



SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

A 20.041 SQ. FT. - 0.4600 AC. OUT OF A
CALLED 4.767 AC. TRACT RECORDED UNDER
H.C.C.F. NO. G224082 SITUATED IN THE W.P. MORTON
SURVEY ABSTRACT NO. 539 OF HARRIS COUNTY, TEXAS

PROJECT DATA

| | | |
|--------------------------|---|------------|
| REMODELED BUILDING | = | 995 s.f. |
| REMODELED RESTROOMS | = | 533 s.f. |
| PROPOSED WALK-IN COOLER | = | 120 s.f. |
| TOTAL REMODELED BUILDING | = | 1,648 s.f. |
| PROPOSED COVERED DECK | = | 857 s.f. |

PARKING ANALYSIS

| | | |
|--------------------------------------|---|--------------|
| PROPOSED BUILDING | = | 13.15 SPACES |
| 1,648 s.f. @ 8 SPACES PER 1,000 s.f. | = | |
| PROPOSED WOOD DECK | = | 5.82 SPACES |
| 857 s.f. @ 8 SPACES PER 1,000 s.f. | = | |
| TOTAL PARKING REQUIRED | = | 19.00 SPACES |

PARKING PROVIDED ON-SITE = 19.00 SPACES

GENERAL SITE NOTES

1. CONTRACTOR SHALL PROVIDE 4" WIDE PARKING STRIPES, PARKING SYMBOLS AND SIGNS AS PER PLAN.
2. ALL PROPOSED LANDSCAPING SHALL BE FURNISHED AND INSTALLED BY THE OWNER.
3. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPE BOLLARDS AS PER PLAN.
4. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL 4" PVC-40 SLEEVES AS REQUIRED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR.

SITE PREPARATION NOTES

1. STRIP AND SCARIFY THE SURFACE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES AND REMOVE ALL SURFACE ORGANICS, TRASH, DEBRIS, AND OTHER DELETERIOUS MATERIALS. WHERE TREES ARE REMOVED, THE ROOT SYSTEM SHOULD BE REMOVED TO A MINIMUM DEPTH OF 2 FEET, OR TO A DEPTH WHERE THE MAXIMUM ROOT DIAMETER IS LESS THAN 1/2 INCH.
2. PROVIDE POSITIVE DRAINAGE BY SLOPING AND DIRECTING THE RUNOFF AWAY FROM THE BUILDING SITE. THIS INCLUDES ALL ROOF DRAIN DOWNSPOUTS DURING & AFTER CONSTRUCTION EXTENDING THE OUTFALL BEYOND THE BUILDING PAD.
3. PROOF-ROLL THE PREPARED SOIL WITH A LOADED DUMP TRUCK TO LOCATE ANY WET OR PUMPING AREA AND TREAT THE SAME WITH THE PROPER STABILIZING AGENTS. COMPACT THE SOIL TO 100% OF NATURAL DENSITY (NO RUTS WHEN PROOF-ROLLED WITH A LOADED DUMP TRUCK OR EQUIVALENT).
4. ANY FILL REQUIRED UNDER FLOOR SLABS IN THE BUILDING AREA SHOULD BE A COMPACTED LOW PLASTICITY STRUCTURAL FILL OR TOP THE EXISTING SOILS WITH 4 FEET OF COMPACTED LOW PLASTICITY STRUCTURAL FILL. THE PLASTICITY INDEX (PI) SHOULD RANGE FROM TWENTY (20) TO FORTY THREE (43). COMPACT THE SELECT FILL IN EIGHT (8) INCH LOOSE LIFTS TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF STANDARD PROCTOR DENSITY, IN CONFORMANCE WITH THE STANDARD PROCEDURE, ASTM D-698, AT OR WITHIN ONE (1) PERCENT OVER AND FOUR (4) PERCENT UNDER OPTIMUM MOISTURE.

TOPO SURVEY BY:

PRIME TEXAS SURVEYS
2417 NORTH HWY.
HOUSTON, TEXAS 77009
(713) 864-2400
FIRM NO. 10133000

BENCHMARK

NAVD 1988 DATUM
2001 ADJUSTMENT
HARRIS COUNTY FLOODPLAIN REFERENCE MARK 050058
ELEVATION = 61.87'

FLOOD PLAIN INFORMATION

THIS LOT DOES APPEAR TO BE OUT OF THE 100 YEAR FLOOD PLAIN AND APPEARS TO BE IN ZONE "X" IN FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NO. 48201C0660 M. REVISION DATE: 06-18-2014

CONSTRUCTION KEY

| | |
|--|---|
| | EXISTING PAVEMENT |
| | PROPOSED PAVEMENT - SEE CIVIL ENGINEER'S PLANS FOR SPECIFICATIONS (CITY OF HOUSTON PROJECT #21126217) |

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. ALL REASONABLE ATTEMPTS HAVE BEEN MADE IN THE PREPARATION OF DRAWINGS AND SPECIFICATIONS TO AVOID MISTAKE. OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION BEGINS.

DESIGNS
LLC

RSP

12222 SCOTTSDALE DRIVE
MEADOWS PLACE, TEXAS 77477
832.419.7303
RSPDESIGNSLLC@GMAIL.COM

CLIENT:
CONVERT RESIDENTIAL TO RESTUARANT
963 JUDIWAY STREET
HOUSTON, TEXAS 77018

CLIENT:

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |

SCALE
1" = 10'-0"

PROJECT NO.
2147

SHEET TITLE
SITE PLAN

SHEET NO.

AS.01
DATE: 14 JANUARY 2021