

 CITY OF BOERNE
PLANNING DEPARTMENT
09/26/2025
REVIEWED BY: JA
OK/NO COMMENTS

SCOOTER'S COFFEE

BOERNE, TX

REVIEWED
CITY OF BOERNE
UTILITIES DEPARTMENT

09/24/2025
NO COMMENTS

REVIEWED
CITY OF BOERNE
DEVELOPMENT ENGINEERING
BY:  09/26/2025

no comment

SPECIAL USE PERMIT (SUP) APPLICATION



PREPARED BY:


MEALS★MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE NO. F-18576 | TBPLS NO. 101942291

PROJECT NARRATIVE

PROJECT NARRATIVE

The purpose of this Project Narrative is to serve as a companion document to a Special Use Permit (SUP) application for a proposed Scooter's Coffee site in Boerne, TX developed by Texas Coffee Holdings, LLC. The proposed site will be constructed on Lot 1 of the BDSP – Scenic Loop Subdivision located at 31500 IH-10 Frontage Road, Boerne, TX 78006. The tract can be most quickly identified as the empty lot between the Valero gas station, the Napa Auto Parts building, and the Bill Miller Bar-B-Q restaurant located on the north corner of the intersection of IH-10 and Scenic Loop.

The Boerne Unified Development Code (UDC) for Special Use Permits (Chapter 2, Section 2-5.D.3.b.ii) identifies a list of factors to be evaluated for special use projects that could potentially impact neighboring properties. Those factors include community safety, traffic, parking, loading, driveways, building setbacks, access and curb cuts, development density, hours of operation, property values, viewshed protection, impervious cover, noise, light, vibration, hazardous or flammable materials, special solid waste disposal requirements, discharge/water contamination, and other. Some of these factors do not apply for the proposed drive-through coffee shop, however, this Narrative identifies and addresses a number of those factors that should be evaluated in the ensuing sections.

A. Land Use Designation

The site is zoned as C3 – Community Commercial and within the Scenic Interstate Corridor overall district in keeping with the City of Boerne Comprehensive Master Plan, which identifies the site as “Auto Oriented Commercial”. The proposed use of a coffee shop fits within the acceptable land uses for the zoning district and appears to further the City's general guidelines and objectives for development of the area.

B. Compatibility with Adjacent Land Uses

The proposed Scooter's Coffee should be very compatible with the adjacent and nearby land uses. The subject tract was intended for commercial use and is located within a commercial subdivision which is interconnected with an internal access drive connecting the tracts on all sides. Given the intention of commercial use, proposed vehicular access/circulation, parking availability, and pedestrian access, the proposed development does not appear to be detrimental to persons residing or working in the area, the adjacent properties, the neighborhood, or the public welfare in general. Additionally, the proposed use as a coffee shop does not conflict with the uses of the neighboring tracts (i.e., fuel/convenience store, restaurant with a drive-thru, and auto parts retailer).

C. Site Size and Shape

Lot 1 of the BDSP – Scenic Loop Subdivision is approximately 0.721-acres in a somewhat rectangular shape. The proposed Scooter's Coffee building is 668-sf GFA and requires at least seven (7) parking stalls. The site plan will also include a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

Additionally, the Scenic Interstate Corridor overlay district requires an “*IH-10 landscape buffer*” of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

D. Access to Public Streets

There is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. This trip generation does not warrant further traffic studies and there exists adequate capacity on the adjacent public streets (i.e., IH-10 frontage, Scenic Loop, and Cascade Cavern) to carry the type and volume of traffic anticipated for this development.

E. Adequate Conditions

The only potential adverse effects created by this development would be the pollutants generated by the net increase to the site's impervious cover. To mitigate this adverse effect, this site plan provides adequate conditions to incorporate a bioretention area as a Low Impact Development (LID) feature to treat the stormwater runoff before leaving the site. The LID feature will be designed in accordance with the Boerne UDC for Watershed Protection (Chapter 8, Section 8-2.B) to provide removal of both total suspended solids (TSS) and bacteria load.

F. Site and Building Design

A typical Scooter's Coffee restaurant is a 668-sf GFA building finished with a color palette to match Scooter's corporate color scheme. Included herein are preliminary building elevations and a sample 3D rendering for the proposed Scooter's Coffee.

The proposed signage for this location will include wall signage and logo, a monument sign, a menu board, directional signage, a clearance bar, and a menu board canopy. The location of each signage element is shown on the attached Site Plan and within the attached Signage Package.

Aside from the monument sign, all others are in compliance with the Boerne UDC – Chapter 9. Due to the limited frontage of the subject tract (~74') and the proximity to nearby signage, the proposed monument sign location does not comply with the UDC. The owner has applied for a variance to allow for location, and the review of the variance is currently underway at the time of this SUP application.

As mentioned in "Section C – Site Size and Shape" above, the design of the site's design will incorporate the building, parking stalls, a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

G. Ingress and Egress

The site is approximately 265' northwest of the intersection of the IH-10 frontage road and Scenic Loop Road, and approximately 500' southeast of the intersection of the IH-10 frontage road and Cascade Cavern. Additionally, as mentioned in "Section D – Access to Public Streets" above, there is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the

commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

H. Internal Vehicular Circulation

The site plan for this Scooter's location provides for one-way access via a proposed access driveway off an existing internal drive aisle on the site's frontage. All traffic (i.e., customers intending to utilize the drive-thru, customers intending to park and utilize the walk-up order window, employees, trash collection, deliveries, maintenance, etc.) will enter through the one-way access and may exit the site through one of two "Exit Only" driveways. The first exit driveway for most users (not including the drive-thru customers) will access an existing drive aisle on the Bill Miller tract to the east, where the driver will have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The second exit driveway (intended for drive-thru customers) will access an existing drive aisle to the south, where the driver will again have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The proposed internal driveway will be constructed with enough width and sufficient turning radii to accommodate parking and backing motions for the parking stalls, dumpster access for the larger trash vehicles, delivery access, and emergency vehicle access to the site without conflicting with the proposed drive-thru lane.

The drive-thru customers utilizing the drive-thru lane will access the site via the same one-way entrance as all other vehicles, and then immediately enter the drive-thru lane on the left. The site plan proposes fourteen (14) stacking spaces and historic data from other Scooter's locations predict a wait time average between two (2) and three (3) minutes per customer from the time they reach the ordering station to the time they receive their order. This fast and efficient turn-around time will help prevent the drive-thru lane from over-stacking. Additionally, in the event of an emergency, or a customer simply wants to forego the wait, they may at any point leave the drive-thru lane and enter the "escape" lane running in parallel with the drive-thru lane.

I. Pedestrian and Alternative Vehicle Considerations

In addition to vehicular access to the drive-thru facility and walk-up order window, the site plan for this Scooter's location provides for pedestrian/ADA access from the existing sidewalk along the IH-10 frontage road to the walk-up order window. The proposed ADA parking stall included on the site plan also adjoins the accessible route. Additionally, this site plan also includes a bike rack to accommodate up to four (4) bicycles for customers choosing to cycle to the shop.

J. Volume and Character of Traffic

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. Most of the traffic anticipated will be standard passenger vehicles.

K. Off-Street Parking and Loading

The Boerne UDC for On-Site Parking for Nonresidential Properties (Chapter 5, Section 5-6.B) indicates no less than one (1) parking stall for each 100 square feet of gross floor area (GFA). The proposed building is 668-sf GFA, thus at least seven (7) parking stalls are required. The proposed site plan includes a total of fifteen (15) parking stalls, ten (10) of which will be constructed with direct access from the existing drive aisle on the Bill

Miller property and will serve as shared parking for both the Scooter's and Bill Miller facilities.

In addition to the parking requirements, the City of Boerne Engineering Design Manual (EDM) (Chapter 2, Section 2.12.1) provides minimum requirements for "*Drive-Thru Facilities and Stacking Space*". The EDM dictates that there must be enough queue length to provide a minimum of eleven (11) stacking spaces and an "escape" lane with a minimum of ten (10) foot width. Of the eleven (11) stacking spaces, at least six (6) vehicles may stack at or before the order station, at least four (4) vehicles may stack between the order station and pick-up window, and at least one (1) vehicle after the last transaction window. The proposed site plan provides fourteen (14) stacking spaces with seven (7) vehicles at or before the order station, six (6) vehicles between the order station and pick-up window, and one (1) vehicle after the last transaction window. Additionally, the site plan also includes a ten (10) foot width escape lane around the stacked vehicles.

