DATA ANALYSIS:

APPLICABLE CODES:

2018 IBC w/ Mansfield Amendments	2018 IPC w/ Mansfield Amendments
2018 IFC w/ Mansfield Amendments	2018 IECC w/ Mansfield Amendments 2018 IMC
2023 NEC w/Mansfield Amendments	2018 IFGC w/ Mansfield Amendments
2018 IMC w/Mansfield Amendments	2012 TEXAS ACCESSIBILITY CODES

Building Code Data:

i. Occupancy Group: B, S-2
ii. Type of Construction: II B
iii. Sprinkler System: Sprinkled
iv. Stories: 2 Story (Max. allowed 3 stories per 2018 IBC Table 504.4)
v. Height: Proposed: 39'-0" (Max: 75' per 2018 IBC Table 504.3)
vi. Total Building Area: 169,590± sq. ft. (Unlimited per 2018 IBC 507.5)

LOT INFORMATION:
ZONING TYPE: PD, PLANNED DEVELOPMENT DISTRICT
ZONING SECT. 155.066 PD, PLANNED DEVELOPMENT DISTRICT

	ALLOWED	PROPOSED
MINIMUM LOT AREA: NONE	N/A	N/A
MINIMUM LOT WIDTH: NONE	N/A	N/A
MINIMUM LOT DEPTH: NONE	N/A	N/A
FRONT YARD (AT STREET): PER (SECTION 155.066)	25'-0"	246'-0"±
SIDE YARD (AT STREET): PER (SECTION 155.066)	25'-0"	97'-0"±
REAR YARD: PER (SECTION 155.066)	N/A	158'-0"
MAX LOT COVERAGE (MAIN STRUCTURE):	N/A	685'-10"
MAX LOT COVERAGE (STRUCT & PAVEMENT):	N/A	N/A
MAX ALLOWED HEIGHT: (SECTION 155.066)	75'-0"	39'-0"

OCCUPANCY: Table 1004.5
OFFICE: Business = (1 per 150 gross sq. ft. x 108,609): = 724 Occupants
STORAGE, S2 : Warehouse = (1 per 500 gross sq. ft. = 60,750): = 122 Occupants

PLUMBING FIXTURES: BUSINESS: 724 Occupants; WAREHOUSE: 257 Occupants

			REQUIRED	PROVIDED
WATER CLOSETS	OFFICE:	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	16	19 Toilets
	FACTORY:	1 per 100 To be provided at tenant finish-out	2	4 Urinal
			Total = 18	Total = 23
LAVATORIES	OFFICE:	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	10	
	FACTORY:	1 per 100 To be provided at tenant finish-out	2	
			Total = 12	18

FIRE RESISTANCE RATING OF BUILDING MEMBERS PER (TABLE 601)

BUILDING ELEMENT:	
STRUCTURAL FRAMES INC. COLUMN, GIRDERS, TRUSSES	0 HR
BEARING EXTERIOR WALLS	0 HR
BEARING INTERIOR WALL	0 HR
NON-BEARING WALLS & PARTITIONS EXT/INT	0 HR
FLOOR CONSTRUCTION SUPPORT BEAMS & JOIST	0 HR
ROOF CONSTRUCTION INC. SUPPORT BEAMS & JOIST	0 HR

TYPICAL ABREVIATIONS

ADJ.	ADJUSTABLE	FIN.	FINISH	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISHED FLOOR	FL.	FLOOR	REF.	REFRIGERATOR
ALT.	ALTERNATE	FRP	FIBERGLASS REINFORCED PLASTIC	REINF.	REINFORCE
ALUM.	ALUMINUM	FT.	FOOT / FEET	REQ'D	REQUIRED
APPROX.	APPROXIMATELY	GA.	GAUGE	R.H.	RIGHT HAND
BD.	BOARD	GALV.	GALVANIZED	RM.	ROOM
BLDG.	BUILDING	GYP.	GYPSUM		
B.M.	BENCH MARK	HDWR.	HARDWARE	SECT.	SECTION
BOT.	BOTTOM	HM	HOLLOW METAL	SCHED.	SCHEDULE
BRG.	BEARING	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CAB.	CABINET	HR.	HOUR	SQ.	SQUARE
C.F.M.	CUBIC FEET PER MINUTE	HT	HEIGHT	SPEC.	SPECIFICATION
C.I.P.	CAST IN PLACE	I.D.	INSIDE DIAMETER	S.S.	STAINLESS STEEL
C.J.	CONTROL JOINT	IN.	INCH	STL.	STEEL
℄	CENTER LINE	INSUL.	INSULATION	STD.	STANDARD
C.F.T.	CERAMIC FLOOR TILE	INT.	INTERIOR	STOR.	STORAGE
CLG.	CEILING	JAN.	JANITOR	STRUCT.	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	SUSP.	SUSPENDED
C.O.	CLEAN OUT	LAM.	LAMINATE		
COL.	COLUMN	LAV.	LAVATORY	T&G	TONGUE & GROOVE
CONC.	CONCRETE	L.H.	LEFT HAND	TEMP.	TEMPERATURE / TEMPORARY
CONST.	CONSTRUCTION	MAS'Y	MASONRY	TEL.	TELEPHONE
CONT.	CONTINUOUS	MATL	MATERIAL	THK.	THICK
CORR.	CORRUGATED	MAX.	MAXIMUM	T.O.C.	TOP OF CURB
CPT.	CARPET	MECH.	MECHANICAL	T.O.M.	TOP OF MASONRY
C.T.	CERAMIC TILE	MEMB.	MEMBRANE / MEMBER	T.O.S.	TOP OF STEEL
CU.	CUBIC	MFR. / MANUF.	MANUFACTURER	TYP.	TYPICAL
DEPT.	DEPARTMENT	MIN.	MINIMUM		
DET.	DETAIL	MISC.	MISCELLANEOUS	U.N.O.	UNLESS NOTED OTHERWISE
DIA. / DIAM.	DIAMETER	M.O.	MASONRY OPENING		
DIM.	DIMENSION	MTL	METAL	VAC.	VACUUM
DISP.	DISPENSER	MULL.	MULLION	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	N.I.C.	NOT IN CONTRACT	VEST.	VESTIBULE
DWG.	DRAWING	NO.	NUMBER	VERT.	VERTICAL
EA.	EACH	NOM.	NOMINAL		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	N.T.S.	NOT TO SCALE	w/	WITH
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.C.	WATER CLOSET
ELECT.	ELECTRIC	O.D.	OUTSIDE DIAMETER	WD.	WOOD
ELEV.	ELEVATION / ELEVATOR	o.h.	OPPOSITE HAND	WDW. / WIN.	WINDOW
EQ.	EQUAL	O'HD	OVERHEAD	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	PART.	PARTITION	W/O	WITHOUT
EXIST.	EXISTING	PL.	PLATE	WT.	WEIGHT
EXP.	EXPANSION / EXPOSED	PLYWD	PLYWOOD	W.W.F.	WELDED WIRE FABRIC
EWC	ELECTRIC WATER COOLER	PSF	POUNDS PER SQUARE FOOT		
F.E.C.	FIRE EXTINGUISHER CABINET	PSI	POUNDS PER SQUARE INCH	YD.	YARD
F.D.	FLOOR DRAIN	Q.T.	QUARRY TILE		
FDN. / FOUND.	FOUNDATION	R. / RAD.	RADIUS		

VERDEXIUM

This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc., may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.

Lot Info and Owner Address

LEGAL DESCRIPTION:

AREA: 981,135 SQ. FT. (22.524 ACRES)

ADDRESS: 2251 HERITAGE PKWY
MANSFIELD, TX 76063

COUNTY: TARRANT
ADDITION
OR SURVEY: LOT 3, BLOCK 2
HERITAGE INDUSTRIAL PARK

OWNER / ADDRESS:
LONEJACK, LLC.
2201 HERITAGE PKWY
MANSFIELD, TEXAS 76063

JAMES SELLERS
(817)225-1702
JAMES.SELLERS@SELLMARK.COM

DESIGN TEAM

ARCHITECT:
JERRY SIMMONS, NCARB
721 SOUTH 5th AVE.
MANSFIELD, TX 76063
PHONE: (817) 473-0484

MEP ENGINEERING:
JOEL GARCIA - NOVA ENGINEERING
2625 N. Josey Lane, Suite 112
Carrollton, TX 75007
Phone: (972)323-7300
Fax: (972)323-7311

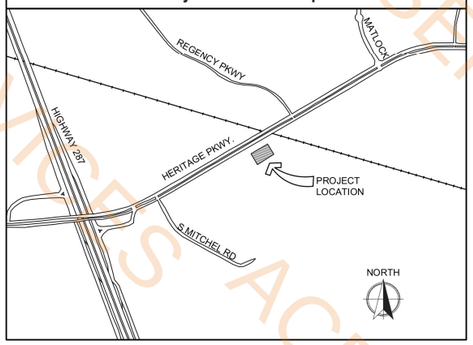
ADA INSPECTIONS:
DIANNE FORD
4605 STONY CREEK CT
GRANBURY, TX 76049
PHONE: (817) 326-3668
FAX: (817) 910-9631

STRUCTURAL:
TOM SADLER. P.E.
500 MAIN STREET
FORT WORTH, TEXAS
PHONE: (817) 332-1074
FAX: (817) 338-0335

CIVIL:
CHARLES CROOK CONSULTING, INC
2400 HWY 287 N.
MANSFIELD, TX 76063
PHONE: (817) 453-1200

TDLR PROOF OF SUBMISSION # - TABS2025017174

Project Location Map



BUILDING SET INDEX CONT.:

Issue dates: 06/25/2025

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A-2.0	REFLECTED CEILING PLAN	•				
A-2.1	REFLECTED CEILING PLAN	•				
A-3.0	ROOF PLAN	•				
A-5.0	ELEVATIONS	•				
A-6.0	BUILDING SECTIONS	•				
A-6.1	WALL SECTIONS	•				
A-6.2	WALL SECTIONS	•				
A-7.0	INTERIOR ELEVATIONS	•				
A-7.1	INTERIOR ELEVATIONS	•				
A-7.2	MILLWORK ELEVATIONS AND SECTIONS	•				
A-8.0	ROOM FINISH SCHEDULE	•				
A-8.1	DOOR SCHEDULE	•				
A-8.1	WINDOW SCHEDULE	•				

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MEP1.01	COVER SHEET - MEP	•				
MEP1.02	SITE PLAN - MEP	•				
MEP2.03	OVERALL ROOF PLAN - MEP	•				
MEP2.03A	ENLARGED ROOF PLAN - MEP - DIVISION A	•				
MEP2.03B	ENLARGED ROOF PLAN - MEP - DIVISION B	•				
MEP2.03C	ENLARGED ROOF PLAN - MEP - DIVISION C	•				
M2.01	OVERALL 1ST FLOOR PLAN - MECHANICAL	•				
M2.01A	ENLARGED 1ST FLOOR PLAN - MECHANICAL - DIVISION A	•				
M2.01B	ENLARGED 1ST FLOOR PLAN - MECHANICAL - DIVISION B	•				
M2.01C	ENLARGED 1ST FLOOR PLAN - MECHANICAL - DIVISION C	•				
M2.02	OVERALL 2ND FLOOR PLAN - MECHANICAL	•				
M2.02A	ENLARGED 2ND FLOOR PLAN - MECHANICAL - DIVISION A	•				
M2.02B	ENLARGED 2ND FLOOR PLAN - MECHANICAL - DIVISION B	•				
M2.02C	ENLARGED 2ND FLOOR PLAN - MECHANICAL - DIVISION C	•				
M4.01	SCHEDULES AND DETAILS - MECHANICAL	•				
M5.01	SCHEDULES AND DETAILS - MECHANICAL	•				
E2.01	OVERALL 1ST FLOOR PLAN - ELECTRICAL	•				
E2.01A	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION A	•				
E2.01B	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION B	•				
E2.01C	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION C	•				
E2.01D	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION D	•				
E2.01E	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION E	•				
E2.01F	ENLARGED 1ST FLOOR PLAN - ELECTRICAL - DIVISION F	•				
E2.02	OVERALL 2ND FLOOR PLAN - ELECTRICAL	•				
E2.02A	ENLARGED 2ND FLOOR PLAN - ELECTRICAL - DIVISION A	•				
E2.02B	ENLARGED 2ND FLOOR PLAN - ELECTRICAL - DIVISION B	•				
E2.02C	ENLARGED 2ND FLOOR PLAN - ELECTRICAL - DIVISION C	•				
E5.01	SCHEDULES AND DETAILS - ELECTRICAL	•				
E5.02	SCHEDULES AND DETAILS - ELECTRICAL	•				
E5.03	SCHEDULES AND DETAILS - ELECTRICAL	•				
E5.04	SCHEDULES AND DETAILS - ELECTRICAL	•				
EL2.01	OVERALL 1ST FLOOR PLAN - LIGHTING	•				
EL2.01A	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION A	•				
EL2.01B	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION B	•				
EL2.01C	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION C	•				
EL2.01D	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION D	•				
EL2.01E	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION E	•				
EL2.01F	ENLARGED 1ST FLOOR PLAN - LIGHTING - DIVISION F	•				
EL2.02	OVERALL 2ND FLOOR PLAN - LIGHTING	•				
EL2.02A	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION A	•				
EL2.02B	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION B	•				
EL2.02C	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION C	•				
EL2.02D	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION D	•				
EL2.02E	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION E	•				
EL2.02F	ENLARGED 2ND FLOOR PLAN - LIGHTING - DIVISION F	•				
P2.00	OVERALL UNDERFLOOR PLAN - PLUMBING	•				
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P2.02	OVERALL 2ND FLOOR PLAN - PLUMBING	•				
P3.00	ENLARGED UNDERFLOOR PLANS - PLUMBING	•				
P3.01	ENLARGED 1ST FLOOR PLANS - PLUMBING	•				
P3.02	ENLARGED 2ND FLOOR PLANS - PLUMBING	•				
P4.01	RISER DIAGRAMS - PLUMBING	•				
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BUILDING SET INDEX:

Issue dates: 06/25/2025

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LS-1	LANDSCAPE PLAN	•				

CIVIL DRAWINGS:

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C-01	GENERAL NOTES	•				
C-02	EXISTING DRAINAGE AREA MAP	•				
C-03	PROPOSED DRAINAGE AREA MAP	•				
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C-05	DEMO PLAN	•				
C-06.0	OVERALL PAVING PLAN KEY MAP	•				
C-06.1	PAVING PLAN (SHEET 1 OF 4)	•				
C-06.2	PAVING PLAN (SHEET 2 OF 4)	•				
C-06.3	PAVING PLAN (SHEET 3 OF 4)	•				
C-06.4	PAVING PLAN (SHEET 4 OF 4)	•				
C-07.1	PAVING DETAIL (SHEET 1 OF 2)	•				
C-07.2	PAVING DETAIL (SHEET 2 OF 2)	•				
C-07.3	SIDEWALK DETAILS	•				
C-08.1	GRADING PLAN (SHEET 1 OF 4)	•				
C-08.2	GRADING PLAN (SHEET 2 OF 4)	•				
C-08.3	GRADING PLAN (SHEET 3 OF 4)	•				
C-08.4	GRADING PLAN (SHEET 4 OF 4)	•				
C-09.1	WATER QUALITY POND GRADING	•				
C-09.2	WATER QUALITY POND CALCULATIONS	•				
C-09.3	WATER QUALITY POND OUTLET HEADWALL DETAIL	•				
C-10	WATER PLAN	•				
C-11	SEWER PLAN AND PROFILE	•				
C-12.1	STORM PLAN AND PROFILE (SHEET 1 OF 5)	•				
C-12.2	STORM PLAN AND PROFILE (SHEET 2 OF 5)	•				
C-12.3	STORM PLAN AND PROFILE (SHEET 3 OF 5)	•				
C-12.4	STORM PLAN AND PROFILE (SHEET 4 OF 5)	•				
C-12.5	STORM PLAN AND PROFILE (SHEET 5 OF 5)	•				
C-12.6	HYDRODYNAMIC SEPARATOR DETAILS	•				
C-13	NEW WATER CROSSING UNDER EX OF NEW SEWER 9' SEPARATION	•				
C-14	EROSION CONTROL PLAN	•				
C-15	EROSION CONTROL NOTES	•				
C-16	EROSION CONTROL DETAILS (SHEET 1 OF 2)	•				
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S3	FOUNDATION PLAN - DIVISION A	•				
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S5	FOUNDATION PLAN - DIVISION C	•				
S6	FOUNDATION PLAN - DIVISION D	•				
S7	FOUNDATION PLAN - DIVISION E	•				
S8	FOUNDATION PLAN - DIVISION F	•				
S9	SECOND FLOOR FRAMING PLAN - DIVISION A	•				
S10	SECOND FLOOR FRAMING PLAN - DIVISION B	•				
S11	SECOND FLOOR FRAMING PLAN - DIVISION C	•				
S12	ROOF FRAMING PLAN - DIVISION A	•				
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S15	FOUNDATION DETAILS	•				
S16	FOUNDATION DETAILS	•				
S17	FOUNDATION DETAILS	•				
S18	TILT-WALL AND FRAMING DETAILS	•				
S19	FRAMING DETAILS	•				
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ARCHITECTURAL DRAWINGS:

		•				
A-0.01	TEXAS ACCESSIBILITY STANDARDS	•				
A-0.02	TEXAS ACCESSIBILITY STANDARDS	•				
A-1.0	OVERALL FIRST FLOOR PLAN	•				
A-1.0B	COLUMN DIMENSION FLOOR PLAN - FIRST FLOOR	•				
A-1.1	OVERALL SECOND FLOOR PLAN	•				
A-1.1B	COLUMN DIMENSION FLOOR PLAN - SECOND FLOOR	•				
A-1.2	ENLARGED FLOOR PLAN DIVISION 1A	•				
A-1.3	ENLARGED FLOOR PLAN DIVISION 1B	•				
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A-1.8	ENLARGED FLOOR PLAN DIVISION 2A	•				
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A-1.10	ENLARGED FLOOR PLAN DIVISION 2C	•				
A-1.11	ENLARGED FLOOR PLAN DIVISION 2D	•				
A-1.12	ENLARGED FLOOR PLAN DIVISION 2E	•				
A-1.13	ENLARGED FLOOR PLAN DIVISION 2F	•				
A-1.14	ENLARGED FLOOR PLANS	•				
A-1.15	ENLARGED STAIR PLANS AND DETAILS	•				

CVR	COVER SHEET

MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.

NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 5th Avenue, Mansfield TX 76063
Phone (817) 473-0484 Fax (817) 473-0159
www.nationwideconstruction.com

REGISTERED ARCHITECT JERRY T. SIMMONS 29223 STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
COVER SHEET

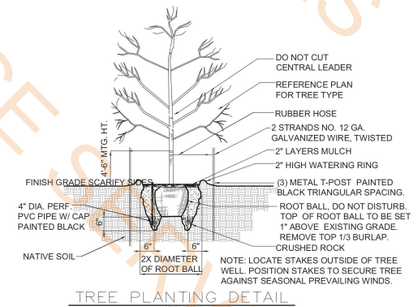
SHEET NUMBER:
CVR

ACE SERVICES

DS#25-008

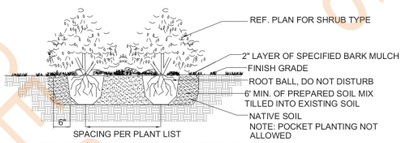
MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.



TREE PLANTING DETAIL
NOT TO SCALE

STEEL EDGING DETAIL
NOT TO SCALE

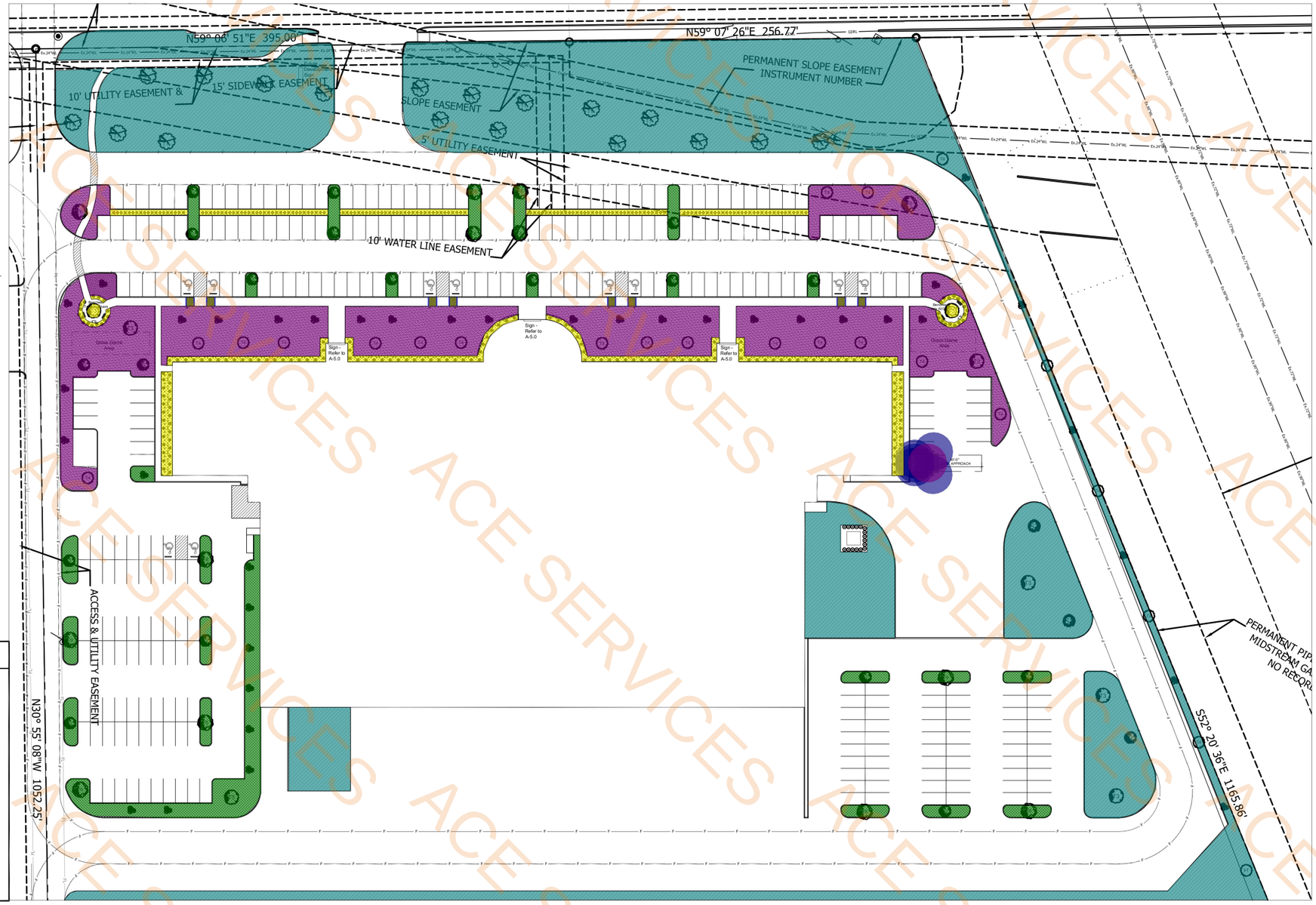


SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE

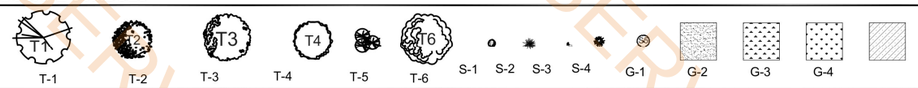
2 PLANTING DETAILS
SCALE: N/A

GENERAL NOTES:

1. Landscape improvements for the property shall conform to -Site Landscaping as adopted by the City of Mansfield.
2. Tree well locations to be coordinated with the adjacent development to ensure alignment.
3. All landscaping shall be maintained in a healthy and live-growing condition at all times.
4. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
5. The property owner will be responsible for the maintenance of all landscaping and hardscaping on or adjacent to the property, including trees, shrubs, groundcover, planter boxes, sidewalks, patio areas, trash receptacles, bicycle racks, benches, and street lights.



LANDSCAPE SYMBOLS



LANDSCAPE SCHEDULE

MARK	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	QTY	REMARKS
T-1	Texas Live Oak	Quercus virginiana	4" cal.		8	Caliper measured 12" above grade.
T-2	Black gum	Nyssa sylvatica	4" cal.	-	17	Caliper measured 12" above grade.
T-3	Sycamore, American	Platanus occidentals	4" cal.		8	Caliper measured 12" above grade.
T-4	'Texas Lilac' Chaste Tree	Vitex agnus-castus	4" cal.	-	22	45 gallon or larger containers
T-5	Natchez Crape Myrtle	Lagerstroemia x 'Natchez'	4" cal.		37	Caliper measured 6" above grade. Total of 3- 1" multi-trunk to be provided.
T-6	Green Ash	Fraxinus pennsylvanica	4" cal.		13	Caliper measured 12" above grade.
S-1	Dwarf Wax Myrtle	Myrica pusilla	5 gal	36"	150	
S-2	Texas red leaf yucca	Hesperaloe parvifolia	5 gal.	36"	148	
S-3	Little Bluestem	Schizachyrium scoparium	1 gal.	12"	258	
S-4	Dwarf Pampas Grass	Cortaderia selloana Pumila	5 gal.	36"	30	
S-5	Glossy Abelia	Abelia grandiflora	5 gal.	36"	24	At transformer height at planting to be 60"
G-1	Sod		-	-	-	In areas as shown.
G-2	Creeping Lilyturf	Liriope spicata	4" pot	-	-	1' offset intervals
G-3	Mulch		-	-	-	In all marked bed areas.
G-4	HYDROMULCH	Prairie Grass or equal	-	-	-	As required in disturbed areas not otherwise indicated
G-5	Grass - combination	Switch grass/buffalograss/Bushy Broom Grass				To be seeded in wet areas - detention pond.

1

TRUE NORTH
PLAN NORTH

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

1 All grading and pond bottom in detention areas to receive G5 - grass mix.

4" Thk Barrier Free Concrete Ramp	314.1 SQ FT
8" Thk CMU Wall @ 6' H & 1'-6" D x 1'-4" W Concrete Footing	39.6 FT
6" Dia Steel Pipe Bollards	5.0 EA
14' W x 6' H Dumpster Gate	1.0 EA
G5 Ground Cover	77192.0 SQ FT
G3 Mulch	10553.7 SQ FT
G2 perennial	28665.2 SQ FT
G4 Mulch	6164.3 SQ FT
Expansion Joint @ Ramp	104.7 FT

2 Dumpster Details
SCALE: Varies

NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 5th Avenue, Mansfield TX 76063
Phone (817) 473-0484 Fax (817) 473-0159
www.nationwideconstruction.com

REGISTERED ARCHITECT JERRY T. SIMMONS 29223 STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:
1 City Comments 9/3/2025

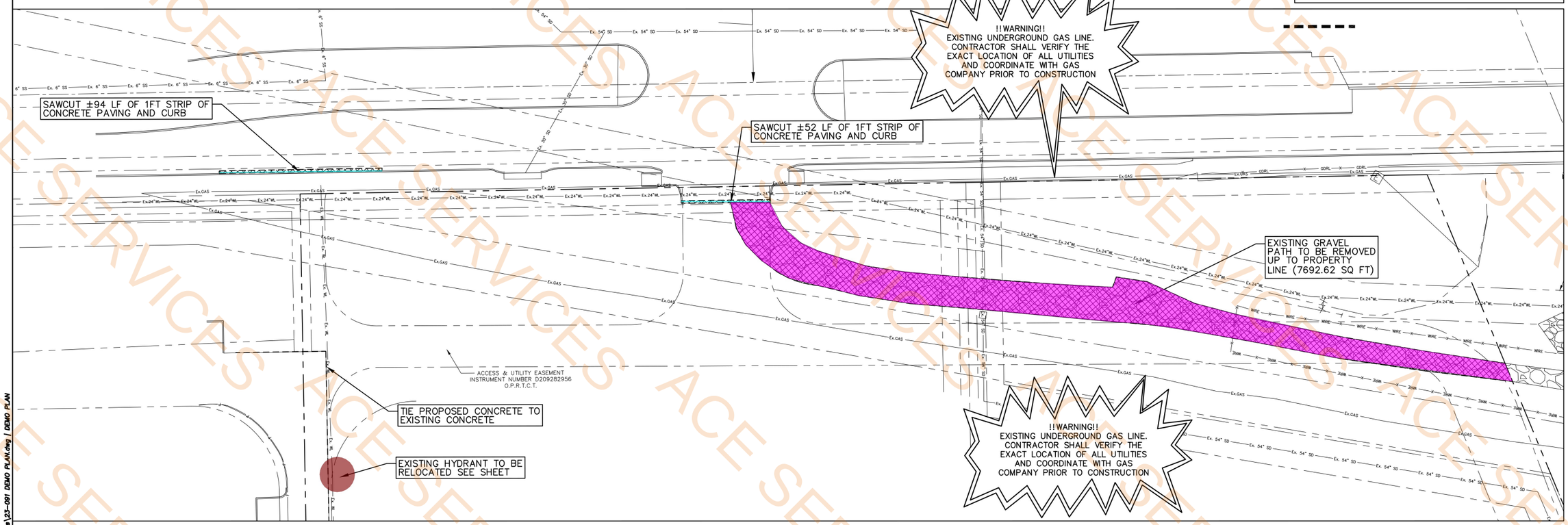
SHEET CONTENTS:
Landscape Plan
And
Dumpster Details

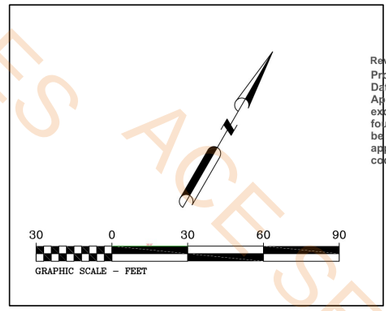
SHEET NUMBER:
LS-1.1

ACE SERVICES

Sep 12, 2025 - 3:02pm

Remove Existing Gravel Path	7709.0 SQ FT
Saw Cut 1' W Concrete Paving And Concrete Curb	145.3 FT
Relocate Existing Fire Hydrant	1.0 EA





LEGEND

- PROPOSED SAW-CUT LINE
- G G EXISTING GAS
- OE OE EXISTING OVERHEAD ELECTRIC
- UT UT EXISTING UNDERGROUND TELECOM

BENCHMARK

BM #1
X-CUT ON CONCRETE HEADWALL OF THE BOX CULVERT LOCATED AT THE NORTH MOST CORNER THE SITE.
N: 6888449.7626
E: 2399194.2643
ELEVATION: 591.80

BM #2
MAG NAIL ON THE INLET THAT IS LOCATED ON HERITAGE PKWY ±80' FROM THE EDGE OF THE EXISTING DRIVEWAY TO THE SITE.
N: 6888228.9434
E: 2398597.6082
ELEVATION: 591.41

CITY OF MANSFIELD, TX STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

CAUTION!!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
Project Name: D25-0004
Date: 9/25/25
Approved plans do not authorize, imply, or approve any work that violates, conflicts with, or excludes items required by any applicable code, ordinance, or regulation. Any omissions or errors found in the plans do not relieve the contractor of responsibility for compliance with all applicable codes, ordinances, and regulations. Approval of these plans shall not be construed to be a permit for, or an approval of, any violation of any code, ordinance, or regulation.

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-9081
2400 HERITAGE PKWY, SUITE 287
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.ccrookconsulting.com

NO.	REVISION	BY

VERDEXIUM
MANSFIELD, TX

DEMO PLAN

STATE OF TEXAS
RYAN CYLE COX
149210
LICENSED PROFESSIONAL ENGINEER

Sep 12, 2025

CCC JOB# 23-091

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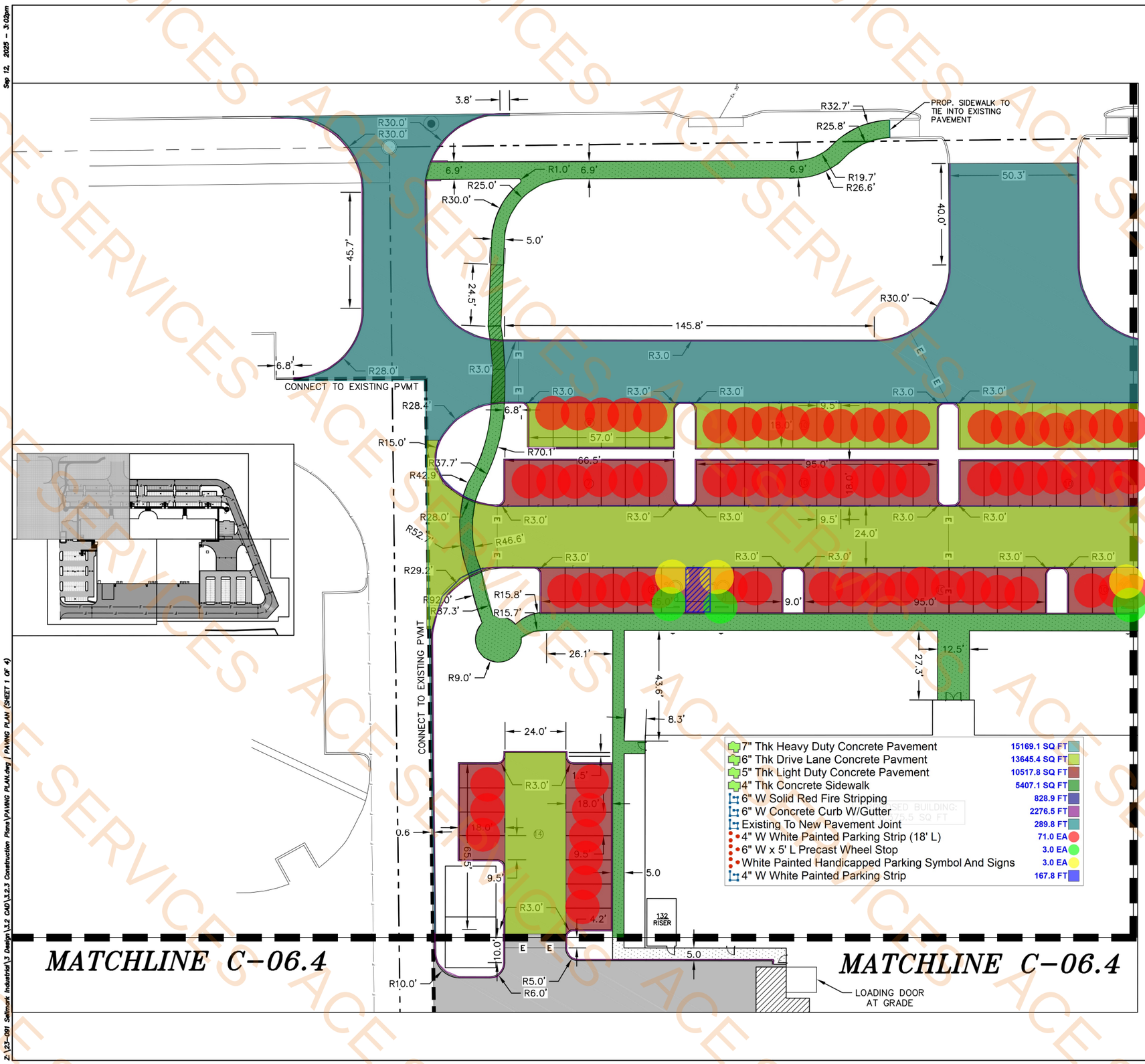
SHEET No.

