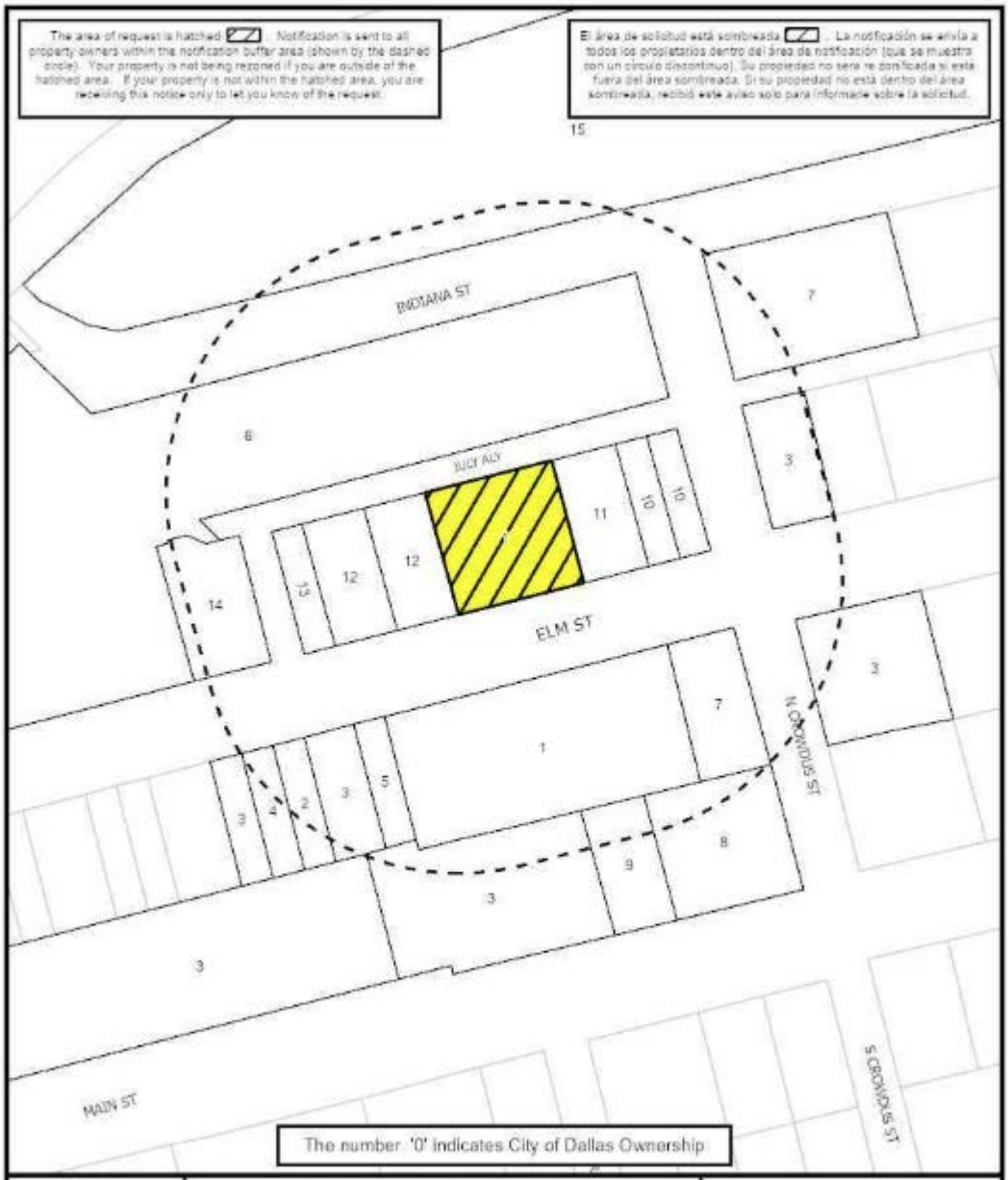


1:1,200

AERIAL MAP

Case no: BOA-26-000060

Date: 07/24/2026



1:1,200

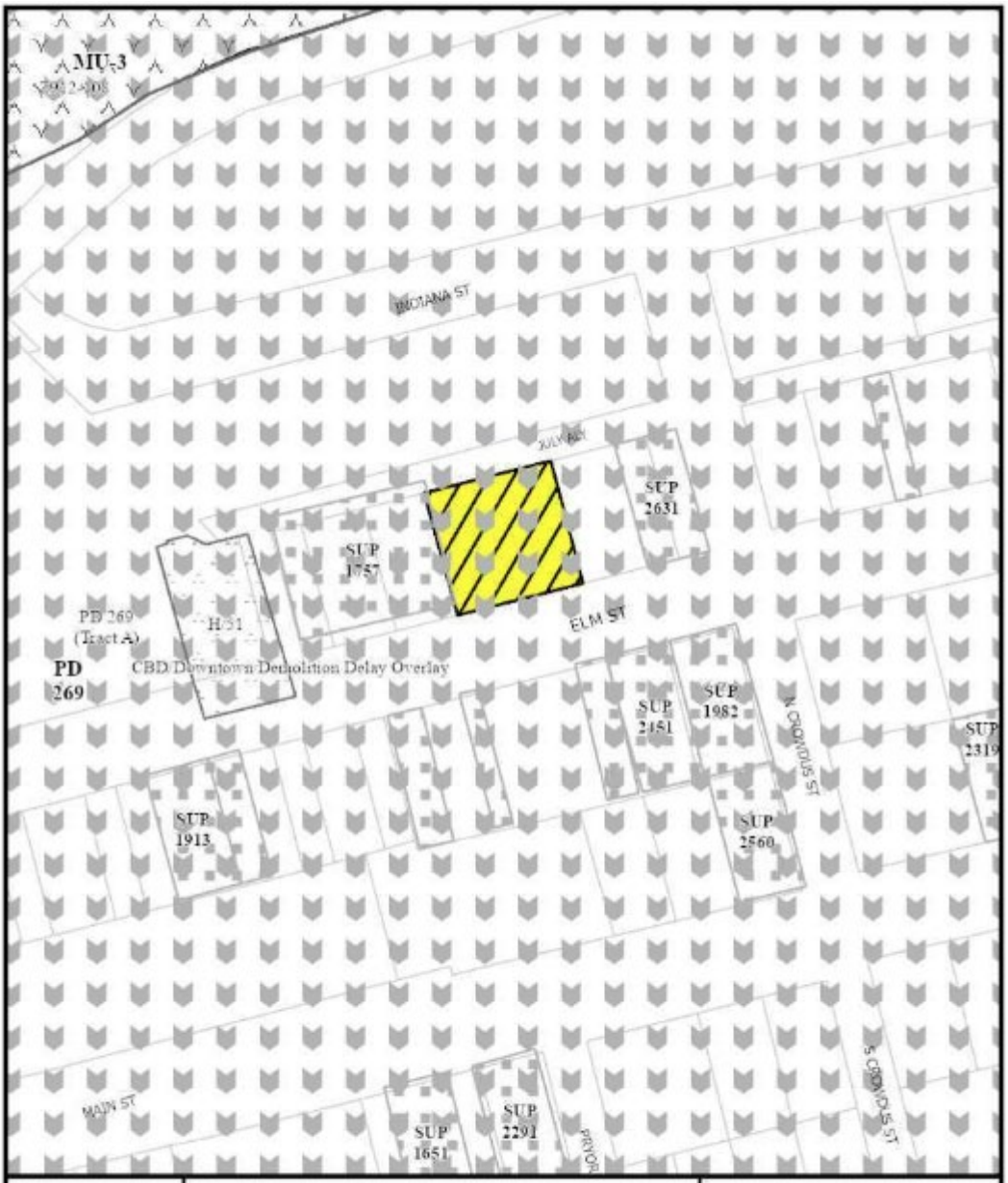
NOTIFICATION

200' AREA OF NOTIFICATION

15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-26-000060

Date: 7/24/2026



1:1,200

ZONING MAP

Case no: BOA-26-000060

Date: 07/24/2026

NOTICE OF ADMINISTRATIVE OFFICIAL APPEAL

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows:

DATE: **MONDAY, SEPTEMBER 14, 2026**

BRIEFING: **10:30 A.M.** in **COUNCIL BRIEFING 6ES**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 P.M.** in **COUNCIL BRIEFING 6ES,** Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal now pending before the Board of Adjustment.

BOA-26-000060(KMH) Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **2711 ELM STREET**. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Administrative Official Appeal during the public hearing of the Board of Adjustment to hear both the applicant's and the administrative official's cases and testimony. Although the Administrative Official Appeal item is not open as a public hearing, you may speak during the public testimony portion of the Board of Adjustment's Public Hearing at 1:00pm. Additionally, you may submit letters expressing your opinion on the subject of the appeal at **BDAreply@dallas.gov**.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

https://bit.ly/boa091426

Board of Adjustment Office
Planning and Development Department
1500 Marilla Street, 5CN, Dallas, TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.

BOA-26-000060

Menu Reports Help

File Date: 07/14/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000060 BUILDING OFFICIAL'S REPORT: Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at 2711 ELM STREET. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026. LOCATION: 2711 ELM STREET APPLICANT: Steven F Darling REQUEST: (1) A request is made to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021_198585071-003 issued on January 02, 2026.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Certified County Recor...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	07/14/2026
Lien Statement.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	07/14/2026
Tax Records.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	07/14/2026
Affidavit Form.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	07/14/2026
Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	07/14/2026
Description.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	07/14/2026
Location.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	07/14/2026
Oversized Plans Availa...	BLDG_BDA	Plans - Site Plan		image/jpeg	Uploaded	07/14/2026
Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	07/14/2026
BOA-26-000060_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/24/2026
BOA-26-000060_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
BOA-26-000060_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
BOA26000060a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
BOA26000060n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
BOA26000060z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
BOA26000060mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026

Show all

Address: 2711 ELM ST, Dallas, TX 75226

Owner Name: ELM STREET REALTY LTD

Owner Address: 2550 PACIFIC AVE STE 1600, % WESTDALE ASSET MANAGEMENT, DALLAS, TEXAS 752261495

Parcel No: 00000111013000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Steven F Darling	Ferguson Braswe...	Applicant	Mailing, 2500 Dallas P...	Active
ELM STREET REALTY LTD	TROPHY	Property Owner	Mailing, 2711 Elm St T...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,025.00

Total Fee Invoiced: $1,025.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	PT LT 40 & LT 41	0.11
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**

C/483

Land Use
Restaurant without Drive-In or Drive-Through Service with TABC MBLH 6.26.25

4782

Is the property platted?
Yes

1

Status of Project
Existing

Status of Property
Owner Occupied

Previous Board of Adjustment case filed on this property
No

Accommodation for someone with disabilities
No

File Date
_

Seleccione si necesitara un interprete

Case Number
N/A

Are you applying for a fee waiver?
No

Have the standards for variance and or special exception been discussed?
Yes

Has the Notification Sign Acknowledgement Form been discussed?
Yes

Referred by
BUILDING OFFICIAL

Internal Use Only

Source of Request
Other

Fee Waiver Granted

Number of Parking Spaces
_

Lot Acreage
0.11

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Administrative Official Appeal	Building Official Appeal	AO Appeals		Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items. Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.	Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items. Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	95

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy. which requires that the building official shall not issue a certificate of occupancy if the building official determines that the use would be operated in violation of the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations.	The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021 198585071-003 issued on January 02, 2026.	which requires that the building official shall not issue a certificate of occupancy if the building official determines that the use would be operated in violation of the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations.	N/A	No	REVOCATION DATE: July 2, 2026 CO 2502211021198585071-003 Restaurant w/o drive thru Certificate Issued in Error Section 52-306.13(1) authorizes the Building Official to revoke a certificate of occupancy that was issued in error. The approved certificate of occupancy authorizes the premises to operate as a restaurant. During the permit review process, the proposed use was represented as a restaurant without drive-in service. However, information subsequently obtained through inspections and other City records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy. Based on the totality of the information reviewed, the City has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment. Accordingly, the certificate of occupancy was issued in error. Certificate Issued on the Basis of Materially Incomplete Information Section 52-306.13(2) authorizes revocation when a certificate of occupancy was issued on the basis of false, incomplete, or incorrect information.

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Jason Pool	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/17/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/24/2026	Elham Elbadawi
Case Assignment	Kameka Miller-H...	Case Manager...	08/25/2026	Kameka Miller-H...
Site Inspection	Kameka Miller-H...	Site Inspect...	08/25/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	08/25/2026	Kameka Miller-H...
Subdivision Review		Not Required	08/25/2026	Kameka Miller-H...
Q Team Review		Not Required	08/25/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Arborist Review		Not Required	08/25/2026	Kameka Miller-H...
Building Code Review		Not Required	08/25/2026	Kameka Miller-H...
Zoning Review		Not Required	08/25/2026	Kameka Miller-H...
Electrical Review		Not Required	08/25/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	08/25/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	08/25/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	08/25/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	08/25/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	08/25/2026	Kameka Miller-H...
Conservation Review		Not Required	08/25/2026	Kameka Miller-H...
Traffic Review		Not Required	08/25/2026	Kameka Miller-H...
GIS Review		Not Required	08/25/2026	Kameka Miller-H...
Residential Team Review		Not Required	08/25/2026	Kameka Miller-H...
Signs Review		Not Required	08/25/2026	Kameka Miller-H...
Plans Coordination		Review Complete	08/25/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	07/14/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	07/14/2026	Notice	
Land Use	This will display in t...	Applied	07/14/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	07/14/2026	Notice	
Standard of Review	This will display in t...	Applied	07/14/2026	Notice	
Timeline	This will display in t...	Applied	07/14/2026	Notice	
Zoning	This will display in t...	Applied	07/14/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/08/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

2711 ELM ST.
DALLAS, TX 75226

INDEX OF DRAWINGS

		CITY COMMENTS 2	03/11/2025		
		CITY COMMENTS	03/05/2025		
		PERMIT	02/19/2025		
				NO.	SHEET TITLE

			02/19/2025		
		PERMIT		NO.	SHEET TITLE

		●		●	G000	COVER SHEET
				●	G001	GENERAL PROJECT INFORMATION
				●	G002	GENERAL NOTES
				●	G003	ADA GENERAL INFORMATION SHEETS
				●	D100	DEMO PLAN
		●		●	A100	CONSTRUCTION PLAN
		●		●	A101	EGRESS PLAN
				●	A102	FINISH PLAN
				●	A103	RCP
				●	A201	KITCHEN ELEVATIONS
				●	A500	WALL PARTITIONS
				●	A600	FINISH SCHEDULE
				●	A601	LIGHTING FIXTURE SCHEDULE
				●	A700	DETAILS
				●	A701	DETAILS
				●	ID100	FURNITURE FLOOR PLAN
		●		●	K1.0	EQUIPMENT PLAN AND SCHEDULE
		●		●	K1.1	ELECTRICAL ROUGH-IN
		●		●	K1.2	PLUMBING ROUGH-IN
				●	MEP0.00	COMCHECK
				●	MEP1.00	COVER SHEET
				●	MEP1.01	COVER SHEET
				●	MEP2.02	FLOOR PLAN
				●	M2.01	FLOOR PLAN-MECHANICAL
				●	M5.01	SCHEDULES AND DETAILS - MECHANICAL
		●	●	●	E2.01	FLOOR PLAN - ELECTRICAL
			●	●	E5.01	SCHEDULES AND DETAILS-ELECTRICAL
		●	●	●	E5.02	SCHEDULES AND DETAILS-ELECTRICAL
		●		●	P2.01	FLOOR PLAN-PLUMBING
				●	P5.01	SCHEDULES AND DETAILS-PLUMBING

BUILDING SUMMARY

TENANT

CONTACT: NIKO YBANEZ
469-616-9248

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD, SUITE 529
DALLAS, TX 75207
TEL: 214-356-4949
CONTACT: KATY CURTIS

NOVA ENGINEERING INC.
4619 STATE HIGHWAY 121, SUITE 12
THE COLONY, TX 75056
TEL: 972-323-7300
CONTACT: JOEL GARCIA

BUILDING PLANNING

BUILDING TYPE:	TYPE II (WILL BE SPRINKLED)
OCCUPANCY:	A2
MIXED OCCUPANCY:	NO
REQUIRED FIRE SEPARATION:	NO

CONSTRUCTION AREA:

EXTERIOR MODIFICATIONS AND INTERIOR REMODEL TO EXISTING BUILDING	2,834 SF INTERIOR	1,898 SF EXTERIOR
		4,732 SF TOTAL

-BUILDING CODE	2021 IBC
-MECHANICAL CODE	2021 IMC
-PLUMBING CODE	2021 IPC
-ELECTRICAL CODE	2020 NEC
-FIRE CODE	2021 IFC
-LIFE SAFETY CODE	2021 IBC
-ACCESSIBILITY CODE	2012 TAS
-ENERGY CODE	2021 IECC

VICINITY MAP

SCOPE OF WORK

EXTERIOR REMODEL AND MODIFICATIONS INCLUDE DJ BOOTH AND EXTENDED PATIO. INTERIOR TO BE REMODELED WITH ALL NEW FINISHES, CEILINGS, AND PLUMBING LOCATIONS.

REQUIRED SEPARATE PERMIT

A SEPARATE PERMIT IS REQUIRED FOR BUILDING SIGNAGE, FIRE SPRINKLER CONTRACTOR TO PROVIDE PLANS FOR APPROVAL/SEPARATE PERMIT.

SUBMITTALS

1. WITHIN FIVE DAYS OF AWARD OF CONTRACT THE CONTRACTOR IS TO SUBMIT TO OWNER A WORK SCHEDULE SHOWING THE ORDER IN WHICH THE CONTRACTOR PROPOSES TO CARRY OUT THE WORK. EACH MAJOR CONSTRUCTION TASK IS TO BE IDENTIFIED WITH PROJECTED START AND END DATES AND THE TASK. CRITICAL ITEMS MUST BE IDENTIFIED ON PROJECT SCHEDULE.

2. THE CONTRACTOR IS TO SUBMIT THREE SAMPLES OF ALL MATERIALS TO BE PROVIDED AND INCORPORATED IN THE WORK. UPON REVIEW, TWO OF THE SAMPLES WILL BE RETURNED TO THE CONTRACTOR FOR HIS RECORDS AND FOR DISTRIBUTION TO THE SUBCONTRACTORS.

3. SUBMITTALS SHOULD INCLUDE THREE SAMPLES OR SETS OF SAMPLES AS INDICATED ABOVE AND THREE COPIES OF MANUFACTURER'S CUT SHEETS, WHERE APPLICABLE. SHOP DRAWING SUBMITTALS SHOULD CONSIST OF A DIGITAL REPRODUCIBLE DRAWINGS AS REQUIRED WITHIN THE SCOPE OF THE WORK. UPON APPROVAL OF THE SHOP DRAWINGS, THE DIGITAL FILE WILL BE RETURNED TO THE CONTRACTOR FOR REPRODUCTION AND DISTRIBUTION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COURIER SERVICES REQUIRED FOR TIMELY SUBMISSION AND RETURN OF SUBMITTALS TO 75 DEGREE DESIGN STUDIO.

5. IF CONTRACTOR FAILS TO SUBMIT ANY SUBMITTALS FOR APPROVAL THEN THE CONTRACTOR ASSUMES RESPONSIBILITY THAT THE ITEM IS CORRECT. IF ITEM IS NOT CORRECT PER THE DESIGNER'S DESIGN INTENT THEN CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING SUCH ITEMS AT HIS SOLE EXPENSE. MANUFACTURERS HAVE BEEN KNOWN TO HAVE MATERIALS MISLABELED. IT IS STRONGLY RECOMMENDED THAT SUBMITTALS ARE SENT TO DESIGNER.

6. CONTRACOTR TO ISSUE RFI TO 75 DEGREE DESIGN STUDIO WITH ANY DISCREPANCIES OR MISSING INFORMATION.

TROPHY DALLAS

2711 ELM ST, DALLAS, TX 75226

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS, AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, MAY BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM 75 DEGREE DESIGN STUDIO.

DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:
FOR PERMIT 02.19.2025

REVISIONS:
1 CITY COMMENTS 03.05.25
2 CITY COMMENTS 03.11.25

Date 02/19/2025

COVER SHEET

G000

GENERAL NOTES & REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, RULES, AND REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

2. THE CONSTRUCTION DOCUMENTS SHOW THE INTENT ONLY, THE DOCUMENTS ARE NOT "SHOP DRAWINGS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE DESIGNER'S AND OWNER'S REVIEW TO DEMONSTRATE UNDERSTANDING OF THE DESIGN INTENT, AND TO SHOW WHAT WILL BE PROVIDED,AND AS AN OPPORTUNITY FOR CLARIFICATION, BOTH AS A MATTER OF CLARIFICATION AND PROJECT RECORD.

3. THE CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS, ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY WRITTEN "REQUEST FOR INFORMATION" (RFI).

4. IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK. NO DRAWING HAS PRECEDENCE OVER ANY OTHER, DETAILS DO NOT "OVERRIDE" OTHER DRAWINGS, AS NO SET OF DRAWINGS ARE PERFECT, THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF THE DISCREPANCY AND SEEK CLARIFICATION BY SENDING A REQUEST FOR INFORMATION (RFI) TO THE DESIGNER.

5. ALL DIMENSIONS TO BE FIELD VERIFIED AND COORDINATED WITH ALIGNMENTS AND INTERSECTIONS REQUIERED BY THE DESIGN INTENT.

6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO EDGE OF STUD.

7. CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL OWNERS REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.

8. CONTRACTOR SHALL CARRY ADEQUATE LIABILITY INSURANCE.

9. ALL MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM ALL DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIAL OR FAULTY WORKMANSHIP, CONTRACTOR SHALL CORRECT THE TROUBLE WITHOUT COST TO OWNER. ANY DEFECTS NOTICED AT THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE SATISFACTION OF THE OWNER/OCCUPANT.

10. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, AND ELECTRICAL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT PRIOR TO ANY WORK BY WRITTEN RFI.

11. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN SPACE FROM LOSS, DAMAGE, FIRE, THEFT, ETC.

12. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELDS. THE FAILURE TO ACQUAINT THEMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

13. REQUEST FOR INFORMATION: SEE DIVISION 1 SPECIFICATIONS. AN "RFI" IS A WRITTEN REQUEST FOR CLARIFICATION, INFORMATION, OR NOTICE OF A PROBLEM DISCOVERED IN THE FIELD ADDRESSED TO THE DESIGNER. RFIS SHALL BE NUMBERED SEQUENTIALLY AND A RECORD LOG IS MANDATORY BY THE GC. RFIS SHALL BE SENT VIA EMAIL, OR US MAIL AND SHALL IDENTIFY A PROBLEM AND OFFER POTENTIAL SOLUTIONS. THE DESIGNER SHALL EXPEDITE RFI RESPONSES WHEN POSSIBLE. CONTRACTOR SHALL GENERATE RFI'S IN A TIMELY MANNER TO MINIMIZE THE IMPACT ON SCHEDULE, AND TO ACCOMODATE TIME REQUIRED BY THE DESIGNER, ENGINEERS, SPECIALISTS, OR VENDORS TO RESPOND TO THE RFI. SUBCONTRACTOR'S RFI'S SHALL BE PROGESSED FIRST BY THE CONTRACTOR, AND SENT TO THE DESIGNER IN AN AGREED UPON STANDARDIZED FORMAT. A VERBAL REQUEST FOR INFORMATIO IS NOT AN "RFI". VERBAL INFORMATION SHALL NOT BE USED BY THE CONTRACTOR UNLESS FOLLOWED UP BY A WRITTEN RFI. IF THE CONTRACTOR PROCEEDS WITH WORK ON A VERBAL BASIS, IT SHALL BE AT HIS/HER RISK IF INCONSISTENT WITH THE DESIGN INTENT, AS DETERMINED BY THE DESIGNER AND THE OWNER.

14. SPECIAL/CUSTOM DESIGN FEATURES: WHENEVER POSSIBLE, THE CONTRACTOR SHALL PROCURE SPECIAL OR COMPLEX SCOPE OF WORK ITEMS, FROM VENDORS OR TRADE CONTRACTORS ON A "SINGLE SOURCE RESPONSIBILITY" BASIS TO ENSURE THAT ITEMS FUNCTION PER THE DESIGN INTENT. IT SHALL BE UNDERSTOOD THAT UNIQUE OR CUSTOM DESIGN FEATURES NORMALLY REQUIRE SOME FIELD ADJUSTMENT AND SUCH FIELD ADJUSTMENTS SHALL NOT BE CONSTRUCTED AS "DESIGN FLAWS", OR "ERRORS". ALL SPECIAL/CUSTOM FEATURES ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

15. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUTURE FOR INTERIOR PARTITIONS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON DRAWINGS OR NOT.

16. PROVIDE AND INSTALL ALL NECESSARY IN WALL FRAMING REQUIRED TO CARRY SHELVES, EQUIPMENT, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.

17. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND REMOVAL OF ALL BARRICADES, EQUIPMENT AND WALLS.

19. CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS IN LIGHT FIXTURES. LAMPS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) MONTH FROM THE DATE OF ACCEPTANCE OF WORK UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATION OR OMISSIONS IN THE DESIGN.

20. ANY AND ALL CHANGES IN WORK-AS-BID SHALL BE MADE ON AIA FORM G-701 CHANGE ORDER FORM AND SHALL BE SIGNED BY ALL NECESSARY PARTIES. A PROPOSED CHANGE ORDER LOG SHALL BE MANDATORY BY THE GC.

21. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS FURNISHING THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.

22. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE OWNER'S SPACE WITH SUFFICIENT CLEARANCE, AND TO INSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE AS REQUIRED.

23. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN ANY PORTION OF THE NEW BUILDING.

24. CONTRACTOR SHALL VERIFY THE AVAILABILITY AND LEAD TIME OF ANY SPECIAL ORDER OR LONG LEAD TIME ITEMS, AND ORDER THEM IN A TIMELY MANNER. EXAMPLES: CARPET, LIGHT FIXTURES, FURNITURE (IF IN SCOPE), CUSTOM OR SPECIALTY ITEMS, ETC.

25. CONTRACTOR SHALL COORDINATE WITH ALL OWNER REPS. & VENDORS AS REQUIRED FOR INSTALLATION OF FURNITURE, INTERIOR & EXTERIORS SIGNAGE, ETC., REFER TO RESPONSIBILITY MATRIX.

26. FIRE SPRINKLER DESIGN AND MODIFICATIONS TO BE PROVIDED BY ACCREDITED/ LICENSED FIRE SPRINKLER CONTRACTOR.

ABBREVIATIONS

∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER
⊥	PERPENDICULAR
⊏	CHANNEL
#	POUND or NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONER
AC	ACCESSORY
ACOUS.	ACOUSTICAL
ACT.	ACOUSTIC TILE
A.D.	AREA DRAIN, ACCESS DOOR
ADJ.	ADJUSTABLE, ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BK.	BOOK CASE
BLDG.	BUILDING
BLK(G).	BLOCK(ING)
BLKHD.	BULKHEAD
BM.	BEAM, BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
BRK.	BRICK , BREAK
B.S.	BOTH SIDES
BSMT.	BASEMENT
B.T.B.	BACK TO BACK
B.U.R.	BUILT UP ROOF
℄	CENTERLINE
CAB.	CABINET
CAP.	CAPACITY
C.B.	CATCH BASIN
CEM.	CEMENT(TIOUS)
CER.	CERAMIC
C.F.M.	CUBIC FEET (PER MIN)
C.G.	CORNER GUARD
CH	CHAIR
C.I.	CAST IRON
CL.	CLOSET
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEANOUT
CONF.	CONFERENCE
COL.	COLUMN
COMM.	COMMUNICATION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS, CONTINUATION
CONV.	CONVECTOR
CORR.	CORRIDOR
CPT	CARPET
CR	CREDENZA
CRS.	COURSE(R)
CT(F)	CERAMIC TILE (FLOOR)
CTSK.	COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DET.	DETAIL
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DK	DESK
DKG.	DECKING
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR, DRAIN
D.S.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.F.	EACH FACE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
E.M.R.	ELEVATOR MACHINE ROOM
ENCL.	ENCLOSED, ENCLOSURE
ENGR.	ENGINEER
ENTR.	ENTRANCE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXH.	EXHAUST
EXP.	EXPANSION, EXPOSED
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
F&I	FINISH AND INSTALL
F.A.	FIRE ALARM
F.A.I.	FRESH AIR INTAKE
FB	FABRIC
F.B.	FLAT BAR
FC	FLOOR COATING
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.(C)	FIRE EXTINGUISHER (CABINET)
F.H.	FIRE HYDRANT, FLAT HEAD
F.H.C.	FIRE HOSE (CABINET)
F.H.R.	FIRE HOSE (RACK)
FIBGL.	FIBERGLASS FINISH(ED)
FIN. FL.	FINISHED FLOOR
FIN. GR.	FINISH GRADE
FL	FILE
FL. FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF
FPRF.	FIREPROOFING
F.P.S.C.	FIRE PROOF SELF CLOSING
F.S.P.	FIRE STANDPIPE
FR.	FRAME
F.S.	FULL SIZE
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
FWP	FABRIC WRAPPED PANEL
FXTR.	FIXTURE
G.	GROUND
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
G.I.	GALVANIZED IRON
GL	GLASS
GLZ.	GLAZING
GR.	GRADE
GT	GLASS TILE
GYB	GYPSUM WALL BOARD
GYP	GYPSUM
H.	HIGH
H.C.	HOSE CABINET
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.S.	HOSE STATION
HGT., H.	HEIGHT
HTG.	HEATING
HTR.	HEATER
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INSUL.	INSULATION
INV.	INVERT
INT.	INTERIOR
JAN.	JANITOR
J.C.	JANITOR'S CLOSET
JT.	JOINT
KWY	KEYWAY
KIT.	KITCHEN
KC	KITCHEN CABINET
L.G.	LONG, LENGTH
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LB. #	POUND
LKR	LOCKER
L.F.	LOW POINT
L.S.	LIGHT STANDARD
LT. (G)	LIGHT(ING)
LVR.	LOUVER
MACH.	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
M.E.R.	MECHANICAL EQUIPMENT ROOM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.S.U.	MODULAR SERVICE UNIT
MTD.	MOUNTED
MTG.	MEETING
MTL	METAL
MUL.	MULLION
N.	NORTH, NITROGEN
N.I.C.	NOT IN CONTRACT
N.L.	NIGHT LIGHT
NO. #	NUMBER
NOM.	NOMINAL
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD
P.E.	PASSENGER ELEVATOR
PERF.	PERFORATED
PL	PLATE, PLASTIC LAMINATE
PLAS.	PLASTER
PLMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
P.O.	PRIVATE OFFICE
POL.	POLISHED)
PR.	PAIR
PRCST.	PRECAST
PT	PAINT
PT.	POINT
P.T.D.(R)	PAPER TOWEL DISPENSER (RECEPTACLE)
PTN.	PARTITION
Q.T.	QUARRY TILE
R	RELOCATE
R.	RADIUS OR RISER
R.A.	RETURN AIR
RB	RUBBER BASE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED, REINFORCING
REQD	REQUIRED
RESIL.	RESILIENT
REV.	REVISED
RF	RESILIENT FLOOR
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
SCRN.	SCREEN
S.C.T.	STRUCTURAL CLAY TILE
S.E.	SERVICE ELEVATOR
SECT.	SECTION
SECTY.	SECRETARY(IAL)
SH	SHELVING
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR (TO)
S.J.	SCORED JOINT
SLNT.	SEALANT
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SO	SOFA
SPEC.	SPECIFICATION
SPKLR.	SPRINKLER
SPKR.	SPEAKER
S.F.	SQUARE FEET
SQ.	SQUARE
SS	STAINLESS STEEL
SSU	SOLID SURFACE
ST	STONE
STA.	STATION
STL.	STEEL
S.T.C.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STF	STONE FLOOR
STOR.	STORAGE
STRUCT.	STRUCTURAL
STW	STONE WALL
SUSP.	SUSPENDED
SVC.	SERVICE
SWF	SPECIALTY WALL FINISH
SYM.	SYMMETRICAL
T.	TREAD
TA	TABLE
T&B	TOP & BOTTOM
TB	TACK BOARD
T.B.	TOWEL BAR
T.C.	TERRA COTTA
TEL.	TELEPHONE
TEMP.	TEMPORARY
T&G	TONGUE & GROOVE
TH.	THICK
THRU.	THROUGH
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
T.V.	TELEVISION
TYP.	TYPICAL
TZ	TERRAZZO
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VFN	UPHOLSTERY
UR.	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST, WIDE, WIDTH
W/, W/O	WITH, WITHOUT
WB	WALL BASE
WC	WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
WDF	WOOD FLOOR
WDW	WOOD WALL
W.H.	WALL HYDRANT
WND.	WINDOW
W.P.	WATERPROOFING, WORKING POINT
WS	WORKSTATION
WSCT.	WAINSCOT
WT	WINDOW TREATMENT
WT.	WEIGHT

TROPHY DALLAS

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ISSUE:

FOR PERMIT 02.19.2025

REVISIONS:

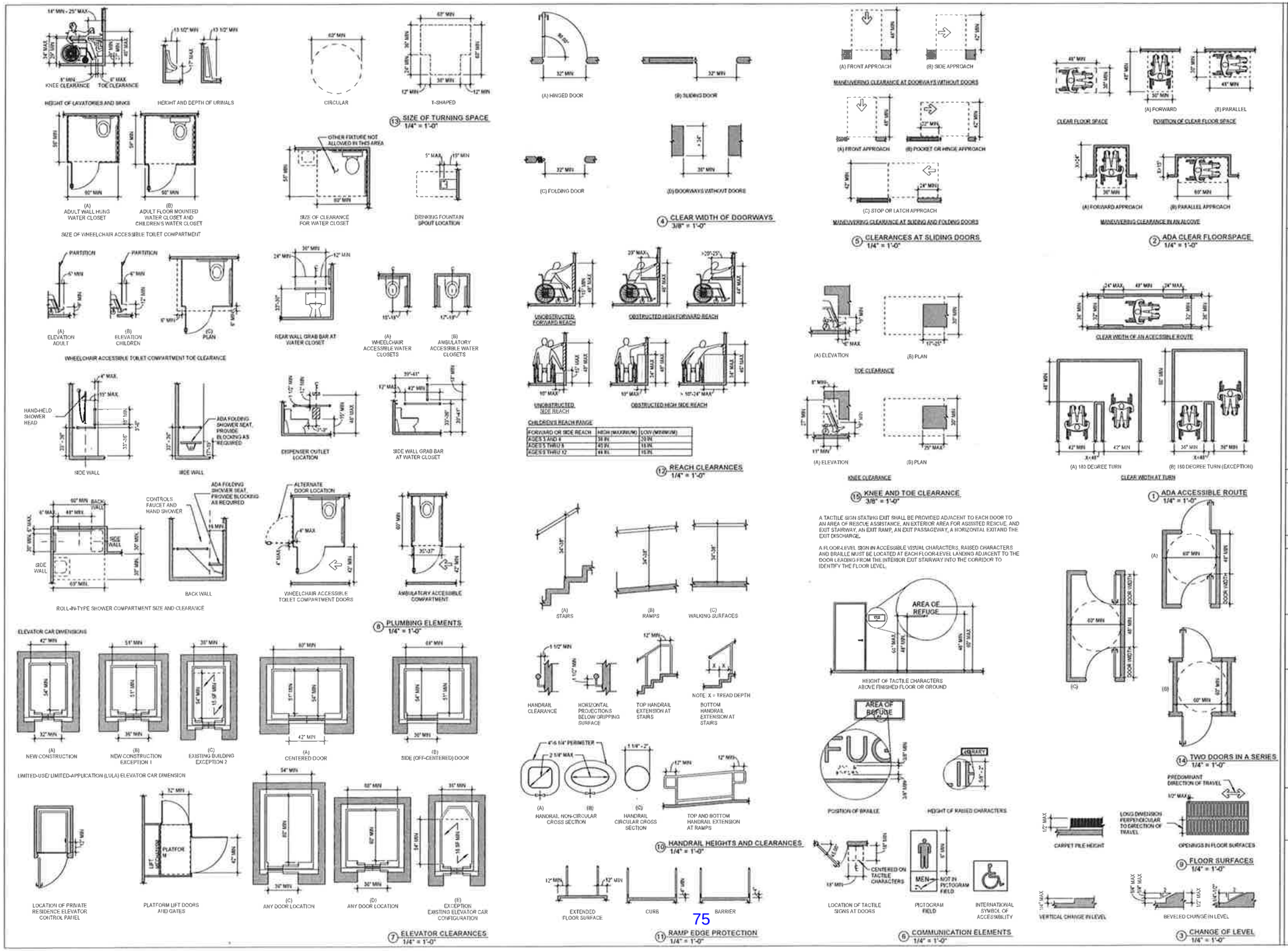
1 CITY COMMENTS 03.06.25

2 CITY COMMENTS 03.11.25

Date 09/05/2025

GENERAL PROJECT INFORMATION

G001



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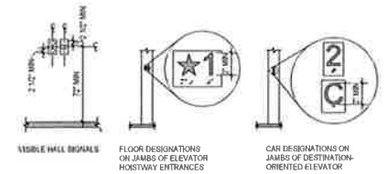
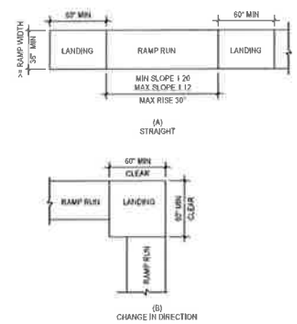
GENERAL NOTES

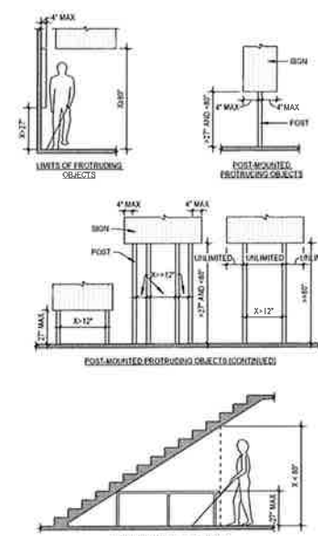
G002



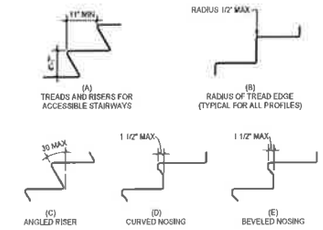
3 ELEVATOR DESIGNATIONS
1/4" = 1'-0"



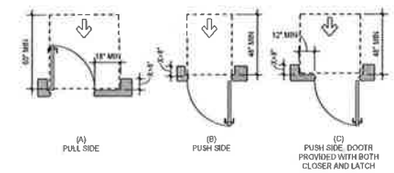
5 RAMP LANDINGS
1/4" = 1'-0"



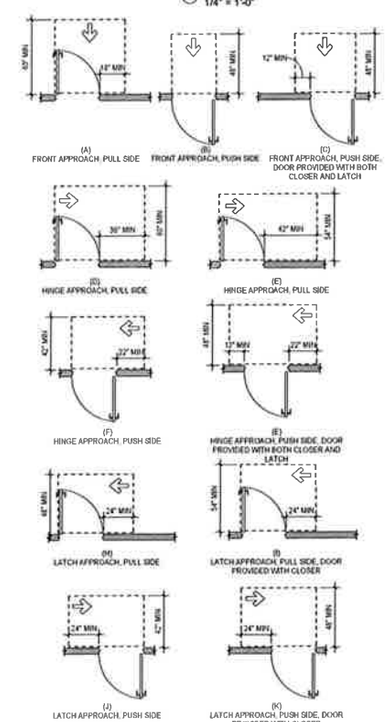
4 PROTRUDING OBJECTS
1/4" = 1'-0"



6 STAIR NOSINGS
1/4" = 1'-0"



CLEARANCES AT DOOR RECESSED DOORS
1 1/4" = 1'-0"



2 CLEARANCES AT DOOR SWING
1/4" = 1'-0"

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ADA GENERAL INFORMATION SHEETS

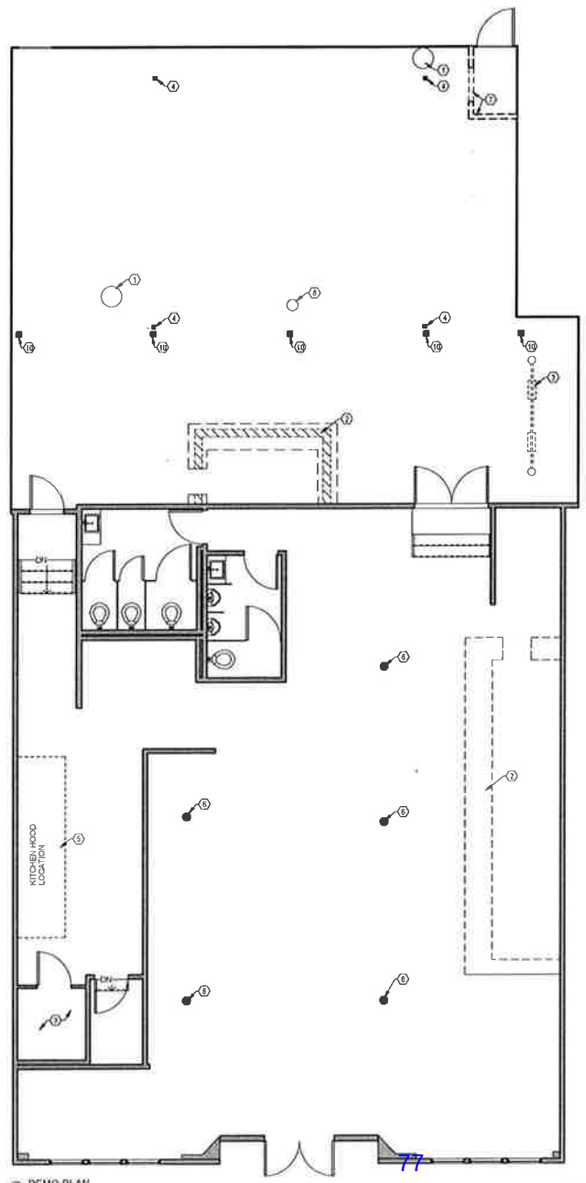
G003

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND CORE WALLS	OFFICE 01	ROOM AREA NAME / ROOM/AREA NUMBER
	EXISTING INTERIOR PARTITIONS TO REMAIN	1	REVISION NUMBER
2	PARTITION TYPE	8	KEYNOTE NUMBER
	NEW GWB PARTITION	1 A-101	SECTION NUMBER / SHEET NUMBER
	NEW CMU WALL	1 A-101	DETAIL NUMBER / SHEET NUMBER
	NEW CONCRETE WALL	SIM 1 A101	REFERENCE TYPE
	NEW SPECIALTY WALL	1 A-101	ELEVATION NUMBER / SHEET NUMBER
	NEW LOW WALL	1 A-101	ELEVATION NUMBER / SHEET NUMBER
FE	RECESSED FIRE EXTINGUISHER CABINET		
FE	SURFACE MOUNTED FIRE EXTINGUISHER		
4" TYP 101	FLOOR NUMBER / ROOM NUMBER / DOOR LETTERING		
	AREA NOT IN CONTRACT		
CG	CORNER GUARD		
	EXISTING STAND PIPE & FIRE HOSE		

DEMO KEY NOTES

1. EXISTING TREE LOCATIONS.
2. DEMO EXISTING BAR COUNTER AND LOW WALLS.
3. EXISTING SWING.
4. EXISTING PERGOLA STRUCTURE.
5. EXISTING KITCHEN HOOD LOCATION.
6. EXISTING POST LOCATIONS.
7. REMOVE EXISTING WALLS.
8. REMOVE EXISTING TREE.
9. EXISTING WALK IN COOLER.
10. REMOVE EXISTING PERGOLA.



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

TRUE NORTH

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CC ERUIZ@75DESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ALL METAL STUD FRAMING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE. REFER TO WALL SECTIONS FOR ASSEMBLY INFORMATION OF INTERIOR WALLS.

ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT ADA, TASI/ABS REGULATIONS AND STANDARDS INCLUDING SIGNAGE.

ALL EXTERIOR DOORS SHALL NOT EXCEED 6.5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES, ADA REACH RANGE 15" MINIMUM AND 48" MAXIMUM A.F.F.

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COMMENCING CONSTRUCTION

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DEMO PLAN

D100

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND CORE WALLS	OFFICE 01	ROOM AREA NAME / ROOM AREA NUMBER
	EXISTING INTERIOR PARTITIONS TO REMAIN	1	REVISION NUMBER
X	PARTITION TYPE	B	KEYNOTE NUMBER
	NEW GWB PARTITION	1 A-101	SECTION NUMBER / SHEET NUMBER
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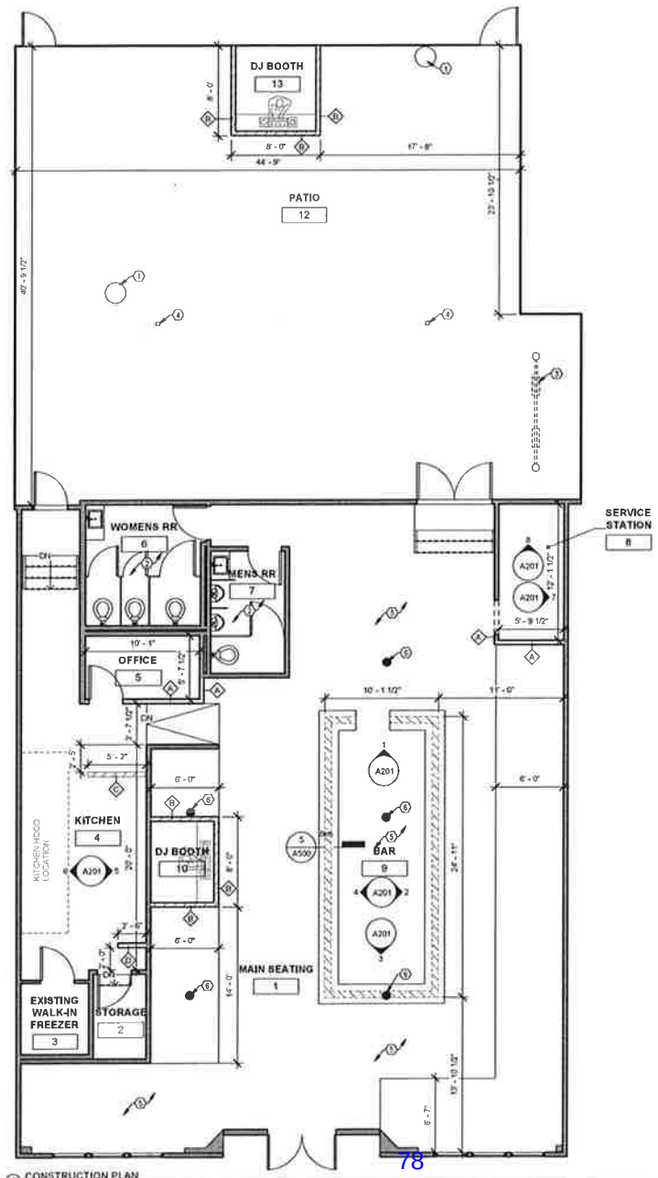
	NEW CONCRETE WALL	1 A101 SIM	REFERENCE TYPE
	NEW SPECIALTY WALL	1 A-101	ELEVATION NUMBER / SHEET NUMBER
	NEW LOW WALL	1 2 3 4 A-101	ELEVATION NUMBER / SHEET NUMBER
FE	RECESSED FIRE EXTINGUISHER CABINET		
FE	SURFACE MOUNTED FIRE EXTINGUISHER		
4" TYP	FLOOR NUMBER / ROOM NUMBER / DOOR LETTERING		
	AREA NOT IN CONTRACT		
CG	CORNER GUARD		
	EXISTING STAND PIPE & FIRE HOSE		

CONSTRUCTION KEY NOTES

1. EXISTING TREE LOCATIONS.
2. FOR ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SPECIFICATIONS, REFER TO SCHEDULE.
3. EXISTING SWING.
4. EXISTING PERGOLA STRUCTURE.
5. NEW FINISHES THROUGHOUT.
6. EXISTING POST LOCATIONS.



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

TRUE NORTH

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CC ERIKM@75DESIGNSTUDIO.COM

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CONSTRUCTION PLAN

A100

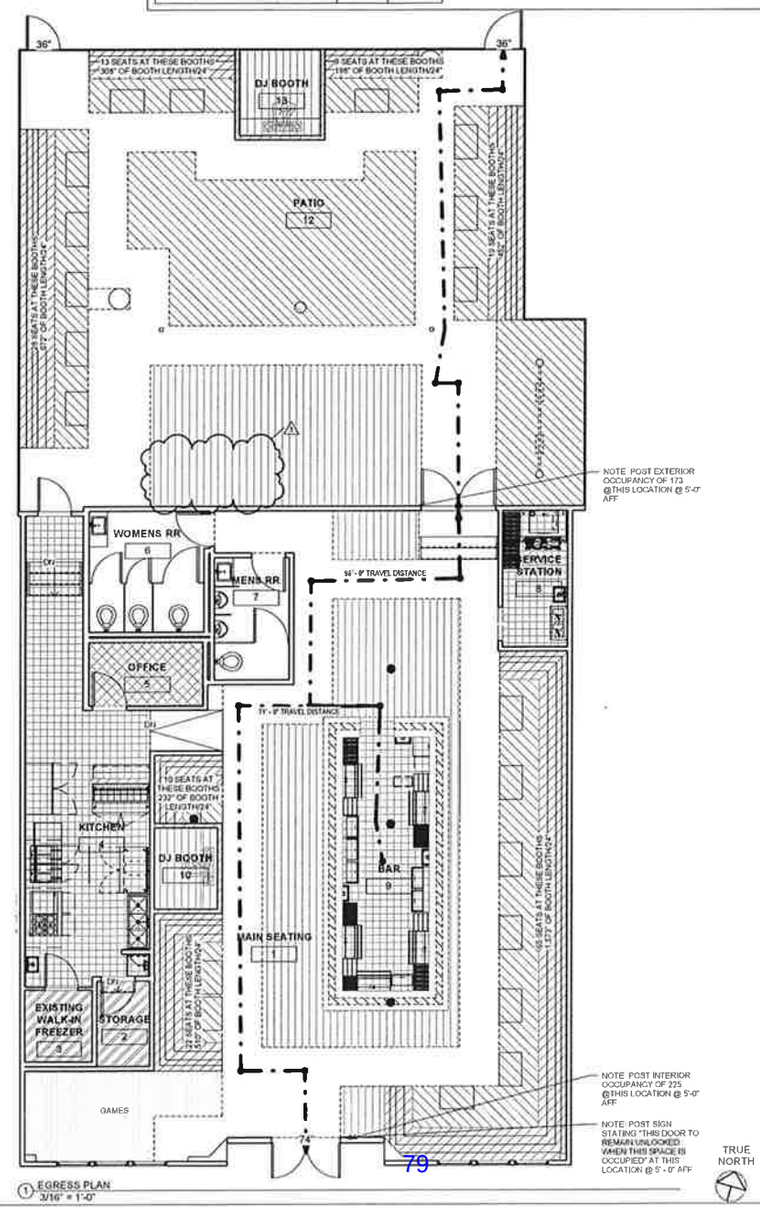
EGRESS REQUIREMENTS

PER 2021 IBC - MAX FLOOR AREA ALLOWANCE/OCCUPANT

ASSEMBLY AREAS (INTERIOR)	AREA	OCCUPANTS
ASSEMBLY AREAS WITH FIXED SEATS - ONE SEAT PER EVERY 24" OF BOOTH SEAT LENGTH PER OCCUPANT	2,315" IN LEGTH / 24"	97
ASSEMBLY AREAS W/O FIXED SEATS - CONCENTRATED 15 SQ FT PER OCCUPANT	211 SF	14
ASSEMBLY AREAS W/O FIXED SEATS - STANDING SPACE 5 SQ FT PER OCCUPANT	430 SF	86
ACCESSORY STORAGE/MECH EQUIP 300 GR SQ FT PER OCCUPANT	74 SF	1

ASSEMBL V/GAMING EQUIP 11 GR SQ FT PER OCCUPANT	176 SF	16
BUSINESS AREAS 150 GR SQ FT PER OCCUPANT	57 SF	1
KITCHEN AREAS 150 GR SQ FT PER OCCUPANT	606 SF	4
UNOCCUPIED ACCESSORY, U/SE AREAS TOILET ROOMS, AISLES, CIRCULATION 100 GR SQ FT PER OCCUPANT	582 SF	6
INTERIOR OCCUPANT LOAD		225

ASSEMBLY AREAS (EXTERIOR)	AREA	OCCUPANTS
ASSEMBLY AREAS WITH FIXED SEATS - ONE SEAT PER EVERY 24" OF BOOTH SEAT LENGTH PER OCCUPANT	1,330" IN LEGTH / 24"	58
ASSEMBLY AREAS W/O FIXED SEATS - CONCENTRATED 15 SQ FT PER OCCUPANT	661 SF	44
ASSEMBLY AREAS W/O FIXED SEATS - STANDING SPACE 5 SQ FT PER OCCUPANT	263 SF	53
KITCHEN AREAS 150 GR SQ FT PER OCCUPANT	64 SF	1
UNOCCUPIED ACCESSORY, U/SE AREAS TOILET ROOMS, AISLES, CIRCULATION 100 GR SQ FT PER OCCUPANT	656 SF	7
EXTERIOR OCCUPANT LOAD		173
INTERIOR AND EXTERIOR OCCUPANT LOAD TOTAL		398



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

RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY: 398
WATER CLOSETS,
(199 MEN, 199 FEMALE) / 75 = 3 PER SEX
LAVATORIES
1 PER 200 = 1 PER SEX

REQUIRED	MEN	WOMEN
W.C.	1	3
URINAL	2	NA
LAVATORY	1	1

PROVIDED	MEN	WOMEN
W.C.	1	3
URINAL	2	NA
LAVATORY	1	1

LEGEND

- COMMON PATH OF TRAVEL (MAXIMUM ALLOWED 75')
- EXIT SIGN
- EMERGENCY LIGHT WITH BATTERY BACK-UP
- FE FIRE EXTINGUISHER - MOUNTED 34" AFF TO TOP

*CONTRACTOR TO PROVIDE & INSTALL NECESSARY FIRE EXTINGUISHERS PER LOCAL & FEDERAL CODE. COORDINATE ALL LOCATIONS WITH FIRE MARSHALL.

*CLASS 1 FIRE EXTINGUISHERS TO BE LOCATED WITHIN 75'-0" BETWEEN EACH EXTINGUISHER AND /OR WALKING DISTANCE

EGRESS CALCULATIONS

	REQ'D	PROVIDED
MAX TRAVEL DISTANCE		
PER 2021 IBC OCCUPANCY, A2 W/SPRINKLER SYSTEM	250'	98'-9"
NUMBER OF EXITS		
PER 2021 IBC, TABLE 1005.3.3 OCCUPANCY, MORE THAN 1,000 PER STORY	2	3
TOTAL EGRESS WIDTH		
PER 2021 IBC OCCUPANCY, A2 W/SPRINKLER SYSTEM (INCHES PER OCCUPANT: 0.2) 398 X 0.2 = 79.6"	79.6"	146"

BUILDING TYPE: TYPE II B

OCCUPANCY: A2

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2021 LIFE SAFETY CODE
2012 ACCESSIBILITY CODE
2021 ENERGY CODE

CONSTRUCTION AREA: TOTAL INTERIOR AREA: 2,834 SF
TOTAL EXTERIOR AREA: 1,898 SF

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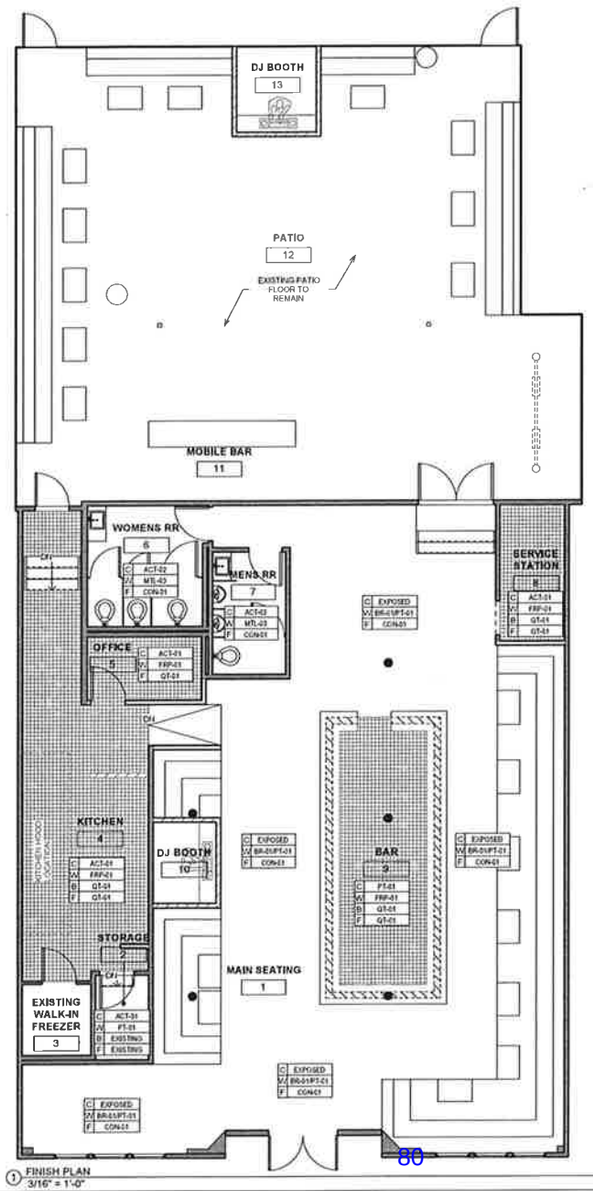
EGRESS PLAN

A101



1 FINISH PLAN
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ALL EXTERIOR DOORS SHALL NOT EXCEED 8.5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES, ADA REACH RANGE 15" MINIMUM AND 48" MAXIMUM A.F.F.

CONTRACTOR SHALL MAKE NO MATERIAL OR PRODUCT SUBSTITUTIONS WITHOUT SUBMITTING A WRITTEN REQUEST TO 75 DEGREE DESIGN STUDIO.

CONTRACTOR IS RESPONSIBLE FOR CHECKING FIELD CONDITIONS, CONSTRUCTION DOCUMENTS. FOR CLARITY & ACCURACY PERTAINING TO SCOPE, ALL QUESTIONS AND CLARIFICATION REQUEST SHALL BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION. ANY CONFLICT IN SCOPE BETWEEN DISCIPLINES AND THEIR DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF 75 DEGREE DESIGN STUDIO.

ALL FINISH MATERIALS MUST BE SUBMITTED TO 75 DEGREE DESIGN STUDIO FOR REVIEW & APPROVAL.

ALL EQUIPMENT ITEMS SHOWN & REFERENCED ON PLANS SHALL BE INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITY

CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR ENVELOPE PENETRATIONS FOR- BUT NOT LIMITED TO - DOORS, WINDOWS, ROOF PENETRATIONS, ROOF CURBS, THROUGH WALL FLASHING & COUNTER FLASHING WHETHER SHOWN OR NOT SHOWN ON THESE DOCUMENTS, TYPICAL ALL SHEETS

COMMENCING CONSTRUCTION

CONTRACTOR TO THOROUGHLY STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. COMMENCING CONSTRUCTION INDICATES AGREEMENT THAT DOCUMENTS HAVE BEEN STUDIED AND ALL QUESTIONS HAVE BEEN ADDRESSED RELATING TO THESE DOCUMENTS.

TROPHY DALLAS

2711 ELM ST, DALLAS, TX
75226

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:

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1 CITY COMMENTS 03.06.25

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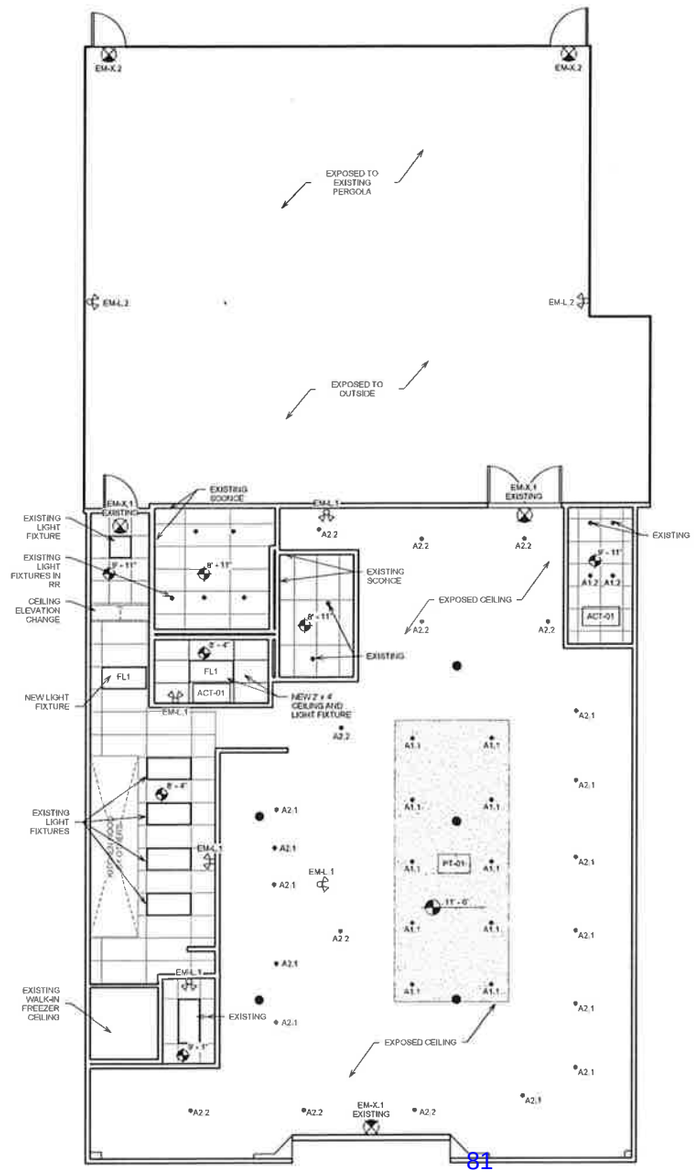
Date 09/05/2025

FINISH PLAN

A102



1 RCP
3/16" = 1'-0"

TRUE NORTH

GENERAL NOTES

THE SCOPE OF THIS WORK IS AN EXTERIOR AND INTERIOR PACKAGE AND INCLUDES INTERIOR WALLS, WALL FRAMING, ROOF AND ALL EXTERIOR ELEMENTS AND SURROUNDING SITE ELEMENTS THAT PERTAIN TO THIS SCOPE. FOR THE VIDORRA BUILDING, PLEASE STUDY THESE DOCUMENTS THOROUGHLY PRIOR TO CONSTRUCTION AND PRESENT ALL QUESTIONS IN RFI FORMAT TO 75 DEGREE DESIGN STUDIO, PRESIDING BUILDING CODES TO BE ADHERED UNDER ALL CIRCUMSTANCES.

RFI'S, SUBMITTALS, REQUESTS, AND OTHER COMMUNICATION TO
KCURTIS@75DESIGNSTUDIO.COM
CC ERUIZ@75DESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ALL METAL STUD FRAMING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE. REFER TO WALL SECTIONS FOR ASSEMBLY INFORMATION OF INTERIOR WALLS.

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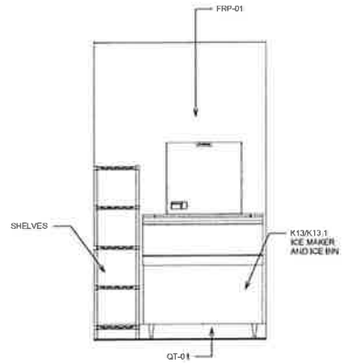
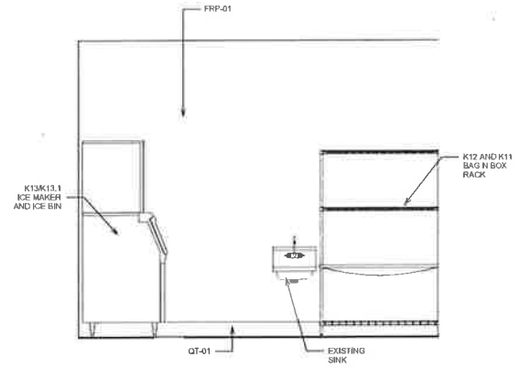
RCP

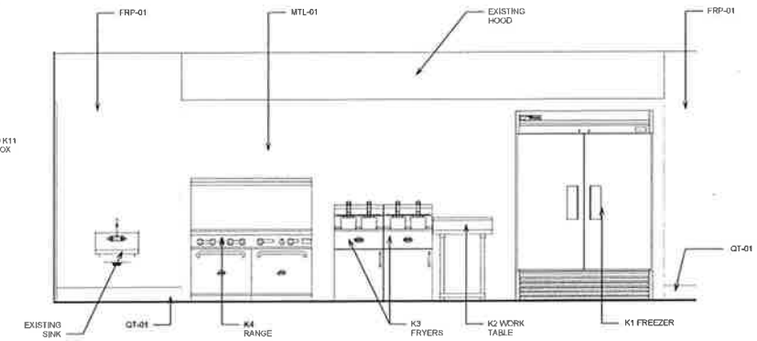
A103



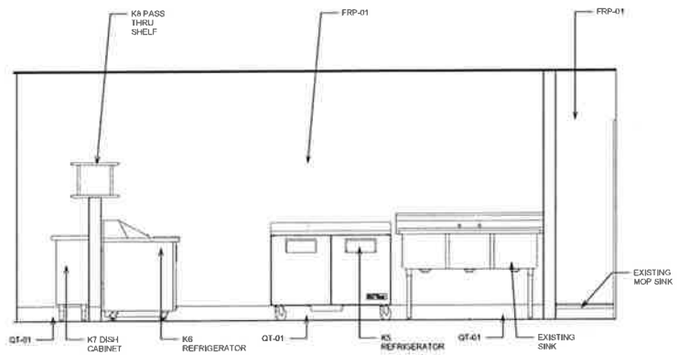
8 SERVICE STATION - NORTH ELEVATION
1/2" = 1'-0"



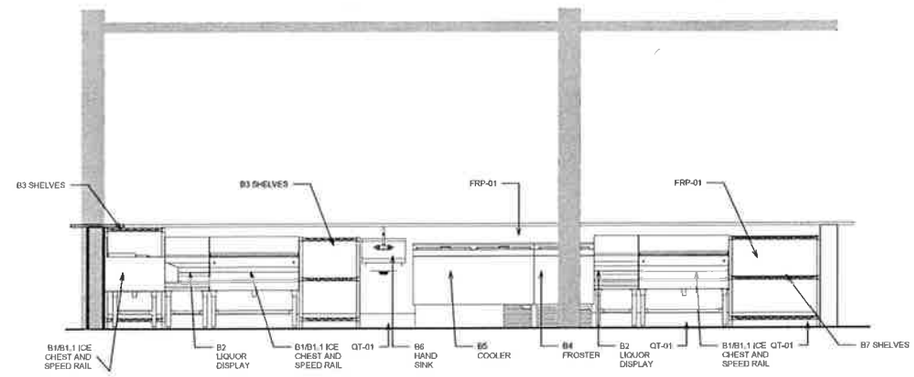
7 SERVICE STATION - EAST ELEVATION
1/2" = 1'-0"



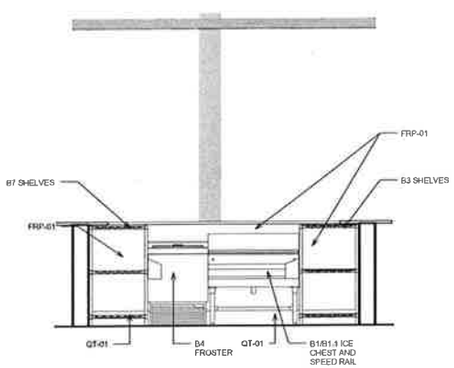
6 KITCHEN - WEST ELEVATION
1/2" = 1'-0"



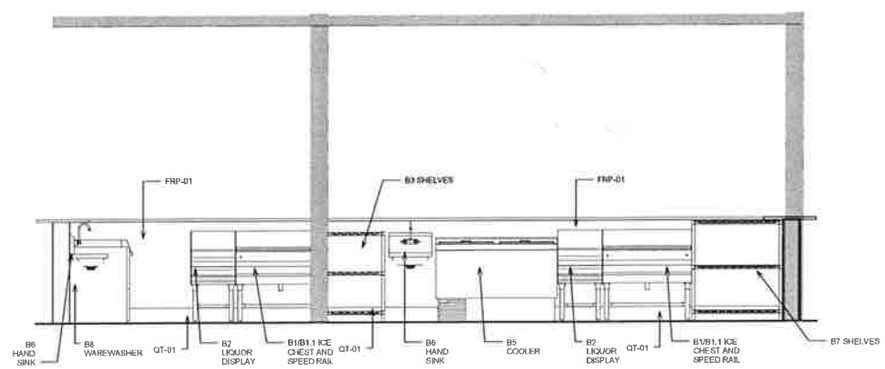
5 KITCHEN - EAST ELEVATION
1/2" = 1'-0"



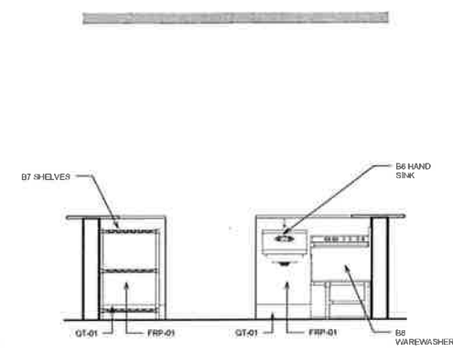
4 BAR - WEST ELEVATION
1/2" = 1'-0"



3 BAR - SOUTH ELEVATION
1/2" = 1'-0"



2 BAR - EAST ELEVATION
1/2" = 1'-0"



1 BAR - NORTH ELEVATION
1/2" = 1'-0"

TROPHY DALLAS

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KITCHEN ELEVATIONS

A201

INTERIOR METAL STUD SCHEDULE

SIZE	GA.	TYPE	16" O.C. MAX. UNSUPPORTED HGT.	24" O.C. (1) (2) (3)	DEFLECTION LATERAL LOAD
1 5/8"	25	ST	12'-2"	10'-9"	L/120 @ 5 PSF
	20	ST	13'-0"	11'-2"	L/120 @ 5 PSF
2 1/2"	25	ST	14'-11"	13'-0"	L/120 @ 5 PSF
	22	ST	13'-10"	11'-4"	L/120 @ 5 PSF
	20	ST	16'-11"	14'-1"	L/120 @ 5 PSF
3 5/8"	25	ST	19'-8"	16'-8"	L/120 @ 5 PSF
	22	ST	18'-4"	15'-4"	L/120 @ 5 PSF
	20	ST	21'-5"	18'-7"	L/120 @ 5 PSF
	20	SJ	17'-7"	15'-5"	L/240 @ 5 PSF
	18	SJ	19'-1"	16'-8"	L/240 @ 5 PSF
	16	SJ	20'-6"	17'-11"	L/240 @ 5 PSF
	14	SJ	21'-11"	19'-2"	L/240 @ 5 PSF
4"	25	ST	20'-10"	17'-1"	L/120 @ 5 PSF
	22	ST	17'-3"	14'-1"	L/120 @ 5 PSF
	20	ST	23'-2"	20'-6"	L/120 @ 5 PSF
	20	SJ	23'-1"	20'-9"	L/240 @ 5 PSF
	18	SJ	25'-2"	22'-7"	L/240 @ 5 PSF
	16	SJ	26'-9"	23'-11"	L/240 @ 5 PSF
	14	SJ	29'-1"	26'-2"	L/240 @ 5 PSF
6"	25	ST	25'-7"	20'-6"	L/120 @ 5 PSF
	22	ST	23'-2"	18'-11"	L/120 @ 5 PSF
	20	WN	25'-6"	21'-10"	L/240 @ 5 PSF
	20	SJ	27'-1"	23'-9"	L/240 @ 5 PSF
	20	SW	27'-3"	23'-6"	L/240 @ 5 PSF
	18	SJ	28'-4"	24'-9"	L/240 @ 5 PSF
	16	SJ	30'-5"	26'-7"	L/240 @ 5 PSF
	14	SJ	32'-7"	28'-4"	L/240 @ 5 PSF
8"	20	SJ	32'-10"	28'-8"	L/240 @ 5 PSF
	18	SJ	35'-9"	31'-2"	L/240 @ 5 PSF
	16	SJ	38'-4"	33'-6"	L/240 @ 5 PSF
	14	SJ	41'-4"	35'-11"	L/240 @ 5 PSF

1. BASED ON INTERIOR NON-BEARING PARTITIONS WITH ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE. USE GAUGE TYPE AS SCHEDULED UNLESS NOTED OTHERWISE ON DRAWINGS. RUNNER TRACK GAUGE TO MATCH STUD.

2. WALLS OVER 12'-0" HIGH TO BE LATERALLY BRACED @ 8'-0" O.C. VERTICALLY WITH 1 1/2", 16GA. COLD-ROLLED CHANNELS CLIP ANCHORED TO METAL STUDS.

3. TYPICAL INTERIOR PARTITIONS TYPE "ST" ARE BASED ON A L/120 @ 5 P.S.F.

4. TYPICAL INTERIOR PARTITIONS TYPE "SJ", SW" & "WN" ARE BASED ON A L/240 @ 5 P.S.F.

PARTITION NOTES

1. PARTITIONS ARE DISTINGUISHED ON FLOOR PLAN BY GRAPHIC DESIGNATION OR BY SYMBOL - REFER TO GRAPHIC DESIGNATION AND SYMBOL, PARTITION SCHEDULES.
2. "LINE OF STRUCTURE" INDICATED FOR EACH PARTITION IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS OR GEOMETRY.
3. SEALANT:
   A. TYPES: 1. FIRE RESISTANCE 20 MIN. PARTITIONS SHALL USE FIRE STOP SEALANT SYSTEM.
   2. NON-25 MIN. PARTITIONS AND NON-20 MIN. SMOKE RESISTANT PARTITIONS SHALL USE ACOUSTICAL SEALANT.
4. INSULATION - HEAD CONDITIONS AT FLOOR/ROOF DECK:
   A. TYPES: 1. FIRE RESISTANCE 20 MIN. PARTITIONS SHALL USE FIRE SAFING INSULATION.
   2. NON-25 MIN. PARTITIONS REQUIRING SOUND ATTENUATION TO USE SOUND ATTENUATION BLANKETS.
5. REFER TO SCHEDULE IN SPECIFICATIONS FOR STUD GAGE, SPACING AND ALLOWABLE LIMITING HEIGHTS (DEFLECTION CRITERIA FOR GYPSUM BOARD ASSEMBLIES.
6. SOUND ATTENUATION BLANKETS ARE TO BE INSTALLED IN ALL PARTITIONS SURROUNDING A RESTROOM AND 20 MIN. ASSEMBLY (TO INCLUDE DRYWALL @ STALLS).
7. FIRE AND/OR SMOKE RESISTANT RATINGS ARE TO SURROUND ALL OPENINGS IN 20 MIN. PARTITIONS.
8. FIRE AND/OR SMOKE RESISTANT PARTITIONS SHALL EXTEND AND SEAL TO INSIDE FACE OF EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.
9. EACH PARTITION SHOWN ON THE DRAWINGS TO HAVE A FIRE AND/OR SMOKE RESISTANT RATING SHALL BE IDENTIFIED AS SUCH WITH A LABEL ABOVE THE CEILING ON EACH SEGMENT OF WALL AND 4'-0" O.C. MAX. EACH SIDE OF WALL.

NOTE: GREEN BOARD TO BE INSTALLED IN KITCHENS AND RESTROOMS THROUGHOUT.

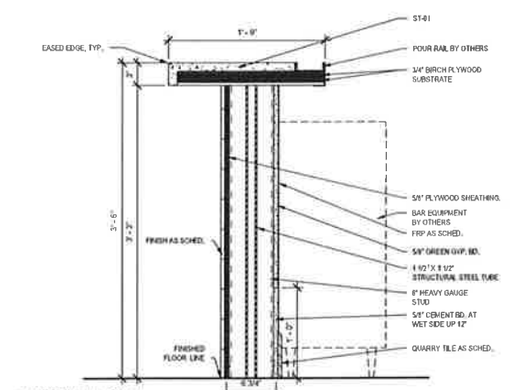
FURRED WALL CONDITION WHERE STRUCTURAL COLUMNS, CONCRETE OR CMU WALLS PROVIDE BACK-UP FOR STUD BRACING

NON-20 MIN. STC: N/A

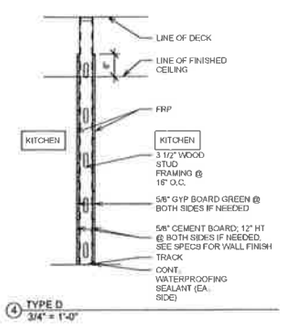
FURRED WALL CONDITION AT LOCATIONS WHERE THERE IS NO BACKUP FOR STUD BRACING

NON-20 MIN. STC: N/A

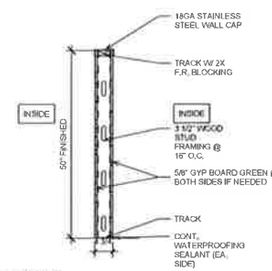
EDITOR'S NOTE:
HEIGHT OF FREE STANDING PARTITIONS ARE INDICATED ON INTERIOR ELEVATIONS



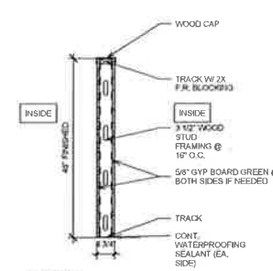
5 BAR DIE WALL DETAIL
1 1/2" = 1'-0"



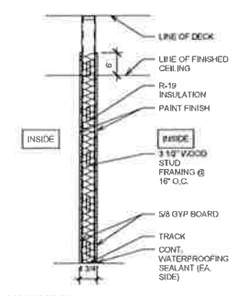
4 TYPE D
3/4" = 1'-0"



3 TYPE C
3/4" = 1'-0"



2 TYPE B
3/4" = 1'-0"



1 TYPE A
3/4" = 1'-0"

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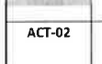
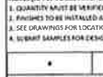
WALL PARTITIONS

A500

75 DEGREE DESIGN STUDIO	ISSUE DATE: 02/14/2025 REV. DATE:	PROJECT: #2501 PROJECT NAME: TROPHY DALLAS LOCATION: DALLAS, TX	FINISH SCHEDULE

NOTES (APPLY TO ALL FINISHES):
1. QUANTITY MUST BE VERIFIED BY GC'S INSTALLER PRIOR TO PLACING ORDER.
2. FINISHES TO BE INSTALLED AS RECOMMENDED BY MANUFACTURER.
3. SEE DRAWINGS FOR LOCATIONS AND DETAILS
4. SUBMIT SAMPLES FOR DESIGNER'S APPROVAL

#	ITEM/AREA	MFG / DISTRIBUTOR	DESCRIPTION		SUPPLIED BY OSOI	OSCI	CSCI	FFE SPEC#
ACOUSTICAL CEILING TILE (ACT-):								
ACT-01 	VINYL CEILING TILE REFERENCE RCP	USG CORPORATION 800-950-5616	Product Name/#: Color: Dimensions: Fire Rating: Material: Edge Detail: Ceiling Height: Installation:	Kitchen Layin Panels/ #3110 white 24" x 24" Class A Vinyl Beveled Reference RCP for Ceiling Heights Install w/ 9/16x DX/DXL Ceiling Suspension Refer to Manufacturers Installation Instructions. Coordinate with manufacturer for appropriate supports and clips to order for installation			X	
ACT-02	METAL CEILING TILE EXISTING RESTROOM CEILING	DECORATIVE CEILING TILES	Product Name/#: Color: Material: Dimensions: Thickness: Mounting Method: Installation:	EXISTING EXISTING METAL 24" x 24" 			X	
BRICK (BR):								
BR-01	EXISTING BRICK INTERIOR WALLS	METRO BRICK AND STONE www.metrobrick.com Pete Hanson 214-817-2424 petehanson@metrobrick.com	Product/Item#: Style: Color/Finish: Size: Mortar: Fire Rating: Installation:	EXISTING Class A Pattern: Running Bond Refer to elevations and finish floor plan for locations. Install per Manufacturer's Recommendations. Provide outer corner pieces as required			X	
CONCRETE (CON):								
CON-01	STAINED CONCRETE OVERALL FLOOR EXISTING RESTROOM FLOOR	EXISTING	Product/Finish: Style: Color/Finish: Size: Mortar: Installation:	EXISTING 			X	
FRP (FRP-):								
FRP-01	FRP KITCHEN WALLS INTERIOR BAR WALLS	MARLITE OR EQUAL 817-345-0949	Product Name/#: Color: Finish: Size: Thickness: Installation: Fire Rating: Notes:	Standard FRP/ Item #F100 White Pebbled Texture 4' x 8' 2.29mm Install per Manufacturer's Recommendations Class C To be installed with corner guards and PVC trim between panels			X	
METAL (MTL-):								
MTL-01	METAL COOKLINE WALLS	CONTRACTORS CHOICE	Product: Size: Item #: Finish: Note:	16 GAUGE GA N/A 316 Restaurant grade Industrial Stainless Steel Sheets Stainless Steel Install per Manufacturer's Recommendations, Reference elevations and details for additional information and sizing			X	
MTL-03	METAL EXISTING RESTROOM WALLS	CONTRACTORS CHOICE	Product: Size: Finish: Note:	EXISTING 16 GA Hot Rolled Steel N/A Clear Matte Seal Install per Manufacturer's Recommendations, Reference elevations and details for additional information and sizing			X	
PAINT (PT):								
PT-01	PAINT SOFFIT AND OVERALL WALLS	SHERWIN WILLIAMS www.sherwin-williams.com Brett Huckelbury 214-559-2940 bchuckelbury@sherwin.com	Product: Color: Finish: Primer: Sealer: Installation:	Contractor to Advise SW 7069 Iron Ore Flat at ceiling; Eggshell at walls; Satin at painted door... Contractor to Advise Contractor to Advise 1 Coat Primer, 2 Coats Paint, Apply per manufacturer's recommendations. GC to sumbit draw down for approval			X	
QUARRY TILE (QT-):								
QT-01	QUARRY TILE KITCHEN, BAR AND SERVICE STATION	DALTILE www.daltile.com Emma Smith 817-500-7727 emma.smith@daltile.com	Product/Item#: Color: Size: Grout Size: Grout: Installation:	Quarry Tile/ #QG42 Arid Gray 6" x 6" 1/8" Mapei Keraspoxy CQ #205 Driftwood Provide 6" Cove Base, Inside Corner Cove Base, and Outside Corner Cove Base as Required. Coordinate w/required waterproofing			X	

#	ITEM/AREA	MFG./DISTRIBUTOR	DESCRIPTION		SUPPLIED BY OSOI	OSCI	CSCI	FFE SPEC#
STONE (ST-):								
ST-01 	QUARTZ BAR	MSI www.msisurfaces.com Amy Ravy 214-536-1644 amy.ravy@msisurfaces.com	Product: Thickness: Finish: Dimensions: Stone: Fire Rating: Installation:	MARQUINA MIDNIGHT 3cm Polished Quartz Class A Coordinate with designer for selection of Slabs. Provide photomapping			X	
TILE (T-):								
T-01	TILE BAR DIE WALL	TBD TBD	Product: Thickness: Finish: Dimensions: Stone: Fire Rating: Installation:	TBD TBD TBD TBD TBD TBD			X	

OSOI: OWNER SUPPLIED/ OWNER INSTALLED
OSCI: OWNER SUPPLIED/ CONTRACTOR INSTALLED
CSCI: CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED

IF ANY DISCREPANCY OCCURS, GENERAL CONTRACTOR IS TO PROVIDE DESIGNER WITH RFI FOR CLARIFICATION

GENERAL CONTRACTOR IS REQUIRED TO SUPPLY DESIGNER WITH ALL SAMPLES OF MATERIAL FOR WHICH GENERAL CONTRACTOR IS SUPPLYING & INSTALLING. THIS INCLUDES ALL STONES, PAINTS (12" X 12" WITE DOWNS), AND FINISHED WOOD SAMPLES ON THE ACTUAL WOOD SPECIES. IF CONTRACTOR DOES NOT SUPPLY THESE TO DESIGNER FOR WRITTEN APPROVAL PRIOR TO PURCHASING/INSTALLATION, DESIGNER HAS RIGHT TO DISAPPROVE OF ANY UNAPPROVED FINISH AND REQUIRE CONTRACTOR TO REPLACE ALL MATERIAL AT HIS EXPENSE WITH AN APPROVED MATERIAL/FINISH.

GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE TAKE-OFF'S FOR ALL OWNER SUPPLIED MATERIALS. CONTRACTOR IS RESPONSIBLE FOR STORING AND PROTECTING OWNER PROVIDED ITEMS. IN CASE OF DAMAGE OR THEFT, CONTRACTOR IS LIABLE FOR REPLACING THESE ITEMS AT THEIR COST

TROPHY DALLAS

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75226

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FINISH SCHEDULE

A600

75 DEGREE DESIGN STUDIO	1408 N Riverfront Blvd #529 Dallas TX 75207	ISSUE DATE: XX/XX/2024 REV. DATE:	PROJECT: #2501 PROJECT NAME: TROPHY DALLAS LOCATION: DALLAS, TX	LIGHTING SCHEDULE

OSOC: OWNER SUPPLIED/ OWNER INSTALLED
OSCI: OWNER SUPPLIED/ CONTRACTOR INSTALLED
CSO: CONTRACTOR SUPPLIED/ OWNER INSTALLED
CSCI: CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED

GENERAL CONTRACTOR IS REQUIRED TO SUPPLY DESIGNER WITH SAMPLES OF ALL MATERIALS WHICH GENERAL CONTRACTOR IS SUPPLYING & INSTALLING. THIS INCLUDES ALL ACRYLIC, PAINTS (12" X 12" WIPE DOWNS), FABRIC/METAL AND WOOD FINISH SAMPLES. IF CONTRACTOR DOES NOT SUPPLY THESE TO DESIGNER FOR WRITTEN APPROVAL PRIOR TO PURCHASING/ INSTALLATION, DESIGNER HAS RIGHT TO DISAPPROVE ANY UNAPPROVED FINISH AND REQUIRE CONTRACTOR TO REPLACE ALL MATERIAL AT HIS EXPENSE WITH AN APPROVED MATERIAL/FINISH. CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING COMPLETE LAYOUT OF ALL FIXTURES, MOUNTING METHOD, REMOTE TRANSFORMER LOCATIONS, AND CONTROL DEVICE LOCATIONS. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING FOR FIXTURES AS NECESSARY.

NOTES: (APPLY TO ALL LIGHTING)
1. MUST BE CONTRACT QUALITY AND VIS LISTED.
2. LIGHTING TO BE INSTALLED AS RECOMMENDED BY MANUFACTURER.
3. SEE ID DRAWINGS FOR LOCATIONS AND DETAILS.
4. SUBMIT ALL FINISH SAMPLES, CUTSHEETS AND/OR SHOP DRAWINGS FOR DESIGNER'S APPROVAL BEFORE FABRICATION.
5. ALL LED LAMPS TO BE 270K UNLESS OTHERWISE NOTED
6. ALL FIXTURES SPECIFIED ARE 120 V UNLESS OTHERWISE NOTED.
7. QUANTITY MUST BE VERIFIED BY OWNER'S INSTALLER PRIOR TO PLACING ORDER.
8. CONTRACTOR TO ASSEMBLE AND INSTALL ALL FIXTURES AND LAMPING.
9. REFER TO ID CONDOC. MANUAL AND FF&E MANUAL FOR FULL SPECIFICATIONS.
10. GC TO COORDINATE WITH THE MANUFACTURER FOR ALL THE SPRINKLER LOCATION CUTOUTS PRIOR TO MANUFACTURING.
11. ALL LAMPING (BULBS) FOR CUSTOM FIXTURES TO BE SUPPLIED BY MANUFACTURER.
12. ALL LAMPING (BULBS) FOR HOME FIXTURES TO BE SUPPLIED BY GC.

#	ITEM/ AREA	MFG./ DISTRIBUTOR	DESCRIPTION		SUPPLIED BY OSOI	OSCI	CSO	CSCI	FF&E SPEC #
ARCHITECTURAL LIGHTING (A):									
A1.1	RECESSED SPOT WHITE	ALPHABET	Product Name:	NU 3" Rounds Downlight - 15 Degree				X	
			Product #:	NU3 RD-SW-15LM-27K-90-LCD-HCL-BK-BK-NC-UNV-DIM10					
	RESTROOM	ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Accessories:	HCL Honeycomb Louver					
			Finish:	Black					
			Overall Dimensions:	3-1/2"Dia x 3-1/4"H					
			Ceiling Height:	9'-0" AFF					
			Lamping:	1190 Lumen LED 2700K					
			Wattage:	11W					
			Voltage:	120-277V					
			Dimming:	eldoLED Flicker Free 0-10V dimming to 1%/ Connect to Dimmer System					
A1.2	RECESSED FLOOD WHITE	ALPHABET	Product Name:	NU Essentials 3" Rounds Downlight - 40 Degree				X	
			Product #:	NUE3 RD-SW-15LM-27K-90-40D-HCL-BK-BK-NC-UNV-DIM10					
	RESTROOM RESTROOM HALLWAY	ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Accessories:	HCL Honeycomb Louver					
			Finish:	Black					
			Overall Dimensions:	3-1/2"Dia x 4-1/8"H					
			Ceiling Height:	9'-0" AFF					
			Lamping:	1170 Lumen LED 2700K					
			Wattage:	11W					
			Voltage:	120-277V					
			Dimming:	eldoLED Flicker Free 0-10V dimming to 1%/ Connect to Dimmer System					
A2.1	CYLINDER SPOT	ALPHABET	Product Name:	Beta 3 Cylinder Spot				X	
			Product #:	BETA-3R-SW-15LM-27K-90-15D-HCL-BK-BKP-UNV-DIM10					
	OPEN CEILING	ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Accessories:	Honeycomb Louver					
			Finish:	Black					
			Overall Dimensions:	2-1/4" Dia x 8-5/8"H/ 96" Cord Length					
			Install Height:	Bottom of Fixture to be Mounted 4" Below Bottom of Joist					
			Lamping:	1290 Lumen LED 2700K					
			Wattage:	11W					
			Voltage:	120-277V					
			Dimming:	0-10V dimming to 1%/ Connect to Dimmer System					
A2.2	CYLINDER FLOOD	ALPHABET	Product Name:	Beta 3 Cylinder Flood				X	
			Product #:	BETA-3R-SW-15LM-27K-90-40D-HCL-BK-BKP-UNV-DIM10					
	OPEN CEILING	ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Accessories:	Honeycomb Louver					
			Finish:	Black					
			Overall Dimensions:	2-1/4" Dia x 8-5/8"H/ 96" Cord Length					
			Install Height:	Bottom of Fixture to be Mounted 4" Below Bottom of Joist					
			Lamping:	1290 Lumen LED 2700K					
			Wattage:	11W					
			Voltage:	120-277V					
			Dimming:	0-10V dimming to 1%/ Connect to Dimmer System					
LED FLAT PANEL (FL):									
FL1	RECESSED PANEL	LITHONIA LIGHTING	Product:	2 X 4 recessed Flat Panel				X	
			Product Number:	2FANL-24A 400LM-80CRI-40K 4ANSI-ZT MVOLT					
	BOH	ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Overall Dimensions:	2' x 4'					
			Lamping:	38W 830K 4240LM					
			Voltage:	120-277V					
			Notes:	Connect to Dimmer System					
EMERGENCY LIGHT (EM):									
EM-X.1	EMERGENCY EXIT SIGN COMBO UNIT	EELP	Product Name:	Wall LED Exit Sign Combo Unit				X	
			Product #:	ECT2RW					
		ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Finish:	White/ Red Letter					
			Wattage:	1W					
			Voltage:	120-277V					
EM-X.2	EMERGENCY EXIT SIGN EXTERIOR	EELP	Product Name:	Wall Location Thermoplastic Exit				X	
			Product #:	TPWLEX 1 R G					
		ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Finish:	Black/ Red Letter					
			Wattage:	2.7W					
			Voltage:	120-277V					
EM-L.1	EMERGENCY LIGHT	EELP	Product Name:	Emergency Light with Prismatic Lense				X	
			Product #:	EM25 LED-BLK (FOH ONLY)/ EM25 LED (KITCHEN/BR ONLY)					
		ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Finish:	Black (FOH)/ White (Kitchen/BR only)					
			Wattage:	5W					
			Voltage:	120-277V					
			Notes:	For exposed ceiling location. Mount to suspended J-box @ Height of Bottom of Joist					
EM-L.2	OUTDOOR EMERGENCY LIGHT	EELP	Product Name:	Outdoor LED AC/EM Unit				X	
			Product #:	OWEL-TW-EM-BK					
		ALA MARK SCHMULEN mschmulen@alala.com 214-658-9035	Finish:	Black					
			Wattage:	2W					
			Voltage:	120-277V					

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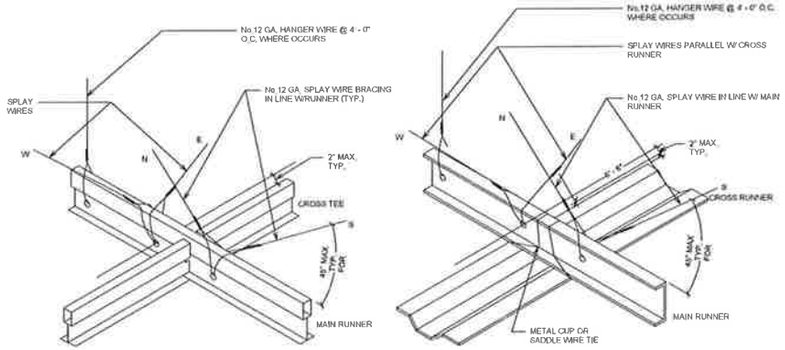
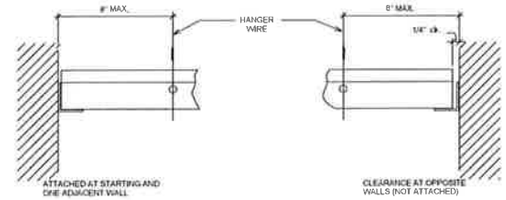
LIGHTING FIXTURE SCHEDULE

A601



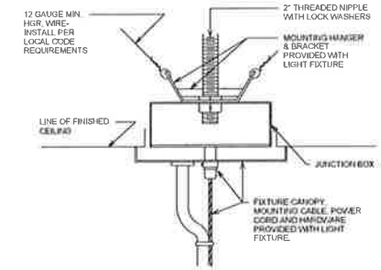
TYPICAL CEILING BRACING

NOTE 1. HANGER WIRES "N" AND "S" ARE IN THE SAME VERTICAL PLANE AS THE MAIN RUNNER. HANGER WIRES "E" AND "W" ARE IN THE VERTICAL PLANES PERPENDICULAR TO THE MAIN RUNNER.

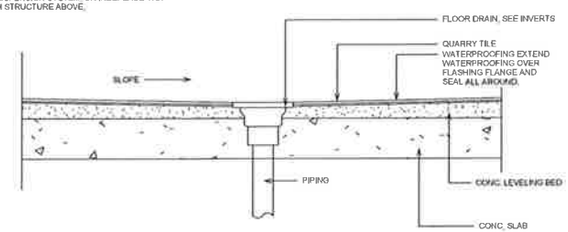


RUNNERS AT WALLS

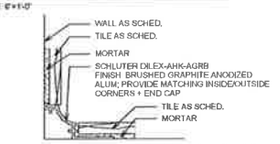
NOTE
1. MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED TO THE PERIMETER MEMBERS ON TWO ADJACENT WALLS. A CLEARANCE OF 1/4 IN. SHALL BE MAINTAINED BETWEEN THE MAIN RUNNERS AND CROSS RUNNERS AND THE PERIMETER MEMBERS ON THE TWO REMAINING WALLS.
2. LIGHTING FIXTURES, SPRINKLER HEADS, AND AIR TERMINALS (DIFFUSERS AND DUCTED GRILLES) SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE. SMOKE DETECTORS, SPEAKERS, AND ITEMS WEIGHING LESS THAN 20 LBS. SHALL BE DIRECTLY SECURED TO THE CEILING SUSPENSION SYSTEM, OR INDEPENDENTLY SUPPORTED FROM STRUCTURE ABOVE.
3. WIRES SHALL BE ATTACHED TO SUSPENDED MEMBERS WITH A MINIMUM OF THREE TURNS.
4. VERTICAL STRUT SHALL BE INSTALLED AT EACH SET OF SPLAY WIRES-200-POUND DESIGN FORCE. SEE DETAIL 15 THIS DRAWING.



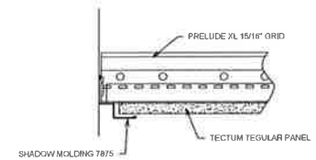
07 SECTION @ CHANDELIERS; TYP.
SCALE: 6"=1'-0"



04 DETAIL @ FLOOR DRAIN RECESSED SLAB
SCALE: 1-1/2"=1'-0"



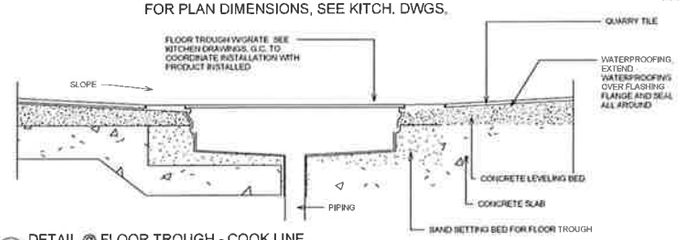
06 DETAIL @ RESTROOM BASE
SCALE: 6"=1'-0"



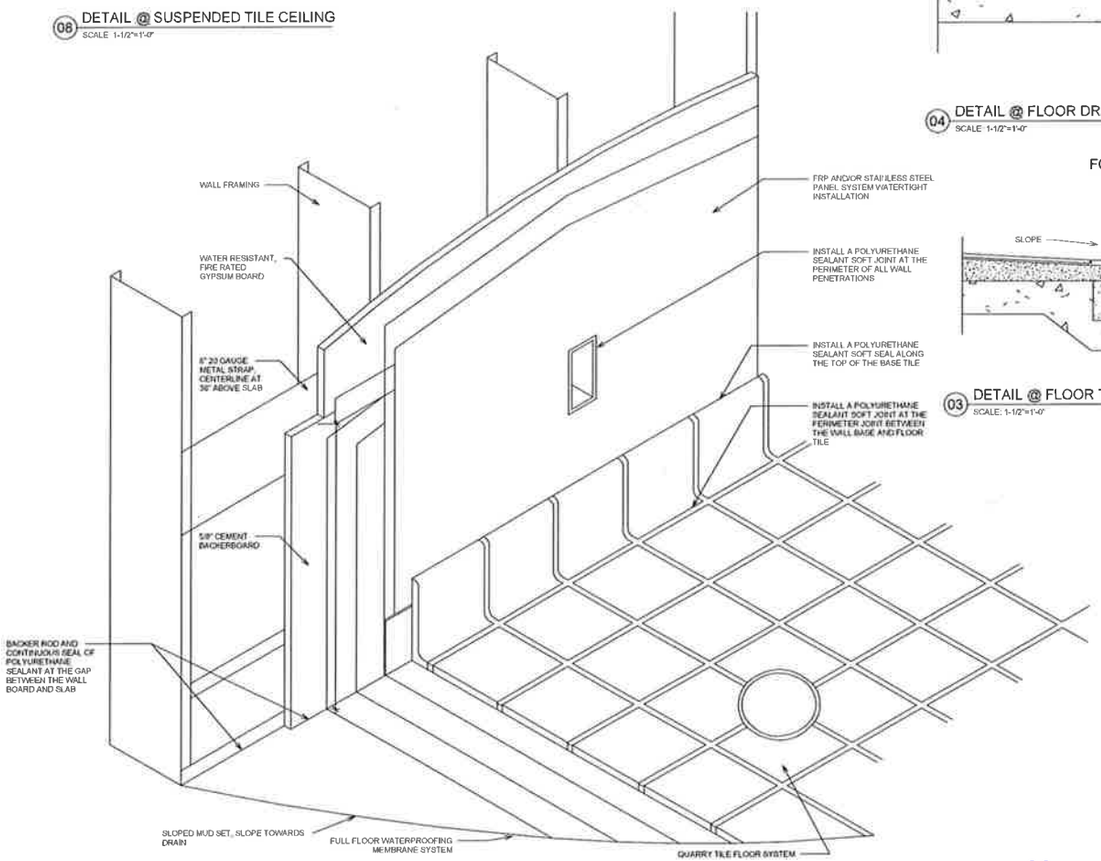
05 DETAIL @ LAY-IN CEILING
SCALE: 6"=1'-0"

08 DETAIL @ SUSPENDED TILE CEILING
SCALE: 1-1/2"=1'-0"

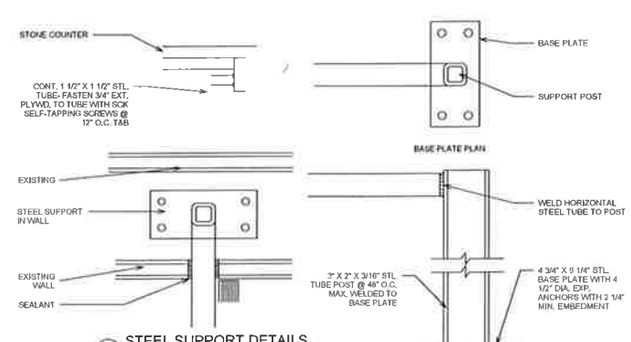
FOR PLAN DIMENSIONS, SEE KITCH. DWGS.



03 DETAIL @ FLOOR TROUGH - COOK LINE
SCALE: 1-1/2"=1'-0"



02 WATERPROOFING DETAIL @ KITCHEN & BAR
SCALE: 1 - 1/2"=1'-0"



01 STEEL SUPPORT DETAILS
SCALE: 3"=1'-0"

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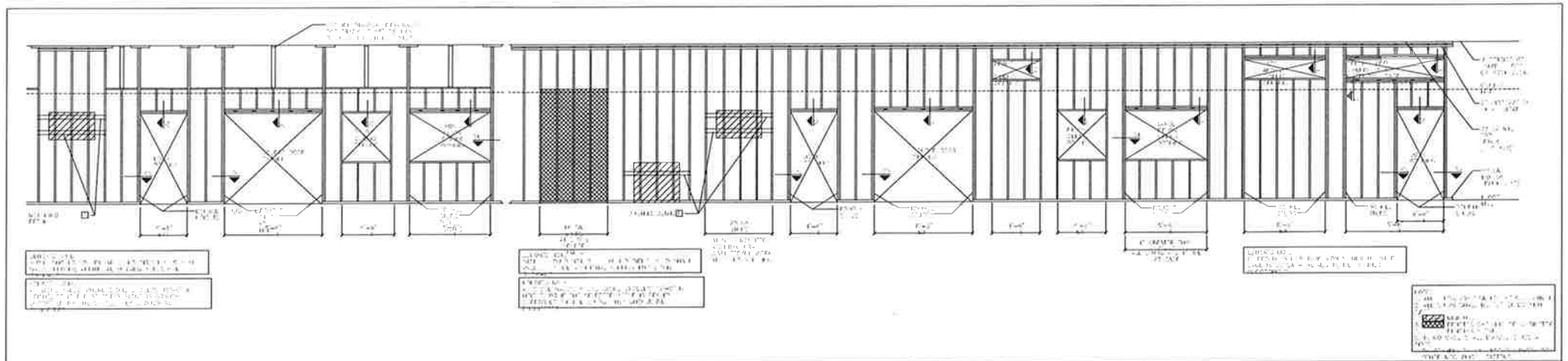
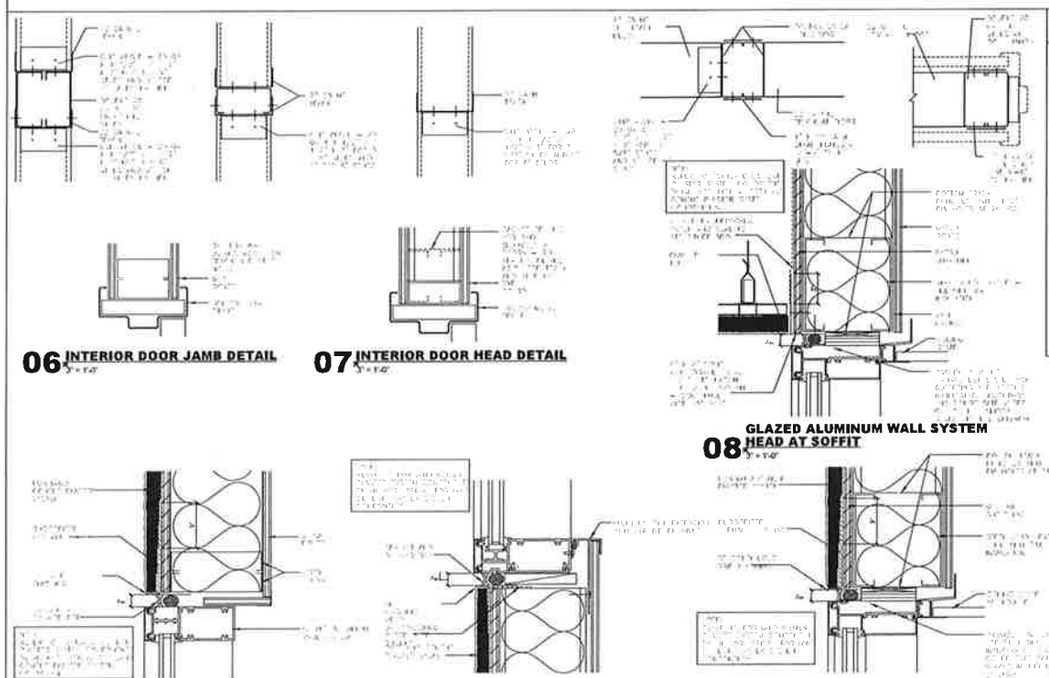
DETAILS

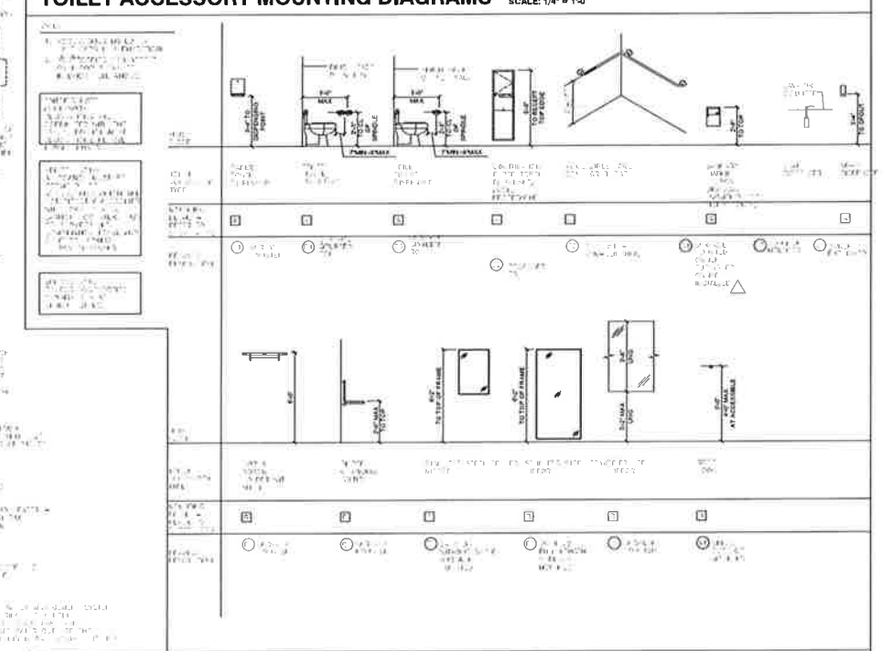
A700





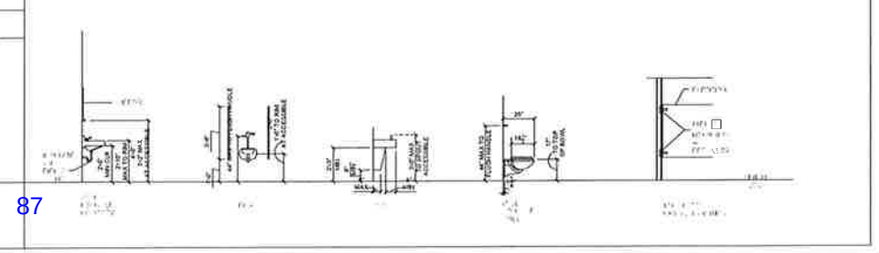
TOILET ACCESSORY MOUNTING DIAGRAMS

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

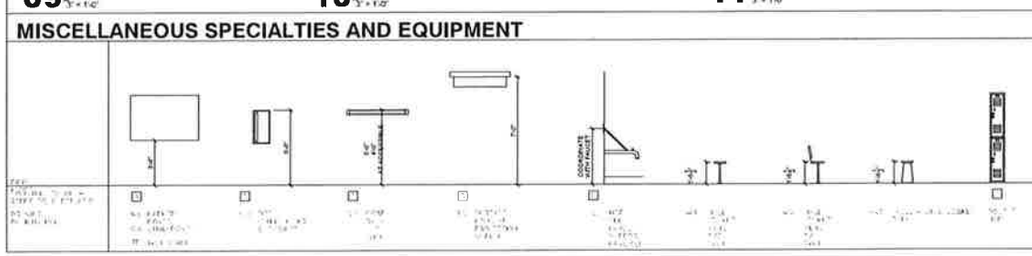


FIXTURE AND PARTITION MOUNTING DIAGRAMS

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



MISCELLANEOUS SPECIALTIES AND EQUIPMENT



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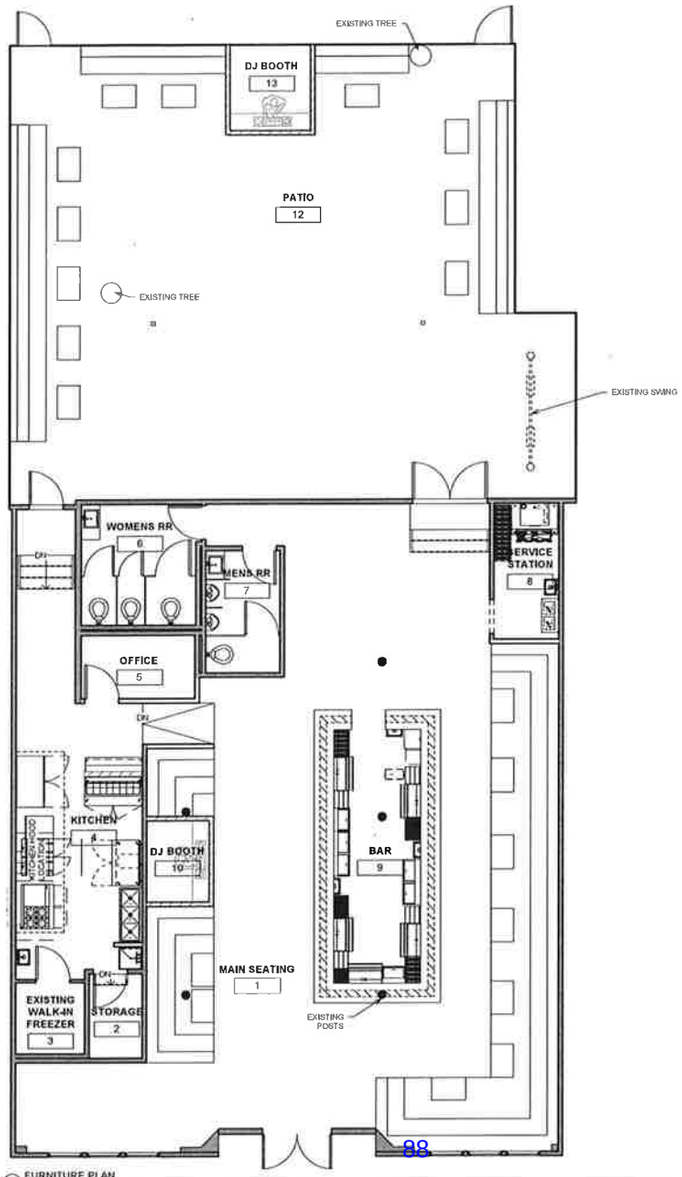
DETAILS

A701



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

TRUE NORTH

GENERAL NOTES

THE SCOPE OF THIS WORK IS AN EXTERIOR AND INTERIOR PACKAGE AND INCLUDES INTERIOR WALLS, WALL FRAMING, ROOF AND ALL EXTERIOR ELEMENTS AND SURROUNDING SITE ELEMENTS THAT PERTAIN TO THIS SCOPE FOR THE VIDORRA BUILDING. PLEASE STUDY THESE DOCUMENTS THOROUGHLY PRIOR TO CONSTRUCTION AND PRESENT ALL QUESTIONS IN RFI FORMAT TO 75 DEGREE DESIGN STUDIO. PRESERVE BUILDING CODES TO BE ADHERED UNDER ALL CIRCUMSTANCES.

RFIS, SUBMITTALS, REQUESTS, AND OTHER COMMUNICATION TO
KOURTESY@75DESIGNSTUDIO.COM
CC ERIKO@75DESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ALL METAL STUD FRAMING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE, REFER TO WALL SECTIONS FOR ASSEMBLY INFORMATION OF INTERIOR WALLS

ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT ADA, TAS/TADS REGULATIONS AND STANDARDS INCLUDING SIGNAGE.

ALL EXTERIOR DOORS SHALL NOT EXCEED 6.5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES, ADA REACH RANGE 15" MINIMUM AND 48" MAXIMUM A.F.F.

CONTRACTOR SHALL MAKE NO MATERIAL OR PRODUCT SUBSTITUTIONS WITHOUT SUBMITTING A WRITTEN REQUEST TO 75 DEGREE DESIGN STUDIO.

CONTRACTOR IS RESPONSIBLE FOR CHECKING FIELD CONDITIONS, CONSTRUCTION DOCUMENTS, FOR CLARITY & ACCURACY PERTAINING TO SCOPE. ALL QUESTIONS AND CLARIFICATION REQUEST SHALL BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION. ANY CONFLICT IN SCOPE BETWEEN DISCIPLINES AND THEIR DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF 75 DEGREE DESIGN STUDIO.

ALL FINISH MATERIALS MUST BE SUBMITTED TO 75 DEGREE DESIGN STUDIO FOR REVIEW & APPROVAL.

ALL EQUIPMENT ITEMS SHOWN & REFERENCED ON PLANS SHALL BE INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITY

CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR ENVELOPE PENETRATIONS FOR- BUT NOT LIMITED TO-- DOORS, WINDOWS, ROOF PENETRATIONS, ROOF CURBS, THROUGH WALL FLASHING & COUNTER FLASHING WHETHER SHOWN OR NOT SHOWN ON THESE DOCUMENTS, TYPICAL ALL SHEETS.

COMMENCING CONSTRUCTION

CONTRACTOR TO THOROUGHLY STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. COMMENCING CONSTRUCTION INDICATES AGREEMENT THAT DOCUMENTS HAVE BEEN STUDIED AND ALL QUESTIONS HAVE BEEN ADDRESSED RELATING TO THESE DOCUMENTS.

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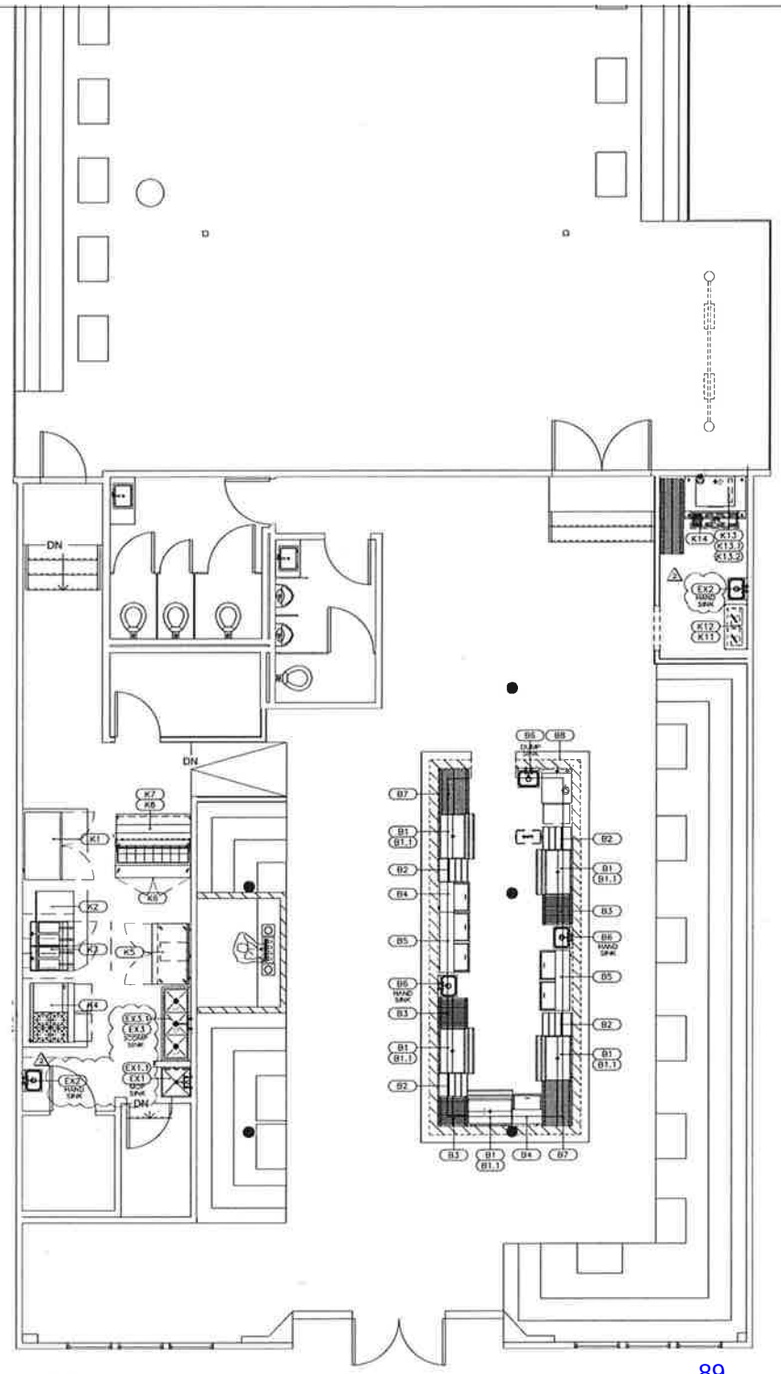
FURNITURE FLOOR PLAN

ID100



01 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE					
Item No	Qty	Equipment Category	Manufacturer	Model Number	Equipment Remarks
B1	5	Underbar Ice Chest	Eagle Group/Metal Masters	B36IC-24	
B1.1	5	Underbar Speed Rail	Eagle Group/Metal Masters	KSR-36	
B2	4	Underbar Liquor Display	Eagle Group/Metal Masters	LD18-24	
B3	3	Shelving, Wire	Metro	2424NK3	Kit- 36"H
B4	2	Froster/Chiller, Glass/Mug/Plate	Glastender	MF24-B2	
B5	2	Cooler, Bottle	Glastender	ST48-S	
B6	3	Hand Sink, Wall Mount	Advance Tabco	7-PS-60	
B7	2	Shelving, Wire	Metro	2436NK3	Kit- 36"H
B8	1	Warewasher, Undercounter	Champion Industries	UH130B	
B9		Removed			
EX1	1	Mop Sink, Floor Mount	Mustee	63M	
EX1.1	1	Mop Sink Faucet, Wall Mount	T & S Brass	B-0655-BSTP	
EX2	2	Hand Sink, Wall Mount	Advance Tabco	7-PS-60	
EX3	1	Sink, NSF, 3 comp, 16 gauge	Advance Tabco	FC-3-1818	
EX3.1	1	Faucet, Wall Mount	T & S Brass	B-0231	
K1	1	Freezer, Reach-In	True Mfg.	T-49F-HC	
K2	1	Table, Work, 16 gauge, Back Splash w/ Undershelf Advance Tabco		KMS-302	
K3	2	Fryer, Deep Fat, Gas	Pitco	SG18-S	
K4	1	Range, Restaurant, Gas	Garland	GFE48-4G24LL	
K5	1	Refrigerator, Worktop	True Mfg.	TWT-48-HC	
K6	1	Refrigerator, Sandwich/Salad Prep	True Mfg.	TSSU-60-16-ADA-HC	
K7	1	Cabinet, Dish	Eagle Group/Metal Masters	PC1560SE-CS	
K8	1	Shelf, Pass-Thru w/Overshelf	Advance Tabco	PA-18-60-2	
K11	1	Co2 Tank - Secure to Building	By Soda Co	By Beverage Co.	
K12	1	Bag-N-Box Rack	By Soda Co	By Soda Co.	
K13	1	Ice Maker w/o Bin	Scotsman	C1030SR-32D	
K13.1	1	Bin, Ice	Scotsman	B948S	
K13.2	1	Filter System, Icemaker	3M Purification	ICE160-S	
K14	1	Floor Trough	IMC/Teddy	ASFT-1236-SG	

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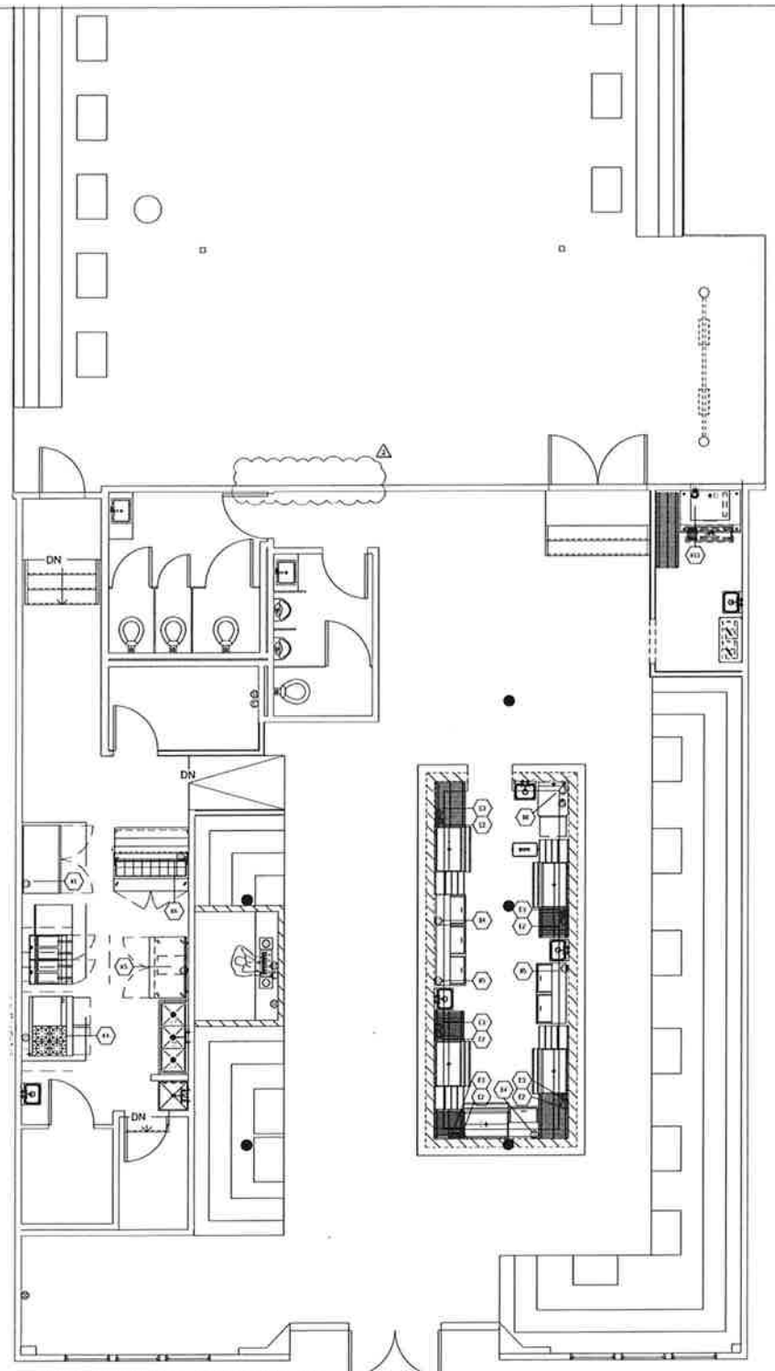
EQUIPMENT PLAN AND SCHEDULE

K1.0



01 ELECTRICAL ROUGH-IN
SCALE: 1/4" = 1'-0"

ELECTRICAL ROUGH-IN SCHEDULE

Item No	Equipment Category	Volts	Phase	Amps	Direct	Plug	Electrical AFF (in)	NEMA	Elec Remarks
E1	General Use Outlet	120	1	20.0		X	18	5-15P	
E2	General Use Outlet	120	1	20.0		X	36	5-15P	
E3	POS - Data					X	18		Run conduit to office for data line
E4	Remote Fire Pull					X	48		See detail 2/K1.1
B4	Froster/Chiller, Glass/Mug/Plate	120	1	6.0		X	2	5-15P	
B5	Cooler, Bottle	120	1	4.5		X	2	5-15P	
2 B8	Warewasher, Undercounter	208	1	32.0	X		2		
B9	Removed								
K1	Freezer, Reachin	115	1	9.6		X		5-15P	
K3	Fryer, Deep Fat, Gas								
K4	Range, Restaurant, Gas	115	1	0.1		X		5-15P	
K5	Refrigerator, Worktop	115	1	5.0		X		5-15P	
K6	Refrigerator, Sandwich/Salad Prep	115	1	6.5		X		5-15P	
K11	Co2 Tank - Secure to Building			VFY					
K12	Bag-N-Box Rack			VFY					
K13	Ice Maker w/o Bin	208-230	1	15.8	X				

ELECTRICAL SYMBOLS

SYMBOLS

	SINGLE CONVENIENCE OUTLET (SR)	S	SOLENOID OR CONTROL CIRCUIT
	DUPLEX CONVENIENCE OUTLET (DR)	C	CONDUIT AS NOTED
	WEATHER PROOF DUPLEX OUTLET (WPO)	F	FIRE PULL CONDUIT
	QUAD CONVENIENCE OUTLET (QCO)		CONVENIENCE OUTLET, TWO CIRCUIT, 120/208V, 3 WIRE OR AS NOTED
	SPECIAL PURPOSE OUTLET (SPO)		SWITCH
	JUNCTION BOX (JB)		SWITCH AND PILOT LIGHT
	DROP CORD RECEPTACLE (DCR)		TELEPHONE/DATA OUTLET
	SINGLE POWER OUTLET (SO) AS NOTED		PANEL BOARD
	STUB UP ABOVE FINISHED FLOOR		DISCONNECT SWITCH
	LIGHT INDICATION		
	HEATED ELEMENT OR POWER		
	MOTOR OUTLET		
	CEILING RECEPTACLE AS NOTED		
	FLOOR RECEPTACLE AS NOTED		

ABBREVIATIONS

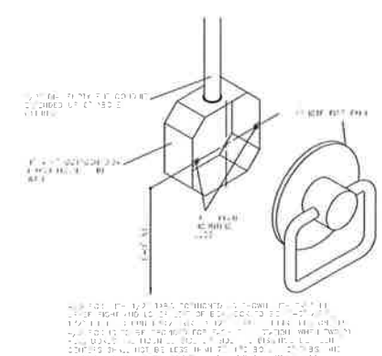
EL	ELEVATION ABOVE FINISH FLOOR
A	AMPERES
V	VOLTS
W	WATTS
Ø	PHASE
AFF	ABOVE FINISH FLOOR
BTC	BRANCH TO CONNECTION POINT AND CONNECT TO EQUIPMENT
BFF	BRANCH TO FIXTURE, FURNISH/INSTALL RECEPTACLE
DFA	DOWN FROM ABOVE
SU	STUB UP ABOVE FINISH FLOOR
HP	HORSEPOWER
KW	KILOWATTS

ELECTRICAL NOTES:

1. REFER TO DIMENTIONS ON THIS DRAWING
2. VERIFY ALL ELECTRICAL CHARACTERISTICS W/ ARCHITECT'S ENGINEERING DRAWINGS.
3. DIMENSION INDICATED ARE TO BE VERIFIED AS REQ'D BY FEILD CONDITIONS
4. ACCESSORIES AND FITTINGS PROVIDED LOOSE W/ FOODSERVICE EQUIPMENT BY SECTION 114000. FIELD INSTALLED BY DIV. 26.
5. S/S DISCONNECT SWITCH PROVIDED/INSTALLED BY DIV. 26.
6. ALL ELECTRICAL CONNECTIONS BENEATH EXHAUST HOOD TO EXTEND TO SHUNT TRIP BREAKERS W/IN ELECTRICAL PANEL BOX FOR SHUT-DOWN DURING FIRE MODE- BY DIV. 26.
7. DOOR HEATER(S), LIGHT(S), AND PRESSURE RELIEF PORT(S) PRE-WIRED TO J-BOX AT FINAL CONNECTION BY DIV. 26.
8. (7) WIRES AND CONDUIT FROM CONDENSOR J-BOX AT COLD STORAGE REFRIGERATION RACK TO EVAPORATOR COIL J-BOX BY DIV. 26.
9. INTERCONNECT TO EXHAUST HOOD FAN(S) AND SWITCH BY DIV. 26.
10. INTERCONNECT TO EXHAUST HOOD LIGHT(S) AND SWITCH BY DIV. 26.
11. INTERCONNECT FIRE PROTECTION SYSTEM TO PANEL BOX SHUNT TRIP(S) AND BUILDING ALARM BY DIV. 26.
12. RECEPTACLE(S) TO BE PRE-WIRED TO J-BOX OR LOAD CENTER FOR FINAL CONNECTION BY DIV. 26.
13. SECTION 114000 TO VERIFY UTILITY REQ'S OF EXISTING EQUIPMENT.
14. EMPTY CONDUIT RUN FROM CASHIER STATION TO MANAGER'S OFFICE FO POS SYSTEM BY DIV. 26. LOCATION OF MANAGER'S OFFICE TO BE VERIFIED.

ELECTRICAL COORDINATION NOTE

NOTE: ELECTRICAL CONNECTION INDICATED ARE THOS REQ'D FOR THE FOODSERVICE EQUIPMENT AND THOSE REQ'D FOR SUPPORT EQUIPMENT FURNISHED BY DIV. 26. FOR ADDITIONAL REQ'S REFER TO ELECTRICAL ENGINEERS DRAWINGS.



2 K1.1 Remote Fire Pull Detail
SCALE: None

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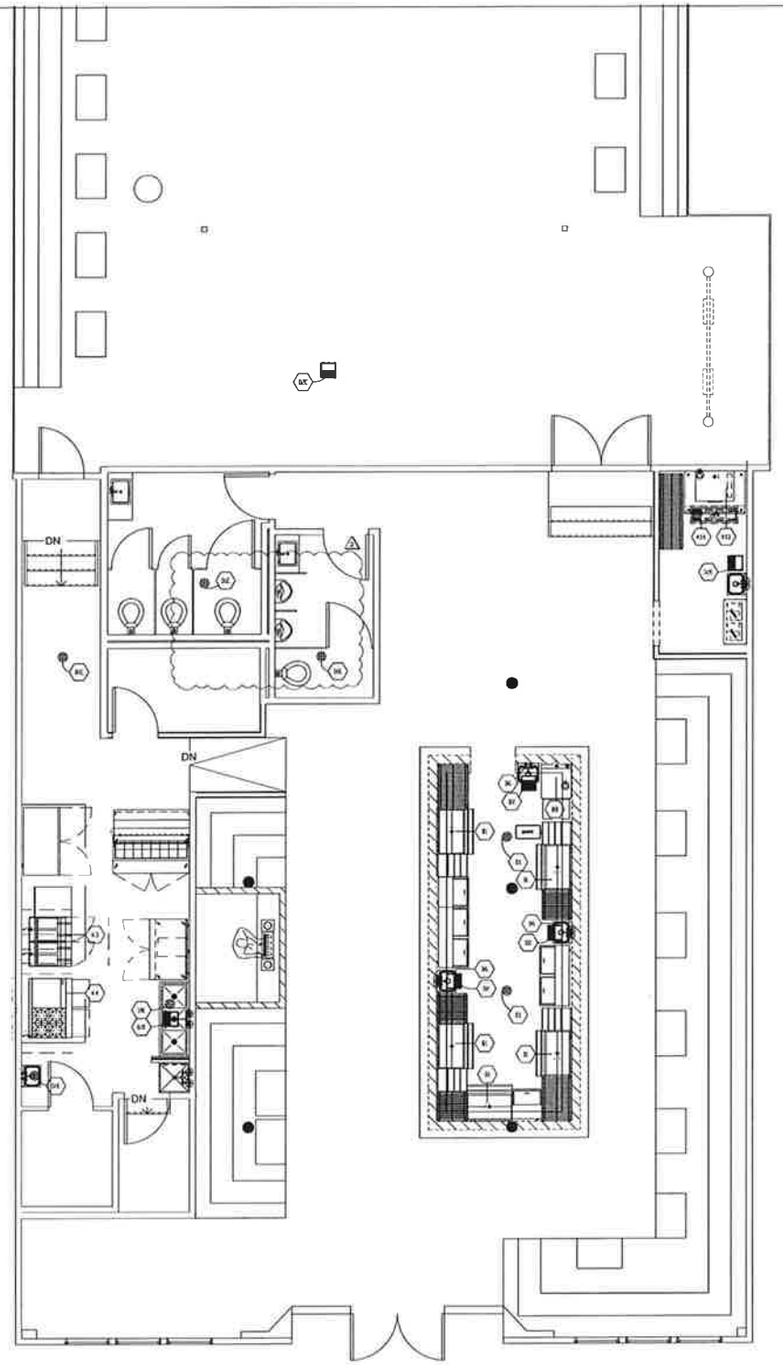
EQUIPMENT ELECTRICAL ROUGH-IN

K1.1



01 PLUMBING ROUGH-IN
SCALE: 1/4" = 1'-0"

PLUMBING ROUGH-IN SCHEDULE

Item No	Equipment Category	Cold Water Size (in)	Cold Water AFF (in)	Hot Water Size (in)	Hot Water AFF (in)	Direct Drain Size (in)	Direct Drain AFF (in)	Direct-Drain Rough-In	Indir Drain Size (in)	Gas Size (in)	MBTUH	Gas AFF (in)	Equipment Remarks
B1	Underbar Ice Chest								1.5				
B6	Hand Sink, Wall Mount	0.5	21	0.5	21	1.5	18						
B8	Warewasher, Undercounter			0.5	2				1.5				110F Min. hot water connection
EX1	Mop Sink, Floor Mount	0.5	53	0.5	53								
EX1.1	Mop Sink Faucet, Wall Mount	0.5	53	0.5	53								
EX2	Hand Sink, Wall Mount	0.5	21	0.5	21	1.5	18						
EX3	Sink, NSF, 3 comp, 16 gauge								2				
EX3.1	Faucet, Wall Mount	0.5		0.5									
K3	Fryer, Deep Fat, Gas									0.75	140	15.5	
K4	Range, Restaurant, Gas									1	204	23.25	
K13	Ice Maker w/o Bin	0.375				0.75							3/8" Rem. Cond Liquid line/ 1/2" Discharge Line
K13.1	Bin, Ice								0.75				
K13.2	Filter System, Icemaker	0.5				0.5							
K14	Floor Trough												See Detail 3/K4

DRAIN ROUGH-IN SCHEDULE

#	SIZE	CONN	SERVICE TO	REMARKS
D1	4"	FLOOR DRAIN	GENERAL USE	---
D1E	4"	FLOOR DRAIN	GENERAL USE	EXISTING
D2	12"	FLOOR SINK	EQUIPMENT	P.C. TO RUN INDIRECT DRAIN LINES, 1/2 GRATE
D2E	12"	FLOOR SINK	EQUIPMENT	EXISTING

PLUMBING SYMBOLS

SYMBOLS	
(H)(C)	HOT/COLD WATER
(D)	DRAIN IN WALL
(D)	PIPING/WIRING CHASE
	FLOOR DRAIN AS NOTED
	FUNNEL DRAIN AS NOTED
	HUB DRAIN
	FLOOR SINK FULL GRATE
	FLOOR SINK 3/4 GRATE
	FLOOR SINK HALF GRATE
	FLOOR TROUGH DRAIN
	GAS DROP
•	STUB UP

ABBREVIATIONS			
HW	HOT WATER	SU	STUB UP ABOVE FINISHED FLOOR
CW	COLD WATER	EL	ELEVATION ABOVE FINISHED FLOOR
DR	DRAIN	GPH	GALLONS PER HOUR
AFF	ABOVE FINISHED FLOOR	GPM	GALLONS PER MINUTE
BFF	BELOW FINISHED FLOOR	BHP	BOILER HORSE POWER
FD	FLOOR DRAIN	PPH	POUNDS PER HOUR
FFD	FUNNEL DRAIN	PSI	POUNDS PER SQUARE INCH
FS	FLOOR SINK	BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
HD	HUB DRAIN		
SS	STEAM SUPPLY		
SR	STEAM RETURN		
SU	STUB UP ABOVE FINISHED FLOOR	DFA	DOWN FROM ABOVE

WATER SUPPLY REQUIREMENTS

ALL WATER SUPPLIED KITCHEN EQUIPMENT SYSTEMS ARE SUBJECT TO CONTAMINATION AND FAILURE DUE TO MINERAL CONTENT FOUND IN MOST WATER SUPPLIES, TO MINIMIZE SERVICE PROBLEMS & TO MEET WARRANTY REQUIREMENTS A WATER TREATMENT (SOFTENING) SYSTEM IS RECOMMENDED WHEN WATER QUALITY IS FOUND TO EXCEED LIMITS STATED BELOW & IN OPERATORS MANUALS. RECOMMENDED MINIMUM WATER QUALITY STANDARDS ARE TOTAL DISSOLVED SOLIDS (TDS) CONTENT SHOULD NOT EXCEED 30 PARTS PER MILLION & WATER PH SHOULD BE 7.0 OR HIGHER.

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EQUIPMENT PLUMBING ROUGH-IN

K1.2

MECHANICAL AND PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	EXISTING DUCTWORK TO BE REMOVED
	EXISTING DUCTWORK
	NEW DUCTWORK
	CHANGE OF ELEVATION - RISE (R) DROP (D)
	DUCT UP, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT UP, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	MANUAL VOLUME DAMPER
	FIRE DAMPER, VERTICAL POSITION
	FIRE DAMPER, HORIZONTAL POSITION
	CEILING DIFFUSER
	CEILING EXHAUST/RETURN GRILLE
	SLOT DIFFUSER
	SIDEWALL GRILLE OR REGISTER
	INDICATES DIRECTION OF AIRFLOW
AIR DEVICE TAG	SCHEDULE DESIGNATION / NECK SIZE / AIR QUANTITY (CFM)
DETAIL TAG	DETAIL NUMBER / SHEET ON WHICH DETAIL APPEARS
RISER TAG	P. PLUMBING RISER/F. FIRE RISER / RISER NUMBER
(H)	HUMIDISTAT SENSOR
(G)	TEMPERATURE AND HUMIDITY GAUGE
(S)	TEMPERATURE SENSOR
(T)	THERMOSTAT
	EXISTING PIPING TO BE REMOVED
— SAN —	SANITARY SEWER
— GR —	GREASE WASTE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
	VENT
	CONDENSATE DRAIN
— F —	FIRE PIPING
— G —	GAS PIPING
— TW —	TEMPERED WATER PIPING
	CONNECT NEW TO EXISTING
	PIPE, TURNED UP
	PIPE, TURNED DOWN
	CONNECTION, BOTTOM
	CONNECTION, TOP
	ELBOW
	TEE
	CAP
	STRAINER
	UNION
	FLANGE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	ANGLE VALVE
	SHUT-OFF VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE
	AUTOMATIC BUTTERFLY VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	PENETRATION
	WATER HAMMER ARRESTER

NOTES
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
(2023 02)

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BDD	BACKDRAFT DAMPER
BOD	BOTTOM OF DUCT
BFF	BELOW FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CO	CLEANOUT
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
CU	COPPER
CW	DOMESTIC COLD WATER
(D)	EXISTING TO BE DEMOLISHED
DCO	DOUBLE CLEANOUT
(E)	EXISTING TO REMAIN
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
F	FIRE LINE
FCO	FLOOR CLEANOUT
FLD	FLOOR DRAIN
FD	FIRE DAMPER
FS	FLOOR SINK
FSD	COMBINATION FIRE SMOKE DAMPER
G	GAS
GPM	GALLONS PER MINUTE
HG	REFRIGERANT HOT GAS
HP	HORSEPOWER
HR	HEATING HOT WATER RETURN
HS	HEATING HOT WATER SUPPLY
HW	HOT WATER SUPPLY
HWR	HOT WATER RETURN
IC	IN COUNTER
K/E	KITCHEN EXHAUST
KW	KILOWATT
L	LAVATORY
M/A	MAKE-UP AIR
MB	MOP BASIN
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
O/A	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OCD	OVERFLOW CONDENSATE DRAIN
OD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PBD	PARALLEL BLADE DAMPER
PSI	POUNDS PER SQUARE INCH
(R)	EXISTING TO BE RELOCATED
R/A	RETURN AIR
RD	ROOF DRAIN
RL	REFRIGERANT LIQUID
RO	REVERSE OSMOSIS
RS	REFRIGERANT SUCTION
S	SINK
S/A	SUPPLY AIR
SAN	SANITARY SEWER
SD	STORM DRAIN
SIM	SIMILAR
TP	TRAP PRIMER
TWH	TANKLESS WATER HEATER
TW	TEMPERED WATER
U	URINAL
UF	UNDERFLOOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VENT
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WALL MOUNTED
WC	WATER CLOSET
WCO	WALL CLEANOUT
WP	WEATHER PROOF

DIVISION 21 - FIRE SUPPRESSION

211313 - WET PIPE SPRINKLER SYSTEMS
A. PROVIDE COMPLETE WET PIPE FIRE SPRINKLER SYSTEM FOR THE ENTIRE SPACE. FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION. SUBMIT SPRINKLER LAYOUT FOR REVIEW.
B. SPRINKLER HEADS IN FINISHED AREAS SHALL BE CONCEALED TYPE WITH WHITE COVER PLATES. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES.
C. COORDINATE THE DESIGN AND LAYOUT OF FIRE SUPPRESSION PIPING WITH THE WORK OF ALL TRADES TO ALLOW ADEQUATE ABOVE CEILING CLEARANCES FOR MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, AND LIGHT FIXTURES.
D. REVISIONS TO THE EXISTING FIRE SUPPRESSION PIPING SYSTEM SHALL BE PROVIDED TO MAINTAIN A FULLY OPERATIONAL SYSTEM THAT SATISFIES THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. FIRE SUPPRESSION SYSTEM SHALL BE LIGHT HAZARD UNLESS OTHERWISE NOTED.
E. SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE CONCEALED TYPE WITH WHITE FLUSH COVERS OR RECESSED TYPE WITH TWO-PIECE CHROME ESCUTCHEONS AS NOTED. SPRINKLER HEADS IN UNFINISHED SPACES SHALL BE CHROME PENDANT TYPE.
F. EXTENDED COVERAGE TYPE SPRINKLER HEADS MAY BE USED WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

DIVISION 22 - PLUMBING

220100 - BASIC PLUMBING REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID, FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. ALL EXISTING PLUMBING FIXTURES IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
H. ALL EXISTING PLUMBING LINES SHOWN IN THE DRAWINGS ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND SIZES PRIOR TO BID.
I. ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, PLUMBING COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

220110 - BASIC PUMBING MATERIALS AND METHODS
A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL PLUMBING ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE PLUMBING EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

220523 - VALVES
A. ALL VALVES SHALL BE RATED FOR THE MAXIMUM PRESSURE OF THE SYSTEM IN WHICH THEY ARE TO BE INSTALLED.
B. ALL WATER SERVICE VALVES SHALL BE LUG TYPE BUTTERFLY OR BALL TYPE.

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

220719 - PLUMBING PIPE INSULATION
A. CHILLED WATER AND REFRIGERANT SUCTION LINES 1.5 INCHES AND SMALLER SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER. INSULATION THICKNESS ON THESE LINES GREATER THAN 1.5 INCHES SHALL BE 1.5 INCH THICKNESS.
B. CIRCULATED DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICKNESS PRE FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET.
C. DOMESTIC COLD WATER, HOT WATER, AND HVAC CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 0.5 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER.
E. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

221116 - DOMESTIC WATER PIPING
A. DOMESTIC COLD, HOT, AND CIRCULATED HOT WATER PIPING AND EQUIPMENT CONDENSATE DRAIN PIPING SHALL BE TYPE L HARD COPPER WITH WROUGHT COPPER FITTINGS.
B. DIELECTRIC UNIONS, FITTINGS, OR COUPLINGS SHALL BE USED WHEN DISSIMILAR METALS ARE JOINED.

221319 - SANITARY WASTE AND VENT PIPING
A. SANITARY WASTE, VENT, AND DRAIN PIPING 2 INCHES AND LARGER SHALL BE SERVICE WEIGHT CAST IRON. PIPING BELOW THE SLAB SHALL BE HUB AND SPIGOT TYPE WITH SEALED JOINTS. PIPING ABOVE THE SLAB SHALL BE NO-HUB TYPE. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER, OR SERVICE WEIGHT CAST IRON. WASTE PIPING SMALLER THAN 2 INCHES MAY BE DWV COPPER. SCHEDULE 40 PVC PIPING MAY BE USED WHERE ACCEPTED BY THE AUTHORITIES HAVING JURISDICTION; HOWEVER, PVC PIPING MAY NOT BE USED IN SPACES USED FOR RETURN AIR PLENUMS.

224213 - PLUMBING FIXTURES
A. PLUMBING FIXTURES AND EQUIPMENT SHALL BE PROVIDED AS SCHEDULED OR INDICATED AND INSTALLED COMPLETE WITH STOP VALVES, SUPPLIES, ESCUTCHEONS, AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS.

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

230100 - BASIC MECHANICAL REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID, FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. COORDINATE LOCATIONS OF EXISTING EQUIPMENT (DUCTS, TERMINAL BOXES, ETC.) WITH NEW FLOOR TO STRUCTURE PARTITIONS. RELOCATE EQUIPMENT IF REQUIRED TO MAINTAIN ADEQUATE SERVICE CLEARANCE.
H. ALL EXISTING MECHANICAL EQUIPMENT IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
I. ALL MECHANICAL EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, MECHANICAL COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

230110 - BASIC MECHANICAL MATERIALS AND METHODS
A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL MECHANICAL ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE MECHANICAL EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC
A. ALL MECHANICAL SYSTEMS SHALL BE TESTED AND BALANCED USING AABC OR NEBB PROCEDURES. FINAL REPORT SHALL BE SUBMITTED TO THE OWNER.

230713 - DUCT INSULATION
A. INTERIOR METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH TYPE IV DUCT WRAP, TWO INCH THICKNESS (ONE AND ONE-HALF INCHES IN PLACE), OR LINED WITH ONE-HALF INCH THICKNESS DUCT LINER. ALL DUCT DIMENSIONS INDICATE FREE AREA REQUIRED. INCREASE DUCT DIMENSIONS AS REQUIRED IF LINER IS USED.
B. INSTALLED R VALUE SHALL BE EQUAL TO 5.0.
C. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

230923 - INSTRUMENTATION AND CONTROLS FOR HVAC
A. PROVIDE ALL CONTROLS REQUIRED TO COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS AND OPERATION OF THE SYSTEMS AND EQUIPMENT INSTALLED.
B. CONTROLS SHALL COMPATIBLE WITH AND CONNECT TO THE EXISTING BUILDING CONTROL SYSTEM. IF PNEUMATIC CONTROLS ARE USED, THE QUALITY AND CAPACITY OF THE EXISTING CONTROL AIR SYSTEM SHALL BE VERIFIED AND COORDINATED WITH THE NEW CONTROL DEVICES.
C. ELECTRIC AND/OR ELECTRONIC CONTROLS SHALL BE INSTALLED COMPLETE WITH REQUIRED POWER CIRCUITS, POWER SUPPLIES, WIRING, CONDUIT, ACCESSORIES, AND ENCLOSURES.
D. PROVIDE DDC CONTROLS.
E. LOCATIONS OF ALL THERMOSTATS/SENSORS SHALL BE COORDINATED WITH FURNITURE LOCATIONS AND FINISHES. THERMOSTATS/SENSORS SHALL NOT BE INSTALLED BEHIND SYSTEM FURNITURE PANELS, IN MILLWORK, OR ABOVE DIMMERS.
F. THERMOSTATS AND SENSORS SHALL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF TAS AND ADA.
G. EACH SYSTEM SHALL HAVE ONE SOLID-STATE PROGRAMMABLE THERMOSTAT WHICH SHALL HAVE THE CAPABILITY TO SET BACK OR SHUT DOWN THE SYSTEM BASED ON DAY OF THE WEEK AND TIME OF DAY, AND PROVIDE A READILY ACCESSIBLE MANUAL OVERRIDE THAT WILL RETURN TO PRESET OR SHUTDOWN SCHEDULE WITHOUT REPROGRAMMING.

231123 - NATURAL-GAS PIPING
A. UNDERGROUND GAS PIPING SHALL BE WRAPPED BLACK STEEL [illegible] OR POLYETHYLENE. ABOVE GROUND GAS PIPING SHALL BE PAINTED BLACK STEEL SCHEDULE 40 THREADED. ENCLOSE ALL INDOOR GAS PIPING IN CONTINUOUS SLEEVE WHERE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

232300 - REFRIGERANT PIPING
A. REFRIGERANT PIPING SHALL BE DRAWN COPPER TUBE: ASTM B 280, TYPE ACR. WROUGHT COPPER FITTINGS: ASME B16.22. WROUGHT COPPER UNIONS: B16.22.

233113 - METAL DUCTS
A. PROVIDE SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE:
   1. FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
   2. DUCT LAYOUT INDICATING SIZES, CONFIGURATION, LINER MATERIAL, AND STATIC PRESSURE CLASSES.
   3. ELEVATION OF BOTTOM OF DUCTS.
   4. FITTINGS.
   5. PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
   6. LOCATIONS FOR DUCT ACCESSORIES, INCLUDING DAMPERS, TURNING VANES, AND ACCESS DOORS AND PANELS.
B. DUCTS SHALL BE MINIMUM 24 GAUGE SHEETMETAL CONSTRUCTED AND SEALED IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS FOR THE PRESSURE CLASS OF THE SYSTEM SERVED.
C. UNLESS NOTED OTHERWISE, ALL DUCT DIMENSIONS INDICATE THE FREE AREA REQUIRED. WHERE INTERNAL DUCT LINER IS USED, INCREASE THE DUCT DIMENSIONS ACCORDINGLY.
D. ALL SUPPLY AND RETURN DUCTS WITHIN TWENTY FEET OF AIR CONDITIONING UNITS AND WITHIN EIGHT FEET OF TERMINAL BOXES SHALL BE LINED WITH ONE INCH THICKNESS, ONE AND ONE-HALF POUND DENSITY ACOUSTIC DUCT LINER APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
E. PROVIDE PAINT GRIP DUCT WHERE EXPOSED.

233300 - AIR DUCT ACCESSORIES
A. PROVIDE FLEXIBLE DUCT CONNECTIONS AT EQUIPMENT.
B. FLEXIBLE DUCTS MAY BE USED FOR INDIVIDUAL RUNOUTS; HOWEVER, RUNOUTS SHALL NOT EXCEED 6 FEET IN TOTAL LENGTH AND BE PROPERLY SUPPORTED TO PREVENT RESTRICTIONS TO AIR FLOW. ALL CHANGES IN DIRECTION GREATER THAN FORTY-FIVE DEGREES SHALL BE MADE WITH RIGID DUCT FITTINGS.
C. FLEXIBLE DUCTS SHALL HAVE ONE INCH THICKNESS EXTERNAL INSULATION WITH FOIL JACKET AND VAPOR BARRIER. FLEXIBLE DUCTS SHALL MEET CLASS I, UL-181 AND 25/50 FIRE RATING REQUIREMENTS.
D. VERIFY ADEQUATE PATHS ARE PROVIDED FOR RETURN AIR. LINED RETURN AIR TRANSFER BOOTS SHALL BE PROVIDED IN ALL FLOOR TO STRUCTURE PARTITIONS TREATED FOR SOUND. TRANSFER BOOTS SHALL BE SIZED FOR A MAXIMUM VELOCITY OF 500 FPM.
E. ALL FIRE DAMPERS SHALL BE TYPE B WITH THE CURTAIN OUT OF THE AIRSTREAM.
F. PROVIDE ACCESS DOORS AT EACH DUCT MOUNTED FIRE DAMPER.
G. PROVIDE MANUAL VOLUME CONTROL DAMPER IN THE DUCT RUNOUT TO EACH AIR SUPPLY DEVICE.

233413 - HVAC FANS
A. ALL FANS SHALL BE AMCA CERTIFIED.

233713 - AIR DIFFUSERS, REGISTERS, AND GRILLES
A. DIFFUSERS, REGISTERS, AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDED WITH MOUNTING FRAMES COMPATIBLE WITH THE CEILING OR WALL TYPE IN WHICH THEY ARE TO BE INSTALLED.

237416 - PACKAGED ROOFTOP AIR-CONDITIONING UNITS
A. PROVIDE FACTORY ASSEMBLED AND TESTED, PACKAGED ROOFTOP COOLING AND HEATING UNITS OF THE NOMINAL CAPACITIES SCHEDULED. UNITS SHALL BE AS MANUFACTURED BY AAON, CARRIER, LENNOX, TRANE, AND YORK. UNITS SHALL HAVE FULLY MODULATING OUTDOOR AIR INTAKE WITH BAROMETRIC RELIEF DAMPERS, FACTORY CURB, NICKEL CHROMIUM HEATING ELEMENTS, FRAMES FOR 1" THICKNESS FILTERS, ACCESSORIES REQUIRED FOR COMPLETE AND OPERATING SYSTEMS.

238126 - SPLIT-SYSTEM AIR-CONDITIONERS
A. PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED. OTHER MANUFACTURERS' SYSTEMS WITH EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED.
B. COORDINATE SIZE, LOCATION, AND CONNECTION DETAILS WITH EQUIPMENT SUPPORTS, AND WALL PENETRATIONS.
C. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
   1. FILTERS: ONE SET OF FILTERS FOR EACH UNIT.
   2. FAN BELTS: ONE SET OF BELTS FOR EACH UNIT.
D. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH THERMAL-EXPANSION VALVE.
E. INSTALL UNITS LEVEL AND PLUMB.
F. INSTALL EVAPORATOR-FAN COMPONENTS USING MANUFACTURER'S STANDARD MOUNTING DEVICES SECURELY FASTENED TO BUILDING STRUCTURE.
G. INSTALL PIPING ADJACENT TO UNIT TO ALLOW SERVICE AND MAINTENANCE. UNLESS OTHERWISE INDICATED, CONNECT PIPING WITH UNIONS AND SHUTOFF VALVES TO ALLOW UNITS TO BE DISCONNECTED WITHOUT DRAINING PIPING.
H. AIR-COOLED, COMPRESSOR-CONDENSER COMPONENTS.
   1. CASING: STEEL, FINISHED WITH BAKED ENAMEL, WITH REMOVABLE PANELS FOR ACCESS TO CONTROLS, WEEP HOLES FOR WATER DRAINAGE, AND MOUNTING HOLES IN BASE. PROVIDE BRASS SERVICE VALVES, FITTINGS, AND GAGE PORTS ON EXTERIOR OF CASING.
   2. RELAY, AND CONTACTOR. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH LIQUID SUBCOOLER.
   3. FAN: PROPELLER TYPE, DIRECTLY CONNECTED TO MOTOR.
   4. MOTOR: PERMANENTLY LUBRICATED, WITH INTEGRAL THERMAL-OVERLOAD PROTECTION.

MECHANICAL SYSTEMS COMMISSIONING

EXEMPTION: BUILDINGS WHERE TOTAL MECHANICAL EQUIPMENT CAPACITY IS < 480,000 BTU/H (40 TONS) COOLING CAPACITY AND < 600,000 BTU/H COMBINED SERVICE WATER HEATING AND SPACE HEATING CAPACITY

C408.2.2 - SYSTEMS ADJUSTING AND BALANCING
A. HVAC SYSTEMS BALANCED PER GENERALLY ACCEPTED ENGINEERING STANDARDS.
B. AIR AND WATER FLOW RATES MEASURED AND ADJUSTED TO DELIVER FINAL FLOW RATES WITHIN TOLERANCES IN PRODUCT SPECIFICATIONS.
C. TEST AND BALANCE ACTIVITIES TO INCLUDE AIR SYSTEM AND HYDRONIC SYSTEM BALANCING.

C408.2.2.1 - AIR SYSTEMS BALANCING
A. EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE EQUIPPED WITH MEANS FOR AIR BALANCING PER CHAPTER 6 OF THE IMC.
B. NO DISCHARGE DAMPERS USED FOR AIR SYSTEM BALANCING ON CONSTANT VOLUME FANS AND VARIABLE VOLUME FANS WITH MOTORS ≥ 10 HP.
C. AIR SYSTEMS BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN, FOR FANS WITH SYSTEM POWER > 1HP, FAN SPEED ADJUSTED TO MEET DESIGN FLOW CONDITIONS.
D. EXCEPTION - FANS WITH MOTORS ≤ 1HP ARE NOT REQUIRED TO HAVE A MEANS FOR AIR BALANCING.

C408.2.2.2 - HYDRONIC SYSTEMS BALANCING
A. INDIVIDUAL HYDRONIC HEATING AND COOLING COILS EQUIPPED WITH MEANS FOR BALANCING AND MEASURING FLOW.
B. HYDRONIC SYSTEMS PROPORTIONATELY BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN PUMP IMPELLER TO BE TRIMMED OR PUMP SPEED TO BE ADJUSTED TO MEET DESIGN FLOW CONDITIONS.
C. EACH HYDRONIC SYSTEM TO HAVE EITHER CAPABILITY TO MEASURE PRESSURE ACROSS THE PUMP, OR TEST PORTS AT EACH SIDE OF EACH PUMP.
D. EXCEPTIONS WITH A MEANS FOR BALANCING OR MEASURING FLOW:
   1. PUMPS WITH PUMP MOTORS ≤ 5HP
   2. WHERE THROTTLING RESULTS IN ≤ 5% OF NAMEPLATE HP DRAW ABOVE THAT REQUIRED IF THE IMPELLER WERE TRIMMED.

C408.2.3.1 - FUNCTIONAL PERFORMANCE TESTING - EQUIPMENT
A. TO DEMONSTRATE THE INSTALLATION AND OPERATION OF COMPONENTS, SYSTEMS, AND SYSTEM-TO-SYSTEM INTERFACING RELATIONSHIPS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS, SUCH THAT OPERATION, FUNCTION, AND MAINTENANCE SERVICEABILITY FOR EACH OF THE COMMISSIONED SYSTEMS IS CONFIRMED.
B. TESTING TO INCLUDE ALL MODES AND SEQUENCE OF OPERATION, INCLUDING UNDER FULL-LOAD, PART LOAD AND THE FOLLOWING EMERGENCY CONDITIONS:
   1. ALL MODES AS DESCRIBED IN THE SEQUENCE OF OPERATION
   2. REDUNDANT OR AUTOMATIC BACK-UP MODE
   3. PERFORMANCE OF ALARMS, AND
   4. MODE OF OPERATION UPON A LOST OFF POWER AND RESTORATION OF POWER
C. EXCEPTION - UNITARY OR PACKAGED HVAC EQUIPMENT LISTED IN TABLES C403.2.3(1) THROUGH C403.2.3(3) THAT DON'T REQUIRE SUPPLY AIR ECONOMIZERS.

C408.2.3.2 - FUNCTIONAL PERFORMANCE TESTING - CONTROLS
A. HVAC AND SWH CONTROL SYSTEMS TO BE TESTED TO DOCUMENT THAT CONTROL DEVICES, COMPONENTS, EQUIPMENT, AND SYSTEMS ARE CALIBRATED, ADJUSTED AND OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
B. SEQUENCES OF OPERATION TO BE FUNCTIONALLY TESTED TO DOCUMENT THEY OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

C408.2.3.3 - FUNCTIONAL PERFORMANCE TESTING -ECONOMIZERS
A. AIR ECONOMIZERS TO UNDERGO A FUNCTIONAL TEST TO DETERMINE THEY OPERATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

REPORT
PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE:
   1. RESULTS OF FUNCTIONAL PERFORMANCE TESTS
   2. DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED
   3. FUNCTIONAL PERFORMANCE TEST PROCEDURES USED DURING THE COMMISSIONING PROCESS INCLUDING MEASURABLE CRITERIA FOR TEST ACCEPTANCE

NOVA ENGINEERING

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COVER SHEET - MEP

MEP1.00

ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
	CONDUIT
	UNDERGROUND/UNDERFLOOR CONDUIT
	FLEXIBLE CONDUIT
	PLUG MOLD
	WIRING, HOMERUN
	WIRING, NEUTRAL
	WIRING, HOT
	WIRING, SWITCHLEG
	WIRING, GROUND
	WIRING, ISOLATED GROUND
	CONTINUATION
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	ABOVE COUNTER DUPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG RECEPTACLE
	SPLIT "CONTROLLED" RECEPTACLE. MODEL SHALL BE LEVITON #TDR20-S1 UNO ON PLANS
	QUADRAPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED QUADRAPLEX RECEPTACLE
	CEILING MOUNTED QUADRAPLEX RECEPTACLE
	ABOVE COUNTER QUADRAPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG QUADRAPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	FLUSH FLOOR MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	CEILING MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
	QUADRAPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER QUAD RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
NC	NURSE CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
DS	DUTY STATION. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
ZD	ZONE DOME
EC	TOILET HELP CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
CD	CORRIDOR DOME LIGHT. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
PI	CODE CALL PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
M1	MONITOR PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING
	DATA COMMUNICATIONS OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (4) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR DATA COMMUNICATIONS OUTLET
	TELEPHONE OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
	FLUSH FLOOR TELEPHONE OUTLET
	TELEPHONE / DATA OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (6) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR TELEPHONE / DATA OUTLET
	FLUSH FLOOR BOX FOR RECEPTACLES, COMMUNICATIONS AND/OR A/V DEVICES. PROVIDE BOX SUITABLE FOR APPLICATION. MODEL WIREMOLD EVOLUTION EFB45S OR EQUAL.
	VERTICAL DROP POLE WITH 2 CHANNELS FOR POWER AND COMMUNICATIONS. MODEL SHALL BE WIREMOLD #25DTC UNO ON PLANS. VERIFY LENGTH AND FINISH PRIOR INSTALLATION
USB	USB OUTLET EXTENSION. PROVIDE WITH (2) PORTS AND EXTEND 3/4" CONDUIT BETWEEN LOCATIONS. COORDINATE EXACT REQUIREMENTS WITH OWNER.
TV	RECESSED COMBINATION A/V (TELEVISION) OUTLET AND DUPLEX RECEPTACLE MOUNTED AT 84" AFF UNO ON PLANS. UTILIZE RECEPTACLE SHOWN ADJACENT TO DEVICE ON FLOOR PLAN. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING FOR LOW-VOLTAGE. MODEL SHALL BE PASS & SEYMOUR #TVCAM.
	CEILING MOUNTED A/V (TELEVISION) OUTLET
	JUNCTION BOX
	WALL MOUNTED JUNCTION BOX
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION MOTOR STARTER
	VFD (VARIABLE FREQUENCY DRIVE)
	TVSS (TRANSIENT VOLTAGE SURGE SUPPRESSOR)
	MOTOR RATED SWITCH
	MOTOR
	MOTION DETECTOR. ACUITY #WSXA
	CEILING MOUNTED MOTION DETECTOR. ACUITY #CM PDT
	OCCUPANCY SENSOR. ACUITY #WSXA PDT
	CEILING MOUNTED OCCUPANCY SENSOR. ACUITY #CM PDT
	OCCUPANCY SENSOR DIMMER. ACUITY #WSXA PDT D
	VACANCY SENSOR. ACUITY #WSXA PDT SA
	CEILING MOUNTED VACANCY SENSOR. ACUITY #CM PDT
	POWER PACK
	PLUG LOAD CONTROLLER

ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	CURRENT LIMITER FOR TRACK LIGHTING WITH AMP RATING. ACUITY #SILVER BULLET SERIES
	SWITCH
	DOUBLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH. MODEL SHALL BE CRESTRON CLW SERIES. REFER TO DRAWINGS FOR LOAD AND LIGHT TYPE.
	LOW-VOLTAGE CONTROLS
	PILOT LIGHT SWITCH
	TIMECLOCK SWITCH. MODEL SHALL BE INTERMATIC ST01 OR EQUAL
	SPEAKER
	CAMERA
	WALL MOUNTED VOLUME CONTROL (P.A.)
CR	CARD READER
DC	DOOR CONTACT
KP	KEY PAD
ML	MAG-LOCK
	GENERATOR
ST	SHUNT TRIP
	CLOCK
	METER
	KIRK-KEY INTERLOCK
	120V/208Y OR 120/240V ELECTRICAL PANEL
	277/480Y ELECTRICAL PANEL
	TRANSFORMER
	GROUND BUS. PROVIDE 1/4" X 4" X 12" COPPER GROUND BUS ON ISOLATORS UNO ON PLANS
	VM LIGHTING CONTACTOR
LIGHT FIXTURE LABELS	a — SWITCH DESIGNATION; A — LIGHT FIXTURE TYPE
	HATCH REPRESENTS EMERGENCY FIXTURE
	2' X 4' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	2' X 2' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	UTILITY STRIP. REFERENCE LIGHT FIXTURE SCHEDULE.
	DOWNLIGHT. REFERENCE LIGHT FIXTURE SCHEDULE.
	SCONCE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL WASHER. REFERENCE LIGHT FIXTURE SCHEDULE.
	PENDANT. REFERENCE LIGHT FIXTURE SCHEDULE.
	UNDER CABINET LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL PACK. REFERENCE LIGHT FIXTURE SCHEDULE.
	POLE MTD. SITE LIGHT FIXTURE REFERENCE LIGHT FIXTURE SCHEDULE.
	EXIT SIGN CHEVRON
	SINGLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXR/G/EL/M6 UNO ON PLANS.
	DOUBLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXR/G/EL/M6 UNO ON PLANS.
	SINGLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	DOUBLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	COMBO EXIT SIGN AND EMERGENCY EGRESS LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ECRG/SD/M6 UNO ON PLANS. CONFIRM FINISH
	EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ELM4L UNO ON PLANS.
	EXTERIOR EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA AFF/SDEL/CSE... UNO ON PLANS. CONFIRM FINISH

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
A	FM 200 ABORT SWITCH
M	MANUAL FM 200 RELEASE PULL STATION
DH	DOOR HOLDER
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FS	FIRE ALARM SYSTEM FLOW SWITCH
TS	FIRE ALARM TAMPER SWITCH
GEN	GENERATOR REMOTE ANNUNCIATOR PANEL
	ADA APPROVED FIRE ALARM HORN. MOUNT @ 80" AFF.
	ADA APPROVED FIRE ALARM HORN. CEILING MOUNTED.
	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. MOUNT @ 80" AFF.
	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. CEILING MOUNTED.
	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. MOUNT @ 80" AFF.
	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. CEILING MOUNTED.
F	ADA APPROVED FIRE ALARM PULLSTATION DEVICE
	SMOKE DETECTOR
	UNDERFLOOR SMOKE DETECTOR
	DUCT MOUNTED SMOKE DETECTOR
	REMOTE PILOT LIGHT
	HEAT DETECTOR
	UNDERFLOOR HEAT DETECTOR
	FLAME DETECTOR
	FIRE ALARM SPEAKER

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
(B)	EXISTING JUNCTION BOX WITH BLANK PLATE
C	CONDUIT
CB	CIRCUIT BREAKER
CU	COPPER
(D)	EXISTING TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
EC	EMPTY CONDUIT
EMT	ELECTRICAL METALLIC TUBING
FDS	FUSED DISCONNECT SWITCH
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
K/E	KITCHEN EXHAUST
KW	KILOWATT
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
N3R	NEMA 3R
OCPD	OVERCURRENT PROTECTIVE DEVICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
(R)	EXISTING TO BE RELOCATED
RMC	RIGID METALLIC CONDUIT
SPD	SURGE PROTECTION DEVICE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
USB	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (2) USB TYPE 'A' PORTS RATED FOR 3.6 AMPS MINIMUM. PROVIDE LEVITON #T5832 OR EQUAL
USBC	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (1) USB TYPE 'A' PORT & (1) USB TYPE 'C' PORT RATED FOR 5.1 AMPS MINIMUM. PROVIDE LEVITON #T5833 OR EQUAL
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
2. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12.
3. ALL WALL MOUNTED DEVICES (POWER, DATA, TELEPHONE, ETC.) SHALL BE MOUNTED NO LESS THAN 15" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. DATA OUTLETS SHALL BE MOUNTED AT SAME HEIGHT AS ADJACENT RECEPTACLE.
4. ALL LIGHT CONTROLS (SWITCHES, DIMMERS AND/OR SENSORS) SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. LIGHT CONTROLS SHOWN SIDE BY SIDE ON FLOOR PLANS SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE.
5. COORDINATE FINISH OF ELECTRICAL DEVICES WITH ARCHITECT UNLESS NOTED OTHERWISE.
(2023.02)

FUNCTIONAL TESTING OF LIGHTING CONTROLS

C408.3.1.1 - OCCUPANT SENSOR CONTROLS
A. CERTIFY LOCATION AND AIMING PER MANUFACTURER RECOMMENDATION
B. TEST ALL SENSORS IF PROJECT ≤ 7
C. IF > 7 SENSORS, TEST FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY
D. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED > 10%, BUT IN NO CASE < 1 OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL OR DESIGN PROFESSIONAL REQUIRES A HIGHER PERCENTAGE TO BE TESTED
E. WHERE >30% OF TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS MUST BE TESTED
F. VERIFY THE FOLLOWING
1. STATUS INDICATOR. VERIFY CORRECT OPERATION
2. LIGHTS TURN OFF OR DOWN TO PERMITTED LEVEL WITHIN REQUIRED TIME
3. AUTO-ON - LIGHTS TURN ON TO PERMITTED LEVEL WHEN SOMEONE ENTERS THE SPACE
4. MANUAL ON - LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED
5. LIGHTS AREN'T INCORRECTLY TURNED ON BY MOVEMENT IN NEARBY AREAS OR BY HVAC OPERATION

C408.3.1.2 - TIME-SWITCH CONTROLS
A. CONFIRM PROGRAMMED SCHEDULES
B. DOCUMENT SCHEDULES FOR OWNER
C. VERIFY CORRECT TIME AND DATE ARE SET
D. VERIFY ANY BATTERY BACKUP IS INSTALLED AND ENERGIZED
E. VERIFY OVERRIDE TIME LIMIT SET TO ≤ 2 HOURS
F. SIMULATE OCCUPIED CONDITION AND VERIFY AND DOCUMENT
1. LIGHTS TURN ON AND OFF WITH RESPECTIVE SWITCHES
2. SWITCH ONLY OPERATES LIGHTS IN ENCLOSED SPACE WHERE SWITCH IS LOCATED
G. SIMULATE UNOCCUPIED CONDITION AND VERIFY AND DOCUMENT
1. ALL NONEXEMPT LIGHTS TURN OFF
2. MANUAL OVERRIDE ONLY OPERATES LIGHTING WHERE IT IS LOCATED

C408.3.1.3 - DAYLIGHT RESPONSIVE CONTROLS
A. PROPERLY LOCATED, FIELD-CALIBRATED, AND SET TO HAVE APPROPRIATE SETPOINTS AND THRESHOLD LIGHT LEVELS
B. DAYLIGHT CONTROLLED LIGHTING LOADS ADJUST TO CORRECT LEVELS WITH AVAILABLE DAYLIGHT
C. AUTHORIZED PERSONNEL HAVE READY ACCESS TO CALIBRATION ADJUSTMENT EQUIPMENT

REPORT
PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE THE RESULTS OF FUNCTIONAL PERFORMANCE TESTS AND DEFICIENCIES FOUND DURING TESTING INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED.

