



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

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 shown.” **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 use 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

COD_000001



Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

PROJECT

DATE: 2-20-2025

PERMIT APPLICATION

JOB NO: (OFFICE USE ONLY)

19858571-001

PERMIT NO: (OFFICE USE ONLY)

250221016

APPLICATION TYPE

REGULAR ☐ EXPRESS ☒

STREET ADDRESS OF PROPOSED PROJECT 2711 ELM ST.		SUITE/BLDG/FLOOR NO		USE OF PROPERTY RESTUARANT WITHOUT DRIVE	
APPLICANT TRACY JORDAN		ADDRESS 8500 N STEMMONS FWY		CITY DALLAS	STTE TEXAS
ZIP CODE 75247					
DBA (IF APPLICABLE) HOME 24 CONCEPTS LLC		PHONE 8329527152		EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) tjordan225@gmail.com	
CONTRACTOR/INDIVIDUAL TOMMY C CONSTRUCTION		CONTRACTOR NUMBER BU115503	PIN # 1111	COMPANY NAME TOMMY C CONSTRUCTION	
CURRENT HOME REPAIR LICENSE ON FILE ☐ YES ☐ NO		IF YES, LIST NUMBER	PHONE 2142444823	EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) tommycdallas@gmail.com	
PROPERTY OWNER (INDIVIDUAL CONTACT) NICHOLAS YBANEZ		ADDRESS 2711 ELM ST		CITY DALLAS	STATE TEXAS
ZIP CODE 75226					
PROPERTY OWNER (COMPANY NAME) TROPHY LOUNGE TEXAS LLC		PHONE 4696169248		EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) Niko@nikoybanez.com	
DESCRIPTION OF PROPOSED PROJECT REMODELING EXISTING BUILDING		VALUATION (3) Commercial Only 75,000 TOTAL VALUATION 75,000		CONST AREA (sq ft) 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



Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

PERMIT APPLICATION

PROJECT
#2502211016

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE S861	TYPE OF WORK	BASE ZONING FD	PD 26A	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY B	OWN 1
LOT 40	BLOCK C/483	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			FEE CALCULATIONS (\$)	
PRE-SCREEN	/ SB					PERMIT FEE	\$ 769.80
ZONING	/					SURCHARGE	10%
BUILDING	/					PLAN REVIEW FEE	577.00
ELECTRICAL	/					PREQUALIFICATION REVIEW FEE	500.00
PLUMBING/MECHANICAL	/					EXPRESS PLAN REVIEW HOURLY FEE	
GREEN BUILDING	/					TOTAL	750.00
HEALTH	/					HEALTH PERMIT APPLICATION FEE	121.00
HISTORICAL/CONS DIST						HEALTH PLAN REVIEW FEES	200.00
ENGINEERING						OTHER FEES	36.00
WATER						OTHER FEES	15.00
FIRE						TOTAL FEES	\$ 2,968.80
LANDSCAPING							
AVIATION							
OTHER: _____							

7/12/24

COD_000003



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)

198585071-002

PERMIT NO: (OFFICE USE ONLY)

250221120

STREET ADDRESS OF PROPOSED PROJECT 2711 ELM ST.		SUITE/BLOG/FLOOR NO		USE OF PROPERTY RESTUARANT WITHOUT DRIVE	
APPLICANT TRACY JORDAN		ADDRESS 8500 N STEMMONS FWY		CITY DALLAS	STTE TEXAS
ZIP CODE 75247					
DBA (IF APPLICABLE) HOME 24 CONCEPTS LLC		PHONE 8329527152		EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) tjordan225@gmail.com	
CONTRACTOR/INDIVIDUAL TOMMY C CONSTRUCTION		CONTRACTOR NUMBER BU115503	PIN # 1111	COMPANY NAME TOMMY C CONSTRUCTION	
CURRENT HOME REPAIR LICENSE ON FILE ☐ YES ☐ NO		IF YES, LIST NUMBER		PHONE 2142444823	
EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) tommycdallas@gmail.com					
PROPERTY OWNER (INDIVIDUAL CONTACT) NICHOLAS YBANEZ		ADDRESS 2711 ELM ST		CITY DALLAS	STATE TEXAS
ZIP CODE 75226					
PROPERTY OWNER (COMPANY NAME) TROPHY LOUNGE TEXAS LLC		PHONE 4696169248		EMAIL ADDRESS (MAY BE USED FOR OFFICAL COMMUNICATION) Niko@nikoybanez.com	
DESCRIPTION OF PROPOSED PROJECT REMODELING EXISTING BUILDING				CONST AREA (sq ft) 75,000 75,000	NEW CONST MFD OTHER REMODEL 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
☒ ELECTRICAL	☒ FIRE SPRKLR	☐ SIGN	☐ SWIMMING POOL	☐ CUSTOMER SVC	☐ GREEN
☒ MECHANICAL	☒ FIRE ALARM	☐ LANDSCAPE	☐ LAWN SPRINKLER	☐ FLAMMABLE LIQUID	☐ OTHER:
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_000004



Planning and Development Department
320 E Jefferson Blvd, Dallas, TX 75203
(214) 948-4480

MASTER

PERMIT APPLICATION

25022120

FOR OFFICE USE ONLY							
ZONING				BUILDING		MISCELLANEOUS	
LAND USE 5861	TYPE OF WORK	BASE ZONING PD	PD 269	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY B	OWN 1
LOT 40	BLOCK C/483	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			FEE CALCULATIONS (\$)	
PRE-SCREEN	/ JB					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)

2508211021

CERTIFICATE OF OCCUPANCY
APPLICATION

NAME OF BUSINESS TROPHY		STREET ADDRESS OF BUSINESS 2711 ELM ST		BLDG AND SUITE NO
BUSINESS OWNER(OCCUPANT) NICHOLAS YBANEZ		ADDRESS 2711 ELM ST		CITY DALLAS
STATE TEXAS	ZIP CODE 75226	PHONE 4696169248	EMAIL Niko@nikoybanez.com	
APPLICANT (IF DIFFERENT FROM BUSINESS OWNER(OCCUPANT)) TRACY JORDAN		ADDRESS 8500 N STEMMONS FWY		CITY DALLAS
STATE TEXAS	ZIP CODE 75247	PHONE 8329527152	EMAIL 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 <u>CO Checklist</u> 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 <u>Personal Services Affidavit</u> executed by business owner, see <u>CO Checklist</u> for additional requirements
☒ YES ☐ NO	Will potentially hazardous foods/open foods be sold and/or served?	<u>Food Establishment Permit Application</u> required (only available from City staff)
☐ YES ☒ NO	Will alcohol be sold and/or served?	Provide completed <u>Alcohol Measurement Certification Application Checklist</u> and <u>Alcohol Certification Affidavit Forms</u> .
☐ 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 <u>Ambulatory Health Care Facility</u> 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 <u>Specific Use Permit</u> is required; or, if the use is nonconforming then applicant must provide verifiable proof that the display or sale of 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 AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL 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 LOT	PD BLOCK	269 REQUIRED PARKING				B FLOOD PLAIN	
40 LOT AREA	C/483 CONSERVATION DST	0 PARKING AGREEMENT	0 DELTA CREDITS	*L SPRINKLER			AIRPORT
				1 STORIES			
					DWELLING UNITS	BDA	HISTORIC DISTRICT

ROUTE TO	REVIEWED	DATE	COMMENTS	FEE CALCULATIONS (\$)
PRESCREEN	JS	2-21-25		CO APP FEE \$315.00
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: 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.	Fees Processed At 7901 Goforth: Food Establishment Permit Application (Only for Change of Owner) Plan Review (Only for Kiosk, Self-Service Market or Coffee Carts)
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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 214 244 4923 Contact Person for Inspection Tommy Chera Local Phone 214 244 4923
 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 469 669 248 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 214 244 4923 Owner Phone 469 669 248
 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



City of Dallas

APPLICATION

In compliance with the Ordinance of the City of Dallas, I hereby make application for a permit

Name of Business TROPICAddress of Business 2711 ELM STLegal 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 2.24.25

Inspector Approved _____ Date Approved _____ Card Code _____

Received \$ _____ By _____ Date _____

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 REQUIRED 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 THEMSELVES 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 RFIS IN A TIMELY MANNER TO MINIMIZE THE IMPACT ON SCHEDULE, AND TO ACCOMMODATE TIME REQUIRED BY THE DESIGNER, ENGINEERS, SPECIALISTS, OR VENDORS TO RESPOND TO THE RFI. SUBCONTRACTOR'S RFIS SHALL BE PROCESSED FIRST BY THE CONTRACTOR, AND SENT TO THE DESIGNER IN AN AGREED UPON STANDARDIZED FORMAT. A VERBAL REQUEST FOR INFORMATION 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 STRUCTURE 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 CONSTRUCTION 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

L	ANGLE	E	EAST	JAN	JANITOR	S	SOUTH
Ø	AT	EA	EACH	J.C.	JANITOR'S CLOSET	S.C.	SOLID CORE
Ø	CENTERLINE	E.F.	EACH FACE	J.T.	JOINT	S.C.D.	SEAT COVER DISPENSER
Ø	DIAMETER	EL	ELEVATION	KWY	KEYWAY	SCHED.	SCHEDULE
Ø	PERPENDICULAR	ELEC.	ELECTRICAL	KIT	KITCHEN	SCRN.	SCREEN
Ø	CHANNEL	ELEV.	ELEVATOR	KITCHEN CABINET		S.C.T.	STRUCTURAL CLAY TILE
#	POUND & NUMBER	EMER	EMERGENCY	LC	LONG LENGTH	S.E.	SERVICE ELEVATOR
(E)	EXISTING	EMR	ELEVATOR MACHINE ROOM	L.G.	LABORATORY	SECT.	SECTION
		ENCL	ENCLOSED, ENCLOSURE	L.H.	LABORATORY	SECTY.	SECRETARY(ALL)
AB	ANCHOR BOLT	ENGR	ENGINEER	LAM	LAMINATE	SH	SHELVING
AC	AIR CONDITIONER	ENTR	ENTRANCE	LAV	LAVATORY	SHR	SHOWER
ACC	ACCESSORY	E.P.	ELECTRICAL PANEL	LS	LOCKER	SHT.	SHEET
ACOUS	ACOUSTICAL	EQ	EQUAL	LS #	LOCKER	SIM	SIMILAR (TO)
ACT.	ACOUSTIC TILE	EQUIP	EQUIPMENT	L.P.	LOWPOINT	S.J.	SCORED JOINT
AD.	AREA DRAIN, ACCESS DOOR	E.W.C.	ELECTRIC WATER COOLER	L.S.	LIGHT STANDARD	SLNT.	SEALANT
ADJ.	ADJUSTABLE, ADJACENT	EXST.	EXISTING	LT (G)	LIGHTING	S.N.R.	SANITARY NAPKIN DISPENSER
A.F.F.	ABOVE FINISHED FLOOR	EXH	EXHAUST	LVR	LOUVER	SO	SOFIA
AGGR	AGGREGATE	EXP. JT.	EXPANSION JOINT	MAX	MAXIMUM	SPEC.	SPECIFICATION
AL	ALUMINUM	EXT.	EXTERIOR	MECH.	MECHANICAL	SPKLR	SPEAKER
ANOD	ANODIZED	FIN	FINISH AND INSTALL	MEMB	MEMBRANE	SQR.	SQUARE FEET
A.P.	ACCESS PANEL	F.A.	FIRE ALARM	MFR.	MECHANICAL EQUIPMENT ROOM	SS	SQUARE
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MEZZ	MEZZANINE	SSU	SOLID SURFACE
ASB	ASBESTOS	FB	FLAT BAR	MFR.	MANUFACTURER	ST	STONE
ASPH.	ASPHALT	F.B.	FLOOR COATING	M.H.	MANHOLE	STA	STATION
BD	BOARD	F.D.	FLOOR DRAIN	M.N.	MINIMUM	STL	STEEL
BITUM	BITUMINOUS	F.F.C.	FIRE EXTINGUISHER (CABINET)	MIR	MIRROR	S.T.C.	SOUND TRANSMISSION CLASS
BK	BOOK CASE	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	STD	STANDARD
BLDG	BUILDING	F.H.C.	FIRE HOSE (CABINET)	M.O.	MASONRY OPENING	STF	STONE FLOOR
BLK(G)	BLOCKING	F.H.R.	FIRE HOSE (RACK)	M.S.U.	MODULAR SERVICE UNIT	STOR.	STORAGE
BLKHD	BULKHEAD	FIBGL	FIBERGLASS FINISHED	MTD.	MOUNTED	STRUCT.	STRUCTURAL
BM	BEAM, BENCHMARK	FIN FL	FINISHED FLOOR	MTG	MEETING	STW	STONE WALL
R.O.	BOTTOM OF	FIN GR	FINISH GRADE	MUL	MULLION	SUSP.	SUSPENDED
BOT.	BOTTOM	FL	FILE	N	NORTH, NITROGEN	SWF	SPECIALTY WALL FINISH
BRK	BRICK, BREAK	FL, FLR	FLOOR	N.C.	NOT IN CONTRACT	SYM.	SYMMETRICAL
B.S.	BOTH SIDES	FLGR.	FLUORESCENT	N.L.	NIGHT LIGHT		
BSMT	BASEMENT	F.O.	FACE OF	NO.	NUMBER		
B.T.B.	BACK TO BACK	FRFR.	FIREPROOFING	NOM	NOMINAL		
B.U.R.	BUILT UP ROOF	F.P.S.C.	FIRE PROOF SELF CLOSING	N.R.C.	NOISE REDUCTION COEFFICIENT		
		F.S.P.	FIRE STANDPIPE	N.T.S.	NOT TO SCALE		
C	CENTERLINE	FR	FRAME	OA	OVERALL		
CAB	CABINET	F.S.	FULL SIZE	OBS	OBSOLETE		
CAP.	CAPACITY	FT	FOOT, FEET	O.C.	ON CENTER		
C.B.	CATCH BASIN	FTG.	FOOTING	O.D.	OUTSIDE DIAMETER		
CEM	CEMENT (TIOUS)	FURR.	FURRING	OFF.	OFFICE		
CER.	CERAMIC	FUT.	FUTURE	OPNG	OPENING		
C.F.M.	CUBIC FEET (PER MIN)	FWP	FABRIC WRAPPED PANEL	OPP	OPPOSITE		
C.G.	CORNER GUARD	FXTR.	FIXTURE	OVHD	OVERHEAD		
CH	CHAIR			P.E.	PASSENGER ELEVATOR		
C.I.	CAST IRON	G	GROUND	PERF.	PERFORATED		
CL	CLOSET	GA.	GALVE	PL	PLATE, PLASTIC LAMINATE		
CLG	CERILING	G.B.	GRAB BAR	PLAS.	PLASTER		
CLR	CLEAR	G.C.	GENERAL CONTRACTOR	PLUMB.	PLUMBING		
C.M.U.	CONCRETE MASONRY UNIT	GEN.	GENERAL	PLYM.	PLYWOOD		
C.NTR	COUNTER	G.I.	GALVANIZED IRON	PNL	PANEL		
C.O.	CLEANOUT	GL	GLASS	P.O.	PRIVATE OFFICE		
CONF.	CONFERENCE	GLZ	GLAZING	POL.	POLISHED		
COL	COLUMN	GR	GRADE	PR	PAIR		
COMM.	COMMUNICATION	GT	GLASS TILE	PRCST.	PRECAST		
CONC.	CONCRETE	GYP	GYPSUM WALL BOARD	PT	PAINT		
CONST.	CONSTRUCTION			P.T.D.(R.)	PAPER TOWEL DISPENSER		
CONT.	CONTINUOUS, CONTINUATION			(RECEPTACLE)			
CONV.	CONVEYOR	H	HIGH	PTN.	PARTITION		
CORR.	CORRIDOR	H.C.	HOSE CABINET	Q.T.	QUARRY TILE		
CPT	CARPET	HDR	HEADER	R	RELOCATE		
CR	CREDENZA	HDMO	HARDWOOD	R.A.	RADIUS OR RISER		
CRS.	COURSE(S)	HDMR	HARDWARE	R.B.	RUBBER BASE		
CTIF	CERAMIC TILE (FLOOR)	H.M.	HOLLOW METAL	R.D.	ROOF DRAIN		
CTSK	COUNTERSINK	H.P.	HIGH POINT	REF	REFERENCE		
CTL	CENTER	H.S.	HOSE STATION	REFR.	REFRIGERATOR		
		HST.H.	HEIGHT	REG.	REGISTER		
DBL	DOUBLE	HTR.	HEATER	REINF.	REINFORCED, REINFORCING		
DET	DETAIL	H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING	REQD	REQUIRED		
DEPT	DEPARTMENT			RESIL	RESILIENT		
D.F.	DRINKING FOUNTAIN			REV	REVERSED		
DIA.	DIAMETER			RF	RESILIENT FLOOR		
DIAG	DIAGONAL			RM	ROOM		
DIM	DIMENSION			R.O.	ROUGH OPENING		
DISP.	DISPENSER			RWD	REDWOOD		
DK	DESK			R.W.L.	RAIN WATER LEADER		
DNO.	DECKING						
DN	DOWN						
D.O.	DOOR OPENING						
DR.	DOOR, DRAIN						
D.S.P.	DOWNSPOUT						
DWG.	DRAWING						
DWR.	DRAINER						

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226

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75 DEGREE DESIGN STUDIO

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DALLAS, TX 75207
TEL:214-356-4949

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FOR PERMIT 02.19.2025

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Date 02/19/2025

GENERAL PROJECT INFORMATION

G001

COD_000010

ISSUE:

FOR PERMIT 02.19.2025

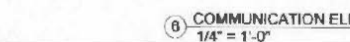
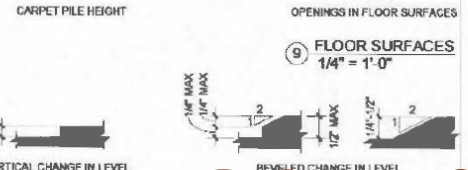
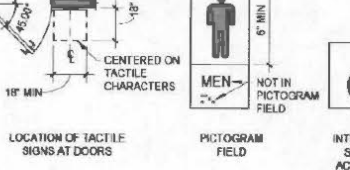
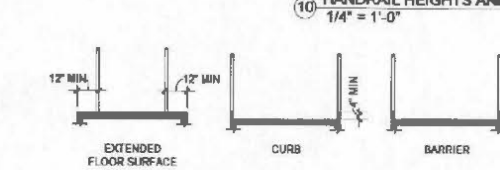
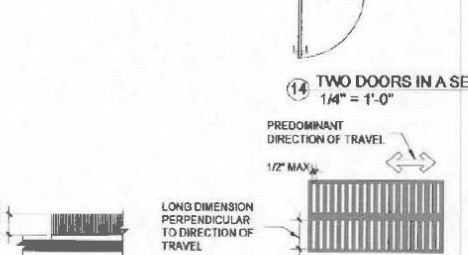
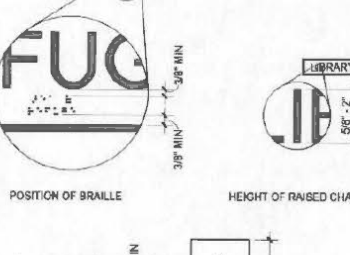
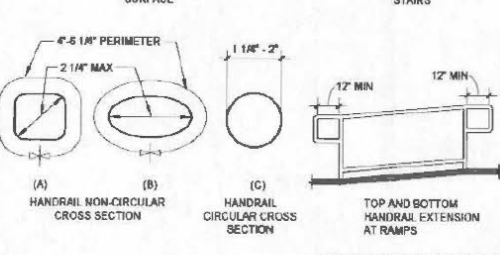
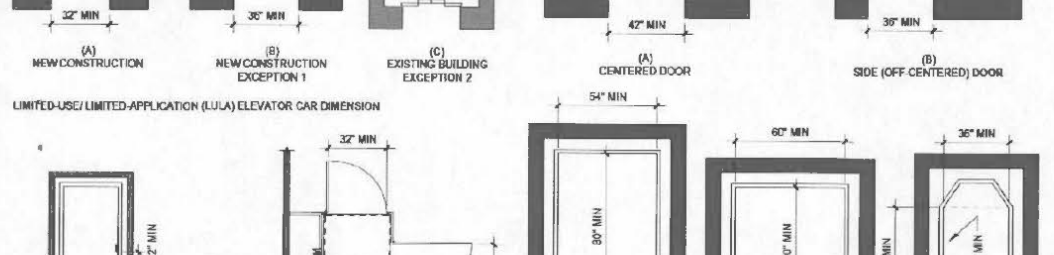
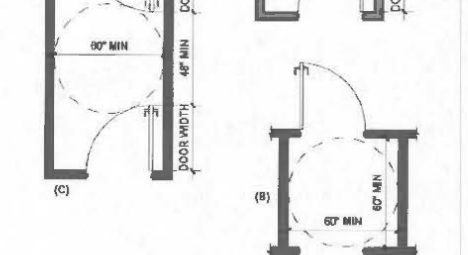
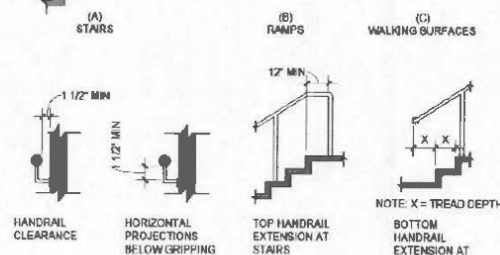
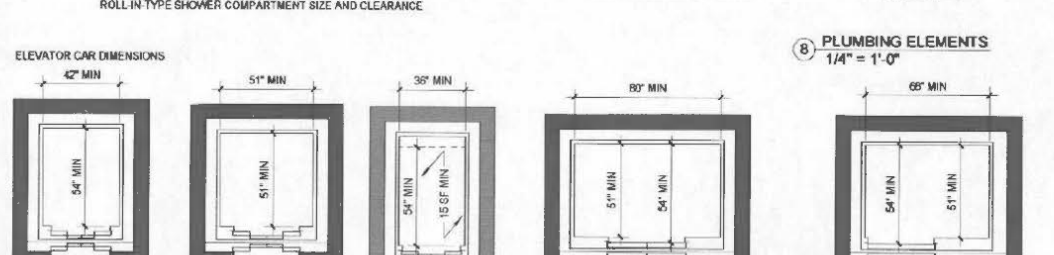
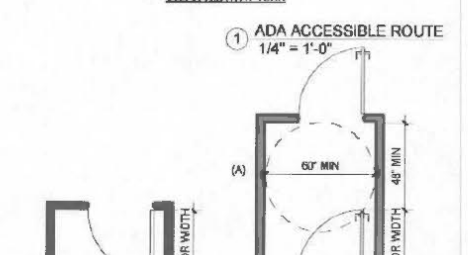
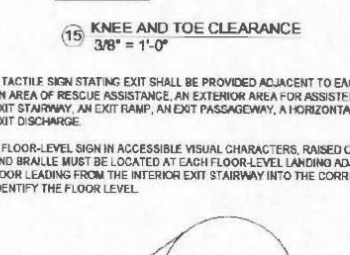
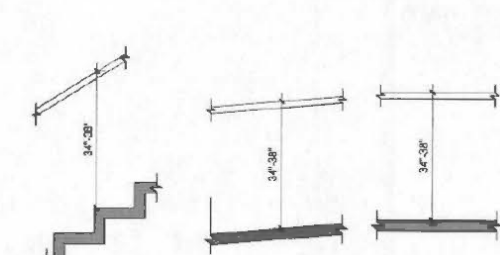
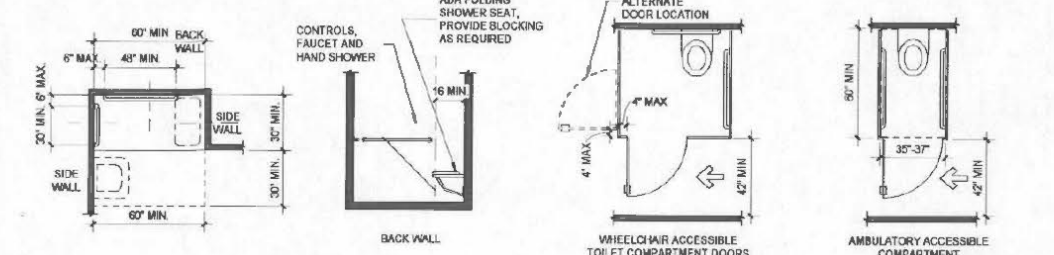
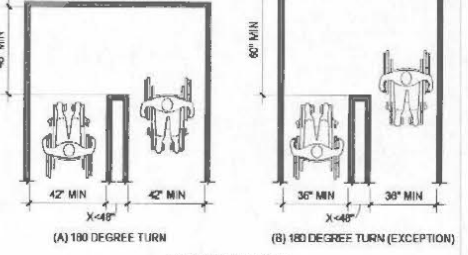
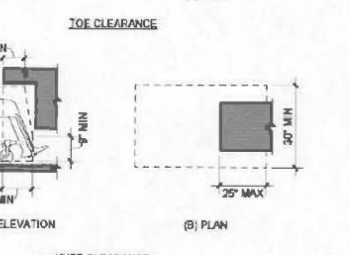
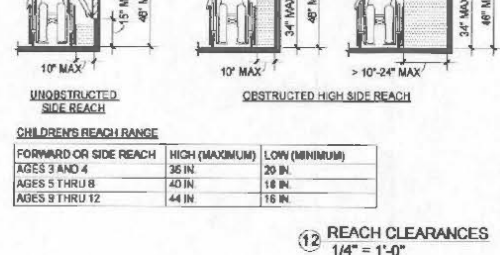
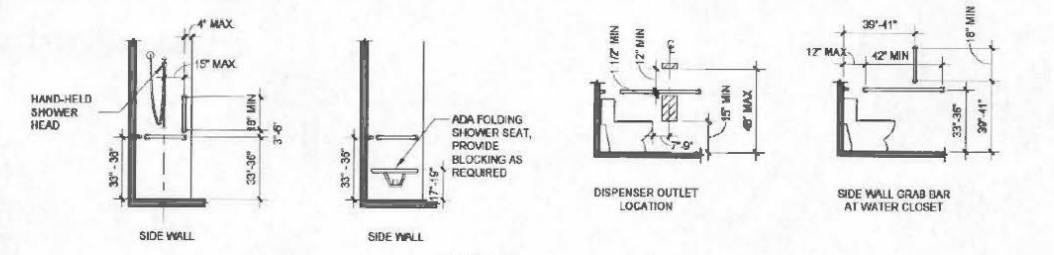
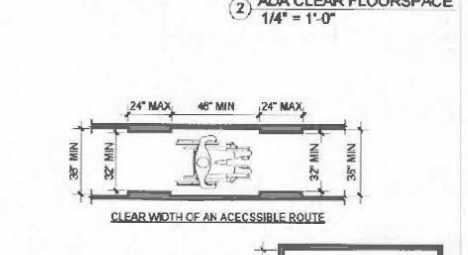
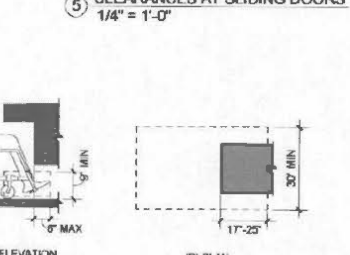
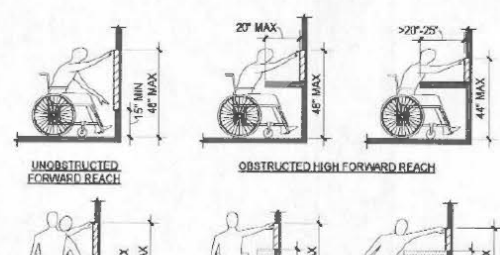
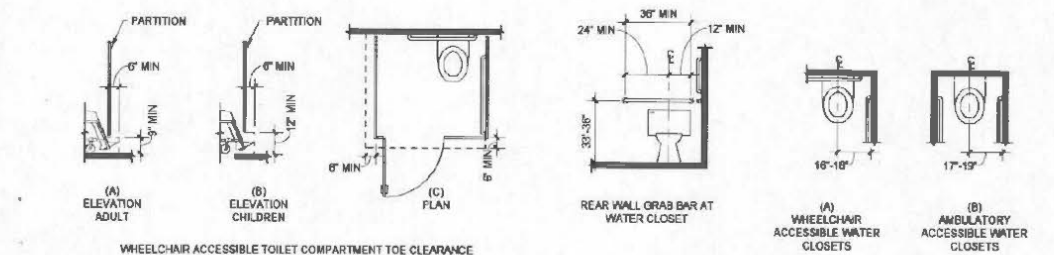
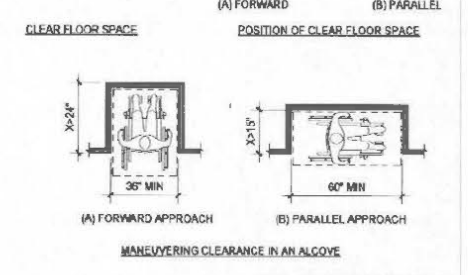
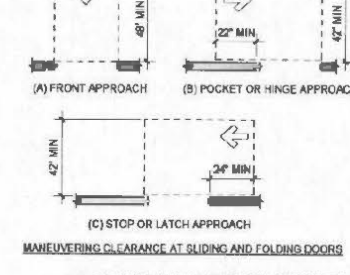
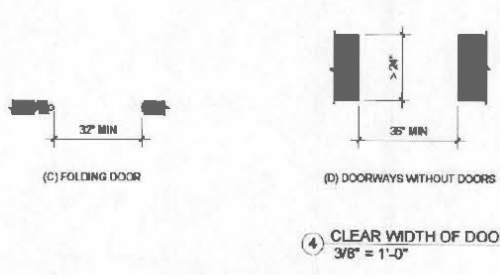
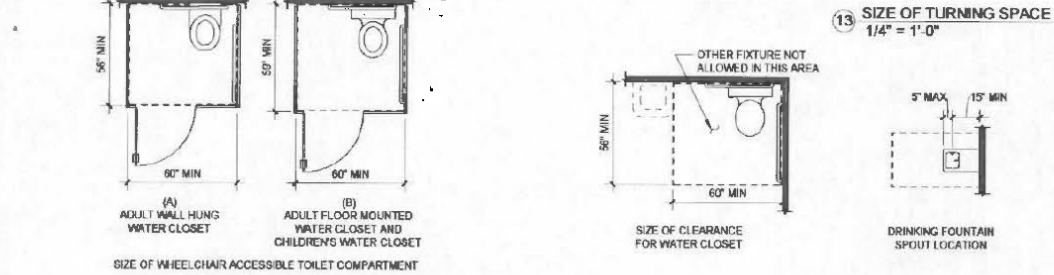
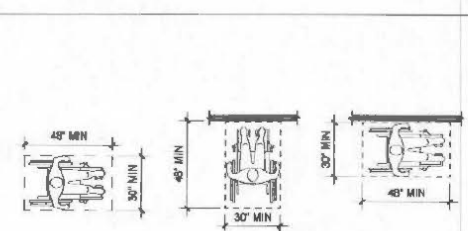
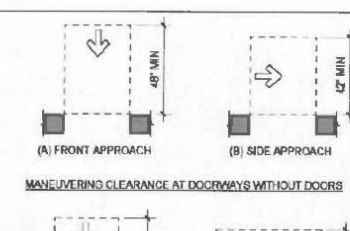
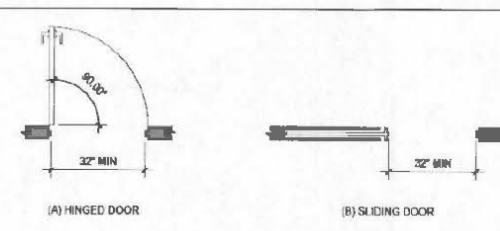
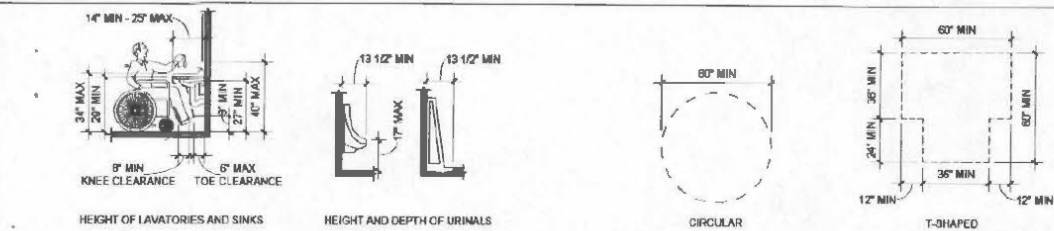
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GENERAL NOTES

G002

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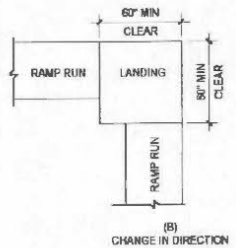
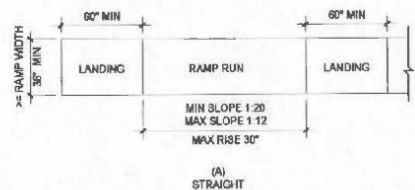
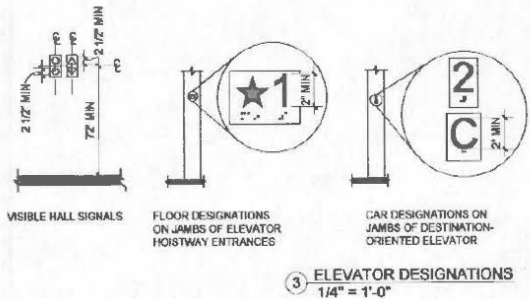
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Date

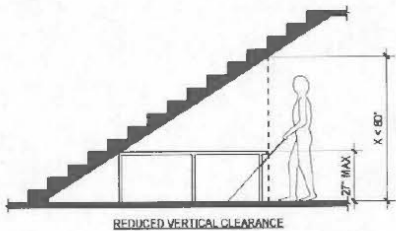
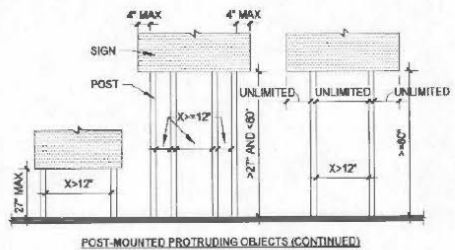
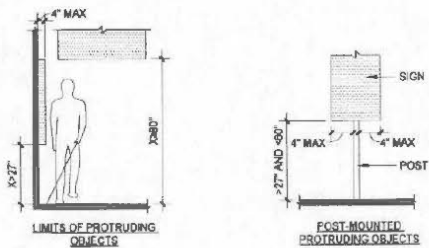
02/19/2025

ADA GENERAL
INFORMATION SHEETS

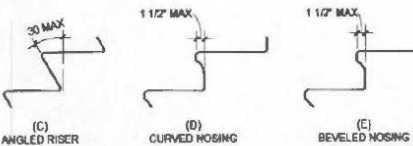
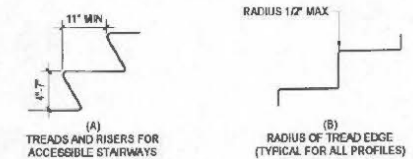
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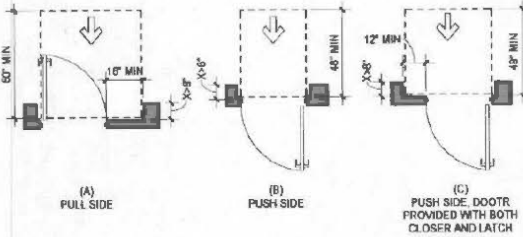
5 RAMP LANDINGS
1/4" = 1'-0"



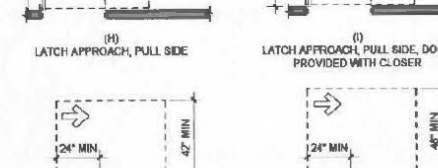
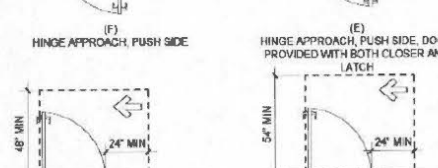
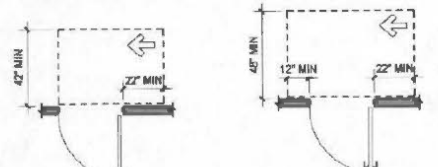
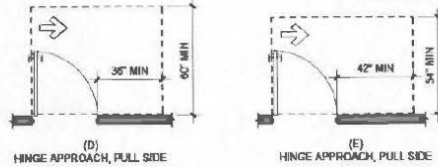
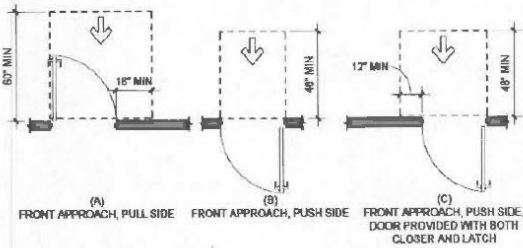
4 PROTRUDING OBJECTS
1/4" = 1'-0"



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



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



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

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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, TASTARS REGULATIONS AND STANDARDS INC. LIDING 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.

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02/19/2025

DEMO PLAN

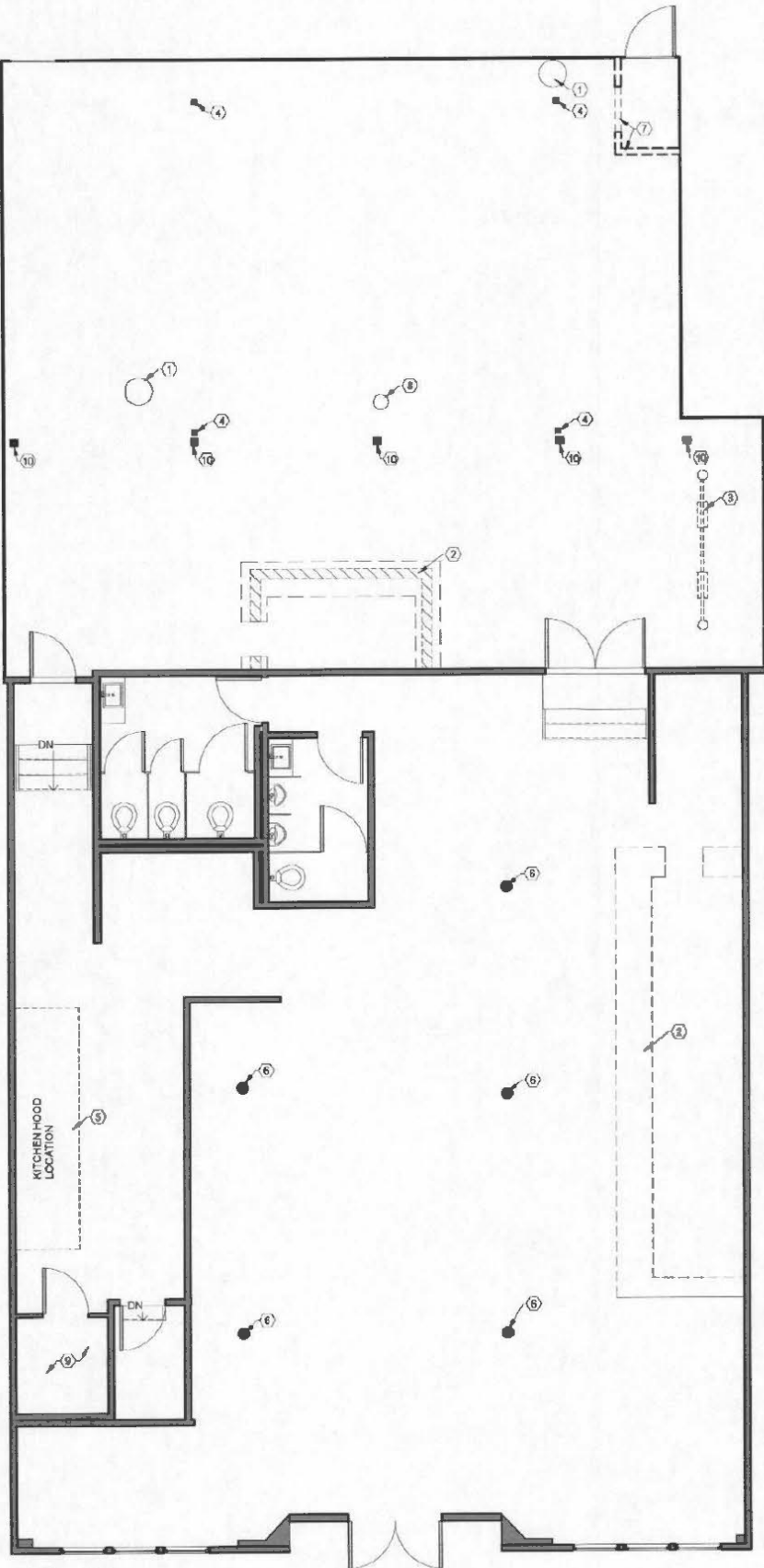
D100

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND CORE WALLS		OFFICE ROOM/ AREA NAME
	EXISTING INTERIOR PARTITIONS TO REMAIN		ROOM/ AREA NUMBER
	PARTITION TYPE		REVISION NUMBER
	NEW GWS PARTITION		KEYNOTE NUMBER
	NEW CMU WALL		SECTION NUMBER
	NEW CONCRETE WALL		SHEET NUMBER
	NEW SPECIALTY WALL		DETAIL NUMBER
	NEW LOW WALL		SHEET NUMBER
	RECESSED FIRE EXTINGUISHER CABINET		REFERENCE TYPE
	SURFACE MOUNTED FIRE EXTINGUISHER		ELEVATION NUMBER
	FLOOR NUMBER ROOM NUMBER DOOR LETTERING		SHEET NUMBER
	AREA NOT IN CONTRACT		ELEVATION NUMBER
	CORNER GUARD		SHEET NUMBER
	EXISTING STAND PIPE & FIRE HOSE		

DEMO KEY NOTES

- EXISTING TREE LOCATIONS.
- DEMO EXISTING BAR COUNTER AND LOW WALLS..
- EXISTING SWING.
- EXISTING PERGOLA STRUCTURE.
- EXISTING KITCHEN HOOD LOCATION
- EXISTING POST LOCATIONS.
- REMOVE EXISTING WALLS.
- REMOVE EXISTING TREE.
- EXISTING WALK IN COOLER.
- REMOVE EXISTING PERGOLA.



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

TRUE NORTH

COD_000013

TROPHY
DALLAS

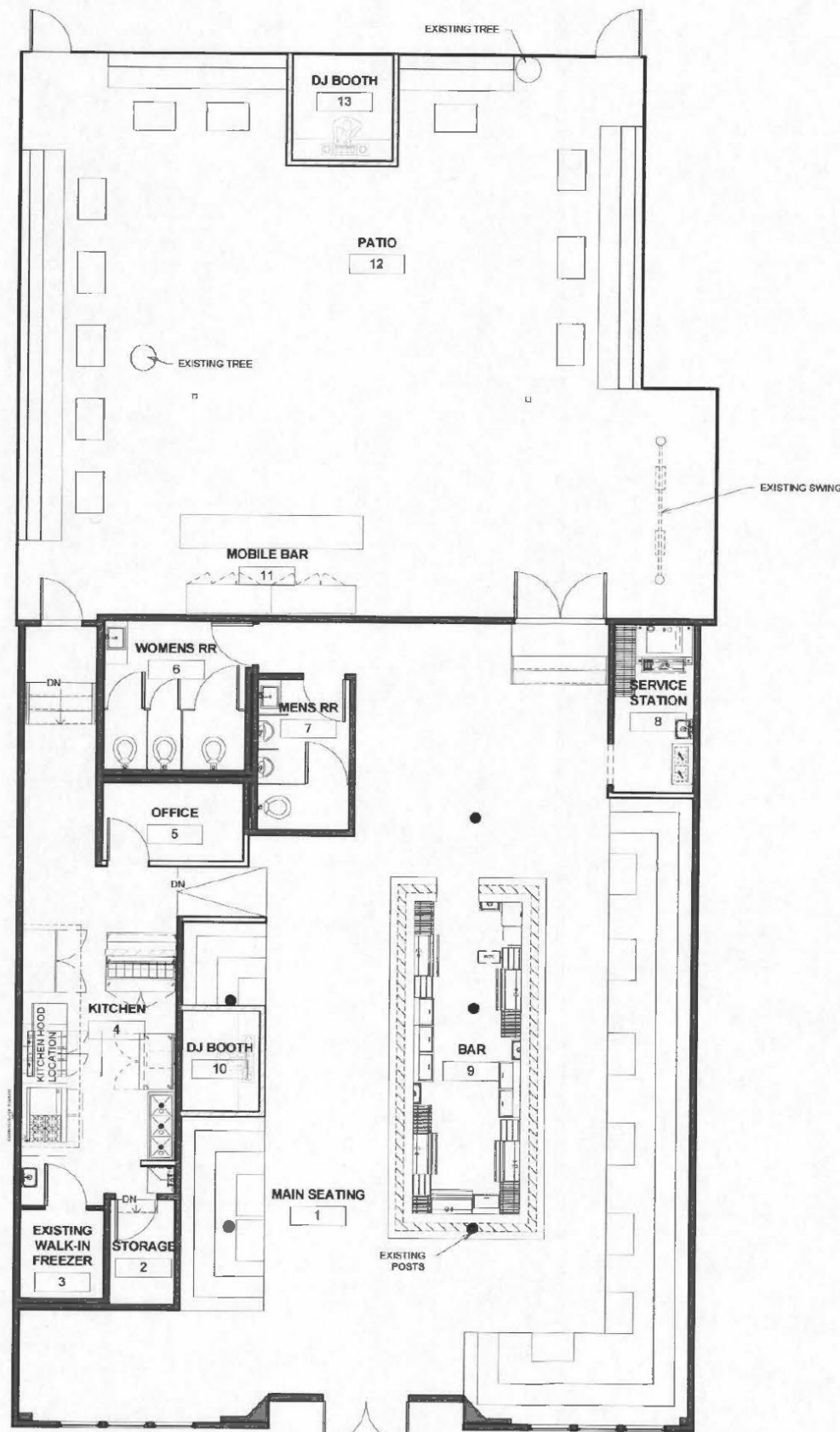
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STUDIO

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DALLAS, TX 75207
TEL: 214-356-4949



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 VICTORIA BUILDING. PLEASE STUDY THESE DOCUMENTS THOROUGHLY
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FURNITURE FLOOR
PLAN

ID100

COD_000014

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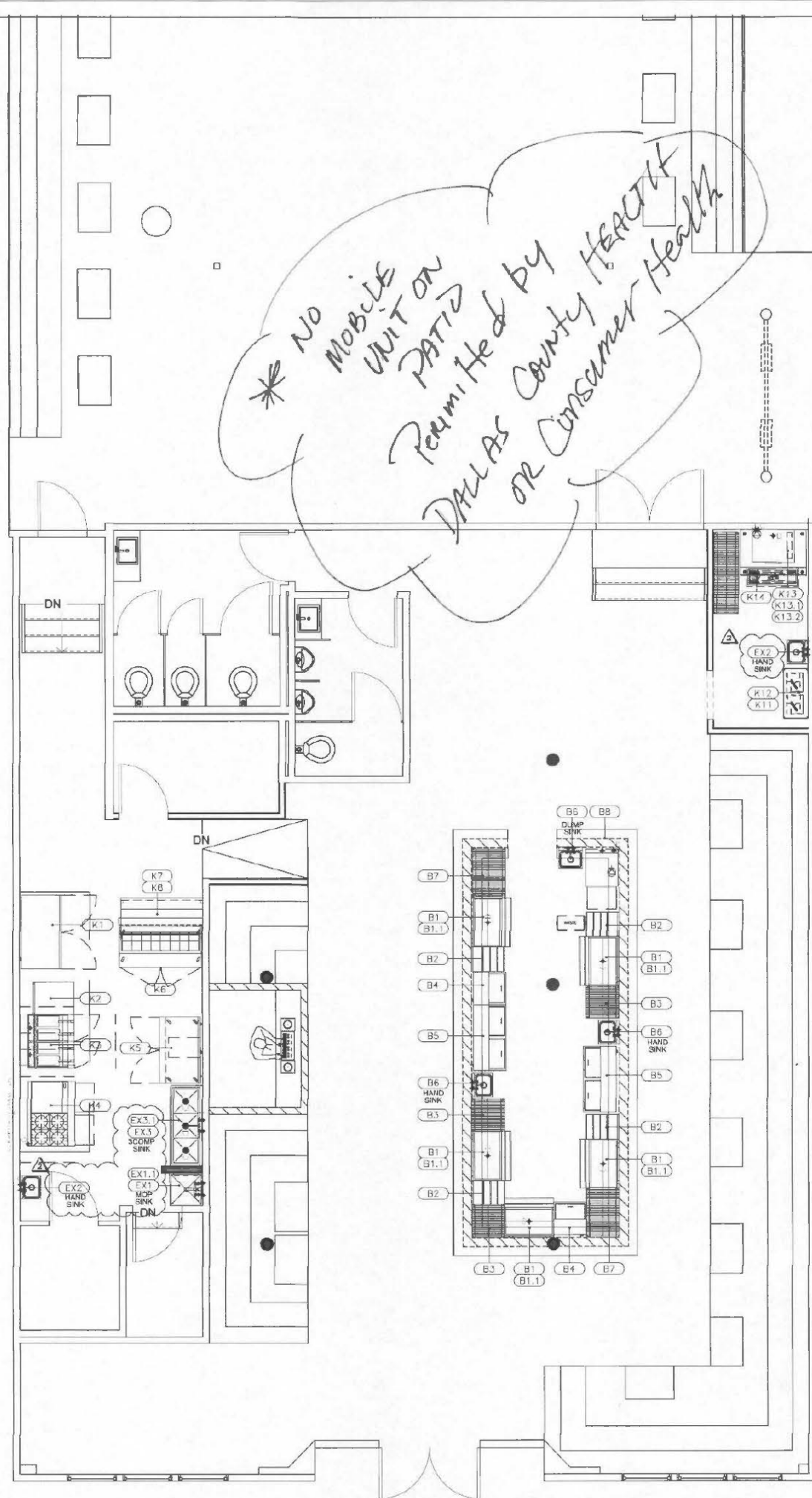
CITY COMMENTS 1 05/06/25

CITY COMMENTS 2 05/11/25

Date 02/04/2025

EQUIPMENT PLAN AND
SCHEDULE

K1.0

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

"Environmental Area" shall be defined to cover food processing and service areas. Utensil washing area, 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.