C-05

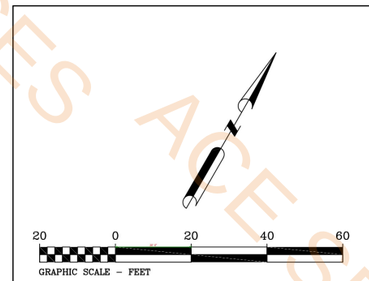
Z:\23-091 Sellmark Industrial\3 Design\3.2 CAD\3.2.3 Construction Plans\23-091 DEMO PLAN.dwg | DEMO PLAN

ACE SERVICES

Sep 12, 2025 - 3:02pm



7" Thk Heavy Duty Concrete Pavement	15169.1 SQ FT
6" Thk Drive Lane Concrete Pavment	13645.4 SQ FT
5" Thk Light Duty Concrete Pavement	10517.8 SQ FT
4" Thk Concrete Sidewalk	5407.1 SQ FT
6" W Solid Red Fire Stripping	828.9 FT
6" W Concrete Curb W/Gutter	2276.5 FT
Existing To New Pavement Joint	289.8 FT
4" W White Painted Parking Strip (18' L)	71.0 EA
6" W x 5' L Precast Wheel Stop	3.0 EA
White Painted Handicapped Parking Symbol And Signs	3.0 EA
4" W White Painted Parking Strip	167.8 FT



LEGEND

- PROPOSED 4" SIDEWALK CONCRETE PAVEMENT
- PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED 6" DRIVE LANE CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BARRIER FREE CURB RAMP
- (1) PROPOSED PARKING COUNT
- -E- EXPANSION JOINT
- CONNECT TO EXISTING CONCRETE

NOTES
1. ALL DIMENSIONS ARE TO THE FRONT OF CURB UNLESS INDICATED OTHERWISE.
2. DRIVEWAYS TO BE COMPLETED UP TO THE PROPERTY LINE BY DEVELOPER'S AGREEMENT.

BENCHMARK

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X-CUT ON CONCRETE HEADWALL OF THE BOX CULVERT LOCATED AT THE NORTH MOST CORNER THE SITE.
N: 6888449.7626
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ELEVATION: 591.80

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MAG NAIL ON THE INLET THAT IS LOCATED ON HERITAGE PKWY ±80' FROM THE EDGE OF THE EXISTING DRIVEWAY TO THE SITE.
N: 6888228.9434
E: 2398597.6082
ELEVATION: 591.41

ISSUED FOR CONSTRUCTION

CITY OF MANSFIELD STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

CAUTION!!!
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MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
Project Name: 2025-0004
Date: 9/12/2025
Approval of plans does not exclude items that may be found in the field or that may be construed to be approved and are not in accordance with any code provisions.

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-9081
2400 HERITAGE PKWY, SUITE 287
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCrookConsulting.com

NO.	REVISION	BY

VERDEREXIUM
MANSFIELD, TX

PAVING PLAN
(SHEET 1 OF 4)

STATE OF TEXAS
RYAN CYLE COX
149210
LICENSED PROFESSIONAL ENGINEER
Sep 12, 2025

CCC JOB# 23-091

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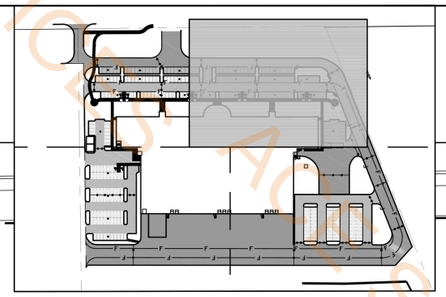
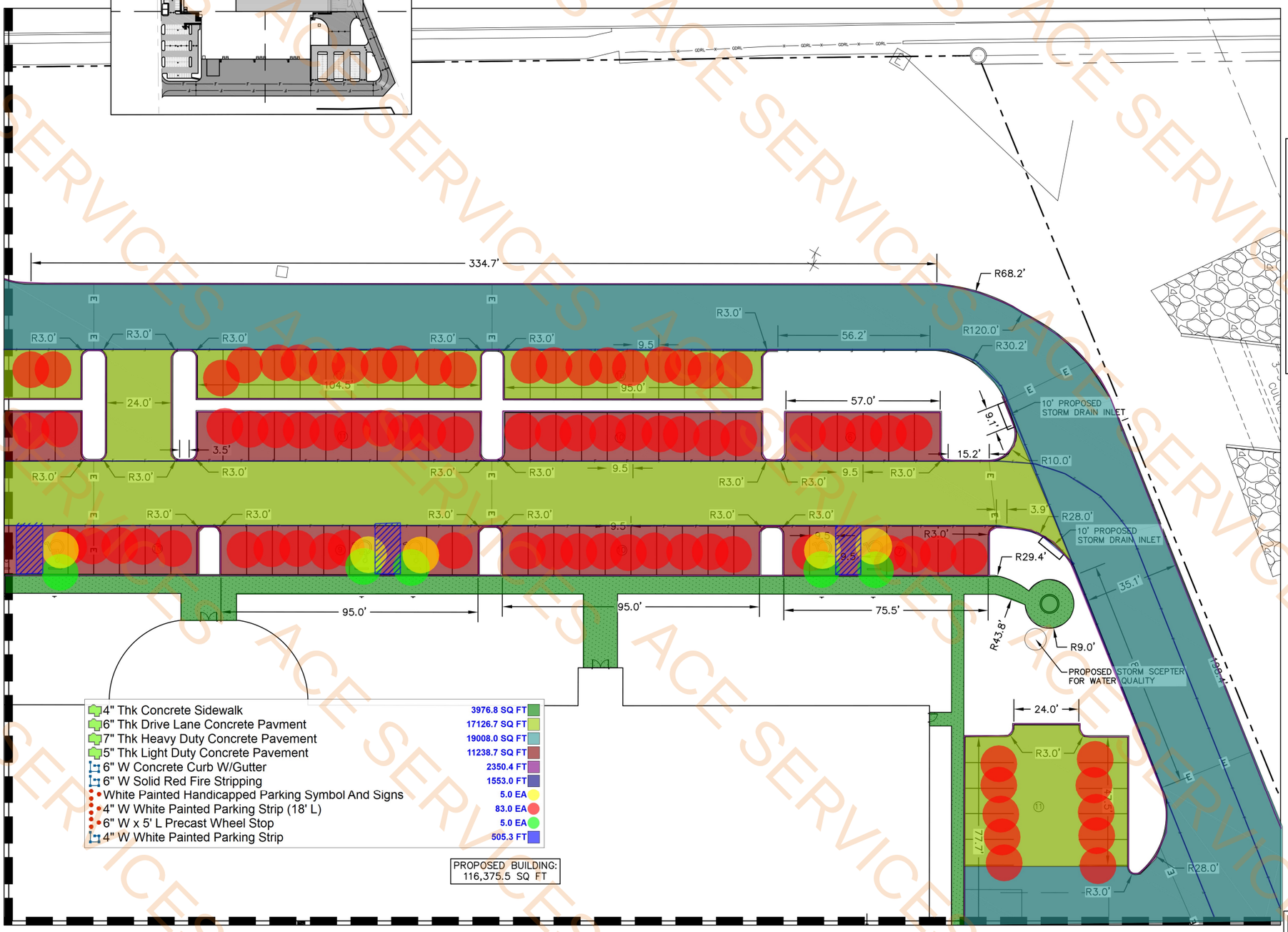
SHEET No.
C-06.1

Z:\23-091 Sellmark Industrial\3 Design\3.2 CAD\3.2.3 Construction Plans\PAVING PLAN.dwg | PAVING PLAN (SHEET 1 OF 4)

Sep 12, 2025 - 3:02pm

MATCHLINE C-06.1

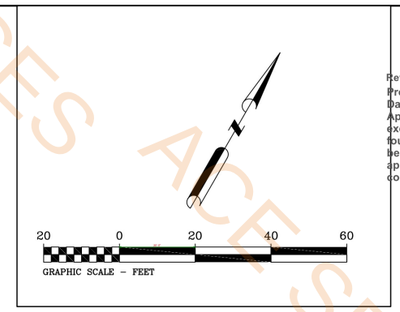




4" Thk Concrete Sidewalk	3976.8 SQ FT
6" Thk Drive Lane Concrete Pavment	17126.7 SQ FT
7" Thk Heavy Duty Concrete Pavement	19008.0 SQ FT
5" Thk Light Duty Concrete Pavement	11238.7 SQ FT
6" W Concrete Curb W/Gutter	2350.4 FT
6" W Solid Red Fire Stripping	1553.0 FT
White Painted Handicapped Parking Symbol And Signs	5.0 EA
4" W White Painted Parking Strip (18' L)	83.0 EA
6" W x 5' L Precast Wheel Stop	5.0 EA
4" W White Painted Parking Strip	505.3 FT

PROPOSED BUILDING:
116,375.5 SQ FT

MATCHLINE C-06.3



LEGEND

- PROPOSED 4" SIDEWALK CONCRETE PAVEMENT
- PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED 6" DRIVE LANE CONCRETE PAVEMENT
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- (1) PROPOSED PARKING COUNT
- -E- EXPANSION JOINT
- CONNECT TO EXISTING CONCRETE

NOTES
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MAG NAIL ON THE INLET THAT IS LOCATED ON HERITAGE PKWY ±80' FROM THE EDGE OF THE EXISTING DRIVEWAY TO THE SITE.
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ISSUED FOR CONSTRUCTION

CITY OF MANSFIELD STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
Project Name: 23-091
Date: 9/12/25
Approval of these plans excludes items not in accordance with, or omitted from, the applicable code provisions.

CHARLES CROOK CONSULTING
FIRM REGISTRATION NO. F-9081
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCconsulting.com

NO.	REVISION	BY

VERDEXIUM
MANSFIELD, TX

PAVING PLAN
(SHEET 2 OF 4)

STATE OF TEXAS
RYAN CYLE COX
149210
LICENSED PROFESSIONAL ENGINEER
Sep 12, 2025

CCC JOB# 23-091

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SHEET No.
C-06.2

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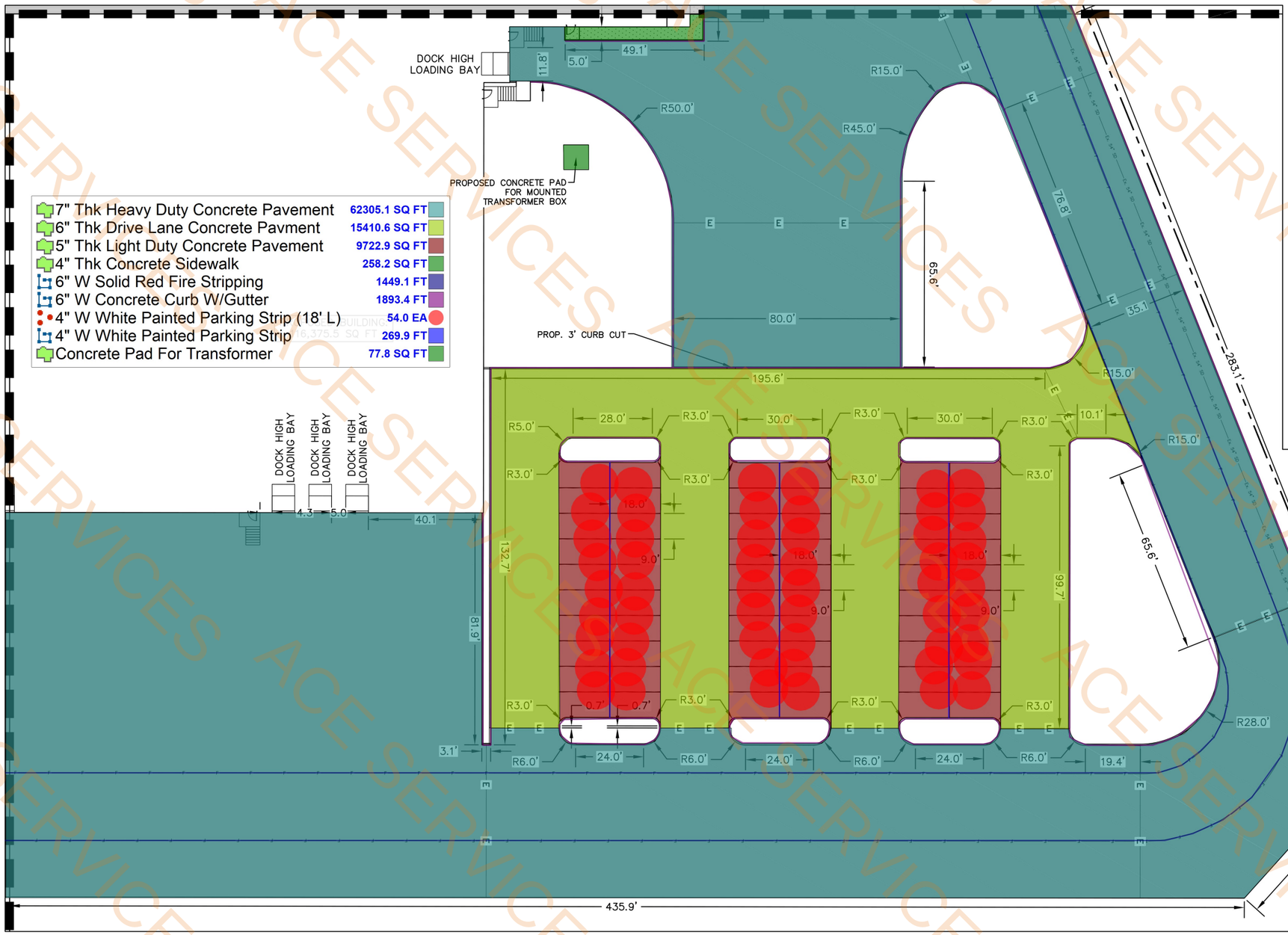
ACE SERVICES

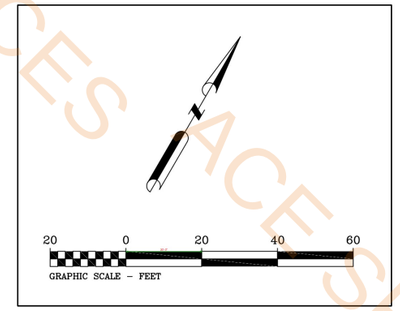
Sep 12, 2025 - 3:02pm

MATCHLINE C-06.2



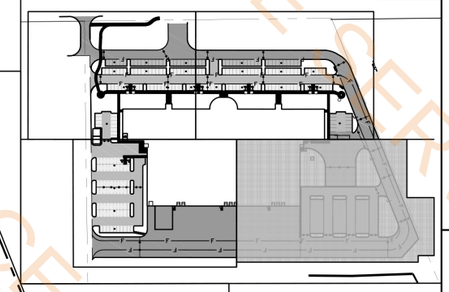
7" Thk Heavy Duty Concrete Pavement	62305.1 SQ FT
6" Thk Drive Lane Concrete Pavment	15410.6 SQ FT
5" Thk Light Duty Concrete Pavement	9722.9 SQ FT
4" Thk Concrete Sidewalk	258.2 SQ FT
6" W Solid Red Fire Stripping	1449.1 FT
6" W Concrete Curb W/Gutter	1893.4 FT
4" W White Painted Parking Strip (18' L)	54.0 EA
4" W White Painted Parking Strip	269.9 FT
Concrete Pad For Transformer	77.8 SQ FT

MATCHLINE C-06.4



LEGEND

- PROPOSED 4" SIDEWALK CONCRETE PAVEMENT
- PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED 6" DRIVE LANE CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BARRIER FREE CURB RAMP
- ① PROPOSED PARKING COUNT
- –E– EXPANSION JOINT
- CONNECT TO EXISTING CONCRETE



MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
Project Name: 23-091
Date: 9/12/2025
Approval pertains only to review of plans and specifications and does not relieve the applicant of responsibility for compliance with ordinances, codes, and regulations found in the adopted codes. Approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the adopted codes. Approval presuming that no violations of any code provisions are created by error or omission.

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-9081
2400 HIGH POINTE DRIVE, SUITE 287
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
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www.CCrookConsulting.com

NO.	REVISION	BY

VERDEXIUM
MANSFIELD, TX

PAVING PLAN
(SHEET 3 OF 4)

STATE OF TEXAS
RYAN CYLE COX
149210
LICENSED PROFESSIONAL ENGINEER
Sep 12, 2025

CCC JOB# 23-091

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SHEET No.
C-06.3

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CITY OF MANSFIELD STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

BENCHMARK

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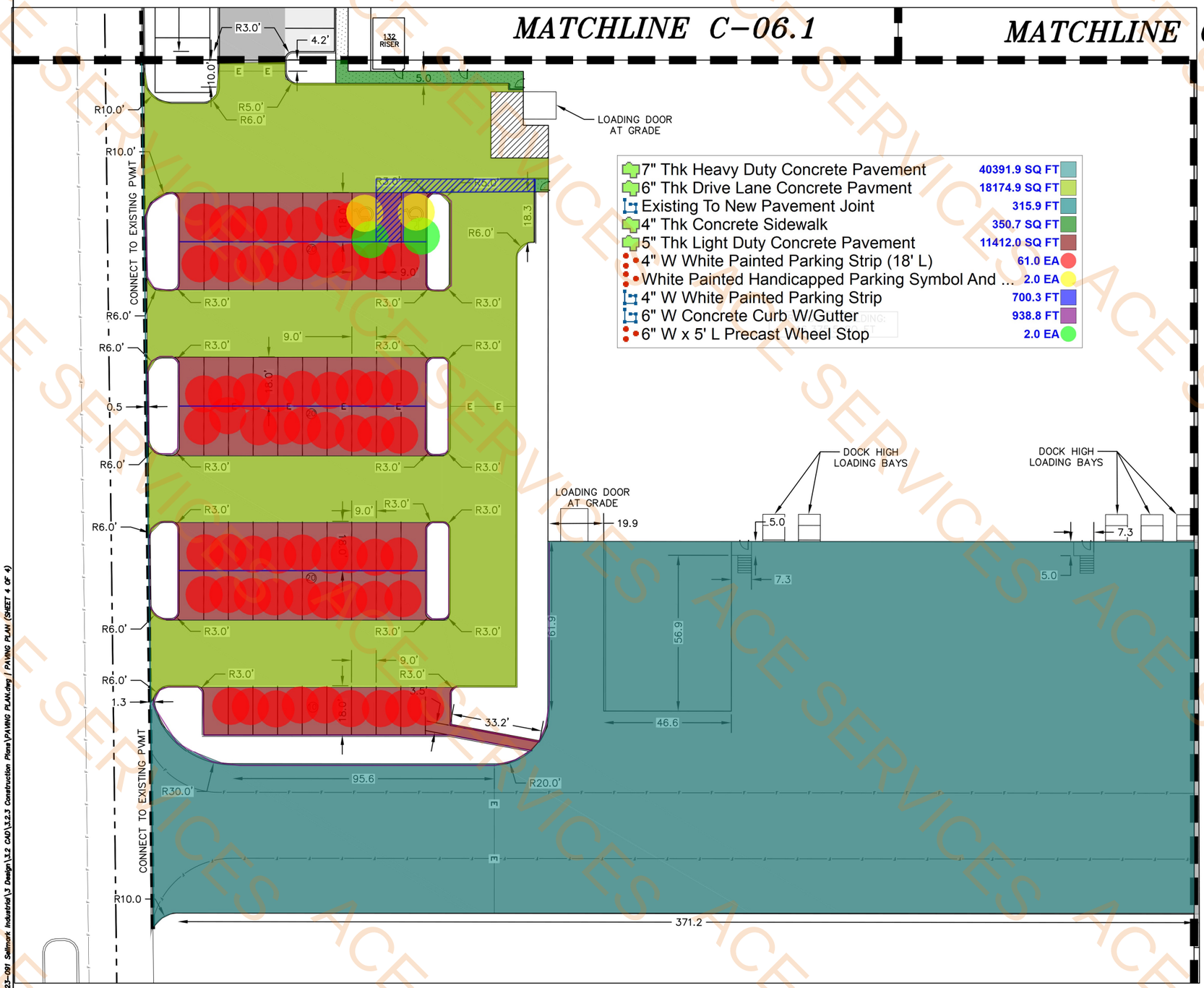
Z:\23-091 Sellmark Industrial\3 Design\3.2 CAD\3.2.3 Construction Plans\PAVING PLAN.dwg | PAVING PLAN (SHEET 3 OF 4)

Sep 12, 2025 - 3:02pm

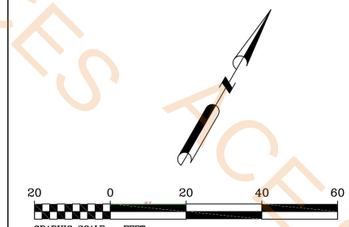
MATCHLINE C-06.1

MATCHLINE C-06.2

MATCHLINE C-06.3



7" Thk Heavy Duty Concrete Pavement	40391.9 SQ FT
6" Thk Drive Lane Concrete Pavment	18174.9 SQ FT
Existing To New Pavement Joint	315.9 FT
4" Thk Concrete Sidewalk	350.7 SQ FT
5" Thk Light Duty Concrete Pavement	11412.0 SQ FT
4" W White Painted Parking Strip (18' L)	61.0 EA
White Painted Handicapped Parking Symbol And ...	2.0 EA
4" W White Painted Parking Strip	700.3 FT
6" W Concrete Curb W/Gutter	938.8 FT
6" W x 5' L Precast Wheel Stop	2.0 EA



LEGEND

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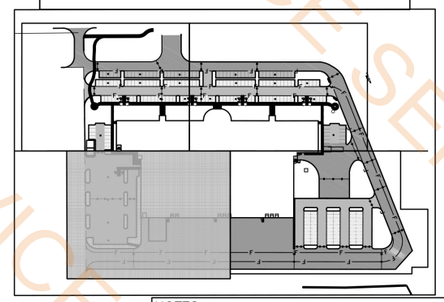

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2400 HIGHWAY 287 SUITE 110
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCrookConsulting.com

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
Project Name: 23-091
Date: 9/25/2025
Approved plans may not be all-inclusive, and may exclude items required by code or ordinance found in the field. Approval of these plans shall not be construed to be approval of any violation of any code provisions.

NO.	REVISION	BY

VERDEXIUM
MANSFIELD, TX

PAVING PLAN
(SHEET 4 OF 4)

STATE OF TEXAS
RYAN CYLE COX
149210
LICENSED PROFESSIONAL ENGINEER
Sep 12, 2025

CCC JOB# 23-091

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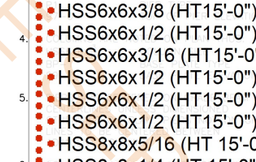
SHEET No.
C-06.4

Z:\23-091 Sellmark Industrial\3 Design\3.2 CAD\3.2.3 Construction Plans\PAVING PLAN.dwg | PAVING PLAN (SHEET 4 OF 4)

- Corner (BP3) Base Plate — 7.0 EA
- Edge (BP-2) Base Plate — 19.0 EA
- Center (BP-1) Base Plate — 14.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 7/S15) — 3.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 8/S15) — 4.0 EA
- HSS6x6x1/4 (HT15'-0") (Pilaster 8/S15) — 5.0 EA
- HSS6x6x1/4 (HT15'-0") (Pilaster 9/S15) — 1.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 9/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 8/S15) — 1.0 EA
- HSS6x6x3/8 (HT15'-0") (Pilaster 8/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 7/S15) — 3.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 8/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 13/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 14/S15) — 2.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 4/S15) — 2.0 EA
- HSS8x8x5/16 (HT 15'-0") (Pilaster 9/S15) — 8.0 EA
- HSS8x8x1/4 (HT 15'-0") (Pilaster 9/S15) — 5.0 EA
- HSS8x8x3/8 (HT 15'-0") (Pilaster 9/S15) — 1.0 EA

7. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
8. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
9. LAP ALL REINFORCING 40 BAR DIAMETER AND MIN. OF 24" TIE BEAM AND SLAB REINFORCING SECURELY AND PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR REINFORCING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF ALL LEDGES, POCKETS, AND DEPRESSIONS.
11. REFER TO ARCHITECTURAL DRAWINGS AND SPECS FOR FINISH AND JOINT PATTERNS ON CONCRETE WALKS AND SLABS.
12. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS AND REBAR SHOP DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION.
13. ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LASTEST ACI DETAILING MANUAL.



KEY PLAN

MATCH LINE

PILASTER RE: 7/S15

PILASTER RE: 8/S15

PILASTER RE: 9/S15

PILASTER RE: 13/S15

PILASTER RE: 14/S15

PILASTER RE: 1/S17

PILASTER RE: 2/S17

CONTROL JOINTS, TYP.

4" SLAB-ON-GRADE W/#3@18" O.C.E.W.

FIN. FLR. EL. 100-0

MANSFIELD TEXAS

APPROVED

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NATIONWIDE CONSTRUCTION
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STATE OF TEXAS
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45440
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Sellmark Verdexium
Mansfield, TX

DATE ISSUED:
5/30/2025

REVISIONS:

SHEET CONTENTS:
FOUNDATION PLAN

SHEET NUMBER:
S3

ACE SERVICES

- Edge (BP-2) Base Plate — 31.0 EA
- Center (BP-1) Base Plate — 22.0 EA
- HSS6x6x1/4 (HT15'-0") (Pilaster 8/S15) — 5.0 EA
- HSS6x6x3/16 (HT 15'-0") 12/S15 — 20.0 EA
- HSS6x6x3/8 (HT15'-0") (Pilaster 9/S15) — 2.0 EA
- HSS8x8x3/8 (HT 15'-0") (Pilaster 9/S15) — 2.0 EA
- HSS8x8x5/16 (HT 15'-0") (Pilaster 9/S15) — 9.0 EA
- HSS8x8x1/4 (HT 15'-0") (Pilaster 9/S15) — 6.0 EA
- HSS8x8x1/2 (HT15'-0") (Pilaster 9/S15) — 1.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 8/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 14/S15) — 5.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 4/S15) — 2.0 EA

1 FOUNDATION PLAN

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

NORTH

MATCH LINE

PILASTER RE: 12/S15

PILASTER RE: 11/S15

PILASTER RE: 8/S15

PILASTER RE: 14/S15

PILASTER RE: 2/S17

FOUNDATION PLAN NOTES

1. FINISHED FLOOR ELEVATION=DATUM EL.= 100'-0", ACTUAL EL. = 593.00'
2. OFFICE FLOOR SLAB SHALL BE 5" THICK SLAB-ON-GRADE, REINFORCED WITH #3@18" O.C.E.W. CENTERED IN SLAB.
3. PIERS ARE NOTED ON PLAN THUS:
   P1 — PIER TYPE
   97-0 — TOP OF PIER ELEVATION
4. COLUMNS ARE NOTED ON PLAN THUS:
   HSS6x6x3/16 — COLUMN SIZE
   BP-1 — BASE PLATE TYPE
   99-7 — BASE PLATE ELEVATION
5. PIERS ARE CENTERED ON GRADE BEAM CENTERLINES UNLESS DIMENSIONED OTHERWISE ON PLAN. PIERS NOT ON GRID LINES TO BE CENTERED BETWEEN ADJACENT COLUMNS.
6. COLUMNS SHOWN FOR LOCATION ONLY. METAL BUILDING MANUFACTURER (MBM) TO FURNISH COLUMN DESIGN WITH METAL BUILDING PACKAGE AS SPECIFIED.
7. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
8. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
9. LAP ALL REINFORCING 40 BAR DIAMETER AND MIN. OF 24" TIE BEAM AND SLAB REINFORCING SECURELY AND PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR REINFORCING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF ALL LEDGES, POCKETS, AND DEPRESSIONS.
11. REFER TO ARCHITECTURAL DRAWINGS AND SPECS FOR FINISH AND JOINT PATTERNS ON CONCRETE WALKS AND SLABS.
12. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS AND REBAR SHOP DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION.
13. ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LASTEST ACI DETAILING MANUAL.

4" SLAB-ON-GRADE W/#3@18" O.C.E.W.

FIN. FLR. EL. 100-0

CONTROL JOINTS, TYP.

KEY PLAN

MANSFIELD TEXAS

APPROVED

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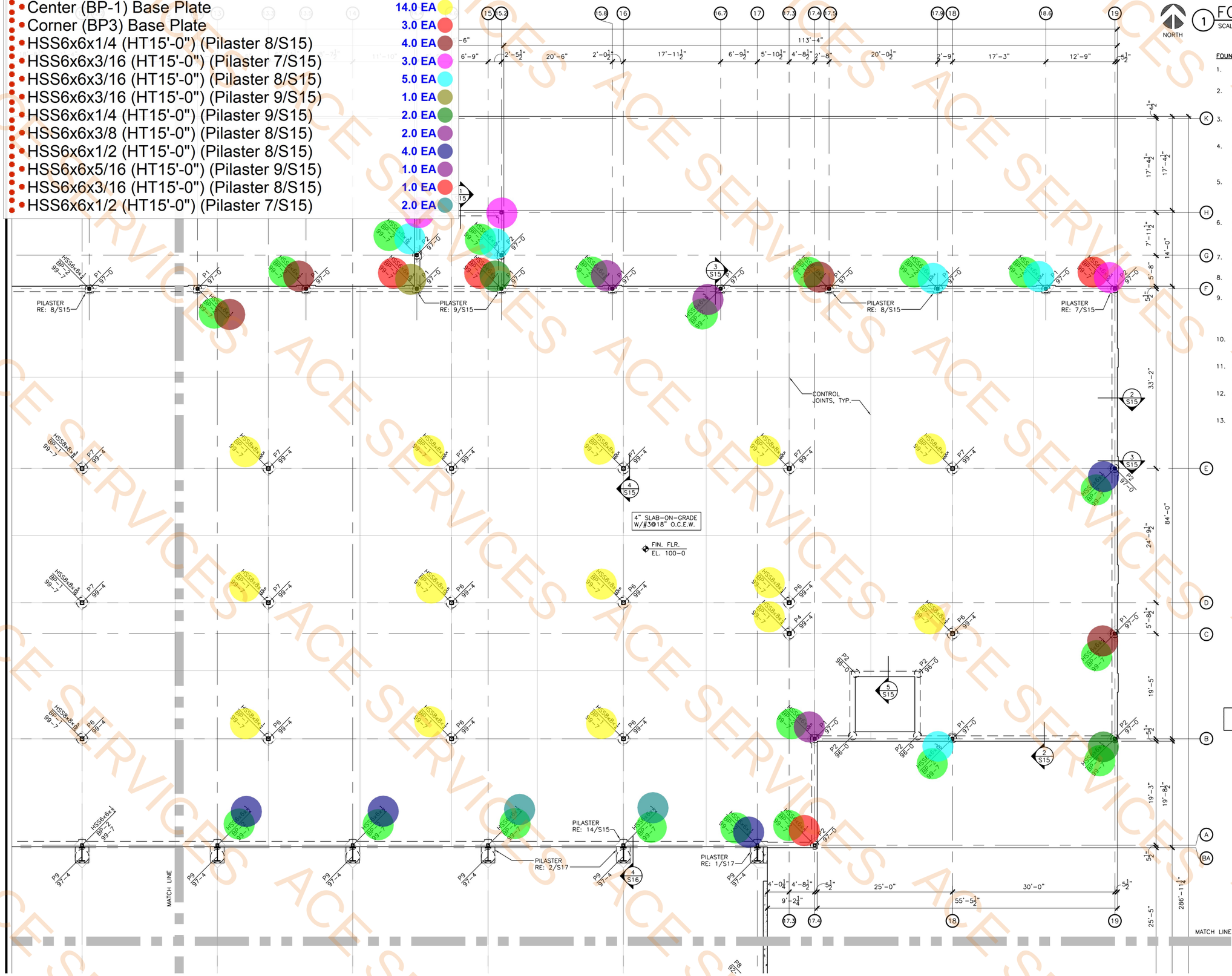
SHEET CONTENTS:
FOUNDATION PLAN

SHEET NUMBER:
S4

ACE SERVICES

- Edge (BP-2) Base Plate — 20.0 EA
- Center (BP-1) Base Plate — 14.0 EA
- Corner (BP3) Base Plate — 3.0 EA
- HSS6x6x1/4 (HT15'-0") (Pilaster 8/S15) — 4.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 7/S15) — 3.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 8/S15) — 5.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 9/S15) — 1.0 EA
- HSS6x6x1/4 (HT15'-0") (Pilaster 9/S15) — 2.0 EA
- HSS6x6x3/8 (HT15'-0") (Pilaster 8/S15) — 2.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 8/S15) — 4.0 EA
- HSS6x6x5/16 (HT15'-0") (Pilaster 9/S15) — 1.0 EA
- HSS6x6x3/16 (HT15'-0") (Pilaster 8/S15) — 1.0 EA
- HSS6x6x1/2 (HT15'-0") (Pilaster 7/S15) — 2.0 EA



1 FOUNDATION PLAN

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

FOUNDATION PLAN NOTES

1. FINISHED FLOOR ELEVATION=DATUM EL.= 100'-0", ACTUAL EL. = 593.00'
2. OFFICE FLOOR SLAB SHALL BE 4" THICK SLAB-ON-GRADE, REINFORCED WITH #3@18" O.C.E.W. CENTERED IN SLAB.
3. PIERS ARE NOTED ON PLAN THUS:
   P1 — PIER TYPE
   97-0 — TOP OF PIER ELEVATION
4. COLUMNS ARE NOTED ON PLAN THUS:
   HSS6x6x3/16 — COLUMN SIZE
   BP-1 — BASE PLATE TYPE
   99-7 — BASE PLATE ELEVATION
5. PIERS ARE CENTERED ON GRADE BEAM CENTERLINES UNLESS DIMENSIONED OTHERWISE ON PLAN. PIERS NOT ON GRID LINES TO BE CENTERED BETWEEN ADJACENT COLUMNS.
6. COLUMNS SHOWN FOR LOCATION ONLY. METAL BUILDING MANUFACTURER (MBM) TO FURNISH COLUMN DESIGN WITH METAL BUILDING PACKAGE AS SPECIFIED.
7. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
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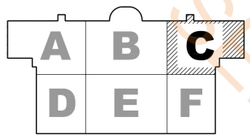

KEY PLAN

MANSFIELD TEXAS

APPROVED

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SHEET CONTENTS:
FOUNDATION PLAN

SHEET NUMBER:
S5

ACE SERVICES

SECOND FLOOR FRAMING PLAN

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

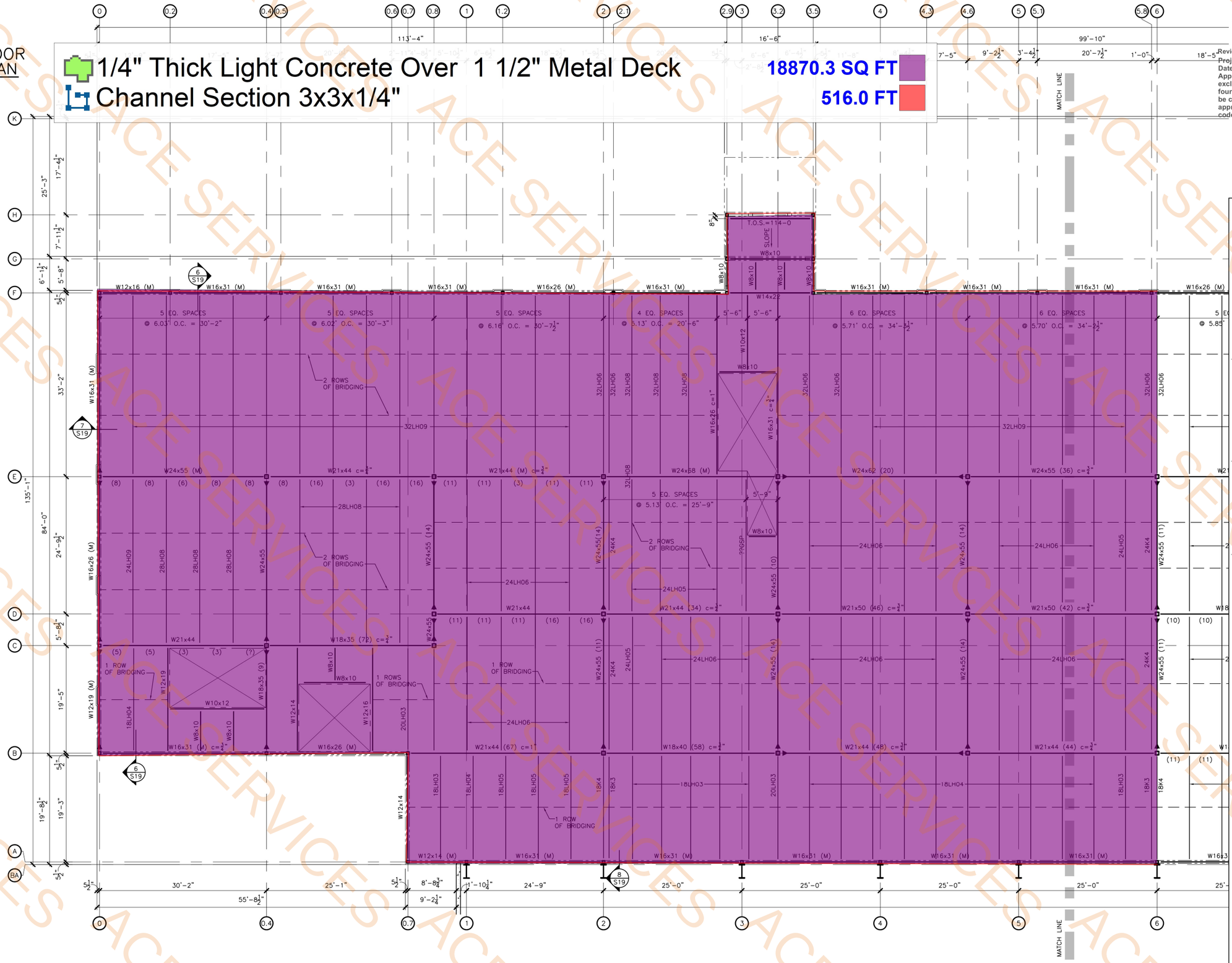
NORTH

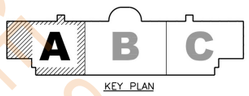
FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. SECOND FINISH FLOOR ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
3. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
4. TOP OF STRUCTURAL BEAM ELEVATION SHALL BE 114'-8" UNLESS NOTED OTHERWISE.
5. SUSPENDED FLOOR SLAB SHALL BE A 5 INCH THICK CONCRETE SLAB OVER COMPOSITE FORM DECK. REFER TO METAL DECK NOTES ON SHEET S1 FOR MORE INFORMATION.
6. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.
7. STUDS SPACED AT 24" O.C. ARE REQUIRED FOR BEAMS WITH AN "(M)" DESIGNATION.

