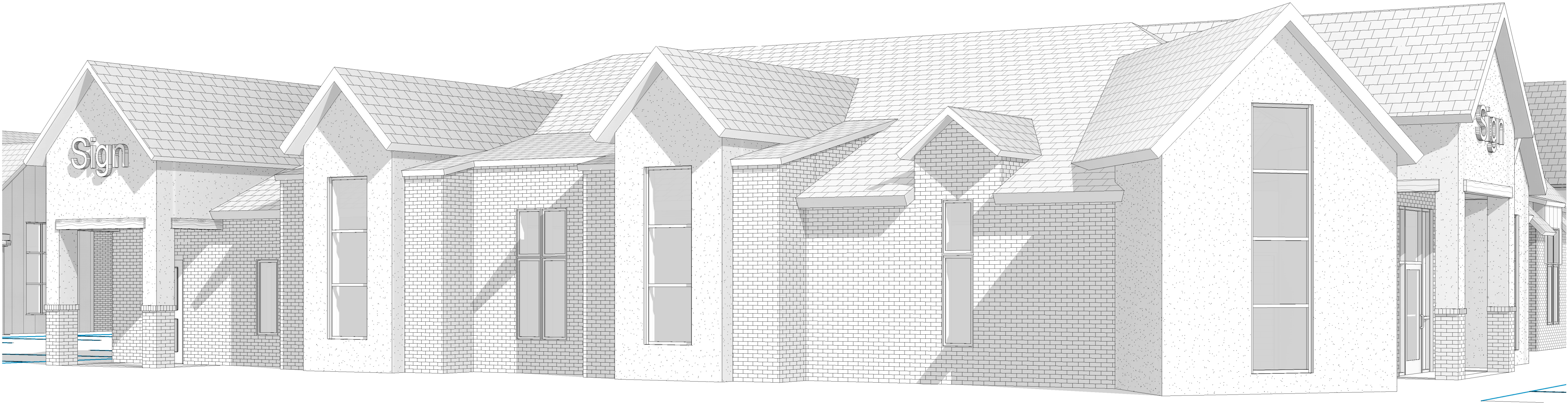


ABBREVIATIONS

A/C	Air Conditioning
AFF	Above Finish Floor
ACT	Acoustic Ceiling Tile
ADA	Americans with Disabilities Act
ADJ	Adjacent
ALUM	Aluminum
ARCH	Architect
BLKG	Blocking
BO	Bottom Of
BOH	Back of House
CF	Cubic Feet
CL	Center Line
CLG	Ceiling
CMU	Concrete Masonry Unit
CO	Clean Out
COL	Column
CW	Cold Water
DEG	Degree
DIA	Diameter
DIM	Dimension
DN	Down
DWG	Drawing
EA	Each
ELV	Elevation
ELEC	Electrical
EXIST	Existing
EXP	Exposed
EXT	Exterior
FIN	Finished
FIXT	Fixture
FLR	Floor
FO	Face Of
FOH	Front of House
FRP	Fiberglass Reinforced Panel
FT	Feet / Foot
GA	Gauge
GALV	Galvanized
GC	General Contractor
GND	Ground
GWB	Gypsum Wall Board
HC	Hollow Core
HDR	Header
HM	Hollow Metal
HR	Hour
HT	Height
HW	Hot Water
HVAC	Heating, Venting, & Air Conditioning
ID	Inside Diameter
INFO	Information
JST	Joist
KS	Knee Space
LF	Linear Feet
LL	Landlord
MAX	Maximum
MECH	Mechanical
MEP	Mechanical, Electrical, Plumbing
MPE	Mechanical, Plumbing, Electrical
MFR	Manufacturer
MIN	Minimum
MTL	Metal
NIC	Not in Contract
NL	Night Light
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
PEMB	Pre-Engineered Metal Building
PERP	Perpendicular
PLYWD	Plywood
PM	Project Manager
POS	Point of Sale
R	Radius
REF	Reference
REQ	Require
REQD	Required
REV	Revision
RND	Round
SC	Solid Core
SF	Square Feet
SHT	Sheet
SM	Sheet Metal
SPEC	Specification
SQ	Square
SS	Stainless Steel
STL	Steel
SUB	Subcontractor
SUSP	Suspended
TAS	Texas Accessibility Standards
TEL	Telephone
TEMP	Temporary
TYP	Typical
UNO	Unless Noted Otherwise
VCT	Vinyl Composite Tile
VERT	Vertical
WD	Wood
WH	Water Heater



PROJECT GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SEQUENCE.
2. EACH CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH ALL CONDITIONS AND REVIEW THE DRAWINGS PRIOR TO BIDDING OR CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL LAWS, CODES, AND ORDINANCES.
4. ALL CONTRACTORS SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF WORK. G.C. AND ELECTRICAL CONTRACTOR SHALL COORDINATE MAKING ELECTRICAL SAFE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
5. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, SHOULD THERE BE ANY DISCREPANCIES NOTIFY THE DESIGN TEAM PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS.
6. THE GENERAL CONTRACTOR SHALL CONSULT WITH DESIGN TEAM TO RESOLVE ANY OMISSIONS, CHANGES, OR DISCREPANCIES IN PLANS PRIOR TO BIDDING OR CONSTRUCTION.
7. THE GENERAL CONTRACTOR IS TO OBTAIN AND PAY FOR ALL PERMITS AS REQUIRED FOR A COMPLETE JOB.
8. ALL MATERIALS, SUBMITTALS AND ITEM SUBSTITUTIONS MUST BE APPROVED BY THE OWNER.
9. SHOULD THIS PLAN SET BE USED AS A BID DOCUMENT, PROVIDE DESCRIPTION OR ALLOWANCES FOR ANY UNSPECIFIED MATERIALS OR ALTERNATES AS PART OF BID TO OWNER.
10. ALL MATERIALS PROVIDED AND INSTALLED SHALL BE WARRANTED FOR NOT LESS THAN ONE YEAR UNLESS OTHERWISE SPECIFIED. ALL ROOFING MATERIAL WARRANTIES SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
11. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE ANY REQUIRED ASBESTOS, MOLD OR HAZMAT TESTING AS NECESSARY FOR THE PROJECT PER LOCAL, COUNTY, STATE AND FEDERAL LAWS.
12. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE ANY REQUIRED A.D.A. / T.A.S. REGISTRATIONS, PLAN REVIEWS, OR INSPECTIONS AS REQUIRED BY LOCAL, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS. SHOULD THERE BE ANY ERRORS OR DISCREPANCIES NOTIFY DESIGN TEAM PRIOR TO COMMENCING WORK.
13. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, BUILDING DIMENSIONS, AND OUTLINE OF MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PROJECTS FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR, SUB-CONTRACTORS, AND SUPPLIERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING, AS INDICATED, IMPLIED, OR AS REQUIRED BY ALL LOCAL, STATE, AND FEDERAL ORDINANCES, CODES, LAWS, AND REGULATIONS, WITHOUT ADJUSTMENT TO CONTRACT PRICE.
14. CONTRACTOR TO ENSURE ALL COMPLETED WORK, CONSTRUCTION METHODS, AND TOLERANCES MEET OR EXCEED THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LUBBOCK, INCLUDING ALL LOCAL, STATE, AND FEDERAL ORDINANCES, CODES, LAWS, AND REGULATIONS.
15. THE RESPONSIBILITY FOR FINAL PERFORMANCE, CODE COMPLIANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE GENERAL CONTRACTOR'S.
16. EACH CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS IN THE CONSTRUCTION DRAWINGS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
17. ALL 3D VIEWS ARE PROVIDED FOR REFERENCE ONLY, REFER TO ALL PROJECT SECTIONS, DETAILS AND SPECIFICATIONS.
18. PRIOR TO USE OF THIS PLAN SET, OWNER SHALL CONFIRM COMPLIANCE WITH ANY DEVELOPER REVIEW AND APPROVAL REQUIREMENTS, APPLICABLE DEED RESTRICTIONS OR COVENENANTS.

AREA MAP



VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF DUPLEX OFFICE BUILDING

APPLICABLE CODES:	
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2015 NATIONAL ELECTRICAL CODE
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2012 TEXAS ACCESSIBILITY CODE
AMENDMENTS:	CITY OF LUBBOCK, TX AMENDMENTS

DATA	
ZONING:	C-2 LOCAL RETAIL DISTRICT
USE:	BUSINESS
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	1
LOT SIZE:	162,180 SF (3.7231 ACRES)
BUILDING AREA:	4013 SF (40,822 TOTAL MAX INCLUDING FUTURE)

FIRE SPRINKLERS:

NO

OCCUPANCY LOAD

AREA:	4013 SF
OCCUPANT LOAD:	SUITE 100 = 26 OCCUPANTS SUITE 200 = 27 OCCUPANTS

EXITS PROVIDED:

3

CIVIL INDEX	
No	Sheet Name
C100	Cover Sheet
C101	Existing Topo
C102	Preliminary Plat
C103	Site Plan
C104	Grading Plan
C105	Municipal Water & Sewer Plan
C106	SS - 1 Plan & Profile

Areas BUILDING A (Over...	
Name	Area
Office A100	1986 SF
Office A100 Porch	53 SF
Office A200	2027 SF
Office A200 Patio	24 SF
Office A200 Porch	54 SF
Total Under Roof	4145 SF

INDEX	
No	Sheet Name
A0	Cover Sheet
A0.1	TAS 1
A0.2	TAS 2
A1	Architectural Site Plan
A2	Foundation Plan
A3	Details
A4	Floor Plan
A5	Egress Plan
A6.1	Elevations
A6.2	Elevations
A7	Schedules & Details
A8	Roof & Framing Plan
E1	Electrical Plan
M1	Mechanical Plan
P1	Plumbing Plan

PROJECT TEAM

DEVELOPER / CONTRACTOR:
EDGE CONCEPTS
ROGER BILLINGSLEY
10210 FRANKFORD AVE
SUITE 110
LUBBOCK, TX 79424
806.687.0033

ARCHITECT:
SEVENTEEN SERVICES LLC
TYLER GENTRY
1500 BROADWAY AVE
SUITE 203
LUBBOCK, TX 79401
806.787.8533
TYLER@17SERVICES.COM

CIVIL ENGINEERING:
CENTERLINE ENGINEERING & CONSULTING LLC.
DANIEL WETZEL
8312 UPLAND AVE.
LUBBOCK, TX 79424
806.470.8866
DWETZEL@CENTERLINEENGINEERING.NET

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A

17
services.com



01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Cover Sheet

A0

All designs, plans, images, text, and other content found on this page are protected by U.S. and international copyright law and may not be reproduced, duplicated, modified, or distributed, in whole or in part, without the express written consent of Seventeen Services Inc. All drawings purchased from Seventeen Services are protected by U.S. and international copyright law. It is illegal to duplicate, reproduce, resell, modify, redistribute, lease, or loan, in whole or in part, from the plans without the expressed written consent of Seventeen Services LLC.

