

South Padre Island Vehicular Drive Over and Pedestrian Walkover

AT:
Fantasy Circle Beach
Public Access
South Padre Island, Texas

PROJECT & STRUCTURAL ENGINEER:
GREEN, RUBIANO & ASSOCIATES
1220 WEST HARRISON
HARLINGEN, TEXAS 78550
P: 956-428-4461
GRA@GRAENGINEERING.COM

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G0.0 COVER SHEET

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- GLO-A2 VOLUME AND LOCATION OF DUNE FILL
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OWNER:
City of South Padre Island
4601 Padre Blvd
South Padre Island, Texas

CIVIL ENGINEER:
HALFF
1075 PAREDES LINE ROAD SUITE B
BROWNSVILLE, TEXAS 78526
P: 956-303-7100

CIVIL SHEET INDEX:

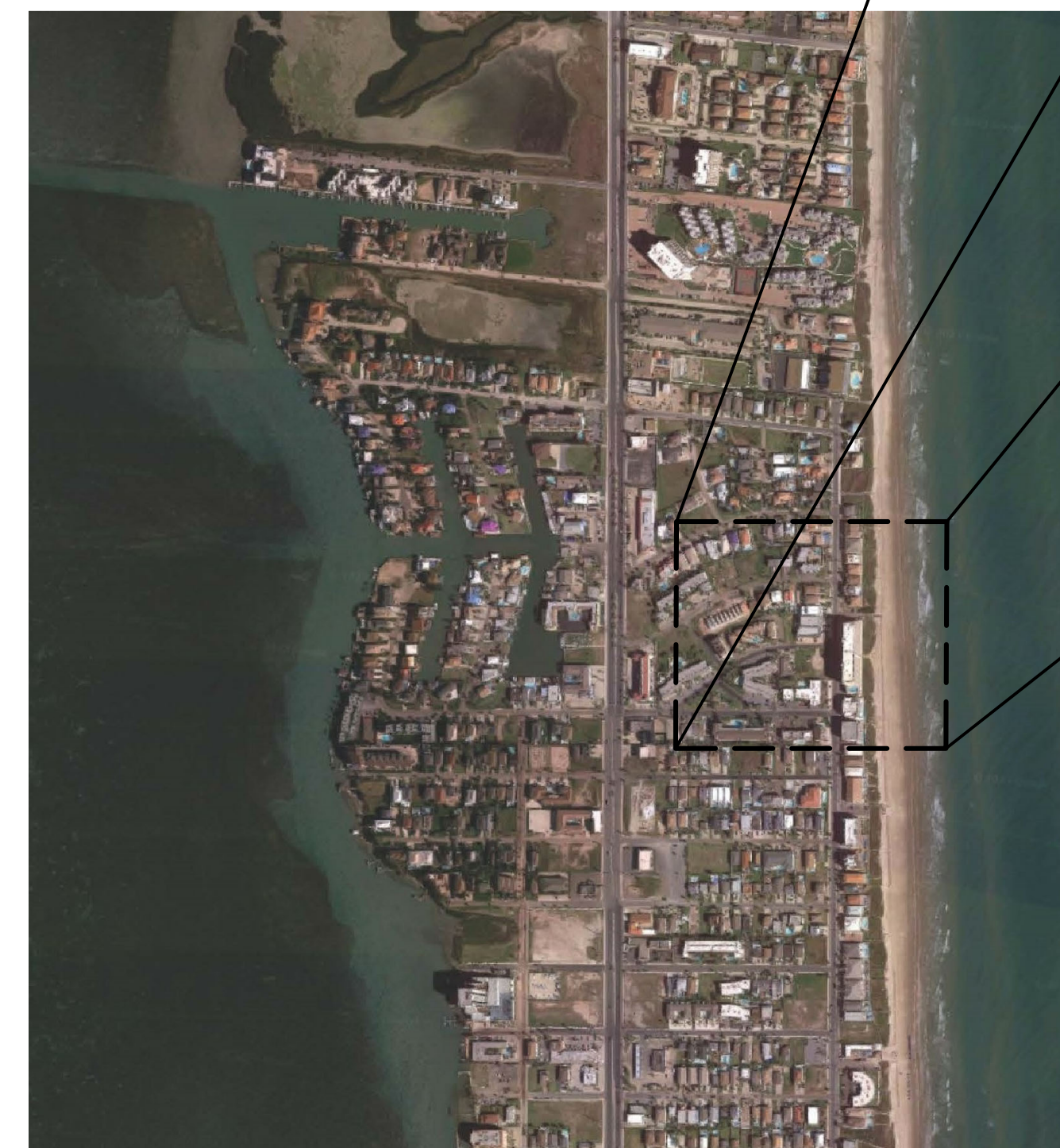
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LANDSCAPE:

SSP DESIGN LLC
789 E. WASHINGTON ST.
BROWNSVILLE, TEXAS 78520
P: 956-547-9977 F: 956-547-9977

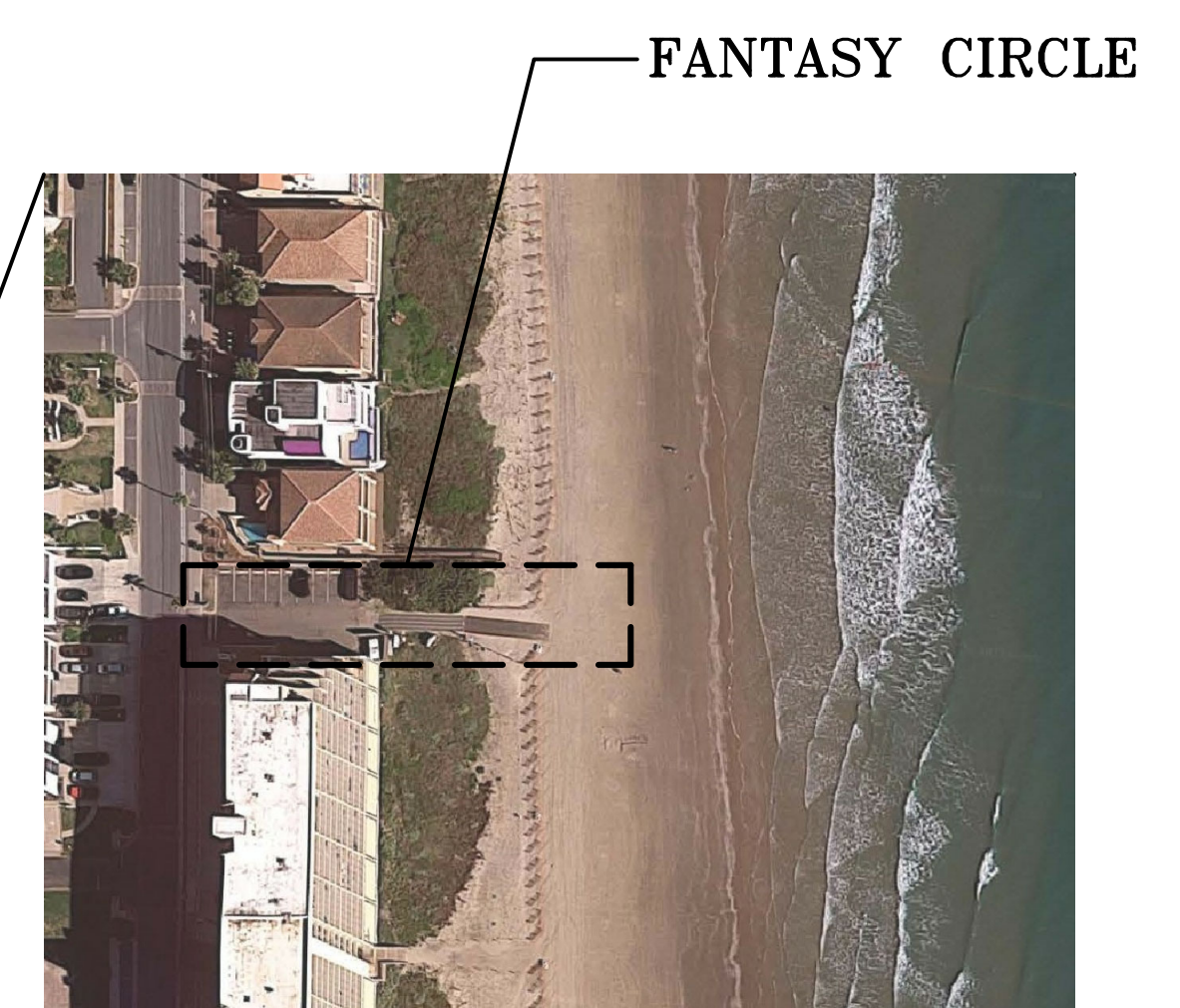
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- L2.01 LANDSCAPE PLAN
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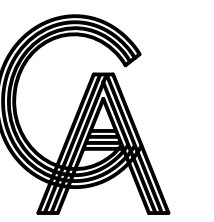


SITE MAP

NOT TO SCALE

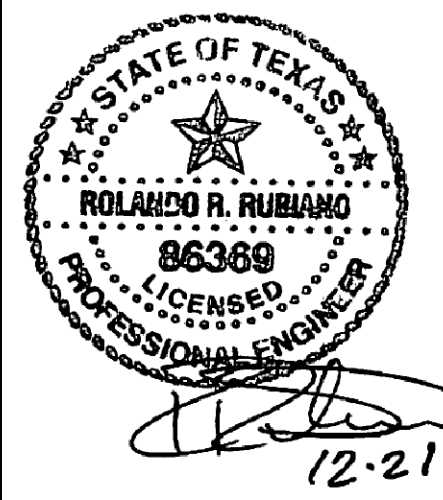


FANTASY CIRCLE



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SEAL



PROJECT

**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**

**SOUTH PADRE ISLAND,
TEXAS**

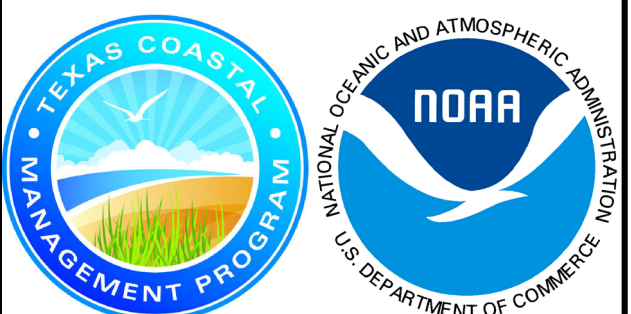
CLIENT

**CITY OF
SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
TEXAS**

P: 956-761-3044
F: 956-761-3898



MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO.	1065-17
DATE	12-21-2023
DRAWN BY	AT
CHECKED BY	SP
SCALE	AS SHOWN

SHEET TITLE

COVER SHEET

SHEET NO.

GO.0



SHEET SPECIFIC LEGEND
SEE SHEET C1.2 FOR GENERAL LEGEND

- PROPOSED MAJOR CONTOURS (5' INCREMENTS)
- PROPOSED MAJOR CONTOURS (1' INCREMENTS)
- LIMITS OF CONSTRUCTION

CUT FILL TABLE

DESCRIPTION	COLOR	APPROXIMATE VOLUME
CUT		6 CY
FILL		6 CY

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 77821-2698
TEL. (956) 303-7100

HALFF PROJECT NO. (AVO): 53856.001

ORIGINAL SCALE: 1" = 20'

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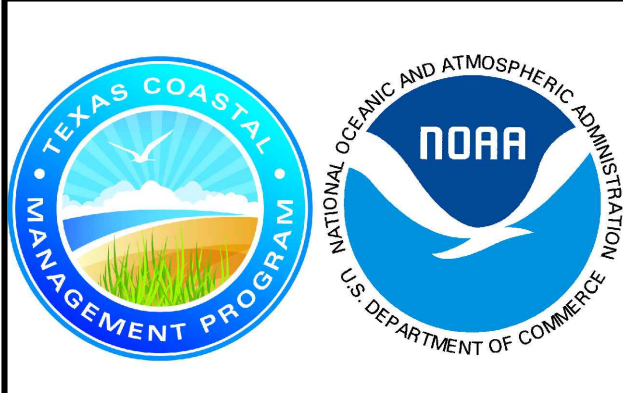
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SHEET TITLE

VOLUME AND
LOCATION OF
DUNE CUT
(MITIGATION)

SHEET NO.

GLO-A1



SHEET SPECIFIC LEGEND
SEE SHEET C1.2 FOR GENERAL LEGEND

	PROPOSED MAJOR CONTOURS (5' INCREMENTS)
	PROPOSED MAJOR CONTOURS (1' INCREMENTS)
	LIMITS OF CONSTRUCTION

CUT FILL TABLE

DESCRIPTION	COLOR	APPROXIMATE VOLUME
CUT		0 CY
FILL		6 CY

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10/30/23

PROJECT

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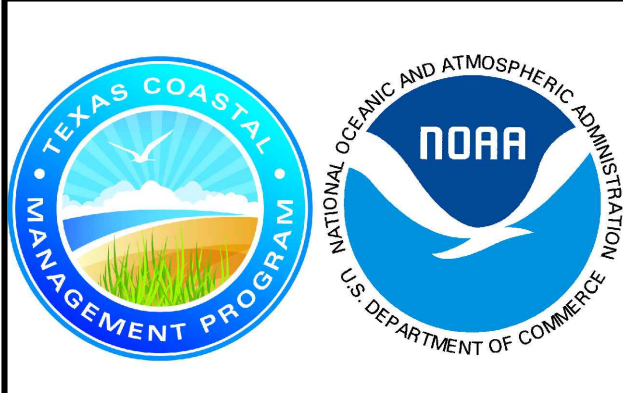
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SHEET TITLE

VOLUME AND
LOCATION OF
DUNE FILL
(MITIGATION)

SHEET NO.

GLO-A2



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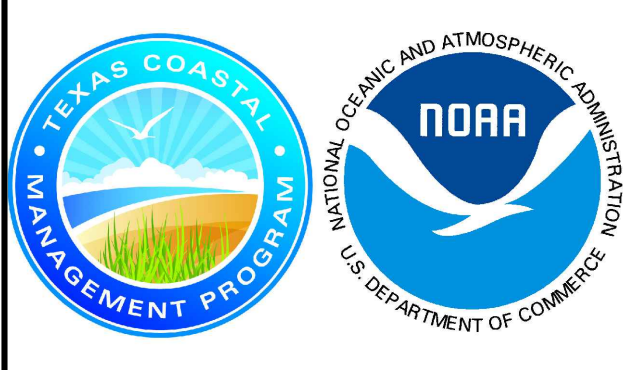
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SHEET TITLE

AREAS OF
 VEGETATION
 IMPACTED

SHEET NO.

GLO-B1

SHEET SPECIFIC LEGEND
 THE QUANTITIES PROVIDED BELOW ARE APPROXIMATE

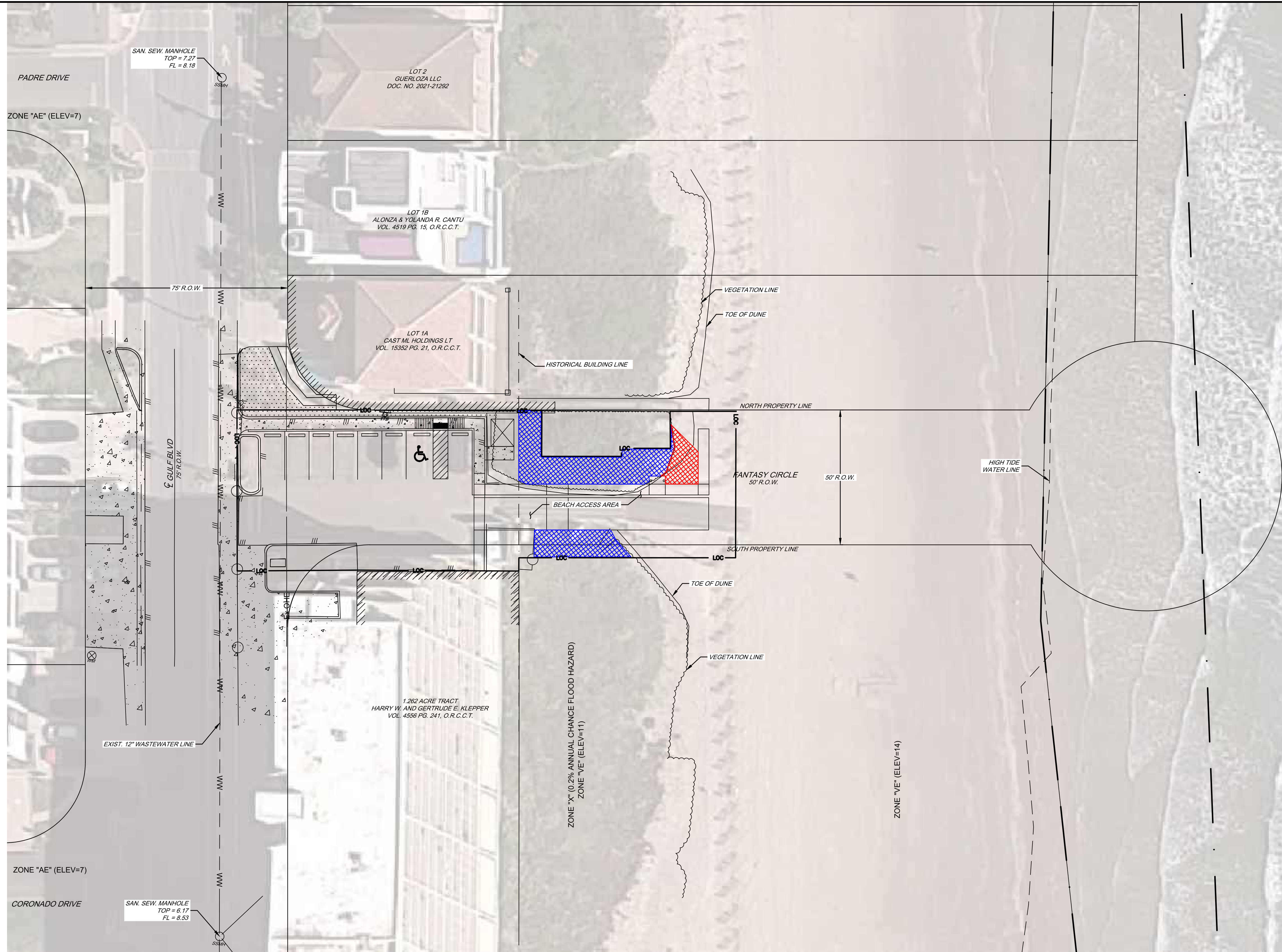
EXISTING VEGETATION AREA - TEMPORARILY IMPACTED = 1,048 SQUARE FEET

EXISTING VEGETATION AREA - PERMANENTLY IMPACTED = 179 SQUARE FEET

LIMITS OF CONSTRUCTION

TOTAL = 1,227 SQUARE FEET

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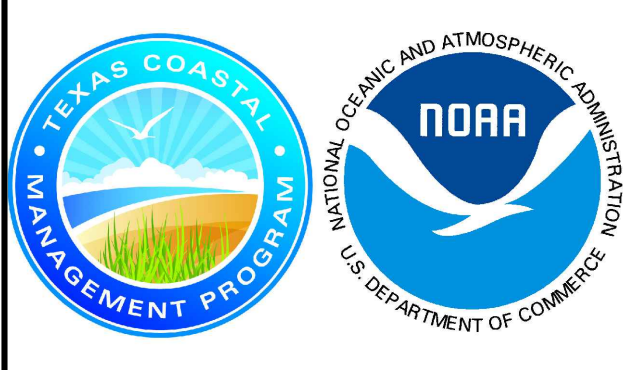
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SHEET TITLE

AREAS OF
 RE-VEGETATION/
 NEW VEGETATION

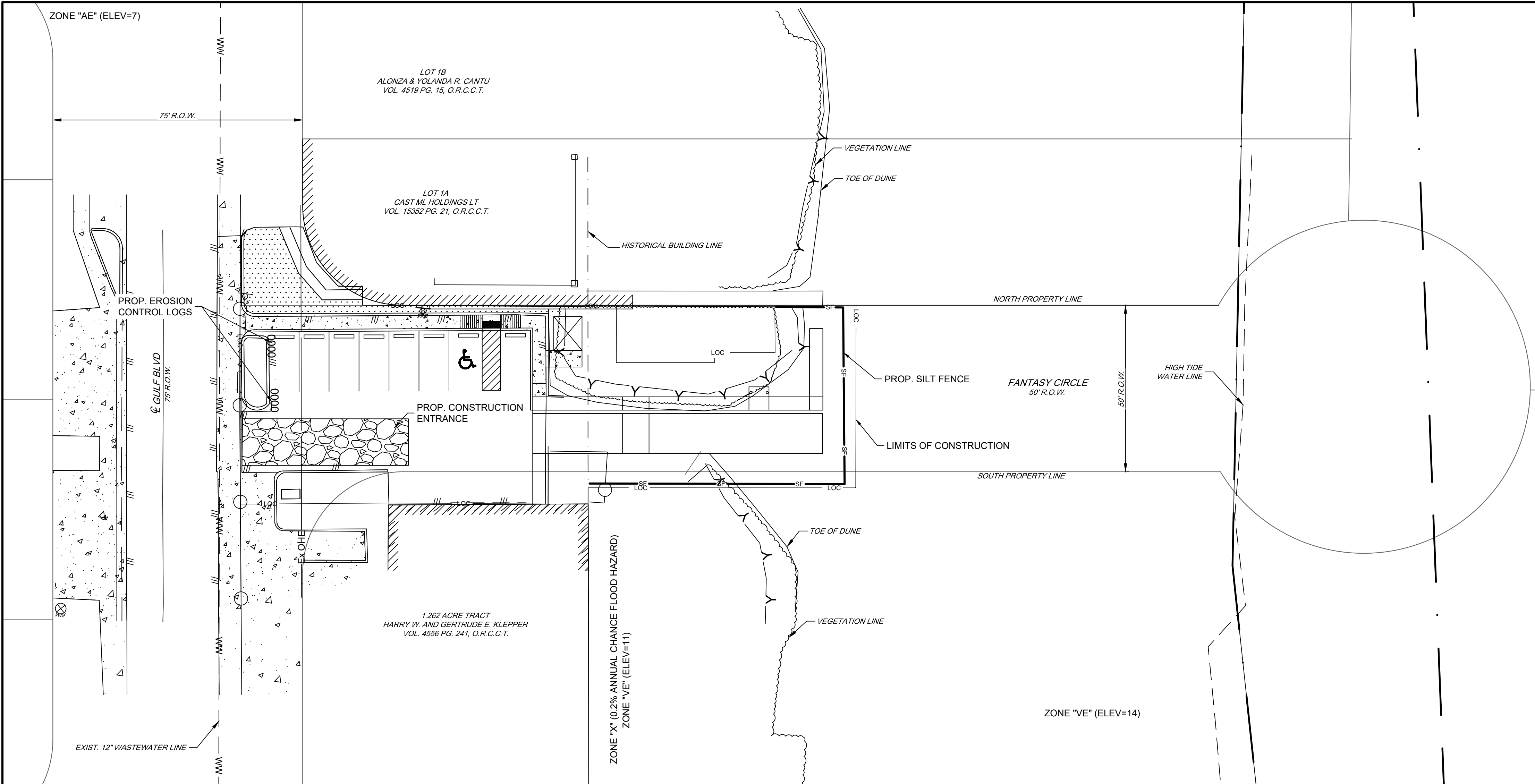
SHEET NO.

GLO-B2

SHEET SPECIFIC LEGEND
 THE QUANTITIES PROVIDED BELOW ARE APPROXIMATE

	EXISTING VEGETATION AREA - TEMPORARILY IMPACTED = 1,048 SQUARE FEET	TOTAL = 1,227 SQUARE FEET
	EXISTING NON-VEGETATION AREA - TO BE VEGETATED = 179 SQUARE FEET	
	LIMITS OF CONSTRUCTION	

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STORM WATER POLLUTION PREVENTION PLAN INFORMATION

- NATURE OF CONSTRUCTION ACTIVITY**
- * BEACH ACCESS IMPROVEMENTS
- SEQUENCE OF MAJOR ACTIVITIES**
- * REMOVE AND REPLACE SECTIONS OF CURB AND GUTTER
 - * SCARIFY AND MIX EXISTING STREET ASPHALT AND FLEXIBLE BASE MATERIAL
 - * INSTALL EROSION CONTROL DEVICES
 - * INSTALL CONCRETE PAVEMENT DESIGN
 - * UTILITY TRENCHING
 - * FINAL GRADING AND CLEANUP
- AREA OF SITE**
- * TOTAL AREA OF DISTURBANCE: 0.22 ACRES
- ESTIMATED RUNOFF COEFFICIENT**
- * PRE-CONSTRUCTION C 0.55 (5 YEAR EVENT) RESIDENTIAL LAND USE
 - * POST-CONSTRUCTION C 0.55 (5 YEAR EVENT) RESIDENTIAL LAND USE
- SOIL DESCRIPTION:**
- * COASTAL BEACH, 1 TO 3 PERCENT SLOPES
 - * MUSTANG FINE SAND, SALINE, FREQUENTLY FLOODED, 0 TO 1 PERCENT SLOPES
- SITE PLAN SHOWS THE FOLLOWING:**
- * GENERAL DRAINAGE PATTERNS (EXISTING AND PROPOSED)
 - * AREAS OF SOIL DISTURBANCE
 - * LOCATIONS OF MAJOR STRUCTURAL / NON-STRUCTURAL CONTROLS
 - * LOCATIONS WHERE STABILIZATION PRACTICES ARE TO OCCUR
- NAME OF RECEIVING WATERS**
- LAGUNA MADRE
- BMP'S TO BE IMPLEMENTED**
- * DURING CONSTRUCTION, SILT FENCING OR EROSION CONTROL LOGS SHALL BE ERECTED AND MAINTAINED WHERE SHOWN TO MINIMIZE ESCAPE OF SEDIMENT INTO STORM SEWER SYSTEM.



PROJECT

SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

SOUTH PADRE ISLAND, TEXAS



SOUTH PADRE ISLAND, TEXAS

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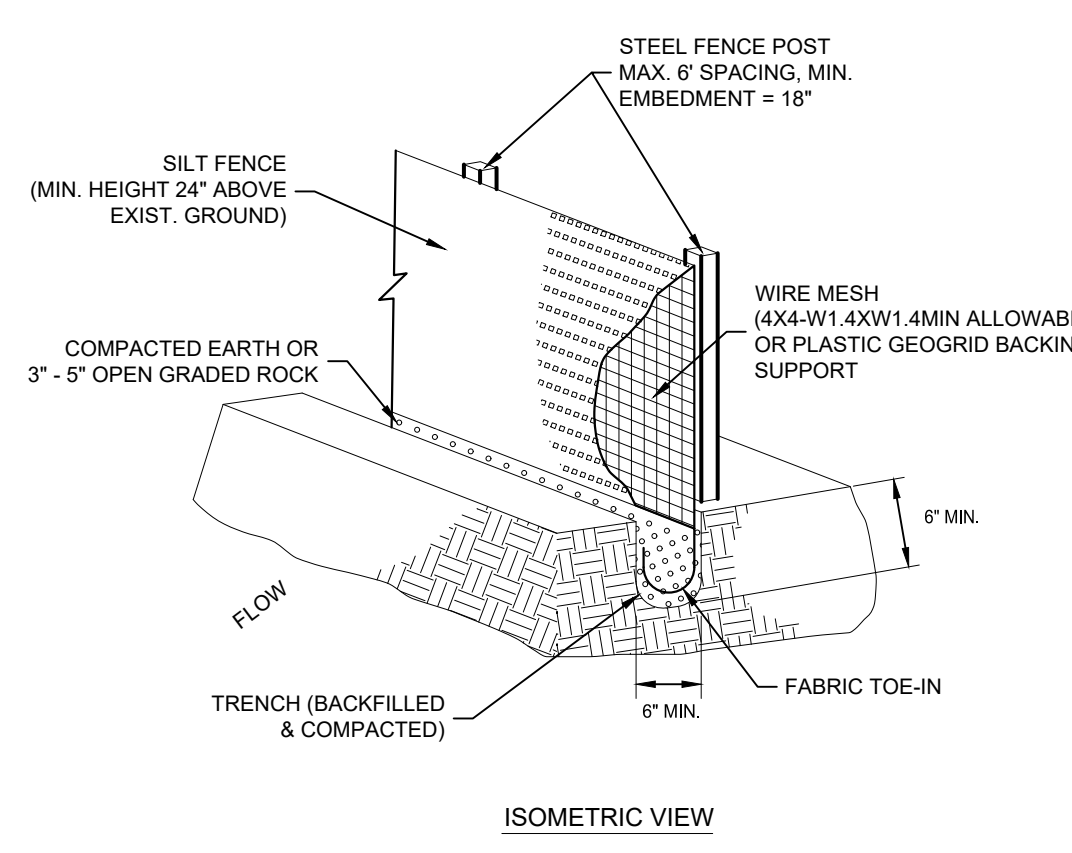
- NOTES:**
1. THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR MUST PROVIDE HIS OPERATIONS SPECIFIC INFORMATION AS PER THE TCEQ PERMIT AND THE SPECIFICATIONS. INCLUDE ALL DOCUMENTATION AND CERTIFICATIONS AS PER THE TCEQ PERMIT
 2. STABILIZED CONSTRUCTION ENTRANCE/EXIT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR.

SILT FENCE NOTES:

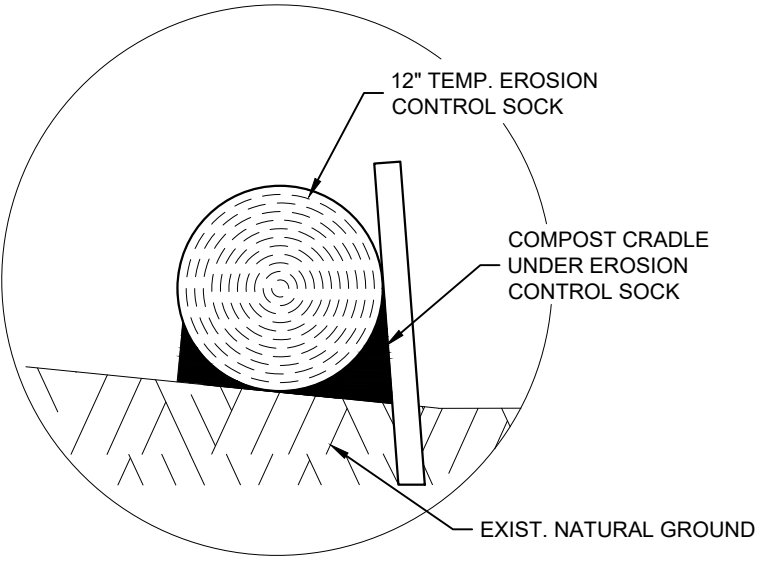
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ALL INLETS SHALL BE ENCLOSED WITH SILT FENCE OR EROSION CONTROL LOGS.
9. IF EROSION CONTROL DEVICES INTERFERE WITH CONSTRUCTION, THEY MAY BE TEMPORARILY REMOVED UNTIL THAT PORTION OF WORK IS COMPLETE. EROSION CONTROL DEVICES MUST BE IN PLACE AT ALL OTHER TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT SUPPLEMENTS THE INFORMATION PROVIDED IN THE DESIGN PLANS. THE SWPPP INFORMATION PROVIDED IN THE DESIGN PLANS DOES NOT MEET THE REQUIREMENTS SET FORTH IN THE TCEQ GENERAL PERMIT. THIS INFORMATION AND DETAILS ARE ONLY FOR INFORMATIONAL PURPOSES ONLY. (REFER TO SPECIFICATION 02370 - TPDES REQUIREMENTS).

GENERAL NOTES

1. LENGTHS OF EROSION CONTROL SOCKS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF SOCKS SHALL BE 30' FOR 12" DIAMETER SOCKS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE SOCK WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF SOCKS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE SOCK.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.
6. A SEDIMENT TRAP MAY BE USED TO PRECIPITATE SEDIMENT OUT OF RUNOFF DRAINING FROM AN UNSTABILIZED AREA.
7. TRAPS: THE DRAINAGE AREA FOR A SEDIMENT TRAP SHOULD NOT EXCEED 5 ACRES. THE TRAP CAPACITY SHOULD BE 1800 CF/ACRE (0.5' OVER THE DRAINAGE AREA).
8. SEDIMENT TRAPS SHOULD BE PLACED IN THE FOLLOWING LOCATIONS:
 1. IMMEDIATELY PRECEDING DRAIN INLETS.
 2. JUST BEFORE THE DRAINAGE ENTERS A WATER COURSE.
 3. JUST BEFORE THE DRAINAGE LEAVES THE RIGHT OF WAY.
 4. JUST BEFORE THE DRAINAGE LEAVES THE CONSTRUCTION LIMITS WHERE DRAINAGE FLOWS AWAY FROM THE PROJECT.
9. THE TRAP SHOULD BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 1/2 CAPACITY OR THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1", WHICHEVER IS LESS. CLEANING AND REMOVAL OF ACCUMULATED SEDIMENT DEPOSITS IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.



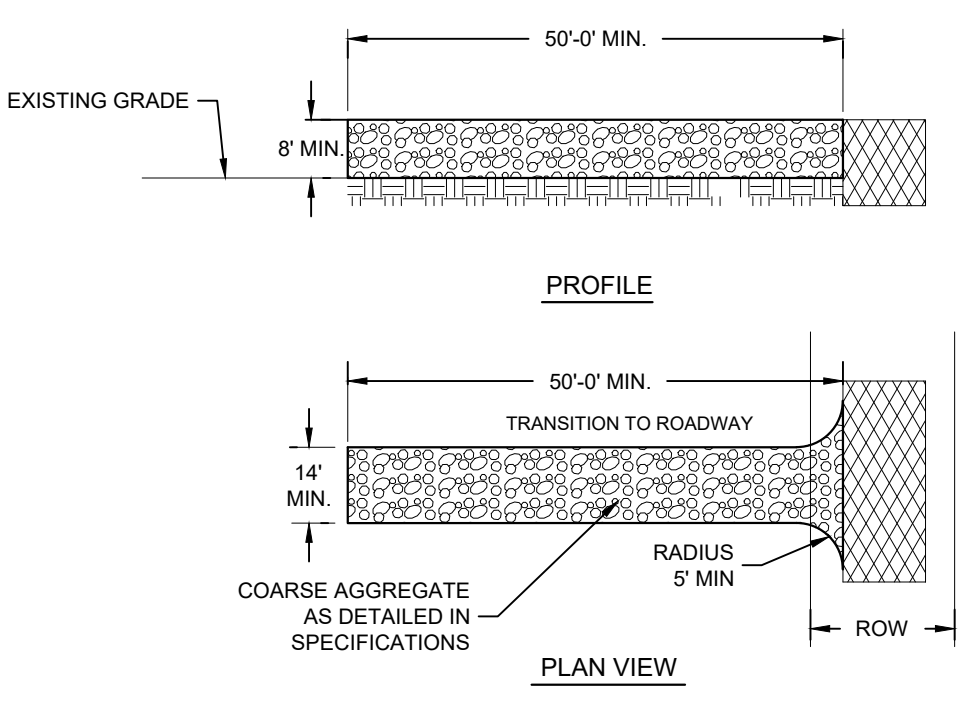
SILT FENCE DETAIL
NTS



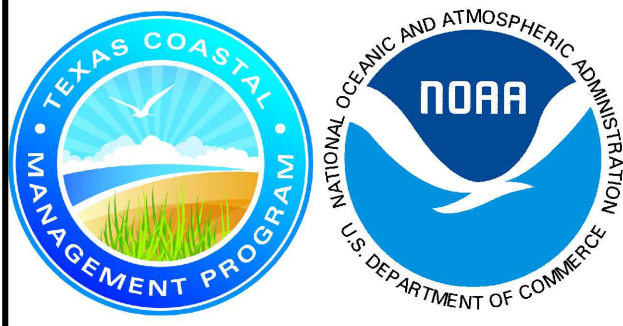
COMPOST CRADLE
NTS

CONSTRUCTION ENTRANCE/EXIT NOTES

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED CONCRETE. THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
3. WIDTH SHALL NOT BE LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE AND SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
8. STABILIZED CONSTRUCTION EXIT SHALL BE USED FOR SUBGRADE OF THE PROPOSED ACCESS DRIVE. CONTRACTOR TO LEVEL STABILIZED ROCK AND PLACE CRUSHED LIMESTONE AS PER DETAIL.
9. STABILIZED CONSTRUCTION ENTRANCE/EXIT MAY CONSIST OF TRACKOUT CONTROL MATS OR STEEL PLATES ONLY AT THE APPROVAL OF THE ENGINEER.



STABILIZED CONSTRUCTION EXIT
NTS



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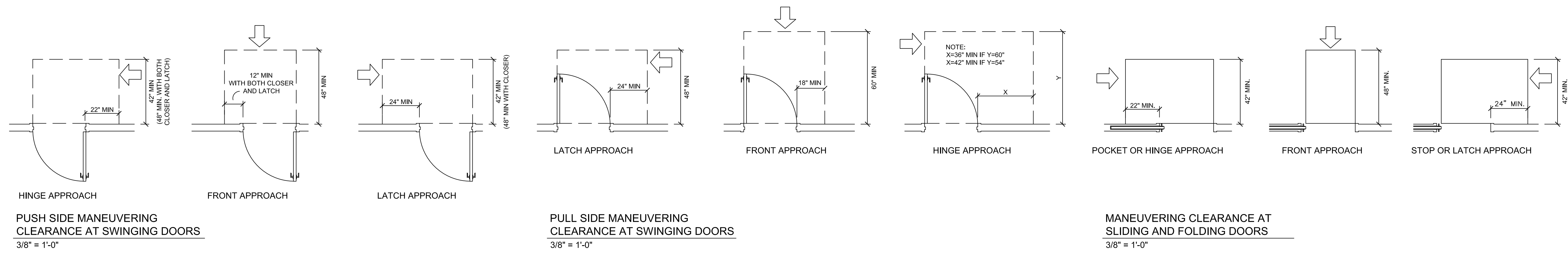
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SHEET TITLE

PROPOSED SWPPP PLAN

SHEET NO.

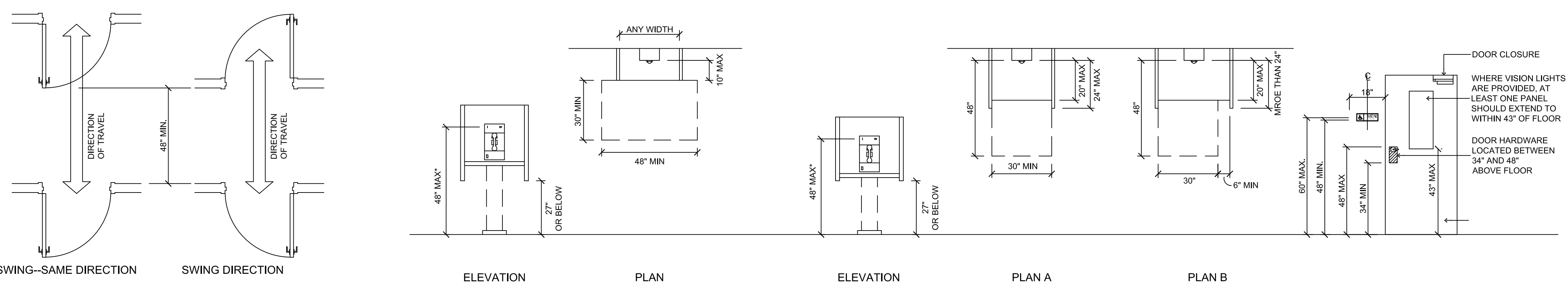
GLO-C1



PUSH SIDE MANEUVERING CLEARANCE AT SWINGING DOORS
3/8" = 1'-0"

PULL SIDE MANEUVERING CLEARANCE AT SWINGING DOORS
3/8" = 1'-0"

MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS
3/8" = 1'-0"



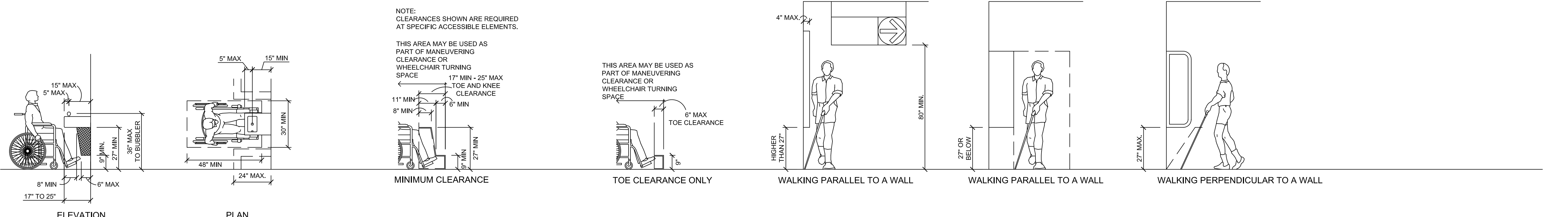
MANEUVERING CLEARANCE FOR TWO DOORS IN A SERIES
3/8" = 1'-0"

PUBLIC TELEPHONE SIDE REACH POSSIBLE
3/8" = 1'-0"

PUBLIC TELEPHONE FORWARD REACH REQUIRED
3/8" = 1'-0"

DOOR HARDWARE AND SIGNAGE MOUNTING HEIGHTS
3/8" = 1'-0"

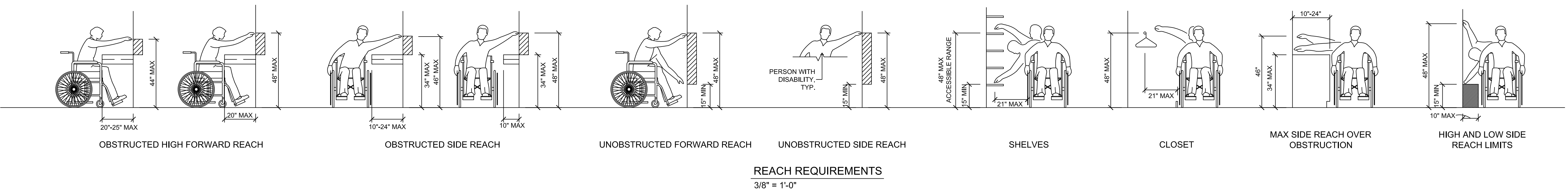
HARDWARE MOUNTING HEIGHTS	
FIXTURE / DEVICE	REMARKS - ALL HEIGHTS ARE MEASURED ABOVE FINISH FLOOR, UNLESS NOTED
TOP HINGE	5" FROM HEAD TO TOP OF HINGE LEAF
BOTTOM HINGE	10" FROM BOTTOM OF HINGE TO FINISH FLOOR
INTERMEDIATE HINGE (S)	EQUAL DISTANCE BETWEEN TOP AND BOTTOM HINGE
KNOBS, LOCKS, DEAD BOLTS	38" FROM FINISHED FLOOR TO CENTER OF KNOB
DOOR GUARD LOCKS	60" FROM FINISHED FLOOR, 48" IN ACCESSIBLE ROOMS
ROOM NUMBERS	ON CORRIDOR WALL ADJACENT TO STRIKE SIDE OF DOOR AT 60". RAISED LETTERS AND GRADE 2 BRAILLE TO BE PROVIDED PER ADA REQUIREMENTS
DOOR VIEWER (PEEP HOLE)	54"-60" FROM FINISH FLOOR TO CENTERLINE, 46" FROM FINISH FLOOR TO CENTERLINE IN ACCESSIBLE ROOMS
PUSH PLATES & PUSH BARS	45" FROM FINISH FLOOR TO CENTERLINE
DOOR PULL	45" FROM FINISH FLOOR TO CENTERLINE
EXIT DEVICE PANIC BAR	38" FROM FINISH FLOOR TO CENTERLINE OF PANIC BAR



DRINKING FOUNTAINS AND WATER COOLERS
3/8" = 1'-0"

KNEE AND TOE SPACE CLEARANCES
3/8" = 1'-0"

DIMENSIONS OF PROTRUDING OBJECTS
3/8" = 1'-0"



REACH REQUIREMENTS
3/8" = 1'-0"

GA
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SEAL
 STATE OF TEXAS
 ROLANDO P. RUBIANO
 86369
 LICENSED PROFESSIONAL ENGINEER
 12.21.2023

PROJECT
SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS
SOUTH PADRE ISLAND, TEXAS

CLIENT
CITY OF SOUTH PADRE ISLAND

SOUTH PADRE ISLAND, TEXAS
 P: 956-761-3044
 F: 956-761-3898

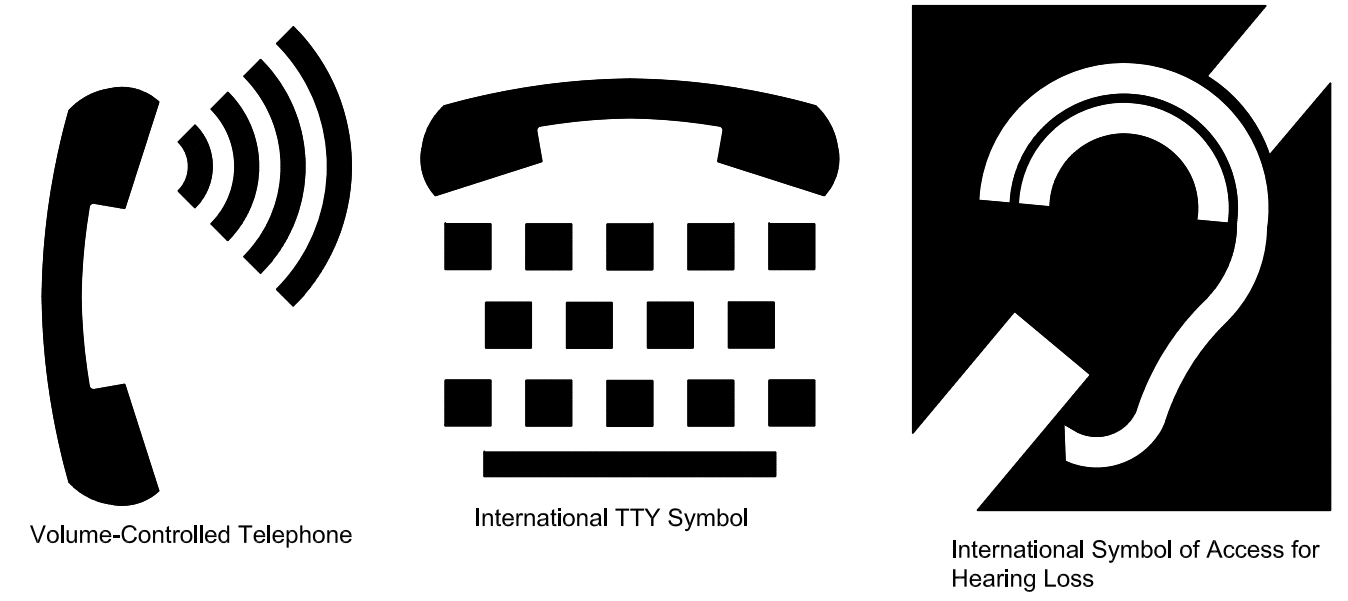
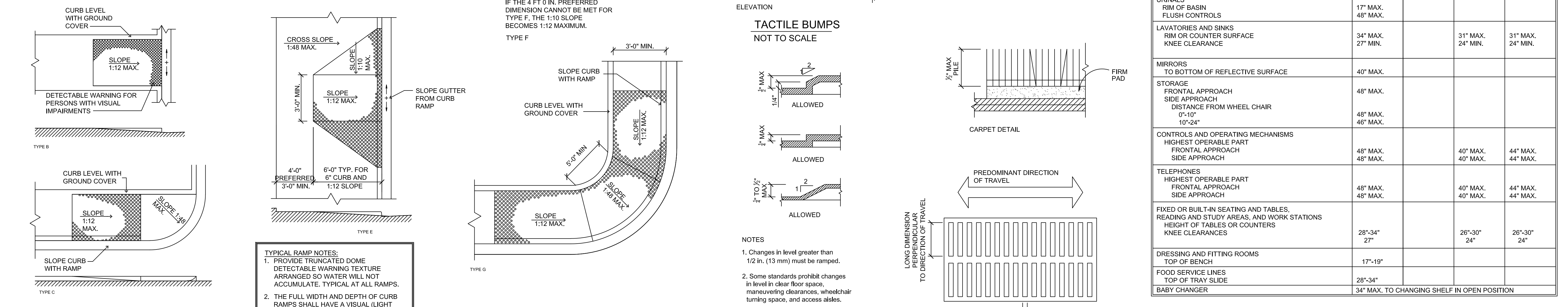
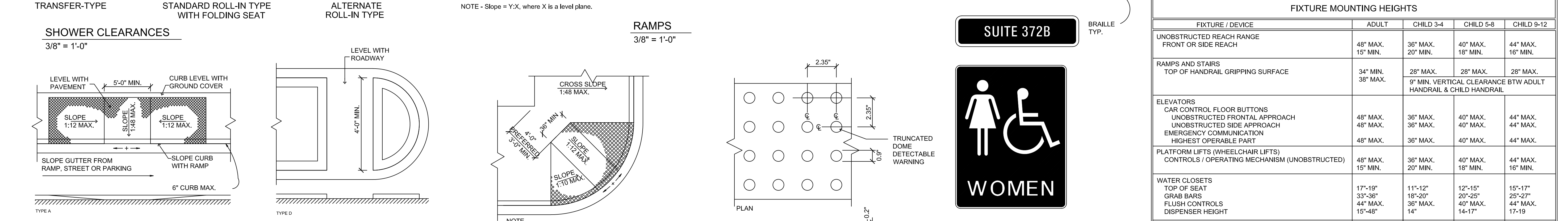
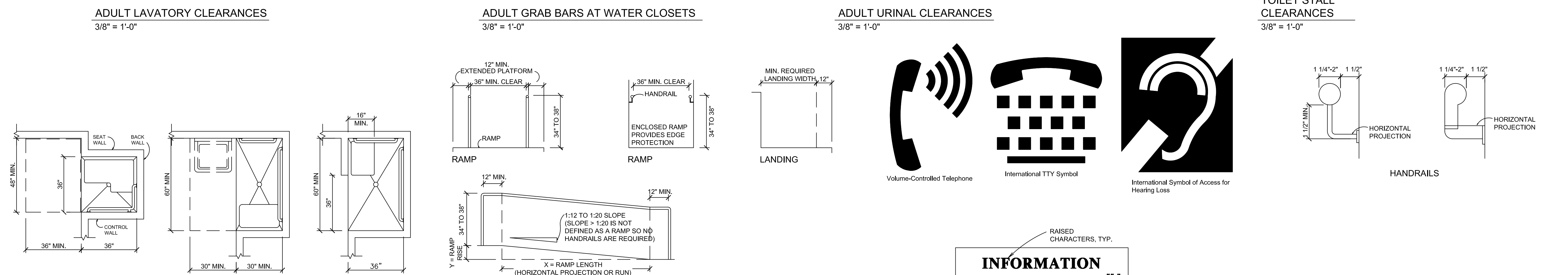
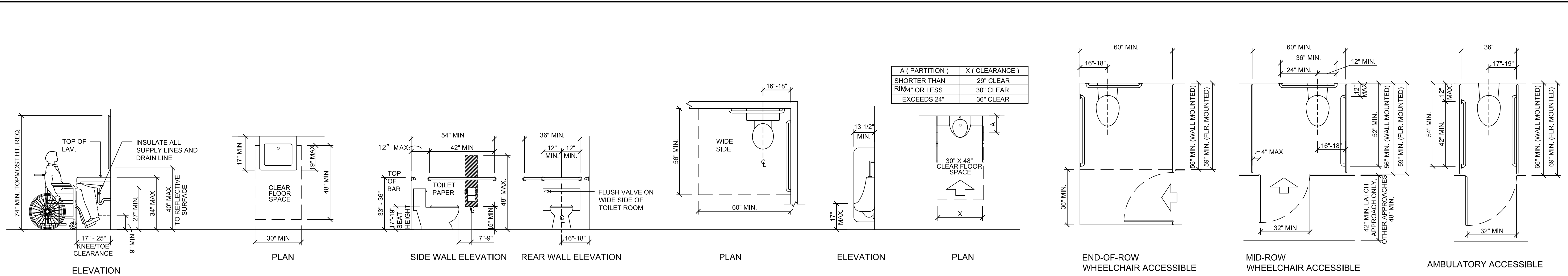
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
 U.S. DEPARTMENT OF COMMERCE

MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO.	1065-17
DATE	12-21-2023
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SCALE	AS SHOWN

SHEET TITLE
ACCESSIBILITY STANDARDS

SHEET NO.
S1.1



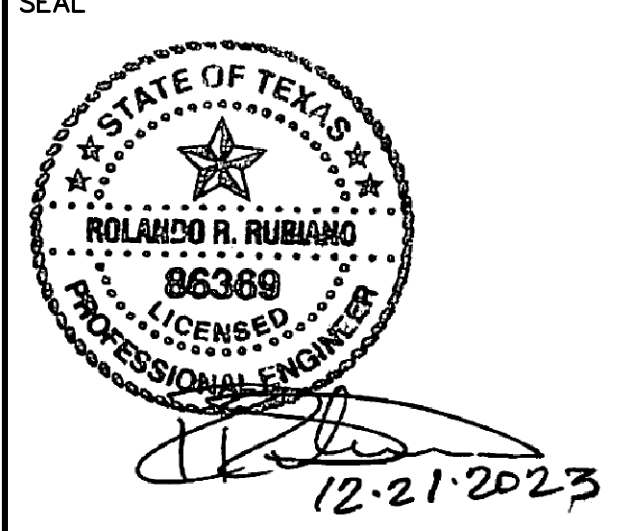
INFORMATION
RAISED CHARACTERS, TYP.
BRAILLE TYP.

SUITE 372B



FIXTURE / DEVICE	FIXTURE MOUNTING HEIGHTS			
	ADULT	CHILD 3-4	CHILD 5-8	CHILD 9-12
UNOBSTRUCTED REACH RANGE FRONT OR SIDE REACH	48" MAX. 15" MIN.	36" MAX. 20" MIN.	40" MAX. 18" MIN.	44" MAX. 16" MIN.
RAMP AND STAIRS TOP OF HANDRAIL GRIPPING SURFACE	34" MIN. 38" MAX.	28" MAX.	28" MAX.	28" MAX.
ELEVATORS CAR CONTROL FLOOR BUTTONS UNOBSTRUCTED FRONTAL APPROACH UNOBSTRUCTED SIDE APPROACH EMERGENCY COMMUNICATION HIGHEST OPERABLE PART	48" MAX. 48" MAX. 48" MAX.	36" MAX. 36" MAX. 36" MAX.	40" MAX. 40" MAX. 40" MAX.	44" MAX. 44" MAX. 44" MAX.
PLATFORM LIFTS (WHEELCHAIR LIFTS) CONTROLS / OPERATING MECHANISM (UNOBSTRUCTED)	48" MAX. 15" MIN.	36" MAX. 20" MIN.	40" MAX. 18" MIN.	44" MAX. 16" MIN.
WATER CLOSETS TOP OF SEAT GRAB BARS FLUSH CONTROLS DISPENSER HEIGHT	17"-19" 33"-36" 44" MAX. 15"-48"	11"-12" 18"-20" 36" MAX. 14"	12"-15" 20"-25" 40" MAX. 14-17"	15"-17" 25"-27" 44" MAX. 17-19"
URINALS RIM OF BASIN FLUSH CONTROLS	17" MAX. 48" MAX.			
LAVATORIES AND SINKS RIM OR COUNTER SURFACE KNEE CLEARANCE	34" MAX. 27" MIN.		31" MAX. 24" MIN.	31" MAX. 24" MIN.
MIRRORS TO BOTTOM OF REFLECTIVE SURFACE	40" MAX.			
STORAGE FRONTAL APPROACH SIDE APPROACH DISTANCE FROM WHEEL CHAIR 0'-10" 10'-24"	48" MAX. 46" MAX.			
CONTROLS AND OPERATING MECHANISMS HIGHEST OPERABLE PART FRONTAL APPROACH SIDE APPROACH	48" MAX. 48" MAX.		40" MAX. 40" MAX.	44" MAX. 44" MAX.
TELEPHONES HIGHEST OPERABLE PART FRONTAL APPROACH SIDE APPROACH	48" MAX. 48" MAX.		40" MAX. 40" MAX.	44" MAX. 44" MAX.
FIXED OR BUILT-IN SEATING AND TABLES, READING AND STUDY AREAS, AND WORK STATIONS HEIGHT OF TABLES OR COUNTERS KNEE CLEARANCES	28"-34" 27"		26"-30" 24"	26"-30" 24"
DRESSING AND FITTING ROOMS TOP OF BENCH	17"-19"			
FOOD SERVICE LINES TOP OF TRAY SLIDE	28"-34"			
BABY CHANGER	34" MAX. TO CHANGING SHELF IN OPEN POSITION			

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**SPI FANTASY CIRCLE
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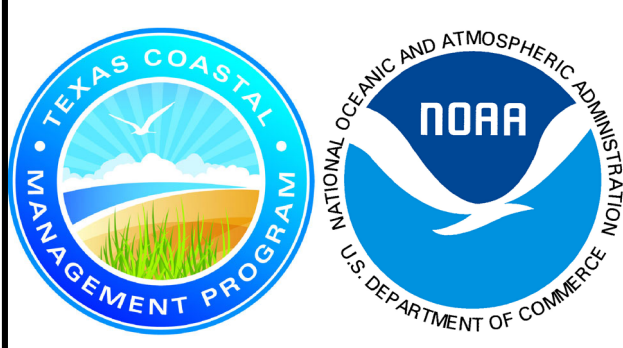
**SOUTH PADRE ISLAND,
TEXAS**

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**South Padre
ISLAND**

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**ACCESSIBILITY
STANDARDS**

SHEET NO.
S1.2



1 SITE AERIAL
N.T.S.

REF. SHEET S1.5 FOR SITE IMPROVEMENT PLAN
AT FANTASY CIRCLE BEACH ACCESS

GENERAL NOTES

SCOPE OF PROJECT

SCOPE OF WORK IS DEFINED BY THE DRAWINGS AND SPECIFICATIONS, INCLUDES ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT, PERMITTING AND FEES TO ACCOMPLISH THE WORK. THE SCOPE INCLUDES, BUT IS NOT LIMITED TO:

1. INSTALLATION OF NEW BEACH VEHICLE DRIVE OVER CONCRETE STRUCTURE AND WOOD WALKOVER STRUCTURE AT WHITE SANDS STREET, AND ASSOCIATED IMPROVEMENTS.

CODE COMPLIANCE

1. ALL WORK PERFORMED SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE, FEDERAL, AND LOCAL CODES, ORDINANCES, AND LAWS, INCLUDING THE INTERNATIONAL BUILDING CODE 2012 EDITION.
2. ALL DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF IN A LANDFILL MEETING ALL FEDERAL, STATE, AND LOCAL REGULATORY REQUIREMENTS. CONTRACTOR SHALL PROVIDE PROPER DOCUMENTATION FROM LANDFILL INDICATING PROPER DISPOSAL OF DEMOLITION MATERIAL.