1/4" Thick Light Concrete Over 1 1/2" Metal Deck — 18870.3 SQ FT

Channel Section 3x3x1/4" — 516.0 FT





KEY PLAN

MANSFIELD TEXAS

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SHEET CONTENTS:
2ND FLOOR FRAMING PLAN

SHEET NUMBER:
S9

ACE SERVICES

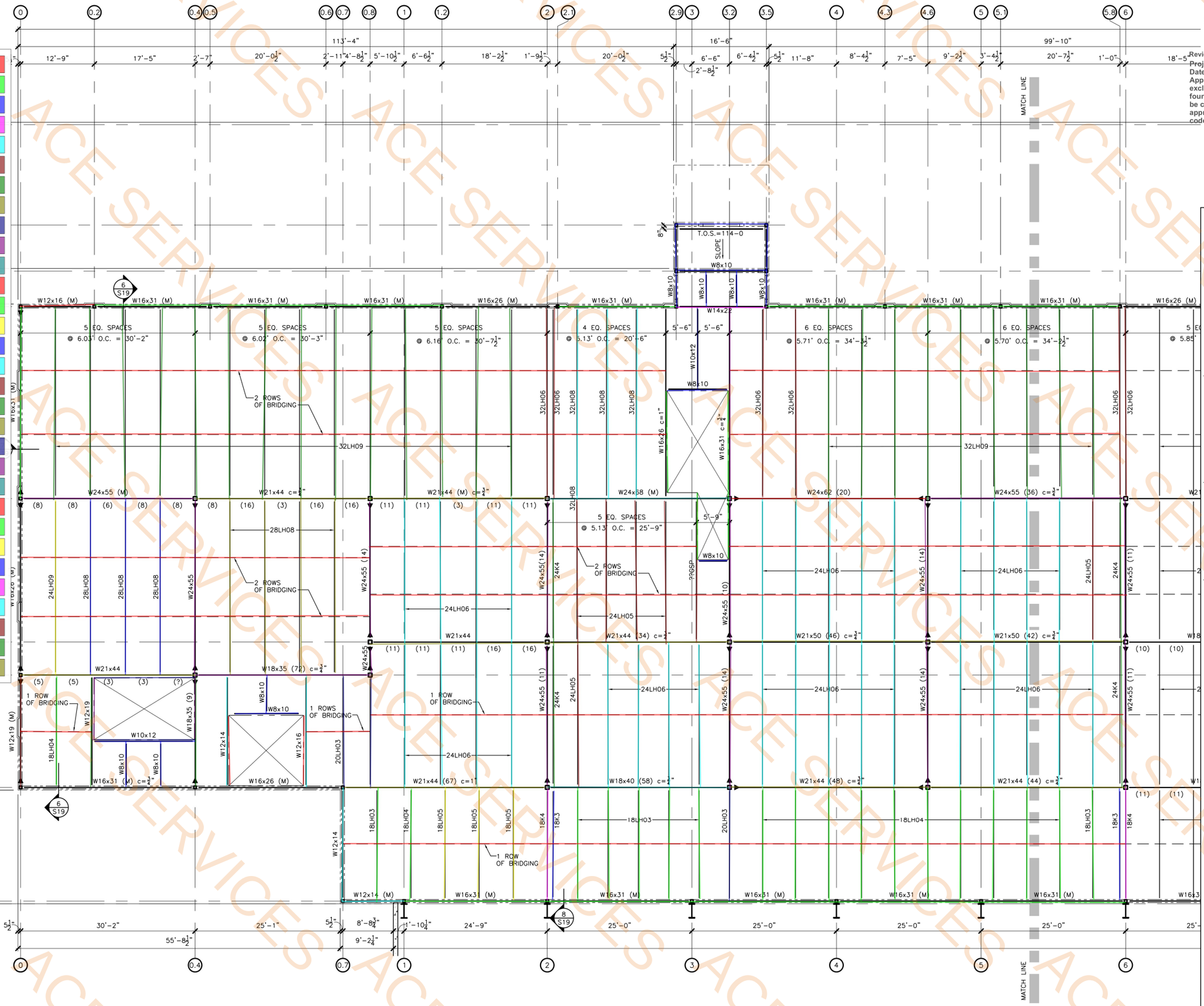
SECOND FLOOR FRAMING PLAN

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

NOTES

1. SEE SHEET S1 FOR GENERAL NOTES.
2. UNLESS NOTED OTHERWISE ON PLAN.
3. TOP OF STEEL ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
4. (T.O.S.=114'-0") INDICATES TOP OF STEEL BEAM ELEVATION.
5. TOP OF STEEL BEAM ELEVATION SHALL BE 1" UNLESS NOTED OTHERWISE.
6. CONCRETE SLAB SHALL BE A 5 INCH NORMAL WEIGHT SLAB OVER COMPOSITE STEEL DECK. SEE METAL DECK NOTES FOR ADDITIONAL INFORMATION.
7. SEE SHEET S5 FOR MOMENT CONNECTION DETAILS. SEE SHEET S___ FOR SHEAR CONNECTIONS.
8. SEE SHEET S19 FOR WHERE REQUIRED SPECIAL INSPECTION INFORMATION.

W12x16	36.8 FT
W16x31	357.3 FT
W8x10	138.4 FT
W14x22	15.6 FT
W12x14	68.5 FT
W12x19	19.5 FT
W12x19	37.8 FT
W21x44	256.2 FT
W10x12	49.6 FT
W18x35	52.0 FT
W18x40	31.5 FT
Metal Bridging	1022.7 FT
18LH04 Joist	233.0 FT
24LH09	30.3 FT
28LH08 Joist	91.3 FT
32LH08 Joist	98.7 FT
32LH06 Joist	196.9 FT
32LH09	761.0 FT
28LH08 Joist	120.8 FT
20LH03 Joist	57.8 FT
W24x55	350.6 FT
W24x68	31.3 FT
W24x62	33.7 FT
18LH03	136.3 FT
18LH05	58.1 FT
18K3	38.2 FT
18K4	38.9 FT
24LH06	773.9 FT
24LH05	173.1 FT
24K4	100.3 FT
W21x50	67.6 FT



ACE SERVICES

KEY PLAN

A | B | C

MANSFIELD TEXAS

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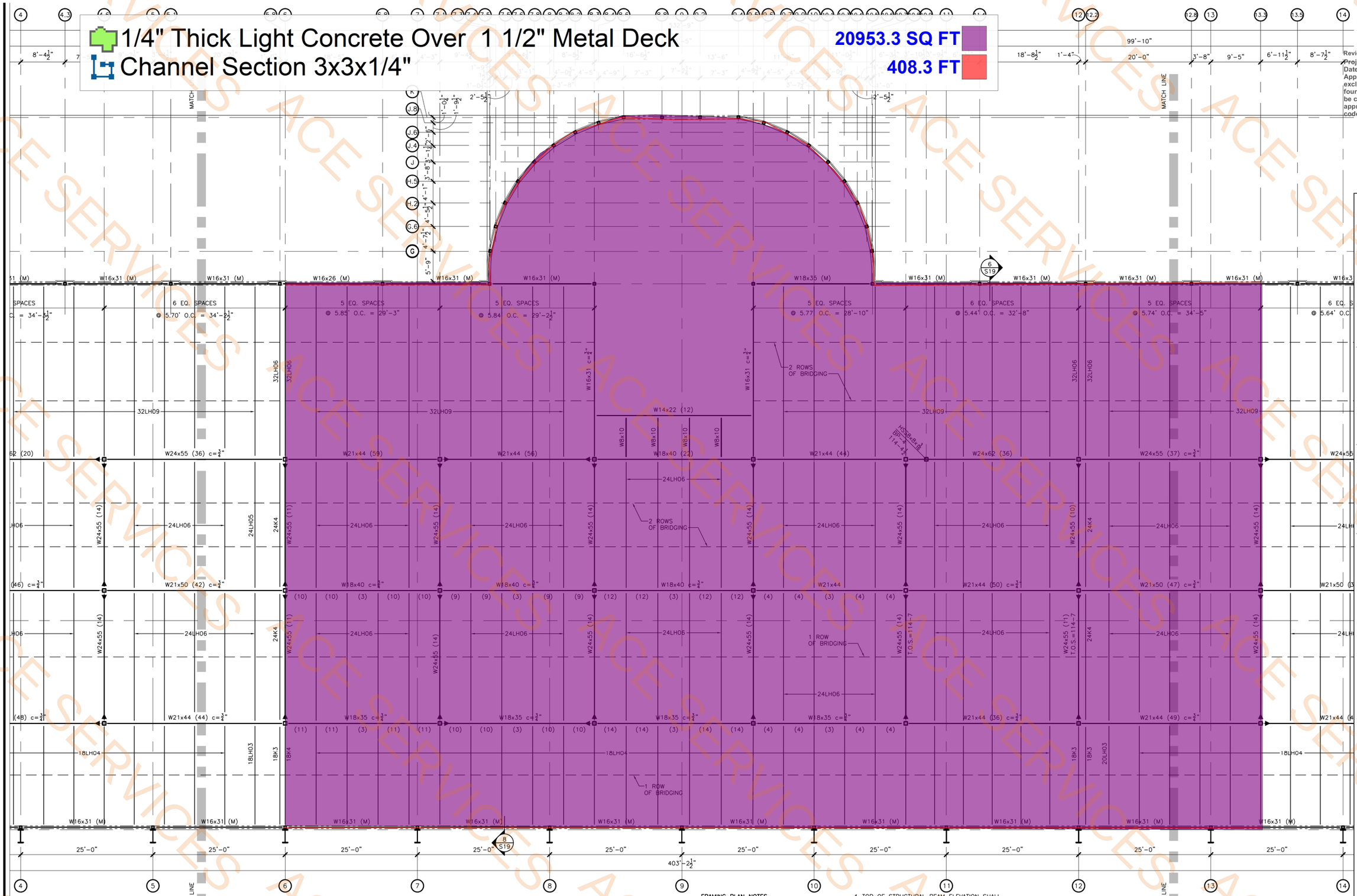
SHEET CONTENTS:
2ND FLOOR FRAMING PLAN

SHEET NUMBER:
S9

1/4" Thick Light Concrete Over 1 1/2" Metal Deck — 20953.3 SQ FT

Channel Section 3x3x1/4" — 408.3 FT



KEY PLAN

NORTH

1 SECOND FLOOR FRAMING PLAN

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

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. SECOND FINISH FLOOR ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
3. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
4. TOP OF STRUCTURAL BEAM ELEVATION SHALL BE 114'-8" UNLESS NOTED OTHERWISE.
5. SUSPENDED FLOOR SLAB SHALL BE A 5 INCH THICK CONCRETE SLAB OVER COMPOSITE FORM DECK. REFER TO METAL DECK NOTES ON SHEET S1 FOR MORE INFORMATION.
6. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.

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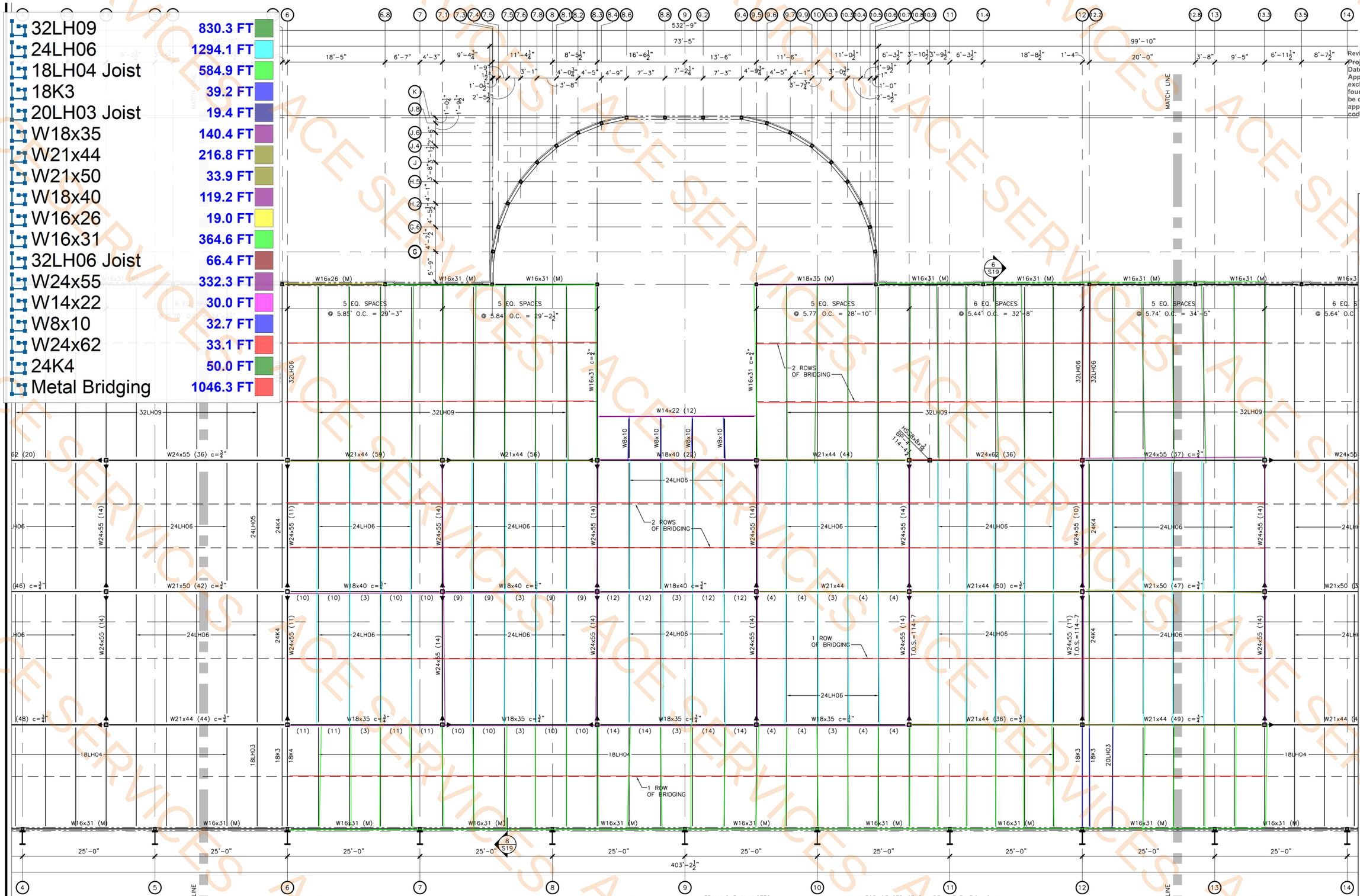
SHEET NUMBER:
S10

ACE SERVICES

32LH09	830.3 FT
24LH06	1294.1 FT
18LH04 Joist	584.9 FT
18K3	39.2 FT
20LH03 Joist	19.4 FT
W18x35	140.4 FT
W21x44	216.8 FT
W21x50	33.9 FT
W18x40	119.2 FT
W16x26	19.0 FT
W16x31	364.6 FT
32LH06 Joist	66.4 FT
W24x55	332.3 FT
W14x22	30.0 FT
W8x10	32.7 FT
W24x62	33.1 FT
24K4	50.0 FT
Metal Bridging	1046.3 FT



KEY PLAN

NORTH

1 SECOND FLOOR FRAMING PLAN

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

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. SECOND FINISH FLOOR ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
3. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
4. TOP OF STRUCTURAL BEAM ELEVATION SHALL BE 114'-8" UNLESS NOTED OTHERWISE.
5. SUSPENDED FLOOR SLAB SHALL BE A 5 INCH THICK CONCRETE SLAB OVER COMPOSITE FORM DECK. REFER TO METAL DECK NOTES ON SHEET S1 FOR MORE INFORMATION.
6. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.

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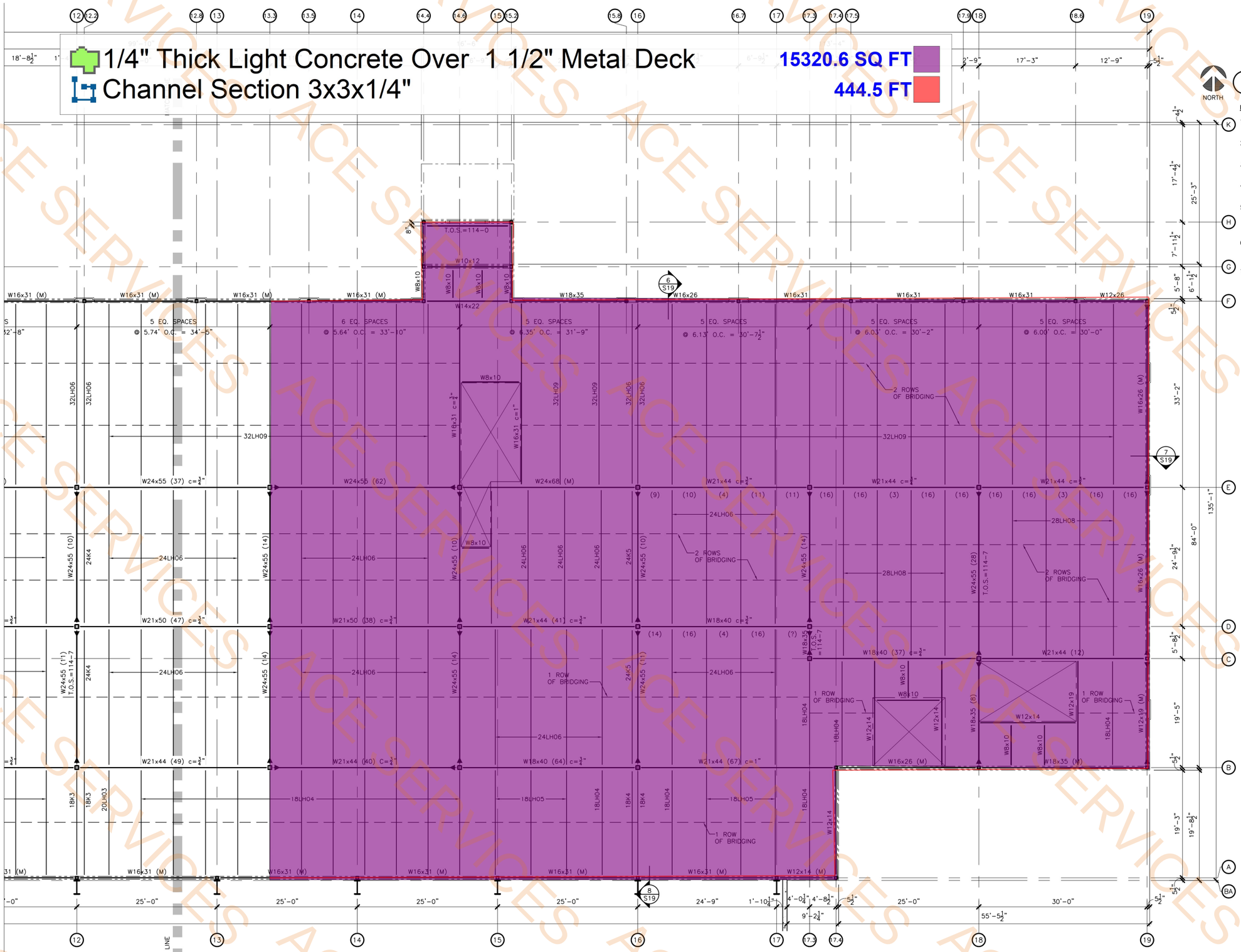
2ND FLOOR FRAMING PLAN

SHEET NUMBER:
S10

ACE SERVICES

1/4" Thick Light Concrete Over 1 1/2" Metal Deck — 15320.6 SQ FT

Channel Section 3x3x1/4" — 444.5 FT



SECOND FLOOR FRAMING PLAN

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

NORTH

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. SECOND FINISH FLOOR ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
3. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
4. TOP OF STRUCTURAL BEAM ELEVATION SHALL BE 114'-8" UNLESS NOTED OTHERWISE.
5. SUSPENDED FLOOR SLAB SHALL BE A 5 INCH THICK CONCRETE SLAB OVER COMPOSITE FORM DECK. REFER TO METAL DECK NOTES ON SHEET S1 FOR MORE INFORMATION.
6. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.
7. STUDS SPACED AT 24" O.C. ARE REQUIRED FOR BEAMS WITH AN "(M)" DESIGNATION.

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2ND FLOOR FRAMING PLAN

SHEET NUMBER:
S11

KEY PLAN

ACE SERVICES

32LH09	696.9 FT
32LH06 Joist	66.3 FT
24LH06	648.8 FT
28LH08 Joist	243.9 FT
18LH04 Joist	254.6 FT
18LH05	97.8 FT
24K5	49.7 FT
18K4	39.5 FT
W24x55	187.2 FT
W21x44	222.0 FT
W21x50	34.8 FT
W8x10	113.9 FT
W16x31	242.3 FT
W16x26	110.1 FT
W12x19	41.6 FT
W18x35	74.4 FT
W12x14	103.8 FT
W14x22	15.8 FT
W10x12	15.9 FT
W12x16	12.9 FT
W18x40	93.3 FT
Metal Bridging	823.4 FT
W24x68	32.3 FT

SECOND FLOOR FRAMING PLAN

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

NORTH

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. SECOND FINISH FLOOR ELEVATION IS 115'-0" UNLESS NOTED OTHERWISE.
3. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
4. TOP OF STRUCTURAL BEAM ELEVATION SHALL BE 114'-8" UNLESS NOTED OTHERWISE.
5. SUSPENDED FLOOR SLAB SHALL BE A 5 INCH THICK CONCRETE SLAB OVER COMPOSITE FORM DECK. REFER TO METAL DECK NOTES ON SHEET S1 FOR MORE INFORMATION.
6. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.
7. STUDS SPACED AT 24" O.C. ARE REQUIRED FOR BEAMS WITH AN "(M)" DESIGNATION.

MATCH LINE

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
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NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 5th Avenue, Mansfield TX 76063
Phone (817) 473-0484 Fax (817) 473-0159
www.nationwideconstruction.us

FOR PERMITTING ONLY
5/30/2025

STATE OF TEXAS
THOMAS R. SADLER
45440
LICENSED PROFESSIONAL ENGINEER

Thomas R. Sadler

TX FIRM# F-4167

THE SADLER GROUP
STRUCTURAL ENGINEERS
TEXAS FIRM # F-4167
500 Main St.-Suite 700-Fort Worth, Texas 76102
PHONE (817) 332-1574
Email: tom@thesadlergroup.com

Sellmark Verdexium
Mansfield, TX

DATE ISSUED:
5/30/2025

REVISIONS:

SHEET CONTENTS:
2ND FLOOR FRAMING PLAN

SHEET NUMBER:
S11

A B C
KEY PLAN

ACE SERVICES

ACE SERVICES

ROOF FRAMING PLAN

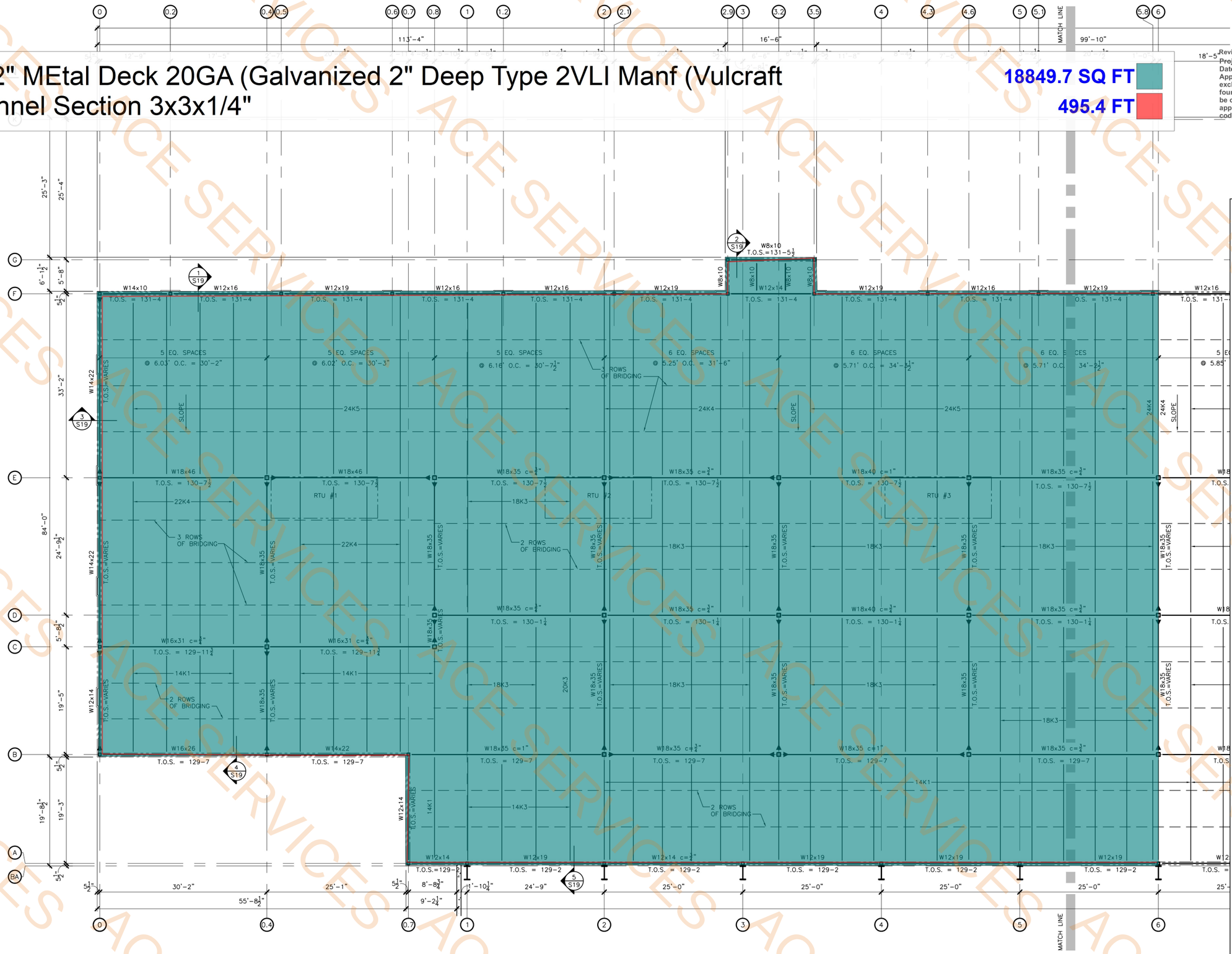
1 1/2" MEtal Deck 20GA (Galvanized 2" Deep Type 2VLI Manf (Vulcraft — 18849.7 SQ FT

Channel Section 3x3x1/4" — 495.4 FT

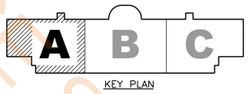
NORTH

FRAMING PLAN NOTES:

1. REFER TO SHEET ... AND TYPICAL DETA... NOTED ON PLAN.
2. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
3. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.



KEY PLAN



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Sellmark Verdexium
Mansfield, TX

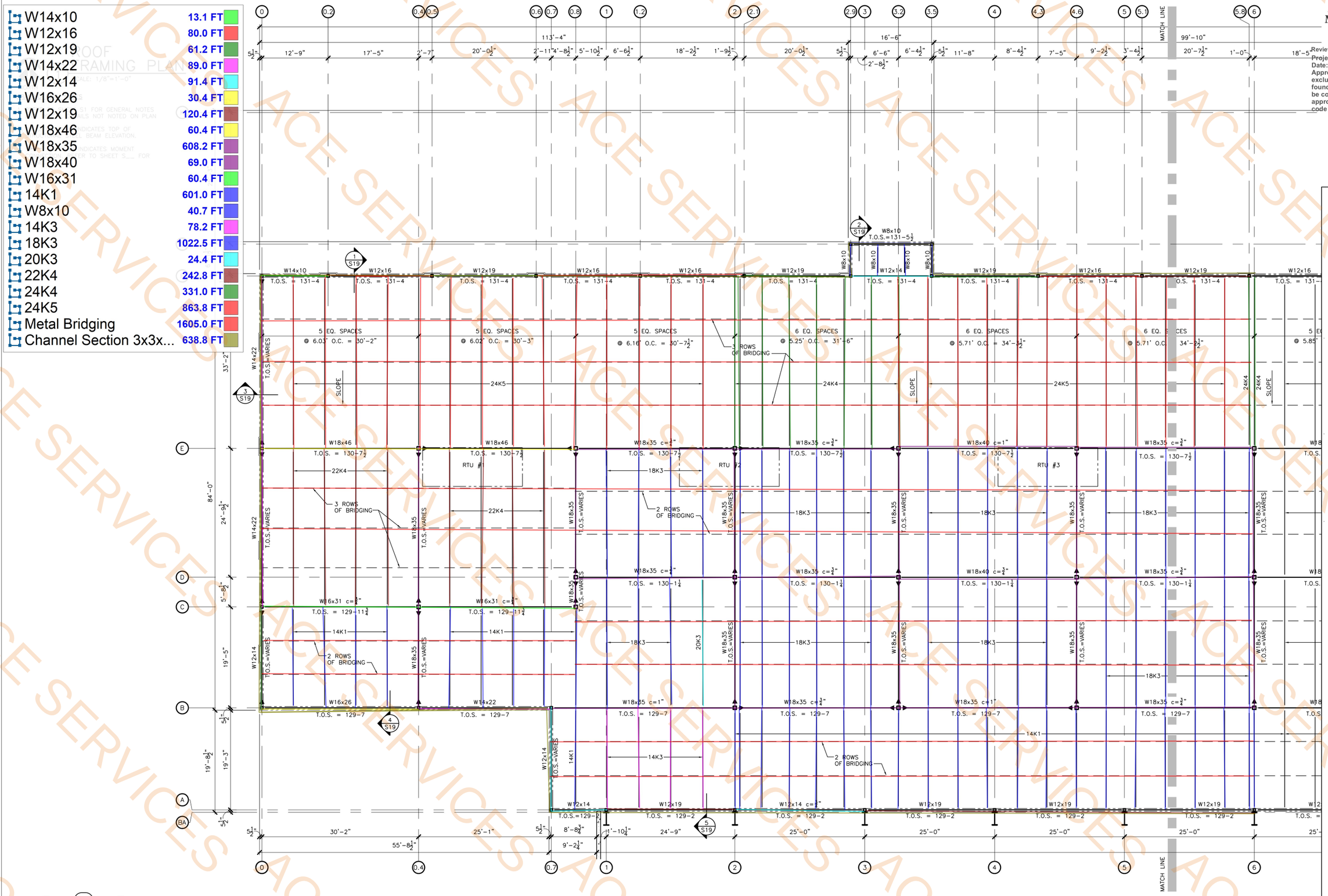
DATE ISSUED:
5/30/2025

REVISIONS:

SHEET CONTENTS:
ROOF FRAMING PLAN

SHEET NUMBER:
S12

W14x10	13.1 FT
W12x16	80.0 FT
W12x19	61.2 FT
W14x22	89.0 FT
W12x14	91.4 FT
W16x26	30.4 FT
W12x19	120.4 FT
W18x46	60.4 FT
W18x35	608.2 FT
W18x40	69.0 FT
W16x31	60.4 FT
14K1	601.0 FT
W8x10	40.7 FT
14K3	78.2 FT
18K3	1022.5 FT
20K3	24.4 FT
22K4	242.8 FT
24K4	331.0 FT
24K5	863.8 FT
Metal Bridging	1605.0 FT
Channel Section 3x3x...	638.8 FT



KEY PLAN

MANSFIELD TEXAS

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REVISIONS:

SHEET CONTENTS:
ROOF FRAMING PLAN

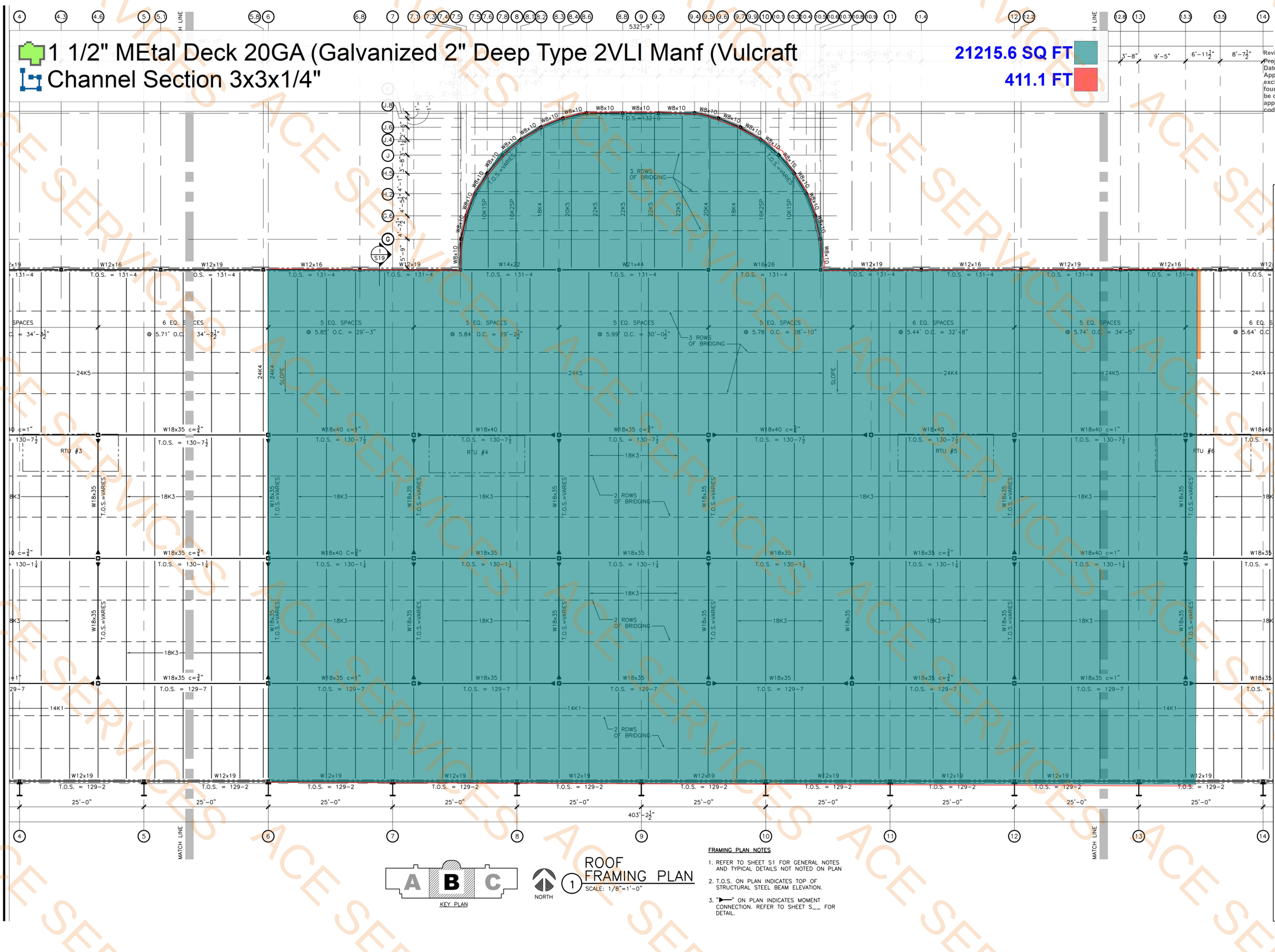
SHEET NUMBER:
S12

ACE SERVICES

ACE SERVICES

1 1/2" MEtal Deck 20GA (Galvanized 2" Deep Type 2VLI Manf (Vulcraft — 21215.6 SQ FT

Channel Section 3x3x1/4" — 411.1 FT



KEY PLAN

NORTH

1 ROOF FRAMING PLAN

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

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
3. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.