L. Impact on Public Services

There are existing utilities available to this site, which include electricity (Bandera Electric Co-Op), water (City of Boerne), and sewer (City of Boerne). These services are currently stubbed to the subject tract, thus there are no anticipated public utility extensions. Additionally, there are no adverse impacts anticipated to nearby schools or recreational facilities.

M. Screening and Buffering

There are no proposed parking facilities immediately adjacent to the IH-10 frontage, thus no parking lot screening is anticipated. The site plan does, however, include a dumpster within an enclosure. The enclosure will be constructed with materials in accordance with the Boerne UDC for Screening and Buffers (Chapter 5, Section 5-8.B.4.e).

Additionally, the Scenic Interstate Corridor overlay district requires an "*IH-10 landscape buffer*" of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

N. Outdoor Activities and Storage

There are no proposed outdoor activities or storage proposed for this development.

O. Hours of Operation

The hours of operation will be seven days per week from 5:30am to 8:00pm.

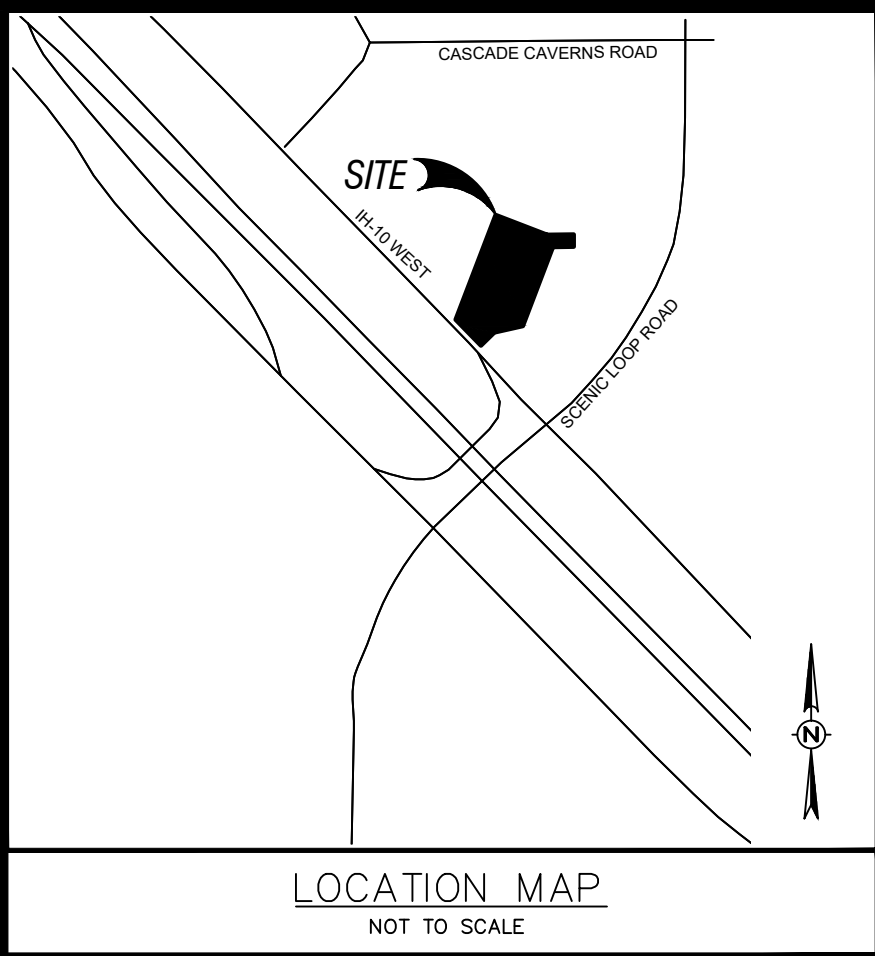
P. Exterior Lighting

The site will include limited exterior lighting, however, will be subject to Boerne UDC for Dark Sky Regulations (Chapter 9, Appendix D) which limits the light trespass onto adjacent properties as demonstrated on the Photometric Plan included herein.

Q. Noise, Smoke, Odor, Dust, Vibration, or Illumination Created

Under normal business operations, this Scooter's Coffee location will not create above-average noise, smoke, odor, dust, vibration, or illumination.

EXHIBITS



ALTA/NSPS SURVEY
OF

LOT 1 OF THE BDSP – SCENIC LOOP RD, ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, CITY OF BOERNE, KENDALL COUNTY, TEXAS,
RECORDED IN DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS,

SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 52291, EFFECTIVE MAY 19, 2025, ISSUED MAY 29, 2025.
3. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR AND THOSE MARKED THROUGH TEXAS 811 TICKET NUMBERS 2565646430 AND 2565528765, ARE SHOWN HEREON.
4. RECORD CALLS TAKEN FROM DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS.
5. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF INTERSTATE HIGHWAY 10.
6. DISTANCES SHOWN HEREON ARE SURFACE.
7. FIELD WORK WAS COMPLETED IN JUNE 2025.
8. THE 20' UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 377507, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, IS APPROXIMATE AND BASED ON MARKINGS ESTABLISHED VIA TEXAS 811.

TABLE A NOTES:

2. SUBJECT TRACT HAS A PROPERTY ADDRESS OF 31500 INTERSTATE HIGHWAY 10, BOERNE, TEXAS 78015
3. THE SUBJECT TRACT LIES WITHIN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 482580415F, DATED DECEMBER 17, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
7. NO BUILDINGS OR STRUCTURES WERE OBSERVED AT THE TIME OF THIS SURVEY (SHOWN HEREON).
8. SUBSTANTIAL FEATURES SHOWN HEREON.
9. THERE ARE NO PARKING SPACES ON SUBJECT TRACT.
- 11(a,b.). UTILITY FEATURES VISIBLE AT THE DATE OF THE SURVEY ARE SHOWN HEREON.
16. NO EVIDENCE OF EARTH WORK OR BUILDING CONSTRUCTION AT THE DATE OF THIS SURVEY.
17. MMES HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS.

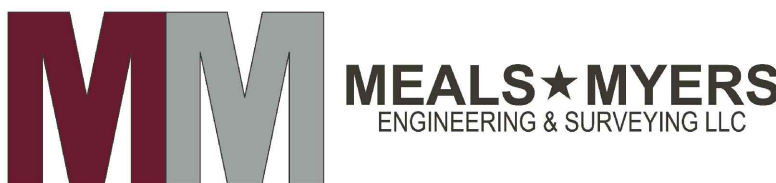
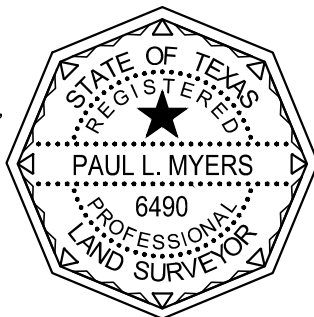
SCHEDULE B, ITEM 10:

- a. EASEMENTS TO BANDERA ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 215, PAGE 691 AND IN DOCUMENT NUMBER 377507, KENDALL COUNTY OFFICIAL RECORDS, (VOLUME 215, PAGE 691 MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY, BLANKET EASEMENT) (DOCUMENT NUMBER 377507 AFFECTS SUBJECT TRACT, SHOWN HEREON)
- b. SANITARY CONTROL EASEMENT RECORDED IN VOLUME 562, PAGE 428, KENDALL COUNTY OFFICIAL RECORDS. (MAY AFFECT SUBJECT TRACT – NO WELL OBSERVED ON SUBJECT TRACT)
- c. UTILITY AND DRAINAGE EASEMENTS AND RIGHTS RELATED THERETO AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- d. IMPACT FEE ASSESSMENT AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- e. TxDOT NOTES AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- f. SETBACK NOTE AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- g. UTILITY EASEMENTS FIFTEEN FEET (15') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- h. VARIABLE WIDTH UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- i. ACCESS EASEMENT FIFTY-FIVE FEET (55') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- j. VARIABLE WIDTH ACCESS EASEMENT AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- k. TERMS AND CONDITIONS SET FORTH IN CROSS-ACCESS AGREEMENT RECORDED IN DOCUMENT NUMBER 354628, KENDALL COUNTY OFFICIAL RECORDS. (AFFECTS SUBJECT TRACT)