DIVISION 26 - ELECTRICAL

260100 - BASIC ELECTRICAL REQUIREMENTS
A. PROVIDE LABOR MATERIALS, EQUIPMENT AND TRANSPORTATION TO RECEIVE, INSTALL, ADJUST, AND PUT INTO OPERATION COMPLETE ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. PROVIDE PRODUCTS NOT MENTIONED BUT OBVIOUSLY NECESSARY AND INCIDENTAL TO THE COMPLETION OF THIS WORK.
B. OBTAIN ALL PERMITS AND PAY ALL FEES.
C. ALL WORK DONE SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS, UNDER THE SUPERVISION AND DIRECTION OF A SUPERINTENDENT HAVING SUCCESSFUL EXPERIENCE INSTALLING AND SUPERVISING EQUIPMENT AND SYSTEMS OF SIMILAR TYPE AND SIZE AS INDICATED BY CONTRACT DOCUMENTS.
D. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY ADDITIONAL COSTS DUE TO FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
E. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK. COORDINATE WALL SWITCHES WITH DOOR SWINGS. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR DESIGNATED TENANT REPRESENTATIVE PRIOR TO INSTALLATION.
F. PRODUCTS OF A SIMILAR NATURE SHALL BE THE SAME TYPE AND MANUFACTURER. PROVIDE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SPECIFIED PRODUCTS, UNLESS OTHERWISE REQUIRED BY THE DRAWINGS.
G. ALL PRODUCTS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH NATIONALLY RECOGNIZED AND ACCEPTED STANDARDS AND PROCEDURES.
H. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

260110 - BASIC ELECTRICAL MATERIALS AND METHODS
A. FOR SUBMITTALS, PROVIDE A PDF FILE OF ELECTRICAL MATERIALS AND PRODUCTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LIGHTING FIXTURES, DEVICES (SWITCHES, RECEPTACLES, ETC.), SWITCHBOARDS, TRANSFORMERS, PANELBOARDS, CIRCUIT AND MOTOR DISCONNECTS, MOTOR CONTROLLERS, SUPPORTING DEVICES, TRANSIENT VOLTAGE SURGE SUPPRESSION, AND FIRE ALARM SYSTEMS.
B. COMPILE AND ASSEMBLE THE WARRANTIES FOR ALL EQUIPMENT SPECIFIED IN DIVISION 16, INTO A SEPARATED SET OF VINYL COVERED, THREE RING BINDERS, TABULATED AND INDEXED FOR EASY REFERENCE. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM TO INCLUDE PRODUCT OR EQUIPMENT TO INCLUDE DATE OF BEGINNING OF WARRANTY OR BOND; DURATION OF WARRANTY OR BOND; AND NAMES, ADDRESSES, AND TELEPHONE NUMBERS AND PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES.
C. PREPARE MAINTENANCE MANUALS THAT INCLUDE THE FOLLOWING INFORMATION FOR EQUIPMENT ITEMS:
1. DESCRIPTION OF FUNCTION, NORMAL OPERATING CHARACTERISTICS AND LIMITATIONS, PERFORMANCE CURVES, ENGINEERING DATA AND TESTS, AND COMPLETE NOMENCLATURE AND COMMERCIAL NUMBERS OF REPLACEMENT PARTS.
2. MANUFACTURER'S PRINTED OPERATING PROCEDURES TO INCLUDE START-UP, BREAK-IN, AND ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN, AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS.
3. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS.
4. SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.
D. UPON COMPLETION OF WORK, PREPARE ELECTRICAL "AS-BUILT" DRAWINGS. PRESENT COMPLETED DRAWINGS TO OWNER AND TWO SETS TO ARCHITECT. "AS-BUILT" DRAWINGS SHALL INCLUDE ALL BRANCH CIRCUIT WORK, PANELBOARD INFORMATION, FINAL SWITCHING, FINAL LOCATION OF ALL EQUIPMENT, ETC.
E. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL SYSTEMS IN ACCORD WITH APPLICABLE CODES AND STANDARDS AND AS REQUIRED.
F. PROVIDE ONLY FASTENERS OF THE FOLLOWING TYPES, MATERIALS, AND CONSTRUCTION FEATURES:
1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
2. TOGGLE BOLTS: ALL STEEL SPRINGHEAD TYPE.
3. POWDER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.

260400 - SERVICE ENTRANCE
A. PROVIDE SERVICE ENTRANCE EQUIPMENT AND ACCESSORIES; OF TYPES, SIZES, RATINGS AND ELECTRICAL CHARACTERISTICS INDICATED, WHICH COMPLY WITH MANUFACTURER'S STANDARD MATERIALS, DESIGN AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION, AND AS REQUIRED FOR COMPLETE INSTALLATION, AND AS SPECIFIED HEREIN. PROVIDE EITHER RIGID STEEL CONDUIT OR PVC CONDUIT ENCASED IN CONCRETE RACEWAYS.

260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
A. PROVIDE COPPER, TYPE THW, THWN, OR THHN AS REQUIRED FOR THE INTENDED USE. MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NUMBER 12 AWG. USE NUMBER 10 AWG FOR ALL 120 VOLT BRANCH CIRCUITS LONGER THAN 100 FEET AND FOR ALL 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET MEASURED FROM PANEL TO CENTER OF LOAD.
B. INSTALL ALL CONDUCTORS IN CONDUIT. USE UL APPROVED PULLING LUBRICANT WHERE REQUIRED.
C. USE NUMBER 12 AWG AS MINIMUM CONDUCTOR SIZE FOR POWER SYSTEMS AND FOR CONTROL CIRCUITS. ALL WIRES NUMBER 10 AWG AND SMALLER SHALL BE SOLID; ALL CONTROL WIRES SHALL BE STRANDED AND TERMINATED WITH CRIMPED LUGS.
D. WHERE ALLOWED BY CODE, TYPE "MC" CABLE IS ACCEPTABLE ONLY ABOVE LAY-IN CEILINGS FOR MAXIMUM 6 FT. LENGTHS AS LIGHTING FIXTURE WHIPS.

260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
A. PROVIDE AN ELECTRICAL EQUIPMENT GROUND SYSTEM AND AN ELECTRICAL SERVICE GROUND SYSTEM AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. A SEPARATE INSULATED EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED IN ALL FEEDERS AND BRANCH CIRCUITS, INCLUDING ALL MOTOR FEEDERS FROM STARTER TO MOTOR. TEST AND SUBMIT REPORT OF GROUNDING SYSTEM TESTS.
B. PATIENT CARE AREAS:
1. PROVIDE A REDUNDANT GROUNDING PATH BY USING A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN CONJUNCTION WITH A TOTALLY SEPARATE GROUNDING PATH ON EITHER A METAL RACEWAY OR A CABLE WITH AN OUTER METAL ARMOR OR METAL SHEATH IDENTIFIED AS AN ACCEPTABLE GROUNDING RETURN PATH.

260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
A. CONCEAL ALL CONDUITS, UNLESS INDICATED OTHERWISE, WITHIN FINISHED WALLS, CEILINGS, AND FLOORS. KEEP RACEWAYS AT LEAST 6 INCHES AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT WATER PIPES. INSTALL RACEWAYS LEVEL, SQUARE AT RIGHT ANGLES TO THE BUILDING AND AT PROPER ELEVATIONS.
B. USE ONLY MALLEABLE IRON METALLIC CONDUIT BODIES (DIECAST BODIES ARE NOT ACCEPTABLE). USE ONLY STEEL BODIES WITH GLAND RING COMPRESSION-THREADED TYPE EMT CONNECTORS WITH INSULATED THROATS.
C. OUTDOORS: USE THE FOLLOWING WIRING METHODS:
1. EXPOSED: INTERMEDIATE METAL CONDUIT.
2. CONCEALED: INTERMEDIATE METAL CONDUIT.
3. UNDERGROUND, SINGLE RUN: RIGID NONMETALLIC CONDUIT.
4. UNDERGROUND, GROUPED: RIGID NONMETALLIC CONDUIT.
5. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
6. INDOORS OR OUTDOORS: CONNECTION TO VIBRATING EQUIPMENT AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR DRIVEN EQUIPMENT IN MOIST OR HUMID LOCATION OR CORROSIVE ATMOSPHERE, OR WHERE SUBJECT TO WATER SPRAY OR DRIPPING OIL, GREASE, OR WATER: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
D. INDOORS: USE THE FOLLOWING WIRING METHODS:
1. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-OPERATED EQUIPMENT: FLEXIBLE METAL CONDUIT.
2. EXPOSED: ELECTRICAL METALLIC TUBING.
3. CONCEALED: ELECTRICAL METALLIC TUBING.
E. ELECTRICAL METALLIC TUBING (EMT) IS EXCLUDED FROM USE IN THE FOLLOWING LOCATIONS OR CONDITIONS:
1. OUTSIDE STRUCTURE OR ON ROOF.
2. AT OR BELOW GRADE.
3. IN OR BENEATH SLABS ON GRADE.
4. IN HAZARDOUS LOCATIONS.
5. WHERE EXPOSED TO PHYSICAL DAMAGE.
6. WHERE SUBJECT TO EXCESSIVE MOISTURE OR DETERIORATION.
7. HIGH VOLTAGE RACEWAYS.
F. MINIMUM CONDUIT SIZE, INCLUDING FLEXIBLE CONDUIT, SHALL BE 3/4 INCH UNLESS MINIMUM SIZES ARE INDICATED TO BE LARGER FOR SPECIFIC SYSTEMS SPECIFIED ELSEWHERE IN THE DOCUMENTS.
G. PROVIDE GALVANIZED STEEL PULL AND JUNCTION BOXES THAT COMPLY WITH NEC AS TO SIZE AND CONSTRUCTION.
H. FOR JUNCTION AND PULL BOXES, USE BOXES NOT LESS THAN 4-INCHES SQUARE AND 4-INCHES DEEP WITH REMOVABLE COVERS.
I. USE CAST ALUMINUM OR CAST IRON BOXES WITH THREADED HUBS AND GASKETED COVERS IN DAMP/WET AREAS OR OUTDOORS.

260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
A. FURNISH AND INSTALL ENGRAVED PLASTIC LAMINATE NAMEPLATES FOR ALL PANELS, SWITCHGEAR, SWITCHES, MOTOR STARTERS, AND ELECTRICAL EQUIPMENT. PROVIDE BRANCH CIRCUIT IDENTIFICATION (PANEL AND BRANCH CIRCUIT NUMBER) ON EACH SWITCH, RECEPTACLE, ETC., AND/OR ASSOCIATED WALL PLATE, FOR EVERY DEVICE. EXCEPT AS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT, WITH 1/2-INCH-HIGH LETTERING ON 1-1/2-INCH-HIGH LABEL (2-INCH-HIGH WHERE TWO LINES ARE REQUIRED), WHITE LETTERING IN BLACK FIELD. TEXT SHALL MATCH TERMINOLOGY AND NUMBERING OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
B. PROVIDE TYPED PANELBOARD SCHEDULES FOR ALL NEW PANELBOARDS AND ALL PANELBOARDS TO WHICH CIRCUITS HAVE BEEN ADDED.

260923 - LIGHTING CONTROL DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120 AND/OR 277 VOLT) SWITCHES. COLOR OF DEVICES AND PLATES SHALL BE SELECTED BY ARCHITECT.
B. PROVIDE SOLID STATE DIMMER SWITCHES CONFORMING TO NEMA WD 1. MOUNTED IN OUTLET BOXES AS INDICATED AND IN ACCORDANCE WITH THE FOLLOWING:
1. INCANDESCENT LAMP DIMMERS: MODULAR DIMMER SWITCHES FOR INCANDESCENT FIXTURES; SWITCH POLES AND WATTAGE AS INDICATED. 120-VOLTS, 60-HZ, WITH CONTINUOUSLY ADJUSTABLE ROTARY KNOB OR TOGGLE. ANODIZED ALUMINUM FACE, SINGLE-POLE, WITH SOFT-TAP OF OTHER QUIET ON-OFF SWITCH. EQUIP WITH ELECTROMAGNETIC FILTER TO ELIMINATE NOISE, RF AND TV INTERFERENCE, AND 5 INCH WIRE CONNECTING LEADS.
2. FLUORESCENT LAMP DIMMERS: FULL-WAVE MODULAR TYPE AC DIMMER SWITCHES, FOR FLUORESCENT FIXTURES; WATTAGE AND VOLTAGE RATINGS AS INDICATED, AND WITH ELECTROMAGNETIC FILTERS TO MINIMIZE NOISE, AND RF AND TV INTERFERENCE. CONSTRUCT WITH CONTINUOUSLY ADJUSTABLE TRIM POTENTIOMETER FOR ADJUSTMENT OF LOW END DIMMING, ANODIZED HEAT SINKS, 5 INCH WIRE CONNECTING LEADS AND QUIET ON/OFF SWITCH. INCLUDE COMPATIBLE DIMMING LAMP BALLASTS.
3. LED LAMP DIMMERS: MODULAR; COMPATIBLE WITH LED LAMPS; TRIM POTENTIOMETER TO ADJUST LOW-END DIMMING; CAPABLE OF CONSISTENT DIMMING WITH LOW END NOT GREATER THAN 20 PERCENT OF FULL BRIGHTNESS.

262213 - LOW-VOLTAGE DISTRIBUTION TRANSFORMERS
A. GENERAL PURPOSE DRY-TYPE TRANSFORMERS:
1. COMPLY WITH NEMA STANDARD ST 20 "DRY-TYPE TRANSFORMERS FOR GENERAL APPLICATIONS." WINDINGS: 2-WINDING TYPE THREE PHASE TRANSFORMERS SHALL USE ONE COIL PER PHASE IN PRIMARY AND SECONDARY. PROVIDE ALL COPPER WINDINGS. INSULATION TEMPERATURE RISE: 150 DEGREES C MAXIMUM RISE ABOVE 40 DEGREES C. TAPS SHALL BE SIX 2-1/2 PERCENT TAPS, 2 ABOVE AND 4 BELOW RATED HIGH VOLTAGE.
B. HARMONIC CANCELLATION TRANSFORMERS:
1. TRANSFORMER, WITH CHARACTERISTICS AND OPTIONS SPECIFIED. COILS SHALL BE CONTINUOUS COPPER WINDINGS WITHOUT SPLICES, EXCEPT FOR TAPS. PRIMARY WINDING: ONE COIL PER PHASE AND PER CORE LEG, 3 PHASE, 3 WIRE INPUT. PHASE SHIFT, PRIMARY TO SECONDARY TO TREAT TARGETED HARMONICS. INSULATION CLASS: CLASS H (CLASS 'H' IS NOT ACCEPTABLE). RATED OPERATING TEMPERATURE RISE: 150 DEGREES C ABOVE 40 DEGREES AMBIENT. EFFICIENCY SHALL BE GREATER THAN 98 PERCENT PER EPA ENERGY STAR ENERGY SAVINGS PROGRAM REQUIREMENT. ELECTROSTATIC SHIELDING: EACH WINDING IS INDEPENDENTLY SINGLE SHIELDED WITH A FULL WIDTH COPPER ELECTROSTATIC SHIELD. NEUTRAL CONDUCTOR RATING SHALL BE 200 PERCENT OF PHASE RATING. LOAD COMPATIBILITY SHALL BE K-30 LOAD CURRENT HANDLING CAPABILITY, CREST FACTOR UP TO 3, UP TO ITS NAMEPLATE KVA RATING WITHOUT DERATING. TRANSFORMERS SHALL BE DESIGNED TO TREAT ALL MAJOR HARMONICS PRODUCED BY PHASE-NEUTRAL, PHASE-PHASE, AND 3-PHASE SWITCHING ELECTRONIC EQUIPMENT: 3RD, 5TH, 7TH AND 9TH. 3RD HARMONIC AND OTHER ZERO SEQUENCE CURRENTS SHALL BE TREATED IN THE SECONDARY WINDINGS OF THE TRANSFORMER THROUGH FLUX CANCELLATION, AND SHALL NOT BE COUPLED INTO THE PRIMARY WINDING. TRAPPING THESE CURRENTS IN THE PRIMARY DELTA WINDING, AS IS THE CASE FOR THE DELTA-WYE TRANSFORMER CONFIGURATION, IS NOT ACCEPTABLE. 5TH AND 7TH HARMONICS ARE TREATED BY INTRODUCING THE APPROPRIATE PRIMARY TO SECONDARY PHASE SHIFT IN THE TRANSFORMER SUCH THAT THESE CURRENTS SUBTRACT AT THE COMMON BUS WITH 5TH & 7TH HARMONIC CURRENTS PRODUCED BY OTHER SIMILAR HARMONIC CURRENT SOURCES FED FROM THE SAME BUS. FUNDAMENTAL CURRENT IMBALANCE SHALL BE REDUCED ON THE PRIMARY SIDE OF THE TRANSFORMER COMPARED TO THE SECONDARY SIDE.

262413 - SWITCHBOARDS
A. SWITCHBOARDS AND ASSOCIATED BREAKERS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER).
B. COMPLY WITH UL 891, "DEAD-FRONT SWITCHBOARDS." SWITCHBOARD BUSSING SHALL BE TIN OR SILVER PLATED COPPER.
C. FRONT-CONNECTED, FRONT-ACCESSIBLE, WITH FIXED, INDIVIDUALLY MOUNTED MAIN DEVICE, PANEL-MOUNTED BRANCHES, AND SECTIONS REAR ALIGNED.
D. INTERRUPTING RATINGS SHALL BE AS REQUIRED BY THE VENDOR PROVIDED SHORT CIRCUIT AND COORDINATION STUDY, BUT NOT LESS THAN 65,000 A.I.C.
E. CIRCUIT BREAKERS SHALL BE MOLDED CASE, CURRENT LIMITING WITH SOLID STATE TRIP. PROVIDE GROUND FAULT PROTECTION ON THE MAIN CIRCUIT BREAKER. BREAKERS 400A AND GREATER SHALL BE 100% RATED.
F. PRODUCT SELECTION FOR RESTRICTED SPACE: THE DRAWINGS INDICATE MAXIMUM DIMENSIONS FOR SWITCHBOARD EQUIPMENT INCLUDING CLEARANCES BETWEEN SWITCHBOARD AND ADJACENT SURFACES AND ITEMS. SWITCHBOARDS HAVING EQUAL PERFORMANCE CHARACTERISTICS AND COMPLYING WITH INDICATED MAXIMUM DIMENSIONS MAY BE CONSIDERED.
G. WHERE INDICATED PROVIDE A MULTIFUNCTION DIGITAL METERING MONITOR WITH THE FOLLOWING FEATURES:
1. INPUTS: FROM SENSORS OR CURRENT TRANSFORMERS FROM 100/5 THROUGH 5000/5 RATINGS AND POTENTIAL TERMINALS UP TO 600 VOLTS.
2. DISPLAY: SWITCH SELECTABLE DIGITAL DISPLAY OF THE FOLLOWING VALUES WITH MAXIMUM ACCURACY TOLERANCES AS INDICATED:
a. PHASE CURRENTS, EACH PHASE, PLUS OR MINUS 1 PERCENT.
b. PHASE-TO-PHASE VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
c. PHASE-TO-NEUTRAL VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
d. MEGAWATTS, PLUS OR MINUS 2 PERCENT.
e. MEGAVARS, PLUS OR MINUS 2 PERCENT.
f. POWER FACTOR, PLUS OR MINUS 2 PERCENT.
g. FREQUENCY, PLUS OR MINUS 0.5 PERCENT.
h. MEGAWATT DEMAND WITH DEMAND INTERVAL PROGRAMMABLE FROM 5 TO 60 MINUTES, PLUS OR MINUS 2 PERCENT.
G. MANUFACTURER'S FIELD SERVICES: ARRANGE AND PAY FOR THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO SUPERVISE INSTALLATION AND ADJUSTMENT OF SWITCHBOARD COMPONENTS.

262416 - PANELBOARDS
A. PANELBOARDS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER).
B. UNITS SHALL CONSIST OF A BOX, FRONT, INTERIOR AND CIRCUIT PROTECTIVE DEVICES AND SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA STANDARDS AND BEAR APPLICABLE UL LABELS.
C. MAIN BREAKERS SHALL BE RATED FOR 100%.
D. PROVIDE DOOR-IN-DOOR OR HINGED TRIM CONSTRUCTION.
E. EACH FRONT SHALL HAVE A DOOR MOUNTED ON SEMI-CONCEALED HINGES WITH A LOCK, INDEX CARD AND CARD HOLDER. ALL FRONT COVERS SHALL BE HINGED FOR QUICK ACCESS. ALL INDEX CARDS SHALL BE PRINTED AND NOT HANDWRITTEN.
F. PANELBOARDS SHALL BE FURNISHED FOR 3 PHASE, 4 WIRE SERVICE.
G. EACH ENCLOSURE SHALL BE PROVIDED WITH GROUNDING LUGS AND INSULATED EQUIPMENT GROUNDING BUS.
H. BUSSING SHALL BE TIN OR SILVER PLATED COPPER ATTACHED FOR SEQUENCE PHASING THROUGHOUT.
I. INTERRUPTING CAPACITY FOR NEW EQUIPMENT SHALL BE VERIFIED AND SHALL MATCH EXISTING. ALL EQUIPMENT SHALL BE RATED 14,000 A.I.C. (480Y/277V), 22,000 A.I.C. (240/120V) AND 10,000 A.I.C. (208Y/120V) MINIMUM.

262726 - WIRING DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120V) RECEPTACLES. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12. ISOLATED GROUND RECEPTACLES SHALL BE FURNISHED WITH AN ORANGE TRIANGLE ON THE FACE OF THE DEVICE. DEVICES AND WALL PLATES SHALL BE COLORED RED WHERE CONNECTED TO THE EMERGENCY POWER DISTRIBUTION SYSTEM. COLOR OF DEVICES AND PLATES NOT CONNECTED TO THE EMERGENCY SYSTEM SHALL BE SELECTED BY THE ARCHITECT.

262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS
A. DISCONNECT SWITCHES SHALL BE HEAVY-DUTY, QUICK MAKE, QUICK BREAK, 3 PHASE, 3 OR 4 POLE WITH AMPERE RATING AS REQUIRED OR SAME AS UPSTREAM OVERCURRENT PROTECTIVE DEVICE.
B. CLASS J FUSES: UL 198C, "HIGH-INTERRUPTING CAPACITY FUSES, CURRENT-LIMITING TYPE." CLASS L FUSES: UL 198C, "HIGH INTERRUPTING CAPACITY FUSES, CURRENT-LIMITING TYPE."
C. CIRCUIT BREAKERS: UL 489, "MOLDED CASE CIRCUIT BREAKERS AND CIRCUIT BREAKER ENCLOSURES," AND NEMA AB 1, "MOLDED CASE CIRCUIT BREAKERS."

262913 - MANUAL AND MAGNETIC MOTOR CONTROLLERS
A. PROVIDE FULL-VOLTAGE, NONREVERSING, ACROSS-THE-LINE, MAGNETIC CONTROLLER, WITH HAND-OFF-AUTO SWITCH, RED AND RED PILOT LIGHTS ON THE FACE OF THE ENCLOSURE. PROVIDE CONTROL POWER TRANSFORMER INTEGRAL WITH CONTROLLER WHERE NO OTHER SUPPLY OF 120 VOLT CONTROL POWER TO CONTROLLER IS INDICATED. PROVIDE CONTROL POWER TRANSFORMER WITH ADEQUATE CAPACITY TO OPERATE CONNECTED PILOTS, INDICATING AND CONTROL DEVICES, PLUS 100 PERCENT SPARE CAPACITY.
B. FOR COMBINATION CONTROLLER, PROVIDE CLASS 'J' FUSED SWITCH, FACTORY ASSEMBLED WITH CONTROLLER AND ARRANGED TO DISCONNECT IT. INTERLOCK SWITCH WITH UNIT COVER OR DOOR.

265119 - INTERIOR LIGHTING
A. SUPPORT ALL RECESSED AND SEMI-RECESSED FIXTURES. INSTALL UNITS MAY BE SUPPORTED FROM SUSPENDED CEILING SUPPORT SYSTEM. INSTALL CEILING SYSTEM SUPPORT RODS OR WIRES AT A MINIMUM OF FOUR RODS OR WIRES PER FIXTURE LOCATED NOT MORE THAN 6 INCHES FROM FIXTURE CORNERS. CONFORM TO THE FOLLOWING:
1. FIXTURES SMALLER THAN CEILING GRID: INSTALL A MINIMUM OF FOUR RODS OR WIRES FOR EACH FIXTURE AND LOCATE AT CORNER OF THE CEILING GRID WHERE THE FIXTURE IS LOCATED. DO NOT SUPPORT FIXTURES BY CEILING ACOUSTICAL PANELS.
2. FIXTURES OF SIZES LESS THAN CEILING GRID: CENTER IN THE ACOUSTICAL PANEL. SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4 INCH METAL CHANNELS SPANNING AND SECURED TO THE CEILING TEES.
3. INSTALL SUPPORT CLIPS FOR RECESSED FIXTURES, SECURELY FASTENED TO CEILING GRID MEMBERS, AT OR NEAR EACH FIXTURE CORNERS.

269010 - TESTING AND COMMISSIONING
A. ALL ELECTRICAL EQUIPMENT AND WIRING SYSTEMS SHALL BE THOROUGHLY TESTED AND ALL DEFECTS AND MALFUNCTIONING EQUIPMENT SHALL BE CORRECTED, REPAIRED OR REPLACED. ALL SYSTEMS SHALL BE TESTED; TEST DATA SHALL BE PROVIDED FOR OWNER'S RECORDS.
B. PROVIDE INDEPENDENT TESTING AGENCY TO PERFORM FUNCTIONAL TESTING OF LIGHTING CONTROLS PER IECC. REFER TO PROVISIONS WITHIN THESE DOCUMENTS.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

284621 - FIRE ALARM SYSTEMS (EXISTING)
A. FIRE ALARM SYSTEM SHALL BE AN EXTENSION OF THE EXISTING FIRE ALARM SYSTEM(S). PROVIDE NEW DEVICES TO FIT AND MATCH EXISTING FIRE ALARM EQUIPMENT. PROVIDE NEW CONTROL AND/OR ANNUNCIATOR PANELS AS NECESSARY. PROVIDE NEW EQUIPMENT TO ENABLE FIRE ALARM SYSTEM TO ACCOMMODATE BOTH EXISTING AND NEW ALARM, INDICATING AND INITIATION DEVICES.
B. PROVIDE NECESSARY WIRE AND CONDUIT FOR TYING NEW FIRE ALARM INITIATING AND SIGNALING DEVICES TO NEAREST AVAILABLE FIRE ALARM INITIATING ZONE. VERIFY THAT EXISTING FIRE ALARM SYSTEM HAS CAPACITY FOR ADDITIONAL EQUIPMENT. PROVIDE ADDITIONAL CAPACITY AS REQUIRED FOR NEW EQUIPMENT.

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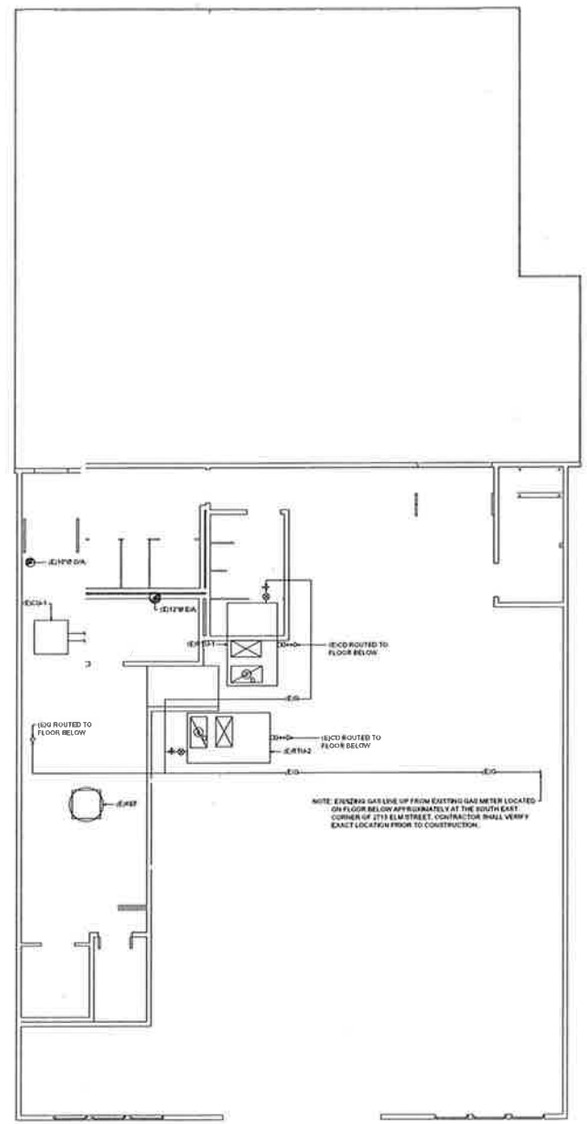
COVER SHEET - MEP

MEP1.01



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS, THERE IS NO SCOPE AT THIS TIME

01 ROOF PLAN - MEP
SCALE: 3/16" = 1'-0"

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ROOF PLAN - MEP

MEP2.02

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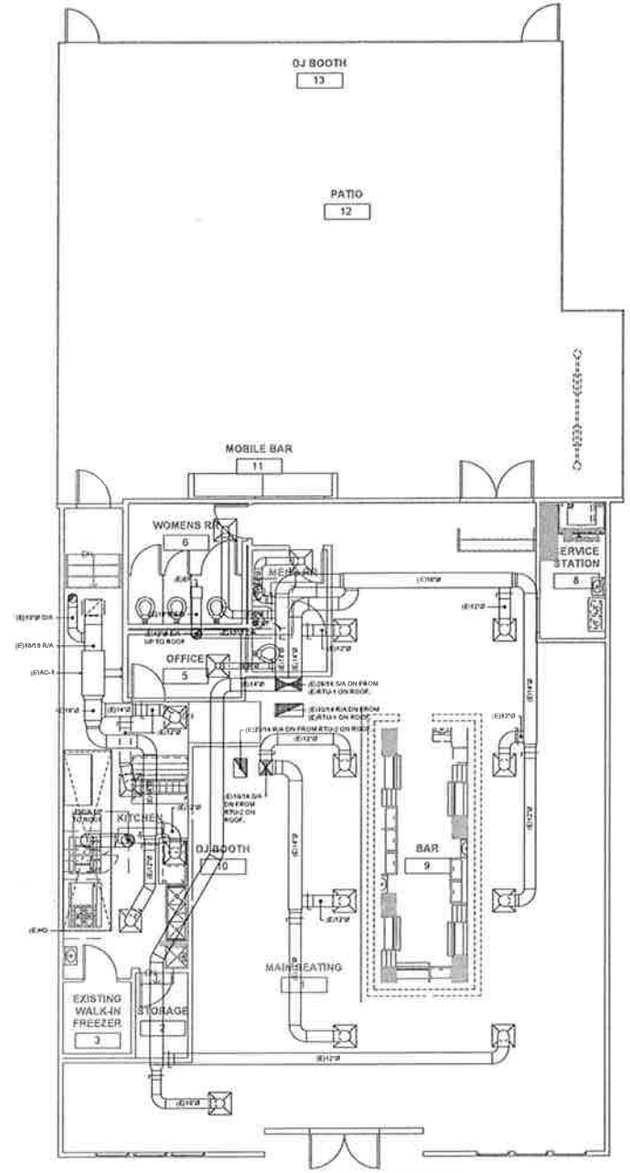

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01 FLOOR PLAN - MECHANICAL
SCALE: 3/16" = 1'-0"

GENERAL NOTE(S):

1. ALL EXISTING MECHANICAL SYSTEMS SHALL BE TESTED PRIOR TO CONSTRUCTION TO VERIFY EXISTING CAPACITIES. CLEAN ALL COILS, CHANGE OUT ALL FILTERS, REPLACE ALL BELTS, AND TAKE THE NECESSARY PROCEDURES TO ENSURE THAT ALL REUSED EQUIPMENT IS IN PROPER WORKING CONDITION.

2. EXISTING DUCTWORK IS APPROXIMATE (BASED OFF SITE VISIT). EXACT ROUTING WILL NEED TO BE VERIFIED FOR ANY MAJOR DISCREPANCIES. ALL EXISTING DUCTWORK THAT REMAINS SHALL BE CLEANED AND INSPECTED FOR LEAKS. REPAIR ANY LEAKS THAT MAY BE PRESENT AT THE TIME OF EXAMINATION.

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FLOOR PLAN - MECHANICAL

M2.01

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EXISTING SPLIT SYSTEM SCHEDULE

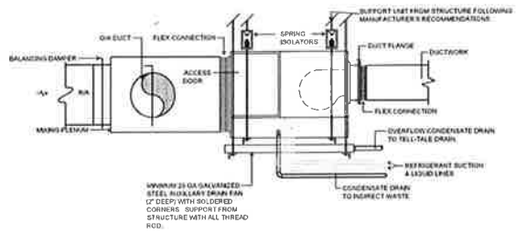
AIR HANDLING UNIT																			CONDENSING UNIT									
MARK	NOM. TONS	SUPPLY FAN				COOLING				HEATING			MANUFACTURER	WEIGHT (LBS)	MODEL NO.	VOLT/PH	MCA	MOCD	MARK	AMBIENT TEMP (°F)	VOLT/PH	MCA	MOCD	MANUFACTURER	WEIGHT (LBS)	MODEL NO.	REMARKS
		O/A	CFM	E.S.P (" WG)	BHP/HP	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)															
(E)AH-1	5.0	400	2,000	—	—	—	—	—	—	—	—	—	COLEMAN	—	—	208/3	—	—	(E)CU-1	105	208/3	15.9	60	COLEMAN	—	CC2F0554S1A	1

1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.

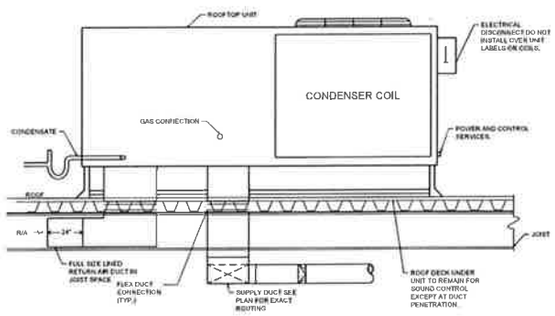
EXISTING ROOFTOP UNIT SCHEDULE

MARK	SERVES	NOM. TONS	AMBIENT TEMP (°F)	O/A CFM	SUPPLY FAN				COOLING COIL				HEATING			ELECTRICAL			MANUFACTURER	MODEL NO.	REMARKS
					CFM	E.S.P. (" WC)	BHP/HP	RPM	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)	MOCP	UNIT MCA	UNIT VOLT/PH			
(E)RTU-1	—	7.5	105	650	3,000	—	—	—	—	—	—	—	GAS	325	—	50	41.6	208/3	DAIKIN	DPSC090EHH0C0015AA	1
(E)RTU-2	—	4.0	105	320	1,600	—	—	—	—	—	—	—	GAS	172.5	—	100	61	208/3	CARRIER	48TJD016---07-V-A	1

1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.



07 AIR HANDLING DETAIL (HORIZONTAL)
SCALE: NOT TO SCALE



06 TYPICAL ROOFTOP UNIT DETAIL
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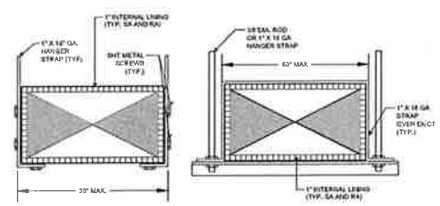
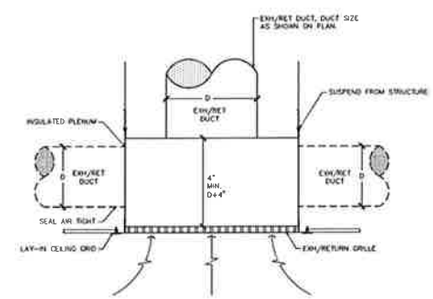
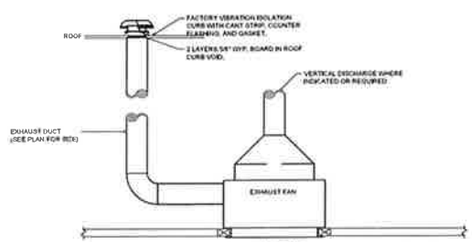


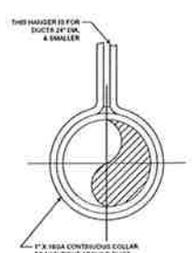
04 RECTANGULAR DUCT HANGER
SCALE: NOT TO SCALE



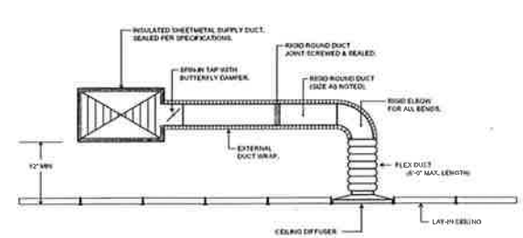
02 DUCTED EXH/RETURN GRILLE
SCALE: NOT TO SCALE



05 EXHAUST FAN - CEILING THROUGH ROOF
SCALE: NOT TO SCALE



03 ROUND DUCT HANGER
SCALE: NOT TO SCALE



01 TYPICAL DIFFUSER CONNECTION DETAIL
SCALE: NOT TO SCALE

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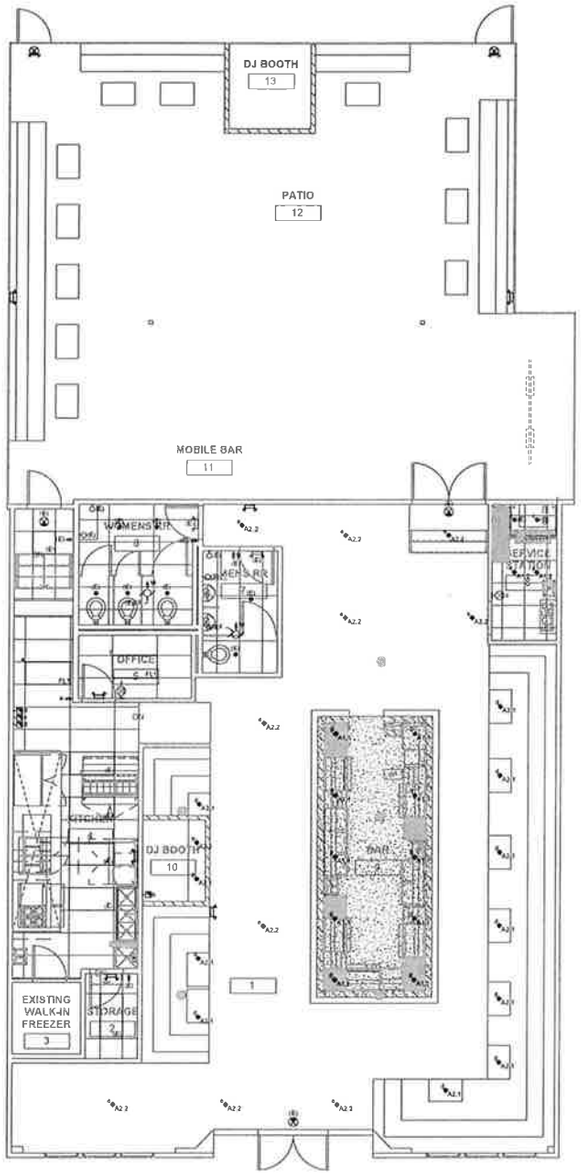
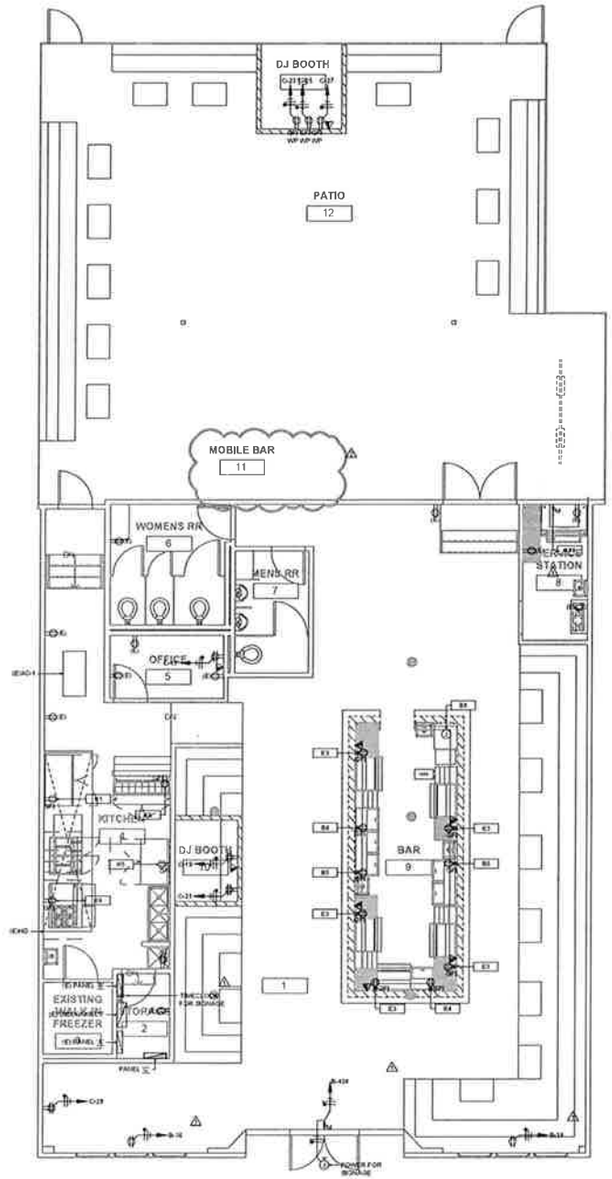
SCHEDULES AND DETAILS - MECHANICAL

M5.01



02 FLOOR PLAN - LIGHTING
SCALE: 3/16" = 1'-0"



01 FLOOR PLAN - ELECTRICAL
SCALE: 3/16" = 1'-0"

ELECTRICAL KITCHEN NOTES:

1. REFER TO KITCHEN PLANS FOR DIMENSIONS, ELEVATIONS GIVEN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET, ALL CONVENIENCE OUTLETS ARE TO BE SET HORIZONTALLY.
2. ELECTRICIAN TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING REQUIRED IN THE FIXTURES AS REQUIRED BY THE SPECIFICATIONS. ALL ELECTRICAL OUTLET COVER PLATES ARE TO BE STAINLESS STEEL AND ARE TO BE FURNISHED BY THE ELECTRICIAN, AS WELL AS THE RECEPTACLE, UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. KITCHEN EQUIPMENT SUPPLIER TO FURNISH A GALVANIZED JUNCTION BOX IN THE FIXTURE CUTOUT TO RECEIVE THE RECEPTACLE, UNLESS OTHERWISE NOTED. ALL DISCONNECT SWITCHES REQUIRED ARE TO BE FURNISHED AND INSTALLED BY THE ELECTRICIAN AT TIME OF INSTALLATION.
3. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO HOOKUP, INSTALLATION AND WIRING OF EQUIPMENT.
4. ALL ELECTRICAL WORK FOR FABRICATED FOODSERVICE EQUIPMENT SHALL BE COMPLETELY WIRED BY KITCHEN EQUIPMENT DIVISION TO A JUNCTION BOX OR PULL-BOX MOUNTED ON THE EQUIPMENT IN AN ACCESSIBLE POSITION. FINAL CONNECTIONS TO EQUIPMENT JUNCTION-BOX OR PULL-BOX AND ALL ELECTRICAL WORK FROM PANEL BOARDS, TO BE BY THE ELECTRICAL CONTRACTOR.
5. FINAL CONNECTIONS TO ALL EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR, INCLUDING MATERIALS.
6. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL THE FOLLOWING:
   A. ALL JUNCTION-BOXES, ELECTRICAL OUTLETS, COVER PLATES SWITCHES ETC., NOT BUILT INTO FIXTURES OR EQUIPMENT, ALL OUTLETS, JUNCTION-BOXES, COVER PLATES, ETC., IN DISHROOMS, OR AS INDICATED ON SCHEDULES, MUST BE VAPOR-PROOF.
   B. ALL PLUGS AND CORDS AS NOTED ON SCHEDULE. ALL CORDS SHALL BE N.E.M.A.-RATED AND U.L.-APPROVED FOR MANUFACTURED AND/OR FABRICATED EQUIPMENT.
7. WHERE PORTIONS OF A RACEWAY ARE KNOWN TO BE SUBJECTED TO DIFFERENT TEMPERATURES, WHERE CONDENSATION IS KNOW TO BE A PROBLEM, AS IN COLD STORAGE AREAS THE RACEWAY SHALL BE FILLED WITH AN APPROVED MATERIAL. NEC ARTICLE 300.7

HOOD EXTINGUISHING:

1. UPON ACTIVATION OF ANY FIRE-EXTINGUISHING SYSTEM FOR A COOKING OPERATION, ALL SOURCES OF FUEL AND ELECTRIC POWER THAT PRODUCE HEAT TO ALL EQUIPMENT REQUIRING PROTECTION BY THAT SYSTEM SHALL AUTOMATICALLY SHUT OFF.
2. ANY GAS APPLIANCE NOT REQUIRING PROTECTION BUT LOCATED UNDER THE SAME VENTILATING EQUIPMENT, SHALL ALSO AUTOMATICALLY SHUT OFF UPON ACTIVATION OF ANY EXTINGUISHING SYSTEM.
3. SHUTOFF DEVICES REQUIRE MANUAL RESET.

GENERAL NOTES:

1. PROVIDE GFI RECEPTACLE FOR ALL KITCHEN AND BAR EQUIPMENT. LOCATE RECEPTACLES SO THEY ARE VISIBLE AND FREE OF OBSTRUCTION, IF NOT "READILY ACCESSIBLE" PER NEC A GFI BREAKER WILL BE REQUIRED IN PANEL.
2. PROVIDE LOCKABLE CIRCUIT BREAKERS IN ACCORDANCE WITH NEC 110.25 FOR PERMANENTLY CONNECTED KITCHEN EQUIPMENT THAT IS NOT INSIDE OF ASSOCIATED CIRCUIT BREAKER AND PANEL.

TROPHY DALLAS

2711 ELM ST, DALLAS, TX 75226

STATE OF TEXAS
AXEL A. GARCIA
92730
LICENSED PROFESSIONAL ENGINEER
03/11/25

DESIGN CONSULTANT

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ISSUE:

REVISIONS:

1 CITY COMMENTS 03/06/2025
2 CITY COMMENTS 03/11/2025

Date 02/19/2025

FLOOR PLAN - ELECTRICAL

E2.01

INOVA ENGINEERING
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(E) PANEL [A] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
(E) BREAKER	3	100	0	0	9726	0	0	0	0	1 A 2	0	0	0	0	0	200	0	1	20	(E) FAN BACK DOOR
(			0	0	9726	0	0	0	0	3 B 4	0	0	1000	0	0	0	0	2	20	(E) WIC COND
(			0	0	9726	0	0	0	0	5 C 6	0	0	1000	0	0	0	0			(
(E) COOLER	3	50	0	0	0	0	4000	0	0	7 A 8	0	0	2000	0	0	0	0	2	40	(E) BREAKER
(			0	0	0	0	4000	0	0	9 B 10	0	0	2000	0	0	0	0			(
(			0	0	0	0	4000	0	0	11 C 12	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	15 B 16	0	0	0	0	0	0	0			
(E) A/C	3	35	0	0	4995	0	0	0	0	17 C 18	0	0	1000	0	0	0	0	1	20	(E) WIC EVAP
(			0	0	4995	0	0	0	0	19 A 20	0	0	0	0	0	0	0			
(			0	0	4993	0	0	0	0	21 B 22	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	23 C 24	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	29 C 30	0	0	1000	0	0	0	0	1	20	(E) BACK BAR OUTLET
			0	0	0	0	0	0	0	31 A 32	0	0	0	3733	0	0	0	2	50	(E) BREAKER
			0	0	0	0	0	0	0	33 B 34	0	0	0	3733	0	0	0			(
			0	0	0	0	0	0	0	35 C 36	0	0	1000	0	0	0	0	1	20	(E) BACK BAR OUTLET
			0	0	0	0	0	0	0	37 A 38	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	39 B 40	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	41 C 42	0	0	0	0	0	0	0			
TOTALS			0	0	44183	0	12000	0	0		0	0	9000	7466	0	200	0			TOTALS

LOAD SUMMARY	CON KVA	CON AMP	C W/SF	DIV. FAC	DES KVA	DES AMP	D W/SF
1. LIGHTING	0.0	0.0	0.0	1.25	0.0	0.0	0.0
2. RECEPTACLES	0.2	0.5	0.2	1.00	0.2	0.5	0.2
3. MOTORS	44.2	106.2	44.2	1.00	44.2	106.2	44.2
4. ELECTRIC HEAT	7.5	18.0	7.5	1.00	7.5	18.0	7.5
5. KITCHEN EQUIPMENT	21.0	50.5	21.0	0.65	13.7	32.8	13.7
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL	73	175	73		65	158	65

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING 22KAIC (240V)
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM. TROPHY
DALLAS, TX.

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN +/- 10%

JOB # 25024

SUMMARY	
3φ VOLTAGE	240
MCB/MLO	MCB
AMPS	200
# OF POLES	42
MOUNT	SURFACE
BY	--
TIME	5:31:20 PM
DATE	3/5/2025
AREA (SF)	1000

(E) PANEL [B] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
(E) INSIDE LIGHTS EXIT SIGN	1	20	500	0	0	0	0	0	0	1 A 2	0	0	0	0	0	600	0	1	20	(E) LADIES BATHROOM
			0	0	0	0	0	0	0	3 B 4	0	0	0	0	0	0	500	1	20	(E) KITCHEN LIGHTS
			0	0	0	0	0	0	0	5 A 6	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	7 B 8	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	9 A 10	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	11 B 12	0	0	0	0	0	0	200	1	20	(E) ELEC. ROOM LIGHTS
			0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	15 B 16	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	17 A 18	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	19 B 20	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	21 A 22	0	0	0	0	0	0	0			
(E) FRONT LIGHTS	1	20	500	0	0	0	0	0	0	23 B 24	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0			
(E) EXIT LAMPS	1	20	500	0	0	0	0	0	0	29 A 30	0	0	0	0	0	0	0			
LIGHTING	1	20	544	0	0	0	0	0	0	31 B 32	0	0	0	0	0	0	0			
(E) HANGING PEN	1	20	0	500	0	0	0	0	0	33 A 34	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	35 B 36	0	0	0	0	0	0	1200	1	20	SHOW WINDOW RECEPTACLE
(PANEL 'C'	2	100	0	1100	0	0	7400	0	0	37 A 38	0	0	0	0	0	0	1200	1	20	SHOW WINDOW RECEPTACLE
(			0	1100	0	0	7400	0	0	39 B 40	0	0	0	0	0	0	1200	1	20	SIGNAGE
TOTALS			2044	2700	0	0	17800	0	0		0	0	0	0	0	600	4300			TOTALS

LOAD SUMMARY	CON KVA	CON AMP	C W/SF	DIV. FAC	DES KVA	DES AMP	D W/SF
1. LIGHTING	6.3	26.4	6.3	1.25	7.8	33.0	7.8
2. RECEPTACLES	3.3	13.8	3.3	1.00	3.3	13.8	3.3
3. MOTORS	0.0	0.0	0.0	1.00	0.0	0.0	0.0
4. ELECTRIC HEAT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
5. KITCHEN EQUIPMENT	17.8	74.2	17.8	1.00	17.8	74.2	17.8
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL	27	114	27		29	121	29

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING 22KAIC (240V)
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM. TROPHY
DALLAS, TX

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN +/- 10%

JOB # 25024

SUMMARY	
1φ VOLTAGE	240
MCB/MLO	MCB
AMPS	200
# OF POLES	40
MOUNT	SURFACE
BY	--
TIME	5:31:20 PM
DATE	3/5/2025
AREA (SF)	1000

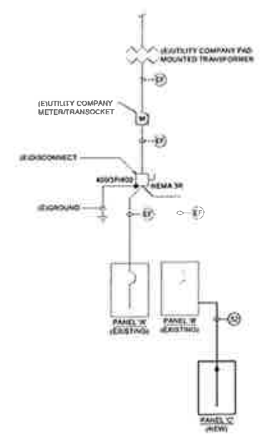
FEEDER SCHEDULE

3 CONDUCTOR			COPPER CONDUCTORS WITH GROUND WIRE				4 CONDUCTOR		
CODE	WIRES	CONDUIT	SIZE	AMP	DEG.	LUGS	CODE	WIRES	CONDUIT
45	(3) #12 & (1) #12 G	3/4"	#12	20	60°	MECH.	67	(4) #12 & (1) #12 G	3/4"
46	(3) #10 & (1) #10 G	3/4"	#10	30	60°	MECH.	68	(4) #10 & (1) #10 G	3/4"
47	(3) #8 & (1) #10 G	3/4"	#8	40	60°	MECH.	69	(4) #8 & (1) #10 G	1"
48	(3) #6 & (1) #10 G	1"	#6	55	60°	MECH.	70	(4) #6 & (1) #10 G	1"
49	(3) #4 & (1) #8 G	1-1/4"	#4	70	60°	MECH.	71	(4) #4 & (1) #8 G	1-1/4"
50	(3) #3 & (1) #8 G	1-1/4"	#3	85	60°	MECH.	72	(4) #3 & (1) #8 G	1-1/2"
51	(3) #2 & (1) #8 G	1-1/4"	#2	95	60°	MECH.	73	(4) #2 & (1) #8 G	1-1/2"
52	(3) #1 & (1) #6 G	1-1/2"	#1	110	60°	COMP.	74	(4) #1 & (1) #6 G	2"
53	(3) #2 & (1) #8 G	1-1/4"	#2	115	75°	COMP.	75	(4) #2 & (1) #8 G	1-1/2"
54	(3) #1 & (1) #6 G	1-1/2"	#1	130	75°	COMP.	76	(4) #1 & (1) #6 G	2"
55	(3) #1/0 & (1) #6 G	1-1/2"	#1/0	150	75°	COMP.	77	(4) #1/0 & (1) #6 G	2"
56	(3) #2/0 & (1) #6 G	2"	#2/0	175	75°	COMP.	78	(4) #2/0 & (1) #6 G	2"
57	(3) #3/0 & (1) #6 G	2"	#3/0	200	75°	COMP.	79	(4) #3/0 & (1) #6 G	2-1/2"
58	(3) #4/0 & (1) #4 G	2"	#4/0	230	75°	COMP.	80	(4) #4/0 & (1) #4 G	2-1/2"
59	(3) #250MCM & (1) #4 G	2-1/2"	#250MCM	255	75°	COMP.	81	(4) #250MCM & (1) #4 G	3"
60	(3) #300MCM & (1) #4 G	2-1/2"	#300MCM	285	75°	COMP.	82	(4) #300MCM & (1) #4 G	3"
61	(3) #350MCM & (1) #3 G	3"	#350MCM	310	75°	COMP.	83	(4) #350MCM & (1) #3 G	3"
62	(3) #400MCM & (1) #3 G	3"	#400MCM	335	75°	COMP.	84	(4) #400MCM & (1) #3 G	3"
63	(3) #500MCM & (1) #3 G	3"	#500MCM	380	75°	COMP.	85	(4) #500MCM & (1) #3 G	4"
64	(3) #600MCM & (1) #2 G	4"	#600MCM	120	75°	COMP.	86	(4) #600MCM & (1) #2 G	4"
65	(3) #700MCM & (1) #2 G	4"	#700MCM	480	75°	COMP.	87	(4) #700MCM & (1) #2 G	4"
66	(3) #750MCM & (1) #2 G	4"	#750MCM	475	75°	COMP.	88	(4) #750MCM & (1) #2 G	4"
EF	EXISTING FEEDER WIRE AND CONDUIT TO REMAIN								

FEEDER SCHEDULE NOTES:

1. WHERE PARALLEL FEEDERS ARE USED, RESIZE GROUND WIRE PER NEC TABLE 250.122
2. RESIZE MOTOR CIRCUIT GROUND WIRES PER OVERCURRENT DEVICE AS SCHEDULED IN NEC TABLE 250.122
3. PROVIDE COMPRESSION LUGS ON LOADS ABOVE 100 AMPS

○ — INDICATES NUMBER OF PARALLEL SETS
G=* — INDICATES SIZE AND QUANTITY OF GROUNDING CONDUCTOR(S)
N=* — INDICATES SIZE AND QUANTITY OF GROUNDED CONDUCTOR(S)



01 SINGLE LINE DIAGRAM
SCALE: NONE

TROPHY DALLAS

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ISSUE:

REVISIONS:

⚠ CITY COMMENTS 05/06/2025

Date 02/19/2025

SCHEDULES AND DETAILS - ELECTRICAL

E5.01

NOVA ENGINEERING
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4819 STATE HIGHWAY 121, SUITE 12, THE COLONY, TX 75056
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PANEL [C] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
(-K) REACH-IN FREEZER	1	20	0	0	0	0	1152	0	0	1 A 2	0	0	1600	0	0	0	0	1	20	EXPOS
(-) SHUNT TRIP			0	0	0	0	0	0	0	3 B 4	0	0	1600	0	0	0	0	1	20	EXPOS
(-K) RANGE	1	30	0	0	0	0	150	0	0	5 A 6	0	0	1600	0	0	0	0	1	20	EXPOS
(-) SHUNT TRIP			0	0	0	0	0	0	0	7 B 8	0	0	1600	0	0	0	0	1	20	EXPOS
(-) DISHWASHER	2	40	0	0	0	0	0	0	0	9 A 10	0	0	1600	0	0	0	0	1	20	EXPOS
(-) OFCI			0	0	0	0	0	0	0	11 B 12	0	0	720	0	0	0	0	1	20	BAR FROSTER/CHILLER
(-) ICE MAKER	2	20	0	0	0	0	0	0	0	13 A 14	0	0	720	0	0	0	0	1	20	BAR FROSTER/CHILLER
(-)			0	0	0	0	0	0	0	15 B 16	0	0	540	0	0	0	0	1	20	BS-COOLER
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	17 A 18	0	0	540	0	0	0	0	1	20	BS-COOLER
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	19 B 20	0	0	0	0	0	0	0			
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	21 A 22	0	0	0	0	0	0	0			
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	23 B 24	0	0	540	0	0	0	0	1	20	SANDWICH TOP REFRIGERATOR
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	25 A 26	0	0	720	0	0	0	0	1	20	KA-SANDWICH/SALAD PREP
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0			
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	29 A 30	0	0	0	0	0	0	0			
TOTALS			0	2200	0	0	1152	0	0		0	0	12960	0	0	0	0			TOTALS

LOAD SUMMARY	CON KVA	CON AMP	C DIST	DIV. FAC	DER KVA	DER AMP	D W/F
1. LIGHTING	0.0	0.0	0.0	1.25	0.0	0.0	0.0
2. RECEPTACLES	2.2	9.2	2.2	1.00	2.2	9.2	2.2
3. MOTORS	0.0	0.0	0.0	1.00	0.0	0.0	0.0
4. ELECTRIC HEAT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
5. KITCHEN EQUIPMENT	14.2	59.3	14.2	0.65	9.2	38.3	9.2
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL:	16	68	16		11	47	11

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING (SCCR) (AIC).
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM TROPHY DALLAS, TX.

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN 10%

JOB # 25024

SUMMARY	
Ø VOLTAGE	240
W/ NAUG	NUO
AMPS	100
# OF POLES	30
MOUNT	SURFACE
BY	--
TIME	9:40:38 PM
DATE	3/11/2025
AREA (SF)	1000

KITCHEN EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	QTY.	CIRCUIT NO.	LOAD (VA)	VOLTAGE/PH.	WIRE	CONDUIT	TERMINATION	HEIGHT
E3	POS/DATA	3	C-2,4,6,8,10	1600	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	18" AFF
B4	FROSTER/CHILLER	2	C-12,14	720	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	2" AFF
B5	COOLER, BOTTLE	2	C-16,18	540	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	2" AFF
B6	WAREWASHER, UNDERCOUNTER	1	C-20,22	1600	208V/1Ø	(2)#4 & #10G.	3/4"	J-BOX	2" AFF
B9	BACK BAR COOLER	-	-	540	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K1	FREEZER, REACH-IN	1	C-1,3,5,7,9,11	1152	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K4	RANGE	1	C-5/7(ST)	150	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K5	REFRIGERATOR, WORKTOP	1	C-24	600	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K6	REFRIGERATOR, SANDWICH/SALAD PREP	1	C-26	720	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K13	ICE MAKER W/O BIN	1	C-13,15	1200	208V/1Ø	(2)#12 & #12G.	3/4"	J-BOX	-

NOTE:
ELECTRICAL CONTRACTOR SHALL COORDINATE LAYOUT AND ELECTRICAL REQUIREMENTS WITH FOOD SERVICE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LIGHTING CONTROLS SCHEDULE

ZONE	LOCATION	TYPE	QTY	CTRLS	CIRCUIT	LOAD (VA)
a	CORRIDOR	FL1	1	SWITCH	B-31	58
b	DJ BOOTH	A2.1	2	DIMMER	B-31	28
c	SERV. STATION	A1.2	4	OCC SENSOR	B-31	32
d	SEATING	A2.1	10	DIMMER	B-31	130
e	MAIN SEATING	A2.2	10	DIMMER	B-31	130
f	OFFICE	FL1	1	OCC SENSOR	B-31	58
g	BAR	A1.1	10	DIMMER	B-31	130
NOTES: 1. LIGHTING AND CONTROLS SUPPLIERS TO COORDINATE LED DRIVERS WITH DIMMERS TO ENSURE COMPATIBILITY AND FUNCTIONALITY. 2. SWITCH AND DIMMER LOCATIONS ARE SUGGESTION ONLY. COORDINATE EXACT LOCATION IN FIELD WITH OWNER/ARCHITECT.					TOTALS	544

TROPHY DALLAS

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JOEL A. CARON 92730 LICENSED PROFESSIONAL ENGINEER 03/11/25

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ISSUE:

REVISIONS:

1 CITY COMMENTS	03/06/2025
2 CITY COMMENTS	03/11/2025

Date 02/19/2025

SCHEDULES AND DETAILS - ELECTRICAL

E5.02

INOVA ENGINEERING
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TROPHY DALLAS

2711 ELM ST, DALLAS, TX 75226

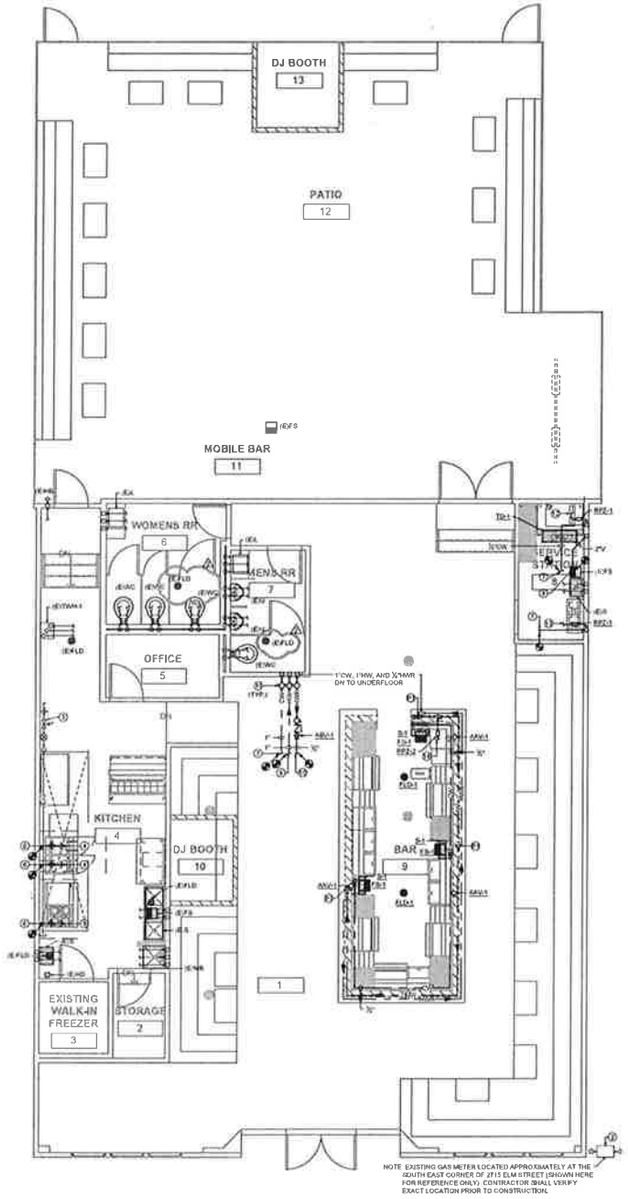
ADDED GAS EQUIPMENT:

EQUIPMENT	GAS (CFH)
FRYER	140
FRYER	140
RANGE	204
TOTAL	484

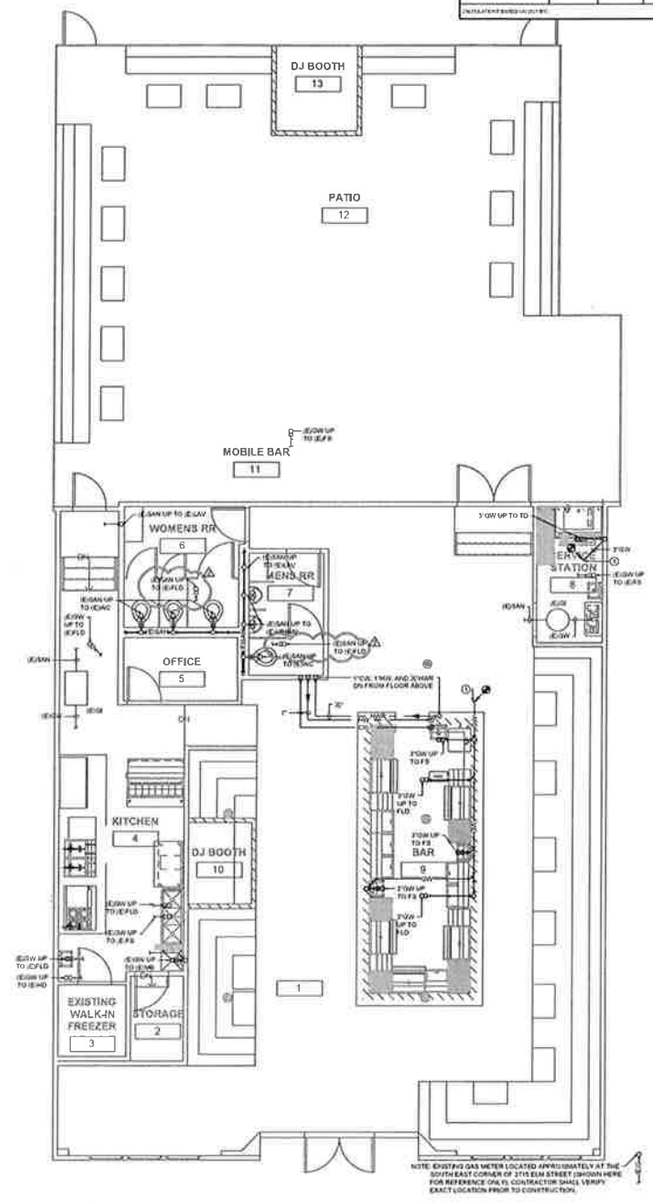
GREASE INTERCEPTOR SIZING

FIXTURE	QUANTITY	DRAINAGE FIXTURE UNITS	TOTAL GPM	RETENTION TIME (MINUTES)	GREASE INTERCEPTOR
FLOOR DRAIN	1	1			
FLOOR DRAIN	1	1			
FLOOR DRAIN	1	1			
		30	[illegible]	[illegible]	[illegible]

CALCULATION BASED ON 2021 IPC



02 FLOOR PLAN - PLUMBING
SCALE: 3/16" = 1'-0"



01 UNDERFLOOR PLAN - PLUMBING
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL AND KITCHEN PLANS FOR DIMENSIONAL LOCATION OF NEW FLOOR DRAINS.
2. REFERENCE ARCHITECTURAL AND KITCHEN PLANS FOR ALL EQUIPMENT DETAILS.
3. ALL NEW SANITARY AND GREASE WASTE SHALL BE A ¼" PER FOOT SLOPE.
4. CONTRACTOR SHALL PROVIDE ISOLATION SHUT-OFF VALVES ON THE INCOMING WATER LINES FOR EVERY PLUMBING FIXTURE.

KEYED NOTES BY SYMBOL:

1. CONNECT TO NEAREST EXISTING ADEQUATELY SIZED GREASE WASTE MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, CONDITION, SIZE AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
2. COORDINATE ADDED GAS DEMAND OF 484 CFH AT 2 PSI WITH UTILITY COMPANY AND OWNER. EXISTING METER SHALL BE SIZED FOR THE TOTAL CFH DEMAND AS WELL AS A DELIVERY PRESSURE OF 2 PSI. PAINT ALL EXPOSED GAS PIPING. APPROXIMATE LENGTH FROM LAST EQUIPMENT CONNECTION TO METER IS 150'-0". PIPING DOWNSTREAM OF THE METER HAS BEEN SIZED FOR 2 PSI. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AVAILABLE PRESSURE FROM THE UTILITY COMPANY PRIOR TO PURCHASING AND INSTALLING GAS PIPING. ANY DISCREPANCIES IN AVAILABLE PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEERS. LOWER PRESSURES WILL RESULT IN HAVING TO INCREASE PIPE SIZES.
3. 1"GW 3/4"G TO OWNER FURNISHED EQUIPMENT. PROVIDE MECHANICAL GAS VALVE EXPOSED TO VIEW IN DROP. MECHANICAL GAS VALVE INTERLOCKED TO HOOD FIRE SUPPRESSION SYSTEM TO INTERRUPT FLOW OF FUEL IN THE EVENT OF AN ALARM. RUN 2"G HEADER BEHIND EQUIPMENT LOW AND PROVIDE FULL SIZE CONNECTIONS TO EACH PIECE OF EQUIPMENT (COORDINATE REQUIREMENTS WITH OWNER). PAINT ALL EXPOSED PIPING. CONTRACTOR SHALL VERIFY IF PRESENT ON EXISTING GAS LINE
4. 3/4"G TO FRYER
5. 1"G TO RANGE
6. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING GAS MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
7. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING COLD WATER MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
8. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING VENT MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, CONDITION, AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
9. CONNECT TO MAIN HW LOOP SUPPLY. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
10. CONNECT NEW HWR LINE TO MAIN HW LOOP AFTER MIX. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
11. WATER SHUT OFF VALVE.
12. 1/2"CW TO ICE MAKER THRU WATER FILTER
13. 1/2"CW TO BAG-IN-BOX
14. 3/4"HW TO WAREWASHER

NOVA ENGINEERING
M&E CONSULTANTS | TEXAS REG #F-9313 | 2916 N
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972.313.7205 | WWW.NOVAENGINEERING.NET

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:

REVISIONS:

1 CITY COMMENTS	02/19/2025

Date 02/19/2025

FLOOR PLAN - PLUMBING

P2.01

EXISTING TANKLESS GAS WATER HEATER SCHEDULE

MARK	LOCATION	GAS INPUT (MBH)	VOLT/PH	TEMP. RISE IN °F		MANUFACTURER	MODEL NO.	REMARKS
				5.6 GPM	11.2 GPM			
(E)WH-1	PLAN NORTH/BH KITCHEN	—	(E)V/1φ	—	—	NAVIEN	NPE-240A (NG)	1, 2, 3

NOTE: SEE MECHANICAL PLANS FOR COMBUSTION AIR EXCTAVAIR TO WATER HEATER ROOM.
1. SET DEFAULT TEMPERATURE AT 120 F.
2. ASME CONSTRUCTION W/ 5 GAL. ASME EXP. TANK AND ASME T&P RELIEF VALVE AND POWER BURNER 4" DIA. FLUE.
3. UNIT IS EXISTING

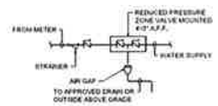
PLUMBING FIXTURE SCHEDULE

FIXTURE	SPECIFICATION	CW	HW	SAN	VENT	ELEC
AAV-1	STUDOR AIR ADMITTANCE VALVE MODEL MAXI-VENT	–	–	–	2"	–
ARV-1	AUTO BALANCING VALVE: EMCUITSOLVER MCS-SH-110, SELF ACTING THERMOSTATIC RECIRCULATION VALVE TO CONTROL THE FLOW OF THE RETURN.	–	½"	–	–	–
FD-1	ZURN MODEL FD-2100-NH3 FLOOR DRAIN, NICKEL FRAME AND GRATE.	–	–	3"	2"	–
FS-1	ZURN FD2375-NH3 12"X12" A.R.C. FLOOR SINK, 4 INCH SUMP DEPTH WITH 1/2 INCH GRATE AND 3 INCH PIPE CONNECTION, CAST IRON BODY, ACID-RESISTANT COATING AND PVC ANTI-SPLASH DOME STRAINER.	–	–	3"	2"	–
RPZ-1	WATTS MODEL LF009 ½" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	½"	–	–	–	–
RPZ-2	WATTS MODEL LF009 ½" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	–	½"	–	–	–
S-1	PROVIDE HAND SINK, REFER TO RESTAURANT SERVICES QUOTE FOR SPECIFICATIONS.	½"	½"	2"	2"	–
TMV-1	WATTS MODEL LF110-0-MG THERMOSTATIC MIXING VALVE BRASS BODY. TEMPERATURE SHALL BE SET TO 110°F. ALL HAND SINKS AND LAVATORIES SHALL BE PROVIDED WITH A TMV-1	½"	½"	–	–	–

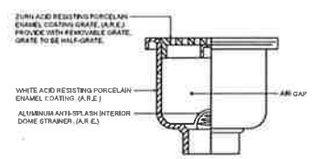
ALL FIXTURES REQUIRING "P" TRAPS, TUBING/WASTE TO WALL, AND TAILPIECES SHALL BE 17 GAUGE CHROME PLATED, MOGUIRE OR EQUAL, MOUNTING TO COMPLY WITH ADA & AND 2018 CPC. LOCATE FLUSH VALVE ON WIDE SIDE OF STALL.

NOTE: ABOVE SIZES ARE MINIMUM UNLESS OTHERWISE NOTED ON DWG.

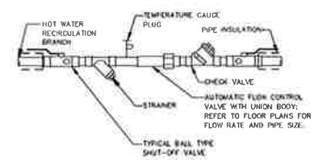
GENERAL NOTES:
1. PITCH ALL DRAINAGE PIPING AT ¼" FOOT MINIMUM UNLESS OTHERWISE NOTED.
2. ALL UNDERGROUND DRAINAGE PIPING SHALL BE MINIMUM OF 2" IN SIZE & ⅛" PER FT. SLOPE.
3. PROVIDE TRAP PRIMER UNITS FOR ALL FLOOR DRAINS WITHOUT INDIRECT WASTE PIPING.



05 REDUCED PRESSURE ZONE VALVE DETAIL
SCALE: NOT TO SCALE

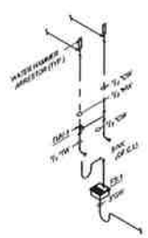


04 FLOOR SINK DETAIL
SCALE: NOT TO SCALE

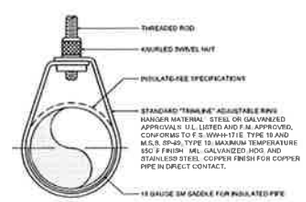


REFER TO SPECIFICATIONS, SCHEDULES, AND NOTES FOR MORE INFORMATION. MAKE CONNECTIONS AND PROVIDE INSTALLATION PER MANUFACTURE'S RECOMMENDATIONS. ARRANGEMENT SHOWN IS SCHEMATIC. PROVIDE REDUCERS AND ADAPTERS AS REQUIRED.

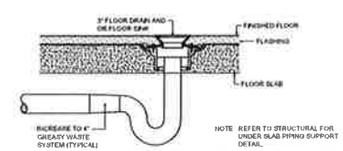
02 AUTOMATIC BALACING VALVE ASSEMBLY
SCALE: NOT TO SCALE



P1 TYPICAL KITCHEN/BAR HAND SINK PLUMBING RISER DIAGRAM
SCALE: NO SCALE



03 TYPICAL PIPE HANGER DETAIL
SCALE: NOT TO SCALE



KITCHEN (COMBINATION WASTE AND VENT)
01 FLOOR DRAIN/FLOOR SINK DETAIL
SCALE: NOT TO SCALE

INOVA ENGINEERING
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972.573.1300 | WWW.INOVA-ENGINEERING.NET

TROPHY DALLAS

2711 ELM ST, DALLAS, TX 75226

STATE OF TEXAS
JOEL A. GARCIA
92730
LICENSED
PROFESSIONAL ENGINEER
02/19/25

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75 DEGREE DESIGN STUDIO

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ISSUE:

REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - PLUMBING

P5.01

Explanation of Appeal

Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items.

Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.

CITY OF DALLAS

July 2, 2026

Trophy Lounge Texas, LLC
c/o Joshua J. Reagan & Joseph Ybanez
2711 Elm Street
Dallas, TX 75226

CERTIFIED MAIL NO. 7017 1450 0000 5000 7988

RE: Revocation of Certificate of Occupancy No. 2502211021_198585071-003 for a Restaurant without Drive-In Service use located at 2711 Elm Street, Dallas, Texas ("the Property")

Dear Mr. Reagan & Mr. Ybanez:

The City of Dallas has completed a review of the Certificate of Occupancy issued for the property located at 2711 Elm Street. As part of that review, the City evaluated the certificate of occupancy application, approved plans, inspection history, and other information obtained during the administration and enforcement of the Dallas City Code.

Based upon that review, the City has determined that revocation of Certificate of Occupancy No. 2502211021 is warranted pursuant to Sections 52-306.13(1), (2), and (3) of the Dallas City Code.

Certificate Issued in Error
Section 52-306.13(1) authorizes the Building Official to revoke a certificate of occupancy that was issued in error.

The approved certificate of occupancy authorizes the premises to operate as a restaurant. During the permit review process, the proposed use was represented as a restaurant without drive-in service. However, information subsequently obtained through inspections and other City records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy.

Based on the totality of the information reviewed, the City has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment. Accordingly, the certificate of occupancy was issued in error.

Certificate Issued on the Basis of Materially Incomplete Information
Section 52-306.13(2) authorizes revocation when a certificate of occupancy was issued on the basis of false, incomplete, or incorrect information.

Although the application identified the proposed use as a restaurant, it did not disclose operational characteristics material to the City's land use determination. Those characteristics included, among other things, the significant emphasis on alcohol service, live entertainment, DJs, bottle service, gaming activities, substantial standing-room areas, and other operational features associated with the business.

