



**LANDSCAPE TABULATIONS FOR SCHERTZ, TX**

Site: 337,329 sf  
 Limits of Construction: 337,329 sf  
**LANDSCAPE REQUIRED**

- A Minimum of 20% of the total land area of any proposed non residential development shall be landscaped.
- Properties shall provide 9 trees per acre of lot area.

REQUIRED	PROVIDED
67,465 sf (20%) ( of limited of construction)	
69 trees	70 trees

**PARKING AREA**

- Parking lots shall be screened from public view and adjacent properties.
- A minimum of 10% of the gross parking area shall be devoted to living landscaping which includes grass, groundcover's, plants, shrubs and trees.
- There shall be a minimum of 1 shade tree planted for each 400 sf of required interior landscape area.

Parking Lot Area: 47,550 sf (46 spaces)

REQUIRED	PROVIDED
Parking Lot Screening 4,755 sf (10%)	Parking Lot Screening
11 trees	20 trees

**PERIMETER LANDSCAPE AREA**

- All parking lots and vehicular use areas shall be screened from all abutting properties with a wall, fence, hedge berm or other durable landscape barrier. (30" ht)
- A 20' buffer shall be provided along N INTERSTATE 35 FRONTAGE RD.
- Street trees shall be provided 1 per 50 l.f.

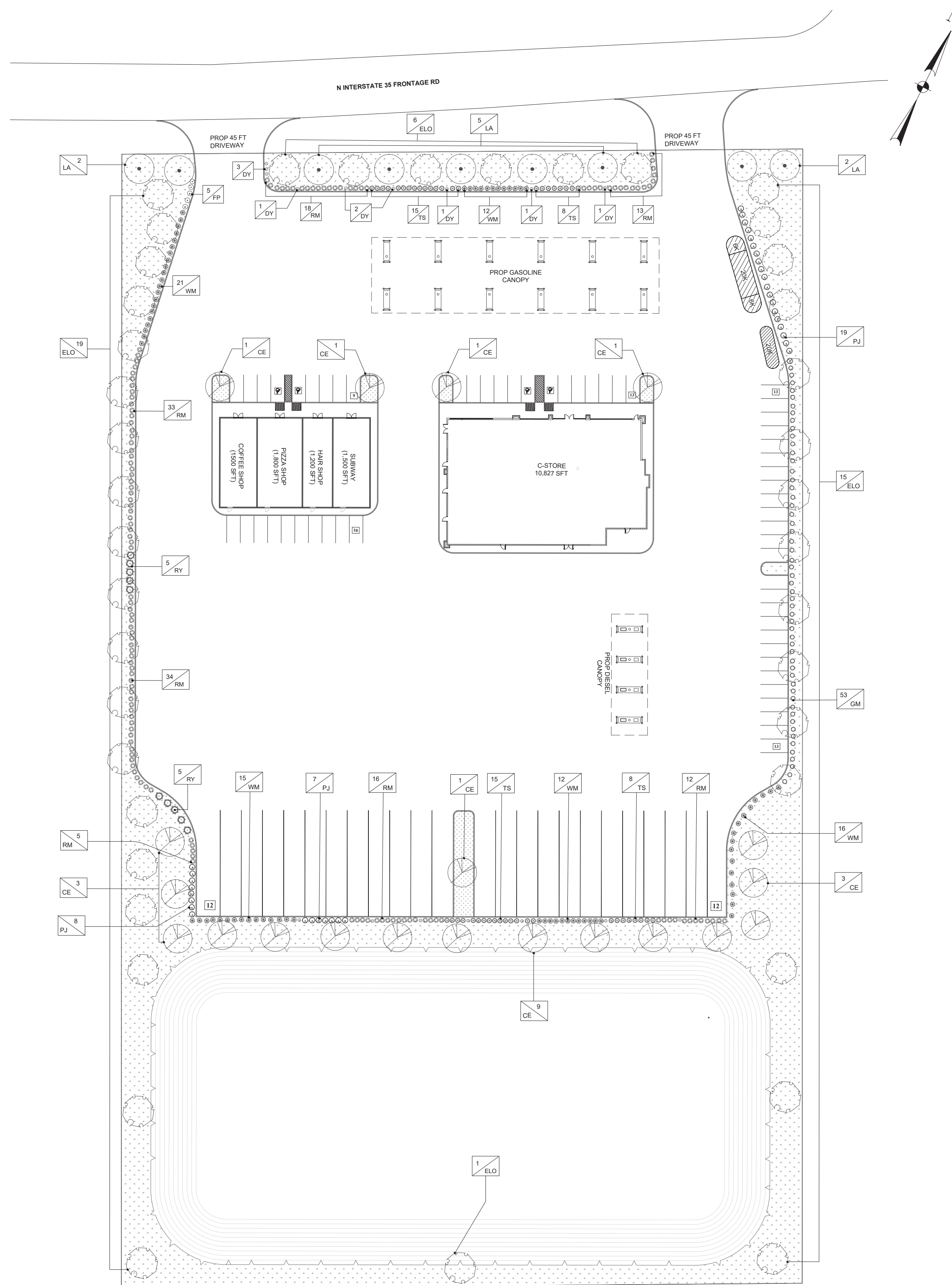
Street: 450 l.f.