REVISIONS:	
DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



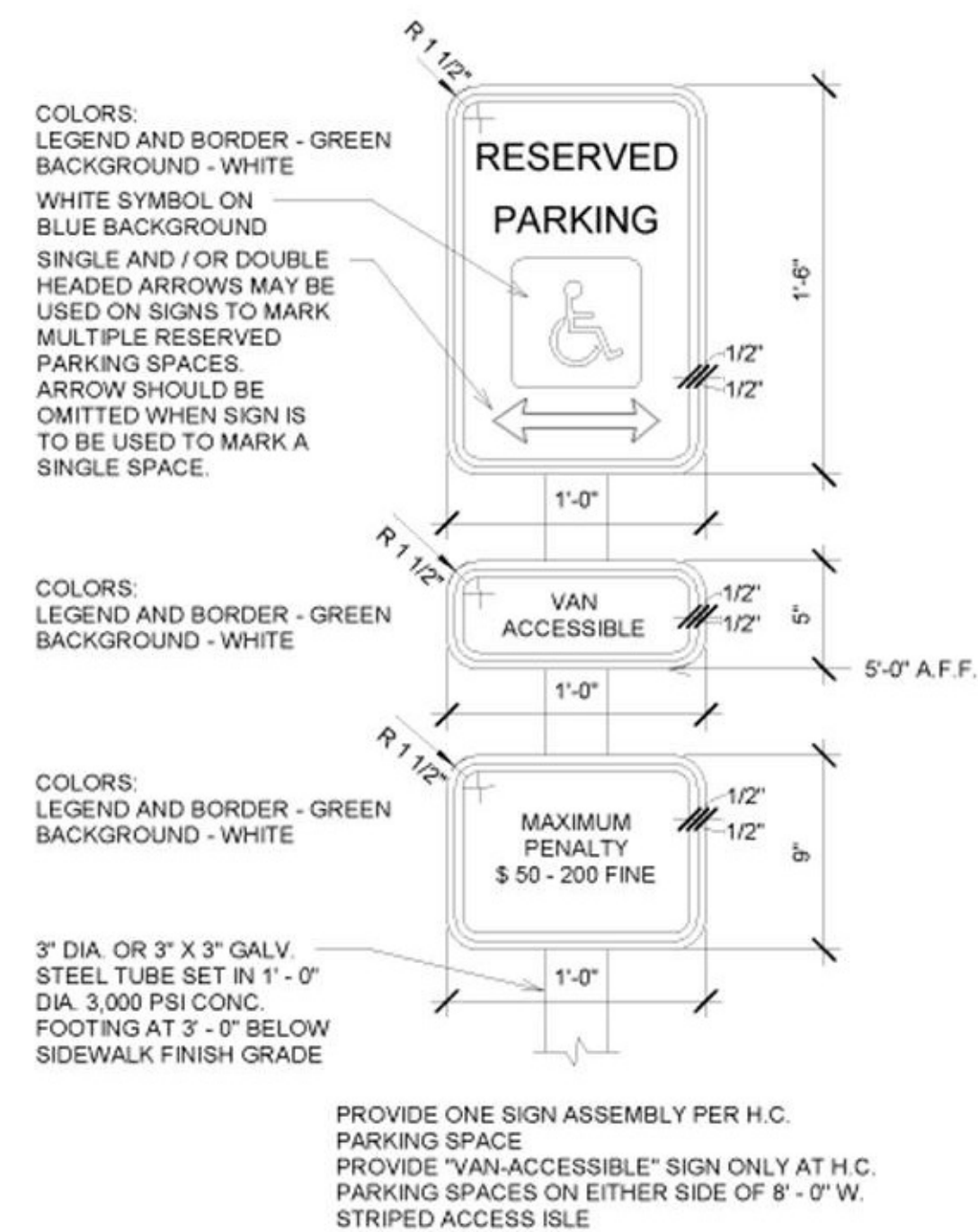
01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

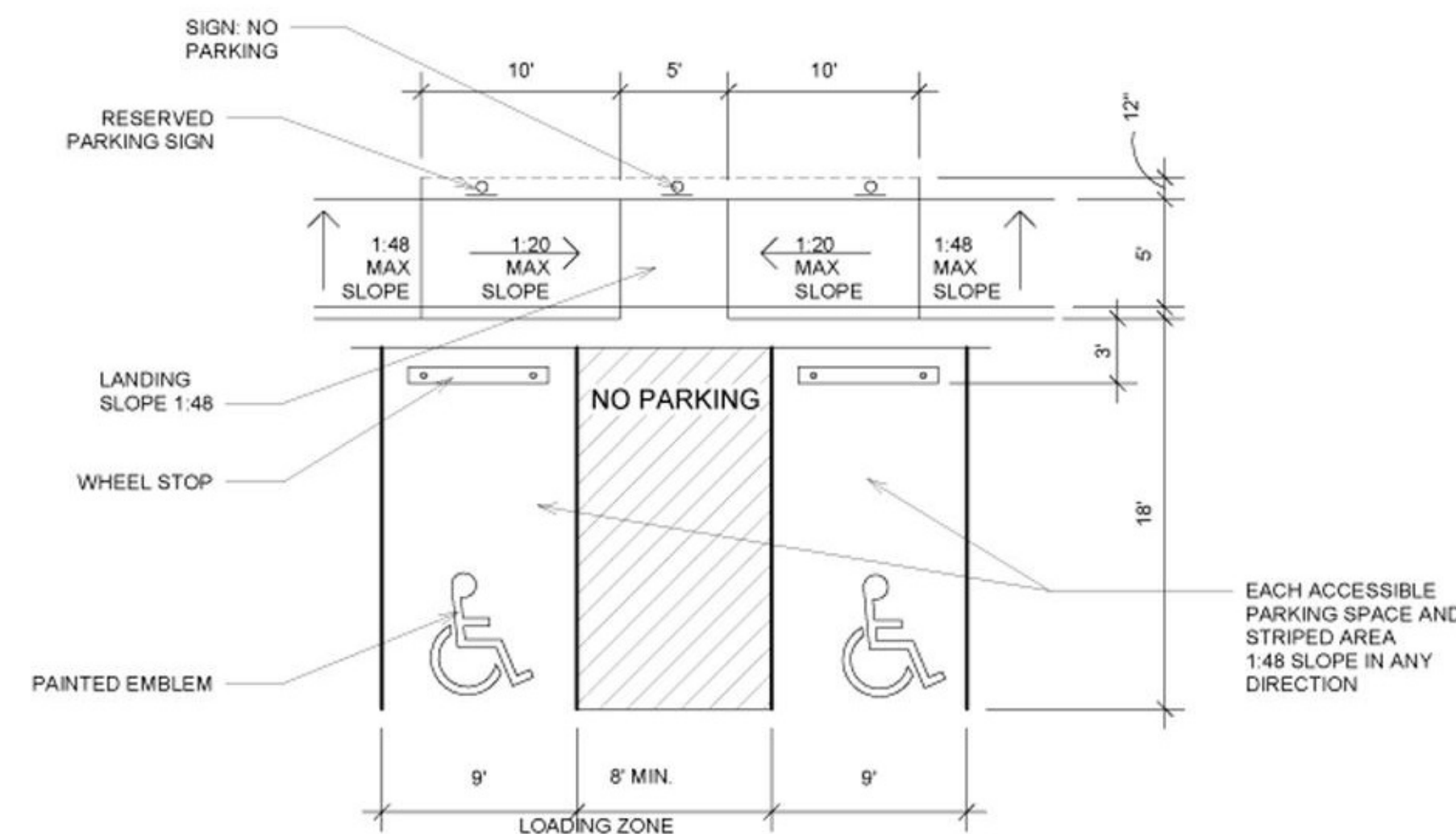
Project Number	2796
Date	01.06.22
Drawn By	TG
Sheet Size	D 24X36

Architectural Site
Plan

A1



HC PARKING SIGN
1 1/2" = 1'-0"



VAN ACCESSIBLE PARKING SPACE WITH SHARED ACCESS AISLE

Parking
1/2" = 1'-0"

SITE DATA:

SITE AREA : 162,180 SF
(PENDING SURVEY)

BUILDING AREA :
PARKING REQUIRED : OFFICE: 40,822 / 200: 205

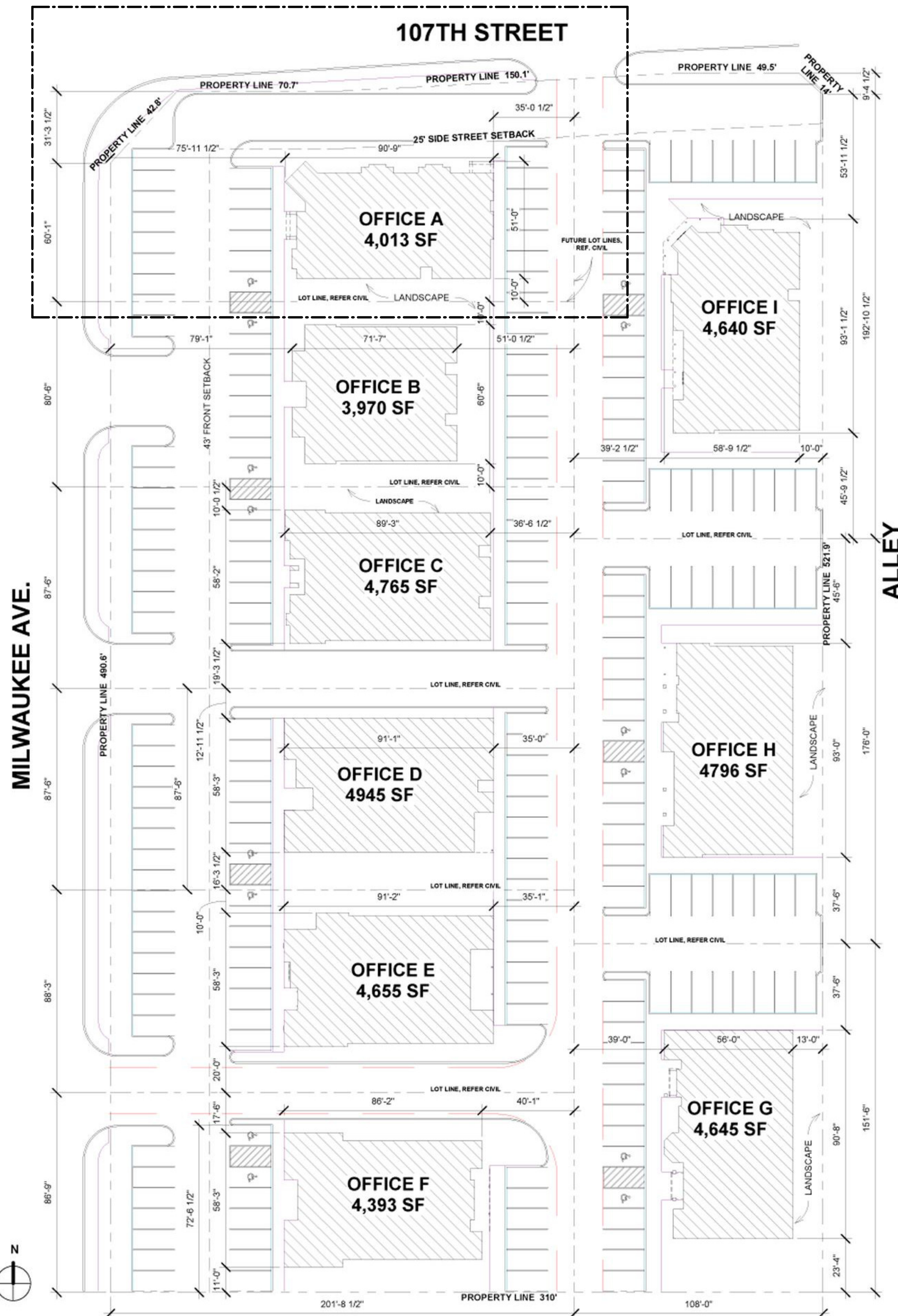
PARKING PROVIDED : 213 SPACES
ADA SPACES REQ'D: 6 SPACES
ADA SPACES PROVIDED: 14 SPACES
LANDSCAPE REQUIRED : 16,218 SF
LANDSCAPE PROVIDED : >26,800 SF