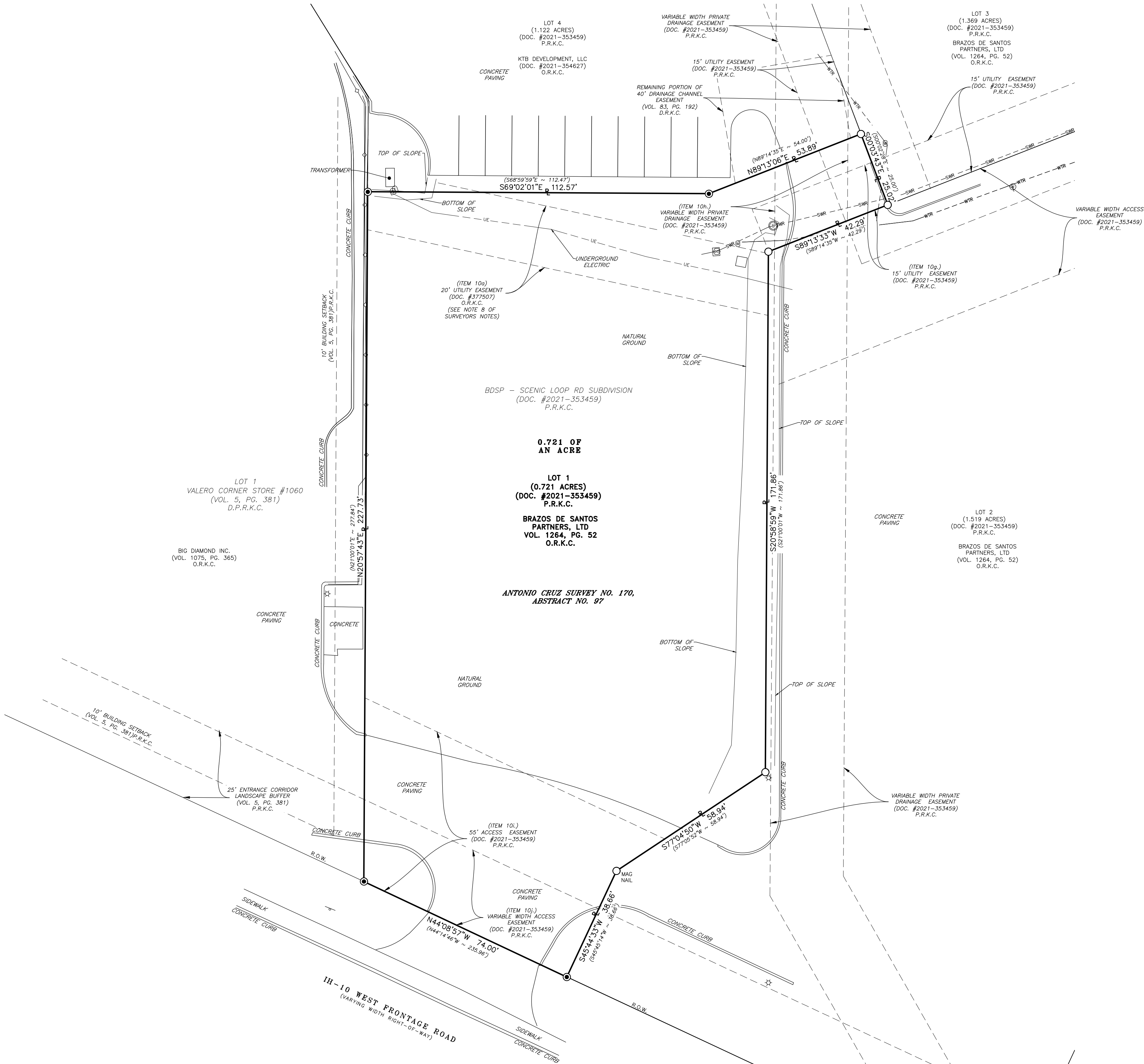
TO: TEXAS COFFEE HOLDINGS, LLC, BRAZOS DE SANTOS PARTNERS, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS OF 1, 2, 3, 4, 7(a), 8, 9, 11(ONLY THOSE VISIBLE AND MARKED VIA TEXAS 811), 13, 16, 17, AND 18 TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2025.

PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
DATE OF MAP: 06/20/2025

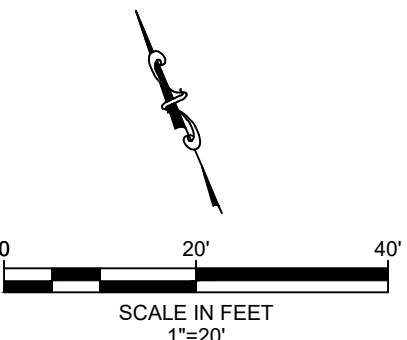


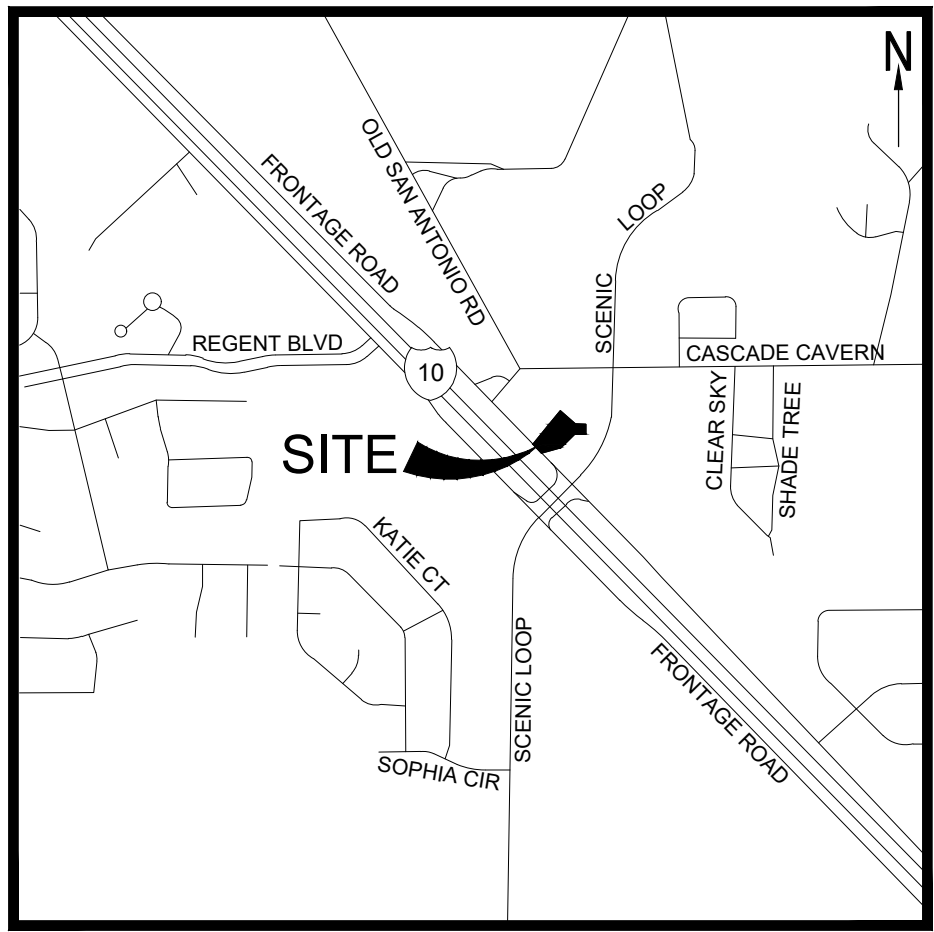
10102 HUEBNER ROAD
SAN ANTONIO, TX 78240
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291



LEGEND

- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP. COR" UNLESS OTHERWISE NOTED
- SS — SANITARY SEWER
- — PROPERTY LINE
- R.O.W. — RIGHT-OF-WAY
- () — RECORD CALLS
- — TRANSFORMER POLE
- — POWER POLE
- — SERVICE POWER POLE
- — LIGHT POLE
- — GUY WIRE
- — SIGN
- — FIRE HYDRANT
- — WATER VALVE
- — WATER METER
- — SANITARY SEWER MANHOLE
- — OVERHEAD ELECTRIC
- D.R.B.K. — DEED RECORDS OF KENDALL COUNTY, TEXAS
- D.P.R.K.C. — DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- P.R.K.C. — PLAT RECORDS OF KENDALL COUNTY, TEXAS
- O.R.K.C. — OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS





LOCATION MAP

SCALE: NTS

CITY OF BOERNE REQUIREMENTS

FRONT & SIDE LANDSCAPE SETBACK (10%)

TOTAL FRONT/SIDE (SF) = 15,907 SF
LANDSCAPE AREA REQUIRED = 1,591 SF
LANDSCAPE AREA PROVIDED = 3,887 SF
PERCENT = +100%

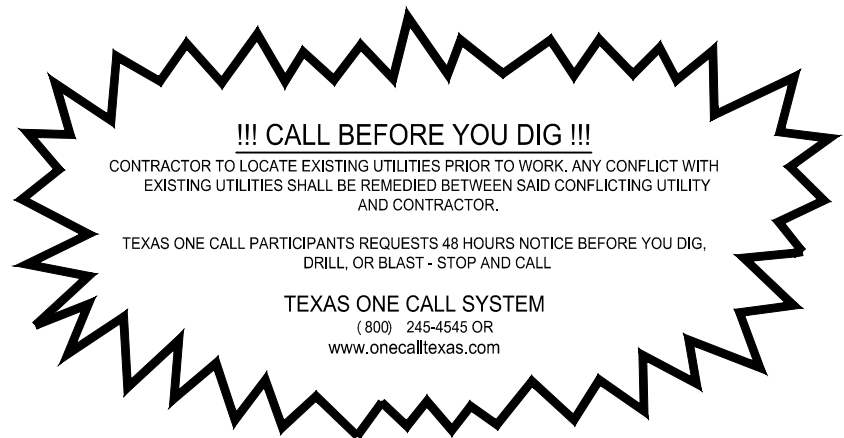
(2) TREES PER 100 LF OF FRONTAGE:
IH-10 FRONTAGE ROAD: 74LF
(2) TREES REQUIRED

PARKING LOT REQUIREMENTS (1 TREE PER 12 SPACES)

TOTAL PARKING = 15
TREES REQUIRED = 2
TREES PROVIDED = 2

IRRIGATION

- IRRIGATION SYSTEM PROVIDED REF. IRRIGATION DRAWING(S).



PLANT SCHEDULE

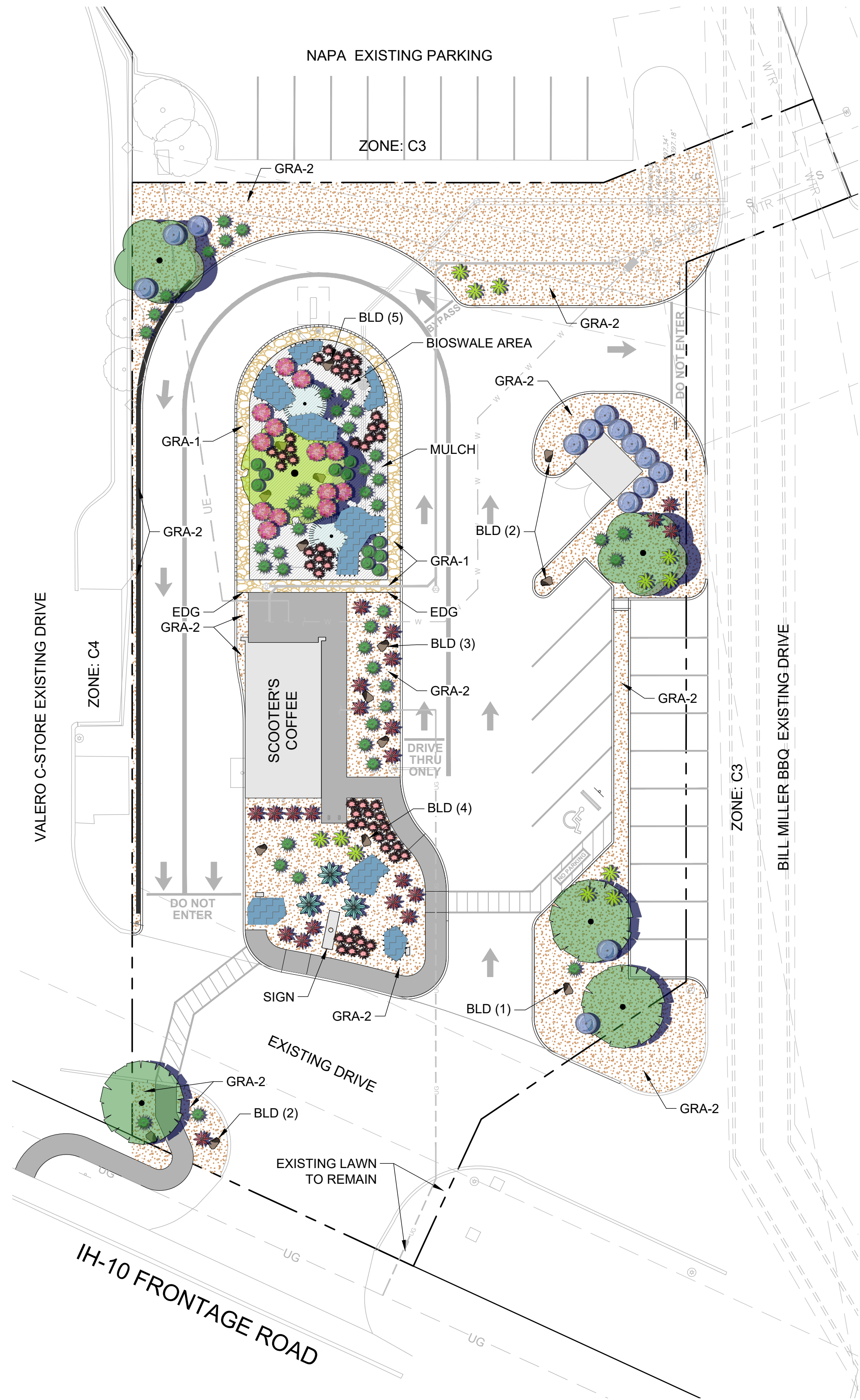
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	BC	1	BALD CYPRESS / TAXODIUM DISTICHUM MATCHING SPECIMENS	CONT.	3" CAL	10'-12'H, 5'-6"S
	CE	3	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	3" CAL	10'-12'H, 5'-6"S
	QM	2	CHINKAPIN OAK / QUERCUS MUEHLENBERGII MATCHING SPECIMENS	CONT.	3" CAL	10'-12'H, 5'-6"S
	EN	2	EVE'S NECKLACEPOD / SOPHORA AFFINIS MULTI-TRK.	CONT.	1.5" CAL	4'-6"H, 3'-4" S

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
SHRUBS					
	BM	43	BIG LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI 'BIG' FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	AA	3	CENTURY PLANT / AGAVE AMERICANA FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	TS	14	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA' FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	WM	11	DWARF WAX MYRTLE / MYRICA CERIFERA 'PUMILA' FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	PM	53	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS FULL, WELL ROOTED	1 GAL	12"-18" H, 12"-18" S
	HP	22	RED FLOWERING YUCCA / HESPERALOE PARVIFLORA FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	SL	12	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
	TC	13	TURK'S CAP / MALVAVISCUS DRUMMONDII FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S

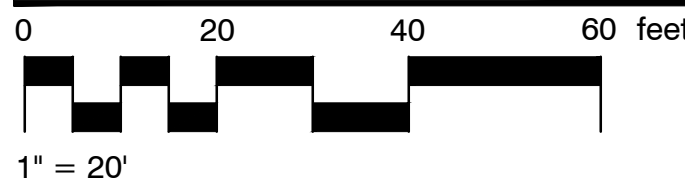
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
SHRUB AREAS						
	DS	439	SILVER FALLS DICHONDRA / DICHONDRA ARGENTEA 'SILVER FALLS' FULL, WELL ROOTED.	4" POT	2"-4"H, 5"-8"S	12" o.c.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
	BLD	MEDIUM MOSS-ROCK BOULDERS	3'X3' TO 4'X4', BOULDERS TO BE WIDER THAN THEY ARE TALL & BURIED AT WIDEST POINT REFERENCE DETAIL X/ SHT. LX
	GRA-1	CRUSHED LIMESTONE RIP-RAP	4"-6" DIA. 4" DEPTH, WASHED OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX
	GRA-2	TEXAS BLEND RIVER GRAVEL	2"-4" DIA., 4" DEPTH, WASHED, OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX



LANDSCAPE PLAN



#	DRAWN BY:



FOR INTERIM REVIEW ONLY

THIS DOCUMENT IS INCOMPLETE AND CANNOT BE USED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION.