REQUIRED	PROVIDED
hedge	hedge
20' buffer	20' buffer
9 trees	17 trees
West: 20' buffer	20' buffer
East: 9' planting strip	9' planting strip

**RESIDENTIAL ADJACENCY**

- Adjacent to residential, an 8' masonry fence shall be provided.
- A 20' buffer shall be provided adjacent to residential with 1 tree per 30 l.f. and 10 shrubs per 50 l.f.

REQUIRED	PROVIDED
20' buffer	20' buffer
12 trees	33 trees
76 shrubs	123 shrubs



**1 LANDSCAPE SITE PLAN**  
 SCALE: 1"=50'-0"

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

**SOLID SOD:**

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH:**

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**IRRIGATION:**

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
20	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
41	ELO	Escarpment Live Oak	Quercus fusiformis	3" cal.	12' ht., 4' spread, matching
9	LA	Lacey Oak	Quercus glaucoides	3" cal.	12' ht., 4' spread, matching
<b>SHRUBS</b>					
16	DY	Dwarf Yaupon Holly	Ilex vomitoria condeaux	5 gal.	full, 24" sprd, 24" o.c.
53	GM	Gulf Muhly	Muhlenbergia capillaris	3 gal.	full, 30" o.c.
6	FP	Firecracker Plant	Russelia equisetiformis	5 gal.	full, 18" sprd, 24" o.c.
39	PJ	Primrose Jasmine	Jasminum mesnyi	5 gal.	full, 24" sprd, 42" o.c.
190	RM	Upright Rosemary	Rosmarinus officinalis 'Upright'	5 gal.	full, 24" sprd, 36" o.c.
12	RY	Red Yucca	Hesperaloe parvifolia	5 gal.	full, 24" sprd, 30" o.c.
46	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
77	WM	Wax Myrtle	Myrica cerifera	5 gal.	full, 24" sprd, 36" o.c.
<b>GRASS</b>					
		Bermuda Solid Sod	Cynodon dactylon		12' ht., 4' spread, matching

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**MISCELLANEOUS MATERIALS:**

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

**PRUNING AND TRIMMING NOTES**

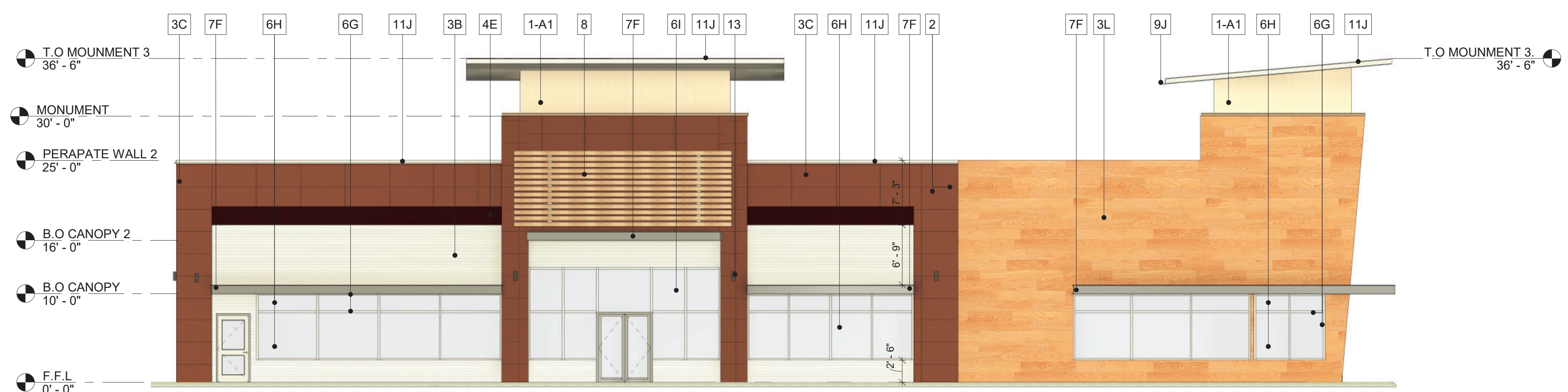
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT 'TOP' OR 'HEAD' TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

DWG #	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
		0	10/25/2023	ISSUED FOR PERMIT	TT	SK	GM	TT	SK	GM	10/25/2023	29929
				SCALE:		DRAWING TITLE:		DRAWING NUMBER:		REV.		
				1"=50'-0"		LANDSCAPE SITE PLAN		A102		0		

