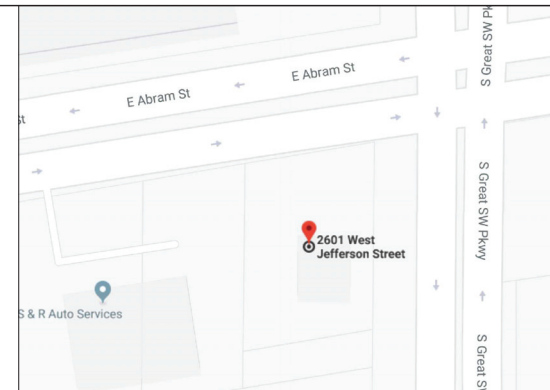
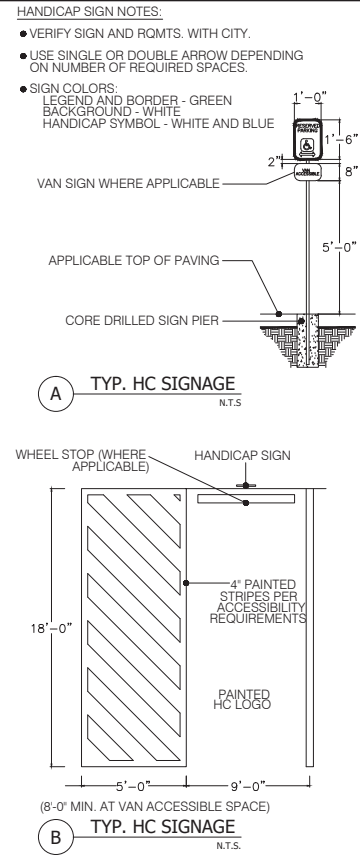
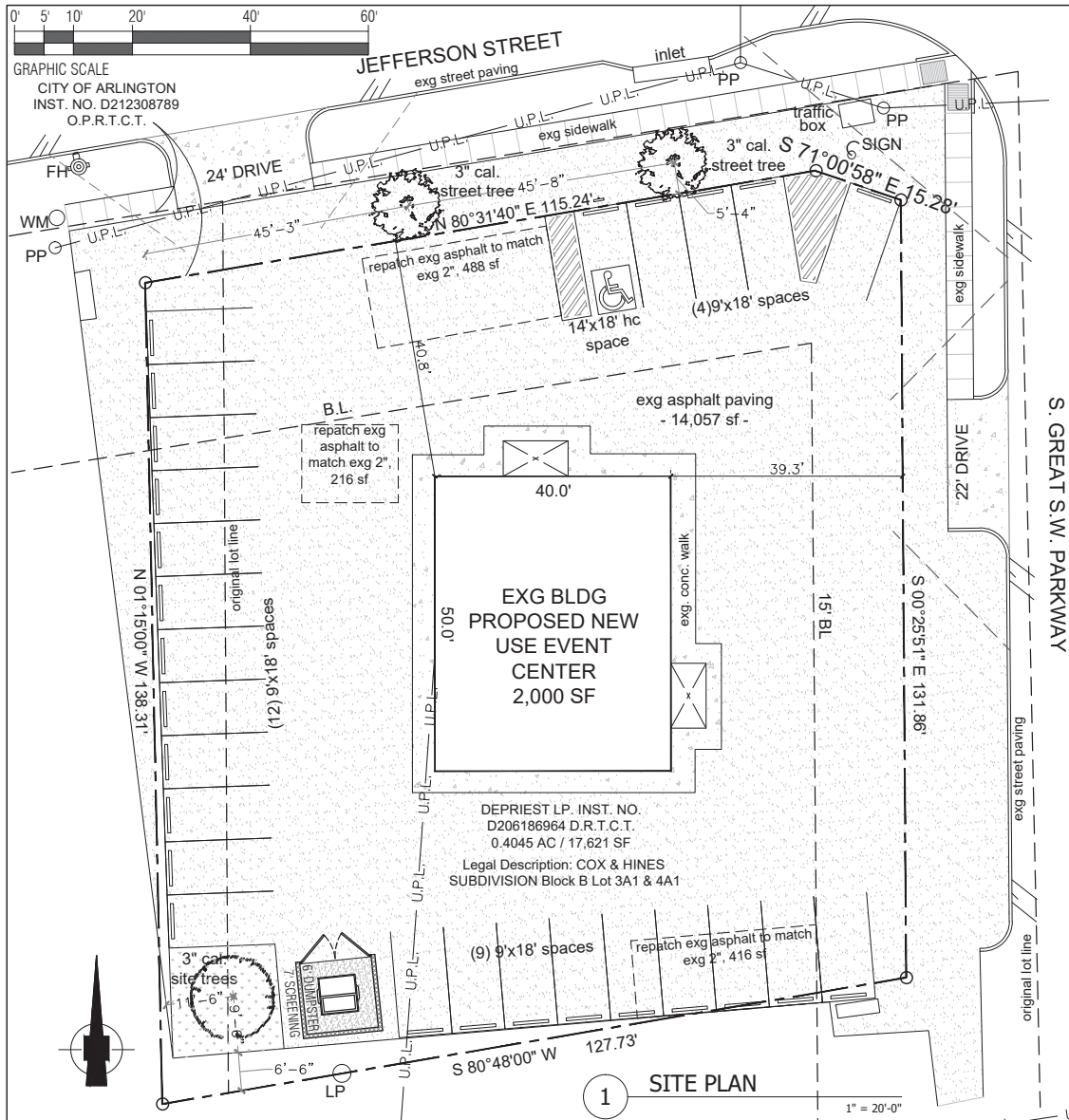