COORDINATION

1. THE CONTRACTOR SHALL COORDINATE WORK BETWEEN ALL TRADES. ANY CONFLICTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO THE WORK BEING INSTALLED. FAILURE TO DO SO WILL MAKE THE CONTRACTOR RESPONSIBLE FOR THE COST OF THE WORK.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. DIMENSIONS SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL OBTAIN ALL FIELD MEASUREMENTS AS NECESSARY TO COORDINATE NEW CONSTRUCTION TO EXISTING CONDITIONS.
3. IF EXISTING CONDITIONS DIFFER FROM THE DRAWINGS, INFORM THE ENGINEER AND ADDITIONAL DETAILS OR INTERPRETATION WILL BE PROVIDED. DO NOT PROCEED WITHOUT VERIFICATION.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER SYSTEM LINES, WASTE WATER LINES, IRRIGATION LINES, ETC., PRIOR TO MOBILIZATION AND COMMENCEMENT OF WORK. CONTACT ALL CITY OF SOUTH PADRE ISLAND AND MUNICIPALITIES AS REQUIRED TO LOCATE UNDERGROUND UTILITIES. ANY COSTS TO REPAIR DAMAGES IF UTILITIES ARE NOT PROPERLY IDENTIFIED, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TEMPORARY BRACING, FALSEWORK AND FORMWORK

1. THE DESIGN, ENGINEERING, FABRICATION, CONSTRUCTION, ERECTION, REMOVAL AND OVERALL SAFETY OF ALL TEMPORARY SUPPORTS SUCH AS FALSEWORK, FORMWORK, SHORES AND BRACING REQUIRED FOR THE EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE ENGINEER'S EFFORTS ARE AIMED AT DESIGNING A PROJECT WHICH WILL BE SAFE AFTER FULL COMPLETION. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION. SAFETY IS EXCLUSIVELY THE CONTRACTOR'S RESPONSIBILITY. PROCESSING AND/OR APPROVING SUBMITTALS MADE BY CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO SHORING, CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, MUST NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY ENGINEER OF ANY RESPONSIBILITY FOR THESE SAFETY PROCEDURES.

DOCUMENTATION OF PRE-CONSTRUCTION PHOTOGRAPHS

1. THE CONTRACTOR SHALL PHOTOGRAPH AND/OR VIDEO DOCUMENT AND TAKE WRITTEN NOTES OF EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SITE. COPIES OF ALL DOCUMENTATION TO BE PRESENTED TO THE OWNER PRIOR TO COMMENCING WORK.

PROTECTION OF EXISTING ADJACENT BUILDINGS

1. CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS NOT TO DAMAGE ADJACENT BUILDINGS DURING DEMOLITION.
2. THE CONTRACTOR SHALL TAKE PROPER PRECAUTION TO PROTECT ALL ADJACENT EXISTING TREES, LANDSCAPING, SITE LIGHTING, SIDEWALKS, AND SITE FEATURES FROM DAMAGE THROUGHOUT COURSE OF WORK. IF DAMAGED DURING THE COURSE OF THE WORK, REPAIR TO PRE-CONSTRUCTION CONDITION PRIOR TO COMPLETION OF THE PROJECT.

SAFETY

1. PERFORM ALL WORK IN A SAFE AND CONSCIENTIOUS MANNER TO PREVENT INJURIES.
2. CONTRACTOR SHALL MAINTAIN OSHA STANDARDS FOR JOB SAFETY AND WORKER PROTECTION, INCLUDING, BUT NOT LIMITED TO ADEQUATE PROTECTION, BARRICADES, SIGNS, ETC.
3. PEDESTRIAN PROTECTION REQUIREMENTS: PROVIDE CANOPY AND/OR BARRICADES AT SIDEWALKS AND OTHER PUBLICLY ACCESSIBLE AREAS WHICH MAY BE SUBJECT TO FALLING DEBRIS FROM THE WORK. COORDINATE ACCESS REQUIREMENTS WITH OWNER. BARRICADES AND CANOPY SHALL MEET OR EXCEED THE APPLICABLE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. AS A MINIMUM, CANOPY SHALL COMPLY WITH SECTION 3306, "PROTECTION OF PEDESTRIANS" OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). UPON COMPLETION OF REMOVAL OF CANOPY AND BARRICADES, LEAVE PROPERTY IN GOOD CONDITION AS IT WAS PRIOR TO COMMENCEMENT OF WORK.
4. ALL CONSTRUCTION MATERIALS SHALL BE LOCKED-UP OR PLACED INSIDE A LOCKED CONSTRUCTION FENCE TO ENSURE MATERIALS DO NOT BECOME WINDBORNE OR CAUSE INJURY TO RESIDENTS, VISITORS OR PUBLIC.
5. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY. THE OWNER AND ENGINEER EXPRESSLY EXCLUDE ANY RESPONSIBILITY FOR CONTRACTOR SAFETY OR SAFETY OF JOBSITE.

TEMPORARY FACILITIES

1. COORDINATE LOCATION AND PLACEMENT OF FIELD OFFICE, MATERIAL STORAGE, PORTABLE TOILET, DUMPSTERS, ETC. WITH OWNER PRIOR TO CONSTRUCTION.

USE OF THE PREMISES

1. EQUIPMENT ACCESS TO BE SCHEDULED WITH OWNERS REPRESENTATIVE 48 HOURS IN ADVANCE.
2. TYPICAL HOURS OF WORK: 7:00 AM - 7:00 PM - MONDAY - FRIDAY, 8:00 AM - 7:00 PM - SATURDAY, 9:00 AM - 5:00 PM - SUNDAY, UNLESS OTHER ARRANGEMENTS MADE WITH OWNER'S REPRESENTATIVE. PRIOR TO COMMENCING WORK, COORDINATE HOURS OF WORK WITH THE OWNER TO MINIMIZE IMPACT TO THE SITE'S DAY-TO-DAY OPERATIONS.
3. MAINTAIN PUBLIC ACCESS FOR THE DURATION OF THE PROJECT, OR AS REQUIRED BY OWNER.
4. AN ON-SITE STORAGE AREA IS TO BE ESTABLISHED DURING CONSTRUCTION. STORAGE IS TO BE PROTECTED IN A SECURE WEATHERPROOF LOCATION TO PREVENT DAMAGE TO THE CONTENTS.
5. PROVIDE REGULAR SITE CLEAN UP. STORE MATERIALS IN A NEAT AND ORDERLY MANNER.
6. DO NOT PLACE LOADS ON THE EXISTING ADJACENT STRUCTURES OR STORE DEMOLISHED MATERIALS ON THE STRUCTURES IN A MANNER THAT WILL DAMAGE THEM.
7. WORKERS SHALL BE PROPERLY DRESSED AND DISPLAY APPROPRIATE BEHAVIOR AT ALL TIMES IN CONSTRUCTION AND ADJACENT AREAS.
8. REPAIR/RESTORE DAMAGED LAWN OR OTHER LANDSCAPING AT COMPLETION OF THE WORK AT NO COST TO OWNER.
9. REFERENCE "TOWN OF SOUTH PADRE ISLAND BUILDING CONSTRUCTION SITE MANAGEMENT NOTICE" FOR ADDITIONAL REQUIREMENTS.

SITE MAINTENANCE

1. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH.
2. MAINTAIN SITE IN A CLEAN AND ORDERLY CONDITION. AREAS USED AS PATHWAYS TO TRANSPORT MATERIALS OR TO REMOVE TRASH THAT ARE NOT DIRECTLY UNDER CONSTRUCTION ARE TO BE KEPT CLEAN.

FIRE PROTECTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIRE PROTECTION AND FIRE WATCH DURING ALL CONSTRUCTION OPERATIONS.
2. NO SMOKING SHALL BE PERMITTED AT THE SITE. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY FIRE EXTINGUISHERS UNTIL SUBSTANTIAL COMPLETION.

HAZARDOUS MATERIALS ABATEMENT/ MANAGEMENT

1. THE ENGINEER HAS NO RESPONSIBILITY OR LIABILITY FOR DESIGN, REMOVAL OF, OR TESTING FOR ASBESTOS/LEAD, OR FOR ABATEMENT /MANAGERIAL TREATMENTS, MONITORING, AND LEGAL DISPOSAL OF MATERIALS. CONTRACTOR SHALL DETERMINE IF ANY HAZARDOUS MATERIAL ABATEMENT/ MANAGEMENT IS REQUIRED AND SHALL INCLUDE COSTS THEREOF IN THE BID.

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SEAL

PROJECT

**SPI FANTASY CIRCLE
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IMPROVEMENTS**

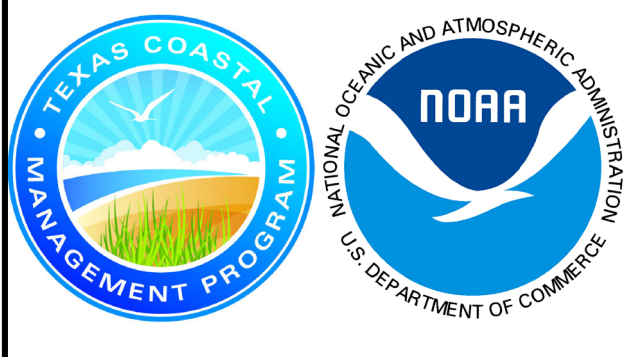
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SHEET TITLE

**SITE AERIAL AND
GENERAL NOTES**

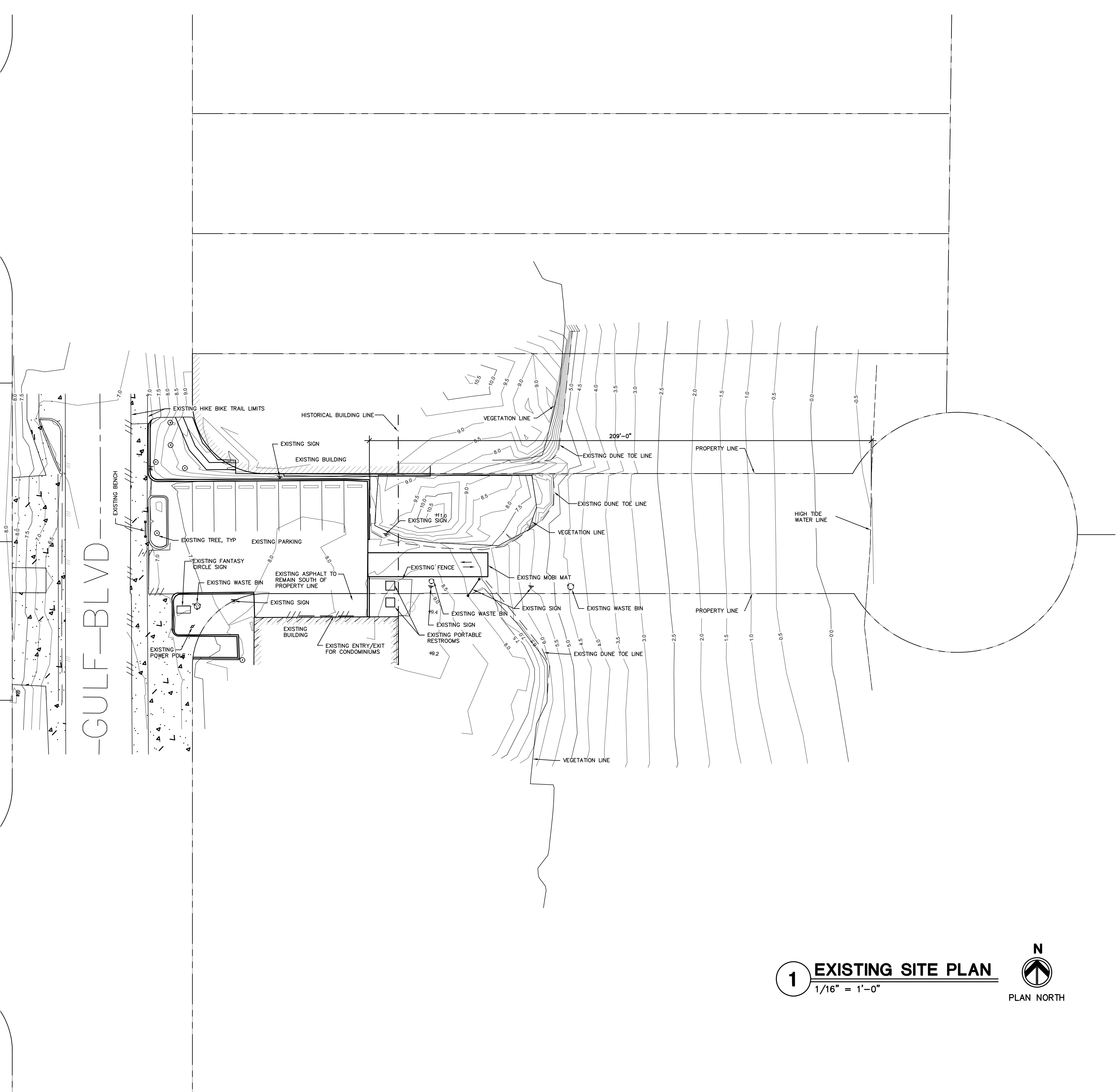
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S1.3

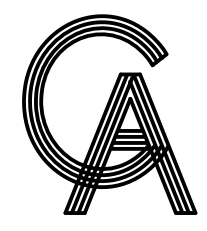
PARADE DRIVE

CORONADO DR.

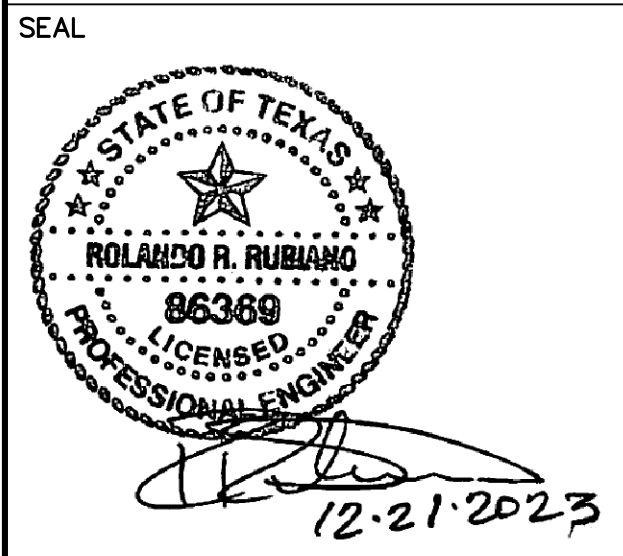
GULF BLVD



1 **EXISTING SITE PLAN**
1/16" = 1'-0"



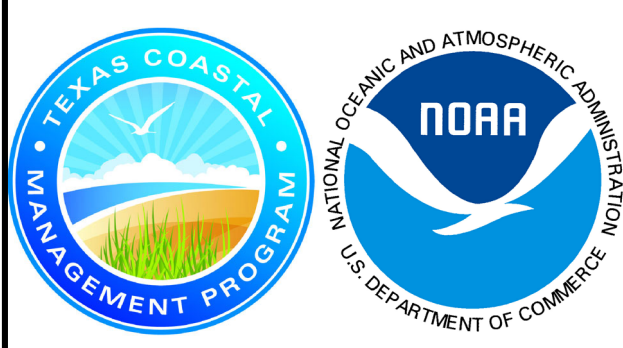
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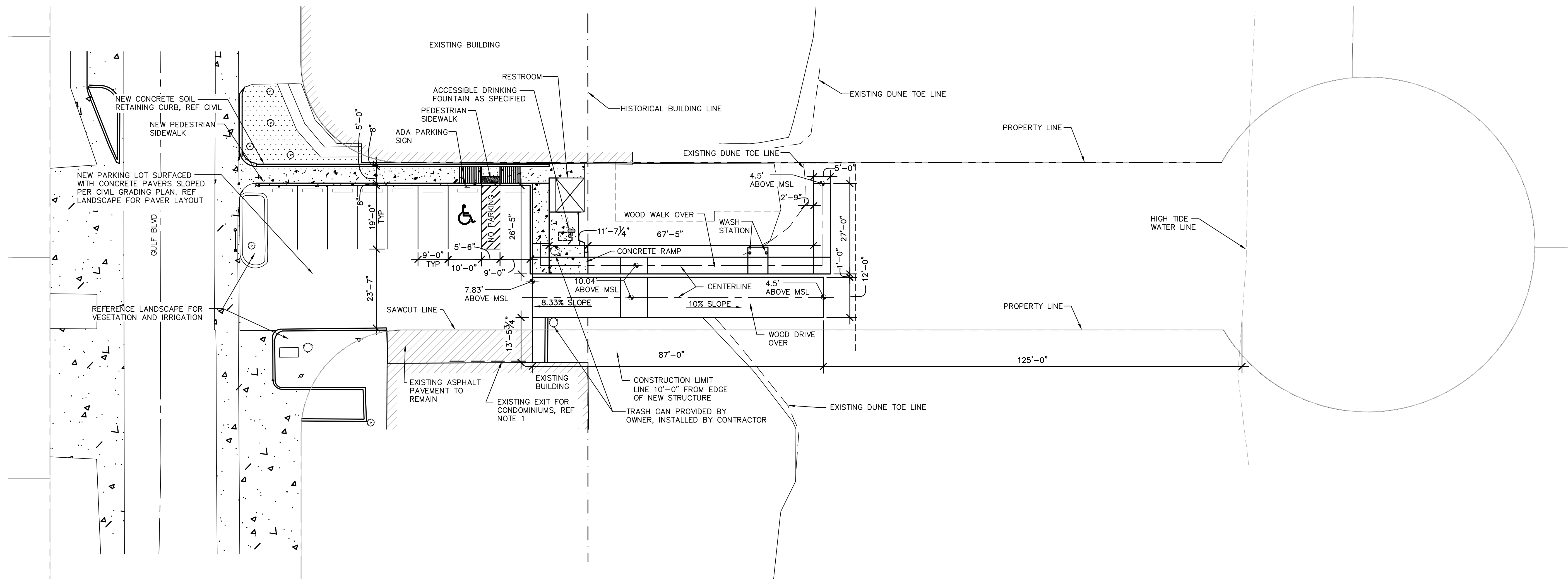
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**EXISTING
SITE PLAN**

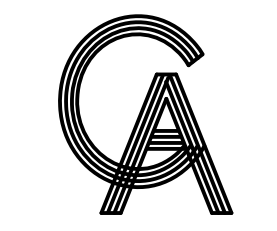
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S1.4

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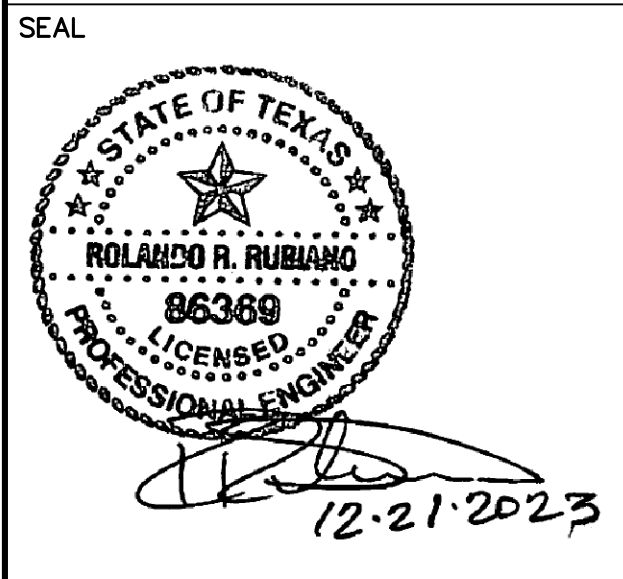


1 SITE PLAN
 1/16" = 1'-0"
 PLAN NORTH

NOTE:
 1. CONTRACTOR SHALL COORDINATE PARKING LOT SCOPE OF WORK TO MAINTAIN VEHICULAR ACCESS FROM ADJACENT SOUTH PROPERTY TO GULF BLVD RIGHT OF WAY.



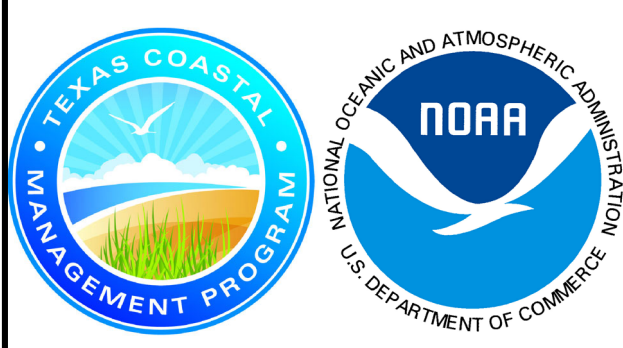
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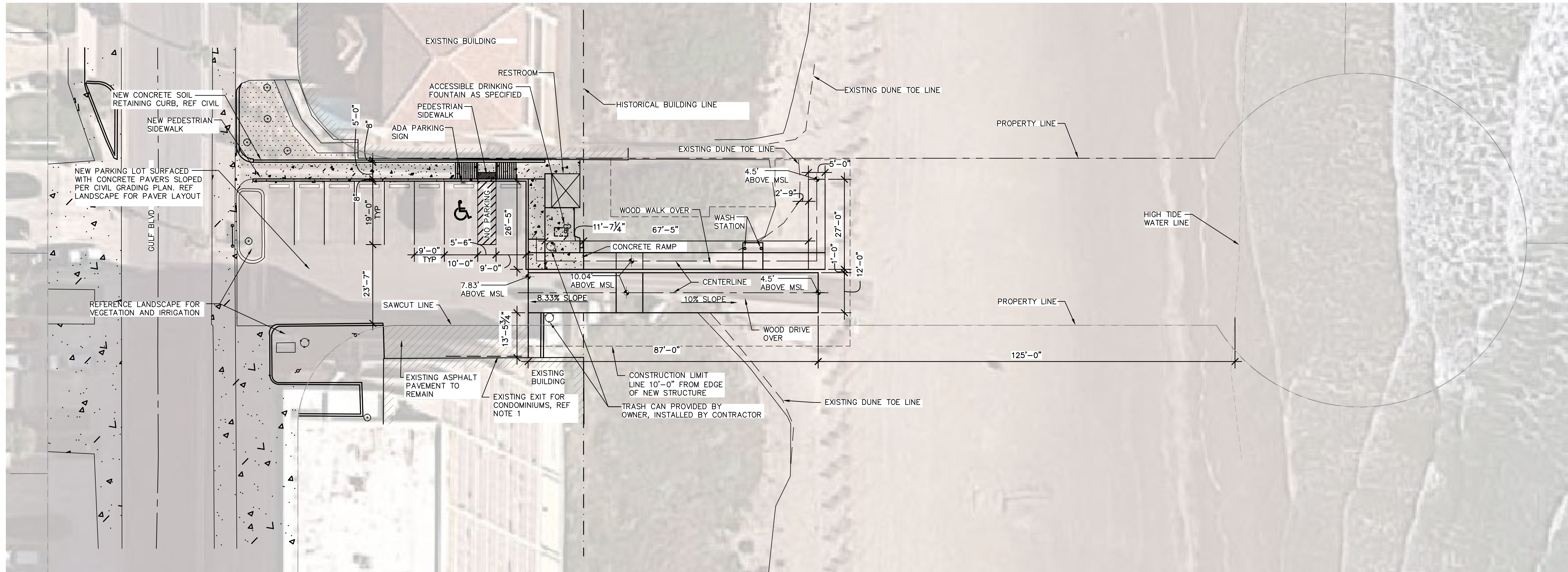
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SHEET TITLE
SITE PLAN

SHEET NO.
S1.5

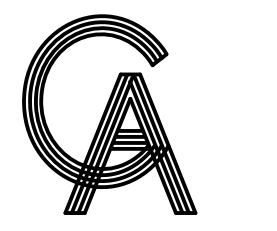
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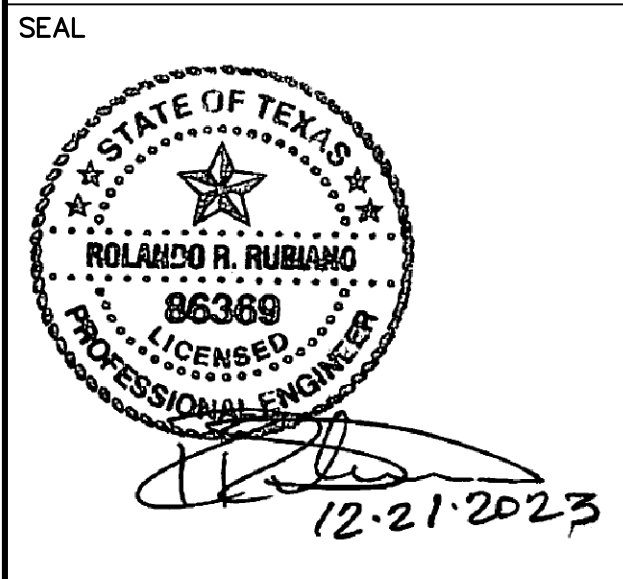
1 SITE PLAN WITH AERIAL OVERLAY
 1/16" = 1'-0" ELEVATION 10'



NOTE:
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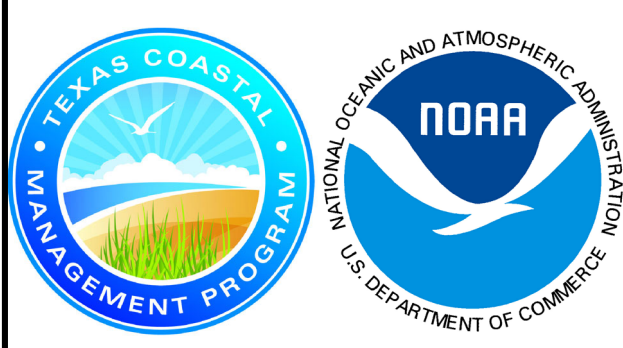
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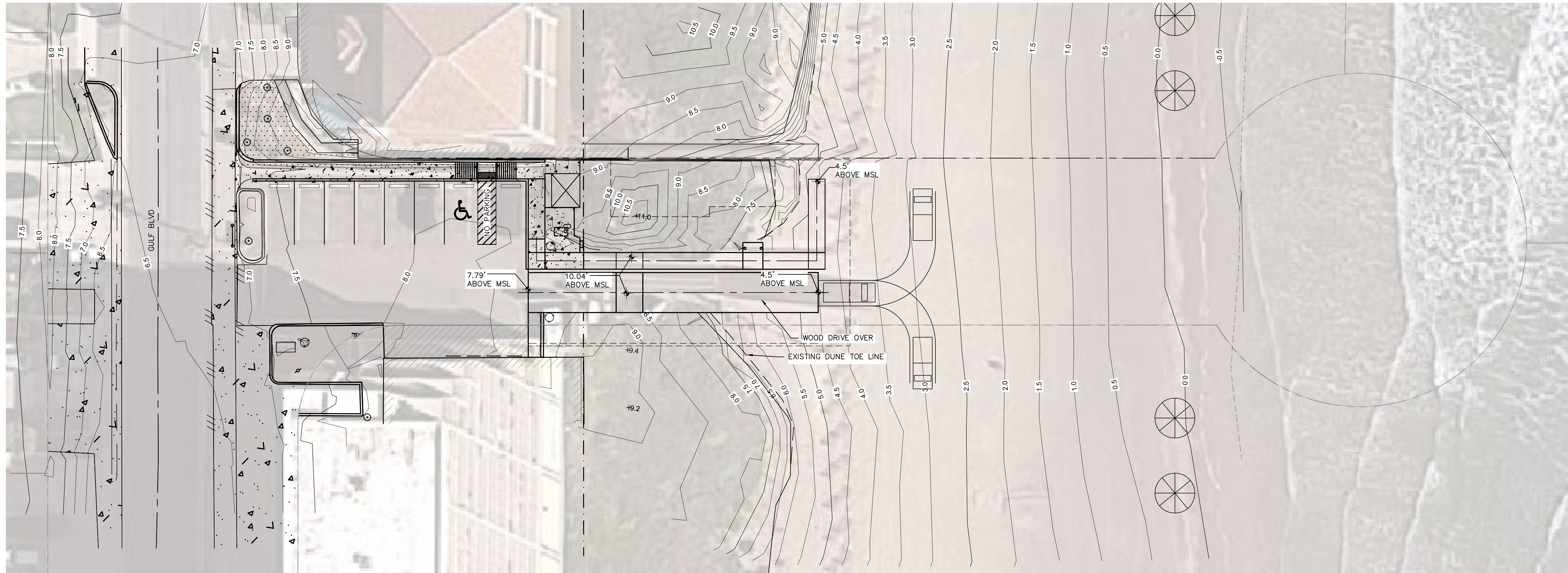
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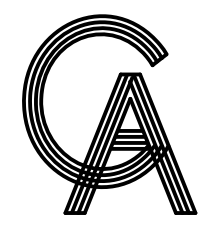
SHEET TITLE
**SITE PLAN
 WITH AERIAL
 OVERLAY**

SHEET NO.
S1.5A

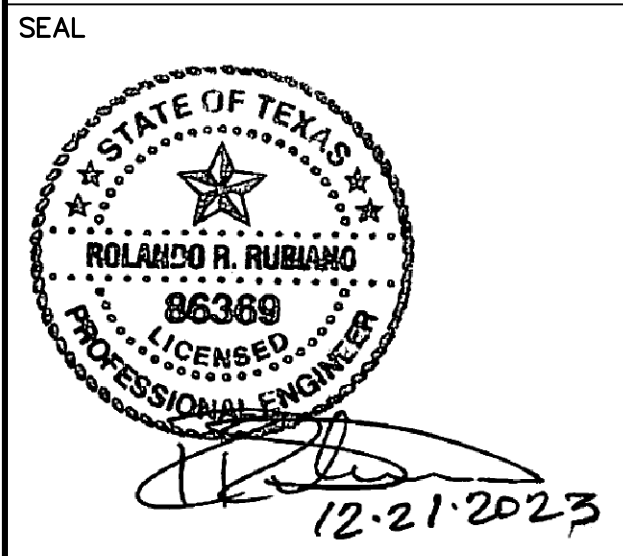
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1 SITE PLAN WITH GRADE ELEVATIONS
 1/16" = 1'-0"



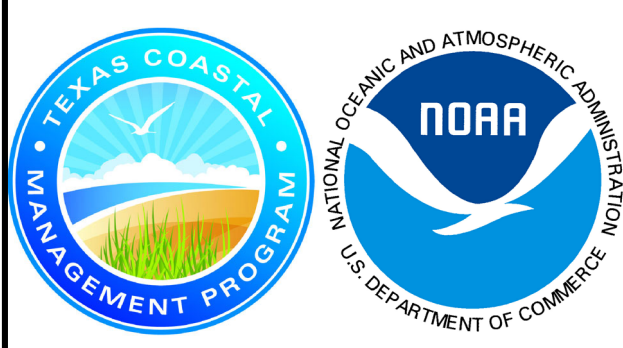
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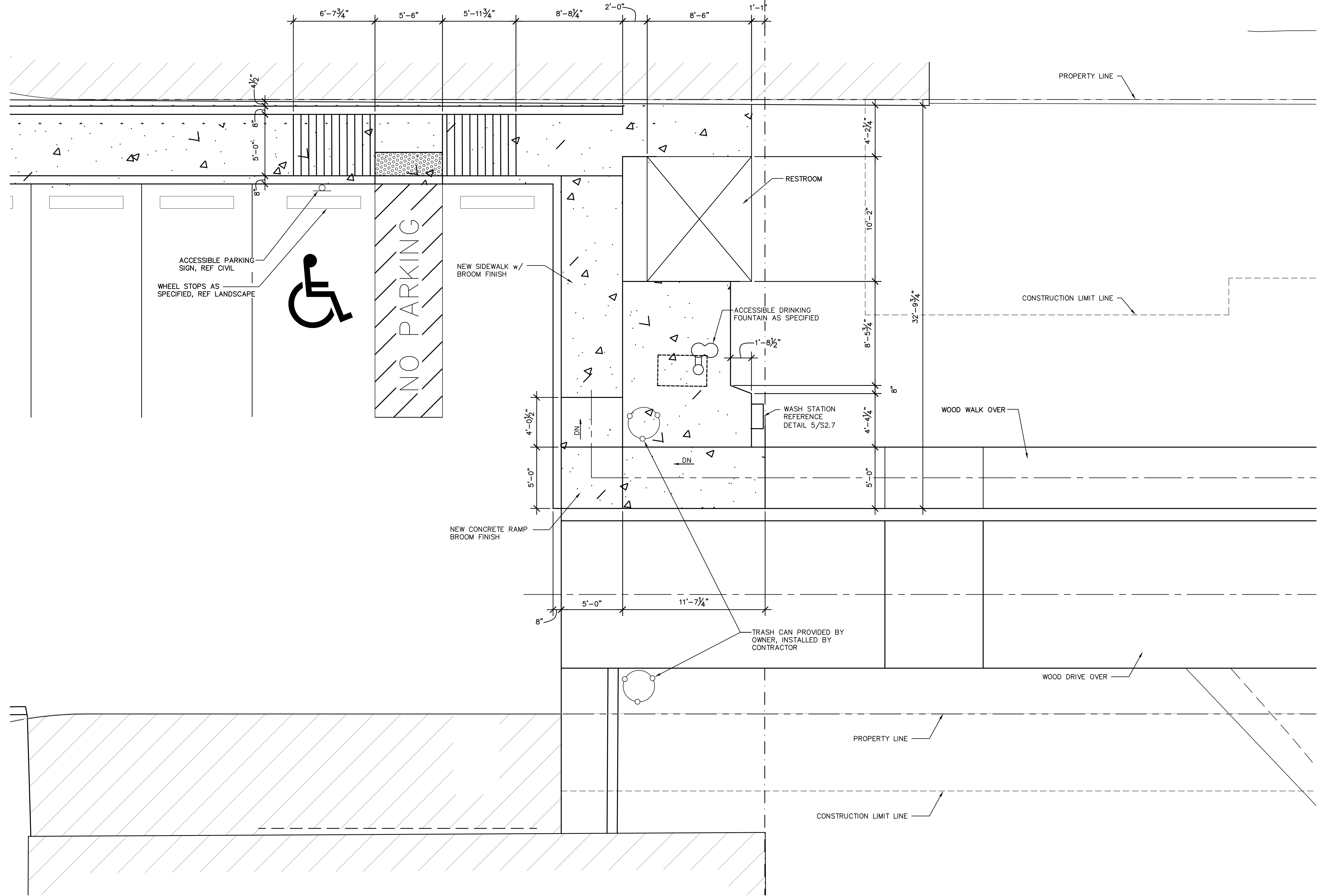


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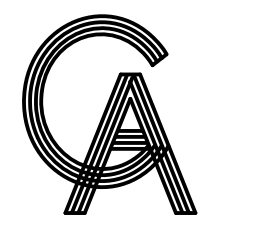
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**SITE
 GRADE
 ELEVATIONS**

SHEET NO.
S1.6

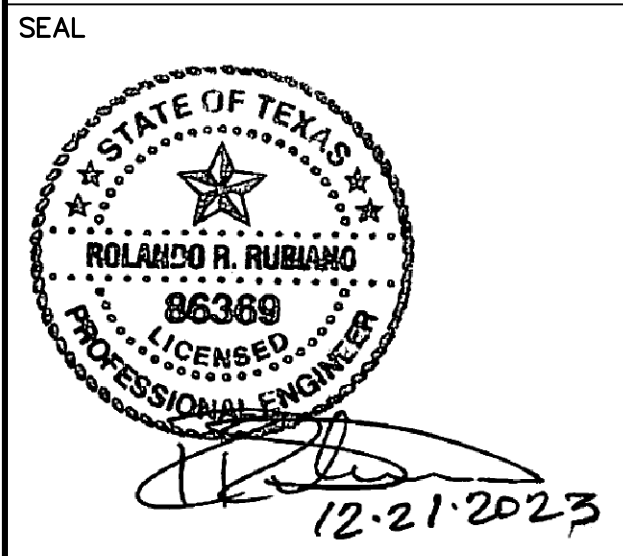


1 ENLARGED PARTIAL SITE IMPROVEMENT PLAN AT RESTROOMS
 1/4" = 1'-0" WHITE CAP CIRCLE BEACH ACCESS PLAN NORTH

NOTES:
 1. REFERENCE SHEET S1.5 FOR OVERALL SITE IMPROVEMENT PLAN.



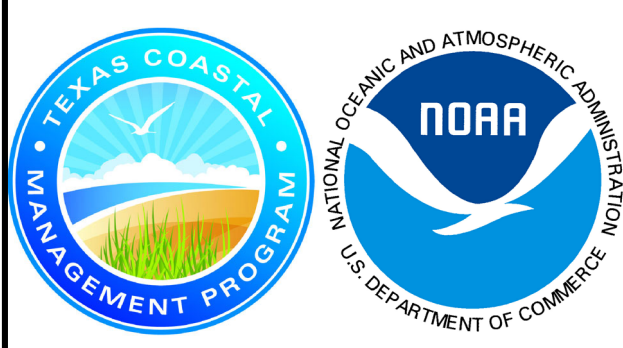
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	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO.	1065-17
DATE	12-21-2023
DRAWN BY	AT
CHECKED BY	SP
SCALE	AS SHOWN

SHEET TITLE
ENLARGED SITE IMPROVEMENT PLAN

SHEET NO.
S1.7

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GENERAL STRUCTURAL NOTES

THESE GENERAL NOTES SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS OR DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH ARCHITECTURAL & CIVIL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE CONTROLLING PROVISIONS OF THE 2018 EDITION OF THE **INTERNATIONAL BUILDING CODE (IBC)**.

DESIGN CRITERIA

1. BASIS FOR DESIGN AND CODE COMPLIANCE

A. GOVERNING BUILDING CODE.....IBC 2018 EDITION

2. GRAVITY DESIGN

RESTROOMS:
DEAD LOAD.....SELF-WEIGHT OF STRUCTURE & ROOFING SYSTEM
LIVE LOAD (ROOF).....20 PSF
LIVE LOAD.....50 PSF

WALKOVERS:

DEAD LOAD.....SELF-WEIGHT OF STRUCTURE
LIVE LOAD.....100 PSF

DRIVEOVER:

DEAD LOAD.....SELF-WEIGHT OF STRUCTURE
LIVE LOAD.....250 PSF

3. BREAKING WAVE LOADS ON CROSSOVER STRUCTURE

A. BASE FLOOD ELEVATION ELEV 12'-0"
B. ASSUMED GROUND ELEVATION AT STORM SURGE ELEV 0'-0"
C. COEFFICIENT OF DRAG FOR BREAKING WAVES FOR DRILLED PIER
Cd = 1.75
D. DYNAMIC PRESSURE COEFFICIENT FOR VERTICAL SURFACE
CATEGORY II, Cp = 2.8

4. WIND DESIGN BASED ON:

A. ASCE 7-16 REQUIREMENTS

ULTIMATE DESIGN WIND SPEED.....140 MPH (V_{ASD}=108MPH)
OCCUPANCY CATEGORY.....I
WIND EXPOSURE CATEGORY.....D
INTERNAL PRESSURE COEFFICIENT (Gcp).....+/-0.18
Kzt.....1.0
Kd.....0.85

5. THESE BUILDINGS ARE DESIGNED TO MEET ASCE 7-16 WIND PRESSURES. ALL COMPONENTS AND CLADDINGS (E.G. WINDOWS, DOORS, ARCHITECTURAL SIDINGS AND ROOF PANELS) MUST MEET MINIMUM WIND CODE REQUIREMENTS.

6. PIER DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, AND IS BASED ON THE VALUES RECOMMENDED IN TABLE 1806.2 PRESUMPTIVE LOAD BEARING VALUES, AS LISTED BELOW:

VERTICAL FOUNDATION PRESSURE.....2,000 PSF
ALLOWABLE SHAFT RESISTANCE.....333 PSF
LATERAL BEARING CAPACITY.....150 PCF

7. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PERFORM TESTING AND INSPECTIONS DURING INSTALLATION OF DRILLED PIERS AND WOOD PILES AS REQUIRED BY SPECIFICATIONS AND GENERAL STRUCTURAL NOTES.

WOOD PILES

- MAXIMUM DESIGN LOAD OF EACH PILE IS 6.0 KIPS.
- PRIOR TO PILE PLACEMENT, THE CONTRACTOR SHALL PROVIDE THE ENGINEER DATA REGARDING THE PROPOSED HAMMER AND CUSHION SYSTEM.
- PILES SHALL BE ASTM D-25, CLASS "C" TREATED, PEELDED SOUTHERN YELLOW PINE OR DOUGLAS FIR. PILES SHALL BE CREOSOTED ACCORDING TO AWPB MANUAL STANDARDS C-3 WITH A MINIMUM RETENTION OF 12 POUNDS PER CUBIC FOOT.
- PILES SHALL HAVE A MINIMUM BUTT DIAMETER OF 12 INCHES AND A MINIMUM TIP DIAMETER OF 8 INCHES.
- A 8 INCH DIAMETER PILOT HOLE MAY BE DRILLED TO A DEPTH OF 5 FEET ABOVE THE FINAL TIP ELEVATION TO FACILITATE PILE DRIVING. JETTING ALONG SIDE OF PILES IS NOT PERMITTED.
- PILES SHALL BE DRIVEN WITH A DYNAMIC HAMMER HAVING AN EFFECTIVE DRIVING ENERGY OF 18,000 TO 48,000 FT/LBS/BLOW.
- ADEQUATE CUSHIONING MATERIAL SHALL BE PROVIDED BETWEEN THE PILE DRIVER CAP AND THE PILE HEAD. A SOFTWOOD CUSHION WITH A THICKNESS OF 6 TO 12 INCHES IS PREFERRED.
- THE PILE DRIVING HELMET OR CAP SHALL BE SUFFICIENTLY LOOSE AROUND THE PILE BUTT SO AS NOT TO DEVELOP TORSIONAL STRESSES IN THE PILE DURING INSTALLATION, HOWEVER THE HELMET SHOULD BE CAPABLE OF CONTROLLING PILE ALIGNMENT.
- THE ENTIRE HAMMER-CUSHION-PILE SYSTEM SHOULD BE COMPATIBLE AND CAPABLE OF DRIVING PILES TO THE DESIGN PENETRATIONS WITHOUT DAMAGING PILES. BLOW COUNTS CONSISTENTLY IN EXCESS OF 50 BLOWS/FOOT ARE NOT IN LINE WITH GOOD PRACTICE.
- PILES SHALL BE PROPERLY ALIGNED PRIOR TO DRIVING AND HELD WITH FIXED LEADS. REALIGNMENT ONCE DRIVING HAS COMMENCED IS NOT PERMITTED.

DRILLED PIERS

- EACH PIER SHAFT SHALL BE INSPECTED BY QUALIFIED GEOTECHNICAL OR A/E PERSONNEL TO INSURE PROPER BEARING AT SCHEDULED ELEVATION AND TO VERIFY STRATAS NOTED IN THE GEOTECHNICAL REPORT.
- ALL PIERS SHALL BE CENTERED ON BEAMS UNLESS OTHERWISE SHOWN.
- DRILL PIERS TO THE EXACT SIZE SHOWN. SHAFTS SHALL BE BORED PLUMB WITH A TOLERANCE OF TWO INCHES. INSTALL OFFSET STAKES ON OPPOSITE SIDES OF THE PIER AND USE TO MAINTAIN THE PIER CENTERS AND TO CHECK THE PIER PLUMBNESS. FOOTING BOTTOMS SHALL BE INSPECTED FOR A MAXIMUM OF ONE INCH (1") OF LOOSE DIRT AND TWO INCHES (2") OF GROUND WATER IMMEDIATELY PRIOR TO PLACING CONCRETE. IF MACHINE CLEANING IS NOT SATISFACTORY TO ARCHITECT/ENGINEER, HAND CLEANING WILL BE REQUIRED.

DRILLED PIERS CONTINUED

- FOR ESTIMATING PURPOSES, CARRY ALL PIERS TO THE DEPTHS INDICATED ON THE DRAWINGS. WHEN DIRECTED BY THE ARCHITECT/ENGINEER, PIERS SHALL BE ADJUSTED AS REQUIRED TO MEET DESIGN REQUIREMENTS. ADJUSTMENTS WILL BE SPECIFIED IN THE CONTRACT PRICE FOR DEPTH ADJUSTMENTS IN ACCORDANCE WITH THE UNIT PRICES QUOTED IN THE CONTRACTOR'S BID.
- DUE TO SUBSURFACE STRATIGRAPHY AND WATER LEVELS ENCOUNTERED DURING DRILLING OPERATIONS, IF THE CONTRACTOR CANNOT INSTALL THE RECOMMENDED PIER AT THE REQUIRED DEPTH, THE ENGINEER MUST BE CONTACTED IMMEDIATELY.
- PROVIDE SUITABLE ACCESS AND LIGHTING FOR INSPECTION OF THE EXCAVATIONS FOR CLEANLINESS AND FOR CORRECTNESS OF DIMENSIONS AND ALIGNMENT.
- PLACEMENT OF CONCRETE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER EXCAVATION IS COMPLETE, REINFORCING CAGE IS PLACED AND INSPECTED. THE CONCRETE SHOULD NOT BE ALLOWED TO RICOCHET OFF THE WALLS OF THE PIER EXCAVATION NOR OFF OF THE REINFORCING STEEL. PLACEMENT OF CONCRETE SHALL COMPLY WITH AMERICAN CONCRETE INSTITUTE (ACI) 318-89 CODE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 336-3R-72 ENTITLED "SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS". NO PIER EXCAVATION SHALL BE LEFT OPEN OVERNIGHT WITHOUT CONCRETING.
- CASINGS SHALL BE REQUIRED TO PREVENT CAVING OF SOIL AND SEEPAGE OF WATER INTO THE DRILLED FOOTINGS. CASINGS SHALL BE METAL WITH AMPLE STRENGTH TO WITHSTAND HANDLING STRESSES, CONCRETE AND EARTH PRESSURES, AND SHALL BE WATERTIGHT. CONTRACTORS SHALL FURNISH UNIT PRICES FOR CASING OF DIFFERENT SIZE PIER SHAFTS.
- AS AN ALTERNATE TO USING CASINGS TO INSTALL THE PIERS, THE SLURRY METHOD MAY BE CONSIDERED.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATION, A.C.I. #301 AND BUILDING CODE REQUIREMENTS, A.C.I. #318, LATEST EDITION.
- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4000 PSI AT 28 DAYS. PORTLAND CEMENT SHALL MEET ASTM C150, TYPE II (MODERATE).
- A MAXIMUM OF 25% FLYASH MAY BE USED AS A CEMENT SUBSTITUTE AND SHALL CONFORM TO ASTM C618, CLASS C. THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.5 AND SLUMPS SHALL BE 5 INCHES (±1 INCH). CONCRETE FOR PIERS SHALL BE DESIGNED TO ACHIEVE SPECIFIED STRENGTH WHEN PLACED WITH A SEVEN (7) INCH (±1) SLUMP. AGGREGATE SHALL BE WELL-GRADED, 1" MAXIMUM FOR THE SLAB ON GRADE, 1" MAXIMUM FOR CAST-IN-PLACE BEAMS AND ABOVE GRADE SLABS. COARSE AGGREGATE SHALL MEET ASTM C33, GRADATION #57. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. A SAMPLE OF FOUR CYLINDERS SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 100 YD3 OF CONCRETE. ONE CYLINDER SHALL BE TESTED AT 7 DAYS AND TWO AT 28 DAYS. THE FOURTH CYLINDER MAY BE DISPOSED OF AFTER 45 DAYS IF NOT USED.
- ADMIXTURES CONTAINING WATER SOLUBLE CHLORIDE IONS GREATER THAN 0.06% BY WEIGHT OF CEMENT SHALL NOT BE USED.
- REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. #3 BARS MAY BE GRADE 40.
- STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:
WHERE CAST AGAINST DIRT OR FILL 3 IN.
EXPOSED TO EARTH OR WEATHER 2 IN.
SLABS AND WALLS 1 IN.
OTHER 1-1/2 IN.

- ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION. ACCESSORIES FOR EXPOSED CONCRETE SOFFITS SHALL HAVE PLASTIC COATED FEET.
- SLAB MAT TO BE SUPPORTED BY REINFORCING BAR CHAIRS SPACED AT 4 FEET ON CENTER EACH WAY (MAX). BEAM CAGES SUPPORTED BY CHAIRS AT 4 FEET ON CENTER.
- MAINTAIN A MINIMUM OF ONE AND ONE-HALF (1-1/2) TIMES THE MAXIMUM COARSE AGGREGATE SIZE BETWEEN ALL REINFORCING BARS (EXCEPT AT LAPS).
- BARS SCHEDULED OR DETAILED "CONT" SHALL BE LAPPED 48 BAR DIAMETERS (24 INCHES MINIMUM) UNLESS OTHERWISE NOTED. ON REINFORCED CONCRETE BEAMS, SPLICES OF BEAM BOTTOM BARS SHALL BE LAPPED AT THE COLUMN SUPPORTS, AND SPLICES OF TOP BARS SHALL BE LAPPED AT THE MIDDLE THIRD OF THE SPAN OF THE BEAM.

12. WHERE CONCRETE IS TO HAVE UNEXPOSED SURFACES, THE FORMS MAY BE CONSTRUCTED OF #2 LUMBER OR BETTER. WHERE SURFACES ARE EXPOSED, SUCH AS FOR FINISH PAINTING THE FORMS SHALL BE COMMERCIAL STANDARD DOUGLAS FIR, MOISTURE-RESISTANT CONCRETE FORM PLYWOOD; MINIMUM 5-PLY AND AT LEAST 9/16" THICK, OR FORMS LINED WITH COMMERCIAL STANDARD DOUGLAS FIR, CONCRETE FORM EXTERIOR, 3-PLY, NOT LESS THAN 1/4" THICK. WHERE CONCRETE IS EXPOSED, A SMOOTH SURFACE IS REQUIRED, FREE FROM FINS, HONEYCOMB, FORM MARKS OR OTHER DEFECTS.

- CONSTRUCT FORMS SO THAT JOINTS ARE LEAKPROOF. MAINTAIN FORMS SUFFICIENTLY RIGID TO PREVENT DEFORMATION UNDER LOAD.
- COLUMN FORMS AND BEAMS SIDE FORMS MAY BE REMOVED 48 HOURS AFTER CONCRETE PLACEMENT. BEAM AND SLAB BOTTOM FORMS AND SHORING MAY BE REMOVED AFTER CONCRETE COMPRESSIVE STRENGTH REACHES 3000 PSI OR GREATER.
- CONCRETE MAY BE PLACED WITH CHUTES UP TO 25' MAXIMUM. SLUMP SHALL NOT EXCEED 6" AT TRUCK DISCHARGE POINT.
- CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:

- COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN
- MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.
- MAXIMUM WATER CEMENT RATIO SHALL BE 7-1/2 GALLONS PER SACK OF CEMENT. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
- MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
- REFER TO A.C.I. #301, LATEST EDITION, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.
- IN NO CASE SHALL CONCRETE BE PUMPED THROUGH AN ALUMINUM TUBE.
- SLUMP SHALL NOT EXCEED 6" AT TRUCK DISCHARGE POINT.

CONCRETE CONTINUED

- FLOOR FINISH (TOLERANCES)
 - STEEL TROWEL FINISH 1/8" IN 10'
 - FLOAT FINISH 1/4" IN 10'
 - SCRATCH FINISH 1/2" IN 10'
 - IN ALL INSTANCES MINIMUM SLAB THICKNESS SHALL BE PROVIDED. COORDINATE SLAB FINISH REQUIREMENTS WITH PLANS/SPECIFICATIONS. REFERENCE PLANS AND/OR SPECIFICATIONS FOR CONCRETE FINISHES.
- CONCRETE TO BE CURED IN ACCORDANCE WITH ACI RECOMMENDATIONS. PROPOSED METHOD OF CURING TO BE COORDINATED WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.
- SHOP DRAWINGS SHALL BE PREPARED FOR ALL REINFORCING STEEL AND SUBMITTED FOR REVIEW BY ENGINEER. SUBMITTALS SHALL BE TRANSMITTED AS A SINGLE ELECTRONIC FILE (PDF FORMAT). ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS.
- THE CONTRACTOR SHALL REVIEW AND ANNOTATE SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT/ENGINEER FOR REVIEW. THE CONTRACTOR SHALL ALLOW ARCHITECT/ENGINEER 10 WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.
- ENGINEER TO BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF FOUNDATION AND OF STRUCTURAL CONCRETE TO SCHEDULE REQUIRED INSPECTIONS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- ALL MEMBERS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS INDICATED ON PLANS OR APPROVED BY THE ENGINEER IN WRITING.
- ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS (A.W.S. D-1.1).
- WELDS SHALL BE MADE WITH COVERED MILD STEEL ELECTRODES COMPLYING WITH AWS D1-72 CODE AND SERIES E 70XX.
- ERECTION CONNECTORS SHALL BE PROVIDED IN ORDER TO PROPERLY ALIGN AND BE TRUE AND PLUMB WHEN WELDS ARE MADE.
- ALL COMPLETE PENETRATION WELDS, BOTH SHOP AND FIELD, SHALL BE TESTED BY A QUALIFIED TESTING LABORATORY UTILIZING ULTRA SONIC TESTING PROCEDURES IN ACCORDANCE WITH AWS D1.1 ANY WELDS FOUND DEFECTIVE SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER. ALL X-RAYED WELDS SHALL BE GROUND SMOOTH.
- THE FABRICATOR SHALL SUPPLY BACK-UP PLATES AND EXTENSION TABS FOR ALL COMPLETE PENETRATION WELDS.
- ALL STEEL MEMBERS, UNLESS NOTED OTHERWISE, SHALL STAINLESS STEEL.
- AFTER ERECTION, PRIME WELDS, ABRASIONS AND SURFACES NOT PRIMED. USE PRIMER CONSISTENT WITH STEEL FINISH.
- FIELD WELDS SHALL BE VISUALLY INSPECTED BY A QUALIFIED INDEPENDENT INSPECTOR. THE INSPECTOR SHALL PROVIDE A WRITTEN REPORT TO THE STRUCTURAL ENGINEER.
- A SINGLE ELECTRONIC FILE (PDF FORMAT) SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL STEEL COMPONENTS AND SUBMITTED FOR REVIEW BY ENGINEER. ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS.
- THE CONTRACTOR SHALL REVIEW AND ANNOTATE SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT/ENGINEER FOR REVIEW. THE CONTRACTOR SHALL ALLOW ARCHITECT/ENGINEER 10 WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED FOR A FRAMING OBSERVATIONS IMMEDIATELY AFTER ROOF DECK IS INSTALLED AND BEFORE INSTALLATION OF THE CEILING.

FASTENERS

- CAST-IN-PLACE AND POST-INSTALLED ANCHORS SHALL BE PER ANCHOR DIAMETER AND EMBEDMENT DEPTH NOTED ON THE DRAWINGS. POST-INSTALLED ANCHORS SHALL BE UTILIZED ONLY WHERE SPECIFIED. ALL ANCHORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153
- ALL ANCHORS NOTED BELOW SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS, AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT NOTED BELOW. SPECIAL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT TESTING LABORATORY PERFORMING QA/QC SERVICES ON PROJECT.
- EXPANSION BOLTS (EB) IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:

- KWK BOLT III (ICC-ES ESR-2302) BY HILTI (CONCRETE)
- KWK BOLT III (ICC-ES-ESR-1385) BY HILTI (MASONRY)
- STRONG-BOLT 2 (ICC-ES ESR-3037) BY SIMPSON STRONG-TIE (CONCRETE)
- WEDGE-ALL ANCHOR (ICC-ES ESR-1396) BY SIMPSON STRONG-TIE (MASONRY)
- HEAVY DUTY SLEEVE ANCHORS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED OR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. EXPANSION BOLTS (EB) SHALL NOT BE SUBSTITUTED FOR SLEEVE ANCHORS WITHOUT PRIOR WRITTEN APPROVAL BY STRUCTURAL ENGINEER. ACCEPTABLE PRODUCTS:
 - HSL-3 (ICC-ES ESR-1545) BY HILTI (CONCRETE)
 - KWK HUS-EZ (ICC-ES ESR-3027) BY HILTI (CONCRETE)
 - KWK HUS-EZ (ICC-ES ESR-3056) BY HILTI (MASONRY)
 - TITEN HD (ICC-ES ESR-2713) BY SIMPSON STRONG-TIE (CONCRETE)
 - TAPCON ANCHORS (ICC-ES ESR-1671) (MASONRY)
 - POWERS WEDGE BOLT (ICC-ES ESR-1678) (MASONRY)

FASTENERS CONTINUED

- UNDERCUT ANCHORS IN CONCRETE SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:
 - HDA (ICC-ES ESR-1546) BY HILTI (CONCRETE)
 - TORQ-CUT (ICC-ES ESR-2705) BY SIMPSON STRONG-TIE (CONCRETE)
- POWDER ACTUATED FASTENERS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:
 - X-U (ICC-ES ESR-2269) BY HILTI (CONCRETE/MASONRY)
 - POWDER ACTUATED FASTENERS (ICC-ES ESR-2138) BY SIMPSON STRONG TIE (CONCRETE/MASONRY)
- ADHESIVE ANCHORS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308. ACCEPTABLE PRODUCTS:
 - HIT-RE 500-SD (ICC-ES ESR-2322) BY HILTI (CONCRETE)
 - HIT-HY 150 MAX (ICC-ES ESR-1967) BY HILTI (MASONRY)
 - SET-XP (ICC-ES ESR-2508) BY SIMPSON STRONG-TIE (CONCRETE)
 - SET (ICC-ES ESR-1772) BY SIMPSON STRONG-TIE (MASONRY)
- J-BOLTS SHALL BE FABRICATED FROM ASTM A36/A307 ROD. BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED. EXPANSION BOLTS/SLEEVE ANCHORS SHALL NOT BE SUBSTITUTED FOR J-BOLTS WITHOUT PRIOR WRITTEN APPROVAL BY STRUCTURAL ENGINEER.
- HEADED ANCHOR RODS SHALL BE FABRICATED FROM ASTM F1554 MATERIAL, Fy=36 KSI

- SUBSTITUTION REQUESTS FOR PRODUCTS LISTED ABOVE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARDS. SUBSTITUTED ANCHORS SHALL HAVE A VALID CURRENT EVALUATION (ICC-ES OR IAPMO-ES) REPORT.

ROUGH CARPENTRY SPECIFICATIONS AND NOTES

- ROUGH CARPENTRY SHALL COMPLY WITH THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.
- ALL LUMBER USED FOR LOAD SUPPORTING PURPOSES SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING OR INSPECTION BUREAU OR AGENCY.
- ALL LUMBER SHALL BE PRESERVATIVELY TREATED AND SHALL BEAR AN APPROVED AWPB QUALITY MARK. THE QUALITY MARK SHALL BE ON A STAMP OR LABEL AFFIXED TO THE PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION:
 - IDENTIFICATION OF TREATING MANUFACTURER.
 - TYPE OF PRESERVATIVE USED.
 - MINIMUM PERSERVATIVE RETENSION (pcf).
 - END USE FOR WHICH THE PRODUCT IS TREATED.
 - AWPA STANDARD TO WHICH THE PRODUCT WAS TREATED.
 - IDENTITY OF THE ACCREDITED INSPECTION AGENCY.

