

PROJECT NAME:

ENCLAVE- LOT 5

209 E. DEBBIE LN. MANSFIELD, TX.

OCCUPANCY LOAD

RIGHT SIDE:
BUSINESS: 1096 S.F. - 1:150 =8
RESTROOM/BREAK/CORRIDOR:
305- NO LOAD
TOTAL OCCUPANCY LOAD: 8

RIGHT SIDE:
BUSINESS: 1096 S.F. - 1:150 =8
RESTROOM/BREAK/CORRIDOR:
305- NO LOAD
TOTAL OCCUPANCY LOAD: 8

PARKING

BUSINESS: 2812 S.F. - 1:300=10 (5 MIN.)=
10 PER ZONING
PARKING PROVIDED: PER ZC06-009C

BUILDING TYPE

VB

TDLR #

TBD

APPLICABLE CODES

ALL CONST. TO BE COMPLIANT WITH CODES:
ALL APPLICABLE STATE AND LOCAL CODES
ALL CITY OF MANSFIELD CODES AND ORDINANCES
2012 TAS
2023 NEC
2018 IMC
2018 IBC/IEBC
2018 IPC
2018 IECC
2018 IFC
2018 IFGC
2018 IMPC

INDEX OF DRAWINGS

ARCHITECTURAL:
A-1: FLOOR PLAN/SCHEDULES
A-2: ELEVATIONS
A-3: INTERIOR ELEVATIONS/DETAILS
A-4: SITE PLAN

STRUCTURAL:
TBD
MEP:
TBD
CIVIL:
TBD

OWNER/CONTRACTOR

ARGAR PRO INVESTMENTS, LLC
RANDALL GARRETT
8760 COUNTY RD. 612
MANSFIELD, TX. 76063
817-475-4644
randallgarrett87@gmail.com

DESIGNER

SSB DESIGNS, INC.
SHERI BUMGARDNER
1301 E. DEBBIE LN. SUITE 102-PMB 31
MANSFIELD, TX. 76063
817-300-7052
sheri@ssbdesigns.com