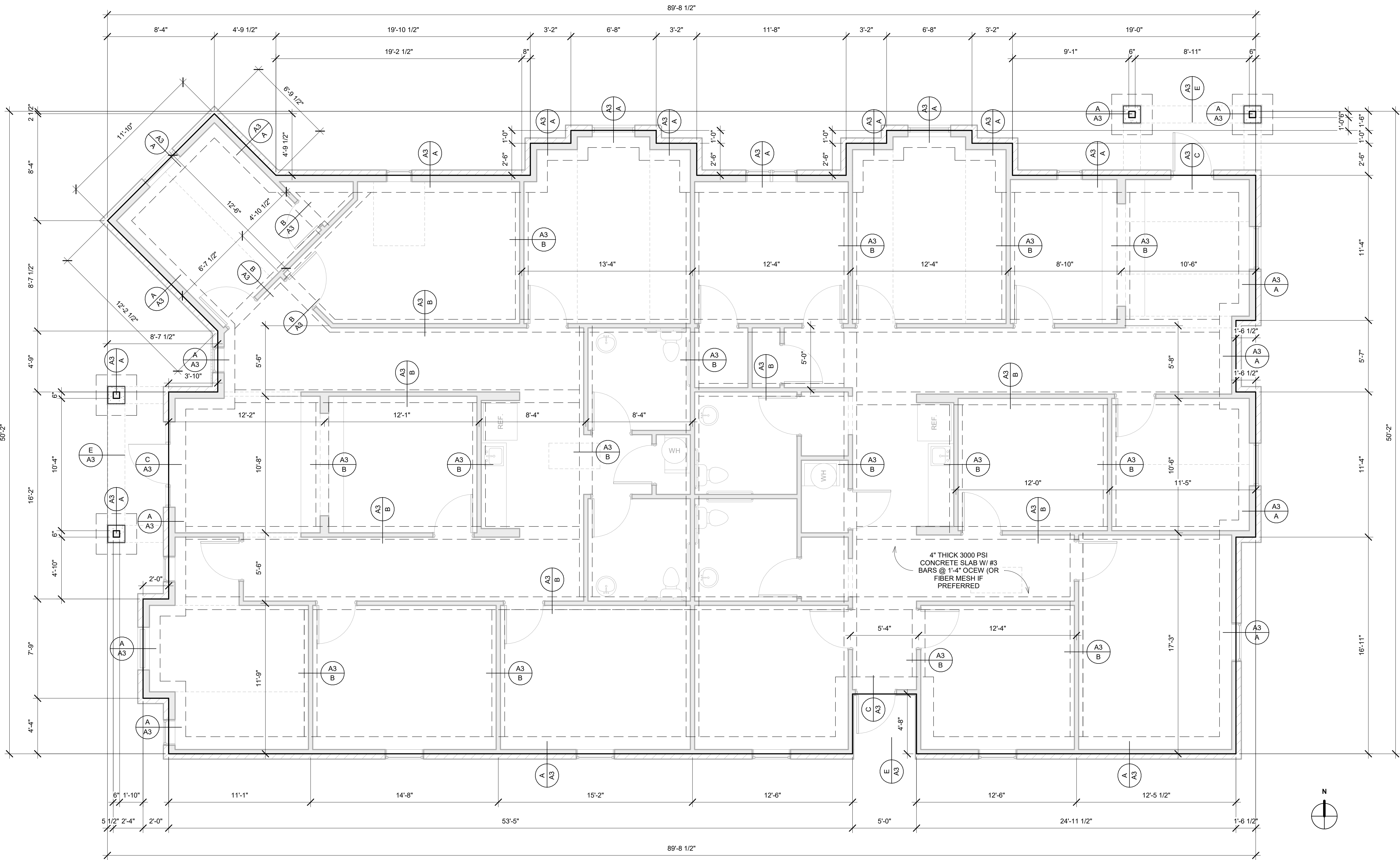
NOTE:

THIS ARCHITECTURAL SITE PLAN IS PROVIDED
FOR OVER-VIEW PURPOSES ONLY. REFER TO
CIVIL ENGINEERING SITE PLAN AND DETAILS FOR
EXACT SPECIFICATIONS, DIMENSIONS, ETC. THIS
IS PROVIDED BY OTHERS.

PROPERTY DESCRIPTION:
EDGE 107TH ADDITION
TRACTS A-I

1 Site
1" = 30'-0"





FOUNDATION NOTES:

1. SLOPE ALL PORCH SURFACES AWAY FROM DOORS AT 2% MINIMUM.
2. ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL CODES AND AMENDMENTS. LATEST ACI CODES AND DETAILING MANUAL SHALL BE APPLICABLE, REFERENCE AS REQUIRED.
3. REINFORCING STEEL SHALL BE GRADE 60 (60,000 PSI) BARS UNLESS ADDITIONAL REQUIREMENTS ARE NOTED. SECURELY TIE ALL BARS IN LOCATION BEFORE POURING CONCRETE.
4. PROVIDE SUPPORTS CHAIRS IN ORDER TO SUPPORT AND FASTEN REINFORCING BARS AND WELDED WIRE REINFORCEMENT TO KEEP IN PLACE.
5. PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED AND DO NOT REMOVE UNTIL CONCRETE HAS REACHED 80% OF DESIGN STRENGTH.
6. PROVIDE CONTINUOUS WATER STOPS FOR ALL BELOW GRADE CONSTRUCTION JOINTS.
7. PROVIDE #4 x 4' CORNER BARS 1'-6" OFF CORNER WHERE FOOTINGS INTERSECT, CORNER, OR TEE.
8. LOCATE REINFORCING STEEL IN TOP THIRD OF SLAB SURFACE. PROVIDE MINIMUM 3" COVER FOR ANCHOR BOLTS AND LOCATE HORIZONTAL REINFORCEMENT TO THE OUTSIDE FOR ANCHOR BOLT CONTAINMENT.
9. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY OR AS DETERMINED BY SOIL REPORT PROVIDED BY OWNER AND SUBGRADE BROUGHT TO A TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE. FOLLOW GEOTECHNICAL OR CIVIL ENGINEER'S SPECIFICATIONS.
10. NOTE THAT DIMENSIONS MAY BE TO OUTSIDE OF BRICK LEDGE OR FRAME LEDGE - OFFSET TOP OF SLAB FOR FRAME EDGE AS REQUIRED, VERIFY ON PLAN, REFER TO FLOOR PLAN FOR ADDITIONAL DIMENSIONS AS NEEDED, CONSULT DESIGN TEAM IF ANY DISCREPANCIES ARE FOUND.
11. CONSULT WITH LOCAL CODE OFFICIAL FOR VAPOR RETARDER RECOMMENDATIONS OR REQUIREMENTS. VAPOR BARRIERS SHOWN IN DETAIL DRAWINGS MAY BE MODIFIED OR NOT INSTALLED IF ALLOWED BY BUILDING OFFICIAL AND PREFERRED BY OWNER. ENSURE COMPLIANCY WITH ANY REQUIREMENTS FOUND IN GEOTECHNICAL SOILS REPORT OR CIVIL ENGINEER'S SPECIFICATIONS.
12. ALL EXTERIOR BASE PLATES TO BE SEALED AS SPECIFIED BY G.C., JOINT IS TO BE AIR TIGHT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES AND SAFETY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF DIMENSIONS, CONDITIONS, AND ELEVATIONS.
15. OMIT ANCHOR BOLTS AT DOORS AS REQUIRED.

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



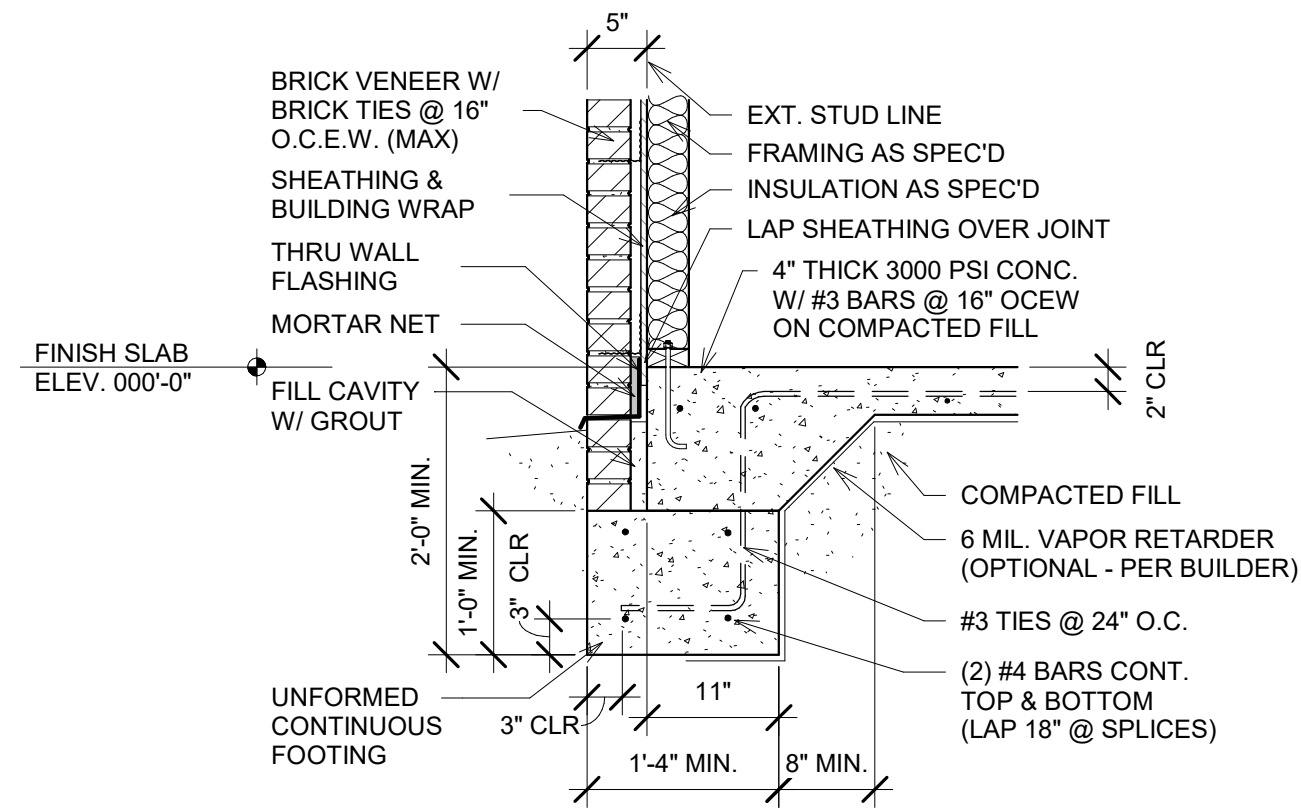
01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014

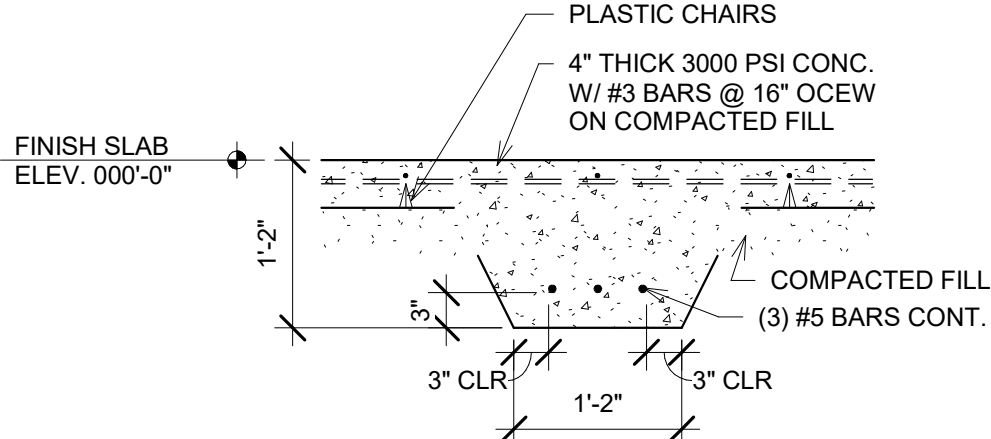
1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