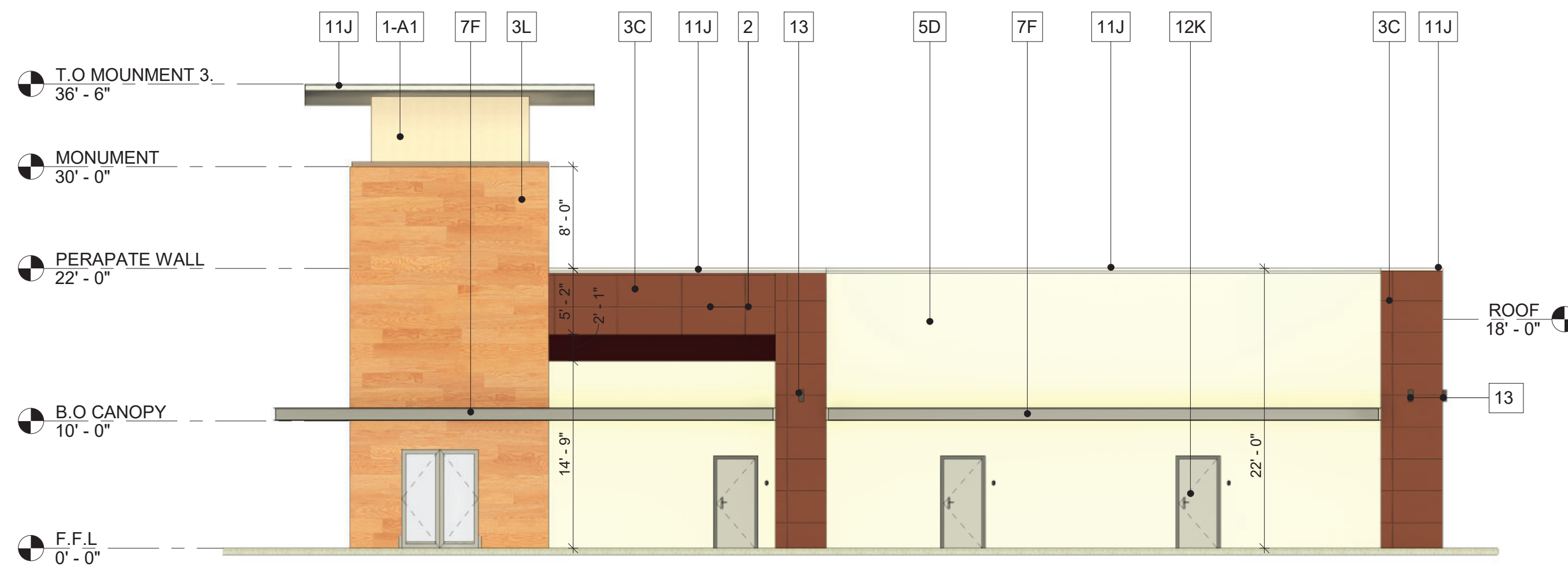
10/25/2023

**DEVELOPMENT ON SCHERTZ**  
 I-35 AT FM-2252,  
 SCHERTZ, TEXAS

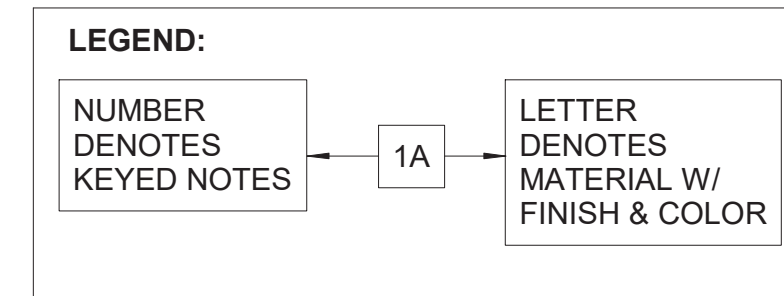
**MTS ENGINEERING & DESIGN**  
 9950 WESTPARK DR. SUITE #426  
 HOUSTON TEXAS 77063  
 (281) 404-4438 (281) 253-4849  
**FIRM NO. 18844**



**1 NORTH ELEVATION FACING SOUTH**  
1/8" = 1'-0"



**2 WEST ELEVATION FACING EAST**  
1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL	FINISH	COLOR	BULDING COMPONENT	REMARKS
A	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
A1	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
B	NICHIHA FIBER CEMENT SIDING	RIBBED		EXTERIOR WALL	
C	NICHIHA FIBER CEMENT SIDING	STOCK ILLUMINATION		EXTERIOR WALL	
D	CMU	SMOOTH FACE		EXTERIOR WALL	
E	HR-16 METAL WALL PANEL	METALLIC/ ACRYLIC-COATED		EXTERIOR WALL	
F	ALUMINUM	PREFINISHED KYNAR 500 PAINT		CANOPY	
G	ALUMINUM	PREFINISHED KYNAR 500 PAINT		STOREFRONT SYSTEM	
H	1" INSULATING TEMPERED SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
I	1" INSULATING SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
J	22 GA. STEEL	PREFINISHED KYNAR 500 PAINT		GUTTER, DOWNSPOUTS & COPING	
K	16 GA. STEEL	GALV. PAINTED		DOOR	
L	NICHIHA FIBER CEMENT SIDING	WOODEN		EXTERIOR WALL	