Exhibit B - Site Plan
1 of 5



| | |
|---|------------------------------|
| <u>VICINITY MAP:</u> for reference only | ZONING: GR GENERAL RETAIL |
| <u>LEGAL DESCRIPTION:</u> COX & HINES SUBDIVISION Block B Lot 3A1 & 4A1 | |
| SQUARE FOOTAGE | |
| EXG COMM. BUILDING, NEW USE CO "EVENT CENTER" | 2,000 SQ.FT. |
| SITE: EXTERIOR PARKING RE-STRIPPING, ASPHALT REPATCHING WORK ONLY | |

| | |
|--|--|
| CONSTRUCTION MANAGEMENT CODES | |
| -CONTRACTOR MUST RECYCLE, REUSE OR RESALE 50% OF NON HAZARDOUS MATERIALS TO MINIMIZE LANDFILL IMPACT | |
| -CONTRACTOR MUST CONSTRUCT 45% OF BUILDING FROM RECYCLED/USED/RECYCLEABLE OR BIOBASED BUILDING MATERIALS | |
| -ALL WINDOWS AND DOORS MUST REMAIN OPEN DURING CONSTRUCTION HOURS TO MINIMIZE INDOOR AIR POLLUTANTS | |
| -CONTRACTOR MUST NOT SMOKE INSIDE BUILDING DURING CONSTRUCTION PHASE | |
| -ALL REMOVED TREES MUST BE REUSED AS FIREWOOD OR MULCH | |
| -CONSTRUCTION WASTE BIN TO BE SIZED AND DETERMINED AT TIME OF CONSTRUCTION | |
| -DOCUMENTATION AND WARRANTIES OF BUILDING MATERIAL SHALL BE GATHERED BY CONTRACTOR(S) AND PLACED AT JOB SITE | |

PARKING ANALYSIS

| ESTABLISHMENT | SQUARE FOOTAGE | APPL. RATION 1 CAR PER | USE | PARKING REQUIRED |
|------------------|----------------|---------------------------|-----------------|---------------------|
| EVENT CENTER | 2,000 | 100 | CATERING/EVENTS | 20.0 |
| PARKING REQUIRED | | | | 20 |
| PARKING PROVIDED | | | | 26 |