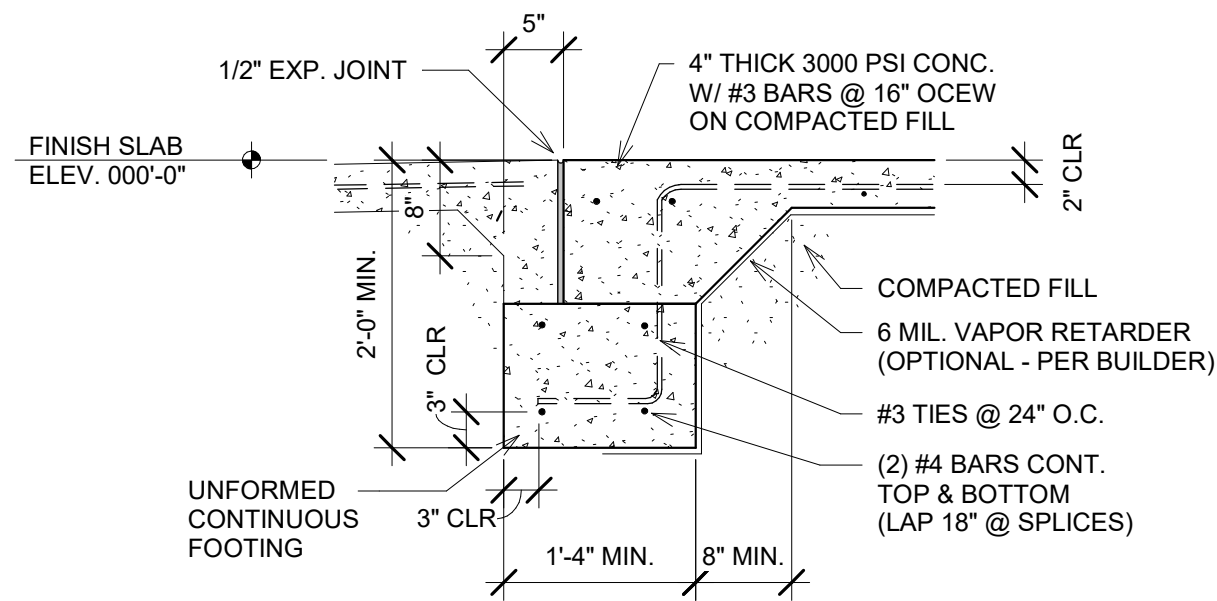
Foundation Plan



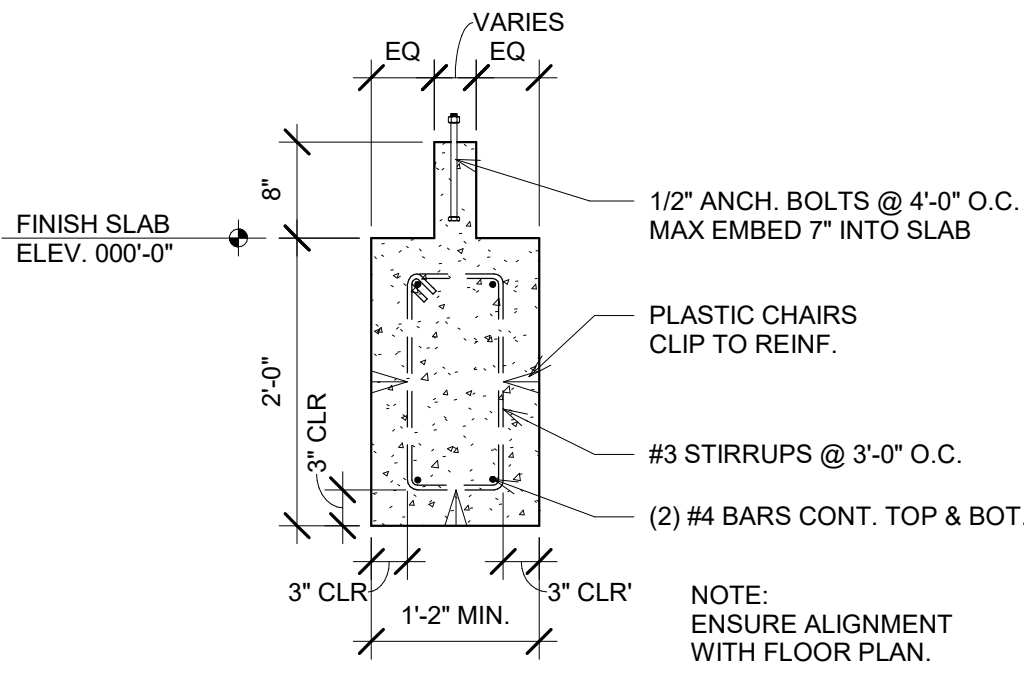
A TYP. GRADE BEAM



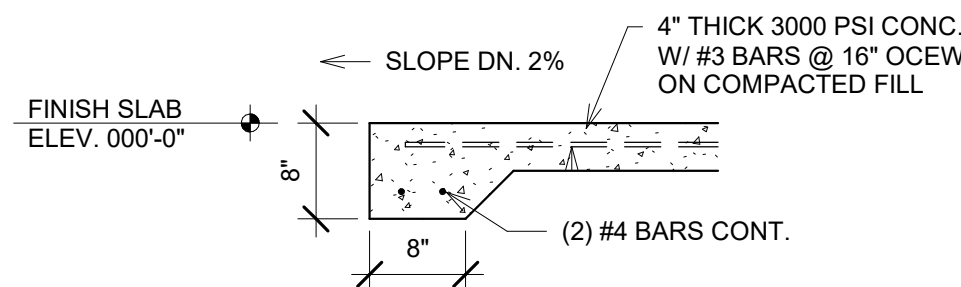
B SHOVEL BEAM - 14"



C GRADE BEAM @ DOOR



D FOOTING



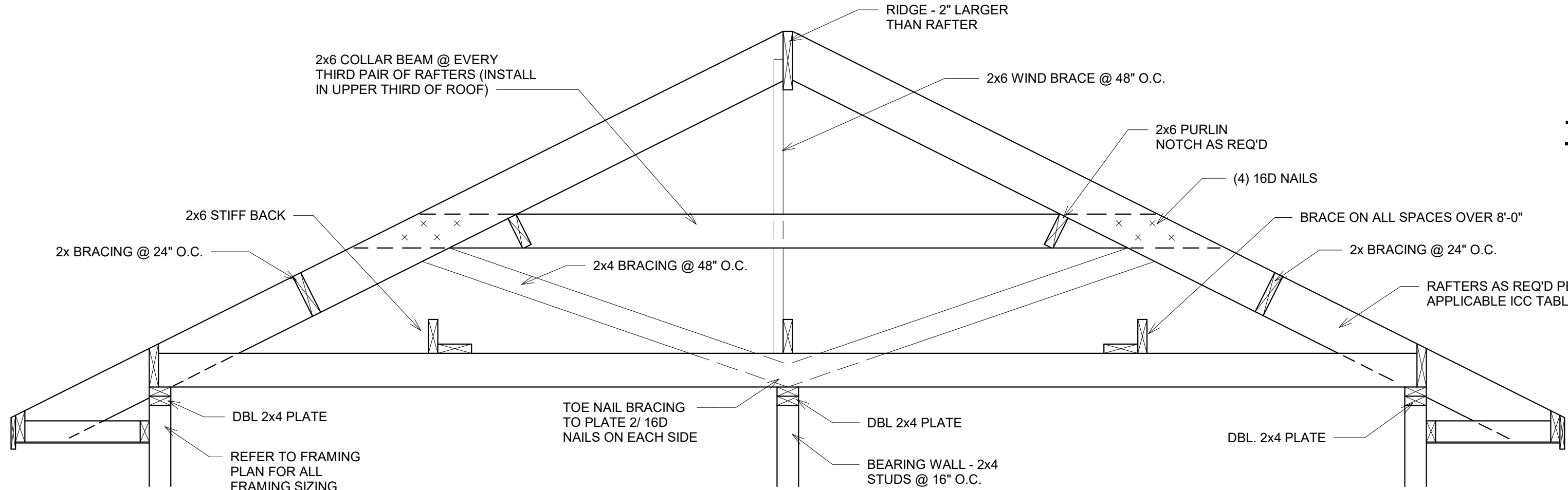
E CONC. EDGE @ PORCH

FOUNDATION NOTES:

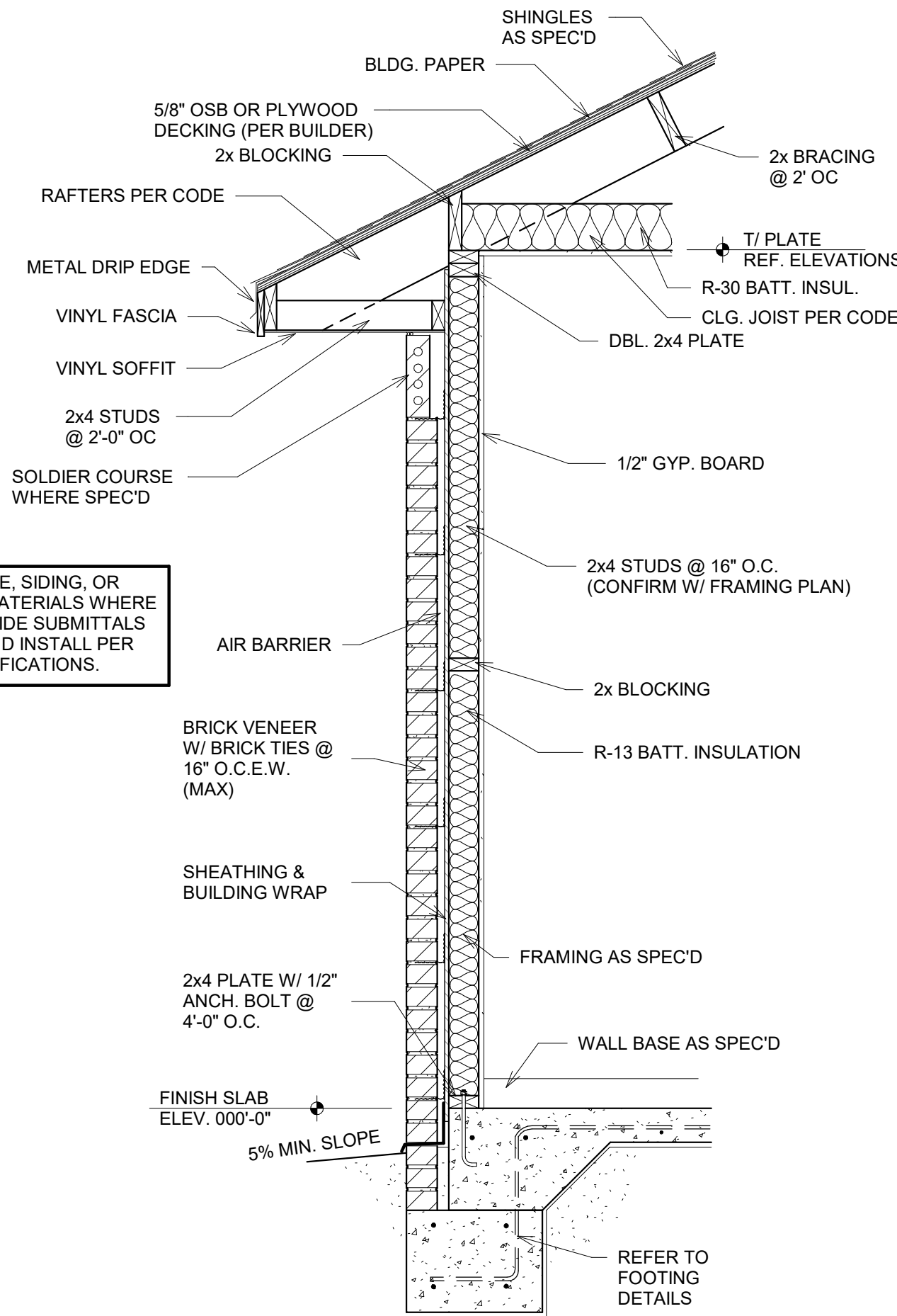
1. ALL REINFORCING STEEL SHALL BE GRADE 60 (60,000 PSI), AND ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS CURE. ALL REINFORCEMENT MUST HAVE AT LEAST 3" OF COVER WHERE EXPOSED DIRECTLY TO SOIL.
2. REINFORCING STEEL IS TO BE PLACED 2" CLEAR FROM TOP SURFACE.
3. PROVIDE PLASTIC CHAIRS (CLIP TO REBAR) OR EQUIVALENT
4. ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL CODES AND AMENDMENTS.
5. PROVIDE MINIMUM OF 12" SHOVEL BEAM (DETAIL B) UNDER ALL INTERIOR LOAD BEARING WALLS. VERIFY BEARING WALLS WITH CONTRACTOR PRIOR TO COMMENCEMENT OF WORK
6. FOUNDATION AND COMPACTED FILL SHALL COMPLY WITH ALL SPECIFICATIONS PER ENGINEERING SHEETS.

FRAMING NOTES:

1. ALL FRAMING SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODE AND LOCAL REQUIREMENTS.
2. USE TREATED LUMBER WHERE REQUIRED.
3. ALL FRAMING CONNECTORS AND ANCHORS SHALL BE GALVANIZED OR CORROSION RESISTANT. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. ALL WOOD FRAMING SHALL BE FREE OF LARGE WARPS, KNOTS, SPLITS, OR DEFECTS.



TYPICAL ROOF FRAMING



TYPICAL EXTERIOR WALL SECTION

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Details

A3

GENERAL NOTES:

1. ALL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE, ALL ADOPTED LOCAL, STATE & FEDERAL CODES ALONG WITH ANY ADOPTED AMENDMENTS.

2. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES WITH DIMENSIONS.

3. VERIFY ALL EXISTING CONDITIONS, NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PROVIDE AND INSTALL ALL SUPPORTS AND BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK, SHELVING, DOOR FRAMES, DOOR STOPS, HARDWARE, GRAB BARS, FIXTURES, ETC. CS

5. USE SAFETY GLAZING OR TEMPERED GLASS WHERE REQUIRED.

6. PROVIDE ADA & TAS COMPLIANT MIRRORS, FIXTURES, AND HARDWARE IN RESTROOMS. REFER TO DETAILS.

7. INSTALL SMOKE DETECTORS PER CODE, CONNECT TO ELECTRICAL SYSTEM AND INTERFACE EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.