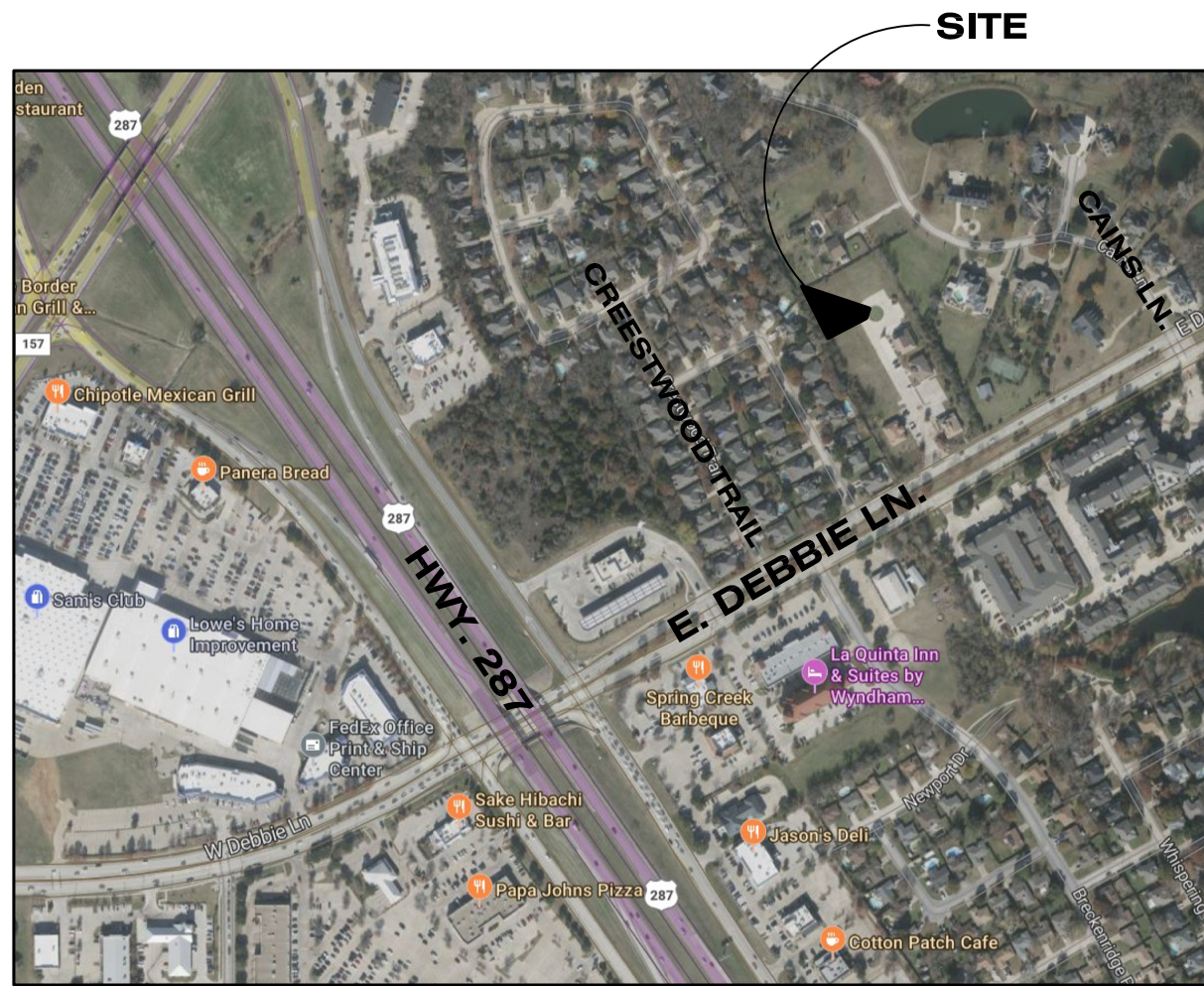
CIVIL ENGINEER

FLANAGAN
REECE FLANAGAN
5049 EDWARDS/RANCH RD. SUITE 300
FORT WORTH, TX. 76100
817-704-0480
reece@flanagan-ls.com