- FRAMING LUMBER

USE-ITEM	LUMBER SPECIES	MINIMUM GRADE
JOISTS, BEAMS	SOUTHERN PINE	#2
PLANKS	2x6 WOOD COMPOSITE DECKING	SEE MFR REQUIREMENTS
- FASTENERS
 - NAILS AND BOLTS SHALL BE STAINLESS STEEL.
- VERTICAL FRAMING MEMBERS SHALL BE CONTINUOUS LENGTH WITHOUT SPLICING. SPLICES IN HORIZONTAL MEMBERS SHALL OCCUR ONLY OVER BEARING POINTS. LAP MEMBERS WHICH BEAR ON PLATES TO PROVIDE FULL BEARING FOR EACH MEMBER.
- STRUCTURAL MEMBERS WHOSE STRENGTH IS IMPAIRED BY IMPROPER CUTTING, DRILLING, OR EXCESSIVE DEFECTS SHALL BE REPLACED OR REINFORCED IN A MANNER ACCEPTABLE TO THE ENGINEER.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AT BEARING LOCATIONS AND AT MID OPENING OF SPANS GREATER THAN 8'-0" OR AS NOTED. BLOCKING TO MATCH SIZE OF FRAMING MEMBER.
- ALL METAL HANGERS, ETC., SHALL BE STAINLESS STEEL.

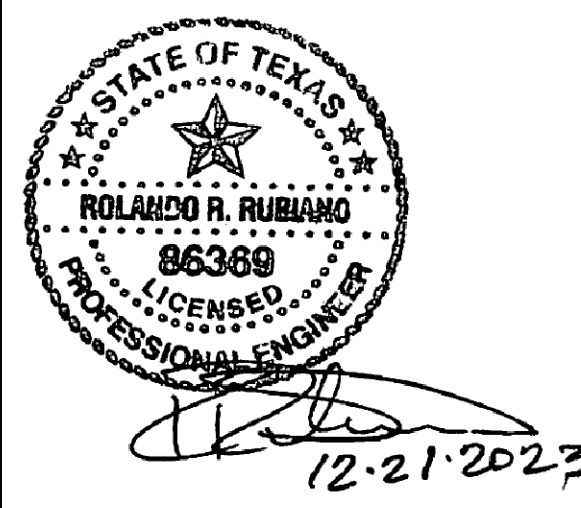
WOOD COMPOSITE DECKING MATERIAL FOR PLANKS

- NOMINAL SIZE OF WOOD COMPOSITE DECKING MATERIAL FOR PLANKS SHALL BE 2"x6" BOARD.
- WOOD COMPOSITE DECKING BOARD MANUFACTURED BY TREX COMPANY, INC., OR EQUIVALENT COMPOSITE DECKING BOARDS MAY BE USED SUBJECT TO REVIEW AND EVALUATION OF THE ENGINEER.
- WOOD COMPOSITE DECKING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, PROCEDURES AND REQUIREMENTS.
- ALL FASTENERS SHALL BE MADE OF STAINLESS STEEL.
- DECKING SHALL BE DESIGNED AND INSTALLED TO LIMIT BENDING DEFLECTION UNDER TOTAL LOAD TO LESS THAN OR EQUAL TO L/360. DESIGN LIVE LOAD IS 100 PSF.
- THE CONTRATOR AND MANUFACTURER SHALL SUBMIT TO THE ENGINEER THE FOLLOWING FOR REVIEW AND EVALUATION:
 - PRODUCT DATA INCLUDING SPECIFICATIONS, PRODUCT HANDLING, AND INTALLATION INSTRUCTION.



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SEAL



PROJECT

**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**

**SOUTH PADRE ISLAND,
TEXAS**

CLIENT

**CITY OF
SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
TEXAS**

P: 956-761-3044
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**GENERAL
STRUCTURAL
NOTES**

SHEET NO.

S2.0

GENERAL STRUCTURAL NOTES

CONCRETE MASONRY

1. **THE GENERAL CONTRACTOR, PROJECT SUPERINTENDENT, TESTING LABORATORY AND THE MASONRY FOREMAN SHALL MEET WITH THE STRUCTURAL ENGINEER PRIOR TO THE START OF MASONRY WORK TO REVIEW PROJECT REQUIREMENTS AND PROCEDURES.**
2. AN INDEPENDENT TESTING LAB SHALL VERIFY PLACEMENT OF VERTICAL REINFORCING IN WALLS AND HORIZONTAL REINFORCING IN BOND BEAMS AND LINTELS PRIOR TO PLACEMENT OF GROUT. INDEPENDENT TESTING LAB SHALL PROVIDE CONTINUOUS VISUAL OBSERVATIONS OF GROUTING PROCEDURES, REBAR PLACEMENT, SITE MIXING OF MORTAR, INSTALLATION OF EMBEDDED STEEL CONNECTORS, AND GENERAL PLACEMENT OF MASONRY UNITS AND MORTAR JOINTS. INSPECTION REPORTS ARE TO BE GENERATED DAILY BY THE TESTING LAB. INSPECTION SUMMARY REPORTS SHALL BE EMAILED TO THE STRUCTURAL ENGINEER IN ELECTRONIC (PDF) FORMAT.
3. ALL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-13/ASCE 5-13/TMS 402-16). DESIGN IS BASED ON MASONRY COMPRESSIVE STRENGTH (f_m) OF 2,000 PSI.
4. HOT AND COLD WEATHER CONSTRUCTION PROCEDURES SHALL BE UTILIZED AS REQUIRED BY THE SPECIFICATIONS AND ACI 530.1.
5. HOLLOW CONCRETE MASONRY UNITS SHALL BE DOMESTIC LIGHTWEIGHT MOISTURE CONTROLLED TYPE I UNITS, CONFORMING TO ASTM C-90.
6. MASONRY UNITS SHALL HAVE A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 1,900 PSI (NET AREA) WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS".
7. MORTAR PROPORTIONS FOR REINFORCED MASONRY SHALL BE ESTABLISHED PER ASTM C270 PROPORTION SPECIFICATIONS, TYPE S USING MASONRY CEMENT.
8. GROUT FOR ALL REINFORCED HOLLOW MASONRY UNIT WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI WITH A MAXIMUM 3/8" AGGREGATE. A MID RANGE WATER REDUCING AGENT SUCH AS "POLYHEED" (MASTER BUILDERS) SHALL BE USED. SLUMP TO BE BETWEEN 8 AND 11 INCHES. **ALL GROUT SHALL BE PUMPED.** PLACING OF GROUT TO FOLLOW AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS REGARDING **LOW & HIGH LIFT GROUTING** MAXIMUM LIFT OF GROUT SHALL NOT EXCEED 5'-0" UNLESS APPROVED BY THE ENGINEER PRIOR TO START OF GROUTING. GROUT TO BE TESTED BY A QUALIFIED TESTING LABORATORY AT A RATE OF ONE TEST PER 25 CY OF GROUT IN ACCORDANCE WITH ASTM C1019.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL BAR REINFORCING SHALL BE LAPPED 48 BAR DIAMETERS (MIN). BARS SHALL BE PLACED WITHIN 1/2" (CENTERLINE OF BAR TO FACE OF MASONRY) OF LOCATION SHOWN IN STRUCTURAL PLANS. BARS SHALL BE HELD IN POSITION DURING GROUTING WITH BAR POSITIONERS. POSITIONERS SHALL BE LOCATED AT THE BOTTOM AND TOP OF THE WALL AND AT 8 TO 10 FOOT INTERVALS. BARS SPLICED BY NON-CONTACT LAP SPLICES SHALL NOT BE SPACED TRANSVERSELY FARTHER APART THAN ONE-FIFTH THE REQUIRED LENGTH OF LAP NOR MORE THAN 8 INCHES.
10. VERTICAL BARS SHALL EXTEND TO THE TOP OF THE PARAPET WALL OR BOND BEAM WHEN A 16" DEEP BEAM IS SPECIFIED. HOOKED DOWELS SHALL BE PROVIDED AT ROOF BOND BEAMS (w/o PARAPETS) LESS THAN 16" DEEP. DOWELS SHALL BE 30" LONG WITH 12" HOOKS.
11. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH 9 GA. HOT DIPPED GALVANIZED HORIZONTAL WIRE REINFORCEMENT (LADDER TYPE) EMBEDDED IN MORTAR JOINTS AT 16" O.C. NOMINAL WIDTH OF JOINT REINFORCING SHALL EQUAL WALL THICKNESS. (INTERIOR WALLS MAY BE MILL GALVANIZED). WIRE REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION A-82, AND SHALL BE LAPPED AT LEAST 8" WITH AT LEAST ONE CROSS WIRE WITHIN THE LAP. JOINT REINFORCING SHALL BE INSTALLED IN THE FIRST AND SECOND MORTAR BED JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS. WIRE REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS.
12. EXTERIOR WALLS SHALL BE BONDED WITH CONCRETE MASONRY UNITS AT BUILDING CORNERS.
13. ONE GROUDED #5 BAR SHALL BE PROVIDED AROUND THE PERIMETER OF ALL WALL OPENINGS AND AT BUILDING CORNERS UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
14. NEATLY TOOL INTERIOR AND EXTERIOR JOINTS IN MASONRY TO FORM A SLIGHTLY CONCAVE PROFILE WHEN MORTAR IS THUMBPRINT HARD UNLESS SHOWN OTHERWISE. ALL MORTAR JOINTS SHALL BE TOOLED THE ENTIRE HEIGHT OF WALL.
15. BOND BEAMS SHALL BE REINFORCED WITH TWO CONTINUOUS #5 BARS UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS. REINFORCING SHALL BE CONTINUOUS AT ALL CORNERS AND INTERSECTING WALLS. (PROVIDE CORNER BARS). WHERE SIDE WALL AND END WALL BOND BEAMS DO NOT COURSE, CONTINUE THE LOWER BOND BEAM AROUND THE BUILDING CORNER TO THE FIRST VERTICAL REINFORCED CELL.
16. CONTROL JOINTS SHALL BE CONSTRUCTED WITH SLOTTED MASONRY UNITS AND FACTORY MOLDED JOINT FILLER. JOINTS SHALL BE CAULKED WITH AN APPROVED MATERIAL. JOINTS SHALL BE PROVIDED AT MAXIMUM SPACING OF 22 FT. AND AT ALL LOCATIONS WHERE COLUMNS ARE PLACED IN CMU CELLS. (EXTERIOR AND INTERIOR WALLS). JOINT LOCATIONS, IF NOT SHOWN ON PLANS, SHALL BE COORDINATED WITH ARCHITECT.
17. CONTROL JOINTS **SHALL NOT** EXTEND THROUGH BOND BEAMS UNLESS INDICATED ON THE STRUCTURAL PLANS.
18. CONTROL JOINTS IN CMU WALLS SHALL NOT BE LOCATED CLOSER THAN 2'-0" FROM AN EDGE OF OPENING WITHOUT REVIEW OF STRUCTURAL ENGINEER.
19. COLUMNS WHICH EXTEND THROUGH BOND BEAMS SHALL BE WRAPPED WITH 2 LAYERS OF 30# BUILDING PAPER. REINFORCING SHALL BE CONTINUOUS PAST COLUMNS WHEN ADEQUATE CLEARANCE EXISTS.
20. LINTELS OVER ALL OPENINGS IN INTERIOR MASONRY PARTITIONS, NOT OTHERWISE COVERED, ARE TO BE OF STANDARD CMU LINTEL BLOCK WITH THICKNESS EQUAL TO WALL THICKNESS. DEPTH SHALL BE 8" FOR OPENINGS UP TO 6'-0", REINFORCED WITH TWO #5's, LOCATED 2-1/2" ABOVE THE BOTTOM EXTERIOR FACE OF THE UNIT.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS INDEPENDENT OF THE CONTRACTOR, THE ARCHITECT, OR THE ENGINEER, SHALL BE PROVIDED BY A SPECIAL INSPECTOR EMPLOYED BY THE OWNER ACCORDING TO CHAPTER 17 OF THE IBC 2018. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SEND WRITTEN REPORTS TO THE OWNER, THE ARCHITECT, THE ENGINEER AND THE CONTRACTOR. THE REPORTS SHALL INDICATE IF WORK INSPECTED WAS DONE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE SPECIAL INSPECTOR SHALL BRING THE DISCREPANCIES TO THE ATTENTION OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS, TO THE BEST OF THEIR KNOWLEDGE, IN OR NOT IN CONFORMANCE WITH THE DRAWINGS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC 2018.

CONTINUOUS OR PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
PERFORM CLASSIFICATION AND TESTING OF SELECT FILL MATERIALS		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF SELECT FILL	X	
PRIOR TO PLACEMENT OF SELECT FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

REQUIRED VERIFICATION AND INSPECTION OF PIER FOUNDATIONS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS OF EACH PIER	X	
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY	X	
FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS AS REQUIRED FOR CONCRETE CONSTRUCTION		X

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT		X
INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	X	
VERIFY USE OF REQUIRED DESIGN MIX		X
PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE AT THE TIME OF SAMPLING FRESH CONCRETE FOR MAKING SPECIMENS FOR STRENGTH TESTS PER ACI 318	X	
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
INSPECTION OF PRESTRESSED CONCRETE APPLICATION OF PRESTRESSING FORCES	X	
VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X
ERECTION OF PRECAST CONCRETE MEMBERS		X
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X

REQUIRED LEVEL 1 SPECIAL INSPECTION OF MASONRY CONSTRUCTION (OCCUPANCY CATEGORY I, II, III)

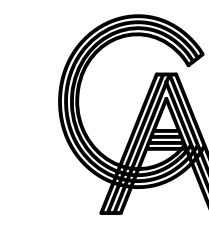
INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
PROPORTIONS OF SITE-PREPARED MORTAR		X
PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS		X
LOCATION OF REINFORCEMENT, CONNECTORS AND ANCHORAGES		X
THE INSPECTION PROGRAM SHALL VERIFY:		
SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT		X
PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)		X
PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
GROUT SPACE IS CLEAN		X
PLACEMENT OF REINFORCEMENT, CONNECTORS AND ANCHORAGES		X
CONSTRUCTION OF MORTAR JOINTS		X
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS	X	
PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED	X	
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBSTITUTIONS SHALL BE VERIFIED		X

REQUIRED VERIFICATION AND INSPECTION OF ANCHORS

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
CAST-IN-PLACE, POST-INSTALLED, MECHANICAL AND EPOXY SET ANCHORS:		
AS APPLICABLE, THE INSPECTION PROGRAM SHALL VERIFY THE ANCHOR TYPE, EMBEDMENT, TIGHTENING TORQUE, DIMENSIONS, HOLE DEPTH & DIAMETER AND CLEANOUT, EPOXY MIXING AND PLACEMENT PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE CURRENT ICC-ES EVALUATION REPORT		FREQUENCY OF INSPECTION SHALL BE IN ACCORDANCE WITH THE CURRENT ICC-ES EVALUATION REPORT, OR PER THE SPECIAL INSPECTION REQUIREMENTS OF THE ANCHOR SUBSTRATE, WHICHEVER IS MORE STRINGENT

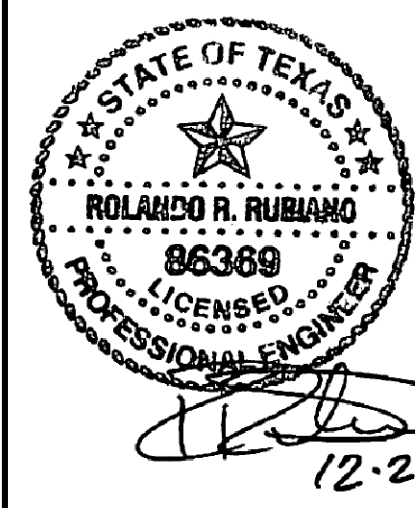
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X
INSPECTION OF HIGH STRENGTH BOLTING		X
INSPECTION OF WELDING:		
COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	
MULTIPASS FILLET WELDS	X	
SINGLE-PASS FILLET WELDS		X
FLOOR AND ROOF DECK WELDS		X
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X



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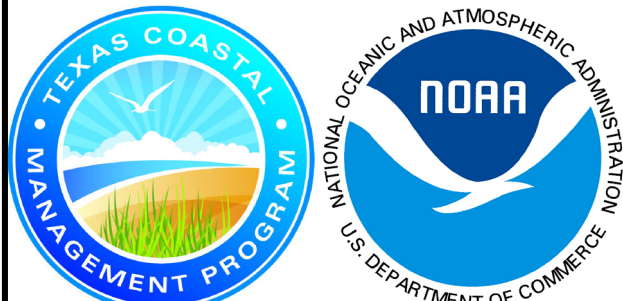
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BEACH ACCESS
IMPROVEMENTS**

**SOUTH PADRE ISLAND,
TEXAS**

CITY OF

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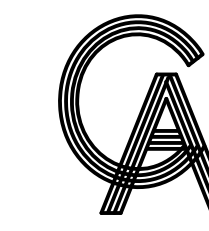


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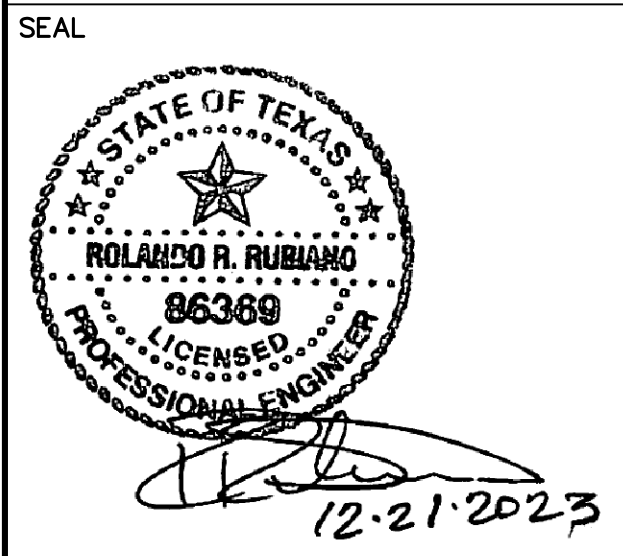
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DATE 12-21-2023
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SHEET TITLE
**GENERAL
STRUCTURAL
NOTES**

SHEET NO.
S2.1



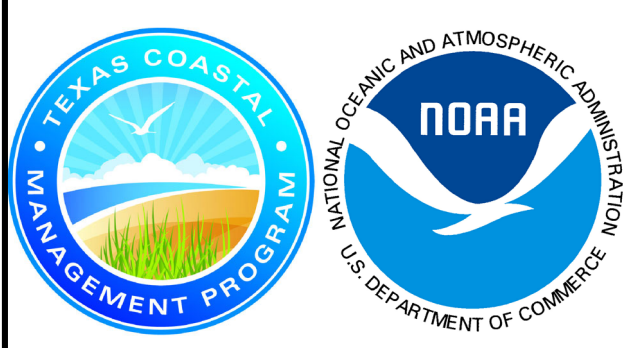
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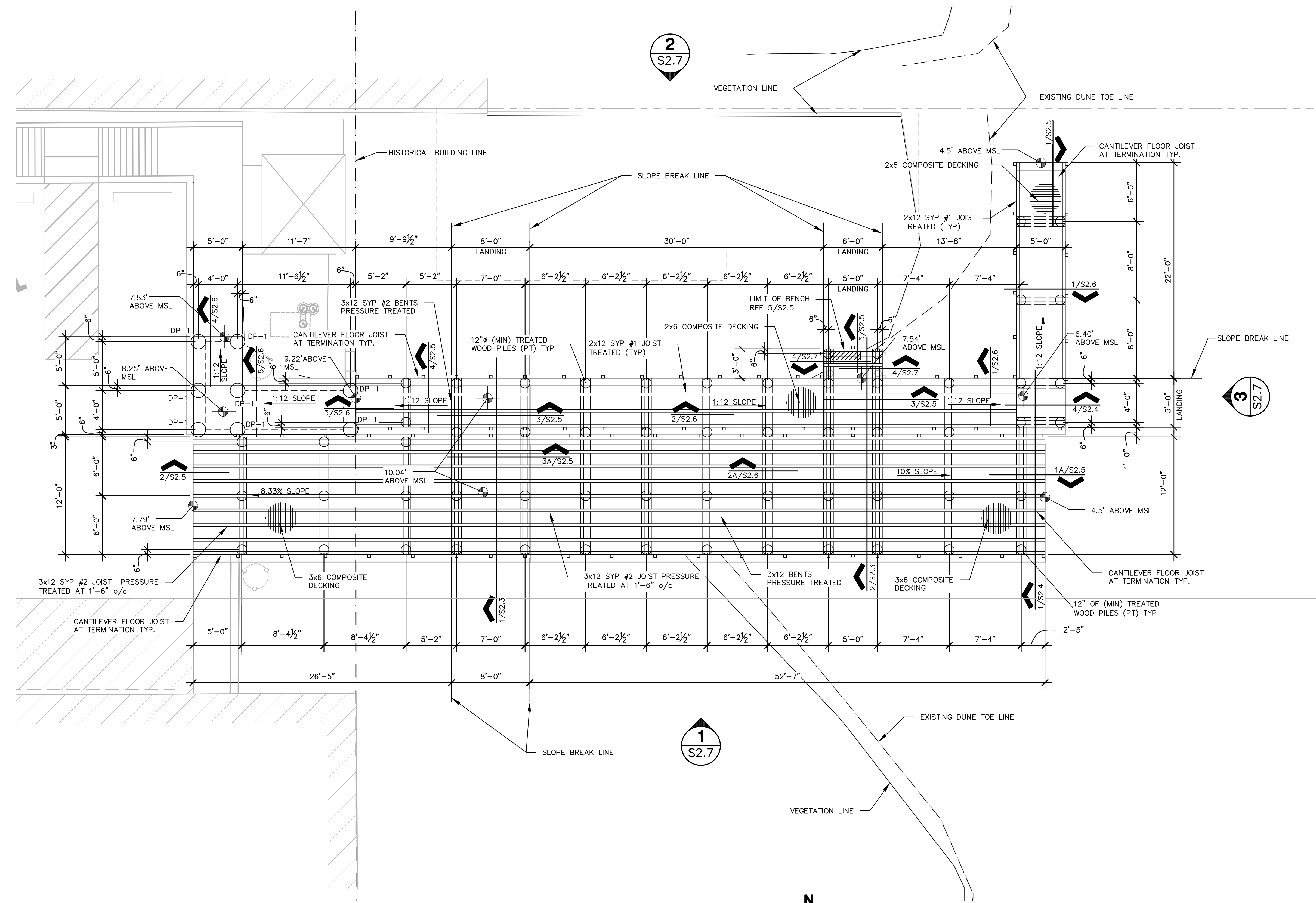


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SHEET TITLE
**PEDESTRIAN
 WALKOVER
 FRAMING PLAN**

SHEET NO.
S2.2



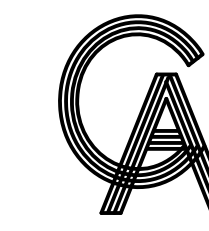
1 VEHICULAR DRIVE OVER AND PEDESTRIAN WALKOVER FRAMING PLAN
 3/16" = 1'-0"

- NOTES:
- ALL LUMBER SHALL BE PRESSURE TREATED WITH WOOD PRESERVATIVES AND SHALL BEAR AN APPROVED AWPB QUALITY MARK. WOOD PRESERVATIVES SHALL BE FREE OF ARSENIC AND CHROMIUM.
 - ALL PILES SHALL BE EMBEDDED BELOW THE BOTTOM OF DUNE LINE AS STATED BELOW, REF. CIVIL DRAWINGS FOR GRADING PLAN:

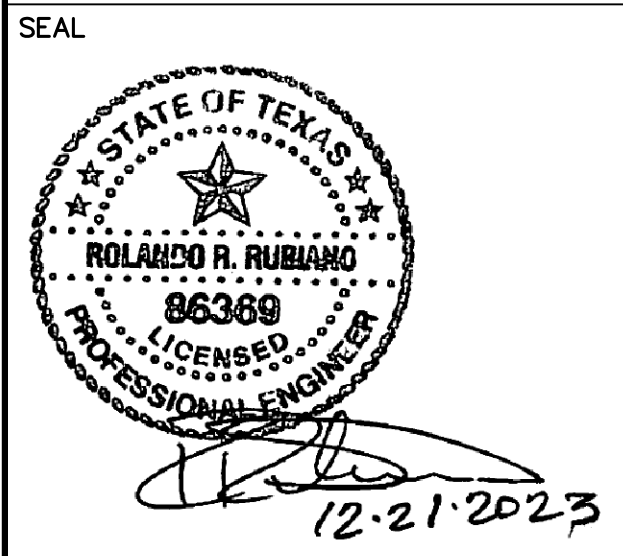
DIAMETER	TOTAL LENGTH	MINIMUM EMBEDMENT
12"	20'-0"	12'-0"
 - FLOOR DECKING AT PEDESTRIAN WALKOVER SHALL BE 2x6 COMPOSITE PLANKS MANUFACTURED BY TREX COMPANY, INC., OR APPROVED EQUIVALENT.
 - FLOOR DECKING AT VEHICULAR DRIVE OVER SHALL BE 3x6 COMPOSITE PLANKS MANUFACTURED BY TREX COMPANY, INC. OR APPROVED EQUIVALENT.



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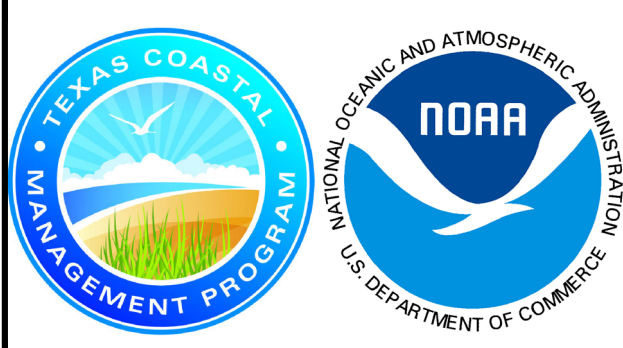
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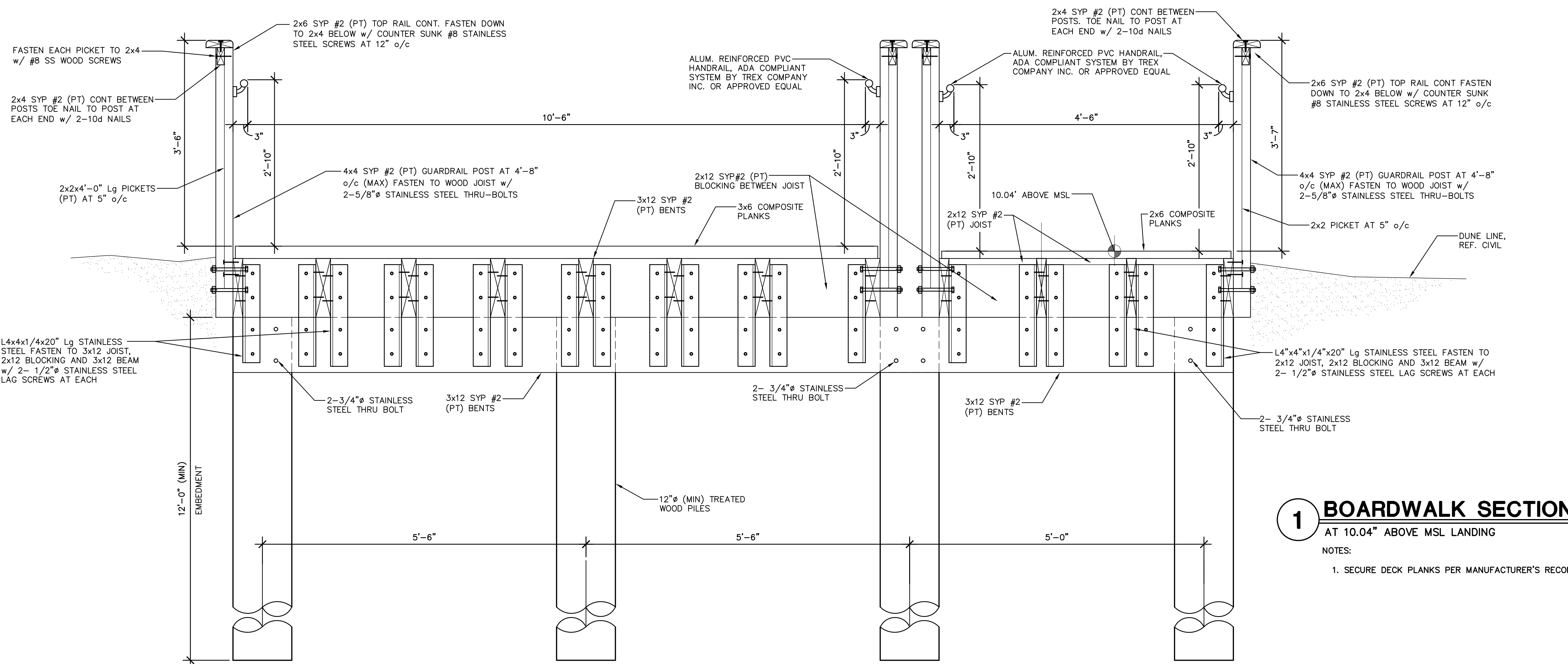
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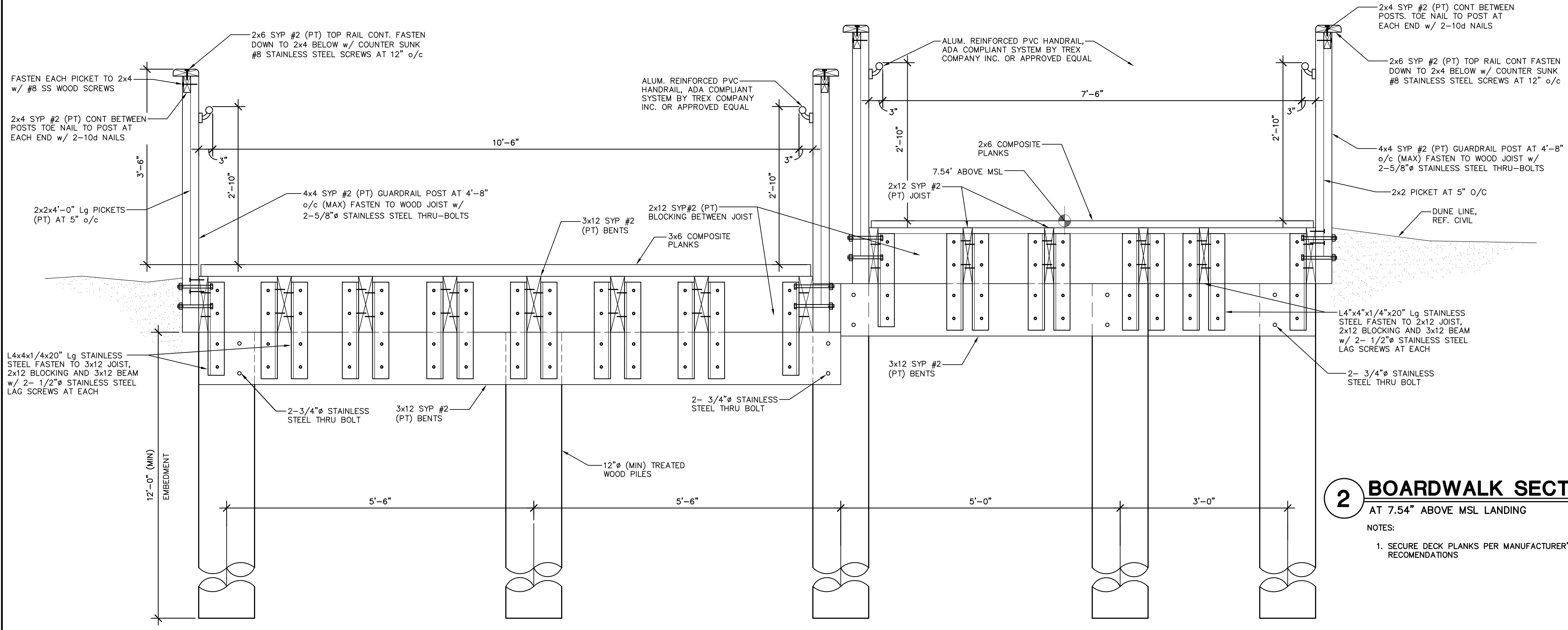
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SHEET TITLE
**FRAMING
 DETAILS**
 SHEET NO.
S2.3



1 BOARDWALK SECTION
 AT 10.04' ABOVE MSL LANDING

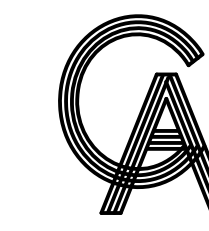
NOTES:
 1. SECURE DECK PLANKS PER MANUFACTURER'S RECOMMENDATIONS



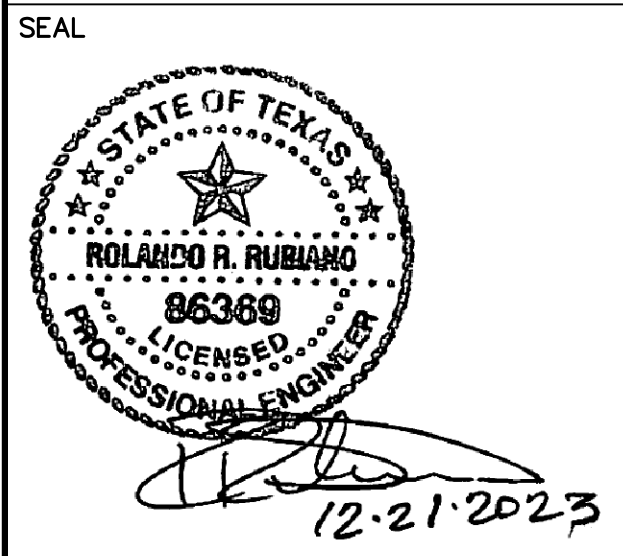
2 BOARDWALK SECTION
 AT 7.54' ABOVE MSL LANDING

NOTES:
 1. SECURE DECK PLANKS PER MANUFACTURER'S RECOMMENDATIONS

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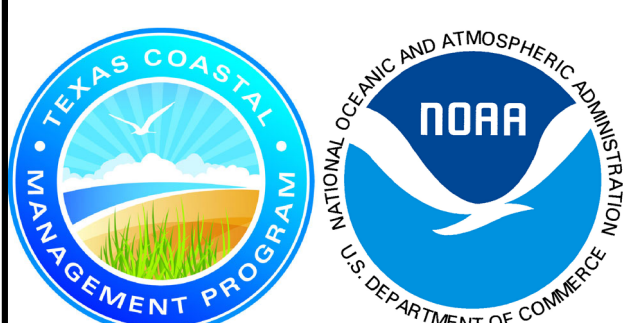
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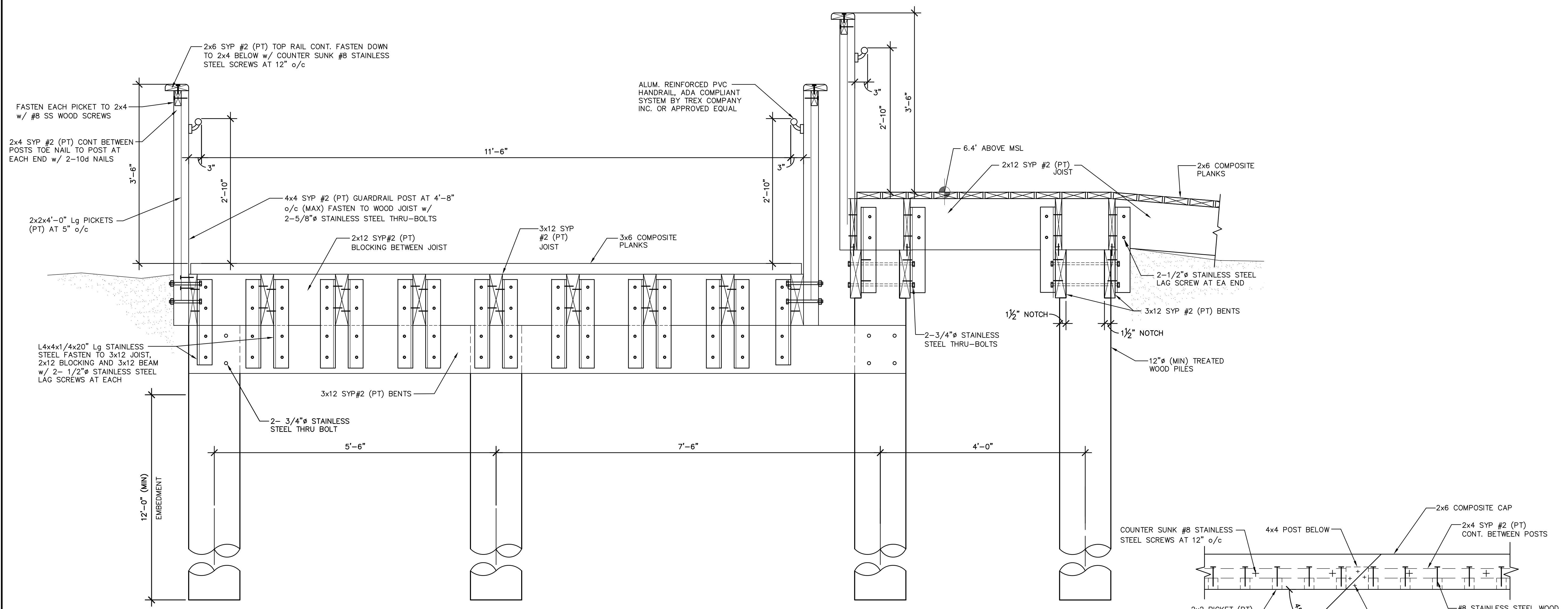


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**FRAMING
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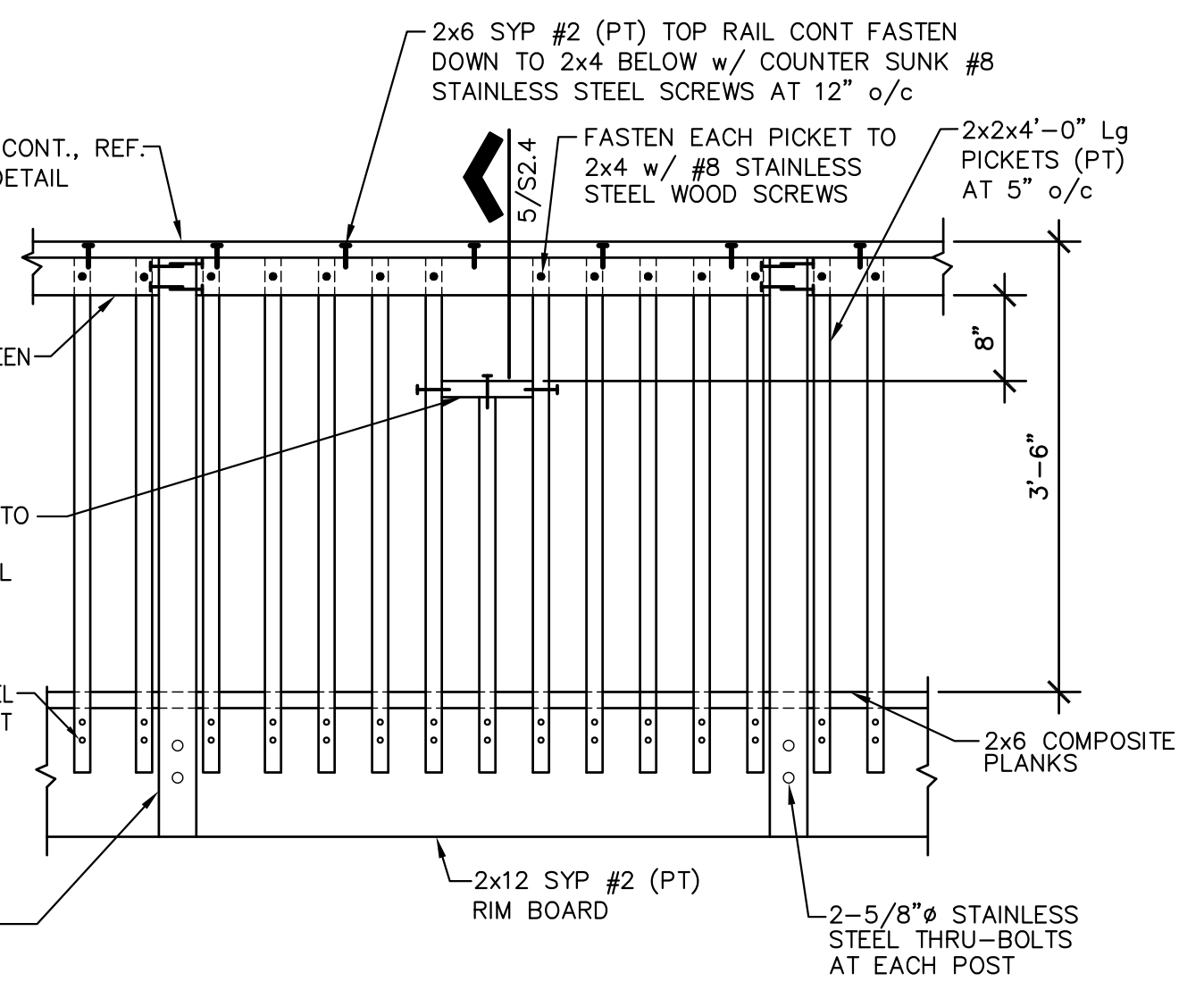
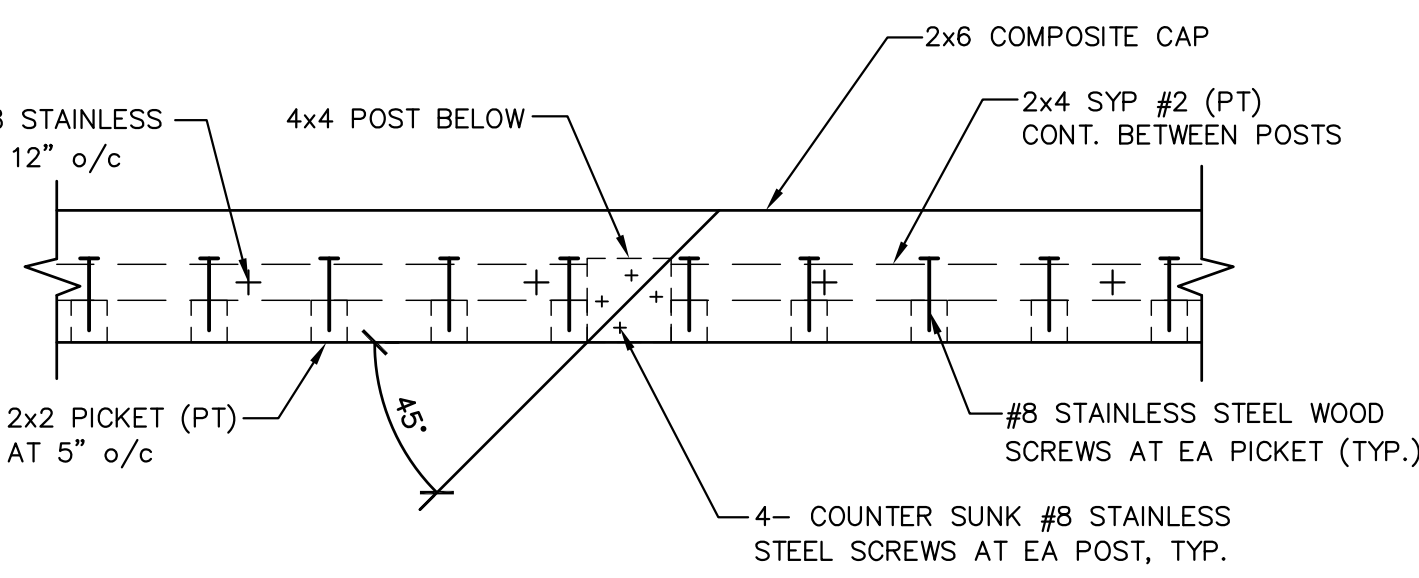
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S2.4



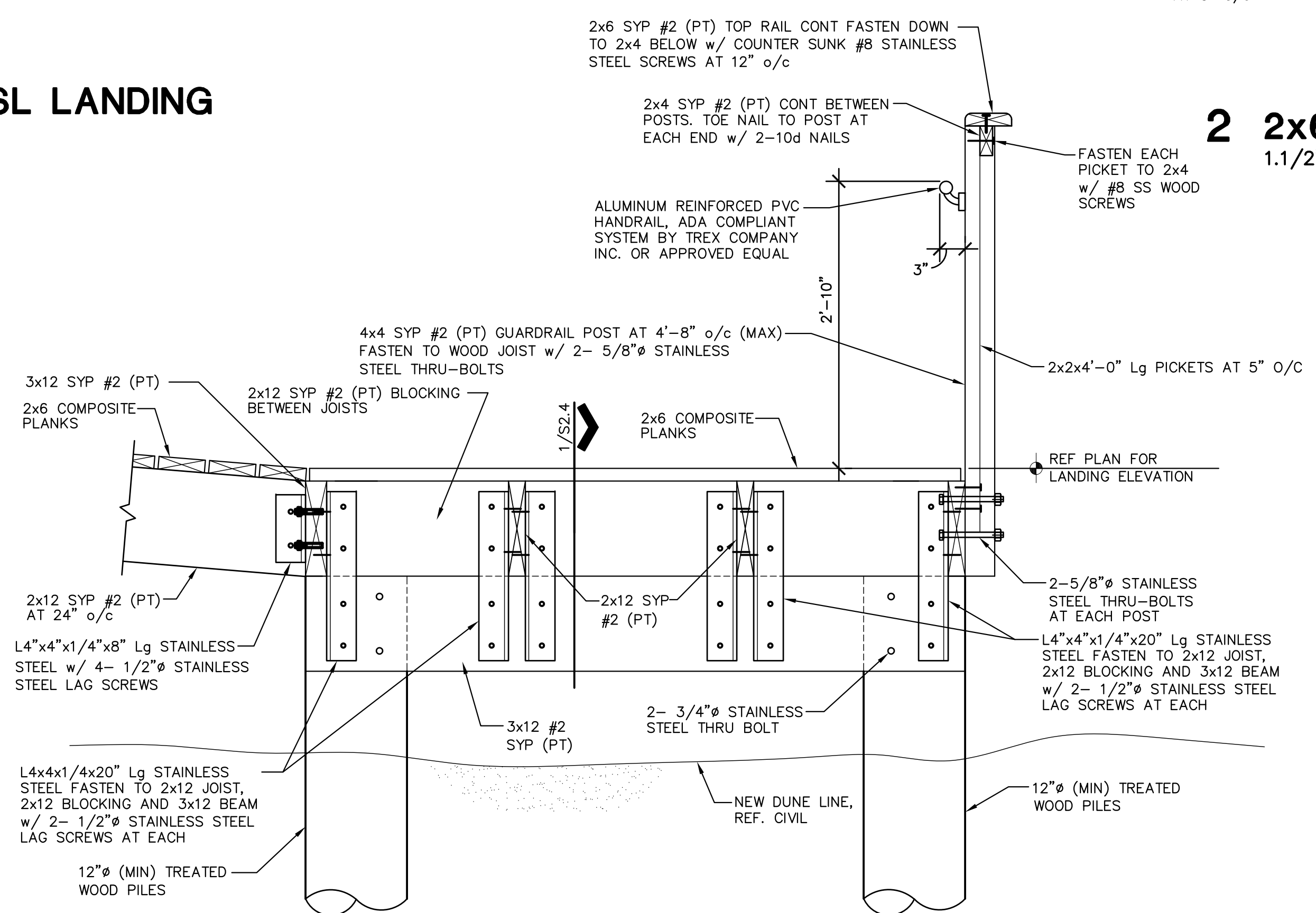
1 BOARDWALK SECTION AT 6.4' ABOVE MSL LANDING

NOTES:
 1. SECURE DECK PLANKS PER MANUFACTURER'S RECOMMENDATIONS.

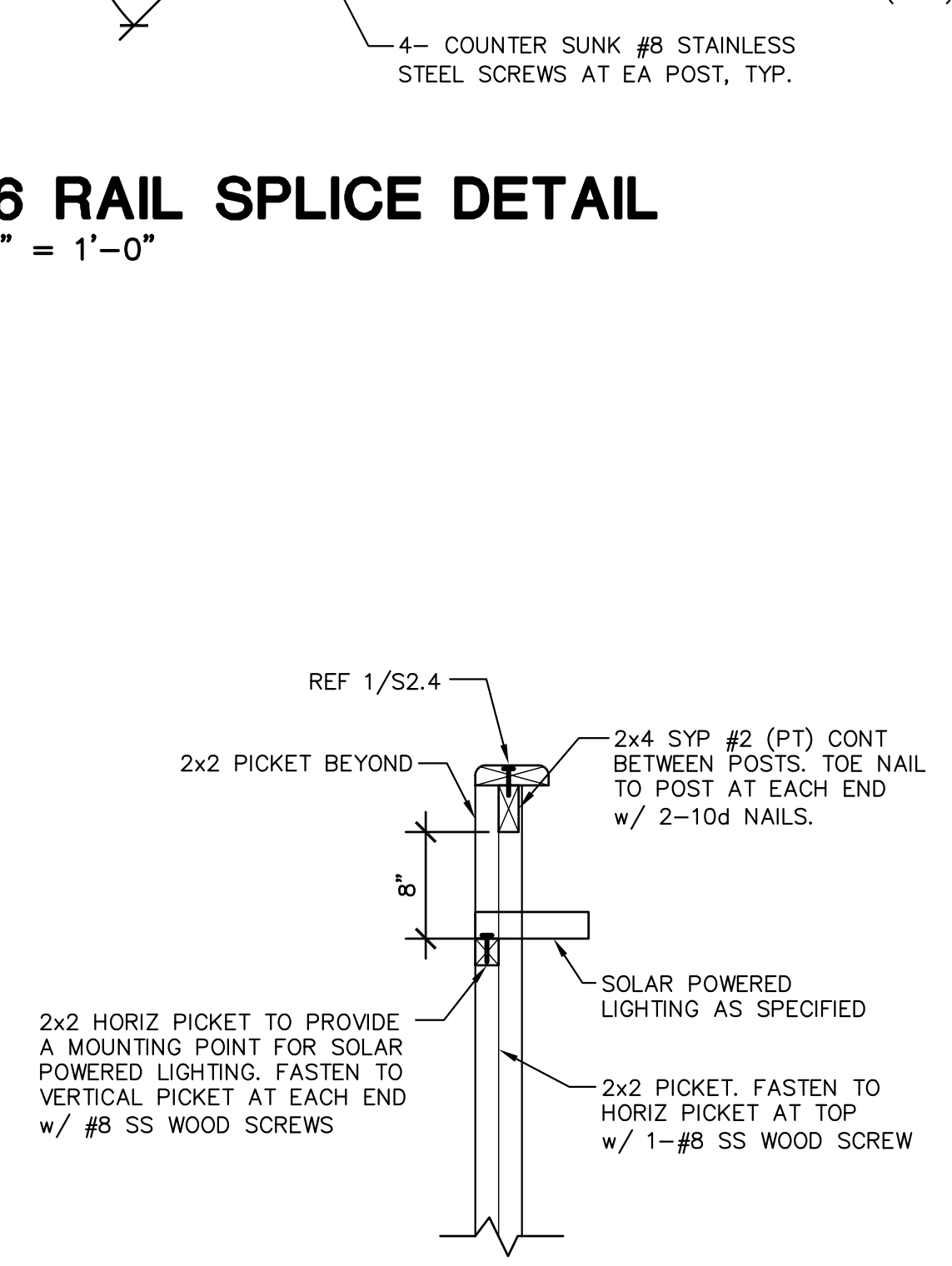
2 2x6 RAIL SPLICE DETAIL
 1.1/2" = 1'-0"



3 TYPICAL GUARDRAIL ELEVATION

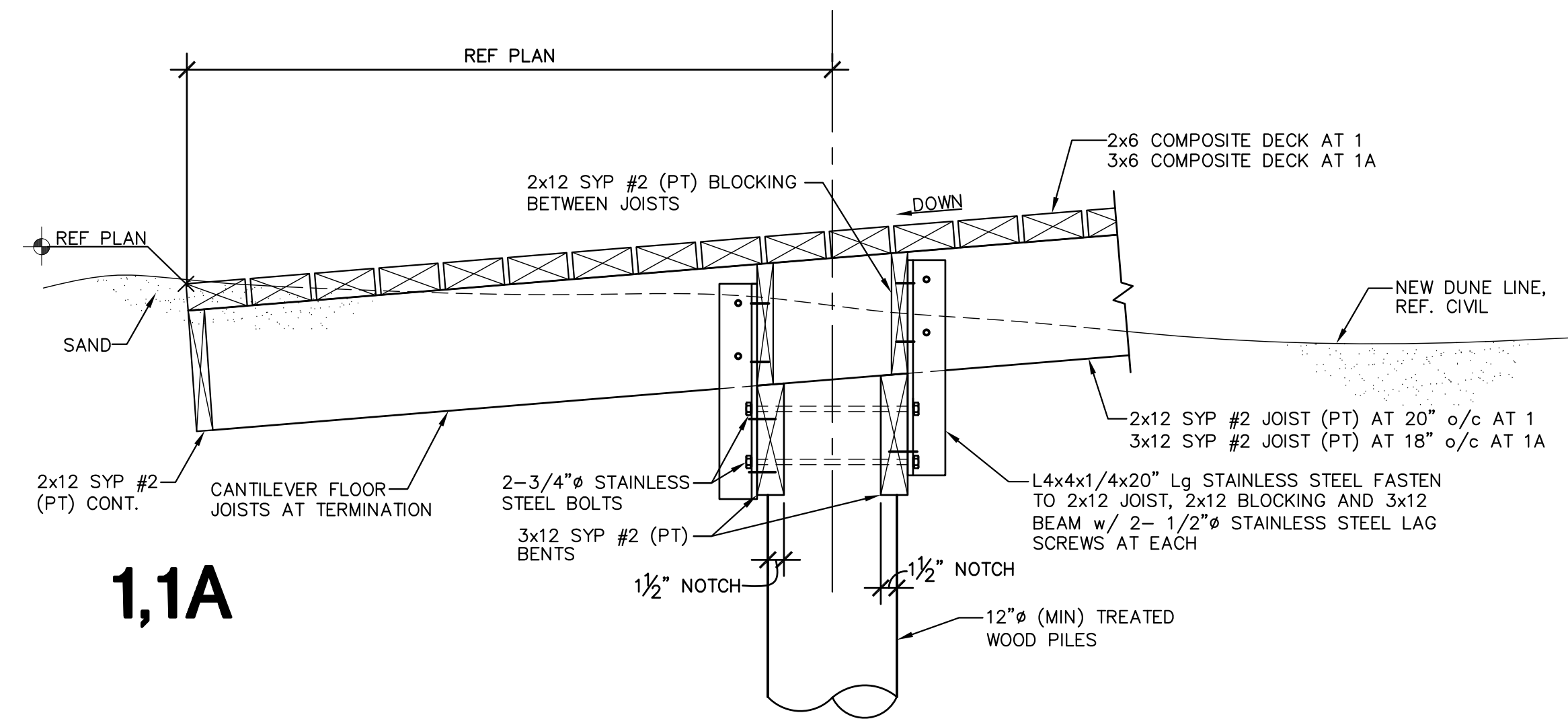


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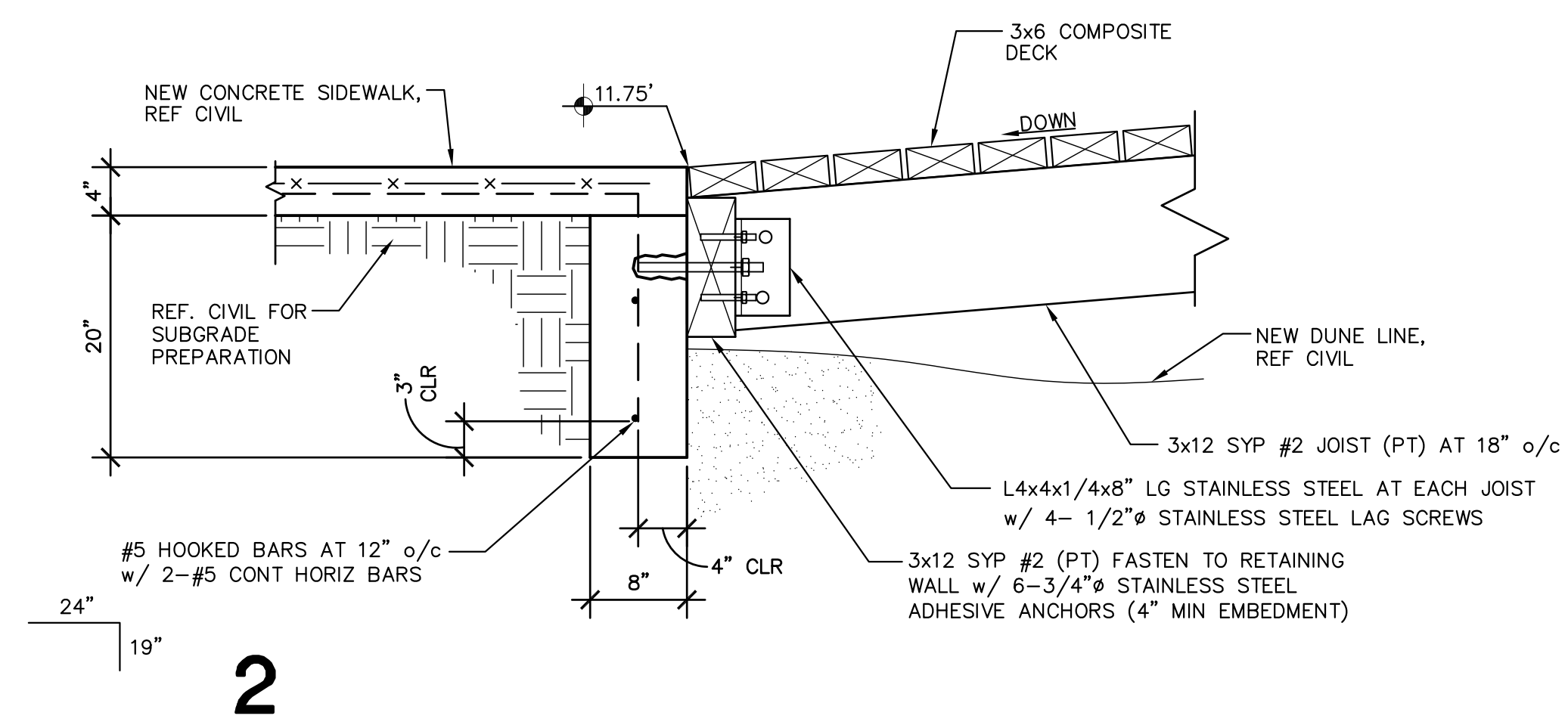