8. FRAMING CONTRACTOR SHALL ENSURE THAT ALL FRAMING AND BRACING IS SIZED AND INSTALLED IN COMPLIANCE WITH THE 2009 I.B.C. THE STRUCTURAL INTEGRITY OF THE FRAMING AND BRACING SYSTEM IS THE FRAMING CONTRACTOR'S RESPONSIBILITY. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

9. SQUARE FOOT SIZES LISTED MAY VARY DEPENDING ON METHOD OF CALCULATION AND CONSTRUCTION. DESIGN TEAM DOES NOT GUARANTEE ACCURACY OF THESE CALCULATIONS, VERIFY AS REQUIRED.

11. COORDINATE ALL PLUMBING AND EXHAUST VENT LOCATIONS WITH G.C. PRIOR TO INSTALLATION.

12. G.C. TO COORDINATE AND FIELD LOCATE ANY REQUIRED ATTIC VENTS.

13. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING MEMBER OR FACE OF BRICK UNLESS OTHERWISE NOTED, DO NOT SCALE DRAWINGS.

14. MILLWORK, WINDOW AND DOOR VENDORS TO PROVIDE APPROVAL SHOP DRAWINGS FOR G.C. REVIEW PRIOR TO COMMENCEMENT OF WORK.

15. PLUMBING CONTRACTOR TO ENSURE ALL FIXTURES USED ARE ADA COMPLIANT AND DO NOT IMPEDE ON REQUIRED CLEARANCES PER THE 2012 TEXAS ACCESSIBILITY STANDARDS.

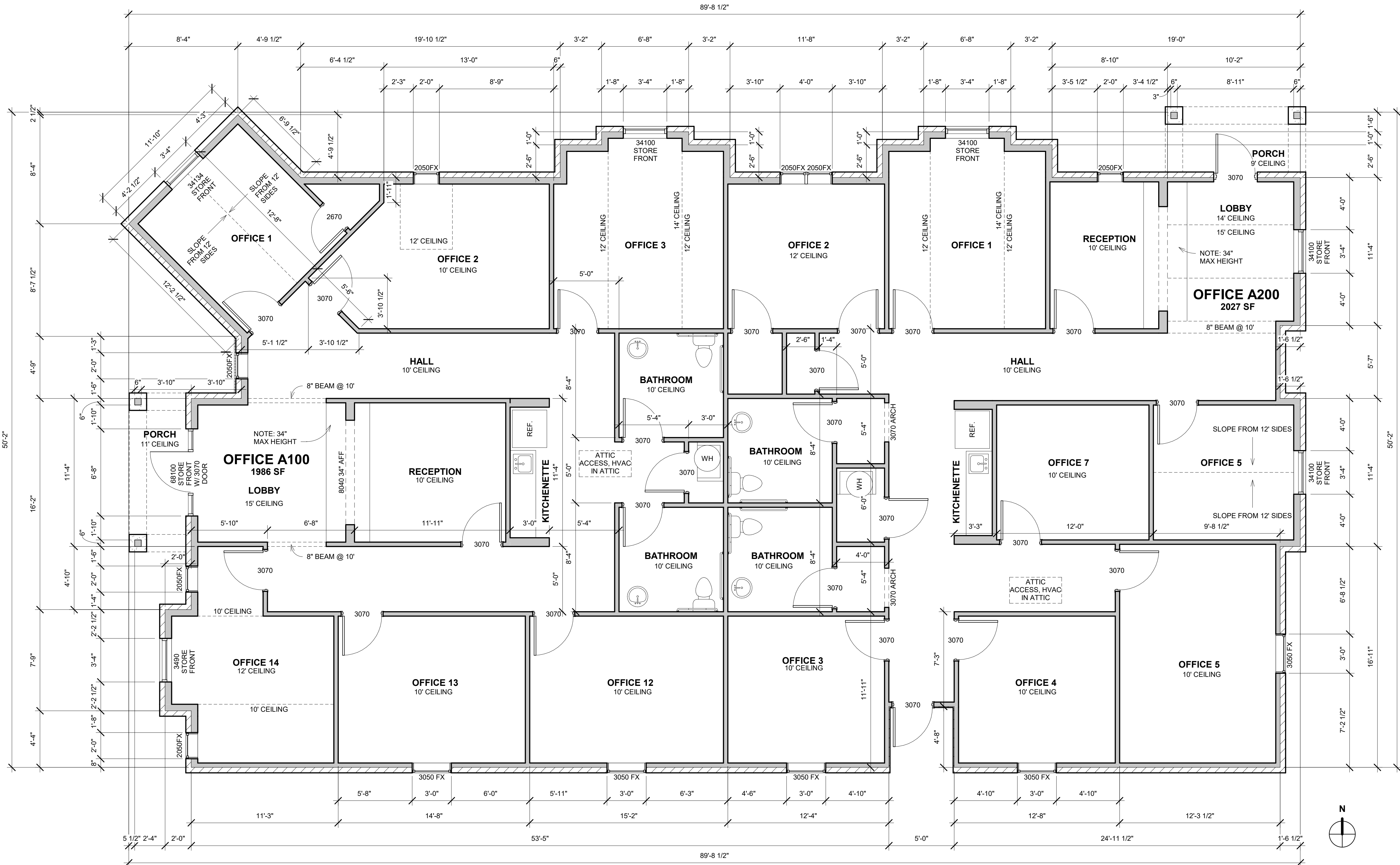
16. CONFIRM ALL FINISHES, FLOORING, ROOFING, TEXTURE, PAINT COLORS, TRIM, BRICK / STONE VENEER, DOORS AND WINDOWS WITH G.C. PRIOR TO COMMENCEMENT OF WORK.

17. MECHANICAL CONTRACTOR TO PROVIDE SPECIFICATIONS FOR G.C. APPROVAL PRIOR TO INSTALLATION HVAC SYSTEM.

18. ALL DOORS AND HARDWARE SHALL BE INSTALLED IN COMPLIANCE WITH ADA AND TAS REQUIREMENTS.

19. USE MOLD-RESISTANT GREENBOARD AT ANY LOCATIONS WHERE WATER LINES ARE PRESENT (WET WALLS).

20. PROVIDE DOOR APPROACH CLEARANCE AS REQUIRED PER T.A.S. STANDARDS. NOTE THAT ON PULL SIDE OF ACCESSIBLE DOORS, THERE SHALL BE 1'-6" CLEAR ON THE LATCH SIDE PER T.A.S. SECTION 404. ALL HARDWARE TO BE ADA COMPLIANT AND INSTALLED AT ADA APPROVED HEIGHTS. REF. TABLE 404.2.4.1.



Areas BUILDING A (Over...	
Name	Area

Office A100	1986 SF
Office A100 Porch	53 SF
Office A200	2027 SF
Office A200 Patio	24 SF
Office A200 Porch	54 SF
Total Under Roof	4145 SF

1 Level 1 - BUILDING A
1/4" = 1'-0"

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A

17
17services.com



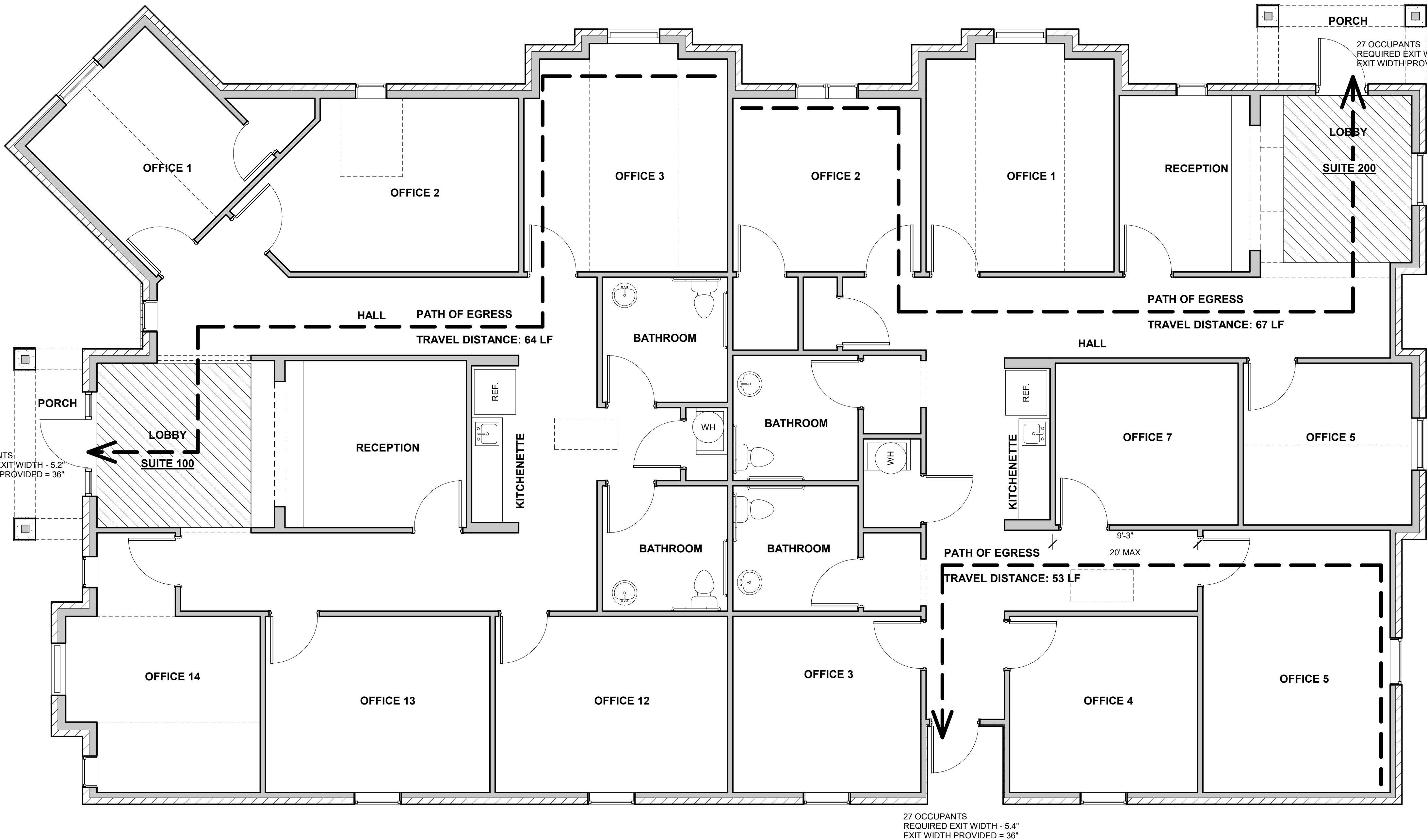
01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Floor Plan

A4



BUILDING INFORMATION:
FOLLOW BUILDING CODES AS ADOPTED AND AMENDED BY THE CITY OF LUBBOCK, TEXAS INCLUDING ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES, CODES, LAWS, AND REGULATIONS

ZONING:
C-2 - LOCAL RETAIL DISTRICT

BUILDING OCCUPANCY:
BUSINESS B - BUSINESS GROUP

TOTAL BUILDING SQUARE FOOTAGE:
SUITE 100
BUSINESS B: 1,882 TOTAL GROSS SF
ASSEMBLY A: 104 TOTAL GROSS SF
TOTAL: 1986

SUITE 200
BUSINESS B: 1,939 TOTAL GROSS SF
ASSEMBLY A: 88 TOTAL GROSS SF
TOTAL: 2027

OCCUPANCY LOAD:
SUITE 100
ASSEMBLY A: 15 GROSS FLOOR AREA PER = 7 OCCUPANTS
BUSINESS B: 100 GROSS FLOOR AREA PER = 19 OCCUPANTS
TOTAL OCCUPANT LOAD: 26 OCCUPANTS

SUITE 200
ASSEMBLY A: 15 GROSS FLOOR AREA PER = 6 OCCUPANTS
BUSINESS B: 100 GROSS FLOOR AREA PER = 21 OCCUPANTS
TOTAL OCCUPANT LOAD: 27 OCCUPANTS

TYPE OF CONSTRUCTION:
TYPE V-B, WITHOUT SPRINKLERS, NO. OF STORIES: 1

MAXIMUM TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHERS FOR CLASS-A LIGHT HAZARD OCCUPANCY - 75 FEET, PER 906.3