MANSFIELD TEXAS

APPROVED

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Mansfield, TX

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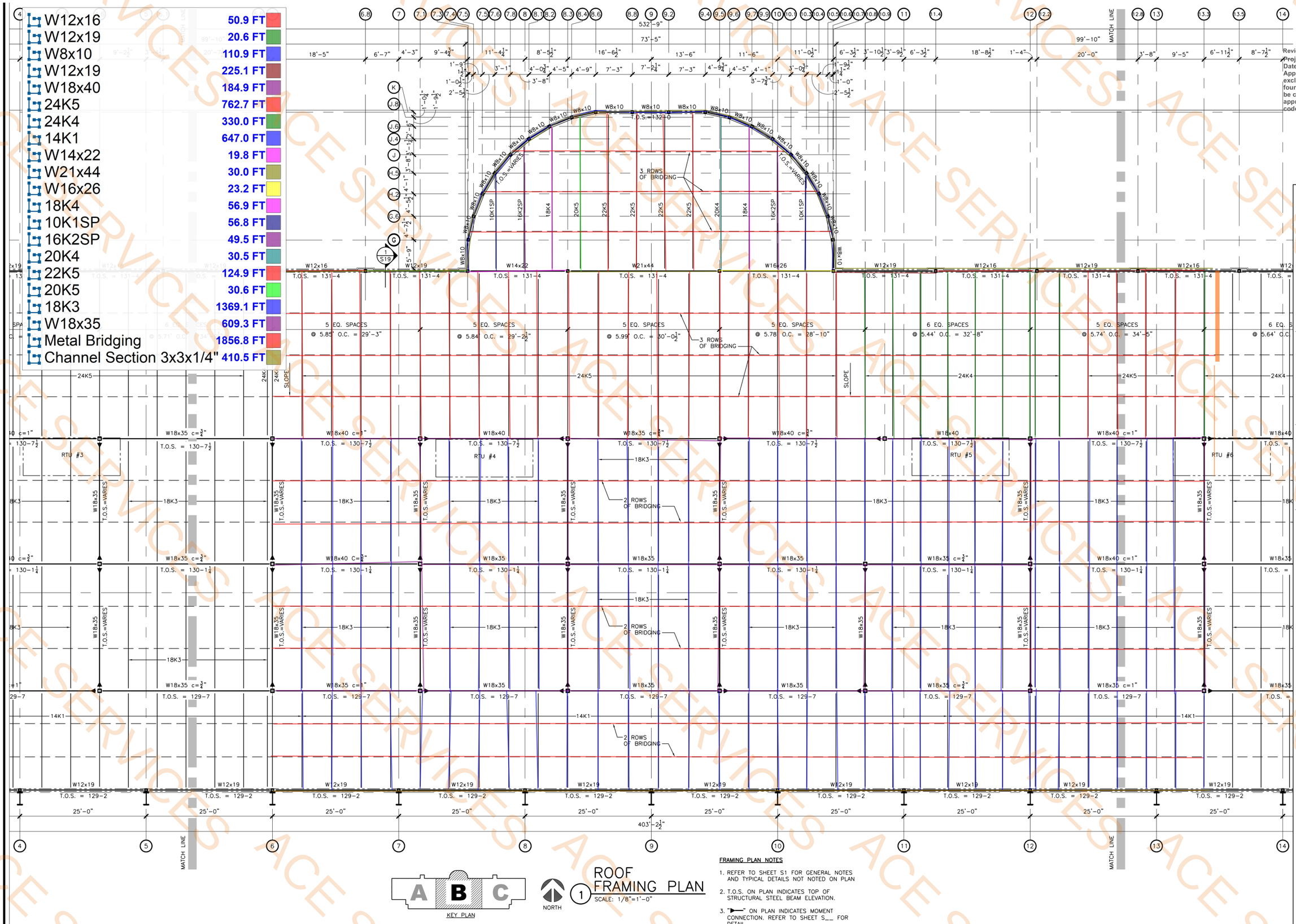
5/30/2025

REVISIONS:

SHEET CONTENTS:
ROOF FRAMING PLAN

SHEET NUMBER:
S13

W12x16	50.9 FT
W12x19	20.6 FT
W8x10	110.9 FT
W12x19	225.1 FT
W18x40	184.9 FT
24K5	762.7 FT
24K4	330.0 FT
14K1	647.0 FT
W14x22	19.8 FT
W21x44	30.0 FT
W16x26	23.2 FT
18K4	56.9 FT
10K1SP	56.8 FT
16K2SP	49.5 FT
20K4	30.5 FT
22K5	124.9 FT
20K5	30.6 FT
18K3	1369.1 FT
W18x35	609.3 FT
Metal Bridging	1856.8 FT
Channel Section 3x3x1/4"	410.5 FT



KEY PLAN

NORTH

1 ROOF FRAMING PLAN

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

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MANSFIELD TEXAS

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REVISIONS:

SHEET CONTENTS:
ROOF FRAMING PLAN

SHEET NUMBER:
S13

ACE SERVICES

ACE SERVICES

1 1/2" MEtal Deck 20GA (Galvanized 2" Deep Type 2VLI Manf (Vulcraft

Channel Section 3x3x1/4"

15234.7 SQ FT

431.4 FT

1 ROOF FRAMING PLAN

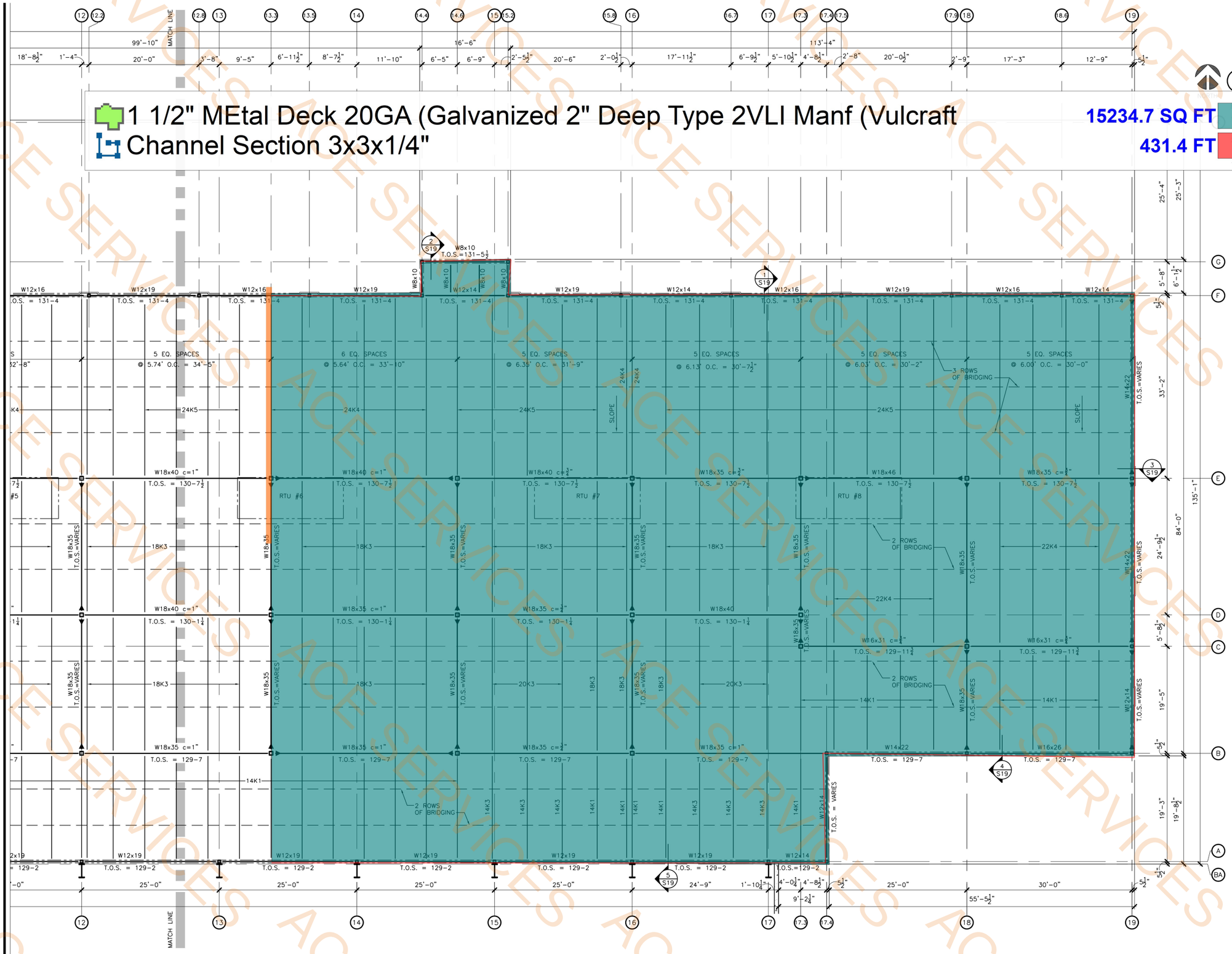
SCALE: 1/8"=1'-0"

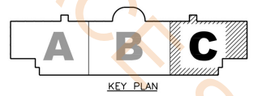
PLAN NOTES

R TO SHEET S1 FOR GENERAL NOTES
TYPICAL DETAILS NOT NOTED ON PLAN

O.S. ON PLAN INDICATES TOP OF
CTURAL STEEL BEAM ELEVATION.

" ON PLAN INDICATES MOMENT
ECTION. REFER TO SHEET S__ FOR
DETAIL.





KEY PLAN

MANSFIELD TEXAS

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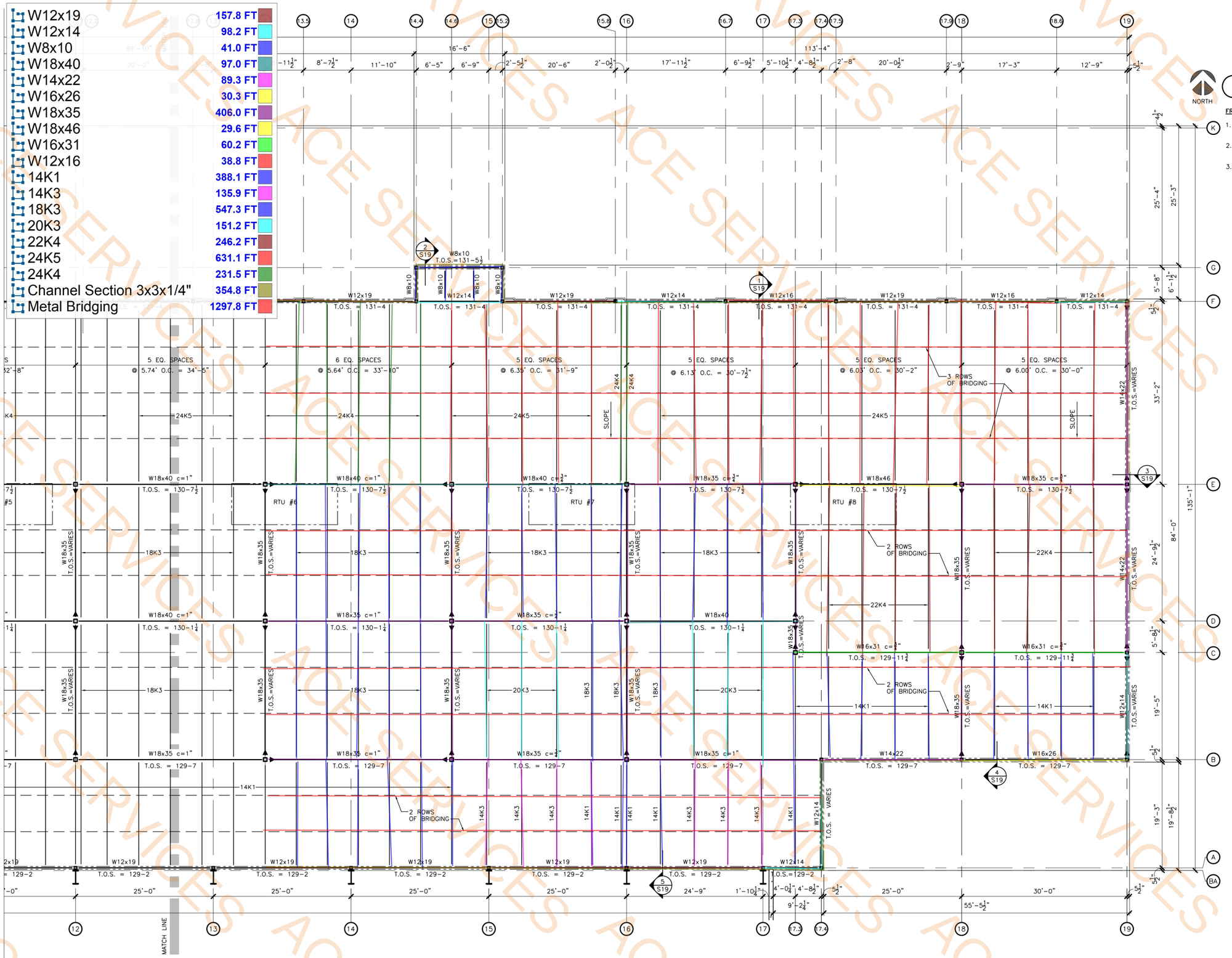
REVISIONS:

SHEET CONTENTS:
ROOF FRAMING PLAN

SHEET NUMBER:
S14

W12x19	157.8 FT
W12x14	98.2 FT
W8x10	41.0 FT
W18x40	97.0 FT
W14x22	89.3 FT
W16x26	30.3 FT
W18x35	406.0 FT
W18x46	29.6 FT
W16x31	60.2 FT
W12x16	38.8 FT
14K1	388.1 FT
14K3	135.9 FT
18K3	547.3 FT
20K3	151.2 FT
22K4	246.2 FT
24K5	631.1 FT
24K4	231.5 FT
Channel Section 3x3x1/4"	354.8 FT
Metal Bridging	1297.8 FT



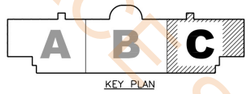
NORTH

1 ROOF FRAMING PLAN

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

FRAMING PLAN NOTES

1. REFER TO SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS NOT NOTED ON PLAN
2. T.O.S. ON PLAN INDICATES TOP OF STRUCTURAL STEEL BEAM ELEVATION.
3. "▶—" ON PLAN INDICATES MOMENT CONNECTION. REFER TO SHEET S__ FOR DETAIL.



KEY PLAN

MANSFIELD TEXAS

APPROVED

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Sellmark Verdexium
Mansfield, TX

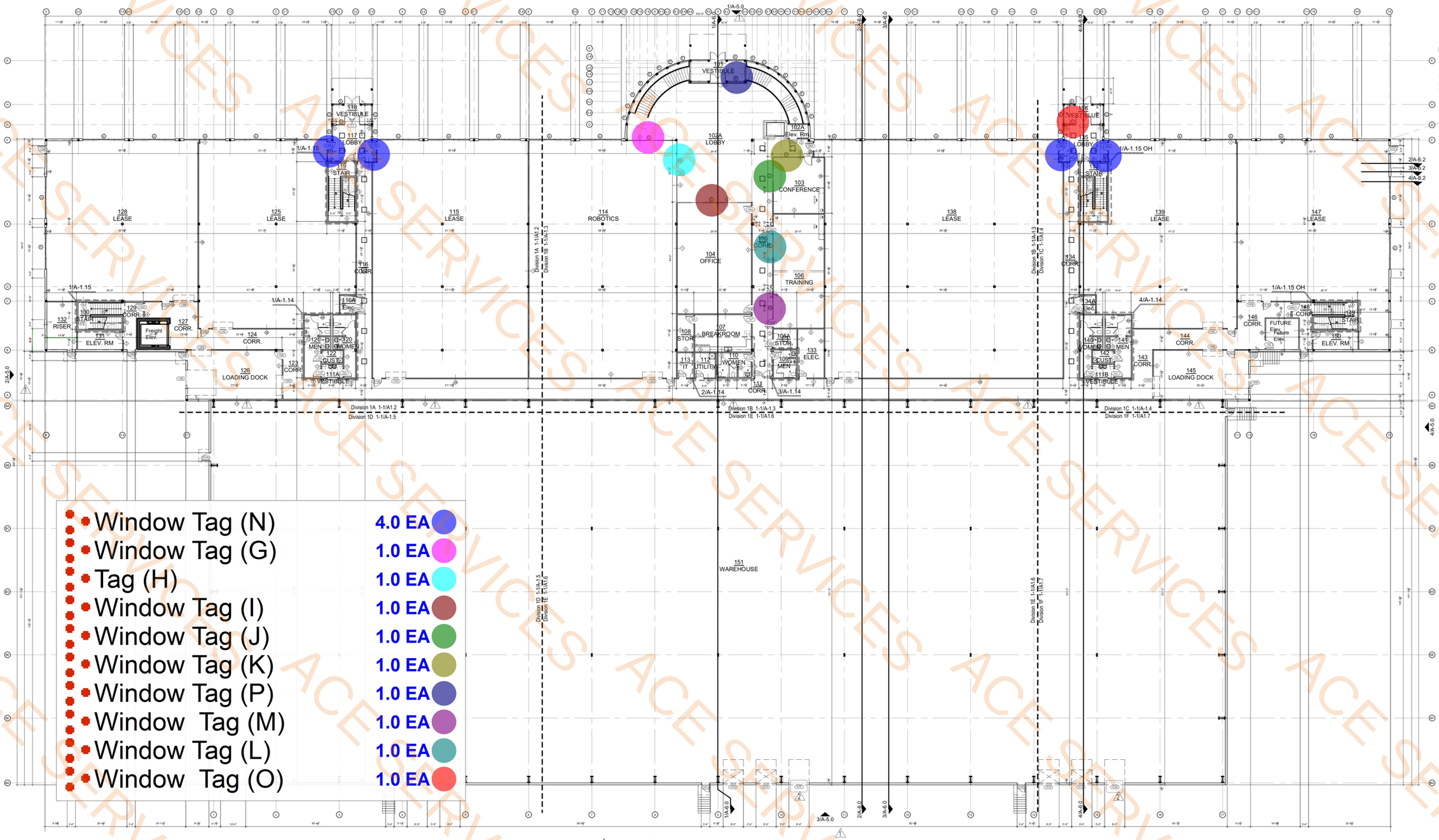
DATE ISSUED:
5/30/2025

REVISIONS:

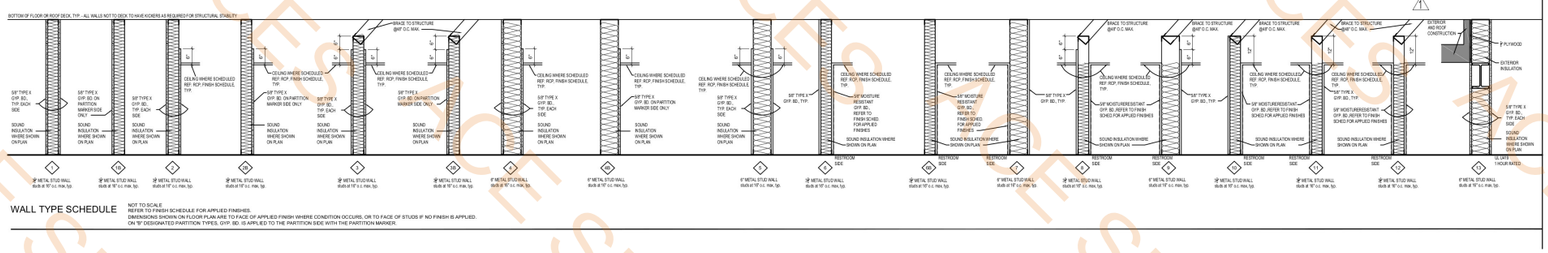
SHEET CONTENTS:
ROOF FRAMING PLAN

SHEET NUMBER:
S14

ACE SERVICES NOT SERVICES



1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: NTS



WALL TYPE SCHEDULE NOT TO SCALE
REFER TO FINISH SCHEDULE FOR APPLIED FINISHES
DIMENSIONS SHOWN ON FLOOR PLAN ARE TO FACE OF APPLIED FINISH WHERE CONDITION OCCURS, OR TO FACE OF STUDS IF NO FINISH IS APPLIED.
ON "B" DESIGNATED PARTITION TYPES, GYP. BD. IS APPLIED TO THE PARTITION SIDE WITH THE PARTITION MARKER.

GENERAL PLAN NOTES:

- ALL CONSTRUCTION TO COMPLY WITH BUILDING CODES AS LISTED ON COVER SHEET.
- REFER TO SHEETS A-0.01 & A-0.02 FOR HANDICAP ACCESSIBILITY STANDARDS.
- PROVIDE 2% CROSS-SLOPE ON ALL NEW SIDEWALKS (PORCHES).
- ALL DIMENSIONS ARE FACE TO FACE OF FINISH WALL, COLUMN CENTERLINES, OR DOOR / WINDOW OPENINGS.
- REFER TO MEP SHEETS FOR ALL MECHANICAL, ELECTRICAL, & PLUMBING REQUIREMENTS.
- REFER TO SHEET A-8.0 & A-8.1 FOR DOOR AND WINDOW SCHEDULES
- REFER TO SHEET A-1.0 FOR WALL TYPES AND A-8.1 FOR FINISH SCHEDULES

LEGEND:

- 2/A-6.0 — SECTION MARK - Detail No. / Sheet No.
- 205.1 — DOOR NUMBER MARK - Refer Door Schedule on Sheet A-8.0
- A — WINDOW / FRAME - Refer Frame Schedule on Sheet A-8.0
- 2 — WALL TYPE MARK - Refer Wall Type Schedule A-1.0
- SOUND INSULATION BATTS
- 2/A-5.0 — ELEVATION MARK - Detail No. / Sheet No.

MANSFIELD TEXAS

APPROVED
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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

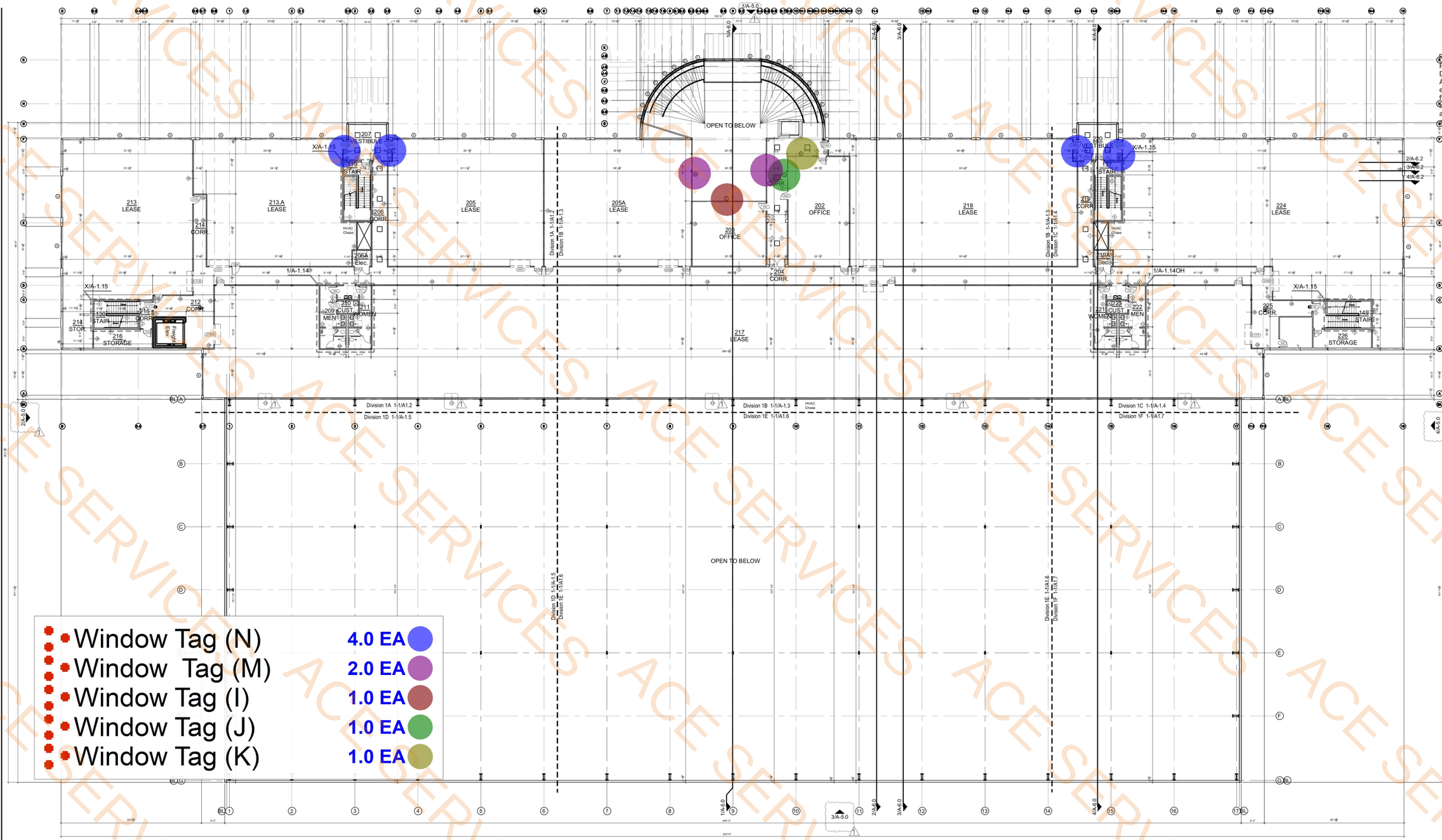
REVISIONS:

1	07/xx/25	CITY COMMENTS
2	09/11/25	CORRECTION

SHEET CONTENTS:
OVERALL FLOOR PLAN - FIRST FLOOR

SHEET NUMBER:
A-1.0

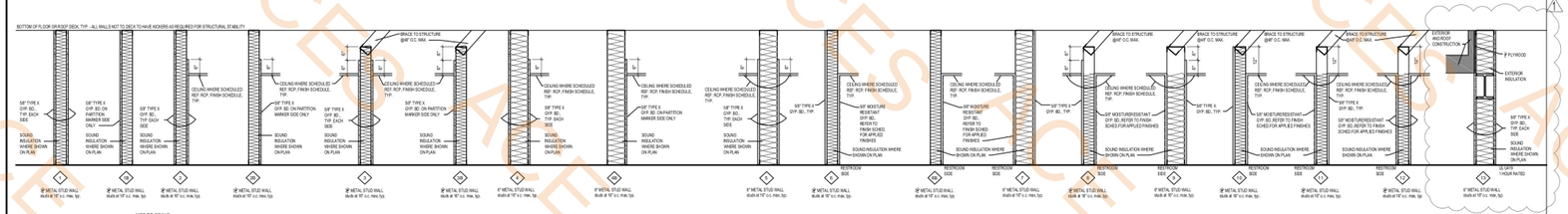
ACE SERVICES



- Window Tag (N) — 4.0 EA
- Window Tag (M) — 2.0 EA
- Window Tag (I) — 1.0 EA
- Window Tag (J) — 1.0 EA
- Window Tag (K) — 1.0 EA

1 OVERALL FLOOR PLAN - SECOND FLOOR

SCALE: NTS



WALL TYPE SCHEDULE

NOT TO SCALE
REFER TO FINISH SCHEDULE FOR APPLIED FINISHES.
DIMENSIONS SHOWN ON FLOOR PLAN ARE TO FACE OF APPLIED FINISH WHERE CONDITION OCCURS, OR TO FACE OF STUDS IF NO FINISH IS APPLIED.
ON "B" DESIGNATED PARTITION TYPES, GYP. BD. IS APPLIED TO THE PARTITION SIDE WITH THE PARTITION MARKER.

GENERAL PLAN NOTES:

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- REFER TO SHEET A-1.0 FOR WALL TYPES AND A-8.1 FOR FINISH SCHEDULES

LEGEND:

- 2/A-6.0 — SECTION MARK - Detail No. / Sheet No.
- 205.1 — DOOR NUMBER MARK - Refer Door Schedule on Sheet A-8.0
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- 2 — WALL TYPE MARK - Refer Wall Type Schedule A-1.0
- SOUND INSULATION BATTS
- 2/A-5.0 — ELEVATION MARK - Detail No. / Sheet No.

MANSFIELD TEXAS

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REGISTERED ARCHITECT — TERRY T. SIMMONS — 29223 — STATE OF TEXAS

6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

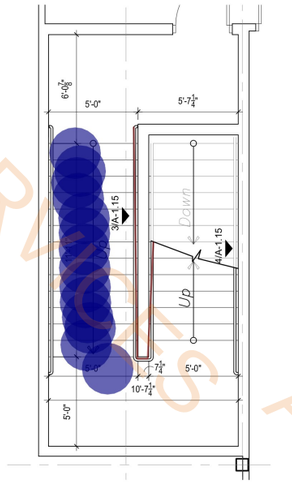
DATE ISSUED:
6/25/2025

REVISIONS:
1 07/xx/25 ADDITIONAL INFO

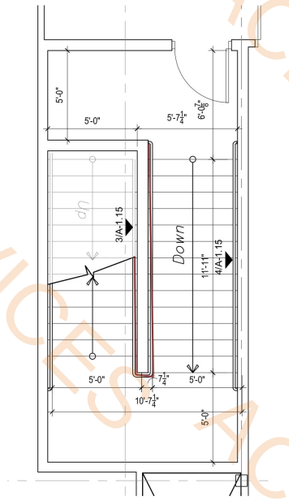
SHEET CONTENTS:
OVERALL FLOOR PLAN - SECOND FLOOR

SHEET NUMBER:
A-1.1

ACE SERVICES

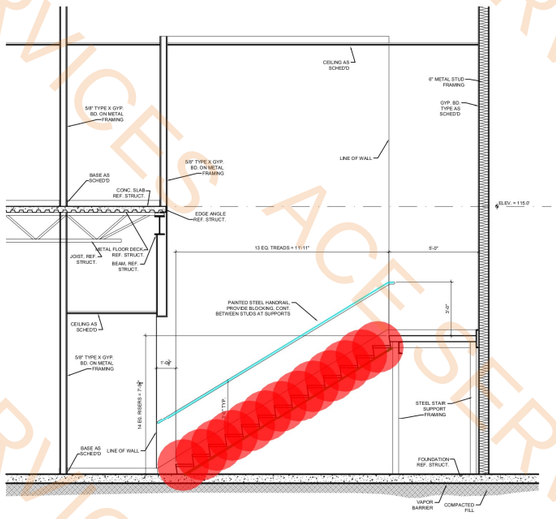


1 TYPICAL STAIR FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



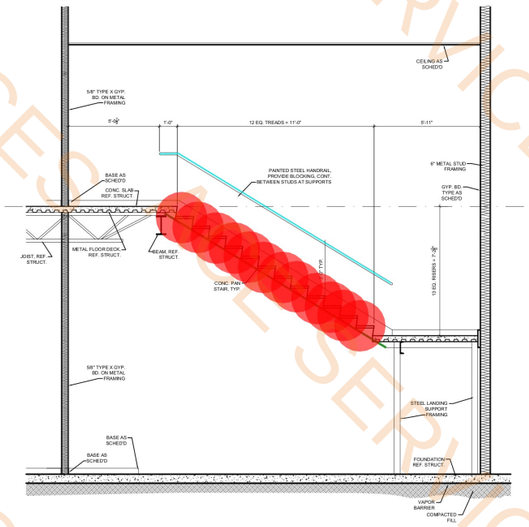
2 TYPICAL STAIR SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 1/2" Stainless Steel Hand Rail (3'-0" Ht)	30.4 FT
1 1/2" Stainless Steel Guard Rail (3'-0" HT)	40.7 FT
Stair Stringers	112.5 FT
5' Wide And 1' Deep Tread	14.0 EA
12" Deep And 5' Length Stair Tread Multiply by 4	25.0 EA



NORTH

3 TYPICAL STAIR SECTION
SCALE: 1/4" = 1'-0"



NORTH

4 TYPICAL STAIR SECTION
SCALE: 1/4" = 1'-0"

MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.

NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
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Phone (817) 473-0484 Fax (817) 473-0159
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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED STAIR PLANS AND DETAILS

SHEET NUMBER:
A-1.15

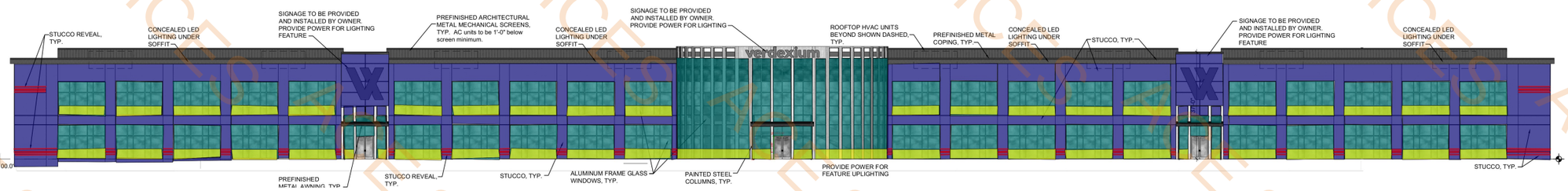
ACE SERVICES

DS#25-

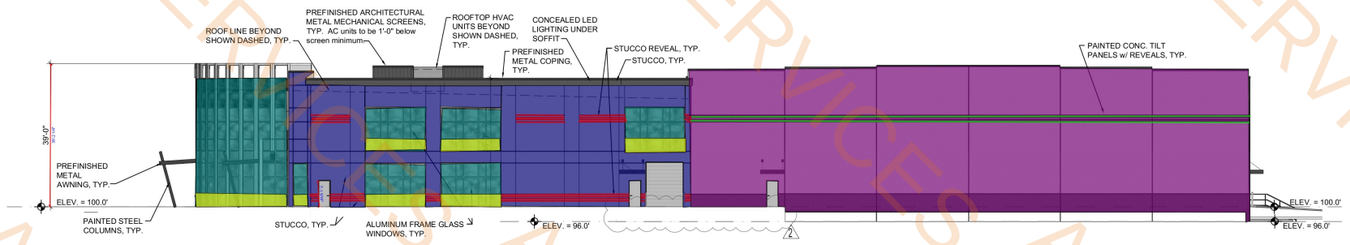
MANSFIELD TEXAS

APPROVED

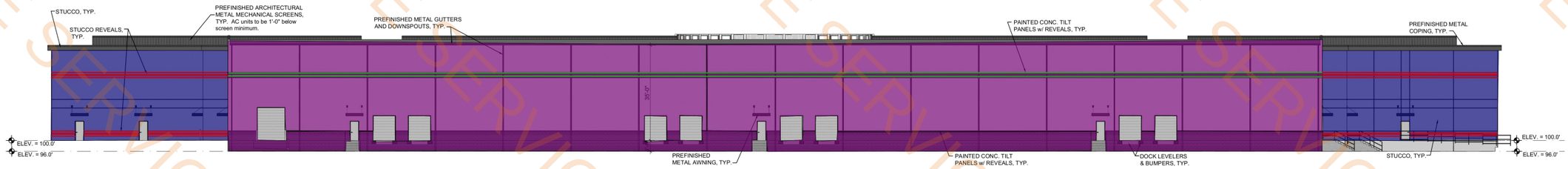
Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.



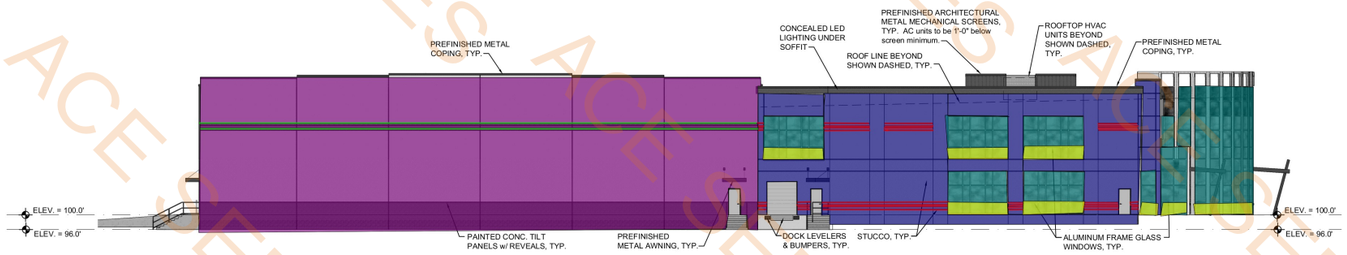
1 NORTH ELEVATION
SCALE: NTS



2 WEST ELEVATION
SCALE: NTS



3 SOUTH ELEVATION
SCALE: NTS



4 EAST ELEVATION
SCALE: NTS

Stucco	15206.6 SQ FT
Painted Concrete Tilt Panels w/ Reveal	25355.1 SQ FT
Aluminum Frame Glass Storefront	12642.6 SQ FT
Stucoo Reveal	1995.7 FT
Concretet Tilt Reveal	1301.5 FT
Tempered Glass	2923.1 SQ FT

Example: Stucco

GENERAL ELEVATION NOTES:

Exposed conduit, ladders, utility boxes, stack pipes, drain spouts and gas meters must be painted to match the primary color or color sequence to aid in blending with the color of the building.

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REGISTERED ARCHITECT TERRY T. SIMMONS 29223 STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

1	08/18/25	CITY COMMENTS
2	09/10/25	REVISION

SHEET CONTENTS:
ELEVATIONS

SHEET NUMBER:
A-5.0

ACE SERVICES

DOOR SCHEDULE

DOOR NO.	OPENING SIZE (W x H)	DOOR TYPE	DOOR THK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME WIDTH	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARDWARE GROUP	HARDWARE FUNCTION	REMARKS	DOOR NO.
101	3'-0" x 7'-0" PAIR	C	-	AL	AL	AL	X	AL	-	-	-				101
102	3'-0" x 7'-0" PAIR	D	-	AL	AL	AL	X	AL	-	-	-				102
102A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				102A
103	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				103
104A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				104A
104B	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				104B
105A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				105A
105	3'-0" x 7'-0" PAIR	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				105
106A	6'-0" x 7'-0"	B	-	GLASS	-	FRMLSS	-	-	-	-	-				106A
106B	6'-0" x 7'-0"	B	-	GLASS	-	FRMLSS	-	-	-	-	-				106B
107	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				107
108	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				108
109	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				109
110	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				110
112	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				112
113	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				113
114A	3'-0" x 7'-0"	B	-	GLASS	-	FRMLSS	-	-	-	-	-				114A
114B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				114B
114C	6'-0" x 7'-0" COILING O.H.	F	-	STL	--	STL	-	PAINT	-	-	-				114C
115A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				115A
115B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				115B
115C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				115C
116	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				116
116A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				116A
117	3'-0" x 7'-0" PAIR	C	-	AL	AL	AL	4-1/2"	AL	-	-	-				117
118	3'-0" x 7'-0" PAIR	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				118
119A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				119A
119B	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				119B
120	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				120
121	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				121
122	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				122
125A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				125A
125B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				125B
125C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				125C
126A	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				126A
126B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				126B
126C	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				126C
126D	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				126D
126E	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				126E
128A	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				128A
128B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				128B
128C	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				128C
129A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				129A
129B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				129B
131	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				131
132	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				132
133	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				133
134A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				134A
134	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				134
135	3'-0" x 7'-0" PAIR	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				135
136	3'-0" x 7'-0" PAIR	C	-	AL	AL	AL	4-1/2"	AL	-	-	-				136
137A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				137A
137B	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				137B
138A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				138A
138B	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				138B
138C	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				138C
138D	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				138D
139A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				139A
139B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				139B
139C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				139C
140	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				140
141	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				141
142	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				142
143	NOT USED	-	-	-	-	-	-	-	-	-	-				143
144	NOT USED	-	-	-	-	-	-	-	-	-	-				144
145A	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				145A
145B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				145B
145C	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				145C
145D	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				145D
145E	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				145E
147A	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				147A
147B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				147B
147C	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				147C
148A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				148A
148B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				148B
149	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				149
150	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				150

DOOR SCHEDULE

DOOR NO.	OPENING SIZE (W x H)	DOOR TYPE	DOOR THK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME WIDTH	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARDWARE GROUP	HARDWARE FUNCTION	REMARKS	DOOR NO.
151A	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				151A
151B	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151B
151C	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151C
151D	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151D
151E	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				151E
151F	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151F
151G	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151G
151H	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151H
151J	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				151J
151K	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151K
151L	8'-0" x 7'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151L
151M	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				151M
151N	10'-0" x 10'-0" SECTIONAL O.H.	E	-	STL	PAINT	STL	-	PAINT	-	-	-				151N
151P	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				151P
152	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				152
201	6'-0" x 7'-0" PAIR	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				201
202A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				202A
202B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				202B
202C	2'-6" x 7'-0"	B	-	GLASS	CLR	FRMLSS	-	-	-	-	-				202C
203	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				203
205AA	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				205AA
205AB	8'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				205AB
205AC	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				205AC
205A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				205A
205B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				205B
205C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				205C
206A	3'-0" x 7'-0" PAIR	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				206A
206B	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				206B
209	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				209
210	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				210
211	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				211
212A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				212A
212B	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				212B
212C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				212C
213A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				213A
213B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				213B
213C	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	4-1/2"	PAINT	-	-	-				213C
214	NOT USED	-	-	-	-	-	-	-	-	-	-				214
215	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				215
216	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				216
217A	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	4-1/2"	PAINT	-	-	-				217A
217B	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				217B
217C	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				217C
217D	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				217D
217E	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				217E
217F	6'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				217F
218A	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				218A
218B	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				218B
218C	8'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				218C
218D	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				218D
219A	3'-0" x 7'-0" PAIR	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				219A
219	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				219
221	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				221
222	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				222
223	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				223
224A	3'-0" x 7'-0"	D	-	AL	AL	AL	4-1/2"	AL	-	-	-				224A
224B	8'-0" x 7'-0" COILING O.H.	F	-	STL	PAINT	STL	-	PAINT	-	-	-				224B
224C	3'-0" x 7'-0"	A	1-3/4"	HM	PAINT	HM	6"	PAINT	-	-	-				224C
226	3'-0" x 7'-0"	A	1-3/4"	SCW	STAIN	HM	4-1/2"	PAINT	-	-	-				226

- 3x8 ALum — 2.0 EA
- 8x10 Stl Door — 29.0 EA
- 3x7 SCW (Stain) — 54.0 EA
- (3x7) HM — 30.0 EA
- 3x7 Glass Door — 4.0 EA
- 3x7 Alum — 12.0 EA
- 10x10 STL — 1.0 EA
- 10x12 STL — 1.0 EA

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH BUILDING CODES AS LISTED ON COVER SHEET.
- INSTALL ADDITIONAL BLOCKING AS REQUIRED FOR PROPER FRAME INSTALLATION.
- VERIFY ALL FLASHING DETAILS WITH FRAME MANUFACTURERS RECOMMENDED DETAILS AND INSTALL AS REQUIRED TO MAINTAIN MANUFACTURERS WARRANTY.

DOORS:

HM - Hollow Metal
AL - ALuminum medium stile door. Glazing as scheduled.
SCWD - pre-finished Solid Core Wood Door
STL - STeeL

FRAMES:

Note: All frames to have a 2" face unless noted otherwise.
HM - Hollow Metal
AL - ALuminum

DOOR SCHEDULE REMARKS:

1. VERIFY ALL INTERIOR DOOR TYPES & FINISHES WITH OWNER PRIOR TO PURCHASE.
2. Automatic Sliding Doors. Hardware to be provided by sliding door manufacturer.
3. LEAD LINED

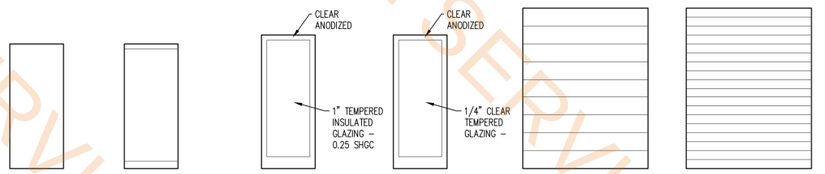
HARDWARE GROUPS:

HARDWARE SETS	1	2	3	4
(1-1/2) pair Hinges per leaf	●	●		
(1) Door Closer per leaf	●			
(1) Weatherstripping	●			
(1) Lockset - ref. Function Notes	●	●		
(1) Floor Door Stop		●		
(3) Silencers / Leaf		●		
Overhead Door Operator - Electric				

HARDWARE FUNCTION NOTES:

A. OFFICE LOCK — Keyed entry can remain unlocked / always unlocked exiting side.
B. ENTRANCE LOCK — Keyed entry can remain unlocked / always unlocked exiting side.
C. PRIVACY LOCK — Locked / unlocked by occupant / always unlocked exiting side.
D. PASSAGE — No lock.

Notes:
— Refer to Sheet A-0.01, 404 DOORS, DOORWAYS and GATES for accessibility standards for all doors and hardware.



n.t.s. DOOR TYPE SCHED.

MANSFIELD TEXAS

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DESIGN - BUILD - COMPANY
721 South 5th Avenue, Mansfield TX 76063
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REGISTERED ARCHITECT JERRY T. SIMMONS 29223 STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:
1 09/11/25 CORRECTIONS

SHEET CONTENTS:
DOOR SCHEDULE

SHEET NUMBER:
A-8.1

ACE SERVICES

GENERAL NOTES:

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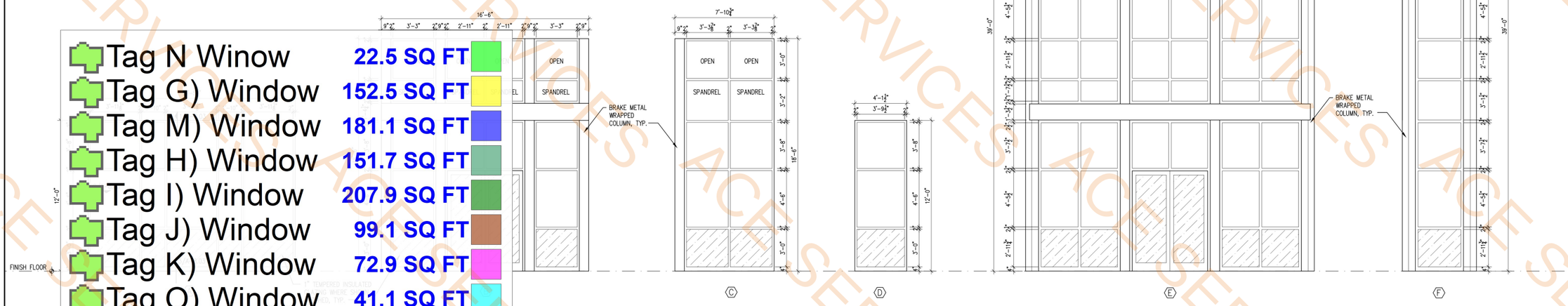
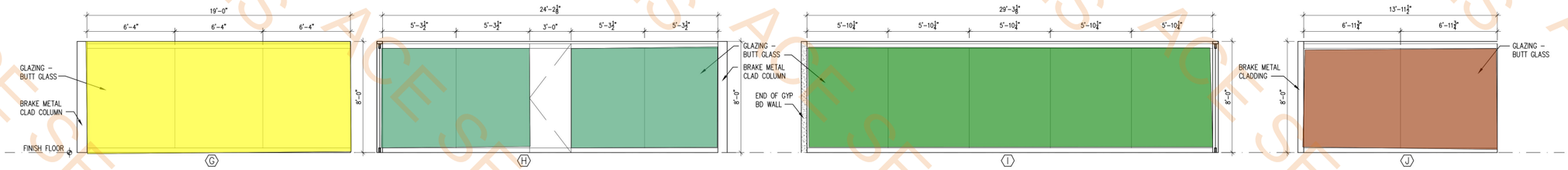
- INSTALL ADDITIONAL BLOCKING AS REQUIRED FOR PROPER FRAME INSTALLATION.
- VERIFY ALL FLASHING DETAILS WITH FRAME MANUFACTURERS RECOMMENDED DETAILS AND INSTALL AS REQUIRED TO MAINTAIN MANUFACTURERS WARRANTY.
- FIELD VERIFY ALL ROUGH OPENING DIMENSIONS BEFORE FRAME MANUFACTURE.
- REFERENCE 4,5/A-8.3 FOR CONTROL JOINT REQUIREMENTS/DETAILS.

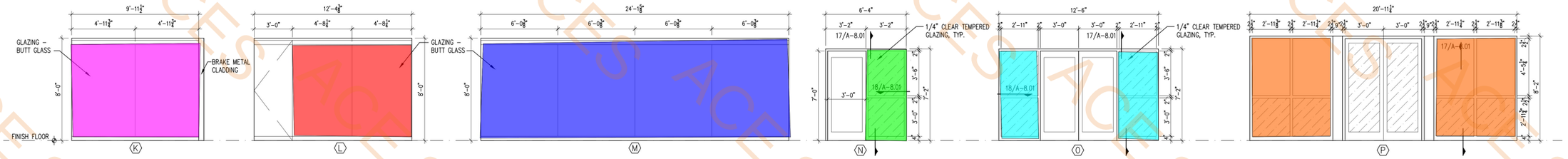
Tag N Winow	22.5 SQ FT
Tag G) Window	152.5 SQ FT
Tag M) Window	181.1 SQ FT
Tag H) Window	151.7 SQ FT
Tag I) Window	207.9 SQ FT
Tag J) Window	99.1 SQ FT
Tag K) Window	72.9 SQ FT
Tag O) Window	41.1 SQ FT
Tag P) Window	94.6 SQ FT
Tag L) Window	65.7 SQ FT



WINDOW AND FRAME SCHEDULE

AS VIEWED FROM THE EXTERIOR OF THE BUILDING. - ALL FRAMES SHOWN HAVE A 2" OR 2 ¾" PROFILE (AS DIMENSIONED) AND ARE CLEAR ANODIZED ALUMINUM. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLASS. 1" TEMPERED INSULATED GLAZING 0.25 SHGC & 0.46 U FACTOR





MANSFIELD TEXAS

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6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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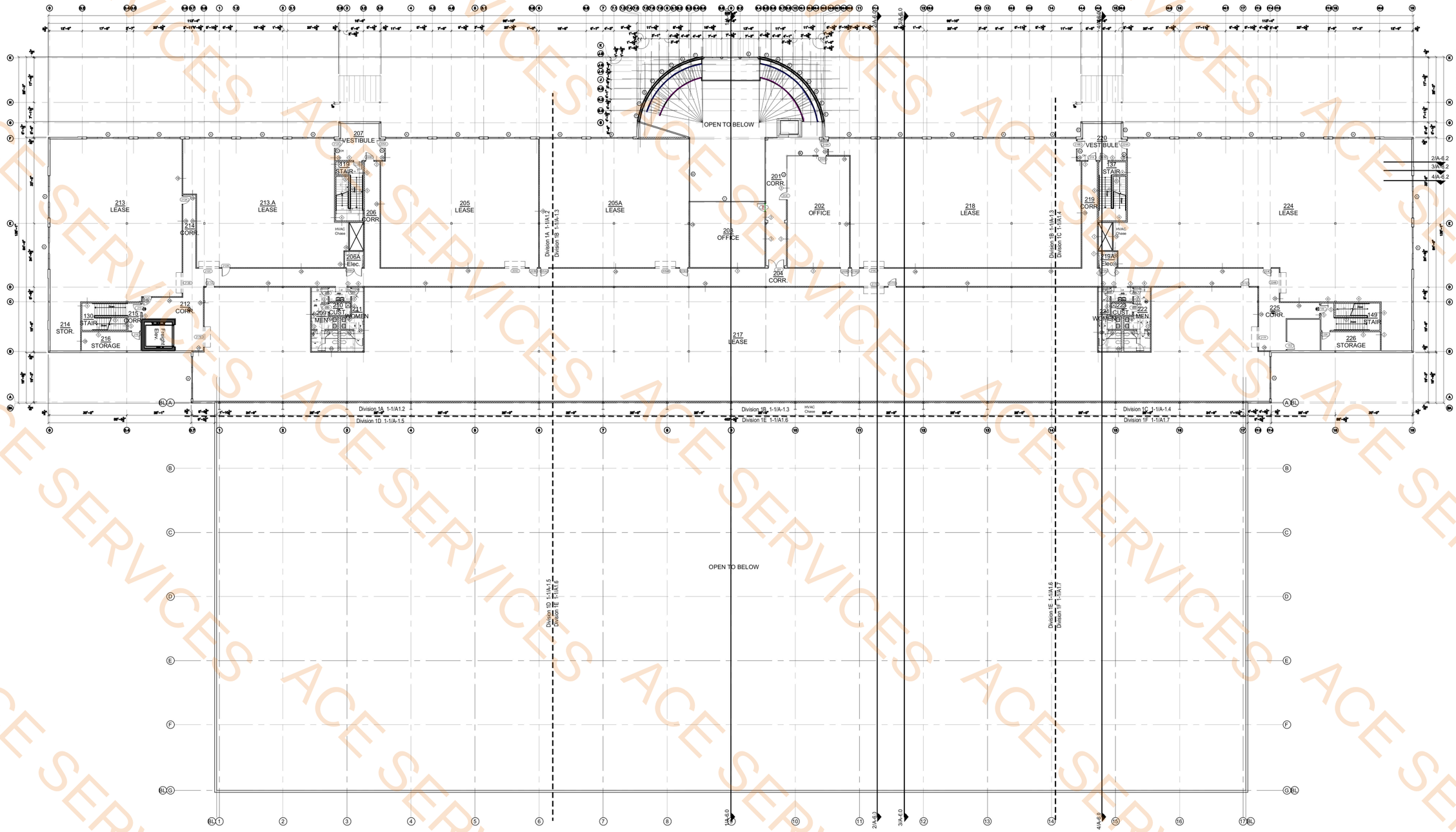
REVISIONS:

SHEET CONTENTS:
WINDOW SCHEDULE

SHEET NUMBER:
A-8.2

ACE SERVICES



1 COLUMN DIMENSION PLAN - SECOND FLOOR

SCALE: NTS

Glass Hand Railing	58.3 FT
Glass Guard Railing	42.6 FT

MANSFIELD TEXAS

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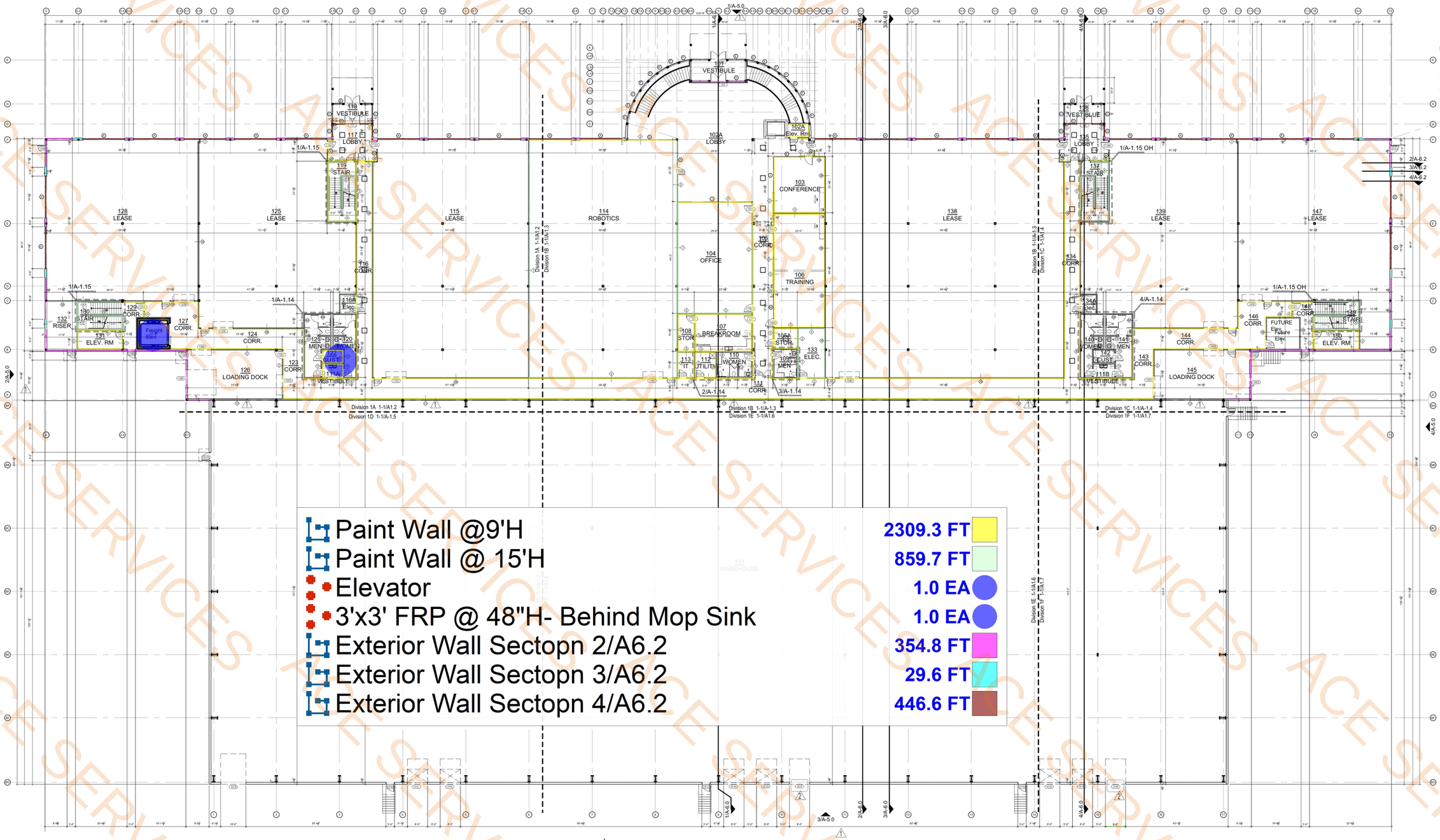
SHEET CONTENTS:
COLUMN DIMENSION PLAN - SECOND FLOOR

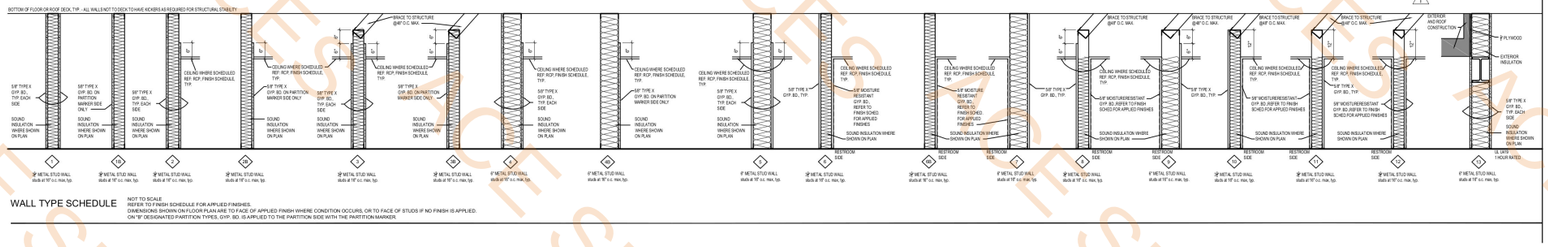
SHEET NUMBER:
A-1.1B

ACE SERVICES



Paint Wall @9'H	2309.3 FT
Paint Wall @ 15'H	859.7 FT
Elevator	1.0 EA
3'x3' FRP @ 48"H- Behind Mop Sink	1.0 EA
Exterior Wall Sectopn 2/A6.2	354.8 FT
Exterior Wall Sectopn 3/A6.2	29.6 FT
Exterior Wall Sectopn 4/A6.2	446.6 FT

1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: NTS



WALL TYPE SCHEDULE

NOT TO SCALE
REFER TO FINISH SCHEDULE FOR APPLIED FINISHES.
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GENERAL PLAN NOTES:

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- REFER TO SHEET A-8.0 & A-8.1 FOR DOOR AND WINDOW SCHEDULES
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LEGEND:

- 2/A-6.0 — SECTION MARK - Detail No. / Sheet No.
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MANSFIELD TEXAS

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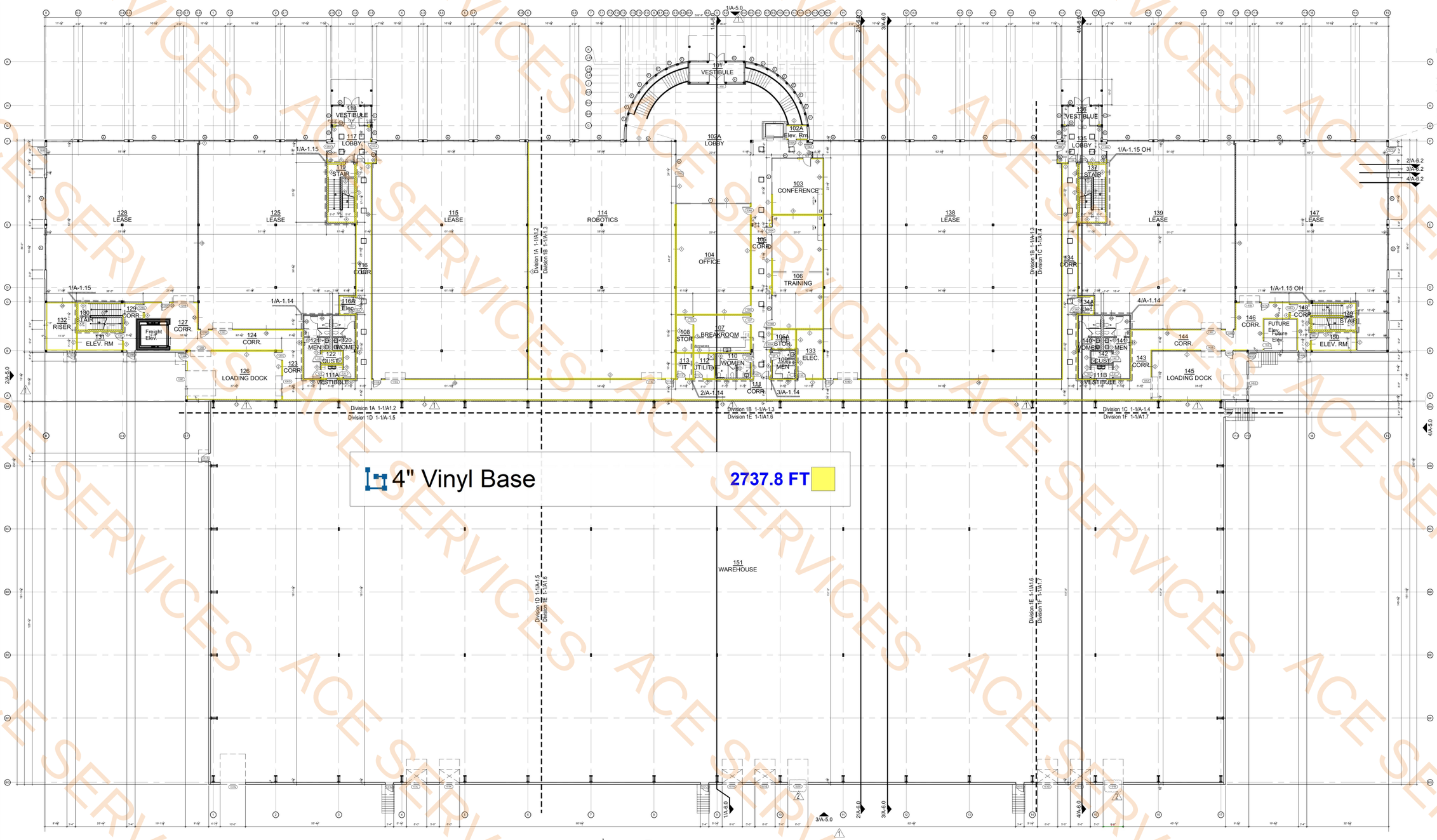
2	09/11/25	CORRECTION