- Floors shall be sealed concrete, ceramic tile or other approved impervious material graded to a floor drain.
- Walls up to 8 feet minimum height shall be covered with an impervious and rigid material, minimum being fiberglass reinforced polyester, or better, and light in color. Wall covering above 8 feet may be smooth finished and painted a light color enamel.
- Approved cove base at floor-wall junction shall be provided and shall be tight fitting.
- Ceilings are required in all Environmental Areas. (See Stamp) They shall 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.
- All building, utility, and service window entrances to be insect and rodent proof with automatic closures.
- All lights shall be shielded in work areas and provide 50 foot candles at 30 inches.
- FRP or better to extend floor up behind all beverage dispensers, ice machines, or bag in box systems to reach 18 inches above highest equipment or box top and sides.

- Hand sinks shall be in all food and dish handling areas within 25 linear feet with no obstructions. Metered faucets are not allowed.
- At least a three-compartment stainless steel sink with drain board for manual washing is required, or a NSF approved commercial dishwasher.
- All equipment for food handling shall be fabricated for durability and meet or exceed NSF standards.
- Any wood surface not used for food handling shall be covered with plastic laminate.
- Separate storage cabinets shall be provided for non-food items.
- Stainless utility sink a minimum 14" deep or curb cleaning facility be provided with minimum 6" curb. Wrap with FRP.
- 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.

- Dry Storage**
- Any wood shelving shall be finished with a white light color oil based enamel paint.
 - Shelving shall be six inches off the floor.
 - Floors: Sealed concrete or better.
 - Walls and ceilings shall be finished with a light color oil based enamel.
 - Covering: Approved cove base.
 - Lighting: Shall be 30 foot candles at 30 inches.

- RESTROOM**
- 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.
 - Doors shall have automatic closures.
 - Single mix faucets with hot and cold water shall be provided.
 - Exhaust fans shall be provided.
 - Floors shall be sealed concrete, ceramic tile or other approved impervious material.

CITY OF DALLAS
Sustainable Development &
Construction Department
SUBJECT TO FIELD INSPECTOR'S APPROVAL
Approval of plans and/or specifications shall not be construed to sanction any violation of code.

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-236-S	

Walk-in coolers, floors, walls, and ceilings must be constructed of nonabsorbent materials. Wood surfaces are not permitted. Drains must be located outside of coolers in accordance with the plumbing code.

- Floor drains required at this area.
- All equipment must be tight sealed to a sanitary sewer.
- Seal all trench equipment if it is less than 18" from ceiling or wall.
- Walls in beverage area to be FRP or better floor up to 18" above top and sides of highest equipment.
- Floor-mounted equipment must be on six-inch "bullet" legs, 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.
- Exposed wood or particleboard is not permitted in food preparation areas, utensil washing areas or walk-in refrigerators.

- Formica and similar plastic laminates may be used to cover shelving, serving counters and other fixtures not subject to soiling or splashing. FRP must be applied to meet all other required standards. Use of plastic laminate on fixtures at areas subject to moisture, splash, grease, or frequent soiling is not allowed. Properly constructed, easily cleanable equipment with stainless steel work surface is permitted in such areas.
- For grease traps located inside the food establishment the id and the trap shall be provided as required or designed.
- Condensate or drip lines shall have a minimum one-inch air gap to the drain, accessible.
- The collection systems shall be covered or placed outside food handling areas.
- Non-potable vent pipes to the outside all rooms from which offensive odors, vapors, or fumes originate.
- Provide toilet facilities accessible to employees at all times.
- No domestic walk-in coolers or freezers are allowed.
- Three (3) inch floor sink drain lines under 3-compartment sink.

Dallas City Code Chapter 17 requires that all defects be corrected prior to approval of health permit.

A3 COMP. SINK ON BULLET LEGS
SINK, DRAINBOARD REQUIRED AND LARGE ENOUGH TO SUBMERGE LARGEST PAN.

An Approved and of plans shall remain on construction site until work inspected and approved by the health authority.

CITY OF DALLAS
Sustainable Development &
Construction Department
Standard Permit Requirements
Chapter 17, Food & Drug Code

SINK DRAINBOARD
REQUIRED REFER 2.1

Inspector must inspect
visually prior to opening.

50 GALLON HOT WATER HEATER

50 GALLON HOT WATER HEATER

SUBJECT TO FIELD
INSPECTOR'S APPROVAL

BAR/LOUNGE

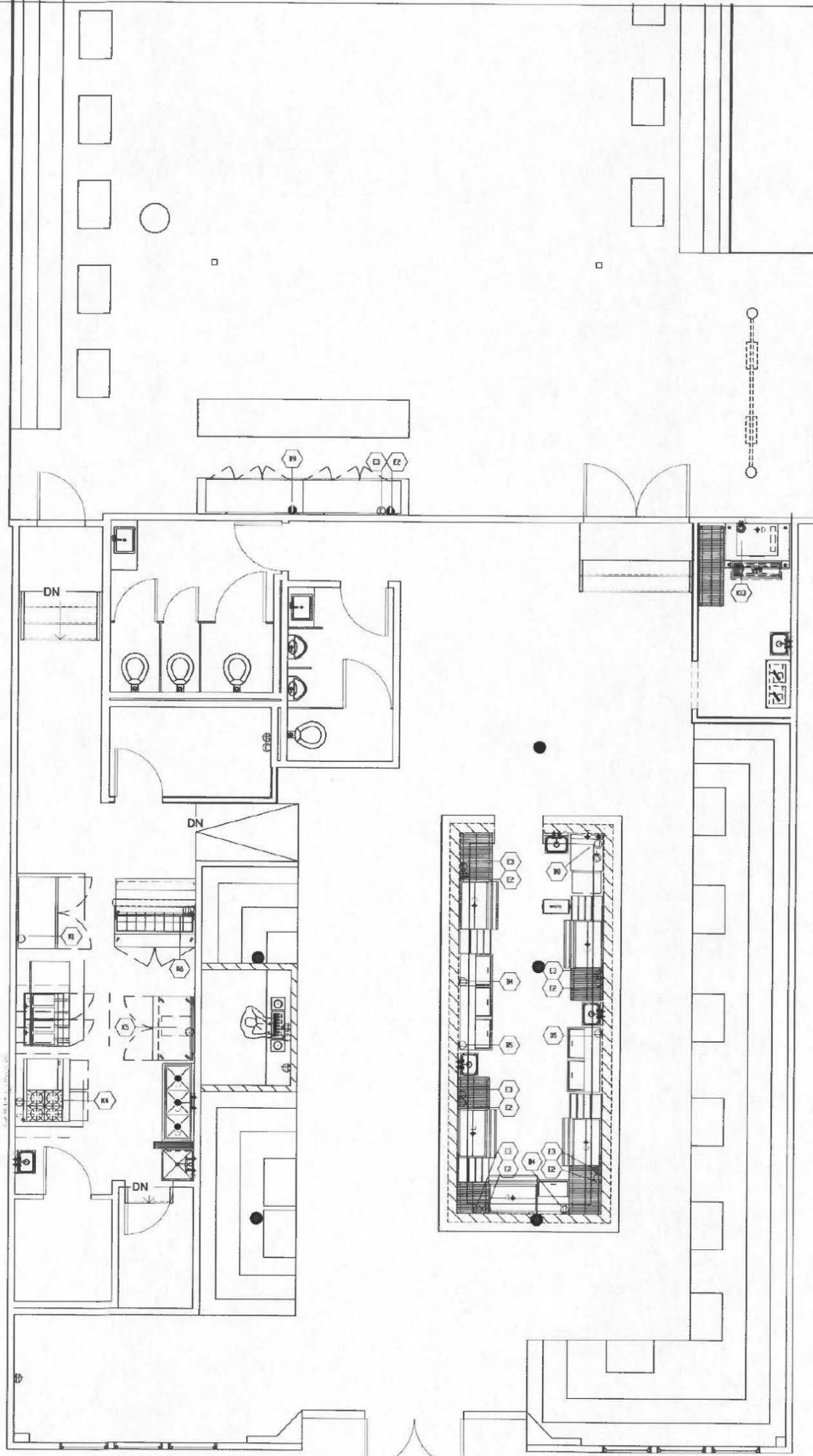
- Floor to be sealed concrete or equivalent.
- Provide a floor drain in all new or renovated bars.
- Provide a 1-inch air gap at all ice machine and jockey boxes.
- Cover all exposed wood under bar top and backsides of bar top with smooth, non-absorbent material, fiberglass reinforced Polyester, or better, and light in color.
- Provide a ceiling over the service area of the bar. There shall be no exposed overhead utility piping, beams, joists, rafters, or ducts.
- No drain lines of conduits on floor.
- Provide at least a 3-compartment stainless steel sink on bullet legs with drain board for manual washing, or a NSF approved commercial dishwasher.
- Provide a hand wash/dump sink behind bar.
- All light behind the bar to be shielded. Provide at least 30 foot candles of lighting in utensil wash area.

PRE PACKAGED FOOD ONLY

- Only Pre-packaged food to be served, sold, or distributed.
- Floors to be sealed concrete or better.
- Walls to be sealed with a smooth, non-absorbent rigid material such as FRP.
- Provide a utility mop sink in area, stainless, minimum 14" Deep.
- Provide a restroom for employees.
- Only NSF or equal equipment to be used.

SUBJECT TO FIELD
INSPECTOR'S APPROVAL

REVISED
02/19/25



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

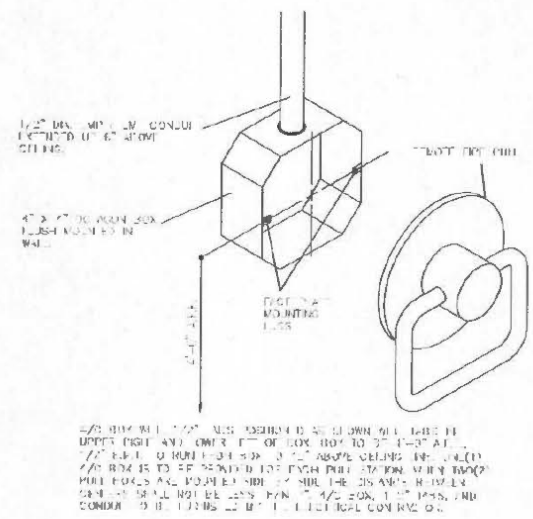
ELECTRICAL ROUGH-IN SCHEDULE									
Item No	Equipment Category	Volts	Phase	Amps	Direct Plug	Electrical AFF (in)	NEMA	Elec. Remarks	
E1	General Use Outlet	120	1	20.0	X	18	5-15P		
E2	General Use Outlet	120	1	20.0	X	36	5-15P		
E3	POS - Data				X	18		Run conduit to office for data line	
E4	Remote Fire 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						ABBREVIATIONS	
SYMBOLS							
⊕	SINGLE CONVENIENCE OUTLET (SR)	Ⓢ	SOLENOID OR CONTROL CIRCUIT	EL	ELEVATION ABOVE FINISH FLOOR		
⊕	DUPLEX CONVENIENCE OUTLET (DR)	Ⓢ	CONDUIT AS NOTED	A	AMPERES		
⊕	WEATHER PROOF DUPLEX OUTLET (WFO)	Ⓢ	FIRE PULL CONDUIT	V	VOLTS		
⊕	QUAD CONVENIENCE OUTLET (QCO)	Ⓢ	CONVENIENCE OUTLET, TWO CIRCUIT, 120/208/1, 3 WIRE OR AS NOTED	W	WATTS		
⊕	SPECIAL PURPOSE OUTLET (SPO)	Ⓢ	SWITCH	∅	PHASE		
⊕	JUNCTION BOX (JB)	Ⓢ	SWITCH AND PILOT LIGHT	AFF	ABOVE FINISH FLOOR		
⊕	DROP CORD RECEPTACLE (DCR)	Ⓢ	TELEPHONE/DATA OUTLET	BTC	BRANCH TO CONNECTION POINT AND CONNECT TO EQUIPMENT		
⊕	SINGLE POWER OUTLET (SO) AS NOTED	Ⓢ	PANEL BOARD	BFF	BRANCH TO FIXTURE, FURNISH/INSTALL RECEPTACLE		
⊕	STUB UP ABOVE FINISHED FLOOR	Ⓢ	DISCONNECT SWITCH	DFA	DOWN FROM ABOVE		
⊕	LIGHT INDICATION			SU	STUB UP ABOVE FINISH FLOOR		
⊕	HEATED ELEMENT OR POWER			HP	HORSEPOWER		
⊕	MOTOR OUTLET			KV	KILOWATTS		
⊕	CEILING RECEPTACLE AS NOTED						
⊕	FLOOR RECEPTACLE AS NOTED						

- ELECTRICAL NOTES:
- REFER TO DIMENSIONS ON THIS DRAWING
 - VERIFY ALL ELECTRICAL CHARACTERISTICS W/ ARCHITECT'S ENGINEERING DRAWINGS.
 - DIMENSION INDICATED ARE TO BE VERIFIED AS REQ'D BY FIELD CONDITIONS
 - ACCESSORIES AND FITTINGS PROVIDED LOOSE W/ FOODSERVICE EQUIPMENT BY SECTION 114000 FIELD INSTALLED BY DIV. 26.
 - S/S DISCONNECT SWITCH PROVIDED/INSTALLED BY DIV. 26.
 - 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.
 - DOOR HEATERS, LIGHT(S), AND PRESSURE RELIEF PORT(S) PRE-WIRED TO J-BOX AT FINAL CONNECTION BY DIV. 26.
 - (7) WIRES AND CONDUIT FROM CONDENSOR J-BOX AT COLD STORAGE REFRIGERATION RACK TO EVAPORATOR COIL J-BOX BY DIV. 26.
 - INTERCONNECT TO EXHAUST HOOD FAN(S) AND SWITCH BY DIV. 26.
 - INTERCONNECT TO EXHAUST HOOD LIGHT(S) AND SWITCH BY DIV. 26.
 - INTERCONNECT FIRE PROTECTION SYSTEM TO PANEL BOX SHUNT TRIP(S) AND BUILDING ALARM BY DIV. 26.
 - RECEPTACLE(S) TO BE PRE-WIRED TO J-BOX OR LOAD CENTER FOR FINAL CONNECTION BY DIV. 26.
 - SECTION 114000 TO VERIFY UTILITY REQ'S OF EXISTING EQUIPMENT.
 - 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 THUS 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 Remote Fire Pull Detail
K1.1 SCALE: None

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75228

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

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

ISSUE:

02/19/2025 FOR PERMIT/CONSTRUCTION

REVISIONS:

1. [REVISION]

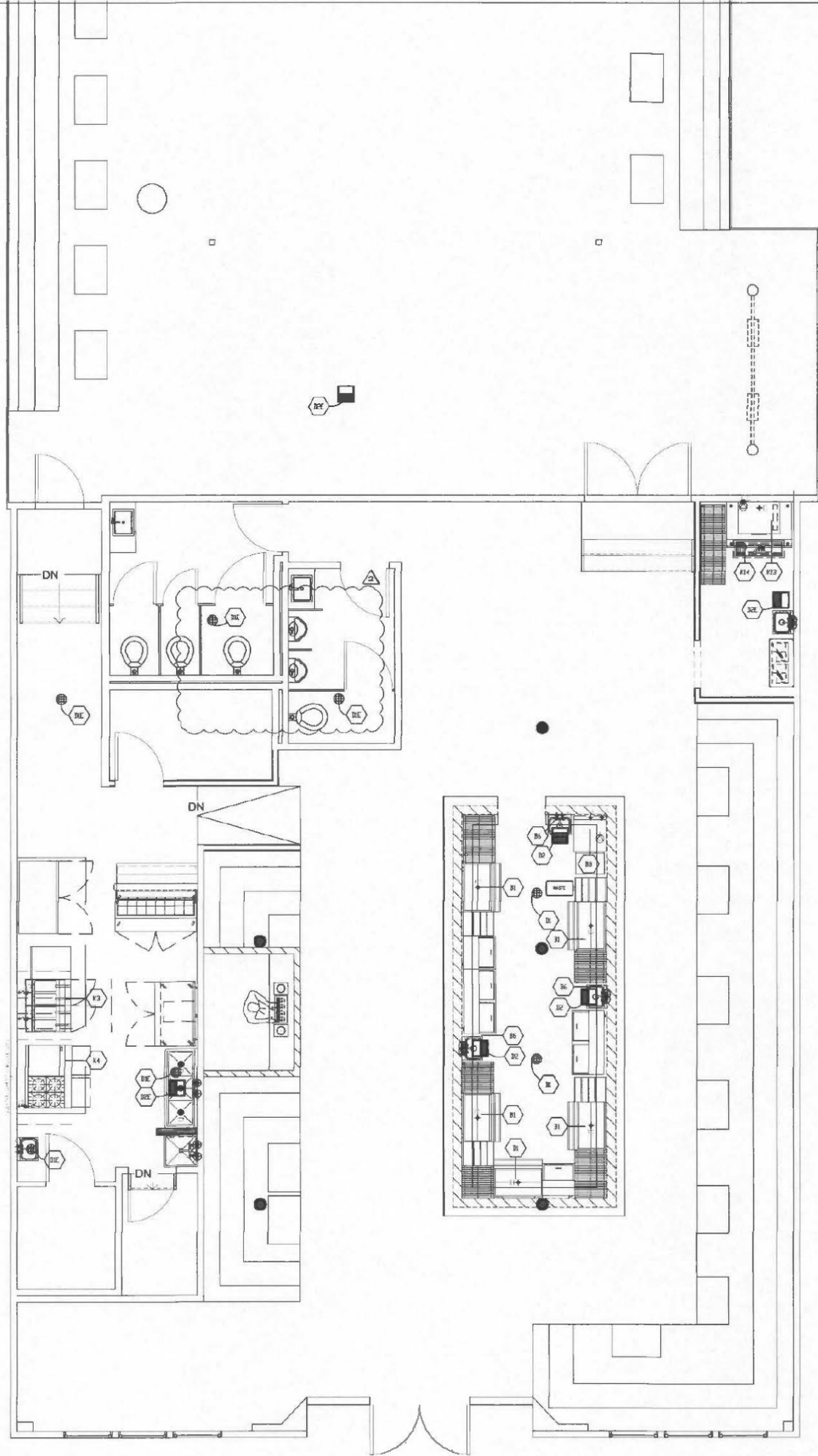
Date

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		1.5				
B8	Wrewasher, 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		ABBREVIATIONS			WATER SUPPLY REQUIREMENTS
① ②	HOT/COLD WATER	HW	HOT WATER	SU	
③	DRAIN IN WALL	CW	COLD WATER	EL	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 50 PARTS PER MILLION & WATER PH SHOULD BE 7.0 OR HIGHER.
④	PIPE/WIRING CHASE	DR	DRAIN	GPH	
⑤	FLOOR DRAIN AS NOTED	AF	ABOVE FINISHED FLOOR	GPM	
⑥	FUNNEL DRAIN AS NOTED	BFF	BELOW FINISHED FLOOR	BHP	
⑦	HUB DRAIN	FD	FLOOR DRAIN	PPH	
⑧	FLOOR SINK FULL GRATE	FFD	FUNNEL DRAIN	PSI	
⑨	FLOOR SINK 3/4 GRATE	FS	FLOOR SINK	BT	
⑩	FLOOR SINK HALF GRATE	HD	HUB DRAIN	BT	
⑪	FLOOR TROUGH DRAIN	SS	STEAM SUPPLY	BT	
⑫	GAS DROP	SR	STEAM RETURN	BT	
•	STUB UP	SU	STUB UP ABOVE FINISHED FLOOR	DTA	DOWN FROM ABOVE

TROPHY DALLAS

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DESIGN CONSULTANT

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ISSUE:

02/04/2025 FOR PERMIT/CONSTRUCTION

REVISIONS:

1 CITY COMMENTS 1 02/04/25

2 CITY COMMENTS 2 02/04/25

Date 02/04/2025

EQUIPMENT PLUMBING ROUGH-IN

K1.2

COD_000017

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 (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1 Dining Bar Lounge/Seating	2935	0.80	2368
Total Allowed Watts = 2368			

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/Seating (2935 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

Page 1 of 5

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 (PRA)	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

Page 2 of 5

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 (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 (EL18)	Occupancy sensors installed in classrooms/lecture/seminar rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounge/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces ≤ 300 sq ft 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 (EL19)	Occupancy sensors: control function in warehouses. In warehouses, the lighting in aiseways and open areas is controlled with occupancy 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 aiseway independently and do not control lighting beyond the aiseway 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 (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 $\geq 40\%$ 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 (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)

Project Title: 25024 - Trophy

Data Filename:

Report date: 02/19/25

Page 3 of 5

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4 (EL23)	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 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 (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 $\leq 5\%$.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.1.3 (EL30)	At least 50% 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.
C405.11.1 (EL31)	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, class rooms and workstations and $\geq 25\%$ 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

Data Filename:

Report date: 02/19/25

Page 4 of 5

Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 (F117)	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 (F157)	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 (F116)	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 (F133)	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

Data Filename:

Report date: 02/19/25

Page 5 of 5

TROPHY
DALLAS

2711 Elm St. Dallas, TX
75226



DESIGN
CONSULTANT

75 DEGREE
DESIGN
STUDIO

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

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

CONSTRUCTION
0000018

MECHANICAL AND PLUMBING SYMBOLS ABBREVIATIONS

SYMBOL	DESCRIPTION	TEXT	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK	ADA	AMERICANS WITH DISABILITIES ACT
	BOLD LINE WEIGHTS REPRESENT NEW WORK	AFB	ABOVE FINISHED FLOOR
	EXISTING DUCTWORK TO BE REMOVED	BDD	BACKDRAFT DAMPER
	EXISTING DUCTWORK	BOD	BOTTOM OF DUCT
	NEW DUCTWORK	BFF	BELOW FINISHED FLOOR
	CHANGE OF ELEVATION - RISE (R) DROP (D)	BFP	BACKFLOW PREVENTER
	DUCT UP, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	BHP	BRAKE HORSEPOWER
	DUCT UP, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CU	CONDENSATE DRAIN
	DUCT DOWN, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CFM	CUBIC FEET PER MINUTE
	DUCT DOWN, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CHW	CHILLED WATER RETURN
	MANUAL VOLUME DAMPER	CHS	CHILLED WATER SUPPLY
	FIRE DAMPER, VERTICAL POSITION	CO	CLEANOUT
	FIRE DAMPER, HORIZONTAL POSITION	CR	CONDENSER WATER RETURN
	CEILING DIFFUSER	CS	CONDENSER WATER SUPPLY
	CEILING EXHAUST/RETURN GRILLE	CU	COPPER
	SLOT DIFFUSER	GW	DOMESTIC COLD WATER
	SIDEWALL GRILLE OR REGISTER	(D)	EXISTING TO BE DEMOLISHED
	INDICATES DIRECTION OF AIRFLOW	DCO	DOUBLE CLEANOUT
	DETAIL TAG	(E)	EXISTING TO REMAIN
	DETAIL TAG	E/A	EXHAUST AIR
	DETAIL TAG	EAT	ENTERING AIR TEMPERATURE
	DETAIL TAG	ESP	EXTERNAL STATIC PRESSURE
	DETAIL TAG	EWG	ELECTRIC WATER COOLER
	DETAIL TAG	EWL	ELECTRIC WATER HEATER
	DETAIL TAG	FWT	ENTERING WATER TEMPERATURE
	DETAIL TAG	°F	DEGREES FAHRENHEIT
	DETAIL TAG	F	FIRE LINE
	DETAIL TAG	FGO	FLOOR CLEANOUT
	DETAIL TAG	FLD	FLOOR DRAIN
	DETAIL TAG	FD	FIRE DAMPER
	DETAIL TAG	FS	FLOOR SINK
	DETAIL TAG	FSD	COMBINATION FIRE SMOKE DAMPER
	DETAIL TAG	G	GAS
	DETAIL TAG	GPM	GALLONS PER MINUTE
	DETAIL TAG	HG	REFRIGERANT HOT GAS
	DETAIL TAG	HP	HORSEPOWER
	DETAIL TAG	HR	HEATING HOT WATER RETURN
	DETAIL TAG	HS	HEATING HOT WATER SUPPLY
	DETAIL TAG	HW	HOT WATER SUPPLY
	DETAIL TAG	HWL	HOT WATER RETURN
	DETAIL TAG	IC	IN COUNTER
	DETAIL TAG	K/E	KITCHEN EXHAUST
	DETAIL TAG	KW	KILOWATT
	DETAIL TAG	L	LAVATORY
	DETAIL TAG	M/A	MAKE-UP AIR
	DETAIL TAG	MB	MOP BASIN
	DETAIL TAG	MTD	MOUNTED
	DETAIL TAG	(N)	NEW
	DETAIL TAG	N/C	NOT IN CONTRACT
	DETAIL TAG	O/A	OUTSIDE AIR
	DETAIL TAG	OD	OPPOSED BLADE DAMPER
	DETAIL TAG	OC	OVERFLOW CONDENSATE DRAIN
	DETAIL TAG	OD	OVERFLOW ROOF DRAIN
	DETAIL TAG	OFI	OWNER FURNISHED CONTRACTOR INSTALLED
	DETAIL TAG	PBD	PARALLEL BLADE DAMPER
	DETAIL TAG	PSI	POUNDS PER SQUARE INCH
	DETAIL TAG	(R)	EXISTING TO BE RELOCATED
	DETAIL TAG	R/A	RETURN AIR
	DETAIL TAG	RD	ROOF DRAIN
	DETAIL TAG	RL	REFRIGERANT LIQUID
	DETAIL TAG	RO	REVERSE OSMOSIS
	DETAIL TAG	RS	REFRIGERANT SUCTON
	DETAIL TAG	S	SINK
	DETAIL TAG	S/A	SUPPLY AIR
	DETAIL TAG	SAW	SANITARY SEWER
	DETAIL TAG	SD	STORM DRAIN
	DETAIL TAG	SIM	SIMILAR
	DETAIL TAG	TP	TRAP PRIMER
	DETAIL TAG	TWH	TANKLESS WATER HEATER
	DETAIL TAG	TW	TEMPERED WATER
	DETAIL TAG	U	UNRAIL
	DETAIL TAG	UF	UNDERFLOOR
	DETAIL TAG	UG	UNDERGROUND
	DETAIL TAG	UNO	UNLESS NOTED OTHERWISE
	DETAIL TAG	V	VENT
	DETAIL TAG	VFD	VARIABLE FREQUENCY DRIVE
	DETAIL TAG	VIF	VERIFY IN FIELD
	DETAIL TAG	VTR	VENT THROUGH ROOF
	DETAIL TAG	W	WALL MOUNTED
	DETAIL TAG	WC	WATER CLOSET
	DETAIL TAG	WCO	WALL CLEANOUT
	DETAIL TAG	WP	WEATHER PROOF

NOTE: 1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS. (P/100)

DIVISION 21 - FIRE SUPPRESSION

- 211313 - WET PIPE SPRINKLER SYSTEMS**
- 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 AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
 - SPRINKLER HEADS IN FINISHED AREAS SHALL BE CONCEALED TYPE WITH WHITE COVER PLATES. SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILES.
 - 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.
 - 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.
 - SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE CONCEALED TYPE WITH WHITE FLUSH COVERS OR RECESSED TYPE WITH TWO-PIECE CHROME EXCUT CHAINS AS NOTED. SPRINKLER HEADS IN UNFINISHED SPACES SHALL BE CHROME PENDANT TYPE.
 - EXTENDED COVERAGE TYPE SPRINKLER HEADS MAY BE USED WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

DIVISION 22 - PLUMBING

- 220100 - BASIC PLUMBING REQUIREMENTS**
- 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, HOSTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
 - NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERFERENCE.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
 - ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 - 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.
 - 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.
 - 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.
 - 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.
 - MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
 - IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
 - 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 PLUMBING MATERIALS AND METHODS

- 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.
- SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL PLUMBING ITEMS FOR APPROVAL.
- UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE PLUMBING EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED, REMOVED 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.
- UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
- PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
- 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

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

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

- 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 U/L FOR THE SERVICE INTENDED.