FIRE ALARM AND DETECTION SYSTEM AS REQUIRED, PER 907.2

ALLOWABLE TRAVEL DISTANCE: 200 L.F. WITHOUT SPRINKLER SYSTEM, PER 1017.2

DEAD END CORRIDORS PERMITTED TO BE UP TO 20 FEET IN LENGTH, PER 1020.4

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: PER 2902.1 WITH B CLASSIFICATION
SUITE 100
TOTAL: 26/2
(GENDERS - MALE & FEMALE) = 13 EACH
WATER CLOSET = 1 PER 25 FOR THE FIRST 50, 2 REQUIRED, 2 PROVIDED
LAVATORY = 1 PER 40 FOR THE FIRST 80, 2 REQUIRED, 2 PROVIDED
SERVICE SINK = 1 SERVICE SINK REQUIRED, 1 PROVIDED

SUITE 200
TOTAL: 27/2
(GENDERS - MALE & FEMALE) = 14 EACH
WATER CLOSET = 1 PER 25 FOR THE FIRST 50, 2 REQUIRED, 2 PROVIDED
LAVATORY = 1 PER 40 FOR THE FIRST 80, 2 REQUIRED, 2 PROVIDED
SERVICE SINK = 1 SERVICE SINK REQUIRED, 1 PROVIDED

① Egress Plan - BUILDING A
1/4" = 1'-0"

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



01-06-22

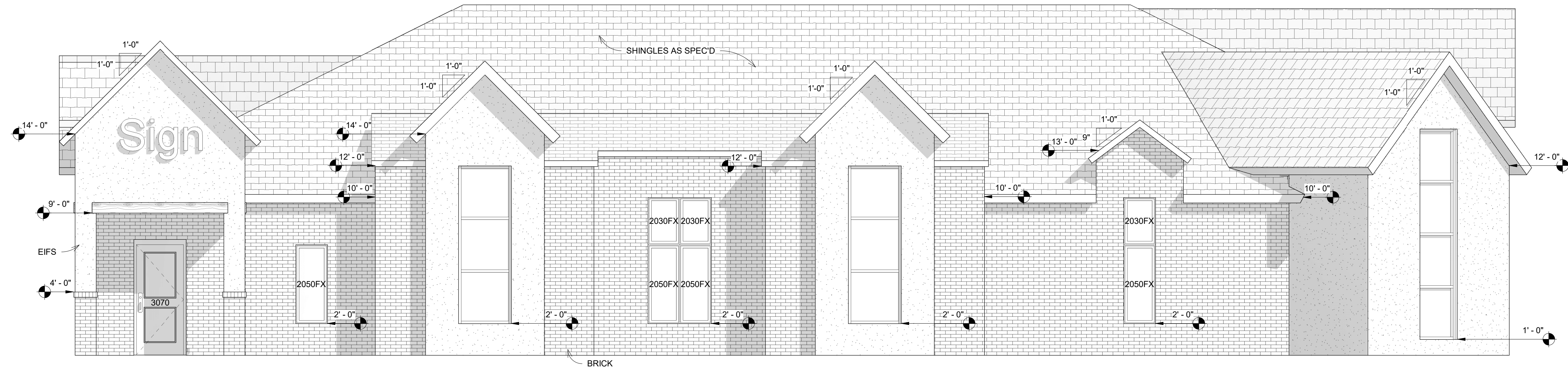
Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

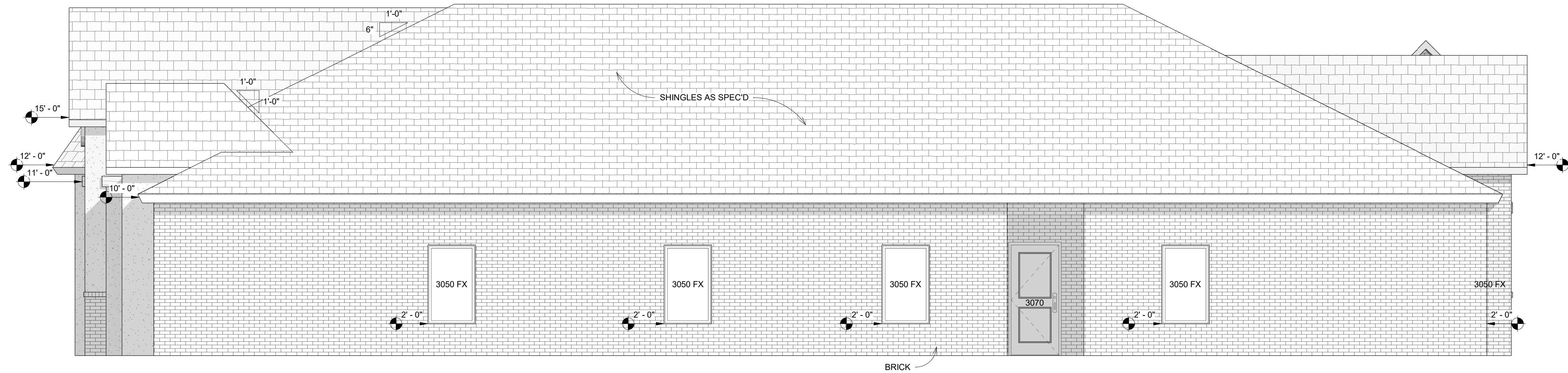
Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Egress Plan

A5



① North - BUILDING A
1/4" = 1'-0"



② South - BUILDING A
1/4" = 1'-0"

REVISIONS:

DATE	DESCRIPTION
------	-------------

107th Addition Tract A

107th Addition Tract A



01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
----------------	------

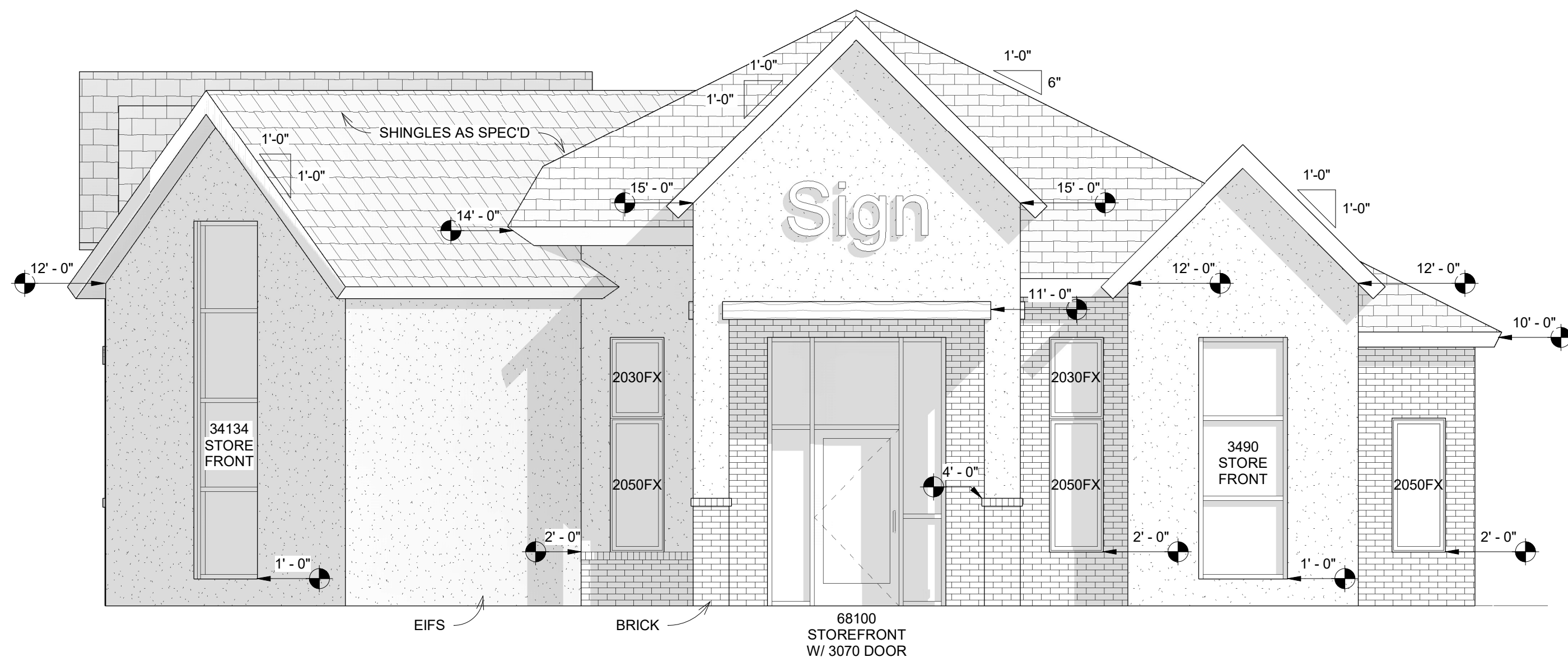
Date	01.06.22
------	----------

Drawn By	IR
----------	----

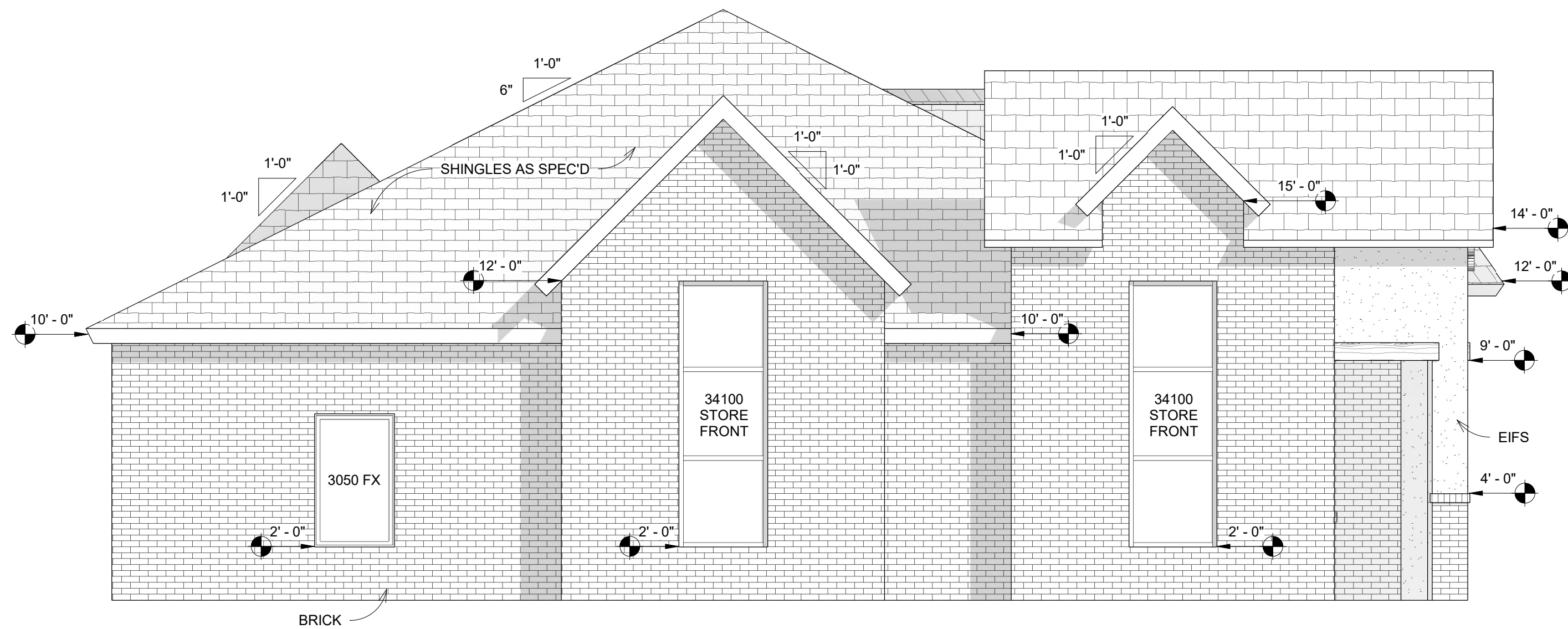
Sheet Size	D 24X36
------------	---------

Elevations

A6.1



① West - BUILDING A
1/4" = 1'-0"



② East - BUILDING A
1/4" = 1'-0"

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



01-06-22

Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	Author
Sheet Size	D 24X36

Elevations

A6.2



NOTE: FIXTURE CONFIGURATION MAY VARY.