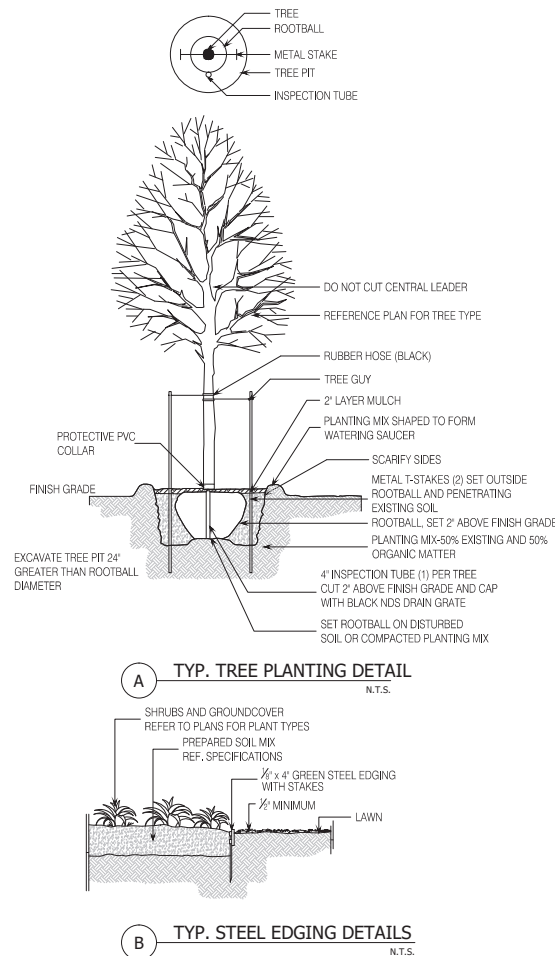
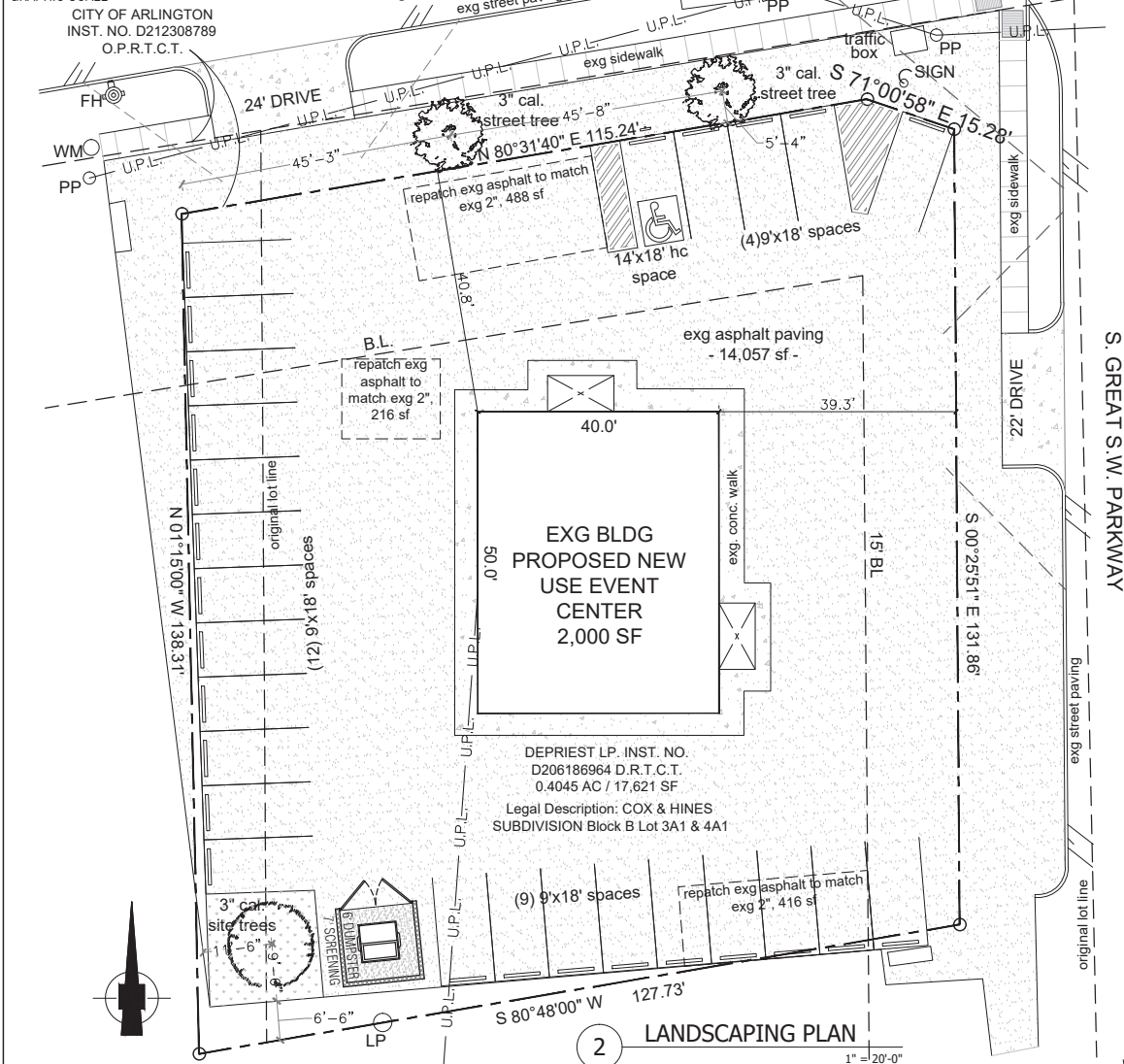
THE GENERAL CONTRACTOR SHALL:

- 1. BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANOR, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
- 3. COORDINATE PRIOR TO PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT INCLUDING USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS ETC.
- 4. COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AS CONSTRUCTION OF THE WORK AS INDICATED IN THE DRAWINGS.
- 5. BE RESPONSIBLE FOR THE DEVELOPMENT COORDINATION AND EXAMINATION OF CONSTRUCTION METHODS AND PROCEDURES.
- 6. BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS, DIMENSIONS, ETC. ARE BUILDABLE AS SHOWN. IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE TENANT BEFORE PROCEEDING WITH SUCH WORK OR RELATED CONSTRUCTION.
- 7. VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE TENANT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
- 8. BE RESPONSIBLE FOR CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE DRAWINGS, INCLUDING SEQUENCING OR COORDINATION INDUCED ERRORS.
- 9. RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
- 10. INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED ACCORDING TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETRY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
- 11. REFINISH ENTIRE EXISTING SURFACE AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
- 12. PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED.
- 13. ALL TENANT DETAILS ARE TO BE COORDINATED WITH THE BASE BUILDING STRUCTURAL FRAMING AND OTHER BUILDING COMPONENTS, STRUCTURAL AND FIREPROOFING REQUIREMENTS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- 14. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF THE FINISHED WALL, FLOOR, OR CEILING UNLESS NOTED OTHERWISE.
- 15. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
- 16. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE SPACE.
- 17. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
- 18. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODE.
- 19. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR ON THE EGRESS SIDE IN ONE INCH HIGH LETTERS SHALL READ "THIS DOOR TO REMAINED UNLOCKED WHEN BUILDING IS OCCUPIED". LOCKING DEVICE IS READILY DISTINGUISHED AS A LOCK.
- 20. THE FIRE ALARM SYSTEM IS TO BE IN WORKING ORDER AND BE IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- 21. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIALS CUT SHEETS FOR ALL MATERIALS USED.

H.C. ACCESIBILITY NOTES

- 1. THIS PROJECT MUST MEET ALL LOCAL AND FEDERAL AMERICAN WITH DISABILITIES ACT REGULATIONS.
- 2. THRESHOLDS SHALL BE NO HIGHER THAN ¼” ABOVE THE FLOOR. EDGES TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2, IN MORE THAN 1”, REPLACED IF REQUIRED.
- 3. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE. MOUNTED 30” TO 44” ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 8.5LBS FOR EXTERIOR AND 5LBS FOR INTERIOR DOORS.
- 4. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 48” A.F.F. ON EXTERIOR AT MAIN ENTRY. THE SYMBOL SHALL BE A DECAL WITH WHITE FIGURE ON BLUE BACKGROUND.
- 5. THE LOWER 10” OF A DOOR SHALL BE SMOOTH, PLAIN SURFACE (NO RECESS OR TRAP).
- 6. PROVIDE HANDICAP ACCESSIBILITY SIGNAGE NEXT TO RESTROOM DOORS:
 - a. 12” EQUILATERAL TRIANGLE FOR MEN.
 - b. 12” DIAMETER CIRCLE FOR WOMEN.
 - c. ¼” THK. , 60” A.F.F. WITH CONTRASTING COLOR. NEXT TO DOOR ON STRIKE SIDE (8”).
 - d. ALL SIGN MUST INCLUDE BRAILLE OR PROVIDE AN ADJACENT BRAILLE SIGN 60” A.F.F.
- 7. EXIT DOORS MUST BE MINIMUM 3'-0" X 6'-8" H. AND SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MODIFY IF REQUIRED.
- 8. PROVIDE 18" CLEAR SPACE AT STRIKE ON INTERIOR DOORS. THERE SHALL BE A CLEAR AREA OF 60" DEEP IN DIRECTION OF SWING AND 48" DEEP IN OPPOSITE DIRECTION.
- 9. CORRIDOR SHALL BE 44" MINIMUM IN WIDTH.
- 10. CENTER OF WALL SWITCH SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 48" A.F.F.
- 11. A LEVEL LANDING MUST OCCUR ON BOTH SIDES OF A ENTRANCE DOOR, A CLEAR AREA OF AT LEAST 42" PLUS DOOR WIDTH MUST OCCUR IN THE DIRECTION OF THE SWING AND 44" OPPOSITE THE DOOR SWINGS.
- 12. THERE SHALL BE A LEVEL AND CLEAR AREA AT ALL DOORS. A LENGTH IN THE DOOR SWING AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48"
- 13. THE CENTER GRIP OF A HANDLE CONTROLLING EQUIPMENT SHALL NOT BE MORE THAN 48" A.F.F.
- 14. PROVIDE IF NOT ALREADY EXISTING VISUAL AND AUDIBLE ALARMS THAT MEET A.D.A. STANDARDS IN ALL GENERAL USE AREAS, INCLUDING SALES, HALLWAYS, RESTROOMS, TRAINING ROOMS, FITTING ROOMS AND ANY OTHER AREAS FOR COMMON USE. MOUNT ALARMS PER A.D.A. REQUIRED HEIGHTS (IF REQUIRED BY LOCAL OFFICIALS).