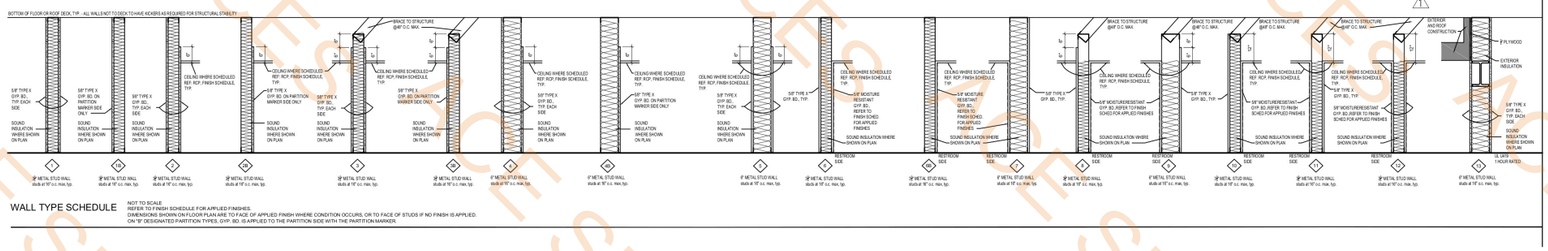
SHEET CONTENTS:
OVERALL FLOOR PLAN - FIRST FLOOR

SHEET NUMBER:
A-1.0

ACE SERVICES



1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: NTS



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MANSFIELD TEXAS

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TERRY SIMMONS
29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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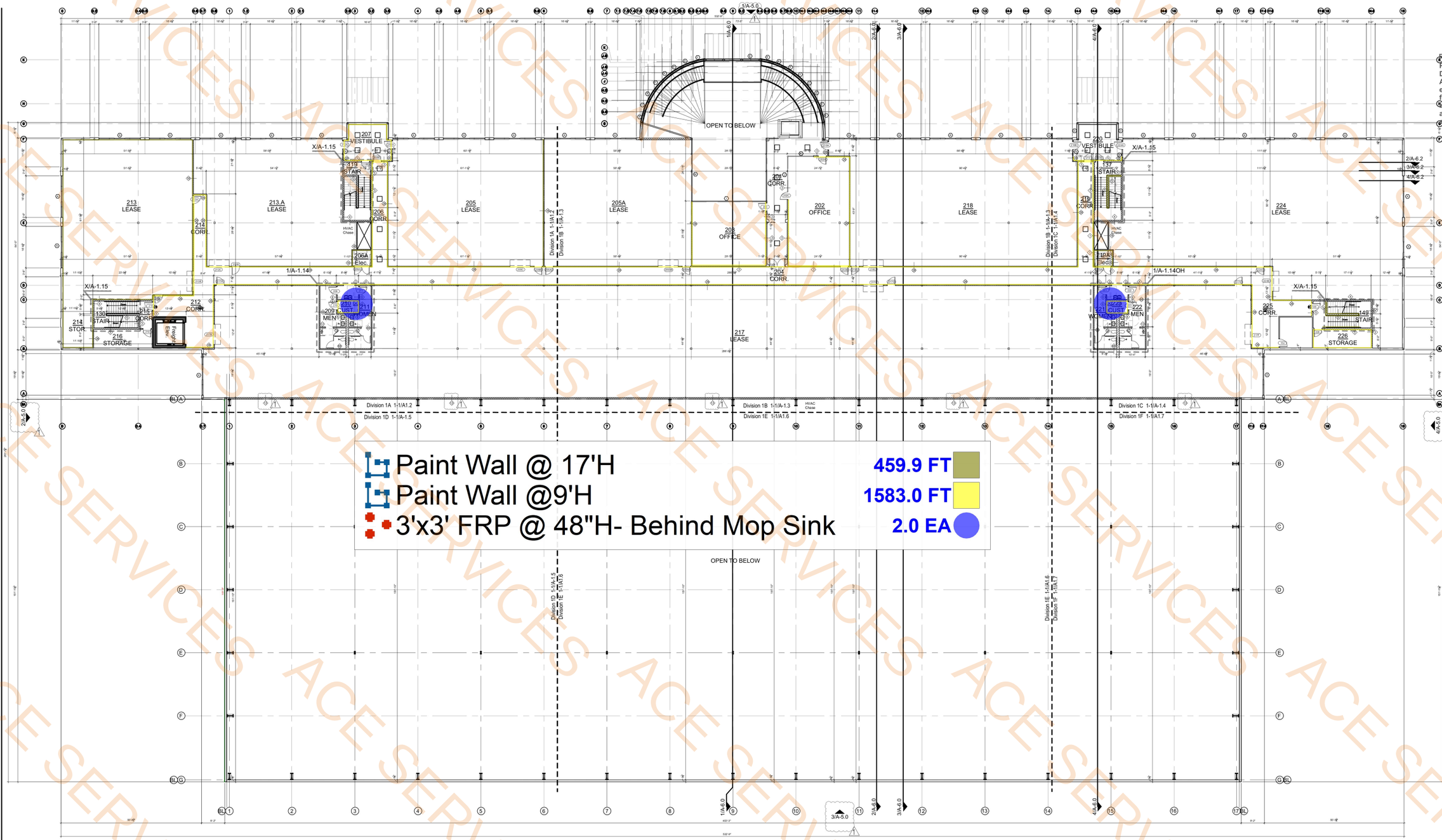
2	09/11/25	CORRECTION

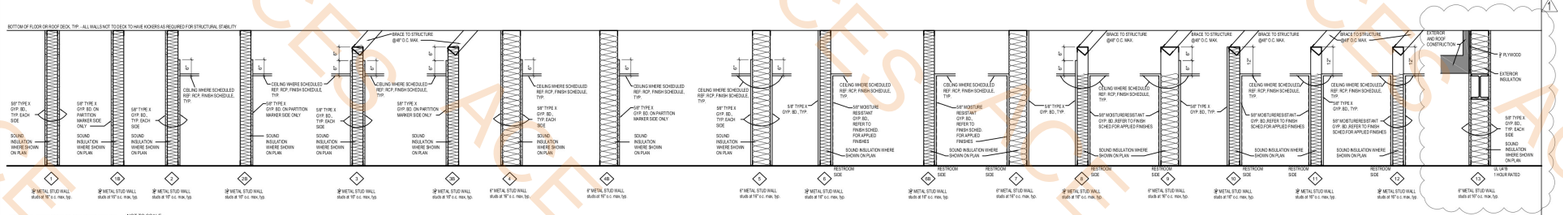
SHEET CONTENTS:
OVERALL FLOOR PLAN - FIRST FLOOR

SHEET NUMBER:
A-1.0

ACE SERVICES



1 OVERALL FLOOR PLAN - SECOND FLOOR
SCALE: NTS



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MANSFIELD TEXAS

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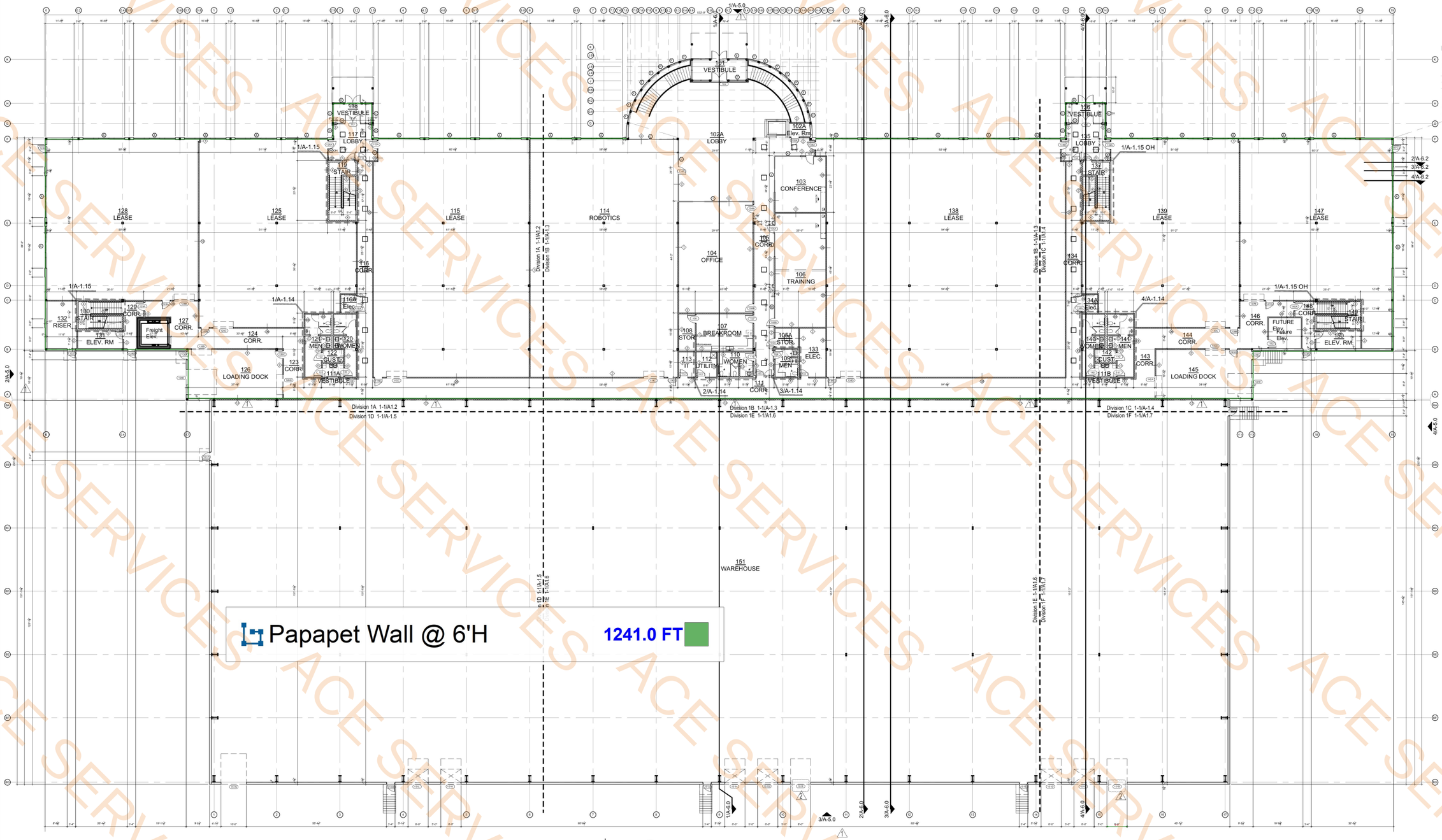
1 07/xx/25 ADDITIONAL INFO

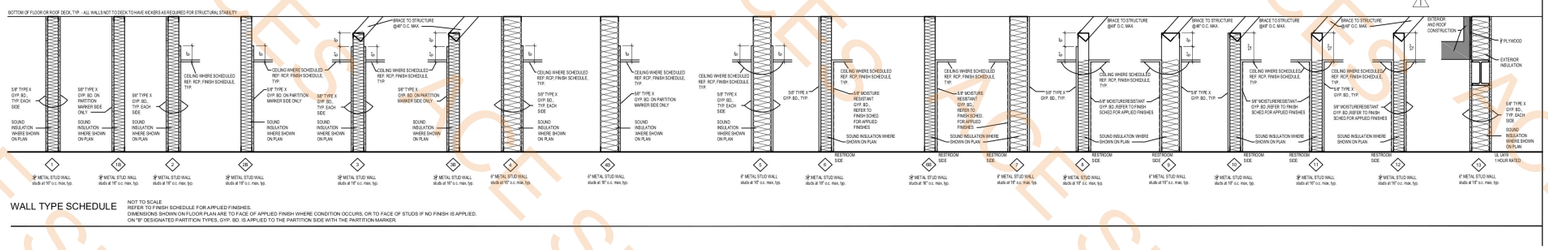
SHEET CONTENTS:
OVERALL FLOOR PLAN - SECOND FLOOR

SHEET NUMBER:
A-1.1

ACE SERVICES



1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: NTS



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MANSFIELD TEXAS

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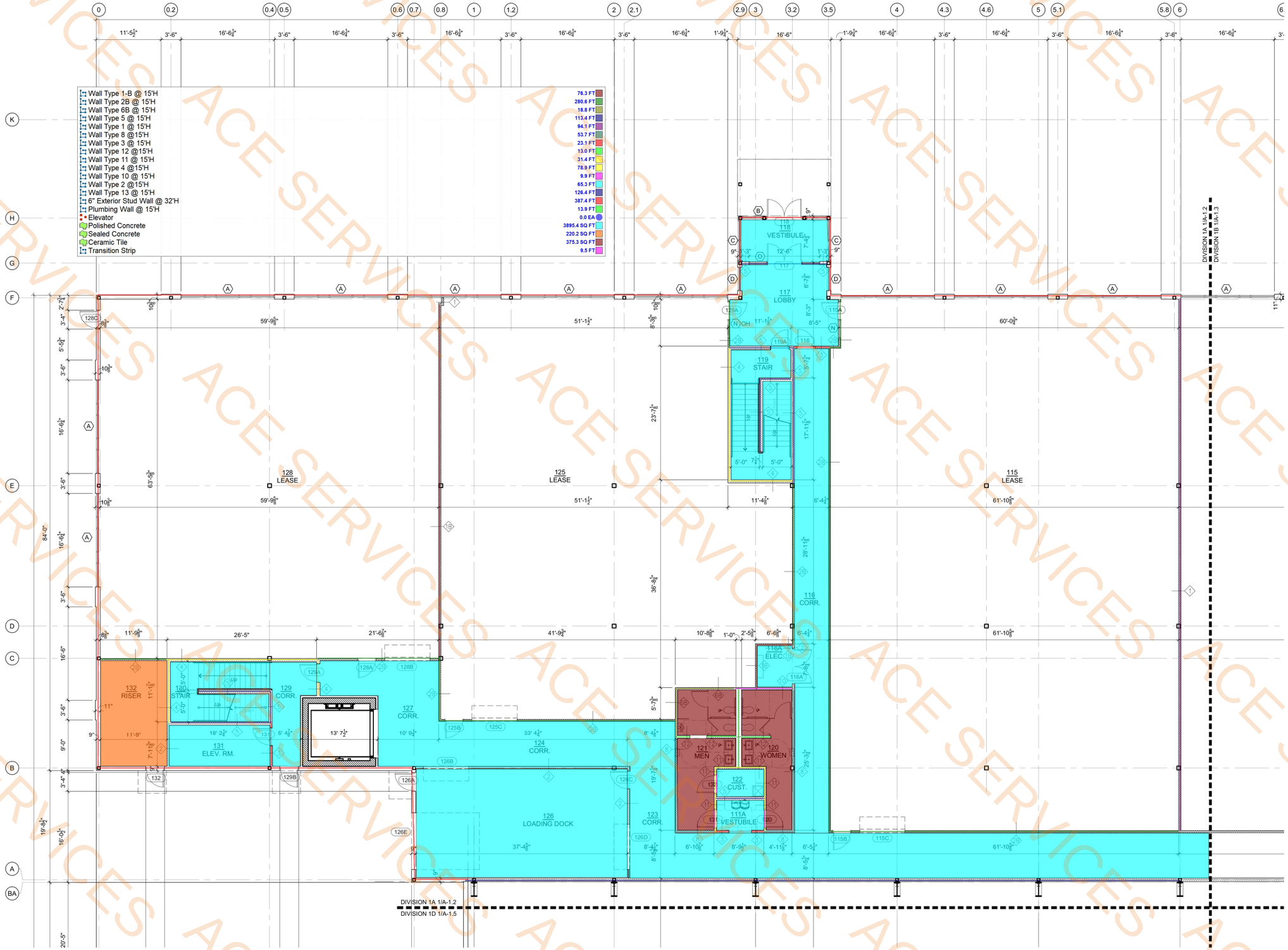
2 09/11/25 CORRECTION

SHEET CONTENTS:
OVERALL FLOOR PLAN - FIRST FLOOR

SHEET NUMBER:
A-1.0

ACE SERVICES



NORTH

1 ENLARGED FLOOR PLAN - DIVISION "1A"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

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6.25.25

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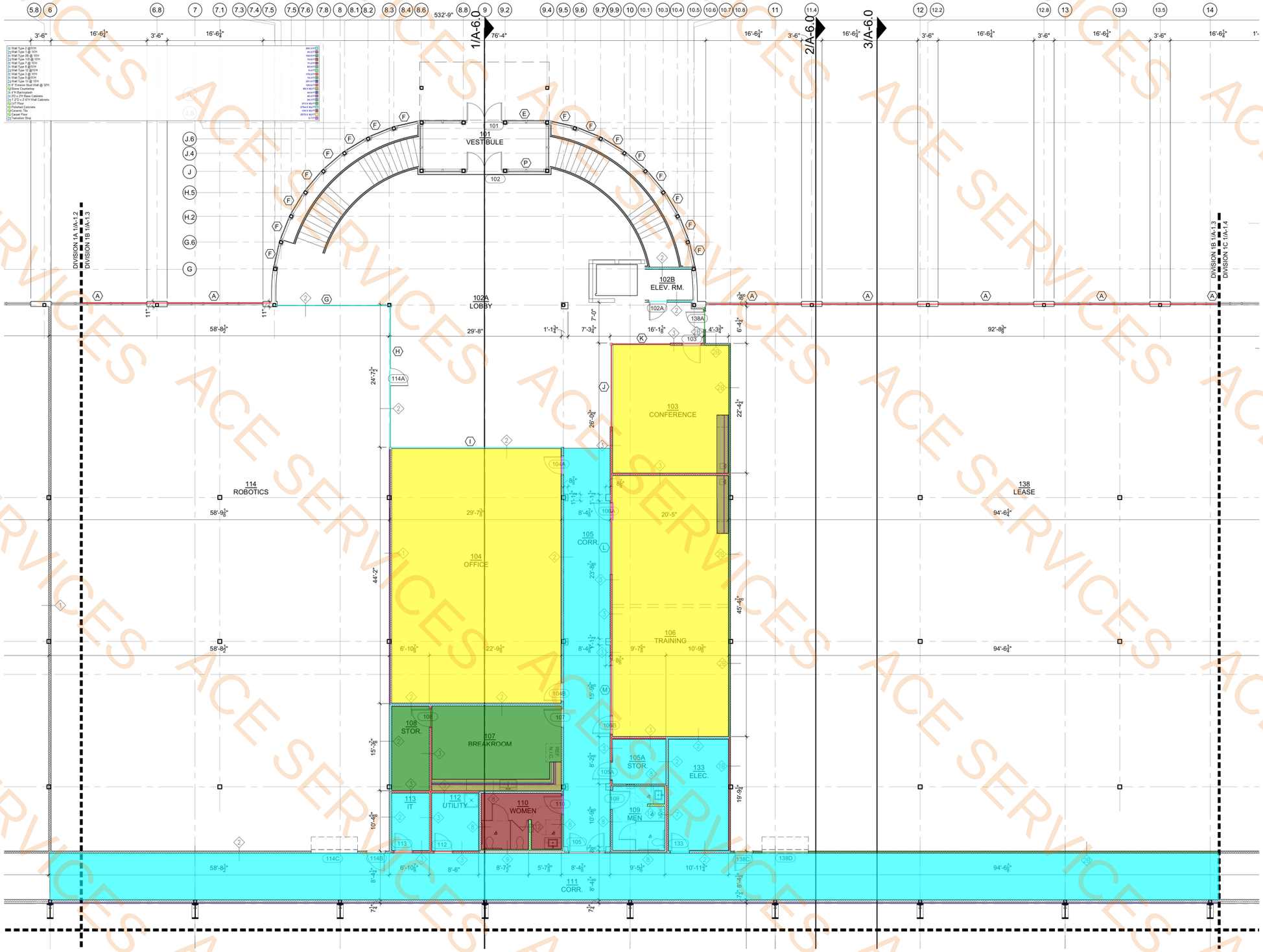
SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1A"

SHEET NUMBER:
A-1.2

ACE SERVICES



1 ENLARGED FLOOR PLAN - DIVISION "1B"
SCALE: 1/8" = 1'-0"

MANSFIELD
TEXAS

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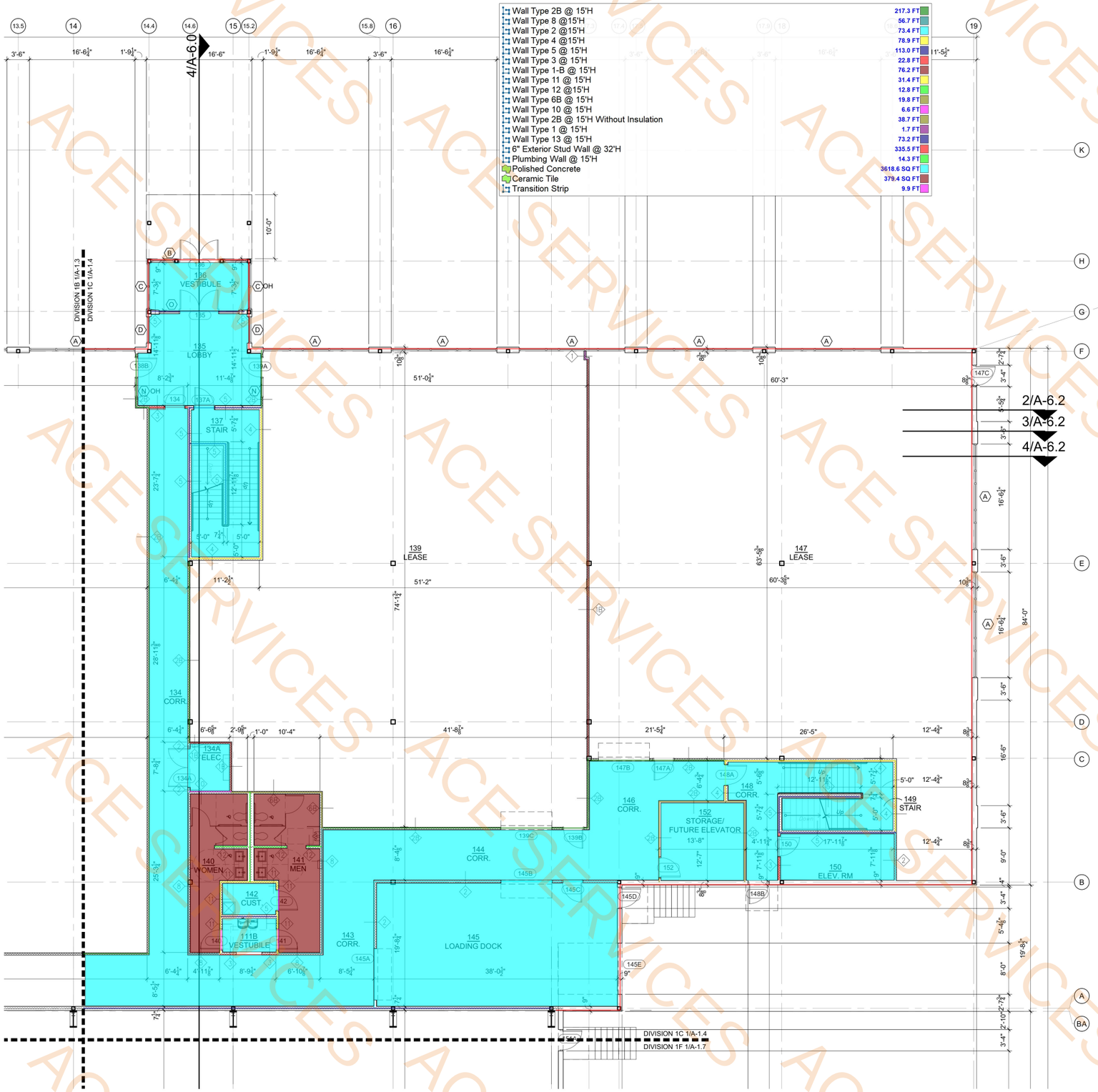
SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1B"

SHEET NUMBER:
A-1.3

ACE SERVICES



NORTH

1 ENLARGED FLOOR PLAN - DIVISION "1C"
SCALE: 1/8" = 1'-0"

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6.25.25

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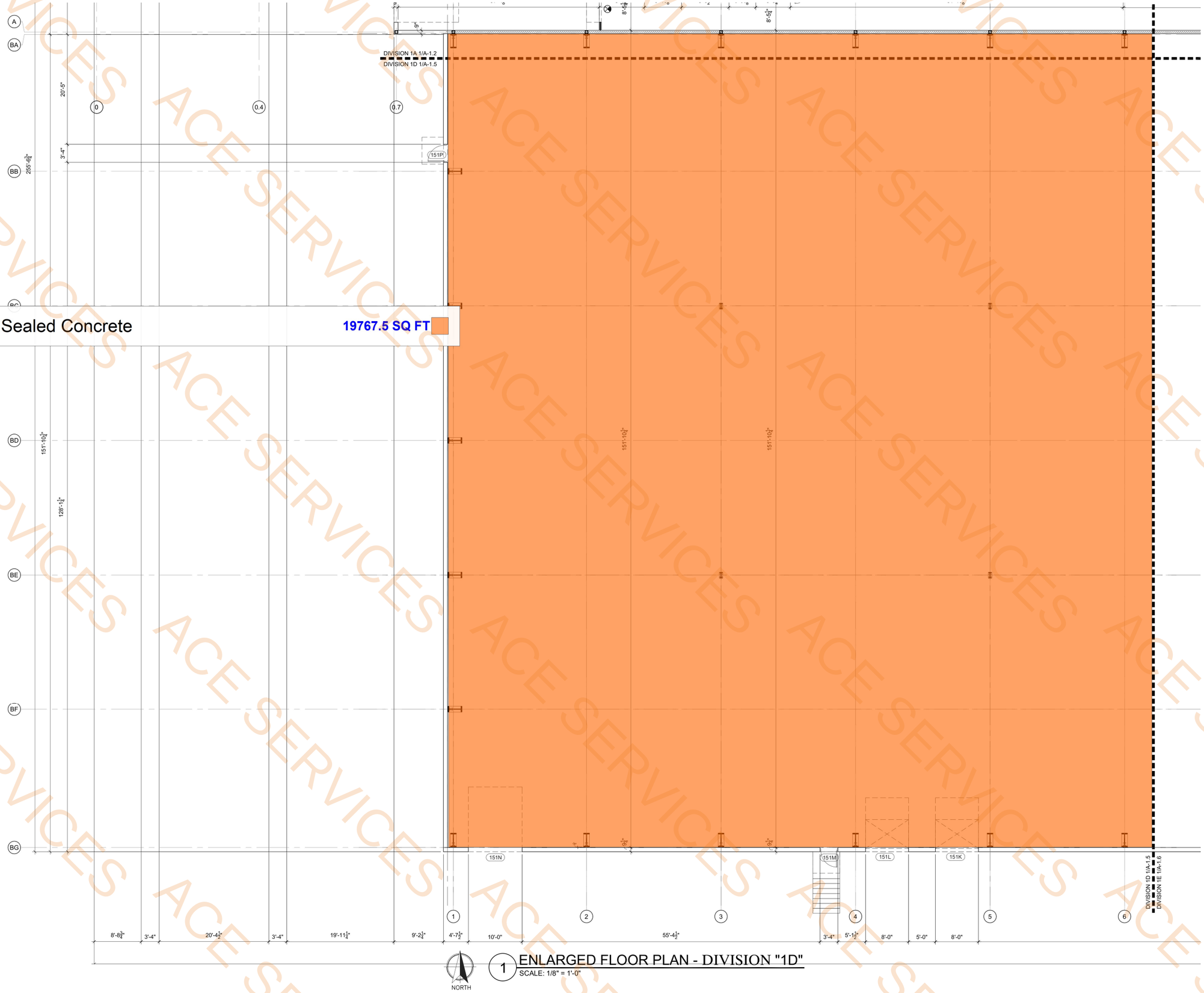
REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1C"

SHEET NUMBER:
A-1.4

ACE SERVICES

ACE SERVICES



1 ENLARGED FLOOR PLAN - DIVISION "1D"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.

NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 5th Avenue, Mansfield TX 76063
Phone (817) 473-0484 Fax (817) 473-0159
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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6-25-25

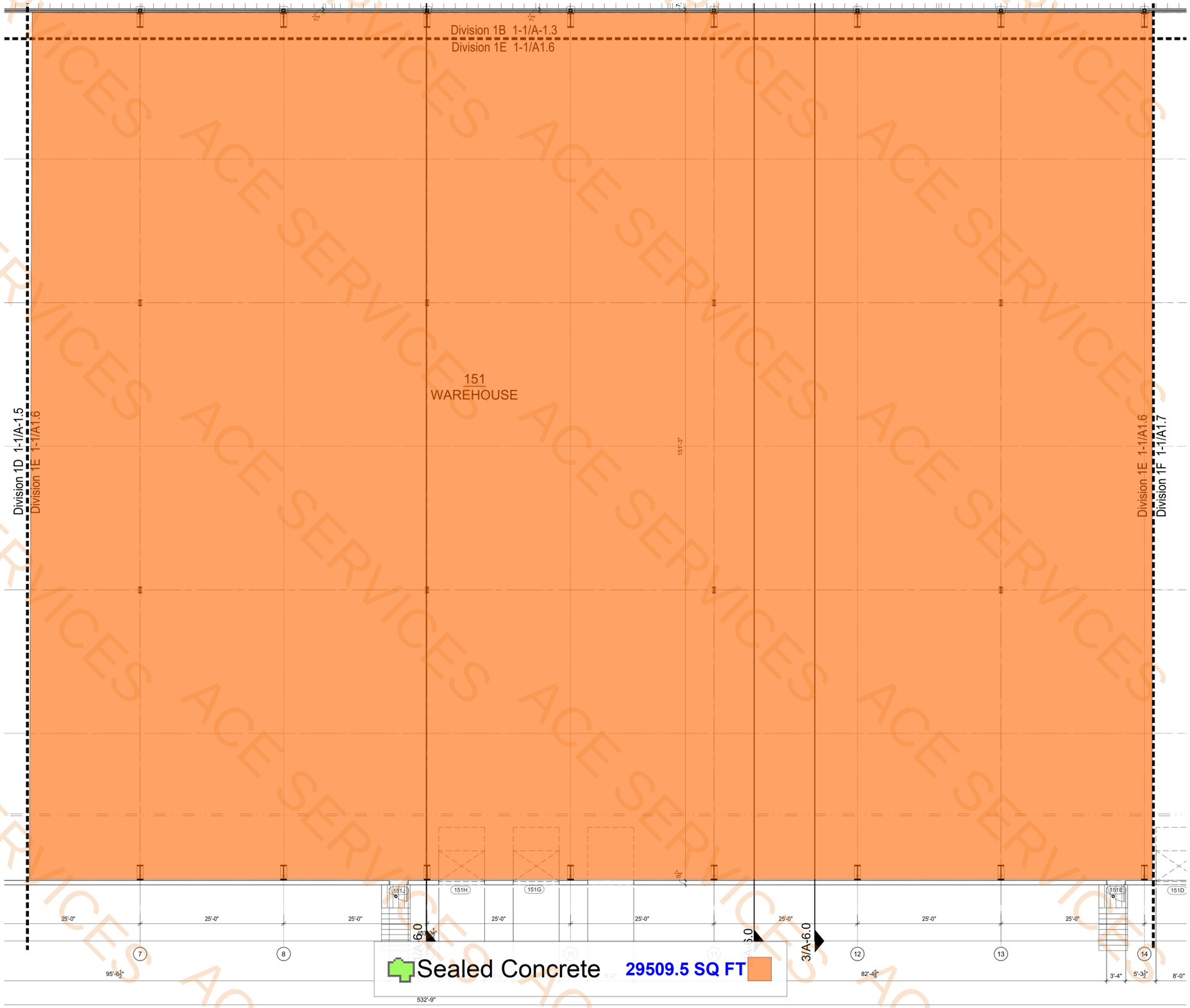
VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1D"

SHEET NUMBER:
A-1.5



1 ENLARGED FLOOR PLAN - DIVISION "1E"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

APPROVED

Reviewed for Code Compliance
ProjectName: C2-25-003004
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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

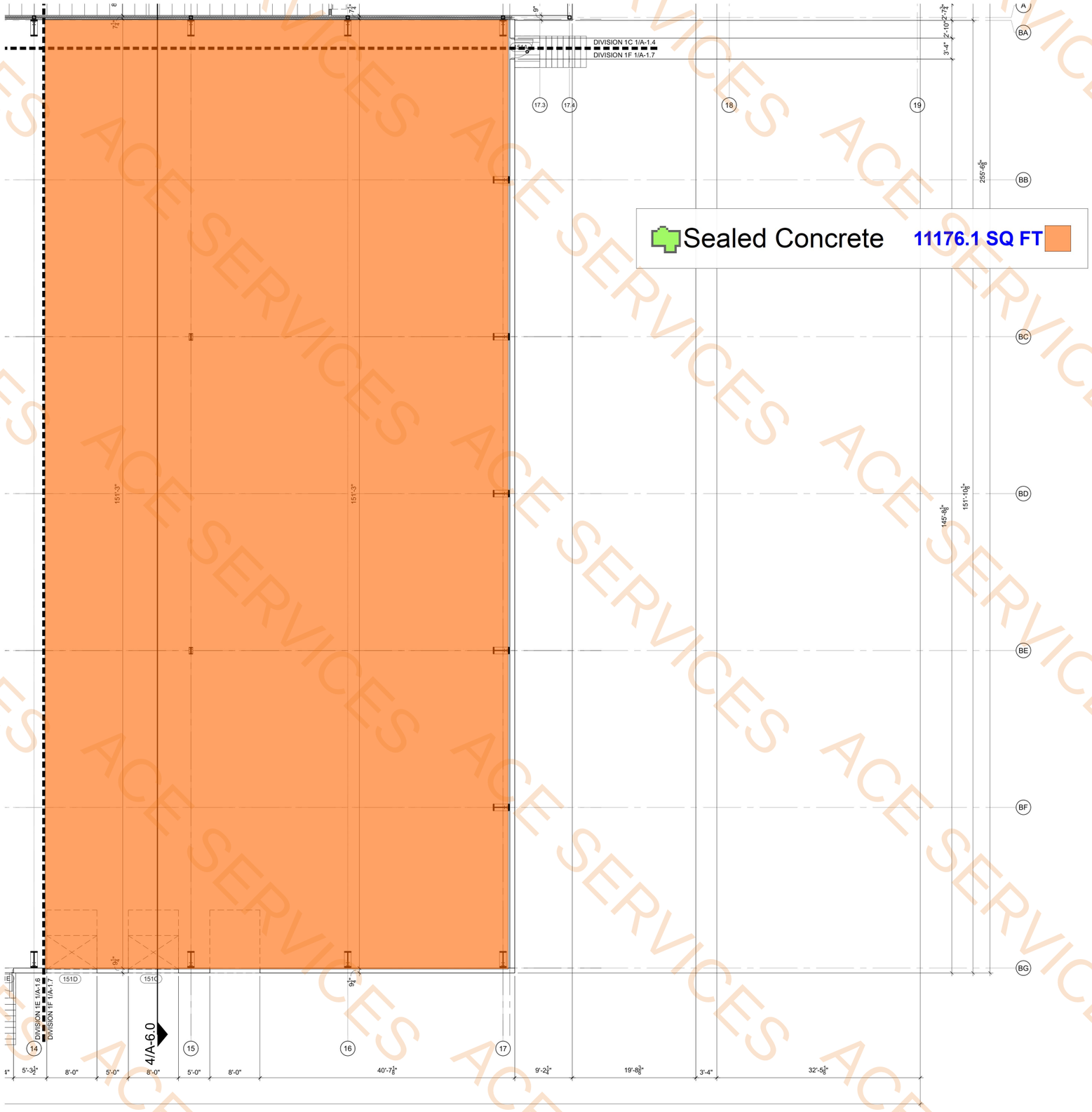
DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1E"

SHEET NUMBER:
A-1.6

ACE SERVICES



NORTH

1 ENLARGED FLOOR PLAN - DIVISION "1F"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
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REGISTERED ARCHITECT
TERRY T. SIMMONS
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6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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6/25/2025