LANDSCAPE PLAN

SCOOTERS #2157
31500 IH-10
BOERNE, TEXAS 78006

DRAWN BY:	TR
CHECKED BY:	JL
APPROVED BY:	JL
PROJECT NUMBER:	25-033
FILE LOCATION:	COOPER_25
DATE:	9/22/2025

SHEET

L1

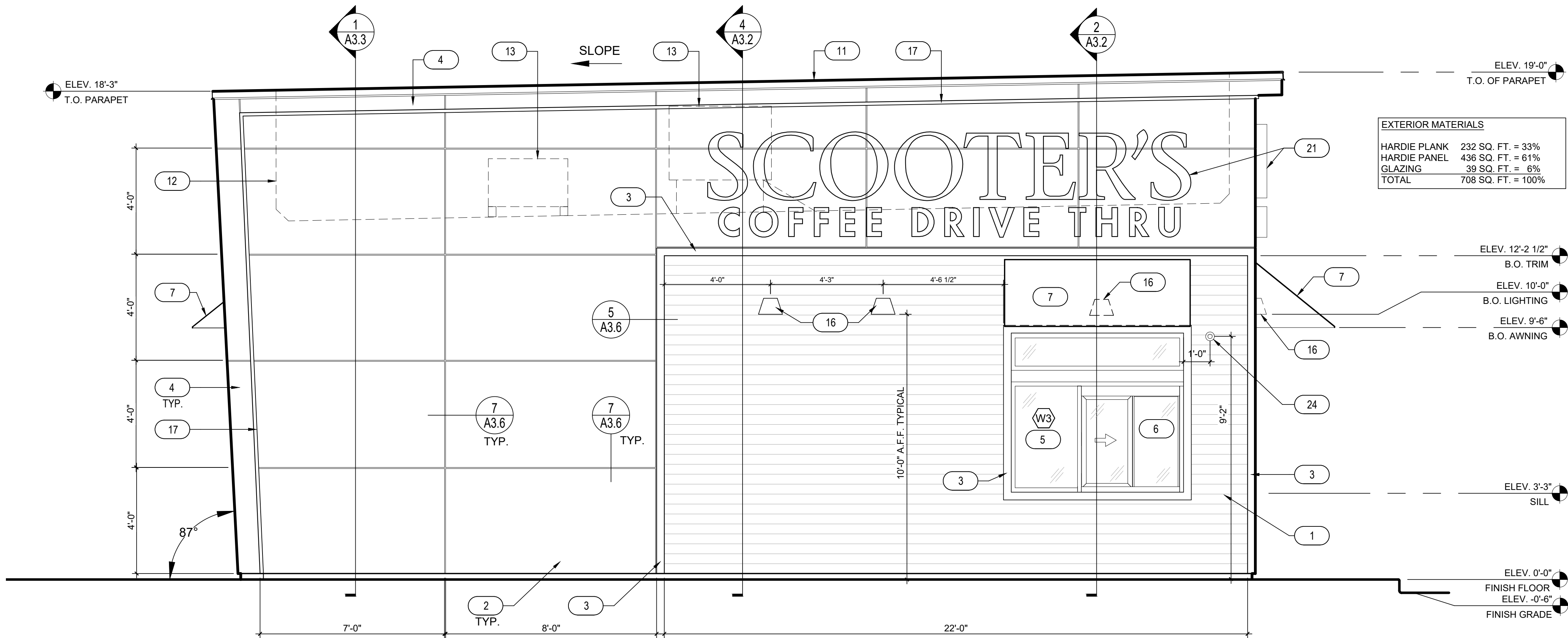
1 OF 1 SHEETS

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

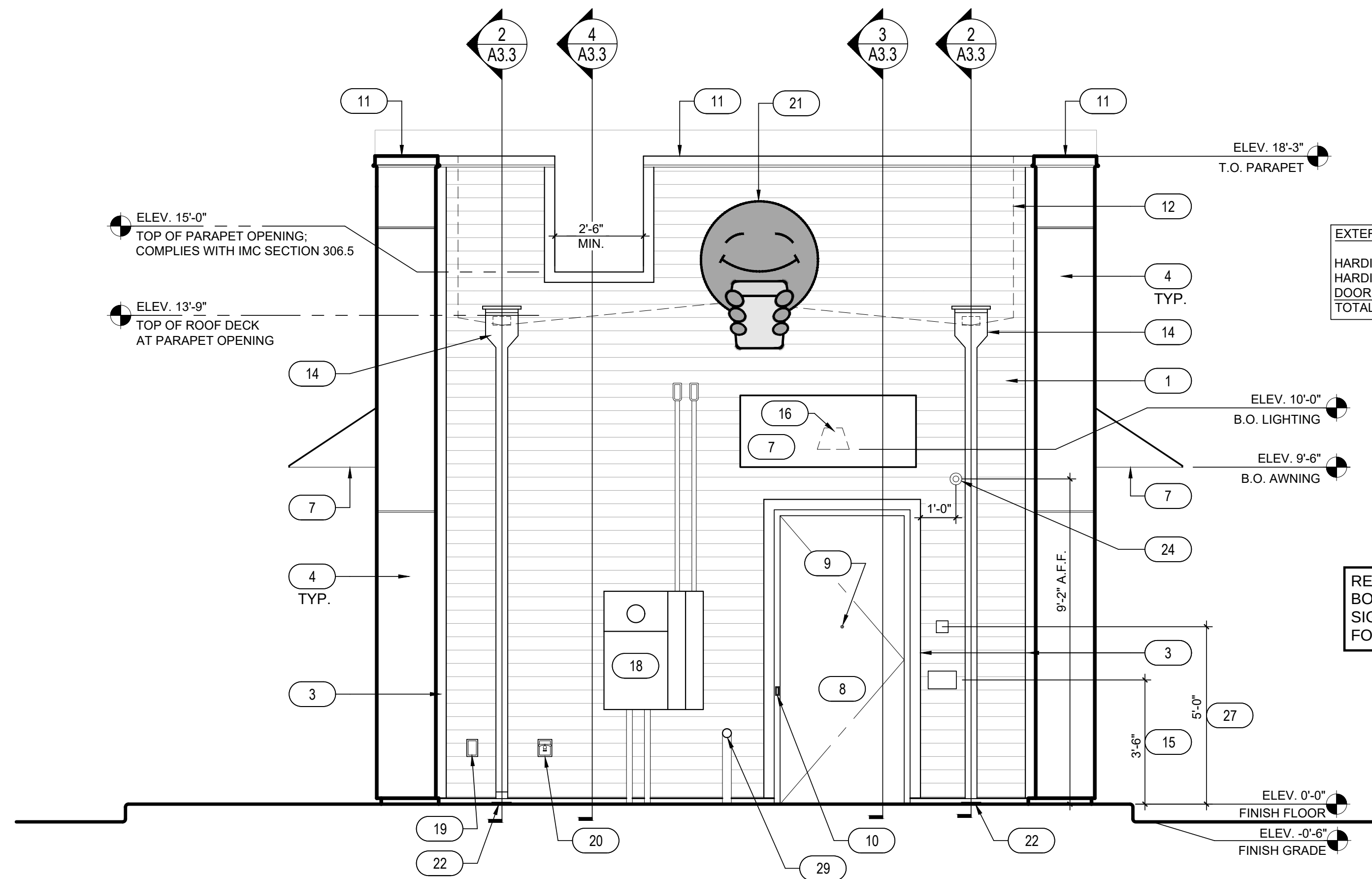


SCOOTER'S
COFFEE DRIVE-THRU





2 WEST ELEVATION
SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

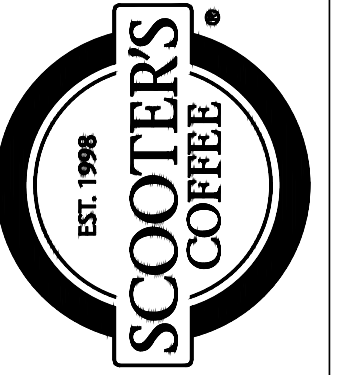
- HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
- 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
- INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. AWNINGS ARE UNDER SEPARATE SUBMITTAL AND PERMIT.
- INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- PEEP HOLE, BY DOOR MANUFACTURER
- DOOR BELL
- 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
- LINE OF ROOF BEYOND
- ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
- ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
- CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS. PAINT TO MATCH EXTERIOR FINISH.
- ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
- HOSE BIBB, SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
- OWNER PROVIDED SIGN PANELS.
- APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
- KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
- GAS METER; REFER TO PLUMBING PLANS.
- SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS	
HARDIE PLANK	279 SQ. FT. = 76%
HARDIE PANEL	62 SQ. FT. = 17%
DOOR	24 SQ. FT. = 6%
TOTAL	365 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

