2 ARCH. SITE PLAN
1/16" = 1'-0"

AREAS
BUILDING A - 1,800 SF
BUILDING B - 5,820 SF

TOTAL 7,620 SF

PARKING
**Commercial Development.** Three parking spaces for up to 300 square feet of floor area plus one parking space for each additional 300 square feet of floor area.
Resta
BUILDING B
Suite A 1,500 sf = 7 Parking Spaces Required
Suite B 1,500 sf = 7 Parking Spaces Requiered
RESTAURANT 2,820 SF (1 PER 100 SF) = 29 Parking Spaces Required

BUILDING A
Retail (Pick up) = 1,800 SF = 8 Parking Spaces Required

TOTAL REQUIRED = 51 PARKING SPACE

PROVIDED 54 PARKING SPACES

## GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.

2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.

3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.

## LANDSCAPE NOTES

1.- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2.- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VECINITY OF UNDERGROUND UTILITIES.

3.- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

4.- CONTRACTOR TO PROVIDE A MIN 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES.

5.- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL NEED BE INSTALLED ADJACENT TO CURBS OR SIDEWALKS.

6.- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.

7.- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, U.N.O.

8.- ALL IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED INSTALLER IN THE STATE OF TEXAS.

9.- ALL LANDSCAPING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE CITY OF LAREDO AND WITH THE CONDOMINIUM REGIME OF THE DEVELOPMENT.

## SOLID SOD NOTES

1. LEAVE GRADE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS

2. ADJUST SITE GRADING TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFE IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE.

4. CONTRACTOR TO COORDINATE AVAILABILITY OF EXISITING TOPSOIL.

5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.

6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

9. CONTRACTOR SHALL GUARANTEE OWNER OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

## MAINTENANCE NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE.

2. ALL LANDSCAPE SHALL BE MAINTANINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.

3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.

4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GRAOWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.

## GENERAL LAWN NOTES

1. CONTRACTOR SHALL PROVIDE 2" OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

2. IMPORTED TOP SOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOW, AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.

3. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCES COMPLETELY SETTLES, AND FINISH GRADE APPROVED PRIOR TO INSTALLATION.

4. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.

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# NOLANA COMMERCIAL PLAZA

LOT 2 NOLANA HAMPTON SUBDIVISION
SUBDIVISION ,
PHARR TEXAS
HIDALGO COUNTY

| No. | Description | Date |
|---|---|---|
| 1. | PRELIM.PLANS | FEB. 18, 2020 |

# ARCH. SITE PLAN

| | |
|---|---|
| Project number | 130519 |
| Date | FEB. 18, 2020 |
| Draw by: | MAS |
| Checked by | MAS |

A100

Scale 1/16" = 1'-0"