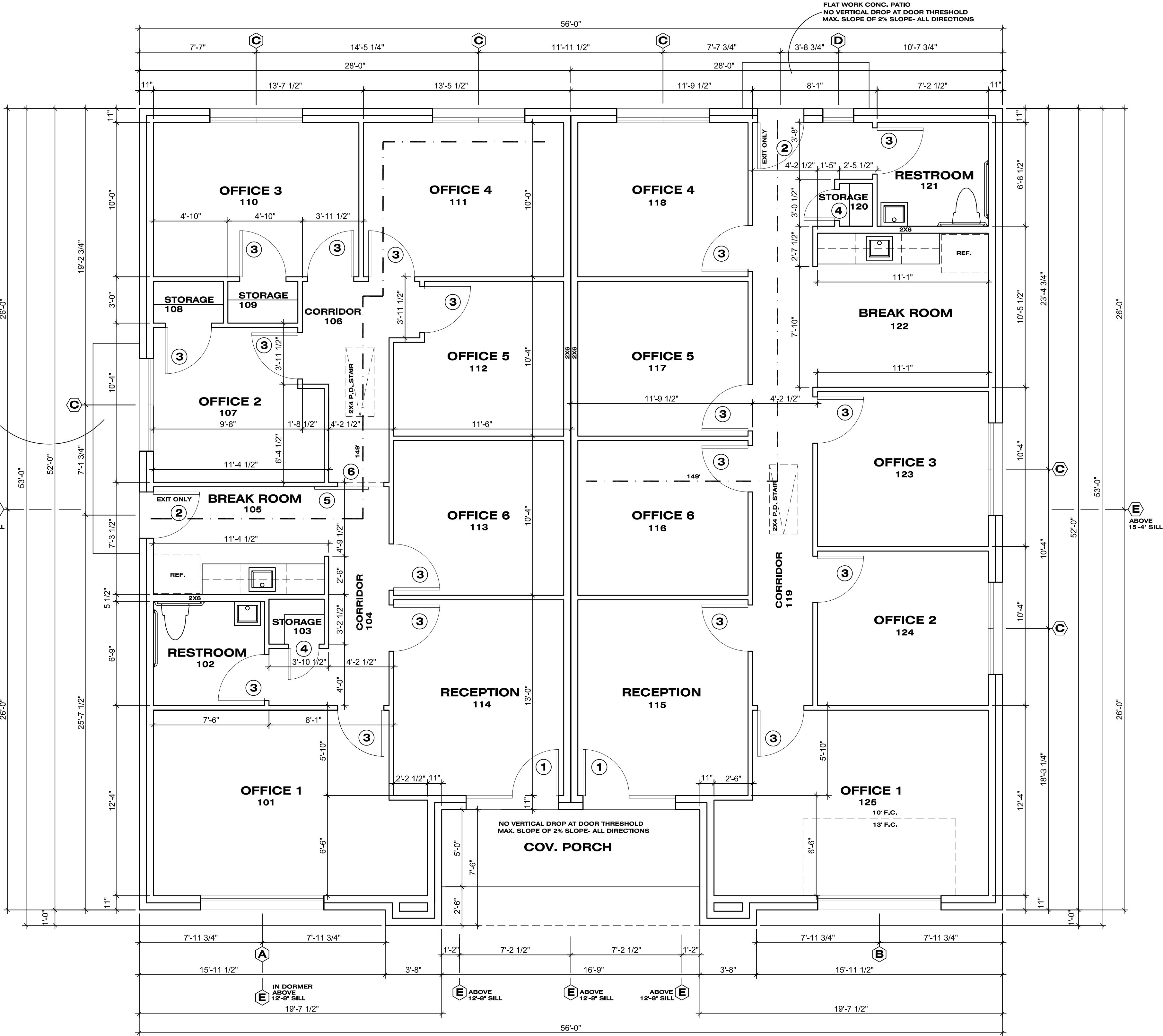
STRUCTURAL ENGINEER

GRAND PYRAMID ENGINEERING CONSULTANTS, LLC
NICK VELA REG# F-24236 (TEXAS)
729 CREEKVIEW LN.
COLLEYVILLE, TX. 76034
214-574-0911
nick@gpecllpc.com

ROOM FINISH SCHEDULE													
NO.		FLOOR	BASE				WALLS				CEILING		NOTES
			N	S	E	W	N	S	E	W	FIN.	HT.	
101	OFFICE 1	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
102	RESTROOM	T-1	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
103	STORAGE	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
104	CORRIDOR	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
105	BREAK ROOM	T-1	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
106	CORRIDOR	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
107	OFFICE 2	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
108	STORAGE	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
109	STORAGE	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
110	OFFICE 3	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
111	OFFICE 4	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
112	OFFICE 5	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
113	OFFICE 6	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
114	RECEPTION	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
RIGHT SUITE													
115	RECEPTION	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
116	OFFICE 7	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
117	OFFICE 8	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
118	OFFICE 4	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
119	CORRIDOR	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
120	STORAGE	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
121	RESTROOM	T-1	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
122	BREAK ROOM	T-1	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
123	OFFICE 3	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
124	OFFICE 2	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
125	OFFICE 1	LVT	B-1	B-1	B-1	B-1	W-1P-2	W-1P-2	W-1P-2	W-1P-2	C-1	10'-0"	
MATERIAL/COLOR SCHEDULE													
NO.	DESCRIPTION	MANUFACTURER	ITEM NUMBER	COLOR/SIZE	NOTES								
B-1	6" WOOD BASE	TBD	TBD	TBD	2								
C-1	PTD. SHEETROCK	-	-	TBD	3								
G-1	GRANITE	TBD	TBD	TBD	3								
LVT	LUXURY VINYL TILE	TBD	TBD	TBD	3								
P-1	PAINT- EPOXY OR ENAMEL	TBD	TBD	TBD	3								
P-2	PAINT-SEMI-GLOSS	TBD	TBD	TBD	3								
T-1	PORCELAIN TILE	TBD	TBD	TBD	1.3								
W-1	PTD. SHEETROCK	-	-	TBD									
ROOM FINISH/MATERIAL NOTES: ALL FINISHES TO MEET CURRENT CODE ALLOWABLE FLAME SPREAD AND TAS COEFFICIENT OF FRICTION. REMARKS: 1. GROUT TO BE SEALED. 2. SEAL ALL JOINTS. 3. CONTRACTOR TO PROVIDE COLOR SAMPLES ON SITE FOR APPROVAL PRIOR TO FABRICATION AND ALL PAINTING OR STAINING. 4. COUNTERTOPS TO BE TO BE G-1 U.N.O.													



