

- DEMOLITION NOTES:**
- CONTRACTOR SHALL ALSO REFER TO DEMOLITION GENERAL NOTES ON SHEET 002.
 - COORDINATE DEMOLITION WITH ARCHITECT AND OWNERS REPRESENTATIVE.
 - PROTECT ALL EXISTING ITEMS AND FINISHES NOT SCHEDULED FOR DEMOLITION.
 - WHEN REMOVING FINISHES, FURNISHINGS, EQUIPMENT, ETC. CARE SHOULD BE TAKEN TO NOT DAMAGE ADJACENT SURFACES.
 - IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND THE ARCHITECT. THE OWNER SHALL BE RESPONSIBLE FOR GETTING THESE MATERIALS PROPERLY AND SAFELY ABATED.
 - FOR ALL MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS REFER TO REF. DRAWINGS UNLESS NOTED FOR DEMOLITION.
 - CONTRACTOR TO SAVE & STORE ANY IDENTIFIED MATERIAL TO BE SALVAGED.
 - FOR ALL SITE UTILITIES DEMOLITION REFER TO CIVIL DRAWINGS & SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE A PROTECTION ZONE AROUND EXISTING CISTERN 12' IN DIAMETER.
 - REMOVE ALL EXISTING VEGETATION ON SITE EXCEPT ANY VEGETATION IDENTIFIED TO REMAIN.
 - CONTRACTOR TO SECURE TEMPORARY CONSTRUCTION EASEMENT (TCE) FOR WORK ACTIVITIES AT ADJOINING PROPERTIES. COORDINATE WITH COUNTY REPRESENTATIVE.
 - DISPOSE OF DEMOLITION OR EXISTING DEBRIS PER SPECIFICATIONS.
 - CONTRACTOR SHALL COMPLY WITH ALL STATE & LOCAL PERMITTING REQUIREMENTS FOR DEMOLITION.

- KEY NOTES**
- REMOVE EXISTING CONCRETE SIDEWALK.
 - REMOVE EXISTING BRICK PAVERS AND SALVAGE FOR REUSE/RECYCLING.
 - REMOVE EXISTING GREASE TRAPS; REFER TO CIVIL DRAWINGS & SPECIFICATIONS.
 - REMOVE STRUCTURE IN ITS ENTIRETY.
 - ONE STORY BUILDING TO REMAIN AND REPAIR AS NECESSARY.
 - WATER CISTERN TO REMAIN FOR PRESERVATION TREATMENT.
 - REMOVE EXISTING CONCRETE & FLOOR STRUCTURE.
 - REMOVE MANHOLE COVER AND BACKFILL; REF. CIVIL DRAWINGS FOR SITE UTILITIES DEMOLITION.
 - EXISTING PORCH AND STRUCTURE TO BE REMOVED WITH BUILDING DEMOLITION; REF. SHEET 002.
 - REMOVE ALL EXISTING BOLLARDS, PIPING AND CABLE.
 - REMOVE ALL ASPHALT / OR CONCRETE PAVING.
 - REMOVE EXISTING VEGETATION AND TREES.
 - REMOVE EXISTING PERIMETER CMU WALL.

- DEMOLITION LEGEND**
- EXISTING WALL OR PARTITION TO BE DEMOLISHED
 - - - - - STRUCTURE TO BE DEMOLISHED
 - ▨ EXISTING BRICK PAVERS
 - ▩ REMOVE EXISTING CONCRETE
 - ▨ EXISTING STRUCTURE TO BE DEMOLISHED
 - ▨ ASPHALT TO BE REMOVED
 - EXISTING ONE STORY BUILDING TO REMAIN

1 SITE PLAN - DEMOLITION
3/32"=1'-0"

WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION
409 San Bernardo Ave, Laredo, Texas 78040

SYNERGY
PROFESSIONAL ENGINEERS, P.C.
TRINITY
MEP ENGINEERING

TOPSITE
Civil Group

Revisions:
1 HDLB - 07/01/2025
2
3
4

The seal appearing on this document was authorized by Juan Homero Sanchez, Registration No. 12559 on June 10, 2025.
Date: 06/10/2025
Project: 2024-324
Drawn by: RGRJON
Checked by: EDJHS

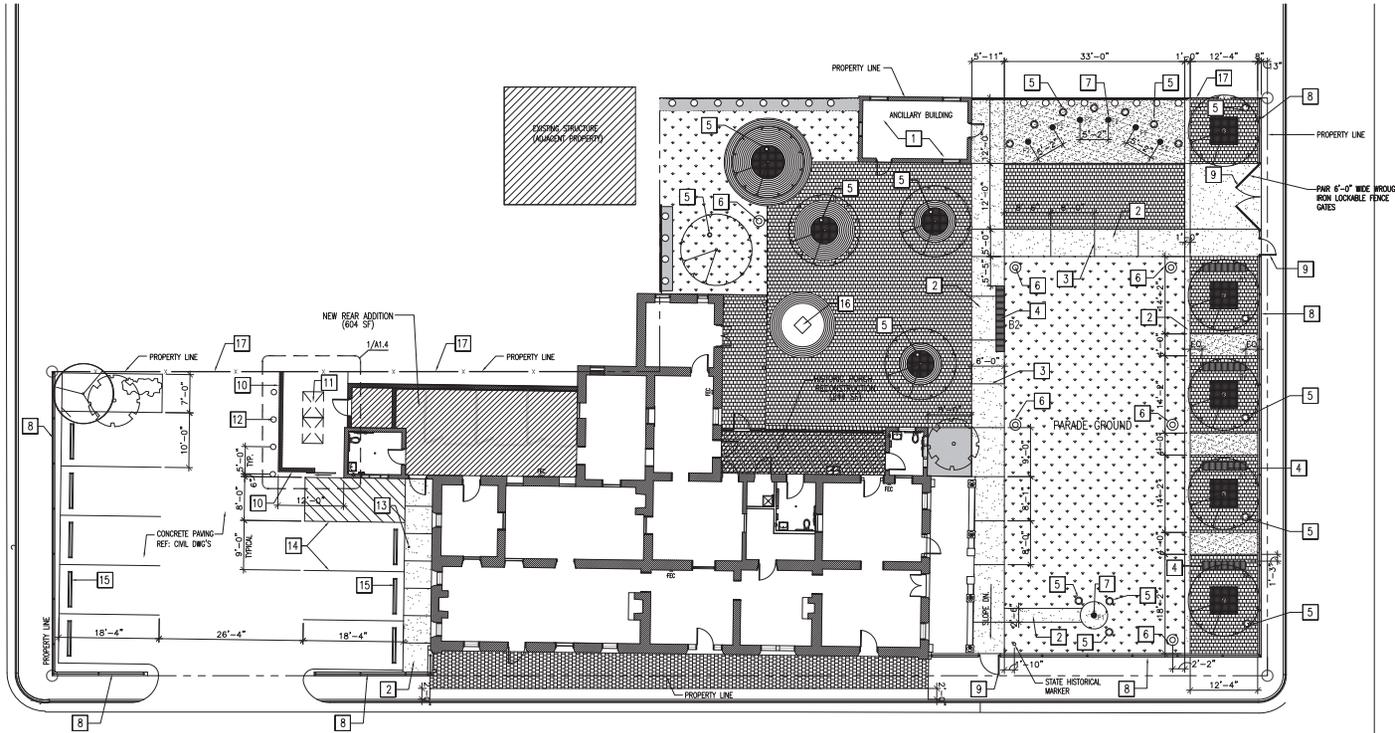
JHS
ARCHITECT
MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS
DEMOLITION
SITE PLAN

JUAN HOMERO SANCHEZ
ARCHITECT
6009 Springfield Ave., Ste 107 Laredo, Texas 78041 T: (956) 723 2939 T: (956) 723 1360
juanhomero@jhs-architect.com

AD1.1

IF THESE DIMENSIONS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, THESE SHALL NOT BE REPRODUCED, MOVED, OR COPIED IN ANY MANNER OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND/OR COMPENSATION TO THE ARCHITECT. COPYRIGHT © 2025. ALL BUILDING AND/OR CONSTRUCTION INFORMATION HERE SHALL BE BUILT IN FULL COMPLIANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE, NFPA 701, NFPA 702 AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OR MOST RECENT ADOPTED CODES.

LINCOLN STREET
(27.78' R.O.W.)



SAN BERNARDO AVENUE
Called: 27.78' R.O.W.
(R.O.W. Measures 33')

1 SITE PLAN
SCALE: 3/32"=1'-0"



BUILDING AREA SUMMARY

Existing Structure: 3,887 sf
New Addition (rear): 604 sf
Historic Porch Enclosure: 244 sf
Total Area: 4,734 sf

Ancillary Building: 240 sf

LEGEND

- FLAG POLES
- EXTERIOR LIGHT
- ⊙ EXTERIOR POLE LIGHT
- ⊙ TREES (RE. LANDSCAPE PLAN AL.1)
- TRELLIS (RE. SHEET AL.1 & A1.5)
- CHAIN LINK FENCE
- GROUND COVER:
 - 1. SOLID SOD (BERMUDA)
RE: IRRIGATION SYSTEM REQUIRED.
 - 2. CONCRETE
 - 3. DECOMPOSED GRANITE
 - 4. BLACK RIVER STONE
 - 5. CLAY BRICK PAVERS
 - 6. ARTIFICIAL TURF

NOTE: DRAWING IS REPRESENTATIONAL. CONTRACTOR SHALL SUBMIT FOR REVIEW PROPOSED LANDSCAPING INFORMATION.

SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATION. ALL GRADING ELEVATIONS OUTSIDE BUILDING SHALL BE BY CIVIL ENGINEER PRIOR TO CONSTRUCTION, WHERE INDICATED.
2. CONTRACTOR TO GET APPROVAL FROM ARCHITECT ON ELEVATION OF TOP OF FINISH AND SLOPED AREAS.
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING TYPES.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF SURFACES TO RECEIVE FINISH MATERIALS.
5. REFER TO CIVIL DRAWINGS FOR GRADING, TOP OF CURB, FINISH FLOOR, SLOPE DIRECTION, UTILITIES, ETC.
6. REFER TO SPECIFICATIONS FOR BRICK PAVEMENT TYPES.
7. WRITTEN DIMENSION AND COORDINATES SHALL GOVERN OVER SCALED DIMENSIONS.
8. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ARCH. ENGR. PRIOR TO CONSTRUCTION OR INSTALLATION.
9. THE CONTRACTOR SHALL VERIFY ALL EASEMENT LINES PRIOR TO BEGINNING WORK.
10. THE CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS ANY OTHER IN THE FIELD. PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. ALL CURBS TO BE INTERFERED WITH CONCRETE PAVEMENT. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTROL JOINTS BUT NOT THROUGH EXPANSION JOINTS.
12. THE CONTRACTOR TO PROVIDE TRENCHING SAFETY PLANS, SIGNED AND SEALED BY CONTRACTOR'S OWN ENGINEER.
13. PRIOR TO START, THE CONTRACTOR SHALL LOCATE AND STAKE EXISTING UNDERGROUND ELECTRICAL LINES FROM JUNCTION BOX AND TRANSFORMER.

KEY NOTES

- 1 ANCELLARY BUILDING
- 2 NEW CONCRETE SIDEWALKS AND HARDSCAPE
- 3 CONCRETE JOINTS: COORDINATE W/ STRUCTURAL
- 4 CONCRETE BENCH (8" OR 12")
SEE DETAIL SA.1.3
- 5 GROUND MOUNTED LIGHTING:
REF: MEP
- 6 LIGHT POLE: REF: MEP
- 7 FLAG POLE (10' OR 30')
SEE DETAIL AA.1.3
- 8 DECORATIVE WROUGHT IRON FENCE
SEE DETAIL 2A.1.3
- 9 DECORATIVE WROUGHT IRON GATE
SEE DETAIL 1A.1.3
- 10 SERVICE YARD ENCLOSURE
- 11 HVAC CONCRETE PADS: REF: MEP
- 12 NEW STEEL BOLLARDS
- 13 ACCESSIBLE PARKING SIGNAGE
- 14 ACCESSIBLE PARKING STRIPING
- 15 CONCRETE WHEEL STOPS
- 16 WATER CISTERN TO REMAIN
(OBTAIN 6' PROTECTIVE RADIUS)
- 17 NEW CHAIN LINK FENCE (IF HIGH)

Project:
**WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION**
409 San Bernardo Ave, Laredo, Texas 78040

Structural:
SYNERGY
STRUCTURAL ENGINEERS, INC.
1100 W. 15TH STREET, SUITE 100
LAREDO, TEXAS 78040
TEL: (512) 781-1111
WWW.SYNERGYSTRUCTURAL.COM

MEP:
TRINITY
MEP ENGINEERING
1000 W. 15TH STREET, SUITE 100
LAREDO, TEXAS 78040
TEL: (512) 781-1111
WWW.TRINITYMEP.COM

Civil Engineer:
TOPSITE
Civil Group
1000 W. 15TH STREET, SUITE 100
LAREDO, TEXAS 78040
TEL: (512) 781-1111
WWW.TOPSITE-CIVIL.COM

Revisions:
1 HDB - 07/01/2025
2
3
4



The seal appearing on this document was authorized by Juan Homero Sanchez, Registration No. 12559 on June 10, 2025.

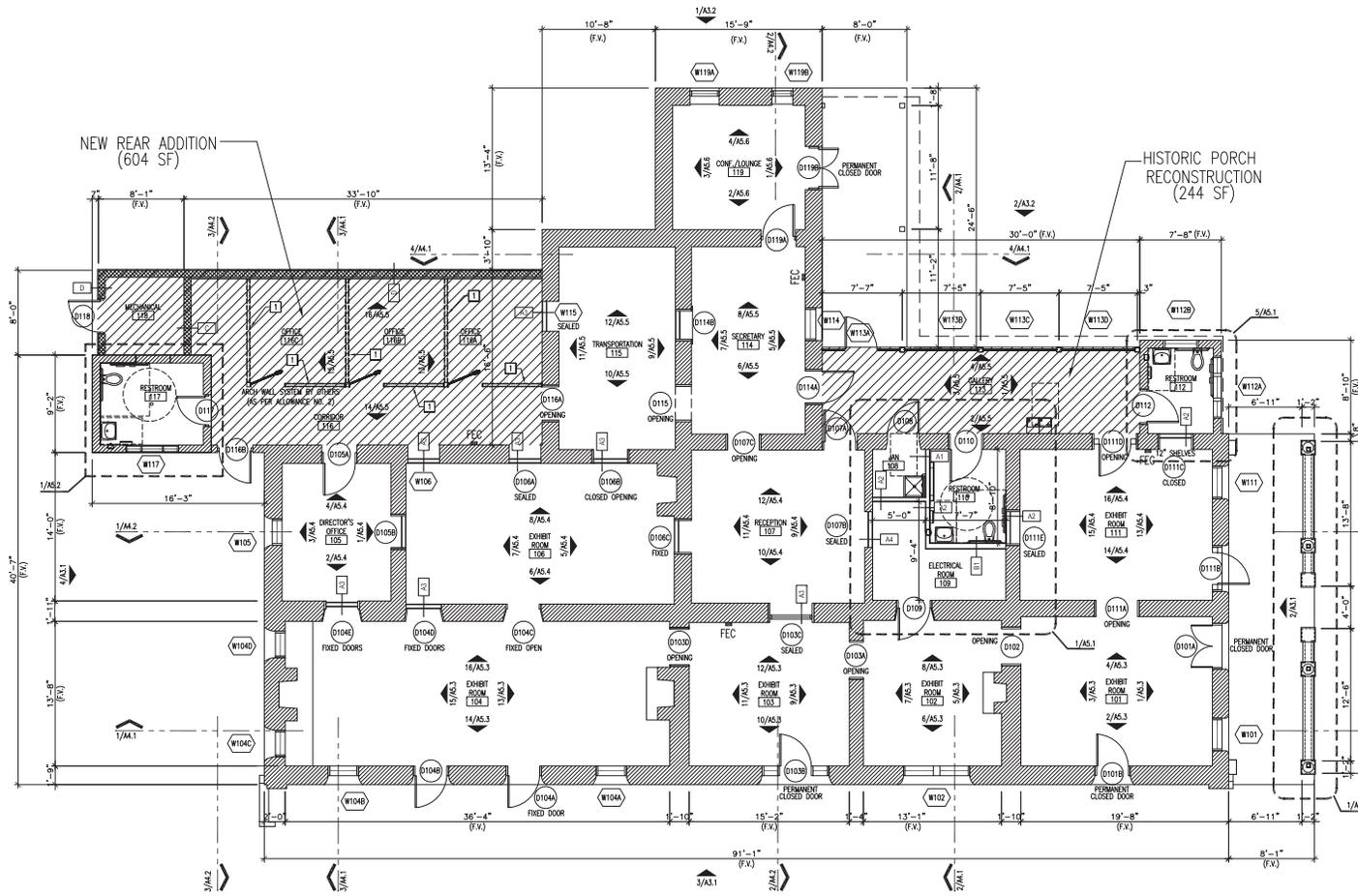
Date: 06/10/2025
Project: 2024-324
Drawn by: RGR/JON
Checked by: ED/JHS

JHS
ARCHITECT
MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS

SITE PLAN
A1.2

JUAN HOMERO SANCHEZ
ARCHITECT
6909 Springfield Ave., Ste 107 Laredo, Texas 78041
T: (956) 723 2939
T: (956) 723 1360
juanhomero@jhs-architect.com

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE SHALL NOT BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND FULL COMPENSATION TO THE ARCHITECT. COPYRIGHT © 2025. ALL BUILDING CONSTRUCTION IS DESCRIBED HERE SHALL BE BUILT IN FULL COMPLIANCE WITH THE 2024 INTERNATIONAL RES CODE, NFPA 701, NFPA 720 AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OR MOST RECENT ADOPTED CODES.