CITY OF DALLAS

If you wish to appeal the Building Official's determination that the Certificate of Occupancy was issued in error or that the current occupancy is inconsistent with the approved Certificate of Occupancy and applicable building regulations, you must file an appeal with the Building Inspection Advisory, Examining and Appeals Board not later than 15 days after the date of this letter in accordance with Dallas City Code Chapter 52, Sections 208.1 and 306.15.

If you have questions regarding this determination, please contact me at (214) 948-4029.

Sincerely,

M. Samuell Eskander, PE, CBO, CFM, LEED AP BD+C
Deputy Director / Chief Building Official

cc: Robin Bentley, Assistant City Manager
Bertram Vandenberg, City Attorney (I)
Emily Liu, FAICP, Director, Planning and Development
Megan Wimer, AICP, CBO, Assistant Director, Planning and Development
Dominique Artis, Chief of Public Safety
Daniel Comeaux, Police Chief
Justin Ball, Fire Chief
Christopher Christian, Director, Code Compliance

City of Dallas

CERTIFICATE OF OCCUPANCY

Issued: 01/02/2026

Address:	2711 ELM ST
Owner:	TROPHY LOUNGE TEXAS LLC 2711 ELM ST DALLAS, TX 75226
DBA:	TROPHY
Land Use:	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-TRHOUGH SERVICE
Occupied Portion	4732 Sq. Ft.
C.O.#:	2502211021_198585071-003

Lot/Block:	BLK C/483 PT LT 40 & LT 41			Zoning:	PD-269	PDD:	269	SUP:	
Historic Dist:		Consv Dist:	Deep	Pro Park:	0	Req Park:	0	Dwlg Units:	0
Stories:	1	Occ Code:	A2	Lot Area:		Total Area:	4732	Type Const:	IIB
Sprinkler:	Yes	Occ Load:	398	Alcohol:	Yes	Dance Floor:	No		

SUBJECT TO INSPECTOR APPROVAL. TABC MBLH 6.26.25 TOTAL OCCUPANT LOAD:398 INTERIOR:225 PATIO:173

Sam Eskander, PE, CFM, LEED AP BD+C

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

mplaint about the sale or service
his establishment, contact the
ommission

City of Dallas

September 3, 2026

Via Email to BDA Secretary
Board of Adjustment, Panel C
320 E. Jefferson Blvd., Rm. 210
Dallas, Texas 75203

Re: BOA-26-000060 – 2711 Elm St.; Building Official's Brief in Response to Appeal of the Building Official's Revocation of Certificate of Occupancy (No. 2502211021_198585071-003).
Hearing Date: September 14, 2026

Dear Board Members:

This letter and the attached materials are the Building Official's written response to the above-listed Board of Adjustment appeal. This appeal pertains to the revocation of certificate of occupancy, No. 2502211021_198585071-003 (the "CO"), for a restaurant without drive-in service use located at 2711 Elm Street, Dallas, Texas 75226 (the "Property").

1. Background Facts

On February 21, 2025, Trophy Lounge Texas, LLC (the "Appellant") submitted to the Building Official an application for a certificate of occupancy for a Restaurant without Drive-In service use at the Property. (Exhibit 1) The application included a building project to remodel the existing building on the Property to ultimately operate a restaurant without drive-in or drive-through service—a land use the Dallas City Code defines as "an establishment principally for the sale and consumption of food on the premises."[1] The application specified that the restaurant "Trophy" would serve alcohol, subject to issuance of a Texas Alcohol and Beverage Commission (TABC) permit; but would not have a dance floor, which would require additional approvals. the Building Official issued the CO on January 2, 2026. (Exhibit 2)

Shortly after the issuance of the CO, Dallas Code Compliance's Nighttime Entertainment Team ("Code Compliance") began inspections of the Property. Between December 31, 2025, and June 11, 2026, Code Compliance inspected the Property at least twelve (12) times, each time observing Appellant operating Trophy outside the scope of its approved restaurant use. Instead of food service and consumption, Code Compliance observed the primary operation of Trophy to be

[1] Dallas City Code Section 51A-4.210(b)(24).

more like bar/lounge/tavern and commercial amusement inside uses—the restaurant use appeared secondary.

Code Compliance photographs from these inspections depict:

- patron's playing at beer pong tables in the main structure and the back patio; (Exhibit 3).
- bottle service offered in VIP booths that required the purchase of a bottle of liquor and personalized attention from the waitresses; liquor served with ice buckets and large signs often customized with personal sayings, and sparklers/lights paraded through Trophy before being delivered to the patrons' section. (Exhibit 4).
- the use of neon strobe and stage lights (instead of its overhead lights), lasers, and smoke machines; two DJs, one inside and one on the back patio, playing loud music to large crowds that were gathering in groups, drinking what appeared to be alcoholic beverages; (Exhibit 5).
- gaming machines; (Exhibit 6).
- a large crowd outside, entrance lines, including a VIP line, and a metal detector that patrons were required to walk through to enter; (Exhibit 7).
- a largely non-operational kitchen;
- minimal food consumption aside from a few take-out containers; and
- a disproportionate number of patrons eating compared to the number of alcoholic beverages observed.
- Minimal fixed seating, with seating consisting primarily of lounge-style couches with small, low coffee tables or bar stools surrounding the bar.

Based on these observations, Code Compliance issued two (2) notices of violation and eight (8) citations between January 9, 2026 to June 11, 2026. All notices of violation and citations were issued to representatives of Appellant for generally not operating principally as a restaurant, in violation of the CO. (Exhibits 8.)

In addition to conducting physical inspections of the Property, Code Compliance also reviewed social media posts associated with Trophy, including TikTok and Instagram videos that referred to Trophy as a "club" and a "bar," called it "packed", showing a possible fight outside of the Property, and depicted DJs surrounded by large, standing crowds. (Exhibit 9.)

On July 2, 2026, based on the foregoing, as well as a review of the Appellant's application and submitted plans, the Building Official revoked the CO pursuant to Section 52-306.13 of the Administrative Procedures for the Construction Codes.[2] The Building Official specifically found that (1) the CO was issued in error, (2) the CO was issued on the basis of materially incomplete information, and (3) the operation of the Property was in violation of applicable law. (Exhibit 10.)

On July 14, 2026, Appellant appealed the Building Official's decision to the Board of Adjustment. Appellant claims that (1) the "restaurant" is the accurate description of the use of the

[2] Section 306.13 of the Administrative Procedures for the Construction Codes, entitled "Revocation of certificate of occupancy," enumerates seven (7) reasons why the building official *shall* revoke a certificate of occupancy.

Property, (2) the certificate of occupancy application and supporting materials accurately and adequately disclosed the intended use of the Property, and (3) there is no record supporting the contention that the Property is operating in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact. Appellant claims it "has the correct certificate of occupancy [and] has not acted outside the scope of the certificate of occupancy." (Exhibit 11.)

2. Argument and Authorities

The Building Official did not err in revoking Appellant's CO. As described more fully below, Section 52-306.13 of the Administrative Procedures for the Construction Codes requires the Building Official to revoke a certificate of occupancy and provides seven enumerated grounds for revocation. Here, the Building Official found three of those grounds existed.

A. The Building Official considers multiple factors when determining whether to revoke a certificate of occupancy.[3]

Pursuant to Section 52-306.11 of the Administrative Procedures for the Construction Codes, "the issuance of a certificate of occupancy does not grant any vested right or give authority to violate any provision of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations." After a certificate of occupancy is issued, the Building Official is authorized to review the certificate of occupancy to correct errors and/or prevent a use or occupancy that violates the law.[4]

If the Building Official finds error or other issues related to the certificate of occupancy, "the building official *shall* revoke a certificate of occupancy if the building official determines that" one or more of seven enumerated grounds is met.[5]

In determining whether to revoke a certificate of occupancy, the Building Official does not rely on one single factor. Rather, the Building Official uses a multi-factor analysis that considers the evidence in its totality. Specific to the review of a certificate of occupancy for a restaurant, the Building Official relies on a series of factors detailed in his Development Code Interpretation of May 19, 2026, including:

- the stated land use purpose in an application;
- whether food service remains the principal operational focus and revenue source of the establishment or if it is merely incidental to alcohol services;
- whether the kitchen is permanent, functional, and sized for proposed operations;
- whether the kitchen remains active and food is regularly prepared and served during peak operating hours;
- whether the seating and floor-plan layout are designed primarily for dining or if it seems the space is used for entertainment purposes;
- the ratio of seated dining patrons versus standing or non-dining patrons;

[3] Please see **Appendix A** for the text of relevant ordinances the Building Official relied upon in making this determination.
[4] Administrative Procedures for the Construction Codes § 52-306.11.
[5] Administrative Procedures for the Construction Codes § 52-306.13.

- the presence of dance floors, DJ booths, stages, entertainment lighting, amplified sound systems, or controlled entry points, that charge covers, or other admission fees;
- whether VIP sections, or similar nightlife-oriented operational features are present;
- the floor allocation between the dining, bar, and entertainment areas;
- where the staff are located including service staff versus security personnel;
- documented operational observations made during inspections;
- establishment names; marketing material, social media promotion, advertising, and event promotion materials; and
- whether customer activity and operational characteristics are primarily consistent with dining activities or entertainment-oriented operations.

(Exhibit 12.)

Following this procedure, the Building Official in this case determined that revocation of the CO was proper.

B. Evidence supporting the revocation.

1. Applicant omitted material information from its CO application.

The CO was issued in error, based on materially incomplete information in which the Applicant failed to disclose that the intended use would focus more on entertainment, alcohol service, and dancing with food service and consumption as a secondary or incidental use. *See* Admin. Proc. for Constr. Code § 52-306.13(1-3). This incomplete information compromised the plan-review process for Trophy and ultimately impeded the city's ability to ensure the safe operation of Trophy as an entertainment-focused venue that may also serve food.

While Appellant's certificate of occupancy application listed the intended use as a "restaurant without drive-in service," the submitted floor plans showed a large bar, a games area, two DJ booths, and a substantial open standing area with an occupant load of 100 persons, compared to the 97 persons in the seated areas (Exhibits 1). Generally, floor plans such as these indicate a primary operational focus on entertainment, rather than food service and consumption.

Had Appellant provided complete and thorough information about the intended use of the Property in its certificate of occupancy application, the Building Official's plan review and approval process would have been different. Different building and fire codes apply to different land uses. The operational differences between intended uses require different preventative safety measures. A restaurant use may involve different building and fire code standards than a bar/lounge/tavern use such as the plumbing requirements for the differing number of required restrooms; different occupancy loads based on the number of seated to standing individuals; emergency exits, lighting, and panic hardware to accommodate large crowds; and fire sprinkler system requirements. Additionally, heightened permitting requirements may also apply to different land uses depending on the zoning district. A restaurant use may be permitted by right, while a bar/lounge/tavern or commercial amusement inside may require a specific use permit, or even a zoning change.

The building and fire code standards and heightened permitted standards for specific land uses are intended to protect, prevent, and/or mitigate the risk of danger and adverse health impact to all occupants of a property. Operating outside of the scope of the approved land use classification undermines the operational assumptions upon which the applicable code requirements were evaluated and approved. While the potential risks of exceeding the limitations of the approved plans may be speculative, Code Compliance's subsequent inspections and investigation of Trophy demonstrate that those risks were and are real.

Here, the Building Official's post-issuance review of Code Compliance's inspection photographs (Exhibit 3-7), notices of violation, and citations (Exhibit 8), as well as social media representations of operations at Trophy (Exhibit 10 and 13) revealed that Trophy's actual use on the Property was not a restaurant use.

2. Applicant marketed itself as, and operated as, a lounge or club – not a restaurant.

The social media relating to the Property show bottle service being offered, VIP sections, guest DJ's, nightlife events, packed standing crowds with entertainment lighting and events such as "Tequila Tuesdays". (Exhibit 13). On Instagram, Applicant identifies itself as "@Trophy.bar"[6] reinforcing that the Property's intended and promoted use is that of a bar or nightclub. (Exhibit 10).

Based on the totality of the information reviewed, the Building Official determined that the approved land use was materially different than the intended or actual land use. As such, the issuance of the CO for a restaurant use was made in error as another land use, like bar/lounge/tavern, commercial amusement inside, and/or dance hall was more appropriate. Appellant's subsequent operation of the Property outside the scope of the CO compromised the safety of its occupants. Because Section 53-306.13 requires the Building Official to revoke a certificate of occupancy that is issued in error, based on incomplete information, or being operated in a manner that violates the law and is a substantial danger or adverse health impact to any person or property, the Building Official did not err in revoking Appellant's CO with an inaccurate land use.

C. The Building Official had no obligation to review Appellant's alcohol-to-food-sales ratios before revoking the CO and Code Compliance's post-appeal enforcement actions at the Property do not violate the stay under Section 52-306.16 of the Administrative Procedures for the Construction Codes.

Appellant incorrectly suggests that the Building Official should have (1) requested Appellant's records to determine whether its alcohol sales amounted to 75 percent or more of its gross revenue and (2) issued a written determination that the appeal should stay enforcement of Dallas City Codes on the Property during the pendency of the appeal. (Exhibit 11). The Building Official had no such obligations.

[6] Trophy has since changed its Instagram handle, but at the time of the revocation was operating under "@Trophy.bar"

First, while not cited, Appellant's reference to alcohol to food sale ratios likely incorrectly applies the definition of the bar/lounge/tavern use, which states that a bar/lounge/tavern is "an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption."[7]

As discussed above, the Building Official's revocation of the CO was not based on a single factor, but a totality of evidence and factors—including application documents, approved plans, Code Compliance records, and social media representations. The inquiry was not whether Trophy operates in strict adherence to the Dallas City Code definition of restaurant or bar/lounge/tavern. Rather, the Building Official's inquiry was whether food sales for on-premise consumption was the *principal* operation at Trophy, as permitted by the CO. While alcohol sales revenue is a factor to consider in that inquiry, it is not the only factor. For example, the Building Official's Development Code Interpretation – related to the restaurant use classification – lists kitchen size and functionality, the allocation of seating and floor plans to entertainment spaces, cover charges, staffing allocations, marketing materials, and customer activity as factors to consider in addition to the principal source of revenue, among others. (Exhibit 12.) That is, a multi-factor analysis of Appellant's operations at Trophy that does not include principal source of revenue is still proper.

Second, Appellant's reference to a stay of enforcement pending appeal likely applies to Section 305.16 of the Administrative Procedures for the Construction Codes, which states in part that "an appeal of an action taken or determination made by the building official under this section stays all proceedings in furtherance of the action taken or determination made that is appealed unless the building official certifies in writing to the appropriate board facts supporting the building official's opinion that a stay would cause imminent peril to life or property."[8] This provision protects an appellant from the enforcement of the action being appealed (the Board of Adjustment could conclude the action was in error). However, this provision does not stay *all* enforcement of Dallas City Code violations. Such a wide-reaching stay of enforcement would hinder Code Compliance from enforcing violations of ordinances aimed at the promotion of the health, safety, and welfare of the residents of Dallas. Preventing enforcement of ordinances unrelated to the action being appealed would effectively, and perversely, allow an appellant to violate these ordinances and operate "above the law" during the pendency of the appeal.

Here, the appealed action is the revocation of the CO. The appeal of that action then stayed enforcement of operating without a certificate of occupancy. However, the appeal did not stay the enforcement of ordinances related to, for example, overcrowding, minimum property standards, or operating outside of the scope of the CO. Since the Building Official revoked the CO on July 2, 2026 and the appeal was filed on July 14, 2026, Code Compliance has issued two (2) citations to Appellant for operating outside the scope of the CO pursuant to Section 51A-1.104 of the Dallas

[7] Dallas City Code § 51A-4.210(4)(A)(i).
[8] Administrative Procedures for the Construction Codes § 52-306.16.

City Code.[9] (Exhibit 14). Because the citations were not issued for operating without a CO, the stay pending appeal provision does not apply.

As such, Appellant's note that the Building Official somehow violated these two provisions of the Dallas City Code are without merit. Further, any argument regarding violation of the stay would be properly heard by the municipal court.

3. Conclusion

When considered together, the application materials, submitted plans, Code Compliance inspections, and other information obtained by the Building Official establish that (1) the CO was issued in error based on (2) materially incomplete information provided by Appellant during the certificate of occupancy application process, which (3) resulted in an incorrect land use determination that differed from the intended and actual land use Appellant operated on the Property.

Appellant applied for a certificate of occupancy for restaurant use. Dallas City Code defines the restaurant use as an establishment *principally* for the sale and consumption of food on the premises. However, after the CO was issued, the Building Official's review of the application materials, submitted plans, Code Compliance inspection and investigation records, and social media representations of Trophy led him to determine that the sale and consumption of food were secondary to entertainment, dancing, and alcohol service. Upon making this determination, the Building Official was required to act in accordance with Section 52-306.13 of the Administrative Procedures for the Construction Codes by revoking the CO.

As such, the Building Official did not err in revoking Appellant's CO.

4. Relief Requested

The Building Official respectfully requests the Board of Adjustment affirm, in whole, his decision to revoke Appellant's CO.[10] The Building Official did not err in revoking the CO. And Appellant cannot meet its burden of proof to establish the necessary facts to warrant the Board reversing the revocation.[11]

Respectfully submitted,

Valerie Sanchez
Emily K. Worland
Assistant City Attorneys

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[9] Two citations were issued before the appeal was filed, in which Trophy was cited for operating without a certificate of occupancy; trials for these citations have been halted until the determination of this board is made.
[10] "The board shall have the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official." Dallas City Code § 51A-4.703(d)(3).
[11] "The applicant has the burden of proof to establish the necessary facts to warrant favorable action of the board." Dallas City Code § 51A-4.703(d)(1).

EXHIBIT INDEX

- **Ex. 1** – Application for Certificate of Occupancy and Building Plans
- **Ex. 2** – Certificate of Occupancy Issued January 2, 2026
- **Ex. 3** – Photos from Property Inspection dated January 16, 2026, and March 22, 2026
- **Ex. 4** – Photos from Property Inspection dated February 13, 2026, March 22, 2026, and June 11, 2026
- **Ex**. **5** – Photos from Property Inspection dated February 21, 2026, March 22, 2026, April 11, 2026, April 20, 2026, May 18, 2026, and June 11, 2026
- **Ex. 6** – Photos from Property Inspection dated May 15, 2026, and June 11, 2026
- **Ex.** 7 **–** Photos from Property Inspection dated February 13, 2026, May 9, 2036, May 18, 2026, and July 9, 2026
- **Ex. 8** – Notices of Violation Issued January 9, 202 and April 26, 2026, and Citations January 16, 2026, February 14, 2026, March 22, 2026, April 11, 2026, May 9, 2026, May 15, 2026, May 17, 2026, and June 11, 2026
- **Ex. 9 –** Instagram/TikTok Videos: https://bray2.sharefile.com/public/share/web-s16f6d8f8da0642f4ad7e1826138d3853
- **Ex. 10** – Building Official Letter of Revocation dated July 2, 2026
- **Ex. 11** – Trophy's Appeal
- **Ex. 12 –** Development Code Interpretation – Restaurant Use Classification
- **Ex. 13** – Instagram Post by Property
- **Ex**. **14** – Citations Issued July 25, 2026, and August 9, 2026

APPENDIX A – RELEVANT ORDINANCES

- Validity of certificate of occupancy: "The issuance of a certificate of occupancy does not grant any vested right or give authority to violate any provision of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations. Any certificate of occupancy presuming to give authority to violate any provision of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations shall be void *ab initio*. The issuance of a certificate of occupancy shall not prevent the building official from later requiring the correction of errors in any information, plans, diagrams, computations, specifications, or other data, or supporting documents, or from preventing a use or occupancy in violation of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations." **Administrative Procedures for the Construction Codes § 52-306.11**.

- Revocation of certificate of occupancy: "The building official shall revoke a certificate of occupancy if the building official determines that: (1) the certificate of occupancy is issued in error; (2) the certificate of occupancy is issued on the basis of false, incomplete, or incorrect information supplied; (3) a use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations; (4) the structure or portion of the structure is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the *Dallas Development Code*, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations; (5) a required city, county, state, or federal license, permit, or registration to operate the use or occupancy has not been issued, has been revoked, or has expired; (6) the holder of the certificate of occupancy has refused, upon request, to supply the building official with records needed to document the percentage of gross revenue on a quarterly (three-month) basis derived from the sale or service of alcoholic beverages within the required time period; or (7) the use or occupancy authorized by the certificate of occupancy has been discontinued for six months or more." **Administrative Procedures for the Construction Codes § 52-306.13**.

- Stay pending appeal: "An appeal of an action taken or determination made by the building official under this section stays all proceedings in furtherance of the action taken or determination made that is appealed unless the building official certifies in writing to the appropriate board facts supporting the building official's opinion that a stay would cause imminent peril to life or property. Then, the proceedings may be stayed only by a restraining order granted by the district court, after notice to the building official, if due cause is show." **Administrative Procedures for the Construction Codes § 52-306.16**.

- Restaurant without drive-in service: A restaurant without a drive-in or drive-through service is defined as "an establishment principally for the sale and consumption of food on the premises." **Dallas City Code § 51A-4.210(b)(24)**.

    - Development Code Interpretation – Restaurant Use Classification: On May 19, 2026, the Building Official issued a code interpretation "intended to clarify and memorialize

existing zoning and certificate of occupancy enforcement principles related to restaurant use classification and related commercial use classifications."[12] (Exhibit 12.)

- Inside Commercial Amusement: An inside commercial amusement us is defined as "a facility that offers entertainment or games of skill to the general public for a fee and that is wholly enclosed in a building, including but not limited to a bowling alley or billiard parlor." **Dallas City Code § 51A-4.208(6)**.

- Alcoholic Beverage Establishments – Bar/Lounge/Tavern: A bar/lounge/tavern use is defined as "an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption." **Dallas City Code § 51A-4.209(1)(A)(i)**.

    - Additional Provisions for a bar, lounge, or tavern and private club-bar: "(aa) Food may be prepared and served as an accessory use. (bb) Music, entertainment, or facilities for dancing may be provided under this use. (cc) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12-month period derived from the sale or service of alcoholic beverages for on-premise consumption. (dd) Unless the person owning or operating the use supplies the building official with records to prove otherwise, an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code is presumed to derive 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption." **Dallas City Code § 51A-4.209(1)(E)(i)**.

- Dance Hall: "A dance hall means a place where: (A) dancing by patrons or customers is permitted; or (B) dance or any similar live performance is presented to the public." **Dallas City Code § 14-1(2)**.

- Dance Hall License Required: "(a) A person commits an offense if he operates a dance hall without a license. (b) An application for a license must be made on a form provided by the chief of police. Only a person who is an officer of or who has ownership interest in a dance hall business may apply for a license for the dance hall. . . (d) It is a defense to prosecution under this chapter that the actor conducting a dance at: . . . (7) an establishment that: (A) has a restaurant certificate of occupancy; (B) has a valid food and beverage certificate issued by the Texas Alcoholic Beverage Commission; (C) derives 50 percent or more of its gross revenues on a quarterly basis from the sale of food and nonalcoholic beverages; and (D) does not charge an entrance or admission fee." **Dallas City Code § 14-2**.

- Illegal Land Use: "Except as provided in Section 306.1, 'Use of Occupancy,' of Chapter 52, 'Administrative Procedures for the Construction Codes,' a person shall not use or occupy or

[12] https://dallascityhall.com/departments/sustainabledevelopment/Pages/code-interpretations.aspx

change the use or occupancy of a building, a portion of a building, or land without obtaining a certificate of occupancy from the building official in compliance with Section 306, 'Certificate of Occupancy,' of Chapter 52, "Administrative Procedures for the Construction Codes,' of the Dallas City Code." **Dallas City Code § 51A-1.104**.

EXHIBIT 1

City of Dallas

Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

PROJECT

DATE: 2-20-2025
APPLICATION TYPE
REGULAR ○ EXPRESS ●

PERMIT APPLICATION

JOB NO: (OFFICE USE ONLY)
19858871-001
PERMIT NO: (OFFICE USE ONLY)
25022110016

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	USE OF PROPERTY
2711 ELM ST.		RESTUARANT WITHOUT DRIVE

APPLICANT	ADDRESS	CITY	STTE	ZIP CODE
TRACY JORDAN	8500 N STEMMONS FWY	DALLAS	TEXAS	75247

DBA (IF APPLICABLE)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
HOME 24 CONCEPTS LLC	8329527152	tjordan225@gmail.com

CONTRACTOR/INDIVIDUAL	CONTRACTOR NUMBER	PIN #	COMPANY NAME
TOMMY C CONSTRUCTION	BU115503	1111	TOMMY C CONSTRUCTION

CURRENT HOME REPAIR LICENSE ON FILE	IF YES, LIST NUMBER	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
☐YES ☐ NO		2142444823	tommycdallas@gmail.com

PROPERTY OWNER (INDIVIDUAL CONTACT)	ADDRESS	CITY	STATE	ZIP CODE
NICHOLAS YBANEZ	2711 ELM ST	DALLAS	TEXAS	75226

PROPERTY OWNER (COMPANY NAME)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
TROPHY LOUNGE TEXAS LLC	4696169248	Niko@nikoybanez.com

DESCRIPTION OF PROPOSED PROJECT			CONST AREA (sq ft)	
REMODELING EXISTING BUILDING				NEW CONST
				MFD OTHER
		75,000		REMODEL
		75,000		TOTAL AREA 3,000

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

■ BUILDING	■ PLUMBING	☐ FENCE	☐ DRIVE APPROACH	☐ BACKFLOW	☐ BARRICADE	☐ ENERGY
■ ELECTRICAL	■ FIRE SPRKLR	☐ SIGN	☐ SWIMMING POOL	☐ CUSTOMER SVC	☐ GREEN	☐ PAVING/GRADING
■ MECHANICAL	■ FIRE ALARM	☐ LANDSCAPE	☐ LAWN SPRINKLER	☐ FLAMMABLE LIQUID	☐ OTHER:	

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? ☐ YES ■ NO

Will Alcohol be sold/served? ● YES ● NO	Personal Service License Required for the Proposed Use? ☐ YES ■ NO
Will there be a dance floor? ☐ YES ■ NO	Are Potentially Hazardous Foods/Open Foods Being Sold? ● YES ● NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.

Signature	Date 2-20-2025

7/12/24

COD_000002

City of Dallas

Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

PROJECT #25022110/6

PERMIT APPLICATION

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE: 5811	TYPE OF WORK	BASE ZONING: PD	PD: 269	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY: B	OWN: 1
LOT: 40	BLOCK: C/4483	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER: ALL	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES: 1	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO		REVIEWER	DATE	APPLICATION REMARKS
PRE-SCREEN	✓	SB		
ZONING	✓			
BUILDING	✓			
ELECTRICAL	✓			
PLUMBING/MECHANICAL	✓			
GREEN BUILDING				
HEALTH	✓			
HISTORICAL/CONS DIST				
ENGINEERING				
WATER				
FIRE				
LANDSCAPING				
AVIATION				
OTHER:_____				

FEE CALCULATIONS ($)	
PERMIT FEE	$769.80
SURCHARGE	10%
PLAN REVIEW FEE	577.00
PREQUALIFICATION REVIEW FEE	500.00
EXPRESS PLAN REVIEW HOURLY FEE	
TOTAL ~~EXPRESS PLAN REVIEW FEE~~	750.00
HEALTH PERMIT APPLICATION FEE	121.00
HEALTH PLAN REVIEW FEES	800.00
OTHER FEES CS	36.00
OTHER FEES TEC	15.00
TOTAL FEES $	$2,968.80

7/12/24

COD_000003

City of Dallas

Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

DATE: 2-20-2025

APPLICATION TYPE
REGULAR ○ ●

PERMIT APPLICATION

MASTER

JOB NO: (OFFICE USE ONLY) 19858507-002
PERMIT NO: (OFFICE USE ONLY) 25028120

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	USE OF PROPERTY
2711 ELM ST.		RESTUARANT WITHOUT DRIVE

APPLICANT	ADDRESS	CITY	STTE	ZIP CODE
TRACY JORDAN	8500 N STEMMONS FWY	DALLAS	TEXAS	75247

DBA (IF APPLICABLE)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
HOME 24 CONCEPTS LLC	8329527152	tjordan225@gmail.com

CONTRACTOR/INDIVIDUAL	CONTRACTOR NUMBER	PIN #	COMPANY NAME
TOMMY C CONSTRUCTION	BU115503	1111	TOMMY C CONSTRUCTION

CURRENT HOME REPAIR LICENSE ON FILE	IF YES, LIST NUMBER	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
☐YES ☐ NO		2142444823	tommycdallas@gmail.com

PROPERTY OWNER (INDIVIDUAL CONTACT)	ADDRESS	CITY	STATE	ZIP CODE
NICHOLAS YBANEZ	2711 ELM ST	DALLAS	TEXAS	75226

PROPERTY OWNER (COMPANY NAME)	PHONE	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION)
TROPHY LOUNGE TEXAS LLC	4696169248	Niko@nikoybanez.com

DESCRIPTION OF PROPOSED PROJECT	CONST AREA (sq ft)		
REMODELING EXISTING BUILDING		NEW CONST	
		MFD OTHER	
	75,000	REMODEL	
	75,000	TOTAL AREA	3,000

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

■ BUILDING	■ PLUMBING	☐ FENCE	☐ DRIVE APPROACH	☐ BACKFLOW	☐ BARRICADE	☐ ENERGY
■ ELECTRICAL	■ FIRE SPRKLR	☐ SIGN	☐ SWIMMING POOL	☐ CUSTOMER SVC	☐ GREEN	☐ PAVING/GRADING
■ MECHANICAL	■ FIRE ALARM	☐ LANDSCAPE	☐ LAWN SPRINKLER	☐ FLAMMABLE LIQUID	☐ OTHER:	

food service establishments a grease interceptor to be installed on site. Is there a grease interceptor on site? ☐ YES ■ NO

Will Alcohol be sold/served? ■ YES ■ NO
Will there be a dance floor? ☐ YES ■ NO
Personal Service License Required for the Proposed Use? ☐ YES ■ NO
Are Potentially Hazardous Foods/Open Foods Being Sold? ■ YES ■ NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.

Signature | Date 2-20-2025

7/12/24

COD_000004

City of Dallas

Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

MASTER

PERMIT APPLICATION

250221120

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
5811		PD	269			B	1
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
40	C/4883			ALL			
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
				1			
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO		REVIEWER	DATE	APPLICATION REMARKS	FEE CALCULATIONS ($)
PRE-SCREEN	/	JS			PERMIT FEE
ZONING	/				SURCHARGE
BUILDING	/				PLAN REVIEW FEE
ELECTRICAL	/				PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL	/				EXPRESS PLAN REVIEW HOURLY FEE TOTAL
GREEN BUILDING					HEALTH PERMIT APPLICATION FEE
HEALTH	/				HEALTH PLAN REVIEW FEES
HISTORICAL/CONS DIST					OTHER FEES
ENGINEERING					OTHER FEES
WATER					TOTAL FEES $
FIRE					
LANDSCAPING					
AVIATION					
OTHER:_____					

7/12/24

COD_000005

City of Dallas

Planning and Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

DATE 2-20-25
CO NO: (OFFICE USE ONLY)
2502021021

CERTIFICATE OF OCCUPANCY
APPLICATION

NAME OF BUSINESS	STREET ADDRESS OF BUSINESS	BLDG AND SUITE NO
TROPHY	2711 ELM ST	

BUSINESS OWNER(OCCUPANT)	ADDRESS	CITY
NICHOLAS YBANEZ	2711 ELM ST	DALLAS

STATE	ZIP CODE	PHONE	EMAIL
TEXAS	75226	4696169248	Niko@nikoybanez.com

APPLICANT (IF DIFFERENT FROM BUSINESS OWNER(OCCUPANT))	ADDRESS	CITY
TRACY JORDAN	8500 N STEMMONS FWY	DALLAS

STATE	ZIP CODE	PHONE	EMAIL
TEXAS	75247	8329527152	tjordan225@gmail.com

DESCRIBE THE PROPOSED USE OF THE PROPERTY (attach additional sheets if necessary)

RESTUARANT WITHOUT DRIVE IN SERVICE

What is the square footage of the tenant space or building? 3000 Square Feet

☐ YES ■ NO	Is this a change in use of land, tenant space or building?	See CO Checklist for plan submittal requirements.
☐ YES ■ NO	Is the proposed use "personal services" (barber/beauty shop, shoe repair, tailor, instructional arts, laundry/dry cleaning pickup/drop-off, photo studio, handcrafted artwork, etc.)	Provide Personal Services Affidavit executed by business owner, see CO Checklist for additional requirements
■ YES ☐ NO	Will potentially hazardous foods/open foods be sold and/or served?	Food Establishment Permit Application required (only available from City staff)
☐ YES ■ NO	Will alcohol be sold and/or served?	Provide completed Alcohol Measurement Certification Application Checklist and Alcohol Certification Affidavit Forms.
☐ YES ■ NO	Will there be a dance floor?	Annual license fee charged to businesses operating a place where dancing is allowed (subject to approval from Dallas Vice Control, call 214-671-3230 for more information. Applications available from Special Collections at 1500 Marilla St. 2DS; M-F, 8am to 5pm, or call 214-670-3438
☐ YES ■ NO	Is the proposed use a doctor's office, dentist office or other medical office or health care office?	Applicant must execute Ambulatory Health Care Facility form attesting to new or pre-existing conditions & facts pertaining to the health care model for any doctor's, dentists, or other medical offices (except hospitals, emergency rooms & care clinics).
☐ YES ■ NO	Will you display or offer for sale smoking paraphernalia commonly used, or commonly known to be used, for the inhalation of tobacco or illegal substances (except rolling papers, tobacco cigarettes or cigars)?	If YES, then a Specific Use Permit is required; or, if the use is nonconforming then applicant must provide verifiable proof that the display or sale or paraphernalia, etc. previously existed. Additionally, you must register under Chapter 12B of the Dallas City Code.

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO. ALSO AFFIRM THAT THE EMAIL ADDRESSGIVEN ABOVE MAY BEUSED FOR OFFICAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE

FOR OFFICE USE ONLY

Change in Land Use? ☐ YES ☑ NO **Change in Occupancy?** ☐ YES ☑ NO **Is use Nonconforming?** ☐ YES ☑ NO

Previous CO Number: _____ **Related Permit Number:** 1505291009 **Related Project Number:** _____

				BUILDING		MISCELLANEOUS	
LAND USE	BASE ZONING	PD	SUP	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
5811	PD	269				B	
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
40	C/483	0	0	ALL			
LOT AREA	CONSERVATION DST	PARKING AGREEMENT	DELTA CREDITS	STORIES	DWELLING UNITS	BDA	HISTORIC DISTRICT
				1			

ROUTE TO		REVIEWED	DATE	COMMENTS	FEE CALCULATIONS ($)
PRESCREEN	✓	JS	2-21-25		CO APP FEE $375.00
ZONING	✓				CE INSP FEE $113.00
BUILDING	✓				HEALTH PERMIT APP FEE
CODE	✓				OTHER FEES
OTHER: _____					TOTAL FEES $ $488.00

Together we are planning and building a better Dallas for all! 12/3/2024

COD_000006

City of Dallas

DEPARTMENT OF CODE COMPLIANCE
CONSUMER HEALTH DIVISION

FOOD ESTABLISHMENT PERMIT APPLICATION

(Fees Are Non-Refundable – A copy of Texas Sales & Use Tax Permit Must Be Attached)

Fees Processed At 320 E Jefferson:		Fees Processed At 7901 Goforth:
Plan Review New Suite Finish Out/ Remodel / or New Construction Food Establishment Permit Application	**The fee cannot be applied to a food pre-inspection establishment permit fee.** **The plan review fee is in addition to food establishment permit fee.** **Fees based on current fee schedule.** **The City of Dallas does not accept payments in the field.**	Food Establishment Permit Application (Only for Change of Owner) Plan Review (Only for Kiosk, Self-Service Market or Coffee Carts)

Permit Requested From 320 E Jefferson:

☒ Remodel Existing Permitted Food Facility (Same Owner)

☐ New Suite Finish Out/ New Construction

Permit Requested From 7901 Goforth:

☐ Kiosk/Self-Service Market

☐ Change of Ownership of Existing Food Facility

Name of Prior Food Business _____

Previous Owner Name _____

☐ Sub Permit for _____

Type of Operation

☐ Retail

☐ Wholesale

Type of Food Establishment

☒ Restaurant ☐ Bar/Tavern ☐ Grocery ☐ Bakery ☐ Kiosk ☐ Fast Food/Deli

☐ Warehouse ☐ Self-Service Market ☐ Other (Specify) _____

Job Contractor Business Name TOMMY C CONSTRUCTION Job Contractor Business Address 1601 BROWDER

Business Phone 2142444923 Contact Person for Inspection TOMMY CHERA Local Phone 2142444923

Approx. cost of complete job _____ Start Date 2-25-25 Finish Date 3.30.25

Total Square Feet 3000 Days/Hours of Operation _____

Is facility connected to City Water? Yes ☑ No ☐ City Sewer? Yes ☑ No ☐ Septic tank? Yes ☐ No ☐

FOOD ESTABLISHMENT INFORMATION

Name of Establishment TROPHY

Address of Establishment 2711 ELM Suite _____ Zip Code 75226

Business Phone 4696169248 Registered Food Service Manager _____ Certificate # _____

OWNER/ ACCOUNT INFORMATION

(Owner is responsible for notifying the Consumer Health Division in writing of any changes.)

Legal Owner of Establishment (as it appears on Texas Sales and Use Tax Permit) _____

☐ Sole Owner ☑ Corporation ☐ Partnership (List) _____

Mailing Address 2711 ELM Suite _____ City DALLAS State TX Zip Code 75226

TX Sales & Use Tax Permit # (**Copy Required**) _____

Bus.Phone 2142444923 Owner Phone 469 616 9248

By Signing below, I certify that the information provided on this application is true and correct. I furthermore understand that providing false or fictitious information will render this application invalid.

Owner or Authorized Name (print) TRACY JORDAN (signature) [signature]

Title: _____ Driver's License # & State: _____ Date of Birth _____

Office Use Only: Previous OW _____ Previous FA _____ Previous AR _____

White – File Canary – Inspector

CCS-FRM-424 Effective Date 08/15/2019 Rev 6

Department of Code Compliance

Application Receipt
№ 59591

City of Dallas

APPLICATION

In compliance with the Ordinance of the City of Dallas, I hereby make application for a permit

Name of Business TROPHY

Address of Business 2711 ELM ST

Legal Owner of Business NICHOLAS YBANEZ Type
(as it appears on TX Sales & Use Tax Permit)

Mail Address of Owner NICHOLAS YBANEZ Approximate Square Feet 3000

I understand that I must contact the Department of Code Compliance to secure an inspection of my establishment to determine all defects that must be corrected prior to obtaining approval to operate my facility. In addition, an on-site Registered Food Service Manager is also required before permit approval. And furthermore, a separate pro-rated annual inspection fee will be billed to me upon approval. This fee is due upon receipt of the invoice and is for operating my establishment for the remainder of the calendar year. Afterward, the annual inspection fee invoice will be mailed annually. Due on Dec. 31 of each year, an additional reinstatement fee will be due if received after December 31.

ALL FEES ARE NON-REFUNDABLE.

By signing below, I certify that I have read and understand the above statements.

NAME NICHOLAS YBANEZ TITLE OWNER DATE 2.21.25

Inspector Approved Date Approved Card Code

Received $ By Date

WHITE-File CANARY – Plan Section PINK – Auditor GOLDENROD- Citizen

CCS-FRM-446 Effective Date 2/1/2016 Rev 2

COD_000008

2711 ELM ST.
DALLAS, TX 75226

INDEX OF DRAWINGS

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02/19/2025		

PERMIT	NO.	SHEET TITLE
02/19/2025		

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G002	GENERAL NOTES
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MEP1.01	COVER SHEET
MEP2.02	FLOOR PLAN
M2.01	FLOOR PLAN-MECHANICAL
M5.01	SCHEDULES AND DETAILS - MECHANICAL
E2.01	FLOOR PLAN - ELECTRICAL
E5.01	SCHEDULES AND DETAILS-ELECTRICAL
E5.02	SCHEDULES AND DETAILS-ELECTRICAL
P2.01	FLOOR PLAN-PLUMBING
P5.01	SCHEDULES AND DETAILS-PLUMBING

BUILDING SUMMARY

TENANT

CONTACT: NIKO YBANEZ
469-616-9248

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD, SUITE 529
DALLAS, TX 75207
TEL: 214-356-4949
CONTACT: KATY CURTIS

NOVA ENGINEERING INC.
4819 STATE HIGHWAY 121, SUITE 12
THE COLONY, TX 75056
TEL: 972-323-7300
CONTACT: JOEL GARCIA

BUILDING PLANNING

BUILDING TYPE:	TYPE II (WILL BE SPRINKLED)
OCCUPANCY:	A2
MIXED OCCUPANCY:	NO
REQUIRED FIRE SEPARATION:	NO

CONSTRUCTION AREA:

EXTERIOR MODIFICATIONS AND INTERIOR REMODEL TO EXISTING BUILDING	2,834 SF INTERIOR	1,898 SF EXTERIOR 4,732 SF TOTAL

-BUILDING CODE	2021 IBC
-MECHANICAL CODE	2021 IMC
-PLUMBING CODE	2021 IPC
-ELECTRICAL CODE	2020 NEC
-FIRE CODE	2021 IFC
-LIFE SAFETY CODE	2021 IBC
-ACCESSIBILITY CODE	2012 TAS
-ENERGY CODE	2021 IECC

VICINITY MAP

SCOPE OF WORK

EXTERIOR REMODEL AND MODIFICATIONS INCLUDE DJ BOOTH AND EXTENDED PATIO. INTERIOR TO BE REMODELED WITH ALL NEW FINISHES, CEILINGS, AND PLUMBING LOCATIONS.

REQUIRED SEPARATE PERMIT

A SEPARATE PERMIT IS REQUIRED FOR BUILDING SIGNAGE. FIRE SPRINKLER CONTRACTOR TO PROVIDE PLANS FOR APPROVAL/SEPARATE PERMIT.

SUBMITTALS

1. WITHIN FIVE DAYS OF AWARD OF CONTRACT THE CONTRACTOR IS TO SUBMIT TO OWNER A WORK SCHEDULE SHOWING THE ORDER IN WHICH THE CONTRACTOR PROPOSES TO CARRY OUT THE WORK. EACH MAJOR CONSTRUCTION TASK IS TO BE IDENTIFIED WITH PROJECTED START AND END DATES AND THE TASK. CRITICAL ITEMS MUST BE IDENTIFIED ON PROJECT SCHEDULE.

2. THE CONTRACTOR IS TO SUBMIT THREE SAMPLES OF ALL MATERIALS TO BE PROVIDED AND INCORPORATED IN THE WORK. UPON REVIEW, TWO OF THE SAMPLES WILL BE RETURNED TO THE CONTRACTOR FOR HIS RECORDS AND FOR DISTRIBUTION TO THE SUBCONTRACTORS.

3. SUBMITTALS SHOULD INCLUDE THREE SAMPLES OR SETS OF SAMPLES AS INDICATED ABOVE AND THREE COPIES OF MANUFACTURER'S CUT SHEETS, WHERE APPLICABLE. SHOP DRAWING SUBMITTALS SHOULD CONSIST OF A DIGITAL REPRODUCIBLE DRAWINGS AS REQUIRED WITHIN THE SCOPE OF THE WORK. UPON APPROVAL OF THE SHOP DRAWINGS, THE DIGITAL FILE WILL BE RETURNED TO THE CONTRACTOR FOR REPRODUCTION AND DISTRIBUTION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COURIER SERVICES REQUIRED FOR TIMELY SUBMISSION AND RETURN OF SUBMITTALS TO 75 DEGREE DESIGN STUDIO.

5. IF CONTRACTOR FAILS TO SUBMIT ANY SUBMITTALS FOR APPROVAL THEN THE CONTRACTOR ASSUMES RESPONSIBILITY THAT THE ITEM IS CORRECT. IF ITEM IS NOT CORRECT PER THE DESIGNER'S DESIGN INTENT THEN CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING SUCH ITEMS AT HIS SOLE EXPENSE. MANUFACTURERS HAVE BEEN KNOWN TO HAVE MATERIALS MISLABELED. IT IS STRONGLY RECOMMENDED THAT SUBMITTALS ARE SENT TO DESIGNER.

6. CONTRACOTR TO ISSUE RFI TO 75 DEGREE DESIGN STUDIO WITH ANY DISCREPANCIES OR MISSING INFORMATION.

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.
ZO DATE 3/4/25 BY ___
BU DATE ___ BY ___
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW.

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS, AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, MAY BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM 75 DEGREE DESIGN STUDIO.

DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:
FOR PERMIT 02.19.2025

REVISIONS:

Date 02/19/2025

COVER SHEET

G000

COD_000009

GENERAL NOTES & REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, RULES, AND REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

2. THE CONSTRUCTION DOCUMENTS SHOW THE INTENT ONLY. THE DOCUMENTS ARE NOT "SHOP DRAWINGS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE DESIGNER'S AND OWNER'S REVIEW TO DEMONSTRATE UNDERSTANDING OF THE DESIGN INTENT, AND TO SHOW WHAT WILL BE PROVIDED,AND AS AN OPPORTUNITY FOR CLARIFICATION, BOTH AS A MATTER OF CLARIFICATION AND PROJECT RECORD.

3. THE CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY WRITTEN "REQUEST FOR INFORMATION" (RFI).

4. IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK. NO DRAWING HAS PRECEDENCE OVER ANY OTHER. DETAILS DO NOT "OVERRIDE" OTHER DRAWINGS. AS NO SET OF DRAWINGS ARE PERFECT, THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF THE DISCREPANCY AND SEEK CLARIFICATION BY SENDING A REQUEST FOR INFORMATION (RFI) TO THE DESIGNER.

5. ALL DIMENSIONS TO BE FIELD VERIFIED AND COORDINATED WITH ALIGNMENTS AND INTERSECTIONS REQUIERED BY THE DESIGN INTENT.

6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO EDGE OF STUD.

7. CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL OWNERS REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.

8. CONTRACTOR SHALL CARRY ADEQUATE LIABILITY INSURANCE.

9. ALL MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM ALL DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIAL OR FAULTY WORKMANSHIP, CONTRACTOR SHALL CORRECT THE TROUBLE WITHOUT COST TO OWNER. ANY DEFECTS NOTICED AT THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE SATISFACTION OF THE OWNER/OCCUPANT.

10. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, AND ELECTRICAL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT PRIOR TO ANY WORK BY WRITTEN RFI.

11. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN SPACE FROM LOSS, DAMAGE, FIRE, THEFT, ETC.

12. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELDS. THE FAILURE TO ACQUAINT THEMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

13. REQUEST FOR INFORMATION: SEE DIVISION 1 SPECIFICATIONS. AN "RFI" IS A WRITTEN REQUEST FOR CLARIFICATION, INFORMATION, OR NOTICE OF A PROBLEM DISCOVERED IN THE FIELD ADDRESSED TO THE DESIGNER. RFI'S SHALL BE NUMBERED SEQUENTIALLY AND A RECORD LOG IS MANDATORY BY THE GC. RFI'S SHALL BE SENT VIA EMAIL, OR US MAIL AND SHALL IDENTIFY A PROBLEM AND OFFER POTENTIAL SOLUTIONS. THE DESIGNER SHALL EXPEDITE RFI RESPONSES WHEN POSSIBLE. CONTRACTOR SHALL GENERATE RFI'S IN A TIMELY MANNER TO MINIMIZE THE IMPACT ON SCHEDULE, AND TO ACCOMODATE TIME REQUIRED BY THE DESIGNER, ENGINEERS, SPECIALISTS, OR VENDORS TO RESPOND TO THE RFI. SUBCONTRACTOR'S RFI'S SHALL BE PROCESSED FIRST BY THE CONTRACTOR, AND SENT TO THE DESIGNER IN AN AGREED UPON STANDARDIZED FORMAT. A VERBAL REQUEST FOR INFORMATIO IS NOT AN "RFI". VERBAL INFORMATION SHALL NOT BE USED BY THE CONTRACTOR UNLESS FOLLOWED UP BY A WRITTEN RFI. IF THE CONTRACTOR PROCEEDS WITH WORK ON A VERBAL BASIS, IT SHALL BE AT HIS/HER RISK IF INCONSISTENT WITH THE DESIGN INTENT, AS DETERMINED BY THE DESIGNER AND THE OWNER.

14. SPECIAL/CUSTOM DESIGN FEATURES: WHENEVER POSSIBLE, THE CONTRACTOR SHALL PROCURE SPECIAL OR COMPLEX SCOPE OF WORK ITEMS, FROM VENDORS OR TRADE CONTRACTORS ON A "SINGLE SOURCE RESPONSIBILITY" BASIS TO ENSURE THAT ITEMS FUNCTION PER THE DESIGN INTENT. IT SHALL BE UNDERSTOOD THAT UNIQUE OR CUSTOM DESIGN FEATURES NORMALLY REQUIRE SOME FIELD ADJUSTMENT AND SUCH FIELD ADJUSTMENTS SHALL NOT BE CONSTRUCTED AS "DESIGN FLAWS", OR "ERRORS". ALL SPECIAL/CUSTOM FEATURES ARE REQUIRED TO BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

15. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUTURE FOR INTERIOR PARTITIONS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON DRAWINGS OR NOT.

16. PROVIDE AND INSTALL ALL NECESSARY IN WALL FRAMING REQUIRED TO CARRY SHELVES, EQUIPMENT, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.

17. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND REMOVAL OF ALL BARRICADES, EQUIPMENT AND WALLS.

19. CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS IN LIGHT FIXTURES. LAMPS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) MONTH FROM THE DATE OF ACCEPTANCE OF WORK UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATION OR OMISSIONS IN THE DESIGN.

20. ANY AND ALL CHANGES IN WORK-AS-BID SHALL BE MADE ON AIA FORM G-701 CHANGE ORDER FORM AND SHALL BE SIGNED BY ALL NECESSARY PARTIES. A PROPOSED CHANGE ORDER LOG SHALL BE MANDATORY BY THE GC.

21. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS FURNISHING THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.

22. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE OWNER'S SPACE WITH SUFFICIENT CLEARANCE, AND TO INSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE AS REQUIRED.

23. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN ANY PORTION OF THE NEW BUILDING.

24. CONTRACTOR SHALL VERIFY THE AVAILABILITY AND LEAD TIME OF ANY SPECIAL ORDER OR LONG LEAD TIME ITEMS, AND ORDER THEM IN A TIMELY MANNER. EXAMPLES: CARPET, LIGHT FIXTURES, FURNITURE (IF IN SCOPE), CUSTOM OR SPECIALTY ITEMS, ETC.

25. CONTRACTOR SHALL COORDINATE WITH ALL OWNER REPS. & VENDORS AS REQUIRED FOR INSTALLATION OF FURNITURE, INTERIOR & EXTERIORS SIGNAGE, ETC., REFER TO RESPONSIBILITY MATRIX.

26. FIRE SPRINKLER DESIGN AND MODIFICATIONS TO BE PROVIDED BY ACCREDITED/ LICENSED FIRE SPRINKLER CONTRACTOR.

ABBREVIATIONS

∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER
⊥	PERPENDICULAR
⊏	CHANNEL
#	POUND or NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONER
AC	ACCESSORY
ACOUS.	ACOUSTICAL
ACT.	ACOUSTIC TILE
A.D.	AREA DRAIN, ACCESS DOOR
ADJ.	ADJUSTABLE, ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BK.	BOOK CASE
BLDG.	BUILDING
BLK(G).	BLOCK(ING)
BLKHD.	BULKHEAD
BM.	BEAM, BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
BRK.	BRICK , BREAK
B.S.	BOTH SIDES
BSMT.	BASEMENT
B.T.B.	BACK TO BACK
B.U.R.	BUILT UP ROOF
C	CENTERLINE
CAB.	CABINET
CAP.	CAPACITY
C.B.	CATCH BASIN
CEM.	CEMENT(ITIOUS)
CER.	CERAMIC
C.F.M.	CUBIC FEET (PER MIN)
C.G.	CORNER GUARD
CH	CHAIR
C.I.	CAST IRON
CL.	CLOSET
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEANOUT
CONF.	CONFERENCE
COL.	COLUMN
COMM.	COMMUNICATION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS, CONTINUATION
CONV.	CONVECTOR
CORR.	CORRIDOR
CPT	CARPET
CR	CREDENZA
CRS.	COURSE(S)
CT(F)	CERAMIC TILE (FLOOR)
CTSK.	COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DET.	DETAIL
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DK.	DESK
DKG.	DECKING
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR, DRAIN
D.S.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.F.	EACH FACE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
E.M.R.	ELEVATOR MACHINE ROOM
ENCL.	ENCLOSED, ENCLOSURE
ENGR.	ENGINEER
ENTR.	ENTRANCE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXH.	EXHAUST
EXP.	EXPANSION, EXPOSED
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
F&I	FINISH AND INSTALL
F.A.	FIRE ALARM
F.A.I.	FRESH AIR INTAKE
FB	FABRIC
F.B.	FLAT BAR
FC	FLOOR COATING
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.(C.)	FIRE EXTINGUISHER (CABINET)
F.H.	FIRE HYDRANT, FLAT HEAD
F.H.C.	FIRE HOSE (CABINET)
F.H.R.	FIRE HOSE (RACK)
FIBGL.	FIBERGLASS FINISH(ED)
FIN. FL.	FINISH(ED) FLOOR
FIN. GR.	FINISH GRADE
FL.	FILE
FL., FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF
FPRF.	FIREPROOFING
F.P.S.C.	FIRE PROOF SELF CLOSING
F.S.P.	FIRE STANDPIPE
FR.	FRAME
F.S.	FULL SIZE
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
FWP	FABRIC WRAPPED PANEL
FXTR.	FIXTURE
G.	GROUND
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
G.I.	GALVANIZED IRON
GL.	GLASS
GLZ.	GLAZING
GR.	GRADE
GT.	GLASS TILE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H.	HIGH
H.C.	HOSE CABINET
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.S.	HOSE STATION
HGT., H.	HEIGHT
HTG.	HEATING
HTR.	HEATER
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INSUL.	INSULATION
INV.	INVERT
INT.	INTERIOR
JAN.	JANITOR
J.C.	JANITOR'S CLOSET
J.T.	JOINT
KWY	KEYWAY
KIT.	KITCHEN
KC	KITCHEN CABINET
L.G.	LONG, LENGTH
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LB., #	POUND
LKR	LOCKER
L.P.	LOW POINT
L.S.	LIGHT STANDARD
LT. (G)	LIGHT(ING)
LVR.	LOUVER
MACH.	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
M.E.R.	MECHANICAL EQUIPMENT ROOM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.S.U.	MODULAR SERVICE UNIT
MTD.	MOUNTED
MTG.	MEETING
MTL.	METAL
MUL.	MULLION
N.	NORTH, NITROGEN
N.I.C.	NOT IN CONTRACT
N.L.	NIGHT LIGHT
NO., #	NUMBER
NOM.	NOMINAL
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD
P.E.	PASSENGER ELEVATOR
PERF.	PERFORATED
PL.	PLATE, PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
P.O.	PRIVATE OFFICE
POL.	POLISH(ED)
PR.	PAIR
PRCST.	PRECAST
PT	PAINT
PT.	POINT
P.T.D.(R.) (RECEPTACLE)	PAPER TOWEL DISPENSER
PTN.	PARTITION
Q.T.	QUARRY TILE
R	RELOCATE
R	RADIUS OR RISER
R.A.	RETURN AIR
RB	RUBBER BASE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED, REINFORCING
REQ'D	REQUIRED
RESIL.	RESILIENT
REV	REVISED
RF	RESILIENT FLOOR
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
SCRN.	SCREEN
S.C.T.	STRUCTURAL CLAY TILE
S.E.	SERVICE ELEVATOR
SECT.	SECTION
SECTY.	SECRETARY(IAL)
SH	SHELVING
SHR.	SHOWER
SHT.	SHEET
SIM	SIMILAR (TO)
S.J.	SCORED JOINT
SLNT.	SEALANT
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SO	SOFA
SPEC.	SPECIFICATION
SPKLR.	SPRINKLER
SPKR.	SPEAKER
S.F.	SQUARE FEET
SQ.	SQUARE
SS.	STAINLESS STEEL
SSU	SOLID SURFACE
ST	STONE
STA.	STATION
STL.	STEEL
S.T.C.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STF	STONE FLOOR
STOR.	STORAGE
STRUCT.	STRUCTURAL
STW	STONE WALL
SUSP.	SUSPENDED
SVC.	SERVICE
SWF	SPECIALTY WALL FINISH
SYM.	SYMMETRICAL
T.	TREAD
TA	TABLE
T&B	TOP & BOTTOM
TB	TACK BOARD
T.B.	TOWEL BAR
T.C.	TERRA COTTA
TEL.	TELEPHONE
TEMP.	TEMPORARY
T&G	TONGUE & GROOVE
TH	THICK
THRU.	THROUGH
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
T.V.	TELEVISION
TYP.	TYPICAL
TZ	TERRAZZO
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UPH	UPHOLSTERY
UR.	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST, WIDE, WIDTH
W/, W/O	WITH, WITHOUT
WB	WALL BASE
WC.	WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
WDF	WOOD FLOOR
WDW	WOOD WALL
W.H.	WALL HYDRANT
WIND.	WINDOW
W.P.	WATERPROOFING, WORKING POINT
WS	WORKSTATION
WSCT.	WAINSCOT
WT	WINDOW TREATMENT
WT.	WEIGHT

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

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TEL.:214-356-4949

ISSUE:

FOR PERMIT 02.19.2025

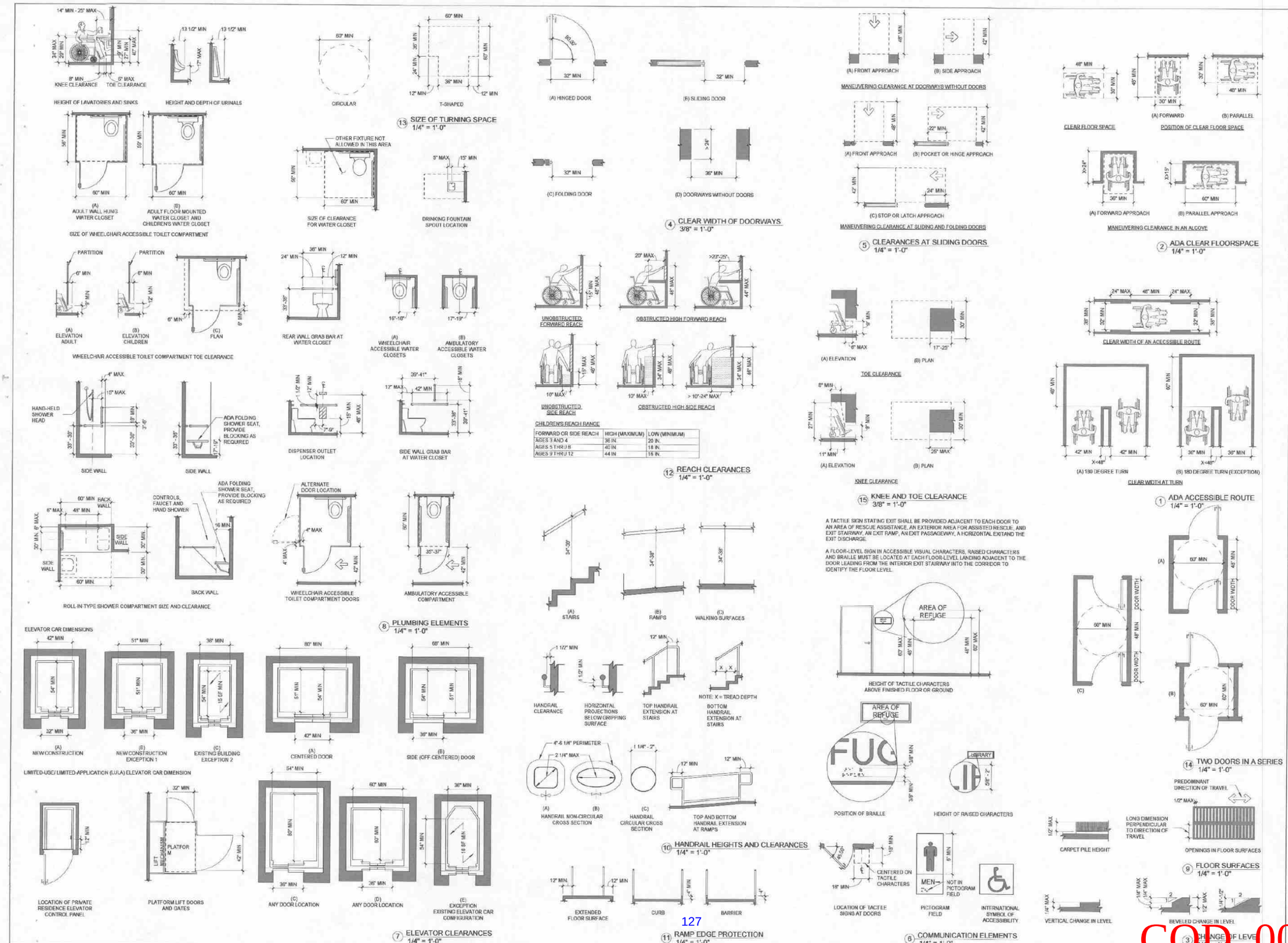
REVISIONS:

Date 02/19/2025

GENERAL PROJECT INFORMATION

G001

COD_000010



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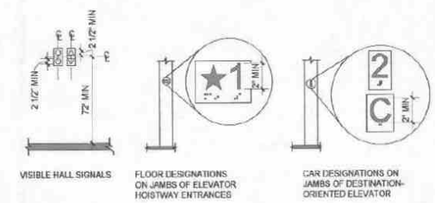
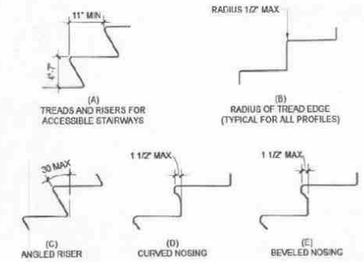
GENERAL NOTES

G002

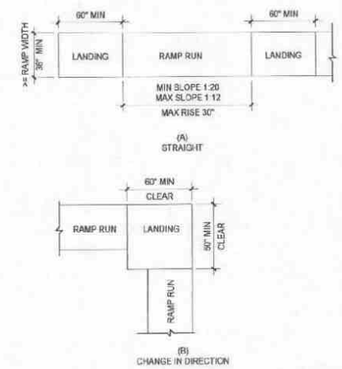
COD_000011



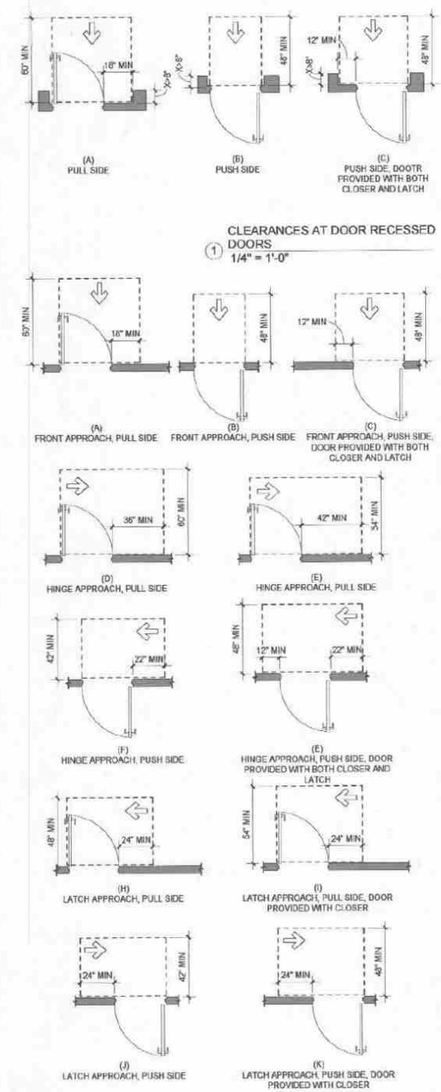
3 ELEVATOR DESIGNATIONS
1/4" = 1'-0"



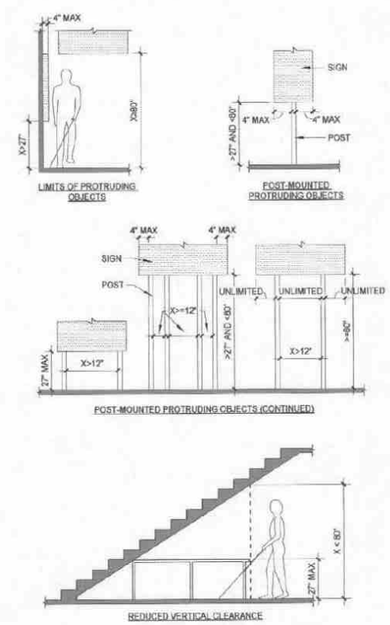
6 STAIR NOSINGS
1/4" = 1'-0"



5 RAMP LANDINGS
1/4" = 1'-0"



2 CLEARANCES AT DOOR SWING
1/4" = 1'-0"



4 PROTRUDING OBJECTS
1/4" = 1'-0"

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ADA GENERAL INFORMATION SHEETS

G003

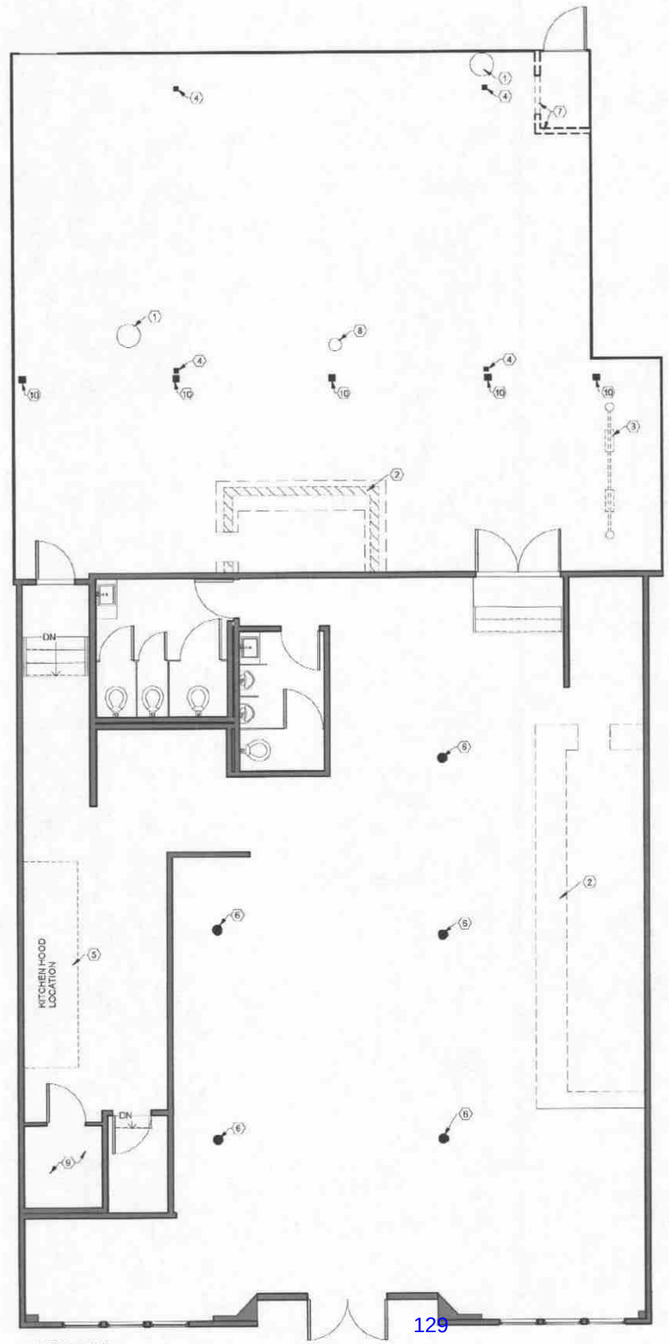
COD_000012

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND CORE WALLS	OFFICE 01	ROOM/ AREA NAME; ROOM/AREA NUMBER
	EXISTING INTERIOR PARTITIONS TO REMAIN	1	REVISION NUMBER
X	PARTITION TYPE; NEW GWB PARTITION	8	KEYNOTE NUMBER
	NEW CMU WALL	1 A-101	SECTION NUMBER; SHEET NUMBER
	NEW CONCRETE WALL	1 A-101	DETAIL NUMBER; SHEET NUMBER
	NEW SPECIALTY WALL	SIM 1 A-101	REFERENCE TYPE
	NEW LOW WALL	1 A-101	ELEVATION NUMBER; SHEET NUMBER
FE	RECESSED FIRE EXTINGUISHER CABINET	1 4 A-101 2 3	ELEVATION NUMBER; SHEET NUMBER
FE	SURFACE MOUNTED FIRE EXTINGUISHER		
4" TYP 101A	FLOOR NUMBER; ROOM NUMBER; DOOR LETTERING		
	AREA NOT IN CONTRACT		
CG	CORNER GUARD		
	EXISTING STAND PIPE & FIRE HOSE		

DEMO KEY NOTES

1. EXISTING TREE LOCATIONS.
2. DEMO EXISTING BAR COUNTER AND LOW WALLS..
3. EXISTING SWING
4. EXISTING PERGOLA STRUCTURE.
5. EXISTING KITCHEN HOOD LOCATION.
6. EXISTING POST LOCATIONS.
7. REMOVE EXISTING WALLS.
8. REMOVE EXISTING TREE.
9. EXISTING WALK IN COOLER.
10. REMOVE EXISTING PERGOLA.



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

TRUE NORTH

GENERAL NOTES

THE SCOPE OF THIS WORK IS AN EXTERIOR AND INTERIOR PACKAGE AND INCLUDES INTERIOR WALLS, WALL FRAMING, ROOF AND ALL EXTERIOR ELEMENTS AND SURROUNDING SITE ELEMENTS THAT PERTAIN TO THIS SCOPE FOR THE VIDORRA BUILDING. PLEASE STUDY THESE DOCUMENTS THOROUGHLY PRIOR TO CONSTRUCTION AND PRESENT ALL QUESTIONS IN RFI FORMAT TO 75 DEGREE DESIGN STUDIO, PRESIDING BUILDING CODES TO BE ADHERED UNDER ALL CIRCUMSTANCES.

RFIS, SUBMITTALS, REQUESTS, AND OTHER COMMUNICATION TO:
KCURTIS@75DESIGNSTUDIO.COM
CC:ERUIZ@75DESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ALL METAL STUD FRAMING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE. REFER TO WALL SECTIONS FOR ASSEMBLY INFORMATION OF INTERIOR WALLS.

ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT ADA, TAS/TABS REGULATIONS AND STANDARDS INCLUDING SIGNAGE.

ALL EXTERIOR DOORS SHALL NOT EXCEED 8.5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES. ADA REACH RANGE: 15" MINIMUM AND 48" MAXIMUM A.F.F.

CONTRACTOR SHALL MAKE NO MATERIAL OR PRODUCT SUBSTITUTIONS WITHOUT SUBMITTING A WRITTEN REQUEST TO 75 DEGREE DESIGN STUDIO.

CONTRACTOR IS RESPONSIBLE FOR CHECKING FIELD CONDITIONS, CONSTRUCTION DOCUMENTS, FOR CLARITY & ACCURACY PERTAINING TO SCOPE. ALL QUESTIONS AND CLARIFICATION REQUEST SHALL BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION. ANY CONFLICT IN SCOPE BETWEEN DISCIPLINES AND THEIR DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF 75 DEGREE DESIGN STUDIO.

ALL FINISH MATERIALS MUST BE SUBMITTED TO 75 DEGREE DESIGN STUDIO FOR REVIEW & APPROVAL.

ALL EQUIPMENT ITEMS SHOWN & REFERENCED ON PLANS SHALL BE INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITY

CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR ENVELOPE PENETRATIONS FOR- BUT NOT LIMITED TO - DOORS, WINDOWS, ROOF PENETRATIONS, ROOF CURBS, THROUGH WALL FLASHING & COUNTER FLASHING WHETHER SHOWN OR NOT SHOWN ON THESE DOCUMENTS, TYPICAL ALL SHEETS.

COMMENCING CONSTRUCTION

CONTRACTOR TO THOROUGHLY STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. COMMENCING CONSTRUCTION INDICATES AGREEMENT THAT DOCUMENTS HAVE BEEN STUDIED AND ALL QUESTIONS HAVE BEEN ADDRESSED RELATING TO THESE DOCUMENTS.

TROPHY DALLAS

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75226

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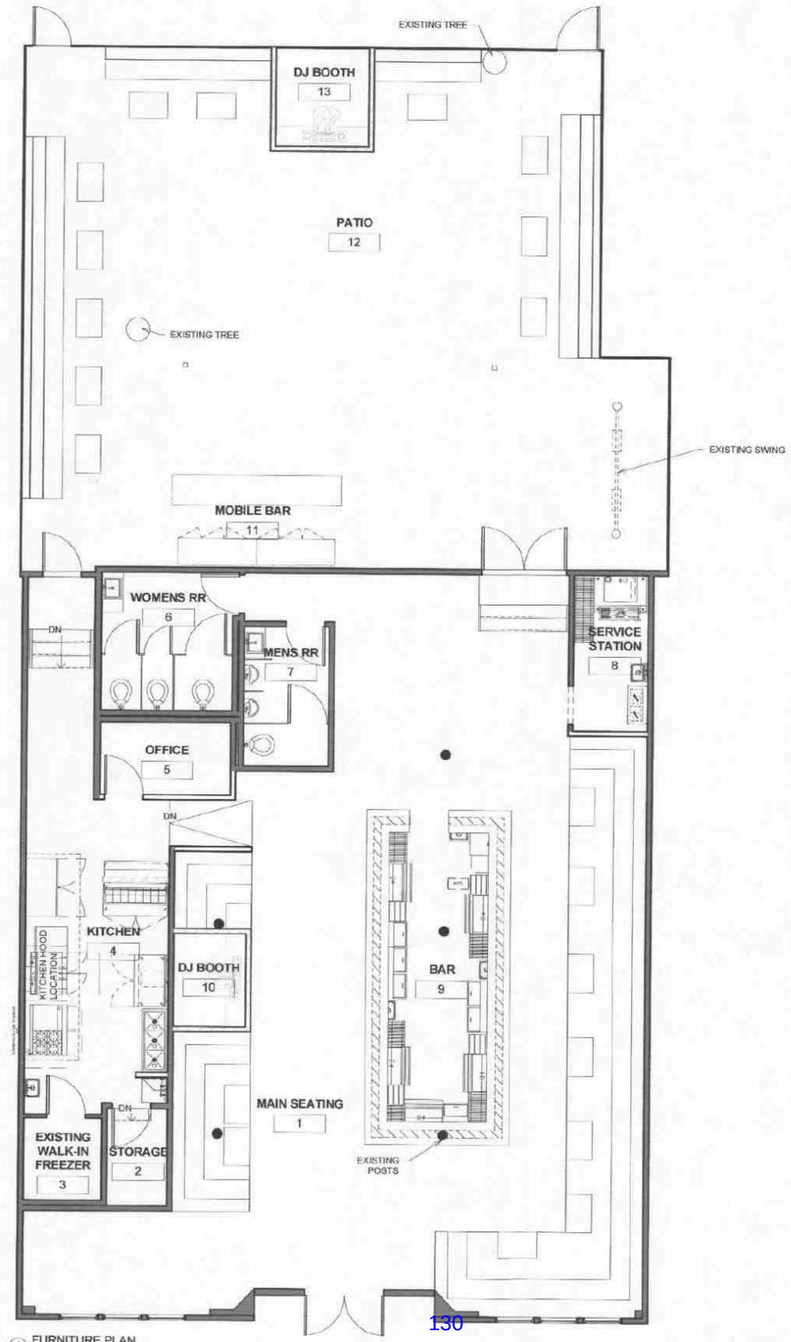
DEMO PLAN

D100

COD_000013



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

GENERAL NOTES

THE SCOPE OF THIS WORK IS AN EXTERIOR AND INTERIOR PACKAGE AND INCLUDES INTERIOR WALLS, WALL FRAMING, ROOF AND ALL EXTERIOR ELEMENTS AND SURROUNDING SITE ELEMENTS THAT PERTAIN TO THIS SCOPE FOR THE VIDORRA BUILDING. PLEASE STUDY THESE DOCUMENTS THOROUGHLY PRIOR TO CONSTRUCTION AND PRESENT ALL QUESTIONS IN RFI FORMAT TO 75 DEGREE DESIGN STUDIO. PRESIDING BUILDING CODES TO BE ADHERED UNDER ALL CIRCUMSTANCES.

RFI'S, SUBMITTALS, REQUESTS, AND OTHER COMMUNICATION TO:
KCURTIS@75DEGRDESIGNSTUDIO.COM
CC:ERUIZ@75DEGRDESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

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ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT ADA, TAS/TABS REGULATIONS AND STANDARDS INCLUDING SIGNAGE.

ALL EXTERIOR DOORS SHALL NOT EXCEED 5.5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES. ADA REACH RANGE 15" MINIMUM AND 48" MAXIMUM A.F.F.

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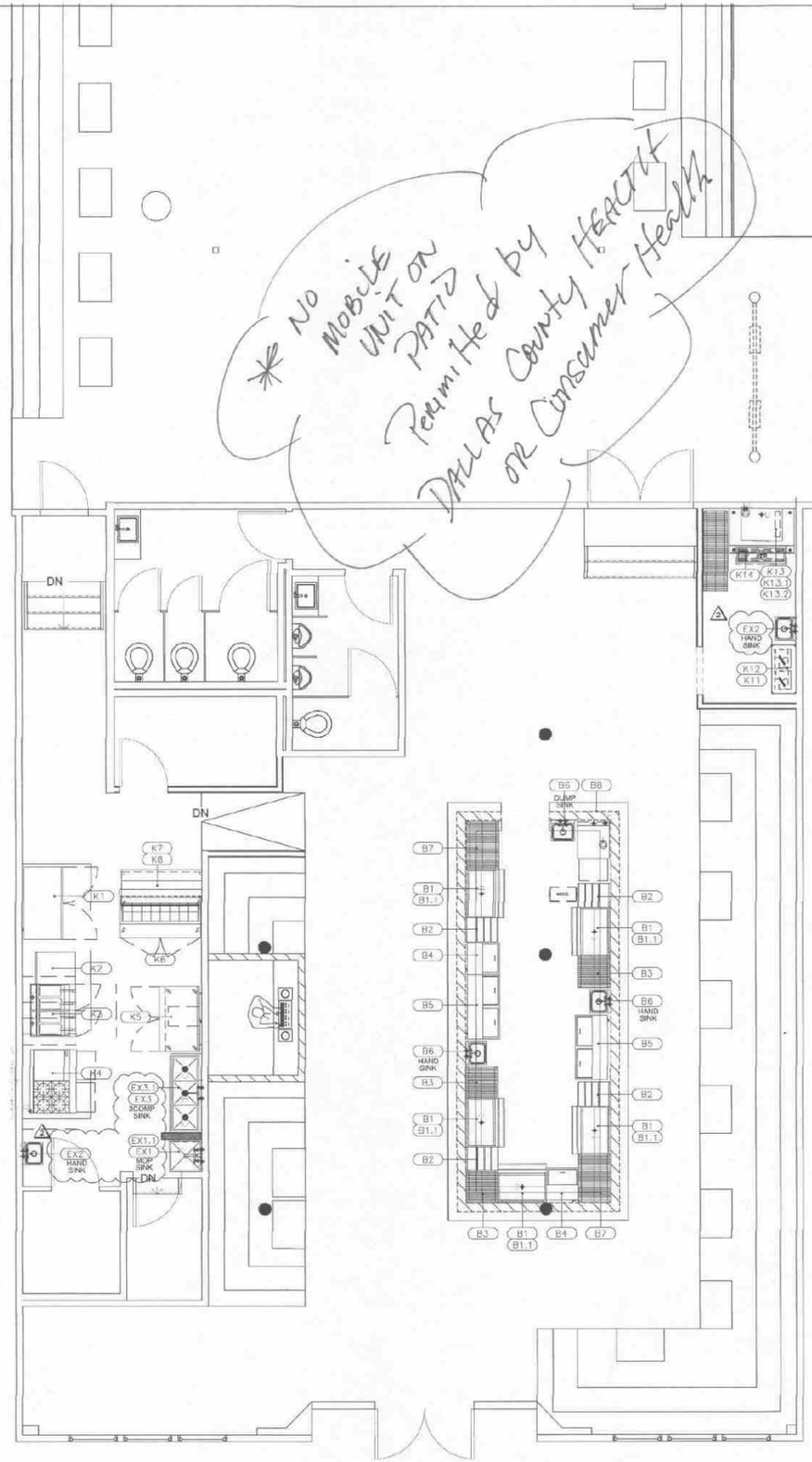
FURNITURE FLOOR PLAN

ID100

COD_000014



01 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

"Environmental Area" shall be defined to cover food processing and service areas. Utensil washing areas, waitress stations, and/or bars. Requirements are as follows:

There shall be no exposed overhead utility piping except sprinkler heads. No piping allowed on floor

1. Floors shall be sealed concrete, ceramic tile of other approved impervious material graded to a floor drain.
2. Walls up to 6 feet minimum height shall be covered with an impervious and rigid material, minimum being fiberglass reinforced polyester, or better, and light in color. Walls covering above 6 feet may be smooth finished and painted a light color enamel.
3. Approved cove base at floor-wall junction shall be provided and shall be tight fitting.
4. Ceilings are required in all Environmental Areas. (See Stamp) They should be smooth easily cleanable surface, light in color or may be in lay in type metal grid acoustical tile. Painted ceilings should have little or no texturing on the surface.
5. All building, utility, and service window entrances to be insect and rodent proof with automatic closures.
6. All lights shall be shielded in work areas and provide 50 foot candles at 30 inches.
7. FRP or better to extend floor up behind all beverage dispenses, ice machines, or bag n box systems to reach 18 inches above highest equipment or box top and sides.

Walk-in coolers, floors, walls, and ceilings must be constructed of nonabsorbent material. Wood surfaces are not permitted. Drains must be located outside of coolers in accordance with the plumbing code.

1. Floor drains required at this area.
2. All equipment must be hard plumbed to a sanitary sewer.
3. Seal all kitchen equipment that is less that 18" from ceiling or walls.
4. Walls in beverage area to be FRP or better floor up to 18" above top and sides of highest equipment.
5. Floor-mounted equipment must be on six-inch "bullet"legs, rollers, sealed to the floor, or on a smooth concrete or masonry platform. Space must be provided between walls, fixtures and other equipment to permit free access for cleaning. Gaps between equipment must be sealed.
6. Exposed wood or particleboard is not permitted in food preparation areas, utensil washing areas or walk-in refrigerators.
7. Formica and similar plastic laminates may be used to cover shelving, serving counters and other fixtures not subject to splashing. FRP must be applied to meet all other required standards. Use of plastic laminate on fixtures in areas subject to moisture, splash, grease, or frequent soiling is not allowed. Properly constructed, easily cleanable equipment with stainless steel work surface is provided in such areas.
8. For grease traps located inside the food establishment the lid shall be flush with the floor or the top shall be located outside of the building.
9. Drains shall be provided as required or designated.
10. Condensate or drip lines shall have a minimum one-inch air gap to the drain receptacle.
11. Fire protection systems shall be covered or placed outside food handling areas.
12. Mechanically ventilate to the outside all rooms from which offensive odors, vapors, or fumes originate.
13. Provide toilet facilities accessible to employees at all times.
14. No detached walk-in coolers or BBQ pits allowed.
15. Three (3) inch floor sink drain lines under 3-compartment sink.