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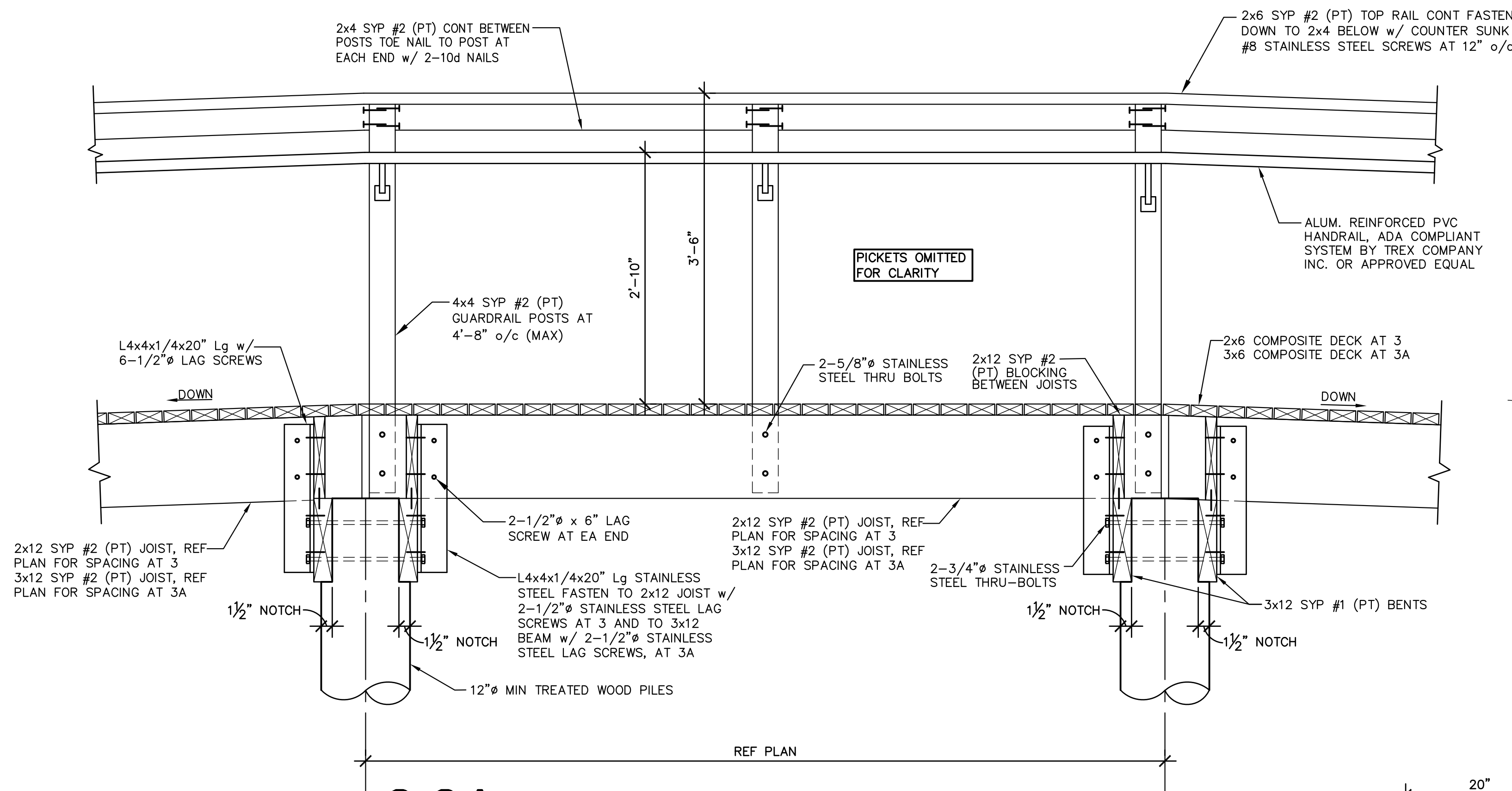
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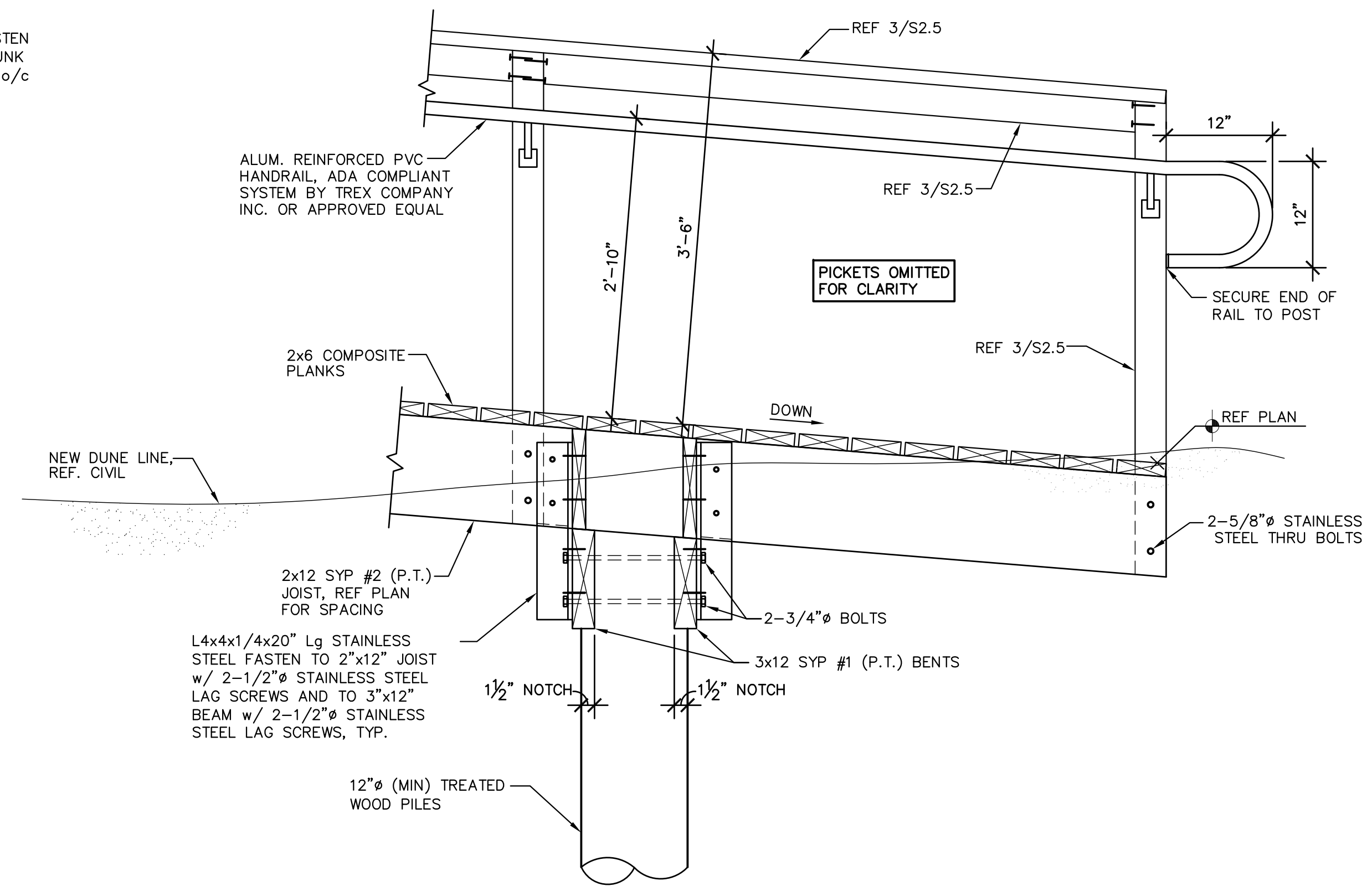
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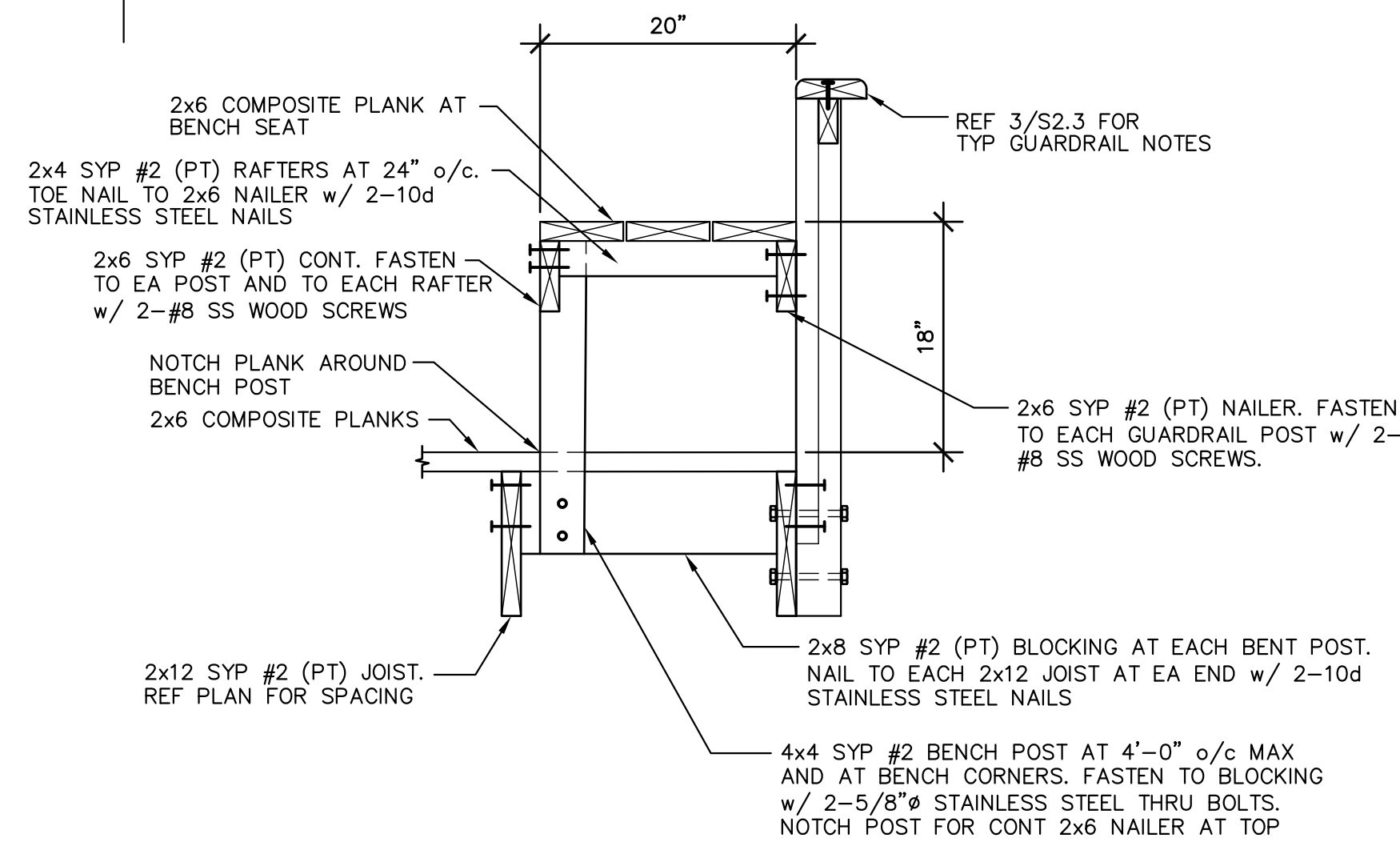
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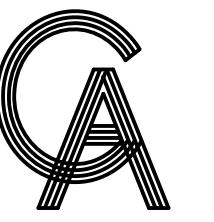
3,3A HANDRAIL ELEVATION



4 HANDRAIL ELEVATION

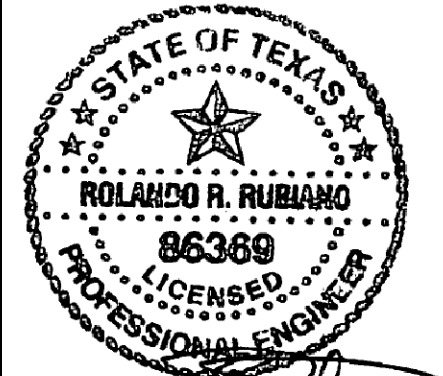


5 TYPICAL BENCH DETAIL AT WALKOVER WASH STATION LANDING



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12.21.2023

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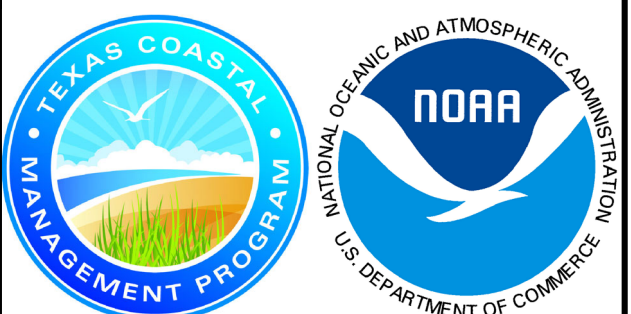
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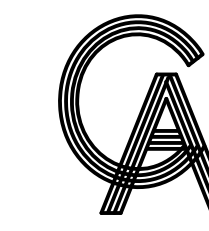
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SHEET TITLE

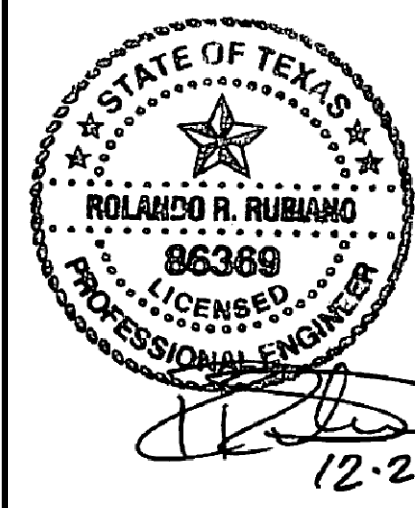
**FRAMING
DETAILS**

SHEET NO.

S2.5



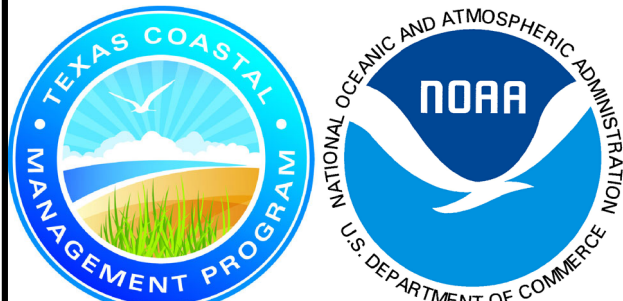
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PROJECT
**SPI FANTASY CIRCLE
 BEACH ACCESS
 IMPROVEMENTS**
**SOUTH PADRE ISLAND,
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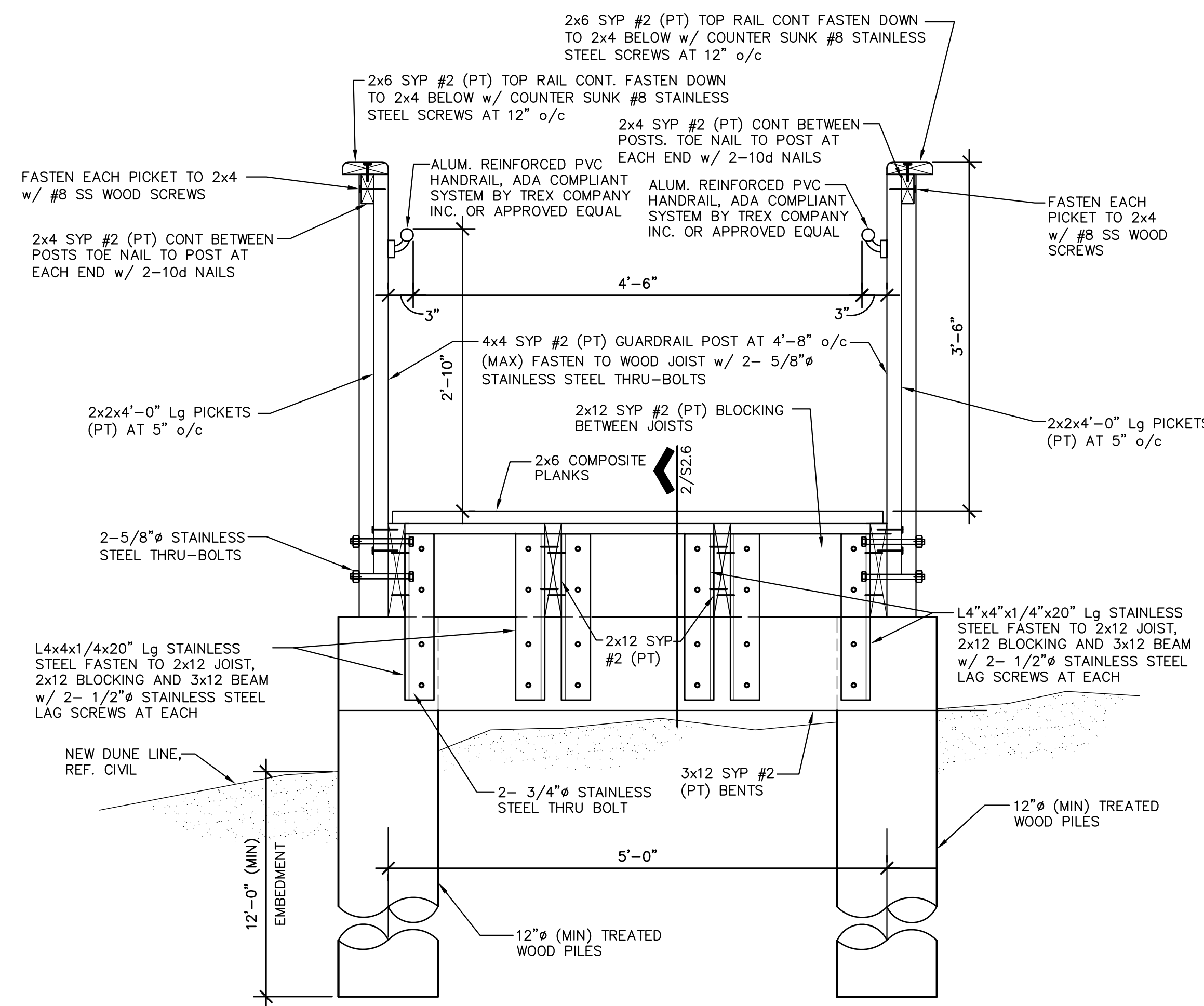
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 F: 956-761-3898



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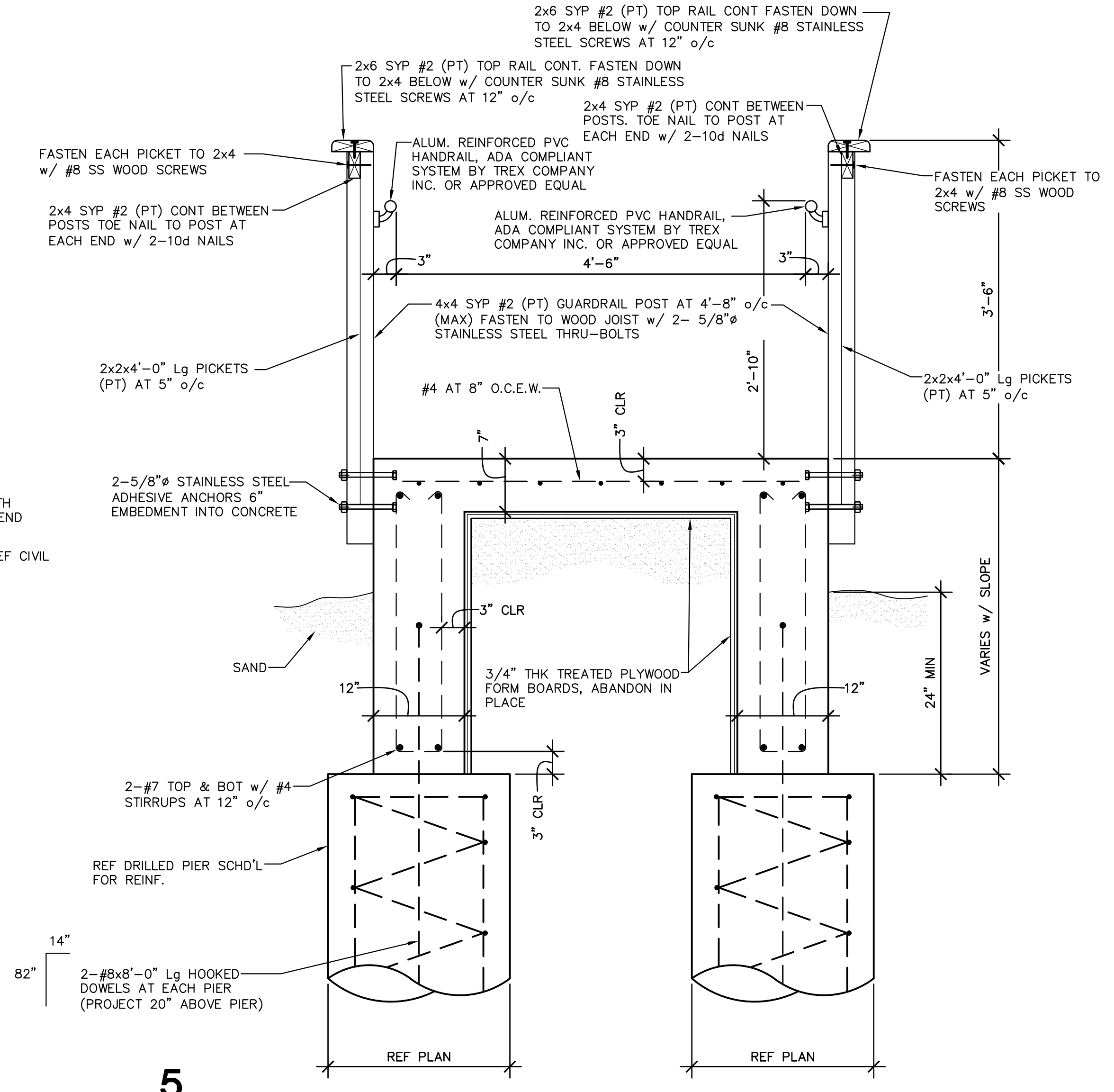
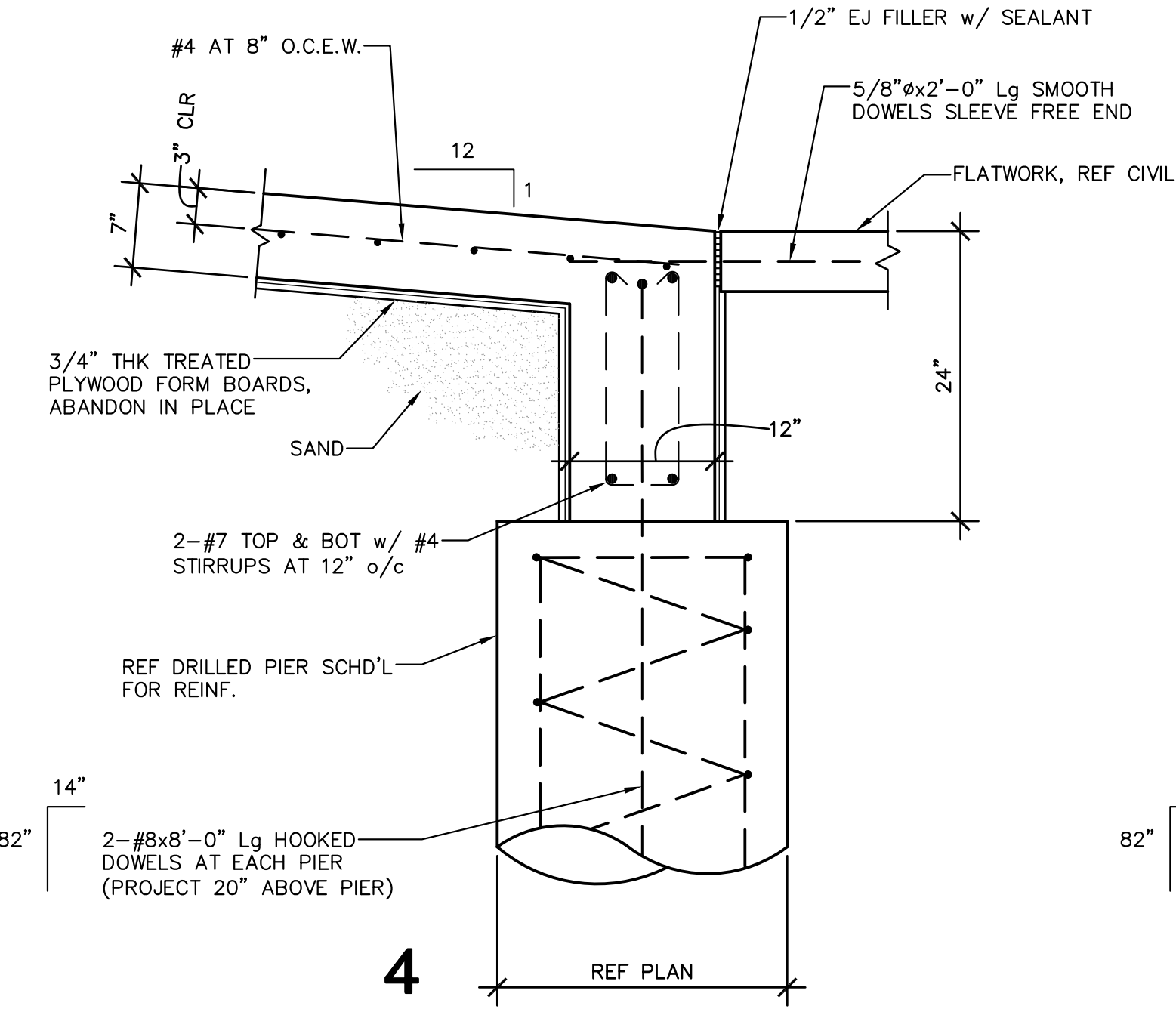
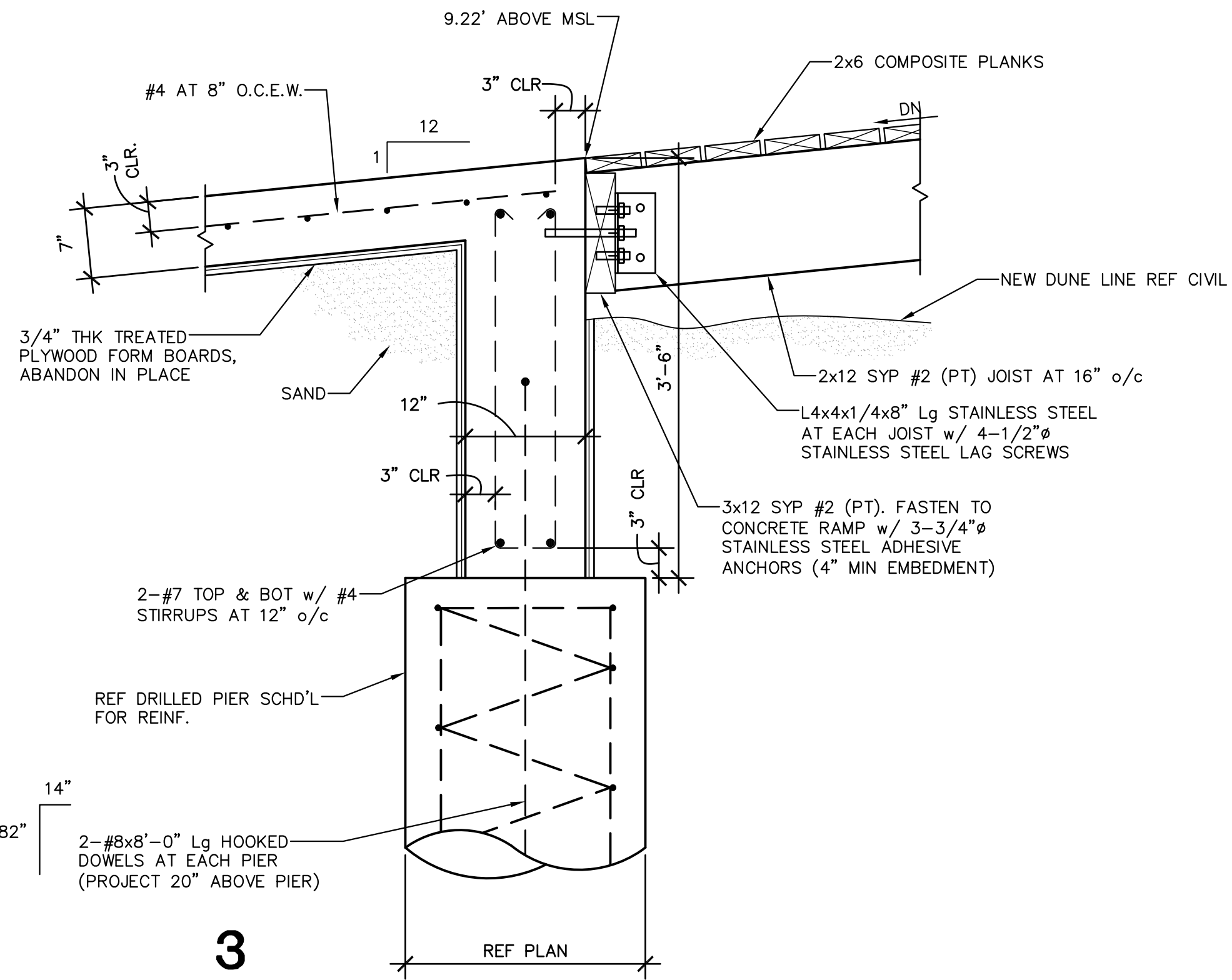
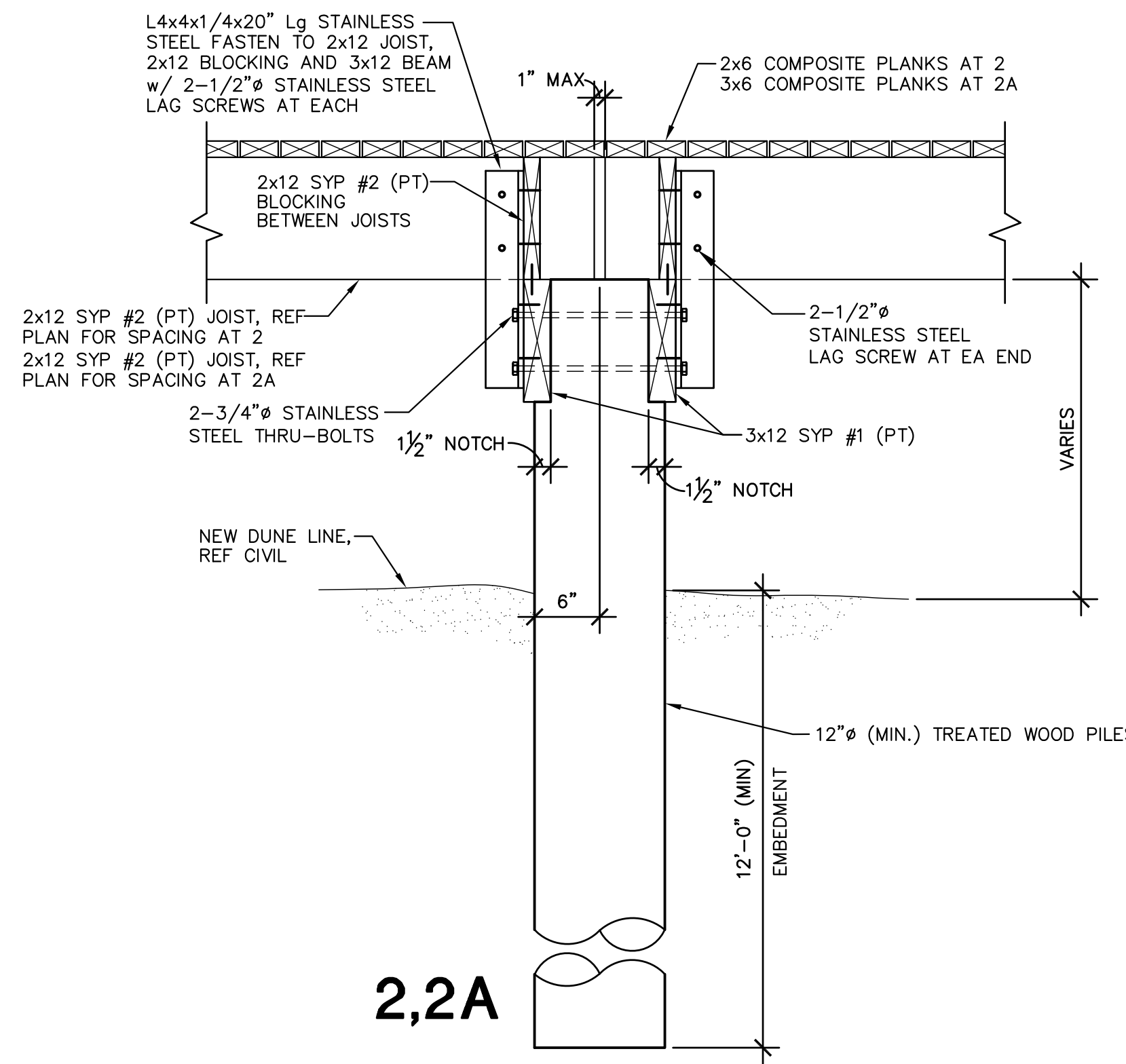
PROJECT NO.	1065-17
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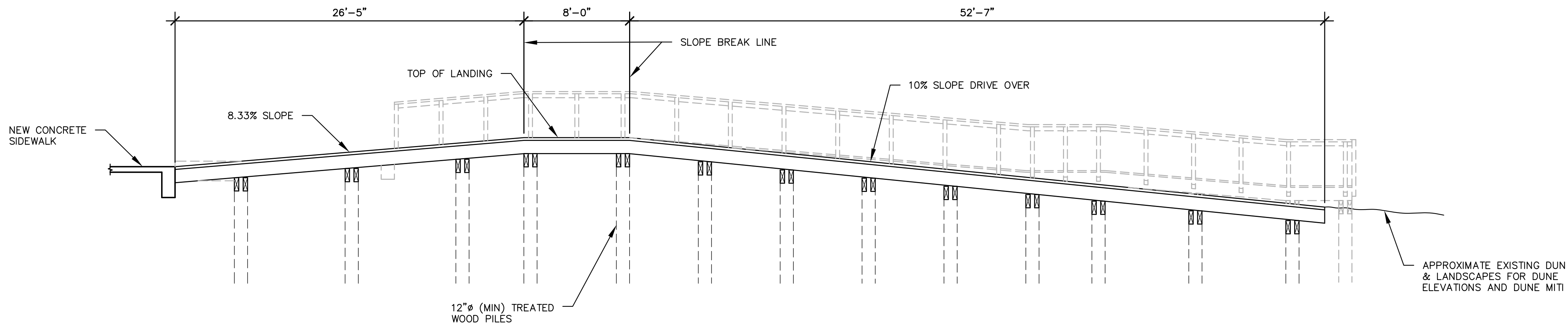
SHEET TITLE
**FRAMING
 DETAILS**
 SHEET NO.
S2.6



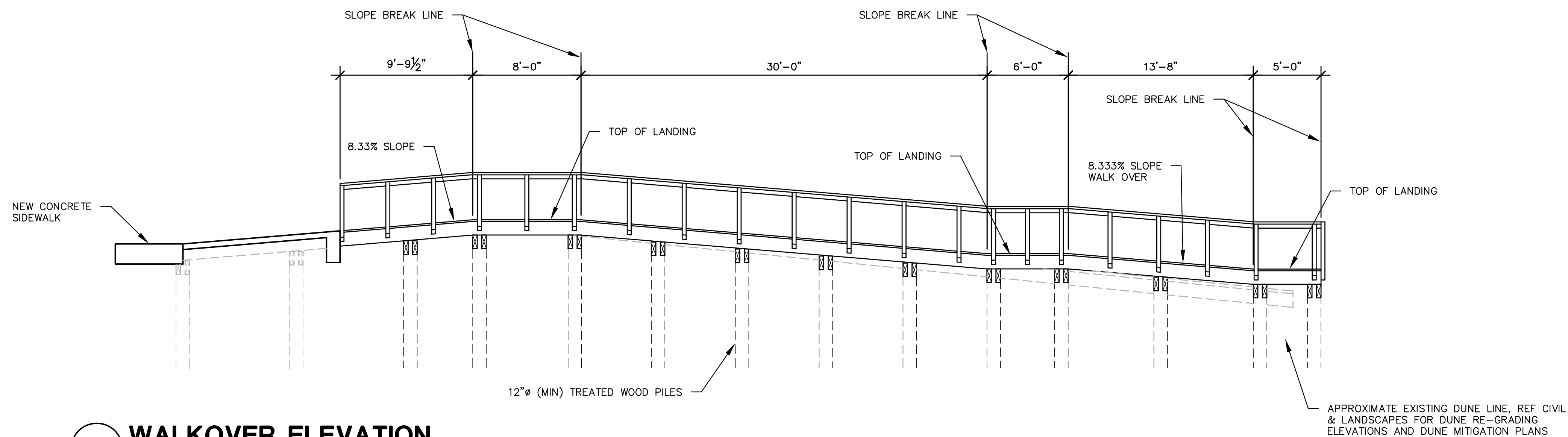
1 TYPICAL BOARDWALK SECTION

NOTES:
 1. SECURE DECK PLANKS PER MANUFACTURER'S RECOMMENDATIONS.

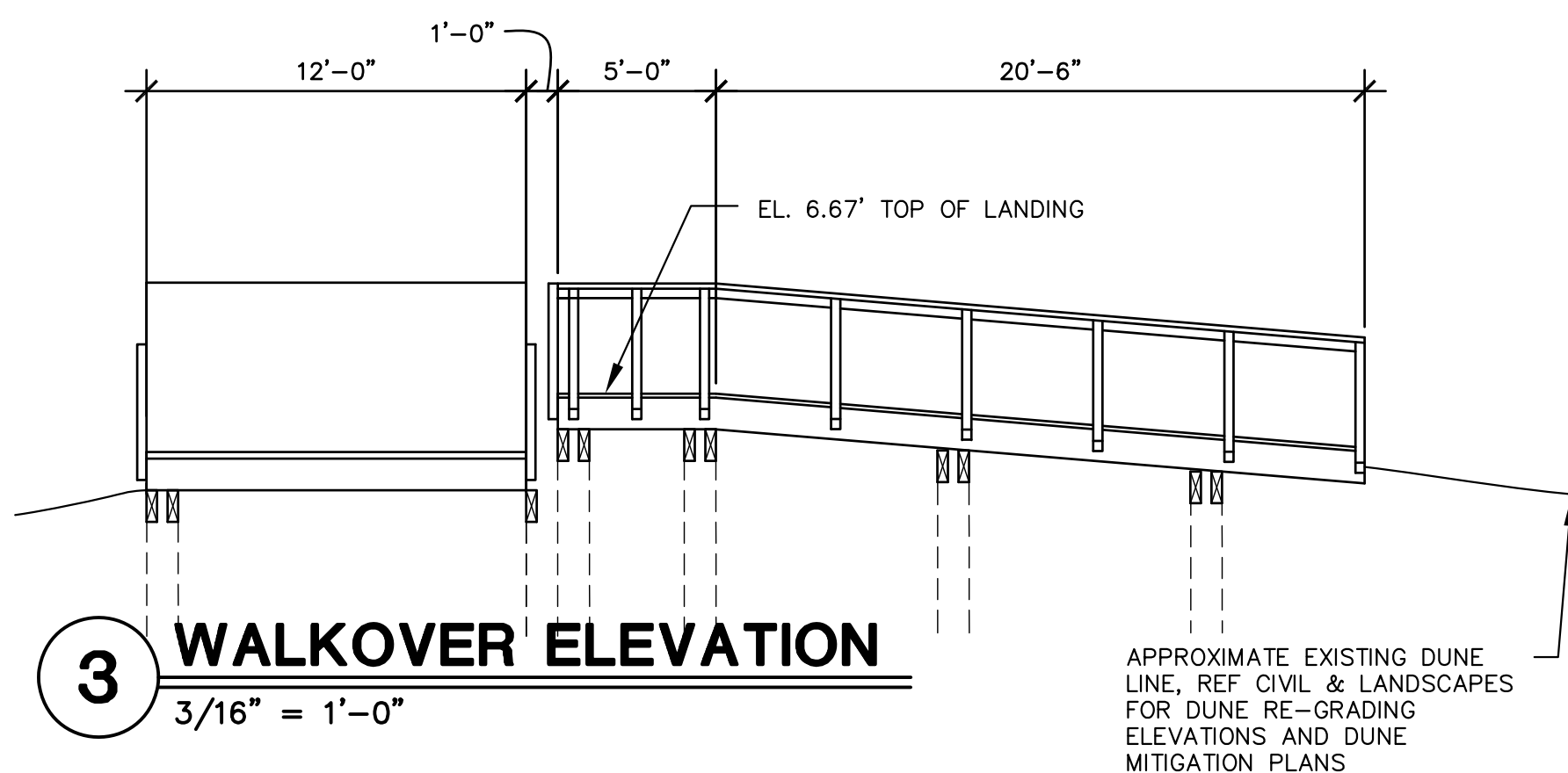




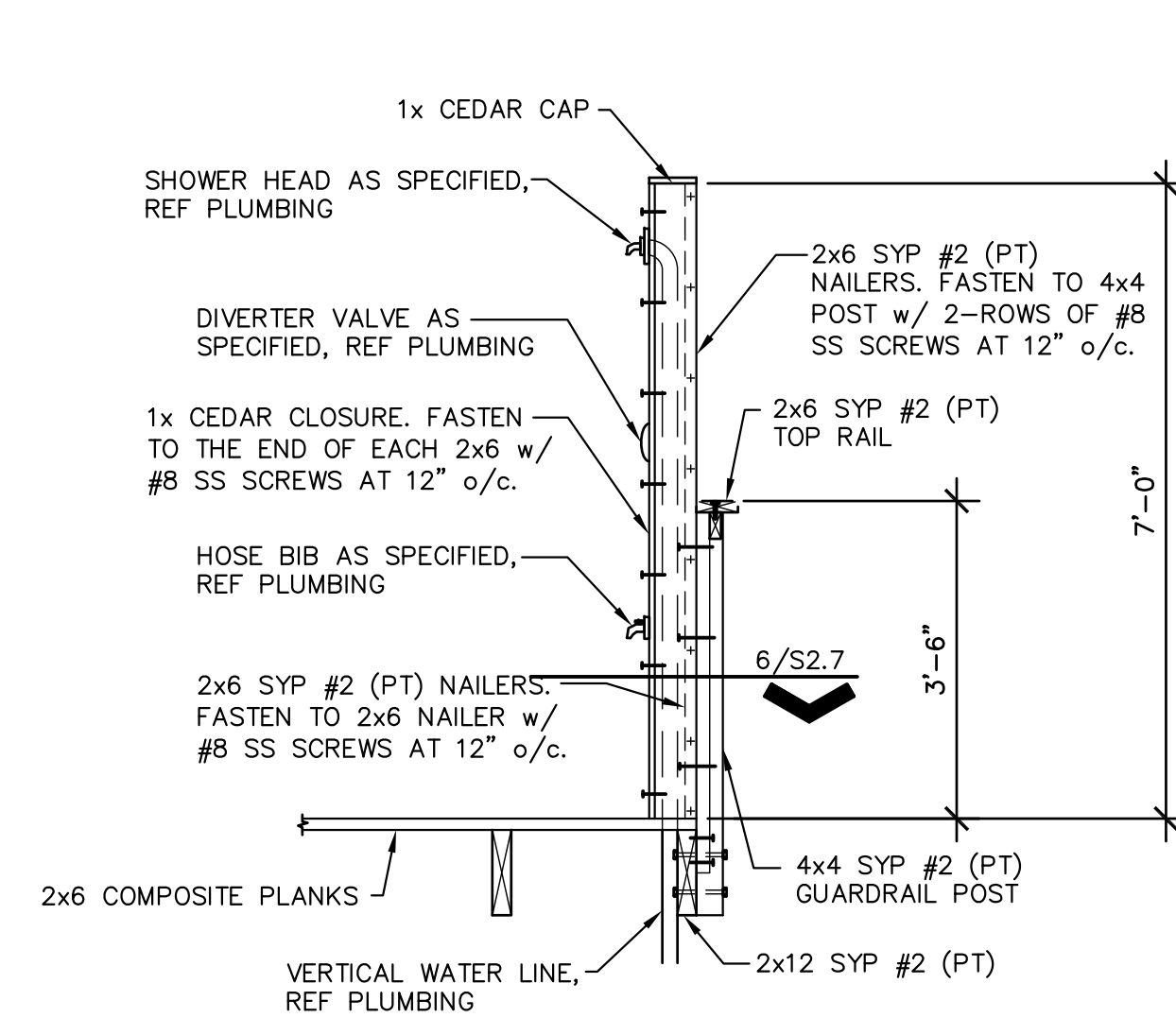
1 DRIVE OVER ELEVATION
3/16" = 1'-0"



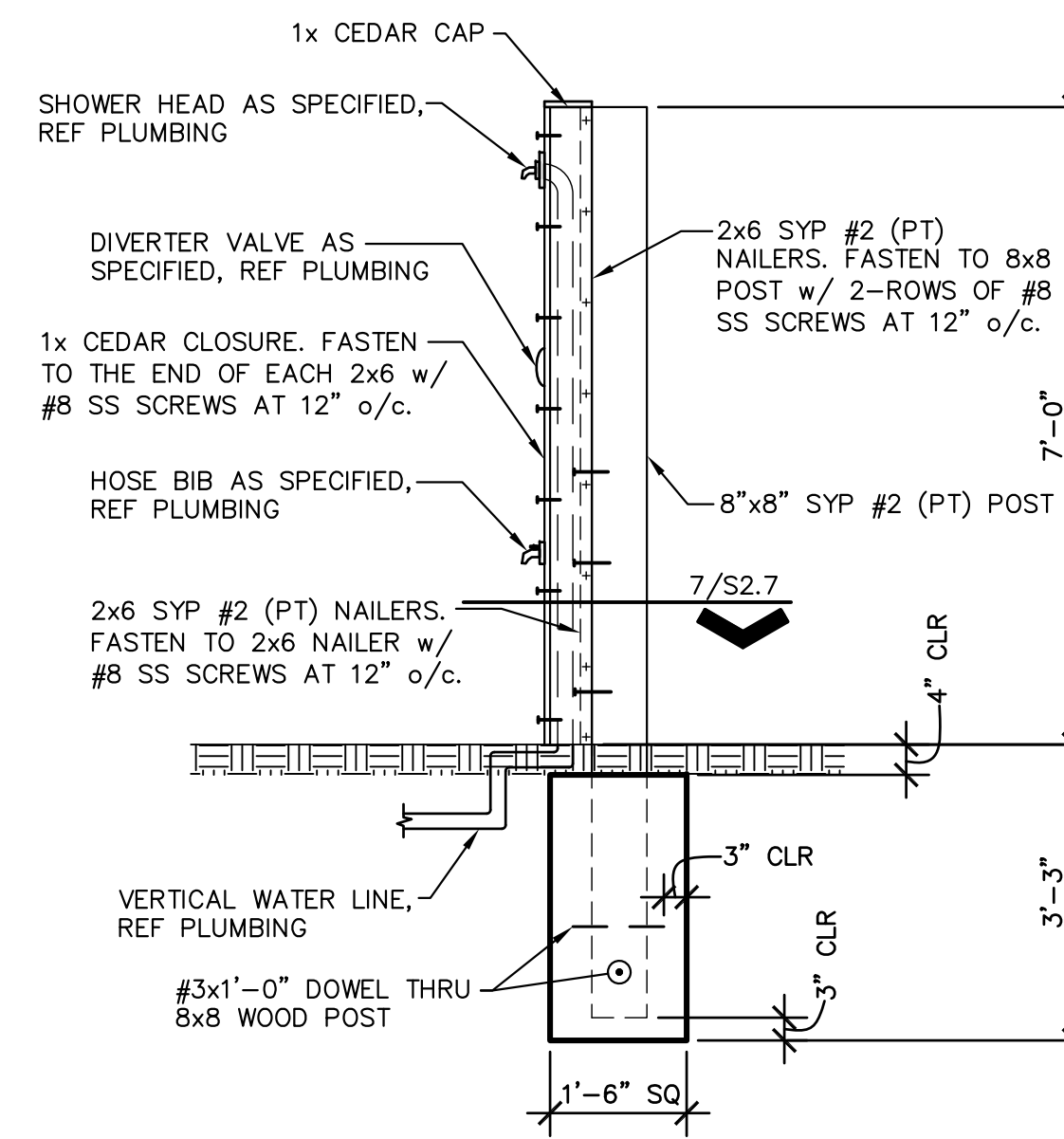
2 WALKOVER ELEVATION
3/16" = 1'-0"



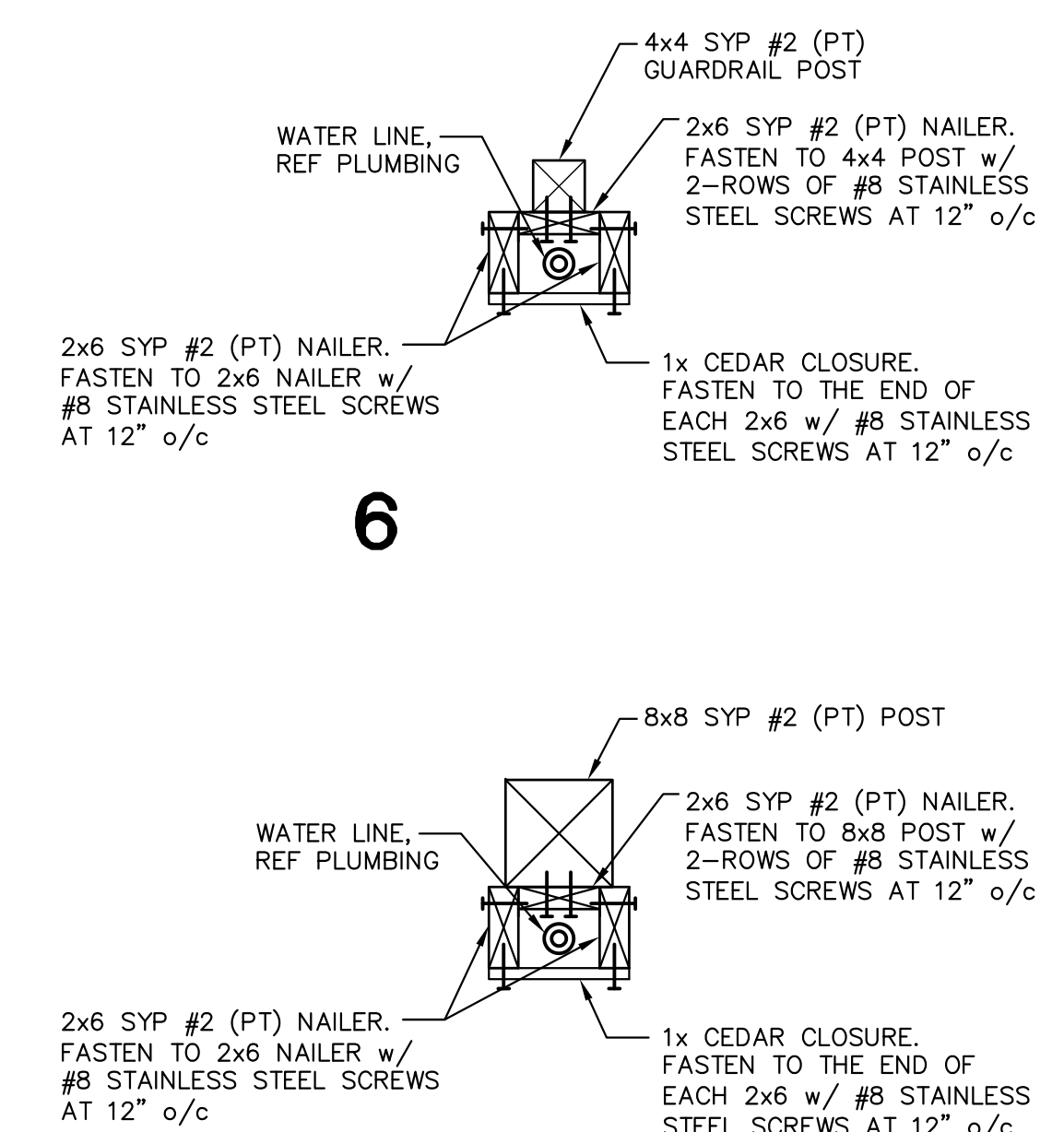
3 WALKOVER ELEVATION
3/16" = 1'-0"



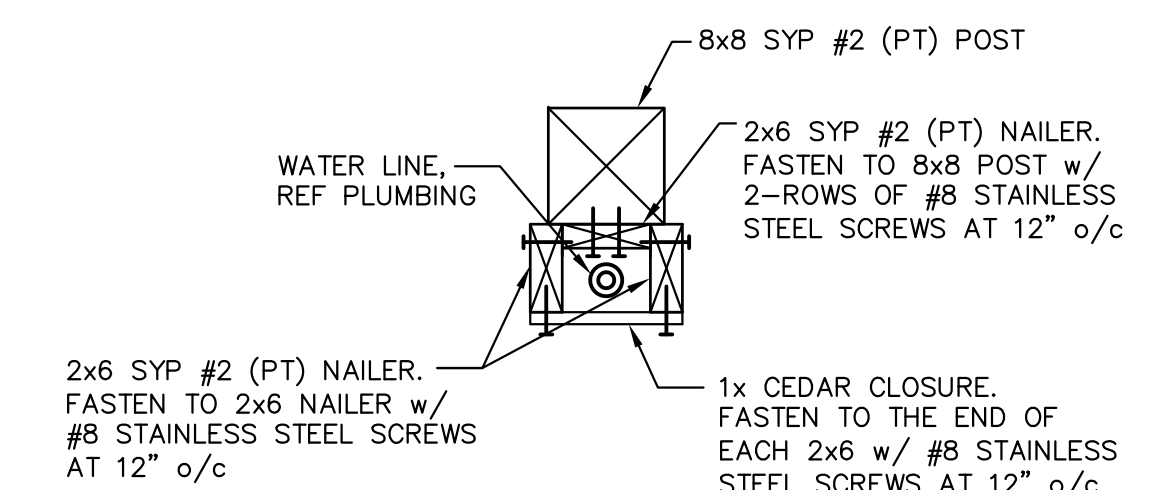
4 TYPICAL WASH STATION SUPPORT FRAMING DETAIL



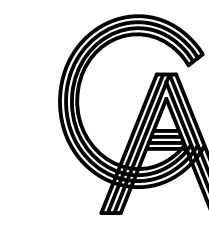
5 WASH STATION SUPPORT FRAMING DETAIL



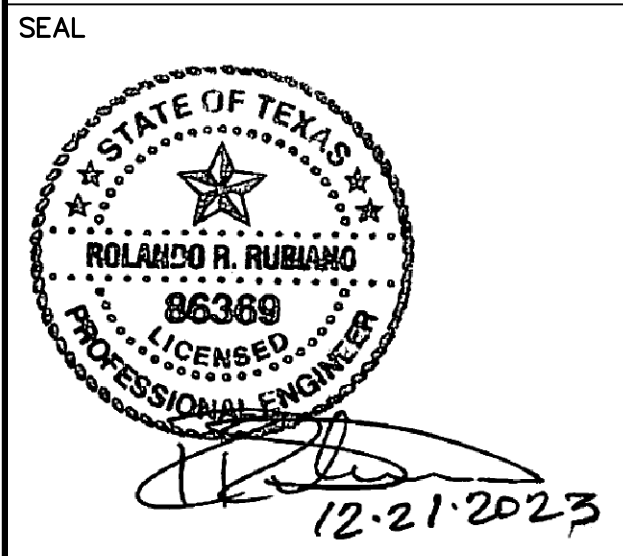
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7

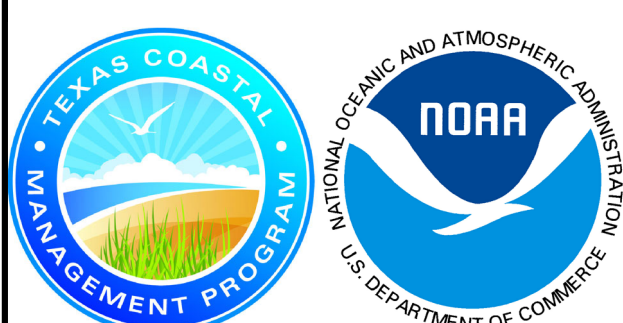


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PROJECT
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SOUTH PADRE ISLAND, TEXAS