220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

- ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
- 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

- CHILLED WATER AND REFRIGERANT SUCTON LINES 1.5 INCHES AND SMALLER SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALK SERVICE JACKET AND INTEGRAL VAPOR BARRIER. INSULATION THICKNESS ON THESE LINES GREATER THAN 1.5 INCHES SHALL BE 1.5 INCH THICKNESS.
- CIRCULAR DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALK SERVICE JACKET.
- 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 ALK SERVICE JACKET AND INTEGRAL VAPOR BARRIER.
- ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

221116 - DOMESTIC WATER PIPING

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

221319 - SANITARY WASTE AND VENT PIPING

- SANITARY WASTE, VENT, AND DRAIN PIPING 2 INCHES AND LARGER SHALL BE SERVICE WEIGHT CAST IRON. PIPING BELOW THE SLAB SHALL BE RUS AND SPOUT TYPE WITH SEALED JOINTS. PIPING ABOVE THE SLAB SHALL BE NO-HUB TYPE. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DRY COPPER, OR SERVICE WEIGHT CAST IRON. WASTE PIPING SMALLER THAN 2 INCHES MAY BE DRY 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

- 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

- 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, HOSTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
- NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERFERENCE.
- 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.
- 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.
- 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.
- 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.
- COORDINATE LOCATIONS OF EXISTING EQUIPMENT (DUCTS, TERMINAL BOXES, ETC.) WITH NEW FLOOR TO STRUCTURE PARTITIONS. RELOCATE EQUIPMENT IF REQUIRED TO MAINTAIN ADEQUATE SERVICE CLEARANCE.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- 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.
- 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.
- 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.
- 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.
- MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
- IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
- 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

- 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.
- SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL MECHANICAL ITEMS FOR APPROVAL.
- UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE MECHANICAL EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED, REMOVED 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.
- UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
- PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
- 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

- 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 U/L FOR THE SERVICE INTENDED.

230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

- ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
- 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

- ALL MECHANICAL SYSTEMS SHALL BE TESTED AND BALANCED USING ASAC OR NEW PROCEDURES. FINAL REPORT SHALL BE SUBMITTED TO THE OWNER.

230713 - DUCT INSULATION

- INTERIOR METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH TYPE II 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 LINED IS USED.
- INSULATED R-VALUE SHALL BE EQUAL TO ISO.
- ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

230923 - INSTRUMENTATION AND CONTROLS FOR HVAC

- PROVIDE ALL CONTROLS REQUIRED TO COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS AND OPERATION OF THE SYSTEMS AND EQUIPMENT INSTALLED.
- 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.
- ELECTRIC AND/OR ELECTRONIC CONTROLS SHALL BE INSTALLED COMPLETE WITH REQUIRED POWER CIRCUITS, POWER SUPPLIES, WIRING, CONDUIT, ACCESSORIES, AND ENCLOSURES.
- PROVIDE DOC CONTROLS.
- LOCATIONS OF ALL THERMOSTATS/SENSORS SHALL BE COORDINATED WITH FURNITURE LOCATIONS AND FINISHES. THERMOSTAT/SENSORS SHALL NOT BE INSTALLED BEHIND SYSTEM FURNITURE PANELS, IN MILLINOLETS, OR ABOVE DAMPERS.
- THERMOSTATS AND SENSORS SHALL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF TAS AND ADA.
- EACH SYSTEM SHALL HAVE ONE 50-20-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 SCHEDULED SCHEDULE WITHOUT REPROGRAMMING.

231123 - NATURAL GAS PIPING

- 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

- 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

- PROVIDE SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE:
 - FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
 - DUCT LAYOUT INDICATING SIZES, CONFIGURATION, LINER MATERIAL, AND STATIC-PRESSURE CLASSES.
 - ELEVATION OF BOTTOM OF DUCTS.
 - FITTINGS.
 - PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
 - LOCATIONS FOR DUCT ACCESSORIES, INCLUDING DAMPERS, TURNING VANES, AND ACCESS DOORS AND PANELS.
- 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.
- UNLESS NOTED OTHERWISE, ALL DUCT DIMENSIONS INDICATE THE FREE AREA REQUIRED. WHERE INTERNAL DUCT LINED IS USED, INCREASE THE DUCT DIMENSIONS ACCORDINGLY.
- 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.
- PROVIDE PAINT GRIP DUCT WHERE EXPOSED.

233300 - AIR DUCT ACCESSORIES

- PROVIDE FLEXIBLE DUCT CONNECTIONS AT EQUIPMENT.
- 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.
- FLEXIBLE DUCTS SHALL HAVE ONE INCH THICKNESS EXTERNAL INSULATION WITH FOIL JACKET AND VAPOR BARRIER. FLEXIBLE DUCTS SHALL MEET CLASS 1, UL-183 AND 25/50 FIRE RATING REQUIREMENTS.
- VERIFY ADEQUATE PATHS ARE PROVIDED FOR RETURN AIR. LINED RETURN AIR TRANSFER BOOTHS SHALL BE PROVIDED IN ALL FLOOR TO STRUCTURE PARTITIONS.
- ALL FIRE DAMPERS SHALL BE TYPE B WITH THE CURTAIN OUT OF THE AIRSTREAM.
- PROVIDE ACCESS DOORS AT EACH DUCT MOUNTED FIRE DAMPER.
- PROVIDE MANUAL VOLUME CONTROL DAMPER IN THE DUCT RUNOUT TO EACH AIR SUPPLY DEVICE.

233413 - HVAC FANS

- ALL FANS SHALL BE AMCA CERTIFIED.

233713 - AIR DIFFUSERS, REGISTERS, AND GRILLES

- AIR 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

- PROVIDE FACTORY ASSEMBLED AND TESTED, PACKAGED ROOFTOP COOLING AND HEATING UNITS OF THE NOMINAL CAPACITIES SCHEDULED. UNITS SHALL BE AS MANUFACTURED BY AMCA, CARRIER, LENOX, 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 FLOORS, ACCESSORIES REQUIRED FOR COMPLETE AND OPERATING SYSTEMS.

238126 - SPLIT-SYSTEM AIR-CONDITIONERS

- PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC

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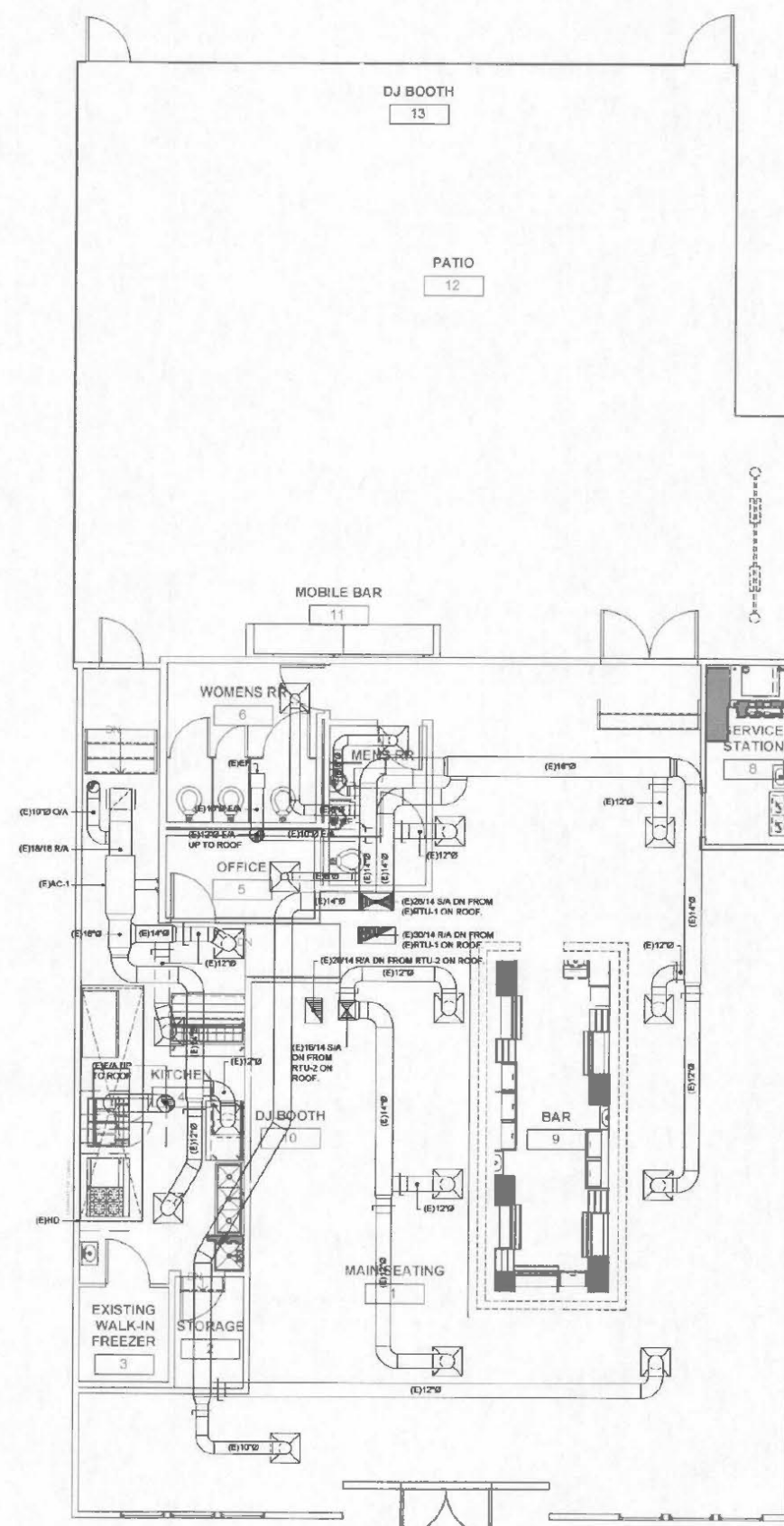
ISSUE:

REVISIONS:

Date	02/19/2025
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FLOOR PLAN -
MECHANICAL

M2.01



NOTE: MECHANICAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
MECHANICAL SYSTEMS TO STAY AS IS. THERE IS NO SCORE 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 PRECAUTIONS TO ENSURE THAT ALL REUSED EQUIPMENT IS IN PROPER WORKING CONDITION.

2. EXISTING OUTCROWK IS APPROXIMATE (BASED OFF SITE VISIT). EXACT ROUTING WILL NEED TO BE VERIFIED FOR ANY MAJOR DISCREPANCIES. ALL EXISTING OUTCROWK THAT REMAINS SHALL BE MAINTAINED AND INSPECTED TO ENSURE NO FURTHER 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

NOVA
ENGINEERING
SELF-CORRECTING LITERACY ©#8073/2000
18 STATE ST. 11TH FL. SUITE 12 BAY CONDO, TX 77054
832.750.1000 WWW.NOVAENGINEERING.NET

EXISTING SPLIT SYSTEM SCHEDULE

AIR HANDLING UNIT																	CONDENSING UNIT								REMARKS	
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.
		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)															
(E)AC-1	5.0	400	2,000	—	—	—	—	—	—	—	—	COLEMAN	—	—	208/1Ø	—	—	(E)CU-1	105	208/1Ø	35.9	50	COLEMAN	—	CCJF0554151A	1

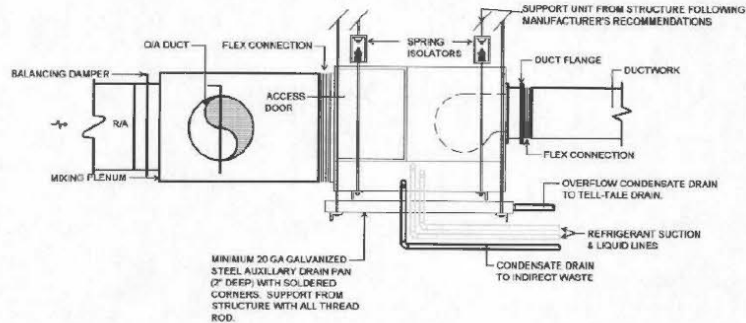
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.

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

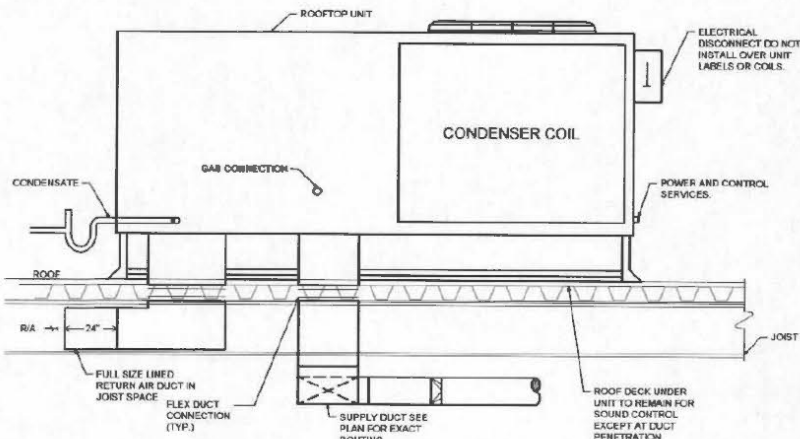
EXISTING ROOFTOP UNIT SCHEDULE

MARK	SERVES	NOM. TONS	AMBIENT TEMP (°F)	O/A CFM	SUPPLY FAN				COOLING COIL				HEATING		ELECTRICAL				MANUFACTURER	MODEL NO.	REMARKS
					CFM	E.S.P. ("WG)	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	DFQ80K08H00001SAA	1
(E)RTU-2	—	4.0	105	320	1,600	—	—	—	—	—	—	—	GAS	172.5	—	100	Ø1	208/3Ø	CARRIER	48TJDD16-S71YA	1

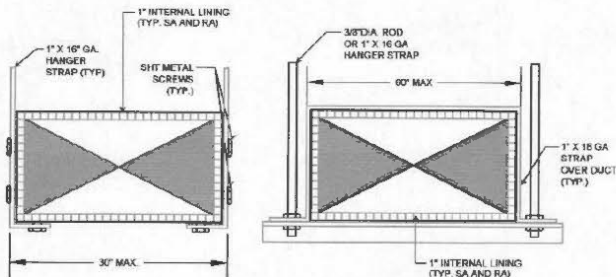
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.



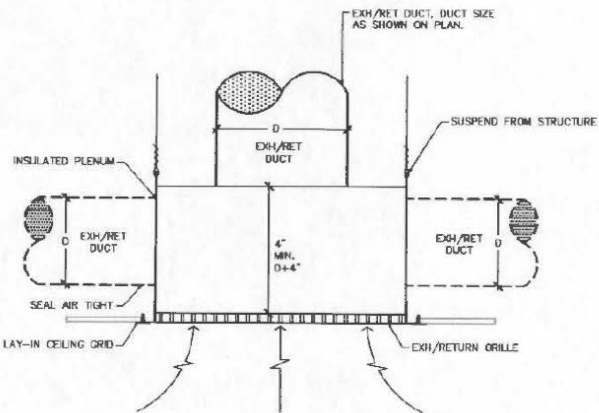
07 AIR HANDLING DETAIL (HORIZONTAL)
SCALE: NOT TO SCALE



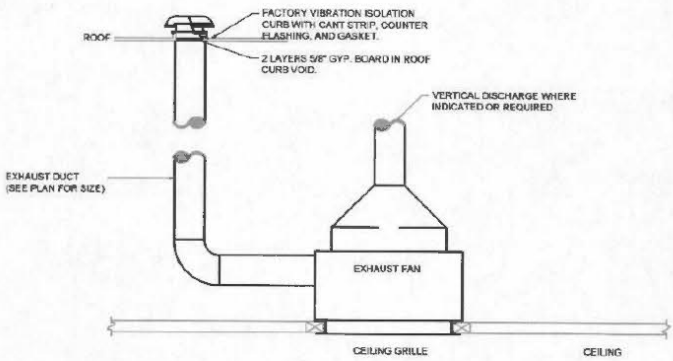
06 TYPICAL ROOFTOP UNIT DETAIL
SCALE: NOT TO SCALE



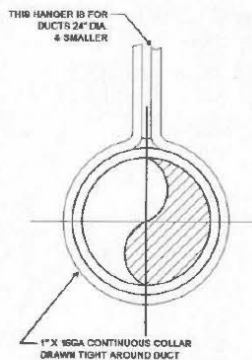
04 RECTANGULAR DUCT HANGER
SCALE: NOT TO SCALE



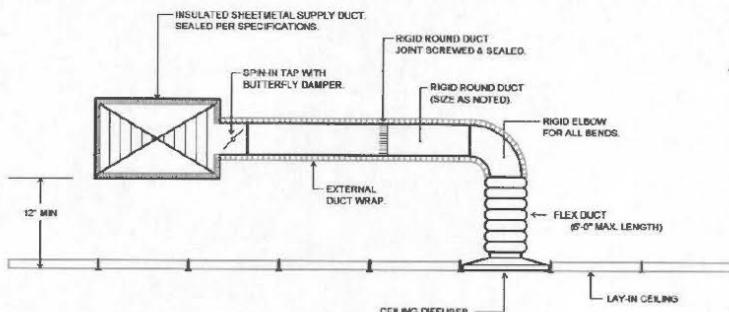
02 DUCTED EXH/RETURN GRILLE
SCALE: NOT TO SCALE



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

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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 (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1 Dining Bar Lounge/Bar	2935	0.80	2368
Total Allowed Watts = 2368			

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/Bar (2935 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

Page 1 of 5

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
C105.2 (P4)	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

Page 2 of 5

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 (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 (EL18)	Occupancy sensors installed in classrooms/lecture halls, dining rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounge/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces ≤ 300 sq ft 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 (EL19)	Occupancy sensors: control function in warehouses. In warehouses, the lighting in aisles and open areas is controlled with occupancy sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the area is unoccupied. The occupancy 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 occupancy sensors is done so by time-switch.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1 (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 $\geq 40\%$ 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 (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)

Project Title: 25024 - Trophy

Data Filename:

Report date: 02/19/25

Page 3 of 5

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4 (EL23)	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 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 (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 $\leq 5\%$.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.1.3 (EL30)	At least 50% 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 (EL31)	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, class rooms and workstations and $\geq 25\%$ 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

Data Filename:

Report date: 02/19/25

Page 4 of 5

Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 (F117)	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 (F157)	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 (F16)	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 (F133)	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

Data Filename:

Report date: 02/19/25

Page 5 of 5

TROPHY
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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

COD 000024

MECHANICAL AND PLUMBING SYMBOLS ABBREVIATIONS

SYMBOL	DESCRIPTION	TEXT	DESCRIPTION
	THIN LINE WEIGHTS REPRESENT EXISTING WORK	ADA	AMERICANS WITH DISABILITIES ACT
	BOLD LINE WEIGHTS REPRESENT NEW WORK	AFB	ABOVE FINISHED FLOOR
	EXISTING DUCTWORK TO BE REMOVED	BDD	BACKDRAFT DAMPER
	EXISTING DUCTWORK	BOO	BOTTOM OF DUCT
	NEW DUCTWORK	BFF	BELOW FINISHED FLOOR
	CHANGE OF ELEVATION - RISE (R) DROP (D)	BFP	BACKFLOW PREVENTER
	DUCT UP, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	BHP	BRAKE HORSEPOWER
	DUCT UP, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CU	CONDENSATE DRAIN
	DUCT DOWN, POSITIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CFM	CUBIC FEET PER MINUTE
	DUCT DOWN, NEGATIVE PRESSURE FIRST FIGURE IS TOP DIMENSION	CHW	CHILLED WATER RETURN
	MANUAL VOLUME DAMPER	CHS	CHILLED WATER SUPPLY
	FIRE DAMPER, VERTICAL POSITION	CO	CLEANOUT
	FIRE DAMPER, HORIZONTAL POSITION	CR	CONDENSER WATER RETURN
	CEILING DIFFUSER	CS	CONDENSER WATER SUPPLY
	CEILING EXHAUST/RETURN GRILLE	CU	COPPER
	SLOT DIFFUSER	GW	DOMESTIC COLD WATER
	SIDEWALL GRILLE OR REGISTER	(D)	EXISTING TO BE DEMOLISHED
	INDICATES DIRECTION OF AIRFLOW	DCO	DOUBLE CLEANOUT
	AIR DEVICE TAG	(E)	EXISTING TO REMAIN
	DETAIL TAG	E/A	EXHAUST AIR
	RISER TAG	EAT	ENTERING AIR TEMPERATURE
		ESP	EXTERNAL STATIC PRESSURE
		EWG	ELECTRIC WATER COOLER
		EWL	ELECTRIC WATER HEATER
		FWT	ENTERING WATER TEMPERATURE
		°F	DEGREES FAHRENHEIT
		F	FIRE LINE
		FGO	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
		HWL	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
		N/C	NOT IN CONTRACT
		O/A	OUTSIDE AIR
		OB	OPPOSED BLADE DAMPER
		OC	OVERFLOW CONDENSATE DRAIN
		OD	OVERFLOW ROOF DRAIN
		OFI	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 SUCTON
		S	SINK
		S/A	SUPPLY AIR
		SAW	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

NOTES:
1. ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.
(P/100)

DIVISION 21 - FIRE SUPPRESSION

211313 - WET PIPE SPRINKLER SYSTEMS

- 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 AND APPROVAL WITH ALL OTHER TRADES. COMPENSATION TO OTHER TRADES TO BE CHARGED 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.
- 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 LINE 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.
- 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.
- 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.
- SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE CONCEALED TYPE WITH WHITE FLUSH COVERS OR RECESSED TYPE WITH TWO-PIECE CHROME EXCUT CHAINS AS NOTED. SPRINKLER HEADS IN UNFINISHED SPACES SHALL BE CHROME PENDANT TYPE.
- EXTENDED COVERAGE TYPE SPRINKLER HEADS MAY BE USED WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

DIVISION 22 - PLUMBING

220100 - BASIC PLUMBING REQUIREMENTS

- 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, HOSTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
- NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERFERENCE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- 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.
- 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.
- 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.
- 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 LINE 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.
- MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
- IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
- 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 PLUMBING MATERIALS AND METHODS

- 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.
- SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL PLUMBING ITEMS FOR APPROVAL.
- UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE PLUMBING EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED, REMOVED 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.
- UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
- PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
- 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

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

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

- 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 U/L FOR THE SERVICE INTENDED.