KITCHEN NOTES:

3. PROVIDE ADA COMPLIANT KITCHEN APPLIANCES, AND FIXTURES.
4. THE KITCHEN COUNTERTOP WORKSPACE SHALL BE 34" MAX ABOVE THE FINISHED FLOOR.
5. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERTOPS.
6. SINK SHALL BE ADA COMPLIANT.
7. IF REFRIGERATOR IS PROVIDED, COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 90 PERCENT OF THE FREEZER SPACE 54 INCHES MAX ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DESIGNATED TO A REFRIGERATOR/FREEZER WITH A CENTERLINE OF THE FINISHED FLOOR. DOOR SPACE OFFSET 24" MAX FROM THE CENTERLINE OF THE DEDICATED SPACE.
8. AT LEAST 50 PERCENT OF STORAGE PROVIDED IN SPACE SHALL HAVE A CLEAR FLOOR SPACE IN COMPLIANCE WITH TAS SECTION 305. SHALL BE WITHIN REACH HEIGHT PER TAS SECTION 308 AND COMPLY WITH TAS SECTION 811.
9. PROVIDE DRAWINGS OF ALL CABINETRY FOR OWNER APPROVAL.
10. CONFIRM MICROWAVE PLACEMENT AND CONFIRM IF OWNER PREFERENCES TO ADD DISHWASHER PER TO FABRICATION.

1. PER IBC 1210.2.1 TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4'

2. PER IBC 1210.2.2 WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4' ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.



(KNEE SPACE)

* ONLY WHEN REQUIRED



REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



01-06-22

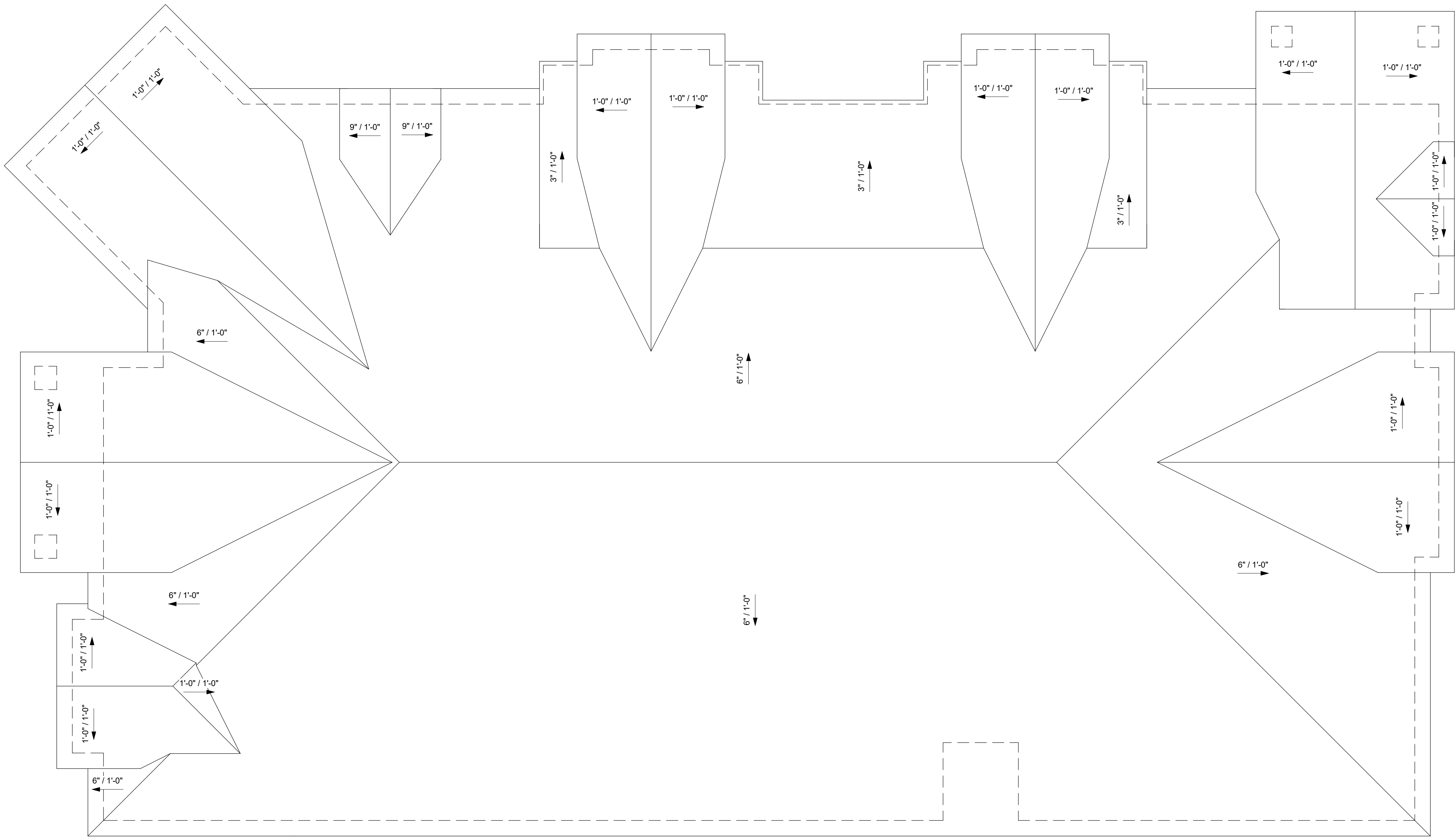
Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Schedules & Details

A7



FRAMING SCHEDULE:

RAFTERS: 2"x6" @ 24" O.C.
CEILING JOISTS: 2"x6" @ 16" O.C.
WALL STUDS: 2"x4" @ 16" O.C.

GENERAL NOTES:

1. ALL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE, ALL ADOPTED LOCAL, STATE & FEDERAL CODES ALONG WITH ANY ADOPTED AMENDMENTS.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. VERIFY ALL FRAMING REQUIREMENTS AND SIZING WITH THE APPLICABLE ADOPTED BUILDING CODE.
4. PROVIDE AND INSTALL ALL SUPPORTS AND BLOCKING IN WALLS AS REQUIRED.
5. FRAMING CONTRACTOR SHALL ENSURE THAT ALL FRAMING AND BRACING IS SIZED AND INSTALLED IN COMPLIANCE WITH THE 2015 I.B.C. FRAMING CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STRUCTURAL INTEGRITY OF THE FRAMING SYSTEM.
6. 12" OVERHANGS UNLESS SPECIFIED OTHERWISE BY G.C.
7. REFER TO FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL DETAILS AND PLATE HEIGHTS.

① Roof Plan - BUILDING A
1/4" = 1'-0"

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A



01-06-22

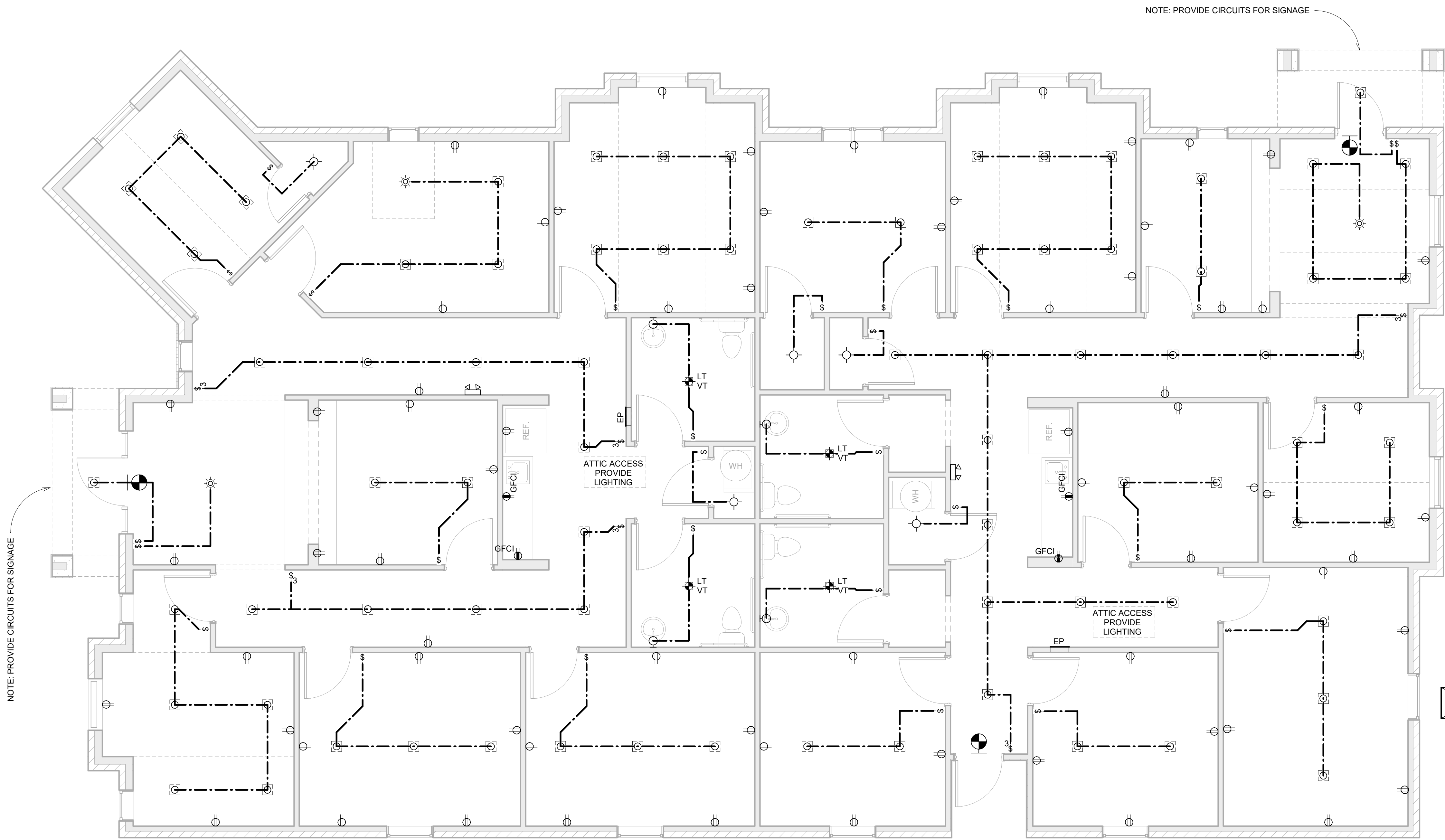
Seventeen Services LLC
Texas Architecture Firm BR 3014

1500 Broadway Ave. Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Roof & Framing
Plan

A8



NOTE: PROVIDE CIRCUITS FOR SIGNAGE

NOTE: PROVIDE CIRCUITS FOR SIGNAGE

ELECTRICAL NOTES:

1. PROVIDE UNDERCOUNTER FLUORESCENT LIGHTING AT UPPER CABINETS AS WELL AS INTERIOR CABINET LIGHTING AT TOP CABINETS COORDINATE WITH OWNER AND MILLWORK VENDOR.
2. VERIFY 240 A/C LOCATIONS.
3. VERIFY LOCATION OF POWER @ CASEWORK PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SPECIFY LOCATION AND ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT, CONFIRM PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. VERIFY ELECTRICAL PANEL LOCATION W/ CONTRACTOR PRIOR TO CONSTRUCTION.
6. VERIFY DISCONNECT LOCATION W/ CONTRACTOR PRIOR TO CONSTRUCTION.
7. VERIFY TV & PHONE LOCATIONS W/ OWNER PRIOR TO CONSTRUCTION.
8. VERIFY 240V APPLIANCE REQUIREMENTS W/ OWNER PRIOR TO CONSTRUCTION.
9. PROVIDE SMOKE DETECTORS WHERE REQUIRED. CONNECT ALL SMOKE DETECTORS TO BUILDING ELECTRICAL SYSTEM & INTERFACE EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
10. ENSURE ALL UNDER SLAB ROUGH-INS ARE COMPLETE PRIOR TO FOUNDATION POUR.
11. THIS PLAN IS SCHEMATIC. CONTRACTOR SHALL PROVIDE ALL MATERIALS, COMPONENTS AND LABOR AS REQUIRED FOR A TURN-KEY JOB. PROVIDE CUT-SHEETS FOR ALL FIXTURES AND CONFIRM OWNER SELECTIONS PRIOR TO COMMENCEMENT OF WORK.
12. COORDINATE AND PROVIDE ALL ATTIC LIGHTING AS SPECIFIED BY OWNER.
13. VERIFY ALL ELECTRICAL WITH GC PRIOR TO COMMENCEMENT OF WORK.
14. COORDINATE ALL SITE LIGHTING AND WALL-PACKS WITH G.C. PRIOR TO COMMENCEMENT OF WORK.
15. COORDINATE ANY REQUIRED SIGN CIRCUITS WITH THE OWNER.