Grease guards shall be provided for food displays

City Of Dallas
Sustainable Development & Construction Department
Plan Review Division

60 GALLON HOT WATER HEATER

SUBJECT TO FIELD INSPECTOR'S APPROVAL

1. **Hand sinks shall be in all food and dish handling areas within 25 linear feet with no obstructions. Metered faucets are not allowed.**
2. **At lease a three-compartment stainless steel sink with drain board for manual washing is required, or a NSF approved commercial dishwasher.**
3. **All equipment for food handling shall be fabricated for durability and meet or exceed N.S.F standards.**
4. **Any wood surface not used for food handling shall be covered with plastic laminate.**
5. **Separate storage cabinets shall be provided for non-food items.**
6. **Stainless utility sink a minimum 14" deep or curb cleaning facility be provided with minimum 6" curb. Wrap with FRP**
7. **All mounted equipment shall have a minimum two-inch spacing or be sealed to wall.**

According to Chapter 17 of the Dallas Food Code, a valid food service manager is required at time of permit approval.

Dallas City Code Chapter 17 requires that all defects be corrected prior to approval of health permit.

A 3 COMP SS/STEEL SINK ON BULLET LEGS W/ SS/STEEL DRAINBOARD REQUIRED AND LARGE ENOUGH TO SUBMERGE LARGEST PAN.

An Approved set of plans shall remain on construction site until work inspected and granted by this health authority.

City Of Dallas
Sustainable Development & Construction Department
Standard Permit Requirements
Chapter 17, Food & Drug Code

SINK DRAINBOARD REQUIRED REFER R2A

Inspector must inspect facility prior to opening.

BAR / LOUNGE

1. Floor to be sealed concrete or equivalent.
2. Provide a floor drain in all new or remodeled bars.
3. Provide a 1-inch air gap to all ice machine and jockey boxes.
4. Cover all exposed wood under bar top and backside of bar top with smooth non-absorbent material, fiberglass reinforced Polyester, or better, and light in color.
5. Provide a ceiling over the service area of the bar. There shall be no exposed overhead utility piping, beams, joists, rafters, or ducts.
6. No drain lines of conduits on floor.
7. Provide at least a 3-compartment stainless steel sink on bullet legs with drain board for manual washing, or a NSF approved commercial dishwasher.
8. Provide a hand wash/dump sink behind bar.
9. All light behind the bar to be shielded. Provide at least 30 foot candles of lighting in utensil wash area.

Dry Storage

1. Any wood shelving shall be finished with a white light color oil based enamel paint.
2. Shelving shall be six inches off the floor.
3. Floors: Sealed concrete or better.
4. Walls and ceilings shall be finished with a light color oil based enamel.
5. Covering: Approved cove base.
6. Lighting: Shall be 30 foot candles at 30 inches.

RESTROOM

1. Walls to 4 feet minimum height shall be covered with an impervious and rigid material, such as fiberglass reinforced polyester or better, light in color.
2. Doors shall have automatic closures.
3. Single mix faucets with hot and cold water shall be provided.
4. Exhaust fans shall be provided.
5. Floors shall be sealed concrete, ceramic tile or other approved impervious material.

PRE PACKAGED FOOD ONLY

1. Only Pre-packaged food to be served, sold, or distributed.
2. Floors to be sealed concrete or better.
3. Walls to be sealed with a smooth, non-absorbent rigid material such as F.R.P.
4. Provide a utility mop sink in area, stainless, minimum 14" Deep.
5. Provide a restroom for employees.
6. Only N.S.F or equal equipment to be used.

CITY OF DALLAS
Sustainable Development & Construction Department
SUBJECT TO CORRECTION NOTED
By: Date: 3/18/25
Approval of plans and/or specifications shall not be construed to sanction any violation of code.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

60 GALLON HOT WATER HEATER

REVISED 03-18-25

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number	Equipment Remarks
B1	5	Underbar Ice Chest	Eagle Group/Metal Masters	B36IC-24	
B1.1	5	Underbar Speed Rail	Eagle Group/Metal Masters	KSR-36	
B2	4	Underbar Liquor Display	Eagle Group/Metal Masters	LD18-24	
B3	3	Shelving, Wire	Metro	2424NK3	Kit- 36"H
B4	2	Froster/Chiller, Glass/Mug/Plate	Glastender	MF24-B2	
B5	2	Cooler, Bottle	Glastender	ST48-S	
B6	3	Hand Sink, Wall Mount	Advance Tabco	7-PS-60	
B7	2	Shelving, Wire	Metro	2436NK3	Kit- 36"H
B8	1	Warewasher, Undercounter	Champion Industries	UH130B	
B9		Removed			
EX1	1	Mop Sink, Floor Mount	Mustee	63M	
EX1.1	1	Mop Sink Faucet, Wall Mount	T & S Brass	B-0655-BSTP	
EX2	2	Hand Sink, Wall Mount	Advance Tabco	7-PS-60	
EX3	1	Sink, NSF, 3 comp, 16 gauge	Advance Tabco	FC-3-1818	
EX3.1	1	Faucet, Wall Mount	T & S Brass	B-0231	
K1	1	Freezer, Reach-In	True Mfg.	T-49F-HC	
K2	1	Table, Work, 16 gauge, Back Splash	w/ Undershelf Advance Tabco	KMS-302	
K3	2	Fryer, Deep Fat, Gas	Pitco	SG18-S	
K4	1	Range, Restaurant, Gas	Garland	GFE48-4G24LL	
K5	1	Refrigerator, Worktop	True Mfg.	TWT-48-HC	
K6	1	Refrigerator, Sandwich/Salad Prep	True Mfg.	TSSU-60-16-ADA-HC	
K7	1	Cabinet, Dish	Eagle Group/Metal Masters	PC1560SE-CS	
K8	1	Shelf, Pass-Thru w/Overshelf	Advance Tabco	PA-18-60-2	
K11	1	Co2 Tank - Secure to Building	By Soda Co	By Beverage Co.	
K12	1	Bag-N-Box Rack	By Soda Co	By Soda Co.	
K13	1	Ice Maker w/o Bin	Scotsman	C1030SR-32D	
K13.1	1	Bin, Ice	Scotsman	B948S	
K13.2	1	Filter System, Icemaker	3M Purification	ICE160-S	
K14	1	Floor Trough	IMC/Teddy	ASFT-1436-SS	

TROPHY DALLAS

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TEL:214-356-4949

ISSUE:

02/19/2025 FOR PERMIT/CONSTRUCTION

REVISIONS:

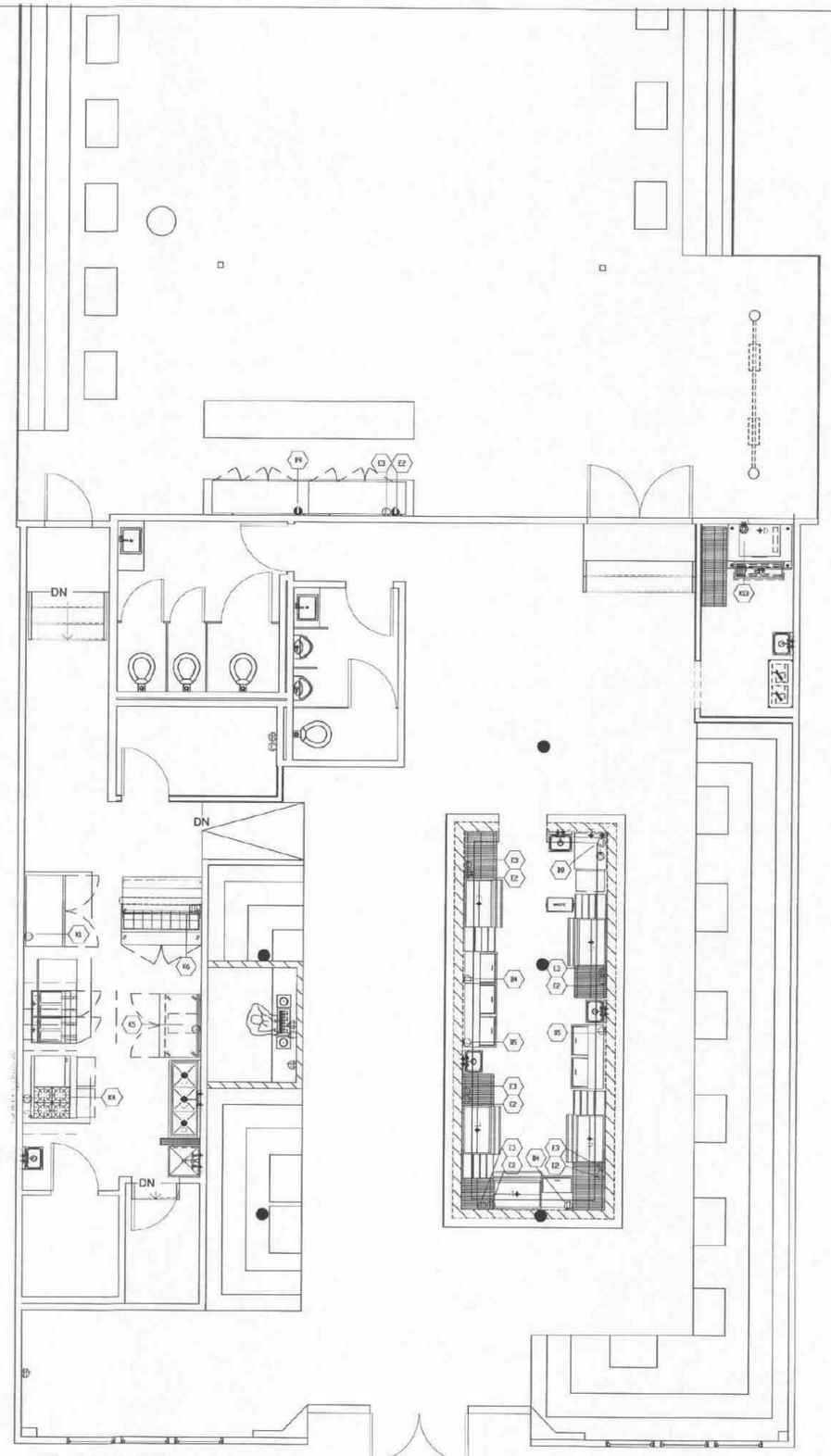
1 CITY COMMENTS 1 03/04/25
2 CITY COMMENTS 2 03/11/25

Date 02/04/2025

EQUIPMENT PLAN AND SCHEDULE

K1.0

COD_000015



01 ELECTRICAL ROUGH-IN
SCALE: 1/4" = 1'-0"

ELECTRICAL ROUGH-IN SCHEDULE

Item No	Equipment Category	Volts	Phase	Amps	Direct	Plug	Electrical AFF (in)	NEMA	Elec Remarks
E1	General Use Outlet	120	1	20.0		X	18	5-15P	
E2	General Use Outlet	120	1	20.0		X	36	5-15P	
E3	POS - Data					X	18		Run conduit to office for data line
E4	Remote Fire Pull					X	48		See detail 2/K1.1
B4	Froster/Chiller, Glass/Mug/Plate	120	1	6.0		X	2	5-15P	
B5	Cooler, Bottle	120	1	4.5		X	2	5-15P	
B8	Warewasher, Undercounter	208	1	32.0	X		2		
B9	Back Bar Cooler	115	1	2.7		X		5-15P	
K1	Freezer, Reach-In	115	1	9.6		X		5-15P	
K3	Fryer, Deep Fat, Gas								
K4	Range, Restaurant, Gas	115	1	0.1		X		5-15P	
K5	Refrigerator, Worktop	115	1	5.0		X		5-15P	
K6	Refrigerator, Sandwich/Salad Prep	115	1	6.5		X		5-15P	
K11	Co2 Tank - Secure to Building			VFY					
K12	Bag-N-Box Rack			VFY					
K13	Ice Maker w/o Bin	208-230	1	15.8	X				

ELECTRICAL SYMBOLS

SYMBOLS

	SINGLE CONVENIENCE OUTLET (SR)		SOLENOID OR CONTROL CIRCUIT
	DUPLEX CONVENIENCE OUTLET (DR)		CONDUIT AS NOTED
	WEATHER PROOF DUPLEX OUTLET (WPO)		FIRE PULL CONDUIT
	QUAD CONVENIENCE OUTLET (QCO)		CONVENIENCE OUTLET, TWO CIRCUIT, 120/208/1, 3 WIRE OR AS NOTED
	SPECIAL PURPOSE OUTLET (SPO)		SWITCH
	JUNCTION BOX (JB)		SWITCH AND PILOT LIGHT
	DROP CORD RECEPTACLE (DCR)		TELEPHONE/DATA OUTLET
	SINGLE POWER OUTLET (SO) AS NOTED		PANEL BOARD
	STUB UP ABOVE FINISHED FLOOR		DISCONNECT SWITCH
	LIGHT INDICATION		
	HEATED ELEMENT OR POWER		
	MOTOR OUTLET		
	CEILING RECEPTACLE AS NOTED		
	FLOOR RECEPTACLE AS NOTED		

ABBREVIATIONS

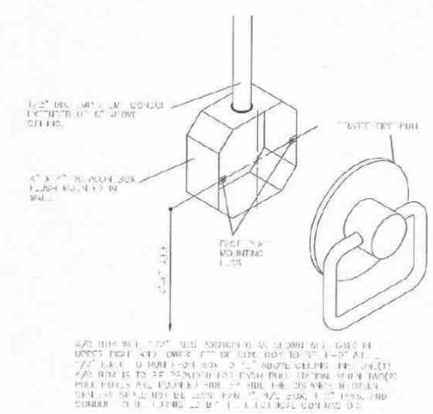
EL	ELEVATION ABOVE FINISH FLOOR
A	AMPERES
V	VOLTS
W	WATTS
Ø	PHASE
AFF	ABOVE FINISH FLOOR
BTC	BRANCH TO CONNECTION POINT AND CONNECT TO EQUIPMENT
BFF	BRANCH TO FIXTURE, FURNISH/INSTALL RECEPTACLE
DFA	DOWN FROM ABOVE
SU	STUB UP ABOVE FINISH FLOOR
HP	HORSEPOWER
KW	KILOWATTS

ELECTRICAL NOTES:

1. REFER TO DIMENTIONS ON THIS DRAWING
2. VERIFY ALL ELECTRICAL CHARACTERISTICS W/ ARCHITECT'S ENGINEERING DRAWINGS.
3. DIMENSION INDICATED ARE TO BE VERIFIED AS REQ'D BY FEILD CONDITIONS
4. ACCESSORIES AND FITTINGS PROVIDED LOOSE W/ FOODSERVICE EQUIPMENT BY SECTION 114000 FIELD INSTALLED BY DIV. 26.
5. S/S DISCONNECT SWITCH PROVIDED/INSTALLED BY DIV. 26.
6. ALL ELECTRICAL CONNECTIONS BENEATH EXHAUST HOOD TO EXTEND TO SHUNT TRIP BREAKERS W/IN ELECTRICAL PANEL BOX FOR SHUT-DOWN DURING FIRE MODE- BU DIV. 26.
7. DOOR HEATER(S), LIGHT(S), AND PRESSURE RELIEF PORT(S) PRE-WIRED TO J-BOX AT FINAL CONNECTION BY DIV. 26.
8. (7) WIRES AND CONDUIT FROM CONDENSOR J-BOX AT COLD STORAGE REFRIGERATION RACK TO EVAPORATOR COIL J=-BOX BY DIV. 26.
9. INTERCONNECT TO EXHAUST HOOD FAN(S) AND SWITCH BY DIV. 26.
10. INTERCONNECT TO EXHAUST HOOD LIGHT(S) AND SWITCH BY DIV. 26.
11. INTERCONNECT FIFE PROTECTION SYSTEM TO PANEL BOX SHUNT TRIP(S) AND BUILDING ALARM BY DIV. 26.
12. RECEPTACLE(S) TO BE PRE-WIRED TO J-BOX OR LOAD CENTER FOR FINAL CONNECTION BY DIV. 26.
13. SECTION 114000 TO VERIFY UTILITY REQ'S OF EXISTING EQUIPMENT.
14. EMPTY CONDUIT RUN FROM CASHIER STATION TO MANAGER'S OFFICE FO POS SYSTEM BY DIV. 26. LOCATION OF MANAGER'S OFFICE TO BE VERIFIED.

ELECTRICAL COORDINATION NOTE

NOTE: ELECTRICAL CONNECTION INDICATED ARE THOS REQ'D FOR THE FOODSERVICE EQUIPMENT AND THOSE REQ'D FOR SUPPORT EQUIPMENT FURNISHED BY DIV. 26. FOR ADDITIONAL REQ'S REFER TO ELECTRICAL ENGINEERS DRAWINGS.



2 K1.1 Remote Fire Pull Detail
SCALE: None

TROPHY DALLAS

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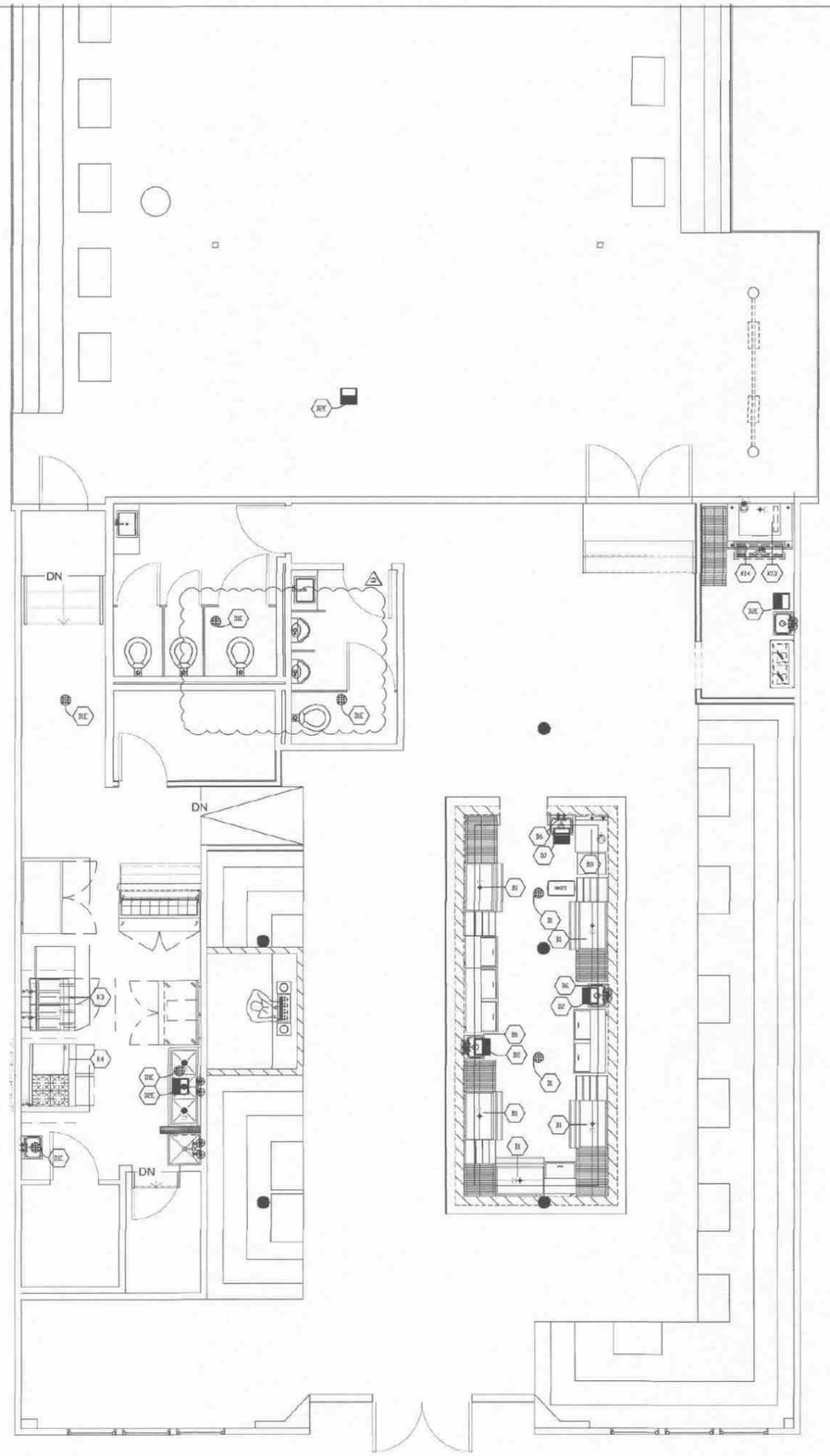
REVISIONS:
△

Date 02/04/2025

EQUIPMENT ELECTRICAL ROUGH-IN

K1.1

COD_000016



01 PLUMBING ROUGH-IN
SCALE: 1/4" = 1'-0"

PLUMBING ROUGH-IN SCHEDULE

Item No	Equipment Category	Cold Water Size (in)	Cold Water AFF (in)	Hot Water Size (in)	Hot Water AFF (in)	Direct Drain Size (in)	Direct Drain AFF (in)	Direct-Drain Rough-In	Indir Drain Size (in)	Gas Size (in)	MBTUH	Gas AFF (in)	Equipment Remarks
B1	Underbar Ice Chest								1.5				
B6	Hand Sink, Wall Mount	0.5	21	0.5	21	1.5	18						
B8	Warewasher, Undercounter			0.5	2				1.5				110F Min. hot water connection
EX1	Mop Sink, Floor Mount	0.5	53	0.5	53								
EX1.1	Mop Sink Faucet, Wall Mount	0.5	53	0.5	53								
EX2	Hand Sink, Wall Mount	0.5	21	0.5	21	1.5	18						
EX3	Sink, NSF, 3 comp, 16 gauge								2				
EX3.1	Faucet, Wall Mount	0.5		0.5									
K3	Fryer, Deep Fat, Gas									0.75	140	15.5	
K4	Range, Restaurant, Gas									1	204	23.25	
K13	Ice Maker w/o Bin	0.375				0.75							3/8" Rem. Cond Liquid line/ 1/2" Discharge Line
K13.1	Bin, Ice								0.75				
K13.2	Filter System, Icemaker	0.5				0.5							
K14	Floor Trough												See Detail 3/K4

DRAIN ROUGH-IN SCHEDULE

#	SIZE	CONN	SERVICE TO	REMARKS
D1	4"	FLOOR DRAIN	GENERAL USE	---
D1E	4"	FLOOR DRAIN	GENERAL USE	EXISTING
D2	12"	FLOOR SINK	EQUIPMENT	P.C. TO RUN INDIRECT DRAIN LINES, 1/2 GRATE
D2E	12"	FLOOR SINK	EQUIPMENT	EXISTING

PLUMBING SYMBOLS

SYMBOLS

HOT/COLD WATER	
DRAIN IN HALL	
PIPING/WIRING CHASE	
FLOOR DRAIN	AS NOTED
FUNNEL DRAIN	AS NOTED
HUB DRAIN	
FLOOR SINK	FULL GRATE
FLOOR SINK	3/4 GRATE
FLOOR SINK	HALF GRATE
FLOOR TROUGH DRAIN	
GAS DROP	
STUB UP	

ABBREVIATIONS

HW	HOT WATER
CW	COLD WATER
DR	DRAIN
AFF	ABOVE FINISHED FLOOR
BFF	BELOW FINISHED FLOOR
FD	FLOOR DRAIN
FFD	FUNNEL DRAIN
FS	FLOOR SINK
HD	HUB DRAIN
SS	STEAM SUPPLY
SR	STEAM RETURN
SU	STUB UP ABOVE FINISHED FLOOR
SU	STUB UP ABOVE FINISHED FLOOR
EL	ELEVATION ABOVE FINISHED FLOOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
BHP	BOILER HORSE POWER
PPH	POUNDS PER HOUR
PSI	POUNDS PER SQUARE INCH
BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
DFA	DOWN FROM ABOVE

WATER SUPPLY REQUIREMENTS

ALL WATER SUPPLIED KITCHEN EQUIPMENT SYSTEMS ARE SUBJECT TO CONTAMINATION AND FAILURE DUE TO MINERAL CONTENT FOUND IN MOST WATER SUPPLIES. TO MINIMIZE SERVICE PROBLEMS & TO MEET WARRANTY REQUIREMENTS A WATER TREATMENT (SOFTENING) SYSTEM IS RECOMMENDED WHEN WATER QUALITY IS FOUND TO EXCEED LIMITS STATED BELOW & IN OPERATORS MANUALS. RECOMMENDED MINIMUM WATER QUALITY STANDARDS ARE TOTAL DISSOLVED SOLIDS (TDS) CONTENT SHOULD NOT EXCEED 30 PARTS PER MILLION & WATER PH SHOULD BE 7.0 OR HIGHER.

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1 CITY COMMENTS 1 03/06/25
2 CITY COMMENTS 2 03/11/25

Date 02/04/2025

EQUIPMENT PLUMBING ROUGH-IN

K1.2

COD_000017

COM*check* Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 25024 - Trophy
Project Type: Alteration

Construction Site:
2711 Elm St.
Dallas, Texas 75226

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Dining: Bar Lounge/Leisure	2835	0.80	2268
		Total Allowed Watts =	2268

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Dining: Bar Lounge/Leisure (2835 sq.ft.)				
LED: FL1: Other:	1	7	38	266
LED: (E): Other:	1	1	25	25
LED: A1.1: Other:	1	10	13	130
LED: A1.2: Other:	1	10	13	130
LED: A2.1: Other:	1	12	13	156
LED: A2.2: Other:	1	10	13	130
LED: (E): Other:	1	9	13	117
LED: (E): Other:	1	4	15	60
		Total Proposed Watts =		1014

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the inspection checklist.

Chris Carroll - Principal
Name - Title

Signature

02/19/2025
Date

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]*	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22]*	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18]*	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.2 [EL19]*	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.3 [EL20]*	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2, C405.2.2.1 [EL21]*	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23]*	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.5 [EL27]*	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 [EL26]*	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.8 [EL27]*	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 [EL28]*	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.10 [EL29]*	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.11 [EL30]*	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.11, C405.11.1 [EL31]*	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17]*	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57]*	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.3 [FI16]*	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33]*	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

134

TROPHY DALLAS

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STATE OF TEXAS
JOEL A. GARCIA
92730
LICENSED PROFESSIONAL ENGINEER
02/19/25

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ISSUE:

REVISIONS:

Date 02/19/2025

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

COM CHECK

MEP 0.00

INOVA ENGINEERING

CO18-000018

MECHANICAL AND PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	EXISTING DUCTWORK TO BE REMOVED
	EXISTING DUCTWORK
	NEW DUCTWORK
	CHANGE OF ELEVATION - RISE (R) DROP (D)
	DUCT UP, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT UP, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	MANUAL VOLUME DAMPER
	FIRE DAMPER, VERTICAL POSITION
	FIRE DAMPER, HORIZONTAL POSITION
	CEILING DIFFUSER
	CEILING EXHAUST/RETURN GRILLE
	SLOT DIFFUSER
	SIDEWALL GRILLE OR REGISTER
	INDICATES DIRECTION OF AIRFLOW
AIR DEVICE TAG (A / 10"ø / 200)	SCHEDULE DESIGNATION; NECK SIZE; AIR QUANTITY (CFM)
DETAIL TAG (01 / M201)	DETAIL NUMBER; SHEET ON WHICH DETAIL APPEARS
RISER TAG (P1)	P: PLUMBING RISER/F: FIRE RISER; RISER NUMBER
(H)	HUMIDISTAT SENSOR
(G)	TEMPERATURE AND HUMIDITY GAUGE
(S)	TEMPERATURE SENSOR
(T)	THERMOSTAT
	EXISTING PIPING TO BE REMOVED
—SAN—	SANITARY SEWER
—GW—	GREASE WASTE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
	VENT
—CD—	CONDENSATE DRAIN
—F—	FIRE PIPING
—G—	GAS PIPING
—TW—	TEMPERED WATER PIPING
	CONNECT NEW TO EXISTING
	PIPE, TURNED UP
	PIPE, TURNED DOWN
	CONNECTION, BOTTOM
	CONNECTION, TOP
	ELBOW
	TEE
	CAP
	STRAINER
	UNION
	FLANGE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	ANGLE VALVE
	SHUT-OFF VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE
	AUTOMATIC BUTTERFLY VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	PENETRATION
	WATER HAMMER ARRESTER

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
(2023.02)

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BDD	BACKDRAFT DAMPER
BOD	BOTTOM OF DUCT
BFF	BELOW FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CO	CLEANOUT
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
CU	COPPER
CW	DOMESTIC COLD WATER
(D)	EXISTING TO BE DEMOLISHED
DCO	DOUBLE CLEANOUT
(E)	EXISTING TO REMAIN
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
F	FIRE LINE
FCO	FLOOR CLEANOUT
FLD	FLOOR DRAIN
FD	FIRE DAMPER
FS	FLOOR SINK
FSD	COMBINATION FIRE SMOKE DAMPER
G	GAS
GPM	GALLONS PER MINUTE
HG	REFRIGERANT HOT GAS
HP	HORSEPOWER
HR	HEATING HOT WATER RETURN
HS	HEATING HOT WATER SUPPLY
HW	HOT WATER SUPPLY
HWR	HOT WATER RETURN
IC	IN COUNTER
K/E	KITCHEN EXHAUST
KW	KILOWATT
L	LAVATORY
M/A	MAKE-UP AIR
MB	MOP BASIN
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
O/A	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OCD	OVERFLOW CONDENSATE DRAIN
OD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PBD	PARALLEL BLADE DAMPER
PSI	POUNDS PER SQUARE INCH
(R)	EXISTING TO BE RELOCATED
R/A	RETURN AIR
RD	ROOF DRAIN
RL	REFRIGERANT LIQUID
RO	REVERSE OSMOSIS
RS	REFRIGERANT SUCTION
S	SINK
S/A	SUPPLY AIR
SAN	SANITARY SEWER
SD	STORM DRAIN
SIM	SIMILAR
TP	TRAP PRIMER
TWH	TANKLESS WATER HEATER
TW	TEMPERED WATER
U	URINAL
UF	UNDERFLOOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VENT
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WALL MOUNTED
WC	WATER CLOSET
WCO	WALL CLEANOUT
WP	WEATHER PROOF

DIVISION 21 - FIRE SUPPRESSION

211313 - WET PIPE SPRINKLER SYSTEMS
A. PROVIDE COMPLETE WET PIPE FIRE SPRINKLER SYSTEM FOR THE ENTIRE SPACE. FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION. SUBMIT SPRINKLER LAYOUT FOR REVIEW.
B. SPRINKLER HEADS IN FINISHED AREAS SHALL BE CONCEALED TYPE WITH WHITE COVER PLATES. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES.
C. COORDINATE THE DESIGN AND LAYOUT OF FIRE SUPPRESSION PIPING WITH THE WORK OF ALL TRADES TO ALLOW ADEQUATE ABOVE CEILING CLEARANCES FOR MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, AND LIGHT FIXTURES.
D. REVISIONS TO THE EXISTING FIRE SUPPRESSION PIPING SYSTEM SHALL BE PROVIDED TO MAINTAIN A FULLY OPERATIONAL SYSTEM THAT SATISFIES THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. FIRE SUPPRESSION SYSTEM SHALL BE LIGHT HAZARD UNLESS OTHERWISE NOTED.
E. SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE CONCEALED TYPE WITH WHITE FLUSH COVERS OR RECESSED TYPE WITH TWO-PIECE CHROME ESCUTCHEONS AS NOTED. SPRINKLER HEADS IN UNFINISHED SPACES SHALL BE CHROME PENDANT TYPE.
F. EXTENDED COVERAGE TYPE SPRINKLER HEADS MAY BE USED WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

DIVISION 22 - PLUMBING

220100 - BASIC PLUMBING REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID. FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. ALL EXISTING PLUMBING FIXTURES IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
H. ALL EXISTING PLUMBING LINES SHOWN IN THE DRAWINGS ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND SIZES PRIOR TO BID.
I. ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, PLUMBING COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

220110 - BASIC PUMBING MATERIALS AND METHODS
A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL PLUMBING ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE PLUMBING EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

220523 - VALVES
A. ALL VALVES SHALL BE RATED FOR THE MAXIMUM PRESSURE OF THE SYSTEM IN WHICH THEY ARE TO BE INSTALLED.
B. ALL WATER SERVICE VALVES SHALL BE LUG TYPE BUTTERFLY OR BALL TYPE.

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

220719 - PLUMBING PIPE INSULATION
A. CHILLED WATER AND REFRIGERANT SUCTION LINES 1.5 INCHES AND SMALLER SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER. INSULATION THICKNESS ON THESE LINES GREATER THAN 1.5 INCHES SHALL BE 1.5 INCH THICKNESS.
B. CIRCULATED DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET.
C. DOMESTIC COLD WATER, HOT WATER, AND HVAC CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 0.5 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER.
D. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

221116 - DOMESTIC WATER PIPING
A. DOMESTIC COLD, HOT, AND CIRCULATED HOT WATER PIPING AND EQUIPMENT CONDENSATE DRAIN PIPING SHALL BE TYPE L HARD COPPER WITH WROUGHT COPPER FITTINGS.
B. DIELECTRIC UNIONS, FITTINGS, OR COUPLINGS SHALL BE USED WHEN DISSIMILAR METALS ARE JOINED.

221319 - SANITARY WASTE AND VENT PIPING
A. SANITARY WASTE, VENT, AND DRAIN PIPING 2 INCHES AND LARGER SHALL BE SERVICE WEIGHT CAST IRON. PIPING BELOW THE SLAB SHALL BE HUB AND SPIGOT TYPE WITH SEALED JOINTS. PIPING ABOVE THE SLAB SHALL BE NO-HUB TYPE. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER, OR SERVICE WEIGHT CAST IRON. WASTE PIPING SMALLER THAN 2 INCHES MAY BE DWV COPPER. SCHEDULE 40 PVC PIPING MAY BE USED WHERE ACCEPTED BY THE AUTHORITIES HAVING JURISDICTION; HOWEVER, PVC PIPING MAY NOT BE USED IN SPACES USED FOR RETURN AIR PLENUMS.

224213 - PLUMBING FIXTURES
A. PLUMBING FIXTURES AND EQUIPMENT SHALL BE PROVIDED AS SCHEDULED OR INDICATED AND INSTALLED COMPLETE WITH STOP VALVES, SUPPLIES, ESCUTCHEONS, AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS.

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

230100 - BASIC MECHANICAL REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID. FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. COORDINATE LOCATIONS OF EXISTING EQUIPMENT (DUCTS, TERMINAL BOXES, ETC.) WITH NEW FLOOR TO STRUCTURE PARTITIONS. RELOCATE EQUIPMENT IF REQUIRED TO MAINTAIN ADEQUATE SERVICE CLEARANCE.
H. ALL EXISTING MECHANICAL EQUIPMENT IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
I. ALL MECHANICAL EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, MECHANICAL COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

230110 - BASIC MECHANICAL MATERIALS AND METHODS
A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL MECHANICAL ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE MECHANICAL EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC
A. ALL MECHANICAL SYSTEMS SHALL BE TESTED AND BALANCED USING AABC OR NEBB PROCEDURES. FINAL REPORT SHALL BE SUBMITTED TO THE OWNER.

230713 - DUCT INSULATION
A. INTERIOR METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH TYPE IV DUCT WRAP, TWO INCH THICKNESS (ONE AND ONE-HALF INCHES IN PLACE), OR LINED WITH ONE-HALF INCH THICKNESS DUCT LINER. ALL DUCT DIMENSIONS INDICATE FREE AREA REQUIRED. INCREASE DUCT DIMENSIONS AS REQUIRED IF LINER IS USED.
B. INSTALLED R-VALUE SHALL BE EQUAL TO 5.0.
C. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

230923 - INSTRUMENTATION AND CONTROLS FOR HVAC
A. PROVIDE ALL CONTROLS REQUIRED TO COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS AND OPERATION OF THE SYSTEMS AND EQUIPMENT INSTALLED.
B. CONTROLS SHALL COMPATIBLE WITH AND CONNECT TO THE EXISTING BUILDING CONTROL SYSTEM. IF PNEUMATIC CONTROLS ARE USED, THE QUALITY AND CAPACITY OF THE EXISTING CONTROL AIR SYSTEM SHALL BE VERIFIED AND COORDINATED WITH THE NEW CONTROL DEVICES.
C. ELECTRIC AND/OR ELECTRONIC CONTROLS SHALL BE INSTALLED COMPLETE WITH REQUIRED POWER CIRCUITS, POWER SUPPLIES, WIRING, CONDUIT, ACCESSORIES, AND ENCLOSURES.
D. PROVIDE DDC CONTROLS.
E. LOCATIONS OF ALL THERMOSTATS/SENSORS SHALL BE COORDINATED WITH FURNITURE LOCATIONS AND FINISHES. THERMOSTATS/SENSORS SHALL NOT BE INSTALLED BEHIND SYSTEM FURNITURE PANELS, IN MILLWORK, OR ABOVE DIMMERS.
F. THERMOSTATS AND SENSORS SHALL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF TAS AND ADA.
G. EACH SYSTEM SHALL HAVE ONE SOLID-STATE PROGRAMMABLE THERMOSTAT WHICH SHALL HAVE THE CAPABILITY TO SET BACK OR SHUT DOWN THE SYSTEM BASED ON DAY OF THE WEEK AND TIME OF DAY, AND PROVIDE A READILY ACCESSIBLE MANUAL OVERRIDE THAT WILL RETURN TO PRESET OR SHUTDOWN SCHEDULE WITHOUT REPROGRAMMING.

231123 - NATURAL-GAS PIPING
A. UNDERGROUND GAS PIPING SHALL BE WRAPPED BLACK STEEL (WELDED) OR POLYETHYLENE. ABOVE GROUND GAS PIPING SHALL BE PAINTED BLACK STEEL, SCHEDULE 40, THREADED. ENCLOSE ALL INDOOR GAS PIPING IN CONTINUOUS SLEEVE WHERE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

232300 - REFRIGERANT PIPING
A. REFRIGERANT PIPING SHALL BE DRAWN COPPER TUBE: ASTM B 280, TYPE ACR. WROUGHT- COPPER FITTINGS: ASME B16.22. WROUGHT-COPPER UNIONS: B16.22.

233113 - METAL DUCTS
A. PROVIDE SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE:
1. FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
2. DUCT LAYOUT INDICATING SIZES, CONFIGURATION, LINER MATERIAL, AND STATIC-PRESSURE CLASSES.
3. ELEVATION OF BOTTOM OF DUCTS.
4. FITTINGS.
5. PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
6. LOCATIONS FOR DUCT ACCESSORIES, INCLUDING DAMPERS, TURNING VANES, AND ACCESS DOORS AND PANELS.

B. DUCTS SHALL BE MINIMUM 24 GAUGE SHEETMETAL CONSTRUCTED AND SEALED IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS FOR THE PRESSURE CLASS OF THE SYSTEM SERVED.
C. UNLESS NOTED OTHERWISE, ALL DUCT DIMENSIONS INDICATE THE FREE AREA REQUIRED. WHERE INTERNAL DUCT LINER IS USED, INCREASE THE DUCT DIMENSIONS ACCORDINGLY.
D. ALL SUPPLY AND RETURN DUCTS WITHIN TWENTY FEET OF AIR CONDITIONING UNITS AND WITHIN EIGHT FEET OF TERMINAL BOXES SHALL BE LINED WITH ONE INCH THICKNESS, ONE AND ONE-HALF POUND DENSITY ACOUSTIC DUCT LINER APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
E. PROVIDE PAINT GRIP DUCT WHERE EXPOSED.

233300 - AIR DUCT ACCESSORIES
A. PROVIDE FLEXIBLE DUCT CONNECTIONS AT EQUIPMENT.
B. FLEXIBLE DUCTS MAY BE USED FOR INDIVIDUAL RUNOUTS; HOWEVER, RUNOUTS SHALL NOT EXCEED 6 FEET IN TOTAL LENGTH AND BE PROPERLY SUPPORTED TO PREVENT RESTRICTIONS TO AIR FLOW. ALL CHANGES IN DIRECTION GREATER THAN FORTY-FIVE DEGREES SHALL BE MADE WITH RIGID DUCT FITTINGS.
C. FLEXIBLE DUCTS SHALL HAVE ONE INCH THICKNESS EXTERNAL INSULATION WITH FOIL JACKET AND VAPOR BARRIER. FLEXIBLE DUCTS SHALL MEET CLASS I, UL-181 AND 25/50 FIRE RATING REQUIREMENTS.
D. VERIFY ADEQUATE PATHS ARE PROVIDED FOR RETURN AIR. LINED RETURN AIR TRANSFER BOOTS SHALL BE PROVIDED IN ALL FLOOR TO STRUCTURE PARTITIONS TREATED FOR SOUND. TRANSFER BOOTS SHALL BE SIZED FOR A MAXIMUM VELOCITY OF 500 FPM.
E. ALL FIRE DAMPERS SHALL BE TYPE B WITH THE CURTAIN OUT OF THE AIRSTREAM.
F. PROVIDE ACCESS DOORS AT EACH DUCT MOUNTED FIRE DAMPER.
G. PROVIDE MANUAL VOLUME CONTROL DAMPER IN THE DUCT RUNOUT TO EACH AIR SUPPLY DEVICE.

233413 - HVAC FANS
A. ALL FANS SHALL BE AMCA CERTIFIED.

233713 - AIR DIFFUSERS, REGISTERS, AND GRILLES
A. DIFFUSERS, REGISTERS, AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDED WITH MOUNTING FRAMES COMPATIBLE WITH THE CEILING OR WALL TYPE IN WHICH THEY ARE TO BE INSTALLED.

237416 - PACKAGED ROOFTOP AIR-CONDITIONING UNITS
A. PROVIDE FACTORY ASSEMBLED AND TESTED, PACKAGED ROOFTOP COOLING AND HEATING UNITS OF THE NOMINAL CAPACITIES SCHEDULED. UNITS SHALL BE AS MANUFACTURED BY AAON, CARRIER, LENNOX, TRANE, AND YORK. UNITS SHALL HAVE FULLY MODULATING OUTDOOR AIR INTAKE WITH BAROMETRIC RELIEF DAMPERS, FACTORY CURB, NICKEL CHROMIUM HEATING ELEMENTS, FRAMES FOR 1" THICKNESS FILTERS, ACCESSORIES REQUIRED FOR COMPLETE AND OPERATING SYSTEMS.

238126 - SPLIT-SYSTEM AIR-CONDITIONERS
A. PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED. OTHER MANUFACTURERS' SYSTEMS WITH EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED.
B. COORDINATE SIZE, LOCATION, AND CONNECTION DETAILS WITH EQUIPMENT SUPPORTS, AND WALL PENETRATIONS.
C. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
1. FILTERS: ONE SET OF FILTERS FOR EACH UNIT.
2. FAN BELTS: ONE SET OF BELTS FOR EACH UNIT.

D. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH THERMAL-EXPANSION VALVE.
E. INSTALL UNITS LEVEL AND PLUMB.
F. INSTALL EVAPORATOR-FAN COMPONENTS USING MANUFACTURER'S STANDARD MOUNTING DEVICES SECURELY FASTENED TO BUILDING STRUCTURE.
G. INSTALL PIPING ADJACENT TO UNIT TO ALLOW SERVICE AND MAINTENANCE. UNLESS OTHERWISE INDICATED, CONNECT PIPING WITH UNIONS AND SHUTOFF VALVES TO ALLOW UNITS TO BE DISCONNECTED WITHOUT DRAINING PIPING.
H. AIR-COOLED, COMPRESSOR-CONDENSER COMPONENTS.
1. CASING: STEEL, FINISHED WITH BAKED ENAMEL, WITH REMOVABLE PANELS FOR ACCESS TO CONTROLS, WEEP HOLES FOR WATER DRAINAGE, AND MOUNTING HOLES IN BASE. PROVIDE BRASS SERVICE VALVES, FITTINGS, AND GAGE PORTS ON EXTERIOR OF CASING.
2. RELAY, AND CONTACTOR. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH LIQUID SUBCOOLER.
3. FAN: PROPELLER TYPE, DIRECTLY CONNECTED TO MOTOR.
4. MOTOR: PERMANENTLY LUBRICATED, WITH INTEGRAL THERMAL-OVERLOAD PROTECTION.

MECHANICAL SYSTEMS COMMISSIONING

EXEMPTION: BUILDINGS WHERE TOTAL MECHANICAL EQUIPMENT CAPACITY IS < 480,000 BTU/H (40 TONS) COOLING CAPACITY AND < 600,000 BTU/H COMBINED SERVICE WATER HEATING AND SPACE-HEATING CAPACITY

C408.2.2 - SYSTEMS ADJUSTING AND BALANCING
A. HVAC SYSTEMS BALANCED PER GENERALLY ACCEPTED ENGINEERING STANDARDS
B. AIR AND WATER FLOW RATES MEASURED AND ADJUSTED TO DELIVER FINAL FLOW RATES WITHIN TOLERANCES IN PRODUCT SPECIFICATIONS
C. TEST AND BALANCE ACTIVITIES TO INCLUDE AIR SYSTEM AND HYDRONIC SYSTEM BALANCING

C408.2.2.1 - AIR SYSTEMS BALANCING
A. EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE EQUIPPED WITH MEANS FOR AIR BALANCING PER CHAPTER 6 OF THE IMC
B. NO DISCHARGE DAMPERS USED FOR AIR-SYSTEM BALANCING ON CONSTANT VOLUME FANS AND VARIABLE VOLUME FANS WITH MOTORS ≥ 10 HP
C. AIR SYSTEMS BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN, FOR FANS WITH SYSTEM POWER > 1HP, FAN SPEED ADJUSTED TO MEET DESIGN FLOW CONDITIONS
D. EXCEPTION - FANS WITH MOTORS ≤ 1HP ARE NOT REQUIRED TO HAVE A MEANS FOR AIR BALANCING

C408.2.2.2 - HYDRONIC SYSTEMS BALANCING
A. INDIVIDUAL HYDRONIC HEATING AND COOLING COILS EQUIPPED WITH MEANS FOR BALANCING AND MEASURING FLOW
B. HYDRONIC SYSTEMS PROPORTIONATELY BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN PUMP IMPELLER TO BE TRIMMED OR PUMP SPEED TO BE ADJUSTED TO MEET DESIGN FLOW CONDITIONS
C. EACH HYDRONIC SYSTEM TO HAVE EITHER CAPABILITY TO MEASURE PRESSURE ACROSS THE PUMP, OR TEST PORTS AT EACH SIDE OF EACH PUMP
D. EXCEPTIONS WITH A MEANS FOR BALANCING OR MEASURING FLOW:
1. PUMPS WITH PUMP MOTORS ≤ 5HP
2. WHERE THROTTLING RESULTS IN ≤ 5% OF NAMEPLATE HP DRAW ABOVE THAT REQUIRED IF THE IMPELLER WERE TRIMMED

C408.2.3.1 - FUNCTIONAL PERFORMANCE TESTING - EQUIPMENT
A. TO DEMONSTRATE THE INSTALLATION AND OPERATION OF COMPONENTS, SYSTEMS, AND SYSTEM-TO-SYSTEM INTERFACING RELATIONSHIPS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS, SUCH THAT OPERATION, FUNCTION, AND MAINTENANCE SERVICEABILITY FOR EACH OF THE COMMISSIONED SYSTEMS IS CONFIRMED
B. TESTING TO INCLUDE ALL MODES AND SEQUENCE OF OPERATION, INCLUDING UNDER FULL-LOAD, PART-LOAD AND THE FOLLOWING EMERGENCY CONDITIONS:
1. ALL MODES AS DESCRIBED IN THE SEQUENCE OF OPERATION
2. REDUNDANT OR AUTOMATIC BACK-UP MODE
3. PERFORMANCE OF ALARMS, AND
4. MODE OF OPERATION UPON A LOST OFF POWER AND RESTORATION OF POWER

C. EXCEPTION - UNITARY OR PACKAGED HVAC EQUIPMENT LISTED IN TABLES C403.2.3(1) THROUGH C403.2.3(3) THAT DON'T REQUIRE SUPPLY AIR ECONOMIZERS

C408.2.3.2 - FUNCTIONAL PERFORMANCE TESTING - CONTROLS
A. HVAC AND SWH CONTROL SYSTEMS TO BE TESTED TO DOCUMENT THAT CONTROL DEVICES, COMPONENTS, EQUIPMENT, AND SYSTEMS ARE CALIBRATED, ADJUSTED AND OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS
B. SEQUENCES OF OPERATION TO BE FUNCTIONALLY TESTED TO DOCUMENT THEY OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS

C408.2.3.3 - FUNCTIONAL PERFORMANCE TESTING -ECONOMIZERS
A. AIR ECONOMIZERS TO UNDERGO A FUNCTIONAL TEST TO DETERMINE THEY OPERATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

REPORT
PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE:
1. RESULTS OF FUNCTIONAL PERFORMANCE TESTS
2. DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED
3. FUNCTIONAL PERFORMANCE TEST PROCEDURES USED DURING THE COMMISSIONING PROCESS INCLUDING MEASURABLE CRITERIA FOR TEST ACCEPTANCE.

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

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REVISIONS:

Date 02/19/2025

COVER SHEET - MEP

MEP1.00

COD_000019

ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
	CONDUIT
	UNDERGROUND/UNDERFLOOR CONDUIT
	FLEXIBLE CONDUIT
	PLUG MOLD
	WIRING, HOMERUN
	WIRING, NEUTRAL
	WIRING, HOT
	WIRING, SWITCHLEG
	WIRING, GROUND
	WIRING, ISOLATED GROUND
	CONTINUATION
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	ABOVE COUNTER DUPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG RECEPTACLE
	SPLIT "CONTROLLED" RECEPTACLE. MODEL SHALL BE LEVITON #TDR20-S1 UNO ON PLANS.
	QUADRAPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED QUADRAPLEX RECEPTACLE
	CEILING MOUNTED QUADRAPLEX RECEPTACLE
	ABOVE COUNTER QUADRAPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG QUADRAPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	FLUSH FLOOR MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	CEILING MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
	QUADRAPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER QUAD RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
NC	NURSE CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
DS	DUTY STATION. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
ZD	ZONE DOME
EC	TOILET HELP CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
CD	CORRIDOR DOME LIGHT. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
P1	CODE CALL PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
M1	MONITOR PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
	DATA COMMUNICATIONS OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (4) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR DATA COMMUNICATIONS OUTLET
	TELEPHONE OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
	FLUSH FLOOR TELEPHONE OUTLET
	TELEPHONE / DATA OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (6) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR TELEPHONE / DATA OUTLET
	FLUSH FLOOR BOX FOR RECEPTACLES, COMMUNICATIONS AND/OR A/V DEVICES. PROVIDE BOX SUITABLE FOR APPLICATION. MODEL WIREMOLD EVOLUTION EFB45S OR EQUAL.
	VERTICAL DROP POLE WITH 2 CHANNELS FOR POWER AND COMMUNICATIONS. MODEL SHALL BE WIREMOLD #25DTC UNO ON PLANS. VERIFY LENGTH AND FINISH PRIOR INSTALLATION.
USB	USB OUTLET EXTENSION. PROVIDE WITH (2) PORTS AND EXTEND 3/4" CONDUIT BETWEEN LOCATIONS. COORDINATE EXACT REQUIREMENTS WITH OWNER.
TV	RECESSED COMBINATION A/V (TELEVISION) OUTLET AND DUPLEX RECEPTACLE MOUNTED AT 84" AFF UNO ON PLANS. UTILIZE RECEPTACLE SHOWN ADJACENT TO DEVICE ON FLOOR PLAN. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING FOR LOW-VOLTAGE. MODEL SHALL BE PASS & SEYMOUR #TV2MW.
	CEILING MOUNTED A/V (TELEVISION) OUTLET
	JUNCTION BOX
	WALL MOUNTED JUNCTION BOX
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION MOTOR STARTER
	VFD (VARIABLE FREQUENCY DRIVE)
	TVSS (TRANSIENT VOLTAGE SURGE SUPPRESSOR)
	MOTOR RATED SWITCH
	MOTOR
	MOTION DETECTOR. ACUITY #WSXA
	CEILING MOUNTED MOTION DETECTOR. ACUITY #CM PDT
	OCCUPANCY SENSOR. ACUITY #WSXA PDT
	CEILING MOUNTED OCCUPANCY SENSOR. ACUITY #CM PDT
	OCCUPANCY SENSOR DIMMER. ACUITY #WSXA PDT D
	VACANCY SENSOR. ACUITY #WSXA PDT SA
	CEILING MOUNTED VACANCY SENSOR. ACUITY #CM PDT
	POWER PACK
	PLUG LOAD CONTROLLER

ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	CURRENT LIMITER FOR TRACK LIGHTING WITH AMP RATING. ACUITY #SILVER BULLET SERIES
	SWITCH
	DOUBLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH. MODEL SHALL BE CRESTRON CLW SERIES. REFER TO DRAWINGS FOR LOAD AND LIGHT TYPE.
	LOW-VOLTAGE CONTROLS
	PILOT LIGHT SWITCH
	TIMECLOCK SWITCH. MODEL SHALL BE INTERMATIC ST700W OR EQUAL.
	SPEAKER
	CAMERA
	WALL MOUNTED VOLUME CONTROL (P.A.)
CR	CARD READER
DC	DOOR CONTACT
KP	KEY PAD
ML	MAG-LOCK
G	GENERATOR
ST	SHUNT TRIP
	CLOCK
M	METER
K	KIRK-KEY INTERLOCK
	120V/208Y OR 120/240V ELECTRICAL PANEL
	277V/480Y ELECTRICAL PANEL
	TRANSFORMER
	GROUND BUS. PROVIDE 1/4" X 4" X 12" COPPER GROUND BUS ON ISOLATORS UNO ON PLANS
	VIA LIGHTING CONTACTOR
LIGHT FIXTURE LABELS	a — SWITCH DESIGNATION A — LIGHT FIXTURE TYPE
	HATCH REPRESENTS EMERGENCY FIXTURE
	2' X 4' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	2' X 2' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	UTILITY STRIP. REFERENCE LIGHT FIXTURE SCHEDULE.
	DOWNLIGHT. REFERENCE LIGHT FIXTURE SCHEDULE.
	SCONCE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL WASHER. REFERENCE LIGHT FIXTURE SCHEDULE.
	PENDANT. REFERENCE LIGHT FIXTURE SCHEDULE.
	UNDER CABINET LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL PACK. REFERENCE LIGHT FIXTURE SCHEDULE.
	POLE MTD. SITE LIGHT FIXTURE REFERENCE LIGHT FIXTURE SCHEDULE.
	EXIT SIGN CHEVRON
	SINGLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	DOUBLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	SINGLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	DOUBLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	COMBO EXIT SIGN AND EMERGENCY EGRESS LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ECRG/RD/M6 UNO ON PLANS. CONFIRM FINISH.
	EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ELM4L UNO ON PLANS.
	EXTERIOR EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #AFB/OEL/DDBTXD/LVOLT/N UNO ON PLANS. CONFIRM FINISH.

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
A	FM 200 ABORT SWITCH
M	MANUAL FM 200 RELEASE PULL STATION
DH	DOOR HOLDER
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FS	FIRE ALARM SYSTEM FLOW SWITCH
TS	FIRE ALARM TAMPER SWITCH
GEN	GENERATOR REMOTE ANNUNCIATOR PANEL
H	ADA APPROVED FIRE ALARM HORN. MOUNT @ 80" AFF.
H	ADA APPROVED FIRE ALARM HORN. CEILING MOUNTED.
F	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. MOUNT @ 80" AFF.
F	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. CEILING MOUNTED.
S	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. MOUNT @ 80" AFF.
S	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. CEILING MOUNTED.
F	ADA APPROVED FIRE ALARM PULLSTATION DEVICE
	SMOKE DETECTOR
	UNDERFLOOR SMOKE DETECTOR
	DUCT MOUNTED SMOKE DETECTOR
R	REMOTE PILOT LIGHT
	HEAT DETECTOR
	UNDERFLOOR HEAT DETECTOR
	FLAME DETECTOR
	FIRE ALARM SPEAKER

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
(B)	EXISTING JUNCTION BOX WITH BLANK PLATE
C	CONDUIT
CB	CIRCUIT BREAKER
CU	COPPER
(D)	EXISTING TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
EC	EMPTY CONDUIT
EMT	ELECTRICAL METALLIC TUBING
FDS	FUSED DISCONNECT SWITCH
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
K/E	KITCHEN EXHAUST
KW	KILOWATT
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
N3R	NEMA 3R
OCPD	OVERCURRENT PROTECTIVE DEVICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
(R)	EXISTING TO BE RELOCATED
RMC	RIGID METALLIC CONDUIT
SPD	SURGE PROTECTION DEVICE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
USB	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (2) USB TYPE 'A' PORTS RATED FOR 3.6 AMPS MINIMUM. PROVIDE LEVITON #T5832 OR EQUAL.
USBC	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (1) USB TYPE 'A' PORT & (1) USB TYPE 'C' PORT RATED FOR 5.1 AMPS MINIMUM. PROVIDE LEVITON #T5833 OR EQUAL.
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
2. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12.
3. ALL WALL MOUNTED DEVICES (POWER, DATA, TELEPHONE, ETC.) SHALL BE MOUNTED NO LESS THAN 15" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. DATA OUTLETS SHALL BE MOUNTED AT SAME HEIGHT AS ADJACENT RECEPTACLE.
4. ALL LIGHT CONTROLS (SWITCHES, DIMMERS AND/OR SENSORS) SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. LIGHT CONTROLS SHOWN SIDE BY SIDE ON FLOOR PLANS SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE.
5. COORDINATE FINISH OF ELECTRICAL DEVICES WITH ARCHITECT UNLESS NOTED OTHERWISE.
(2023.02)

FUNCTIONAL TESTING OF LIGHTING CONTROLS

C408.3.1.1 - OCCUPANT SENSOR CONTROLS
A. CERTIFY LOCATION AND AIMING PER MANUFACTURER RECOMMENDATION
B. TEST ALL SENSORS IF PROJECT ≤ 7
C. IF > 7 SENSORS, TEST FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY
D. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED > 10%, BUT IN NO CASE < 1 OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL OR DESIGN PROFESSIONAL REQUIRES A HIGHER PERCENTAGE TO BE TESTED
E. WHERE >30% OF TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS MUST BE TESTED
F. VERIFY THE FOLLOWING:
   1. STATUS INDICATOR, VERIFY CORRECT OPERATION
   2. LIGHTS TURN OFF OR DOWN TO PERMITTED LEVEL WITHIN REQUIRED TIME
   3. AUTO-ON - LIGHTS TURN ON TO PERMITTED LEVEL WHEN SOMEONE ENTERS THE SPACE
   4. MANUAL ON - LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED
   5. LIGHTS AREN'T INCORRECTLY TURNED ON BY MOVEMENT IN NEARBY AREAS OR BY HVAC OPERATION

C408.3.1.2 - TIME-SWITCH CONTROLS
A. CONFIRM PROGRAMMED SCHEDULES
B. DOCUMENT SCHEDULES FOR OWNER
C. VERIFY CORRECT TIME AND DATE ARE SET
D. VERIFY ANY BATTERY BACKUP IS INSTALLED AND ENERGIZED
E. VERIFY OVERRIDE TIME LIMIT SET TO ≤ 2 HOURS
F. SIMULATE OCCUPIED CONDITION AND VERIFY AND DOCUMENT:
   1. LIGHTS TURN ON AND OFF WITH RESPECTIVE SWITCHES
   2. SWITCH ONLY OPERATES LIGHTS IN ENCLOSED SPACE WHERE SWITCH IS LOCATED
G. SIMULATE UNOCCUPIED CONDITION AND VERIFY AND DOCUMENT:
   1. ALL NONEXEMPT LIGHTS TURN OFF
   2. MANUAL OVERRIDE ONLY OPERATES LIGHTING WHERE IT IS LOCATED

C408.3.1.3 - DAYLIGHT RESPONSIVE CONTROLS
A. PROPERLY LOCATED, FIELD-CALIBRATED, AND SET TO HAVE APPROPRIATE SETPOINTS AND THRESHOLD LIGHT LEVELS
B. DAYLIGHT CONTROLLED LIGHTING LOADS ADJUST TO CORRECT LEVELS WITH AVAILABLE DAYLIGHT
C. AUTHORIZED PERSONNEL HAVE READY ACCESS TO CALIBRATION ADJUSTMENT EQUIPMENT

REPORT
PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE THE RESULTS OF FUNCTIONAL PERFORMANCE TESTS AND DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED.

DIVISION 26 - ELECTRICAL

260100 - BASIC ELECTRICAL REQUIREMENTS
A. PROVIDE LABOR MATERIALS, EQUIPMENT AND TRANSPORTATION TO RECEIVE, INSTALL, ADJUST, AND PUT INTO OPERATION COMPLETE ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. PROVIDE PRODUCTS NOT MENTIONED BUT OBVIOUSLY NECESSARY AND INCIDENTAL TO THE COMPLETION OF THIS WORK.
B. OBTAIN ALL PERMITS AND PAY ALL FEES.
C. ALL WORK DONE SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS, UNDER THE SUPERVISION AND DIRECTION OF A SUPERINTENDENT HAVING SUCCESSFUL EXPERIENCE INSTALLING AND SUPERVISING EQUIPMENT AND SYSTEMS OF SIMILAR TYPE AND SIZE AS INDICATED BY CONTRACT DOCUMENTS.
D. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY ADDITIONAL COSTS DUE TO FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
E. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK. COORDINATE WALL SWITCHES WITH DOOR SWINGS. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR DESIGNATED TENANT REPRESENTATIVE PRIOR TO INSTALLATION.
F. PRODUCTS OF A SIMILAR NATURE SHALL BE THE SAME TYPE AND MANUFACTURER. PROVIDE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SPECIFIED PRODUCTS, UNLESS OTHERWISE REQUIRED BY THE DRAWINGS.
G. ALL PRODUCTS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH NATIONALLY RECOGNIZED AND ACCEPTED STANDARDS AND PROCEDURES.
H. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

260110 - BASIC ELECTRICAL MATERIALS AND METHODS
A. FOR SUBMITTALS, PROVIDE A PDF FILE OF ELECTRICAL MATERIALS AND PRODUCTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LIGHTING FIXTURES, DEVICES (SWITCHES, RECEPTACLES, ETC.), SWITCHBOARDS, TRANSFORMERS, PANELBOARDS, CIRCUIT AND MOTOR DISCONNECTS, MOTOR CONTROLLERS, SUPPORTING DEVICES, TRANSIENT VOLTAGE SURGE SUPPRESSION, AND FIRE ALARM SYSTEMS.
B. COMPILE AND ASSEMBLE THE WARRANTIES FOR ALL EQUIPMENT SPECIFIED IN DIVISION 26, INTO A SEPARATED SET OF VINYL COVERED, THREE RING BINDERS, TABULATED AND INDEXED FOR EASY REFERENCE. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM TO INCLUDE PRODUCT OR EQUIPMENT TO INCLUDE DATE OF BEGINNING OF WARRANTY OR BOND; DURATION OF WARRANTY OR BOND; AND NAMES, ADDRESSES, AND TELEPHONE NUMBERS AND PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES.
C. PREPARE MAINTENANCE MANUALS THAT INCLUDE THE FOLLOWING INFORMATION FOR EQUIPMENT ITEMS:
   1. DESCRIPTION OF FUNCTION, NORMAL OPERATING CHARACTERISTICS AND LIMITATIONS, PERFORMANCE CURVES, ENGINEERING DATA AND TESTS, AND COMPLETE NOMENCLATURE AND COMMERCIAL NUMBERS OF REPLACEMENT PARTS.
   2. MANUFACTURER'S PRINTED OPERATING PROCEDURES TO INCLUDE START-UP, BREAK-IN, AND ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN, AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS.
   3. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS.
   4. SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.
D. UPON COMPLETION OF WORK, PREPARE ELECTRICAL 'AS-BUILT' DRAWINGS. PRESENT COMPLETED DRAWINGS TO OWNER AND TWO SETS TO ARCHITECT. 'AS-BUILT' DRAWINGS SHALL INCLUDE ALL BRANCH CIRCUIT WORK, PANELBOARD INFORMATION, FINAL SWITCHING, FINAL LOCATION OF ALL EQUIPMENT, ETC.
E. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL SYSTEMS IN ACCORD WITH APPLICABLE CODES AND STANDARDS AND AS REQUIRED.
F. PROVIDE ONLY FASTENERS OF THE FOLLOWING TYPES, MATERIALS, AND CONSTRUCTION FEATURES:
   1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
   2. TOGGLE BOLTS: ALL STEEL SPRINGHEAD TYPE.
   3. POWDER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.

260400 - SERVICE ENTRANCE
A. PROVIDE SERVICE-ENTRANCE EQUIPMENT AND ACCESSORIES; OF TYPES, SIZES, RATINGS AND ELECTRICAL CHARACTERISTICS INDICATED, WHICH COMPLY WITH MANUFACTURER'S STANDARD MATERIALS, DESIGN AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION, AND AS REQUIRED FOR COMPLETE INSTALLATION, AND AS SPECIFIED HEREIN. PROVIDE EITHER RIGID STEEL CONDUIT OR PVC CONDUIT ENCASED IN CONCRETE RACEWAYS.

260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
A. PROVIDE COPPER, TYPE THW, THWN, OR THHN AS REQUIRED FOR THE INTENDED USE. MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NUMBER 12 AWG. USE NUMBER 10 AWG FOR ALL 120 VOLT BRANCH CIRCUITS LONGER THAN 100 FEET AND FOR ALL 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET MEASURED FROM PANEL TO CENTER OF LOAD.
B. INSTALL ALL CONDUCTORS IN CONDUIT. USE UL APPROVED PULLING LUBRICANT WHERE REQUIRED.
C. USE NUMBER 12 AWG AS MINIMUM CONDUCTOR SIZE FOR POWER SYSTEMS AND FOR CONTROL CIRCUITS. ALL WIRES NUMBER 10 AWG AND SMALLER SHALL BE SOLID; ALL CONTROL WIRES SHALL BE STRANDED AND TERMINATED WITH CRIMPED LUGS.
D. WHERE ALLOWED BY CODE, TYPE "MC" CABLE IS ACCEPTABLE ONLY ABOVE LAY-IN CEILINGS FOR MAXIMUM 6 FT. LENGTHS AS LIGHTING FIXTURE WHIPS

260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
A. PROVIDE AN ELECTRICAL EQUIPMENT GROUND SYSTEM AND AN ELECTRICAL SERVICE GROUND SYSTEM AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. A SEPARATE INSULATED EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED IN ALL FEEDERS AND BRANCH CIRCUITS, INCLUDING ALL MOTOR FEEDERS FROM STARTER TO MOTOR. TEST AND SUBMIT REPORT OF GROUNDING SYSTEM TESTS.
B. PATIENT CARE AREAS:
   1. PROVIDE A REDUNDANT GROUNDING PATH BY USING A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN CONJUNCTION WITH A TOTALLY SEPARATE GROUNDING PATH ON EITHER A METAL RACEWAY OR A CABLE WITH AN OUTER METAL ARMOR OR METAL SHEATH IDENTIFIED AS AN ACCEPTABLE GROUNDING RETURN PATH.

260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
A. CONCEAL ALL CONDUITS, UNLESS INDICATED OTHERWISE, WITHIN FINISHED WALLS, CEILINGS, AND FLOORS. KEEP RACEWAYS AT LEAST 6 INCHES AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT WATER PIPES. INSTALL RACEWAYS LEVEL, SQUARE AT RIGHT ANGLES TO THE BUILDING AND AT PROPER ELEVATIONS.
B. USE ONLY MALLEABLE IRON METALLIC CONDUIT BODIES (DIECAST BODIES ARE NOT ACCEPTABLE). USE ONLY STEEL BODIES WITH GLAND RING COMPRESSION-THREADED TYPE EMT CONNECTORS WITH INSULATED THROATS.
C. OUTDOORS: USE THE FOLLOWING WIRING METHODS:
   1. EXPOSED: INTERMEDIATE METAL CONDUIT.
   2. CONCEALED: INTERMEDIATE METAL CONDUIT.
   3. UNDERGROUND, SINGLE RUN: RIGID NONMETALLIC CONDUIT.
   4. UNDERGROUND, GROUPED: RIGID NONMETALLIC CONDUIT.
   5. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
   6. INDOORS OR OUTDOORS: CONNECTION TO VIBRATING EQUIPMENT AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT IN MOIST OR HUMID LOCATION OR CORROSIVE ATMOSPHERE, OR WHERE SUBJECT TO WATER SPRAY OR DRIPPING OIL, GREASE, OR WATER: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
D. INDOORS: USE THE FOLLOWING WIRING METHODS:
   1. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC OR ELECTRIC SOLENOID OR MOTOR-OPERATED EQUIPMENT: FLEXIBLE METAL CONDUIT.
   2. EXPOSED: ELECTRICAL METALLIC TUBING.
   3. CONCEALED: ELECTRICAL METALLIC TUBING.
E. ELECTRICAL METALLIC TUBING (EMT) IS EXCLUDED FROM USE IN THE FOLLOWING LOCATIONS OR CONDITIONS:
   1. OUTSIDE STRUCTURE OR ON ROOF.
   2. AT OR BELOW GRADE.
   3. IN OR BENEATH SLABS ON GRADE.
   4. IN HAZARDOUS LOCATIONS.
   5. WHERE EXPOSED TO PHYSICAL DAMAGE.
   6. WHERE SUBJECT TO EXCESSIVE MOISTURE OR DETERIORATION.
   7. HIGH VOLTAGE RACEWAYS.
F. MINIMUM CONDUIT SIZE, INCLUDING FLEXIBLE CONDUIT, SHALL BE 3/4 INCH UNLESS MINIMUM SIZES ARE INDICATED TO BE LARGER FOR SPECIFIC SYSTEMS SPECIFIED ELSEWHERE IN THE DOCUMENTS.
G. PROVIDE GALVANIZED STEEL PULL AND JUNCTION BOXES THAT COMPLY WITH NEC AS TO SIZE AND CONSTRUCTION.
H. FOR JUNCTION AND PULL BOXES, USE BOXES NOT LESS THAN 4-INCHES SQUARE AND 4-INCHES DEEP WITH REMOVABLE COVERS.
I. USE CAST ALUMINUM OR CAST IRON BOXES WITH THREADED HUBS AND GASKETED COVERS IN DAMP/WET AREAS OR OUTDOORS.

260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
A. FURNISH AND INSTALL ENGRAVED PLASTIC LAMINATE NAMEPLATES FOR ALL PANELS, SWITCHGEAR, SWITCHES, MOTOR STARTERS, AND ELECTRICAL EQUIPMENT. PROVIDE BRANCH CIRCUIT IDENTIFICATION (PANEL AND BRANCH CIRCUIT NUMBER) ON EACH SWITCH, RECEPTACLE, ETC., AND/OR ASSOCIATED WALL PLATE, FOR EVERY DEVICE. EXCEPT AS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT, WITH 1/2-INCH-HIGH LETTERING ON 1-1/2-INCH HIGH LABEL (2-INCH-HIGH WHERE TWO LINES ARE REQUIRED), WHITE LETTERING IN BLACK FIELD. TEXT SHALL MATCH TERMINOLOGY AND NUMBERING OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
B. PROVIDE TYPED PANELBOARD SCHEDULES FOR ALL NEW PANELBOARDS AND ALL PANELBOARDS TO WHICH CIRCUITS HAVE BEEN ADDED.

260923 - LIGHTING CONTROL DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120 AND/OR 277 VOLT) SWITCHES. COLOR OF DEVICES AND PLATES SHALL BE SELECTED BY ARCHITECT.
B. PROVIDE SOLID STATE DIMMER SWITCHES CONFORMING TO NEMA WD 1, MOUNTED IN OUTLET BOXES AS INDICATED AND IN ACCORDANCE WITH THE FOLLOWING:
   1. INCANDESCENT LAMP DIMMERS: MODULAR DIMMER SWITCHES FOR INCANDESCENT FIXTURES; SWITCH POLES AND WATTAGE AS INDICATED, 120-VOLTS, 60-HZ, WITH CONTINUOUSLY ADJUSTABLE ROTARY KNOB OR TOGGLE, ANODIZED ALUMINUM FACE, SINGLE-POLE, WITH SOFT-TAP OF OTHER QUIET ON-OFF SWITCH. EQUIP WITH ELECTROMAGNETIC FILTER TO ELIMINATE NOISE, RF AND TV INTERFERENCE, AND 5 INCH WIRE CONNECTING LEADS.
   2. FLUORESCENT LAMP DIMMERS: FULL-WAVE MODULAR TYPE AC DIMMER SWITCHES, FOR FLUORESCENT FIXTURES; WATTAGE AND VOLTAGE RATINGS AS INDICATED, AND WITH ELECTROMAGNETIC FILTERS TO MINIMIZE NOISE, AND RF AND TV INTERFERENCE. CONSTRUCT WITH CONTINUOUSLY ADJUSTABLE TRIM POTENTIOMETER FOR ADJUSTMENT OF LOW END DIMMING, ANODIZED HEAT SINKS, 5 INCH WIRE CONNECTING LEADS AND QUIET ON-OFF SWITCH. INCLUDE COMPATIBLE DIMMING LAMP BALLASTS.
   3. LED LAMP DIMMERS: MODULAR; COMPATIBLE WITH LED LAMPS; TRIM POTENTIOMETER TO ADJUST LOW-END DIMMING; CAPABLE OF CONSISTENT DIMMING WITH LOW END NOT GREATER THAN 20 PERCENT OF FULL BRIGHTNESS.

262213 - LOW-VOLTAGE DISTRIBUTION TRANSFORMERS
A. GENERAL PURPOSE DRY-TYPE TRANSFORMERS:
   1. COMPLY WITH NEMA STANDARD ST 20 "DRY-TYPE TRANSFORMERS FOR GENERAL APPLICATIONS." WINDINGS: 2-WINDING TYPE. THREE PHASE TRANSFORMERS SHALL USE ONE COIL PER PHASE IN PRIMARY AND SECONDARY. PROVIDE ALL COPPER WINDINGS. INSULATION TEMPERATURE RISE: 150 DEGREES C MAXIMUM RISE ABOVE 40 DEGREES C. TAPS SHALL BE SIX 2-1/2 PERCENT TAPS, 2 ABOVE AND 4 BELOW RATED HIGH-VOLTAGE.
B. HARMONIC CANCELLATION TRANSFORMERS:
   1. TRANSFORMER, WITH CHARACTERISTICS AND OPTIONS SPECIFIED. COILS SHALL BE CONTINUOUS COPPER WINDINGS WITHOUT SPLICES, EXCEPT FOR TAPS. PRIMARY WINDING: ONE COIL PER PHASE AND PER CORE LEG; 3-PHASE, 3-WIRE INPUT. PHASE SHIFT: PRIMARY TO SECONDARY TO TREAT TARGETED HARMONICS. INSULATION CLASS: CLASS 'R' (CLASS 'H' IS NOT ACCEPTABLE). RATED OPERATING TEMPERATURE RISE: 130 DEGREES C ABOVE 40 DEGREES AMBIENT. EFFICIENCY SHALL BE GREATER THAN 98 PERCENT PER EPA ENERGY STAR ENERGY SAVINGS PROGRAM REQUIREMENT. ELECTROSTATIC SHIELDING: EACH WINDING IS INDEPENDENTLY SINGLE SHIELDED WITH A FULL-WIDTH COPPER ELECTROSTATIC SHIELD. NEUTRAL CONDUCTOR RATING SHALL BE 200 PERCENT OF PHASE RATING. LOAD COMPATIBILITY SHALL BE K-30 LOAD CURRENT HANDLING CAPABILITY, CREST FACTOR UP TO 5, UP TO ITS NAMEPLATE KVA RATING WITHOUT DERATING. TRANSFORMERS SHALL BE DESIGNED TO TREAT ALL MAJOR HARMONICS PRODUCED BY PHASE-NEUTRAL, PHASE-PHASE, AND 3-PHASE SIX-PULSE ELECTRONIC EQUIPMENT: 3RD, 5TH, 7TH AND 9TH. 3RD HARMONIC AND OTHER ZERO SEQUENCE CURRENTS SHALL BE TREATED IN THE SECONDARY WINDINGS OF THE TRANSFORMER THROUGH FLUX CANCELLATION, AND SHALL NOT BE COUPLED INTO THE PRIMARY WINDING. TRAPPING THESE CURRENTS IN THE PRIMARY DELTA WINDING, AS IS THE CASE FOR THE DELTA-WYE TRANSFORMER CONFIGURATION, IS NOT ACCEPTABLE. 5TH AND 7TH HARMONICS ARE TREATED BY INTRODUCING THE APPROPRIATE PRIMARY-TO-SECONDARY PHASE-SHIFT IN THE TRANSFORMER SUCH THAT THESE CURRENTS SUBTRACT AT THE COMMON BUS WITH 5TH & 7TH HARMONIC CURRENTS PRODUCED BY OTHER SIMILAR HARMONIC CURRENT SOURCES FED FROM THE SAME BUS. FUNDAMENTAL CURRENT IMBALANCE SHALL BE REDUCED ON THE PRIMARY SIDE OF THE TRANSFORMER COMPARED TO THE SECONDARY SIDE.

262413 - SWITCHBOARDS
A. SWITCHBOARDS AND ASSOCIATED BREAKERS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER)
B. COMPLY WITH UL 891, "DEADFRONT SWITCHBOARDS." SWITCHBOARD BUSSING SHALL BE TIN OR SILVER PLATED COPPER.
C. FRONT-CONNECTED, FRONT-ACCESSIBLE, WITH FIXED, INDIVIDUALLY MOUNTED MAIN DEVICE, PANEL-MOUNTED BRANCHES, AND SECTIONS REAR ALIGNED.
D. INTERRUPTING RATINGS SHALL BE AS REQUIRED BY THE VENDOR PROVIDED SHORT CIRCUIT AND COORDINATION STUDY, BUT NOT LESS THAN 65,000 A.I.C.
E. CIRCUIT BREAKERS SHALL BE MOLDED CASE, CURRENT LIMITING WITH SOLID STATE TRIP. PROVIDE GROUND FAULT PROTECTION ON THE MAIN CIRCUIT BREAKER. BREAKERS 400A AND GREATER SHALL BE 100% RATED.
F. PRODUCT SELECTION FOR RESTRICTED SPACE: THE DRAWINGS INDICATE MAXIMUM DIMENSIONS FOR SWITCHBOARD EQUIPMENT INCLUDING CLEARANCES BETWEEN SWITCHBOARD AND ADJACENT SURFACES AND ITEMS. SWITCHBOARDS HAVING EQUAL PERFORMANCE CHARACTERISTICS AND COMPLYING WITH INDICATED MAXIMUM DIMENSIONS MAY BE CONSIDERED.
G. WHERE INDICATED PROVIDE A MULTIFUNCTION DIGITAL METERING MONITOR WITH THE FOLLOWING FEATURES:
   1. INPUTS: FROM SENSORS OR CURRENT TRANSFORMERS FROM 100/5 THROUGH 5000/5 RATINGS AND POTENTIAL TERMINALS UP TO 600 VOLTS.
   2. DISPLAY: SWITCH SELECTABLE DIGITAL DISPLAY OF THE FOLLOWING VALUES WITH MAXIMUM ACCURACY TOLERANCES AS INDICATED:
      a. PHASE CURRENTS, EACH PHASE, PLUS OR MINUS 1 PERCENT.
      b. PHASE-TO-PHASE VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
      c. PHASE-TO-NEUTRAL VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
      d. MEGAWATTS, PLUS OR MINUS 2 PERCENT.
      e. MEGAVARS, PLUS OR MINUS 2 PERCENT.
      f. POWER FACTOR, PLUS OR MINUS 2 PERCENT.
      g. FREQUENCY, PLUS OR MINUS 0.5 PERCENT.
      h. MEGAWATT DEMAND WITH DEMAND INTERVAL PROGRAMMABLE FROM 5 TO 60 MINUTES, PLUS OR MINUS 2 PERCENT.
G. MANUFACTURER'S FIELD SERVICES: ARRANGE AND PAY FOR THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO SUPERVISE INSTALLATION AND ADJUSTMENT OF SWITCHBOARD COMPONENTS.

262416 - PANELBOARDS
A. PANELBOARDS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER).
B. UNITS SHALL CONSIST OF A BOX, FRONT, INTERIOR AND CIRCUIT PROTECTIVE DEVICES AND SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA STANDARDS AND BEAR APPLICABLE UL LABELS.
C. MAIN BREAKERS SHALL BE RATED FOR 100%.
D. PROVIDE DOOR-IN-DOOR OR HINGED TRIM CONSTRUCTION.
E. EACH FRONT SHALL HAVE A DOOR MOUNTED ON SEMI-CONCEALED HINGES WITH A LOCK, INDEX CARD AND CARD HOLDER. ALL FRONT COVERS SHALL BE HINGED FOR QUICK ACCESS. ALL INDEX CARDS SHALL BE PRINTED AND NOT HANDWRITTEN.
F. PANELBOARDS SHALL BE FURNISHED FOR 3 PHASE, 4 WIRE SERVICE.
G. EACH ENCLOSURE SHALL BE PROVIDED WITH GROUNDING LUGS AND INSULATED EQUIPMENT GROUNDING BUS.
H. BUSSING SHALL BE TIN OR SILVER PLATED COPPER ATTACHED FOR SEQUENCE PHASING THROUGHOUT.
I. INTERRUPTING CAPACITY FOR NEW EQUIPMENT SHALL BE VERIFIED AND SHALL MATCH EXISTING. ALL EQUIPMENT SHALL BE RATED 14,000 A.I.C. (480Y/277V), 22,000 A.I.C. (240/120V) AND 10,000 A.I.C. (208Y/120V) MINIMUM.

262726 - WIRING DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120V) RECEPTACLES. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12. ISOLATED GROUND RECEPTACLES SHALL BE FURNISHED WITH AN ORANGE TRIANGLE ON THE FACE OF THE DEVICE. DEVICES AND WALL PLATES SHALL BE COLORED RED WHERE CONNECTED TO THE EMERGENCY POWER DISTRIBUTION SYSTEM. COLOR OF DEVICES AND PLATES NOT CONNECTED TO THE EMERGENCY SYSTEM SHALL BE SELECTED BY THE ARCHITECT.

262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS
A. DISCONNECT SWITCHES SHALL BE HEAVY-DUTY, QUICK MAKE, QUICK BREAK, 3 PHASE, 3 OR 4 POLE WITH AMPERE RATING AS REQUIRED OR SAME AS UPSTREAM OVERCURRENT PROTECTIVE DEVICE.
B. CLASS J FUSES: UL 198C, "HIGH-INTERRUPTING CAPACITY FUSES, CURRENT- LIMITING TYPE." CLASS L FUSES: UL 198C, "HIGH-INTERRUPTING CAPACITY FUSES, CURRENT- LIMITING TYPE."
C. CIRCUIT BREAKERS: UL 489, "MOLDED CASE CIRCUIT BREAKERS AND CIRCUIT BREAKER ENCLOSURES," AND NEMA AB 1, "MOLDED CASE CIRCUIT BREAKERS.".

262913 - MANUAL AND MAGNETIC MOTOR CONTROLLERS
A. PROVIDE FULL-VOLTAGE, NONREVERSING, ACROSS-THE-LINE, MAGNETIC CONTROLLER, WITH HAND-OFF-AUTO SWITCH, RED AND RED PILOT LIGHTS ON THE FACE OF THE ENCLOSURE. PROVIDE CONTROL POWER TRANSFORMER INTEGRAL WITH CONTROLLER WHERE NO OTHER SUPPLY OF 120 VOLT CONTROL POWER TO CONTROLLER IS INDICATED. PROVIDE CONTROL POWER TRANSFORMER WITH ADEQUATE CAPACITY TO OPERATE CONNECTED PILOTS, INDICATING AND CONTROL DEVICES, PLUS 100 PERCENT SPARE CAPACITY.
B. FOR COMBINATION CONTROLLER, PROVIDE CLASS 'J' FUSED SWITCH; FACTORY ASSEMBLED WITH CONTROLLER AND ARRANGED TO DISCONNECT IT. INTERLOCK SWITCH WITH UNIT COVER OR DOOR.