| | | | | |
|---|---|--|------------------------|--|
| PAGE TITLE: DETAIL & ADA NOTES | 2601 W JEFFERSON ST "EVENT CENTER" GRAND PRAIRIE, TX 75051 | REVISIONS | SUP NUMBER SU180503 | |
| SCALE: N/A | | REV 1: | | |
| DATE: 05/21/18 | | THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. | | |
| SHEET: 1.1 | | | | |
| SCOPE OF WORK: EXG SITE AND LANDSCAPING PLANS | | | | |



| | | | |
|------------------------------|--|--|---|
| PAGE TITLE: LANDSCAPING PLAN | <div>2601 W JEFFERSON ST "EVENT CENTER"</div> <div>GRAND PRAIRIE, TX 75051</div> | REVISIONS | <div>SUP NUMBER</div> <div>SU180503</div> |
| SCALE: 1" = 20'-0" | | REV 1: | |
| DATE: 05/21/18 | | THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. | |
| SHEET: 2 | | SCOPE OF WORK: EXG SITE AND LANDSCAPING PLANS | |

TABULATIONS

- STREET TREES (1 @ MAX. 50LF)

Street trees required (115 LF/50) = 2.3 trees
Street trees provided (15' height, 3" caliper minimum) = 2
Trees Planting Zone (within 10'-25' from back of street curb)

- SIDEWALK

Sidewalk Required (4')
Sidewalk Provided (4')

- SITE TREES (1 PER 500 SF OF REQ'D, 5%)

Landscaping trees required(17,621 SF * .05 = 881 / 500 = 2 TREES)
Site trees provided (2-street trees, 0-parking lot trees, 1-site trees)

- PARKING LOT TREES (Each space within 120' of trees)

Parking lot trees are all within 120'
Parking lot trees provided = 3 trees total

NOTES: TREE PLANTING (>2"CAL.)

- DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2' SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

LEGEND

FOUNDATION PLANTING STRIP SHRUB



LARGE CANOPY TREE, 3" CALIPER



NON-CANOPY TREE, 3" CALIPER



LARGE SHRUB - 5 GALLON MINIMUM,
36"-48" O.C.



GENERAL LANDSCAPE NOTES:

- AN UNDERGROUND AUTOMATIC POP-UP DRIP TYPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-WAY AREAS UNLESS NOTED OTHERWISE. ADJUSTMENTS TO SYSTEM WILL LIMIT OVER SPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSING DEVICE AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
- ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET MINIMUM MULTIFAMILY DISTRICT 2 (MF-2) REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH,LITTER, WEEDS, AND OTHER MATERIALS OR PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEELSTOPS OR OTHER PERMANENT BARRIERS.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVERS. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, DECORATIVE ROCK BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERMUDAGRASS, OR ST. AUGUSTINE GRASS LAWN AREAS, UNLESS NOTED OTHERWISE.
- ALL TRESS ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE FIRE HYDRANT, SANITARY SEWER AND UTILITY EASEMENTS.
- REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT IS TO BE MET.
- A MINIMUM TWO INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.