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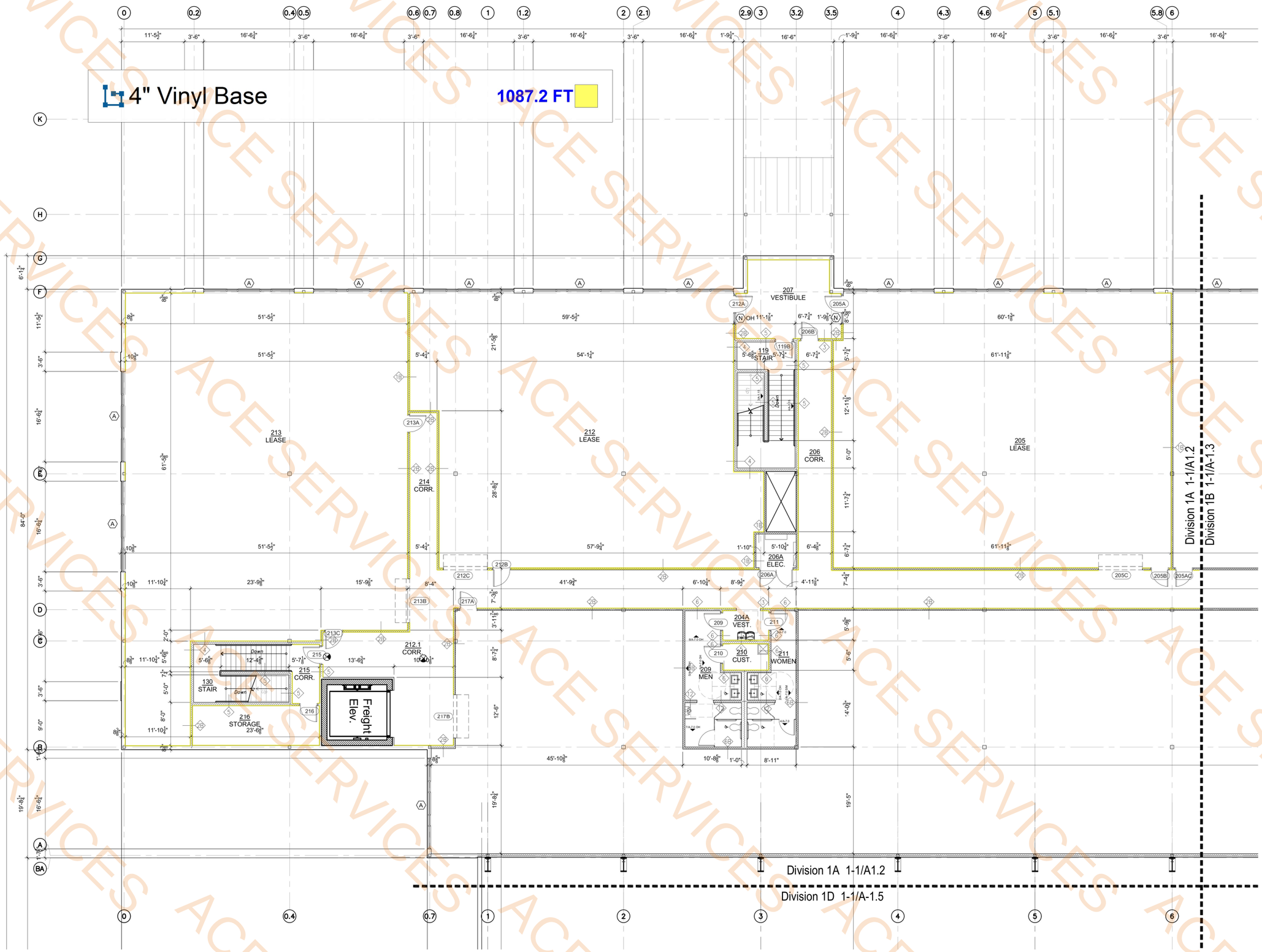
SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "1F"

SHEET NUMBER:
A-1.7

ACE SERVICES

ACE SERVICES

4" Vinyl Base 1087.2 FT



NORTH

1 ENLARGED FLOOR PLAN - DIVISION "2A"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

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Reviewed for Code Compliance
ProjectName: C2-25-003004
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REGISTERED ARCHITECT TERRY L. SIMMONS 29223 STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2A"

SHEET NUMBER:
A-1.8

MANSFIELD
TEXAS
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Reviewed for Code Compliance
ProjectName: C2-25-003004
Date: 9/23/2025
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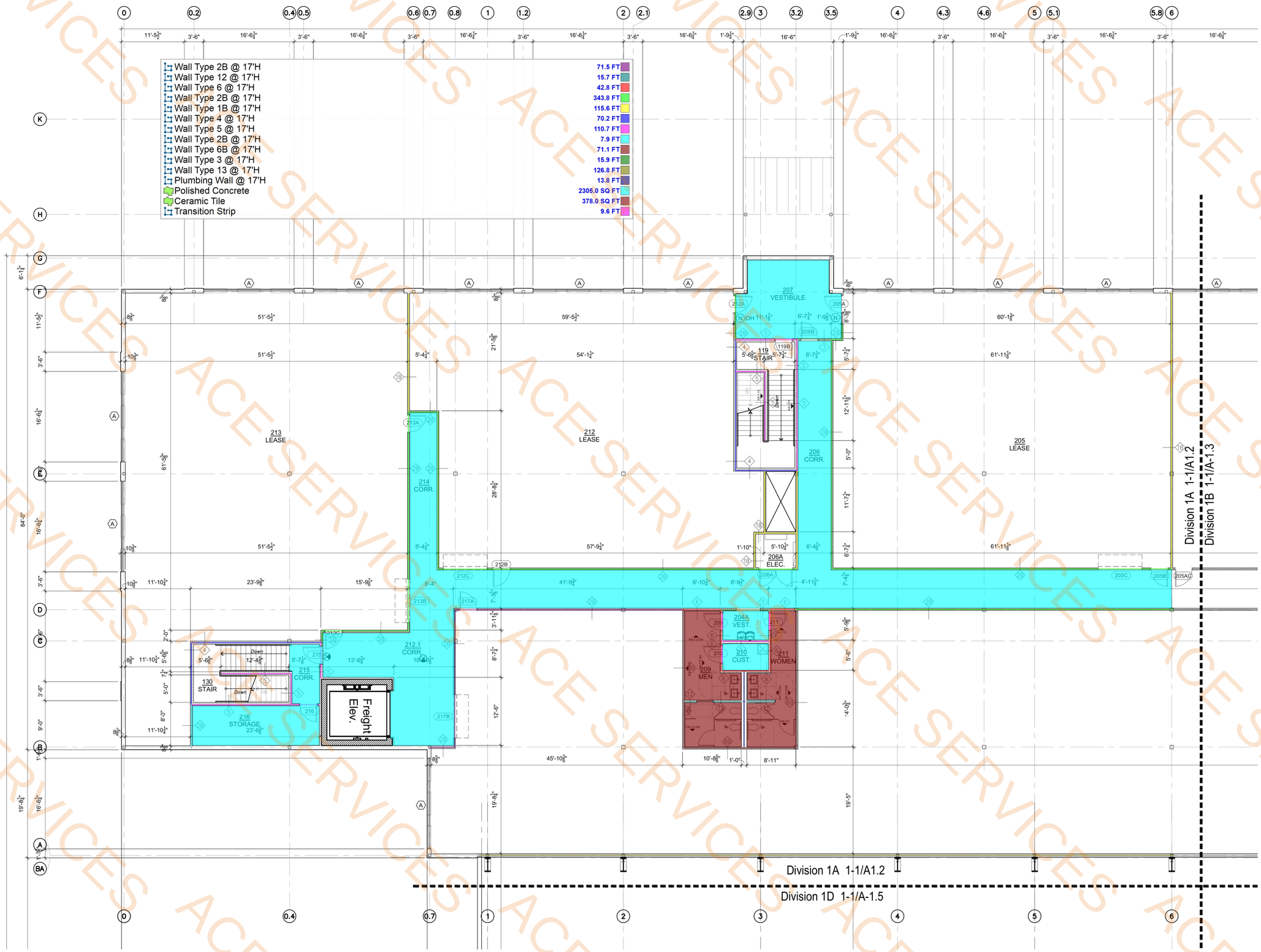

1 ENLARGED FLOOR PLAN - DIVISION "2A"
SCALE: 1/8" = 1'-0"

NORTH

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REGISTERED ARCHITECT
TERRY T. SUMMERS
29223
STATE OF TEXAS
6.25.25

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2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

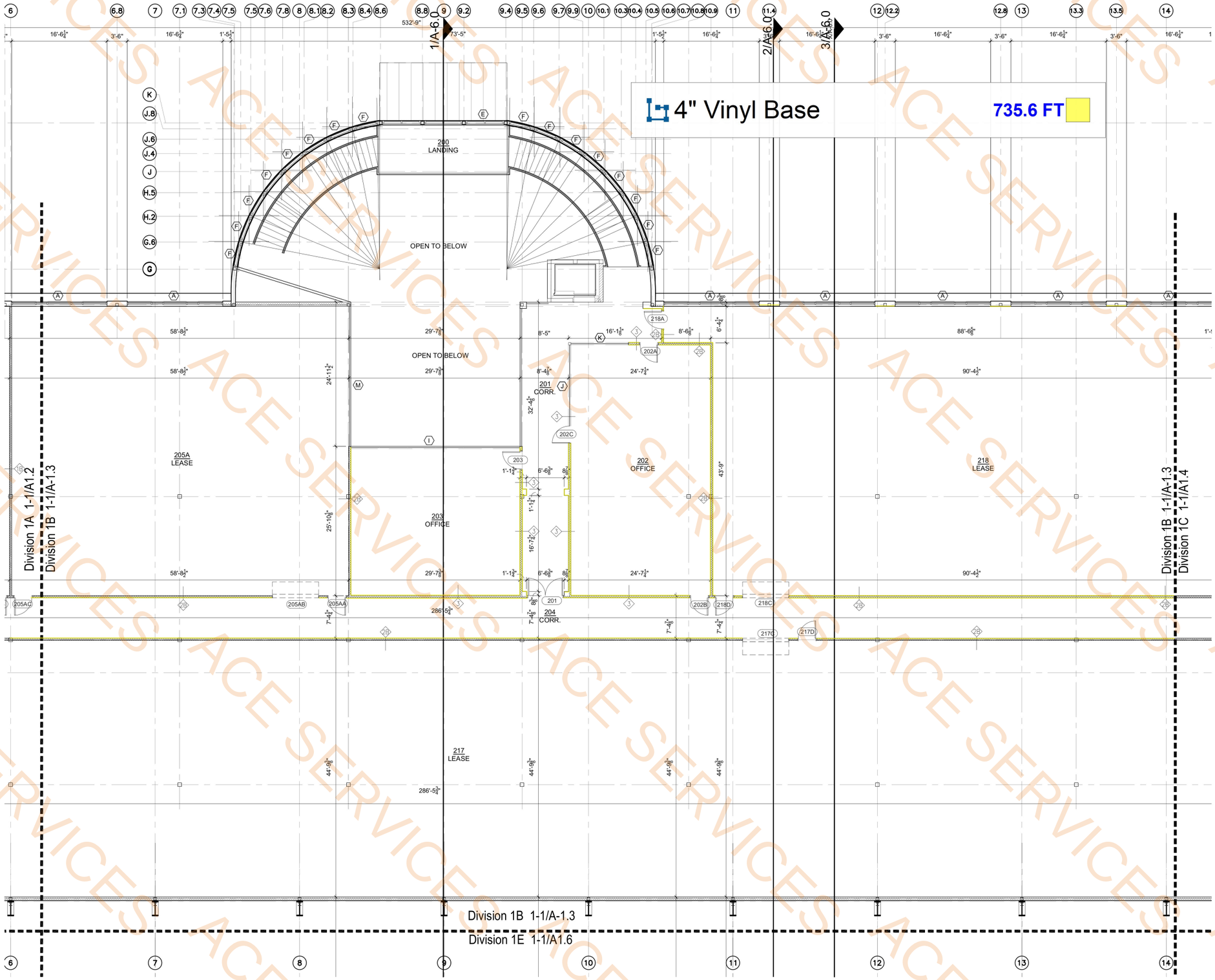
REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2A"

SHEET NUMBER:
A-1.8

ACE SERVICES

ACE SERVICES



1 ENLARGED FLOOR PLAN - DIVISION "2B"
SCALE: 1/8" = 1'-0"

NORTH

MANSFIELD
TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
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TERRY T. SIMMONS
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STATE OF TEXAS
6.25.25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

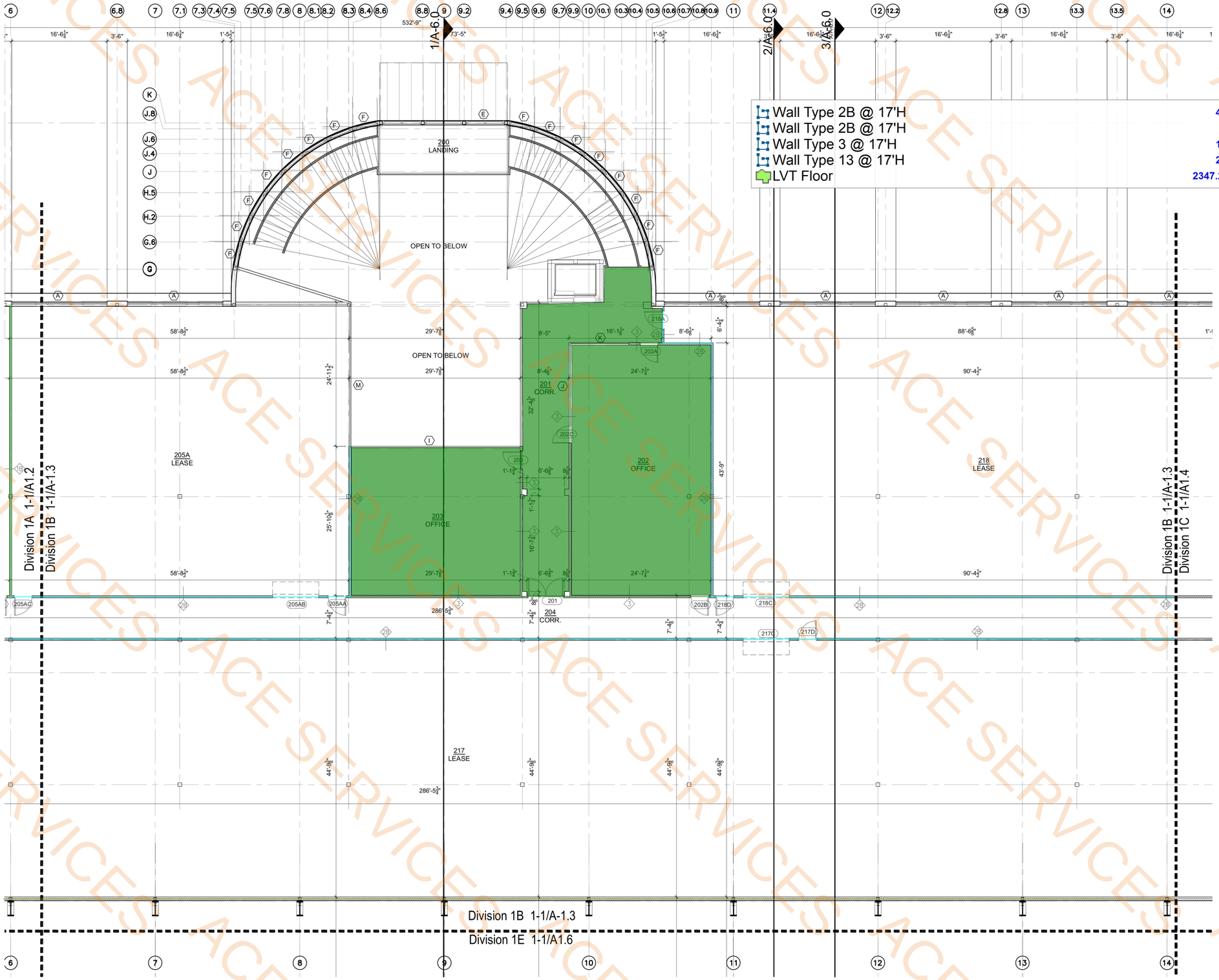
DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2B"

SHEET NUMBER:
A-1.9

ACE SERVICES



NORTH

1 ENLARGED FLOOR PLAN - DIVISION "2B"
SCALE: 1/8" = 1'-0"

MANSFIELD TEXAS

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Reviewed for Code Compliance
ProjectName: C2-25-003004
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29223
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6.25.25

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DATE ISSUED:
6/25/2025

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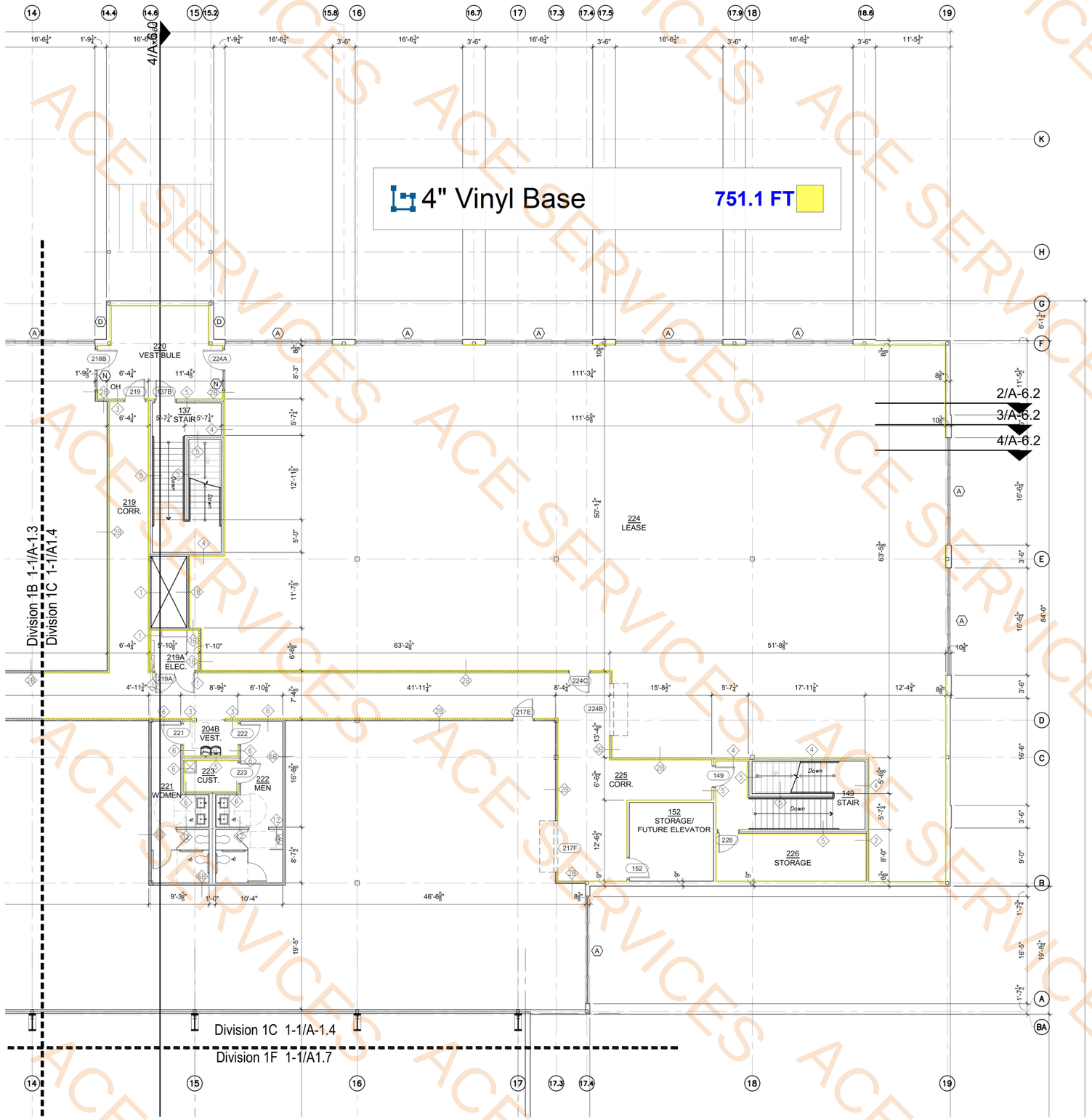
SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2B"

SHEET NUMBER:
A-1.9



1 ENLARGED FLOOR PLAN - DIVISION "2C"
SCALE: 1/8" = 1'-0"

NORTH

MANSFIELD TEXAS

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ProjectName: C2-25-003004
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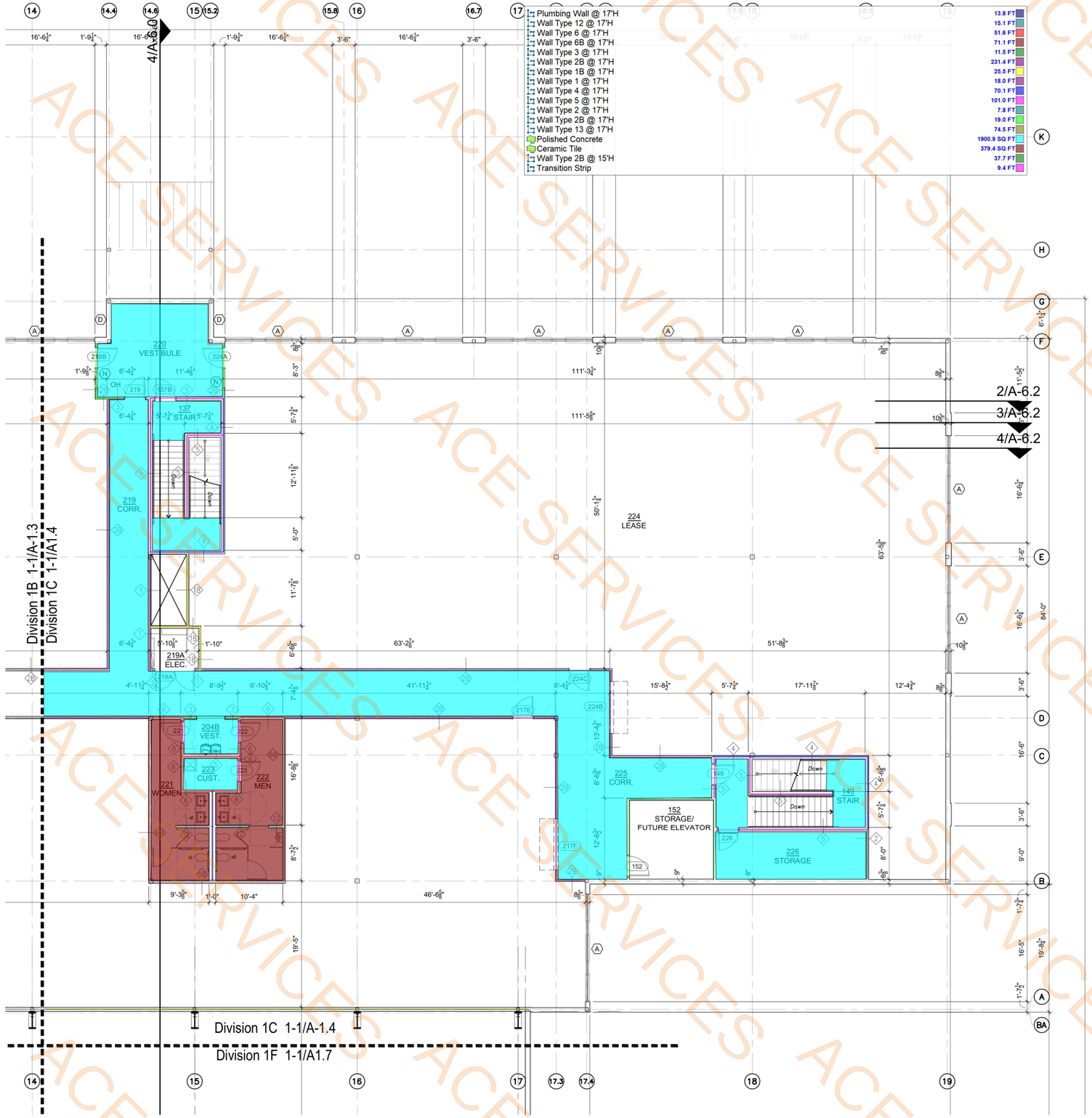
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2C"

SHEET NUMBER:
A-1.10

ACE SERVICES



1 ENLARGED FLOOR PLAN - DIVISION "2C"
SCALE: 1/8" = 1'-0"

NORTH

MANSFIELD TEXAS

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Reviewed for Code Compliance
ProjectName: C2-25-003004
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REGISTERED ARCHITECT TERRY T. SIMMONS 29223 STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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6/25/2025

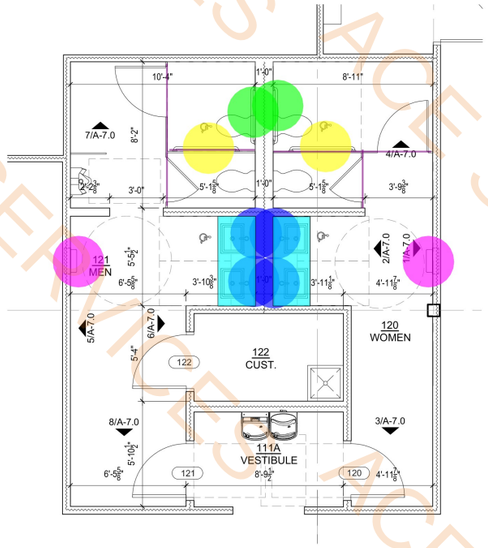
REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLAN DIVISION "2C"

SHEET NUMBER:
A-1.10

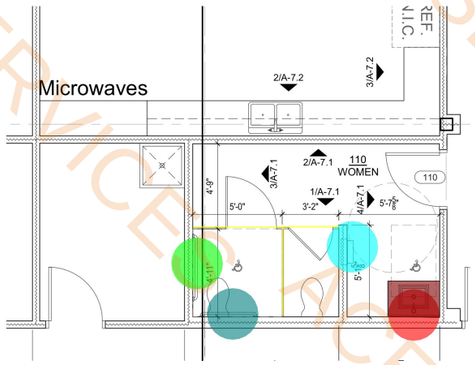
ACE SERVICES

36" Grab Bar	2.0 EA
24"x36" Framed Mirror	2.0 EA
42" Grab Bar	2.0 EA
Toilet Partition Wall @ 5'H	23.1 FT
Paper Towel Waste Unit	2.0 EA
Toilt Partition Wall @ 5'H- x4	24.8 FT
36" Grab Bar- x4	2.0 EA
Vanity Stone Countertop w/Base Cabinets	11.8 SQ FT
42" Grab Bar- X4	2.0 EA
24"x36" Framed Mirror- x4	4.0 EA
Paper Towel/ Waste Unit- x4	2.0 EA
Vanity Stone Countertop w/Base Cabinets- x4	20.9 SQ FT



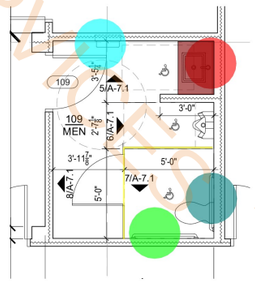
NORTH

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



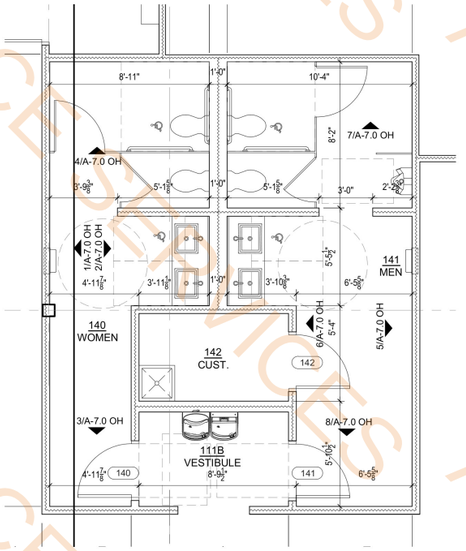
NORTH

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



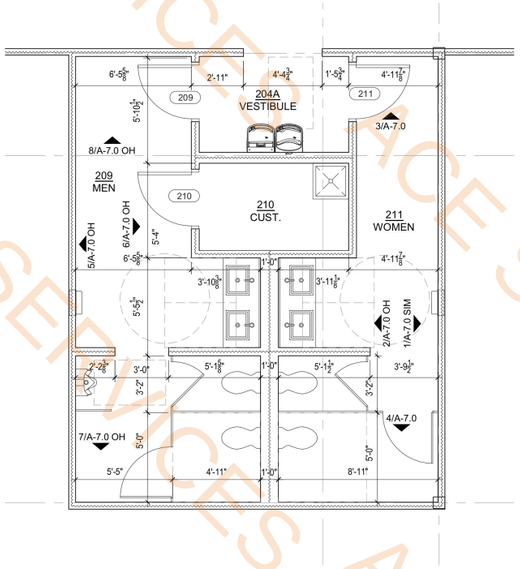
NORTH

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



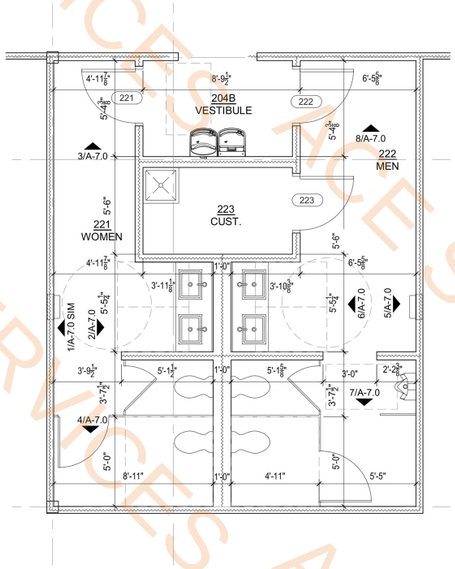
NORTH

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



NORTH

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



NORTH

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

MANSFIELD TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: C2-25-003004
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DESIGN - BUILD - COMPANY
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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

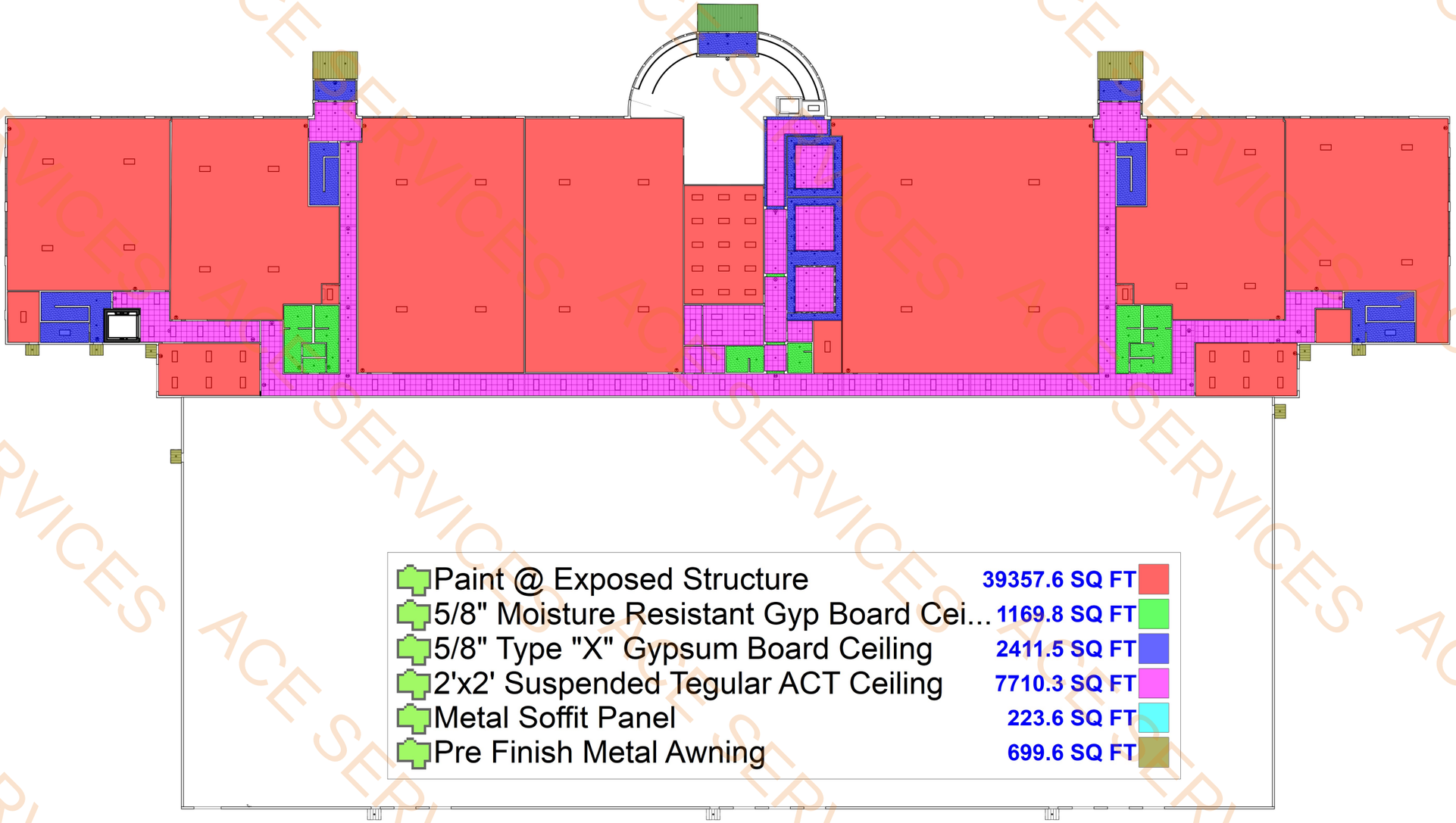
DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ENLARGED FLOOR PLANS

SHEET NUMBER:
A-1.14

ACE SERVICES



Paint @ Exposed Structure	39357.6 SQ FT
5/8" Moisture Resistant Gyp Board Cei...	1169.8 SQ FT
5/8" Type "X" Gypsum Board Ceiling	2411.5 SQ FT
2'x2' Suspended Tegular ACT Ceiling	7710.3 SQ FT
Metal Soffit Panel	223.6 SQ FT
Pre Finish Metal Awning	699.6 SQ FT

1 OVERALL REFLECTED CEILING PLAN - FIRST FLOOR
1" = 20'-0"

MANSFIELD TEXAS

APPROVED
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TERRY T. SIMMONS
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STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
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DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
REFLECTED CEILING PLAN

SHEET NUMBER:
A-2.0

ACE SERVICES

ACE SERVICES

MANSFIELD
TEXAS

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ProjectName: C2-25-003004
Date: 9/23/2025
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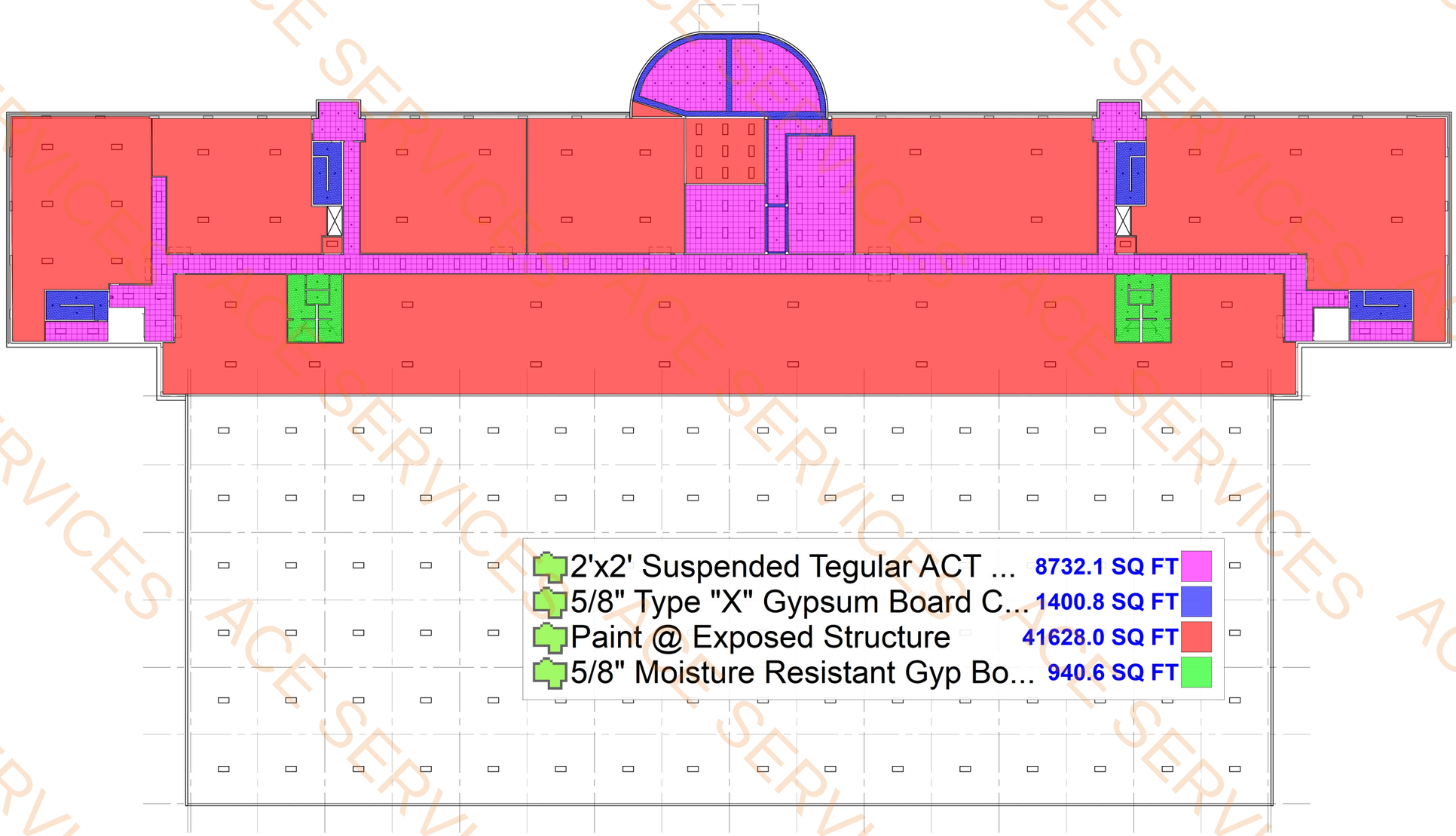