265119 - INTERIOR LIGHTING
A. SUPPORT ALL RECESSED AND SEMI-RECESSED FIXTURES. INSTALL UNITS MAY BE SUPPORTED FROM SUSPENDED CEILING SUPPORT SYSTEM. INSTALL CEILING SYSTEM SUPPORT RODS OR WIRES AT A MINIMUM OF FOUR RODS OR WIRES PER FIXTURE LOCATED NOT MORE THAN 6 INCHES FROM FIXTURE CORNERS. CONFORM TO THE FOLLOWING:
   1. FIXTURES SMALLER THAN CEILING GRID: INSTALL A MINIMUM OF FOUR RODS OR WIRES FOR EACH FIXTURE AND LOCATE AT CORNER OF THE CEILING GRID WHERE THE FIXTURE IS LOCATED. DO NOT SUPPORT FIXTURES BY CEILING ACOUSTICAL PANELS.
   2. FIXTURES OF SIZES LESS THAN CEILING GRID: CENTER IN THE ACOUSTICAL PANEL. SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4-INCH METAL CHANNELS SPANNING AND SECURED TO THE CEILING TEES.
   3. INSTALL SUPPORT CLIPS FOR RECESSED FIXTURES, SECURELY FASTENED TO CEILING GRID MEMBERS, AT OR NEAR EACH FIXTURE CORNERS.

269010 - TESTING AND COMMISSIONING
A. ALL ELECTRICAL EQUIPMENT AND WIRING SYSTEMS SHALL BE THOROUGHLY TESTED AND ALL DEFECTS AND MALFUNCTIONING EQUIPMENT SHALL BE CORRECTED, REPAIRED OR REPLACED. ALL SYSTEMS SHALL BE TESTED; TEST DATA SHALL BE PROVIDED FOR OWNER'S RECORDS.
B. PROVIDE INDEPENDENT TESTING AGENCY TO PERFORM FUNCTIONAL TESTING OF LIGHTING CONTROLS PER IECC. REFER TO PROVISIONS WITHIN THESE DOCUMENTS.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

284621 - FIRE ALARM SYSTEMS (EXISTING)
A. FIRE ALARM SYSTEM SHALL BE AN EXTENSION OF THE EXISTING FIRE ALARM SYSTEM(S). PROVIDE NEW DEVICES TO FIT AND MATCH EXISTING FIRE ALARM EQUIPMENT. PROVIDE NEW CONTROL AND/OR ANNUNCIATOR PANELS AS NECESSARY. PROVIDE NEW EQUIPMENT TO ENABLE FIRE ALARM SYSTEM TO ACCOMMODATE BOTH EXISTING AND NEW ALARM, INDICATING AND INITIATION DEVICES.
B. PROVIDE NECESSARY WIRE AND CONDUIT FOR TYING NEW FIRE ALARM INITIATING AND SIGNALING DEVICES TO NEAREST AVAILABLE FIRE ALARM INITIATING ZONE. VERIFY THAT EXISTING FIRE ALARM SYSTEM HAS CAPACITY FOR ADDITIONAL EQUIPMENT. PROVIDE ADDITIONAL CAPACITY AS REQUIRED FOR NEW EQUIPMENT.

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

NOVA ENGINEERING
MEP CONSULTANTS | TEXAS REG # F-9273 | ...
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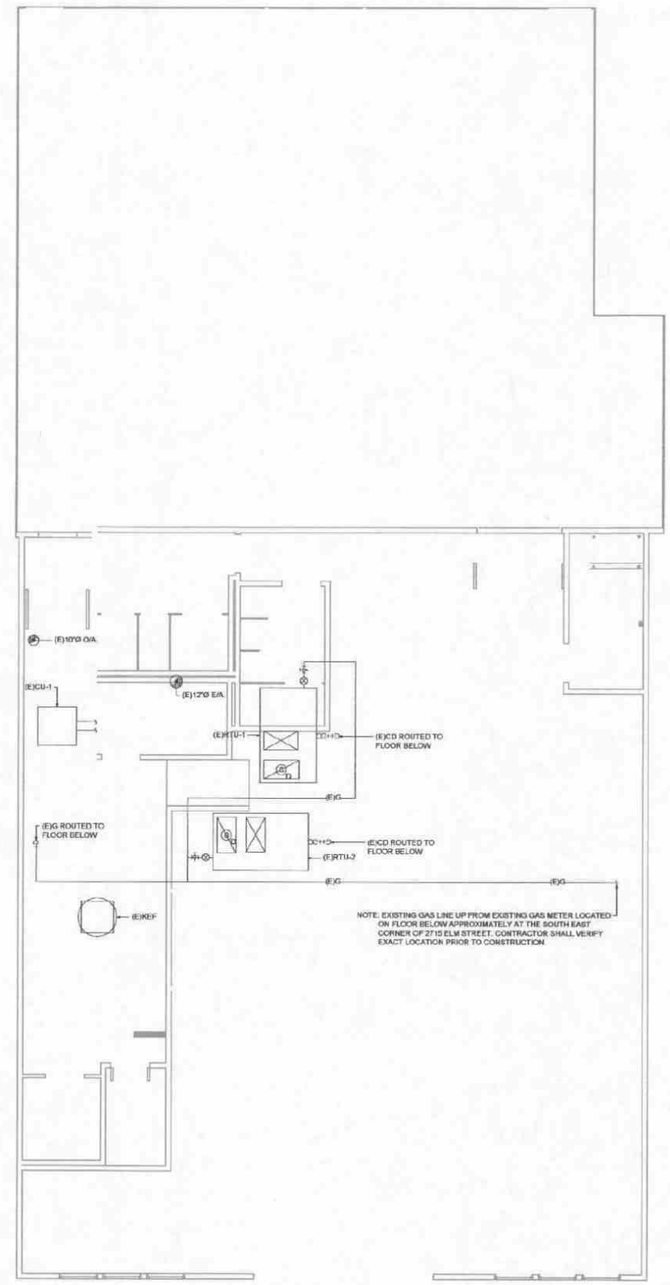
REVISIONS:

Date 02/19/2025

COVER SHEET - MEP

MEP1.01

COD 000020



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS. THERE IS NO SCOPE AT THIS TIME

01 ROOF PLAN - MEP
SCALE: 3/16" = 1'-0"

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

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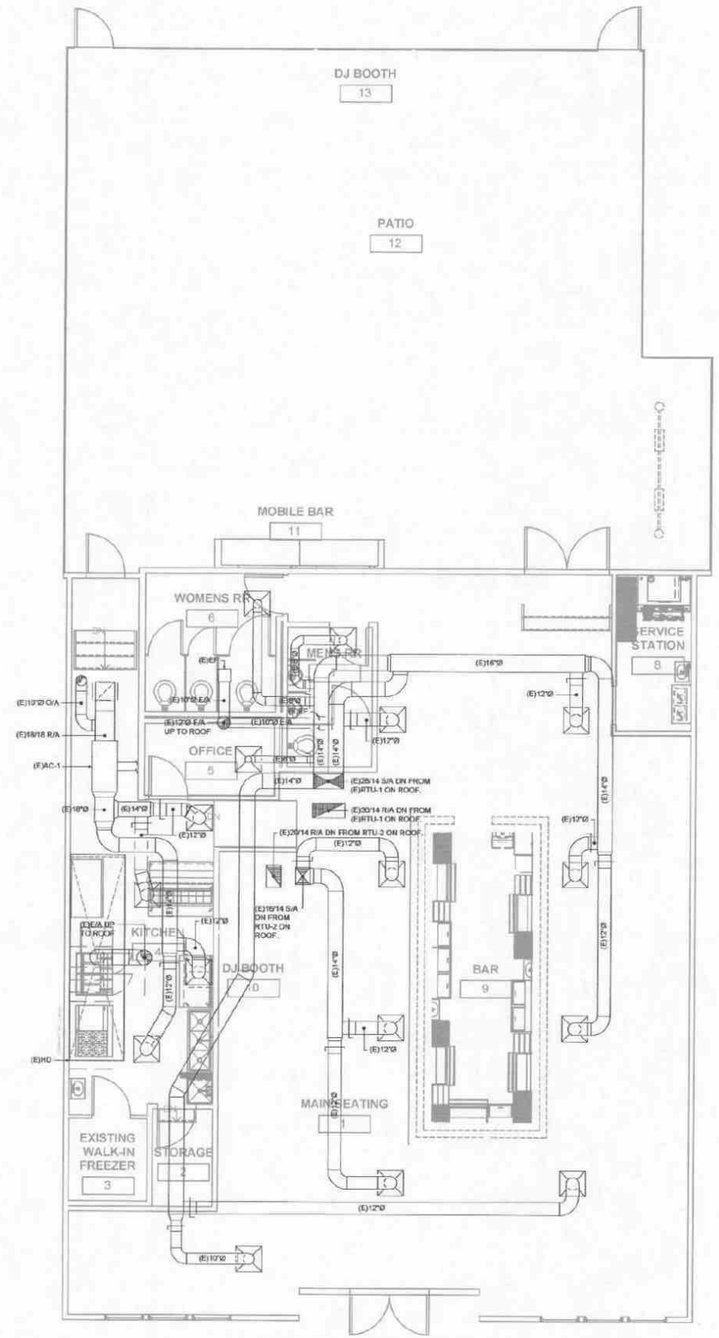
ROOF PLAN - MEP

MEP2.02

INOVA ENGINEERING

COD_000021



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS. THERE IS NO SCOPE AT THIS TIME

01 FLOOR PLAN - MECHANICAL
SCALE: 3/16" = 1'-0"

GENERAL NOTE(S):

1. ALL EXISTING MECHANICAL SYSTEMS SHALL BE TESTED PRIOR TO CONSTRUCTION TO VERIFY EXISTING CAPACITIES. CLEAN ALL COILS, CHANGE OUT ALL FILTERS, REPLACE ALL BELTS, AND TAKE THE NECESSARY PROCEDURES TO ENSURE THAT ALL REUSED EQUIPMENT IS IN PROPER WORKING CONDITION.

2. EXISTING DUCTWORK IS APPROXIMATE (BASED OFF SITE VISIT). EXACT ROUTING WILL BEED TO BE VERIFIED FOR ANY MAJOR DISCREPANCIES. ALL EXISTING DUCTWORK THAT REMAINS SHALL BE CLEANED AND INSPECTED FOR LEAKS. REPAIR ANY LEAKS THAT MAY BE PRESENT AT THE TIME OF EXAMINATION.

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

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FLOOR PLAN - MECHANICAL

M2.01

COD-000022

EXISTING SPLIT SYSTEM SCHEDULE

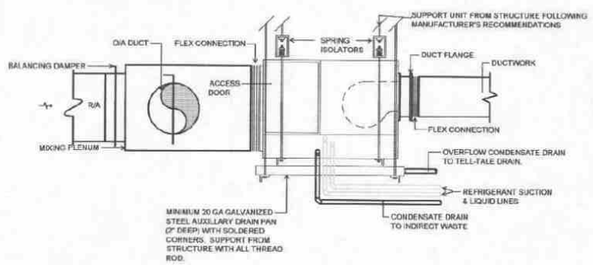
AIR HANDLING UNIT																	CONDENSING UNIT									
MARK	NOM. TONS	SUPPLY FAN				COOLING				HEATING			MANUFACTURER	WEIGHT (LBS)	MODEL NO.	VOLT/PH	MCA	MOCD	MARK	AMBIENT TEMP (°F)	VOLT/PH	MCA	MOCD	MANUFACTURER	WEIGHT (LBS)	MODEL NO.	REMARKS
		O/A	CFM	E.S.P (" WG)	BHP/HP	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)															
(E)AC-1	5.0	400	2,000	—	—	—	—	—	—	—	—	—	COLEMAN	—	—	208/1Ø	—	—	(E)CU-1	105	208/1Ø	36.9	60	COLEMAN	—	CGJP060415 1A	1

1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.

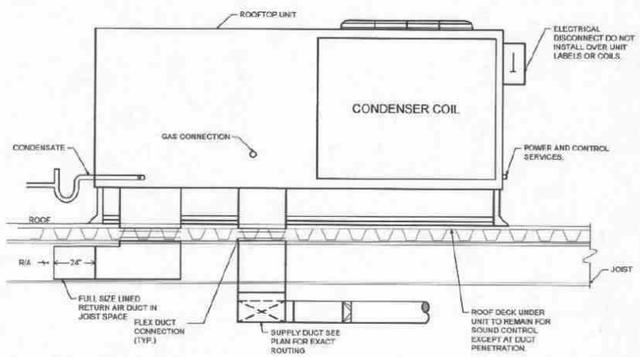
EXISTING ROOFTOP UNIT SCHEDULE

MARK	SERVES	NOM. TONS	AMBIENT TEMP (°F)	O/A CFM	SUPPLY FAN				COOLING COIL				HEATING			ELECTRICAL			MANUFACTURER	MODEL NO.	REMARKS
					CFM	E.S.P. (" WC)	BHP/HP	RPM	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)	MOCP	UNIT MCA	UNIT VOLT/PH			
(E)RTU-1	—	7.5	105	600	3,000	—	—	—	—	—	—	—	GAS	225	—	50	41.6	208/3ø	DAIKIN	DFG0903DHD0001SAA	1
(E)RTU-2	—	4.0	105	320	1,600	—	—	—	—	—	—	—	GAS	172.5	—	100	51	208/3ø	CARRIER	48TJD016-571YA	1

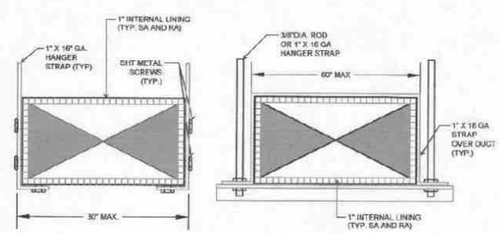
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.



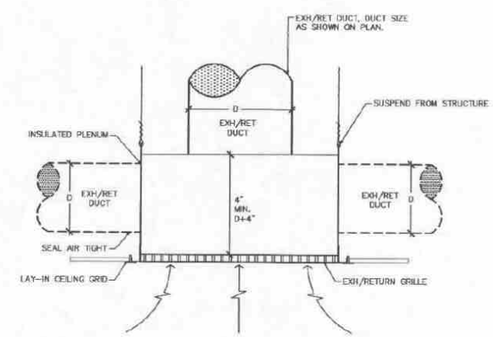
07 AIR HANDLING DETAIL (HORIZONTAL)
SCALE: NOT TO SCALE



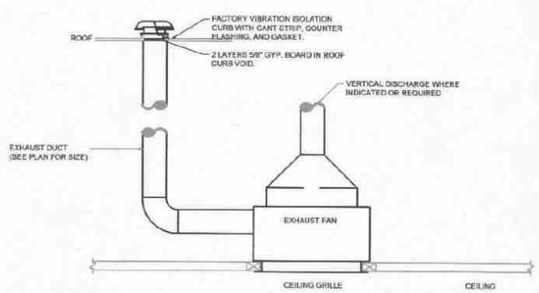
06 TYPICAL ROOFTOP UNIT DETAIL
SCALE: NOT TO SCALE



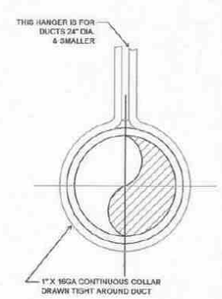
04 RECTANGULAR DUCT HANGER
SCALE: NOT TO SCALE



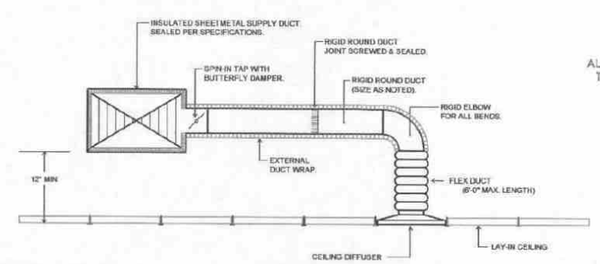
02 DUCTED EXH/RETURN GRILLE
SCALE: NOT TO SCALE



05 EXHAUST FAN - CEILING THROUGH ROOF
SCALE: NOT TO SCALE



03 ROUND DUCT HANGER
SCALE: NOT TO SCALE



01 TYPICAL DIFFUSER CONNECTION DETAIL
SCALE: NOT TO SCALE

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226

STATE OF TEXAS JOEL A. GARCIA 92730 LICENSED PROFESSIONAL ENGINEER 02/19/25

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:

REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - MECHANICAL

M5.01

COD-000023

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	25024 - Trophy
Project Type:	Alteration

Construction Site:
2711 Elm St
Dallas, Texas 75226

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Dining: Bar Lounge/Leisure	2835	0.80	2268
		Total Allowed Watts =	2268

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Dining: Bar Lounge/Leisure (2835 sq.ft.)				
LED: FL1: Other:	1	7	38	266
LED: (E): Other:	1	1	25	25
LED: A1.1: Other:	1	10	13	130
LED: A1.2: Other:	1	10	13	130
LED: A2.1: Other:	1	12	13	156
LED: A2.2: Other:	1	10	13	130
LED: (E): Other:	1	9	13	117
LED: (E): Other:	1	4	15	60
			Total Proposed Watts =	1014

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Chris Carroll - Principal
Name - Title

Signature

02/19/2025
Date

Project Title: 25024 - Trophy
Data filename:

Report date: 02/19/25
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COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title: 25024 - Trophy
Data filename:

Report date: 02/19/25
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.2, C405.2.2.1 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title: 25024 - Trophy
Data filename:

Report date: 02/19/25
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.5 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.8 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.10 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.1.1 [EL30][2]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.11, C405.11.1 [EL31][2]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title: 25024 - Trophy
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Project Title: 25024 - Trophy
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Page 5 of 5

TROPHY DALLAS

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P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

COM CHECK

MEP 0.00

NOVA ENGINEERING

COD_000024

MECHANICAL AND PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	EXISTING DUCTWORK TO BE REMOVED
	EXISTING DUCTWORK
	NEW DUCTWORK
	CHANGE OF ELEVATION - RISE (R) DROP (D)
	DUCT UP, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT UP, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	DUCT DOWN, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION
	MANUAL VOLUME DAMPER
	FIRE DAMPER, VERTICAL POSITION
	FIRE DAMPER, HORIZONTAL POSITION
	CEILING DIFFUSER
	CEILING EXHAUST/RETURN GRILLE
	SLOT DIFFUSER
	SIDEWALL GRILLE OR REGISTER
	INDICATES DIRECTION OF AIRFLOW
AIR DEVICE TAG (A 10"ø / 200)	SCHEDULE DESIGNATION; NECK SIZE; AIR QUANTITY (CFM)
DETAIL TAG (01 / M201)	DETAIL NUMBER; SHEET ON WHICH DETAIL APPEARS
RISER TAG	P: PLUMBING RISER/F: FIRE RISER; RISER NUMBER
(H)	HUMIDISTAT SENSOR
(G)	TEMPERATURE AND HUMIDITY GAUGE
(S)	TEMPERATURE SENSOR
(T)	THERMOSTAT
	EXISTING PIPING TO BE REMOVED
— SAN —	SANITARY SEWER
— GW —	GREASE WASTE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
	VENT
— CD —	CONDENSATE DRAIN
— F —	FIRE PIPING
— G —	GAS PIPING
— TW —	TEMPERED WATER PIPING
	CONNECT NEW TO EXISTING
	PIPE, TURNED UP
	PIPE, TURNED DOWN
	CONNECTION, BOTTOM
	CONNECTION, TOP
	ELBOW
	TEE
	CAP
	STRAINER
	UNION
	FLANGE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	ANGLE VALVE
	SHUT-OFF VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE
	AUTOMATIC BUTTERFLY VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	PENETRATION
	WATER HAMMER ARRESTER

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
(2023.02)

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BDD	BACKDRAFT DAMPER
BOD	BOTTOM OF DUCT
BFF	BELOW FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CO	CLEANOUT
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
CU	COPPER
CW	DOMESTIC COLD WATER
(D)	EXISTING TO BE DEMOLISHED
DCO	DOUBLE CLEANOUT
(E)	EXISTING TO REMAIN
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
F	FIRE LINE
FCO	FLOOR CLEANOUT
FLD	FLOOR DRAIN
FD	FIRE DAMPER
FS	FLOOR SINK
FSD	COMBINATION FIRE SMOKE DAMPER
G	GAS
GPM	GALLONS PER MINUTE
HG	REFRIGERANT HOT GAS
HP	HORSEPOWER
HR	HEATING HOT WATER RETURN
HS	HEATING HOT WATER SUPPLY
HW	HOT WATER SUPPLY
HWR	HOT WATER RETURN
IC	IN COUNTER
K/E	KITCHEN EXHAUST
KW	KILOWATT
L	LAVATORY
M/A	MAKE-UP AIR
MB	MOP BASIN
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
O/A	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OCD	OVERFLOW CONDENSATE DRAIN
OD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PBD	PARALLEL BLADE DAMPER
PSI	POUNDS PER SQUARE INCH
(R)	EXISTING TO BE RELOCATED
R/A	RETURN AIR
RD	ROOF DRAIN
RL	REFRIGERANT LIQUID
RO	REVERSE OSMOSIS
RS	REFRIGERANT SUCTION
S	SINK
S/A	SUPPLY AIR
SAN	SANITARY SEWER
SD	STORM DRAIN
SIM	SIMILAR
TP	TRAP PRIMER
TWH	TANKLESS WATER HEATER
TW	TEMPERED WATER
U	URINAL
UF	UNDERFLOOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VENT
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WALL MOUNTED
WC	WATER CLOSET
WCO	WALL CLEANOUT
WP	WEATHER PROOF

DIVISION 21 - FIRE SUPPRESSION

211313 - WET PIPE SPRINKLER SYSTEMS

A. PROVIDE COMPLETE WET PIPE FIRE SPRINKLER SYSTEM FOR THE ENTIRE SPACE. FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE AUTHORITIES HAVING JURISDICTION. SUBMIT SPRINKLER LAYOUT FOR REVIEW.
B. SPRINKLER HEADS IN FINISHED AREAS SHALL BE CONCEALED TYPE WITH WHITE COVER PLATES. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES.
C. COORDINATE THE DESIGN AND LAYOUT OF FIRE SUPPRESSION PIPING WITH THE WORK OF ALL TRADES TO ALLOW ADEQUATE ABOVE CEILING CLEARANCES FOR MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, AND LIGHT FIXTURES.
D. REVISIONS TO THE EXISTING FIRE SUPPRESSION PIPING SYSTEM SHALL BE PROVIDED TO MAINTAIN A FULLY OPERATIONAL SYSTEM THAT SATISFIES THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. FIRE SUPPRESSION SYSTEM SHALL BE LIGHT HAZARD UNLESS OTHERWISE NOTED.
E. SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE CONCEALED TYPE WITH WHITE FLUSH COVERS OR RECESSED TYPE WITH TWO-PIECE CHROME ESCUTCHEONS AS NOTED. SPRINKLER HEADS IN UNFINISHED SPACES SHALL BE CHROME PENDANT TYPE.
F. EXTENDED COVERAGE TYPE SPRINKLER HEADS MAY BE USED WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

DIVISION 22 - PLUMBING

220100 - BASIC PLUMBING REQUIREMENTS

A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID. FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. ALL EXISTING PLUMBING FIXTURES IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
H. ALL EXISTING PLUMBING LINES SHOWN IN THE DRAWINGS ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS AND SIZES PRIOR TO BID.
I. ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, PLUMBING COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

220110 - BASIC PUMBING MATERIALS AND METHODS

A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL PLUMBING ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE PLUMBING EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

220523 - VALVES

A. ALL VALVES SHALL BE RATED FOR THE MAXIMUM PRESSURE OF THE SYSTEM IN WHICH THEY ARE TO BE INSTALLED.
B. ALL WATER SERVICE VALVES SHALL BE LUG TYPE BUTTERFLY OR BALL TYPE.

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

220719 - PLUMBING PIPE INSULATION

A. CHILLED WATER AND REFRIGERANT SUCTION LINES 1.5 INCHES AND SMALLER SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER. INSULATION THICKNESS ON THESE LINES GREATER THAN 1.5 INCHES SHALL BE 1.5 INCH THICKNESS.
B. CIRCULATED DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET.
C. DOMESTIC COLD WATER, HOT WATER, AND HVAC CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 0.5 INCH THICKNESS PRE FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALL SERVICE JACKET AND INTEGRAL VAPOR BARRIER.
D. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

221116 - DOMESTIC WATER PIPING

A. DOMESTIC COLD, HOT, AND CIRCULATED HOT WATER PIPING AND EQUIPMENT CONDENSATE DRAIN PIPING SHALL BE TYPE L HARD COPPER WITH WROUGHT COPPER FITTINGS.
B. DIELECTRIC UNIONS, FITTINGS, OR COUPLINGS SHALL BE USED WHEN DISSIMILAR METALS ARE JOINED.

221319 - SANITARY WASTE AND VENT PIPING

A. SANITARY WASTE, VENT, AND DRAIN PIPING 2 INCHES AND LARGER SHALL BE SERVICE WEIGHT CAST IRON. PIPING BELOW THE SLAB SHALL BE HUB AND SPIGOT TYPE WITH SEALED JOINTS. PIPING ABOVE THE SLAB SHALL BE NO-HUB TYPE. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER, OR SERVICE WEIGHT CAST IRON. WASTE PIPING SMALLER THAN 2 INCHES MAY BE DWV COPPER. SCHEDULE 40 PVC PIPING MAY BE USED WHERE ACCEPTED BY THE AUTHORITIES HAVING JURISDICTION; HOWEVER, PVC PIPING MAY NOT BE USED IN SPACES USED FOR RETURN AIR PLENUMS.

224213 - PLUMBING FIXTURES

A. PLUMBING FIXTURES AND EQUIPMENT SHALL BE PROVIDED AS SCHEDULED OR INDICATED AND INSTALLED COMPLETE WITH STOP VALVES, SUPPLIES, ESCUTCHEONS, AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS.

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

230100 - BASIC MECHANICAL REQUIREMENTS

A. PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION, AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF COMPLETE AND OPERATING MECHANICAL SYSTEMS AS SHOWN OR INDICATED ON THE DRAWINGS. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH WORK COMES IN CONTACT OR OVER WHICH MATERIALS, EQUIPMENT, DEBRIS, ETC. MAY BE TRANSPORTED, HOISTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
B. NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
C. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A MANNER DEMONSTRATING NEAT WORKMANSHIP.
D. THE SCOPE OF WORK SHALL INCLUDE ALL MATERIAL, TOOLS, SERVICE, AND COSTS NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE MECHANICAL SYSTEM BE INSTALLED COMPLETE INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY MENTIONED OR SHOWN.
E. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES AND STANDARDS WHICH INCLUDE ALL ORDINANCES, AMENDMENTS, AND UTILITY COMPANY REGULATIONS. WHERE CONFLICTS EXIST AMONG APPLICABLE CODES AND STANDARDS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING. SHOULD WORK BE PERFORMED THAT DOES NOT COMPLY WITH APPLICABLE CODES AND STANDARDS, THOSE DEFECTS SHALL BE CORRECTED WITH NO CHANGE IN CONTRACT AMOUNT.
F. THE CONTRACT DOCUMENTS WERE PREPARED FROM INFORMATION MADE AVAILABLE; HOWEVER, CONDITIONS SURROUNDING THE INSTALLATION OF THE WORK SHALL BE CAREFULLY INVESTIGATED PRIOR TO SUBMITTING A BID. FABRICATION OF DUCTS OR PIPING, OR PROCEEDING WITH INSTALLATION. CONFLICTS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION. UPON COMMENCEMENT OF CONSTRUCTION, IT SHALL BE UNDERSTOOD THAT THE CONDITIONS OF THE PREMISES HAVE BEEN ACCEPTED.
G. COORDINATE LOCATIONS OF EXISTING EQUIPMENT (DUCTS, TERMINAL BOXES, ETC.) WITH NEW FLOOR TO STRUCTURE PARTITIONS. RELOCATE EQUIPMENT IF REQUIRED TO MAINTAIN ADEQUATE SERVICE CLEARANCE.
H. ALL EXISTING MECHANICAL EQUIPMENT IMPACTED BY THE DRAWINGS AND DESIGNATED TO REMAIN SHALL BE INSPECTED PRIOR TO SUBMITTING A BID. THIS EQUIPMENT IS TO BE SERVICED, CLEANED, AND PLACED IN WORKING ORDER AS PART OF THIS WORK; THEREFORE, ALL REPAIRS, PARTS, ETC. SHALL BE INCLUDED.
I. ALL MECHANICAL EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
J. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
K. ALL BIDDERS SHALL BE FAMILIAR WITH EXISTING CONDITIONS ON THE PREMISES AND BE PREPARED TO COORDINATE WITH ALL EXISTING CONDITIONS TO BE ENCOUNTERED BY ALL TRADES. ANY EXCEPTIONS SHALL BE NOTED IN WRITING AND SHALL BE INCLUDED IN THE BID.
L. THE WORKING CONDITION OF ALL EXISTING EQUIPMENT TO BE RE-USED SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE GIVEN WRITTEN NOTIFICATION OF ANY MISSING OR MALFUNCTIONING DEVICES.
M. COORDINATE EQUIPMENT SUBSTITUTIONS FOR THE SCHEDULED OR SPECIFIED ITEM WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES DUE TO CHANGES IN RATED VOLTAGE, PHASE, AMPERAGE, PHYSICAL SIZE, WEIGHT, ARRANGEMENT, SHAPE, COLOR, OR OTHER CHARACTERISTIC AND THE RELATED EFFECTS ARISING FROM THE SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR MAKING THE CHANGE.
N. THE DRAWINGS ARE DIAGRAMMATIC, BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. PIPING ARRANGEMENTS, MECHANICAL COMPONENT LOCATIONS, AND THE LIKE HAVE BEEN DESIGNED FOR ECONOMY CONSISTENT WITH GOOD PRACTICE AND OTHER CONSIDERATIONS. MAJOR CHANGES TO THE SYSTEMS ARRANGED AS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND ALL SUCH CHANGES SHALL BE INCORPORATED INTO THE 'AS-BUILT' DRAWINGS.
O. MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
P. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
Q. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

230110 - BASIC MECHANICAL MATERIALS AND METHODS

A. MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING A ONE YEAR MATERIALS AND LABOR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH NEW.
B. SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL MECHANICAL ITEMS FOR APPROVAL.
C. UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE MECHANICAL EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED. REMOVE ALL TRACES OF SOIL, LABELS, GRADE, OIL, AND OTHER FOREIGN MATERIAL USING ONLY THE TYPES OF CLEANERS RECOMMENDED BY THE MANUFACTURERS OF THE EQUIPMENT BEING CLEANED.
D. UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
E. PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
F. UPON THE COMPLETION OF THE WORK, PROVIDE 'AS-BUILT' RECORD DRAWINGS TO THE OWNER. DRAWINGS SHALL BE PROVIDED IN ELECTRONIC FORMAT COMPATIBLE WITH AUTOCAD RELEASE 2022.

230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

A. ALL EQUIPMENT AND PIPING SHALL BE PROPERLY SUPPORTED WITHIN THE BUILDING AND ADEQUATE PROVISIONS SHALL BE MADE FOR SLOPE AND ANCHORAGE. HANGERS, RODS, CLAMPS, AND INSERTS SHALL BE APPROVED BY UL FOR THE SERVICE INTENDED.

230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

A. ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
B. PIPING SYSTEMS SHALL BE IDENTIFIED WITH SNAP-ON PIPE MARKERS LOCATED EVERY TEN FEET. MARKERS SHALL DESIGNATE PIPE CONTENT AND FLOW DIRECTION.

230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. ALL MECHANICAL SYSTEMS SHALL BE TESTED AND BALANCED USING AABC OR NEBB PROCEDURES. FINAL REPORT SHALL BE SUBMITTED TO THE OWNER.

230713 - DUCT INSULATION

A. INTERIOR METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH TYPE IV DUCT WRAP, TWO INCH THICKNESS (ONE AND ONE-HALF INCHES IN PLACE), OR LINED WITH ONE-HALF INCH THICKNESS DUCT LINER. ALL DUCT DIMENSIONS INDICATE FREE AREA REQUIRED. INCREASE DUCT DIMENSIONS AS REQUIRED IF LINER IS USED.
B. INSTALLED R-VALUE SHALL BE EQUAL TO 5.0.
C. ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

230923 - INSTRUMENTATION AND CONTROLS FOR HVAC

A. PROVIDE ALL CONTROLS REQUIRED TO COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS AND OPERATION OF THE SYSTEMS AND EQUIPMENT INSTALLED.
B. CONTROLS SHALL COMPATIBLE WITH AND CONNECT TO THE EXISTING BUILDING CONTROL SYSTEM. IF PNEUMATIC CONTROLS ARE USED, THE QUALITY AND CAPACITY OF THE EXISTING CONTROL AIR SYSTEM SHALL BE VERIFIED AND COORDINATED WITH THE NEW CONTROL DEVICES.
C. ELECTRIC AND/OR ELECTRONIC CONTROLS SHALL BE INSTALLED COMPLETE WITH REQUIRED POWER CIRCUITS, POWER SUPPLIES, WIRING, CONDUIT, ACCESSORIES, AND ENCLOSURES.
D. PROVIDE DDC CONTROLS.
E. LOCATIONS OF ALL THERMOSTATS/SENSORS SHALL BE COORDINATED WITH FURNITURE LOCATIONS AND FINISHES. THERMOSTATS/SENSORS SHALL NOT BE INSTALLED BEHIND SYSTEM FURNITURE PANELS, IN MILLWORK, OR ABOVE DIMMERS.
F. THERMOSTATS AND SENSORS SHALL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF TAS AND ADA.
G. EACH SYSTEM SHALL HAVE ONE SOLID-STATE PROGRAMMABLE THERMOSTAT WHICH SHALL HAVE THE CAPABILITY TO SET BACK OR SHUT DOWN THE SYSTEM BASED ON DAY OF THE WEEK AND TIME OF DAY, AND PROVIDE A READILY ACCESSIBLE MANUAL OVERRIDE THAT WILL RETURN TO PRESET OR SHUTDOWN SCHEDULE WITHOUT REPROGRAMMING.

231123 - NATURAL-GAS PIPING

A. UNDERGROUND GAS PIPING SHALL BE WRAPPED BLACK STEEL (WELDED) OR POLYETHYLENE. ABOVE GROUND GAS PIPING SHALL BE PAINTED BLACK STEEL, SCHEDULE 40, THREADED. ENCLOSE ALL INDOOR GAS PIPING IN CONTINUOUS SLEEVE WHERE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

232300 - REFRIGERANT PIPING

A. REFRIGERANT PIPING SHALL BE DRAWN COPPER TUBE: ASTM B 280, TYPE ACR. WROUGHT- COPPER FITTINGS: ASME B16.22. WROUGHT-COPPER UNIONS: B16.22.

233113 - METAL DUCTS

A. PROVIDE SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE:
   1. FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
   2. DUCT LAYOUT INDICATING SIZES, CONFIGURATION, LINER MATERIAL, AND STATIC-PRESSURE CLASSES.
   3. ELEVATION OF BOTTOM OF DUCTS.
   4. FITTINGS.
   5. PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
   6. LOCATIONS FOR DUCT ACCESSORIES, INCLUDING DAMPERS, TURNING VANES, AND ACCESS DOORS AND PANELS.
B. DUCTS SHALL BE MINIMUM 24 GAUGE SHEETMETAL CONSTRUCTED AND SEALED IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS FOR THE PRESSURE CLASS OF THE SYSTEM SERVED.
C. UNLESS NOTED OTHERWISE, ALL DUCT DIMENSIONS INDICATE THE FREE AREA REQUIRED. WHERE INTERNAL DUCT LINER IS USED, INCREASE THE DUCT DIMENSIONS ACCORDINGLY.
D. ALL SUPPLY AND RETURN DUCTS WITHIN TWENTY FEET OF AIR CONDITIONING UNITS AND WITHIN EIGHT FEET OF TERMINAL BOXES SHALL BE LINED WITH ONE INCH THICKNESS, ONE AND ONE-HALF POUND DENSITY ACOUSTIC DUCT LINER APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
E. PROVIDE PAINT GRIP DUCT WHERE EXPOSED.

233300 - AIR DUCT ACCESSORIES

A. PROVIDE FLEXIBLE DUCT CONNECTIONS AT EQUIPMENT.
B. FLEXIBLE DUCTS MAY BE USED FOR INDIVIDUAL RUNOUTS; HOWEVER, RUNOUTS SHALL NOT EXCEED 6 FEET IN TOTAL LENGTH AND BE PROPERLY SUPPORTED TO PREVENT RESTRICTIONS TO AIR FLOW. ALL CHANGES IN DIRECTION GREATER THAN FORTY-FIVE DEGREES SHALL BE MADE WITH RIGID DUCT FITTINGS.
C. FLEXIBLE DUCTS SHALL HAVE ONE INCH THICKNESS EXTERNAL INSULATION WITH FOIL JACKET AND VAPOR BARRIER. FLEXIBLE DUCTS SHALL MEET CLASS I, UL-181 AND 25/50 FIRE RATING REQUIREMENTS.
D. VERIFY ADEQUATE PATHS ARE PROVIDED FOR RETURN AIR. LINED RETURN AIR TRANSFER BOOTS SHALL BE PROVIDED IN ALL FLOOR TO STRUCTURE PARTITIONS TREATED FOR SOUND. TRANSFER BOOTS SHALL BE SIZED FOR A MAXIMUM VELOCITY OF 500 FPM.
E. ALL FIRE DAMPERS SHALL BE TYPE B WITH THE CURTAIN OUT OF THE AIRSTREAM.
F. PROVIDE ACCESS DOORS AT EACH DUCT MOUNTED FIRE DAMPER.
G. PROVIDE MANUAL VOLUME CONTROL DAMPER IN THE DUCT RUNOUT TO EACH AIR SUPPLY DEVICE.

233413 - HVAC FANS

A. ALL FANS SHALL BE AMCA CERTIFIED.

233713 - AIR DIFFUSERS, REGISTERS, AND GRILLES

A. DIFFUSERS, REGISTERS, AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDED WITH MOUNTING FRAMES COMPATIBLE WITH THE CEILING OR WALL TYPE IN WHICH THEY ARE TO BE INSTALLED.

237416 - PACKAGED ROOFTOP AIR-CONDITIONING UNITS

A. PROVIDE FACTORY ASSEMBLED AND TESTED, PACKAGED ROOFTOP COOLING AND HEATING UNITS OF THE NOMINAL CAPACITIES SCHEDULED. UNITS SHALL BE AS MANUFACTURED BY AAON, CARRIER, LENNOX, TRANE, AND YORK. UNITS SHALL HAVE FULLY MODULATING OUTDOOR AIR INTAKE WITH BAROMETRIC RELIEF DAMPERS, FACTORY CURB, NICKEL CHROMIUM HEATING ELEMENTS, FRAMES FOR 1" THICKNESS FILTERS, ACCESSORIES REQUIRED FOR COMPLETE AND OPERATING SYSTEMS.

238126 - SPLIT-SYSTEM AIR-CONDITIONERS

A. PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED. OTHER MANUFACTURERS' SYSTEMS WITH EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED.
B. COORDINATE SIZE, LOCATION, AND CONNECTION DETAILS WITH EQUIPMENT SUPPORTS, AND WALL PENETRATIONS.
C. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
   1. FILTERS: ONE SET OF FILTERS FOR EACH UNIT.
   2. FAN BELTS: ONE SET OF BELTS FOR EACH UNIT.
D. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH THERMAL-EXPANSION VALVE.
E. INSTALL UNITS LEVEL AND PLUMB.
F. INSTALL EVAPORATOR-FAN COMPONENTS USING MANUFACTURER'S STANDARD MOUNTING DEVICES SECURELY FASTENED TO BUILDING STRUCTURE.
G. INSTALL PIPING ADJACENT TO UNIT TO ALLOW SERVICE AND MAINTENANCE. UNLESS OTHERWISE INDICATED, CONNECT PIPING WITH UNIONS AND SHUTOFF VALVES TO ALLOW UNITS TO BE DISCONNECTED WITHOUT DRAINING PIPING.
H. AIR-COOLED, COMPRESSOR-CONDENSER COMPONENTS.
   1. CASING: STEEL, FINISHED WITH BAKED ENAMEL, WITH REMOVABLE PANELS FOR ACCESS TO CONTROLS, WEEP HOLES FOR WATER DRAINAGE, AND MOUNTING HOLES IN BASE. PROVIDE BRASS SERVICE VALVES, FITTINGS, AND GAGE PORTS ON EXTERIOR OF CASING.
   2. RELAY, AND CONTACTOR. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS, COMPLYING WITH ARI 210/240, AND WITH LIQUID SUBCOOLER.
   3. FAN: PROPELLER TYPE, DIRECTLY CONNECTED TO MOTOR.
   4. MOTOR: PERMANENTLY LUBRICATED, WITH INTEGRAL THERMAL-OVERLOAD PROTECTION.

MECHANICAL SYSTEMS COMMISSIONING

EXEMPTION: BUILDINGS WHERE TOTAL MECHANICAL EQUIPMENT CAPACITY IS < 480,000 BTU/H (40 TONS) COOLING CAPACITY AND < 600,000 BTU/H COMBINED SERVICE WATER HEATING AND SPACE-HEATING CAPACITY

C408.2.2 - SYSTEMS ADJUSTING AND BALANCING

A. HVAC SYSTEMS BALANCED PER GENERALLY ACCEPTED ENGINEERING STANDARDS
B. AIR AND WATER FLOW RATES MEASURED AND ADJUSTED TO DELIVER FINAL FLOW RATES WITHIN TOLERANCES IN PRODUCT SPECIFICATIONS
C. TEST AND BALANCE ACTIVITIES TO INCLUDE AIR SYSTEM AND HYDRONIC SYSTEM BALANCING

C408.2.2.1 - AIR SYSTEMS BALANCING

A. EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE EQUIPPED WITH MEANS FOR AIR BALANCING PER CHAPTER 6 OF THE IMC
B. NO DISCHARGE DAMPERS USED FOR AIR-SYSTEM BALANCING ON CONSTANT VOLUME FANS AND VARIABLE VOLUME FANS WITH MOTORS ≥ 10 HP
C. AIR SYSTEMS BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN, FOR FANS WITH SYSTEM POWER > 1HP, FAN SPEED ADJUSTED TO MEET DESIGN FLOW CONDITIONS
D. EXCEPTION - FANS WITH MOTORS ≤ 1HP ARE NOT REQUIRED TO HAVE A MEANS FOR AIR BALANCING

C408.2.2.2 - HYDRONIC SYSTEMS BALANCING

A. INDIVIDUAL HYDRONIC HEATING AND COOLING COILS EQUIPPED WITH MEANS FOR BALANCING AND MEASURING FLOW
B. HYDRONIC SYSTEMS PROPORTIONATELY BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES, THEN PUMP IMPELLER TO BE TRIMMED OR PUMP SPEED TO BE ADJUSTED TO MEET DESIGN FLOW CONDITIONS
C. EACH HYDRONIC SYSTEM TO HAVE EITHER CAPABILITY TO MEASURE PRESSURE ACROSS THE PUMP, OR TEST PORTS AT EACH SIDE OF EACH PUMP
D. EXCEPTIONS WITH A MEANS FOR BALANCING OR MEASURING FLOW:
   1. PUMPS WITH PUMP MOTORS ≤ 5HP
   2. WHERE THROTTLING RESULTS IN ≤ 5% OF NAMEPLATE HP DRAW ABOVE THAT REQUIRED IF THE IMPELLER WERE TRIMMED

C408.2.3.1 - FUNCTIONAL PERFORMANCE TESTING - EQUIPMENT

A. TO DEMONSTRATE THE INSTALLATION AND OPERATION OF COMPONENTS, SYSTEMS, AND SYSTEM-TO-SYSTEM INTERFACING RELATIONSHIPS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS, SUCH THAT OPERATION, FUNCTION, AND MAINTENANCE SERVICEABILITY FOR EACH OF THE COMMISSIONED SYSTEMS IS CONFIRMED
B. TESTING TO INCLUDE ALL MODES AND SEQUENCE OF OPERATION, INCLUDING UNDER FULL-LOAD, PART-LOAD AND THE FOLLOWING EMERGENCY CONDITIONS:
   1. ALL MODES AS DESCRIBED IN THE SEQUENCE OF OPERATION
   2. REDUNDANT OR AUTOMATIC BACK-UP MODE
   3. PERFORMANCE OF ALARMS, AND
   4. MODE OF OPERATION UPON A LOST OFF POWER AND RESTORATION OF POWER
C. EXCEPTION - UNITARY OR PACKAGED HVAC EQUIPMENT LISTED IN TABLES C403.2.3(1) THROUGH C403.2.3(3) THAT DON'T REQUIRE SUPPLY AIR ECONOMIZERS

C408.2.3.2 - FUNCTIONAL PERFORMANCE TESTING - CONTROLS

A. HVAC AND SWH CONTROL SYSTEMS TO BE TESTED TO DOCUMENT THAT CONTROL DEVICES, COMPONENTS, EQUIPMENT, AND SYSTEMS ARE CALIBRATED, ADJUSTED AND OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS
B. SEQUENCES OF OPERATION TO BE FUNCTIONALLY TESTED TO DOCUMENT THEY OPERATE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS

C408.2.3.3 - FUNCTIONAL PERFORMANCE TESTING -ECONOMIZERS

A. AIR ECONOMIZERS TO UNDERGO A FUNCTIONAL TEST TO DETERMINE THEY OPERATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

REPORT

PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE:
   1. RESULTS OF FUNCTIONAL PERFORMANCE TESTS
   2. DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED
   3. FUNCTIONAL PERFORMANCE TEST PROCEDURES USED DURING THE COMMISSIONING PROCESS INCLUDING MEASURABLE CRITERIA FOR TEST ACCEPTANCE.

P/M
___ SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

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Date 02/19/2025

COVER SHEET - MEP

MEP1.00

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ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
	CONDUIT
	UNDERGROUND/UNDERFLOOR CONDUIT
	FLEXIBLE CONDUIT
	PLUG MOLD
	WIRING, HOMERUN
	WIRING, NEUTRAL
	WIRING, HOT
	WIRING, SWITCHLEG
	WIRING, GROUND
	WIRING, ISOLATED GROUND
	CONTINUATION
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	ABOVE COUNTER DUPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG RECEPTACLE
	SPLIT "CONTROLLED" RECEPTACLE. MODEL SHALL BE LEVITON #TDR20-S1 UNO ON PLANS.
	QUADRAPLEX RECEPTACLE
	FLUSH FLOOR MOUNTED QUADRAPLEX RECEPTACLE
	CEILING MOUNTED QUADRAPLEX RECEPTACLE
	ABOVE COUNTER QUADRAPLEX RECEPTACLE MOUNT @ 44" AFF UNO
	IG QUADRAPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	FLUSH FLOOR MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	CEILING MOUNTED SPECIAL PURPOSE RECEPTACLE (VERIFY EXACT NEMA CONFIGURATION IN FIELD)
	DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
	QUADRAPLEX RECEPTACLE ON EMERGENCY CIRCUIT
	ABOVE COUNTER QUAD RECEPTACLE ON EMERGENCY CIRCUIT MOUNT @ 44" AFF UNO
NC	NURSE CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
DS	DUTY STATION. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
ZD	ZONE DOME
EC	TOILET HELP CALL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
CD	CORRIDOR DOME LIGHT. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
P1	CODE CALL PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
M1	MONITOR PANEL. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
	DATA COMMUNICATIONS OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (4) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR DATA COMMUNICATIONS OUTLET
	TELEPHONE OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING.
	FLUSH FLOOR TELEPHONE OUTLET
	TELEPHONE / DATA OUTLET WITH 1" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING. CONDUIT SIZE IS BASED ON MAX OF (6) CAT6 CABLES. COORDINATE WITH OWNER PRIOR TO INSTALLATION.
	FLUSH FLOOR TELEPHONE / DATA OUTLET
	FLUSH FLOOR BOX FOR RECEPTACLES, COMMUNICATIONS AND/OR A/V DEVICES. PROVIDE BOX SUITABLE FOR APPLICATION. MODEL WIREMOLD EVOLUTION EFB45S OR EQUAL.
	VERTICAL DROP POLE WITH 2 CHANNELS FOR POWER AND COMMUNICATIONS. MODEL SHALL BE WIREMOLD #25DTC UNO ON PLANS. VERIFY LENGTH AND FINISH PRIOR INSTALLATION.
USB	USB OUTLET EXTENSION. PROVIDE WITH (2) PORTS AND EXTEND 3/4" CONDUIT BETWEEN LOCATIONS. COORDINATE EXACT REQUIREMENTS WITH OWNER.
TV	RECESSED COMBINATION A/V (TELEVISION) OUTLET AND DUPLEX RECEPTACLE MOUNTED AT 84" AFF UNO ON PLANS. UTILIZE RECEPTACLE SHOWN ADJACENT TO DEVICE ON FLOOR PLAN. PROVIDE 3/4" EC AND PULL STRING TO 6" ABOVE ACCESSIBLE CEILING FOR LOW-VOLTAGE. MODEL SHALL BE PASS & SEYMOUR #TV2MW.
	CEILING MOUNTED A/V (TELEVISION) OUTLET
	JUNCTION BOX
	WALL MOUNTED JUNCTION BOX
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION MOTOR STARTER
	VFD (VARIABLE FREQUENCY DRIVE)
	TVSS (TRANSIENT VOLTAGE SURGE SUPPRESSOR)
	MOTOR RATED SWITCH
	MOTOR
	MOTION DETECTOR. ACUITY #WSXA
	CEILING MOUNTED MOTION DETECTOR. ACUITY #CM PDT
	OCCUPANCY SENSOR. ACUITY #WSXA PDT
	CEILING MOUNTED OCCUPANCY SENSOR. ACUITY #CM PDT
	OCCUPANCY SENSOR DIMMER. ACUITY #WSXA PDT D
	VACANCY SENSOR. ACUITY #WSXA PDT SA
	CEILING MOUNTED VACANCY SENSOR. ACUITY #CM PDT
	POWER PACK
	PLUG LOAD CONTROLLER

ELECTRICAL AND LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	CURRENT LIMITER FOR TRACK LIGHTING WITH AMP RATING. ACUITY #SILVER BULLET SERIES
	SWITCH
	DOUBLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH. MODEL SHALL BE CRESTRON CLW SERIES. REFER TO DRAWINGS FOR LOAD AND LIGHT TYPE.
	LOW-VOLTAGE CONTROLS
	PILOT LIGHT SWITCH
	TIMECLOCK SWITCH. MODEL SHALL BE INTERMATIC ST700W OR EQUAL.
	SPEAKER
	CAMERA
	WALL MOUNTED VOLUME CONTROL (P.A.)
CR	CARD READER
DC	DOOR CONTACT
KP	KEY PAD
ML	MAG-LOCK
	GENERATOR
ST	SHUNT TRIP
	CLOCK
	METER
K	KIRK-KEY INTERLOCK
	120V/208Y OR 120/240V ELECTRICAL PANEL
	277V/480Y ELECTRICAL PANEL
	TRANSFORMER
	GROUND BUS. PROVIDE 1/4" X 4" X 12" COPPER GROUND BUS ON ISOLATORS UNO ON PLANS
	VIA LIGHTING CONTACTOR
LIGHT FIXTURE LABELS	a — SWITCH DESIGNATION; A — LIGHT FIXTURE TYPE
	HATCH REPRESENTS EMERGENCY FIXTURE
	2' X 4' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	2' X 2' LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	UTILITY STRIP. REFERENCE LIGHT FIXTURE SCHEDULE.
	DOWNLIGHT. REFERENCE LIGHT FIXTURE SCHEDULE.
	SCONCE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL WASHER. REFERENCE LIGHT FIXTURE SCHEDULE.
	PENDANT. REFERENCE LIGHT FIXTURE SCHEDULE.
	UNDER CABINET LIGHT FIXTURE. REFERENCE LIGHT FIXTURE SCHEDULE.
	WALL PACK. REFERENCE LIGHT FIXTURE SCHEDULE.
	POLE MTD. SITE LIGHT FIXTURE REFERENCE LIGHT FIXTURE SCHEDULE.
	EXIT SIGN CHEVRON
	SINGLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	DOUBLE FACE EXIT SIGN SHADED AREA INDICATES ILLUMINATED FACE. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	SINGLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	DOUBLE FACE WALL MOUNTED EXIT SIGN. MODEL SHALL BE LITHONIA #EXRG/EL/M6 UNO ON PLANS.
	COMBO EXIT SIGN AND EMERGENCY EGRESS LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ECRG/RD/M6 UNO ON PLANS. CONFIRM FINISH.
	EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #ELM4L UNO ON PLANS.
	EXTERIOR EMERGENCY LIGHTING FIXTURE. MODEL SHALL BE LITHONIA #AFB/OEL/DDBTXD/UVOLT/N UNO ON PLANS. CONFIRM FINISH.

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK
	BOLD LINE WEIGHTS REPRESENT NEW WORK
	DASHED LINE REPRESENTS DEMO WORK
A	FM 200 ABORT SWITCH
M	MANUAL FM 200 RELEASE PULL STATION
DH	DOOR HOLDER
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FS	FIRE ALARM SYSTEM FLOW SWITCH
TS	FIRE ALARM TAMPER SWITCH
GEN	GENERATOR REMOTE ANNUNCIATOR PANEL
H	ADA APPROVED FIRE ALARM HORN. MOUNT @ 80" AFF.
	ADA APPROVED FIRE ALARM HORN. CEILING MOUNTED.
F	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. MOUNT @ 80" AFF.
	ADA APPROVED AUDIO/VISUAL FIRE ALARM SIGNALING DEVICE. CEILING MOUNTED.
S	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. MOUNT @ 80" AFF.
	ADA APPROVED STROBE ONLY FIRE ALARM DEVICE. CEILING MOUNTED.
F	ADA APPROVED FIRE ALARM PULLSTATION DEVICE
	SMOKE DETECTOR
	UNDERFLOOR SMOKE DETECTOR
	DUCT MOUNTED SMOKE DETECTOR
	REMOTE PILOT LIGHT
	HEAT DETECTOR
	UNDERFLOOR HEAT DETECTOR
	FLAME DETECTOR
	FIRE ALARM SPEAKER

ABBREVIATIONS

TEXT	DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
(B)	EXISTING JUNCTION BOX WITH BLANK PLATE
C	CONDUIT
CB	CIRCUIT BREAKER
CU	COPPER
(D)	EXISTING TO BE DEMOLISHED
(E)	EXISTING TO REMAIN
EC	EMPTY CONDUIT
EMT	ELECTRICAL METALLIC TUBING
FDS	FUSED DISCONNECT SWITCH
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
K/E	KITCHEN EXHAUST
KW	KILOWATT
MTD	MOUNTED
(N)	NEW
NIC	NOT IN CONTRACT
N3R	NEMA 3R
OCPD	OVERCURRENT PROTECTIVE DEVICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
(R)	EXISTING TO BE RELOCATED
RMC	RIGID METALLIC CONDUIT
SPD	SURGE PROTECTION DEVICE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
USB	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (2) USB TYPE 'A' PORTS RATED FOR 3.6 AMPS MINIMUM. PROVIDE LEVITON #T5632 OR EQUAL.
USBC	UNIVERSAL SERIAL BUS. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE WITH (1) USB TYPE 'A' PORT & (1) USB TYPE 'C' PORT RATED FOR 5.1 AMPS MINIMUM. PROVIDE LEVITON #T5633 OR EQUAL.
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
2. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12.
3. ALL WALL MOUNTED DEVICES (POWER, DATA, TELEPHONE, ETC.) SHALL BE MOUNTED NO LESS THAN 15" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. DATA OUTLETS SHALL BE MOUNTED AT SAME HEIGHT AS ADJACENT RECEPTACLE.
4. ALL LIGHT CONTROLS (SWITCHES, DIMMERS AND/OR SENSORS) SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. LIGHT CONTROLS SHOWN SIDE BY SIDE ON FLOOR PLANS SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE.
5. COORDINATE FINISH OF ELECTRICAL DEVICES WITH ARCHITECT UNLESS NOTED OTHERWISE.
(2023.02)

FUNCTIONAL TESTING OF LIGHTING CONTROLS

C408.3.1.1 - OCCUPANT SENSOR CONTROLS
A. CERTIFY LOCATION AND AIMING PER MANUFACTURER RECOMMENDATION
B. TEST ALL SENSORS IF PROJECT ≤ 7
C. IF > 7 SENSORS, TEST FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY
D. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED > 10%, BUT IN NO CASE < 1 OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL OR DESIGN PROFESSIONAL REQUIRES A HIGHER PERCENTAGE TO BE TESTED
E. WHERE >30% OF TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS MUST BE TESTED
F. VERIFY THE FOLLOWING:
1. STATUS INDICATOR, VERIFY CORRECT OPERATION
2. LIGHTS TURN OFF OR DOWN TO PERMITTED LEVEL WITHIN REQUIRED TIME
3. AUTO-ON - LIGHTS TURN ON TO PERMITTED LEVEL WHEN SOMEONE ENTERS THE SPACE
4. MANUAL ON - LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED
5. LIGHTS AREN'T INCORRECTLY TURNED ON BY MOVEMENT IN NEARBY AREAS OR BY HVAC OPERATION

C408.3.1.2 - TIME-SWITCH CONTROLS
A. CONFIRM PROGRAMMED SCHEDULES
B. DOCUMENT SCHEDULES FOR OWNER
C. VERIFY CORRECT TIME AND DATE ARE SET
D. VERIFY ANY BATTERY BACKUP IS INSTALLED AND ENERGIZED
E. VERIFY OVERRIDE TIME LIMIT SET TO ≤ 2 HOURS
F. SIMULATE OCCUPIED CONDITION AND VERIFY AND DOCUMENT:
1. LIGHTS TURN ON AND OFF WITH RESPECTIVE SWITCHES
2. SWITCH ONLY OPERATES LIGHTS IN ENCLOSED SPACE WHERE SWITCH IS LOCATED
G. SIMULATE UNOCCUPIED CONDITION AND VERIFY AND DOCUMENT:
1. ALL NONEXEMPT LIGHTS TURN OFF
2. MANUAL OVERRIDE ONLY OPERATES LIGHTING WHERE IT IS LOCATED

C408.3.1.3 - DAYLIGHT RESPONSIVE CONTROLS
A. PROPERLY LOCATED, FIELD-CALIBRATED, AND SET TO HAVE APPROPRIATE SETPOINTS AND THRESHOLD LIGHT LEVELS
B. DAYLIGHT CONTROLLED LIGHTING LOADS ADJUST TO CORRECT LEVELS WITH AVAILABLE DAYLIGHT
C. AUTHORIZED PERSONNEL HAVE READY ACCESS TO CALIBRATION ADJUSTMENT EQUIPMENT

REPORT
PROVIDE REPORT TO BUILDING OWNER OR AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIVING THE CERTIFICATE OF OCCUPANCY. REPORT SHALL INCLUDE THE RESULTS OF FUNCTIONAL PERFORMANCE TESTS AND DEFICIENCIES FOUND DURING TESTING, INCLUDING DETAILS OF CORRECTIVE MEASURES USED OR PROPOSED.

DIVISION 26 - ELECTRICAL

260100 - BASIC ELECTRICAL REQUIREMENTS
A. PROVIDE LABOR MATERIALS, EQUIPMENT AND TRANSPORTATION TO RECEIVE, INSTALL, ADJUST, AND PUT INTO OPERATION COMPLETE ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. PROVIDE PRODUCTS NOT MENTIONED BUT OBVIOUSLY NECESSARY AND INCIDENTAL TO THE COMPLETION OF THIS WORK.
B. OBTAIN ALL PERMITS AND PAY ALL FEES.
C. ALL WORK DONE SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS, UNDER THE SUPERVISION AND DIRECTION OF A SUPERINTENDENT HAVING SUCCESSFUL EXPERIENCE INSTALLING AND SUPERVISING EQUIPMENT AND SYSTEMS OF SIMILAR TYPE AND SIZE AS INDICATED BY CONTRACT DOCUMENTS.
D. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY ADDITIONAL COSTS DUE TO FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
E. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK. COORDINATE WALL SWITCHES WITH DOOR SWINGS. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR DESIGNATED TENANT REPRESENTATIVE PRIOR TO INSTALLATION.
F. PRODUCTS OF A SIMILAR NATURE SHALL BE THE SAME TYPE AND MANUFACTURER. PROVIDE THE STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SPECIFIED PRODUCTS, UNLESS OTHERWISE REQUIRED BY THE DRAWINGS.
G. ALL PRODUCTS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH NATIONALLY RECOGNIZED AND ACCEPTED STANDARDS AND PROCEDURES.
H. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES, REGULATIONS, INDUSTRY STANDARDS, LOCAL CODES, LAWS, AND ORDINANCES. IN THE EVENT THAT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, NOTIFY THE ENGINEER IMMEDIATELY.

260110 - BASIC ELECTRICAL MATERIALS AND METHODS
A. FOR SUBMITTALS, PROVIDE A PDF FILE OF ELECTRICAL MATERIALS AND PRODUCTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LIGHTING FIXTURES, DEVICES (SWITCHES, RECEPTACLES, ETC.), SWITCHBOARDS, TRANSFORMERS, PANELBOARDS, CIRCUIT AND MOTOR DISCONNECTS, MOTOR CONTROLLERS, SUPPORTING DEVICES, TRANSIENT VOLTAGE SURGE SUPPRESSION, AND FIRE ALARM SYSTEMS.
B. COMPILE AND ASSEMBLE THE WARRANTIES FOR ALL EQUIPMENT SPECIFIED IN DIVISION 26, INTO A SEPARATED SET OF VINYL COVERED, THREE RING BINDERS, TABULATED AND INDEXED FOR EASY REFERENCE. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM TO INCLUDE PRODUCT OR EQUIPMENT TO INCLUDE DATE OF BEGINNING OF WARRANTY OR BOND; DURATION OF WARRANTY OR BOND; AND NAMES, ADDRESSES, AND TELEPHONE NUMBERS AND PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES.
C. PREPARE MAINTENANCE MANUALS THAT INCLUDE THE FOLLOWING INFORMATION FOR EQUIPMENT ITEMS:
1. DESCRIPTION OF FUNCTION, NORMAL OPERATING CHARACTERISTICS AND LIMITATIONS, PERFORMANCE CURVES, ENGINEERING DATA AND TESTS, AND COMPLETE NOMENCLATURE AND COMMERCIAL NUMBERS OF REPLACEMENT PARTS.
2. MANUFACTURER'S PRINTED OPERATING PROCEDURES TO INCLUDE START-UP, BREAK-IN, AND ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN, AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS.
3. MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR, AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS.
4. SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.
D. UPON COMPLETION OF WORK, PREPARE ELECTRICAL 'AS-BUILT' DRAWINGS. PRESENT COMPLETED DRAWINGS TO OWNER AND TWO SETS TO ARCHITECT. 'AS-BUILT' DRAWINGS SHALL INCLUDE ALL BRANCH CIRCUIT WORK, PANELBOARD INFORMATION, FINAL SWITCHING, FINAL LOCATION OF ALL EQUIPMENT, ETC.
E. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL SYSTEMS IN ACCORD WITH APPLICABLE CODES AND STANDARDS AND AS REQUIRED.
F. PROVIDE ONLY FASTENERS OF THE FOLLOWING TYPES, MATERIALS, AND CONSTRUCTION FEATURES:
1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
2. TOGGLE BOLTS: ALL STEEL SPRINGHEAD TYPE.
3. POWDER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.

260400 - SERVICE ENTRANCE
A. PROVIDE SERVICE-ENTRANCE EQUIPMENT AND ACCESSORIES; OF TYPES, SIZES, RATINGS AND ELECTRICAL CHARACTERISTICS INDICATED, WHICH COMPLY WITH MANUFACTURER'S STANDARD MATERIALS, DESIGN AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION, AND AS REQUIRED FOR COMPLETE INSTALLATION, AND AS SPECIFIED HEREIN. PROVIDE EITHER RIGID STEEL CONDUIT OR PVC CONDUIT ENCASED IN CONCRETE RACEWAYS.

260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
A. PROVIDE COPPER, TYPE THW, THWN, OR THHN AS REQUIRED FOR THE INTENDED USE. MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NUMBER 12 AWG. USE NUMBER 10 AWG FOR ALL 120 VOLT BRANCH CIRCUITS LONGER THAN 100 FEET AND FOR ALL 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET MEASURED FROM PANEL TO CENTER OF LOAD.
B. INSTALL ALL CONDUCTORS IN CONDUIT. USE UL APPROVED PULLING LUBRICANT WHERE REQUIRED.
C. USE NUMBER 12 AWG AS MINIMUM CONDUCTOR SIZE FOR POWER SYSTEMS AND FOR CONTROL CIRCUITS. ALL WIRES NUMBER 10 AWG AND SMALLER SHALL BE SOLID; ALL CONTROL WIRES SHALL BE STRANDED AND TERMINATED WITH CRIMPED LUGS.
D. WHERE ALLOWED BY CODE, TYPE "MC" CABLE IS ACCEPTABLE ONLY ABOVE LAY-IN CEILINGS FOR MAXIMUM 6 FT. LENGTHS AS LIGHTING FIXTURE WHIPS

260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
A. PROVIDE AN ELECTRICAL EQUIPMENT GROUND SYSTEM AND AN ELECTRICAL SERVICE GROUND SYSTEM AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. A SEPARATE INSULATED EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED IN ALL FEEDERS AND BRANCH CIRCUITS, INCLUDING ALL MOTOR FEEDERS FROM STARTER TO MOTOR. TEST AND SUBMIT REPORT OF GROUNDING SYSTEM TESTS.
B. PATIENT CARE AREAS:
1. PROVIDE A REDUNDANT GROUNDING PATH BY USING A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN CONJUNCTION WITH A TOTALLY SEPARATE GROUNDING PATH ON EITHER A METAL RACEWAY OR A CABLE WITH AN OUTER METAL ARMOR OR METAL SHEATH IDENTIFIED AS AN ACCEPTABLE GROUNDING RETURN PATH.

260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
A. CONCEAL ALL CONDUITS, UNLESS INDICATED OTHERWISE, WITHIN FINISHED WALLS, CEILINGS, AND FLOORS. KEEP RACEWAYS AT LEAST 6 INCHES AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT WATER PIPES. INSTALL RACEWAYS LEVEL, SQUARE AT RIGHT ANGLES TO THE BUILDING AND AT PROPER ELEVATIONS.
B. USE ONLY MALLEABLE IRON METALLIC CONDUIT BODIES (DIECAST BODIES ARE NOT ACCEPTABLE). USE ONLY STEEL BODIES WITH GLAND RING COMPRESSION-THREADED TYPE EMT CONNECTORS WITH INSULATED THROATS.
C. OUTDOORS: USE THE FOLLOWING WIRING METHODS:
1. EXPOSED: INTERMEDIATE METAL CONDUIT.
2. CONCEALED: INTERMEDIATE METAL CONDUIT.
3. UNDERGROUND, SINGLE RUN: RIGID NONMETALLIC CONDUIT.
4. UNDERGROUND, GROUPED: RIGID NONMETALLIC CONDUIT.
5. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
6. INDOORS OR OUTDOORS: CONNECTION TO VIBRATING EQUIPMENT AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT IN MOIST OR HUMID LOCATION OR CORROSIVE ATMOSPHERE, OR WHERE SUBJECT TO WATER SPRAY OR DRIPPING OIL, GREASE, OR WATER: LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
D. INDOORS: USE THE FOLLOWING WIRING METHODS:
1. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC OR ELECTRIC SOLENOID OR MOTOR-OPERATED EQUIPMENT: FLEXIBLE METAL CONDUIT.
2. EXPOSED: ELECTRICAL METALLIC TUBING.
3. CONCEALED: ELECTRICAL METALLIC TUBING.
E. ELECTRICAL METALLIC TUBING (EMT) IS EXCLUDED FROM USE IN THE FOLLOWING LOCATIONS OR CONDITIONS:
1. OUTSIDE STRUCTURE OR ON ROOF.
2. AT OR BELOW GRADE.
3. IN OR BENEATH SLABS ON GRADE.
4. IN HAZARDOUS LOCATIONS.
5. WHERE EXPOSED TO PHYSICAL DAMAGE.
6. WHERE SUBJECT TO EXCESSIVE MOISTURE OR DETERIORATION.
7. HIGH VOLTAGE RACEWAYS.
F. MINIMUM CONDUIT SIZE, INCLUDING FLEXIBLE CONDUIT, SHALL BE 3/4 INCH UNLESS MINIMUM SIZES ARE INDICATED TO BE LARGER FOR SPECIFIC SYSTEMS SPECIFIED ELSEWHERE IN THE DOCUMENTS.
G. PROVIDE GALVANIZED STEEL PULL AND JUNCTION BOXES THAT COMPLY WITH NEC AS TO SIZE AND CONSTRUCTION.
H. FOR JUNCTION AND PULL BOXES, USE BOXES NOT LESS THAN 4-INCHES SQUARE AND 4-INCHES DEEP WITH REMOVABLE COVERS.
I. USE CAST ALUMINUM OR CAST IRON BOXES WITH THREADED HUBS AND GASKETED COVERS IN DAMP/WET AREAS OR OUTDOORS.

260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS
A. FURNISH AND INSTALL ENGRAVED PLASTIC LAMINATE NAMEPLATES FOR ALL PANELS, SWITCHGEAR, SWITCHES, MOTOR STARTERS, AND ELECTRICAL EQUIPMENT. PROVIDE BRANCH CIRCUIT IDENTIFICATION (PANEL AND BRANCH CIRCUIT NUMBER) ON EACH SWITCH, RECEPTACLE, ETC., AND/OR ASSOCIATED WALL PLATE, FOR EVERY DEVICE. EXCEPT AS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT, WITH 1/2-INCH-HIGH LETTERING ON 1-1/2-INCH HIGH LABEL (2-INCH-HIGH WHERE TWO LINES ARE REQUIRED), WHITE LETTERING IN BLACK FIELD. TEXT SHALL MATCH TERMINOLOGY AND NUMBERING OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
B. PROVIDE TYPED PANELBOARD SCHEDULES FOR ALL NEW PANELBOARDS AND ALL PANELBOARDS TO WHICH CIRCUITS HAVE BEEN ADDED.

260923 - LIGHTING CONTROL DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120 AND/OR 277 VOLT) SWITCHES. COLOR OF DEVICES AND PLATES SHALL BE SELECTED BY ARCHITECT.
B. PROVIDE SOLID STATE DIMMER SWITCHES CONFORMING TO NEMA WD 1, MOUNTED IN OUTLET BOXES AS INDICATED AND IN ACCORDANCE WITH THE FOLLOWING:
1. INCANDESCENT LAMP DIMMERS: MODULAR DIMMER SWITCHES FOR INCANDESCENT FIXTURES; SWITCH POLES AND WATTAGE AS INDICATED, 120-VOLTS, 60-HZ, WITH CONTINUOUSLY ADJUSTABLE ROTARY KNOB OR TOGGLE, ANODIZED ALUMINUM FACE, SINGLE-POLE, WITH SOFT-TAP OF OTHER QUIET ON-OFF SWITCH. EQUIP WITH ELECTROMAGNETIC FILTER TO ELIMINATE NOISE, RF AND TV INTERFERENCE, AND 5 INCH WIRE CONNECTING LEADS.
2. FLUORESCENT LAMP DIMMERS: FULL-WAVE MODULAR TYPE AC DIMMER SWITCHES, FOR FLUORESCENT FIXTURES; WATTAGE AND VOLTAGE RATINGS AS INDICATED, AND WITH ELECTROMAGNETIC FILTERS TO MINIMIZE NOISE, AND RF AND TV INTERFERENCE. CONSTRUCT WITH CONTINUOUSLY ADJUSTABLE TRIM POTENTIOMETER FOR ADJUSTMENT OF LOW END DIMMING, ANODIZED HEAT SINKS, 5 INCH WIRE CONNECTING LEADS AND QUIET ON-OFF SWITCH. INCLUDE COMPATIBLE DIMMING LAMP BALLASTS.
3. LED LAMP DIMMERS: MODULAR; COMPATIBLE WITH LED LAMPS; TRIM POTENTIOMETER TO ADJUST LOW-END DIMMING; CAPABLE OF CONSISTENT DIMMING WITH LOW END NOT GREATER THAN 20 PERCENT OF FULL BRIGHTNESS.

262213 - LOW-VOLTAGE DISTRIBUTION TRANSFORMERS
A. GENERAL PURPOSE DRY-TYPE TRANSFORMERS:
1. COMPLY WITH NEMA STANDARD ST 20 "DRY-TYPE TRANSFORMERS FOR GENERAL APPLICATIONS." WINDINGS: 2-WINDING TYPE. THREE PHASE TRANSFORMERS SHALL USE ONE COIL PER PHASE IN PRIMARY AND SECONDARY. PROVIDE ALL COPPER WINDINGS. INSULATION TEMPERATURE RISE: 150 DEGREES C MAXIMUM RISE ABOVE 40 DEGREES C. TAPS SHALL BE SIX 2-1/2 PERCENT TAPS, 2 ABOVE AND 4 BELOW RATED HIGH-VOLTAGE.
B. HARMONIC CANCELLATION TRANSFORMERS:
1. TRANSFORMER, WITH CHARACTERISTICS AND OPTIONS SPECIFIED. COILS SHALL BE CONTINUOUS COPPER WINDINGS WITHOUT SPLICES, EXCEPT FOR TAPS. PRIMARY WINDING: ONE COIL PER PHASE AND PER CORE LEG; 3-PHASE, 3-WIRE INPUT. PHASE SHIFT: PRIMARY TO SECONDARY TO TREAT TARGETED HARMONICS. INSULATION CLASS: CLASS 'R' (CLASS 'H' IS NOT ACCEPTABLE). RATED OPERATING TEMPERATURE RISE: 130 DEGREES C ABOVE 40 DEGREES AMBIENT. EFFICIENCY SHALL BE GREATER THAN 98 PERCENT PER EPA ENERGY STAR ENERGY SAVINGS PROGRAM REQUIREMENT. ELECTROSTATIC SHIELDING: EACH WINDING IS INDEPENDENTLY SINGLE SHIELDED WITH A FULL-WIDTH COPPER ELECTROSTATIC SHIELD. NEUTRAL CONDUCTOR RATING SHALL BE 200 PERCENT OF PHASE RATING. LOAD COMPATIBILITY SHALL BE K-30 LOAD CURRENT HANDLING CAPABILITY, CREST FACTOR UP TO 5, UP TO ITS NAMEPLATE KVA RATING WITHOUT DERATING. TRANSFORMERS SHALL BE DESIGNED TO TREAT ALL MAJOR HARMONICS PRODUCED BY PHASE-NEUTRAL, PHASE-PHASE, AND 3-PHASE SIX-PULSE ELECTRONIC EQUIPMENT: 3RD, 5TH, 7TH AND 9TH. 3RD HARMONIC AND OTHER ZERO SEQUENCE CURRENTS SHALL BE TREATED IN THE SECONDARY WINDINGS OF THE TRANSFORMER THROUGH FLUX CANCELLATION, AND SHALL NOT BE COUPLED INTO THE PRIMARY WINDING. TRAPPING THESE CURRENTS IN THE PRIMARY DELTA WINDING, AS IS THE CASE FOR THE DELTA-WYE TRANSFORMER CONFIGURATION, IS NOT ACCEPTABLE. 5TH AND 7TH HARMONICS ARE TREATED BY INTRODUCING THE APPROPRIATE PRIMARY-TO-SECONDARY PHASE-SHIFT IN THE TRANSFORMER SUCH THAT THESE CURRENTS SUBTRACT AT THE COMMON BUS WITH 5TH & 7TH HARMONIC CURRENTS PRODUCED BY OTHER SIMILAR HARMONIC CURRENT SOURCES FED FROM THE SAME BUS. FUNDAMENTAL CURRENT IMBALANCE SHALL BE REDUCED ON THE PRIMARY SIDE OF THE TRANSFORMER COMPARED TO THE SECONDARY SIDE.

262413 - SWITCHBOARDS
A. SWITCHBOARDS AND ASSOCIATED BREAKERS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER)
B. COMPLY WITH UL 891, "DEADFRONT SWITCHBOARDS." SWITCHBOARD BUSSING SHALL BE TIN OR SILVER PLATED COPPER.
C. FRONT-CONNECTED, FRONT-ACCESSIBLE, WITH FIXED, INDIVIDUALLY MOUNTED MAIN DEVICE, PANEL-MOUNTED BRANCHES, AND SECTIONS REAR ALIGNED.
D. INTERRUPTING RATINGS SHALL BE AS REQUIRED BY THE VENDOR PROVIDED SHORT CIRCUIT AND COORDINATION STUDY, BUT NOT LESS THAN 65,000 A.I.C.
E. CIRCUIT BREAKERS SHALL BE MOLDED CASE, CURRENT LIMITING WITH SOLID STATE TRIP. PROVIDE GROUND FAULT PROTECTION ON THE MAIN CIRCUIT BREAKER. BREAKERS 400A AND GREATER SHALL BE 100% RATED.
F. PRODUCT SELECTION FOR RESTRICTED SPACE: THE DRAWINGS INDICATE MAXIMUM DIMENSIONS FOR SWITCHBOARD EQUIPMENT INCLUDING CLEARANCES BETWEEN SWITCHBOARD AND ADJACENT SURFACES AND ITEMS. SWITCHBOARDS HAVING EQUAL PERFORMANCE CHARACTERISTICS AND COMPLYING WITH INDICATED MAXIMUM DIMENSIONS MAY BE CONSIDERED.
G. WHERE INDICATED PROVIDE A MULTIFUNCTION DIGITAL METERING MONITOR WITH THE FOLLOWING FEATURES:
1. INPUTS: FROM SENSORS OR CURRENT TRANSFORMERS FROM 100/5 THROUGH 5000/5 RATINGS AND POTENTIAL TERMINALS UP TO 600 VOLTS.
2. DISPLAY: SWITCH SELECTABLE DIGITAL DISPLAY OF THE FOLLOWING VALUES WITH MAXIMUM ACCURACY TOLERANCES AS INDICATED:
a. PHASE CURRENTS, EACH PHASE, PLUS OR MINUS 1 PERCENT.
b. PHASE-TO-PHASE VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
c. PHASE-TO-NEUTRAL VOLTAGES, 3 PHASE, PLUS OR MINUS 1 PERCENT.
d. MEGAWATTS, PLUS OR MINUS 2 PERCENT.
e. MEGAVARS, PLUS OR MINUS 2 PERCENT.
f. POWER FACTOR, PLUS OR MINUS 2 PERCENT.
g. FREQUENCY, PLUS OR MINUS 0.5 PERCENT.
h. MEGAWATT DEMAND WITH DEMAND INTERVAL PROGRAMMABLE FROM 5 TO 60 MINUTES, PLUS OR MINUS 2 PERCENT.
G. MANUFACTURER'S FIELD SERVICES: ARRANGE AND PAY FOR THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO SUPERVISE INSTALLATION AND ADJUSTMENT OF SWITCHBOARD COMPONENTS.

262416 - PANELBOARDS
A. PANELBOARDS SHALL BE MANUFACTURED BY SCHNEIDER ELECTRIC (SQUARE D), GENERAL ELECTRIC (GE) OR EATON (CUTLER HAMMER).
B. UNITS SHALL CONSIST OF A BOX, FRONT, INTERIOR AND CIRCUIT PROTECTIVE DEVICES AND SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA STANDARDS AND BEAR APPLICABLE UL LABELS.
C. MAIN BREAKERS SHALL BE RATED FOR 100%.
D. PROVIDE DOOR-IN-DOOR OR HINGED TRIM CONSTRUCTION.
E. EACH FRONT SHALL HAVE A DOOR MOUNTED ON SEMI-CONCEALED HINGES WITH A LOCK, INDEX CARD AND CARD HOLDER. ALL FRONT COVERS SHALL BE HINGED FOR QUICK ACCESS. ALL INDEX CARDS SHALL BE PRINTED AND NOT HANDWRITTEN.
F. PANELBOARDS SHALL BE FURNISHED FOR 3 PHASE, 4 WIRE SERVICE.
G. EACH ENCLOSURE SHALL BE PROVIDED WITH GROUNDING LUGS AND INSULATED EQUIPMENT GROUNDING BUS.
H. BUSSING SHALL BE TIN OR SILVER PLATED COPPER ATTACHED FOR SEQUENCE PHASING THROUGHOUT.
I. INTERRUPTING CAPACITY FOR NEW EQUIPMENT SHALL BE VERIFIED AND SHALL MATCH EXISTING. ALL EQUIPMENT SHALL BE RATED 14,000 A.I.C. (480Y/277V), 22,000 A.I.C. (240/120V) AND 10,000 A.I.C. (208Y/120V) MINIMUM.

262726 - WIRING DEVICES
A. PROVIDE UL LISTED SPECIFICATION GRADE MINIMUM 20 AMP (120V) RECEPTACLES. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12. ISOLATED GROUND RECEPTACLES SHALL BE FURNISHED WITH AN ORANGE TRIANGLE ON THE FACE OF THE DEVICE. DEVICES AND WALL PLATES SHALL BE COLORED RED WHERE CONNECTED TO THE EMERGENCY POWER DISTRIBUTION SYSTEM. COLOR OF DEVICES AND PLATES NOT CONNECTED TO THE EMERGENCY SYSTEM SHALL BE SELECTED BY THE ARCHITECT.

262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS
A. DISCONNECT SWITCHES SHALL BE HEAVY-DUTY, QUICK MAKE, QUICK BREAK, 3 PHASE, 3 OR 4 POLE WITH AMPERE RATING AS REQUIRED OR SAME AS UPSTREAM OVERCURRENT PROTECTIVE DEVICE.
B. CLASS J FUSES: UL 198C, "HIGH-INTERRUPTING CAPACITY FUSES, CURRENT- LIMITING TYPE." CLASS L FUSES: UL 198C, "HIGH-INTERRUPTING CAPACITY FUSES, CURRENT- LIMITING TYPE."
C. CIRCUIT BREAKERS: UL 489, "MOLDED CASE CIRCUIT BREAKERS AND CIRCUIT BREAKER ENCLOSURES," AND NEMA AB 1, "MOLDED CASE CIRCUIT BREAKERS."

262913 - MANUAL AND MAGNETIC MOTOR CONTROLLERS
A. PROVIDE FULL-VOLTAGE, NONREVERSING, ACROSS-THE-LINE, MAGNETIC CONTROLLER, WITH HAND-OFF-AUTO SWITCH, RED AND RED PILOT LIGHTS ON THE FACE OF THE ENCLOSURE. PROVIDE CONTROL POWER TRANSFORMER INTEGRAL WITH CONTROLLER WHERE NO OTHER SUPPLY OF 120 VOLT CONTROL POWER TO CONTROLLER IS INDICATED. PROVIDE CONTROL POWER TRANSFORMER WITH ADEQUATE CAPACITY TO OPERATE CONNECTED PILOTS, INDICATING AND CONTROL DEVICES, PLUS 100 PERCENT SPARE CAPACITY.
B. FOR COMBINATION CONTROLLER, PROVIDE CLASS 'J' FUSED SWITCH; FACTORY ASSEMBLED WITH CONTROLLER AND ARRANGED TO DISCONNECT IT. INTERLOCK SWITCH WITH UNIT COVER OR DOOR.