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CONSULTANTS

REVISIONS

Project Number: 255-294

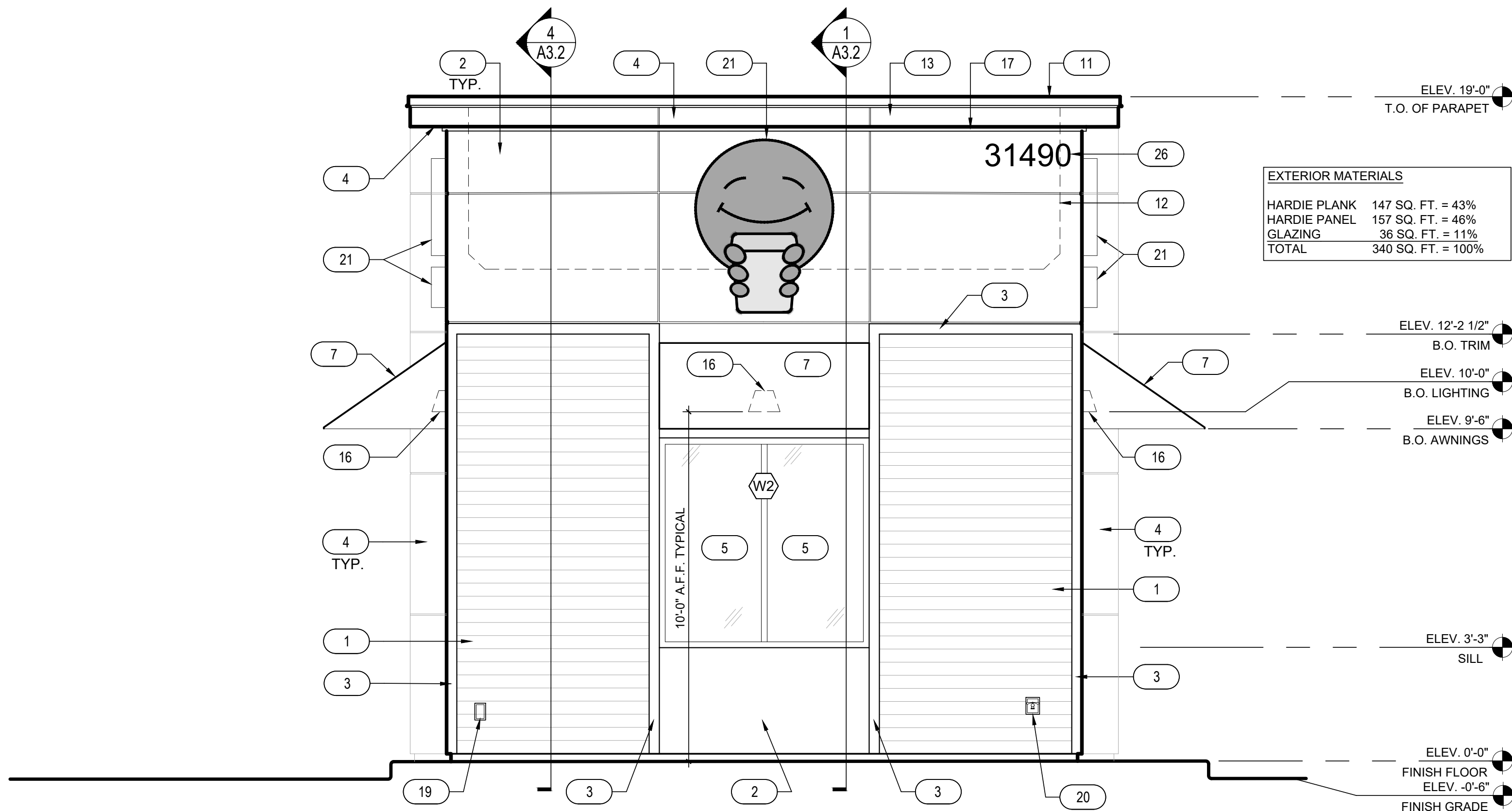
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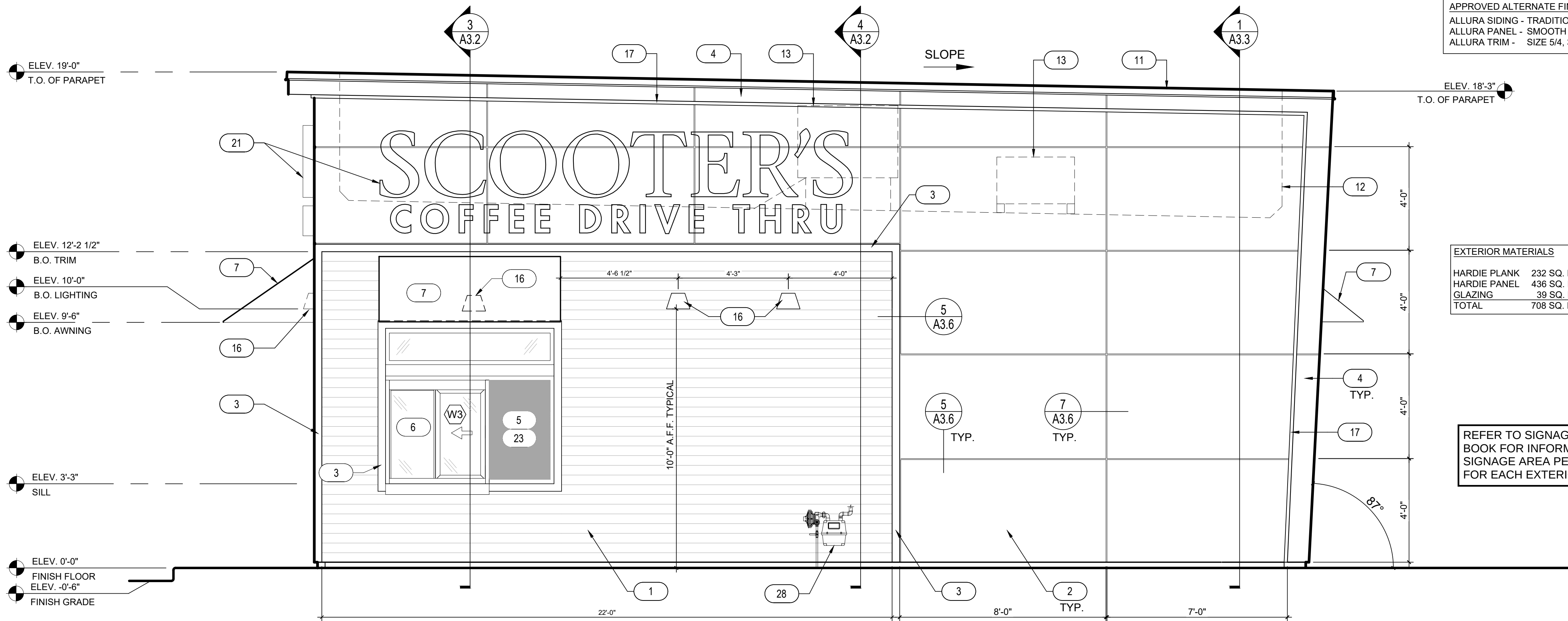
EXTERIOR
ELEVATIONS

A2.1

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2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

- HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
- 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
- INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. AWNINGS ARE UNDER SEPARATE SUBMITTAL AND PERMIT.
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- LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS. PAINT TO MATCH EXTERIOR FINISH.
- ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
- HOSE BIBB, SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
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APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS
HARDIE PLANK 232 SQ. FT. = 33%
HARDIE PANEL 436 SQ. FT. = 61%
GLAZING 39 SQ. FT. = 6%
TOTAL 708 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