EXTERIOR BUILDING MATERIAL SPECIFICATION:			
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH
<b>A</b>	EXTERIOR SHEATHING/ SUBSTRATE.		
1	ALL EXTRIR SHEATHING TO BE 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING OR 5/8" CDX PLYWOOD (WHERE APPLICABLE PER STRUCTURAL DESIGN). REFER TO BUILDING ELEVATIONS, SECTIONS & STRUCTURAL DRAWINGS FOR EXACT LOCATION.	DENSGLOSS GOLD/ CDX PLYWOOD	
<b>B</b>	FLUID-APPLIED AIR & MOISTURE BARRIERS		
1	StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP INCLUDE THE FOLLOWING: a. StoGuard JOINT TREATMENT b. Sto EmeraldCoat (FLUID APPLIED WATERPROOF AIR BARRIER MEMBRANE) StoGuard JOINT TREATMENT: ALL EXTERIOR SHEATHING & CMU BLOCK JOINTS, SEAMS, CRACKS, AND TRANSITIONS IN ABOVE GRADE WALL CONSTRUCTION ARE TO BE SEALED WITH StoGuard RapidFill ALL EXTERIOR ROUGH OPENINGS ARE TO BE SEALED WITH StoGuard RapidSeal FLUID APPLIED StoGuard™ WATERPROOF AIR BARRIER MEMBRANE: UPON COMPLETION OF StoGuard JOINT TREATMENT, APPLY Sto EmeraldCoat) OVER ENTIRE SURFACE PER MANUFACTURER'S CONSTRUCTION SPECIFICATIONS	StoGuard WATERPROOF AIR BARRIER SYSTEM WITH Sto ElementCoat	STO CORP. DISTRIBUTOR MORRELL MASONRY (713)691-6585 (281) 667-5670 CONTACT:

EXTERIOR BUILDING MATERIAL SPECIFICATION:			
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH
<b>C</b>	STUCCO SYSTEM		
1	3/4" THICK StoPowerwall STUCCO SYSTEM OVER FLUID APPLIED StoGuard WATERPROOF AIR BARRIER SYSTEM BY sto CORP. STO Powerwall STUCCO SYSTEM: 1. STO JOINT TREATMENT 2. STO EMERALDCOAT 3. 3/4" STO POWERWALL SCRATCH & BROWN COAT 4. STO PRIMER SMOOTH 5. STO POWERWALL FINE NOTES: FINISH COATINGS TO BE STOLASTIC SAND AND SMOOTH. INSTALL THE PRODUCTS PER MANUF. SPECIFICATIONS	DENSGLOSS GOLD	G.P GYPSUM CORP. 1.800.327.2344
<b>D</b>	FIBER CEMENT SIDING		
1	NICHIHA FIBER CEMENT SIDING OVER FLUID APPLIED STOGUARD WATERPROOF AIR BARRIER MEMBRANE (INSTALL PER MANUF. SPECIFICATIONS)	ILLUMINATIO N SERIES	NICHIHA CONTACTROB NECESSARY NICHIHA FIBER CEMENT (770)805-9466 (678) 283-0838
<b>E</b>	PREFIN. MTL. WALL PANEL BY MBCI		
1	MBCI PBC WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	PBC	METALLIC/ ACRYLIC-COTE D GALVALUME MBCI (877)713-6224

EXTERIOR BUILDING MATERIAL SPECIFICATION:			
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH
<b>F</b>	PREFIN. MTL. WALL PANEL BY BERRIDGE		
1	BERRIDGE HR-16 WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	HR-16	BERRIDGE CONTACT: (281)707-4117
<b>G</b>	STOREFRONT SYSTEM		
1	STOREFRONT SYSTEM: OLDCASTLE RELIANCE SERIES SSG MULLION CURTAIN WALL W/ 1" INSULATING STRUCTURAL SILICON GLAZED SYSTEM. RE: WINDOW SCHEDULE	RELIANCE	OLDCASTLE
<b>H</b>	STOREFRONT CANOPY SYS.		
1	PREFINISHED ALUMINUM STOREFRONT ENTRANCE CANOPY. WALKWAY COVER & SUN CONTROL DEVICE ARE TO BE PROVIDED AND INSTALLED BY MANUFACTURER .		

**GENERAL NOTES:**

1. PROVIDE SHOPE DRAWING OF STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISH, SIZES, PROFILES, CONNECTION, ETC.
2. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PRE PAINT MFR. RECOMENDATIONS.
3. PAINT MECH. AND PLUMBING ROOF PENETRATIONS.
4. LL GLAZING, STOREFRONT AND DOORS TO BE TEMPERED, SEE WINDOW SCHEDULE ON SHEET A-600
5. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING LUMBER FROM TOP OF FLOOR SLAB (U.O.N) SEE TYPE WALL SECTIONS AND DETAILS FOR SPECIFICS.