265119 - INTERIOR LIGHTING
A. SUPPORT ALL RECESSED AND SEMI-RECESSED FIXTURES. INSTALL UNITS MAY BE SUPPORTED FROM SUSPENDED CEILING SUPPORT SYSTEM. INSTALL CEILING SYSTEM SUPPORT RODS OR WIRES AT A MINIMUM OF FOUR RODS OR WIRES PER FIXTURE LOCATED NOT MORE THAN 6 INCHES FROM FIXTURE CORNERS. CONFORM TO THE FOLLOWING:
1. FIXTURES SMALLER THAN CEILING GRID: INSTALL A MINIMUM OF FOUR RODS OR WIRES FOR EACH FIXTURE AND LOCATE AT CORNER OF THE CEILING GRID WHERE THE FIXTURE IS LOCATED. DO NOT SUPPORT FIXTURES BY CEILING ACOUSTICAL PANELS.
2. FIXTURES OF SIZES LESS THAN CEILING GRID: CENTER IN THE ACOUSTICAL PANEL. SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4-INCH METAL CHANNELS SPANNING AND SECURED TO THE CEILING TEES.
3. INSTALL SUPPORT CLIPS FOR RECESSED FIXTURES, SECURELY FASTENED TO CEILING GRID MEMBERS, AT OR NEAR EACH FIXTURE CORNERS.

269010 - TESTING AND COMMISSIONING
A. ALL ELECTRICAL EQUIPMENT AND WIRING SYSTEMS SHALL BE THOROUGHLY TESTED AND ALL DEFECTS AND MALFUNCTIONING EQUIPMENT SHALL BE CORRECTED, REPAIRED OR REPLACED. ALL SYSTEMS SHALL BE TESTED; TEST DATA SHALL BE PROVIDED FOR OWNER'S RECORDS.
B. PROVIDE INDEPENDENT TESTING AGENCY TO PERFORM FUNCTIONAL TESTING OF LIGHTING CONTROLS PER IECC. REFER TO PROVISIONS WITHIN THESE DOCUMENTS.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

284621 - FIRE ALARM SYSTEMS (EXISTING)
A. FIRE ALARM SYSTEM SHALL BE AN EXTENSION OF THE EXISTING FIRE ALARM SYSTEM(S). PROVIDE NEW DEVICES TO FIT AND MATCH EXISTING FIRE ALARM EQUIPMENT. PROVIDE NEW CONTROL AND/OR ANNUNCIATOR PANELS AS NECESSARY. PROVIDE NEW EQUIPMENT TO ENABLE FIRE ALARM SYSTEM TO ACCOMMODATE BOTH EXISTING AND NEW ALARM, INDICATING AND INITIATION DEVICES.
B. PROVIDE NECESSARY WIRE AND CONDUIT FOR TYING NEW FIRE ALARM INITIATING AND SIGNALING DEVICES TO NEAREST AVAILABLE FIRE ALARM INITIATING ZONE. VERIFY THAT EXISTING FIRE ALARM SYSTEM HAS CAPACITY FOR ADDITIONAL EQUIPMENT. PROVIDE ADDITIONAL CAPACITY AS REQUIRED FOR NEW EQUIPMENT.

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

NOVA ENGINEERING

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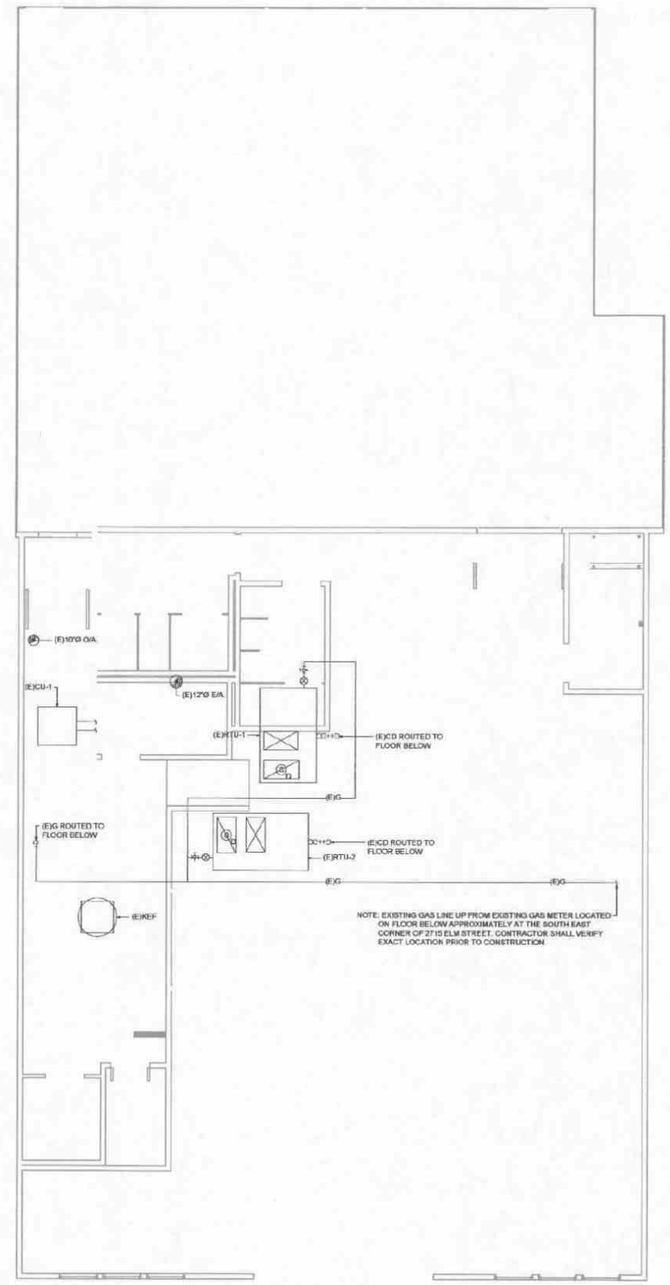
REVISIONS:

Date 02/19/2025

COVER SHEET - MEP

MEP1.01

COD 000026



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS. THERE IS NO SCOPE AT THIS TIME

01 ROOF PLAN - MEP
SCALE: 3/16" = 1'-0"

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

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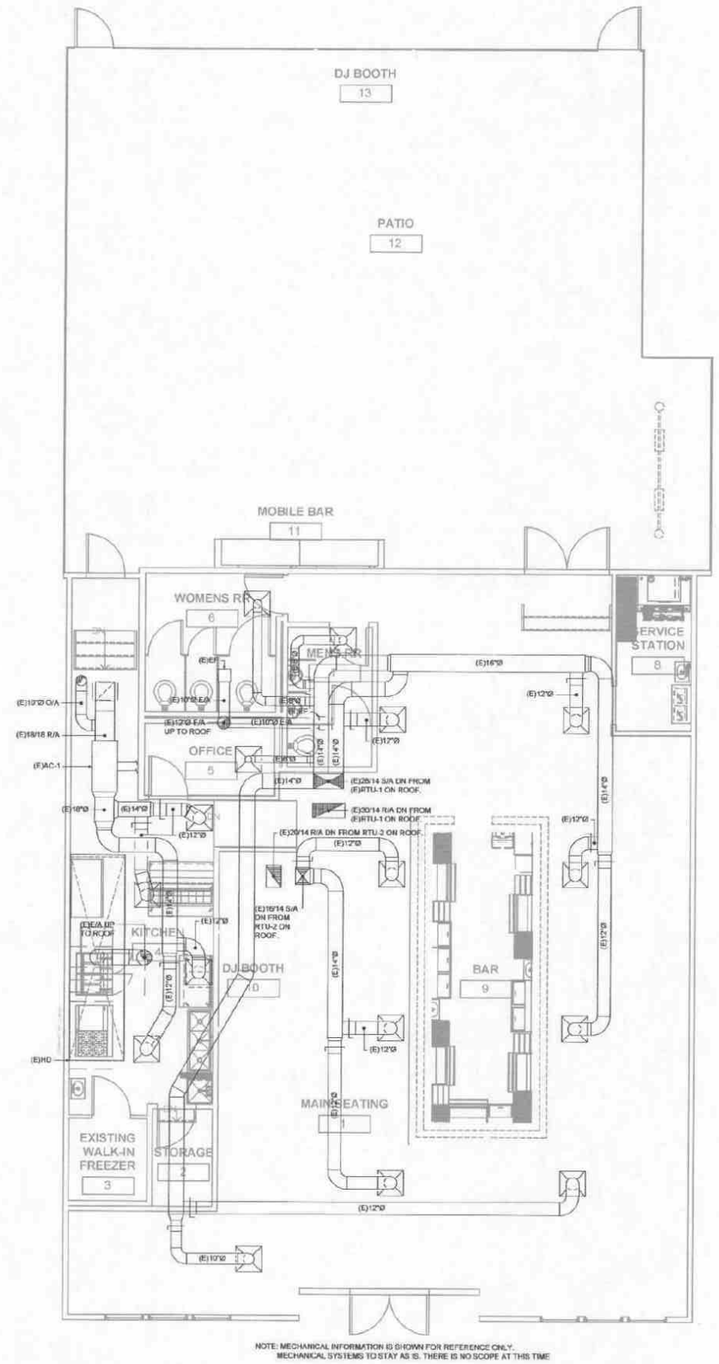
ROOF PLAN - MEP

MEP2.02

INOVA ENGINEERING

COD_000027



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS. THERE IS NO SCOPE AT THIS TIME

01 FLOOR PLAN - MECHANICAL
SCALE: 3/16" = 1'-0"

GENERAL NOTE(S):

1. ALL EXISTING MECHANICAL SYSTEMS SHALL BE TESTED PRIOR TO CONSTRUCTION TO VERIFY EXISTING CAPACITIES. CLEAN ALL COILS, CHANGE OUT ALL FILTERS, REPLACE ALL BELTS, AND TAKE THE NECESSARY PROCEDURES TO ENSURE THAT ALL REUSED EQUIPMENT IS IN PROPER WORKING CONDITION.

2. EXISTING DUCTWORK IS APPROXIMATE (BASED OFF SITE VISIT). EXACT ROUTING WILL BEED TO BE VERIFIED FOR ANY MAJOR DISCREPANCIES. ALL EXISTING DUCTWORK THAT REMAINS SHALL BE CLEANED AND INSPECTED FOR LEAKS. REPAIR ANY LEAKS THAT MAY BE PRESENT AT THE TIME OF EXAMINATION.

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

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FLOOR PLAN - MECHANICAL

M2.01

COD-000028

EXISTING SPLIT SYSTEM SCHEDULE

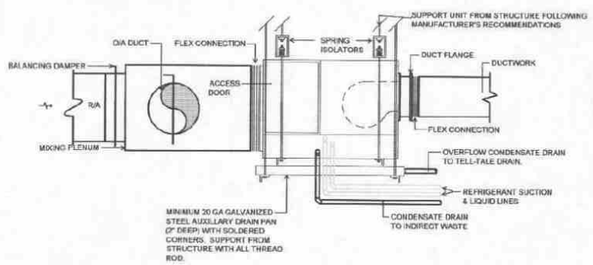
AIR HANDLING UNIT																	CONDENSING UNIT									
MARK	NOM. TONS	SUPPLY FAN				COOLING				HEATING			MANUFACTURER	WEIGHT (LBS)	MODEL NO.	VOLT/PH	MCA	MOCD	MARK	AMBIENT TEMP (°F)	VOLT/PH	MCA	MOCD	MANUFACTURER	WEIGHT (LBS)	MODEL NO.	REMARKS
		O/A	CFM	E.S.P (" WG)	BHP/HP	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)															
(E)AC-1	5.0	400	2,000	—	—	—	—	—	—	—	—	—	COLEMAN	—	—	208/1Ø	—	—	(E)CU-1	105	208/1Ø	36.9	60	COLEMAN	—	CGJP060415 1A	1

1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.

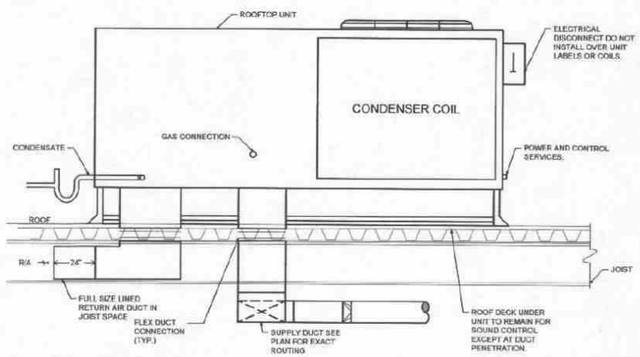
EXISTING ROOFTOP UNIT SCHEDULE

MARK	SERVES	NOM. TONS	AMBIENT TEMP (°F)	O/A CFM	SUPPLY FAN				COOLING COIL				HEATING			ELECTRICAL			MANUFACTURER	MODEL NO.	REMARKS
					CFM	E.S.P. (" WC)	BHP/HP	RPM	E.A.T. (°F) DB/WB	L.A.T. (°F) DB/WB	TOT. CAP (MBH)	SEN. CAP (MBH)	TYPE	INPUT (MBH)	OUTPUT (MBH)	MOCP	UNIT MCA	UNIT VOLT/PH			
(E)RTU-1	—	7.5	105	600	3,000	—	—	—	—	—	—	—	GAS	225	—	50	41.6	208/3ø	DAIKIN	DFG0903DHD0001SAA	1
(E)RTU-2	—	4.0	105	320	1,600	—	—	—	—	—	—	—	GAS	172.5	—	100	51	208/3ø	CARRIER	48TJD016-571YA	1

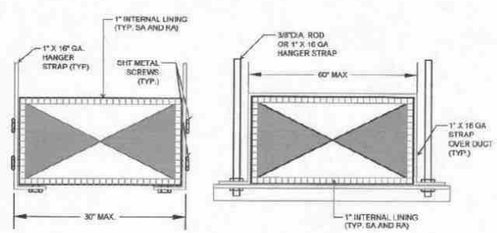
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.



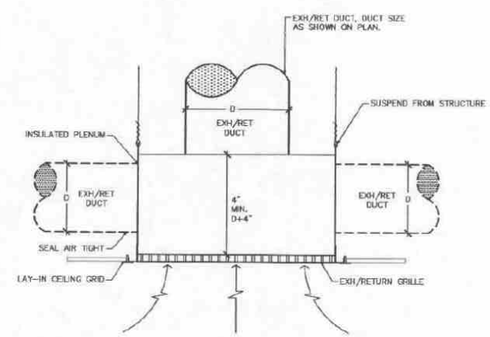
07 AIR HANDLING DETAIL (HORIZONTAL)
SCALE: NOT TO SCALE



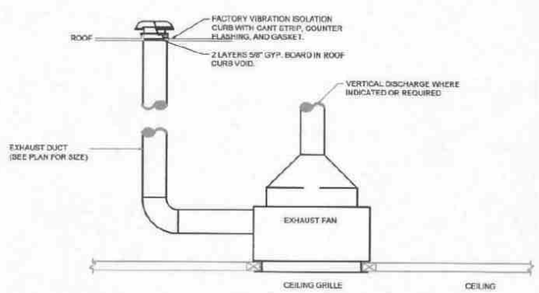
06 TYPICAL ROOFTOP UNIT DETAIL
SCALE: NOT TO SCALE



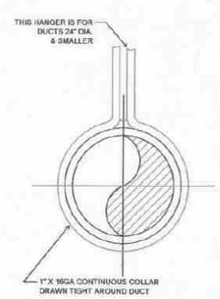
04 RECTANGULAR DUCT HANGER
SCALE: NOT TO SCALE



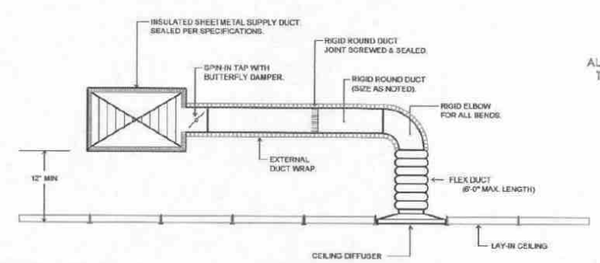
02 DUCTED EXH/RETURN GRILLE
SCALE: NOT TO SCALE



05 EXHAUST FAN - CEILING THROUGH ROOF
SCALE: NOT TO SCALE



03 ROUND DUCT HANGER
SCALE: NOT TO SCALE



01 TYPICAL DIFFUSER CONNECTION DETAIL
SCALE: NOT TO SCALE

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

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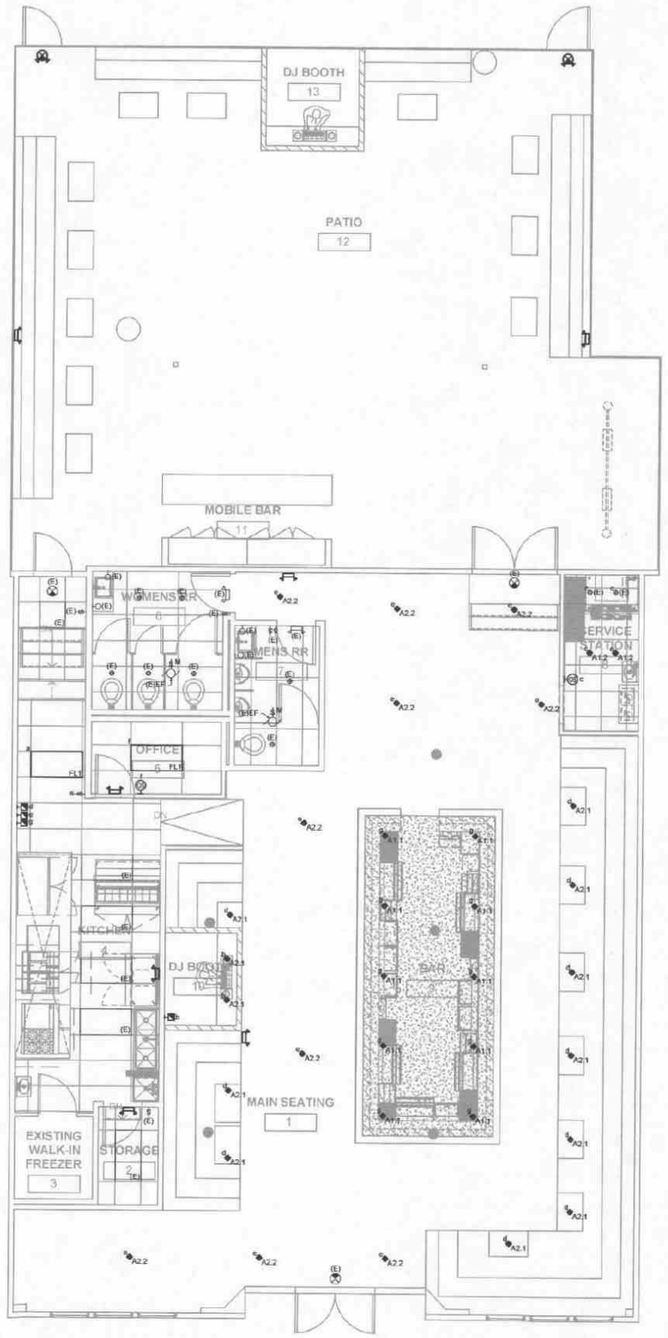
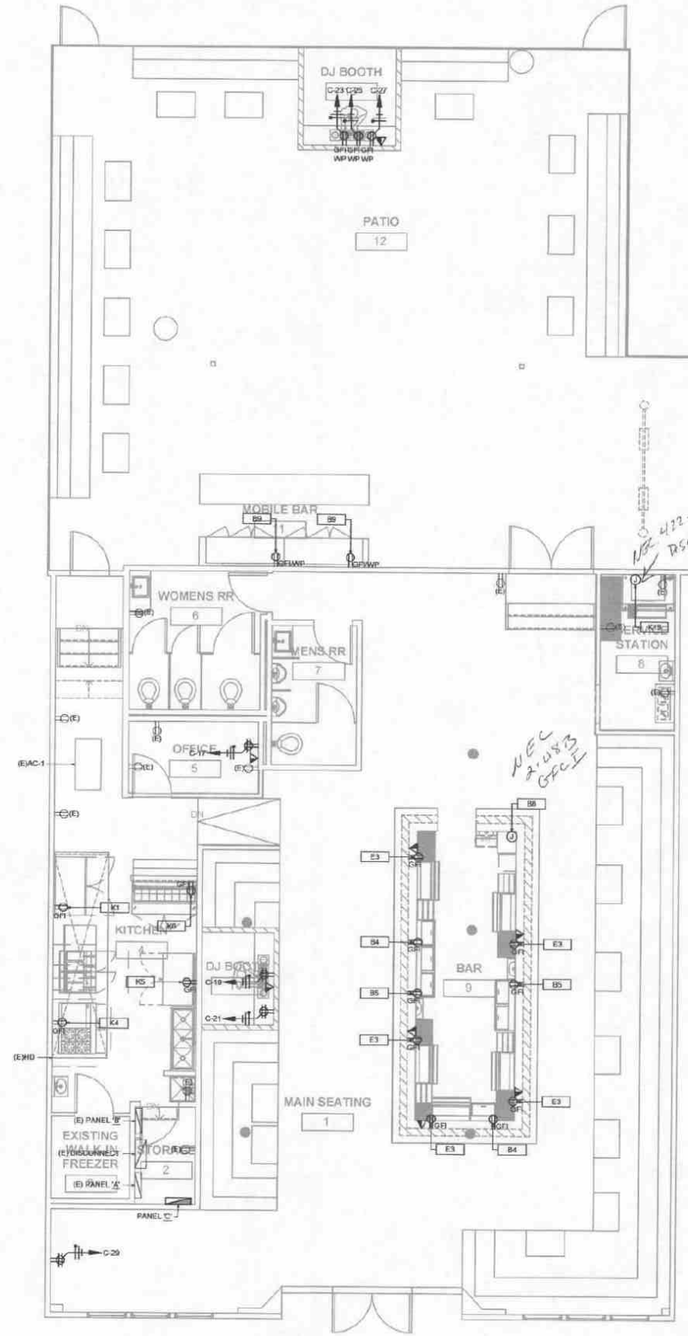
SCHEDULES AND DETAILS - MECHANICAL

M5.01

COD-000029



02 FLOOR PLAN - LIGHTING
SCALE: 3/16" = 1'-0"



01 FLOOR PLAN - ELECTRICAL
SCALE: 3/16" = 1'-0"

ELECTRICAL KITCHEN NOTES:

1. REFER TO KITCHEN PLANS FOR DIMENSIONS. ELEVATIONS GIVEN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET. ALL CONVENIENCE OUTLETS ARE TO BE SET HORIZONTALLY.
2. ELECTRICIAN TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING REQUIRED IN THE FIXTURES AS REQUIRED BY THE SPECIFICATIONS. ALL ELECTRICAL OUTLET COVER PLATES ARE TO BE STAIN- LESS STEEL AND ARE TO BE FURNISHED BY THE ELECTRICIAN, AS WELL AS THE RECEPTACLE, UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. KITCHEN EQUIPMENT SUPPLIER TO FURNISH A GALVANIZED JUNCTION BOX IN THE FIXTURE CUTOUT TO RECEIVE THE RECEPTACLE, UNLESS OTHERWISE NOTED. ALL DISCONNECT SWITCHES REQUIRED ARE TO BE FURNISHED AND INSTALLED BY THE ELECTRICIAN AT TIME OF INSTALLATION.
3. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO HOOK-UP, INSTALLATION AND WIRING OF EQUIPMENT.
4. ALL ELECTRICAL WORK FOR FABRICATED FOODSERVICE EQUIPMENT SHALL BE COMPLETELY WIRED BY KITCHEN EQUIPMENT DIVISION TO A JUNCTION BOX OR PULL-BOX MOUNTED ON THE EQUIPMENT IN AN ACCESSIBLE POSITION. FINAL CONNECTIONS TO EQUIPMENT JUNCTION-BOX OR PULL-BOX AND ALL ELECTRICAL WORK FROM PANEL BOARDS, TO BE BY THE ELECTRICAL CONTRACTOR.
5. FINAL CONNECTIONS TO ALL EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR, INCLUDING MATERIALS.
6. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL THE FOLLOWING:
   A. ALL JUNCTION-BOXES, ELECTRICAL OUTLETS, COVER PLATES,SWITCHES, ETC., NOT BUILT INTO FIXTURES OR EQUIPMENT. ALL OUTLETS, JUNCTION-BOXES, COVER PLATES, ETC., IN DISHROOMS, OR AS INDICATED ON SCHEDULES, MUST BE VAPOR-PROOF.
   B. ALL PLUGS AND CORDS AS NOTED ON SCHEDULE. ALL CORDS SHALL BE N.E.M.A. RATED AND U.L.-APPROVED FOR MANUFACTURED AND/OR FABRICATED EQUIPMENT.
7. WHERE PORTIONS OF A RACEWAY ARE KNOWN TO BE SUBJECTED TO DIFFERENT TEMPERATURES, WHERE CONDENSATION IS KNOW TO BE A PROBLEM, AS IN COLD STORAGE AREAS THE RACEWAY SHALL BE FILLED WITH AN APPROVED MATERIAL. NEC ARTICLE 300.7

HOOD EXTINGUISHING:

1. UPON ACTIVATION OF ANY FIRE-EXTINGUISHING SYSTEM FOR A COOKING OPERATION, ALL SOURCES OF FUEL AND ELECTRIC POWER THAT PRODUCE HEAT TO ALL EQUIPMENT REQUIRING PROTECTION BY THAT SYSTEM SHALL AUTOMATICALLY SHUT OFF.
2. ANY GAS APPLIANCE NOT REQUIRING PROTECTION, BUT LOCATED UNDER THE SAME VENTILATING EQUIPMENT, SHALL ALSO AUTOMATICALLY SHUT OFF UPON ACTIVATION OF ANY EXTINGUISHING SYSTEM.
3. SHUTOFF DEVICES REQUIRE MANUAL RESET

GENERAL NOTES:

1. PROVIDE GFI RECEPTACLE FOR ALL KITCHEN AND BAR EQUIPMENT. LOCATE RECEPTACLES SO THEY ARE VISIBLE AND FREE OF OBSTRUCTION. IF NOT "READILY ACCESSIBLE" PER NEC A GFI BREAKER WILL BE REQUIRED IN PANEL.
2. PROVIDE LOCKABLE CIRCUIT BREAKERS IN ACCORDANCE WITH NEC110.25 FOR PERMANENTLY CONNECTED KITCHEN EQUIPMENT THAT IS NOT INSIGHT OF ASSOCIATED CIRCUIT BREAKER AND PANEL.

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FLOOR PLAN - ELECTRICAL

E2.01

INOVA ENGINEERING

CCD-000030

(E) PANEL [A] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
((E) BREAKER	3	100	0	0	9720	0	0	0	0	1 A 2	0	0	0	0	0	200	0	1	20	(E) FAN BACK DOOR
(			0	0	9720	0	0	0	0	3 B 4	0	0	1000	0	0	0	0	2	20	((E) WIC COND.
(			0	0	9720	0	0	0	0	5 C 6	0	0	1000	0	0	0	0			(
((E) COOLER	3	50	0	0	0	0	4000	0	0	7 A 8	0	0	2000	0	0	0	0	2	40	((E) BREAKER
(			0	0	0	0	4000	0	0	9 B 10	0	0	2000	0	0	0	0			(
(			0	0	0	0	4000	0	0	11 C 12	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0			
((E) A/C	3	50	0	0	4065	0	0	0	0	15 B 16	0	0	0	0	0	0	0			
(			0	0	4065	0	0	0	0	17 C 18	0	0	1000	0	0	0	0	1	20	(E) WIC EVAP
(			0	0	4065	0	0	0	0	19 A 20	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	21 B 22	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	23 C 24	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	29 C 30	0	0	1000	0	0	0	0	1	20	(E) BACK BAR OUTLET
			0	0	0	0	0	0	0	31 A 32	0	0	0	3733	0	0	0	2	60	((E) BREAKER
			0	0	0	0	0	0	0	33 B 34	0	0	0	3733	0	0	0			(
			0	0	0	0	0	0	0	35 C 36	0	0	1000	0	0	0	0	1	20	(E) BACK BAR OUTLET
			0	0	0	0	0	0	0	37 A 38	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	39 B 40	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	41 C 42	0	0	0	0	0	0	0			
											0	0	9000	7466	0	200	0			TOTALS
TOTALS			0	0	44163	0	12000	0	0											

LOAD SUMMARY	CON KVA	CON AMP	C WIRE	DIV. FAC	DES KVA	DES AMP	D WIRE
1. LIGHTING	0.0	0.0	0.0	1.25	0.0	0.0	0.0
2. RECEPTACLES	0.2	0.6	0.2	1.00	0.2	0.6	0.2
3. MOTORS	44.2	122.6	44.2	1.00	44.2	122.6	44.2
4. ELECTRIC HEAT	7.5	20.7	7.5	1.00	7.5	20.7	7.5
5. KITCHEN EQUIPMENT	21.0	58.3	21.0	0.65	13.7	37.9	13.7
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL:	73	202	73		65	182	65

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING 10KAIC (208V) & 14KAIC (480V).
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM: TROPHY DALLAS, TX.

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN +/- 10%

JOB #: 25024

SUMMARY	
3ϕ VOLTAGE:	208
MCB/MLO:	MCB
AMPS:	200
# OF POLES:	42
MOUNT:	SURFACE
BY:	--
TIME:	5:29:08 PM
DATE:	2/19/2025
AREA (SF):	1000

(E) PANEL [B] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
(E) INSIDE LIGHTS EXIT SIGN	1	20	500	0	0	0	0	0	0	1 A 2	0	0	0	0	0	500	0	1	20	(E) LADIES BATHROOM
			0	0	0	0	0	0	0	3 B 4	0	0	0	0	0	0	500	1	20	(E) KITCHEN LIGHTS
			0	0	0	0	0	0	0	5 C 6	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	7 A 8	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	9 B 10	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	11 C 12	0	0	0	0	0	0	200	1	20	(E) ELEC. ROOM LIGHTS
			0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	15 B 16	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	17 C 18	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	19 A 20	0	0	0	0	0	0	0			
(E) KITCHEN OUTLET	1	20	0	0	0	0	1000	0	0	21 B 22	0	0	0	0	0	0	0			
(E) FRONT LIGHTS	1	20	500	0	0	0	0	0	0	23 C 24	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0			
(E) EXIT LAMPS	1	20	500	0	0	0	0	0	0	29 C 30	0	0	0	0	0	0	0			
LIGHTING	1	20	544	0	0	0	0	0	0	31 A 32	0	0	0	0	0	0	0			
(E) HANGING PEN.	1	20	0	500	0	0	0	0	0	33 B 34	0	0	0	0	0	0	0			
			0	0	0	0	0	0	0	35 C 36	0	0	0	0	0	0	0			
(PANEL 'C'	2	100	0	1100	0	0	7400	0	0	37 A 38	0	0	0	0	0	0	0			
(			0	1100	0	0	7400	0	0	39 B 40	0	0	0	0	0	0	0			
											0	0	0	0	0	600	700			TOTALS
TOTALS			2044	2700	0	0	17800	0	0											

LOAD SUMMARY	CON KVA	CON AMP	C WIRE	DIV. FAC	DES KVA	DES AMP	D WIRE
1. LIGHTING	2.7	7.6	2.7	1.25	3.4	9.5	3.4
2. RECEPTACLES	3.3	9.2	3.3	1.00	3.3	9.2	3.3
3. MOTORS	0.0	0.0	0.0	1.00	0.0	0.0	0.0
4. ELECTRIC HEAT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
5. KITCHEN EQUIPMENT	17.6	49.4	17.6	0.65	11.6	32.1	11.6
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL:	24	66	24		18	51	18

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING 10KAIC (208V) & 14KAIC (480V).
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM: TROPHY DALLAS, TX.

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN +/- 10%

JOB #: 25024

SUMMARY	
3ϕ VOLTAGE:	208
MCB/MLO:	MCB
AMPS:	200
# OF POLES:	40
MOUNT:	SURFACE
BY:	--
TIME:	5:29:08 PM
DATE:	2/19/2025
AREA (SF):	1000

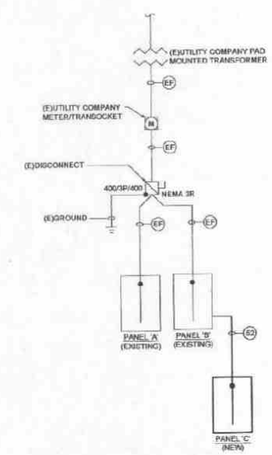
FEEDER SCHEDULE

3 CONDUCTOR			COPPER CONDUCTORS WITH GROUND WIRE				4 CONDUCTOR		
CODE	WIRES	CONDUIT	SIZE	AMP	DEG.	LUGS	CODE	WIRES	CONDUIT
45	(3) #12 & (1) #12 G.	¾"	#12	35	60°	MECH.	67	(4) #12 & (1) #12 G.	¾"
46	(3) #10 & (1) #10 G.	¾"	#10	30	60°	MECH.	68	(4) #10 & (1) #10 G.	¾"
47	(3) #8 & (1) #10 G.	¾"	#8	40	60°	MECH.	69	(4) #8 & (1) #10 G.	1"
48	(3) #6 & (1) #10 G.	1"	#6	55	60°	MECH.	70	(4) #6 & (1) #10 G.	1"
49	(3) #4 & (1) #8 G.	1¼"	#4	70	60°	MECH.	71	(4) #4 & (1) #8 G.	1¼"
50	(3) #3 & (1) #8 G.	1¼"	#3	85	60°	MECH.	72	(4) #3 & (1) #8 G.	1¼"
51	(3) #2 & (1) #8 G.	1¼"	#2	95	60°	MECH.	73	(4) #2 & (1) #8 G.	1¼"
52	(3) #1 & (1) #6 G.	1½"	#1	110	60°	COMP.	74	(4) #1 & (1) #6 G.	2"
53	(3) #2 & (1) #6 G.	1½"	#2	115	75°	COMP.	75	(4) #2 & (1) #6 G.	1¼"
54	(3) #1 & (1) #6 G.	1½"	#1	130	75°	COMP.	76	(4) #1 & (1) #6 G.	2"
55	(3) #1/0 & (1) #6 G.	1½"	#1/0	150	75°	COMP.	77	(4) #1/0 & (1) #6 G.	2"
56	(3) #2/0 & (1) #6 G.	2"	#2/0	175	75°	COMP.	78	(4) #2/0 & (1) #6 G.	2"
57	(3) #3/0 & (1) #6 G.	2"	#3/0	200	75°	COMP.	79	(4) #3/0 & (1) #6 G.	2½"
58	(3) #4/0 & (1) #4 G.	2"	#4/0	230	75°	COMP.	80	(4) #4/0 & (1) #4 G.	2½"
59	(3) #250MCM & (1) #4 G.	2½"	#250MCM	255	75°	COMP.	81	(4) #250MCM & (1) #4 G.	3"
60	(3) #300MCM & (1) #4 G.	2½"	#300MCM	285	75°	COMP.	82	(4) #300MCM & (1) #4 G.	3"
61	(3) #350MCM & (1) #3 G.	3"	#350MCM	310	75°	COMP.	83	(4) #350MCM & (1) #3 G.	3"
62	(3) #400MCM & (1) #3 G.	3"	#400MCM	335	75°	COMP.	84	(4) #400MCM & (1) #3 G.	3"
63	(3) #500MCM & (1) #3 G.	3"	#500MCM	380	75°	COMP.	85	(4) #500MCM & (1) #3 G.	4"
64	(3) #600MCM & (1) #2 G.	4"	#600MCM	420	75°	COMP.	86	(4) #600MCM & (1) #2 G.	4"
65	(3) #700MCM & (1) #2 G.	4"	#700MCM	460	75°	COMP.	87	(4) #700MCM & (1) #2 G.	4"
66	(3) #750MCM & (1) #2 G.	4"	#750MCM	475	75°	COMP.	88	(4) #750MCM & (1) #2 G.	4"
67	EXISTING FEEDER. WIRE AND CONDUIT TO REMAIN.								

FEEDER SCHEDULE NOTES:

1. WHERE PARALLEL FEEDERS ARE USED, RESIZE GROUND WIRE PER NEC TABLE 250.122.
2. RESIZE MOTOR CIRCUIT GROUND WIRES PER OVERCURRENT DEVICE AS SCHEDULED IN NEC TABLE 250.122.
3. PROVIDE COMPRESSION LUGS ON LOADS ABOVE 100 AMPS.

○ — INDICATES NUMBER OF PARALLEL SETS
G#" — INDICATES SIZE AND QUANTITY OF GROUNDING CONDUCTOR(S)
N#" — INDICATES SIZE AND QUANTITY OF GROUNDED CONDUCTOR(S)



Check Ground-Electrode System — NO!! GAS PIPE

01 SINGLE LINE DIAGRAM
SCALE: NONE

TROPHY DALLAS

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STATE OF TEXAS — JOEL A. CARCIA — 92730 — LICENSED PROFESSIONAL ENGINEER — 02/20/25

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ISSUE:

REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - ELECTRICAL

E5.01

INOVA ENGINEERING

COD_000031

PANEL [C] SCHEDULE

DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP	DESCRIPTION
(K1-REACH IN FREEZER	1	20	0	0	0	0	1152	0	0	1 A 2	0	0	1800	0	0	0	0	1	20	E3-POS
(SHUNT TRIP			0	0	0	0	0	0	0	3 B 4	0	0	1800	0	0	0	0	1	20	E3-POS
(K4-RANGE	1	20	0	0	0	0	100	0	0	5 A 6	0	0	1800	0	0	0	0	1	20	E3-POS
(SHUNT TRIP			0	0	0	0	0	0	0	7 B 8	0	0	1800	0	0	0	0	1	20	E3-POS
(B8-WAREWASHER	2	40	0	0	0	0	0	0	0	9 A 10	0	0	1800	0	0	0	0	1	20	E3-POS
(			0	0	0	0	0	0	0	11 B 12	0	0	720	0	0	0	0	1	20	B4-FROSTER/CHILLER
(K13-ICE MAKER	2	20	0	0	0	0	0	0	0	13 A 14	0	0	720	0	0	0	0	1	20	B4-FROSTER/CHILLER
(			0	0	0	0	0	0	0	15 B 16	0	0	540	0	0	0	0	1	20	B5-COOLER
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	17 A 18	0	0	540	0	0	0	0	1	20	B5-COOLER
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	19 B 20	0	0	324	0	0	0	0	1	20	B9-BACK BAR COOLER
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	21 A 22	0	0	324	0	0	0	0	1	20	B9-BACK BAR COOLER
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	23 B 24	0	0	600	0	0	0	0	1	20	K5-WORKTOP REFRIGERATOR
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	25 A 26	0	0	720	0	0	0	0	1	20	K6-SANDWICH/SALAD PREP
(1) RECEPTACLE	1	20	0	200	0	0	0	0	0	27 B 29	0	0	0	0	0	0	0			
(2) RECEPTACLES	1	20	0	400	0	0	0	0	0	29 A 30	0	0	0	0	0	0	0			
TOTALS			0	2200	0	0	1252	0	0		0	0	13548	0	0	0	0			TOTALS

LOAD SUMMARY	CON KVA	CON AMP	C W/SF	DIV. FAC	DES KVA	DES AMP	D W/SF
1. LIGHTING	0.0	0.0	0.0	1.25	0.0	0.0	0.0
2. RECEPTACLES	2.2	10.6	2.2	1.00	2.2	10.6	2.2
3. MOTORS	0.0	0.0	0.0	1.00	0.0	0.0	0.0
4. ELECTRIC HEAT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
5. KITCHEN EQUIPMENT	14.8	71.2	14.8	0.65	9.6	46.3	9.6
6. COMPUTER EQUIPMENT	0.0	0.0	0.0	1.00	0.0	0.0	0.0
7. OTHER	0.0	0.0	0.0	1.00	0.0	0.0	0.0
8. SPARE CAPACITY	0.0			1.00	0.0	0.0	0.0
TOTAL	17	82	17		12	57	12

NOTES:
1. MINIMUM INTEGRATED EQUIPMENT RATING 22KAIC (240V).
2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.

JOB NM: TROPHY DALLAS, TX.

UPSTREAM O.C.P.D.

NOTE: CONTRACTOR TO BALANCE PHASES WITHIN +/- 10%

JOB #: 25024

SUMMARY	
1φ VOLTAGE:	208
MCB/MLO:	MLO
AMPS:	100
# OF POLES:	30
MOUNT:	SURFACE
BY:	—
TIME:	5:29:08 PM
DATE:	2/19/2025
AREA (SF):	1000

KITCHEN EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	QTY.	CIRCUIT NO.	LOAD (VA)	VOLTAGE/PH.	WIRE	CONDUIT	TERMINATION	HEIGHT
E3	POS-DATA	5	C-2,4,6,8,10	1800	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	18" AFF
B4	FROSTER/CHILLER	2	C-12,14	720	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	7" AFF
B5	COOLER, BOTTLE	2	C-16,18	540	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	7" AFF
B8	WAREWASHER, UNDERCOUNTER	1	C-9/11	5600	208V/1Ø	(2)#8 & #10G.	3/4"	J-BOX	2" AFF
B9	BACK BAR COOLER	2	C-20,22	324	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K1	FREEZER, REACH-IN	1	C-1/3(ST)	1152	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K4	RANGE	1	C-5/7(ST)	100	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K5	REFRIGERATOR, WORKTOP	1	C-24	600	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K6	REFRIGERATOR, SANDWICH SALAD PREP	1	C-26	780	120V/1Ø	(2)#12 & #12G.	3/4"	NEMA 5-20R	-
K13	ICE MAKER W/O BIN	1	C-13/15	3260	208V/1Ø	(2)#12 & #12G.	3/4"	J-BOX	-

NOTE:
ELECTRICAL CONTRACTOR SHALL COORDINATE LAYOUT AND ELECTRICAL REQUIREMENTS WITH FOOD SERVICE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LIGHTING CONTROLS SCHEDULE

ZONE	LOCATION	TYPE	QTY	CTRLS	CIRCUIT	LOAD (VA)
a	CORRIDOR	FL1	1	SWITCH	B-31	38
b	DJ BOOTH	A2.1	2	DIMMER	B-31	26
c	SERV. STATION	A1.2	4	OCC SENSOR	B-31	52
d	SEATING	A2.1	10	DIMMER	B-31	130
e	MAIN SEATING	A2.2	10	DIMMER	B-31	130
f	OFFICE	FL1	1	OCC SENSOR	B-31	38
g	BAR	A1.1	10	DIMMER	B-31	130
NOTES: 1. LIGHTING AND CONTROLS SUPPLIERS TO COORDINATE LED DRIVERS WITH DIMMERS TO ENSURE COMPATIBILITY AND FUNCTIONALITY. 2. SWITCH AND DIMMER LOCATIONS ARE SUGGESTION ONLY COORDINATE EXACT LOCATION IN FIELD WITH OWNER/ARCHITECT.					TOTALS	544

TROPHY DALLAS

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REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - ELECTRICAL

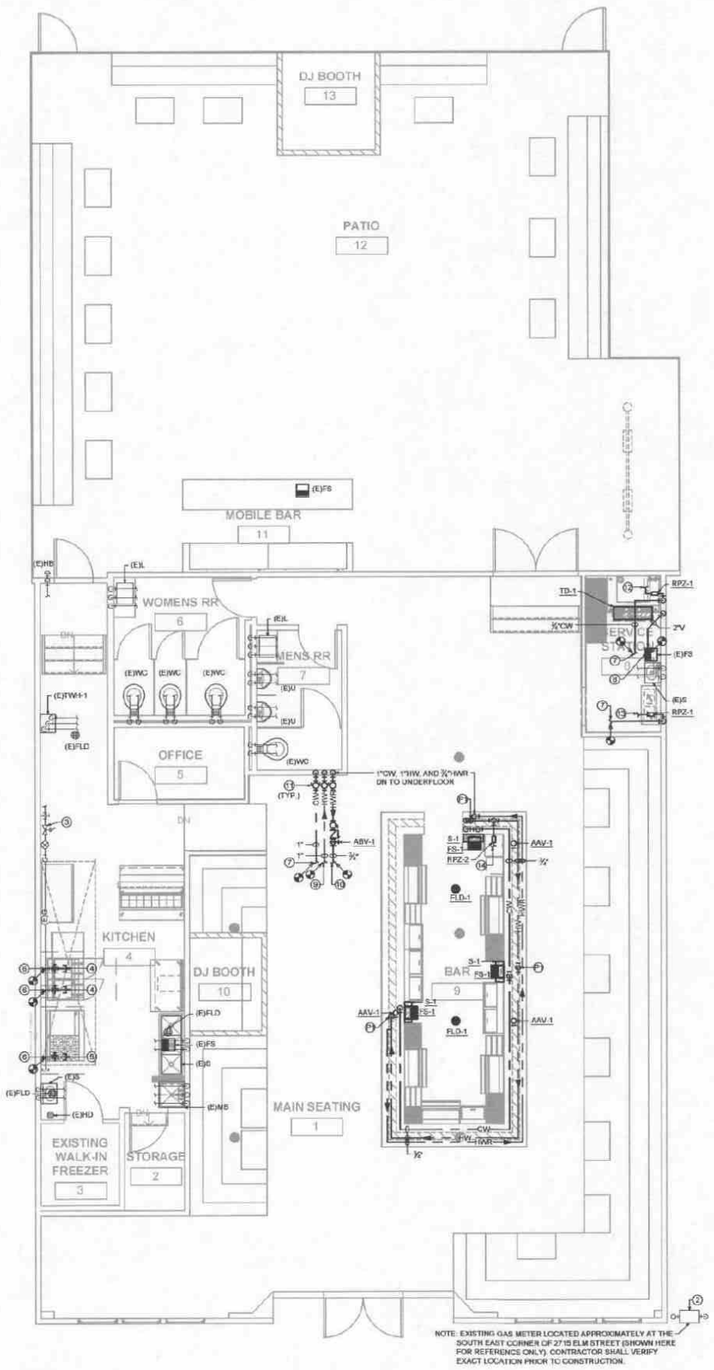
E5.02

INOVA ENGINEERING

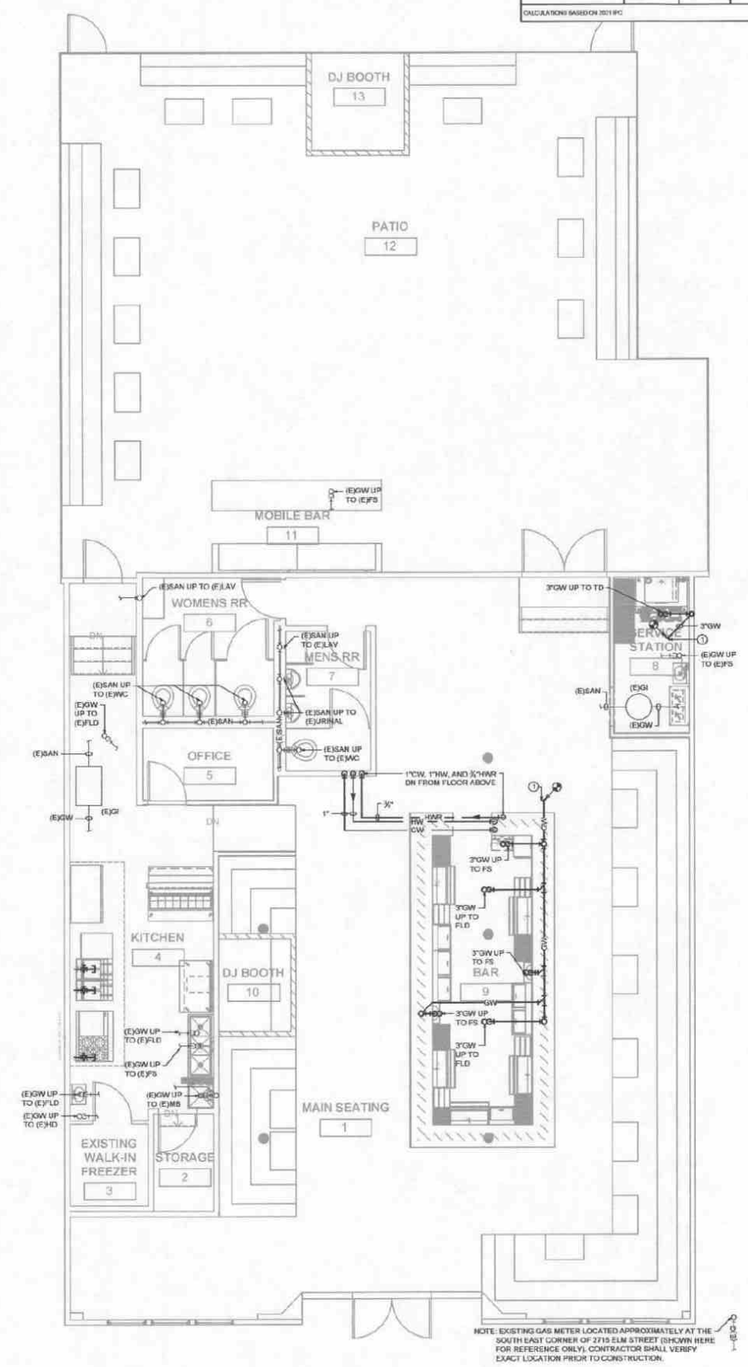
COD_000032

ADDED GAS EQUIPMENT:	
EQUIPMENT	GAS (CFH)
FRYER	140
FRYER	140
RANGE	204
TOTAL	484

GREASE INTERCEPTOR SIZING					
FIXTURE	QUANTITY	DRAINAGE FIXTURE UNITS	TOTAL GPM	RETENTION TIME (MINUTES)	GREASE INTERCEPTOR
FLOOR DRAIN	2	3			
FLOOR SINK	3	6			
1½"INCH DRAIN	1	5			
		36	36 / 2 = 18	18 X 35 = 450	(CSI) SHALL BE VERIFIED TO ACCEPT INCREASE OF 450 GALLONS MINIMUM
CALCULATIONS BASED ON 2021 IPC					



02 FLOOR PLAN - PLUMBING
SCALE: 3/16" = 1'-0"



01 UNDERFLOOR PLAN - PLUMBING
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL AND KITCHEN PLANS FOR DIMENSIONAL LOCATION OF NEW FLOOR SINKS.
2. REFERENCE ARCHITECTURAL AND KITCHEN PLANS FOR ALL EQUIPMENT DETAILS.
3. ALL NEW SANITARY AND GREASE WASTE SHALL BE ¼" PER FOOT SLOPE.
4. CONTRACTOR SHALL PROVIDE ISOLATION SHUT-OFF VALVES ON THE INCOMING WATER LINES FOR EVERY PLUMBING FIXTURE.

KEYED NOTES BY SYMBOL:

1. CONNECT TO NEAREST EXISTING ADEQUATELY SIZED GREASE WASTE MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, CONDITION, SIZE AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
2. COORDINATE ADDED GAS DEMAND OF 484 CFH AT 2 PSI WITH UTILITY COMPANY AND OWNER. EXISTING METER SHALL BE SIZED FOR THE TOTAL CFH DEMAND AS WELL AS A DELIVERY PRESSURE OF 2 PSI. PAINT ALL EXPOSED GAS PIPING. APPROXIMATE LENGTH FROM LAST EQUIPMENT CONNECTION TO METER IS 150'-0". PIPING DOWNSTREAM OF THE METER HAS BEEN SIZED FOR 2 PSI. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AVAILABLE PRESSURE FROM THE UTILITY COMPANY PRIOR TO PURCHASING AND INSTALLING GAS PIPING. ANY DISCREPANCIES IN AVAILABLE PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEERS. LOWER PRESSURES WILL RESULT IN HAVING TO INCREASE PIPE SIZES.
3. 1"G OR ¾"G TO OWNER FURNISHED EQUIPMENT. PROVIDE MECHANICAL GAS VALVE EXPOSED TO VIEW IN DROP(MECHANICAL GAS VALVE INTERLOCKED TO HOOD FIRE SUPPRESSION SYSTEM TO INTERRUPT FLOW OF FUEL IN THE EVENT OF AN ALARM). RUN 2"G HEADER BEHIND EQUIPMENT LOW AND PROVIDE FULL SIZE CONNECTIONS TO EACH PIECE OF EQUIPMENT (COORDINATE REQUIREMENTS WITH OWNER). PAINT ALL EXPOSED PIPING. CONTRACTOR SHALL VERIFY IF PRESENT ON EXISTING GAS LINE.
4. ¾"G TO FRYER
5. 1"G TO RANGE
6. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING GAS MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
7. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING COLD WATER MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
8. CONNECT TO NEAREST ADEQUATELY SIZED EXISTING VENT MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, CONDITION, AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
9. CONNECT TO MAIN HW LOOP SUPPLY. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
10. CONNECT NEW HWR LINE TO MAIN HW LOOP AFTER ABV-1. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
11. WATER SHUT OFF VALVE.
12. ½"CW TO ICE MAKER THRU WATER FILTER
13. ½"CW TO BAG-IN-BOX
14. ½"HW TO WARE/WASHER

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

TROPHY DALLAS

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Date 02/19/2025

FLOOR PLAN - PLUMBING

P2.01

INOVA ENGINEERING

COD_000033

EXISTING TANKLESS GAS WATER HEATER SCHEDULE

MARK	LOCATION	GAS INPUT (MBH)	VOLT/PH	TEMP. RISE IN °F		MANUFACTURER	MODEL NO.	REMARKS
				5.6 GPM	11.2 GPM			
(E)TWH-1	PLAN NORTH IN KITCHEN	—	120V/1ϕ	—	—	NAVIEN	NPE-240A (NG)	1, 2, 3

NOTE: SEE MECHANICAL PLANS FOR COMBUSTION AIR DUCTWORK TO WATER HEATER ROOM.
1. SET DEFAULT TEMPERATURE AT 120°F.
2. ASME CONSTRUCTION W/ 5 GAL. ASME EXP. TANK AND ASME T&P RELIEF VALVE AND POWER BURNER 4" DIA. FLUE.
3. UNIT IS EXISTING

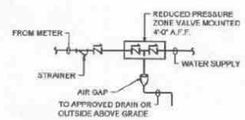
PLUMBING FIXTURE SCHEDULE

FIXTURE	SPECIFICATION	CW	HW	SAN	VENT	ELEC
AAV-1	STUDOR AIR ADMITTANCE VALVE MODEL: MAXI-VENT	–	–	–	3"	–
ABV-1	AUTO BALANCING VALVE: CIRCUITSOLVER #CS-3/4-110, SELF ACTING THERMOSTATIC RECIRCULATION VALVE TO CONTROL THE FLOW OF THE RETURN.	–	¾"	–	–	–
FLD-1	ZURN MODEL FD-2300-NH3 FLOOR DRAIN, NICKEL FRAME AND GRATE.	–	–	3"	2"	–
FS-1	ZURN FD2375-NH3 12"X12" A.R.C. FLOOR SINK, 6 INCH SUMP DEPTH, WITH 12 INCH GRATE AND 3 INCH PIPE CONNECTION, CAST IRON BODY, ACID-RESISTANT COATING AND PVC ANTI-SPLASH DOME STRAINER	–	–	3"	2"	–
RPZ-1	WATTS MODEL LF009 ¾" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	¾"	–	–	–	–
RPZ-2	WATTS MODEL LF009 ¾" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	–	¾"	–	–	–
S-1	PROVIDE HAND SINK, REFER TO RESTAURANT SERVICES QUOTE FOR SPECIFICATIONS.	½"	½"	2"	2"	–
TMV-1	WATTS MODEL LFUSG-B-M2 THERMOSTATIC MIXING VALVE BRASS BODY. TEMPERATURE SHALL BE SET TO 110°F. ALL HAND SINKS AND LAVATORIES SHALL BE PROVIDED WITH A TMV-1.	½"	½"	–	–	–

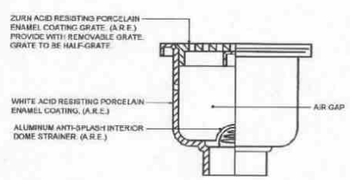
ALL FIXTURES REQUIRING "P" TRAPS, TURNING WASTE TO WALL, AND TAILPIECES SHALL BE 17 GAUGE CHROME PLATED. MCGUIRE OR EQUAL. MOUNTING TO COMPLY WITH ADA & AND 2015 CPC. LOCATE FLUSH VALVE ON WIDE SIDE OF STALL.

NOTE: ABOVE SIZES ARE MINIMUM UNLESS OTHERWISE NOTED ON DWG.

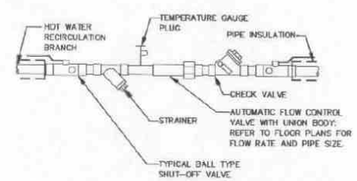
GENERAL NOTES:
1. PITCH ALL DRAINAGE PIPING AT ¼" FOOT MINIMUM UNLESS OTHERWISE NOTED.
2. ALL UNDERGROUND DRAINAGE PIPING SHALL BE MINIMUM OF 2" IN SIZE & ⅛" PER FT. SLOPE.
3. PROVIDE TRAP PRIMER UNITS FOR ALL FLOOR DRAINS WITHOUT INDIRECT WASTE PIPING.



05 REDUCED PRESSURE ZONE VALVE DETAIL
SCALE: NOT TO SCALE

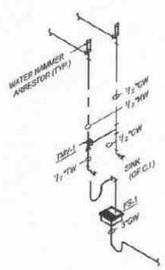


04 FLOOR SINK DETAIL
SCALE: NOT TO SCALE

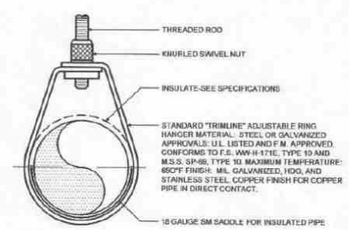


REFER TO SPECIFICATIONS, SCHEDULES, AND NOTES FOR MORE INFORMATION. MAKE CONNECTIONS AND PROVIDE INSTALLATION PER MANUFACTURE'S RECOMMENDATIONS. ARRANGEMENT SHOWN IS SCHEMATIC: PROVIDE REDUCERS AND ADAPTERS AS REQUIRED.

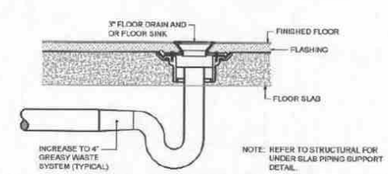
02 AUTOMATIC BALACING VALVE ASSEMBLY
SCALE: NOT TO SCALE



P1 TYPICAL KITCHEN/BAR HAND SINK PLUMBING RISER DIAGRAM
SCALE: NO SCALE



03 TYPICAL PIPE HANGER DETAIL
SCALE: NOT TO SCALE



ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

P/M
SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE

01 KITCHEN (COMBINATION WASTE AND VENT) FLOOR DRAIN/FLOOR SINK DETAIL
SCALE: NOT TO SCALE

INOVA ENGINEERING

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226

STATE OF TEXAS
JOEL A. GARCIA
92730
LICENSED PROFESSIONAL ENGINEER
02/19/25

DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL:214-356-4949

ISSUE:

REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - PLUMBING

P5.01

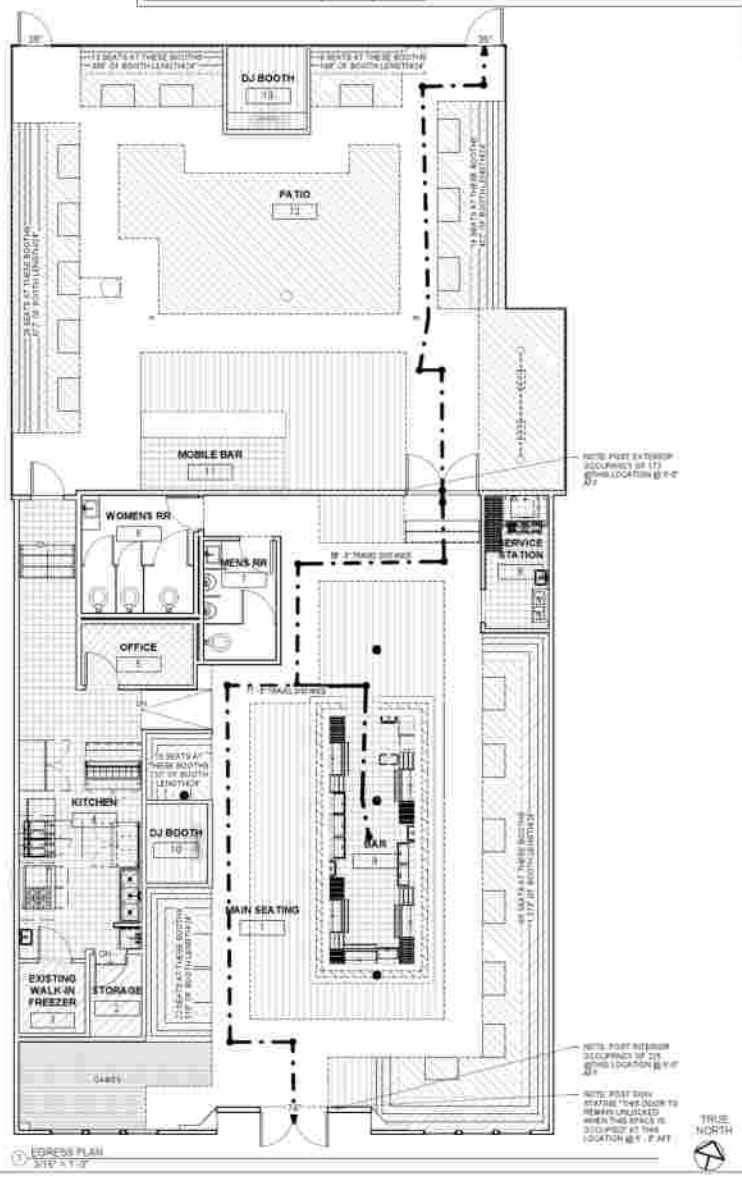
CCD_000034

EGRESS REQUIREMENTS

PER 2021 IBC - MAX FLOOR AREA ALLOWANCES/OCCUPANT

ASSEMBLY AREAS (INTERIOR)	AREA	OCCUPANTS
ASSEMBLY AREAS WITH FIXED SEATS - ONE SEAT PER EVERY 18" OF BOOTH SEAT LENGTH PER OCCUPANT	2,287' IN LENGTH 18"	97
ASSEMBLY AREAS WITH FIXED SEATS - CONCENTRATED 15 SQ FT PER OCCUPANT	171 SF	12
ASSEMBLY AREAS WITH SHIFT STANDING SPACE 7 SQ FT PER OCCUPANT	209 SF	30
ACCESSORY STORAGE AREA GROUP S SQ FT PER OCCUPANT	18 SF	1
ASSEMBLY AREAS WITH FIXED SEATS 15 SQ FT PER OCCUPANT	116 SF	8
BUSINESS AREAS 150 SQ FT PER OCCUPANT	51 SF	1
KITCHEN AREAS 200 SQ FT PER OCCUPANT	800 SF	4
UNOCCUPIED ACCESSORY USE AREAS TOILET ROOMS, AISLES, CIRCULATION 300 SQ FT PER OCCUPANT	1,801 SF	6
INTERIOR OCCUPANT LOAD		209

ASSEMBLY AREAS (EXTERIOR)	AREA	OCCUPANTS
ASSEMBLY AREAS WITH FIXED SEATS - ONE SEAT PER EVERY 18" OF BOOTH SEAT LENGTH PER OCCUPANT	2,287' IN LENGTH 18"	97
ASSEMBLY AREAS WITH FIXED SEATS - CONCENTRATED 15 SQ FT PER OCCUPANT	187 SF	12
ASSEMBLY AREAS WITH FIXED SEATS - STANDING SPACE 5 SQ FT PER OCCUPANT	283 SF	57
KITCHEN AREAS 200 SQ FT PER OCCUPANT	64 SF	1
UNOCCUPIED ACCESSORY USE AREAS TOILET ROOMS, AISLES, CIRCULATION 300 SQ FT PER OCCUPANT	300 SF	1
EXTERIOR OCCUPANT LOAD		173
INTERIOR AND EXTERIOR OCCUPANT LOAD TOTAL		**382**



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

RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY: 382
WATER CLOSETS:
275 MEN, 109 FEMALE / 2 PER SEX
URINALS:
1 PER 200 + 1 PER 100

REQUIRED	MEN	WOMEN	PROVIDED	MEN	WOMEN
W.C.	1	2	W.C.	2	3
URINAL	1	NA	URINAL	2	NA
LAVATORY	1	1	LAVATORY	1	1

LEGEND

- COMMON PATH OF TRAVEL MAXIMUM ALLOWED 75'
- EXIT SIGN
- EMERGENCY LIGHT WITH BATTERY BACK-UP
- FE — FIRE EXTINGUISHER - MOUNTED 36" AFF TO TOP

*CONTRACTOR TO PROVIDE & INSTALL NECESSARY FIRE EXTINGUISHERS PER LOCAL & FEDERAL CODE. COORDINATE ALL LOCATIONS WITH FIRE MARSHALL.

*SUPPLY 1 FIRE EXTINGUISHERS TO BE LOCATED WITHIN 75'-0" BETWEEN EACH EXTINGUISHER AND FOR MAXIMUM DISTANCE

EGRESS CALCULATIONS

	REQ'D	PROVIDED
MAX TRAVEL DISTANCE		
PER 2021 IBC OCCUPANCY A2 W/SPRINKLER SYSTEM	250	39'-7"
NUMBER OF EXITS		
PER 2021 IBC TABLE 1015.1.1 OCCUPANCY MORE THAN 500 PER STORY	2	2
TOTAL EGRESS WIDTH		
PER 2021 IBC OCCUPANCY A2 W/SPRINKLER SYSTEM INCHES PER OCCUPANT 0.2 209 x 0.2 = 41.8"	41.8"	96"

BUILDING TYPE: TYPE II-B

OCCUPANCY: A2

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2021 LIFE SAFETY CODE
2021 ACCESSIBILITY CODE
2021 ENERGY CODE

CONSTRUCTION AREA: TOTAL INTERIOR AREA: 2,834 SF
TOTAL EXTERIOR AREA: 1,888 SF

TROPHY DALLAS

3711 RUN ST. DALLAS, TX 75235

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DESIGN CONSULTANT
75 DEGREE DESIGN STUDIO
1438 N RIVERFRONT BLVD #E28
DALLAS, TX 75207
TEL: 214-359-4949

ISSUE:
FOR PERMIT 02.19.2026

REVISIONS:

Date: 02/19/2026

EGRESS PLAN

A101

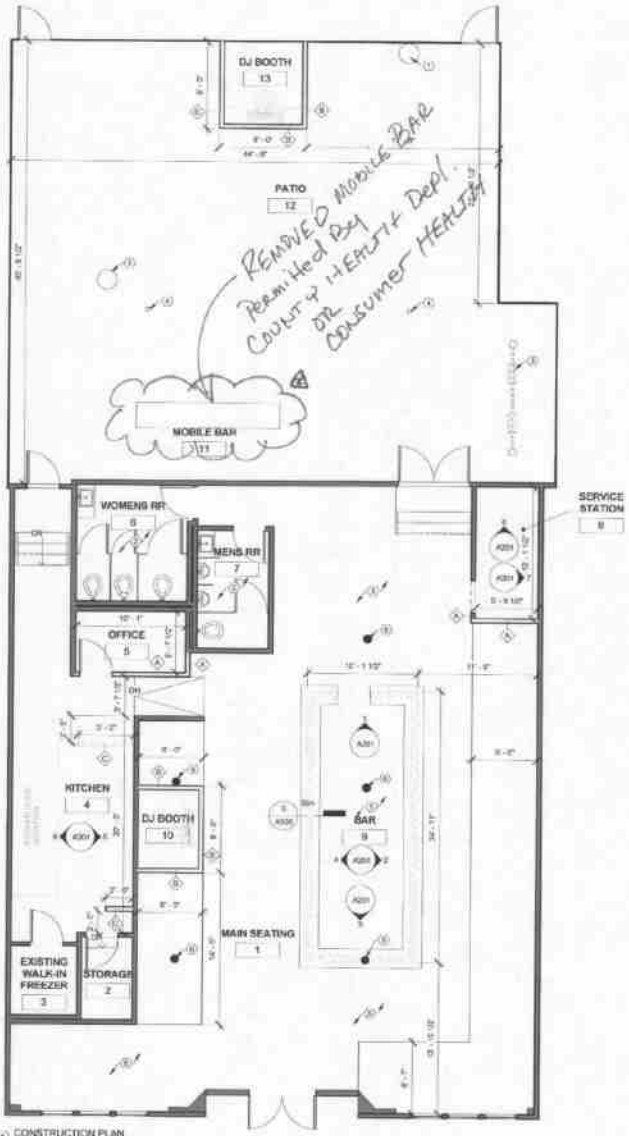
COD_000035

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND CORE WALLS	OFFICE 01	ROOM NAME / ROOM NUMBER
	EXISTING INTERIOR PARTITIONS TO REMAIN	1	REVISION NUMBER
	PARTITION TYPE		REVNOTE NUMBER
	NEW CORE PARTITION	A 1.10	SECTION NUMBER / SHEET NUMBER
	NEW CMU WALL	A 101	DETAIL NUMBER / SHEET NUMBER
	NEW CONCRETE WALL	1 A101	REFERENCE TYPE
	NEW SPECIALTY WALL	A 101	ELEVATION NUMBER / SHEET NUMBER
	NEW LOW WALL	A 102	ELEVATION NUMBER / SHEET NUMBER
	RECESSED FIRE EXTINGUISHER CABINET		
	SURFACE MOUNTED FIRE EXTINGUISHER		
4" TYP	FLOOR MARKER ROOM NUMBER DOOR LETTERING		
	AREA NOT IN CONTRACT		
	CORNER GUARD		
	EXISTING SIAMESE FIRE & FIRE HOSE		

CONSTRUCTION KEY NOTES

1. EXISTING TIRE LOCATIONS.
2. FOR ALL RESTROOM PLUMBING FIXTURES AND ACCESSORIES SPECIFICATIONS, REFER TO SCHEDULE.
3. EXISTING SWING.
4. EXISTING PERGOLA STRUCTURE.
5. NEW FINISHES THROUGHOUT.
6. EXISTING POST LOCATIONS.



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

GENERAL NOTES

THE SCOPE OF THE WORK IS AN EXTERIOR AND INTERIOR PACKAGE AND INCLUDES INTERIOR WALLS, WALL FRAMING, ROOF AND ALL EXTERIOR ELEMENTS AND SURROUNDING SITE ELEMENTS. THIS PER VAN TO THE SCOPE FOR THE VICORIA BUILDING. PLEASE STUDY THESE DOCUMENTS THOROUGHLY PRIOR TO CONSTRUCTION AND PRESENT ALL QUESTIONS IN RFI FORMAT TO 75 DEGREE DESIGN STUDIO. PROCEEDING FOR CONFLICTS TO BE ADDRESSED UNDER ALL CIRCUMSTANCES.

RFIS, SUBMITTALS, REQUESTS, AND OTHER COMMUNICATION TO:
KCARTER@75DEGREEDESIGNSTUDIO.COM
CCOKER@75DEGREEDESIGNSTUDIO.COM

ALL DIMENSIONS TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ALL METAL STUD FRAMING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE. REFER TO WALL SECTIONS FOR ASSEMBLY INFORMATION OF INTERIOR WALLS.

ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT ADA, TABPAIRS REGULATIONS AND ID AWARDS INCLUDING SIGNAGE.

ALL EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS OF PRESSURE TO OPERATE.

ALL OPERABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM ADA REACH RANGE OF 48" A.F.F., EXCEPTIONS NOTED PER ADA GUIDELINES AND WITH RESPECT TO HORIZONTAL REACH DISTANCES. ADA REACH RANGE 15" MINIMUM AND 48" MAXIMUM A.F.F.

CONTRACTOR SHALL MAKE NO MATERIAL OR PRODUCT SUBSTITUTIONS WITHOUT SUBMITTING A WRITTEN REQUEST TO 75 DEGREE DESIGN STUDIO.

CONTRACTOR IS RESPONSIBLE FOR CHECKING FIELD CONDITIONS, CONSTRUCTION DOCUMENTS, FOR CLARITY & ACCURACY PERTAINING TO SCOPE. ALL QUESTIONS AND CLARIFICATION REQUEST SHALL BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION. ANY CONFLICT IN SCOPE BETWEEN DISCIPLINES AND THEIR DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF 75 DEGREE DESIGN STUDIO.

ALL FINISH MATERIALS MUST BE SUBMITTED TO 75 DEGREE DESIGN STUDIO FOR REVIEW & APPROVAL.

ALL EQUIPMENT ITEMS SHOWN & REFERENCED ON PLANS SHALL BE INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITY

CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR ENVELOPE PENETRATIONS FOR, BUT NOT LIMITED TO: - DOORS, WINDOWS, HOLE PENETRATIONS, ROOF EDGES, THROUGH WALL FLASHING & COUNTER FLASHING WHETHER SHOWN OR NOT SHOWN ON THESE DOCUMENTS, TYPICAL ALL SHEETS.

COMMENCING CONSTRUCTION

CONTRACTOR TO THOROUGHLY STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. COMMENCING CONSTRUCTION INDICATES AGREEMENT THAT DOCUMENTS HAVE BEEN STUDIED AND ALL QUESTIONS HAVE BEEN ADDRESSED RELATING TO THESE DOCUMENTS.

TROPHY DALLAS

2711 ELM ST, DALLAS, TX 75226

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #520
DALLAS, TX 75207
TEL 214-356-4649

ISSUE:

FOR PERMIT 02.19.2025

REVISIONS:

Date 02/19/2025

CONSTRUCTION PLAN

A100

COD_000036

EXHIBIT 2

CERTIFICATE OF OCCUPANCY

Address:	**2711 ELM ST**	**Issued: 01/02/2026**
Owner:	**TROPHY LOUNGE TEXAS LLC** **2711 ELM ST** **DALLAS, TX 75226**	
DBA:	**TROPHY**	
Land Use:	**RESTAURANT WITHOUT DRIVE-IN OR DRIVE-TRHOUGH SERVICE**	
Occupied Portion	**4732 Sq. Ft.**	
C.O.#:	**2502211021_198585071-003**	

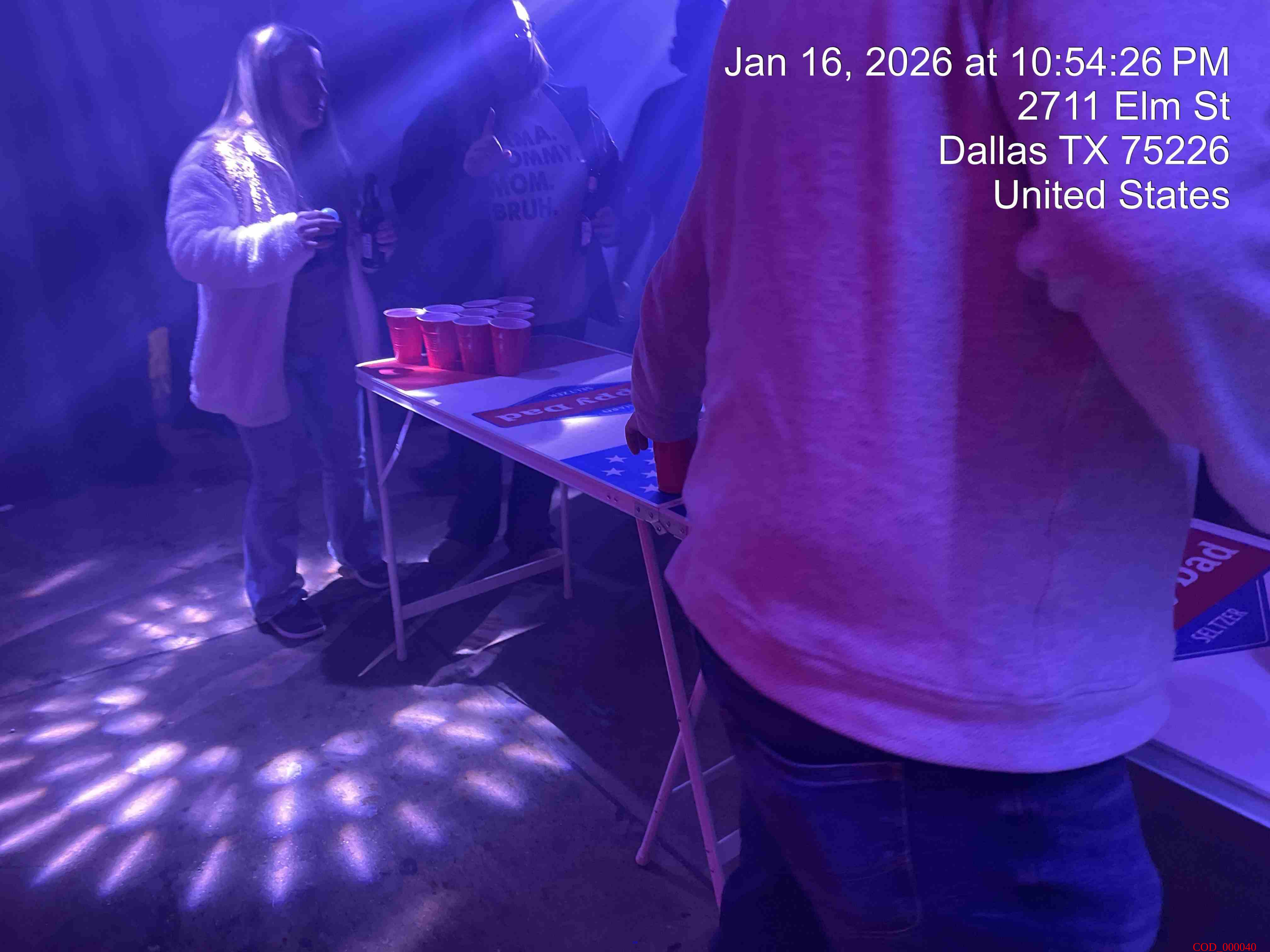
Lot/Block:	BLK C/483 PT LT 40 & LT 41			Zoning:	PD-269	PDD:	269	SUP:	
Historic Dist:		Consv Dist:	Deep	Pro Park:	0	Req Park:	0	Dwlg Units:	0
Stories:	1	Occ Code:	A2	Lot Area:		Total Area:	4732	Type Const:	IIB
Sprinkler:	Yes	Occ Load:	398	Alcohol:	Yes	Dance Floor:	No		

SUBJECT TO INSPECTOR APPROVAL. TABC MBLH 6.26.25 TOTAL OCCUPANT LOAD:398 INTERIOR:225 PATIO:173

Sam Eskander, PE, CFM, LEED AP BD+C

This certificate shall be displayed on the above premise at all times.

EXHIBIT 3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2711 Elm St
Dallas TX 75226
United States

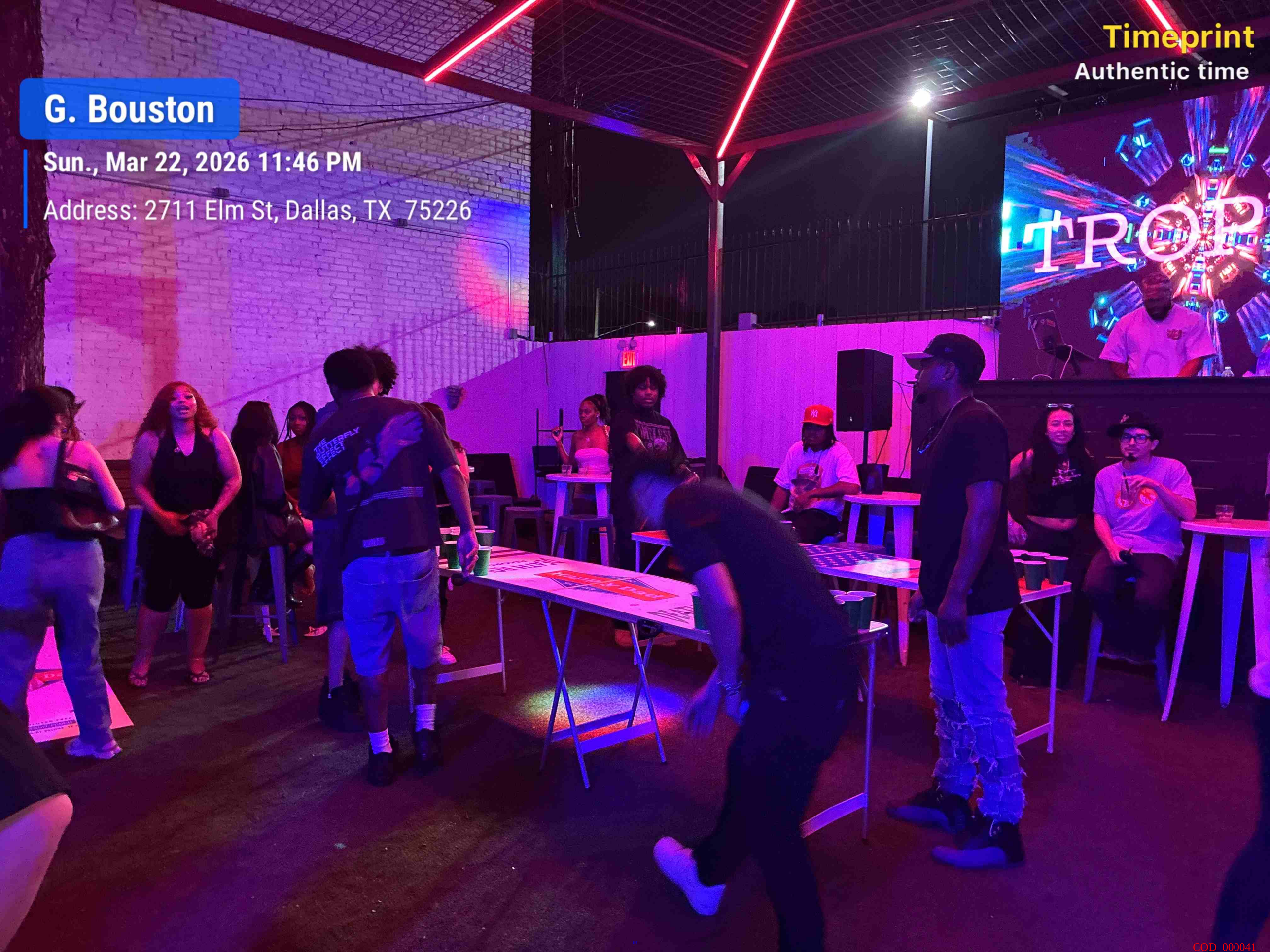
Timeprint
Authentic time
G. Bouston
Sun., Mar 22, 2026 11:46 PM
Address: 2711 Elm St, Dallas, TX 75226
TROP
EXIT

EXHIBIT 4

Feb 13, 2026 at 11:46 PM

COD_000043

G. Bouston
Sun., Mar 22, 2026 11:44 PM
Address: 2711 Elm St, Dallas, TX 75226
Timeprint
Authentic time
TROPHY
TROPHY
TROPHY

09:01
06/11/2026
PM Thu.
SC
PETE ALONSO
JOINS SC @ NIGHT
ESPN
NFL
Jalen Coker, Panthers reach 3-year extensi
Tied to Panthers through 2029 season (5/2 Rec yd
TROPHY
COOPER
Timeprint
Authentic time
COD: 000045

EXHIBIT 5

TROPHY
TROPHY
TROPHY
TROPHY
ARTS DISTRICT
Amiri
Feb 21, 2026 at 12:00 AM

Timeprint
Authentic time
G. Bouston
Sun., Mar 22, 2026 11:45 PM
Address: 2711 Elm St, Dallas, TX 75226
TROPHY
TROPHY
EXIT

11:16
04/11/2026
PM Sat.
TROPHY
TROPHY
TROPHY
Timeprint
Authentic time
COD_000049

00:08
04/20/2026
AM Mon.
TROPHY
TROPHY
TROPHY
TROPHY
TROP
Timeprint
Authentic time
COD_000050

00:46
05/18/2026
AM Mon.
TROPHY
STAFF
EXIT ONLY
Timeprint
Authentic time
COD_000051

08:59
06/11/2026
PM Thu.
Timeprint
Authentic time
COD_000052

EXHIBIT 6

11:32
05/15/2026
PM Fri.
TROPHY
GRAND PRIZE
$3,877.05
MAJOR PRIZE
$1,270.70
MINOR PRIZE
$383.35
SUPERIOR SKILL DELUXE
LIGHTNING EDITION 3
GRAND PRIZE
$3,878.50
MAJOR PRIZE
$1,295.75
MINOR PRIZE
$381.87
$4280.0
$1365.71
$425.35
PLUNDERIN' PIRATES
Timeprint
Authentic time
COD_000054

09:01 06/11/2026
PM Thu.