1 FLOOR PLAN IMPROVEMENTS
SCALE: 3/16"=1'-0"

KEY NOTES
1. ARCHITECTURAL WALL SYSTEM BY OTHERS. (AS PER ALLOWANCE N-2)

BUILDING AREA SUMMARY

Existing Structure:	3,887 sf
New Addition (rear):	604 sf
Historic Porch Enclosure:	244 sf
Total Area:	4,734 sf

NOTES

1. REPLACE DAMAGED ORIGINAL BASE MOLDING (OR IF MISSING) WITH NEW WOOD BASE.
2. RESTORE AND MATCH EXISTING PLASTER WALL AND CEILING FINISHES DAMAGED.
3. PROVIDE NEW TOILET FIXTURES: COMMODE, LAVATORY AND URINAL, REFER TO THE DRAWINGS.
4. ALL HISTORIC DOORS, FRAMES AND HARDWARE TO BE RESTORED AND INSTALLED AT ORIGINAL LOCATION, UNLESS NOTED OTHERWISE.
5. PROVIDE NEW FLOORINGS AS SPECIFIED.

SYMBOL LEGEND

	ELEVATION RE: A5 SERIES		PARTITION TYPE RE: R2 WALL SECTIONS		DETAIL SECTION
	WOOD WINDOW TYPE RE: A2 SCHEDULES		BUILDING SECTION RE: A4 SERIES		FIRE EXTINGUISHER CABINET
	HOLLOW METAL WINDOW TYPE RE: A2 SCHEDULES		WALL SECTION RE: A4 SERIES		ENLARGED DETAIL/PLAN
	DOOR TYPE RE: A2 SCHEDULES				

GENERAL NOTES

1. BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
 - 1.1 OBTAIN ALL BUILDING & CONSTRUCTION PERMITS AS REQUIRED BY THE PERTINENT LOCAL, REGULATORY & GOVERNMENTAL AGENCIES.
 - 1.2 VERIFY LOCATIONS, PROPERTY LINES, LIMITS OF WORK, EASEMENTS, ELEVATIONS & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES & OTHER IMPROVEMENTS AFFECTING WORK & PROTECT SAME WHERE NECESSARY.
2. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
3. ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS AND WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. THE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT. WRITTEN DIMENSIONS ON DRAWINGS TAKE PREFERENCE.
5. WHEN A MATERIAL OR PRODUCT IS IDENTIFIED ANYWHERE IN THE DRAWINGS BY REFERENCE TO MANUFACTURER'S BRAND OR TRADE NAME, IT IS FOR THE PURPOSE OF ESTABLISHING A STANDARD OR QUALITY. ANY MATERIAL OR PRODUCT OF OTHER MANUFACTURER, UNLESS IN THE OPINION OF THE ARCHITECT OF EQUAL SUBSTANCE, APPEARANCE, FUNCTION AND PERFORMANCE, WILL BE CONSIDERED.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS AND FINISHES NOT SCHEDULED FOR DEMOLITION SO AS NOT TO DAMAGE ANY AREAS WITHIN THE CONTRACT. ANY AREA DAMAGED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT, AND SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
7. JOB SITE OBSERVATIONS BY THE ARCHITECT ENGINEER OR THEIR AUTHORIZED REPRESENTATIVES SHALL CONSTITUTE VISUAL INSPECTION OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS.
8. ALL DETAILS AND NOTES MARKED TYPICAL OR TYP. ON DRAWINGS APPLY TO ALL CONDITIONS IN THIS CONTRACT, WHERE APPLICABLE.
9. THE CONTRACTOR, IN SUBMITTING FOR A BID FOR THE WORK, IS ASSUMED TO HAVE THOROUGHLY ACCQUAINTED HIMSELF WITH ALL EXISTING CONDITIONS AT THE JOB SITE AND TO HAVE QUESTIONED THE ARCHITECT FOR CLARIFICATION FOR ANY AMBIGUOUS ITEMS, HEREIN AND ENCOUNTERED AFTER THOROUGHLY READING THE DRAWINGS AND SPECIFICATIONS. ACCIDENTAL OMISSIONS WILL NOT BE AWADED TO THE CONTRACTOR FOR FAILURE TO FAMILIARIZE THEMSELVES WITH THE SITE, EXISTING CONDITIONS, AND THE DRAWINGS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO ANY EXISTING OR NEWLY CONSTRUCTED BUILDING FINISHES, SERVICES, CURB & GUTTER, LANDSCAPING, FENCING, UTILITIES, STORM DRAINAGE, WATER, SANITARY, IRRIGATION, ELECTRIC, GAS, CABLE TV, TELEPHONE, ETC.) OR ANY OTHER PUBLICLY OR PRIVATELY OWNED IMPROVEMENT, & SHALL REPAIR, REPLACE OR OTHERWISE PROVIDE FOR RESTORATION OF SAME TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A SET OF CONSTRUCTION PLANS WHEREIN AN ACCURATE RECORD SHALL BE KEPT OF AS-CONSTRUCTED INFORMATION ON ALL SITE IMPROVEMENTS. THIS PLAN SET SHALL BE SUBMITTED TO THE ARCHITECT AT THE COMPLETION OF CONSTRUCTION FOR USE IN THE PREPARATION OF RECORD DRAWINGS. THE CONTRACTOR SHALL ALSO AT ALL TIMES MAINTAIN AT THE PROJECT SITE A COMPLETE REFERENCE SET OF APPROVED PLANS, THE CONTRACTOR'S SHOP DRAWINGS & OTHER SUPPLEMENTAL CONSTRUCTION DOCUMENTS.
12. DISCOVERY OF ANY ADDITIONAL FLOOR PENETRATIONS AND/OR CHANGES NOT INDICATED ON THE PLANS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.
13. DISCOVERY OF ANY DAMAGED OR NON-WEARABLE STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING WALLS AS REQUIRED.
15. PATCH AND REPAIR DAMAGED AREAS OF WALLS WHERE DISCOVERED OR DEVICES WERE REMOVED.
16. IF THE INTENT OF THESE DRAWINGS TO SHOW MANNER OF ACCOMPLISHING THE WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS AND CONDITIONS AND IS INCLUDED AS PART OF THE WORK, IF ANY DISCREPANCIES ARE FOUND NOTIFY THE ARCHITECT.
17. THE CONTRACTOR SHALL VERIFY THE SIZES, DIMENSIONS AND LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT PIPES, BASES AND FOUNDATIONS AS WELL AS POWER, WATER, AND DRAINAGE REQUIREMENTS FOR SUCH EQUIPMENT BY EQUIPMENT MANUFACTURER.
18. THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPOSED WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION OF THEIR SERVICES TO THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER MIN. 5 WORKING DAYS PRIOR TO ANY POWER, CUT OFF OR SHUT-DOWN. CONTRACTOR SHALL MAINTAIN THE AMOUNT OF POWER SUPPLY AND MAKE EVERY EFFORT TO RESUME NORMAL POWER FOR FOR BUILDING OCCUPANCY.

**WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION
409 San Bernardo Ave, Laredo, Texas 78040**

SYNERGY
PROFESSIONAL ENGINEERS, P.C.
1000 W. LOOP WEST, SUITE 1000
LAREDO, TEXAS 78040
TEL: 512.781.1111
WWW.SYNERGYENR.COM

TRINITY
MEP ENGINEERING
1000 W. LOOP WEST, SUITE 1000
LAREDO, TEXAS 78040
TEL: 512.781.1111
WWW.TRINITYMEP.COM

TOPSITE
Civil Group
1000 W. LOOP WEST, SUITE 1000
LAREDO, TEXAS 78040
TEL: 512.781.1111
WWW.TOPSITEGROUP.COM

Revisions:
1. HDB-1/07/2015
2.
3.
4.



The seal appearing on this document was authorized by Juan Homero Sanchez, Registration No. 12559 on June 10, 2025

Date: 06/10/2025
Project: 2024-324
Drawn by: RGR/JON
Checked by: EDJHS



JUAN HOMERO SANCHEZ
ARCHITECT
MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS

FLOOR PLAN

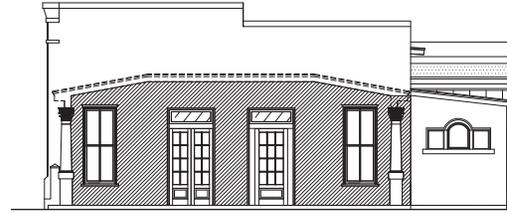
A2.1

6009 Springfield Ave., Ste 107 Laredo, Texas 78041
T: (956) 723 2939
T: (956) 723 1360
juanhomero@jhs-architect.com

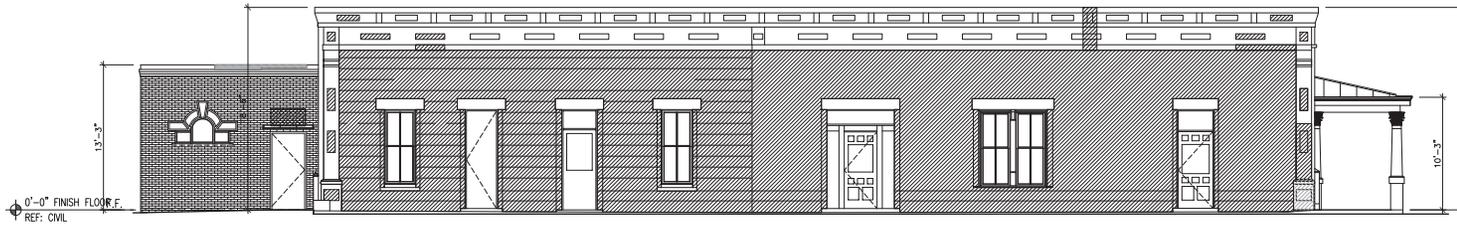
THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL BE THE PROPERTY OF THE ARCHITECT. THESE SHALL NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE DISSEMINATED WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND/OR COMPENSATION TO THE ARCHITECT. ANY SUCH VIOLATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. ANY SUCH VIOLATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.