**KEYED NOTES:**

1. 3/4" StoPowerwall™ STUCCO SYS. BY STO CORP. OVER 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING. RE:EXTERIOR BUILDING MATERIAL SCHEDULE.
2. CONTROL JOINT (TYP.), INSTALL PER StoPowerwall™ NEXT STUCCO CONTROL JOINT DETAIL.
3. NICHIHA FIBER CEMENT SIDING OVER 5/8" CDX PLYWOOD EXTERIOR SHEATHING.RE:EXTERIOR BUILDING MATERIAL SPECS
4. BRIDGE HR-16 HORIZONTAL WALL PANEL INSTALL FOR METAL WALL PANELS PRE BRIDGE CONST. DETAILS RE: EXTERIOR BLDG. MATERIAL SPECS.
5. 8" CMU W/TRUSS TYPE REINF. @ 16" O.C. & #5 VERT. @ 24" O.C. FILL REINF. CELLS W/3000 PSI GROUT. CMU BLOCK WALL TO BE SEALD WITH FLUID APPLIED StoGuard (Sto Emeraldcoat) WATERPROOF AIR BARRIER SYSTEM BY Sto Corp (PAINTED).
6. 6000 SERIES THERMAL MP FRONT SET CLEAR ANODIZED CLASS-II FINISH ALUMINIUM STOREFRONT WITH 1" INSULATING STRUCTURAL SILICON LOW-E GLAZING (SSG) SYSTEM BY OLDCASTLE BUILDING ENVELOP. RE: WINDOW SCHEDULE.
7. PREFINISHED ALUMINIUM ENTRANCE CANOPY PROVIDED & INSTALLED BY AVADEK. RE: EXTERIOR BUILDING MATERIAL SCHEDULE.
8. EXTERIOR SIGN BY OWNER'S APPROVED VENDOR. BUILDING SIGN TO BE PROVIDED AND INSTALLED BY APPROVED SIGN VENDOR UNDER SEPARATE PERMIT. CONTR. TO CONTACT & COORDINATE W/ SIGN CONTR. & COPLY W/ NECESSARY ELECT. REQUIRMENTS. USE 5/8" CDX PLYWOOD SHEATHING, BEHAND SIGNAGE.
9. 6"X6" 22 GA. GALV. STEEL WITH KYNAR™ PAINT FINISH METAL DOWNSPOUT WITH 2" WIDE GALV. MTL. STRAP W/ EXP. BOLTS (MIN. 4 PER DOWNSPOUT)
10. ROOF ACCESS LADDER (RE: STRUCTURAL DRAWING).
11. 22 GA. GALV. METAL COPING WITH KYNAR PAINT FINISH OVER 22 GA. GALV. STEEL SELF-INDEXING CONTINUOUS CLEAT.
12. 16 GA. GALV. HOLLOW METAL DOOR FRAME AS SPEC'D.
13. WALL SCONCE LIGHT FIXTURE AS SPEC'D MOUNTAD AT 10'-0" A.F.F. REFER TO ELECT. DWG.
14. WALL PACK AS SPEC'D AT 11'-10" A.F.F. RE: ELECT. DWG.

**GENERAL NOTES FOR CONTRACTOR:**

1. COLORS ARE SUBJECTED TO CHANGE, CONFIRM WITH ARCHITECTS FOR FINAL COLORS BEFORE PURCHASING MATERIALS.
2. REFER TO ENLGERD PARTIAL BLDG, ELEVATION ON SHEET A-200 FOR EXTERIOR COLOR SCHEME.
3. SUBMIT A SAMPLE OF 24 BY 24 INCH HARD BOARD OF COATING TEXTURE AND COLOR WITH A MANUFACTURER'S SPECIFICATIONS, INSTALATION INSTRUCTIONS AND PRODUCT DATA TO THE ENGINEER PRIOR TO COMMENCING ANY WORK.
4. REFER TO "WINDOW TYPES" ON SHEET A-600 FOR STOREFRONT ELEVATIONS.
5. SEAL THE ENTIRE EXTERIOR CMU BLOCK WALL WITH StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP (TYP.)
6. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING THE ORDER. SUBSTITUTE MANUF./ PRODUCTS MUST BE EQUAL QUALITY IN FUCTION AND APPEARANCE, AND MUST BE APPROVED BY THE ENGINEER AND OWNER.
7. CONTRUCTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCOSISTENCIES OR OMISSIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

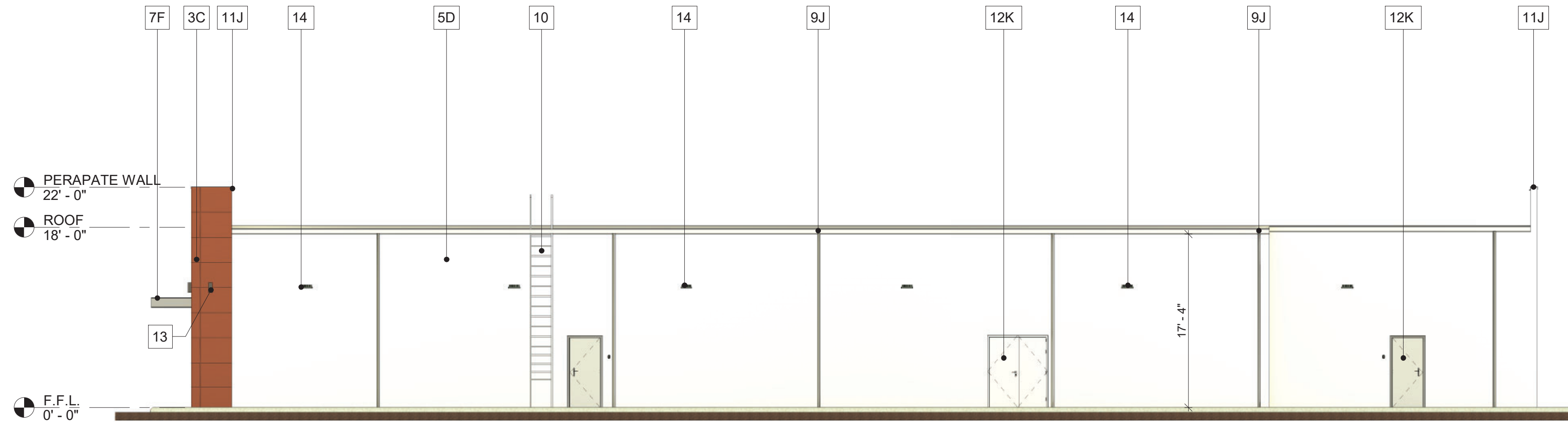
DWG #	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	PROJECT NO.:
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								1/8" = 1'-0"	EXTERIOR ELEVATIONS	A200	0	