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South Padre ISLAND
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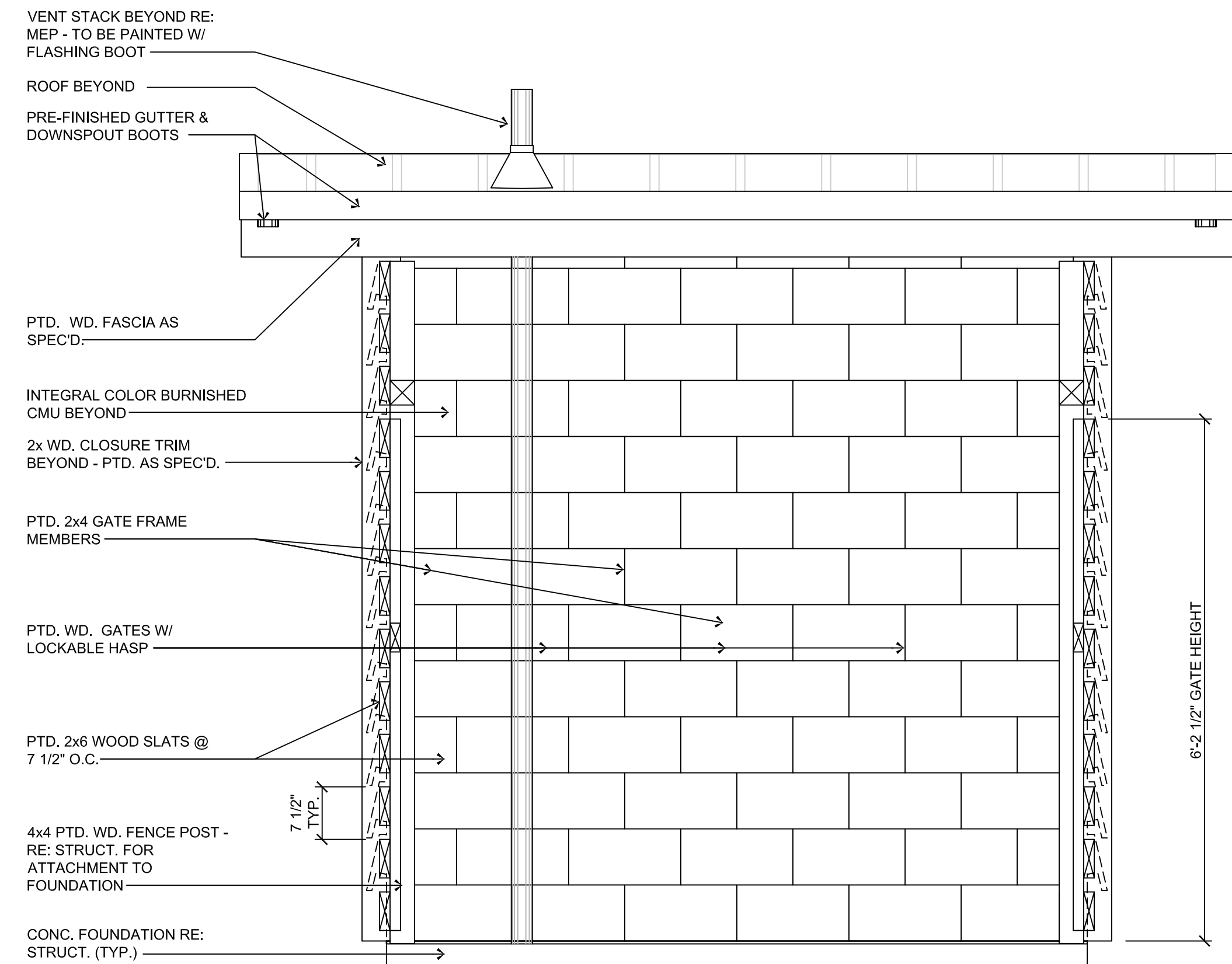
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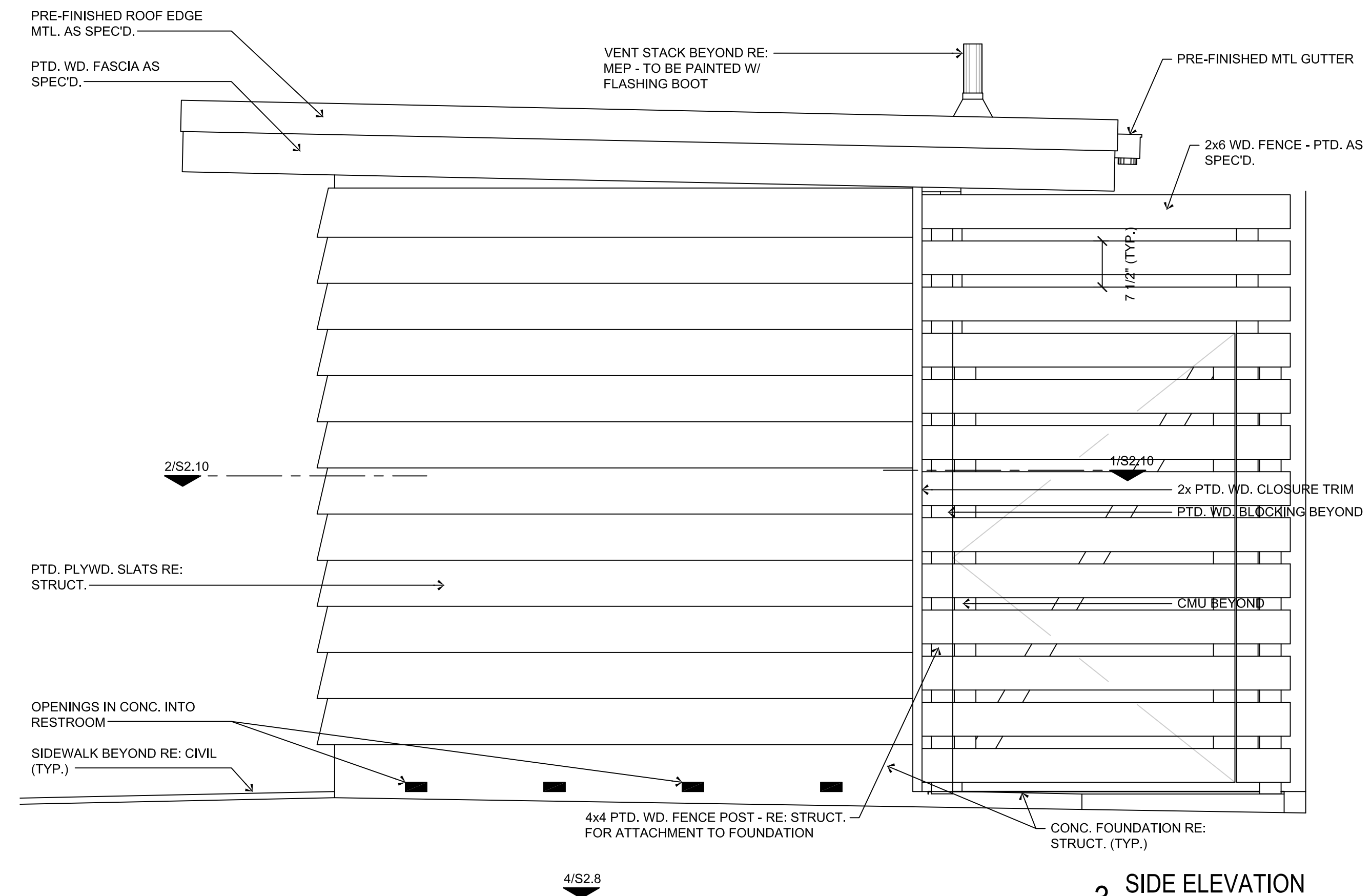
SHEET TITLE
WALKOVER ELEVATIONS

SHEET NO.
S2.7

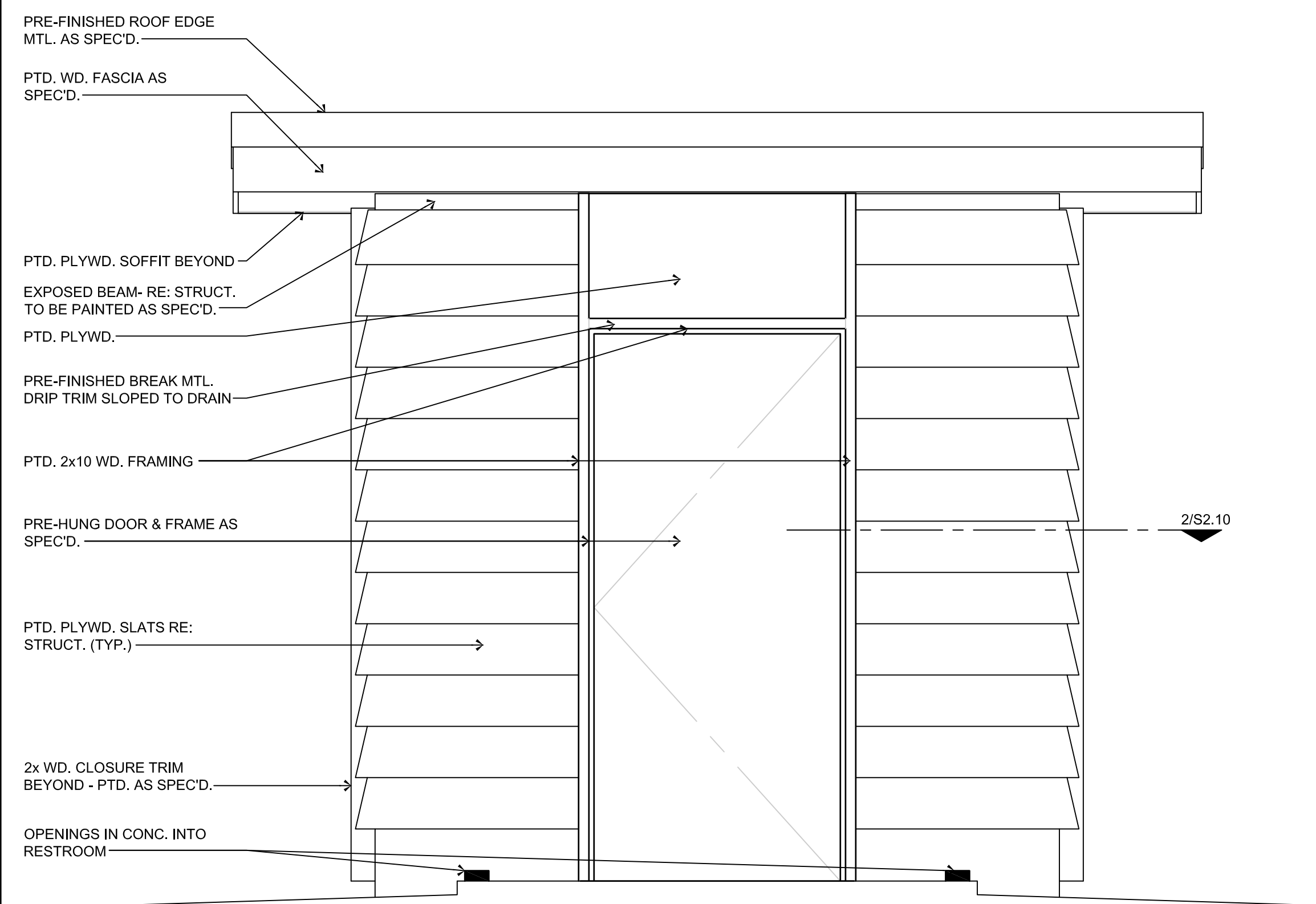
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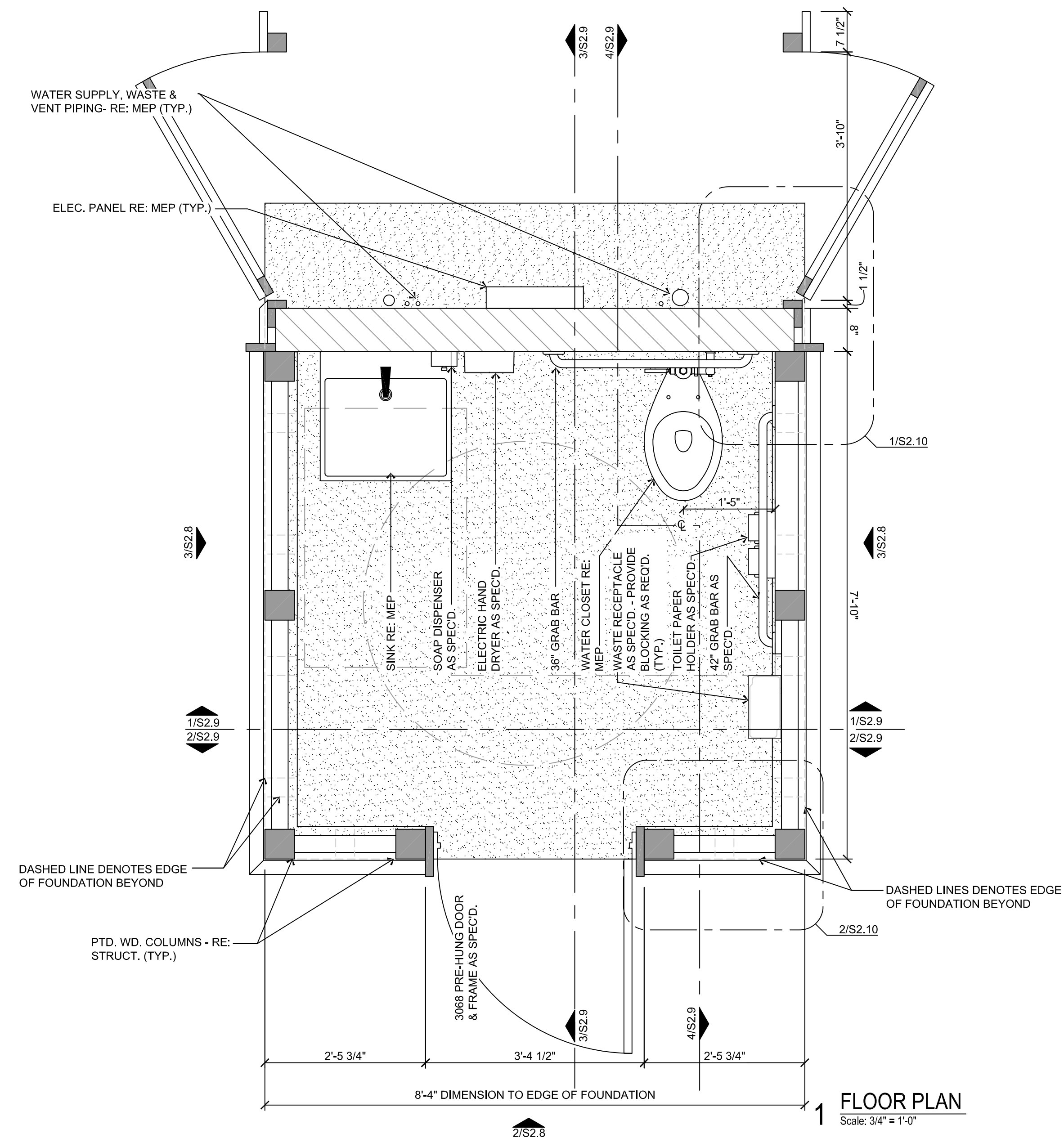
4 BACK ELEVATION
Scale: 3/4" = 1'-0"



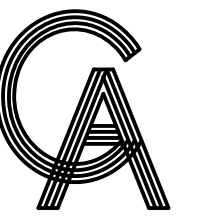
3 SIDE ELEVATION
Scale: 3/4" = 1'-0"



2 FRONT ELEVATION
Scale: 3/4" = 1'-0"

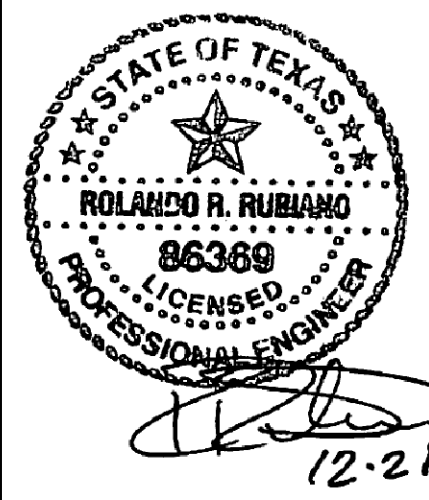


FLOOR PLAN
Scale: 3/4" = 1'-0"



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PROJECT

**SPI FANTASY CIRCLE
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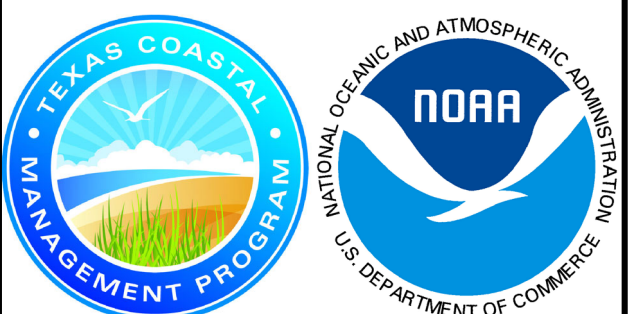
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TEXAS**

CLIENT

**CITY OF
SOUTH PADRE ISLAND**

South Padre
ISLAND

**SOUTH PADRE ISLAND,
TEXAS**
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F: 956-761-3898



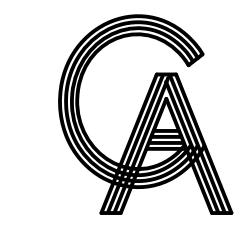
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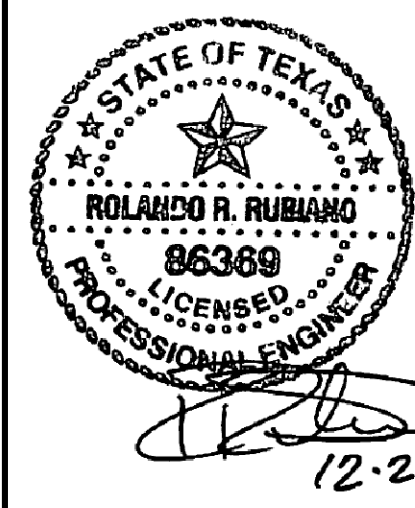
SHEET TITLE
**RESTROOM
PLAN AND
ELEVATIONS**

SHEET NO.

S2.8



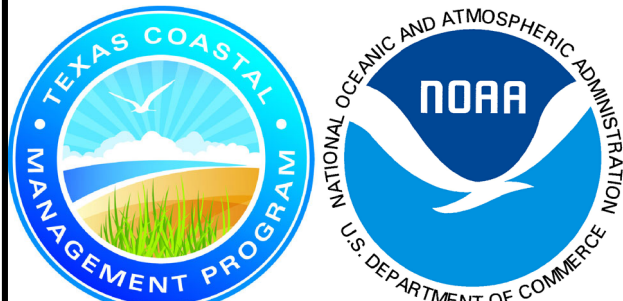
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PROJECT
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**SOUTH PADRE ISLAND,
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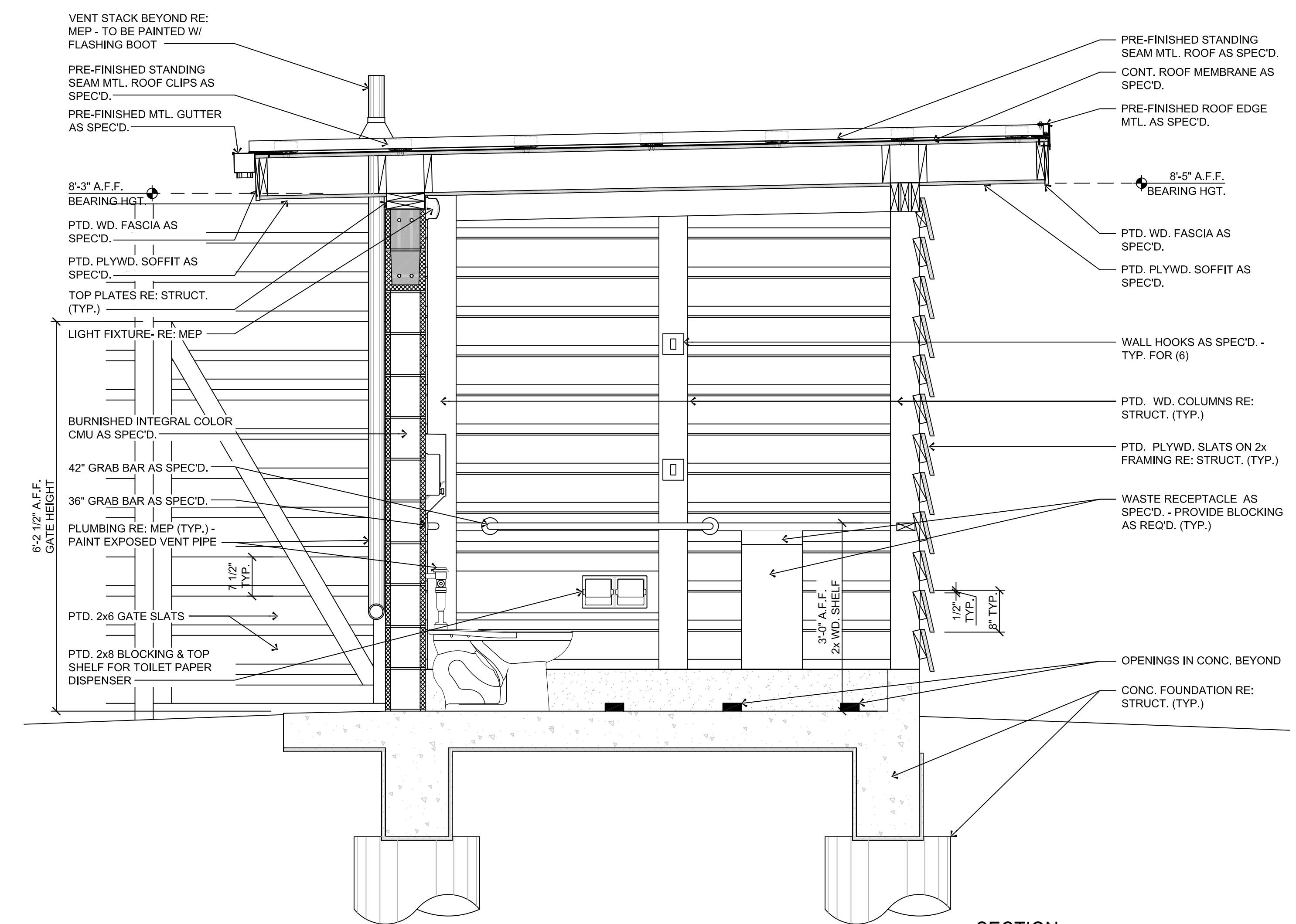


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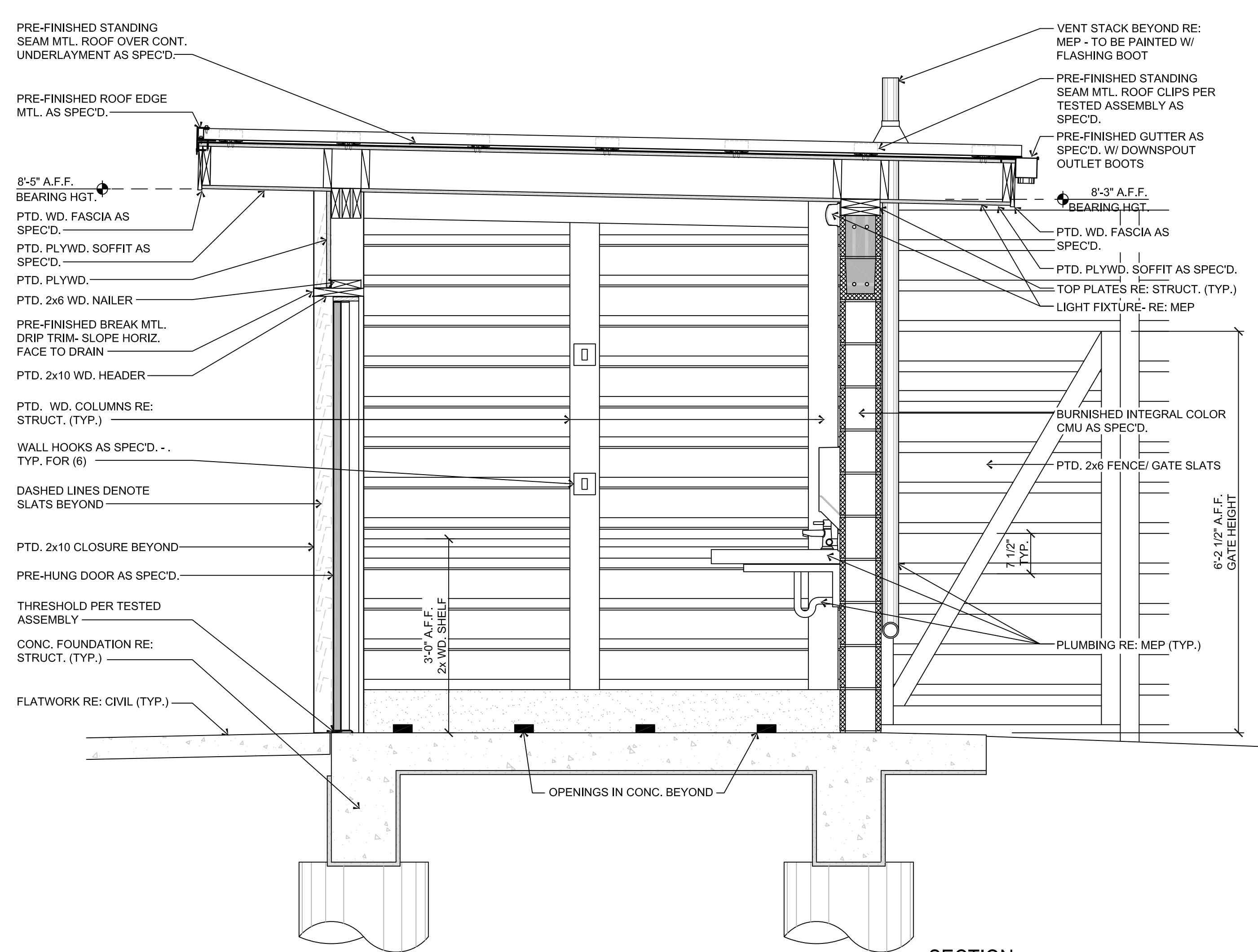
PROJECT NO.	1065-17
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SHEET TITLE
**RESTROOM
 SECTIONS**

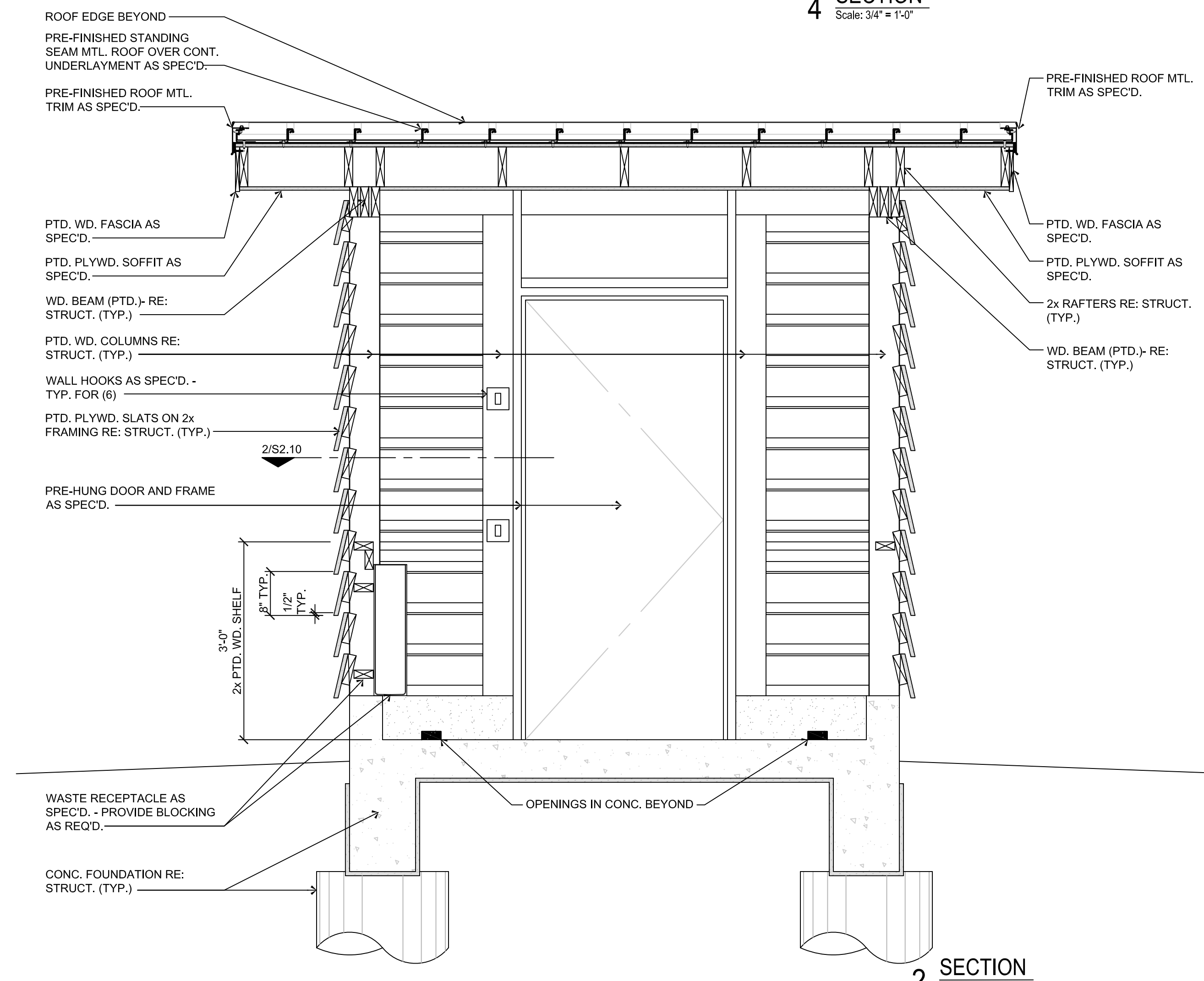
SHEET NO.
S2.9



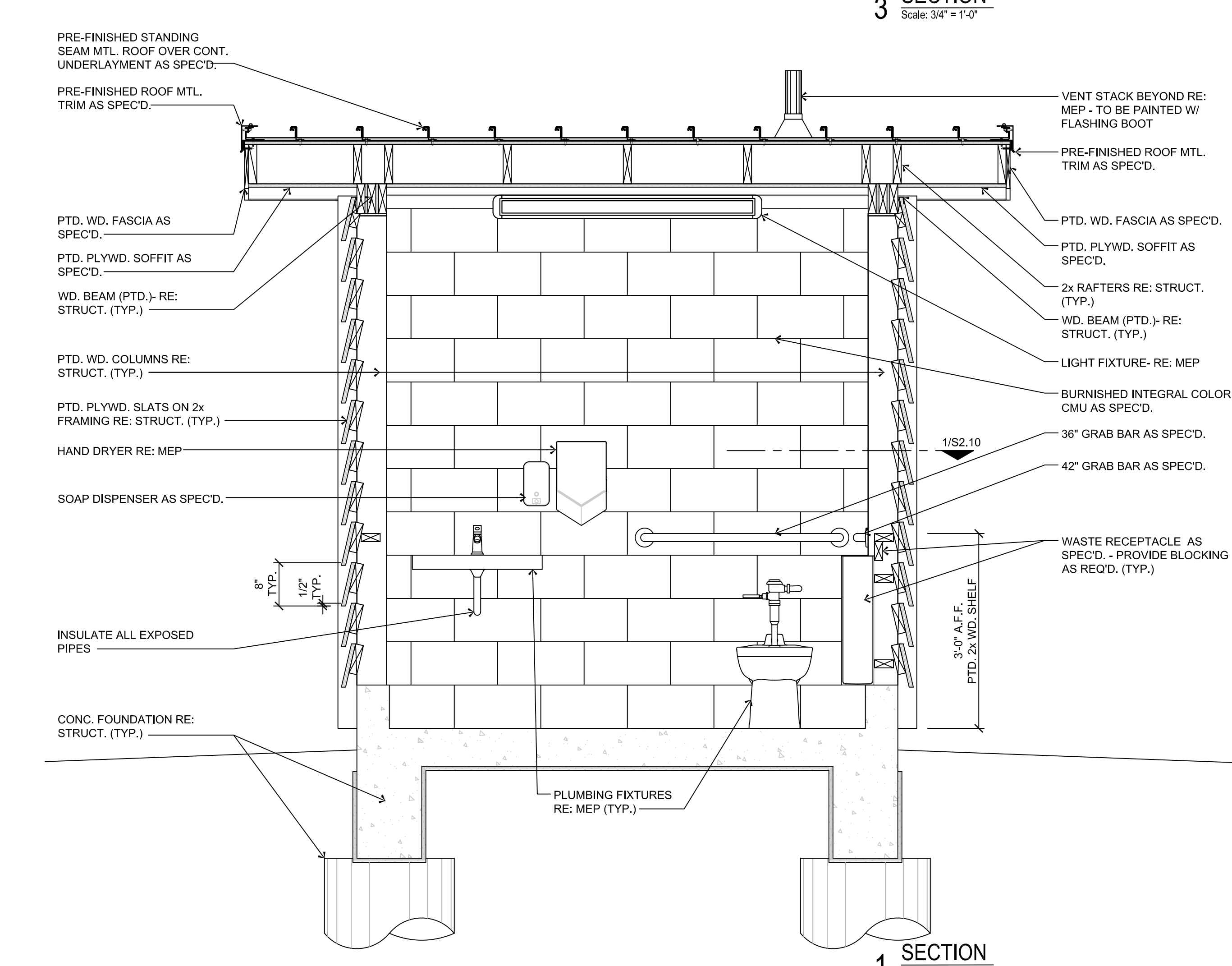
4 SECTION
 Scale: 3/4" = 1'-0"



3 SECTION
 Scale: 3/4" = 1'-0"

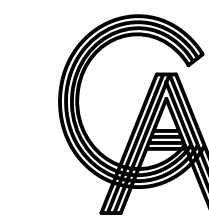


2 SECTION
 Scale: 3/4" = 1'-0"



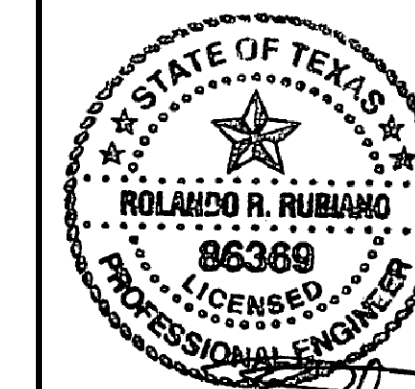
1 SECTION
 Scale: 3/4" = 1'-0"

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Rolando R. Rubiano
12-21-2023

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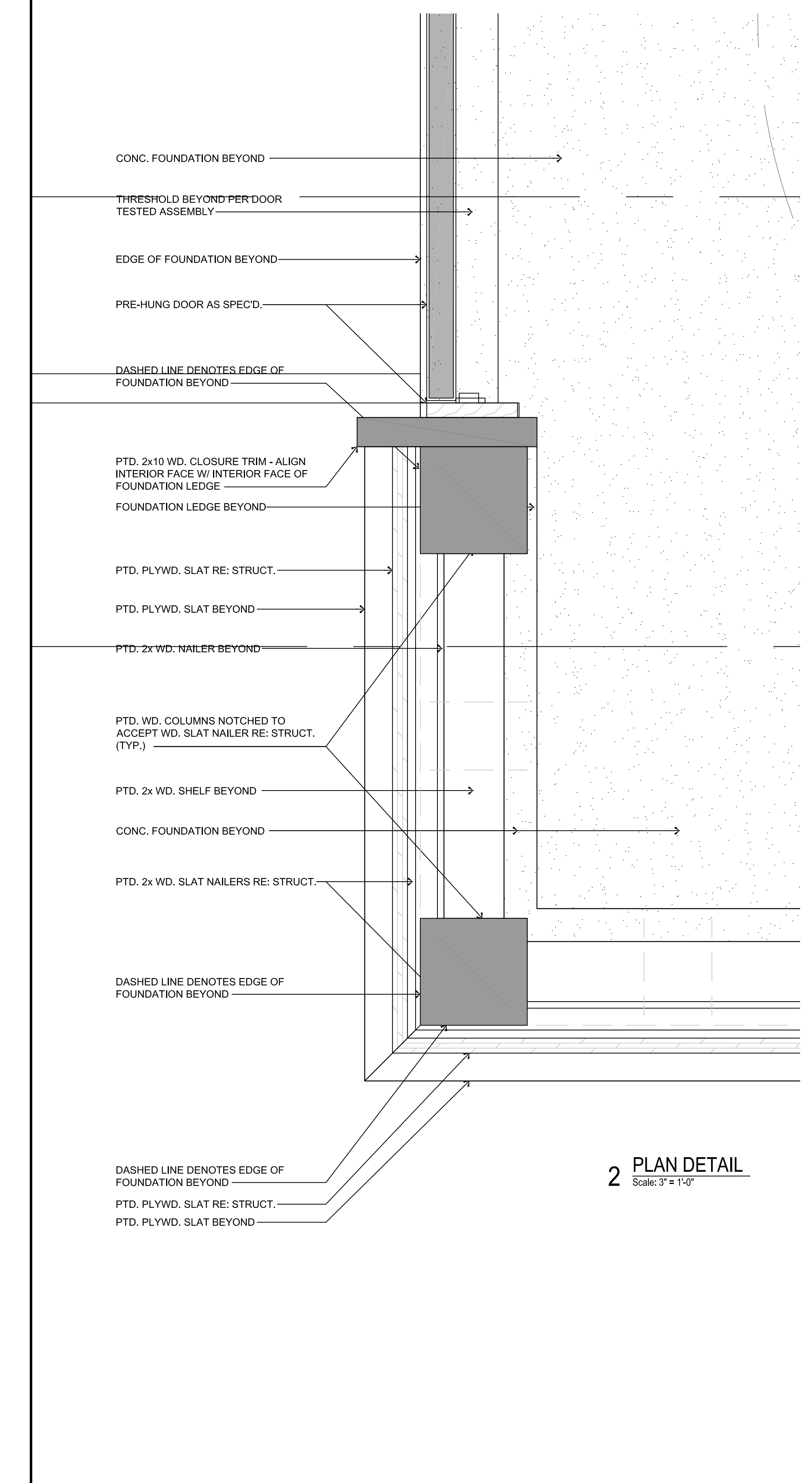
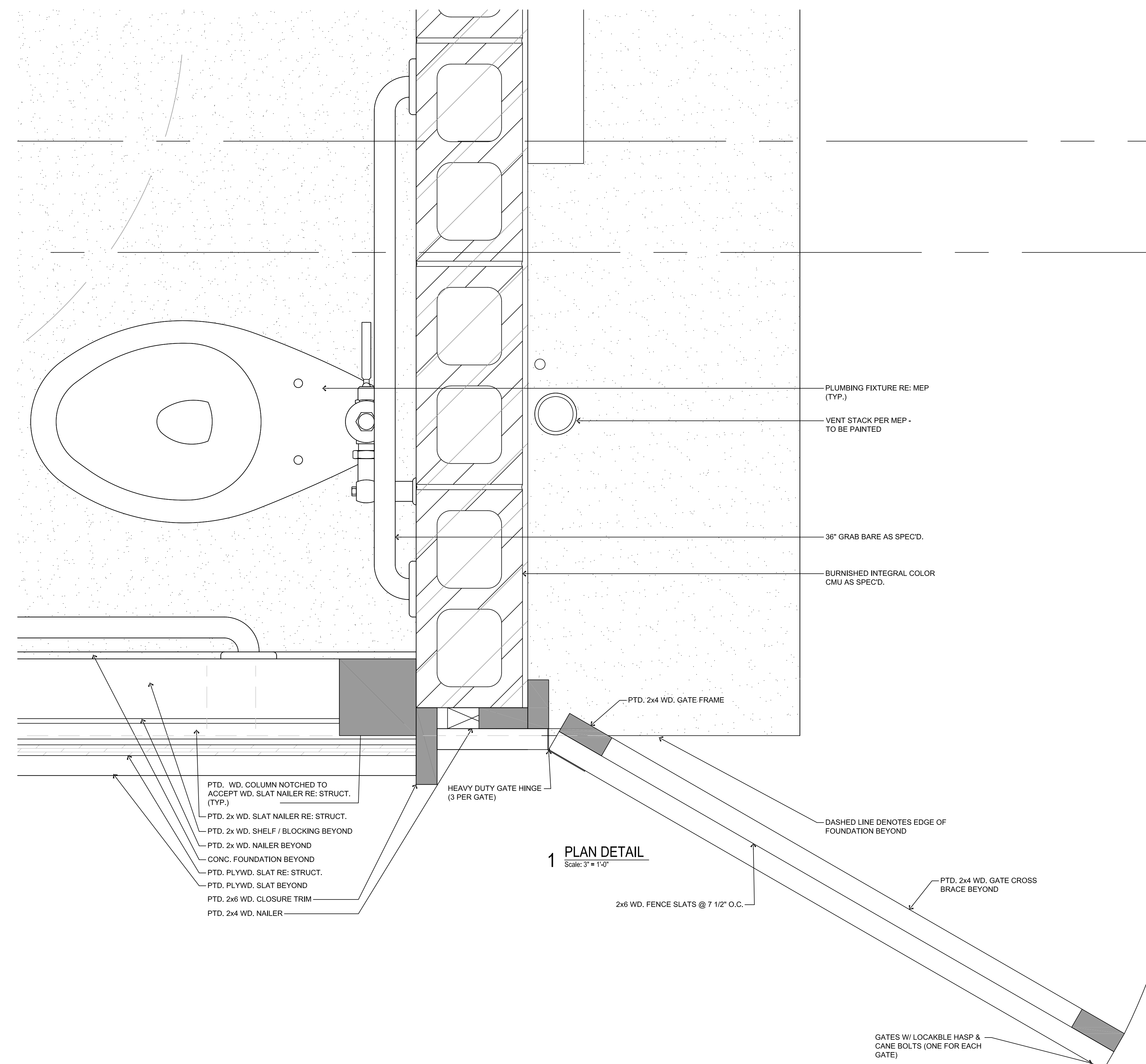
PROJECT NO.	1065-17
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SHEET TITLE

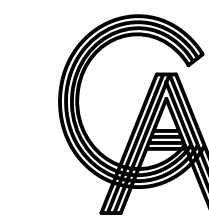
**PLAN
DETAILS**

SHEET NO.

S2.10

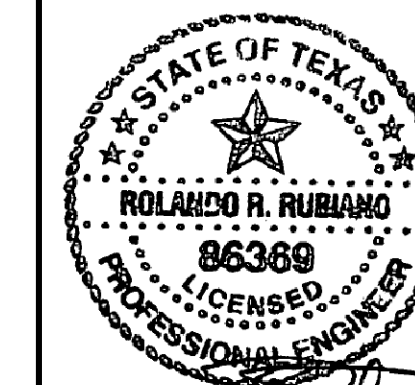


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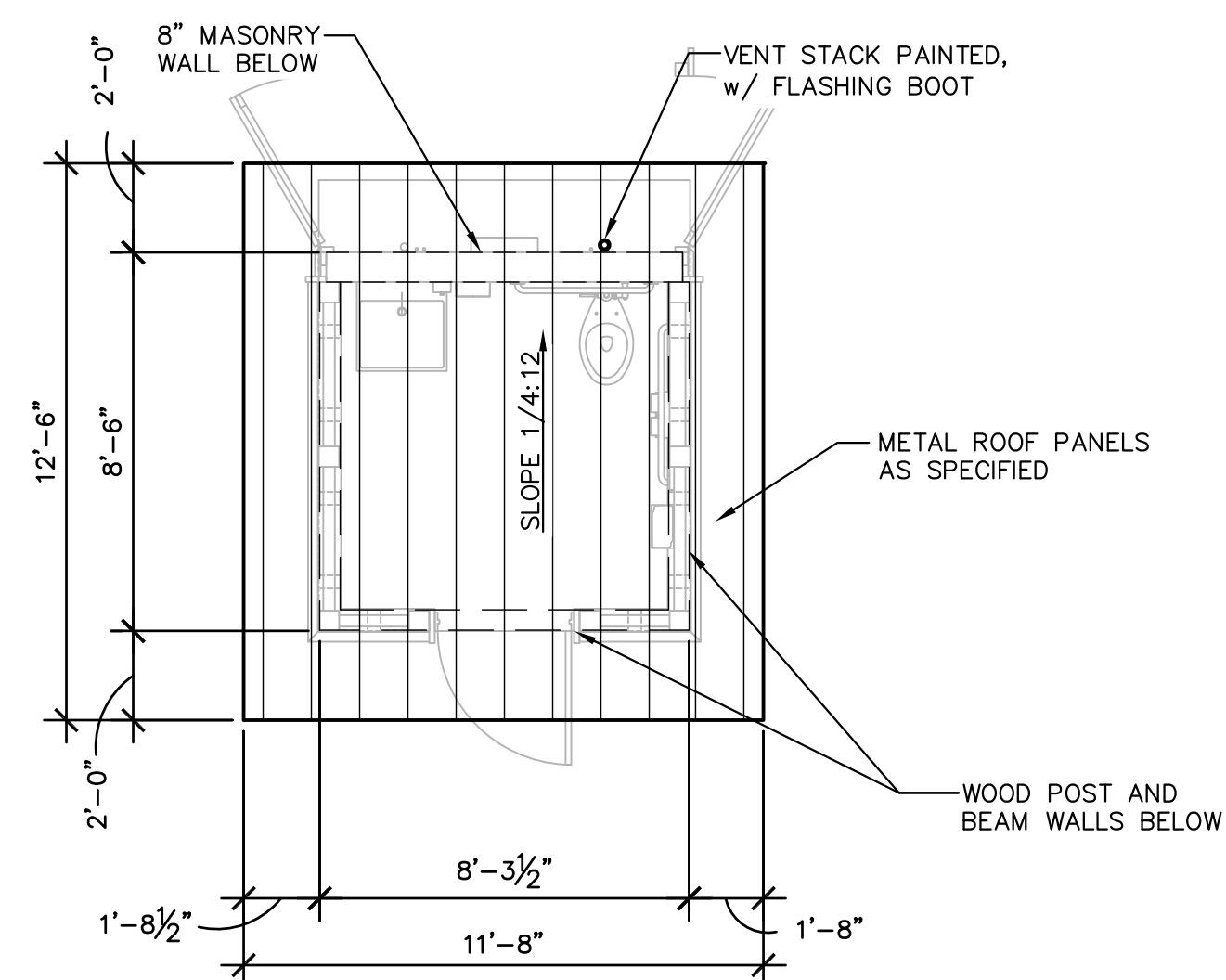
PROJECT NO.	1065-17
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SHEET TITLE

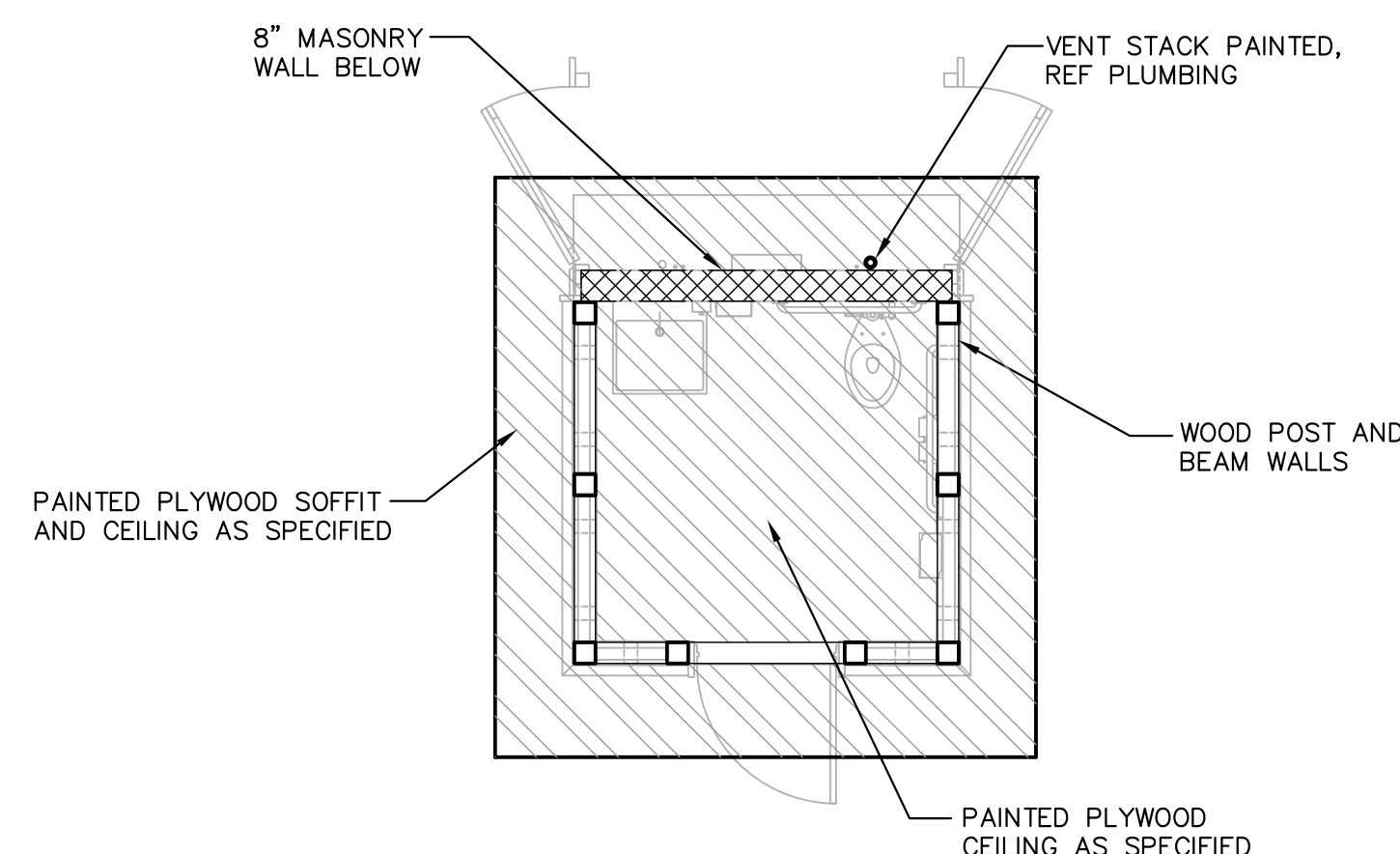
**RESTROOM
 ROOF AND
 CEILING PLAN**

SHEET NO.

S2.11



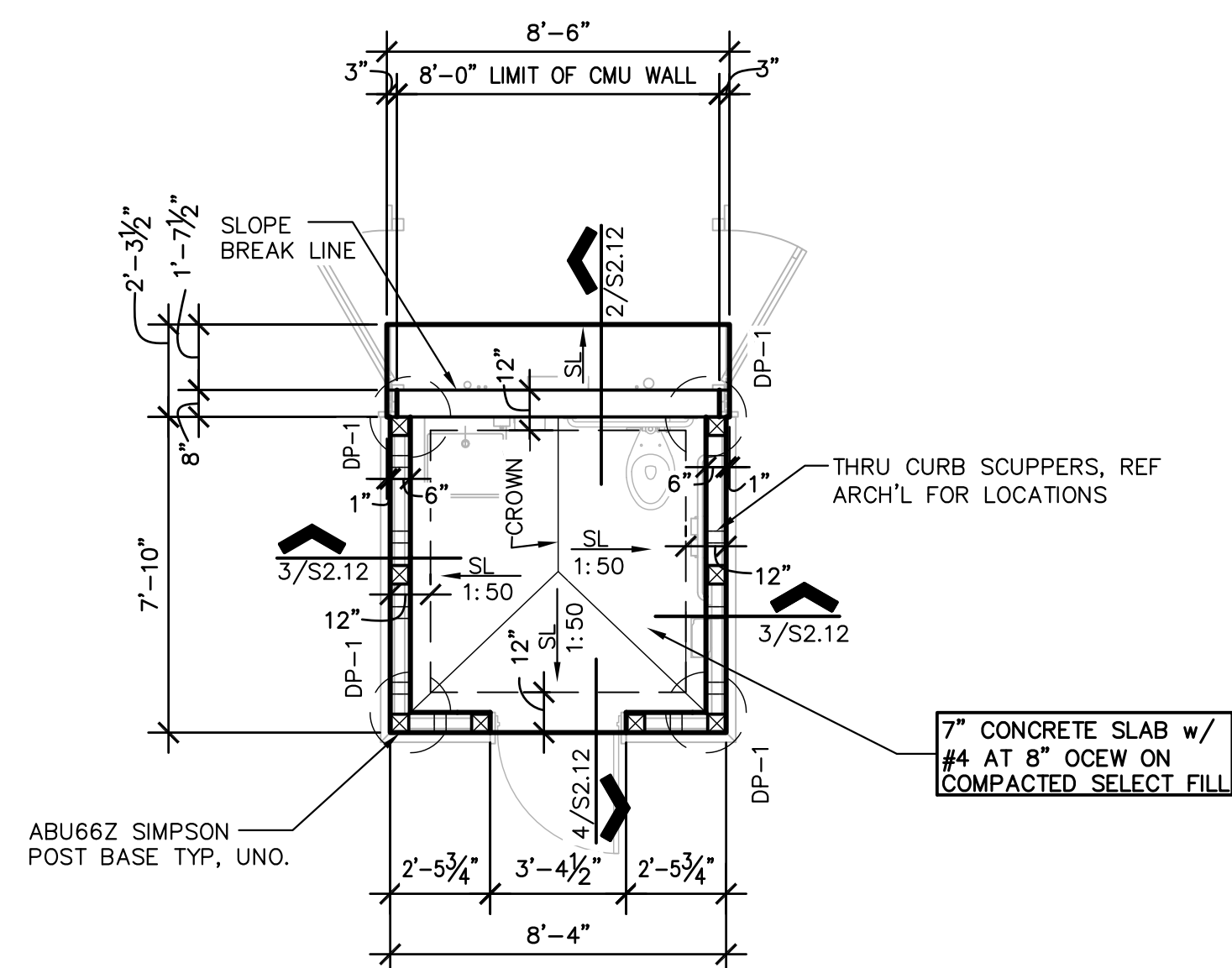
1 RESTROOM ROOF PLAN
 1/4" = 1'-0"



2 RESTROOM CEILING AND SOFFIT PLAN
 1/4" = 1'-0"



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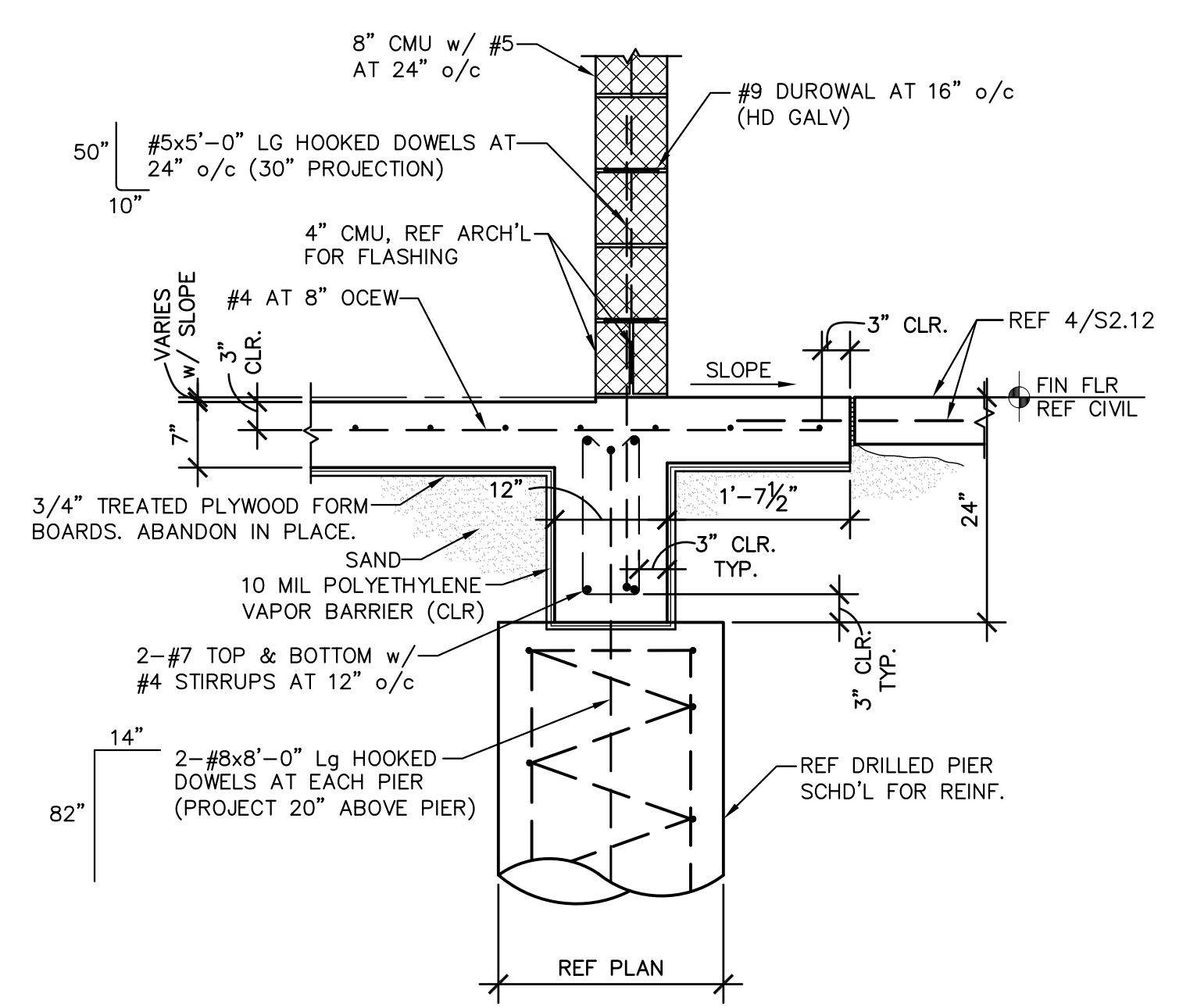


1 FOUNDATION PLAN

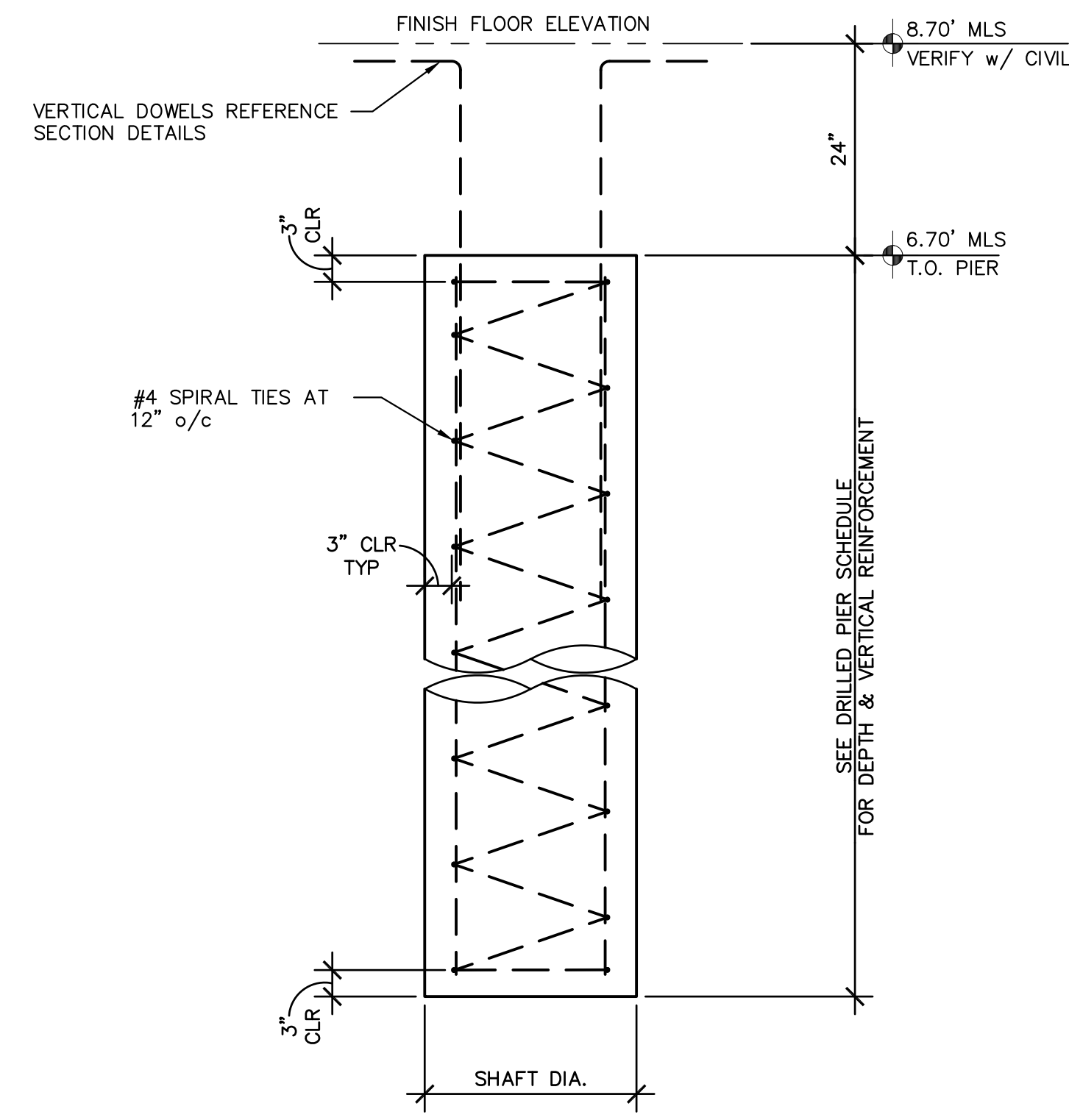
1/4" = 1'-0"
PLAN NORTH

- NOTES:
1. ALL SLABS & BEAMS ARE SUSPENDED. REFER TO SECTIONAL DETAILS FOR REINFORCEMENT.
 2. SPLICE JOINTS FOR TOP BARS FOR REINFORCED CONCRETE SLABS AND BEAMS SHALL BE LOCATED AT MIDDLE THIRD OF THE SPAN OF SLABS OR BEAMS.
 3. SPLICE JOINTS FOR BOTTOM BARS FOR REINFORCED CONCRETE SLAB AND BEAMS SHALL BE LOCATED AT SUPPORTS.
 4. CONSTRUCTION JOINTS OF CONCRETE BEAMS/SLABS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE SPAN. CONTRACTOR TO SUBMIT PROPOSED LOCATION OF CONSTRUCTION JOINTS TO ARCHITECT/ENGINEER FOR APPROVAL.
 5. LAPPING OF SPLICE BARS AT SPLICE JOINTS SHALL BE 62 BAR DIAMETER OR A MINIMUM OF 36" LONG.
 6. ALL CONDUIT GREATER THAN 1.1/2" IN DIAMETER (O.D.) SHALL BE RECESSED TO PROVIDE 1.1/2" CLEAR DISTANCE BETWEEN SLAB REBAR & CONDUIT.
 7. MAINTAIN 2" MINIMUM CLEAR DISTANCE BETWEEN ALL CONDUIT IN SLAB.
 8. A SINGLE CONDUIT (MAX 3" O.D.) MAY BE PLACED WITHIN THE BEAM CAGE. ALL CONDUIT IN BEAM CAGES TO BE TIED TO STIRRUPS MINIMUM OF 4" FROM HORIZONTAL BARS.
 9. INDICATES ABU66Z SIMPSON STAND-OFF POST BASE.
 10. ALL MASONRY WALLS SHALL BE BURNISHED INTREGAL COLOR CMU AS SPECIFIED.