1 OVERALL REFLECTED CEILING PLAN - SECOND FLOOR
1" = 20'-0"

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REGISTERED ARCHITECT
TERRY T. SIMMONS
29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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6/25/2025
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SHEET CONTENTS:
REFLECTED CEILING PLAN
SHEET NUMBER:
A-2.1

MANSFIELD
TEXAS
APPROVED
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ProjectName: C2-25-003004
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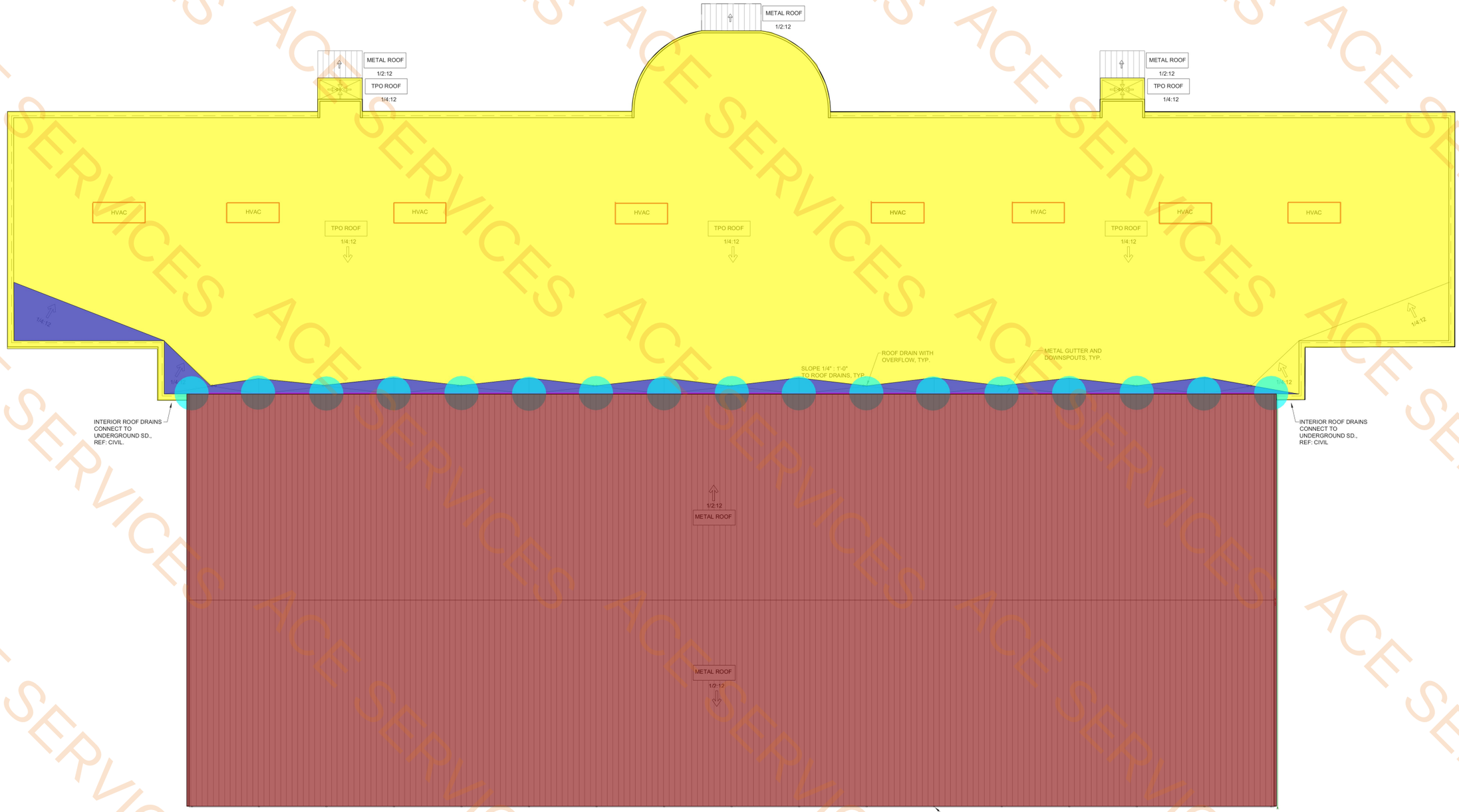

TPO Roofing	54760.9 SQ FT
Roof Cricket	2493.8 SQ FT
Metal Gutter	395.9 FT
Downspouts @ 32'H	17.0 EA
Pre Eng Metal Building	59796.2 SQ FT
1" Thick X 12"H Insulated Roof Curb & Metal Mechanical Screens @7'H	426.2 FT

1 ROOF PLAN
SCALE: NTS

NORTH

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REGISTERED ARCHITECT
LARRY T. SIMMONS
29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

DATE ISSUED:
6/25/2025

REVISIONS:

SHEET CONTENTS:
ROOF PLAN

SHEET NUMBER:
A-3.0

ACE SERVICES

DS#25-

MANSFIELD TEXAS

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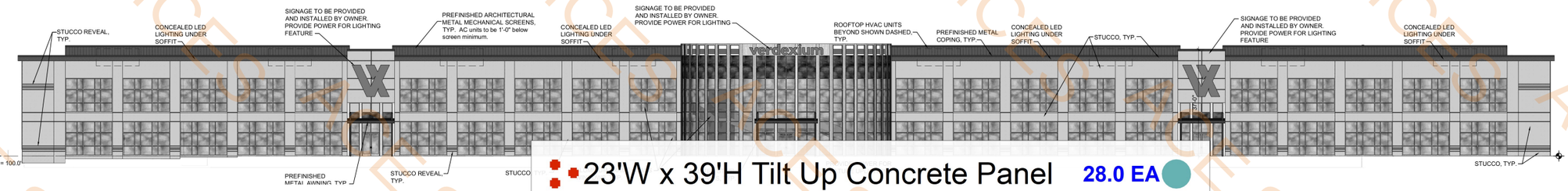
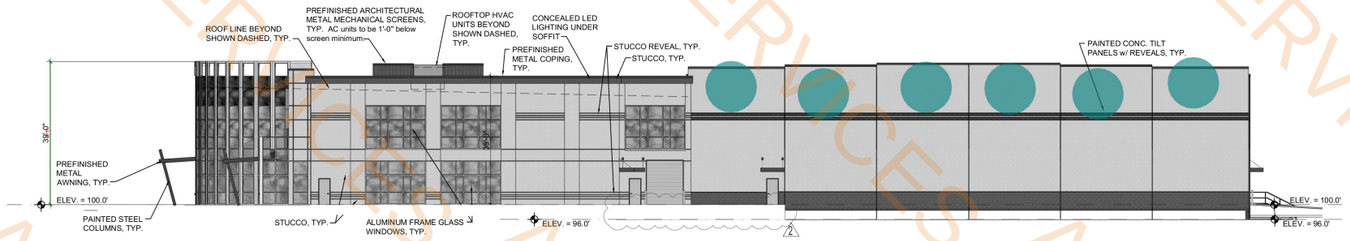
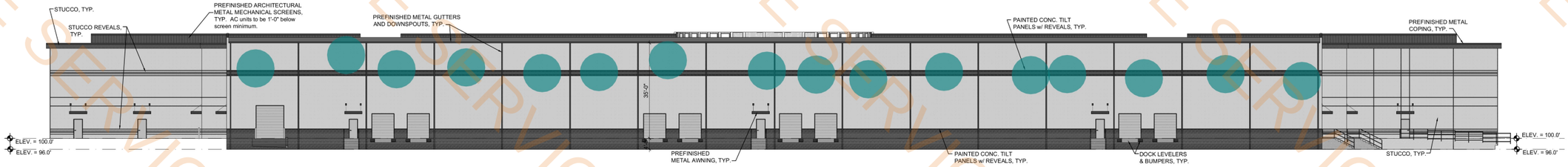


23'W x 39'H Tilt Up Concrete Panel **28.0 EA**

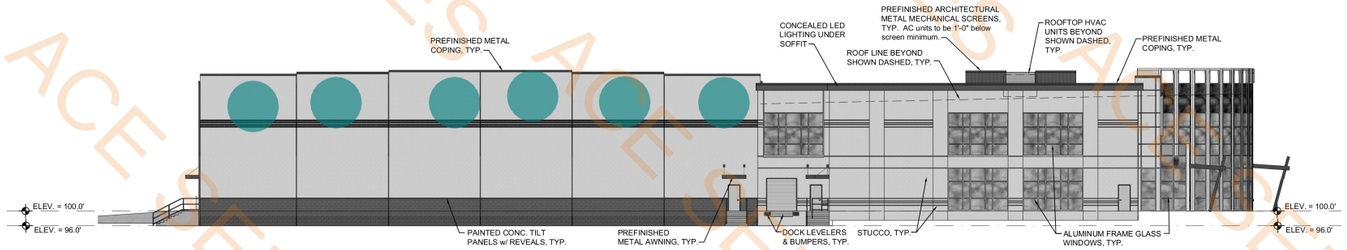
1 NORTH ELEVATION
SCALE: NTS



2 WEST ELEVATION
SCALE: NTS



3 SOUTH ELEVATION
SCALE: NTS



4 EAST ELEVATION
SCALE: NTS

Example: Stucco

GENERAL ELEVATION NOTES:

Exposed conduit, ladders, utility boxes, stack pipes, drain spouts and gas meters must be painted to match the primary color or color sequence to aid in blending with the color of the building.

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6.25.25

VERDEXIUM
2251 HERITAGE PKWY
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DATE ISSUED:
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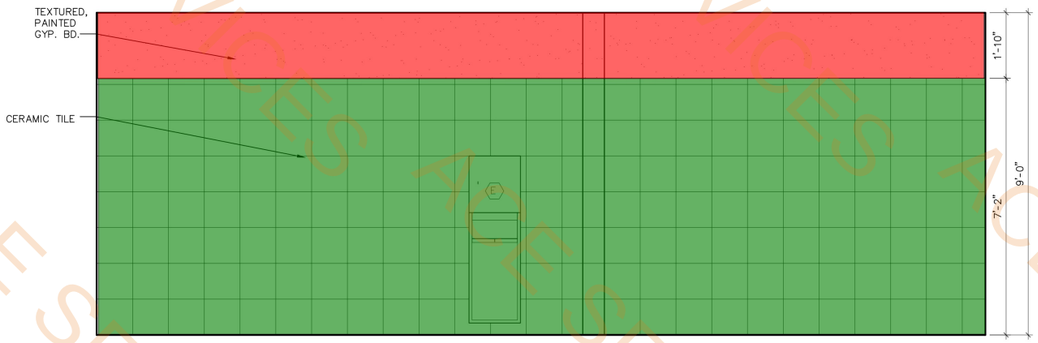
REVISIONS:

1	08/18/25	CITY COMMENTS
2	09/10/25	REVISION

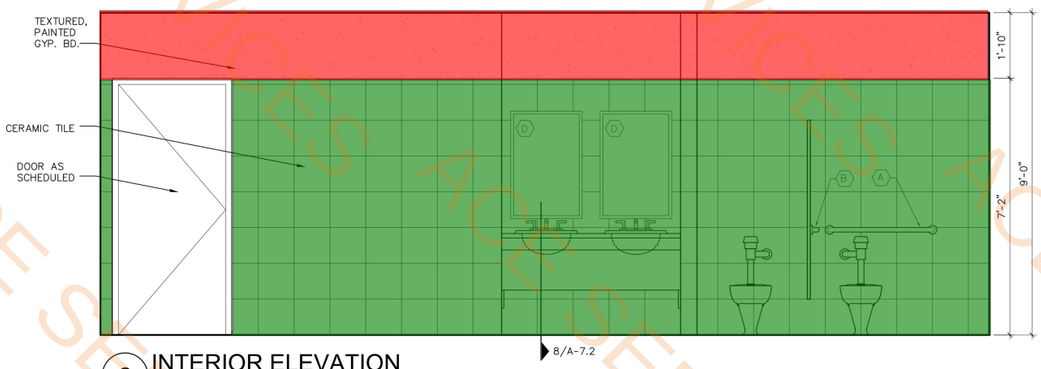
SHEET CONTENTS:
ELEVATIONS

SHEET NUMBER:
A-5.0

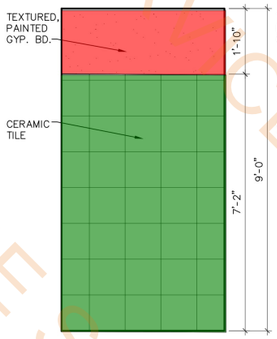
ACE SERVICES



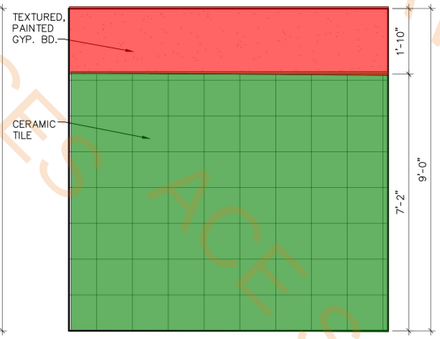
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 120



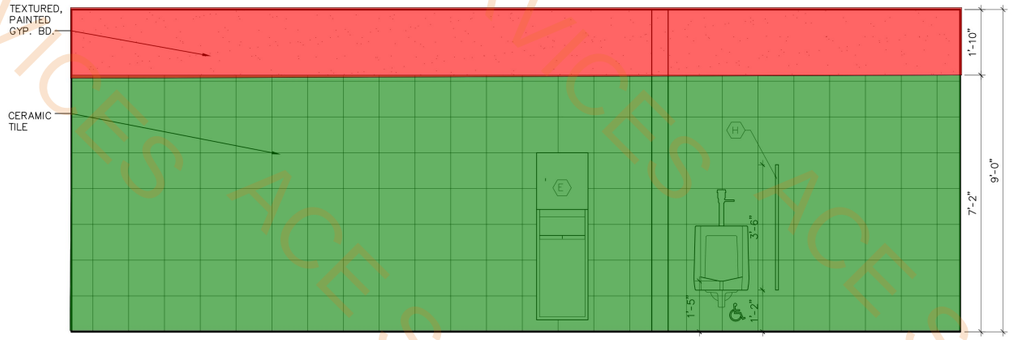
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 120



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 120

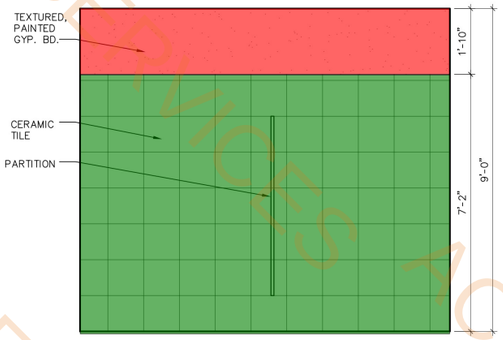


4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 120

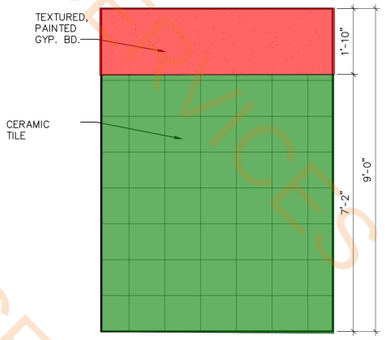


5 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 121

6 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 121



7 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 121



8 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 121

Ceramic Tile- x4 857.9 SQ FT
Paint @ Gypsum Board- x4 244.0 SQ FT

GENERAL NOTES

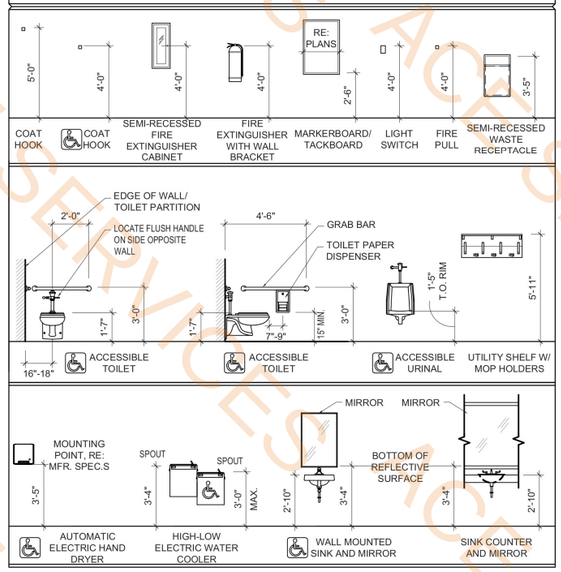
A. ALL ACCESSORIES SHOWN ARE MANUFACTURED BY "AMERICAN STANDARD" UNLESS OTHERWISE NOTED.
B. ALL GRAB BARS SHALL HAVE SATIN FINISH.
C. ALL GRAB BARS SHALL HAVE SERIES 256 ANCHOR PLATES (CONCEALED BLOCKING).
D. ALL ACCESSORIES ARE TO HAVE SATIN STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED.
E. PROVIDE "TRUEBRO" INSULATION AT SINK WASTE AND WATER SUPPLY LINES.
F. ♿ = HANDICAP ACCESSIBLE FIXTURE/AREA 30" x 48" OR 5-0" DIAMETER TURNING RADIUS
G. IF ALTERNATE APPROVED MANUFACTURER SELECTED, SUBMIT CATALOG CUTS OF BOTH THE "AMERICAN STANDARD" UNIT AND EQUIVALENT ALTERNATIVE MANUFACTURER UNIT.

TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MFG.	MODEL NO.
A	36" S.S. GRAB BAR	ASI	3200
B	42" S.S. GRAB BAR	ASI	3200
C	TOILET PAPER HOLDER	ASI	7305-2B
D	24" X 36" FRAMED MIRROR	ASI	0620
E	PAPER TOWEL / WASTE UNIT	ASI	0469-9
F	SOAP DISPENSER	GJ	GJO02201

NOTE: MANUFACTURER & MODEL NUMBERS ARE FOR BIDDING PURPOSES, SUBMIT CUT SHEETS OF ORIGINAL MODEL (CALLED OUT ABOVE) AND SUBSTITUTION REQUEST FOR SUBSTITUTION CONSIDERATION.

TYPICAL MOUNTING HEIGHTS



MANSFIELD TEXAS

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NATIONWIDE CONSTRUCTION
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REGISTERED ARCHITECT TERRY SIMMONS 29223 STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

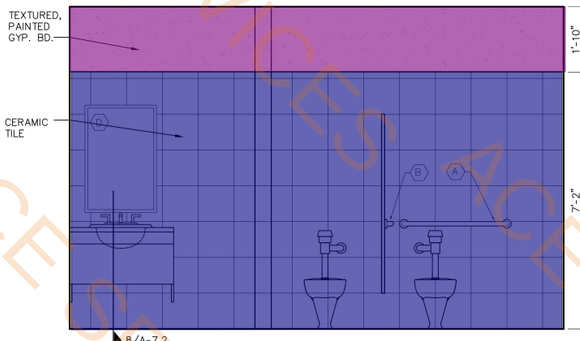
DATE ISSUED:
6/25/2025

REVISIONS:

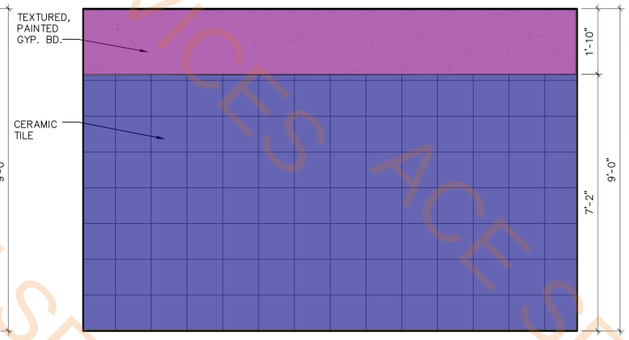
SHEET CONTENTS:
INTERIOR ELEVATIONS

SHEET NUMBER:
A-7.0

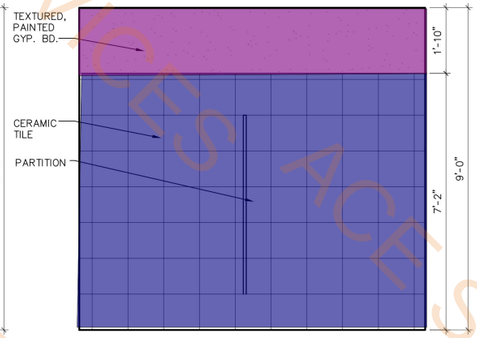
ACE SERVICES



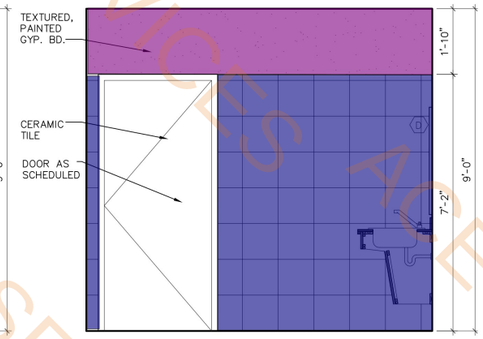
9 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 110



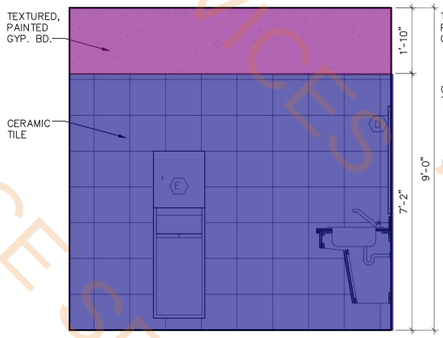
10 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 110



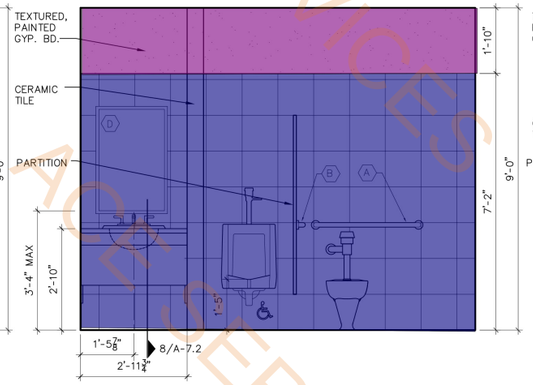
11 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 110



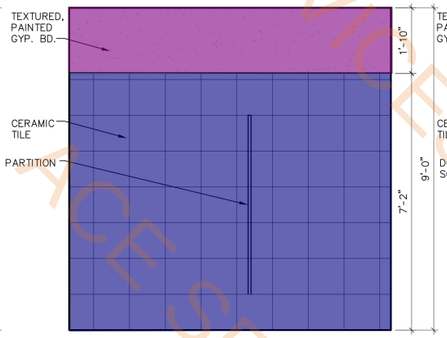
12 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 110



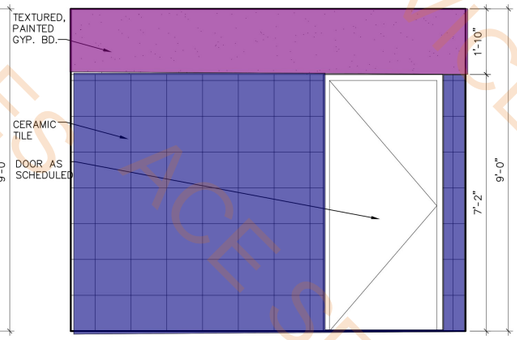
13 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 109



14 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 109



15 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 109



16 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" RM 109

Ceramic Tile 574.8 SQ FT
Paint @ Gyp Board 159.3 SQ FT

GENERAL NOTES

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2. GRAB BARS SHALL HAVE SATIN FINISH.
3. GRAB BARS SHALL HAVE SERIES 256 ANCHOR PLATES (CONCEALED BLOCKING).
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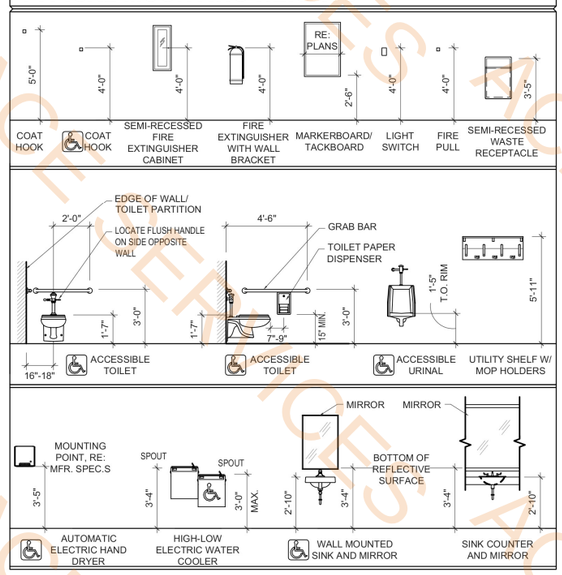
F	SOAP DISPENSER	GJ	GJ002201

NOTE: MANUFACTURER & MODEL NUMBERS ARE FOR BIDDING PURPOSES, SUBMIT CUT SHEETS OF ORIGINAL MODEL (CALLED OUT ABOVE) AND SUBSTITUTION REQUEST FOR SUBSTITUTION CONSIDERATION.

TYPICAL MOUNTING HEIGHTS



MANSFIELD TEXAS

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29223
STATE OF TEXAS
6-25-25

VERDEXIUM
2251 HERITAGE PKWY
Mansfield, TX 76063

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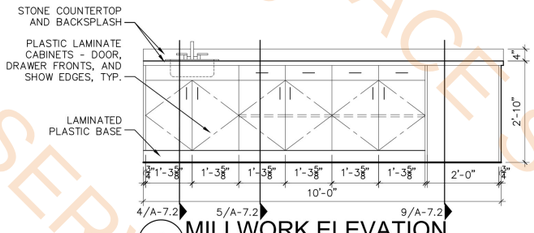
REVISIONS:

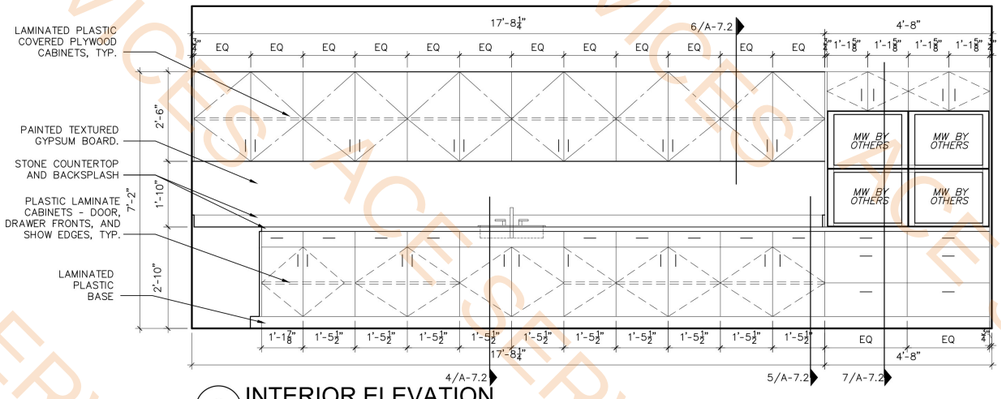
SHEET CONTENTS:
INTERIOR ELEVATIONS

SHEET NUMBER:
A-7.1

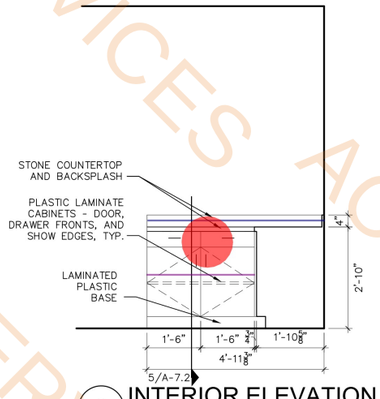
ACE SERVICES



1 MILLWORK ELEVATION
SCALE: 1/2" = 1'-0" RM 106, 103 OH



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" Room 107

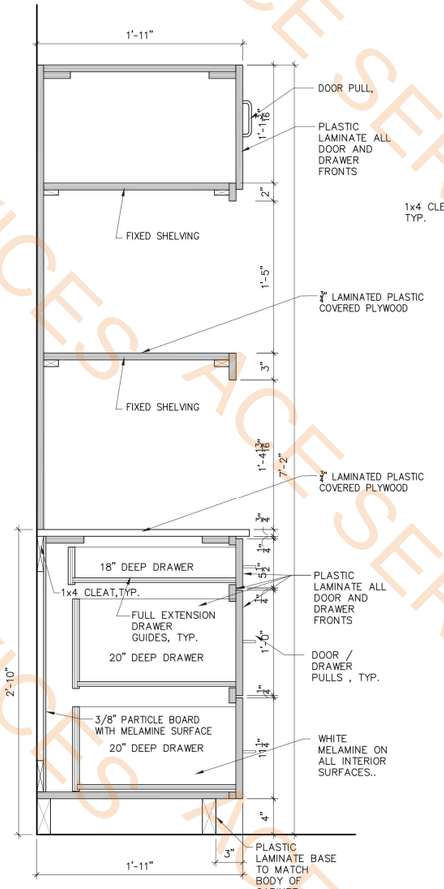


3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0" Room 107

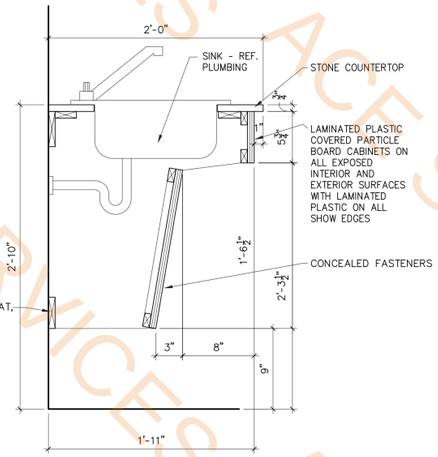
GENERAL MILLWORK NOTES:

- ALL CONSTRUCTION TO COMPLY WITH BUILDING CODES AS LISTED ON COVER SHEET.
- REFER TO SHEETS A-0.01 & A-0.02 FOR HANDICAP ACCESSIBILITY STANDARDS.
- MILLWORK FUNCTIONS, MATERIALS, AND FINISHES TO BE VERIFIED AND CHOSEN BY OWNER WHERE NOT COVERED BY CONTRACT.

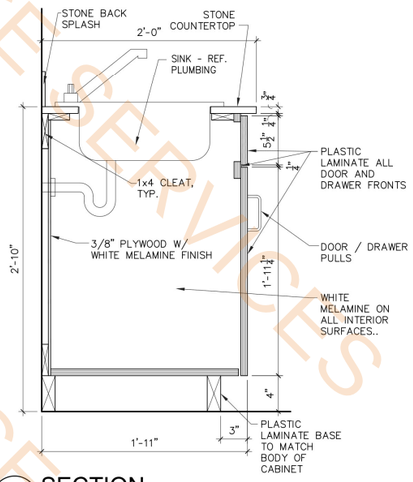
2'D x 3'L Stone Countertop — 1.0 EA
4"H Backsplash — 5.0 FT
2'D x 2'H Base Cabinets — 3.0 FT



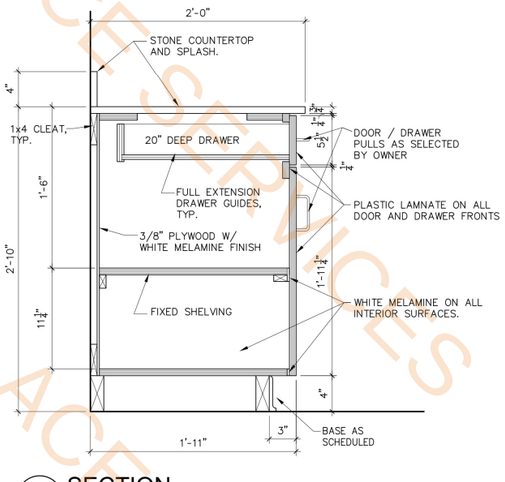
7 SECTION
SCALE: 1-1/2" = 1'-0"



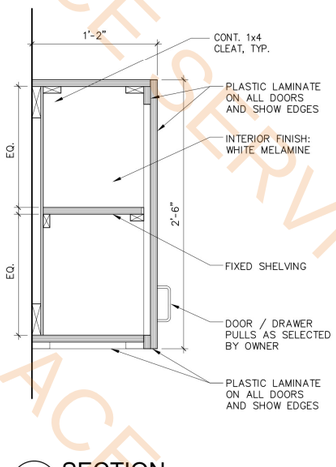
8 SECTION
SCALE: 1-1/2" = 1'-0"



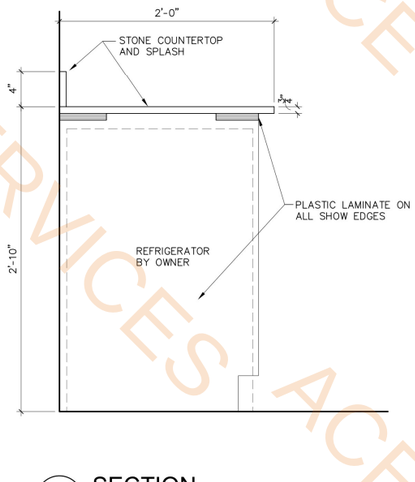
4 SECTION
SCALE: 1-1/2" = 1'-0"



5 SECTION
SCALE: 1-1/2" = 1'-0"



6 SECTION
SCALE: 1-1/2" = 1'-0"



9 SECTION
SCALE: 1-1/2" = 1'-0"

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SHEET CONTENTS:
MILLWORK ELEVATIONS/ SECTIONS

SHEET NUMBER:
A-7.2

ACE SERVICES