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CONSULTANTS

REVISIONS

Project Number: 255-294

No. Issue Date

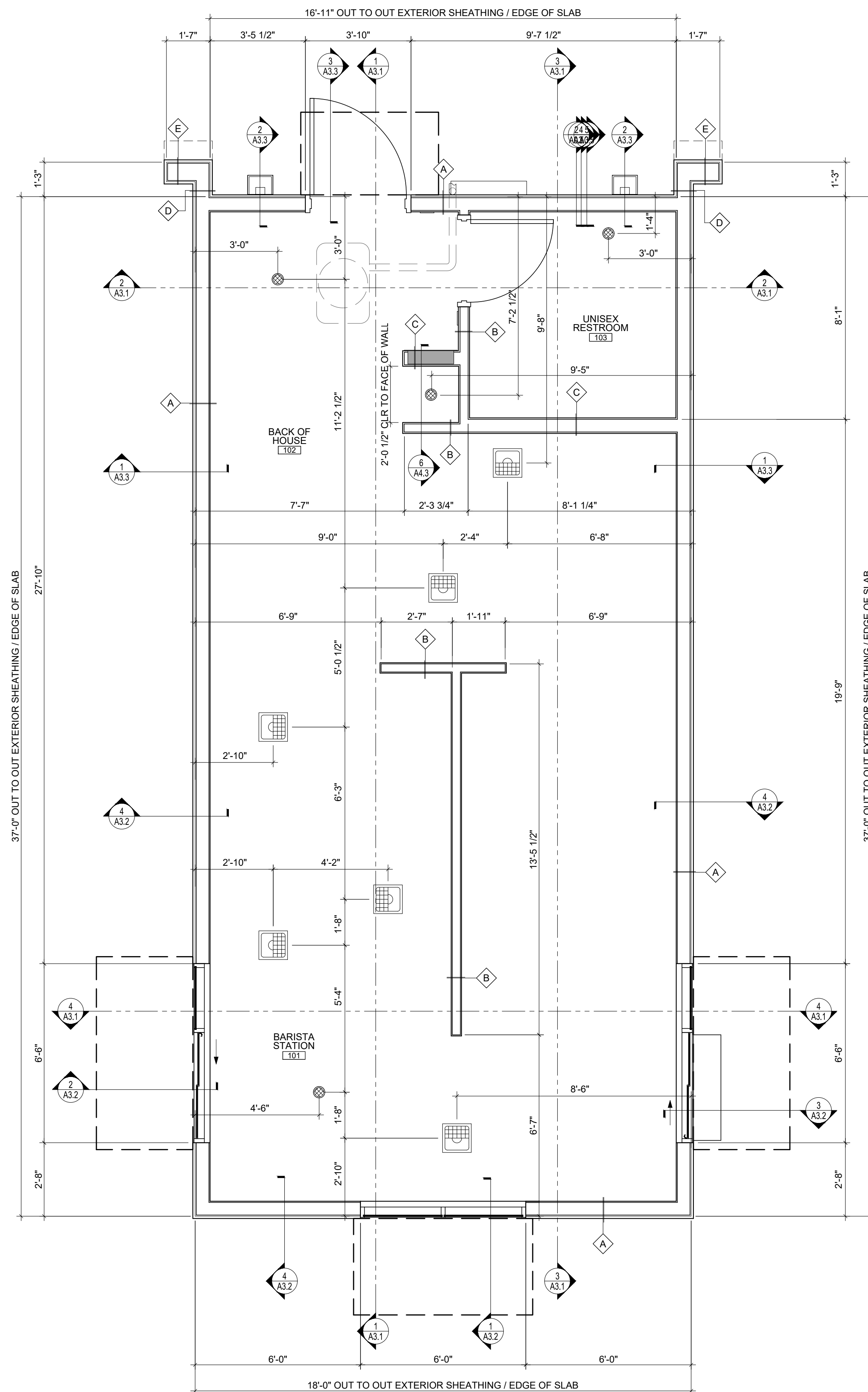
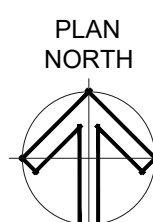
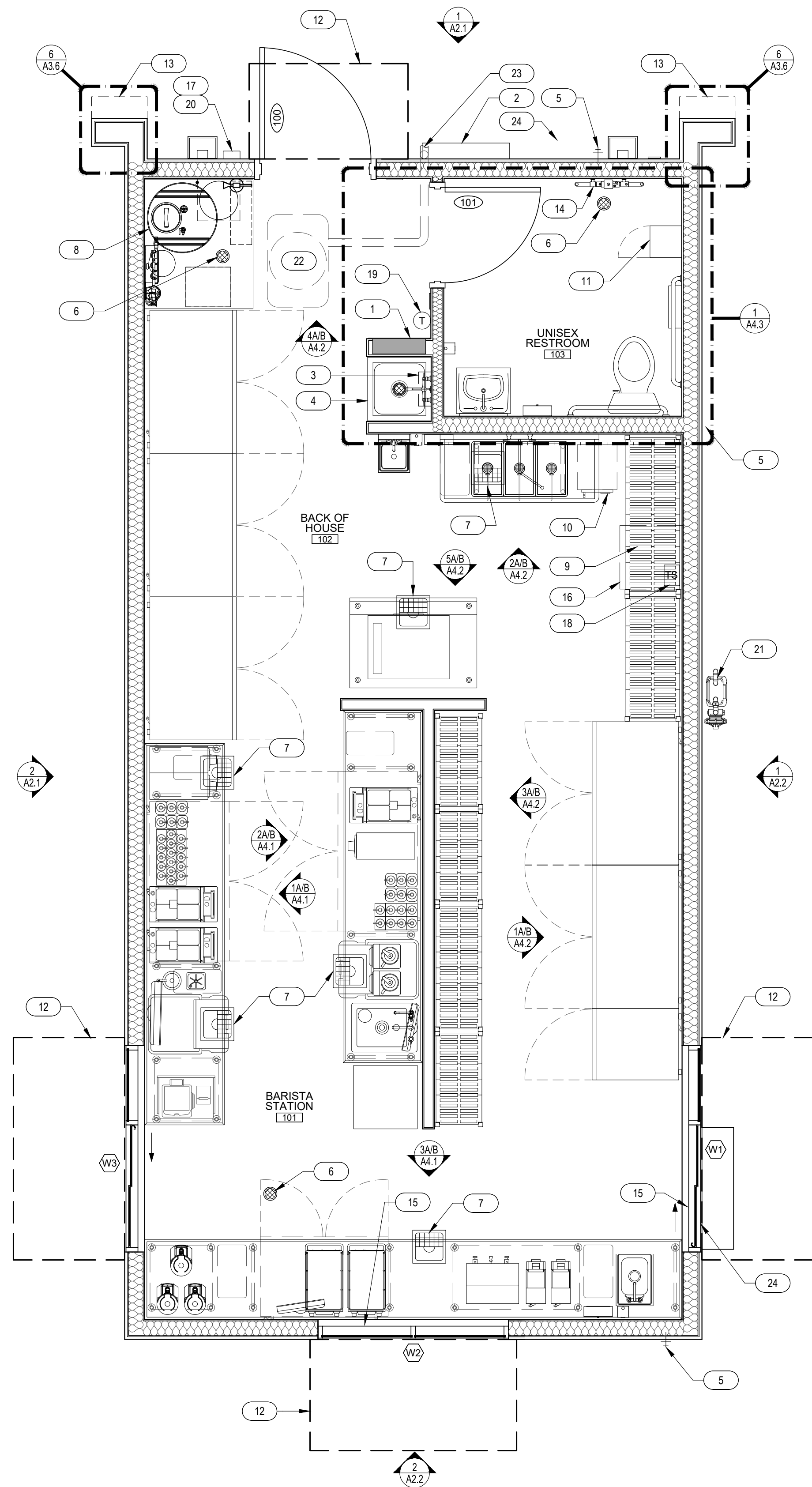
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EXTERIOR
ELEVATIONS

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GENERAL NOTES

- A. PROVIDE PAINED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
- B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL SLB MULTIPURPOSE DRY CHEMICAL (24VOLT) FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 125'-0" FOR PLACEMENT.
- C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS. (24VOLT) FIRE EXTINGUISHERS SCHEDULE FOR ALL ROOMS AT 125' MAX.
- D. SEE EQUIPMENT PLAN FOR EQUIPMENT INFORMATION, SHEET A1.3
- E. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALER SPECIFICATIONS.
- F. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- G. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
- H. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- I. ALL DOORS ARE 4" OFF ADJACENT WALLS AND DO.
- J. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
- K. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
- L. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

WALL LEGEND

FRAMING / DIMENSIONING NOTE:

ALL DIMENSIONS ARE TO FACE OF SLAB AND FACE OF STUD.