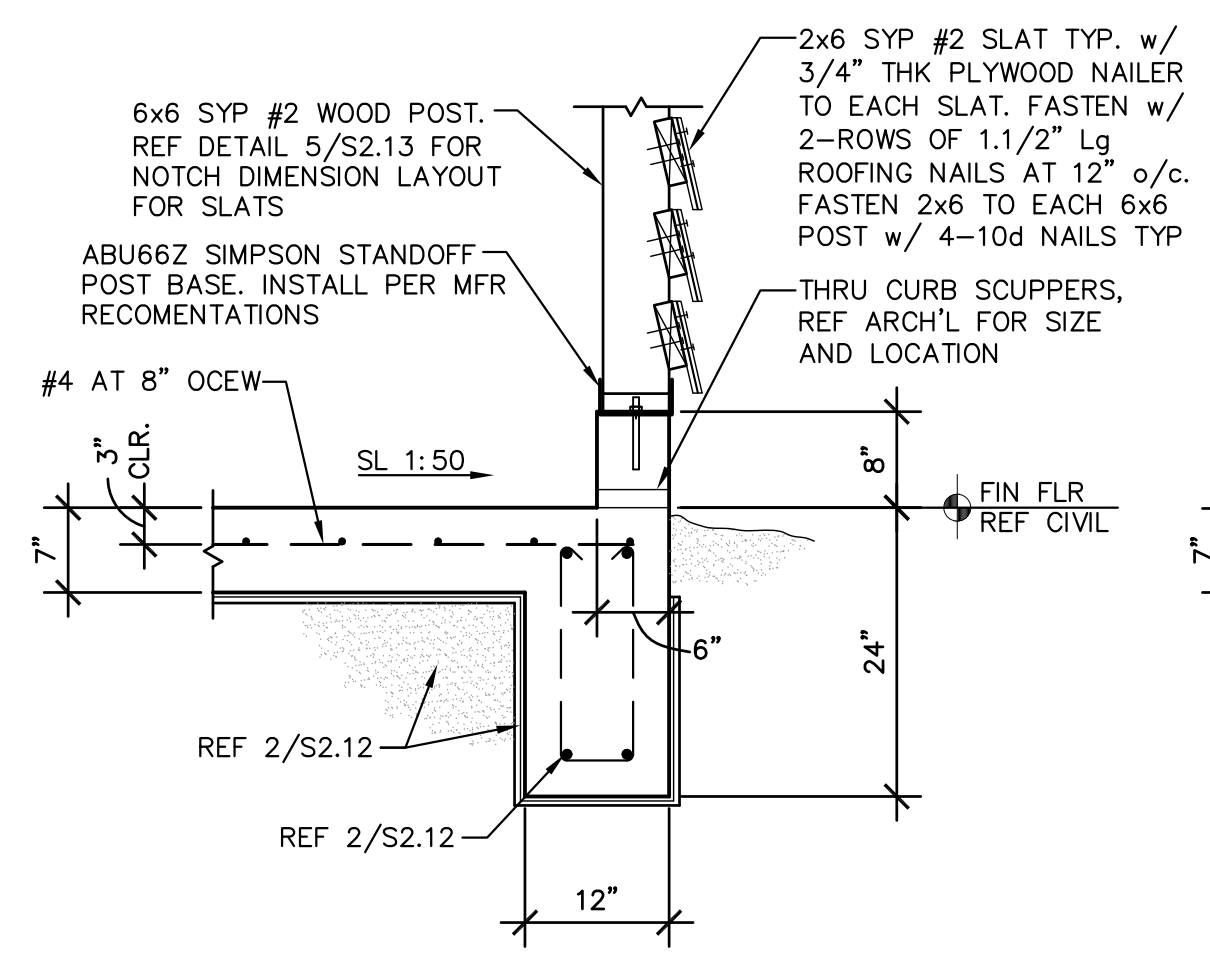
DRILLED PIER SCHEDULE			
MARK	SHAFT DIA. (INCHES)	VERTICAL REINFORCING	BEARING DEPTH BELOW MEAN SEA LEVEL (FEET MSL)
DP-1	18"	8-#7	-30.00'



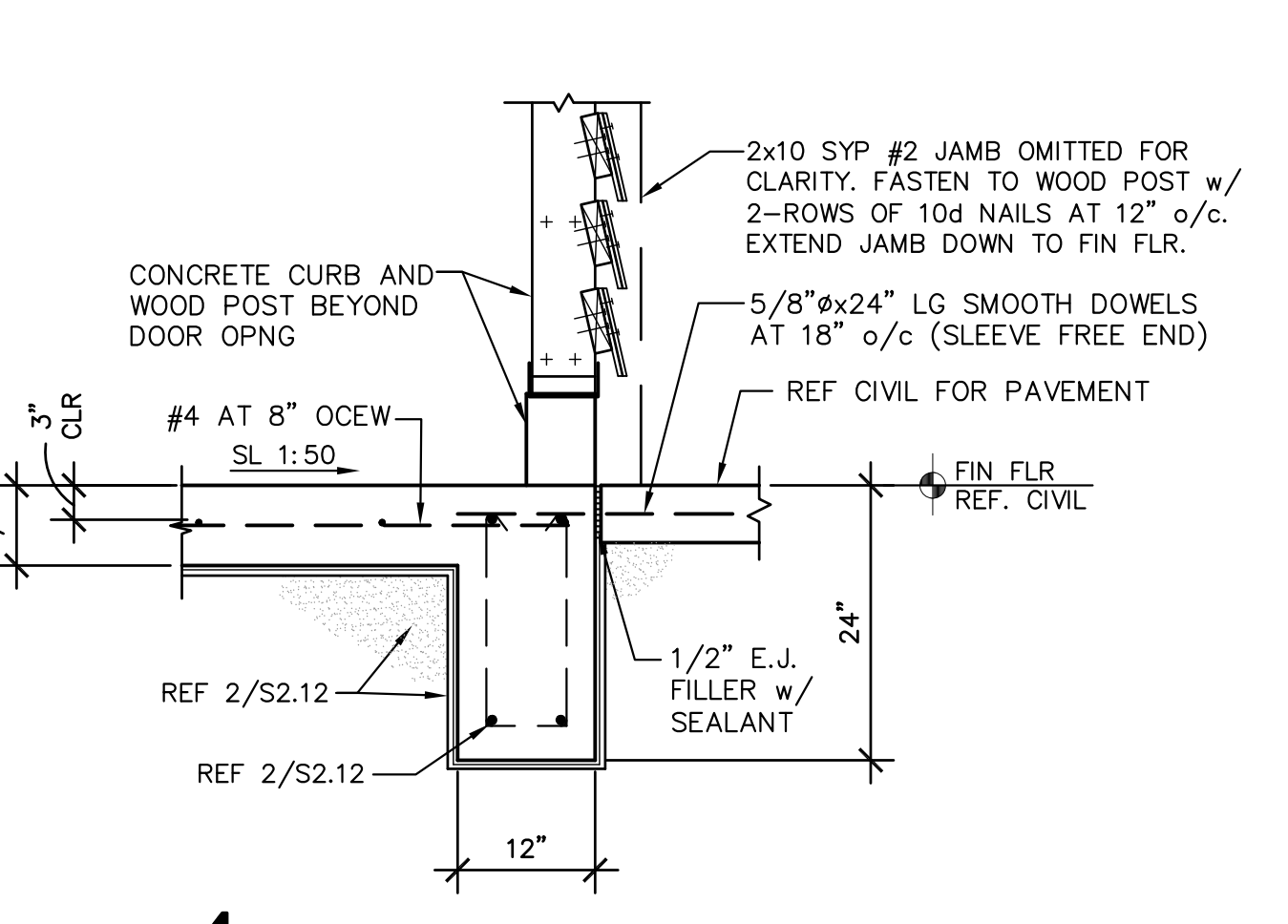
2



5 DRILLED PIER PROFILE



3



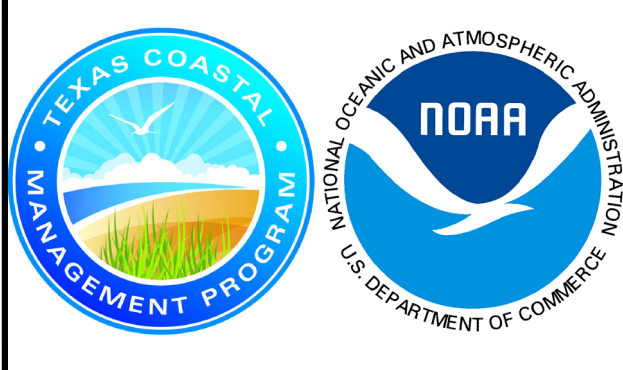
4

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SEAL
STATE OF TEXAS
ROLANDO R. RUBIANO
86369
LICENSED PROFESSIONAL ENGINEER
12.21.2023

PROJECT
SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS
SOUTH PADRE ISLAND, TEXAS

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CITY OF SOUTH PADRE ISLAND
South Padre Island
SOUTH PADRE ISLAND, TEXAS
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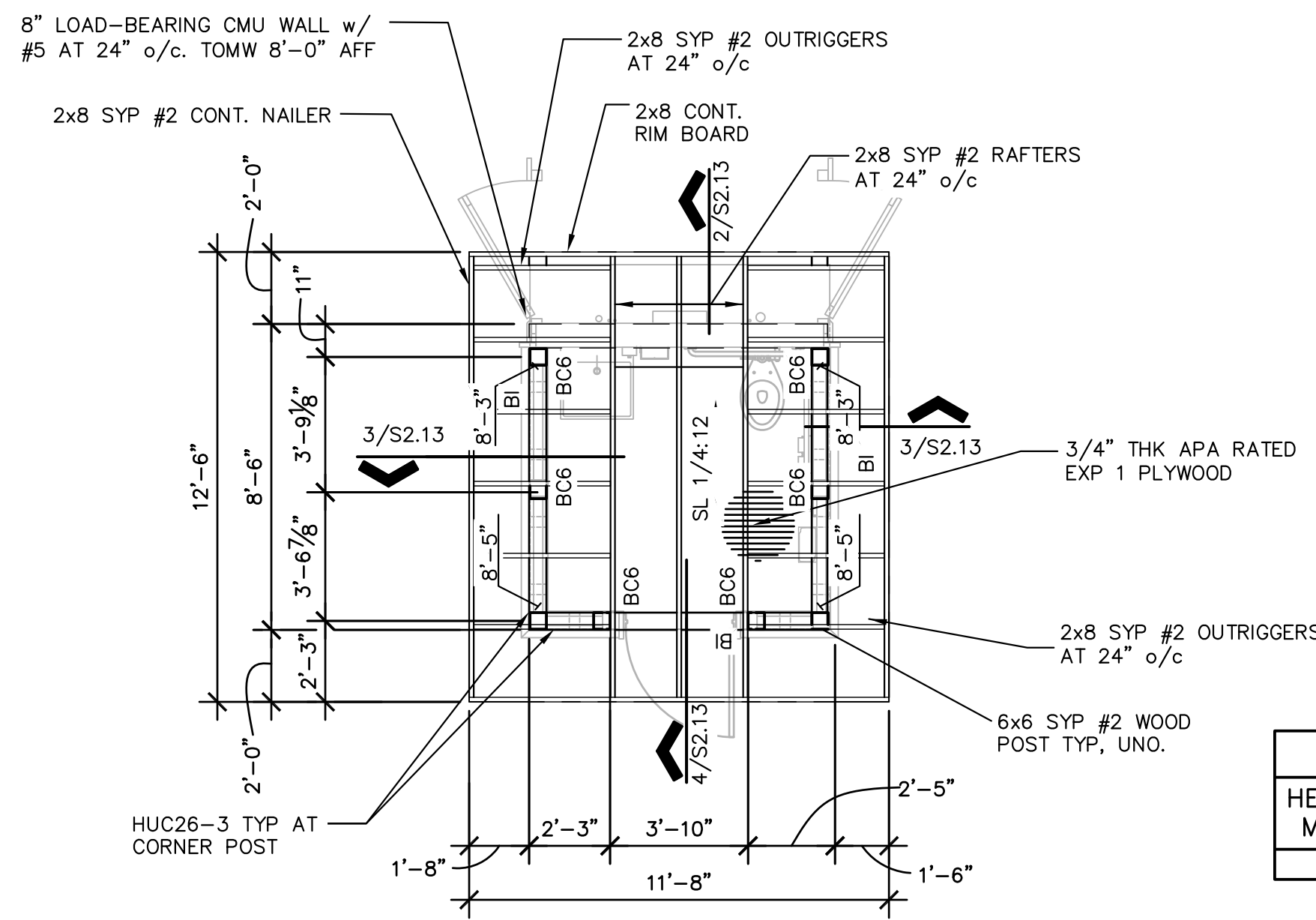


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PROJECT NO. 1065-17
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SCALE AS SHOWN

SHEET TITLE
FOUNDATION PLAN/DETAILS

SHEET NO.
S2.12



BEAM SCHEDULE		
HEADER MARK	HEADER TYPE	POST SIZE
B1	3-2x6	6x6

NOTES:

1. PROVIDE PLYWOOD FILLER AS REQUIRED TO BE FLUSH WITH WOOD POST.

ROOF SHEATHING NAILING SCHEDULE	
10d STAINLESS STEEL NAILS AT 4" o/c ALONG EDGE OF SHEET AND 6" o/c AT INTERIOR SUPPORTS	

ALL 10d STAINLESS STEEL NAILS TO MEET MINIMUM LENGTH/DIAMETER BELOW
 LENGTH 3"
 SHANK DIAMETER 0.148"

1 RESTROOM ROOF FRAMING PLAN

1/4" = 1'-0"

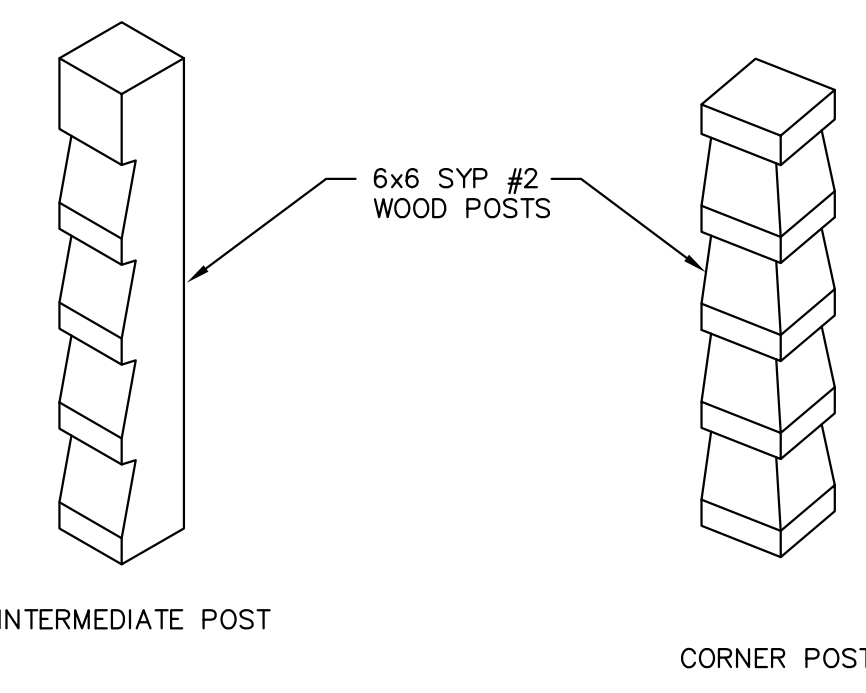
1. ROOF SHEATHING SHALL BE 3/4" APA RATED EXPOSURE 1. SPAN RATED 48/24.
2. REFERENCE ROOF SHEATHING NAILING SCHEDULE FOR PROPER PLYWOOD ATTACHMENT.
3. ALL HURRICANE TIES SHALL BE SIMPSON STRONG-TIE STAINLESS STEEL TYPE 316 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL MASONRY WALLS SHALL BE BURNISHED INTREGAL COLOR CMU AS SPECIFIED.



CITY OF SOUTH PADRE ISLAND
 FANTASY CIRCLE WALKOVER RESTROOM
 ROOF DESIGN WIND PRESSURE DIAGRAM (SERVICE)

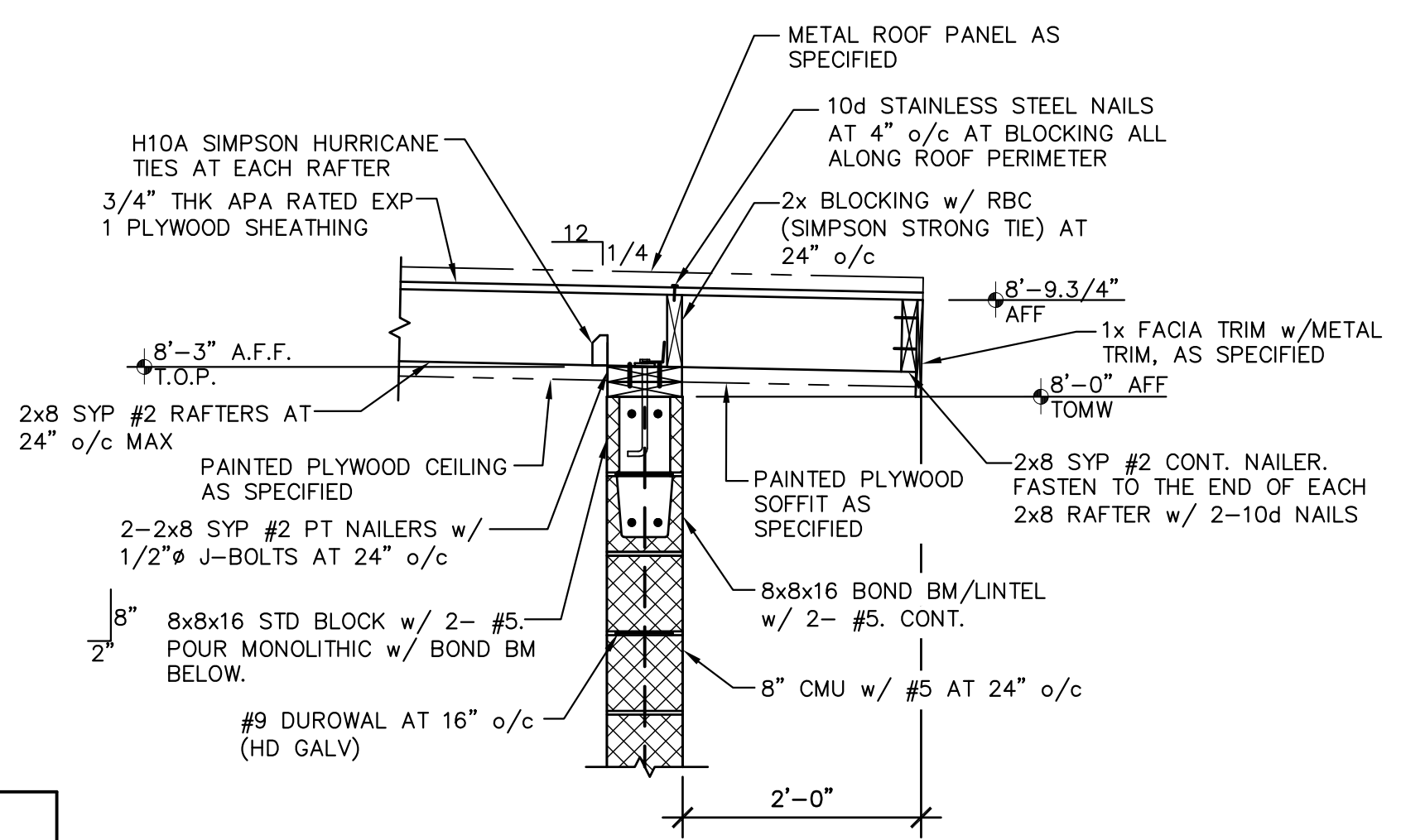
DESIGN WIND PRESSURE FOR ROOF COMPONENTS & CLADDING	
ZONE	P- (UPLIFT)
3	-89 PSF

DOORS & WINDOWS MAXIMUM DESIGN WIND PRESSURES
 P+ = +29 PSF TOWARDS THE SURFACE
 P- = -38 PSF AWAY FROM THE SURFACE

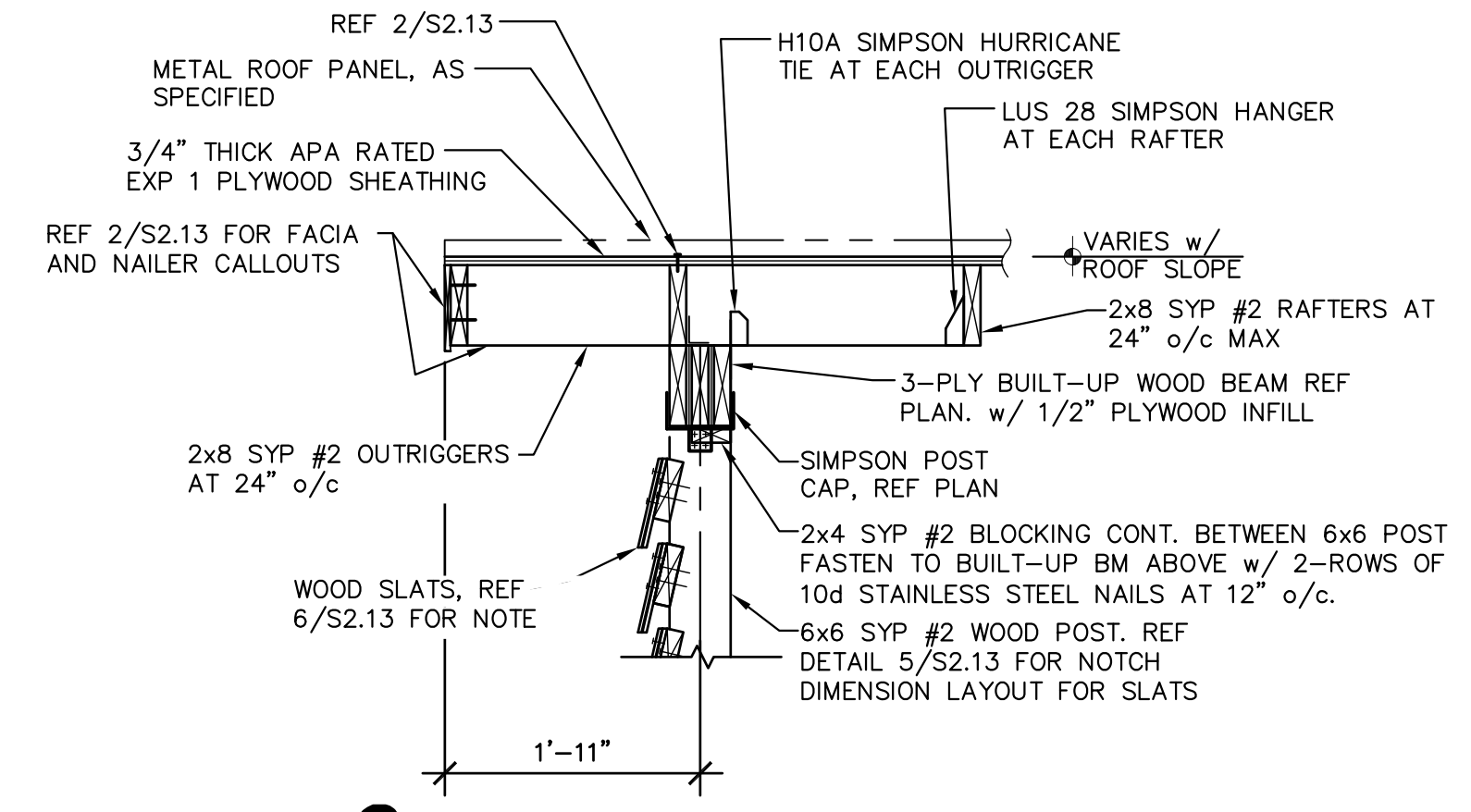


7 ISOMETRIC VIEWS OF WOOD POST

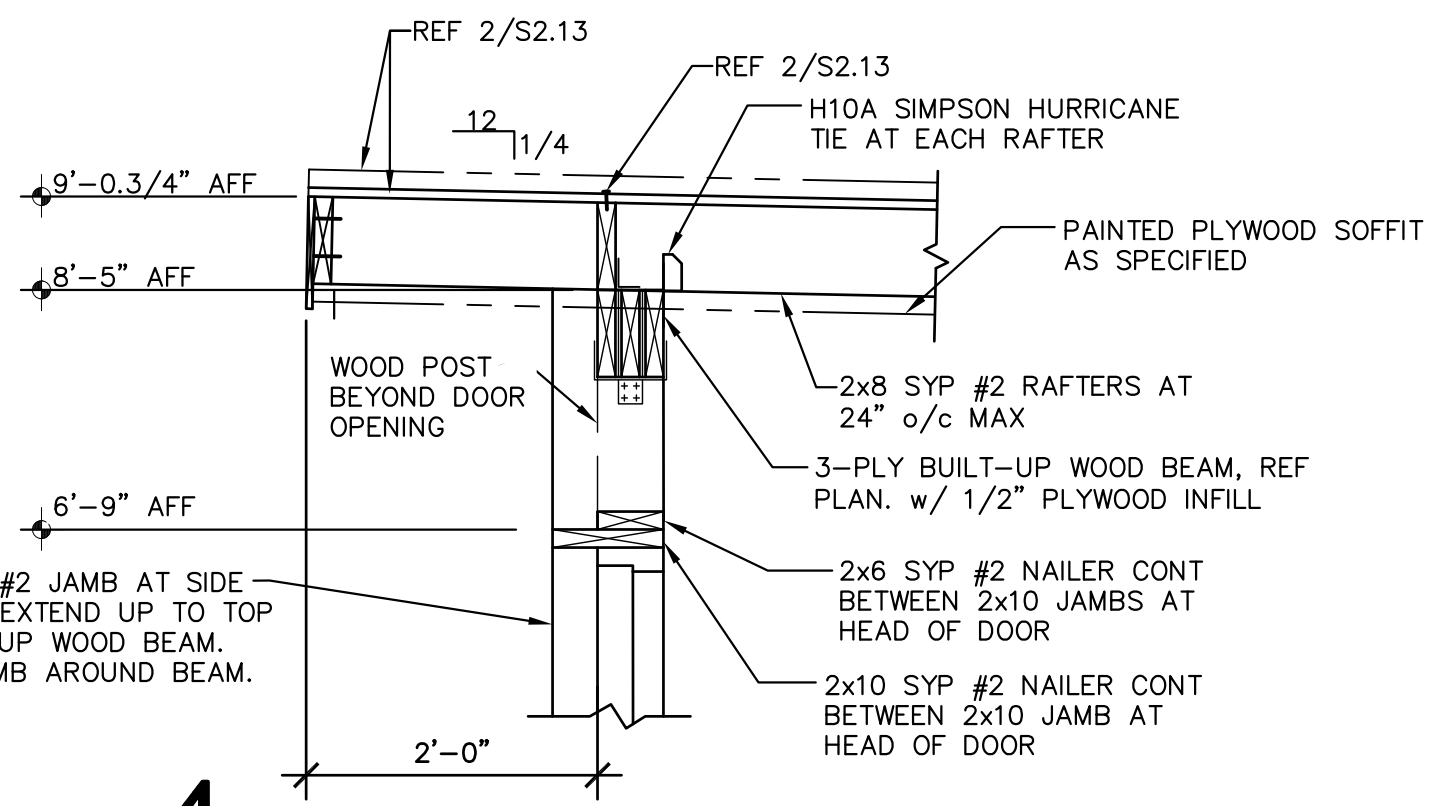
1" = 1'-0"



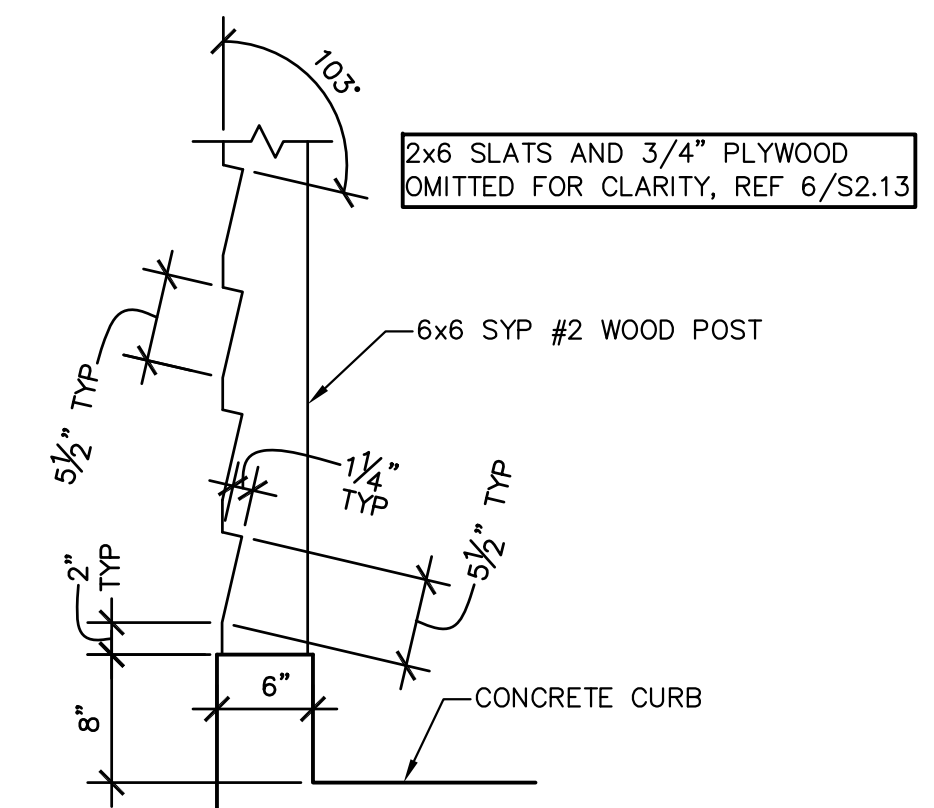
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3

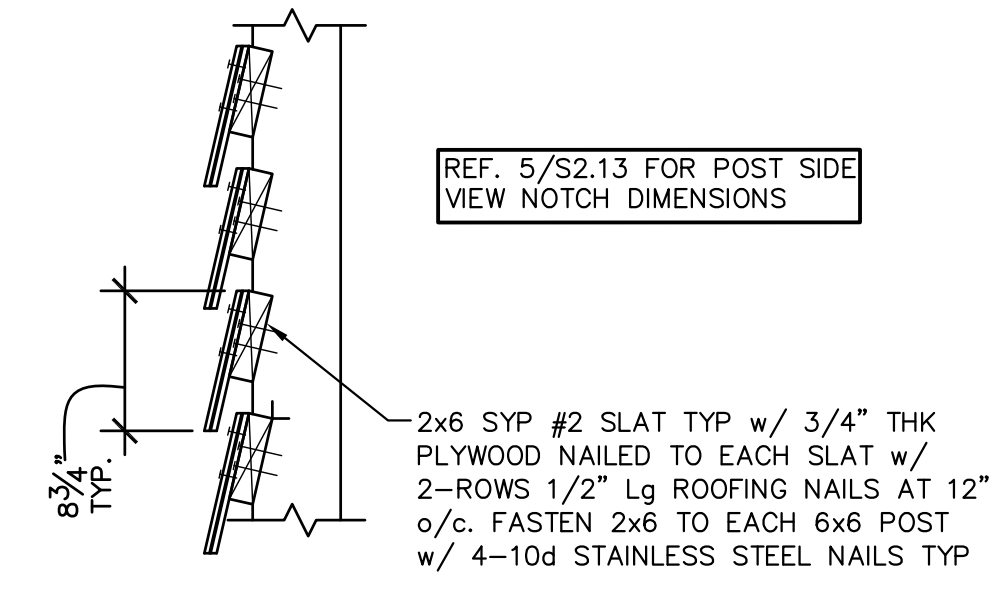


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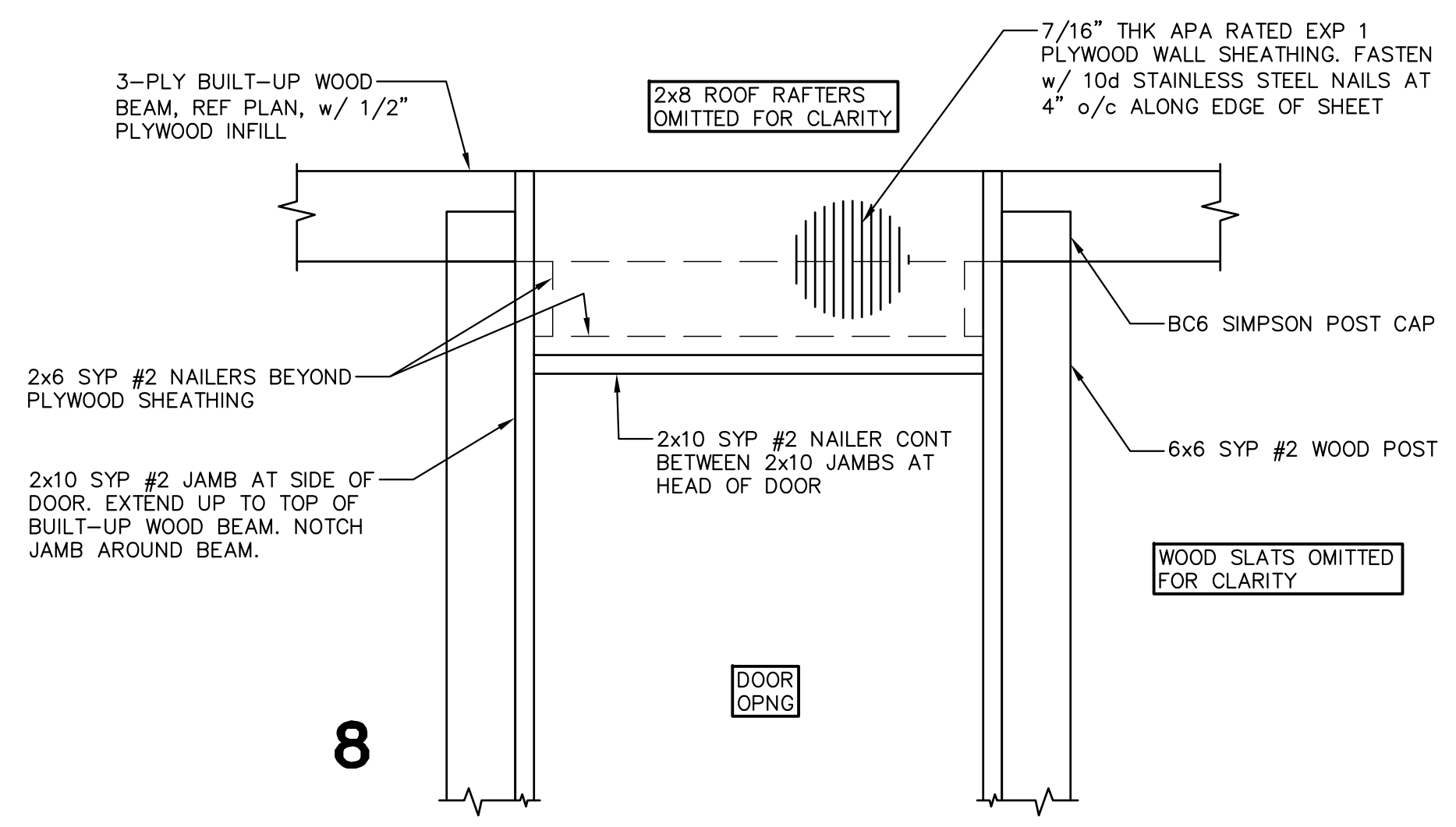
5 POST SIDE VIEW NOTCH DIMENSIONS

1" = 1'-0"



6 SLAT CONNECTION DETAIL

1" = 1'-0"



8

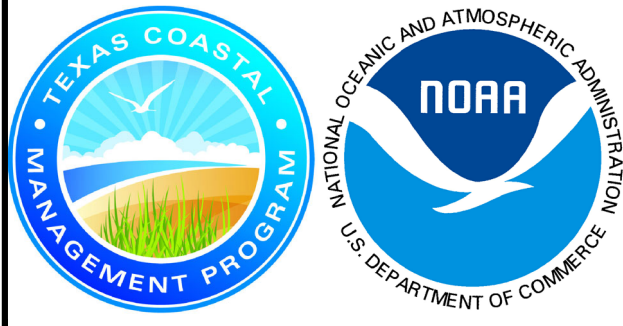
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FRAMING PLAN/DETAILS

SHEET NO.
S2.13

GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS, WORKMANSHIP AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, INCLUDING THE STANDARD CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS FROM THE CITY OF SOUTH PADRE ISLAND (THE OWNER), TEXAS DEPARTMENT OF TRANSPORTATION AND ALL OTHER GOVERNING AGENCIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CONSULTING ENGINEER, CONTRACTOR, CITY OF SOUTH PADRE ISLAND, LAGUNA MADRE WATER DISTRICT, AND ALL AFFECTED PARTIES.
- PRE-CONSTRUCTION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING STRUCTURES TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS. (NO SEPARATE PAY)
- THE CONTRACTOR SHALL HAVE A PERSON ON CALL 24 HOURS A DAY TO ADDRESS CONSTRUCTION AREA MAINTENANCE ITEMS, TRAFFIC CONTROL, OR OTHER NEEDS NECESSARY FOR PUBLIC SAFETY. THIS PERSON SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR IN EMERGENCY CONDITIONS. THE PERSON SHALL BE STATIONED WITHIN 1/2 HOUR TRAVEL TIME FROM THE PROJECT SITE. THE PERSON SHALL BE IDENTIFIED IN WRITING PRIOR TO START OF CONSTRUCTION. THE ON-SITE REPRESENTATIVE SHALL HAVE ACCESS ALL EQUIPMENT AND MATERIAL AND HAVE FULL AUTHORITY NECESSARY TO CORRECT ANY PROBLEMS, DEFICIENCIES, OR EMERGENCIES WHICH MAY ARISE DURING NON-WORKING HOURS AND DURING THE ABSENCE OF THE SUPERINTENDENT.
- STANDARD WORK HOURS:
 - THE STANDARD WORK HOURS FOR THE OWNER IS 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. SHOULD THE CONTRACTOR ELECT TO WORK ON SATURDAY, SUNDAYS OR HOLIDAYS, HE SHALL BE RESPONSIBLE FOR PAYING OVERTIME CHARGES FOR THE OWNERS PERSONNEL INVOLVED. THESE CHARGES WILL BE AT COST AND WILL BE CALCULATED EITHER AT TIME AND A HALF OR DOUBLE TIME, AS APPLICABLE TO THE PARTICULAR DAY BEING WORKED. PRE-APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OR ENGINEER'S REPRESENTATIVE BY COMPLETING AND SIGNING A OWNER'S FORM ENTITLED "CONSTRUCTION INSPECTORS OVERTIME COMPENSATION AUTHORIZATION", PRIOR TO COMMENCING ANY OVERTIME WORK.
 - ANY WORK DONE OUTSIDE THE STANDARD WORKDAY, WITHOUT PRIOR AUTHORIZATION, SHALL BE CONSIDERED UNDER UNAUTHORIZED WORK. THE CONTRACTOR IS REQUIRED TO PAY THE OVERTIME WAGES OF THE OWNER INSPECTORS THAT WORK OVERTIME MONDAYS THROUGH FRIDAYS AT TIME IN A HALF. THE CONTRACTOR IS RESPONSIBLE FOR THE OVERTIME WAGES OF THE OWNER INSPECTORS THAT WORK HOLIDAYS AT DOUBLE TIME. MINIMUM HOURS WILL BE BILLED TO CONTRACTOR FOR CALL OUTS OR FOR INSUFFICIENT NOTICE OF TWO (2) HOURS.
- THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS AND THE LOCATION OF EXISTING AND PROPOSED PROJECT ELEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER. NO CONSTRUCTION ACTIVITY SHALL CONTINUE WITHOUT APPROVAL FROM THE OWNER.
- ALL MATERIALS AND LABOR, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT, WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND FUNCTION OF THE SYSTEM SHALL BE FURNISHED BY THIS CONTRACTOR.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INVOLVING A CHANGE IN PROJECT SCOPE, EQUIPMENT, MATERIALS OR COST WITHOUT FIRST HAVING OBTAINED ENGINEER'S AND/OR OWNER'S APPROVAL IN WRITING. IF APPROVAL HAS NOT BEEN OBTAINED IN WRITING PRIOR TO PROCEEDING WITH ANY CHANGE, CONTRACTOR WILL NOT BE REIMBURSED FOR SUCH CHANGE.
- CONTRACTOR TO PLAN AND PERFORM THEIR WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.
- THE CONTRACTOR SHALL PLAN AND SEQUENCE ALL CONSTRUCTION ACTIVITY IN SUCH A MANNER THAT WILL PERMIT SAFE PEDESTRIAN AND VEHICULAR MOVEMENT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH SPECIFICATION 01 55 26 TRAFFIC CONTROL AND REGULATION FOR APPROVAL BY THE OWNER, PRIOR TO CONSTRUCTION. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. ALL TRAFFIC CONTROL / TRAFFIC SAFETY SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CRITERIA.
- CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, SIGNALS, AND OTHER DEVICES, AS NEEDED FOR THE SAFETY OF THE PUBLIC AND WORKERS. (NO SEPARATE PAY)
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND EQUIPMENT.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURES/DESIGN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND STRUCTURES DURING CONSTRUCTION. OBSERVATION BY THE ENGINEER OR THE OWNER DOES NOT INCLUDE REVIEW OF THESE MEASURES.
- THESE PLANS, PREPARED BY HALFF ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGN OF SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HALFF ASSOCIATES, INC., REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION.
- CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK AND PERFORM ASSOCIATED GRADING THAT PROVIDES POSITIVE OUTFALLS AT ALL TIMES.
- CONSTRUCTION STAKING AND SURVEYING SHALL BE PROVIDED BY THE CONTRACTOR AND AT CONTRACTOR'S EXPENSE. ALL DIMENSIONS ARE TO BACK OF CURB OR, WHERE NO CURB EXISTS, TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE. ALL UTILITY DIMENSIONS AND STATIONS/COORDINATES ARE TO CENTER OF THE STRUCTURE UNLESS SHOWN OTHERWISE.
- CONTRACTOR TO COORDINATE WITH THE OWNER ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND OPERATION AND LOCATION OF EXISTING LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL CONSTRUCTION MATERIALS TESTING AND GENERAL INSPECTIONS. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED FIELD REPRESENTATIVE A MINIMUM OF 24-HOURS PRIOR TO TESTING OR INSPECTION. FAILURE TO BE PREPARED FOR TESTING MAY RESULT IN TRAVEL CHARGES. RE-TESTING WILL BE BORNE BY THE CONTRACTOR.
- MATERIAL TESTING SHALL BE PROVIDED BY THE OWNER. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS. ANY DAMAGED OR QUESTIONABLE MATERIAL INSTALLED WITHOUT PRIOR INSPECTION BY THE OWNER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED. (NO SEPARATE PAY)
- THE CONTRACTOR IS ENCOURAGED TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITION OF ALL PRIVATE DRIVEWAYS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB AND GUTTER, FENCES AND ALL OTHER ITEMS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING.
- ANY DAMAGE TO EXISTING PAVEMENT OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION OR BETTER AT CONTRACTOR'S EXPENSE. EXISTING STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO INLETS, MANHOLES, POWER POLES, SIDEWALKS, CURB AND GUTTER, FENCES, SPRINKLER SYSTEMS, LAWNS OR PRIVATE PROPERTY IMPROVEMENTS.
- NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER OR ENGINEER, UNLESS OTHERWISE NOTED.

- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY THEIR OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.
- INFORMATION ON EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.
- ALL WORK SHALL BE PERFORMED WITHIN THE OWNER'S RIGHT-OF-WAY, EASEMENTS OR ON PUBLIC-OWNED PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY, IF NECESSARY, FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS. THE CONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE TO THE OWNER PRIOR TO USE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS OR BUSINESS OWNERS OF CONSTRUCTION ACTIVITY THROUGH THE USE OF BILINGUAL (ENGLISH AND SPANISH) DOOR TAGS, PAMPHLETS OR SIMILAR METHODS. ALL AFFECTED PARTIES MUST BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A SAMPLE OF THE NOTIFICATION TO THE OWNER PRIOR TO IMPLEMENTATION.
- CONTRACTOR TO ENSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.
- THE CONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, SHORING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE AN EMERGENCY PLAN, IN CASE OF A LARGE RAIN EVENT OR OTHER IMPACTFUL EVENT, FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. THE PLAN SHALL BE DEVELOPED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. ADEQUACY AND IMPLEMENTATION OF THE PLAN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER RESERVES THE RIGHT TO REJECT THE PLANS. (NO SEPARATE PAY)
- ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS. NO WATER JETTING ALLOWED, UNLESS APPROVED BY THE OWNER.
- ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY THE CONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.
- DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE DONE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA AS CLEAN AS POSSIBLE. ALL ASSOCIATED DEBRIS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AT THE END OF EACH WORKDAY.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO ENSURE NO AREAS OF PONDING ARE PRESENT.
- CONCRETE NOTES (FOR CIVIL SITE WORK):
 - ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.
 - ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN.
 - STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.
 - ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.
 - ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
 - ALL CONCRETE USED FOR CURB AND GUTTER, CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND OTHER FLAT WORK SHALL CONTAIN A MINIMUM OF 1.5 POUNDS OF FIBER MESH PER CUBIC YARD.
 - ALL EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH CURING COMPOUND RESIN BASE ASTM C 309 TYPE 2 WITH PIGMENTED TINT OF FUGITIVE DYE.
 - EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS AND AT THE END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 FT. JOINTS SHALL CONSIST OF 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL WITH 3, 36" X 1/2" DOWELS. ONE END GREASED AND WRAPPED. CARE MUST BE TAKEN THAT DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE PLUGS OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL WHICH WOULD PREVENT THE JOINT FROM OPERATION AS AN EXPANSION JOINT. EXPANSION JOINT MATERIALS SHALL BE PRE-MOLDED ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL CONFORMING WITH ASTM D 994 (NOT WOOD FIBER TYPE)
 - CONTRACTION (DUMMY, SAWED OR GROVED) JOINTS SHALL BE 2" DEEP AND PLACED AT MAXIMUM OF 10-FOOT INTERVALS.
 - WHEN CONNECTING TO EXISTING CURB AND GUTTER, THE CONTRACTOR SHALL DRILL AND DOWEL TWO #6 X 16" TIE BARS A MINIMUM OF 6-INCHES DEEP INTO THE EXISTING CURB AND GUTTER SECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "RECORD" DRAWINGS TO THE OWNER.
- WHEN INSTALLING ANY MANUFACTURED PRODUCT, THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDED INSTALLATION DIRECTIONS. IF ANY CONFLICTS OR DISCREPANCIES BETWEEN MANUFACTURER'S DIRECTIONS AND THE CONTRACT DOCUMENTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AND SHALL NOT PERFORM ANY WORK ON ANY ITEM UNTIL SUCH CONFLICT HAS BEEN RESOLVED IN WRITING.
- INDEMNIFICATION: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAWS AND REGULATIONS, CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ENGINEER, ENGINEER'S SUBCONSULTANTS AND THE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND OTHER CONSULTANTS OF EACH AND ANY OF THEM FROM AND AGAINST ALL CLAIMS, COSTS, LOSSES, AND DAMAGES (INCLUDING BUT NOT LIMITED TO ALL FEES AND CHARGES OR ENGINEERS, ARCHITECTS, ATTORNEYS, AND OTHER PROFESSIONALS AND ALL COURT OR ARBITRATION OR OTHER DISPUTE RESOLUTION COSTS) CAUSED BY, ARISING OUT OF, OR RESULTING FROM, THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, COST, LOSS OR DAMAGE:
 - IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), INCLUDING THE LOSS OF USE RESULTING THEREFROM, AND
 - IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY SUPPLIER, ANY PERSON, OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT CAUSED IN PART BY ANY NEGLIGENCE OR OMISSION OF A PERSON OR ENTITY INDEMNIFIED HEREUNDER OR WHETHER LIABILITY IS IMPOSED UPON SUCH INDEMNIFIED PARTY BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PERSON OR ENTITY. CLAIMS, COSTS, LOSSES, DAMAGES, SUITS AND CAUSES OF ACTION, AND ANY AND ALL LIABILITY, COSTS, EXPENSES, SETTLEMENTS, DAMAGES, AND JUDGMENTS INCURRED IN CONNECTION THEREWITH (INCLUDING BUT NOT LIMITED TO ALL FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS, AND OTHER PROFESSIONALS, AND ALL COURT OR ARBITRATION OR OTHER DISPUTES RESOLUTION COSTS) WHETHER ARISING IN EQUITY, AT COMMON LAW, OR BY STATUTE, INCLUDING THE TEXAS DECEPTIVE TRADE PRACTICES ACT OR SIMILAR STATUTE OF OTHER JURISDICTIONS, OR UNDER THE LAW OF CONTRACTS, TORTS (INCLUDING WITHOUT LIMITATION, NEGLIGENCE AND STRICT LIABILITY WITHOUT REGARD TO FAULT) OR PROPERTY, OF EVERY KIND OR CHARACTER

- IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION, OTHER FAULT, BREACH OF CONTRACT OR WARRANTY, VIOLATION OF THE TEXAS DECEPTIVE TRADE PRACTICES ACT, OR STRICT LIABILITY WITHOUT REGARD TO FAULT OF CONTRACTOR. REGARDLESS OF WHETHER OR NOT CAUSED IN PART BY ANY NEGLIGENCE OR OMISSION, OTHER FAULT, BREACH OF CONTRACT OR WARRANTY, VIOLATION OF THE TEXAS DECEPTIVE TRADE PRACTICES ACT, OR STRICT LIABILITY WITHOUT REGARD TO FAULT OF A PERSON OR ENTITY INDEMNIFIED HEREUNDER.

CONTRACTOR'S OBLIGATIONS OF INDEMNIFICATION UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY THE AMOUNT OF ANY INSURANCE.

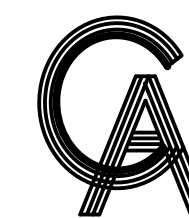
UTILITY NOTES:

- THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED ON THE CONSTRUCTION PLANS WERE RESEARCHED WITH RESPECT TO THE BEST AVAILABLE DATA AND THEREFORE SHOWN APPROXIMATE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. NEITHER THE ENGINEER NOR THE OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF THE UTILITIES SHOWN ON THE CONSTRUCTION PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES WITH JURISDICTION WITHIN THE LIMITS OF CONSTRUCTION FOR FIELD VERIFICATION AT NO ADDITIONAL EXPENSE TO THE OWNER. UTILITY COMPANIES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - SOUTH PADRE ISLAND PUBLIC WORKS DEPT. (956) 761-8159
 - CITY (HALL) OF SOUTH PADRE ISLAND (956) 761-6456
 - LAGUNA MADRE WATER DISTRICT OFFICE (956) 943-2626
 - LAGUNA MADRE WATER DISTRICT EMERGENCIES AFTER HOURS (956) 572-1716
 - TXDOT - BROWNSVILLE OFFICE (956) 542-2260
 - TEXAS 811
 - TEXAS GAS SERVICE (800) 700-2443
 - SPECTRUM/TIME WARNER CABLE/AT&T/VERIZON/CHARTER COMMUNICATIONS/FRONTIER COMMUNICATIONS
 - AMERICAN ELECTRIC AND POWER (AEP) TEXAS/MAGIC VALLEY ELECTRICAL COOPERATIVE
- CONTRACTOR SHALL EXPOSE ANY EXISTING UTILITY THAT MAY BE IN CONFLICT PRIOR TO COMMENCING CONSTRUCTION AND EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS RESPONSIBLE FOR PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.
- IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70th REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P-EXCAVATIONS.
- PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.
- IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED. (NO SEPARATE PAY)
- THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NON-COMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE OWNER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC-RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE OWNER.
- CONTRACTOR SHALL PROTECT AND SUSPEND ALL EXISTING UTILITIES TO REMAIN.
- ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES. THE PROTECTION, TEMPORARY BYPASS PUMPING, ETC. OF ALL UTILITY LINES SHALL BE INCIDENTAL TO THE INSTALLATION OF THE PROPOSE UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS.
- ALL CONSTRUCTION OPERATIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
- ELECTRICAL LINES ARE LOCATED IN THE PROJECT AREA. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436 (C)) CONCERNING CONSTRUCTION OPERATIONS IN THE VICINITY OF ELECTRICAL LINES AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.
- ANY CHANGES OR REVISIONS TO THE UTILITY DESIGN MUST FIRST BE SUBMITTED TO THE LAGUNA MADRE WATER DISTRICT FOR REVIEW AND WRITTEN APPROVAL.
- THE CONTRACTOR SHALL GIVE THE LAGUNA MADRE WATER DISTRICT 24 HOUR ADVANCE NOTICE PRIOR TO PLACEMENT OF ANY CONCRETE, TO PERMIT THE REVIEW OF FORMS, REINFORCING STEEL PLACEMENT, AND OTHER PREPARATIONS.



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HALFF PROJECT NO. (AVO): 53856.001



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SEAL



PROJECT

SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS

SOUTH PADRE ISLAND,
TEXAS

CLIENT

CITY OF
SOUTH PADRE ISLAND



SOUTH PADRE ISLAND,
TEXAS

P: 956-761-3044
F: 956-761-3898



MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH,MH
CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE

GENERAL NOTES

SHEET NO.

C1.1

UTILITY NOTES CONTINUED....:

16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST LAGUNA MADRE WATER DISTRICT STANDARD SPECIFICATIONS.
17. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL UTILITY CONCRETE IS TO BE CLASS "A" (4000 PSI @ 28 DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 GRADE 60.
18. MAXIMUM LENGTH OF OPEN TRENCH TO BE 60', OR AS DIRECTED BY THE OWNER.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO DETAILS AND THE MANUFACTURER'S RECOMMENDATION.
20. EXISTING SANITARY SEWER LINES SHALL BE KEPT IN SERVICE UNTIL PROPOSED SANITARY SEWER SYSTEM IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER.

WATER NOTES:

1. WATER AND SEWER SERVICE LINE INSTALLATION SHALL MEET THE TCEQ AND INTERNATIONAL BUILDING CODE SEPARATION CONDITIONS AND PIPING REQUIREMENTS.
2. WHERE NEW WATERLINES ARE LESS THAN 9 FEET SEPARATION DISTANCE FROM WASTEWATER LINES, IN ANY DIRECTION, THE WATERLINE PIPE MATERIAL, MINIMUM SEPARATION DISTANCE, AND NECESSARY CASING SHALL BE IN ACCORDANCE WITH SPECIFICATION 33 14 13 WATERLINE PIPE WORK.
3. NO WATER JETTING ALLOWED; MECHANICAL COMPACTION REQUIRED.
4. THE FOLLOWING GUIDELINES AND PROCEDURES SHALL BE FOLLOWED BY ANY CONTRACTOR, SUB-CONTRACTOR, OR ANY PERSON OR PERSONS DOING ANY WORK ON LAGUNA MADRE WATER DISTRICT (LMWD) WATER LINES, TO INCLUDE WATER LINE EXTENSIONS, WATERLINE UPGRADES, WATER TAPS, OR ANY PHYSICAL WORK AND OR CONNECTIONS TO EXISTING WATERLINES OR ANY NEW WATERLINES THAT ARE TO BE ADOPTED BY LMWD.
 1. CORE & MAIN (956) 350-0771
 2. FERGUSON WATER WORKS (956) 584-8199
 3. ACT PIPE & SUPPLY (956) 583-1558
 4. AGUAWORKS PIPE (956) 831-2500
5. GENERAL CONTRACTOR (GC) MUST BE LICENSED/BONDED, GC WILL BE RESPONSIBLE FOR THE WORK AND MATERIALS ON WATERLINE UPGRADE.
6. CONTRACTOR/COMPANY PROPOSING TO WORK ON LMWD WATERLINES WILL MAKE CONTACT AND MEET WITH LMWD PERSONNEL, TO BE DIRECTOR OF OPERATIONS, DISTRICT ENGINEER, WATER SUPERINTENDENT, WATER DISTRIBUTION MANAGER, WATER DISTRIBUTION ASSISTANT MANAGER TO REVIEW ALL DOCUMENTS AND SHARE INFORMATION AS NEEDED. ALL LINE EXTENSIONS AND/OR UPGRADES WILL BE 6" MINIMUM.
7. CONTRACTOR/COMPANY WILL ONLY USE LMWD APPROVED PARTS AND MATERIALS. LIST OF VENDORS USED BY LMWD PROVIDED:
 1. CORE & MAIN (956) 350-0771
 2. FERGUSON WATER WORKS (956) 584-8199
 3. ACT PIPE & SUPPLY (956) 583-1558
 4. AGUAWORKS PIPE (956) 831-2500
8. CONTRACTOR INSTALLING NEW LINE IS RESPONSIBLE FOR REPLACING ANY EXISTING SERVICE CONNECTIONS WHERE ONE EXISTS, TO INCLUDE TAPPING SADDLE, CORPORATION STOP WITH CUT-OFF VALVE, MUNICIPEX TUBING AND ANGLE VALVE WITH CUT-OFF. CONTRACTOR WILL ALSO PREP NEW WATERLINE TO CONNECT TO ANY AND ALL OTHER EXISTING WATERLINE.
9. CONTRACTOR SHALL FOLLOW STANDARD RULES OF WATER LINE INSTALLATIONS, TO INCLUDE PREPPING WATERLINE FOR HYDROSTATIC TESTING, BACTERIOLOGICAL SAMPLE COLLECTION, AND A FLUSHING POINT AS NEEDED.
10. CONTRACTOR WILL BE REQUIRED TO USE DEWATERING (WELL-POINT) SYSTEM, WHEN WORKING AT OR NEAR GROUND WATER TABLE.
11. CONTRACTOR WILL BE RESPONSIBLE TO RESTORE AREAS TO ORIGINAL CONDITIONS OR BETTER AS REQUIRED BY CITY/TOWN AND STATE CODES/ORDINANCES.
12. CONTRACTOR WILL BE RESPONSIBLE TO PERFORM A HYDRO-STATIC TEST (PRESSURE TEST) ON NEWLY INSTALLED LINE, USING THEIR OWN EQUIPMENT. LMWD PERSONNEL MUST BE PRESENT TO WITNESS TEST FROM BEGINNING TO END. STANDARD TEST IS (150 PSI FOR 4 HOURS ZERO TOLERANCE), FAILURE TO MAINTAIN PRESSURE, IS A FAILED TEST.
13. LMWD WILL COLLECT THE BACTERIOLOGICAL SAMPLE AND SUBMIT IT FOR TESTING. IF TEST IS NEGATIVE, AN INSPECTION OF THE WATERLINE IS COMPLETE AND LINE CAN BE PLACED INTO SERVICE. AS REQUIRED BY TCEQ.
14. OFF-SITE TAP FEES MAY APPLY, IF LINE EXTENSION REQUIRES A 6" TAP.
15. LMWD WILL SUBMIT TX-DOT PERMITS AS NEEDED.