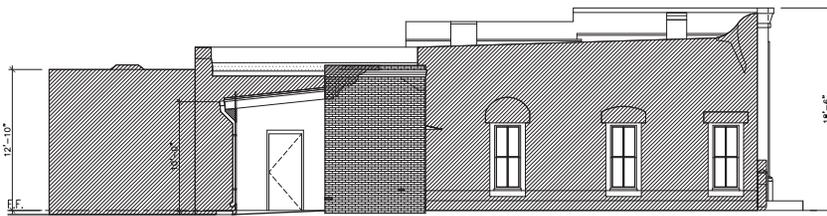
① SOUTH ELEVATION
SCALE: 3/16"=1'-0"



② PARTIAL SOUTH ELEV. / SECTION
SCALE: 3/16"=1'-0"



③ WEST ELEVATION
SCALE: 3/16"=1'-0"



④ NORTH ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
2. ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AND WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT. WRITTEN DIMENSIONS ON DRAWINGS TAKE PRECEDENCE.
4. REPLACE ALL DAMAGED CORNICE MEMBERS.
5. EXTERIOR BRICK TO BE CLEANED USING LOW PRESSURE WASH. REMOVE ALL CEMENTAUS MORTAR JOINTS AND REPOINT WITH SPICED MORTAR.
6. REMOVE EXISTING WHITE CAULK AND REPOINT WITH FLEXIBLE MORTAR.
7. REPLACE ALL WOOD WINDOWS.
8. REMOVE ALL EXISTING LOOSE CONDUITS OR WHICH IS NO LONGER REQUIRED.
9. REPAIR AND REPOINT ALL SILLS.
10. REPAIR AND REPOINT ALL SILL.
11. DOWNSPOUTS TO BE INSPECTED AND REPAIRED AS REQUIRED.
12. CLEAN, REPAIR AND REPOINT ALL CEILING PLASTER AT ENTRY PORCH.

KEY NOTES

1. REPAIR DAMAGED/MISSING STUCCO.
2. INSTALL NEW STUCCO MOVEMENT JOINT.
3. RESTORE/REFINISH STUCCO BASE AND TOOLED PATTERN. PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.
4. RESTORE/REFINISH STUCCO WALL TOOLED PATTERN. PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.
5. REPLACE EXISTING DECORATIVE STUCCO UNITS AT SOUTH PLASTER WITH NEW THINSET MASONRY UNITS TO MATCH THOSE AT NORTH PLASTER.
6. RESTORE IN-SITU DECORATIVE STUCCO UNITS FACING.
7. REBUILD MASONRY OPENING CURVED CORNER JAMBS AND STUCCO DECORATIVE JOINT PATTERN.
8. RESTORE IN-SITU DECORATIVE STUCCO WINDOW FACING.
9. REMOVE CEMENTIOUS STUCCO. REPAIR/REPLACE DAMAGED TENSORED MASONRY AND REPOINT.
10. REPLACE/RESET DAMAGED/MISSING LOOSE & REPOINT BRICK MASONRY.
11. INSTALL NEW METAL DOOR CANOPY PER DETAIL 4 & 5A/2.
12. INSTALL NEW STEEL BEAM. REF. TO STRUCTURAL DWGS.
13. REMOVE EXISTING AND BUILD NEW MASONRY AND STUCCO COLUMN BASES AND LOW WALL.
14. REPLACE EXISTING WOOD COLUMNS AND BRICK INFILL. INSTALL NEW REPRODUCTION COLUMNS AND CAPITALS.
15. REBUILD PORCH ROOF, BEAMS, FRAMING AND DECK.
16. NEW STANDING SEAM METAL ROOF.
17. REMOVE EXISTING COLLUMNS. INSTALL NEW REPRODUCTION WOOD COLUMNS.
18. NEW STUCCO
19. NEW SCUPPER / GUTTER OR DOWNSPOUT
20. NEW GLASS AND METAL ASSEMBLY
21. FTR, WOOD FASGIA

Project: **WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION
409 San Bernardo Ave, Laredo, Texas 78040**

Structural: **SYNERGY**
STRUCTURAL ENGINEERING, P.C.
1100 Springfield Ave., Ste 107
Laredo, TX 78040
(956) 723-1360

MEP: **TRINITY**
MEP ENGINEERING
1100 Springfield Ave., Ste 107
Laredo, TX 78040
(956) 723-1360

CHA Engineer: **TOPSITE**
Civil Group
1100 Springfield Ave., Ste 107
Laredo, TX 78040
(956) 723-1360

Revisions:

1	
2	
3	
4	

Date: 06/10/2025
Project: 2024-324
Drawn by: RGRJON
Checked by: EDJHS

JHS
ARCHITECT

MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS

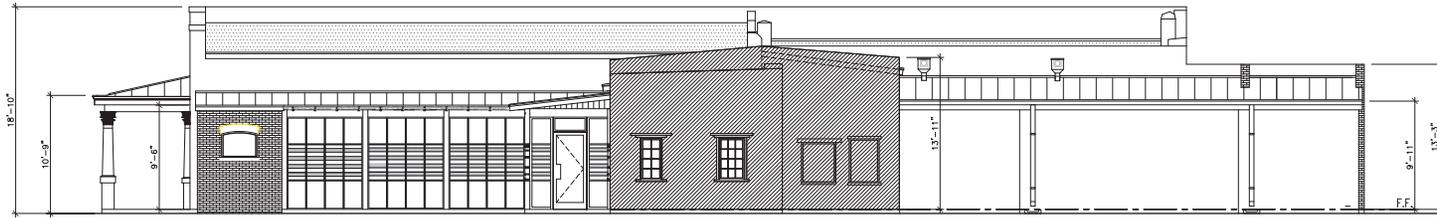
EXTERIOR
ELEVATIONS

A3.1

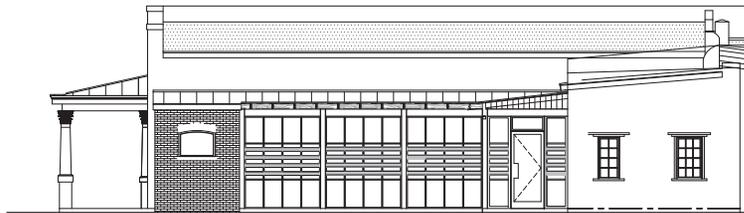
JUAN HOMERO SANCHEZ
ARCHITECT

6909 Springfield Ave., Ste 107 T: (956) 723 2939
Laredo, Texas 78041 T: (956) 723 1360
juanhomero@jhs-architect.com

THESE DOCUMENTS ARE PRELIMINARY AND SHALL BE THE PROPERTY OF THE ARCHITECT. THESE SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR USE WITHOUT THE ARCHITECT'S PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USER'S NEGLIGENCE OR MISUSE OF THESE DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USER'S NEGLIGENCE OR MISUSE OF THESE DOCUMENTS.



1 EAST ELEVATION
SCALE: 3/16"=1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
2. ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AND WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT, VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT, WRITTEN DIMENSIONS ON DRAWINGS TAKE PRECEDENCE.
4. REPLACE ALL DAMAGED CORNICE MEMBERS
5. EXTERIOR BEAM TO BE CLEANED USING LOW PRESSURE WASH, REMOVE ALL CEMENTAUS MORTAR JOINTS AND REPOINT WITH SPLICED MORTAR.
6. REMOVE EXISTING WHITE CAULK AND REPOINT WITH FLEXIBLE MORTAR
7. REPLACE ALL WOOD WINDOWS.
8. REMOVE ALL EXISTING LOOSE CONDUITS OR WHICH IS NO LONGER REQUIRED.
9. REPAIR ALL SAGGING LINTELS
10. REPAIR AND REPOINT ALL SILLS
11. DOWNSPOUTS TO BE INSPECTED AND REPAIRED AS REQUIRED.
12. CLEAN, REPAIR AND REPOINT ALL CEILING PLASTER AT ENTRY PORCH.