PLANT PALETTE



CANOPY TREE - 4" CALIPER MINIMUM, 15' HT. MINIMUM
LIVE OAK (QUERCUS VIRGINIANA), HIGHRISE LIV OAK (QUERCUS VIRGINIANA 'QVITA' PP#1129), CEDAR ELM (ULMUS CRASSIFOLIA), SHUMARD RED OAK (QUERCUS SHUMARDII), SWEET GUM (LIQUIDAMBAR STYRACIFLUA), WHITE ASH (FRAXINUS AMERICANA), CADDO MAPLE (ACERBARBATUM 'CADDO'), BIGTOOTH MAPLE (ACER GRANDIDENTATUM), TRIDENT MAPLE (ACER BUERGERIANUM), PECAN (CARLA ILLINOINENSIS), DURAND OAK (QUERCUS DURANDII), BUR OAK(QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIOLIA), BALD CYPRESS (TAXODIUM DISTICHUM).

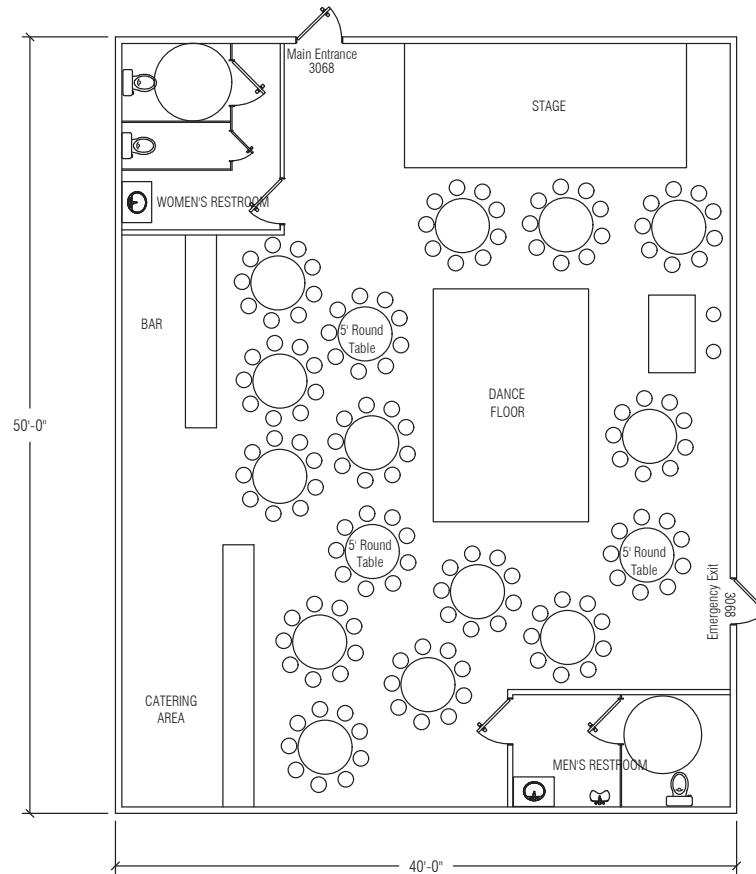


NON-CANOPY TREE / SMALL TREE - 2"-3" CALIPER, 6' HT. MINIMUM
YAUPON HOLY (LLEX VOMITORIA), CRAPE MYRTLE (LAGERSTROEMIA INDICA).



LARGE SHRUB - 5 GALLON MINIMUM, 36"-48" O.C.
COMPACT ELAEAGNUS (ELAEAGNUS MACROPHYLLA 'EBBENJI'), NELLIE R. STEVEN'S HOLLY (LLEX X 'NELLIE R. STEVEN'S'), ABELIA (ABELIA GRANDIFLORA), AUCUBA(AUCUBA JAPONICA), CLEYERA (CLEYERA JAPONICA), WAX MYRTLE (MYRICA CERIFERA), PODOCARPUS (PODOCARPUS MACROPHYLLA), BURFORD HOLLY (LLEX CORNUTA 'BURFORDII'), EAST PALATKA HOLLY (LLEX X ATTENUATA 'EAST PALATKA'), FOSTER HOLLY (LLEX X ATTENUATA 'FOSTER'), CHERRY LAUREL (PRUNUS CAROLINIANA), SOFT YUCCA (YUCCA GLORIOSA).

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| PAGE TITLE: LANDSCAPING DETAILS | 2601 W JEFFERSON ST "EVENT CENTER" GRAND PRAIRIE, TX 75051 | REVISIONS | SUP NUMBER SU180503 |
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| SHEET: 1.1 | SCOPE OF WORK: EXG SITE AND LANDSCAPING PLANS | | |



FLOOR PLAN
scale: 1/8" = 1'-0"

2

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SCOPE OF WORK:

PROJECT TITLE: FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 03/27/2018

PAGE: 2