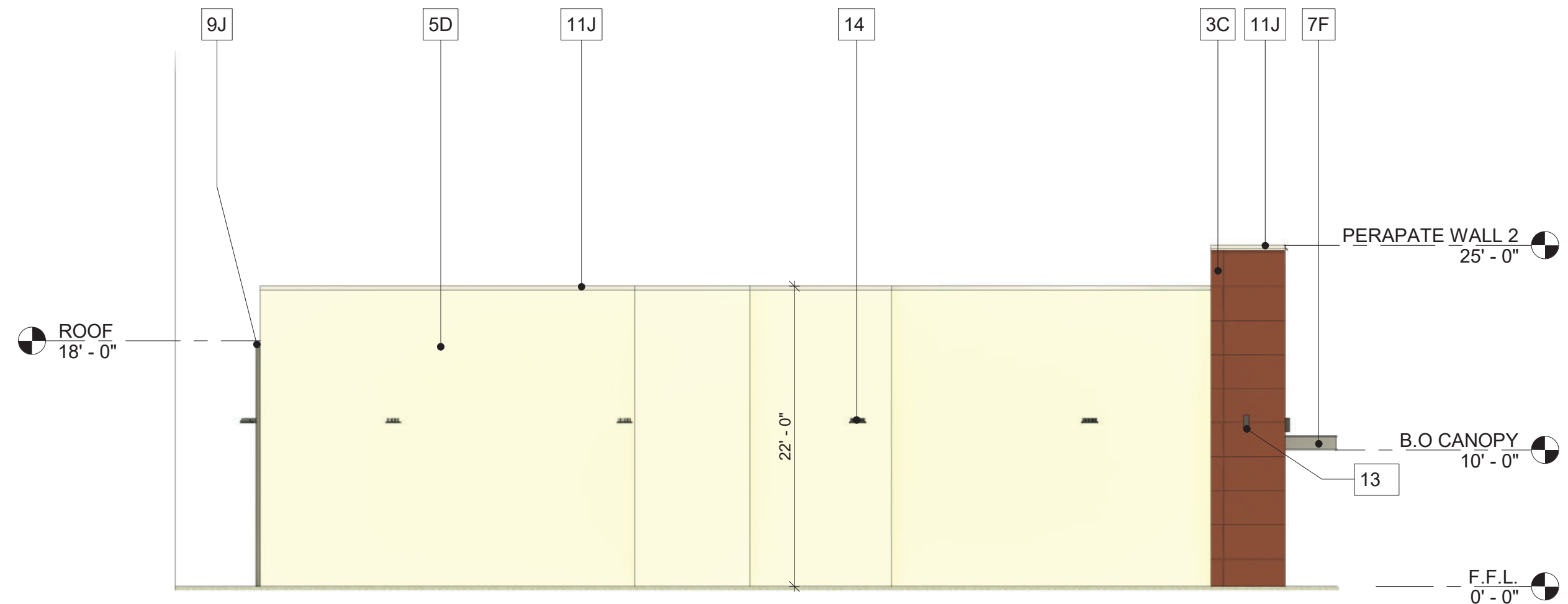
DEVELOPMENT ON SCHERTZ,  
I-35 AT FM-2252,  
SCHERTZ, TEXAS



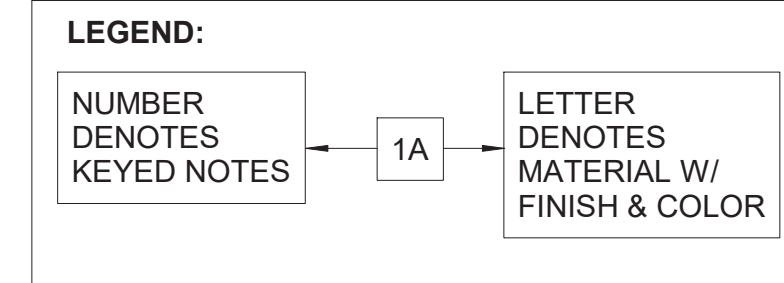
**MTS ENGINEERING & DESIGN**  
9950 WESTPARK DR. SUITE #426  
HOUSTON TEXAS 77063  
(281) 404-4438 (281) 253-4849  
**FIRM NO. 18844**



1 SOUTH ELEVATION FACING NORTH  
1/8" = 1'-0"



2 EAST ELEVATION FACING WEST  
1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL	FINISH	COLOR	BUILDING COMPONENT	REMARKS
A	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
A1	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
B	NICHIHA FIBER CEMENT SIDING	RIBBED		EXTERIOR WALL	
C	NICHIHA FIBER CEMENT SIDING	STOCK ILLUMINATION		EXTERIOR WALL	
D	CMU	SMOOTH FACE		EXTERIOR WALL	
E	HR-16 METAL WALL PANEL	METALLIC/ ACRYLIC-COATED		EXTERIOR WALL	
F	ALUMINUM	PREFINISHED KYNAR 500 PAINT		CANOPY	
G	ALUMINUM	PREFINISHED KYNAR 500 PAINT		STOREFRONT SYSTEM	
H	1" INSULATING TEMPERED SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
I	1" INSULATING SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
J	22 GA. STEEL	PREFINISHED KYNAR 500 PAINT		GUTTER, DOWNSPOUTS & COPING	
K	16 GA. STEEL	GALV. PAINTED		DOOR	
L	NICHIHA FIBER CEMENT SIDING	WOODEN		EXTERIOR WALL	