- | | |
|----------|---|
| A | <p>EXTERIOR WALL:
 EXTERIOR: EXTERIOR FINISH (PER BUILDING SECTIONS) OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C.
 INTERIOR: 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 5/8" PLYWOOD FRP PANEL TO 10'-6" A.F.F., PROVIDE R-19 BATT INSULATION IN WALLS, PER BUILDING SECTIONS.</p> |
| B | <p>INTERIOR PARTITION WALL: FULL HEIGHT
 2x4" WOOD STUDS @ 16" O.C. 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.</p> |
| C | <p>PLUMBING PARTITION: FULL HEIGHT
 2x6 WOOD STUDS @ 16" O.C. 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.</p> |
| D | <p>EXTERIOR WING WALL:
 EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.</p> |
| E | <p>EXTERIOR WALL WALL:
 EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.</p> |

KEYNOTES - FLOOR PLAN

1. ELECTRICAL PANEL; REFER TO ELECTRICAL DRAWINGS.
2. ELECTRICAL SERVICE ENTRANCE; REFER TO ELECTRICAL DRAWINGS. COORDINATE FINAL LOCATION TO ENSURE LOCATION DOES NOT INTERFERE WITH OTHER ITEMS.
3. TANKLESS WATER HEATER ABOVE; REFER TO PLUMBING DRAWINGS.
4. MOP SINK; REFER TO PLUMBING DRAWINGS.
5. HOSE BIBB; REFER TO PLUMBING DRAWINGS.
6. FLOOR DRAIN; REFER TO PLUMBING DRAWINGS.
7. FLOOR SINK; REFER TO PLUMBING DRAWINGS.
8. R.O. SYSTEM; REFER TO PLUMBING DRAWINGS.
9. MANAGER'S STATION.
10. FLOOR SAFE BY OWNER. BOLTED TO FLOOR BY G.C.
11. 6-DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY G.C.
12. LINE OF AWNING ABOVE; BY OTHERS.
13. DASHED LINE REPRESENTS ANGLED WING WALL ABOVE.
14. DOMESTIC WATER SERVICE; REFER TO PLUMBING DRAWINGS.
15. OPEN SIGN BY OWNER
16. DATA RACK ABOVE; REFER TO ELECTRICAL DRAWINGS.
17. KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
18. THERMOSTAT SENSOR; REFER TO MECHANICAL DRAWINGS.
19. THERMOSTAT; REFER TO MECHANICAL DRAWINGS.
20. MAILBOX (BY OWNER) LOCATED UNDER KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
21. PROPOSED GAS METER; REFER TO PLUMBING DRAWINGS.
22. UNDERSLAB GREASE TRAP; REFER TO PLUMBING DRAWINGS.
23. SCHIER PUMP-OUT PORT KIT (PP3). ROUTE PLUMBING UNDER SLAB TO OUTSIDE OF EXTERIOR WALL AT 24" ABOVE GRADE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
24. WALK-UP SERVICE WINDOW W/ TRANSACTION SHELF.

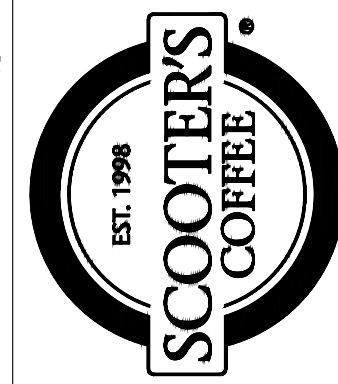
WINDOW LEGEND

- # WINDOW TAG. REFER TO SCHEDULE ON SHEET A5.1

DOOR LEGEND

- # DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2

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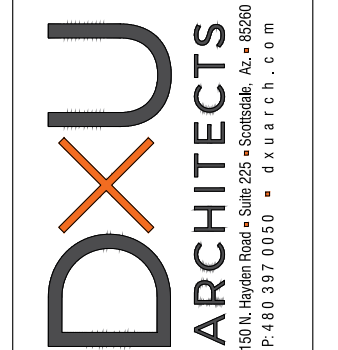
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DIMENSION PLAN & FLOOR PLAN

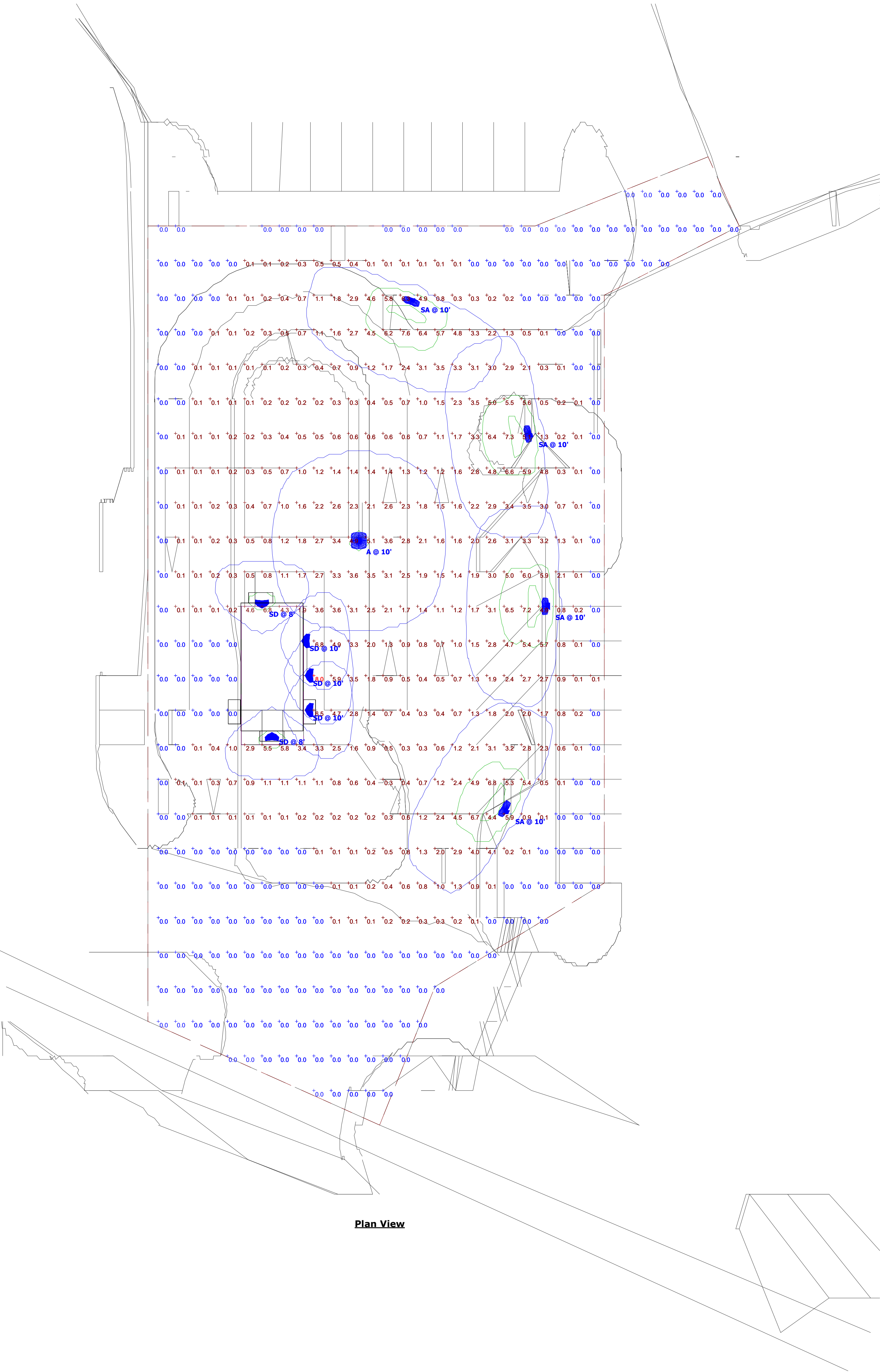
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Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	SA	4	PRV-PA1A-730-U-T3-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	212	1	54
	SB	0	PRV-PA1A-730-U-T3	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	24	288	1	54
	SD	5	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49
	A	1	PRV-PA1A-730-U-5WQ	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	24	297	1	54

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	8.0 fc	0.0 fc	N/A	N/A



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PHOTOMETRIC
SITE PLAN

E0.4

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