VICINITY MAP
N.T.S.

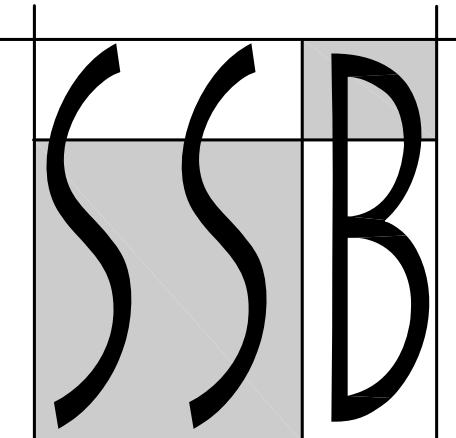


FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 WD. STUDS
INTERIOR WALLS TO BE 2X4 WD. STUDS U.N.O.
1/2" GYP. BD. BOTH SIDES, TYP.

WINDOW SCHEDULE				
SYMOTY	SIZE	DESCRIPTION	SHL HT	NOTES
A	1	2-4060 VINYL, FIXED, M.L., TWIN	24"	
B	1	4-060 VINYL, FIXED, M.L., TWIN	24"	
C	6	2-3050 VINYL, FIXED, M.L., TWIN	36"	
D	1	2-050 VINYL, FIXED, M.L.	36"	
E	6	2-030 VINYL, FIXED, M.L. VARIES		
ALL GLAZING TO HAVE: MIN. U-FACTOR OF 0.50 MIN. SHGC OF 0.30 MULLIONS AND GLAZING PER CODE				

DOOR SCHEDULE						
NO	QTY	RH	LH	SIZE	DESCRIPTION	NOTES
1	2	-	-	2-3080	EXT. METAL TWIN WITH GLASS TO FIXED	
2	2	1	1	3080	EXT. METAL-OPT. GLASS	
3	18	9	9	3080	INT. S.C. RAISED PNL.	
4	2	1	1	2080	INT. S.C. RAISED PNL.	
5	1	-	-	3680	INT. S.C. RAISED PNL. BARN SLIDER, BLANK	
6	1	-	-	3080	CASED OPENING	



DESIGNS, INC.

1301 E. DEBBIE LN.
SUITE 102- PMB 31
MANSFIELD, TX. 76063
PH: (817)300-7052

SHERI BUMGARDNER
sheri@ssbdesigns.com

ENCLAVE- LOT 5
209 E. BROAD ST. MANSFIELD, TX.

PROJECT NUMBER
209

DATE: 2-18-25

REVISIONS:

SQ. FOOTAGE

GROSS OFFICE-2802 S.F.
PATIO- 95 S.F.
FOUNDATION- 2897 S.F.

COPYRIGHT © 2024 SSB DESIGNS, INC.
SSB DESIGNS RESERVES
COPYRIGHTS FOR ALL OF THESE
PLANS, IDEAS AND DESIGNS.
THESE PLANS, IDEAS AND
DESIGNS ARE NOT TO BE
COPIED OR CHANGED IN ANY
MANNER OR FORM
WHATSOEVER WITHOUT
OBTAINING PRIOR WRITTEN
CONSENT FROM SSB DESIGNS,
INC.

SHEET

A-1