EXTERIOR BUILDING MATERIAL SPECIFICATION:				
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>A</b>	EXTERIOR SHEATHING/ SUBSTRATE.			
1	ALL EXTRIR SHEATHING TO BE 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING OR 5/8" CDX PLYWOOD (WHERE APPLICABLE PER STRUCTURAL DESIGN). REFER TO BUILDING ELEVATIONS, SECTIONS & STRUCTURAL DRAWINGS FOR EXACT LOCATION.	DENSGLOSS GOLD/ CDX PLYWOOD		G.P GYPSUM CORP. 1.800.327.2344
<b>B</b>	FLUID-APPLIED AIR & MOISTURE BARRIERS			
1	StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP INCLUDE THE FOLLOWING: a. StoGuard JOINT TREATMENT b. Sto EmeraldCoat (FLUID APPLIED WATERPROOF AIR BARRIER MEMBRANE) StoGuard JOINT TREATMENT: ALL EXTERIOR SHEATHING & CMU BLOCK JOINTS, SEAMS, CRACKS, AND TRANSITIONS IN ABOVE GRADE WALL CONSTRUCTION ARE TO BE SEALED WITH StoGuard RapidFill ALL EXTERIOR ROUGH OPENINGS ARE TO BE SEALED WITH StoGuard RapidSeal FLUID APPLIED StoGuard™ WATERPROOF AIR BARRIER MEMBRANE. UPON COMPLETION OF StoGuard JOINT TREATMENT, APPLY Sto EmeraldCoat OVER ENTIRE SURFACE PER MANUFACTURER'S CONSTRUCTION SPECIFICATIONS	StoGuard WATERPROOF AIR BARRIER SYSTEM WITH Sto ElementCoat		STO CORP. DISTRIBUTOR MORRELL MASONRY (713)691-6585 (281) 667-5670 CONTACT:

EXTERIOR BUILDING MATERIAL SPECIFICATION:				
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>C</b>	STUCCO SYSTEM			
1	3/4" THICK StoPowerwall STUCCO SYSTEM OVER FLUID APPLIED StoGuard WATERPROOF AIR BARRIER SYSTEM BY sto CORP. STO Powerwall STUCCO SYSTEM: 1. STO JOINT TREATMENT 2. STO EMERALDCOAT 3. 3/4" STO POWERWALL SCRATCH & BROWN COAT 4. STO PRIMER SMOOTH 5. STO POWERWALL FINE NOTES: FINISH COATINGS TO BE STOLASTIC SAND AND SMOOTH. INSTALL THE PRODUCTS PER MANUF. SPECIFICATIONS	DENSGLOSS GOLD		G.P GYPSUM CORP. 1.800.327.2344
<b>D</b>	FIBER CEMENT SIDING			
1	NICHIHA FIBER CEMENT SIDING OVER FLUID APPLIED STOGUARD WATERPROOF AIR BARRIER MEMBRANE (INSTALL PER MANUF. SPECIFICATIONS)	ILLUMINATION SERIES		MANUFACTURER NICHIHA CONTACTROB NECESSARY NICHIHA FIBER CEMENT (770)805-9466 (678) 283-0838
<b>E</b>	PREFIN. MTL. WALL PANEL BY MBCI			
1	MBCI PBC WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	PBC	METALLIC/ ACRYLIC-COTE D GALVALUME	MBCI (877)713-6224

EXTERIOR BUILDING MATERIAL SPECIFICATION:				
NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>F</b>	PREFIN. MTL. WALL PANEL BY BERRIDGE			
1	BERRIDGE HR-16 WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	HR-16		BERRIDGE CONTACT: (281)707-4117
<b>G</b>	STOREFRONT SYSTEM			
1	STOREFRONT SYSTEM: OLDCASTLE RELIANCE SERIES SSG MULLION CURTAIN WALL W/ 1" INSULATING STRUCTURAL SILICON GLAZED SYSTEM. RE: WINDOW SCHEDULE	RELIANCE		MANUFACTURER OLDCASTLE
<b>H</b>	STOREFRONT CANOPY SYS.			
1	PREFINISHED ALUMINUM STOREFRONT ENTRANCE CANOPY. WALKWAY COVER & SUN CONTROL DEVICE ARE TO BE PROVIDED AND INSTALLED BY MANUFACTURER .			

**GENERAL NOTES:**

1. PROVIDE SHOPE DRAWING OF STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISH, SIZES, PROFILES, CONNECTION, ETC.
2. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PRE PAINT MFR. RECOMENDATIONS.
3. PAINT MECH. AND PLUMBING ROOF PENETRATIONS.
4. LL GLAZING, STOREFRONT AND DOORS TO BE TEMPERED, SEE WINDOW SCHEDULE ON SHEET A-600
5. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING LUMBER FROM TOP OF FLOOR SLAB (U.O.N) SEE TYPE WALL SECTIONS AND DETAILS FOR SPECIFICS.