KEY NOTES

1. REPAIR DAMAGED MISSING STUCCO.
2. INSTALL NEW STUCCO MOVEMENT JOINT.
3. RESTORE/REFINISH STUCCO BASE AND TOOLED PATTERN, PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.
4. RESTORE/REFINISH STUCCO WALL TOOLED PATTERN, PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.
5. REPLACE EXISTING DECORATIVE STUCCO UNITS AT SOUTH PLASTER WITH NEW THINSET MASONRY UNITS TO MATCH THOSE AT NORTH PLASTER.
6. RESTORE IN-SITU DECORATIVE STUCCO LINTEL FACING.
7. REBUILD MASONRY OPENING CURVED CORNER JAMBS AND STUCCO DECORATIVE JOINT PATTERN.
8. RESTORE IN-SITU DECORATIVE STUCCO WINDOW FACING.
9. REMOVE CEMENTIOUS STUCCO, REPAIR/REPLACE DAMAGED STONE/BRICK MASONRY AND REPOINT.
10. REPLACE/RESET DAMAGED/MISSING LOOSE & REPOINT BRICK MASONRY.
11. INSTALL NEW METAL DOOR CANOPY PER DETAIL 4 & 5 A/C 2
12. INSTALL NEW STEEL BEAM, REF. TO STRUCTURAL DWGS.
13. REMOVE EXISTING AND BUILD NEW MASONRY AND STUCCO COLUMN BASES AND LOW WALL.
14. REPLACE EXISTING WOOD COLUMNS AND BRICK INFILL - INSTALL NEW REPRODUCTION COLUMNS AND CAPITALS.
15. REBUILD PORCH ROOF, BEAMS, FRAMING AND DECK.
16. NEW STANDING SEAM METAL ROOF.
17. REMOVE EXISTING COLLUMNS, INSTALL NEW REPRODUCTION WOOD COLUMNS
18. NEW STUCCO
19. NEW SCUPPER / GUTTER OR DOWNSPOUT
20. NEW GLASS AND METAL ASSEMBLY
21. FTR, WOOD FASGIA

Project: **WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION
409 San Bernardo Ave, Laredo, Texas 78040**

Structural: **SYNERGY**
STRUCTURAL ENGINEERS, P.C.
1100 BROADWAY
SUITE 1000
LAREDO, TX 78040
(956) 723-1360

MEP: **TRINITY**
MEP ENGINEERING
1000 BROADWAY
SUITE 1000
LAREDO, TX 78040
(956) 723-1360

CHA Engineer: **TOPSITE**
Civil Group
TOP SITE CIVIL GROUP, LLC
1000 BROADWAY SUITE 1000
LAREDO, TX 78040
(956) 723-1360

Revisions:

1	
2	
3	
4	



The seal appearing on this document was authorized by Juan Homero Sanchez Registration No. 12559 on June 10, 2025

Date: 06/10/2025
Project: 2024-324
Drawn by: RGR/JON
Checked by: ED/JHS

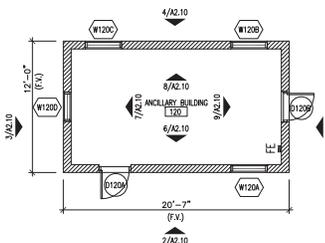


JUAN HOMERO SANCHEZ
ARCHITECT

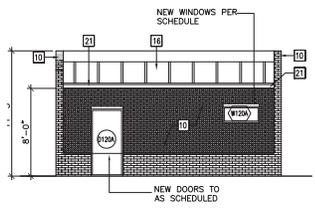
MEMBER
AMERICAN
INSTITUTE OF
ARCHITECTS
EXTERIOR
ELEVATIONS

6909 Springfield Ave., Ste 107 T: (956) 723 2939
Laredo, Texas 78041 T: (956) 723 1360
juanhomero@jhs-architect.com

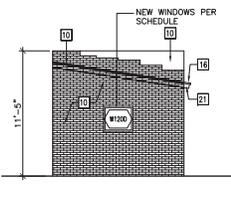
A3.2



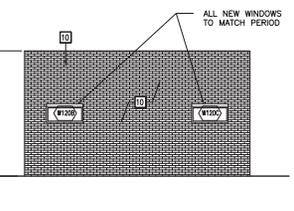
1 FLOOR PLAN - ANCILLARY BLDG.
3/16"=1'-0"



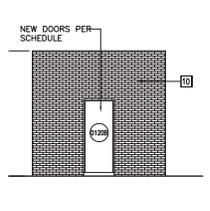
2 WEST ELEVATION
3/16"=1'-0"



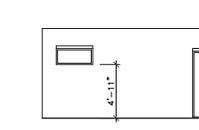
3 NORTH ELEVATION
3/16"=1'-0"



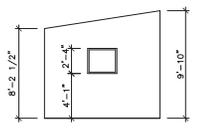
4 EAST ELEVATION
3/16"=1'-0"



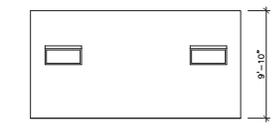
5 SOUTH ELEVATION
3/16"=1'-0"



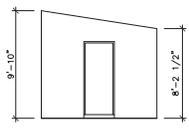
6 INT. WEST ELEV.
3/16"=1'-0"



7 INT. SOUTH ELEV.
3/16"=1'-0"



8 INT. EAST ELEV.
3/16"=1'-0"



9 INT. NORTH ELEV.
3/16"=1'-0"

ELEVATION NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AND WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT. WRITTEN DIMENSIONS ON DRAWINGS TAKE PREFERENCE.
- REPLACE ALL DAMAGED CORNER MEMBERS.
- EXTERIOR BRICK TO BE CLEANED USING LOW PRESSURE WASH. REMOVE ALL CEMENTITIOUS MORTAR JOINTS AND REPOINT WITH SPECIFIED MORTAR.
- REMOVE EXISTING WHITE CALK AND REPOINT WITH FLEXIBLE MORTAR.
- REPLACE ALL WOOD WINDOWS.
- REMOVE ALL EXISTING LOOSE CONDUITS OR WHICH IS NO LONGER REQUIRED.
- REPAIR ALL SAGGING UNITS.
- REPAIR AND REPOINT ALL BRICKS.
- DOWNSPOUTS TO BE INSPECTED AND REPAIRED AS REQUIRED.
- CLEAN, REPAIR AND REPOINT ALL CEILING PLASTER AT ENTRY PORCH.

ROOF NOTES

- CONTRACTOR SHALL SUBMIT ROOFING SUBMITTAL & SHOP DRAWINGS FOR REVIEW BY ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR CALCULATIONS & WARRANTY.
- THE CONTRACTOR SHALL INSTALL A NEW ROOF AS SPECIFIED.

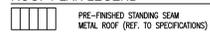
REFLECTED CEILING NOTES

- SEE FINISH SCHEDULE SHEET A2.2 FOR CEILING HEIGHTS.
- REFER TO ELECTRICAL PLAN FOR SWITCH AND CIRCUITING REQUIREMENTS.
- REFER TO ELECTRICAL LIGHTING PLAN & SPECS FOR ADDITIONAL LIGHTING INFORMATION.
- COORDINATE MOUNTING HEIGHTS OF PENDANT & WALL MOUNTED FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
- TAPE AND FLOAT ALL FIRE RATED GYPSUM BOARD SEAL ALL PENETRATIONS WITH FIRE CALK.
- ALL CONDUIT RERUN LIGHTING IS TO BE CONCEALED.
- ALL EXPOSED STRUCTURE TO BE PAINTED BLACK.
- NOTE: ALL FIXTURES / DEVICES MAY NOT BE INDICATED. REFER TO MEP SHEETS.

REFLECTED CEILING LEGEND



ROOF PLAN LEGEND



NOTES

- REPLACE DAMAGED ORIGINAL BASE HOLDING (OR IF MISSING) WITH NEW WOOD BASE.
- RESTORE AND MATCH EXISTING PLASTER WALL AND CEILING FINISH IF DAMAGED.
- ALL HISTORIC DOORS, FRAMES AND HARDWARE TO BE RESTORED AND REINSTALLED AT ORIGINAL LOCATION, UNLESS NOTED OTHERWISE.
- PROVIDE NEW FLOORING AS SPECIFIED.
- REFER TO MEP DRAWINGS FOR ELECTRICAL, LIGHTING, SPECIAL SYSTEMS AND HVAC REQUIREMENTS.

SYMBOL LEGEND

	ELEVATION RE: A2.7 WALL SECTIONS		PARTITION TYPE RE: A2.7 WALL SECTIONS		DETAIL SECTION
	WOOD WINDOW TYPE RE: A2 SCHEDULES		BUILDING SECTION RE: A4 SERIES		SURFACE MOUNTED FIRE EXTINGUISHER
	HOLLOW METAL WINDOW TYPE RE: A2 SCHEDULES		WALL SECTION RE: A4 SERIES		ENLARGED DETAIL/PLAN
	DOOR TYPE RE: A2 SCHEDULES				