Timeprint
Authentic time

EXHIBIT 7

TROPHY
TROPHY
Feb 13, 2026 at 11:45 PM

May 9, 2026 at 12:54:13 AM
Dallas, TX
Darnell
Inspector II
C1804
TROPHY
STAFF

00:47
05/18/2026
AM Mon.
TROPHY
GARRETT
STAFF
Timeprint
Authentic time
COD_000059

COD 000060

Exhibit 8

COD_000061

DEPARTMENT OF CODE CODEPARTMENT - Night Entertainment
NOTICE OF VIOLATION

BUSINESS NAME Trophy DATE 1/9/2024
ISSUED TO Zaik [illegible] TITLE/POSITION OWNER
ADDRESS 2711 Elm PHONE #
CITY STATE,ZIP Dallas TX SR# 26-00013295
BUSINESS LOCATED AT 2711 Elm Dallas, Texas

You are in violation of the Dallas City Code as described below. You must correct the violation(s) within the time frame specified. Failure to comply is punishable by a fine amount not to exceed $2,000.00. A citation may be issued for each day the violation is committed.

NOTICE OF VIOLATION

To comply with the Dallas City Code, you must do the following

Posted Documents

LICENSE/PERMIT MUST BE POSTED IN CONSPICUOUS LOCATION

- [ ] CERTIFICATE OF OCCUPANCY DCC § 51 Section 306.10
- [ ] ALCOHOLIC BEVERAGE RECEIPT DCC § 6-10(c)
- [ ] SPECIFIC USE PERMIT DCC § 51A-4.219(a)(6)
- [ ] DANCE HALL LICENSE DCC § 14-3(f)
- [ ] OTHER

Please post required documents within _____

Required permits/licenses

PLEASE OBTAIN THE FOLLOWING WITHIN _____ DAYS

- [ ] CERTIFICATE OF OCCUPANCY DCC § 51A-1.104
- [ ] ALCOHOLIC BEVERAGE RECEIPT DCC § 6-10(a)
- [ ] SPECIFIC USE PERMIT DCC § 51A-4.219 & DCC § 51A-1.103
- [ ] DANCE HALL LICENSE DCC § 14-2(a)
- [ ] OTHER
- [ ] Discontinue operations until the following permit/license is obtained
  - a. CERTIFICATE OF OCCUPANCY
  - b. ALCOHOLIC BEVERAGE RECEIPT
  - c. SPECIFIC USE PERMIT
  - d. DANCE HALL LICENSE

Sound Noise

Please correct violation within 10 minutes or a citation will be issued

A person commits an offense if he operates or causes to be operated a mechanical loudspeaker or sound amplifier in a public place or upon any public sidewalk, street, alley, or highway of the city in violation of any of the following

- [ ] LOUD AND DISTURBING NOISES AND VIBRATIONS DCC § 30-1
- [ ] OPERATES WITHIN 150 FT OF PROPERTY LINE OF A RESIDENCE BEFORE 8AM AND AFTER SUNSET DCC § 30-4(a)(1)
- [ ] OPERATED IN A PUBLIC PLACE EMIT LOUD AND DISTURBING NOISES DCC § 30-4(a)(2)
- [ ] CAUSING TRAFFIC OR CONGREGATION OF CROWDS THAT OBSTRUCT PUBLIC STREET, SIDEWALK ALLEY OR HIGHWAY DCC § 30-4(a)(3)
- [ ] ADDITIONAL WARNING NOT REQUIRED BEFORE ISSUING A CITATION

- [ ] WARNING GIVEN BECAUSE VIOLATION CONSISTS OF SPEECH OR COMMUNICATION, OR OF GATHERING WITH OTHERS TO PICKET OR OTHERWISE EXPRESS A POSITION ON SOCIAL, ECONOMIC, POLITICAL, OR RELIGIOUS QUESTIONS DCC § 30-4(c)

Other Violations

OTHER VIOLATIONS

Please abate violation within Ø

- [x] Cease operating unpermitted use DCC § 51A-1.104
- [ ] No commercial promoter registration DCC § 38A-9(a)(1)
- [ ] Promoted event contact fails to meet city staff at promoted event within 1 hour DCC § 38(b)
- [ ] Promoter fails to follow approved safety plan DCC § 38A-9(a)(3)
- [ ] Special event permit holder fails to meet city staff at event within 1 hr DCC § 42A-40(b)
- [ ] No special event permit DCC § 42A-40(a)(1)
- [ ] Violating a provision of special event permit DCC § 42A-40(a)(2)
- [ ] Violation of condition _____ of Section _____ of Ordinance No _____ (Sup. No _____)

You are in violation of the Dallas City Code as described below. You must correct the violation(s) within _____ days:

- [ ] OTHER
- [ ] OTHER
- [ ] OTHER
- [ ] OTHER

REMARKS/OTHER

Inspector V. Gonzalez Ph# 469 515 1041 Badge C1522 Date 1/9/24

Signature _____ Date _____

Owner/Occupant/Manager/Person in Control property (please circle)

If you have any further questions, please contact Inspector

CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION

Name: Trevor Bert **Case #:** 26-00061762

Trevor Bert
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Your property located at 2711 ELM ST, DALLAS, TX, 75226 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on April 27, 2026 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is $2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Badge:** C1952 **Date:** April 26, 2026

Signature: **Date:** April 26, 2026
Owner / Occupant / Person in Control of Property

COD_000063

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

*The Dallas City Code requires only one notice of violation for weeds, litter, solid waste, vegetation, illegally placed garbage and water conservation to be issued per twelve month period. This is the only notice you will receive for the next twelve months relating to the above described violation(s) at this address. If you commit another violation of the same kind and nature that poses a danger to the public health and safety on or before the first anniversary date of this date of this notice, then the City may, without further notice, correct the violation at your expense, place a lien against your property and issue a citation.

1. The owner/agent/occupant/person in control is responsible for having high grass or weeds cut before they exceed 12 inches in height. The cutting must be mulched or removed.
2. Premise must be kept free of unsightly litter. Generally, the occupant is held responsible even though they may be renting. Each owner of the property which has an adjacent alley is responsible for maintaining their half of that alley free of garbage, litter, weeds and other obstructions or nuisances.
3. Solid waste materials illegally dumped or placed on private property must be removed or disposed of by the owner of the property.
4. Vegetation, such as hedges, shrubs and limbs from trees, must be trimmed back to prevent injury or damage to persons or property who may use the right-of-way, sidewalk, easement or alley.
5. Watering Restrictions: A person commits an offense if violations occur on property that he/she owns, leases or manages.
    - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
    - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
    - Do not cause water to fall on sidewalks, driveways or other areas that are not laws or landscapes.
    - Do not operate an irrigation system with broken or missing sprinkler heads or one that is poorly maintained and leads to water waste.
    - Do not water or irrigate lawns or landscapes during any form of precipitation.
    - Watering with a hand-held hose or a soaker hose is permitted at any time.

Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.
Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

DEFINITIONS:

Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

Workmanlike: executed in a skilled manner, for example generally plumb, level, square, in line, undamaged, and without marring adjacent work. (27-3(42))

- All repairs must be performed in a workmanlike manner (27-11(b))

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms. (27-3(15))

Sanitary Condition: any condition of good order and cleanliness that precludes the probability of disease transmission. (27-3(31))

Single Dwelling Unit: a single family or duplex as defined in the Dallas Development Code, as amended, or a condominium dwelling unit. (27-3(36))

Private Premise: any dwelling, house, building or other structure designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, including any yard, grounds, walk ,driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure. (7A-2(11))

DALLAS TOMORROW FUND

The Dallas City Code states that the Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and repairing properties and premises in the city for persons who are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued. Dallas City Code Sec. 27-16.23 provides eligibility criteria for a person to receive funds from the Dallas Tomorrow Fund. You may contact 214-670-3644 for more information about the Dallas Tomorrow Fund.

The Department of Code Compliance is committed to promoting and adhering to the City's Code of Ethics, values and conduct including adherence to compliance requirements. The City of Dallas does not accept payments in the field. If an employee requests or accepts payment, please contact the Fraud, Waste and Abuse Hotline at 1-877-860-1061.

COD_000064

CIUDAD DE DALLAS
DEPARTAMENTO DE CUMPLIMIENTO DEL CÓDIGO
AVISO DE INFRACCIÓN

Nombre: Trevor Bert **Caso #:** 26-00061762

Trevor Bert
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Su propiedad ubicada en 2711 ELM ST, DALLAS, TX, 75226 infringe el Código de la Ciudad de Dallas.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Las infracciones con un (*) servirán como su notificación anual
Volveré a inspeccionar su propiedad el April 27, 2026 para determinar si se han subsanado las infracciones descritas anteriormente. Si su propiedad no cumple con los requisitos dentro de los días calendario establecidos, entonces la Ciudad puede subsanar la(s) infracción(es) a su cargo. Todos los gastos incurridos serán facturados a usted. La falta de pago de estos gastos resultará en un gravamen sobre su propiedad. Además, si no cumple con este aviso, la Ciudad puede emitirle una citación por cada día que se cometa una infracción. La multa máxima es de $2,000.00 por citación.

Gracias de antemano por su cooperación. En caso de preguntas, por favor comunicarse al (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Placa:** C1952 **Fecha:** April 26, 2026

Firma: **Fecha:** April 26, 2026
Dueño / Ocupante / Persona en Control de la Propiedad

COD_000065

AVISO DE INFRACCIONES POR HIERBAS, BASURA, RESIDUOS SÓLIDOS, VEGETACIÓN O CONSERVACIÓN DE AGUA

*El Código de la Ciudad de Dallas exige que se emita solo un aviso de infracción por hierbas, basura, residuos sólidos, vegetación, desechos colocados ilegalmente y conservación del agua por período de doce meses. Este es el único aviso que recibirá durante los próximos doce meses en relación con las infracciones descritas anteriormente en esta dirección. Si comete otra infracción del mismo tipo y naturaleza que suponga un peligro para la salud y la seguridad públicas en o antes de la fecha del primer año de este aviso, la Ciudad podrá, sin previo aviso, subsanar la infracción a su cargo, imponer un gravamen sobre su propiedad y emitir una citación.

1. El dueño/agente/ocupante/persona a cargo es responsable de hacer cortar el césped alto o las hierbas antes de que superen las 12 pulgadas de altura. Los restos del césped deben ser triturados o eliminados.
2. La instalación debe mantenerse sin basura antiestética. Generalmente, el ocupante es responsable, aunque pueda estar alquilando. Cada dueño de la propiedad que tiene un callejón adyacente es responsable de mantener su mitad de ese callejón sin desechos, basura, hierbas y otras obstrucciones o molestias.
3. Los materiales de residuos sólidos arrojados o colocados ilegalmente en propiedad privada deben ser retirados o dispuestos por el dueño de la propiedad.
4. La vegetación, como setos, arbustos y ramas de árboles, debe cortarse para evitar lesiones o daños a las personas o la propiedad que puedan utilizar el derecho de paso, la acera, el derecho de acceso a la propiedad o el callejón.
5. Restricciones de Riego: Una persona comete un delito si se producen infracciones en una propiedad que posee, alquila o administra.
    - Está prohibido regar el césped o los jardines con un sistema de riego o un rociador entre las 10 a.m. y las 6 p.m.; durante el período del 1 de abril al 31 de octubre.
    - Es un delito regar el césped o jardín de una manera que desperdicie agua o provoque escorrentía.
    - No haga que caiga agua sobre las aceras, entradas de vehículos u otras áreas que no sean césped o jardines.
    - No utilice un sistema de riego en el que falten aspersores o estén rotos, o en el que el mantenimiento sea deficiente y se desperdicie agua.
    - No riegue ni irrigue el césped ni el jardín durante cualquier forma de lluvia.
    - Se permite regar con una manguera de mano o una manguera de remojo en cualquier momento.

Riesgo de Vida:

Si la infracción se califica como una corrección de un riesgo de vida, debe subsanarse dentro de las 24 horas. Ejemplos de esas infracciones incluyen, pero no se limitan a:

- Sin agua caliente; Aire acondicionado que no está en condiciones de funcionamiento; Equipo de calefacción que no está en condiciones de funcionamiento ; Sistema eléctrico expuesto ; Aguas residuales ; Hielera o Refrigerador (31-7)

DEFINICIONES:

Condición de Funcionamiento: sin fugas, seguro, higiénico, estructuralmente sólido y en buenas condiciones de funcionamiento. (27-3(23))

Competente: realizado de manera hábil, por ejemplo, generalmente verticalmente, nivelado, en escuadra, en línea, sin daños y sin estropear el trabajo adyacente. (27-3(42))

- Todas las reparaciones deben realizarse de manera profesional. (27-11(b))

Espacio Habitable: el espacio ocupado por una o más personas mientras viven, duermen, comen y cocinan. Los baños, sanitarios, armarios, pasillos, espacios de almacenamiento y cuartos de servicio y otras recámaras similares no se consideran recamaras habitables. (27-3(15))

Condición Sanitaria: cualquier condición de buen orden y limpieza que excluya la probabilidad de transmisión de enfermedades. (27-3(31))

Unidad de Vivienda Individual: una vivienda unifamiliar o dúplex según se define en el Código de Desarrollo de Dallas, y sus enmiendas, o una unidad de vivienda en condominio. (27-3(36))

Instalación Privada: cualquier vivienda, hogar, edificio u otra estructura diseñada o utilizada en su totalidad o en parte para fines residenciales privados, ya sea habitada o deshabitada temporal o continuamente o vacía, incluyendo cualquier patio, terreno, sendero, entrada de vehículos, porche, escalones, vestíbulo o buzón perteneciente o adjunto a tal vivienda, hogar, edificio u otra estructura. (7A-2(11))

FONDO DALLAS TOMORROW

El Código de la Ciudad de Dallas establece que el Fondo Dallas Tomorrow debe utilizarse con el único propósito de rehabilitar y reparar propiedades e instalaciones en la ciudad para personas que el Administrador del Fondo Dallas Tomorrow determine que no pueden cumplir financieramente con un aviso de infracción emitido. La Sección 27-16.23 del Código de la Ciudad de Dallas proporciona criterios de elegibilidad para que una persona reciba financiamiento del Fondo Dallas Tomorrow. Puede comunicarse al 214-670-3644 para obtener más información sobre el Fondo Dallas Tomorrow.

El Departamento de Cumplimiento del Código se compromete a promover y adherirse al Código de Ética, los valores y la conducta de la Ciudad, incluyendo el cumplimiento de los requisitos de cumplimiento. La Ciudad de Dallas no acepta pagos en el sitio. Si un empleado solicita o acepta un pago, comuníquese con la Línea Directa de Fraude, Despilfarro y Abuso al 1-877-860-1061.

COD_000066

CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION

Name: ELM STREET REALTY LTD % WESTDALE **Case #:** 26-00061762

ASSET MANAGEMENT

ELM STREET REALTY LTD % WESTDALE ASSET MANAGEMENT
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Your property located at 2711 ELM ST, DALLAS, TX, 75226 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on April 27, 2026 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is $2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Badge:** C1952 **Date:** April 26, 2026

Signature: **Date:** April 26, 2026
Owner / Occupant / Person in Control of Property

COD_000067

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

*The Dallas City Code requires only one notice of violation for weeds, litter, solid waste, vegetation, illegally placed garbage and water conservation to be issued per twelve month period. This is the only notice you will receive for the next twelve months relating to the above described violation(s) at this address. If you commit another violation of the same kind and nature that poses a danger to the public health and safety on or before the first anniversary date of this date of this notice, then the City may, without further notice, correct the violation at your expense, place a lien against your property and issue a citation.

1. The owner/agent/occupant/person in control is responsible for having high grass or weeds cut before they exceed 12 inches in height. The cutting must be mulched or removed.
2. Premise must be kept free of unsightly litter. Generally, the occupant is held responsible even though they may be renting. Each owner of the property which has an adjacent alley is responsible for maintaining their half of that alley free of garbage, litter, weeds and other obstructions or nuisances.
3. Solid waste materials illegally dumped or placed on private property must be removed or disposed of by the owner of the property.
4. Vegetation, such as hedges, shrubs and limbs from trees, must be trimmed back to prevent injury or damage to persons or property who may use the right-of-way, sidewalk, easement or alley.
5. Watering Restrictions: A person commits an offense if violations occur on property that he/she owns, leases or manages.
    - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
    - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
    - Do not cause water to fall on sidewalks, driveways or other areas that are not laws or landscapes.
    - Do not operate an irrigation system with broken or missing sprinkler heads or one that is poorly maintained and leads to water waste.
    - Do not water or irrigate lawns or landscapes during any form of precipitation.
    - Watering with a hand-held hose or a soaker hose is permitted at any time.

Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.
Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

DEFINITIONS:

Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

Workmanlike: executed in a skilled manner, for example generally plumb, level, square, in line, undamaged, and without marring adjacent work. (27-3(42))

- All repairs must be performed in a workmanlike manner (27-11(b))

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms. (27-3(15))

Sanitary Condition: any condition of good order and cleanliness that precludes the probability of disease transmission. (27-3(31))

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Private Premise: any dwelling, house, building or other structure designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, including any yard, grounds, walk ,driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure. (7A-2(11))

DALLAS TOMORROW FUND

The Dallas City Code states that the Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and repairing properties and premises in the city for persons who are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued. Dallas City Code Sec. 27-16.23 provides eligibility criteria for a person to receive funds from the Dallas Tomorrow Fund. You may contact 214-670-3644 for more information about the Dallas Tomorrow Fund.

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COD_000068

CIUDAD DE DALLAS
DEPARTAMENTO DE CUMPLIMIENTO DEL CÓDIGO
AVISO DE INFRACCIÓN

Nombre: ELM STREET REALTY LTD % WESTDALE ASSET MANAGEMENT **Caso #:** 26-00061762

ELM STREET REALTY LTD % WESTDALE ASSET MANAGEMENT
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Su propiedad ubicada en 2711 ELM ST, DALLAS, TX, 75226 infringe el Código de la Ciudad de Dallas.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Las infracciones con un (*) servirán como su notificación anual
Volveré a inspeccionar su propiedad el April 27, 2026 para determinar si se han subsanado las infracciones descritas anteriormente. Si su propiedad no cumple con los requisitos dentro de los días calendario establecidos, entonces la Ciudad puede subsanar la(s) infracción(es) a su cargo. Todos los gastos incurridos serán facturados a usted. La falta de pago de estos gastos resultará en un gravamen sobre su propiedad. Además, si no cumple con este aviso, la Ciudad puede emitirle una citación por cada día que se cometa una infracción. La multa máxima es de $2,000.00 por citación.

Gracias de antemano por su cooperación. En caso de preguntas, por favor comunicarse al (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Placa:** C1952 **Fecha:** April 26, 2026

Firma: **Fecha:** April 26, 2026
Dueño / Ocupante / Persona en Control de la Propiedad

COD_000069

AVISO DE INFRACCIONES POR HIERBAS, BASURA, RESIDUOS SÓLIDOS, VEGETACIÓN O CONSERVACIÓN DE AGUA

*El Código de la Ciudad de Dallas exige que se emita solo un aviso de infracción por hierbas, basura, residuos sólidos, vegetación, desechos colocados ilegalmente y conservación del agua por período de doce meses. Este es el único aviso que recibirá durante los próximos doce meses en relación con las infracciones descritas anteriormente en esta dirección. Si comete otra infracción del mismo tipo y naturaleza que suponga un peligro para la salud y la seguridad públicas en o antes de la fecha del primer año de este aviso, la Ciudad podrá, sin previo aviso, subsanar la infracción a su cargo, imponer un gravamen sobre su propiedad y emitir una citación.

1. El dueño/agente/ocupante/persona a cargo es responsable de hacer cortar el césped alto o las hierbas antes de que superen las 12 pulgadas de altura. Los restos del césped deben ser triturados o eliminados.
2. La instalación debe mantenerse sin basura antiestética. Generalmente, el ocupante es responsable, aunque pueda estar alquilando. Cada dueño de la propiedad que tiene un callejón adyacente es responsable de mantener su mitad de ese callejón sin desechos, basura, hierbas y otras obstrucciones o molestias.
3. Los materiales de residuos sólidos arrojados o colocados ilegalmente en propiedad privada deben ser retirados o dispuestos por el dueño de la propiedad.
4. La vegetación, como setos, arbustos y ramas de árboles, debe cortarse para evitar lesiones o daños a las personas o la propiedad que puedan utilizar el derecho de paso, la acera, el derecho de acceso a la propiedad o el callejón.
5. Restricciones de Riego: Una persona comete un delito si se producen infracciones en una propiedad que posee, alquila o administra.
    - Está prohibido regar el césped o los jardines con un sistema de riego o un rociador entre las 10 a.m. y las 6 p.m.; durante el período del 1 de abril al 31 de octubre.
    - Es un delito regar el césped o jardín de una manera que desperdicie agua o provoque escorrentía.
    - No haga que caiga agua sobre las aceras, entradas de vehículos u otras áreas que no sean césped o jardines.
    - No utilice un sistema de riego en el que falten aspersores o estén rotos, o en el que el mantenimiento sea deficiente y se desperdicie agua.
    - No riegue ni irrigue el césped ni el jardín durante cualquier forma de lluvia.
    - Se permite regar con una manguera de mano o una manguera de remojo en cualquier momento.

Riesgo de Vida:

Si la infracción se califica como una corrección de un riesgo de vida, debe subsanarse dentro de las 24 horas. Ejemplos de esas infracciones incluyen, pero no se limitan a:

- Sin agua caliente; Aire acondicionado que no está en condiciones de funcionamiento; Equipo de calefacción que no está en condiciones de funcionamiento ; Sistema eléctrico expuesto ; Aguas residuales ; Hielera o Refrigerador (31-7)

DEFINICIONES:

Condición de Funcionamiento: sin fugas, seguro, higiénico, estructuralmente sólido y en buenas condiciones de funcionamiento. (27-3(23))

Competente: realizado de manera hábil, por ejemplo, generalmente verticalmente, nivelado, en escuadra, en línea, sin daños y sin estropear el trabajo adyacente. (27-3(42))

- Todas las reparaciones deben realizarse de manera profesional. (27-11(b))

Espacio Habitable: el espacio ocupado por una o más personas mientras viven, duermen, comen y cocinan. Los baños, sanitarios, armarios, pasillos, espacios de almacenamiento y cuartos de servicio y otras recámaras similares no se consideran recamaras habitables. (27-3(15))

Condición Sanitaria: cualquier condición de buen orden y limpieza que excluya la probabilidad de transmisión de enfermedades. (27-3(31))

Unidad de Vivienda Individual: una vivienda unifamiliar o dúplex según se define en el Código de Desarrollo de Dallas, y sus enmiendas, o una unidad de vivienda en condominio. (27-3(36))

Instalación Privada: cualquier vivienda, hogar, edificio u otra estructura diseñada o utilizada en su totalidad o en parte para fines residenciales privados, ya sea habitada o deshabitada temporal o continuamente o vacía, incluyendo cualquier patio, terreno, sendero, entrada de vehículos, porche, escalones, vestíbulo o buzón perteneciente o adjunto a tal vivienda, hogar, edificio u otra estructura. (7A-2(11))

FONDO DALLAS TOMORROW

El Código de la Ciudad de Dallas establece que el Fondo Dallas Tomorrow debe utilizarse con el único propósito de rehabilitar y reparar propiedades e instalaciones en la ciudad para personas que el Administrador del Fondo Dallas Tomorrow determine que no pueden cumplir financieramente con un aviso de infracción emitido. La Sección 27-16.23 del Código de la Ciudad de Dallas proporciona criterios de elegibilidad para que una persona reciba financiamiento del Fondo Dallas Tomorrow. Puede comunicarse al 214-670-3644 para obtener más información sobre el Fondo Dallas Tomorrow.

El Departamento de Cumplimiento del Código se compromete a promover y adherirse al Código de Ética, los valores y la conducta de la Ciudad, incluyendo el cumplimiento de los requisitos de cumplimiento. La Ciudad de Dallas no acepta pagos en el sitio. Si un empleado solicita o acepta un pago, comuníquese con la Línea Directa de Fraude, Despilfarro y Abuso al 1-877-860-1061.

COD_000070

CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION

Name: Trevor Bert **Case #:** 26-00061762

Trevor Bert
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Your property located at 2711 ELM ST, DALLAS, TX, 75226 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on April 27, 2026 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is $2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Badge:** C1952 **Date:** April 26, 2026

Signature: **Date:** April 26, 2026
Owner / Occupant / Person in Control of Property

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

*The Dallas City Code requires only one notice of violation for weeds, litter, solid waste, vegetation, illegally placed garbage and water conservation to be issued per twelve month period. This is the only notice you will receive for the next twelve months relating to the above described violation(s) at this address. If you commit another violation of the same kind and nature that poses a danger to the public health and safety on or before the first anniversary date of this date of this notice, then the City may, without further notice, correct the violation at your expense, place a lien against your property and issue a citation.

1. The owner/agent/occupant/person in control is responsible for having high grass or weeds cut before they exceed 12 inches in height. The cutting must be mulched or removed.
2. Premise must be kept free of unsightly litter. Generally, the occupant is held responsible even though they may be renting. Each owner of the property which has an adjacent alley is responsible for maintaining their half of that alley free of garbage, litter, weeds and other obstructions or nuisances.
3. Solid waste materials illegally dumped or placed on private property must be removed or disposed of by the owner of the property.
4. Vegetation, such as hedges, shrubs and limbs from trees, must be trimmed back to prevent injury or damage to persons or property who may use the right-of-way, sidewalk, easement or alley.
5. Watering Restrictions: A person commits an offense if violations occur on property that he/she owns, leases or manages.
    - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
    - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
    - Do not cause water to fall on sidewalks, driveways or other areas that are not laws or landscapes.
    - Do not operate an irrigation system with broken or missing sprinkler heads or one that is poorly maintained and leads to water waste.
    - Do not water or irrigate lawns or landscapes during any form of precipitation.
    - Watering with a hand-held hose or a soaker hose is permitted at any time.

Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.
Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

DEFINITIONS:

Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

Workmanlike: executed in a skilled manner, for example generally plumb, level, square, in line, undamaged, and without marring adjacent work. (27-3(42))

- All repairs must be performed in a workmanlike manner (27-11(b))

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms. (27-3(15))

Sanitary Condition: any condition of good order and cleanliness that precludes the probability of disease transmission. (27-3(31))

Single Dwelling Unit: a single family or duplex as defined in the Dallas Development Code, as amended, or a condominium dwelling unit. (27-3(36))

Private Premise: any dwelling, house, building or other structure designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, including any yard, grounds, walk ,driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure. (7A-2(11))

DALLAS TOMORROW FUND

The Dallas City Code states that the Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and repairing properties and premises in the city for persons who are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued. Dallas City Code Sec. 27-16.23 provides eligibility criteria for a person to receive funds from the Dallas Tomorrow Fund. You may contact 214-670-3644 for more information about the Dallas Tomorrow Fund.

The Department of Code Compliance is committed to promoting and adhering to the City's Code of Ethics, values and conduct including adherence to compliance requirements. The City of Dallas does not accept payments in the field. If an employee requests or accepts payment, please contact the Fraud, Waste and Abuse Hotline at 1-877-860-1061.

COD_000072

CIUDAD DE DALLAS
DEPARTAMENTO DE CUMPLIMIENTO DEL CÓDIGO
AVISO DE INFRACCIÓN

Nombre: Trevor Bert **Caso #:** 26-00061762

Trevor Bert
2550 PACIFIC AVE STE 1600
Dallas, Texas 75226
USA

Su propiedad ubicada en 2711 ELM ST, DALLAS, TX, 75226 infringe el Código de la Ciudad de Dallas.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
51A-1.104 No valid Certificate of Occupancy 51A-1.104 Certificado de Ocupación no válido	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026

Las infracciones con un (*) servirán como su notificación anual
Volveré a inspeccionar su propiedad el April 27, 2026 para determinar si se han subsanado las infracciones descritas anteriormente. Si su propiedad no cumple con los requisitos dentro de los días calendario establecidos, entonces la Ciudad puede subsanar la(s) infracción(es) a su cargo. Todos los gastos incurridos serán facturados a usted. La falta de pago de estos gastos resultará en un gravamen sobre su propiedad. Además, si no cumple con este aviso, la Ciudad puede emitirle una citación por cada día que se cometa una infracción. La multa máxima es de $2,000.00 por citación.

Gracias de antemano por su cooperación. En caso de preguntas, por favor comunicarse al (214) 970-6982 / (214) 671-9605.

Inspector: Matthew Ramos **Placa:** C1952 **Fecha:** April 26, 2026

Firma: **Fecha:** April 26, 2026
Dueño / Ocupante / Persona en Control de la Propiedad

COD_000073

AVISO DE INFRACCIONES POR HIERBAS, BASURA, RESIDUOS SÓLIDOS, VEGETACIÓN O CONSERVACIÓN DE AGUA

*El Código de la Ciudad de Dallas exige que se emita solo un aviso de infracción por hierbas, basura, residuos sólidos, vegetación, desechos colocados ilegalmente y conservación del agua por período de doce meses. Este es el único aviso que recibirá durante los próximos doce meses en relación con las infracciones descritas anteriormente en esta dirección. Si comete otra infracción del mismo tipo y naturaleza que suponga un peligro para la salud y la seguridad públicas en o antes de la fecha del primer año de este aviso, la Ciudad podrá, sin previo aviso, subsanar la infracción a su cargo, imponer un gravamen sobre su propiedad y emitir una citación.

1. El dueño/agente/ocupante/persona a cargo es responsable de hacer cortar el césped alto o las hierbas antes de que superen las 12 pulgadas de altura. Los restos del césped deben ser triturados o eliminados.
2. La instalación debe mantenerse sin basura antiestética. Generalmente, el ocupante es responsable, aunque pueda estar alquilando. Cada dueño de la propiedad que tiene un callejón adyacente es responsable de mantener su mitad de ese callejón sin desechos, basura, hierbas y otras obstrucciones o molestias.
3. Los materiales de residuos sólidos arrojados o colocados ilegalmente en propiedad privada deben ser retirados o dispuestos por el dueño de la propiedad.
4. La vegetación, como setos, arbustos y ramas de árboles, debe cortarse para evitar lesiones o daños a las personas o la propiedad que puedan utilizar el derecho de paso, la acera, el derecho de acceso a la propiedad o el callejón.
5. Restricciones de Riego: Una persona comete un delito si se producen infracciones en una propiedad que posee, alquila o administra.
    - Está prohibido regar el césped o los jardines con un sistema de riego o un rociador entre las 10 a.m. y las 6 p.m.; durante el período del 1 de abril al 31 de octubre.
    - Es un delito regar el césped o jardín de una manera que desperdicie agua o provoque escorrentía.
    - No haga que caiga agua sobre las aceras, entradas de vehículos u otras áreas que no sean césped o jardines.
    - No utilice un sistema de riego en el que falten aspersores o estén rotos, o en el que el mantenimiento sea deficiente y se desperdicie agua.
    - No riegue ni irrigue el césped ni el jardín durante cualquier forma de lluvia.
    - Se permite regar con una manguera de mano o una manguera de remojo en cualquier momento.

Riesgo de Vida:

Si la infracción se califica como una corrección de un riesgo de vida, debe subsanarse dentro de las 24 horas. Ejemplos de esas infracciones incluyen, pero no se limitan a:

- Sin agua caliente; Aire acondicionado que no está en condiciones de funcionamiento; Equipo de calefacción que no está en condiciones de funcionamiento ; Sistema eléctrico expuesto ; Aguas residuales ; Hielera o Refrigerador (31-7)

DEFINICIONES:

Condición de Funcionamiento: sin fugas, seguro, higiénico, estructuralmente sólido y en buenas condiciones de funcionamiento. (27-3(23))

Competente: realizado de manera hábil, por ejemplo, generalmente verticalmente, nivelado, en escuadra, en línea, sin daños y sin estropear el trabajo adyacente. (27-3(42))

- Todas las reparaciones deben realizarse de manera profesional. (27-11(b))

Espacio Habitable: el espacio ocupado por una o más personas mientras viven, duermen, comen y cocinan. Los baños, sanitarios, armarios, pasillos, espacios de almacenamiento y cuartos de servicio y otras recámaras similares no se consideran recamaras habitables. (27-3(15))

Condición Sanitaria: cualquier condición de buen orden y limpieza que excluya la probabilidad de transmisión de enfermedades. (27-3(31))

Unidad de Vivienda Individual: una vivienda unifamiliar o dúplex según se define en el Código de Desarrollo de Dallas, y sus enmiendas, o una unidad de vivienda en condominio. (27-3(36))

Instalación Privada: cualquier vivienda, hogar, edificio u otra estructura diseñada o utilizada en su totalidad o en parte para fines residenciales privados, ya sea habitada o deshabitada temporal o continuamente o vacía, incluyendo cualquier patio, terreno, sendero, entrada de vehículos, porche, escalones, vestíbulo o buzón perteneciente o adjunto a tal vivienda, hogar, edificio u otra estructura. (7A-2(11))

FONDO DALLAS TOMORROW

El Código de la Ciudad de Dallas establece que el Fondo Dallas Tomorrow debe utilizarse con el único propósito de rehabilitar y reparar propiedades e instalaciones en la ciudad para personas que el Administrador del Fondo Dallas Tomorrow determine que no pueden cumplir financieramente con un aviso de infracción emitido. La Sección 27-16.23 del Código de la Ciudad de Dallas proporciona criterios de elegibilidad para que una persona reciba financiamiento del Fondo Dallas Tomorrow. Puede comunicarse al 214-670-3644 para obtener más información sobre el Fondo Dallas Tomorrow.

El Departamento de Cumplimiento del Código se compromete a promover y adherirse al Código de Ética, los valores y la conducta de la Ciudad, incluyendo el cumplimiento de los requisitos de cumplimiento. La Ciudad de Dallas no acepta pagos en el sitio. Si un empleado solicita o acepta un pago, comuníquese con la Línea Directa de Fraude, Despilfarro y Abuso al 1-877-860-1061.

COD_000074

C22224627

CITY OF DALLAS CITATION

C222246270001

COURT COPY

Reason for Contact 3

Yes No
- ☐ ☐ Race Known Prior to Stop?
- ☐ ☐ Searched
- ☐ ☐ Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)

LAST NAME	MARTINEZ
FIRST NAME	HUGO
MID. INT.	
JR. SR. ETC.	
ADDRESS	5814 Hudson unit D
CITY	Dallas ST TX ZIP 75206 ☐ RES PH ☐ CELL PH ( )
EMPLOYER	BUS. PH ( )
BUSINESS ADDRESS	CITY ST. ZIP
☐ DL# ☐ CDL ☐ ID ☐ OTHER	38909135 STATE TX
RACE H	SEX M
DATE OF BIRTH	MONTH DAY YEAR 3/1998
VEH. LIC.#	
LIC. YEAR	
LIC. STATE	
CAR YEAR	
MAKE	
MODEL	
TYPE	
COLOR	

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER V. Gonzalez

DATE OF OFFENSE	1/16/26
TIME OF OFFENSE	11:00 ☐ AM ☑ PM
BEAT	
LOCATION OF OFFENSE	2711 Elm (ADDRESS OF BLOCK) (STREET)
(CROSS STREET)	Malcolm X (DESIGNATION)
COUNTY	Dallas
ZIP	75226
SPEEDING ☐	SCHOOL ZONE ☐ WORK ZONE ☐
ACCIDENT INVOLVED ☐	STATE REGISTRATION VIOLATION ☐
FINANCIAL RESPONSIBILITY VIOLATION ☐	FMPR VERIFIED? YES ☐ NO ☐
ALLEGED SPEED: MPH	
SPEED LIMIT: MPH	
MPH OVER LIMIT: MPH	
COM. VEH. ☐	DRIVER'S LICENSE VIOLATION ☐
FAMILY VIOLENCE YES ☐ NO ☐	OTHER ☐ 51A-1.104

CO Violation

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

Incident No. 26-0623534

Station In-Car Video/Audio Download:

☐ CE ☐ NE ☐ SE ☐ SC ☐ SW ☐ NW ☐ NC

☐ In-Car Video/Audio ☐ None

☐ Body Worn Camera

Vehicle No. _____ (All Six Digits)

Soc. Sec. No. _____ CDL ONLY

Describe premises _____

Case No. _____

Evidence _____

Value $ _____

Tag No. _____

Witness or Complainant

1. _____

Address _____

Phone _____

2. _____

Address _____

Phone _____

Narration: At the time of inspection this location was not operating as a Restaurant, per there Certificate of Occupancy. No food was being prepared and there was zero customers eating food.

COD_000075

C22067402

CITY OF DALLAS CITATION

C220674020001

COURT COPY

Reason for Contact 3

Yes No
- [ ] [X] Race Known Prior to Stop?
- [ ] [X] Searched
- [ ] [X] Consensual Search

TRAFFIC [ ] NON-TRAFFIC [X]

Officer (Initial & Badge #)

ST NAME Mann

ST NAME Zacnary MID. INT. L JR. SR. ETC.

ADDRESS 913 Murcie Ave

CITY Dallas ST TX ZIP 75212 [ ] RES PH [ ] CELL PH ( )

EMPLOYER Trophy BUS. PH ( )

BUSINESS ADDRESS 2711 Elm St CITY Dallas ST. TX ZIP 75226

[ ] CDL [ ] ID# [ ] OTHER 49857477 STATE TX

RACE W SEX M DATE OF BIRTH MONTH 11 DAY 29 YEAR 95 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

SIGNING OFFICER M. Ramos C1952

DATE OF OFFENSE 2/14/26 TIME OF OFFENSE 12:03 [X] AM [ ] PM BEAT DEPT: CCS

LOCATION OF OFFENSE 2711 Elm St (ADDRESS OF BLOCK) (STREET) (DESIGNATION)

(CROSS STREET) July Alley (DESIGNATION) COUNTY Dallas ZIP 75226

SPEEDING [ ] SCHOOL ZONE [ ] WORK ZONE [ ] ACCIDENT INVOLVED [ ] STATE REGISTRATION VIOLATION [ ] FINANCIAL RESPONSIBILITY VIOLATION [ ] FMFR VERIFIED? YES [ ] NO [ ]

ALLEGED SPEED: ___ MPH
SPEED LIMIT: ___ MPH
MPH OVER LIMIT: ___ MPH

COM. VEH. [ ] DRIVER'S LICENSE VIOLATION [ ]

FAMILY VIOLENCE YES [ ] NO [ ] OTHER [X] Sec 51A-1.104

Certificate of Occupancy

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

x Refused to Sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

COD_000076

C22067413

CITY OF DALLAS CITATION

C220674130001

COURT COPY 3

Reason for Contact

Yes	No	
☐	☒	Race Known Prior to Stop?
☐	☒	Searched
☐	☒	Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)

LAST NAME Mann

FIRST NAME Zachary MID. INT. L JR. SR. ETC.

ADDRESS 913 Muncie Ave

CITY Dallas ST TX ZIP 75212 ☐ RES PH ☐ CELL PH ( )

EMPLOYER Tropny BUS. PH ( )

BUSINESS ADDRESS 2711 Elm St CITY Dallas ST. TX ZIP 75226

DL ☒ CDL ☐ ID# ☐ OTHER 4A857477 STATE TX

RACE W SEX M DATE OF BIRTH MONTH 11 DAY 29 YEAR 93 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER M. Romero BADGE C1952

DATE OF OFFENSE 03/22/26 TIME OF OFFENSE 11:53 ☐ AM ☒ PM BEAT CCS

LOCATION OF OFFENSE 2711 (NUMBERS OF BLOCK) Elm (STREET) St (DESIGNATION)

(CROSS STREET) July (DESIGNATION) Alley COUNTY Dallas ZIP 75226

SPEEDING ☐ SCHOOL ZONE ☐ WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY ☐ FMFR VERIFIED?

ALLEGED SPEED: MPH SPEED LIMIT: MPH MPH OVER LIMIT: MPH COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐ VIOLATION ☐ YES ☐ NO ☐

FAMILY VIOLENCE YES ☐ NO ☐ OTHER ☒ Sec 51A-1.104

Certificate of Occupancy

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refused to sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

COD_000077

C22066720

CITY OF DALLAS CITATION

C220667200001

COURT COPY

Reason for Contact 3

Yes No
- Race Known Prior to Stop?
- Searched
- Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (initial & Badge #)

LAST NAME MANN

FIRST NAME ZACHARY MID. INT. L JR. SR. ETC.

ADDRESS 913 MUNCIE AVE

CITY Dallas ST. TX ZIP 75212 ☐ RES PH ☐ CELL PH ( )

EMPLOYER Trophy BUS. PH ( )

BUSINESS ADDRESS 2711 Elm ST CITY Dallas ST. TX ZIP 75226

☒ DL# ☐ CDL ☐ ID# ☐ OTHER 49857477 STATE TX

RACE W SEX M DATE OF BIRTH MONTH 11 DAY 29 YEAR 95 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER P. DARNELL B C A 1 D 8 G 0 E 4

DATE OF OFFENSE 4-11-26

TIME OF OFFENSE 11:25 ☐ AM ☒ PM

BEAT

DEPT: CCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK) 2711 (STREET) Elm ST. (DESIGNATION) Dallas TX 75226

(CROSS STREET) Suly Alley (DESIGNATION)

COUNTY Dallas ZIP 75226

SPEEDING ☐ SCHOOL ZONE ☐ WORK ZONE ☐

ALLEGED SPEED: ____ MPH

SPEED LIMIT: ____ MPH

MPH OVER LIMIT: ____ MPH

ACCIDENT INVOLVED ☐

COM. VEH. ☐

STATE REGISTRATION VIOLATION ☐

DRIVER'S LICENSE VIOLATION ☐

FINANCIAL RESPONSIBILITY VIOLATION ☐ FMFR VERIFIED? YES ☐ NO ☐

FAMILY VIOLENCE YES ☐ NO ☐

OTHER ☒ Sec 51A-1.104 Certificate Of Occupancy

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refused to Sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

COD_000078

C22225424

CITY OF DALLAS CITATION

C222254240001

COURT COPY

Reason f orContact ____ ____

Yes No
- ☐ ☐ Race Known Prior to Stop?
- ☐ ☐ Searched
- ☐ ☐ Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)

LAST NAME: MANN

FIRST NAME: ZACHARY MID. INT. L JR. SR. ETC.

ADDRESS: 913 Muncie Ave

CITY: Dallas ST: TX ZIP: 75212 ☐ RES PH ☐ CELLPH ( )

EMPLOYER: Trophy BUS. PH ( )

BUSINESS ADDRESS: 2711 Elm ST CITY: Dallas ST: TX ZIP: 75226

☒ DL ☐ CDL ☐ ID# ☐ OTHER: 49857477 STATE: TX

RACE: W SEX: M DATE OF BIRTH: MONTH 11 DAY 29 YEAR 95 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER: P. DARNELL B C A 1 D 8 G 0 E 4

DATE OF OFFENSE: 5/8/26 TIME OF OFFENSE: 12:50 ☒ AM ☐ PM BEAT DEPT: CCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK) 2711 Elm ST (STREET) (DESIGNATION)

(CROSS STREET) July Alley (DESIGNATION) COUNTY: DALLAS ZIP: 75226

SPEEDING ☐ SCHOOL ZONE WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY VIOLATION ☐ FMFR VERIFIED? YES ☐ NO ☐

ALLEGED SPEED: ____ MPH
SPEED LIMIT: ____ MPH
MPH OVER LIMIT: ____ MPH

COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐

FAMILY VIOLENCE YES ☐ NO ☐ OTHER ☐ Certificate of Occupancy Violation

51A-1.104

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refuse To Sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

Incident No. ____

Station In-Car Video/Audio Download:
☐ CE ☐ NE ☐ SE ☐ SC ☐ SW ☐ NW ☐ NC
☐ In-Car Video/Audio ☐ None
☐ Body Worn Camera

Vehicle No. ____ (All Six Digits)

Soc. Sec. No. ____ CDL ONLY

Describe Premises ____

Case No. #26-0006176Z

Evidence ____

Value $ ____

Tag No. ____

Witness or Complainant
1. ____
Address ____
Phone ____
2. ____
Address ____
Phone ____

Narration: Business has been issued at least 3 citations but hasn't abated violation

COD_000079

C22225429

CITY OF DALLAS CITATION

C222254290001

COURT COPY

Reason for Contact 3

Yes No
- Race Known Prior to Stop?
- Searched
- Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewed: (Initial & Badge #)

LAST NAME	Rios
FIRST NAME	Hugo
MID. INT.	M
JR. SR. ETC.	
ADDRESS	2101 Hardy Rd #10
CITY	Grand Prairie
ST.	TX
ZIP	75051
☐ RES PH ☐ CELL PH ( )	
EMPLOYER	Trapney
BUS. PH	( )
BUSINESS ADDRESS	2711 Elm St
CITY	Dallas
ST.	TX
ZIP	75226
☒ DL# ☐ CDL ☐ ID# ☐ OTHER	41898702
STATE	
RACE	A
SEX	M
DATE OF BIRTH	MONTH 03 DAY 14 YEAR 94
VEH. LIC.#	
LIC. YEAR	
LIC. STATE	
CAR YEAR	
MAKE	
MODEL	
TYPE	
COLOR	

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER P. DARNell C1804

DATE OF OFFENSE	5/15/26
TIME OF OFFENSE	11:35 ☐ AM ☒ PM
BEAT	
DEPT:	CCS
LOCATION OF OFFENSE	2711 Elm St (DESIGNATION)
(CROSS STREET)	July Alley (DESIGNATION)
COUNTY	Dallas
ZIP	75226
SPEEDING ☐	SCHOOL ZONE ☐ WORK ZONE ☐
ACCIDENT ☐	
STATE REGISTRATION ☐	
FINANCIAL RESPONSIBILITY	FMFR VERIFIED?
ALLEGED SPEED: ____ MPH	
SPEED LIMIT: ____ MPH	
MPH OVER LIMIT: ____ MPH	
COM. VEH. ☐	
DRIVER'S LICENSE VIOLATION ☐	
VIOLATION ☐	YES ☐ NO ☐
FAMILY VIOLENCE YES ☐ NO ☐	
OTHER ☒	Sec 51A-1.104

Certificate of Occupancy

"operating outside scope of CO"

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

COD_000080

C22225439

CITY OF DALLAS CITATION

C222254390001

COURT COPY 3

Reason for Contact

Yes	No	
☐	☐	Race Known Prior to Stop?
☐	☐	Searched
☐	☐	Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)

LAST NAME: MANN

FIRST NAME: ZACHARY MID. INT. L JR. SR. ETC.

ADDRESS: 913 Muncie

CITY: Dallas ST: TX ZIP: 75212 ☐ RES PH ☐ CELL PH ( )

EMPLOYER: Trophy BUS. PH ( )

BUSINESS ADDRESS: 2711 Elm St CITY: Dallas ST. TX ZIP: 75226

☒ DL ☐ CDL ☐ ID# ☐ OTHER 498574777 STATE TX

RACE: W SEX: M DATE OF BIRTH: MONTH 11 DAY 29 YEAR 95 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER: P. Darnell C 1 8 0 4 E

DATE OF OFFENSE: 5-17-26 TIME OF OFFENSE: 12:45 ☒ AM ☐ PM BEAT DEPT: CCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK) (STREET) (DESIGNATION): 2711 Elm St

(CROSS STREET) (DESIGNATION): July Alley COUNTY: Dallas ZIP: 75224

SPEEDING ☐ SCHOOL ZONE ☐ WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY ☐ FMFR VERIFIED? YES ☐ NO ☐

ALLEGED SPEED: MPH

SPEED LIMIT: MPH

MPH OVER LIMIT: MPH

COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐ VIOLATION ☐

FAMILY VIOLENCE YES ☐ NO ☐ OTHER ☒ Sec. 51A-1.104 Operating Outside The Scope Of Certificate Of Occupancy.

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refuse To Sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3

C22225686

CITY OF DALLAS CITATION

C222256860001

COURT COPY 3

Reason for Contact

Yes	No	
☐	☒	Race Known Prior to Stop?
☐	☐	Searched
☐	☐	Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)

LAST NAME: MANN

FIRST NAME: ZACHARY MID. INT. L JR. SR. ETC.

ADDRESS: 913 Munchie Ave

CITY: Dallas ST: TX ZIP: 75212 ☐ RES PH ☐ CELL PH ( )

EMPLOYER: Trophy BUS. PH ( )

BUSINESS ADDRESS: 2711 Elm ST. CITY: Dallas ST: TX ZIP: 75226

☒ OL# ☐ CDL ☐ ID# ☐ OTHER 49857477 STATE TX

RACE: W SEX: M DATE OF BIRTH: MONTH 11 DAY 19 YEAR 95 VEH. LIC.#

LIC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

ISSUING OFFICER: P. DARNELL B C A 1 8 D 0 E 4 F

DATE OF OFFENSE: 6-11-24 TIME OF OFFENSE: 9:13 ☐ AM ☒ PM BEAT: DEPT.: CCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK): 2711 (STREET) Elm ST (DESIGNATION)

(CROSS STREET) Jerly Alley (DESIGNATION) COUNTY: Dallas ZIP: 75226

SPEEDING ☐ SCHOOL ZONE ☐ WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY ☐ FMFR VERIFIED?

ALLEGED SPEED: MPH

SPEED LIMIT: MPH

MPH OVER LIMIT: MPH

COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐ VIOLATION ☐ YES ☐ NO ☐

FAMILY VIOLENCE YES ☐ NO ☐ OTHER ☒ Sec. 51A-1.104 Certificate Of Occupancy. C.O. Violation Operating Outside the Scope of C.O.

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE

X Refuse To Sign

NUMBER OF VIOLATIONS (CIRCLE): (1) 2 3

Exhibit 9

Instagram/TikTok Videos

https://bray2.sharefile.com/public/share/web-s16f6d8f8da0642f4ad7e1826138d3853

COD_000083

Exhibit 10

COD_000084

CITY OF DALLAS

July 2, 2026

Trophy Lounge Texas, LLC
c/o Joshua J. Reagan & Joseph Ybanez
2711 Elm Street
Dallas, TX 75226

CERTIFIED MAIL NO. 7017 1450 0000 5000 7988

RE: Revocation of Certificate of Occupancy No. 2502211021_198585071-003 for a Restaurant without Drive-In Service use located at 2711 Elm Street, Dallas, Texas ("the Property")

Dear Mr. Reagan & Mr. Ybanez:

The City of Dallas has completed a review of the Certificate of Occupancy issued for the property located at 2711 Elm Street. As part of that review, the City evaluated the certificate of occupancy application, approved plans, inspection history, and other information obtained during the administration and enforcement of the Dallas City Code.

Based upon that review, the City has determined that revocation of Certificate of Occupancy No. 2502211021 is warranted pursuant to Sections 52-306.13(1), (2), and (3) of the Dallas City Code.

Certificate Issued in Error
Section 52-306.13(1) authorizes the Building Official to revoke a certificate of occupancy that was issued in error.

The approved certificate of occupancy authorizes the premises to operate as a restaurant. During the permit review process, the proposed use was represented as a restaurant without drive-in service. However, information subsequently obtained through inspections and other City records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy.

Based on the totality of the information reviewed, the City has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment. Accordingly, the certificate of occupancy was issued in error.

Certificate Issued on the Basis of Materially Incomplete Information
Section 52-306.13(2) authorizes revocation when a certificate of occupancy was issued on the basis of false, incomplete, or incorrect information.

Although the application identified the proposed use as a restaurant, it did not disclose operational characteristics material to the City's land use determination. Those characteristics included, among other things, the significant emphasis on alcohol service, live entertainment, DJs, bottle service, gaming activities, substantial standing-room areas, and other operational features associated with the business.

Subsequent inspections consistently documented operations in which food service appeared incidental to the primary operation of the establishment. City inspectors repeatedly observed large standing crowds, dancing, DJs, nightclub-style lighting, extensive alcohol service, minimal food preparation, and limited food consumption by patrons.

When considered together, the application materials, approved plans, inspection history, and other information obtained by the City establish that the information provided during the certificate of occupancy process was materially incomplete and resulted in an incorrect land use determination.

Operation in Violation of Applicable Law
Section 52-306.13(3) authorizes the Building Official to revoke a certificate of occupancy when the use is operated in violation of applicable laws or ordinances in a manner that presents a substantial danger of injury or adverse health impact.

The City's inspection history demonstrates an ongoing pattern of operation inconsistent with the approved restaurant use. Continued operation of the establishment outside the scope of its approved occupancy classification undermines the operational assumptions upon which the applicable building and fire code requirements were evaluated and approved.

Determination
The City's determination is based upon the totality of the information reviewed, including the certificate of occupancy application, approved plans, inspection history, public promotional materials, and other information obtained during the City's investigation and enforcement activities.

Accordingly, pursuant to Sections 52-306.13(1), (2), and (3) of the Dallas City Code, Certificate of Occupancy No. 2502211021 for the property located at 2711 Elm Street is hereby revoked effective immediately.

Operation of the premises under the revoked certificate of occupancy shall immediately cease unless and until a new certificate of occupancy authorizing the lawful use of the premises has been issued.

Appeal Rights
Pursuant to Section 52-306.15 of the Dallas City Code, you have the right to appeal this revocation.

If you wish to appeal the land use and zoning determinations supporting this revocation, you must file an appeal with the Board of Adjustment not later than 20 days after the date of this letter in accordance with Section 51A-4.703 of the Dallas Development Code.

CITY OF DALLAS

If you wish to appeal the Building Official's determination that the Certificate of Occupancy was issued in error or that the current occupancy is inconsistent with the approved Certificate of Occupancy and applicable building regulations, you must file an appeal with the Building Inspection Advisory, Examining and Appeals Board not later than 15 days after the date of this letter in accordance with Dallas City Code Chapter 52, Sections 208.1 and 306.15.

If you have questions regarding this determination, please contact me at (214) 948-4029.

Sincerely,

M. Samuell Eskander, PE, CBO, CFM, LEED AP BD+C
Deputy Director / Chief Building Official

cc: Robin Bentley, Assistant City Manager
Bertram Vandenberg, City Attorney (I)
Emily Liu, FAICP, Director, Planning and Development
Megan Wimer, AICP, CBO, Assistant Director, Planning and Development
Dominique Artis, Chief of Public Safety
Daniel Comeaux, Police Chief
Justin Ball, Fire Chief
Christopher Christian, Director, Code Compliance

Exhibit 11

COD_000088

Development Services Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BUILDING INSPECTION ADVISORY EXAMINING AND APPEALS BOARD APPLICATION

Please type or print:

Appellant:	Joseph Ybanez ☐ Owner ☐ Owners Agent
Company:	Trophy Lounge Texas, LLC
Contractor Registration Number (If applicable):	N/A
Address:	2711 Elm Street, Dallas, TX 75226
Phone:	(915) 490-5197
Email:	rmiklos@fbfk.law; JD@jdybanez.com

Reason for Appeal (check appropriate category):

- ☒ To determine proper interpretation of code
- ☐ To determine suitability of alternate materials
- ☐ To determine suitability of alternant construction method
- ☐ To appeal a Code Modification Request decision.
- ☐ Denial/Suspension/Cancellation of Homebuilder contractor registration
- ☐ Denial/Suspension/Cancellation of Home Improvement contractor registration

For Office Use Only: Date Received: Receipt #

Description of conditions Related to appeal (attach additional pages and supporting documentation if necessary:

See attached Exhibit A.

Signature: JD YBANEZ (Jul 10, 2026 14:36:49 CDT)

Date: July 9, 2026

Enclose check for $714.00 made payable to the City of Dallas and eighteen (18) copies of all supporting information (e.g., letters, design drawings no larger than 11x17, reports, etc.) required to support the appeal. A copy of the decision that is being appealed should also be included. Meetings are held at the City of Dallas, Development Services Department, located at 7800 Stemmons Frwy

EXHIBIT A

Explanation of Appeal

COD_000090

Explanation of Appeal

Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items.

Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.

EXHIBIT B

Appeals Board Checklist and Required Documents

COD_000092

City of Dallas

Development Services Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

APPEALS BOARD

CHECKLIST AND REQUIRED DOCUMENTS

By checking each requirement, you are stating that you are suppling correct and complete information. Appeals must be filed within **15** calendar days from the issuance of the departmental decision. If the required information is not contained in the submitted documents, you will be notified of the deficiency. **Failure to supply the requested information, fees, or schedule, may result in your hearing being delayed or denied.** A new appointment will be required for resubmittal for review. This resubmittal will be treated as new application and will be processed in the order of receipt. For any application to appeal board decisions in the City of Dallas, appellant or their agent must **make an appointment 214-948-4347 Monday-Friday 8:00am to 4:30pm,** and provide the following:

Type of appeal sought:

☐ Certificate of Occupancy ☐ Alternate Means and Methods

☐ 1. **Provide complete copy of departmental action** Ex. Copy of denied building permit application (front and back)

☐ 2. **Notice of Disapproval by BID**

☐ 3. **Make an appointment**: Appeals **must** be filed in person by either the appellant or the appellant's agent. This agent does not have to be a lawyer or other professional, and can simply be a friend, relative or another person chosen by the appellant. The Board asks that an appointment be made to file an appeal

☐ 4. **Meet with staff**: Provide a brief statement explaining the reasons for the appeal. This statement is to be provided in writing. Any written statement may be no more than one double-spaced page in length.

☐ 5. **Pay Fees**: Must be paid at the time the appeal is filed and are non-refundable. The fee is established by Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code, (Section 303.5.18) and is $714.00

☐ 6. **Submit Briefs and Evidence:** parties to an appeal as well as members of the public may submit written arguments (briefs) and exhibits to the Board to help Board members understand the case and make a determination. Items may include:

- Appellant's Brief is due no later than three (3) Thursdays prior to the hearing date.
- Respondent's or Other Parties' Brief is due no later than one (1) Thursday prior to the hearing date.
- Briefs shall not exceed twelve (12) pages in length and may include an unlimited number of exhibits
- Briefs, whether typewritten or handwritten, shall be double-spaced. Typewritten briefs shall be in a font size no smaller than 12 point
- Late or overlong submittals will be rejected. Please contact the Board if you wish to request permission to file late or a longer brief.
- An original and eighteen (18) copies of the brief with exhibits must be delivered to the Board office by 4:30 p.m. on or before the date it is due. Additional copies must be delivered to the other parties on the same day.

For any remaining questions please review the complete APPEALS BOARD PROCESS OVERVIEW document

ACKNOWLEDGEMENT

I, JD Ybanez have read the above information and acknowledge that all required
Please Print
documents have been provided.

Signature: JD YBANEZ (Jul 10, 2026 14:36:49 CDT) Date: 07/10/2026

Please note that staff cannot accept incomplete applications or ineligible construction documents

EXHIBIT C

Certificate of Occupancy

COD_000094

City of Dallas

CERTIFICATE OF OCCUPANCY

Issued: 01/02/2026

Address:	2711 ELM ST
Owner:	TROPHY LOUNGE TEXAS LLC 2711 ELM ST DALLAS, TX 75226
DBA:	TROPHY
Land Use:	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-TRHOUGH SERVICE
Occupied Portion	4732 Sq. Ft.
C.O.#:	2502211021_198585071-003

Lot/Block:	BLK C/483 PT LT 40 & LT 41			Zoning:	PD-269	PDD:	269	SUP:	
Historic Dist:		Consv Dist:	Deep	Pro Park:	0	Req Park:	0	Dwlg Units:	0
Stories:	1	Occ Code:	A2	Lot Area:		Total Area:	4732	Type Const:	IIB
Sprinkler:	Yes	Occ Load:	398	Alcohol:	Yes	Dance Floor:	No		

SUBJECT TO INSPECTOR APPROVAL. TABC MBLH 6.26.25 TOTAL OCCUPANT LOAD:398 INTERIOR:225 PATIO:173

Sam Eskander, PE, CFM, LEED AP BD+C

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

COD_000095

EXHIBIT D

City of Dallas Letter dated July 2, 2026 (Notice of Revocation)

COD_000096

CITY OF DALLAS

July 2, 2026

Trophy Lounge Texas, LLC
c/o Joshua J. Reagan & Joseph Ybanez
2711 Elm Street
Dallas, TX 75226

CERTIFIED MAIL NO. 7017 1450 0000 5000 7988

RE: Revocation of Certificate of Occupancy No. 2502211021_198585071-003 for a Restaurant without Drive-In Service use located at 2711 Elm Street, Dallas, Texas ("the Property")

Dear Mr. Reagan & Mr. Ybanez:

The City of Dallas has completed a review of the Certificate of Occupancy issued for the property located at 2711 Elm Street. As part of that review, the City evaluated the certificate of occupancy application, approved plans, inspection history, and other information obtained during the administration and enforcement of the Dallas City Code.

Based upon that review, the City has determined that revocation of Certificate of Occupancy No. 2502211021 is warranted pursuant to Sections 52-306.13(1), (2), and (3) of the Dallas City Code.

Certificate Issued in Error
Section 52-306.13(1) authorizes the Building Official to revoke a certificate of occupancy that was issued in error.

The approved certificate of occupancy authorizes the premises to operate as a restaurant. During the permit review process, the proposed use was represented as a restaurant without drive-in service. However, information subsequently obtained through inspections and other City records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy.

Based on the totality of the information reviewed, the City has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment. Accordingly, the certificate of occupancy was issued in error.

Certificate Issued on the Basis of Materially Incomplete Information
Section 52-306.13(2) authorizes revocation when a certificate of occupancy was issued on the basis of false, incomplete, or incorrect information.

Although the application identified the proposed use as a restaurant, it did not disclose operational characteristics material to the City's land use determination. Those characteristics included, among other things, the significant emphasis on alcohol service, live entertainment, DJs, bottle service, gaming activities, substantial standing-room areas, and other operational features associated with the business.

CITY OF DALLAS

Subsequent inspections consistently documented operations in which food service appeared incidental to the primary operation of the establishment. City inspectors repeatedly observed large standing crowds, dancing, DJs, nightclub-style lighting, extensive alcohol service, minimal food preparation, and limited food consumption by patrons.

When considered together, the application materials, approved plans, inspection history, and other information obtained by the City establish that the information provided during the certificate of occupancy process was materially incomplete and resulted in an incorrect land use determination.

Operation in Violation of Applicable Law

Section 52-306.13(3) authorizes the Building Official to revoke a certificate of occupancy when the use is operated in violation of applicable laws or ordinances in a manner that presents a substantial danger of injury or adverse health impact.

The City's inspection history demonstrates an ongoing pattern of operation inconsistent with the approved restaurant use. Continued operation of the establishment outside the scope of its approved occupancy classification undermines the operational assumptions upon which the applicable building and fire code requirements were evaluated and approved.

Determination

The City's determination is based upon the totality of the information reviewed, including the certificate of occupancy application, approved plans, inspection history, public promotional materials, and other information obtained during the City's investigation and enforcement activities.

Accordingly, pursuant to Sections 52-306.13(1), (2), and (3) of the Dallas City Code, Certificate of Occupancy No. 2502211021 for the property located at 2711 Elm Street is hereby revoked effective immediately.

Operation of the premises under the revoked certificate of occupancy shall immediately cease unless and until a new certificate of occupancy authorizing the lawful use of the premises has been issued.

Appeal Rights

Pursuant to Section 52-306.15 of the Dallas City Code, you have the right to appeal this revocation.

If you wish to appeal the land use and zoning determinations supporting this revocation, you must file an appeal with the Board of Adjustment not later than 20 days after the date of this letter in accordance with Section 51A-4.703 of the Dallas Development Code.

CITY OF DALLAS

If you wish to appeal the Building Official's determination that the Certificate of Occupancy was issued in error or that the current occupancy is inconsistent with the approved Certificate of Occupancy and applicable building regulations, you must file an appeal with the Building Inspection Advisory, Examining and Appeals Board not later than 15 days after the date of this letter in accordance with Dallas City Code Chapter 52, Sections 208.1 and 306.15.

If you have questions regarding this determination, please contact me at (214) 948-4029.

Sincerely,

M. Samuell Eskander, PE, CBO, CFM, LEED AP BD+C
Deputy Director / Chief Building Official

cc: Robin Bentley, Assistant City Manager
Bertrum Vandenberg, City Attorney (I)
Emily Liu, FAICP, Director, Planning and Development
Megan Witner, AICP, CBO, Assistant Director, Planning and Development
Dominique Artis, Chief of Public Safety
Daniel Comeaux, Police Chief
Justin Ball, Fire Chief
Christopher Christian, Director, Code Compliance

BIA Board Application - Trophy

Final Audit Report 2026-07-10

Created:	2026-07-10
By:	Leslie Jaeger (ljaeger@fbfk.law)
Status:	Signed
Transaction ID:	CBJCHBCAABAApgdjzjPvJ3JF8FALKkhqZ33ShALe3Ax1

"BIA Board Application - Trophy" History

Document created by Leslie Jaeger (ljaeger@fbfk.law)
2026-07-10 - 6:52:30 PM GMT

Document emailed to jd@jdybanez.com for signature
2026-07-10 - 6:52:37 PM GMT

Email viewed by jd@jdybanez.com
2026-07-10 - 7:35:58 PM GMT

Signer jd@jdybanez.com entered name at signing as JD YBANEZ
2026-07-10 - 7:36:47 PM GMT

Document e-signed by JD YBANEZ (jd@jdybanez.com)
Signature Date: 2026-07-10 - 7:36:49 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-07-10 - 7:36:49 PM GMT

Exhibit 12

COD_000101

DATE May 19, 2026

TO Planning and Development Department
Code Compliance Department
Development Community

SUBJECT Development Code Interpretation – Restaurant Use Classification

Purpose: This interpretation is intended to clarify and memorialize existing zoning and certificate of occupancy enforcement principles related to restaurant use classification and related commercial use classifications. This interpretation is further intended to promote consistency in zoning review, certificate of occupancy determinations, permitting, and enforcement and to provide clear, consistent, and defensible standards for evaluating principal use classifications based on actual operational characteristics and business activity.

This interpretation is intended solely to assist with land use classification, certificate of occupancy determinations, and zoning enforcement and does not independently establish operational licensing or criminal enforcement authority.

Code Ref.: Dallas Development Code Sections 51A-4.210 and 51A-4.217, Chapter 52, Section 306, Certificate of Occupancy, Chapter 17, Food Establishments, Texas Food Establishment Rules, 25 Texas Administrative Code Chapter 228

Question 1: What is a restaurant?

Answer: Chapter 51A defines *restaurant without drive-in or drive-through service* as an establishment principally for the sale and consumption of food on the premises and *restaurant with drive-in or drive-through service* as an establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.

Classification as a restaurant is determined based on the overall operational characteristics of the establishment, including customer activity, floor plan design, timing and duration of food service and entertainment activities, seating configuration, kitchen activity, entertainment features, staffing, and other observable operational factors.

Staff may also consider how the establishment markets or represents itself to the public, including advertising, signage, social media promotion, event promotion, business descriptions, and similar representations, provided such materials shall not be solely determinative of the use classification.

A restaurant's physical space is primarily dedicated to:

- permanent food preparation facilities,
- customer ordering areas,
- seating or dining areas for on-premises consumption,
- and regular meal service during operating hours.

COD_000102

An establishment is not a restaurant merely because it has a food establishment permit, food and beverage certificate issued by Texas Alcoholic Beverage Commission (TABC), serves limited food, offers snacks, or includes a food preparation area. If alcohol sales, entertainment, dancing, amusement, private club activity, catering, or another activity is the principal use, the establishment must be classified under the applicable use category, including but not limited to bar, lounge, or tavern; commercial amusement (inside); dance hall; private club; or other applicable commercial use classifications.

Question 2: Can coffee shops, cafés, bakeries, smoothie shops, or similar establishments be classified as restaurants?

Answer: Yes. Coffee shops, cafés, bakeries, smoothie shops, dessert shops, and similar food or beverage establishments may be classified as restaurants when the principal use involves the preparation and sale of food or beverages for customer consumption, including on-premises, take-out, or drive-through service.

Classification shall depend upon the actual physical and operational characteristics of the establishment, including seating, customer activity, food and beverage preparation, drive-through activity where applicable, and whether the principal operation involves the preparation and sale of food or beverages for customer consumption.

Establishments operating primarily as packaged food sales, retail sales, or incidental food service without restaurant-style food or beverage preparation may instead be classified as general merchandise or food store.

Question 3: Is a take-out only food or beverage establishment considered a restaurant?

Answer: Not necessarily. A take-out only establishment without customer seating, tables, chairs, or on-premises dining areas is generally classified as general merchandise or food store and not a restaurant use.

The mere preparation or sale of food or beverages for off-premises consumption does not automatically establish a restaurant use classification.

Examples may include:

- take-out counters,
- packaged food operations,
- grab-and-go food sales,
- bakeries without seating,
- dessert shops without dining areas,
- nonalcoholic beverage shops,
- or similar retail-style food sales operations.

COD_000103

Staff shall evaluate the operation, floor plan, customer seating, and principal business activities when determining whether a use is properly classified as a restaurant or general merchandise or food store use.

Question 4: Does having a food establishment permit make a business a restaurant?

Answer: No. A food establishment permit is a health-related approval. It does not determine the zoning use classification.
A business may be a food establishment under Chapter 17 and the Texas Food Establishment Rules without being classified as a restaurant under the Dallas Development Code. Examples may include grocery stores, convenience stores, catering services, bars serving food, food trucks, packaged food sales or other retail-oriented food operations where on-premises dining and restaurant-style service are not the principal use.

Question 5: Can a restaurant serve alcohol?

Answer: Yes, if otherwise allowed by applicable law. Chapter 51A allows the sale and service of alcoholic beverages in conjunction with restaurant operations, subject to applicable regulations, including liquor control overlay districts and TABC requirements.
However, alcohol service, entertainment, and related nightlife-oriented activities must remain clearly incidental and subordinate to the principal restaurant use. If the establishment is operated primarily as a bar, lounge, or tavern; private club; dance hall; commercial amusement (inside); or other entertainment-oriented use, the establishment shall be classified under the applicable use category rather than as a restaurant.
Revenue thresholds established by the Dallas Development Code remain applicable; however, staff may also consider observable operational characteristics and actual business activity when evaluating restaurant use classification. TABC permit types and conditions may be considered as supporting information in evaluating restaurant classifications, except where specific zoning regulations expressly rely upon permit type or alcohol-related operational thresholds.

Question 6: When is a food or beverage establishment not classified as a restaurant?

Answer: A food or beverage establishment is not classified as a restaurant when food or beverage service is incidental, secondary, or used primarily intended to support another principal use.
An establishment should not be classified as a restaurant when the principal use is more accurately described as one of the following:

COD_000104

1. Bar, lounge, or tavern
   An establishment principally for the sale and consumption of alcoholic beverages on the premises. In accordance with Chapter 51A, a bar, lounge, or tavern derives 75 percent or more of gross revenue on a quarterly basis from alcohol sales or service for on-premises consumption.
2. Commercial amusement inside
   A facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This may include amusement centers, billiard halls, bowling alleys, dance halls, skating rinks, adult cabarets, adult theaters, and similar uses.
3. Dance hall
   A dance hall is regulated separately and may not be treated as an accessory use in certain circumstances under Chapter 51A.
4. Private club
   An establishment for the association of a group of people for a common purpose, interest, or pleasure. A private club may include a restaurant or bar, but that does not automatically make the principal use a restaurant.
5. Catering service
   An establishment that serves and supplies food to be consumed off premises.
6. General merchandise or food store
   A grocery store, delicatessen, convenience store without drive-through, or specialty food store is classified separately from a restaurant.

Question 7: What factors should staff consider when determining whether an establishment is a restaurant?

Answer: Staff shall evaluate the actual and proposed operation of the establishment and may also consider business names, marketing materials, food establishment permit status, reported revenue, and similar supporting information.

Determination of principal use may include consideration of observable operational and physical characteristics during peak operating periods.

Relevant factors may include, but are not limited to:

1. Principal source of revenue.
2. Whether food service remains the principal operational focus of the establishment and alcohol service remains incidental and subordinate to dining activities.
3. Whether the kitchen is permanent, functional, and sized for the proposed operation.
4. Whether kitchen operations remain active and food is regularly prepared and served during peak operating periods.

COD_000105

5. Whether seating and floor plan layout are designed primarily for dining.
6. Whether admission, cover charge, memberships, event rentals, or entertainment are major components of the business model.
7. Whether the submitted menu reflects regular meal service or only limited snack or bar food offerings.
8. Ratio of seated dining patrons versus standing or non-dining patrons.
9. Presence of dance floors, DJ booths, stages, entertainment lighting, amplified sound systems, or controlled entry points.
10. Whether cover charges, ticketing, memberships, or admission fees, bottle service, VIP sections, or similar nightlife-oriented operational features are present.
11. Floor area allocation between dining, bar, and entertainment areas.
12. Staffing allocation, including service staff versus security personnel.
13. Documented operational observations made during inspections.
14. Establishment names, marketing materials, social media promotion, advertising, and event promotion materials.
15. Whether customer activity and operational characteristics are primarily consistent with dining activities or entertainment-oriented operations.

Question 8: How should staff evaluate establishments that include multiple operational modes?

Answer: Some businesses may operate under different modes during different periods of the day or week. When evaluating principal use classification, staff may consider the dominant operational characteristics occurring during peak business periods as part of the overall principal use analysis.

A business that operates primarily as a restaurant during certain hours but transitions into entertainment-focused, dance-oriented, nightlife-oriented, or alcohol-focused operations during peak periods may require a different certificate of occupancy, zoning classification, or approval depending on the actual principal use being operated.

Examples of operational changes that may indicate a different principal use include:

- addition of dancing or dance floors,
- DJ or live entertainment operations,
- cover charges or ticketed admission,
- nightclub-style security screening,
- bottle service or VIP sections,
- removal or reduced use of dining areas,
- or reduced food service during peak operating periods.

COD_000106

Question 9: Can an establishment avoid classification as a bar by serving food?

Answer: No. Food service alone does not control the classification.
Chapter 51A expressly allows food to be prepared and served as an accessory use to a bar, lounge, or tavern.
Therefore, the presence of food does not necessarily make an establishment a restaurant.

Question 10: What is considered an incidental or accessory use?

Answer: An incidental or accessory use is a secondary activity that is clearly subordinate to the principal permitted use of the property.
Under Dallas Development Code Section 51A-4.217(a)(3), accessory uses are generally subject to area limitations and may not occupy more than five percent of the floor area of the principal use unless otherwise specifically provided by the code. Any use exceeding applicable accessory use limitations may be considered a separate main use.
Examples of incidental or accessory activities may include:

- limited entertainment within a restaurant,
- small accessory retail sales areas,
- incidental food service within another principal use,
- or minor ancillary operations subordinate to the primary business activity.

Entertainment features such as dance floors, stages, DJ booths, amusement activities, cover charges, ticketed entry, or similar features that exceed applicable accessory use limitations or function as a primary operational component of the establishment may be determined by staff to constitute a separate principal use based on observable operational and physical characteristics.
An incidental or accessory use may not be used to circumvent zoning regulations or occupancy classifications by establishing a secondary activity that effectively becomes the principal use of the property.

Question 11: Can a restaurant include entertainment?

Answer: Yes. Limited entertainment or other activities may occur as part of a restaurant operation when they remain clearly incidental and subordinate to the principal restaurant use and comply with all applicable codes and ordinances.
If entertainment, dancing, amusement, alcohol service, ticketed events, cover charges, memberships, or similar activities become the primary operational component of the establishment, staff may determine that the use is no longer operating as a restaurant and may require a different certificate of occupancy, permit, or zoning approval.

COD_000107

No single operational characteristic, including the presence of entertainment, cover charges, ticketed entry, or alcohol service, shall independently determine use classification. Classification shall be based upon the totality of the establishment's physical and operational characteristics.

The presence of entertainment, cover charges, ticketed events, or similar features does not independently establish a commercial amusement, dance hall, bar, lounge, or tavern, or other entertainment-oriented use classification absent consideration of the establishment's overall operational and physical characteristics.

Question 12: How should staff handle unclear cases?

Answer: When the classification is unclear, staff may request additional information under Chapter 52, including an affidavit or detailed description and land use statement, goods or services offered, hours of operation, and required licenses or permits. Chapter 52 allows the building official to request this type of information as part of the CO process.

The building official or enforcement staff may also request additional information after issuance of a certificate of occupancy when operational conditions, inspections, complaints, observed activities, or other documented information reasonably indicate that the actual use or operation may differ from the approved certificate of occupancy or approved use classification.

When classification is unclear, the burden is on the operator to demonstrate that the principal use complies with the requested or approved certificate of occupancy and applicable zoning regulations.

Staff may also request information including, but not limited to:

1. Proposed menu.
2. Floor plan showing kitchen, seating, bar, stage, dance floor, entertainment area, and outdoor areas.
3. Hours of operation.
4. TABC permit type.
5. Food establishment permit status.
6. Projected revenue breakdown.
7. Prior revenue records for existing businesses.
8. Description of entertainment, dancing, cover charges, valet, bottle service, or event programming.
9. Copies of leases or operating agreements if needed to determine the actual use.

COD_000108

Question 13: How should enforcement staff classify an operating establishment

Answer: Enforcement evaluations should consider the actual use being operated at the time of inspection, including operational conditions occurring during peak business periods.

A certificate of occupancy for a restaurant does not authorize a different principal use. Chapter 52 states that issuance of a certificate of occupancy does not authorize violation of the codes, the Dallas Development Code, other ordinances, rules, regulations, or laws.

A certificate of occupancy issued for a restaurant does not authorize operation as a bar, lounge, or tavern, dance hall, commercial amusement use, private club, event venue, or other unapproved principal use.

If observable operational characteristics demonstrate that an establishment with a restaurant certificate of occupancy is operating primarily as a bar, lounge, or tavern, dance hall, commercial amusement use, private club, event venue, or other use, staff may initiate enforcement for operating outside the approved certificate of occupancy.

Enforcement determinations may consider actual operational conditions observed after issuance of the certificate of occupancy, including repeated documented operational observations, inspection history, customer activity, entertainment features, staffing patterns, floor plan usage, and other operational characteristics relevant to determining the principal use being operated.

Question 14: What is the recommended enforcement standard?

Answer: A restaurant classification must be supported by evidence that the principal business activity is the regular preparation, sale, service, and consumption of food.

Enforcement determinations may be based on direct observation, documented field conditions, floor plan configuration, customer activity, operational patterns, staffing allocation, entertainment features, kitchen activity, and supporting documentation, including revenue records where applicable.

Revenue documentation alone is not sufficient to establish compliance when observable operations indicate a different principal use.

Staff shall document observable conditions during inspections, including:

- active food preparation and service,
- customer behavior and occupancy patterns,
- layout and use of space,
- entertainment features,
- entry controls or security screening,
- alcohol service activity,
- and kitchen operations during peak periods.

COD_000109

Operators seeking a restaurant classification shall ensure that food service remains the principal operational focus of the business and that entertainment or alcohol-related activities remain clearly incidental and subordinate to the restaurant use.

Sam Eskander

M. Samuell Eskander, PE, CBO, CFM, LEED AP BD+C
Deputy Director / Chief Building Official

COD_000110

Exhibit 13

COD_000111

trophy.tx • Follow

trophy.tx 13w
TEQUILA TUESDAY 🍸

No comments yet.

Start the conversation.

June 2

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COD_000112

Exhibit 14

COD_000113

C22225612

CITY OF DALLAS CITATION

C222256120001

COURT COPY

Reason for Contact 3

Yes No
- Race Known Prior to Stop?
- Searched
- Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☑

ewer (Initial & Badge #)

ST NAME RIOJAS MARTINEZ

ST NAME HUGO MID. INT. E JR. SR. ETC.

DRESS 2101 Hardy Rd #10

Grand Prairie ZIP 75051 ☐ RES PH ☐ CELL PH ( )

PLOYER Trophy BUS. PH ( )

SINESS DRESS 2711 Elm St. CITY Dallas ST. TX ZIP 75226

☐ CDL ☐ ID# ☐ OTHER 41898702 STATE TX

RACE H SEX M DATE OF BIRTH MONTH DAY YEAR 03/19/98 VEH. LIC.#

IC. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

TTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

UING OFFICER M. Ramos CIA 9512

DATE OF OFFENSE 7/25/26 TIME OF OFFENSE 11:39 ☐ AM ☑ PM BEAT DEPT: CCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK) 2711 (STREET) Elm St (DESIGNATION) (DESIGNATION)

(CROSS STREET) Judy Alley (DESIGNATION) COUNTY Dallas ZIP 75226

SPEEDING ☐ SCHOOL ZONE WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY ☐ FMFR VERIFIED? YES ☐ NO ☐

ALLEGED SPEED: MPH
SPEED LIMIT: MPH
MPH OVER LIMIT: MPH

COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐ VIOLATION ☐

FAMILY VIOLENCE YES ☐ NO ☐ OTHER ☑ 51A-1.104 CO violation working outside of issued CO/ Landuse violation

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refuse to Sign

NUMBER OF VIOLATIONS (CIRCLE) (1) 2 3

COD_000114

C22225915

CITY OF DALLAS CITATION

C222259150001

COURT COPY

Reason for Contact 3

Yes No
- ☐ ☐ Race Known Prior to Stop?
- ☐ ☐ Searched
- ☐ ☐ Consensual Search

TRAFFIC ☐ NON-TRAFFIC ☐

ewer (Initial & Badge #)

ST NAME MANN

ST NAME ZACHARY MID. INT. L JR. SR. ETC.

DRESS 913 Muncie Ave

Y Dallas ST TX ZIP 75212 ☐ RES PH ☐ CELL PH ( )

PLOYER Trophy BUS. PH ( )

SINESS DRESS 2711 Elm ST CITY Dallas ST TX ZIP 75226

☐ CDL # ☐ ID# ☐ OTHER 49857477 STATE TX

RACE W SEX M DATE OF BIRTH MONTH 11 DAY 29 YEAR 95 VEH. LIC.#

C. YEAR | LIC. STATE | CAR YEAR | MAKE | MODEL | TYPE | COLOR

TEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.

IING OFFICER P. DARNELL BADGE 7808

DATE OF OFFENSE 8-9-26 TIME OF OFFENSE 12:13 ☒ AM ☐ PM BEAT DEPT: DCS

LOCATION OF OFFENSE (ADDRESS OF BLOCK) 2711 (STREET) Elm ST. (DESIGNATION)

(CROSS STREET) Jody Alley (DESIGNATION) COUNTY Dallas ZIP 75226

SPEEDING ☐ SCHOOL ZONE ☐ WORK ZONE ☐ ACCIDENT INVOLVED ☐ STATE REGISTRATION VIOLATION ☐ FINANCIAL RESPONSIBILITY ☐ FMFR VERIFIED? VIOLATION ☐ YES ☐ NO ☐

ALLEGED SPEED: ____ MPH
SPEED LIMIT: ____ MPH
MPH OVER LIMIT: ____ MPH

COM. VEH. ☐ DRIVER'S LICENSE VIOLATION ☐

FAMILY VIOLENCE YES ☐ NO ☐

OTHER ☒ Sec. 51A-1.104 C.O. Violation Illegal Land Use. Operating Outside Scope of Certificate of Occupancy (Restaurant)

ATTENTION- READ THIS AND SIGN BELOW. I PROMISE TO APPEAR AS DIRECTED OR PAY THE FINE WITHIN 21 DAYS. I UNDERSTAND THIS IS NOT A PLEA OF GUILTY AND THAT FINE AND FEE AMOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

X Refuse To Sign

NUMBER OF VIOLATIONS (CIRCLE) 1 2 3