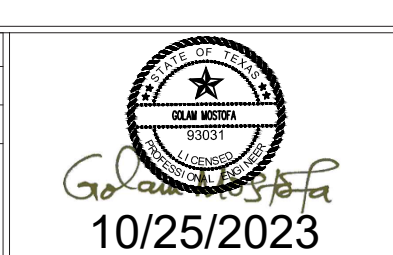
**KEYED NOTES:**

1. 3/4" StoPowerwall™ STUCCO SYS. BY STO CORP. OVER 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING. RE: EXTERIOR BUILDING MATERIAL SCHEDULE.
2. CONTROL JOINT (TYP.). INSTALL PER StoPowerwall™ NEXT STUCCO CONTROL JOINT DETAIL.
3. NICHIHA FIBER CEMENT SIDING OVER 5/8" CDX PLYWOOD EXTERIOR SHEATHING. RE: EXTERIOR BUILDING MATERIAL SPECS
4. BRIDGE HR-16 HORIZONTAL WALL PANEL INSTALL FOR METAL WALL PANELS PRE BRIDGE CONST. DETAILS RE: EXTERIOR BLDG. MATERIAL SPECS.
5. 8" CMU W/TRUSS TYPE REINF. @ 16" O.C. & #5 VERT. @ 24" O.C. FILL REINF. CELLS W/3000 PSI GROUT. CMU BLOCK WALL TO BE SEALD WITH FLUID APPLIED StoGuard (Sto Emeraldcoat) WATERPROOF AIR BARRIER SYSTEM BY Sto Corp (PAINTED).
6. 6000 SERIES THERMAL MP FRONT SET CLEAR ANODIZED CLASS-II FINISH ALUMINIUM STOREFRONT WITH 1" INSULATING STRUCTURAL SILICON LOW-E GLAZING (SSG) SYSTEM BY OLDCASTLE BUILDING ENVELOP. RE: WINDOW SCHEDULE.
7. PREFINISHED ALUMINIUM ENTRANCE CANOPY PROVIDED & INSTALLED BY MANUFACTURER. RE: EXTERIOR BUILDING MATERIAL SCHEDULE.
8. EXTERIOR SIGN BY OWNER'S APPROVED VENDOR. BUILDING SIGN TO BE PROVIDED AND INSTALLED BY APPROVED SIGN VENDOR UNDER SEPARATE PERMIT. CONTR. TO CONTACT & COORDINATE W/ SIGN CONTR. & COPLY W/ NECESSARY ELECT. REQUIRMENTS. USE 5/8" CDX PLYWOOD SHEATHING, BEHAND SIGNAGE.
9. 6"x6" 22 GA. GALV. STEEL WITH KYNAR™ PAINT FINISH METAL DOWNSPOUT WITH 2" WIDE GALV. MTL. STRAP W/ EXP. BOLTS (MIN. 4 PER DOWNSPOUT)
10. ROOF ACCESS LADDER (RE: STRUCTURAL DRAWING).
11. 22 GA. GALV. METAL COPING WITH KYNAR PAINT FINISH OVER 22 GA. GALV. STEEL SELF-INDEXING CONTINUOUS CLEAT.
12. 16 GA. GALV. HOLLOW METAL DOOR FRAME AS SPEC'D.
13. WALL SCONCE LIGHT FIXTURE AS SPEC'D MOUNTAD AT 11'-0" A.F.F. REFER TO ELECT. DWG.
14. WALL PACK AS SPEC'D AT 12" A.F.F. RE: ELECT. DWG.

**GENERAL NOTES FOR CONTRACTOR:**

1. COLORS ARE SUBJECTED TO CHANGE. CONFIRM WITH ARCHITECTS FOR FINAL COLORS BEFORE PURCHASING MATERIALS.
2. REFER TO ENLERGED PARTIAL BLDG. ELEVATION ON SHEET A-200 FOR EXTERIOR COLOR SCHEME.
3. SUBMIT A SAMPLE OF 24 BY 24 INCH HARD BOARD OF COATING TEXTURE AND COLOR WITH A MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS AND PRODUCT DATA TO THE ENGINEER PRIOR TO COMMENCING ANY WORK.
4. REFER TO "WINDOW TYPES" ON SHEET A-600 FOR STOREFRONT ELEVATIONS.
5. SEAL THE ENTIRE EXTERIOR CMU BLOCK WALL WITH StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP (TYP.)
6. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING THE ORDER. SUBSTITUTE MANUF./ PRODUCTS MUST BE EQUAL QUALITY IN FUCTION AND APPEARANCE, AND MUST BE APPROVED BY THE ENGINEER AND OWNER.
7. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCOSISTENCIES OR OMISSIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	PROJECT NO.:
		0	10/25/2023	ISSUED FOR PERMIT	TT	MS	GM	TT	MS	GM	10/25/2023	29929
								SCALE:	DRAWING TITLE:	DRAWING NUMBER:	REV:	
								1/8" = 1'-0"	EXTERIOR ELEVATIONS	A201	0	



DEVELOPMENT ON SCHERTZ,  
I-35 AT FM-2252,  
SCHERTZ, TEXAS



**MTS ENGINEERING & DESIGN**  
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