KEY NOTES

- | | | |
|---|---|---|
| 1 REPAIR DAMAGED/MISSING STUCCO. | 8 RESTORE IN-SITU DECORATIVE STUCCO WINDOW FACINGS. | 15 REBUILD PORCH ROOF, BEAMS, FRAMING AND DECK. |
| 2 INSTALL NEW STUCCO MOVEMENT JOINT SEE XXXXX | 9 REMOVE CEMENTITIOUS STUCCO. REPAIR/REPLACE DAMAGED STONE/BRICK MASONRY AND REPOINT. | 16 NEW STANDING SEAM METAL ROOF. |
| 3 RESTORE/REFINISH STUCCO BASE AND TOOLED PATTERN. PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS. | 10 REPLACE/RESET DAMAGED/MISSING/LOOSE & REPOINT BRICK MASONRY. | 17 REMOVE EXISTING COLUMNS, INSTALL NEW REPRODUCTION WOOD COLUMNS |
| 4 RESTORE/REFINISH STUCCO WALL TOOLED PATTERN. PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS. | 11 INSTALL NEW METAL DOOR CANOPY PER DETAIL XXXXXX | 18 NEW STUCCO |
| 5 REPLACE EXISTING DECORATIVE STUCCO UNITS AT SOUTH PLASTER WITH NEW THINSET MASONRY UNITS TO MATCH THOSE AT NORTH PLASTER. | 12 INSTALL NEW METAL DOOR HEAD PER DET. XXXXXX | 19 NEW SCUPPERS SEE ROOF DETAIL XXXXX |
| 6 RESTORE IN-SITU DECORATIVE STUCCO UNITS FACINGS. | 13 REMOVE EXISTING AND BUILD NEW MASONRY AND STUCCO COLUMNS BASES AND LOW WALL. | 20 NEW GLASS AND METAL ASSEMBLY |
| 7 REBUILD MASONRY OPENING CURVED CORNER JAMBS AND STUCCO DECORATIVE JOINT FACINGS. | 14 REPLACE EXISTING WOOD COLUMNS AND BRICK INFILL - INSTALL NEW REPRODUCTION COLUMNS AND CAPTELS. | 21 WOOD FACING PTD. |
| | | 22 NEW WINDOW / DOOR PER SCHEDULE. |

GENERAL NOTES

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
 - OBTAIN ALL BUILDING & CONSTRUCTION PERMITS AS REQUIRED BY THE PERTINENT LOCAL, REGULATORY & GOVERNMENTAL AGENCIES.
 - VERIFY LOCATIONS, PROPERTY LINES, LIMITS OF WORK, EASEMENTS, ELEVATIONS & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES & OTHER IMPROVEMENTS AFFECTING WORK, & PROJECT SAME WHERE NECESSARY.
- ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AND WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT. WRITTEN DIMENSIONS ON DRAWINGS TAKE PREFERENCE.
- WHEN A MATERIAL OR PRODUCT IS IDENTIFIED ANYWHERE IN THE DRAWINGS BY REFERENCE TO MANUFACTURER'S BRAND OR TRADE NAME, IT IS FOR THE PURPOSE OF ESTABLISHING A STANDARD OR QUALITY. ANY MATERIAL OR PRODUCT OF OTHER MANUFACTURER, UNLESS THE DESIGN OF THE ARCHITECT IS OF EQUAL SUBSTANCE, APPEARANCE, FUNCTION AND PERFORMANCE, WILL BE CONSIDERED.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS AND FINISHES NOT SCHEDULED FOR DEMOLITION SO AS NOT TO DAMAGE ANY AREAS WITHIN THE CONTRACT. ANY AREA DAMAGED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT, AND SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
- JOB SITE OBSERVATIONS BY THE ARCHITECT / ENGINEER OR THEIR AUTHORIZED REPRESENTATIVES SHALL CONSIST OF VISUAL OBSERVATION OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL DETAILS AND NOTES UNLESS OTHERWISE NOTED OR TYPED ON DRAWINGS APPLY TO ALL CONDITIONS IN THIS CONTRACT, WHERE APPLICABLE.
- THE CONTRACTOR IS SUBMITTING FOR A BID FOR THE WORK, IS ASSUMED TO HAVE THOROUGHLY ACQUAINTED HIMSELF WITH ALL EXISTING CONDITIONS AT THE JOB SITE AND TO HAVE QUESTIONED THE ARCHITECT FOR CLARIFICATION FOR ANY AMBIGUOUS ITEMS, HEIGHTS AND ENCOUNTERED AFTER THOROUGHLY READING THE DRAWINGS AND SPECIFICATIONS. ACCIDENTAL COMPENSATION WILL NOT BE AWARDED TO THE CONTRACTOR FOR FAILURE TO FAMILIARIZE THEMSELVES WITH THE SITE, EXISTING CONDITIONS, AND THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO ANY EXISTING OR NEWLY CONSTRUCTED BUILDING, FURNITURE, SEWERAGE, GARB & GUTTER, LANDSCAPING, FENCING, UTILITIES, STORM DRAINAGE, WATER, SANITARY, IRRIGATION, ELECTRIC, GAS, CABLE TV, TELEPHONE, ETC.) OR ANY OTHER PUBLIC OR PRIVATELY OWNED IMPROVEMENT, & SHALL REPAIR, REPLACE OR OTHERWISE PROVIDE FOR RESTORATION OF SAME TO ITS ORIGINAL OR TO COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A SET OF CONSTRUCTION PLANS WHEREIN AN ACCURATE RECORD SHALL BE KEPT OF AS-CONSTRUCTED INFORMATION ON ALL SITE IMPROVEMENTS. THIS PLAN SET SHALL BE SUBMITTED TO THE ARCHITECT AT THE COMPLETION OF CONSTRUCTION FOR USE IN THE PREPARATION OF RECORD DRAWINGS. THE CONTRACTOR SHALL ALSO AT ALL TIMES MAINTAIN AT THE PROJECT SITE A COMPLETE REFERENCE SET OF APPROVED PLANS, SPECIFICATIONS, SHOP DRAWINGS & OTHER SUPPLEMENTAL CONSTRUCTION DOCUMENTS.
- DISCOVERY OF ANY ADDITIONAL FLOOR PENETRATIONS AND/OR CHANGES NOT INDICATED ON THE PLANS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.
- DISCOVERY OF ANY DAMAGED OR NON-WEARABLE STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING WALLS AS REQUIRED.
- PATCH AND REPAIR DAMAGED AREAS OF WALLS WHERE DISMOUNTED OR DEVICES WERE REMOVED.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW MANNER OF ACCOMPLISHING THE WORK, AND NO MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS AND CONDITIONS UNLESS INCLUDED AS PART OF THE WORK. IF ANY DISCREPANCIES ARE FOUND NOTIFY THE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY THE SIZES, DIMENSIONS AND LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPES, BASES AND FOUNDATIONS AS WELL AS POWER, WATER, AND DRAINAGE REQUIREMENTS FOR SUCH EQUIPMENT BY EQUIPMENT MANUFACTURER.
- THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPOSED WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY COMPLETION OF THEIR SERVICES TO THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER MIN. 5 WORKING DAYS PRIOR TO ANY POWER, CUT OFF OR SHUT-DOWN. CONTRACTOR SHALL MAKE THE AMOUNT OF POWER SHUT-DOWN AND MAKE EVERY EFFORT TO RESUME NORMAL POWER FOR FOR BUILDING OCCUPANCY.

WEBB COUNTY VETERANS BUILDING
REHABILITATION AND PRESERVATION
409 San Bernardo Ave, Laredo, Texas 78040

SYNERGY
ARCHITECTURE & INTERIORS, L.P.
11000 W. LOOP WEST, SUITE 1000
HOUSTON, TEXAS 77042

TRINITY
MEP ENGINEERING
10000 W. LOOP WEST, SUITE 1000
HOUSTON, TEXAS 77042

TOPSITE
Civil Group
10701 CAYLOR GROUP, LLC
10701 CAYLOR GROUP, LLC
10701 CAYLOR GROUP, LLC
10701 CAYLOR GROUP, LLC

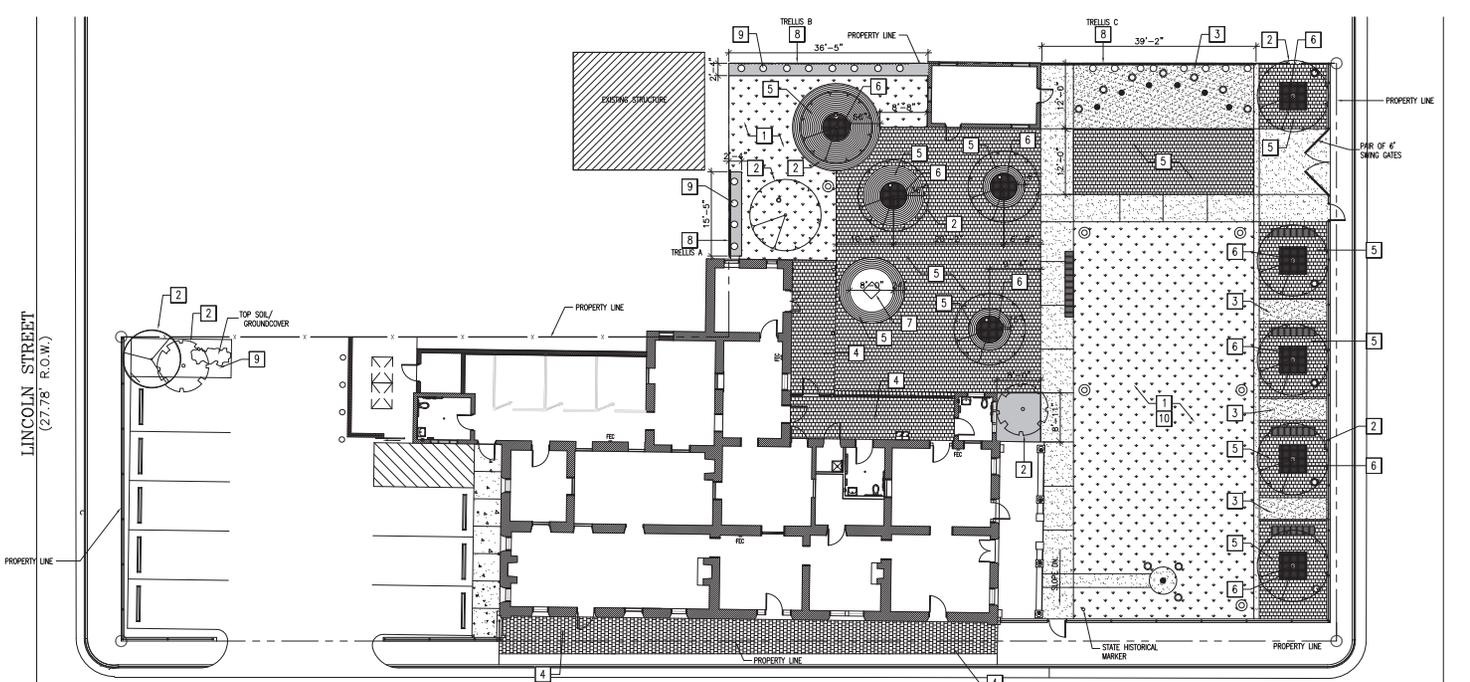
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN HOMOERO SANCHEZ REGISTERED NO. 12559 ON JUNE 10, 2025