16. GC WILL SUBMIT A 1 YEAR WARRANTY ON NEWLY INSTALLED LINES, TO INCLUDE ANY AND ALL TYPE OF WORK CONTRACTOR DID ON EXISTING LINE AT TIE-IN. DATE OF NEWLY INSTALLED WATERLINE WILL BE WHEN IT IS PLACED INTO SERVICE.
17. WITH THE EXCEPTION OF TX-DOT PERMITS, CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL PERMITS, PERMIT FEES, ADMINISTRATIVE FEES, METER FEES, AND ANY FEES THAT MAY APPLY WITH THE WATERLINE UPGRADE, EXTENSION OR TIE-IN. LMWD PROVIDES WATER SERVICES TO PORT ISABEL, SOUTH PADRE ISLAND, LAGUNA VISTA, AND LAGUNA HEIGHTS.

18. CONTRACTOR INSTALLING/UPGRADING LINES WILL SIGN OFF ON:
 - A) HYDROSTATIC TEST
 - B) BACTERIOLOGICAL SAMPLE (PASSING SAMPLE)
 - C) RESTORED AREAS AS APPLICABLE
 - D) MET ALL REQUIREMENTS AS SET FORTH BY LMWD

19. LAGUNA MADRE WATER DISTRICT WILL PROVIDE SIGN OFF SHEET ON ALL ITEMS REQUESTED.
20. LAGUNA MADRE WATER DISTRICTS REQUIRES CONTRACTORS TO FOLLOW REQUIREMENTS DURING CONSTRUCTION.
 1. NO GLUE FITTING. USE MECHANICAL AND BRASS COMPRESSION FITTINGS.
 2. NO 2-INCH GATE VALVE. USE 2-INCH BRASS CORP-STOPS.
 3. ON FLANGE-BY-FLANGE CONNECTION USE BRASS BOLTS.
 4. USE 1-INCH MUNICIPEX TUBING FOR SERVICE LINES.
 5. PLACE WATER BLUE WARNING TAPE.
 6. BLUE TRACING WIRE 10-GAUGE HMWPE INSULATION (HDPE) AND DIRECT BURIAL RATED.

7. PLACE THE WATER LINE 3 FT TOP OF THE LINE IN DEPTH FROM THE FINISH GRADE.
8. STANDARDIZED PRESSURE GAUGE TO SHOW 150 PSI.
9. 4-INCH CASING FOR LONG SERVICES SCH 40 OR SDR 35
10. IF NO 9 FT SEPARATION BETWEEN WATER AND SEWER CASING IS REQUIRED.
21. APPROVED CONTRACTORS
 1. 5125 COMPANY (956) 867-5125
 2. G&T PAVING (956) 592-1744
 3. CORNETT CONSTRUCTION (956) 245-1009
 4. CLOSNER CONSTRUCTION (956) 472-8613
 5. PEDERSON CONSTRUCTION (956) 233-4471
 6. ROCHA CONSTRUCTION (956) 572-9353
 7. PASCUAL ROCHA (956) 592-7371
 8. NOE ALANIZ (956) 200-2344
 9. FIREFOX FIRE SOLUTIONS (956) 789-9990

POLLUTION PREVENTION / EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN A SWPPP PERMIT AND POST IT AT THE CONSTRUCTION SITE, IN ACCORDANCE WITH SPECIFICATION 01 57 13 TEMPORARY EROSION AND SEDIMENTATION CONTROL AND 01 57 23 TPDES REQUIREMENTS, PRIOR TO CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBING ACTIVITY.
3. ALL EFFORTS SHALL BE MADE TO CONTAIN DISTURBED SOILS WITHIN THE EXTENTS OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
4. THE CONTRACTOR SHALL SEQUENCE ALL CONSTRUCTION IN SUCH A MANNER AS TO MINIMIZE THE AMOUNT AND EXTENTS OF DISTURBED EARTH.
5. A STABILIZED CONSTRUCTION EXIT IS REQUIRED AT ALL POINTS OF DESIGNATED EGRESS FROM THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION(S) UNLESS OTHERWISE NOTED ON THE PLANS. THE LOCATION(S) OF THE STABILIZED CONSTRUCTION EXIT(S) MAY BE MODIFIED WITH RESPECT TO THE SEQUENCE OF CONSTRUCTION.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED DURING THE COURSE OF THEIR INTENDED USE.
7. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
8. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE DURING THE COURSE OF EARTH DISTURBING ACTIVITY AND UNTIL FINAL STABILIZATION IS ACHIEVED. STRUCTURAL MEASURES MAY BE REMOVED ONLY UPON FINAL PROJECT ACCEPTANCE BY THE OWNER OR AS DIRECTED BY THE OWNER.
10. PERMANENT STABILIZATION SHALL BEGIN AS SOON AS PRACTICABLE OR AS DIRECTED BY THE OWNER.
11. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE OWNER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE OWNER. DUST CONTROL AND ASSOCIATED WATERING OR OTHER METHOD SHALL BE SUBSIDIARY TO THE EROSION CONTROL BID ITEM IN THE UNIT PRICE SCHEDULE.
12. TRACKED DEBRIS SHALL BE SWEEP AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE OWNER.
13. ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
14. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY THE OWNER.
15. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
16. STAGING, STOCKPILE AND EQUIPMENT STORAGE AREAS SHALL NOT BE LOCATED WITHIN THE EXTENTS OF ANY TREE DRIP LINES.

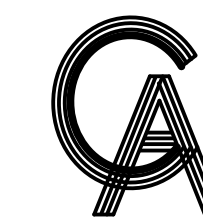
LAGUNA MADRE WATER DISTRICT SUBDIVISION AND EXTENSION STANDARDS:

1. UTILITY BONDS: COPY OF BONDS FROM SUBDIVISION JURISDICTION
2. WARRANTY: 1 YEAR FROM DATE OF PROJECT COMPLETION
3. AS BUILT DRAWINGS: FURNISH AND CERTIFIED BY PE OR RPLS
4. PRE CONSTRUCTION MEETING REQUIRED
5. NOTIFICATION ONE CALL
6. TESTING REQUIREMENTS:
 - 6.1. TO BE COMPLETE AFTER ALL UTILITIES INSTALLED
 - 6.2. 150 PSI FOR 2 HOURS FOR WATER LINES, HYDROSTATIC TESTED
 - 6.3. 100 PSI FOR 2 HOURS FOR FORCE MAIN LINES, HYDROSTATIC TESTED
 - 6.4. 4 PSI FOR 10 MINUTES FOR SEWER GRAVITY LINES, AIR TESTED
 - 6.5. WATER LINES TO BE STERILIZED (HTH) 24 HOURS, THEN FLUSHED, AND BACTERIOLOGICAL TESTED.
 - 6.6. AFTER BACTERIOLOGICAL TEST APPROVED, THEN INTERCONNECT TO MAIN LINE.
7. METERS
 - 7.1. METERS ARE PROVIDED BY DISTRICT PAID FOR BY DEVELOPER
 - 7.2. METER BOX ARE PROVIDED BY DISTRICT ON 5/8", 1", AND 2" METERS.
 - 7.3. METER VAULT MUST BE INSTALLED BY THE DEVELOPER FOR 4", 6", 8", 10" METERS OR LARGER.

8. BACKFLOW ASSEMBLY
 - 8.1. REQUIRED BY DISTRICT PER STATE REGULATIONS ON FIRELINE METERS, FIRE PROTECTION METERS, IRRIGATIONS METERS.
 - 8.2. MOTEL/HOTELS OVER 4 STORIES HIGH, RESTAURANTS WITH FOUNTAIN DRINKS, ASSEMBLY TESTED BY CERTIFIED TESTER
 - 8.3. WHEN INSTALLED AND ONCE A YEAR THEREAFTER, REPORT TURNED IN TO BACKFLOW PREVENTION DEPARTMENT AT DISTRICT.
 - 8.4. BACKFLOW ASSEMBLY PAID BY THE DEVELOPER INSTALLED AFTER THE METER BEFORE ANY SPIGOT OR SINK OUTFLOW.
 - 8.5. BACKFLOW ASSEMBLY APPROVED BY THE DISTRICT ON EACH APPLICATION.



HALFF PROJECT NO. (AVO): 53856.001



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PROJECT

SPI FANTASY CIRCLE
 BEACH ACCESS
 IMPROVEMENTS

 SOUTH PADRE ISLAND,
 TEXAS

CLIENT

CITY OF
 SOUTH PADRE ISLAND

 SOUTH PADRE ISLAND,
 TEXAS
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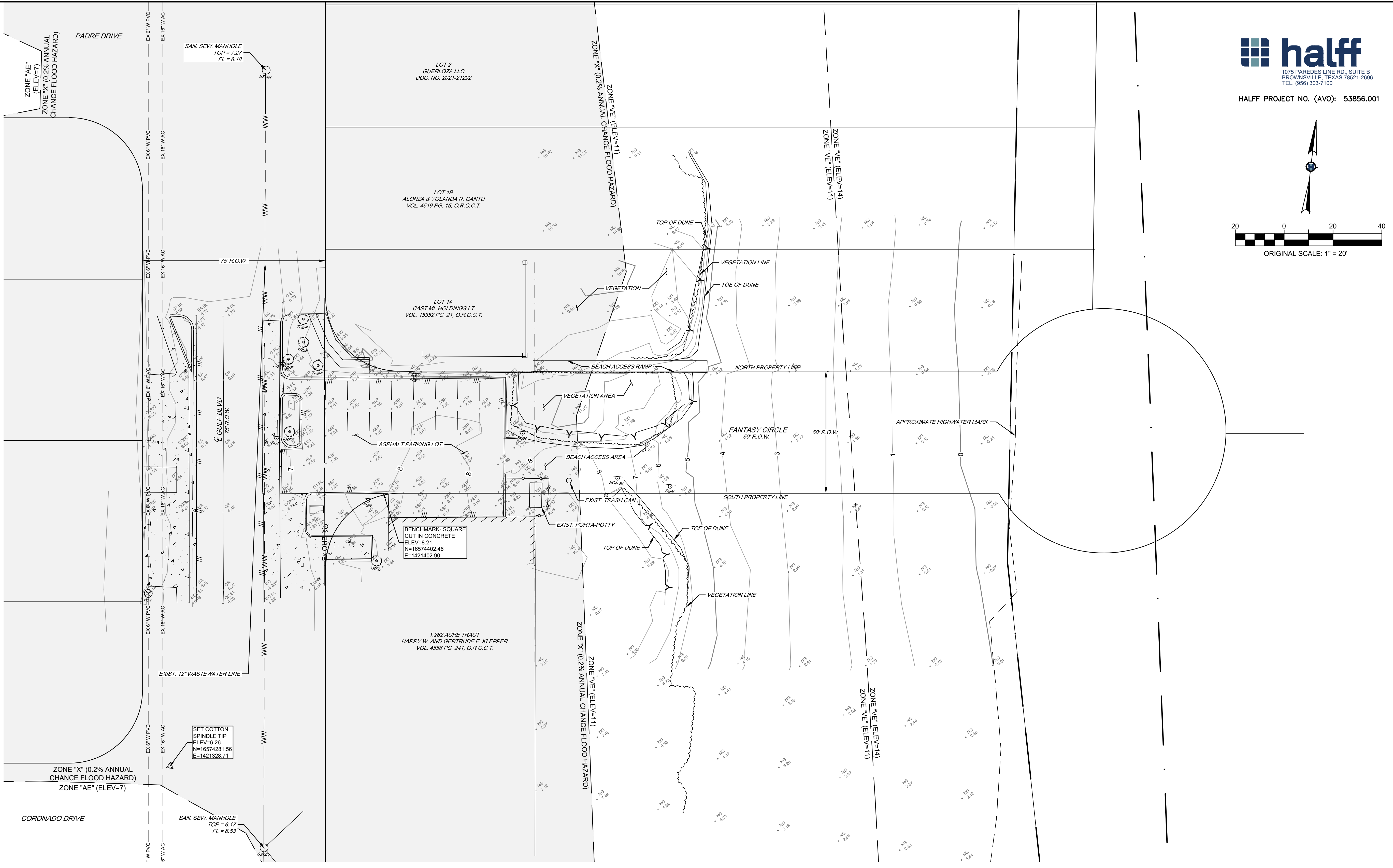
GENERAL LEGEND			
PROPOSED	EXISTING	PROPOSED	EXISTING
		WATER	WATER
		SAN. SEWER GRAVITY / FORCEMAIN	SAN. SEWER GRAVITY / FORCEMAIN
		STORM SEWER	STORM SEWER
		SPOT ELEVATION	SPOT ELEVATION
		ASPHALT PAVEMENT	ASPHALT PAVEMENT
		CONCRETE PAVEMENT	CONCRETE PAVEMENT
		PARKING LOT PAVERS	PARKING LOT PAVERS
		LANDSCAPE / SOD	LANDSCAPE / SOD
		DRINKING FOUNTAIN	DRINKING FOUNTAIN
		TRASH CAN	TRASH CAN
		BENCH	BENCH
		BIKE RACK	BIKE RACK
		CONCRETE ADA RAMP WITH DETECTABLE WARNING	CONCRETE ADA RAMP WITH DETECTABLE WARNING

MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH, MH
CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE
**GENERAL NOTES
 AND LEGEND**

SHEET NO.
C1.2



halff
 1075 PAREDES LINE RD., SUITE B
 BROWNSVILLE, TEXAS 77821-2698
 TEL. (956) 303-7100

HALFF PROJECT NO. (AVO): 53856.001

ORIGINAL SCALE: 1" = 20'

GA
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SOUTH PADRE ISLAND,
 TEXAS

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SOUTH PADRE ISLAND,
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MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH,MH
CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE

**EXISTING
 CONDITIONS**

SHEET NO.

C1.3

SHEET SPECIFIC LEGEND

SEE SHEET C1.2 FOR GENERAL LEGEND

--- FEMA FLOOD ZONE BOUNDARY

TOPOGRAPHY NOTES:

- ALL ELEVATIONS ARE IN FEET, UNLESS OTHERWISE STATED.
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY 2023

THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO:
 TEXAS STATE COORDINATE SYSTEM 1983
 NVD 1988
 TEXAS SOUTH ZONE 4205

CAMERON COUNTY APPRAISAL DISTRICT - PROPERTY INFORMATION:

1.262 ACRE TRACT
 PROPERTY ID: 109719
 OWNER: ICS MANAGEMENT COMPANY
 LOCATION: 5600 GULF BLVD SOUTH PADRE ISLAND, TEXAS 78597
 LEGAL DESCRIPTION: UNIT 4-B BLD 178 INVERNESS 1 CONDOMINIUMS 1.1628% INTEREST UNI

LOT 1A
 PROPERTY ID: 108952
 OWNER: CAST ML HOLDINGS, LLC
 LOCATION: 5800 GULF BLVD. SOUTH PADRE ISLAND, TEXAS 78597
 LEGAL DESCRIPTION: FIESTA ISLES BLK 191, LOT A (REPLAT OF LOT 1)

LOT 1B
 PROPERTY ID: 108953
 OWNER: ALONZO & YOLANDA R. CANTU
 LOCATION: 5802 GULF BLVD, SOUTH PADRE ISLAND, TEXAS 78597
 LEGAL DESCRIPTION: FIESTA ISLES BLK 191, LOT 1B (REPLAT OF LOT 1)

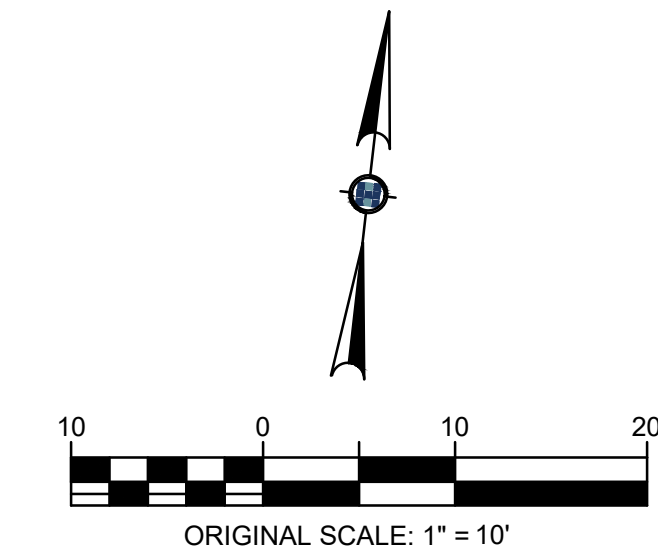
THE LOT NO., PROPERTY ID, OWNER, LOCATION AND LEGAL DESCRIPTION SHOWN FOR EACH PARCEL IS AS SHOWN ON THE CAMERON COUNTY APPRAISAL DISTRICT WEBSITE.

FEMA INFORMATION:

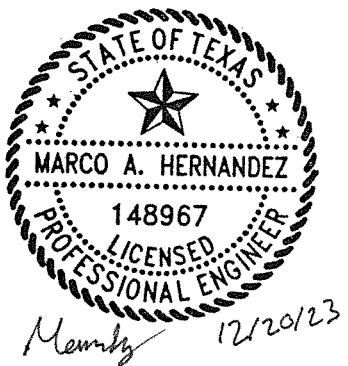
THE PROJECT LIMITS LIE WITHIN THE FOLLOWING FEMA ZONES:

- ZONE X (SHADED/HATCH) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION)

THIS INFORMATION WAS IDENTIFIED BY FEMA, NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND IS SHOWN ON PANEL 0370F FLOOD INSURANCE RATE MAP (FIRM) NO. 48061C0370F EFFECTIVE FEBRUARY 16, 2018, FOR CAMERON COUNTY, TEXAS. THE FLOOD ZONE STATEMENTS ARE FOR REFERENCE ONLY AND DO NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES WITHIN THE PROJECT LIMITS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.



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TEXAS

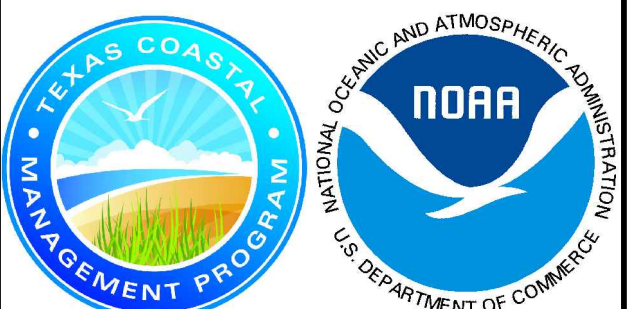
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SOUTH PADRE ISLAND,
TEXAS

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MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17

DATE 12-20-2023

DRAWN BY ENH,MH

CHECKED BY MH

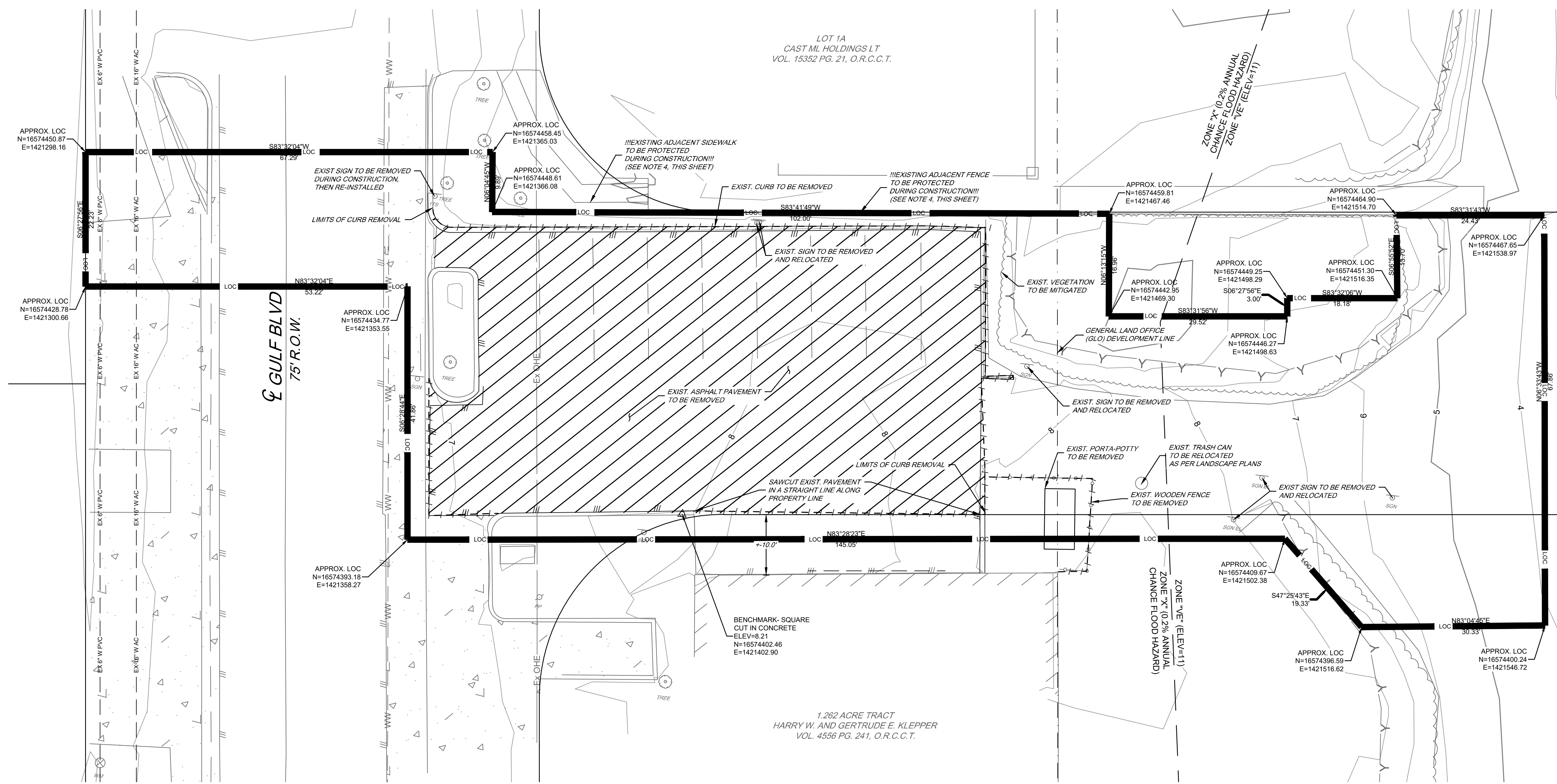
SCALE AS SHOWN

SHEET TITLE

**DEMOLITION
PLAN**

SHEET NO.

C1.4



DEMOLITION NOTES:

- ALL ITEMS TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR AT AN APPROVED LANDFILL, UNLESS OTHERWISE STATED.
- ALL ITEMS TO BE RELOCATED OR TEMPORARILY REMOVED SHALL BE PROTECTED DURING INITIAL REMOVAL AND RE-INSTALLATION. THESE ITEMS SHALL BE PROPERLY STORED DURING TRANSITION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING ADJACENT PROPERTY IMPROVEMENTS AT CONTRACTOR'S OWN EXPENSE.
- ADJACENT PROPERTY FENCES AND POLE FOUNDATIONS SHALL BE PROTECTED DURING CONSTRUCTION.
- LIMITS OF DEMOLITION REMOVAL ARE APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY. THERE SHALL BE NO CHANGE ORDERS FOR ADDITIONAL QUANTITIES.

LIMITS OF CONSTRUCTION (LOC) NOTES:

- NORTHING AND EASTING DATA SHOWN HEREON FOR LIMITS OF CONSTRUCTION IS APPROXIMATE AND IS INTENDED TO PROVIDE THE CONTRACTOR A BOUNDARY FOR CUT AND FILL AND SILT FENCE.
- CONTRACTOR SHALL VERIFY THE LIMITS OF CONSTRUCTION PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF THERE ARE ANY POTENTIAL CONFLICTS WITH THE LIMITS OF CONSTRUCTION.

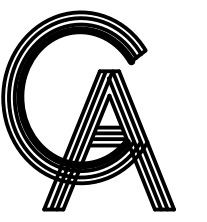
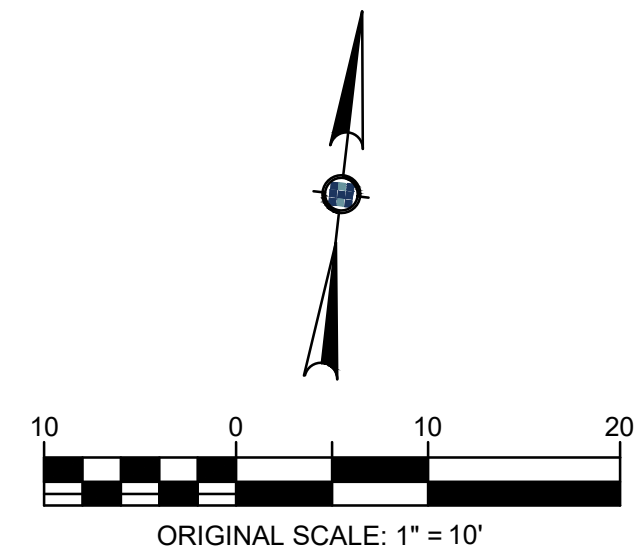
SHEET SPECIFIC LEGEND

- SEE SHEET C1.2 FOR GENERAL LEGEND
- LOC — LIMITS OF CONSTRUCTION



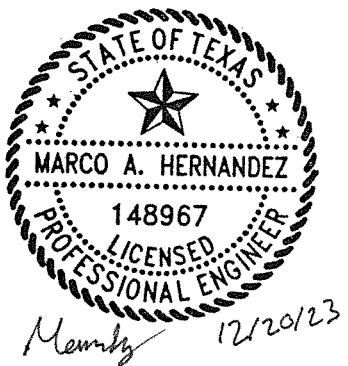
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TEL. (956) 303-7100

HALFF PROJECT NO. (AVO): 53856.001



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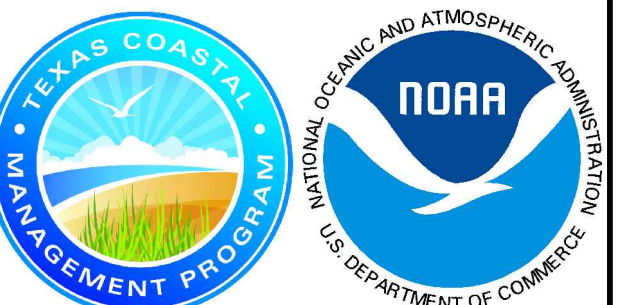
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MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17

DATE 12-20-2023

DRAWN BY ENH,MH

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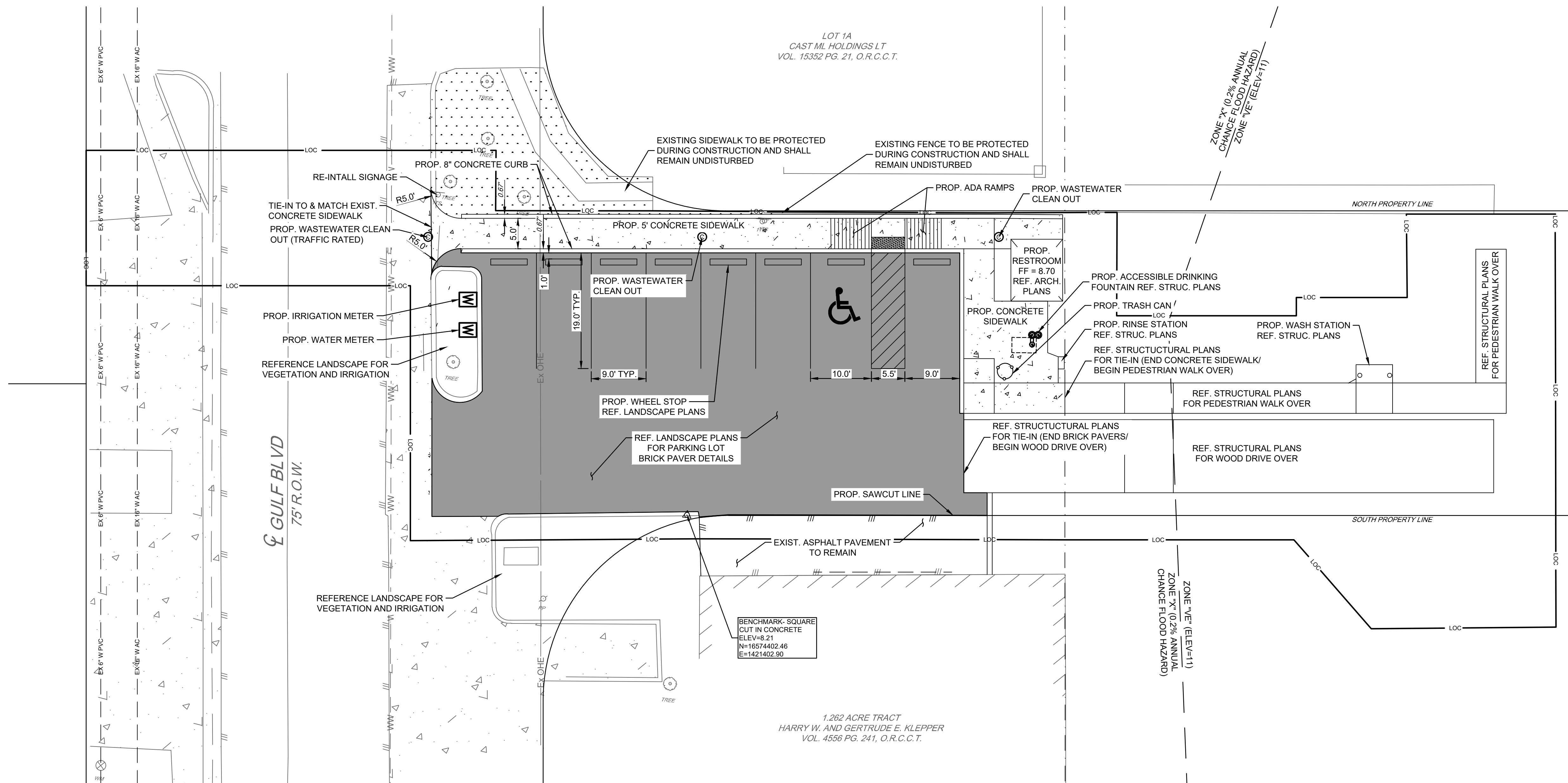
SCALE AS SHOWN

SHEET TITLE

**PROPOSED SITE
PLAN**

SHEET NO.

C1.5

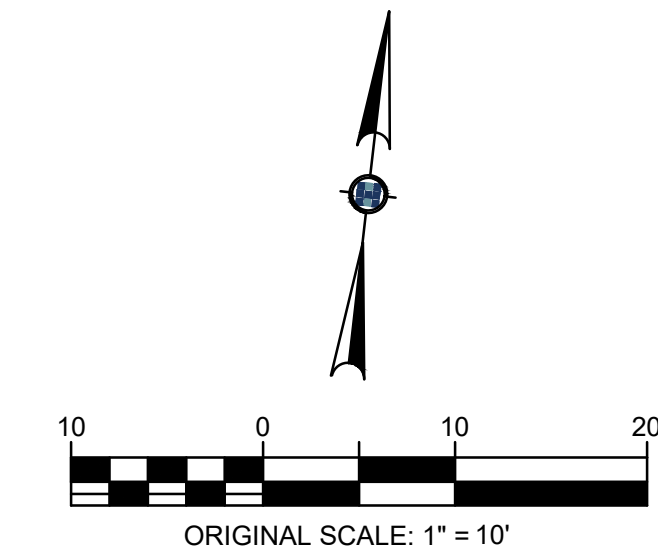


SITE NOTES:

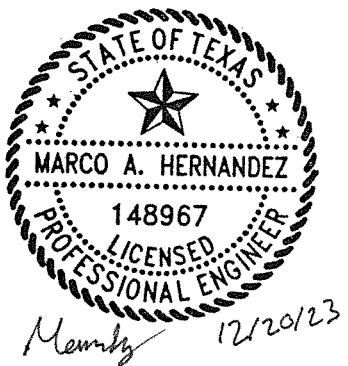
- CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE PROPERTY AT ALL TIMES DURING UTILITY CONSTRUCTION AND THROUGHOUT THE LENGTH OF THE PROJECT.
- CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 2 DAYS (48 HOURS) IN ADVANCE PRIOR TO COMMENCING DRIVEWAY REPAIR CONSTRUCTION.
- ALL PARKING AISLE STRIPING MATERIAL SHALL BE COLORED PAVERS, NOT PAINT SHALL BE USED FOR STRIPING, UNLESS OTHERWISE STATED (REFERENCE LANDSCAPE PLANS.)
- ACCESSIBLE PARKING PAVEMENT MARKINGS AND SYMBOL SHALL BE COLORED PAVERS, NOT PAINT SHALL BE USED FOR STRIPING, UNLESS OTHERWISE STATED (REFERENCE LANDSCAPE PLANS.)
- ALL DIMENSIONS SHOWN ARE IN FEET, UNLESS OTHERWISE STATED.
- ALL DIMENSIONS ARE SHOWN TO BACK OF CURB OR EDGE OF SIDEWALK, UNLESS OTHERWISE STATED.
- REFERENCE STRUCTURAL PLANS FOR OVERALL SITE PLAN DIMENSIONS.
- SEE SHEET C1.10 FOR DETAILS.

PARKING LOT COUNT:

- | | |
|------------------------|---|
| 1. TOTAL SPACES = | 8 |
| 2. ACCESSIBLE SPACES = | 1 |
| 3. MOTORCYCLE SPACES = | 0 |
| 4. STANDARD SPACES = | 7 |



SEAL



PROJECT

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SOUTH PADRE ISLAND,
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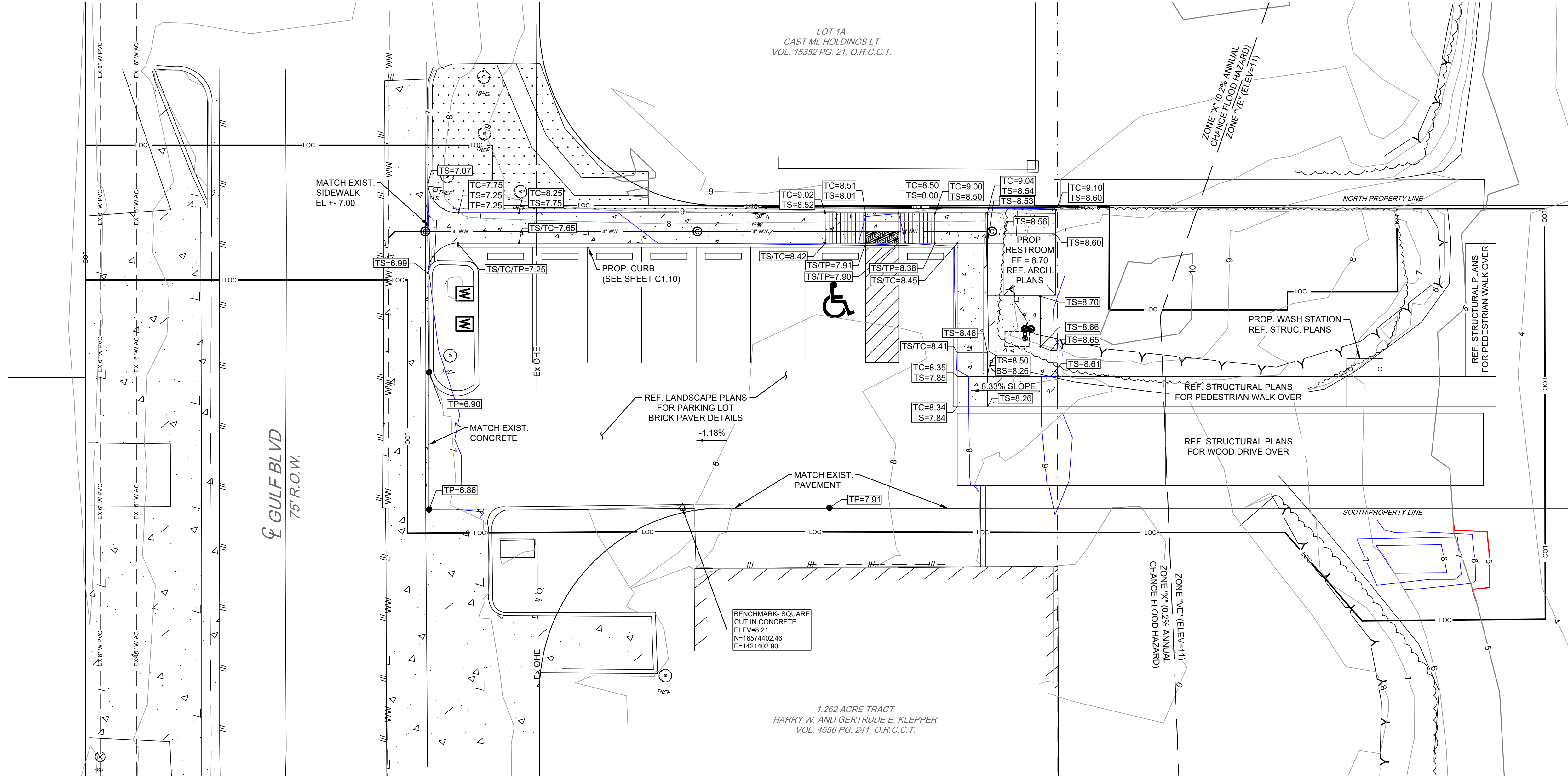


MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH, MH
CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE
**PROPOSED
GRADING PLAN**

SHEET NO.
C1.6



SHEET SPECIFIC LEGEND
SEE SHEET C1.2 FOR GENERAL LEGEND

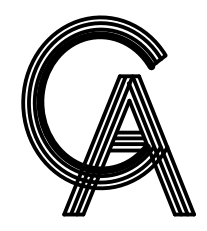
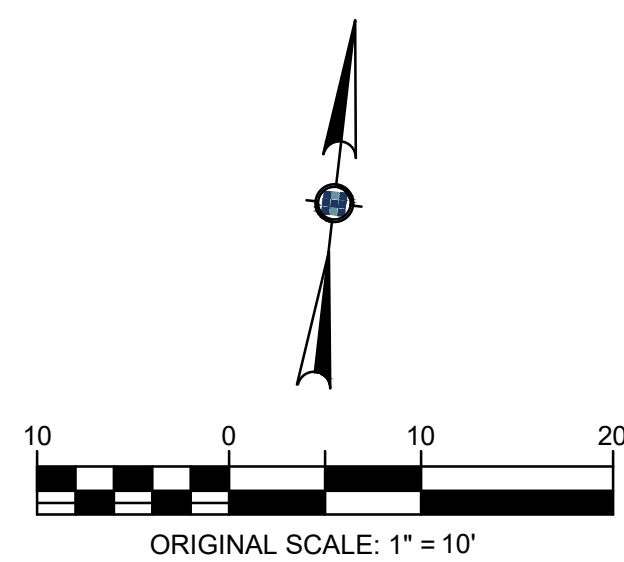
- GRADING NOTES:**
1. ALL ELEVATIONS SHOWN ARE IN FEET.
 2. ALL CURB HEIGHT IS 6-INCH, UNLESS OTHERWISE STATED.
 3. FOR ADDITIONAL IRON ROD INFORMATION, SEE SHEET C1.3 EXISTING CONDITIONS.
 4. EXISTING SAND SHALL BE GRADED TO 11-INCHES BELOW TP (BRICK PAVER) GRADES WITHIN THE PARKING LOT.

- | | | | |
|----------|---|--|---|
| TC=00.00 | PROPOSED TOP OF CURB SPOT ELEVATION | S-TL=(00.00) | STRUCTURAL-TOP OF WALKOVER LANDING ELEVATION (REF. STRUC. PLANS) |
| TS=00.00 | PROPOSED TOP OF SIDEWALK SPOT ELEVATION | S-BW=(00.00) | STRUCTURAL-BOTTOM OF WALKOVER STRUCTURE ELEVATION (REF. STRUC. PLANS) |
| TP=00.00 | PROPOSED TOP OF PAVEMENT (BRICK PAVER) SPOT ELEVATION | PROPOSED MAJOR CONTOUR (5' INCREMENTS) | |
| FG=00.00 | PROPOSED FINISHED GRADE SPOT ELEVATION | PROPOSED MINOR CONTOUR (1' INCREMENTS) | |
| NG=00.00 | EXISTING NATURAL GROUND SPOT ELEVATION | EXISTING CONTOUR (1' INCREMENTS) | |
| EP=00.00 | EXISTING EDGE OF PAVEMENT SPOT ELEVATION | SLOPE ARROW | |
| FF=00.00 | PROPOSED FINISHED FLOOR ELEVATION | | |



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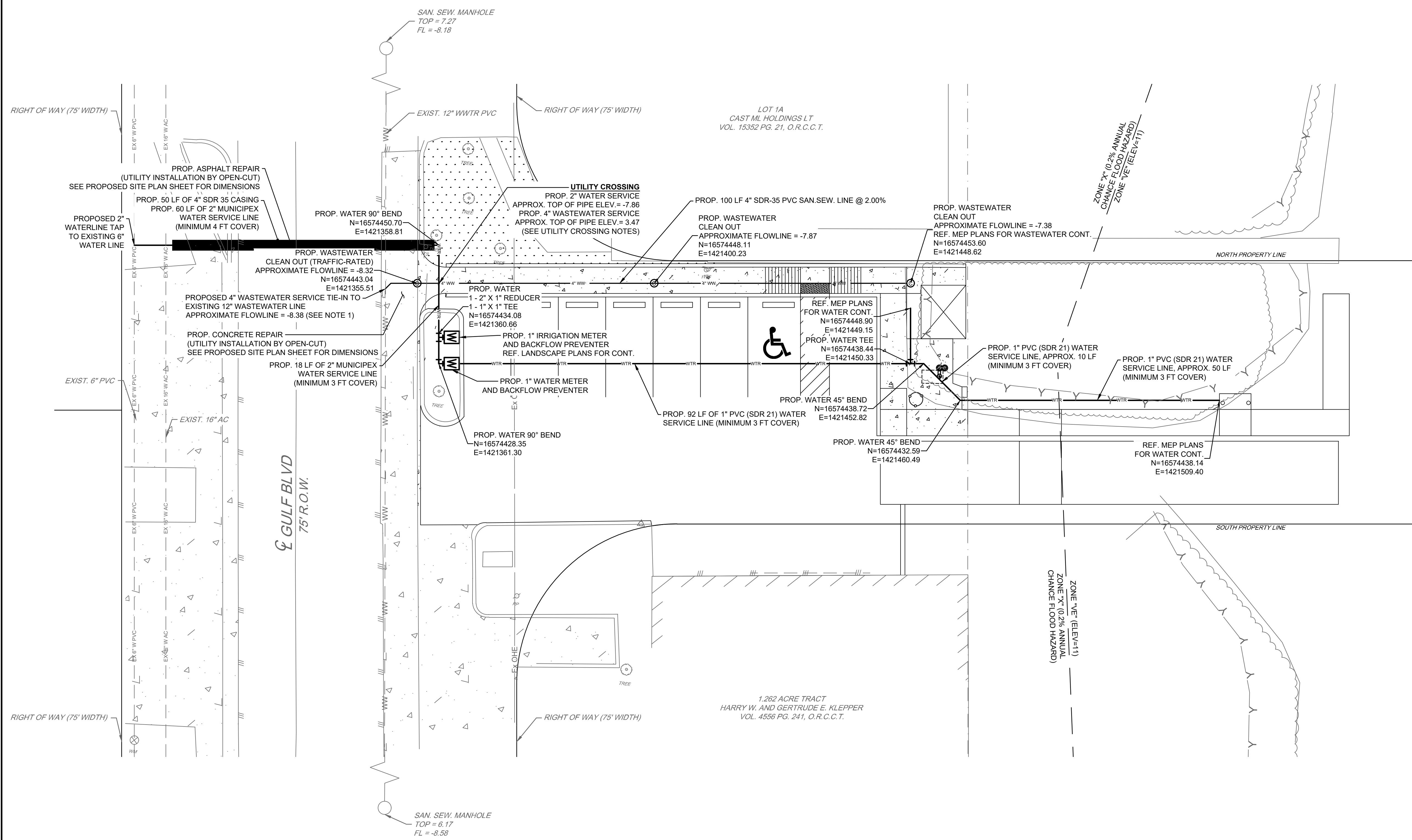
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UTILITY NOTES:

- THE EXISTING WASTEWATER SERVICE TIE-IN FLOWLINE IS BASED OFF OF THE APPROXIMATE BURIAL DEPTH. THE WASTEWATER TIE-IN FLOWLINE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE WASTEWATER LINE. ALSO, THE CONTRACTOR SHALL VERIFY THE CONDITION AND PIPE MATERIAL OF THE EXISTING WASTEWATER SERVICE.
- CONTRACTOR SHALL USE BLUE TRACING WIRE 10-GAUGE HMWPE INSULATION (HDPE) DIRECT BURIAL RATED, BLUE WATER WARNING TAPE AND NO GLUE FITTING.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNANTICIPATED UTILITY CONFLICTS ARISE AND IF THERE APPEARS TO BE EXISTING LEAKAGE FROM THE UNDERGROUND UTILITIES.
- ALL ELEVATIONS SHOWN ARE IN FEET, UNLESS OTHERWISE STATED. CONTRACTOR SHALL INSTALL WELL-POINTING SYSTEM FOR UTILITY INSTALLATION AS NEEDED.
- FOR ADDITIONAL IRON ROD INFORMATION, SEE SHEET C1.3 EXISTING CONDITIONS.

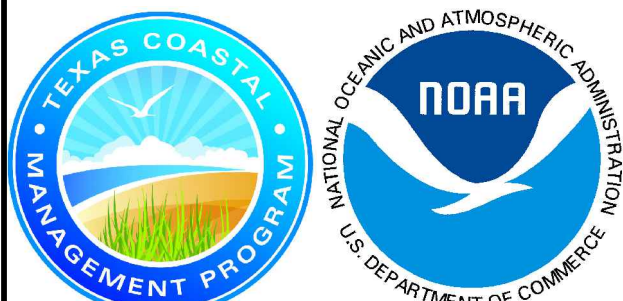
UTILITY CROSSING NOTES:

- WHERE THE PROPOSED WATERLINE CROSSES OVER THE EXISTING WASTEWATER SERVICE.
 - THERE SHALL BE A MINIMUM SEPARATION DISTANCE OF 6-INCHES FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE CASING FOR THE PROPOSED WATERLINE MAY BE REQUIRED IF THE EXISTING WASTEWATER LINE PIPE MATERIAL DOES NOT HAVE A PRESSURE RATING OF AT LEAST 150 PSI.

PROJECT
**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**
SOUTH PADRE ISLAND,
TEXAS

CLIENT
CITY OF
SOUTH PADRE ISLAND

SOUTH PADRE ISLAND,
TEXAS
P: 956-761-3044
F: 956-761-3898



MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH,MH
CHECKED BY	MH
SCALE	AS SHOWN

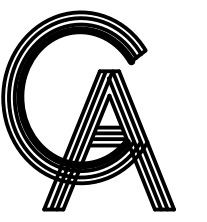
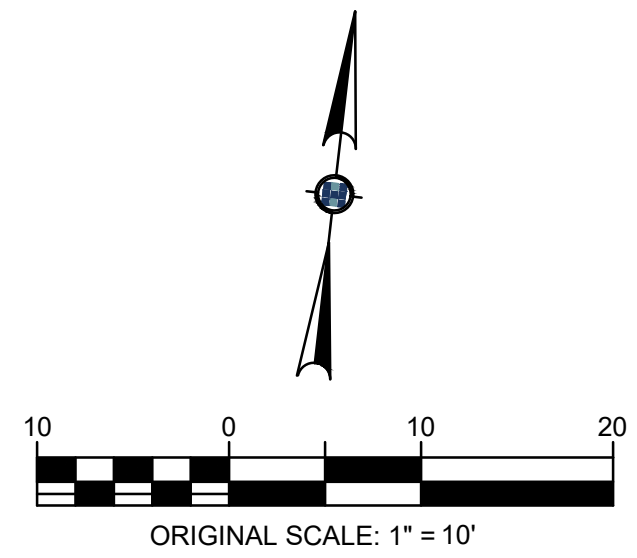
**PROPOSED UTILITY
PLAN**

SHEET NO.
C1.7



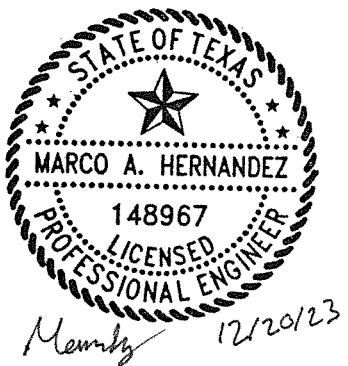
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2698
TEL. (956) 303-7100

HALFF PROJECT NO. (AVO): 53856.001



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PROJECT

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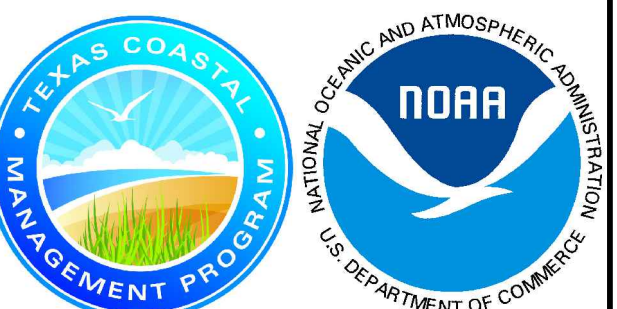
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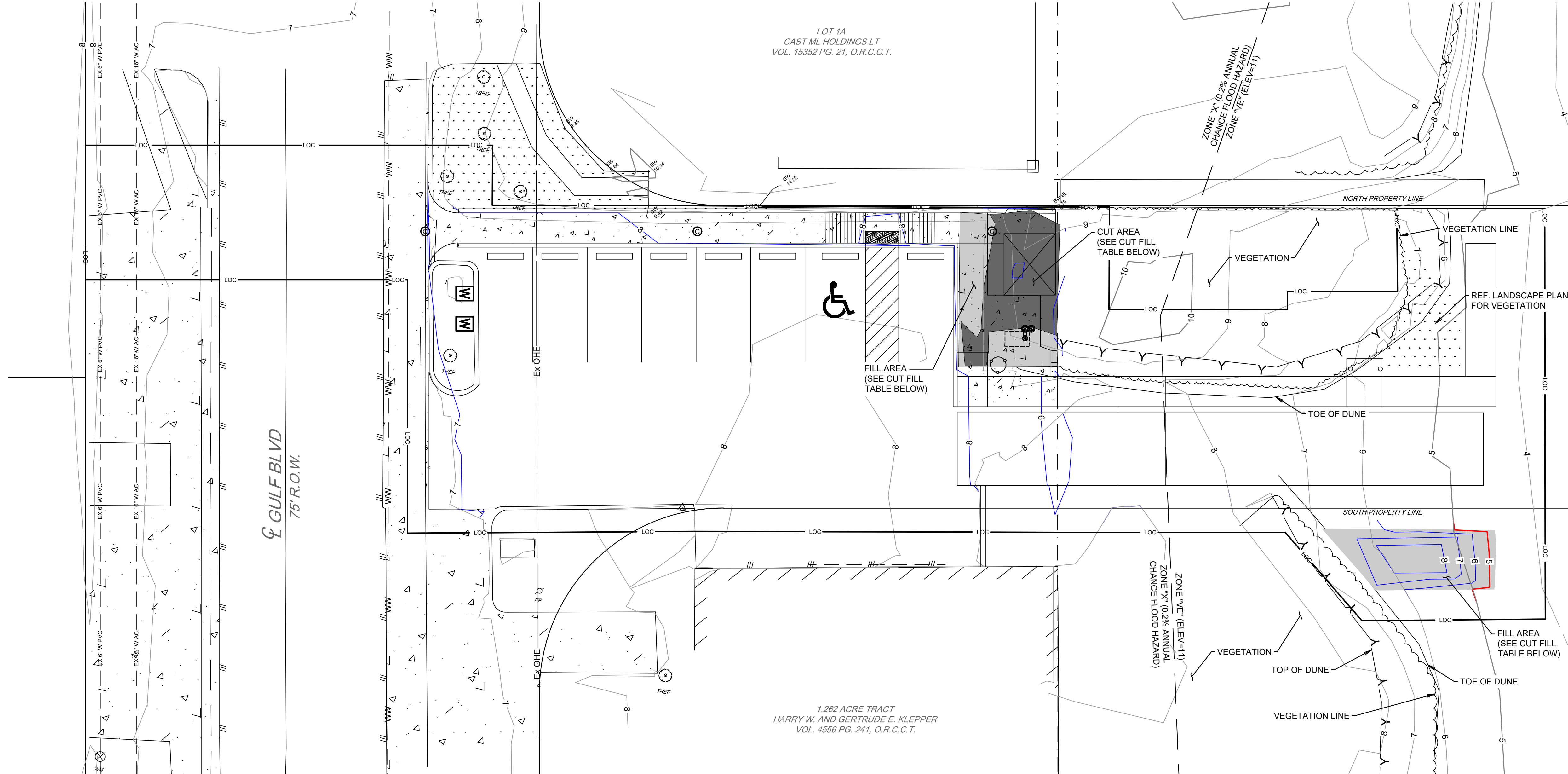
SCALE AS SHOWN

SHEET TITLE

**SITE CUT AND FILL
PLAN**

SHEET NO.

C1.8



SHEET SPECIFIC LEGEND
SEE SHEET C1.2 FOR GENERAL LEGEND

—	PROPOSED MAJOR CONTOURS (5' INCREMENTS)
—	PROPOSED MAJOR CONTOURS (1' INCREMENTS)
	LIMITS OF CONSTRUCTION

FOR GLO INFORMATION SEE "GLO" A-1, A-2, B-1, AND B-2 PLAN SHEETS. THIS SHEET INCLUDES CUT FILL MATERIAL AND VEGETATION WITHIN THE PUBLIC RIGHT OF WAY. REFERENCE LANDSCAPE PLAN SHEETS FOR OVERALL VEGETATION.

- CUT AND FILL NOTES:**
- CONTRACTOR SHALL RE-GRADE THE SITE; I.E., CUT EXISTING MATERIAL AND PLACE FILL MATERIAL, WITHIN THE LIMITS OF CONSTRUCTION (LOC).
 - SEE DEMOLITION PLAN AND LIMITS OF CONSTRUCTION SHEET FOR LOCATION OF LOC.