220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

- ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
- 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

- CHILLED WATER AND REFRIGERANT SUCTON LINES 1.5 INCHES AND SMALLER SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALKAL SERVICE JACKET AND INTEGRAL VAPOR BARRIER. INSULATION THICKNESS ON THESE LINES GREATER THAN 1.5 INCHES SHALL BE 1.5 INCH THICKNESS.
- CIRCULAR DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICKNESS PRE-FORMED GLASS FIBER PIPE INSULATION WITH WHITE ALKAL SERVICE JACKET.
- 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 ALKAL SERVICE JACKET AND INTEGRAL VAPOR BARRIER.
- ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

221116 - DOMESTIC WATER PIPING

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

221319 - SANITARY WASTE AND VENT PIPING

- SANITARY WASTE, VENT, AND DRAIN PIPING 2 INCHES AND LARGER SHALL BE SERVICE WEIGHT CAST IRON. PIPING BELOW THE SLAB SHALL BE RUS AND SPOUT TYPE WITH SEALED JOINTS. PIPING ABOVE THE SLAB SHALL BE NO-HUB TYPE. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DRY COPPER, OR SERVICE WEIGHT CAST IRON. WASTE PIPING SMALLER THAN 2 INCHES MAY BE DRY 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

- 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

- 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, HOSTED, OR MOVED. ALL DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
- NOTIFY AND COORDINATE WITH THE OWNER FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERFERENCE.
- 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.
- 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.
- 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.
- 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.
- COORDINATE LOCATIONS OF EXISTING EQUIPMENT (DUCTS, TERMINAL BOXES, ETC.) WITH NEW FLOOR TO STRUCTURE PARTITIONS. RELOCATE EQUIPMENT IF REQUIRED TO MAINTAIN ADEQUATE SERVICE CLEARANCE.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE AS SCHEDULED OR AS APPROVED EQUAL BY THE ENGINEER.

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- 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.
- 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.
- 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.
- 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 LINE 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.
- MAINTAIN MINIMUM CLEARANCES ABOVE FINISHED CEILINGS TO ALLOW INSTALLATION OF MECHANICAL EQUIPMENT, DUCTS, CONDUIT, PLUMBING PIPING, FIRE SUPPRESSION PIPING, AND LIGHT FIXTURES.
- IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS, PROVIDE THE GREATER QUANTITY OR HIGHER QUALITY.
- 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

- 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.
- SUBMIT A PDF FILE OF PRODUCT DATA FOR ALL MECHANICAL ITEMS FOR APPROVAL.
- UPON COMPLETION OF THE WORK, ALL EXPOSED PORTIONS OF THE MECHANICAL EQUIPMENT PROVIDED SHALL BE THOROUGHLY CLEANED, REMOVED 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.
- UPON COMPLETION, PROVIDE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT INSTALLED AS PART OF THE WORK TO THE OWNER.
- PROVIDE TRAINING TO OPERATING PERSONNEL FOR ALL SYSTEMS AND EQUIPMENT INSTALLED AS PART OF THE WORK.
- 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

- 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 U/L FOR THE SERVICE INTENDED.

230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

- ALL MAJOR EQUIPMENT SHALL BE PROVIDED WITH ENGRAVED NAMEPLATES ATTACHED WITH SCREWS. LABELS SHALL USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.
- 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

- ALL MECHANICAL SYSTEMS SHALL BE TESTED AND BALANCED USING ASAC OR NEW PROCEDURES. FINAL REPORT SHALL BE SUBMITTED TO THE OWNER.

230713 - DUCT INSULATION

- INTERIOR METAL DUCTS SHALL BE INSULATED EXTERNALLY WITH TYPE II 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.
- INSULATED R-VALUE SHALL BE EQUAL TO ISO.
- ALL INSULATION AND JACKET MATERIALS EXPOSED TO RETURN AIR SHALL BE SPECIFICALLY APPROVED FOR THAT APPLICATION.

230923 - INSTRUMENTATION AND CONTROLS FOR HVAC

- PROVIDE ALL CONTROLS REQUIRED TO COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS AND OPERATION OF THE SYSTEMS AND EQUIPMENT INSTALLED.
- 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.
- ELECTRIC AND/OR ELECTRONIC CONTROLS SHALL BE INSTALLED COMPLETE WITH REQUIRED POWER CIRCUITS, POWER SUPPLIES, WIRING, CONDUIT, ACCESSORIES, AND ENCLOSURES.
- PROVIDE DOC CONTROLS.
- LOCATIONS OF ALL THERMOSTATS/SENSORS SHALL BE COORDINATED WITH FURNITURE LOCATIONS AND FINISHES. THERMOSTATS/SENSORS SHALL NOT BE INSTALLED BEHIND SYSTEM FURNITURE PANELS, IN MILLINOLETS, OR ABOVE DAMPERS.
- THERMOSTATS AND SENSORS SHALL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS OF TAS AND ADA.
- EACH SYSTEM SHALL HAVE ONE 50-20-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 SHUT-DOWN SCHEDULE WITHOUT REPROGRAMMING.

231123 - NATURAL GAS PIPING

- 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

- 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

- PROVIDE SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE:
 - FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
 - DUCT LAYOUT INDICATING SIZES, CONFIGURATION, LINER MATERIAL, AND STATIC-PRESSURE CLASSES.
 - ELEVATION OF BOTTOM OF DUCTS.
 - FITTINGS.
 - PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
 - LOCATIONS FOR DUCT ACCESSORIES, INCLUDING DAMPERS, TURNING VANES, AND ACCESS DOORS AND PANELS.
- 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.
- UNLESS NOTED OTHERWISE, ALL DUCT DIMENSIONS INDICATE THE FREE AREA REQUIRED. WHERE INTERNAL DUCT LINE IS USED, INCREASE THE DUCT DIMENSIONS ACCORDINGLY.
- 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.
- PROVIDE PAINT GRIP DUCT WHERE EXPOSED.

233300 - AIR DUCT ACCESSORIES

- PROVIDE FLEXIBLE DUCT CONNECTIONS AT EQUIPMENT.
- 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.
- FLEXIBLE DUCTS SHALL HAVE ONE INCH THICKNESS EXTERNAL INSULATION WITH FOIL JACKET AND VAPOR BARRIER. FLEXIBLE DUCTS SHALL MEET CLASS 1, UL-183 AND 25/50 FIRE RATING REQUIREMENTS.
- VERIFY ADEQUATE PATHS ARE PROVIDED FOR RETURN AIR. LINED RETURN AIR TRANSFER BOOTHS SHALL BE PROVIDED IN ALL FLOOR TO STRUCTURE PARTITIONS.
- ALL FIRE DAMPERS SHALL BE TYPE B WITH THE CURTAIN OUT OF THE AIRSTREAM.
- PROVIDE ACCESS DOORS AT EACH DUCT MOUNTED FIRE DAMPER.
- PROVIDE MANUAL VOLUME CONTROL DAMPER IN THE DUCT RUNOUT TO EACH AIR SUPPLY DEVICE.

233413 - HVAC FANS

- ALL FANS SHALL BE AMCA CERTIFIED.

233713 - AIR DIFFUSERS, REGISTERS, AND GRILLES

- AIR 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

- PROVIDE FACTORY ASSEMBLED AND TESTED, PACKAGED ROOFTOP COOLING AND HEATING UNITS OF THE NOMINAL CAPACITIES SCHEDULED. UNITS SHALL BE AS MANUFACTURED BY AMCA, CARRIER, LENOX, 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

- PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED. SYSTEM MANUFACTURER'S SYSTEMS WITH EQUIVALENT PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED.
- COORDINATE SIZE, LOCATION, AND CONNECTION DETAILS WITH EQUIPMENT SUPPORTS, AND WALL PENETRATIONS.
- FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS:
 - FILTERS:

2711 ELM ST. DALLAS, TX
75226

75 DEGREE
DESIGN
STUDIO

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

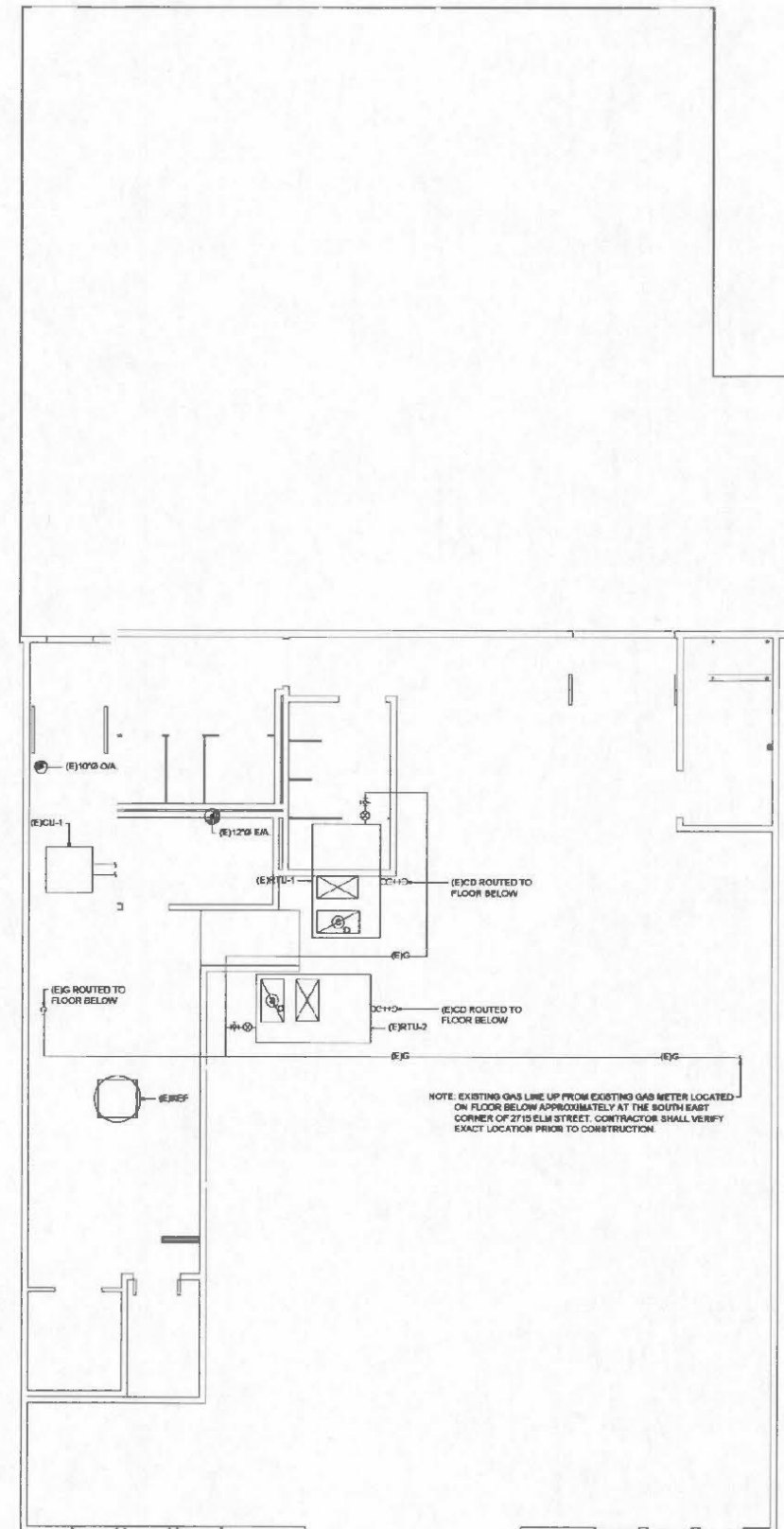
ISSUE:

REVISIONS:

Date	02/19/2025
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ROOF PLAN - MEP

MEP2.02



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



INOVA
ENGINEERING
MEMBERSHIP: 100% TEXAS REGISTERED ENGINEERS

CD 000027

TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226

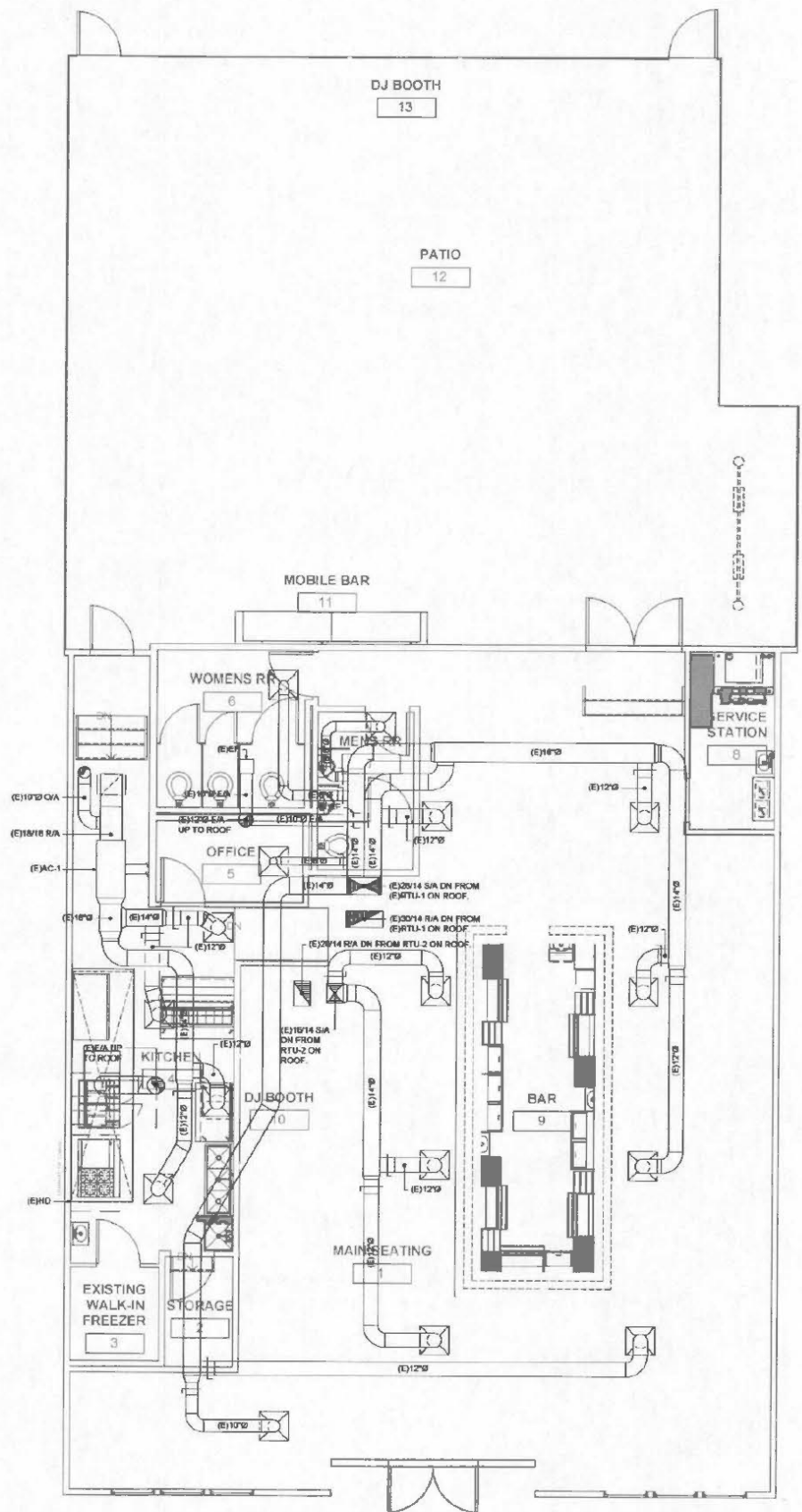


DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

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

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.



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

P/M
— SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL MECHANICAL MUST CONFORM TO DALLAS MECHANICAL CODE

ISSUE:

REVISIONS:

Date 02/19/2025

FLOOR PLAN - MECHANICAL

M2.01

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

COD 000028

EXISTING SPLIT SYSTEM SCHEDULE

AIR HANDLING UNIT																	CONDENSING UNIT										REMARKS
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.	
		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	35.9	50	COLEMAN	—	CCJF065415 1A	1

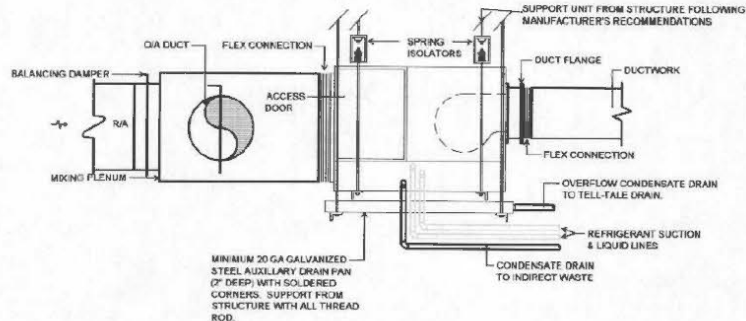
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.

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

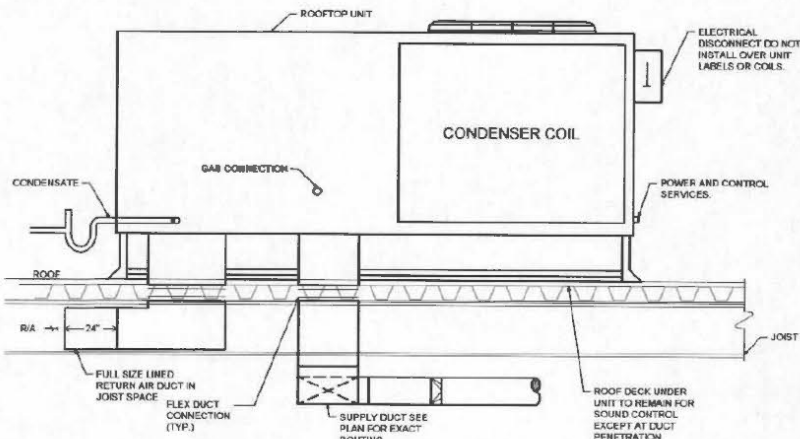
EXISTING ROOFTOP UNIT SCHEDULE

MARK	SERVES	NOM. TONS	AMBIENT TEMP (°F)	O/A CFM	SUPPLY FAN				COOLING COIL				HEATING		ELECTRICAL				MANUFACTURER	MODEL NO.	REMARKS
					CFM	E.S.P. ("WG)	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/Ø	DAIKIN	DFQ80K08H00001SAA	1
(E)RTU-2	—	4.0	105	320	1,600	—	—	—	—	—	—	—	GAS	172.5	—	100	Ø1	208/Ø	CARRIER	48TJDD16-S71YA	1

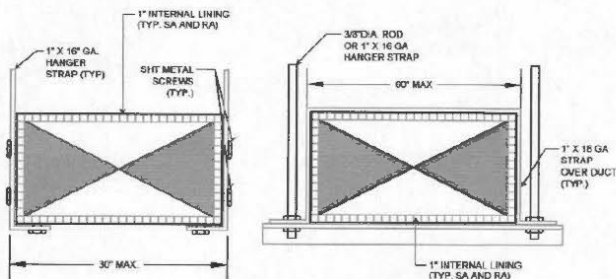
1. UNIT IS EXISTING AND/OR BEING RELOCATED ON THE ROOF.



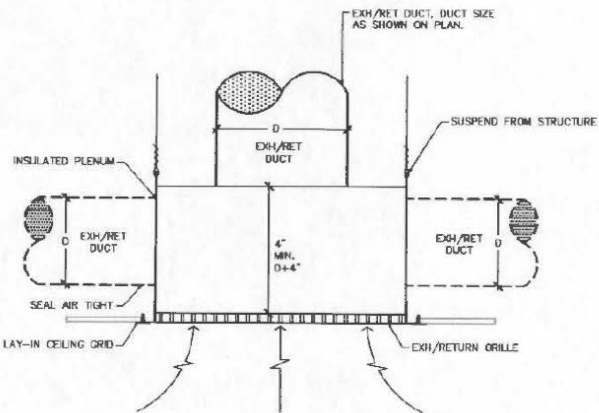
07 AIR HANDLING DETAIL (HORIZONTAL)
SCALE: NOT TO SCALE



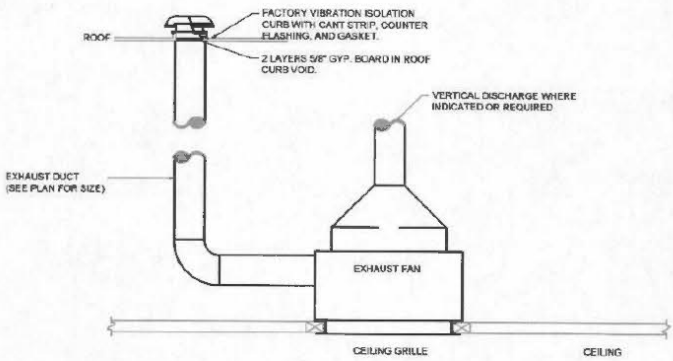
06 TYPICAL ROOFTOP UNIT DETAIL
SCALE: NOT TO SCALE



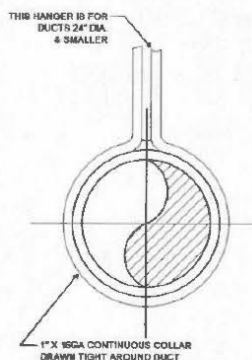
04 RECTANGULAR DUCT HANGER
SCALE: NOT TO SCALE



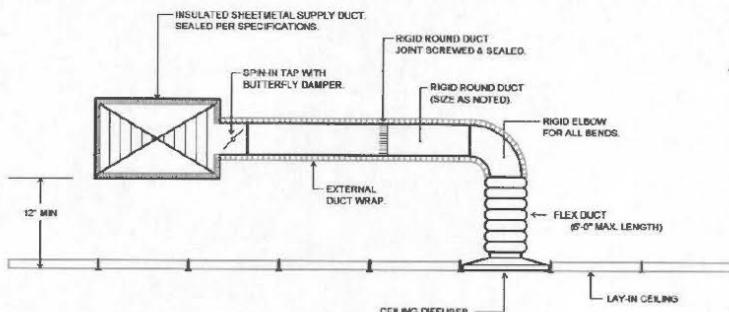
02 DUCTED EXH/RETURN GRILLE
SCALE: NOT TO SCALE



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

SCHEDULES AND DETAILS - MECHANICAL

M5.01

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Date

02/19/2025

COD 000029



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ISSUE:

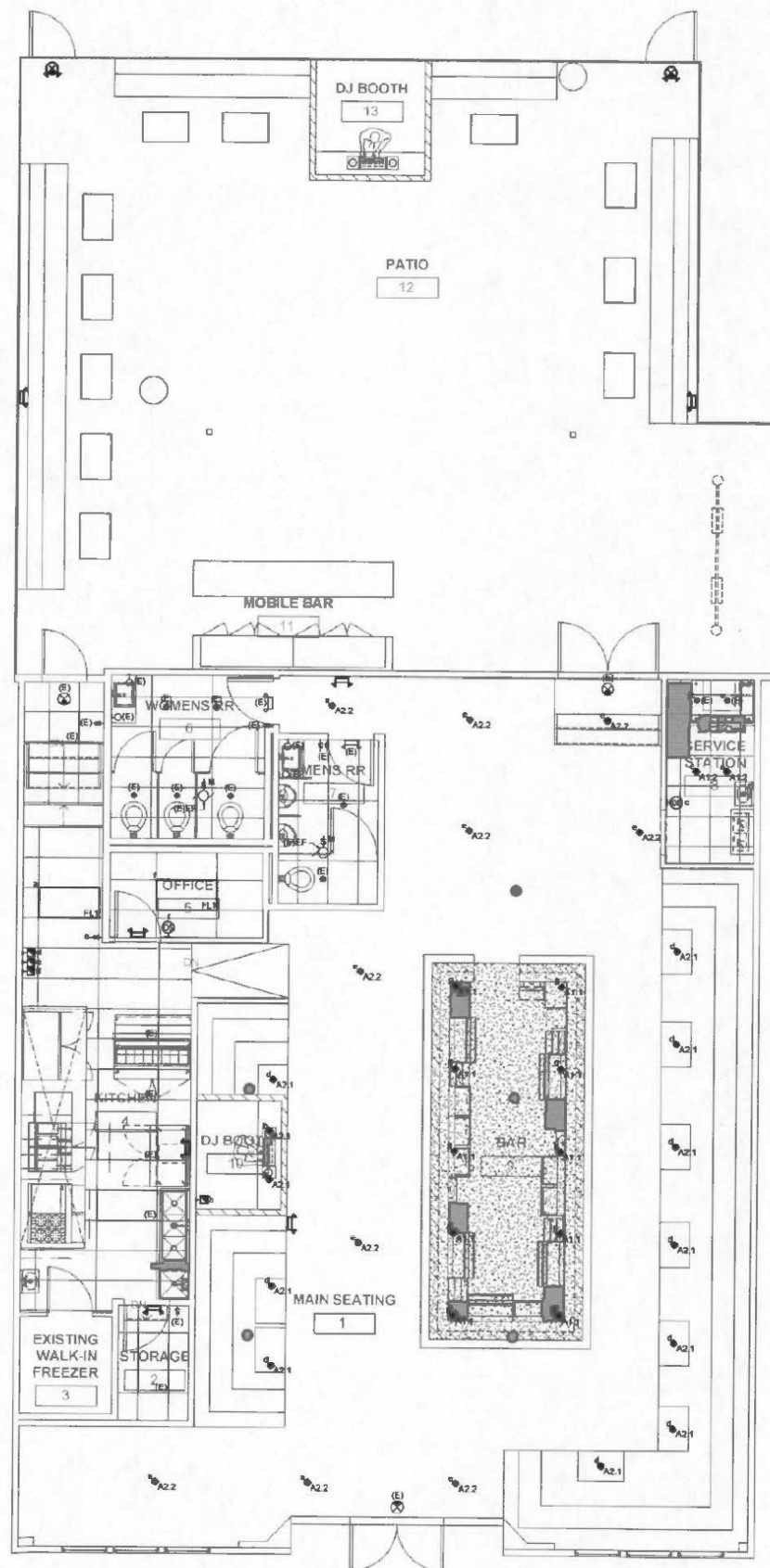
REVISIONS:

Date

02/19/2025

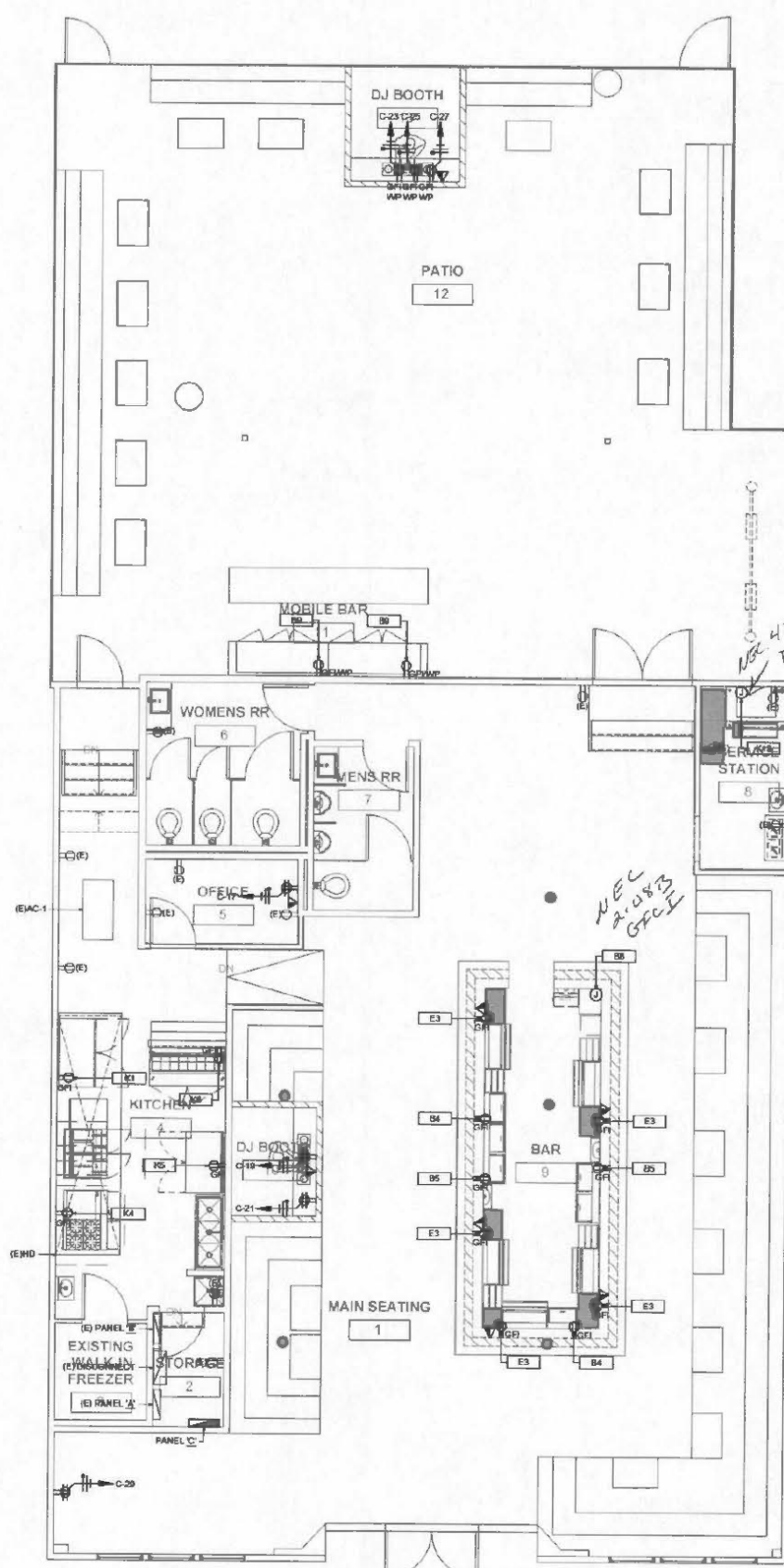
FLOOR PLAN - ELECTRICAL

E2.01



02 FLOOR PLAN - LIGHTING

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



01 FLOOR PLAN - ELECTRICAL

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

ELECTRICAL KITCHEN NOTES:

- REFER TO KITCHEN PLANS FOR DIMENSIONS. ELEVATIONS GIVEN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET. ALL CONVENIENCE OUTLETS ARE TO BE SET HORIZONTALLY.
- 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.
- ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO HOOK-UP, INSTALLATION AND WIRING OF EQUIPMENT.
- ALL ELECTRICAL WORK FOR FABRICATED FOODSERVICE EQUIPMENT SHALL BE COMPLETELY WIRING 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.
- FINAL CONNECTIONS TO ALL EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR, INCLUDING MATERIALS.
- ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL THE FOLLOWING:
 - ALL JUNCTION-BOXES, ELECTRICAL OUTLETS, COVER PLATES, SWITCHES, ETC., NOT BUILT INTO FIXTURES OR EQUIPMENT. ALL OUTLETS, JUNCTION-BOXES, COVER PLATES, ETC., IN DINING ROOMS, OR AS INDICATED ON SCHEDULES, MUST BE VAPOR-PROOF.
 - 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.
- WHERE PORTIONS OF A RACEWAY ARE KNOWN TO BE SUBJECT TO DIFFERENT TEMPERATURES, WHERE CONDENSATION IS KNOWN TO BE A PROBLEM, AS IN COLD STORAGE AREAS THE RACEWAY SHALL BE FILLED WITH AN APPROVED MATERIAL. NEC ARTICLE 300.7.

HOOD EXTINGUISHING:

- 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.
- ANY GAS APPLIANCE NOT REQUIRING PROTECTION, BUT LOCATED UNDER THE SAME VENTILATING EQUIPMENT, SHALL ALSO AUTOMATICALLY SHUT OFF UPON ACTIVATION OF ANY EXTINGUISHING SYSTEM.
- SHUTOFF DEVICES REQUIRE MANUAL RESET.

GENERAL NOTES:

- 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.
- PROVIDE LOCKABLE CIRCUIT BREAKERS IN ACCORDANCE WITH NEC 110.25 FOR PERMANENTLY CONNECTED KITCHEN EQUIPMENT THAT IS NOT INSIGHT OF ASSOCIATED CIRCUIT BREAKER AND PANEL.

NEC 210.62 Shows Under Receptacles (inside)
NEC 600.5 Revised 5/19/2025 Circuit Breakers



COD 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
(E) BREAKER	3	100	0	0	0	0	0	0	0	1 A 2	0	0	0	0	0	0	0	1	20
(E) COOLER	3	50	0	0	0	0	0	0	0	3 B 4	0	0	0	0	0	0	0	2	20
(E) AGC	3	50	0	0	0	0	0	0	0	5 C 6	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	7 A 8	0	0	0	0	0	0	0	1	20
(E) BREAKER	1	20	0	0	0	0	0	0	0	9 B 10	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	11 C 12	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	15 B 16	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	17 C 18	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	19 A 20	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	21 B 22	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	23 C 24	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	29 C 30	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	31 A 32	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	33 B 34	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	35 C 36	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	37 A 38	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	39 B 40	0	0	0	0	0	0	0	1	20
(E) BACK BAR OUTLET	1	20	0	0	0	0	0	0	0	41 C 42	0	0	0	0	0	0	0	1	20
TOTALS			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOAD SUMMARY			CON KVA	CON AMP	C WSP	DRV. FAC	DES KVA	DES AMP	D WSP										
1. LIGHTING			0.0	0.0	0.0	1.25	0.0	0.0	0.0										
2. RECEPTACLES			0.2	0.8	0.2	1.00	0.2	0.8	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	0.85	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	0.0	0.0	1.00	0.0	0.0	0.0										
TOTAL			73	202	73		65	182	65										

(E) PANEL [B] SCHEDULE																			
DESCRIPTION	P	AMP	LIGHT	RECEP	MOTOR	HEAT	KITCH	COMP	OTHER	PHASE	OTHER	COMP	KITCH	HEAT	MOTOR	RECEP	LIGHT	P	AMP
(E) INSIDE LIGHTS EXIT SIGN	1	20	500	0	0	0	0	0	0	1 A 2	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	3 B 4	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	5 C 6	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	7 A 8	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	9 B 10	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	11 C 12	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	13 A 14	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	15 B 16	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	17 C 18	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	19 A 20	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	21 B 22	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	23 C 24	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	25 A 26	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	27 B 28	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	29 C 30	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	31 A 32	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	33 B 34	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	35 C 36	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	37 A 38	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	39 B 40	0	0	0	0	0	0	0	1	20
(E) KITCHEN OUTLET	1	20	0	0	0	0	0	0	0	41 C 42	0	0	0	0	0	0	0	1	20
TOTALS			2044	2730	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOAD SUMMARY			CON KVA	CON AMP	C WSP	DRV. FAC	DES KVA	DES AMP	D WSP										
1. LIGHTING			2.7	7.0	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			17.8	49.4	17.8	0.85	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	0.0	0.0	1.00	0.0	0.0	0.0										
TOTAL			24	66	24		16	51	16										

FEEDER SCHEDULE									
3 CONDUCTOR			COPPER CONDUCTORS WITH GROUND WIRE				4 CONDUCTOR		
CODE	WIRES	CONDUIT	SIZE	AMP	DEG.	LUGS	CODE	WIRES	CONDUIT
(40)	(3) #12 & (1) #12 G.	1/2"	#12	20	60°	MECH.	(57)	(4) #12 & (1) #12 G.	1/2"
(46)	(3) #10 & (1) #10 G.	1/2"	#10	30	60°	MECH.	(68)	(4) #10 & (1) #10 G.	1/2"
(47)	(3) #8 & (1) #10 G.	1/2"	#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) #6 G.	1 1/2"	#4	70	60°	MECH.	(71)	(4) #4 & (1) #6 G.	1 1/2"
(50)	(3) #3 & (1) #6 G.	1 1/2"	#3	85	60°	MECH.	(72)	(4) #3 & (1) #6 G.	1 1/2"
(51)	(3) #2 & (1) #6 G.	1 1/2"	#2	95	60°	MECH.	(73)	(4) #2 & (1) #6 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) #6 G.	1 1/2"	#2	115	75°	COMP.	(75)	(4) #2 & (1) #6 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) #10 & (1) #6 G.	1 1/2"	#10	100	75°	COMP.	(77)	(4) #10 & (1) #6 G.	2"
(56)	(3) #10 & (1) #6 G.	2"	#10	175	75°	COMP.	(78)	(4) #10 & (1) #6 G.	2"
(57)	(3) #10 & (1) #6 G.	2"	#10	200	75°	COMP.	(79)	(4) #10 & (1) #6 G.	2 1/2"
(58)	(3) #10 & (1) #6 G.	2"	#10	230	75°	COMP.	(80)	(4) #10 & (1) #6 G.	2 1/2"
(59)	(3) #10MCM & (1) #4 G.	2 1/2"	#10MCM	225	75°	COMP.	(81)	(4) #10MCM & (1) #4 G.	3"
(60)	(3) #10MCM & (1) #4 G.	2 1/2"	#10MCM	265	75°	COMP.	(82)	(4) #10MCM & (1) #4 G.	3"
(61)	(3) #10MCM & (1) #3 G.	3"	#10MCM	310	75°	COMP.	(83)	(4) #10MCM & (1) #3 G.	3"
(62)	(3) #10MCM & (1) #3 G.	3"	#10MCM	325	75°	COMP.	(84)	(4) #10MCM & (1) #3 G.	3"
(63)	(3) #10MCM & (1) #3 G.	3"	#10MCM	380	75°	COMP.	(85)	(4) #10MCM & (1) #3 G.	4"
(64)	(3) #10MCM & (1) #2 G.	4"	#10MCM	420	75°	COMP.	(86)	(4) #10MCM & (1) #2 G.	4"
(65)	(3) #700MCM & (1) #2 G.	4"	#700MCM	480	75°	COMP.	(87)	(4) #700MCM & (1) #2 G.	4"
(86)	(3) #750MCM & (1) #2 G.	4"	#750MCM	475	75°	COMP.	(88)	(4) #750MCM & (1) #2 G.	4"
(89)	EXISTING FEEDER, WIRE AND CONDUIT TO REMAIN.								

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ISSUE:

REVISIONS:

Date 02/19/2025

SCHEDULES AND DETAILS - ELECTRICAL

E5.02

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	1000	0	0	0	0	1	20	E3-POS			
(B3) WARE WASHER	2	40	0	0	0	0	0	0	0	6 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	B6-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	B8-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	700	0	0	0	0	1	20	K6-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	1202	0	0		0	0	13548	0	0	0	0			TOTALS			
LOAD SUMMARY			CON KVA		CON AMP		C WSP		DIV FAC		DES KVA		DES AMP		D WSP		NOTES: 1. MINIMUM INTEGRATED EQUIPMENT RATING (200KVA (140V)) 2. PROVIDE FULL SIZE NEUTRAL AND GROUND BUS.			JOB NM: TROPHY DALLAS, TX		SUMMARY	
1. LIGHTING			0.0		0.0		0.0		1.25		0.0		0.0		0.0					14 VOLTAGE		200	
2. RECEPTACLES			2.2		16.8		2.2		1.00		2.2		16.8		2.2					MCM/MLQ		MLO	
3. MOTORS			0.0		0.0		0.0		1.00		0.0		0.0		0.0					AMPS		100	
4. ELECTRIC HEAT			0.0		0.0		0.0		1.00		0.0		0.0		0.0					# OF POLES		30	
5. KITCHEN EQUIPMENT			14.8		71.2		14.8		0.65		9.8		49.3		9.8					MOUNT:		SURFACE	
6. COMPUTER EQUIPMENT			0.0		0.0		0.0		1.00		0.0		0.0		0.0					BY:		---	
7. OTHER			0.0		0.0		0.0		1.00		0.0		0.0		0.0					TIME:		5:29:08 PM	
8. SPARE CAPACITY			0.0						1.00		0.0		0.0		0.0					DATE:		2/19/2025	
TOTAL			17		82		17				12		57		12					JOB #: 25024		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	PROSTER/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
B8	WAREWASHER, UNDERCOUNTER	1	C-8,11	660	200V/1Ø	(2) #8 & #10G	3/4"	J-BOX	2" AFF
B9	BACK BAR COOLER	2	C-30,22	324	120V/1Ø	(2) #12 & #12G	3/4"	NEMA 5-20R	-
K1	FREEZER, REACH-IN	1	C-1,3(5T)	1152	120V/1Ø	(2) #12 & #12G	3/4"	NEMA 5-20R	-
K4	RANGE	1	C-5(7(5T)	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	760	120V/1Ø	(2) #12 & #12G	3/4"	NEMA 5-20R	-
K13	ICE MAKER W/O BIN	1	C-13(15)	3285	200V/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	30
b	DJ BOOTH	A2.1	2	DIMMER	B-31	36
c	SERV. STATION	A1.2	4	OCG SENSOR	B-31	52
d	SEATING	A2.1	10	DIMMER	B-31	120
e	MAIN SEATING	A2.2	10	DIMMER	B-31	120
f	OFFICE	FL1	1	OCG SENSOR	B-31	36
g	BAR	A1.1	10	DIMMER	B-31	120
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
						344



COD-000032



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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	2	30	15.0 - 30.0	400
FLOOR SINK	2	2			
BRANCH DRAIN	1	5			
			30	15.0 - 30.0	400

NOTES: SEE SPECIFICATIONS FOR GREASE INTERCEPTOR SIZING. CALCULATIONS BASED ON 2021 UPC.

GENERAL NOTES:

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

KEYED NOTES BY SYMBOL:

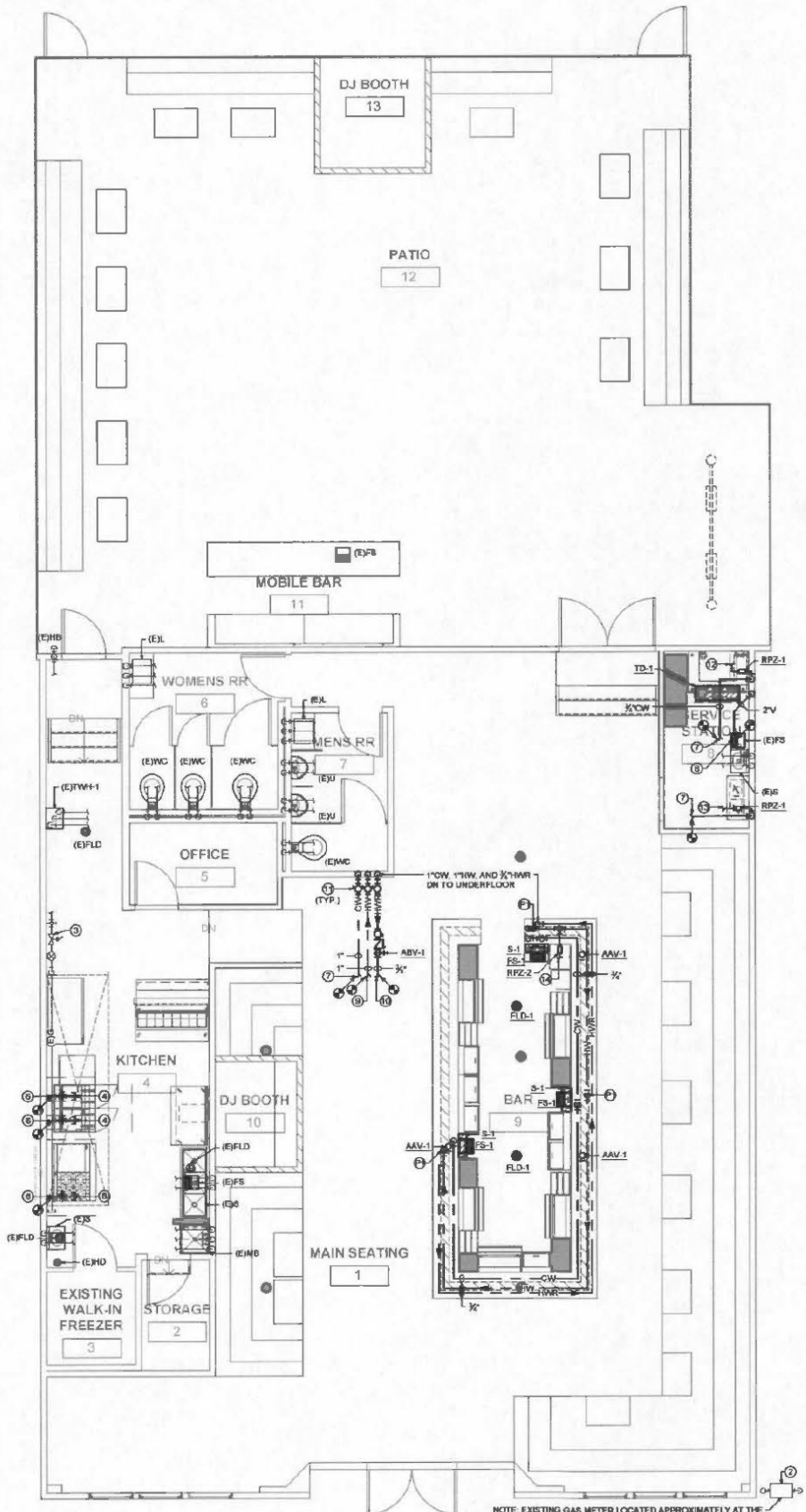
- CONNECT TO NEAREST EXISTING ADEQUATELY SIZED GREASE WASTE MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, CONDITION, SIZE AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
- COORDINATE ADDED GAS DEMAND OF 484 CFH AT 2 PSI WITH UTILITY COMPANY AND OWNER. EXISTING METER SHALL BE SIZED FOR THE TOTAL CFH DEMAND 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.
- 1" OR 3/4" TO OWNER FURNISHED EQUIPMENT. PROVIDE MECHANICAL GAS VALVE EXPOSED TO VIEW IN DROPMETRICALLY GAS VALVE INTERLOCKED TO HOOD FIRE SUPPRESSION SYSTEM TO INTERRUPT FLOW OF FUEL IN THE EVENT OF AN ALARM. RUN 2" GAS 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.
- 3/4" TO FRYER
- 1" TO RANGE
- CONNECT TO NEAREST ADEQUATELY SIZED EXISTING GAS MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
- CONNECT TO NEAREST ADEQUATELY SIZED EXISTING COLD WATER MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, AND CONDITION PRIOR TO CONSTRUCTION.
- CONNECT TO NEAREST ADEQUATELY SIZED EXISTING VENT MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, CONDITION, AND FLOW OF DIRECTION PRIOR TO CONSTRUCTION.
- CONNECT TO MAIN HWY LOOP SUPPLY. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
- CONNECT NEW HWY LINE TO MAIN HWY LOOP AFTER ABV-1. VERIFY LOCATION, CONDITION, SIZE, AND FLOW OF DIRECTION PRIOR TO CONNECTION.
- WATER SHUT OFF VALVE.
- 3/4" CW TO ICE MAKER THRU WATER FILTER
- 3/4" CW TO BAG-IN-BOX
- 3/4" HW TO WAREWASHER

P/M

SUBJECT TO FIELD INSPECTOR'S APPROVAL

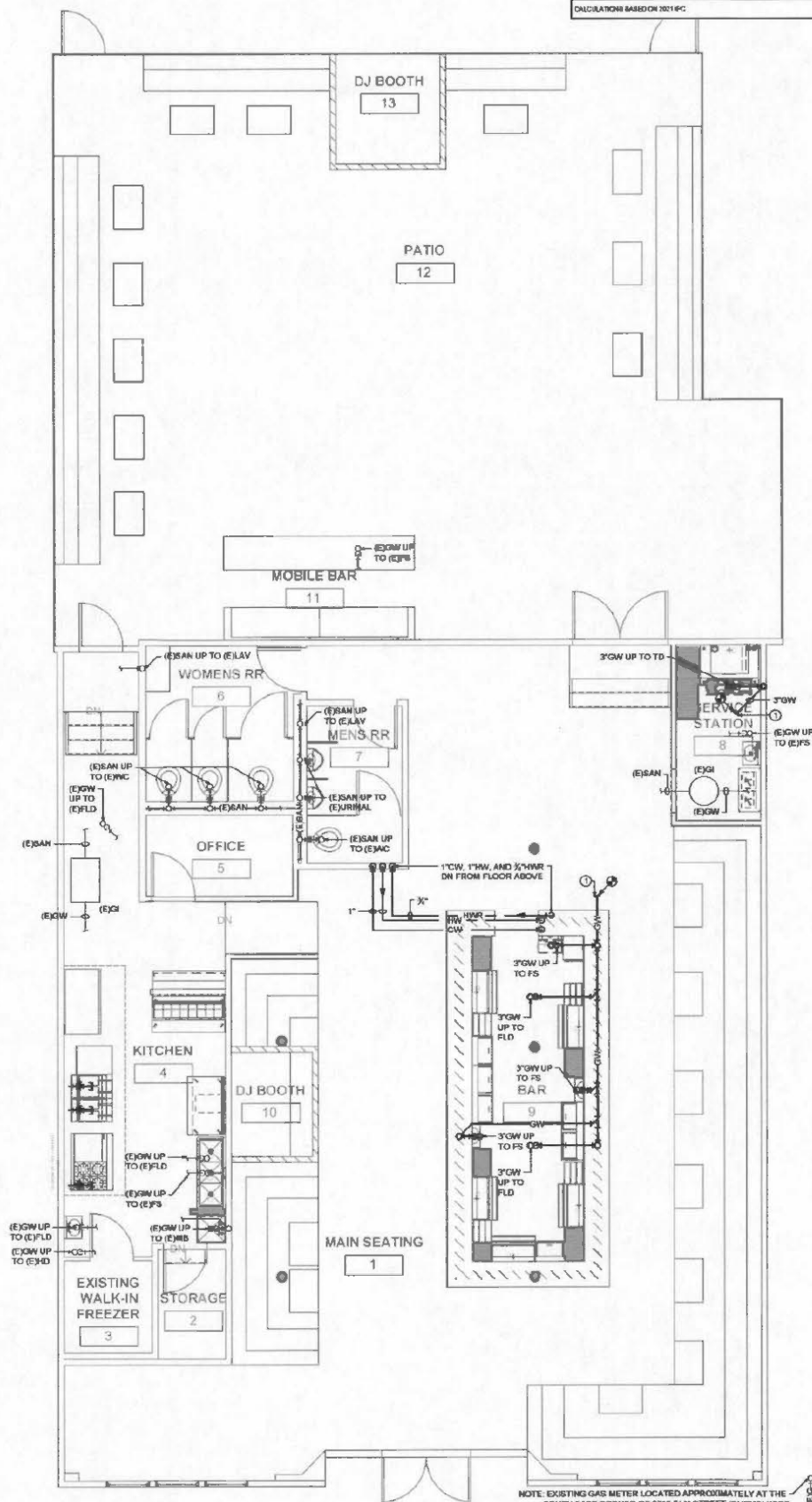
ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE



02 FLOOR PLAN - PLUMBING

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



01 UNDERFLOOR PLAN - PLUMBING

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



NOVA ENGINEERS, INC. 11111 RICHARDSON ROAD, SUITE 100, DALLAS, TEXAS 75244 (972) 241-1111

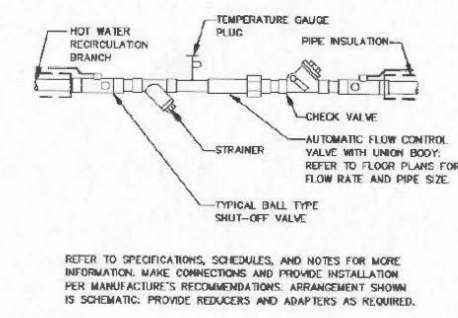
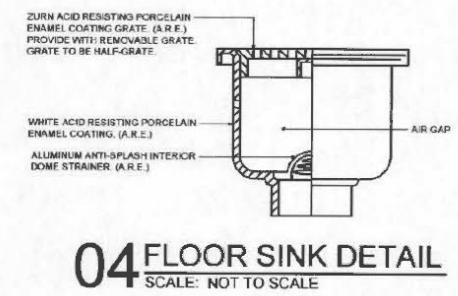
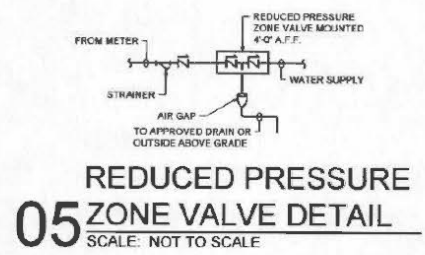
COD-000033

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)TW-1	PLAN NORTH IN KITCHEN	—	120V/1φ	—	—	NAVIER	NPE-240A (N3)	1, 2, 3

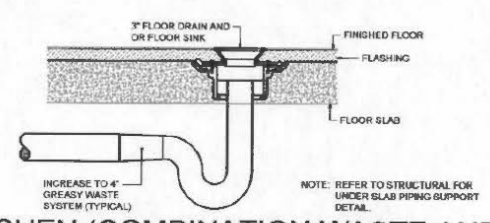
NOTE: SEE MECHANICAL PLANS FOR COMBUSTION AIR DUCTWORK TO WATER HEATER ROOM.
1. SET DEFAULT TEMPERATURE AT 120°F.
2. ASME CONSTRUCTION W/5 GAL. ASME EXP. TANK AND ASME T&P RELIEF VALVE AND POWER BURNER 4" DIA. FLUE.
3. UNIT IS EXISTING.

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: CIRCUITOLVER #20-3/4-119, SELF ACTING THERMOSTATIC RECIRCULATION VALVE TO CONTROL THE FLOW OF THE RETURN.	—	3"	—	—	—
FLD-1	ZURN MODEL FD-2300-NH3 FLOOR DRAIN, NICKEL FRAME AND GRATE.	—	—	3"	2"	—
FS-1	ZURN FD2375-NH3 12"x17" A.R.C. FLOOR SINK 6 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"	—
RFPZ-1	WATTS MODEL LP7000 3/4" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	3/4"	—	—	—	—
RFPZ-2	WATTS MODEL LP7000 3/4" LEAD FREE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER COMPLETE.	—	3/4"	—	—	—
S-1	PROVIDE HAND SINK, REFER TO RESTAURANT SERVICES QUOTE FOR SPECIFICATIONS.	3/4"	3/4"	3"	2"	—
TMV-1	WATTS MODEL LP350-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.	3/4"	3/4"	—	—	—

ALL FIXTURES REQUIRING 1" TRAPS, TUBING WASTE TO WALL, AND TAILPIECES SHALL BE 1/2" GAUGE CHROME PLATED, MCGUIRE OR EQUAL MOUNTING TO COMPLY WITH ADA 8 AND 2019 CFC. 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 1/4" FOOT MINIMUM UNLESS OTHERWISE NOTED.
 2. ALL UNDERGROUND DRAINAGE PIPING SHALL BE MINIMUM OF 2" IN SIZE & 1/4" PER FT. SLOPE.
 3. PROVIDE TRAP PRIMER UNITS FOR ALL FLOOR DRAINS WITHOUT INDIRECT WASTE PIPING.



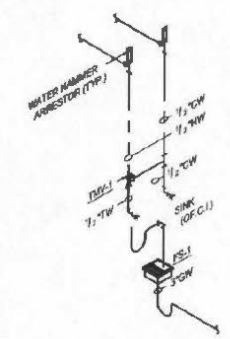
02 AUTOMATIC BALACING VALVE ASSEMBLY
 SCALE: NOT TO SCALE



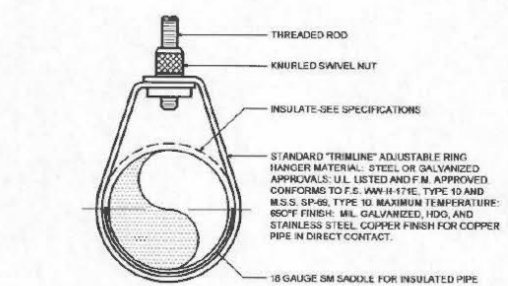
ALL GAS PIPING MUST CONFORM TO THE DALLAS FUEL & GAS CODE

P/M
 SUBJECT TO FIELD INSPECTOR'S APPROVAL

ALL PLUMBING MUST CONFORM TO DALLAS PLUMBING CODE



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



TROPHY DALLAS

2711 ELM ST. DALLAS, TX 75226



DESIGN CONSULTANT
 75 DEGREE DESIGN STUDIO

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 DALLAS, TX 75207
 TEL: 214-356-4949

ISSUE:

REVISIONS:

Date: 02/19/2025

SCHEDULES AND DETAILS - PLUMBING

P5.01

COD 000034

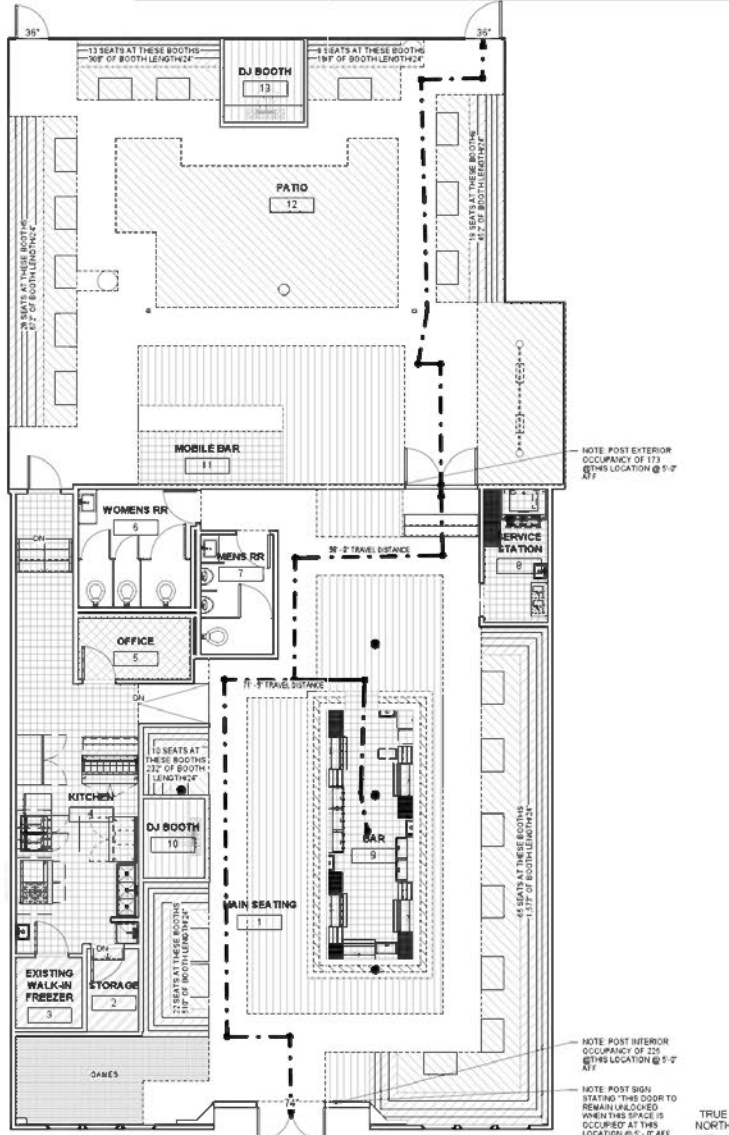
EGRESS REQUIREMENTS

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 SF	95
ASSEMBLY AREAS WITH FIXED SEATS - CONCENTRATED SEATS - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	271 SF	18
ASSEMBLY AREAS WITH FIXED SEATS - STANDING SPACE - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	408 SF	27
ACCESSORY STORAGE/CHANGEUP - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	74 SF	5

ASSEMBLY AREAS (EXTERIOR)	AREA	OCCUPANTS
ASSEMBLY AREAS WITH FIXED SEATS - ONE SEAT PER EVERY 24" OF BOOTH SEAT LENGTH PER OCCUPANT	115 SF	4
ASSEMBLY AREAS WITH FIXED SEATS - CONCENTRATED SEATS - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	57 SF	4
ASSEMBLY AREAS WITH FIXED SEATS - STANDING SPACE - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	588 SF	39
UNOCCUPIED ACCESSORY USE AREAS - LOBBY, LOUNGE, CIRCULATION - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	583 SF	39
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	1,837 SF	76
ASSEMBLY AREAS WITH FIXED SEATS - CONCENTRATED SEATS - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	561 SF	37
ASSEMBLY AREAS WITH FIXED SEATS - STANDING SPACE - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	753 SF	50
UNOCCUPIED ACCESSORY USE AREAS - LOBBY, LOUNGE, CIRCULATION - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	64 SF	4
UNOCCUPIED ACCESSORY USE AREAS - LOBBY, LOUNGE, CIRCULATION - ONE SEAT PER EVERY 15 SQ FT PER OCCUPANT	558 SF	37
EXTERIOR OCCUPANT LOAD		173
INTERIOR AND EXTERIOR OCCUPANT LOAD TOTAL		398



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



RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY: 300 WATER CLOSETS: 175 MEN, 175 FEMALES (75 x 3 PER SEX) LABORATORIES: 1 PER 200 + 1 PER SEX			
REQUIRED		PROVIDED	
W.C.	1	W.C.	1
URINAL	2	URINAL	2
LABORATORY	1	LABORATORY	1

LEGEND

- COMMON PATH OF TRAVEL (MAXIMUM ALLOWED 75')
- EXIT SIGN
- EMERGENCY LIGHT WITH BATTERY BACK-UP
- FIRE EXTINGUISHER - MOUNTED 36" AFF TO TOP

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

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

EGRESS CALCULATIONS

MAX TRAVEL DISTANCE	REQ'D	PROVIDED
PER 2021 IBC: OCCUPANCY A2 W/SPRINKLER SYSTEM	228'	98'
NUMBER OF EXITS		
PER 2021 IBC TABLE 1003.3.3: OCCUPANCY MORE THAN 1,000 PER STORY	2	2
TOTAL EGRESS WIDTH		
PER 2021 IBC: OCCUPANCY A2 W/SPRINKLER SYSTEM (INCHES PER OCCUPANT 2.2)	78.8"	140"
78.8" x 175' = 13,788"		

BUILDING TYPE	TYPE I.B.
OCCUPANCY	52
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: 1,998 SF

TROPHY DALLAS

3711 ELM ST. DALLAS, TX 75226

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

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DALLAS, TX 75207
TEL 214-356-4949

ISSUE

FOR PERMIT 02.19.2025

REVISIONS

Date: 02/19/2025

EGRESS PLAN

A101

COD_000035

2711 ELM ST. DALLAS, TX
75206

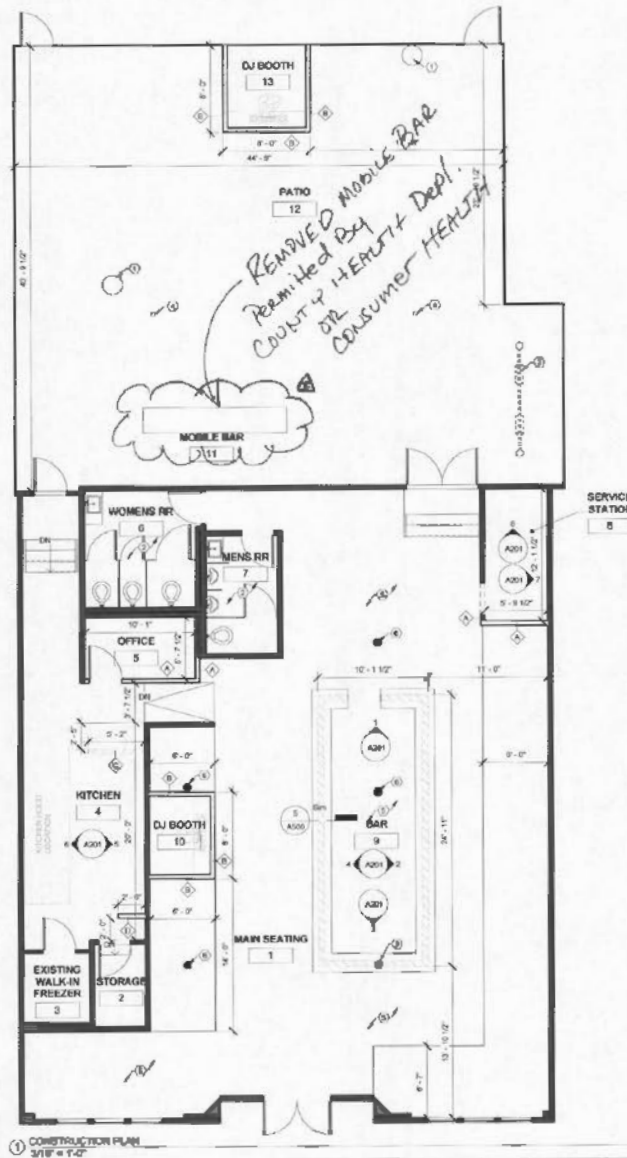
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DESIGN
STUDIO

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DALLAS, TX 75207
TEL:214-356-4949

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EXTERIOR AND EXIST. FINISH		ROOM AREA NUMBER
	EXISTING INTERIOR FINISH		ROOM NUMBER
	EXISTING TO BE REMOVED		REMAINDER NUMBER
	PARITION TYPE		KEYNOTE NUMBER
	NEW CONC. PARTITION		SECTION NUMBER
	NEW CONC. WELL		SECTION NUMBER
	NEW CONCRETE WALL		DETAIL NUMBER
	NEW INSUL. CATH. WALL		DETAIL NUMBER
	NEW CONC. WALL		SHEET NUMBER
	INCREASED FIRE PROTECTION CURB		SHEET NUMBER
	SURFACE INSULATED FIRE PROTECTION		REFERENCE TYPE
	FLOOR FINISH		ELEVATION NUMBER
	WOOD FINISH		ELEVATION NUMBER
	DOOR LIFTING		SHEET NUMBER
	AREA NOT IN CON. PLAN		SHEET NUMBER
	CORNER, QUARE		SHEET NUMBER
	EXISTING VARIOUS PIPE & FINE WORK		

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



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

WITH SUBMITTALS, REQUESTS, AND OTHER COMMUNICATIONS TO:
KUPAT HATZURIM: 3400 TULSA DRIVE
C/O CHURCH & DWIGHT STUDIOS

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

ALL METAL STUD FRAMING SHALL BE 1 1/2" O.C. (UNLESS NOTED OTHERWISE).
REFER TO WALL SECTION FOR ASSEMBLY INFORMATION OF INTERIOR WALLS.

ALL SITE & BUILDING CONDITIONS MUST ADHERE TO THE CURRENT AIA, NABERS, GREEN STAR, GREEN BUILDING, AND GREEN LEAF CERTIFICATION.

TAS/AGG REGULATIONS AND STANDARDS INCLUDING STORAGE

ALL EXTERIOR DOORS SHALL NOT EXCEED 15 POUNDS IN WEIGHT. NO OPERATE.

ALL OBTAINABLE PARTS, CONTROLS, OF ANY DEVICE NOT TO EXCEED MAXIMUM
AND MINIMUM RANGE OF 100-1000. EXCEEDING NOTED FOR 100-1000 NOT.

ADA REACH RANGE OF 40" A.F.F. EXCEPTIONS NOTED PER ADA GUIDELINES. A
WITH RESPECT TO HORIZONTAL REACH DISTANCES, ADA REACH RANGE IS
UNLESS IN THE 40" MAXIMUM A.F.F.

CONTRACTOR SHALL MAKE NO MATERIAL OR PRODUCT SUBSTITUTIONS

WITHOUT SUBMITTING A WRITTEN REQUEST TO ITS DESIGN STUDIO.

CONTRACTOR IS RESPONSIBLE FOR CHECKING FIELD CONDITIONS,
CONSTRUCTION DOCUMENTS, FOR CLARITY & ACCURACY PERTAINING TO
SCOPE. ALL QUESTIONING AND CLARIFICATION REQUEST SHALL BE ADDRESSED

SCOPE. ALL QUESTIONS ARE CONFINED TO THE EXACT SCOPE OF THE QUESTION. WHEN CONSIDERING 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 US BEFORE DESIGN DEVELOPMENT REVIEW & APPROVAL.

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

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.

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 RELATIVE TO THESE DOCUMENTS.

ISSUE:

FOR PERMIT 02.18.2025

REVISIONS:

Date 02/19/2025

CONSTRUCTION PLAN

A100

COD 000036

EXHIBIT 2

COD_000037



CERTIFICATE OF OCCUPANCY

City of Dallas

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-THROUGH 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
Stories:	1	Occ Code:	A2	Lot Area:		Total Area:	4732
Sprinkler:	Yes	Occ Load:	398	Alcohol:	Yes	Dance Floor:	No
						Type Const:	IIB

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.

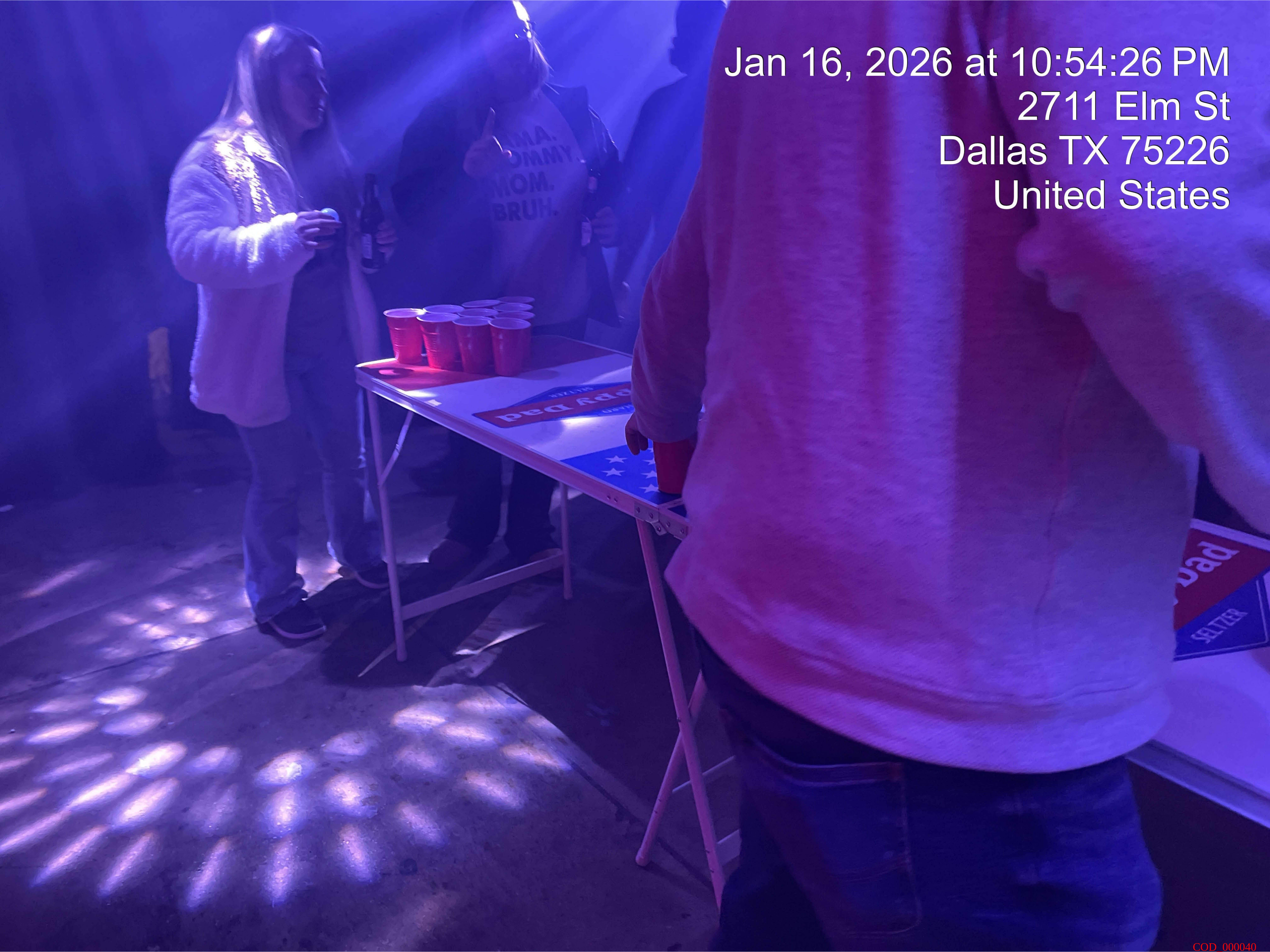
Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

COD_000038

EXHIBIT 3

COD_000039

Jan 16, 2026 at 10:54:26 PM
2711 Elm St
Dallas TX 75226
United States



G. Bouston

Sun., Mar 22, 2026 11:46 PM

Address: 2711 Elm St, Dallas, TX 75226



EXHIBIT 4

COD_000042



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

09:01 06/11/2026
PM Thu.

SC

PETE ALONSO
JOINS SC @ NIGHT



3rd TI

ESPN

NFL

Jalen Coker, Panthers reach 3-year extension
Tied to Panthers through 2029 season, \$12 Rec yd

TROPHY

Timeprint

Authentic time

COD:000045

EXHIBIT 5

COD_000046



TROPHY

TROPHY

TROPHY

TROPHY

ARTS DISTRICT
Amiri

I'M V
VULNER
RIGHT
IF A
GOTH
WOUL
TO
ADVA
OF

Feb 21, 2026 at 12:00 AM

COD_000647

G. Bouston

Sun., Mar 22, 2026 11:45 PM

Address: 2711 Elm St, Dallas, TX 75226



11:16 04/11/2026
PM Sat.



00:08 04/20/2026
AM Mon.



00:46 05/18/2026
AM Mon.



Timeprint
Authentic time

CCD_000051

08:59 06/11/2026
PM Thu.



EXHIBIT 6

COD_000053

11:32 05/15/2026
PM Fri.