JHS
ARCHITECT
MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS
ANCILLARY BUILDING
PLAN & ELEVATIONS

6009 Springfield Ave., Ste 107 T: (956) 723 2939
Laredo, Texas 78041 T: (956) 723 1360
juanhomero@jhs-architect.com

A2.10

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE SHALL NOT BE REPRODUCED, COPIED, OR COVERED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND/OR COMPENSATION TO THE ARCHITECT. CONSTRUCTION OF DISCREPANCIES SHALL BE BUILT IN FULL CONFORMANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, NFPA, NFPA701 AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OR MOST RECENT ADOPTED CODES.



SAN BERNARDO AVENUE
 Called: 27.78' R.O.W.
 (R.O.W. Measures 33')

1 LANDSCAPE PLAN
 SCALE: 3/32"=1'-0"

LANDSCAPE GENERAL NOTES

1. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
2. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND THE LAYOUT OF THE MATERIALS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL EASEMENT LINES IN THE FIELD PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO START OF CONSTRUCTION ACTIVITIES. HAND EXCAVATE, IF REQUIRED TO AVOID DAMAGING UNDERGROUND UTILITIES.
5. ALL CONSTRUCTION WILL CONFORM TO THE CITY OF LAREDO STANDARDS AND SPECIFICATIONS.
6. ALL DIMENSIONS ARE TO THE BACK OF CURB, EDGE OF SIDEWALK, AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR COMPLETE INSTALLATION OF LANDSCAPING AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
8. QUALITY ASSURANCE: PROVIDE PLANT MATERIALS IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAWS RELATING TO INSPECTION FOR DISEASES AND INSECT INFESTATION PRIOR TO INSTALLATION, AND THROUGHOUT AND AGAIN PRIOR TO APPROVAL OF COMPLETED PROJECT INSTALLATION.
9. OFF-SITE TOPSOIL, AND TOPSOIL ON-SITE SHALL BE TESTED (PAD BY THE CONTRACTOR IN ADVANCE OF PLANTING ACTIVITIES).
10. REFERENCED STANDARDS INCLUDE AMERICAN STANDARD FOR NURSERY STOCK, APPROVED 1989 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.; PLANT MATERIALS: HORTUS THIRD, 1916 + CORNELL UNIVERSITY + PLANT Nomenclature, AND ASTM - AMERICAN STANDARD TESTING MATERIAL - SHARP SAND.
11. SUBMITTALS SAMPLES - SUBMIT FOR APPROVAL SUFFICIENT REPRESENTATIVE QUANTITIES OF SOIL MIX, PEAT MOSS, DECOMPOSED GRANITE, WASHED SAND, AND RIVER ROCK FOR APPROVAL PRIOR TO PURCHASE.
12. IF BALLED PLANTS CANNOT BE PLANTED WITHIN 24 HOURS AFTER DELIVERY TO THE SITE, THE ROOT BALLS WILL BE PROTECTED BY HELIUM IN WITH SAW DUST OR OTHER APPROVED MATERIAL - PROTECT DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL AND DESICCATION OF LEAVES.
13. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
14. ALL TREES, PLANTS, GROUND COVER SHALL BE INSTALLED SUCH THAT IMPEDES DRAINAGE AWAY FROM BUILDINGS AND OFF OF THE SITE.
15. COORDINATE WORK WITH IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO IRRIGATION SYSTEM.
16. WARRANT PLANTS AND TREES FOR ONE YEAR AFTER FINAL ACCEPTANCE. REPLACE DEAD MATERIALS AND MATERIALS NOT IN A VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE LANDSCAPE ARCHITECT. REPLACE PLANTS INCLUDING TREES, WITHIN 60 DAYS OF LANDSCAPE ARCHITECT HAVE PARTIALLY DIED THEREBY DAMAGING SHAPE, SIZE, OR SYMMETRY.
17. REPLACE PLANTS AND TREES WITH SAME SPECIES AND SIZE AS ORIGINALLY PLANTED, AT NO COST TO OWNER. REPLACEMENT PLANTS AND TREES SHALL BE PROVIDED A ONE-YEAR WARRANTY FROM THE DATE THE REPLACEMENT PLANTS ARE INSTALLED. IN SUCH CASES REMOVE DEAD TREES IMMEDIATELY. PROTECT IRRIGATION, PIPING, CONDUIT, SIDEWALKS, STRUCTURES AND BEDS DURING REPLACEMENT ACTIVITIES. REPAIR ANY DAMAGE IMMEDIATELY.
18. AT THE END OF THE WARRANTY PERIOD, STAKING AND QUINING MATERIALS SHALL BE REMOVED.
19. MAINTENANCE OF IMPROVEMENTS WILL BE PROVIDED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE, THIS INCLUDES WATERING, PLANTING, CULTIVATION, MOULING, WEEDING, SPRAYING, CLEANING AS NECESSARY TO KEEP LANDSCAPING IN A VIGOROUS HEALTHY CONDITION INCLUDING PRUNING AND LEVING OF BED MATERIALS.
20. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE LANDSCAPE ARCHITECT SEVEN DAYS PRIOR TO COMPLETION. WHEN THE PROJECT IS DEEMED COMPLETE BY THE CONTRACTOR, AN ON-SITE INSPECTION BY THE OWNER, LANDSCAPE CONTRACTOR, AND LANDSCAPE ARCHITECT WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
21. FOLLOWING FINAL ACCEPTANCE, MAINTENANCE OF PLANT MATERIALS WILL BECOME THE OWNERS RESPONSIBILITY. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A RECOMMENDED MAINTENANCE PROGRAM.
22. PRUNING OF ALL INSTALLED TREES AND SHRUBS, AS DIRECTED BY THE LANDSCAPE ARCHITECT SHALL BE DESCRIBED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
23. NON-Biodegradable BALL WRAPPING MATERIAL WILL BE REJECTED. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED.
24. BALLS SHALL BE A MINIMUM OF 10 INCHES IN DIAMETER FOR EACH 1" OF TRUNK DIAMETER, MEASURED 6" ABOVE THE BALL.
25. SOIL PREPARATION MATERIALS SHALL INCLUDE PEAT MOSS, PREMIUM SOILS, SANDY LOAM, AND SHARP SAND.
26. PEAT MOSS SHALL BE COMMERCIAL SPAGNUM MOSS OR HYPPAM PEAT, OR DECOMPOSED ON TRASH WITH PH LEVELS BETWEEN 5 AND 7. THE ON TRASH SHALL BE STABILIZED TO ELIMINATE ALL ACTIVE RESIDUALS, I.E. INSECTICIDES, PESTICIDES, HERBICIDES, FUNGUS, VIRUS AND DEFOLIANT CHEMICALS.
27. FINE MIXED SOILS WILL BE CONSIDERED AS "APPROVED EQUALS" WHEN SAMPLES ARE SUBMITTED WITH MANUFACTURERS DATA AND LABORATORY TEST REPORTS. APPROVED SUPPLIERS INCLUDE VITAL EARTH COMPLETE MIX BY VITAL EARTH RESOURCES, GLENWATER, TEXAS. ACED GRID COMPLETE MIX BY SOIL BUILDING SYSTEMS INC, DALLAS TEXAS, AND APPROVED EQUAL BY ORGANIS BY G05H 912726, 1211.
28. SANDY LOAM SHALL BE FERTILE, DARK, LOAM SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL, AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. SOIL CONTAINING DALLGRASS OR PUTGRASS SHALL BE REJECTED.
29. PHYSICAL PROPERTIES OF THE SANDY LOAM SHALL INCLUDE CLASH/CTHRESH 727 PERCENT; SH/SHETNESS 24-30 PERCENT, AND SAND/LESS THAN 52 PERCENT.
30. SHARP SAND SHALL BE CLEANED, WASHED SAND, (IF NE AGGREGATE) ASTM C055.
31. SUBMIT SAMPLES OF SIZES SHOWN ON PLANS PRIOR TO PURCHASE FOR APPROVAL, AS RELATED TO THE DECOMPOSED GRANITE, WASHED GRANITE, AND RIVER ROCK. SIZE OF EACH ARE REFLECTED IN THE LEGEND. COLOR OF THESE MATERIALS SHALL BE REQUIRED TO MATCH THE COLORS OF THESE MATERIALS ALSO INCLUDED IN THE LEGEND.
32. STEEL EDGING SHALL BE DURA EDGE OR APPROVED EQUAL.
33. JUTE MESH SHALL BE LULLOW SMALLER RESISTANT.
34. FILTER FABRIC SHALL BE MIRAFAST 140 N NOK VON FABRIC: MIRAFAST INC., CHARLOTTE, NC 28224 OR APPROVED EQUAL.
35. TREE WRAPPING PAPER SHALL BE WATER PROOF W/ WIDE CREPE.
36. STAKING AND QUINING MATERIALS SHALL BE T-SHAPED METAL POSTS: PAINT FLAT BLACK, 8 FEET LONG, TURN BUDGES SHALL BE GALVANIZED STEEL, FLY EYE HATCH OPENINGS, THE WIRE SHALL BE 1/2 GAUGE GALVANIZED WIRE, BLACK HOSE 1/2" I.D. WITH REINFORCED HOSE, MINIMUM 1" I.D. HOSE DIAMETER.
37. THE LANDSCAPE ARCHITECT ADVANCED NOTICE OF 48 HOURS IN ADVANCE.
38. THE STEEL EDGE SHALL BE SECURELY INSTALLED UTILING THREE THE MANUFACTURERS SUGGESTED STEEL SECURITY STAKES, ALTERNATING THE SIDE OF THE STEEL EDGING.
39. THE STEEL EDGING SHALL BE 4" AND SHALL BE INSTALLED SUCH THAT THE BOTTOM RICH OF THE STEEL IS DRIVEN INTO THE SOIL, SENSITIVELY THE FABRIC, AND THE HEIGHT OF THE REMAINING STEEL EDGING SHALL BE SMOOTH IN CONTACT.
40. BACKFILLING OF THE VARIOUS TYPES OF BED MATERIAL SHALL INITIALLY BE PLACED ALONG EACH STEEL EDGE APPLYING A WIDE DISTANCE ALONG BOTH SIDES OF THE STEEL TO PREVENT WRAPPING OF THE PROPOSED ALIGNMENT OF THE STEEL EDGING.
41. TO ENSURE THAT THE DEPTH OF EACH MATERIAL IS CONSISTENT ACROSS EACH BED, THE CONTRACTOR SHALL, PRIOR TO PLACEMENT OF THE MATERIAL, INSTALL PIN FLAGS EVERY 5 FEET IN A GRID PATTERN THROUGHOUT THE ENTIRE LIMITS OF EACH BED TO ALLOW VERIFICATION OF THE CONSISTENT DEPTH OF THE MATERIAL.
42. THE BED MATERIALS SHALL BE RAVED AND SMOOTHED TO ACHIEVE A VISUALLY CONSISTENT ELEVATIONAL FLOW.
43. CONTRACTOR SHALL REFER CIVIL DRAWINGS FOR GRADING ELEVATIONS.