ELECTRICAL LEGEND

- 2x4 LED FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- CEILING HUNG PENDANT FIXTURE
- RECESSED FIXTURE
- COMBINATION LIGHT & VENT FIXTURE
- 120V DUPLEX RECEPTACLE
- 240V RECEPTACLE
- 120V DUPLEX RECEPTACLE GROUND FAULT CIRCUIT INTERRUPTER
- 120V DUPLEX WEATHERPROOF RECEPTACLE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- SINGLE POLE SWITCH WITH DIMMER
- MAIN BREAKER BOX
- EXIT SIGN W/ EMERGENCY LIGHTS
- EMERGENCY LIGHTS

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A

THIS IS A BASE SHEET PROVIDED BY SEVENTEEN SERVICES INC. FOR USE OF QUALIFIED DESIGNER LISTED BELOW THIS DESIGNER ASSUMES RESPONSIBILITY OF SPECIFICATIONS, DESIGN, AND DRAWINGS FOR SCOPE AND SHALL NOTIFY 17S IF ANY BASE PLAN CHANGES ARE REQUIRED PRIOR TO USE

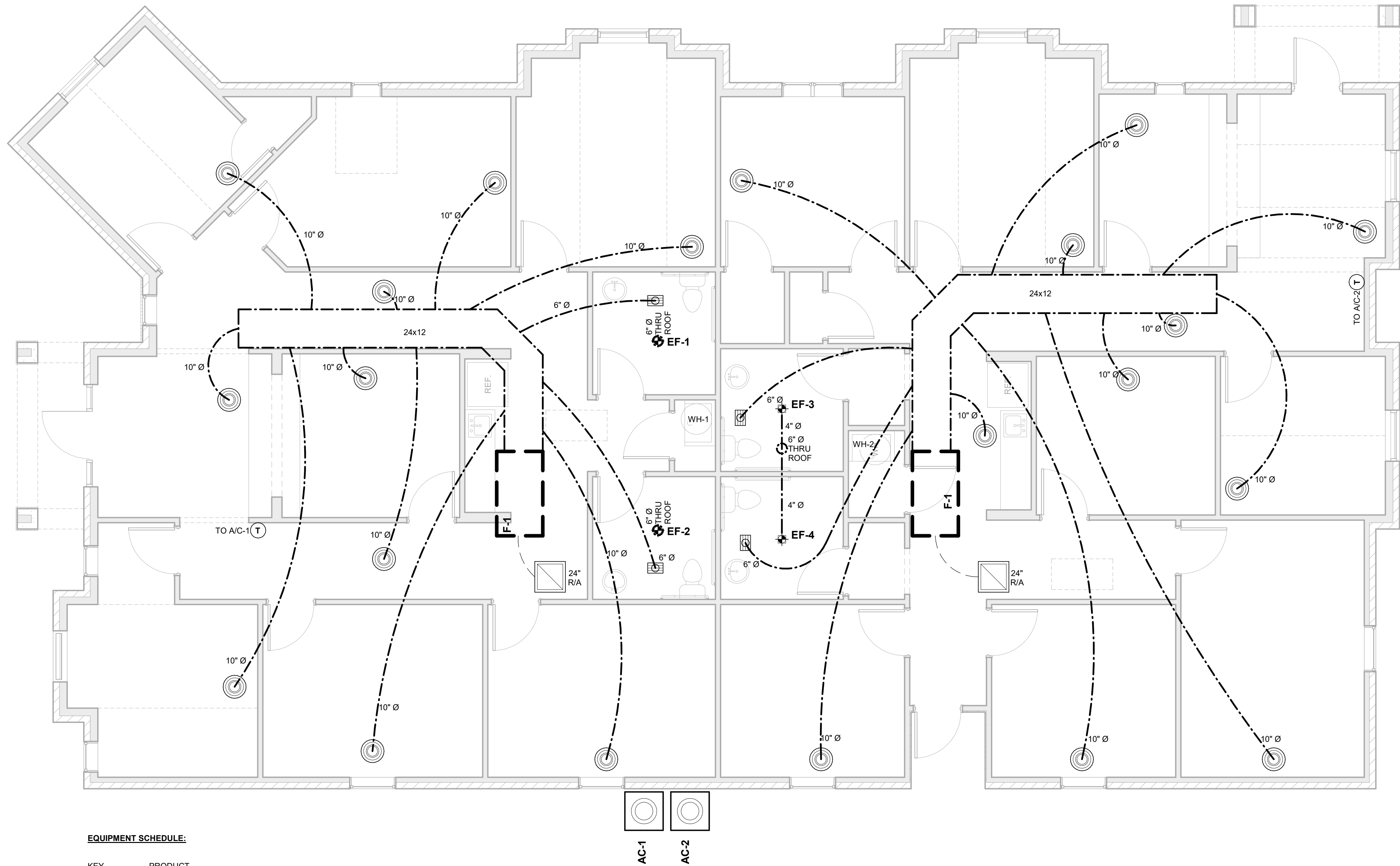
Project Number	2796
Date	01.06.22
Drawn By	TCG
Sheet Size	D 24X36

Electrical Plan

E1

1 Electrical Plan - BUILDING A
1/4" = 1'-0"

DESIGNED BY: _____
COMPANY NAME: _____
OWNER NAME: _____
LICENSE NUMBER: _____
SIGNATURE: _____



EQUIPMENT SCHEDULE:

KEY	PRODUCT
A/C-1	GOODMAN G-S-X-14-048-1 14 SEER AIR CONDITIONER 240V, 1 PHASE, 60 HZ, 1600 CFM (VERIFY W/ELECTRICIAN)
A/C-2	GOODMAN G-S-X-14-048-1 14 SEER AIR CONDITIONER 240V, 1 PHASE, 60 HZ, 1600 CFM (VERIFY W/ELECTRICIAN)
F-1	GOODMAN GMSS-92-048-4-D-N-B-B: LOW-NOX GAS FURNACE WITH 4T COOLING COIL, HORIZONTAL (NOTE 1)
F-2	GOODMAN GMSS-92-048-4-D-N-B-B: LOW-NOX GAS FURNACE WITH 4T COOLING COIL, HORIZONTAL (NOTE 1)
EF-1	BROAN QTRE110 FAN, 4" OUTLET WITH BACKFLOW DAMPER
EF-2	BROAN QTXE110 FAN, 4" OUTLET WITH BACKFLOW DAMPER
EF-3	BROAN QTXE110 FAN, 4" OUTLET WITH BACKFLOW DAMPER
EF-4	BROAN QTXE110 FAN, 4" OUTLET WITH BACKFLOW DAMPER

WH-1	ABOVE MOP SINK LOW BOY WATER HEATER, PROVIDE PLATFORM AND SUPPORTS AS REQUIRED BY MANUFACTURER; 240 VOLT, 5000 WATT SINGLE HEATING ELEMENT. CONFIRM WATER HEATER TYPE / SIZE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
WH-2	ABOVE MOP SINK LOW BOY WATER HEATER, PROVIDE PLATFORM AND SUPPORTS AS REQUIRED BY MANUFACTURER; 240 VOLT, 5000 WATT SINGLE HEATING ELEMENT. CONFIRM WATER HEATER TYPE / SIZE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

NOTE 1: FURNACE SHALL UTILIZE PVC COMBUSTION AIR AND PVC FLUE PIPES, FOLLOW MANUFACTURER SPECIFICATIONS.

GENERAL NOTE: APPROVED EQUIVALENTS ALLOWED - ALL EQUIPMENT MUST MEET APPLIABLE ENERGY CODES. PROVIDE CUT-SHEETS FOR OWNER / ARCHITECT REVIEW.

MECHANICAL NOTES:

- ADJUST PLACEMENT LOCATION OF CONDENSER AND AIR HANDLER IF REQUIRED DUE TO FRAMING MEMBERS, ACCESS, ETC. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- INSTALL DAMPERS AS REQUIRED TO CONTROL OUTPUT. MECHANICAL CONTRACTOR SHALL ADJUST SYSTEM AS REQUIRED TO ENSURE THERE IS NO NOISE AT DIFFUSERS. PRIOR TO COMMENCEMENT, CONFIRM IF OWNER PREFERS RETURN AIR DUCTING IN LEIU OF UNDER-CUTTING DOORS.
- THIS DRAWING IS SCHEMATIC IN NATURE, PROVIDE ALL FITTINGS AND PARTS REQUIRED FOR A TURN-KEY JOB, MAKE FIELD ADJUSTMENTS AS REQUIRED WHEN OBSTRUCTIONS ARE PRESENT.
- IF NECESSARY, MAKE FIELD ADJUSTMENTS TO DUCTWORK ROUTING AND SIZING AS REQUIRED FOR A TURNKEY, CODE-COMPLIANT, AND PROPERLY PERFORMING HVAC SYSTEM.
- ALL WORK TO BE IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES AND LOCAL AMENDMENTS.
- CONFIRM AND COORDINATE FINAL PLACEMENT OF UNITS AND CONDENSERS WITH G.C. AND ELECTRICIAN AS REQUIRED FOR ELECTRICIAN TO PROVIDE POWER WHERE NEEDED. VERIFY SYSTEM ELECTRICAL REQUIREMENTS WITH G.C. AND ELECTRICIAN PRIOR TO ORDERING UNITS.
- G.C. SHALL COORDINATE UNDER-CUTTING DOORS WHERE REQUIRED FOR RETURN AIR IF REQUIRED.
- COORDINATE LAYOUT WITH LIGHTING LAYOUT AS REQUIRED.
- PROVIDE / COORDINATE CONDENSER PADS AS REQUIRED.
- IF ALTERNATE DIFFUSERS, GRILLES, OR HVAC EQUIPMENT IS PROPOSED, PROVIDE SPECS AND CUT SHEETS FOR OWNER APPROVAL.
- PROVIDE & INSTALL PROGRAMMABLE THERMOSTATS.
- COORDINATE GRILLE / DIFFUSER COLORS WITH G.C.
- REFER TO FLOOR PLAN FOR CEILING INFORMATION. ADJUST OVER / AROUND CEILING HEIGHT CHANGES AS REQUIRED.
- TEST & BALANCE SYSTEM UPON COMPLETION.
- PROVIDE ATTIC DECKING AS REQUIRED FROM ATTIC ACCESS HATCH TO HVAC EQUIPMENT, & PER CODE. PROVIDE 5" OF DECKING (MINIMUM) AROUND THE PERIMETER OF UNITS AS REQUIRED FOR SERVICE.
- INSTALL CONDENSATION DRAINS IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- ENSURE ADEQUATE FRAMING AND BRACING IS INSTALLED TO SUPPORT WEIGHT OF ALL HVAC EQUIPMENT.
- INSTALL FIRE DAMPERS AS REQUIRED.
- INSTALL RETURN AIR DUCTS IN EACH ROOM AND IN HALLWAYS AS REQUIRED.

MECHANICAL LEGEND

	SUPPLY GRILLE - HART & COOLEY C3-24x12 3-WAY W/ 10"D DUCT ADAPTER
	SUPPLY GRILLE - HART & COOLEY C1-10x6 1-WAY W/ 6"D DUCT ADAPTER
	SUPPLY GRILLE - HART & COOLEY 300 CFM MAX - 18 ROUNG - 10" NECK
	RETURN AIR GRILLE - HART & COOLEY RHF- 45 24x24
	THERMOSTAT
	EXHAUST FAN - REF. SCHEDULE
	DAYTON FIRE DAMPER DYNAMIC, HORIZONTAL MOUNTING TYPE - 1.5 HR MIN RATING, 13 5/8" DEPTH, 10" OR 6" WHERE SHOWN

DESIGNED BY:

COMPANY NAME:

OWNER NAME:

LICENSE NUMBER:

SIGNATURE:

REVISIONS:

DATE	DESCRIPTION

107th Addition Tract A

107th Addition Tract A

THIS IS A BASE SHEET PROVIDED BY SEVENTEEN SERVICES INC. FOR USE OF QUALIFIED DESIGNER LISTED BELOW THIS DESIGNER ASSUMES RESPONSIBILITY OF SPECIFICATIONS, DESIGN, AND DRAWINGS FOR SCOPE AND SHALL NOTIFY 17S IF ANY BASE PLAN CHANGES ARE REQUIRED PRIOR TO USE

Project Number	2796
Date	01.06.22
Drawn By	IR
Sheet Size	D 24X36

Mechanical Plan

M1