TROPHY

TROPHY

FUTURAMA
Light & Sound Edition
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



PLUNDERIN' PIRATES
GRAND PRIZE
\$4,280.00
MAJOR PRIZE
\$1,365.71
MINOR PRIZE
\$425.35



09:01 06/11/2026
PM Thu.

SC LIVE

SC
ESPN

PETE ALONSO
JOINS SC @ NIGHT

NFL
NHL
GOLF

ORIOLES: 7-4 IN LAST 3 HOME SERIES (2 SPLITS, 1 WIN)

TOP NEWS
STANLEY CUP
Finals
KNICKS AT SPURS
GAMES SATURDAY 8:30 PM ET

FAST FUSION
LIGHTNING EDITION

GRAND PRIZE
\$4,078.59

MINOR PRIZE
\$1,405.06

MINOR PRIZE
\$450.53

COLLECTOR
RELEASE
GAB

\$4117.93 \$1412.46 \$440.23

COLLEGE
RIVALS

42

PLAY NOW

Timeprint
Authentic time

COD 000055

EXHIBIT 7

COD_000056



Feb 13, 2026 at 11:45 PM

COD 000057

May 3, 20

Dallas, TX
Darnell
Inspector II
C1804

TROPHY



COD_000058

00:47 05/18/2026
AM Mon.



Timeprint
Authentic time
COD 000059

10:11

07/09/2026

PM Thu.

VIP
VIP

TROPHY

Timeprint

Authentic time

COD_000060

Exhibit 8

COD_000061



DEPARTMENT OF CODE DEPARTMENT - Night Entertainment
NOTICE OF VIOLATION

BUSINESS NAME Trophy DATE 1/9/2024
ISSUED TO Lois Mamon 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:

LICENSE/PERMIT MUST BE POSTED IN CONSPICUOUS LOCATION ☐ CERTIFICATE OF OCCUPANCY DCC § 51A Section 306.104 ☐ ALCOHOLIC BEVERAGE RECEIPT DCC § 38-10(a) ☐ SPECIFIC USE PERMIT DCC § 42A-4.219(a)(6) ☐ DANCE HALL LICENSE DCC § 14-3(f) ☐ OTHER _____ Please post required documents within _____		PLEASE OBTAIN THE FOLLOWING WITHIN _____ DAYS ☐ CERTIFICATE OF OCCUPANCY DCC § 51A 1.104 ☐ ALCOHOLIC BEVERAGE RECEIPT DCC § 38-10(a) ☐ SPECIFIC USE PERMIT DCC § 42A-4.219 & DCC § 42A-1.103 ☐ DANCE HALL LICENSE DCC § 14-3(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	
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 VIBRATION 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: Please abate violation within <u>2</u> days ☒ Cease operating unpermitted uses DCC § 51A 1.104 ☐ No commercial promotor registration DCC § 38A-9(a) ☐ 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-4(b) ☐ No special event permit DCC § 42A-4(a)(1) ☐ Violating a provision of special event permit DCC § 42A-4(a)(2) ☐ Violation of provision _____ 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 _____			

REMARKS/OTHER _____

Inspector V. Gonzalez PH# 4695151041 Badge 01520 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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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 lawns 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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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:

Dueño Ocupante Persona en Control de la Propiedad

Fecha: April 26, 2026

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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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:

Owner / Occupant / Person in Control of Property

Date: April 26, 2026

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 lawns 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_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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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:

Dueño Ocupante / Persona en Control de la Propiedad

Fecha: April 26, 2026

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 recámaras 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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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:

Owner / Occupant / Person in Control of Property

Date: April 26, 2026

COD_0000071

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 lawns 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	Cease operating unpermitted uses. Not operating principally as a restaurant.	April 26, 2026
51A-1.104 Certificado de Ocupación no válido		

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:

Dueño / Ocupante / Persona en Control de la Propiedad

Fecha: April 26, 2026

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.
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 - 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:

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- 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))

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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

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COD_000074

C22224627
CITY OF DALLAS CITATION



* C 2 2 2 2 4 6 2 7 0 0 0 1 *

COURT COPY

Reason for Contact 3
Yes ☐ No ☒
☐ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☐

LAST NAME <u>MARKINEZ</u>		DATE OF OFFENSE <u>1/16/2010</u>		TIME OF OFFENSE <u>11:00</u>		☐ AM ☒ PM		BEAT <u>U</u>	
FIRST NAME <u>HUGO</u>		MID. INT.		J.R. SR. ETC.		LOCATION OF OFFENSE <u>2711 Elm</u>		STREET <u>Malcolm X</u>	
ADDRESS <u>5814 Hudson Unit D</u>		CITY <u>Dallas</u>		ST <u>TX</u>		ZIP <u>75206</u>		COUNTY <u>Dallas</u>	
EMPLOYER		BUS. PH		SPEEDING ☐		SCHOOL ZONE ☐		ACCIDENT INVOLVED ☐	
BUSINESS ADDRESS		CITY		ST		ZIP		STATE REGISTRATION VIOLATION ☐	
DL# ☐ CDL ☐ ID# ☒ OTHER ☐		38909135		STATE <u>TX</u>		ALLEGED SPEED: _____ MPH		COM. VEH. VIOLATION ☐	
RACE <u>M</u>		SEX <u>M</u>		DATE OF BIRTH <u>3/19/98</u>		VEH. LIC. #		DRIVER'S LICENSE VIOLATION ☐	
LIC. YEAR		LIC. STATE		CAR YEAR		MAKE		MODEL	
TYPE		COLOR		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.		FAMILY VIOLENCE YES ☐ NO ☐		OTHER <u>51A-1.104</u>	
ISSUING OFFICER <u>P. Gonzalez</u>		CITATION # <u>01527</u>		X		CO Violation		NUMBER OF VIOLATIONS (CIRCLES) <u>2</u>	

Incident No. 26-00623574

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 their certificate of occupancy. We had no food prep and there were no customers taking food.

COD_000075

C22067402
CITY OF DALLAS CITATION



* C 2 2 0 6 7 4 0 2 0 0 0 1 *

COURT COPY

Reason for Contact 3
Yes ☐ No ☒
☐ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☒

Driver (Initial & Badge #)										DATE OF OFFENSE		TIME OF OFFENSE		BEAT		DEPT:	
ST NAME										2/14/26		12:03		AM		CCS	
ST NAME										LOCATION OF OFFENSE		ADDRESS OF #1000		(STREET)		(DESIGNATION)	
Zachary										2711 Elm St							
DRESS										JULY ALLEY		DALLAS		75226			
Y										DALLAS TX		ZIP		75212		RES PH	
PLOYER										TROPHY		BUS. PH					
DRESS										2711 Elm St		CITY		DALLAS TX		ZIP 75226	
CDL										ID#		OTHER		49857477		STATE TX	
RACE										SEX		DATE OF BIRTH		MONTH		DAY	
N										M		11 29 95		VEH. LIC.#			
YEAR										LIC. STATE		CAR YEAR		MAKE		MODEL	
TEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.										M. Ramos		CIA 52		x Refused to Sign		NUMBER OF VIOLATIONS (CIRCLE)	
																2 3	

COD_000076

C22067413
CITY OF DALLAS CITATION



* C 2 2 0 6 7 4 1 3 0 0 0 1 *

COURT COPY 3

Reason for Contact
Yes ☐ No ☒
Race Known Prior to Stop? ☐
Searched ☐
Consensual Search ☐
TRAFFIC ☐ NON-TRAFFIC ☒

Reviewer (Initial & Badge #)

LAST NAME										DATE OF OFFENSE										TIME OF OFFENSE										BEAT																																																																															
Mann										03/22/26										11:53										A PM																																																																															
FIRST NAME										Zachary										LOCATION OF OFFENSE										(DESIGNATION)																																																																															
										MID. L JR. SR. ETC.										2711 Elm St																																																																																									
ADDRESS										913 Murrie Ave										(CROSS STREET)										(DESIGNATION)										COUNTY										ZIP																																																											
																				Jelly Allen																				Dallas										75226																																																											
CITY										Dallas TX										ST										ZIP										RES PH										CELL PH																																																											
EMPLOYER										Trophy										SPEEDING										SCHOOL ZONE										ACCIDENT INVOLVED										STATE REGISTRATION VIOLATION										FINANCIAL RESPONSIBILITY										FMR VERIFIED?																																							
																				ALLEGED SPEED:										MPH										COM. VEH.										DRIVER'S LICENSE VIOLATION										VIOLATION										YES NO																																							
BUSINESS ADDRESS										2711 Elm St										CITY										Dallas										ST										TX										ZIP										75226																																							
DL#										CDL										ID#										OTHER										4A857477										STATE										TX										Certificate of Occupancy																																							
DATE OF BIRTH										MONTH										DAY										YEAR										VEH.										LIC.#																																																											
LIC. YEAR										LIC. STATE										CAR YEAR										MAKE										MODEL										TYPE										COLOR										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.										NUMBER OF VIOLATIONS (FORCED)																													
I ATTEST THAT DEFENDANT HAS RECEIVED DUPLICATE CITATION.										ISSUING OFFICER										K. R. Ramesh										C1A52										x										Return to sign										0 2 3																																																	

COD_000077

C22066720
CITY OF DALLAS CITATION



* C 2 2 0 6 6 7 2 0 0 0 0 1 *

COURT COPY

Reason for Contact 3
 Yes ☐ No ☒ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
 TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)										DATE OF OFFENSE <u>4-11-26</u>		TIME OF OFFENSE <u>11:25</u>		☐ AM ☒ PM		BEAT		DEPT: <u>CCS</u>			
LAST NAME <u>MAN N</u>																					
FIRST NAME <u>ZACHARY</u>								MID. INT. <u>L</u>		JR. SR. ETC.		LOCATION OF OFFENSE <u>2711 Elm ST. Dallas TX 75226</u>									
ADDRESS <u>913 MUNCIE AVE</u>										(CROSS STREET) <u>Suly Alley</u>		(DESIGNATION) <u>Dallas</u>		ZIP <u>75226</u>							
CITY <u>Dallas</u>		ST <u>TX</u>		ZIP <u>75212</u>		☐ RES PH ☐ CELL PH ()		SPEEDING ☐		SCHOOL ZONE WORK ZONE ☐		ACCIDENT INVOLVED ☐		STATE REGISTRATION VIOLATION ☐		FINANCIAL RESPONSIBILITY VIOLATION ☐		FMFR VERIFIED? YES ☐ NO ☐			
EMPLOYER <u>Trophy</u>				BUS. PH ()		ALLEGED SPEED: _____ MPH		SPEED LIMIT: _____ MPH		COM. VEH. ☐		DRIVER'S LICENSE VIOLATION ☐									
BUSINESS ADDRESS <u>2711 Elm ST</u>		CITY <u>Dallas</u>		ST <u>TX</u>		ZIP <u>75226</u>		FAMILY VIOLENCE YES ☐ NO ☐		OTHER <u>* SEC 51A-1.104</u>											
☒ DL ☐ CDL ☐ ID# ☐ OTHER		<u>49857477</u>				STATE <u>TX</u>															
RACE <u>W</u>		SEX <u>M</u>		DATE OF BIRTH <u>11 29 95</u>		VEH. LIC. #															
LIC. YEAR		LIC. STATE		CAR YEAR		MAKE		MODEL		TYPE		COLOR		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 INCREASE WITHOUT NOTICE.		NUMBER OF VIOLATIONS (CIRCLE)					
I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.										ISSUING OFFICER <u>P. DARNELL</u>		<u>C1804</u>		<u>x refused to sign</u>		<u>1</u>		<u>2</u>		<u>3</u>	

COD_000078

C22225424
CITY OF DALLAS CITATION



* C 2 2 2 2 5 4 2 4 0 0 0 1 *

COURT COPY

Reason for Contact _____
 Yes ☐ No ☐
 Race Known Prior to Stop? ☐
 Searched ☐
 Consensual Search ☐
 TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)		DATE OF OFFENSE <u>5/8/26</u>		TIME OF OFFENSE <u>12:50</u>		DEPT: <u>CCS</u>	
LAST NAME <u>MANN</u>		LOCATION OF OFFENSE <u>2711 Elm ST</u>		CITY <u>DALLAS</u>		ZIP <u>75226</u>	
FIRST NAME <u>ZACHARY</u>		MID. INT. <u>L</u>		J.R. SR. ETC.			
ADDRESS <u>913 Muncie Ave</u>		CROSS STREET <u>July Alley</u>		COUNTY <u>DALLAS</u>		ZIP <u>75226</u>	
CITY <u>DALLAS</u> TX ZIP <u>75226</u>		SPEEDING ☐		SCHOOL ZONE WORK ZONE ☐		ACCIDENT INVOLVED ☐	
EMPLOYER <u>Trophy</u>		ALLEGED SPEED: _____ MPH		SPEED LIMIT: _____ MPH		MPH OVER LIMIT: _____ MPH	
BUSINESS ADDRESS <u>2711 Elm ST</u>		CITY <u>DALLAS</u> ST. <u>TX</u> ZIP <u>75226</u>		FAMILY VIOLENCE YES ☐ NO ☐		OTHER ☐	
CDL ☐ ID# ☐ OTHER ☐		49857477		STATE <u>TX</u>		51A-1.104	
RACE <u>W</u>		SEX <u>M</u>		DATE OF BIRTH <u>11 29 95</u>		VEH. LIC. # _____	
LIC. YEAR _____		LIC. STATE _____		CAR YEAR _____		MAKE _____	
MODEL _____		TYPE _____		COLOR _____		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.	
I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.		ISSUING OFFICER <u>P. DARNELL</u>		C1804		X Return to Sign	
						NUMBER OF VIOLATIONS (CIRCLE) <u>1</u> 2 3	

Incident No. _____

Station In-Car Video/Audio Device at:

☐ CE ☐ NE ☐ SE ☐ SC ☐ SW ☐ NW ☐ NC

☐ In-Car Video/Audio ☐ No ne

☐ Body Worn Camera

Vehicle No. _____ (All Six Digits)

Soc. Sec. No. _____

CDL ONLY

Describe Premises _____

Case No. # 26-00061762

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



* C 2 2 2 2 5 4 2 9 0 0 0 1 *

COURT COPY 3

Reason for Contact 3
Yes ☐ No ☐
☐ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☒

Reviewer (Initial & Badge #)		DATE OF OFFENSE <u>5/15/26</u>		TIME OF OFFENSE <u>11:35</u>		☐ AM ☒ PM		DEPT: <u>005</u>	
LAST NAME <u>12:0 Jans</u>		LOCATION OF OFFENSE <u>2711 Elm St</u>		CROSS STREET <u>July Alley</u>		COUNTY <u>Dallas</u>		CITY <u>75226</u>	
FIRST NAME <u>Hugo</u>		MID. INT. <u>M</u> JR. SR. ETC. <u></u>		SPEEDING ☐ SCHOOL ZONE ☒ WORK ZONE ☐		ACCIDENT ☐		STATE REGISTRATION ☐	
ADDRESS <u>2101 Hardy Rd #10</u>		CITY <u>Grand Prairie TX</u>		ZIP <u>75051</u>		RES PH ☐ CELL PH ☐		FINANCIAL RESPONSIBILITY ☐	
EMPLOYER <u>Tampabay</u>		BUS. PH <u></u>		ALLEGED SPEED: <u></u> MPH		SPEED LIMIT: <u></u> MPH		VIOLATION YES ☐ NO ☐	
BUSINESS ADDRESS <u>2711 Elm St</u>		CITY <u>Dallas</u>		ST. <u>TX</u>		ZIP <u>75226</u>		FAMILY VIOLENCE YES ☐ NO ☐	
CDL ☒ ID# ☐ OTHER ☐		U1898702		STATE <u></u>		OTHER ☒ Sec 51A-1.104		Certificate of Occupancy	
DATE OF BIRTH <u>03/19/88</u>		VEH. TYPE <u></u>		COLOR <u></u>		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.		NUMBER OF VIOLATIONS (CIRCLE) <u>2</u>	
LIC. YEAR <u></u> LIC. STATE <u></u> CAR YEAR <u></u> MAKE <u></u> MODEL <u></u>		TYPE <u></u> COLOR <u></u>		ISSUING OFFICER <u>P. DARNELL</u>		CITATION # <u>C1804</u>		X <u>JA</u>	

COD_000080

C22225439
CITY OF DALLAS CITATION



* C 2 2 2 2 5 4 3 9 0 0 0 1 *

COURT COPY 3

Reason for Contact
Yes ☐ No ☒
☐ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☐

Reviewer (Initial & Badge #)										DATE OF OFFENSE 5-17-26		TIME OF OFFENSE 12:45		AM ☒ BEAT 005		DEPT. 005							
LAST NAME MANN										LOCATION OF OFFENSE 2711 Elm ST		(ADDRESS OF BLOCK)		(STREET)		(DESIGNATION)							
FIRST NAME ZACHARY										MID. INT. L		JR. SR. ETC.		COUNTY Dallas		ZIP 75224							
ADDRESS 913 Muncie										CITY Dallas		ST TX		ZIP 75212		RES PH ☐ CELL PH ()							
EMPLOYER Trophy										BUS. PH ()		SPEEDING ☐ SCHOOL ZONE WORK ZONE ☐		ACCIDENT INVOLVED ☐		STATE REGISTRATION VIOLATION ☐		FINANCIAL RESPONSIBILITY FMFR VERIFIED? YES NO					
BUSINESS ADDRESS 2711 Elm ST										CITY Dallas		ST TX		ZIP 75224		ALLEGED SPEED: MPH		SPEED LIMIT: MPH		MPH OVER LIMIT: MPH			
FAMILY VIOLENCE YES ☐ NO ☐										OTHER		Sec. 51A-1.104 Operating Outside The Scope of Certificate of Occupancy.											
DL ☒ CDL ☐ ID# ☐ OTHER ☐										49857477		STATE TX											
RACE W		SEX M		DATE OF BIRTH 11 29 95		VEH. LIC. #																	
LIC. YEAR		LIC. STATE		CAR YEAR		MAKE		MODEL		TYPE		COLOR		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.									
I ATTEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.										ISSUING OFFICER P. DARRALL		C180KD		X Refuse To Sign		NUMBER OF VIOLATIONS (CIRCLE) 1 2 3							

COD_000081

C22225686
CITY OF DALLAS CITATION



* C 2 2 2 2 5 6 8 6 0 0 0 1 *

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		DATE OF OFFENSE		6-11-24		TIME OF OFFENSE		9:13		☐ AM ☒ PM		BEAT		DEPT											
FIRST NAME		ZACHARY		MID. INT.		L		JR. SR. ETC.		LOCATION OF OFFENSE		2711 Elm ST		(ADDRESS OF BLOCK)		(STREET)		(DESIGNATION)									
ADDRESS		913 Munchie Ave		CITY		Dallas		TX		ZIP		75212		COUNTY		Dallas		ZIP									
EMPLOYER		Trophy		BUS. PH		()		SPEEDING		☐		SCHOOL ZONE WORK ZONE		☐		ACCIDENT INVOLVED		☐		STATE REGISTRATION VIOLATION		☐		FINANCIAL RESPONSIBILITY VIOLATION		YES NO	
BUSINESS ADDRESS		2711 Elm ST		CITY		Dallas		TX		ZIP		75224		FAMILY VIOLENCE		YES NO		OTHER		YES NO		VIOLATION		YES NO			
RACE		W		SEX		M		DATE OF BIRTH		11		19		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		1		8		0		4		X Refuse to Sign				NUMBER OF VIOLATIONS (CIRCLE)			

COD_000082

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.

COD_000085



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,

A handwritten signature in blue ink, appearing to read 'Sam', followed by a stylized flourish.

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 10, 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.

COD_000091

EXHIBIT B

Appeals Board Checklist and Required Documents

COD_000092

APPEALS BOARD

CHECKLIST AND REQUIRED DOCUMENTS

By checking each requirement, you are stating that you are supplying 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 documents have been provided.

Please Print

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

Address:

2711 ELM ST

Owner:

TROPHY LOUNGE TEXAS LLC
2711 ELM ST
DALLAS, TX 75226

Issued: 01/02/2026

DBA:

TROPHY

Land Use:

RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH 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:		Consrv Dist:	Deep	Pro Park:	0	Reg Park:	0
Stories:	1	Occ Code:	A2	Lot Area:		Total Area:	4732
Sprinkler:	Yes	Occ Load:	398	Alcohol:	Yes	Dance Floor:	No
						Type Const:	IIIB

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

complaint about the sale or service
in establishment, contact the
commission

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.

COD 000097



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. Samuelli 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

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)
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Exhibit 12

COD_000101

DATE May 19, 2026

Planning and Development Department
TO 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.

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:

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.

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.

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.

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.

Question 13: How should enforcement staff classify an operating establishment

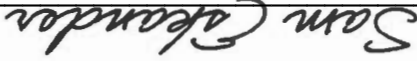
Answer: Enforcement evaluations should consider the actual use being operated at the time of inspection, including operational conditions occurring during peak business periods.
A certificate of occupancy for a restaurant does not authorize a different principal use. Chapter 52 states that issuance of 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.

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.



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

Exhibit 13

COD_000111

TROPHY

TEQUILA TUESDAY

KITCHEN OPEN UNTIL 2AM

trophy

trophy.tx · Follow



trophy

trophy.tx · 13w

TEQUILA TUESDAY 🍸



No comments yet.

Start the conversation.



June 2

COD_000112

Login to like or comment.

Exhibit 14

COD_000113

C22225612
CITY OF DALLAS CITATION



* C 2 2 2 2 5 6 1 2 0 0 0 1 *

COURT COPY

3

Reason for Contact
Yes ☐ No ☒ Race Known Prior to Stop?
☐ Searched
☐ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☒

ST NAME RIO JAS MARTINEZ										DATE OF OFFENSE 7/25/26		TIME OF OFFENSE 11:39		DEPT: CCS	
ST NAME HUGO										LOCATION OF OFFENSE 2711 Elm St					
ADDRESS 2101 Hardy Rd #10										(CROSS STREET) July Alley		COUNTY Dallas		ZIP 75226	
CITY Grand Prairie										SPEEDING ☐		SCHOOL ZONE ☐		FINANCIAL RESPONSIBILITY ☐	
EMPLOYER Trophy										ALLEGED SPEED: _____ MPH		ACCIDENT INVOLVED ☐		STATE REGISTRATION VIOLATION ☐	
BUSINESS ADDRESS 2711 Elm St										SPEED LIMIT: _____ MPH		COM. VEH. ☐		DRIVER'S LICENSE VIOLATION ☐	
CITY Dallas ST. TX ZIP 75226										MPH OVER LIMIT: _____ MPH		FAMILY VIOLENCE ☐		OTHER ☒	
RACE H SEX M DATE OF BIRTH 03/19/98										YES ☐ NO ☐		YES ☐ NO ☐		51A-1.104 CO violation	
VEH. LIC.# 41898702										STATE TX		working outside of issued CO/		Landuse violation	
VEH. MAKE MAZDA										MODEL MAZDA		TYPE SEDAN		COLOR BLACK	
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.														NUMBER OF VIOLATIONS (CIRCLED) 1 2 3	
TEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.															
SIGNING OFFICER M. Ramos										C1952		x Refuse to Sign			

COD_000114

C22225915
CITY OF DALLAS CITATION



* C 2 2 2 2 5 9 1 5 0 0 0 1 *

COURT COPY

Reason for Contact 3
Yes ☐ No ☒
☐ Race Known Prior to Stop?
☐ Searched
☒ Consensual Search
TRAFFIC ☐ NON-TRAFFIC ☐

Driver (Initial & Badge #)

ST NAME	MANN										DATE OF OFFENSE	8-9-26		TIME OF OFFENSE	12:13		BEAT	DEPT:												
ST NAME	ZACHARY										MID. INT.	h		JR. SR. ETC.	LOCATION OF OFFENSE		2711 Elm ST.		DEPT:											
DRESS	913 Muncie Ave										CROSS STREET		Sully Alley		COUNTY	Dallas		ZIP	75226											
Y	Dallas TX										ZIP	75212		RES PH	CELL PH		SPEEDING		SCHOOL ZONE WORK ZONE											
PLOYER	Trophy										BUS. PH			ALLEGED SPEED:	MPH		ACCIDENT INVOLVED	STATE REGISTRATION VIOLATION		FINANCIAL RESPONSIBILITY										
SINISS	2711 Elm ST										CITY	Dallas TX		ZIP	75226		SPEED LIMIT:	MPH		COM. VEH.	DRIVER'S LICENSE VIOLATION									
DRESS	2711 Elm ST										CITY	Dallas TX		ZIP	75226		FAMILY VIOLENCE	OTHER		YES		NO								
#	49857477										STATE	TX		Illegal Hand Use. Operating Outside Scope of Certificate of Occupancy (Restaurant)																
RACE	W		SEX	M		DATE OF BIRTH	11 29 95		VEH. LIC.#			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.										NUMBER OF VIOLATIONS (CIRCLE)								
YEAR	LIC. STATE		CAR YEAR		MAKE		MODEL		TYPE		COLOR		TEST THAT DEFENDANT HAS RECEIVED A DUPLICATE CITATION.										1 2 3							
JING OFFICER	P. DARNELL										B A G E										X Refuse To Sign									

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