LEGEND

- EXTERIOR LIGHT
 - ⊙ EXTERIOR POLE LIGHT
 - CAROLINA JASMINE 3 GAL.
 - SHROUBS GROUND COVER PLANTS
 - SYNTHETIC TURF (ALT. N.C.)
 - LIVE OAK (QTY:) MIN 6" CALIPER, 18" HT./12" SPREAD, B&B STRAIGHT TRUNK, MATCHING SPECIMENS
 - CEDAR ELM (QTY:) 10" CALIPER, 200 GALLON, 18" HT./STRAIGHT TRUNK, B&B OR CONTAINER.
 - MEXICAN OLIVE (QTY:) 4" CALIPER, 8' HT./4' SPREAD, B&B OR CONTAINER
- GROUND COVER:**
- 1. SOLID SOG (BERMUDA) RE: IRRIGATION SYSTEM REQUIRED.
 - 2. CONCRETE
 - 3. DECOMPOSED GRANITE
 - 4. BLACK RIVER STONE
 - 5. BRICK PAVERS
 - 6. ARTIFICIAL TURF

NOTE: DRAWING IS REPRESENTATIONAL. CONTRACTOR SHALL SUBMIT FOR REVIEW PROPOSED LANDSCAPING INFORMATION.

LANDSCAPING NOTES

1. REFER TO CIVIL DWGS FOR FINISHED FLOOR ELEVATION. ALL GRADING OUTLINES OF BUILDING SHALL BE BY CIVIL ENGINEER PRIOR TO CONSTRUCTION, WHERE INDICATED. HOLD TOP OF WALL ELEVATIONS OF RETAINING WALLS.
2. CONTRACTOR TO GET APPROVAL FROM ARCHITECT ON ELEVATION OF TOP OF PAVING AND SLOPED AREAS.
3. REFER TO ELECTRICAL DWGS. FOR SITE LIGHTING TYPES.
4. THE CONTRACTOR SHALL PREPARE AND SUBMIT IRRIGATION SHOP DRAWINGS PREPARED BY A LICENSE IRRIGATION CONTRACTOR AS REQUIRED PER APPLICABLE CODES.
5. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF SURFACES TO RECEIVE PAVING MATERIALS.
6. STEEL EDGING TO BE 14 GA. (REQ. AT ALL DECOMPOSED GRANITE PERIMETER EDGES.)
7. REFER TO CIVIL ENGINEER DRAWINGS FOR GRADING TOP OF CURB, FINISH FLOOR, SLOPE DIRECTIONS, RETAINING WALL DETAILS, UTILITIES, ETC.
8. REFER TO SPECIFICATIONS FOR BRICK PAVEMENT TYPES.
9. WRITTEN DIMENSIONS AND COORDINATES SHALL GOVERN OVER SCALED DIMENSIONS.
10. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT, PRIOR TO CONSTRUCTION OR INSTALLATION.
11. THE CONTRACTOR SHALL VERIFY ALL EASEMENT LINES IN THE FIELD PRIOR TO BEGINNING WORK.
12. THE CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THESE PLANS AS WELL AS ANY OTHERS IN THE FIELD PRIOR TO START OF CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL CONFORM TO CITY OF LAREDO'S STANDARDS AND SPECIFICATIONS.
14. ALL CURBS ARE TO BE INTEGRAL WITH CONCRETE PAVEMENTS.
15. REINFORCEMENT SHOULD BE CONTINUOUS THROUGH CONTROL JOINTS, BUT NOT CONTINUOUS THROUGH EXPANSION JOINTS.
16. THE CONTRACTOR IS TO PROVIDE TRENCH SAFETY PLANS, BENEDED AND SEALED BY A REGISTERED ENGINEER PRIOR TO THE START OF CONSTRUCTION.
17. CITY STANDARD DETAILS ARE AVAILABLE AT THE CITY.
18. PRIOR TO START, CONTRACTOR SHALL LOCATE AND STAKE EXISTING UNDERGROUND ELECTRICAL LINES FROM JUNCTION BOX & TRANSFORMER.

KEY NOTES

- 1 SOLID SOG (BERMUDA)
- 2 NEW TREES (REF. TO LEGEND)
- 3 DECOMPOSED GRANITE
- 4 BRICK PAVERS (SALVAGED & NEW REPLICATE)
- 5 NEW CLAY BRICK PAVERS (4"x8")
- 6 TREE GRATES (6"x8" @ 8" DIAMETER) (N.C.)
- 7 WATER CISTERN TO REMAIN (IF PROTECTIVE RADIIUS AROUND CISTERN)
- 8 TRELLIS (GREEN SCREEN - HORIZONTAL) REF TO DETAILS ON SHEET A1.5
- 9 SHRUBS GROUND COVER PLANTS
- 10 SYNTHETIC TURF (ALT. N.C.)

**WEBB COUNTY VETERANS BUILDING
 REHABILITATION AND PRESERVATION
 409 San Bernardo Ave., Laredo, Texas 78040**

SYNERGY
 PROJECT MANAGER
 TRINITY
 MEP ENGINEERING

TOPSITE
 CIVIL GROUP
 REVISIONS:

1	HDLB-10/01/2025
2	
3	
4	



The seal appearing on this document was authorized by Juan Homero Sanchez, Registration No. 12559 on June 10, 2025.

JHS ARCHITECT
 MEMBERS AMERICAN INSTITUTE OF ARCHITECTS
 LANDSCAPE PLAN

6009 Springfield Ave., Ste 107 T: (956) 723 2939
 Laredo, Texas 78041 T: (956) 723 1360
 juanhomero@jhs-architect.com

AL.1

THESE DRAWINGS AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE. THEY SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND/OR COMPENSATION TO THE ARCHITECT. ANY SUCH REPRODUCTION, COPIING, OR USE WITHOUT THE ARCHITECT'S PERMISSION, CONSENT, AND/OR COMPENSATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED IN ACCORDANCE WITH THE PROFESSIONAL ETHICS CODE, RULES AND REGULATIONS OF MOST RECENT ADOPTED CODES.