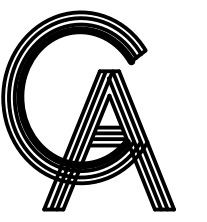
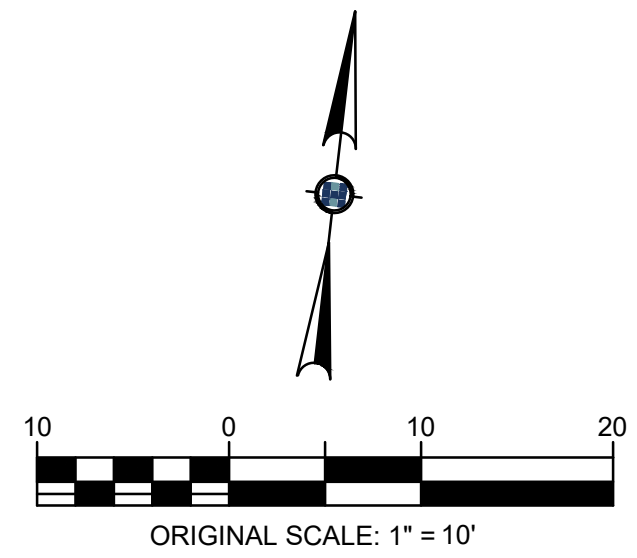
CUT FILL TABLE

DESCRIPTION	COLOR	APPROXIMATE VOLUME
CUT		6 CY
FILL		6 CY



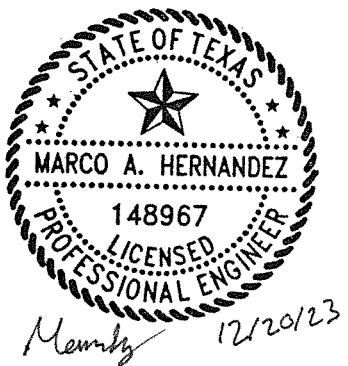
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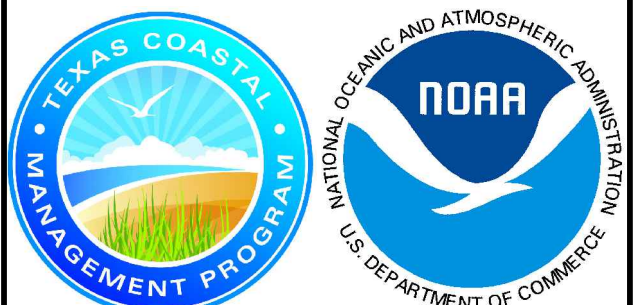
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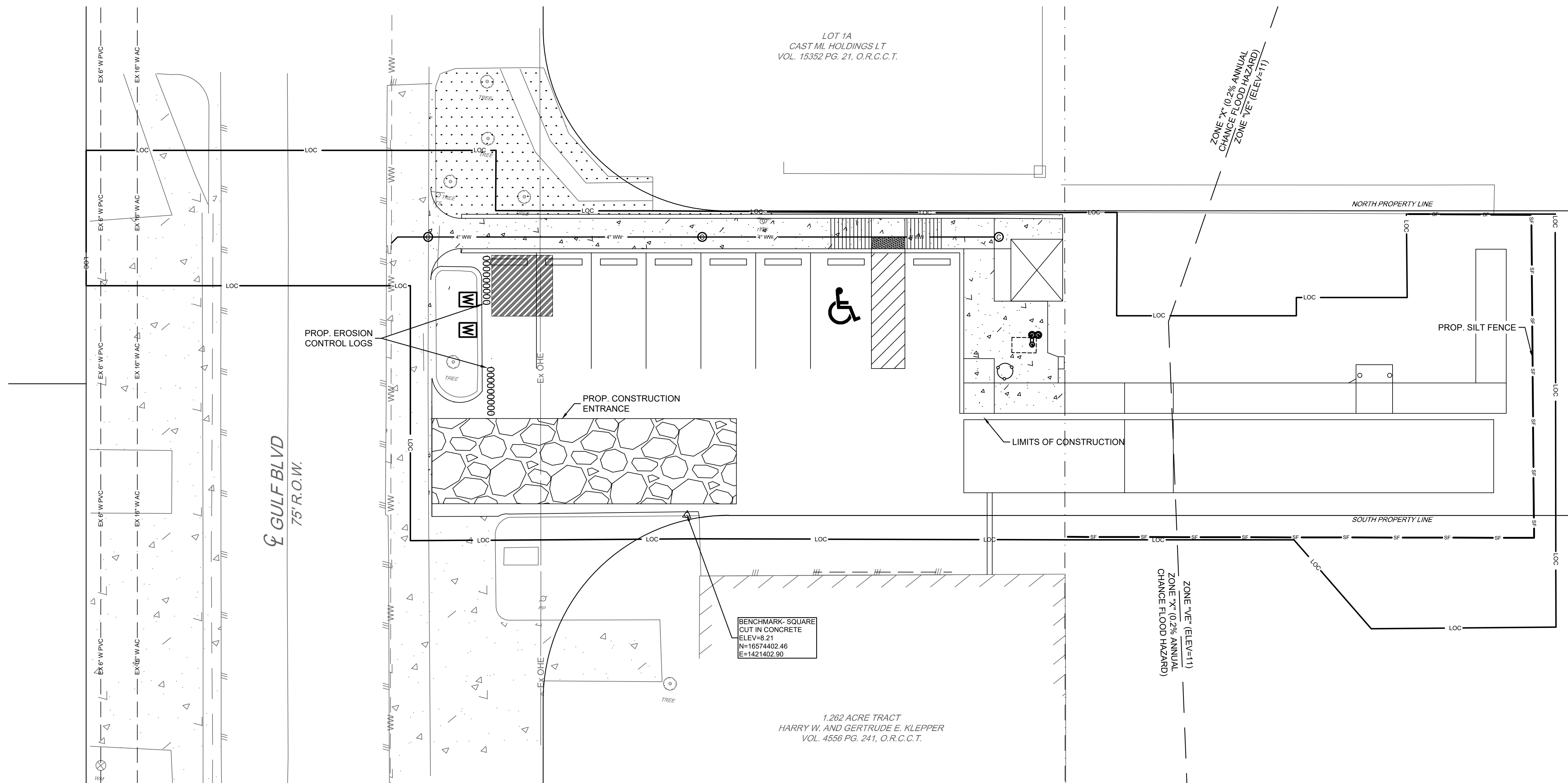


MARK	DATE	DESCRIPTION

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DATE	12-20-2023
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SHEET TITLE
**MIN. SUGGESTED
EROSION
CONTROL**

SHEET NO.
C1.9



STORM WATER POLLUTION PREVENTION PLAN INFORMATION

NATURE OF CONSTRUCTION ACTIVITY

- * BEACH ACCESS IMPROVEMENTS

SEQUENCE OF MAJOR ACTIVITIES

- * INSTALL EROSION CONTROL DEVICES
- * REMOVE AND REPLACE SECTIONS OF CURB AND GUTTER
- * SCARIFY AND MIX EXISTING STREET ASPHALT AND FLEXIBLE BASE MATERIAL.
- * INSTALL CONCRETE PAVEMENT DESIGN
- * UTILITY TRENCHING
- * FINAL GRADING AND CLEANUP
- * REMOVE EROSION CONTROL MEASURES

AREA OF SITE

- * TOTAL AREA OF DISTURBANCE: 0.22 ACRES

ESTIMATED RUNOFF COEFFICIENT

- * PRE-CONSTRUCTION C 0.55 (5 YEAR EVENT) RESIDENTIAL LAND USE
- * POST-CONSTRUCTION C 0.55 (5 YEAR EVENT) RESIDENTIAL LAND USE

SOIL DESCRIPTION:

- * COASTAL BEACH, 1 TO 3 PERCENT SLOPES
- * MUSTANG FINE SAND, SALINE, FREQUENTLY FLOODED, 0 TO 1 PERCENT SLOPES

SITE PLAN SHOWS THE FOLLOWING:

- * GENERAL DRAINAGE PATTERNS (EXISTING AND PROPOSED)
- * AREAS OF SOIL DISTURBANCE
- * LOCATIONS OF MAJOR STRUCTURAL / NON-STRUCTURAL CONTROLS
- * LOCATIONS WHERE STABILIZATION PRACTICES ARE TO OCCUR

NAME OF RECEIVING WATERS

LAGUNA MADRE

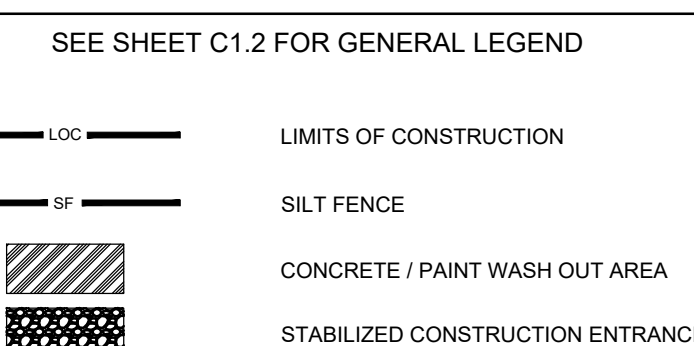
BMP'S TO BE IMPLEMENTED

- * DURING CONSTRUCTION, SILT FENCING OR EROSION CONTROL LOGS SHALL BE ERECTED AND MAINTAINED WHERE SHOWN TO MINIMIZE ESCAPE OF SEDIMENT INTO STORM SEWER SYSTEM.

NOTES:

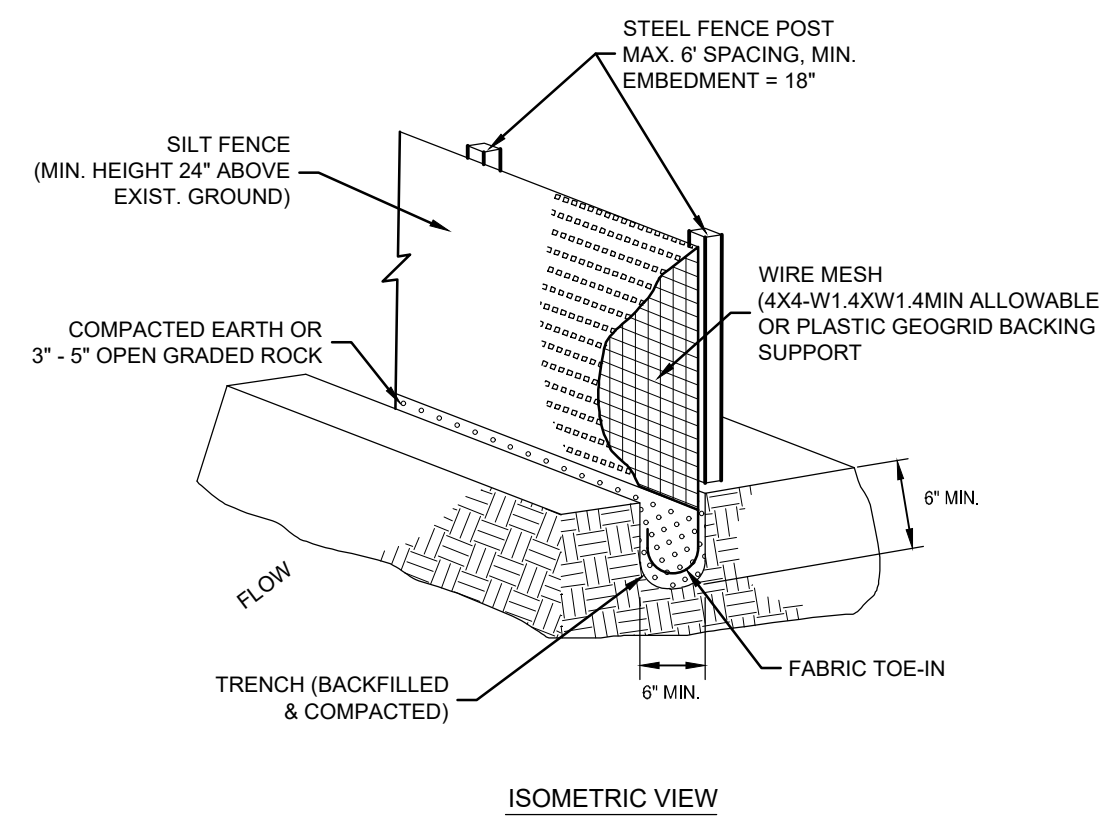
1. THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR MUST PROVIDE HIS/HER OPERATION'S SPECIFIC INFORMATION AS PER THE TCEQ PERMIT AND THE SPECIFICATIONS. INCLUDE ALL DOCUMENTATION AND CERTIFICATIONS AS PER THE TCEQ PERMIT
2. STABILIZED CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN HEREON IS SUGGESTED AND SHALL BE OFFICIALLY DETERMINED BY THE CONTRACTOR.
3. CONCRETE/PAINT WASH OUT AREA LOCATION SHOWN HEREON IS SUGGESTED AND SHALL BE OFFICIALLY DETERMINED BY THE CONTRACTOR.

SHEET SPECIFIC LEGEND



EROSION CONTROL NOTES:

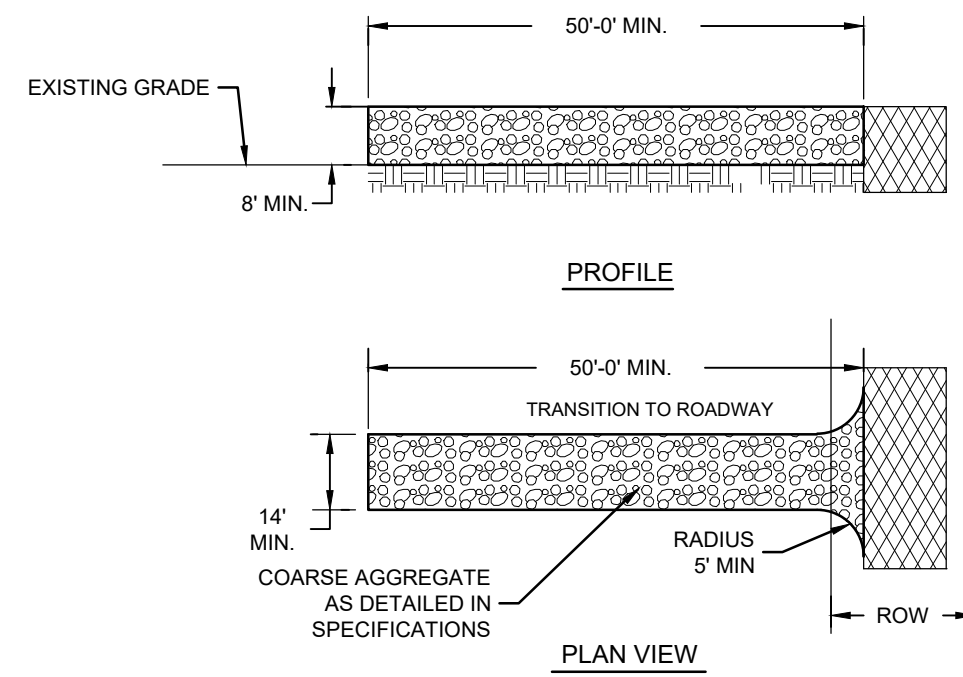
1. CONTRACTOR SHALL SUBMIT EROSION CONTROL PLAN TO OWNER AND ENGINEER FOR REVIEW PRIOR TO IMPLEMENTATION.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
3. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION (LOC) WHERE APPLICABLE. THE SILT FENCE LOCATION SHOWN HEREON IS FOR CLARITY PURPOSES ONLY. SEE DEMOLITION PLAN AND LIMITS OF CONSTRUCTION SHEET FOR LOCATION OF LOC.
4. SILT FENCE LENGTH IS APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY. THERE SHALL BE NO CHANGE ORDERS FOR ADDITIONAL QUANTITIES.
5. SEE MISCELLANEOUS DETAILS (2 OF 2) SHEET FOR EROSION CONTROL DETAILS.



SILT FENCE DETAIL
NTS

SILT FENCE NOTES:

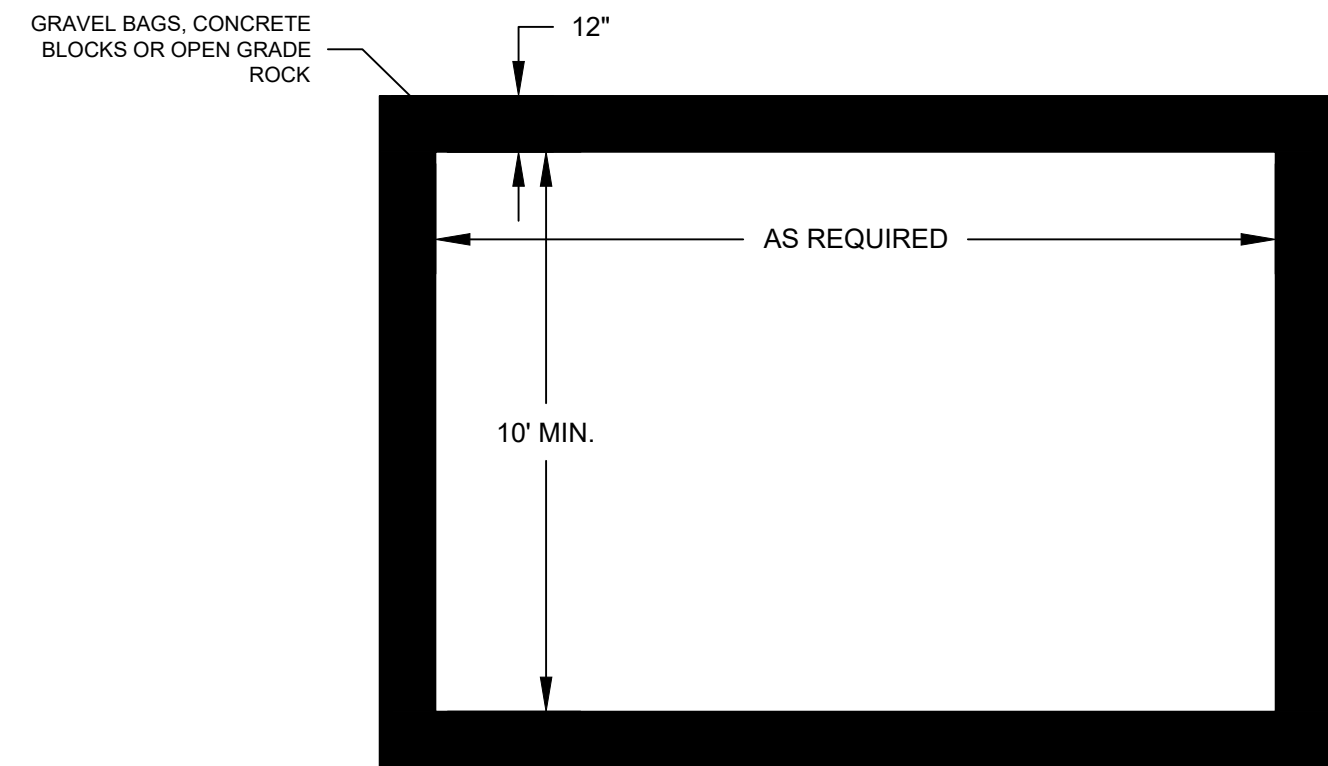
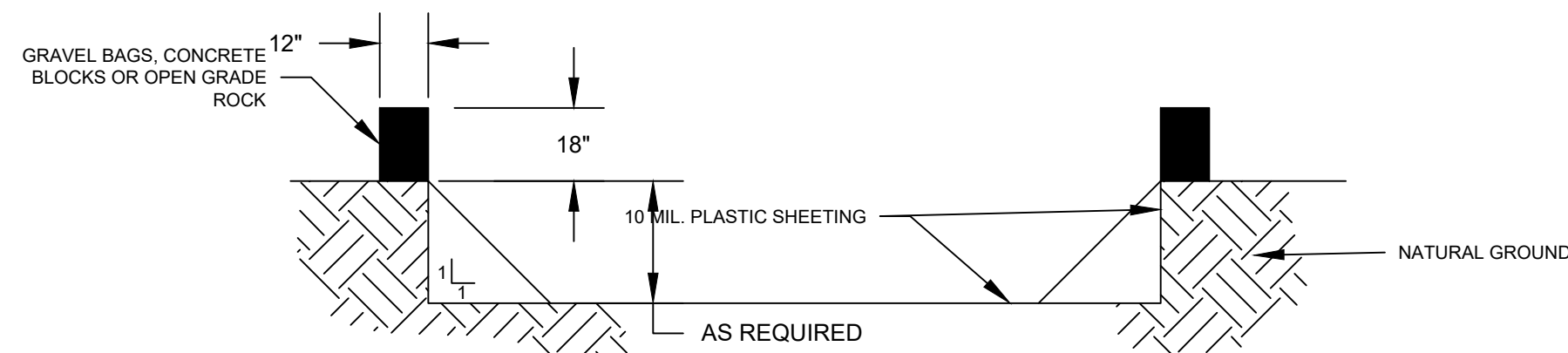
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ALL INLETS SHALL BE ENCIRCLED WITH SILT FENCE OR EROSION CONTROL LOGS.
9. IF EROSION CONTROL DEVICES INTERFERE WITH CONSTRUCTION, THEY MAY BE TEMPORARILY REMOVED UNTIL THAT PORTION OF WORK IS COMPLETE. EROSION CONTROL DEVICES MUST BE IN PLACE AT ALL OTHER TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT SUPPLEMENTS THE INFORMATION PROVIDED IN THE DESIGN PLANS. THE SWPPP INFORMATION PROVIDED IN THE DESIGN PLANS DOES NOT MEET THE REQUIREMENTS SET FORTH IN THE TOE OF GENERAL PERMIT. THIS INFORMATION AND DETAILS ARE ONLY FOR INFORMATIONAL PURPOSES ONLY. (REFER TO SPECIFICATION 02370 - TPDES REQUIREMENTS).



STABILIZED CONSTRUCTION EXIT

CONSTRUCTION ENTRANCE/EXIT NOTES

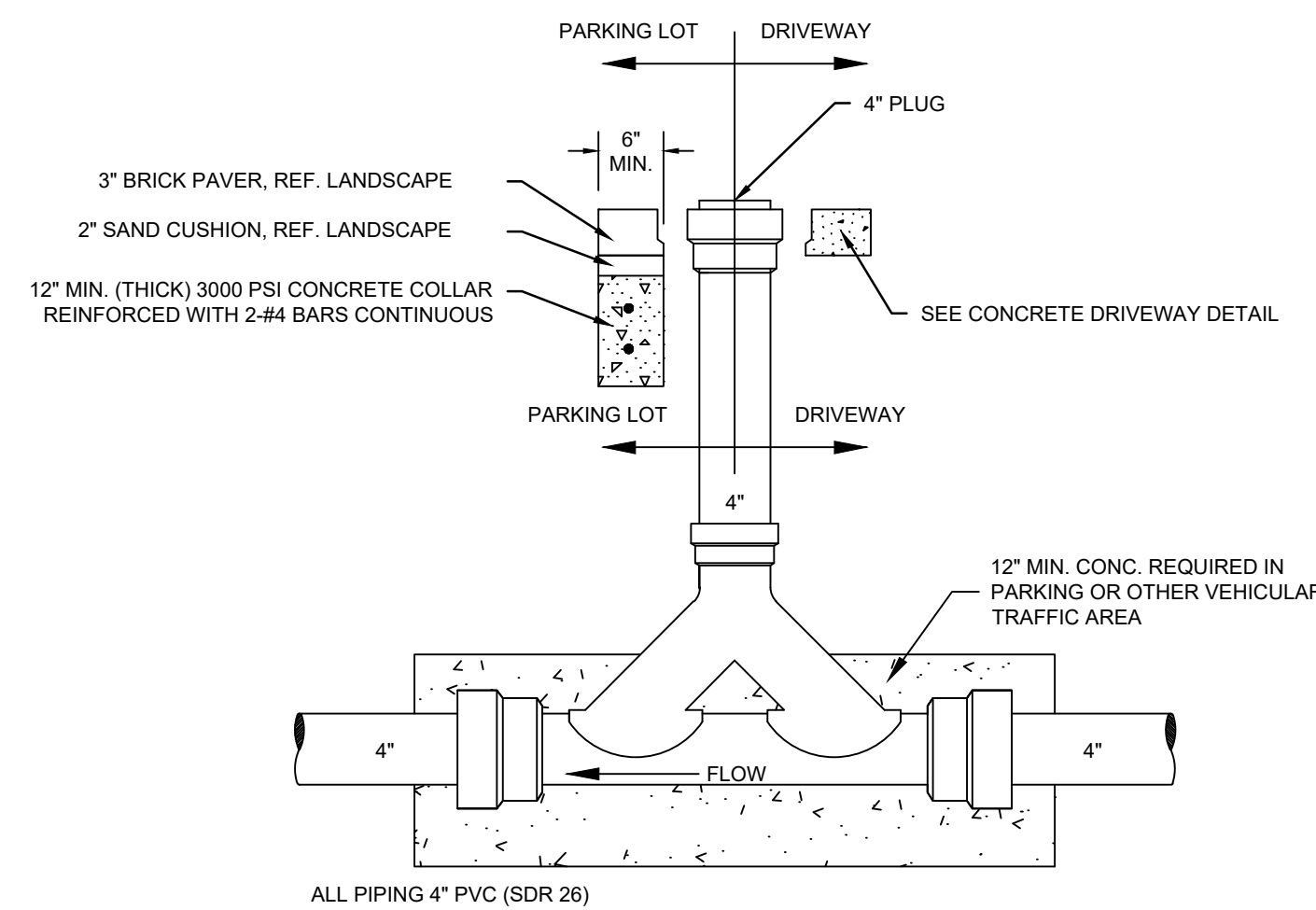
1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED CONCRETE. THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
3. WIDTH SHALL NOT BE LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. STABILIZED CONSTRUCTION EXIT MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE AND SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
8. STABILIZED CONSTRUCTION EXIT SHALL BE USED FOR SUBGRADE OF THE PROPOSED ACCESS DRIVE. CONTRACTOR TO LEVEL STABILIZED ROCK AND PLACE CRUSHED LIMESTONE AS PER DETAIL.
9. STABILIZED CONSTRUCTION ENTRANCE/EXIT MAY CONSIST OF TRACKOUT CONTROL MATS OR STEEL PLATES ONLY AT THE APPROVAL OF THE ENGINEER.



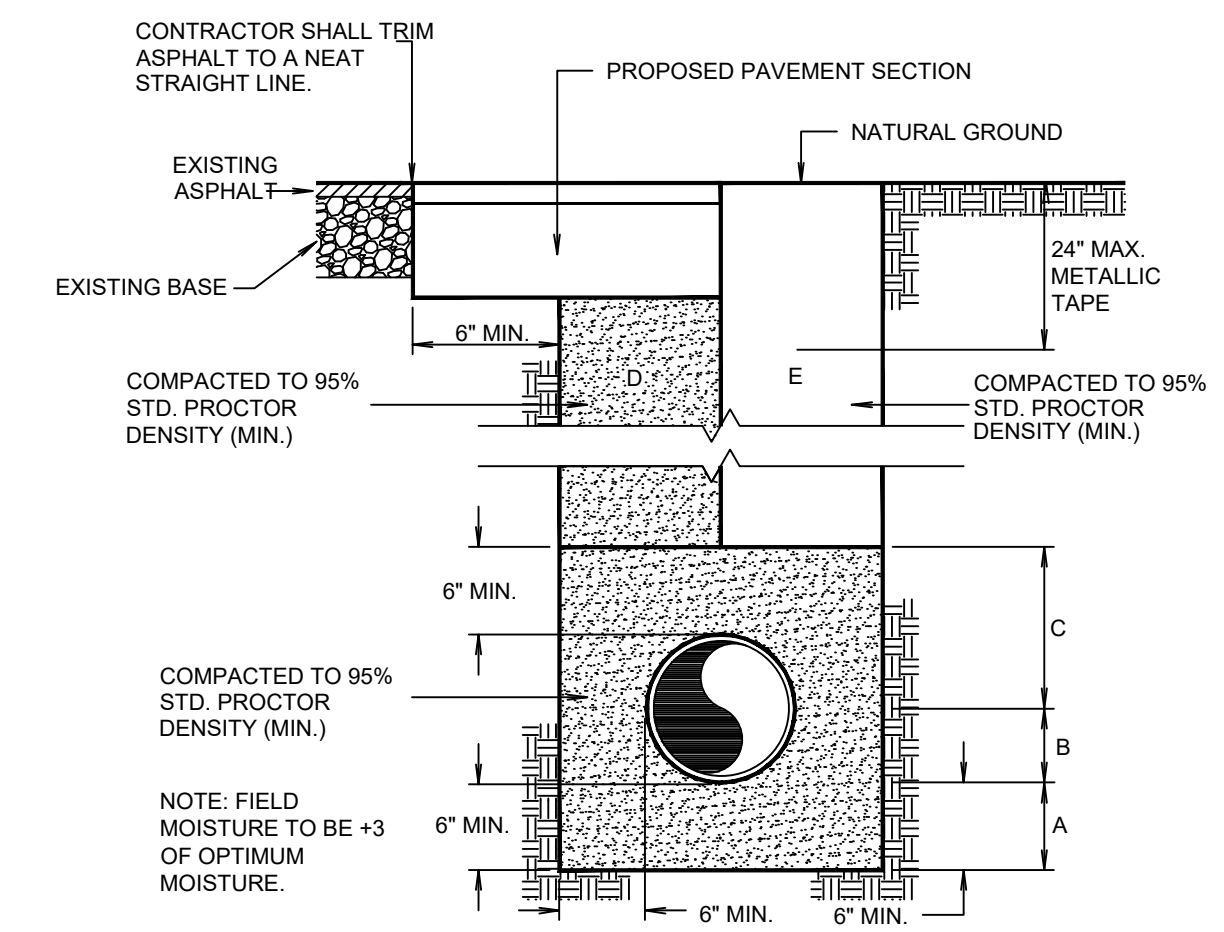
CONCRETE / PAINT WASHOUT PIT
NTS

WASHOUT PIT NOTES

1. THE EXCAVATION FOR THE CONCRETE WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND A SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND/OR 90 GALLONS WATER AND CONCRETE PER PUMP TRUCK PER DAY.
2. IN THE EVENT THAT THE CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND, IT SHALL BE 10 FEET WIDE AND 10 FEET LONG WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN NOTE 1.
3. THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL. PLASTIC SHEETING WITHOUT HOLES OR TEARS. WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS' DIRECTIONS.
4. THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18 INCHES HIGH AND NO LESS THAN 12 INCHES WIDE.
5. THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVER LAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST TWO TIMES.
6. THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
7. THE WASHOUT MATERIAL IN THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
8. SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY. ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING BE REPLACED BEFORE THE NEXT USE.



SINGLE BARREL DOUBLE CLEAN-OUT
N.T.S.

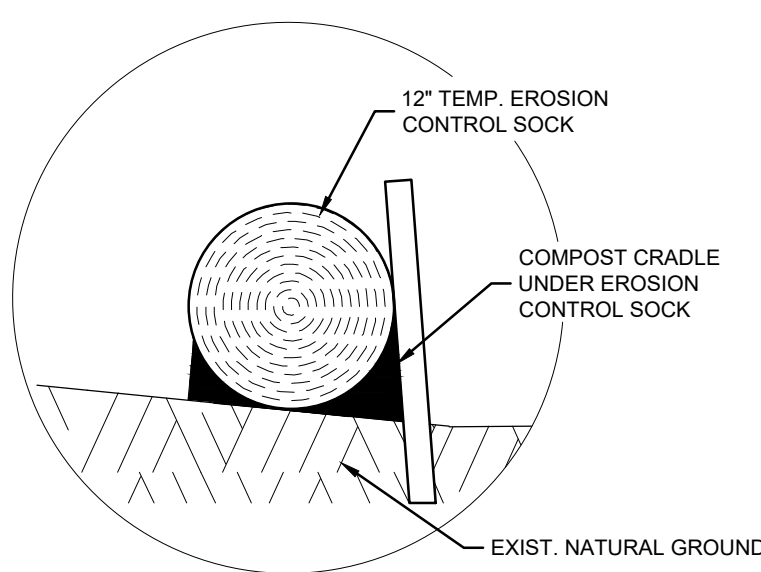


TYPICAL PIPE BEDDING AND TRENCH BACKFILL DETAIL
N.T.S.

- A BANK RUN SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
- B BANK RUN SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).
- C BANK RUN SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
- D BANK RUN SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).
- E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.)

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.



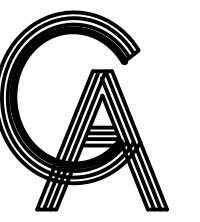
COMPOST CRADLE
NTS

GENERAL NOTES

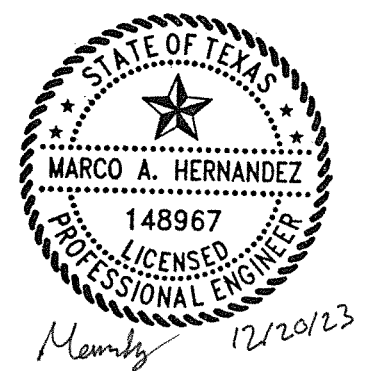
1. LENGTHS OF EROSION CONTROL SOCKS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF SOCKS SHALL BE 30' FOR 12" DIAMETER SOCKS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE SOCK WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF SOCKS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE SOCK.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.
6. A SEDIMENT TRAP MAY BE USED TO PRECIPITATE SEDIMENT OUT OF RUNOFF DRAINING FROM AN UNSTABILIZED AREA.
7. TRAPS: THE DRAINAGE AREA FOR A SEDIMENT TRAP SHOULD NOT EXCEED 5 ACRES. THE TRAP CAPACITY SHOULD BE 1800 CF/ACRE (0.5' OVER THE DRAINAGE AREA).
8. SEDIMENT TRAPS SHOULD BE PLACED IN THE FOLLOWING LOCATIONS:
 1. IMMEDIATELY PRECEDING DRAIN INLETS.
 2. JUST BEFORE THE DRAINAGE ENTERS A WATER COURSE.
 3. JUST BEFORE THE DRAINAGE LEAVES THE RIGHT OF WAY.
 4. JUST BEFORE THE DRAINAGE LEAVES THE CONSTRUCTION LIMITS WHERE DRAINAGE FLOWS AWAY FROM THE PROJECT.
9. THE TRAP SHOULD BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 1/2 CAPACITY OR THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1', WHICHEVER IS LESS. CLEANING AND REMOVAL OF ACCUMULATED SEDIMENT DEPOSITS IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.



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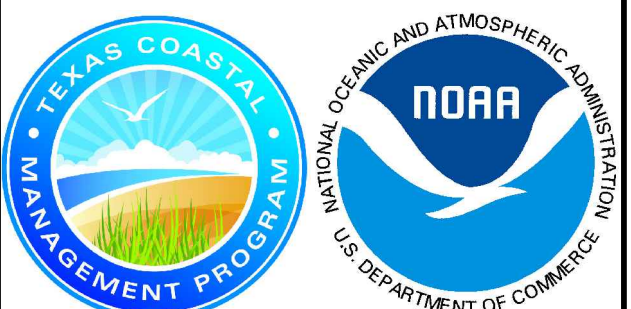
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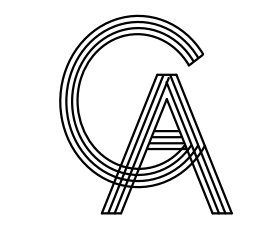


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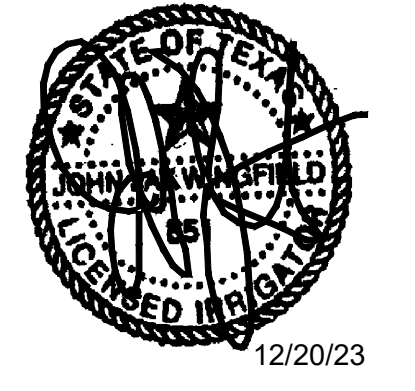
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SHEET TITLE
**MISCELLANEOUS
DETAILS (2 OF 2)**

SHEET NO.
C1.11



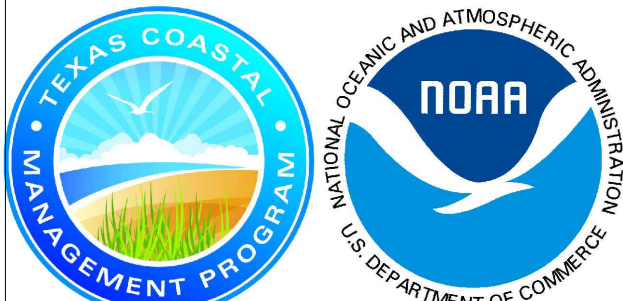
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PROJECT
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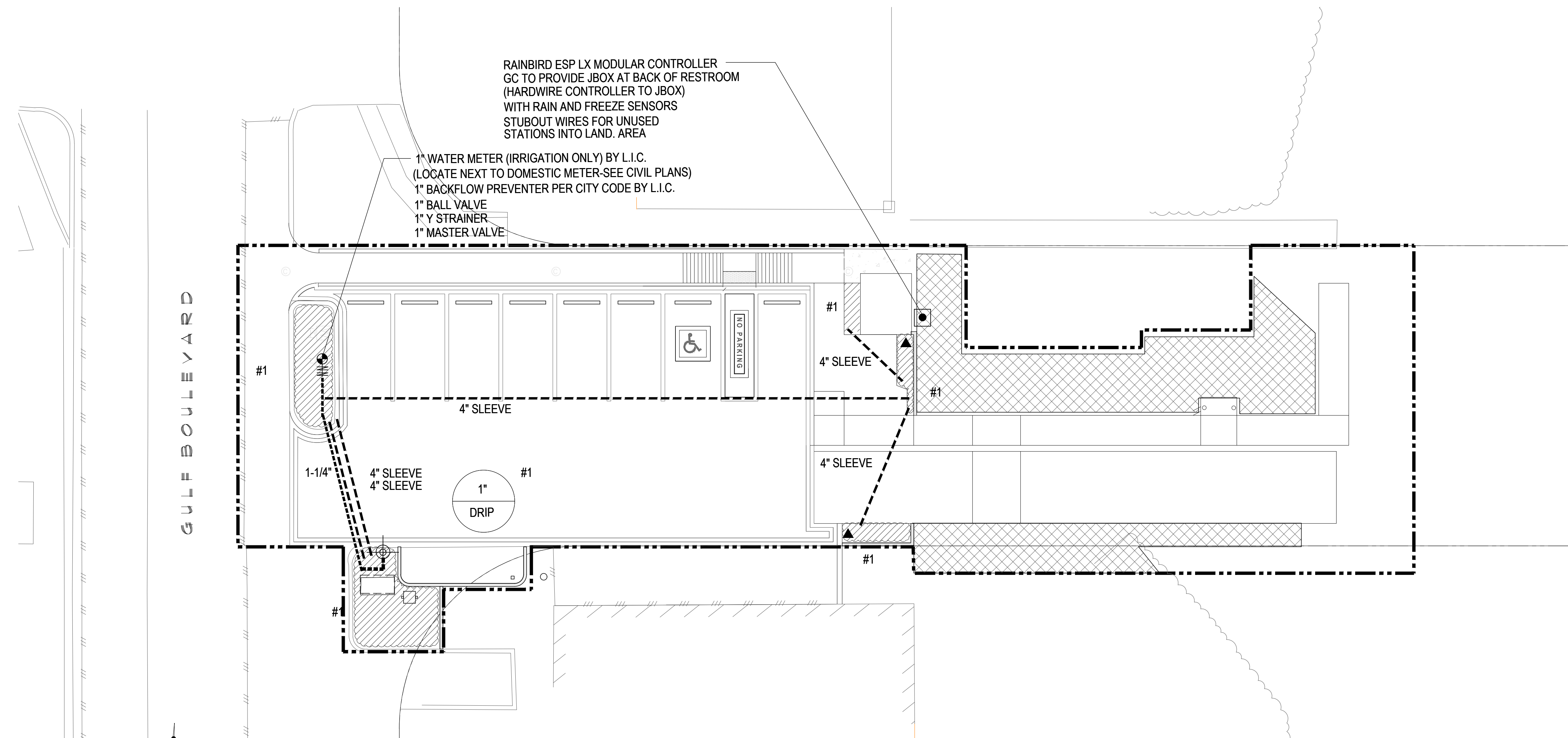
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MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO.	1065-17
DATE	12-20-23
DRAWN BY	AT
CHECKED BY	SP
SCALE	AS SHOWN
SHEET TITLE	

**IRRIGATION
 PLAN**
 SHEET NO.
LI.01



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

NOTE:
 CONTRACTOR TO INSTALL TEMPORARY IRRIGATION
 AND WATER/LEACH DUNES DAILY FOR AT LEAST 14
 DAYS PRIOR TO PLANTING.

IRRIGATION LEGEND

▲ RAINBIRD QUICK COUPLER VALVE (33-DLRC) QUICK COUPLERS SHALL BE CONNECTED TO MAINLINE ADD ONE ZONE THAT ACTIVATES MASTER VALVE AND ACTIVATES THE QUICK COUPLERS. LABEL ON COLORED ZONING DIAGRAM - LOCATED ALONG MAINLINE 200' SPACING	○ WATER METER (AS SIZED)	▨ DRIPLINE (PLANTING BED)	▩ TEMPORARY IRRIGATION (ROTORS) TO COVER DUNE RESTORATION AREA TO REMAIN UNTIL END OF 90 DAY MAINTENANCE PERIOD. (CONNECT TO QUICK COUPLERS).	DESIGN PRESSURE 60 PSI ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY. IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), MC-1191 P.O. BOX 13087, AUSTIN, TX 78711-3087. TCEQ'S WEBSITE IS: www.tceq.state.tx.us
⊕ RAINBIRD PEB SERIES ELECTRIC VALVE	⊕ BACKFLOW PREVENTER (AS SIZED)	— CLASS 200 PVC LATERAL PIPING		
● CONTROLLER (ESP-LX WITH RAIN/FREEZE SENSOR)	— CLASS 200 PVC MAINLINE	--- SCH. 40 PVC SLEEVING (AS SIZED)		
	○ VALVE SIZE			
	○ GPM			

RAINBIRD DRIPLINE XFS - (18" LATERAL SPACING, 12" EMITTER SPACING)
 XF SERIES TIE DOWN STAKES (TDS-050) @ 36" O.C. & TWO ON EACH TEE/ELBOW PVC LATERAL PIPING SIZED AS REQUIRED

RAINBIRD DRIP CONTROL ZONE KIT XCZ-100-PRB-COM (EACH DRIP ZONE)
 1" BALL VALVE WITH REGULATED PRESSURE AND 200 MESH FILTRATION
 (1) DRIP SYSTEM OPERATION INDICATOR (OPERIND) PER IRRIGATION ZONE
 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
 ALL VALVE BOXES SHALL BE RAINBIRD VB-STD OR APPROVED EQUAL
 ALL VALVE BOXES SHALL HAVE FILTER FABRIC AND 4" OF GRAVEL AT BASE

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IRRIGATION LEGEND

- ▲ RAINBIRD QUICK COUPLER VALVE (33-DLRC) QUICK COUPLERS SHALL BE CONNECTED TO MAINLINE ADD ONE ZONE THAT ACTIVATES MASTER VALVE AND ACTIVATES THE QUICK COUPLERS. LABEL ON COLORED ZONING DIAGRAM - LOCATED ALONG MAINLINE 200' SPACING
- ⊕ RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER (ESPLX WITH RAIN/FREEZE SENSOR)
- ⊕ WATER METER (AS SIZED)
- ⊕ BACKFLOW PREVENTER (AS SIZED)
- CLASS 200 PVC LATERAL PIPING
- - - CLASS 200 PVC MAINLINE
- - - SCH. 40 PVC SLEEVING (AS SIZED)
- VALVE SIZE GPM

DRIPLINE (PLANTING BED)

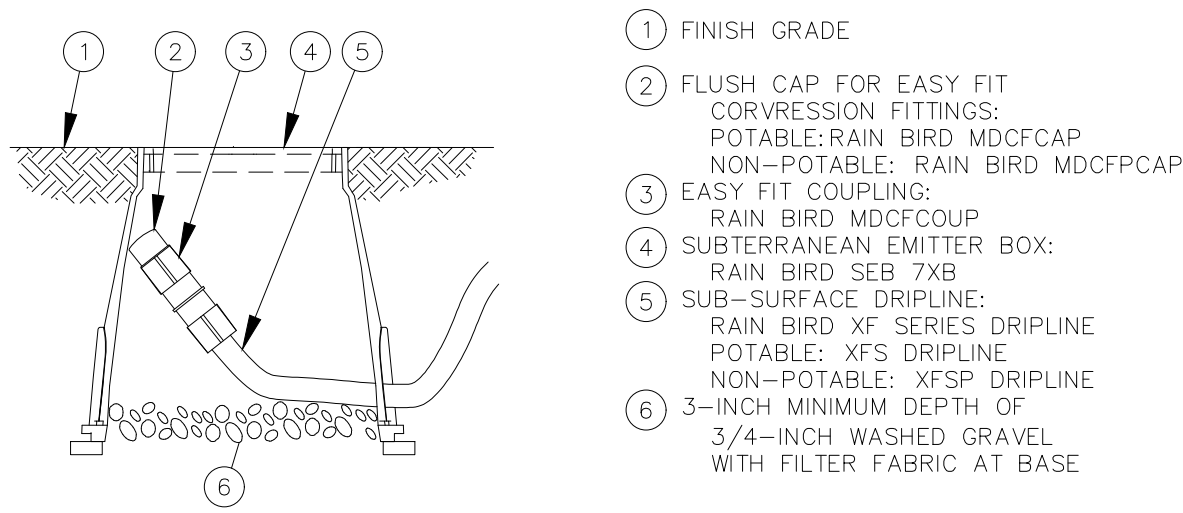
RAINBIRD DRIPLINE XFS - (18" LATERAL SPACING, 12" EMITTER SPACING)
XF SERIES TIE DOWN STAKES (TDS-050) @ 36" O.C.
& TWO ON EACH TEE/ELBOW PVC LATERAL PIPING SIZED AS REQUIRED

RAINBIRD DRIP CONTROL ZONE KIT XCZ-100-PRB-COM (EACH DRIP ZONE)
1" BALL VALVE WITH REGULATED PRESSURE AND 200 MESH FILTRATION
(1) DRIP SYSTEM OPERATION INDICATOR (OPERIND) PER IRRIGATION ZONE
INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
ALL VALVE BOXES SHALL BE RAINBIRD VB-STD OR APPROVED EQUAL
ALL VALVE BOXES SHALL HAVE FILTER FABRIC AND 4" OF GRAVEL AT BASE

TEMPORARY IRRIGATION (ROTORS)
TO COVER DUNE RESTORATION AREA TO REMAIN UNTIL END OF 90 DAY MAINTENANCE PERIOD. (CONNECT TO QUICK COUPLERS).

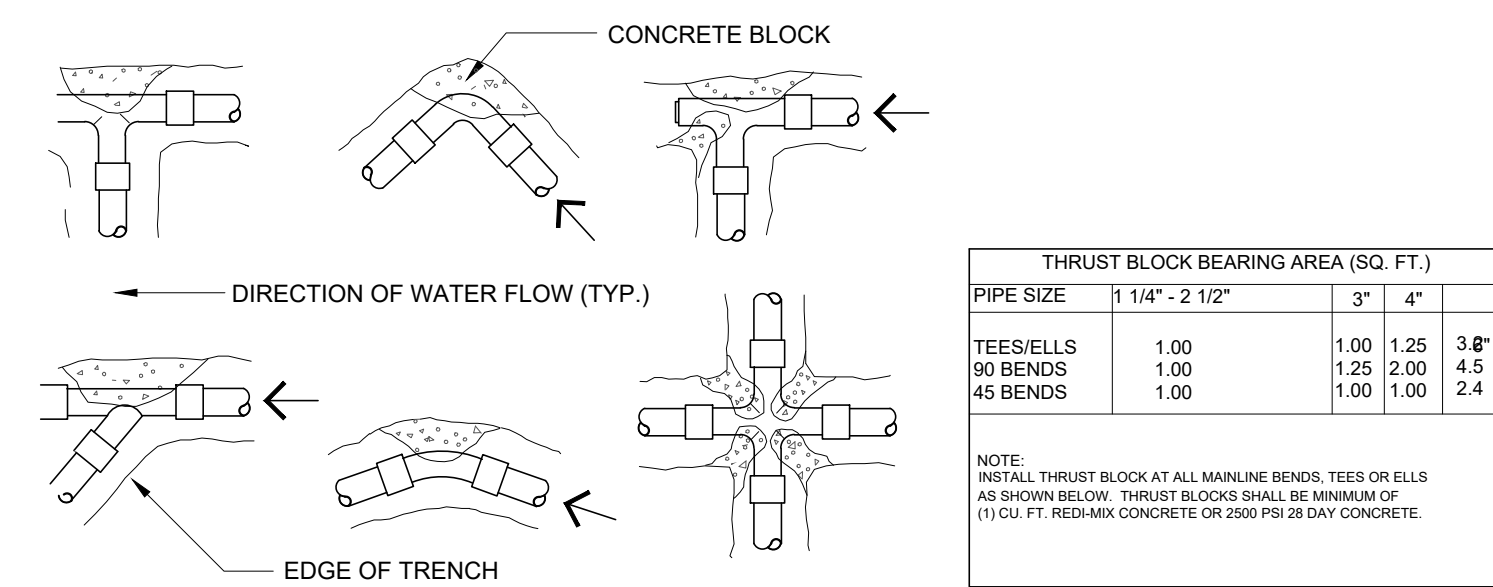
DESIGN PRESSURE 60 PSI
ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TEQ).
MC-178 P.O. BOX 13087, AUSTIN, TX 78711-3087, TEQ'S WEBSITE IS: www.teq.org



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

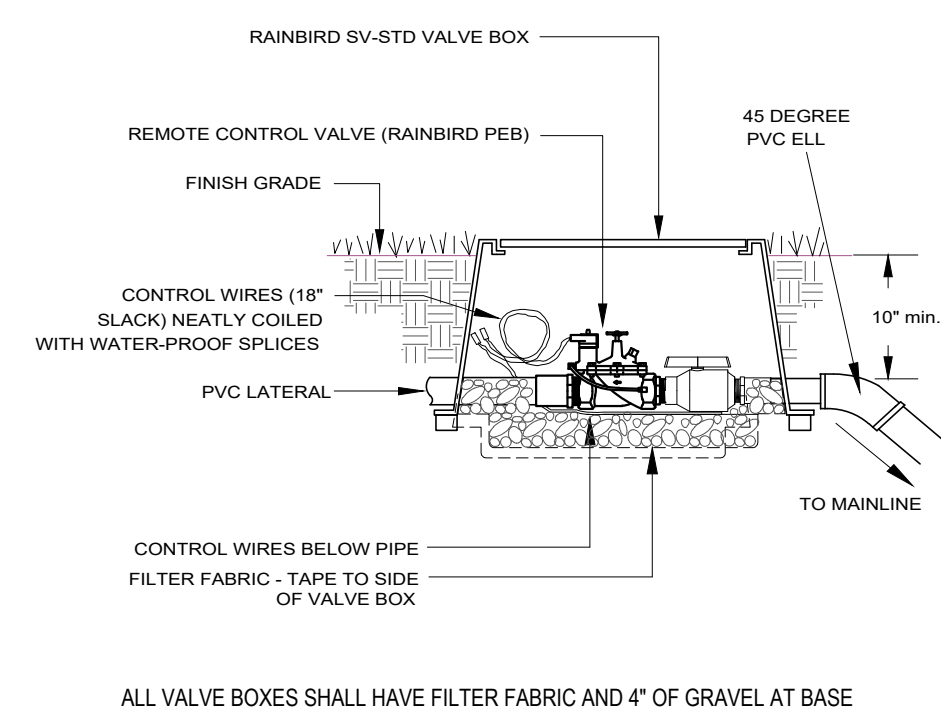
1 DRIPLINE NOT TO SCALE



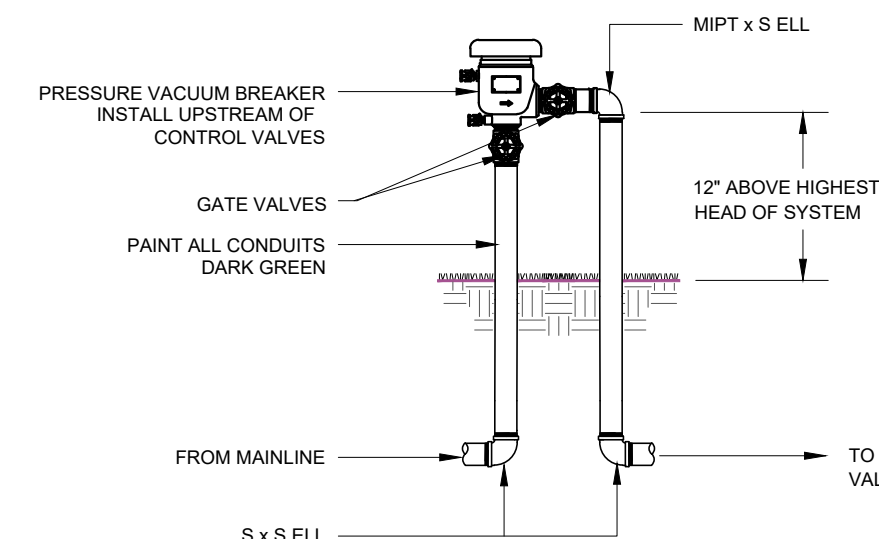
2 THRUST BLOCK DETAIL NOT TO SCALE

IRRIGATION NOTES

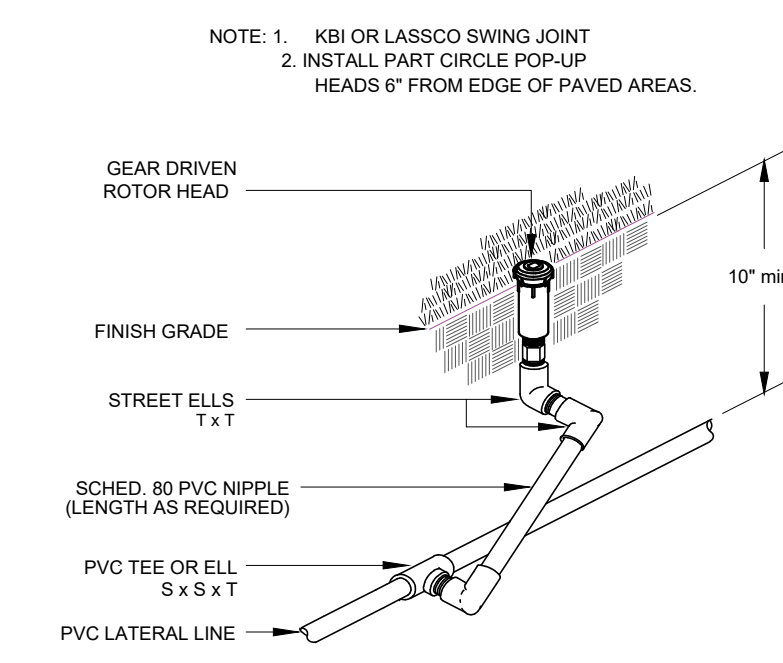
1. All equipment numbers reference Rainbird equipment catalog unless otherwise indicated.
2. LAWN SPRAY HEADS are RVAN installed as per detail.
3. SHRUB SPRAY HEADS are RVAN installed as per detail.
4. ELECTRIC CONTROL VALVES shall be PEB installed as per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation. (Refer to Specifications)
5. AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location. Power supply and junction box to be provided by General Contractor.
6. All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof. (Refer to Specifications)
7. SLEEVES shall be supplied and installed by Irrigation Contractor. Sleeve material shall be Schedule 40. Bore under existing pavement as required. Sizes as indicated on plans.
8. Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 50 PSI, do not start work until notified to do so by SSP Design.
9. All mainline and lateral piping shall have a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18 inches of cover. (Refer to Specifications)
10. The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
11. The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lots and planting beds shall be low angle to minimize overspray on pavement surfaces. No water will be allowed to spray on building.
12. The irrigation contractor shall warranty all system components for a period of one year plus 20 days. (Refer to Specifications).
13. See specifications for further instructions and project requirements. Contractor shall follow specification section 328000 - Site Irrigation for any discrepancies between plans and specifications.



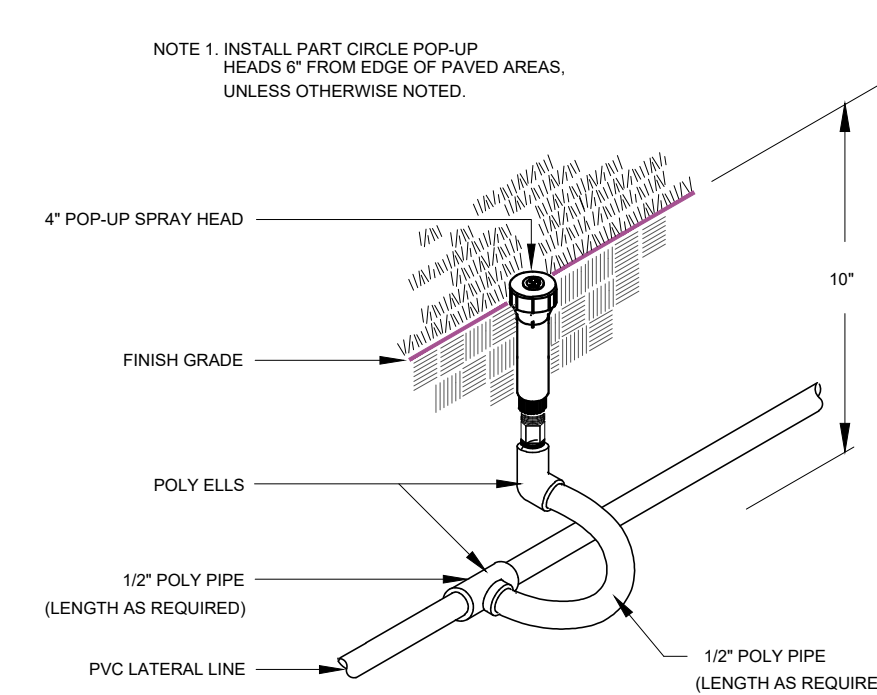
3 REMOTE CONTROL VALVE NOT TO SCALE



7 PRESSURE VACUUM BREAKER NOT TO SCALE



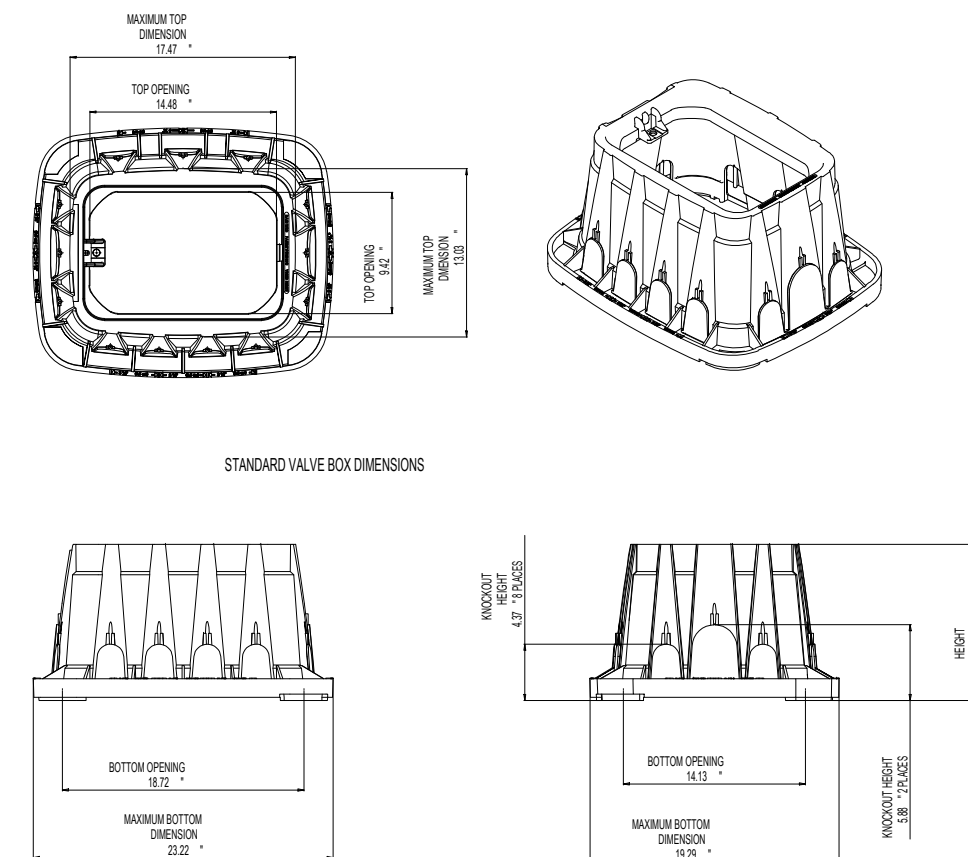
8 ROTOR POP-UP NOT TO SCALE



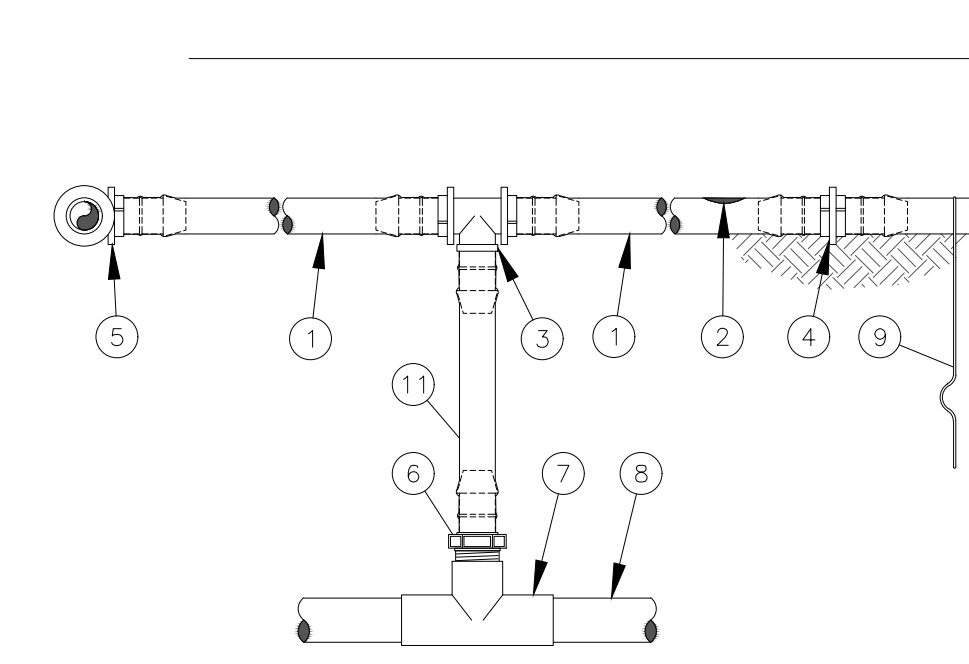
9 LAWN POP-UP HEAD NOT TO SCALE

- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 SUB-SURFACE DRIPLINE: POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- 8 RAIN BIRD XF SERIES BLANK TUBING
- 9 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- 10 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- 11 PVC SUPPLY HEADER
- 12 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 13 PVC SCH 40 RISER PIPE

4 XFS SUB-SURFACE DRIPLINE END FEED LAYOUT INST. N.T.S.

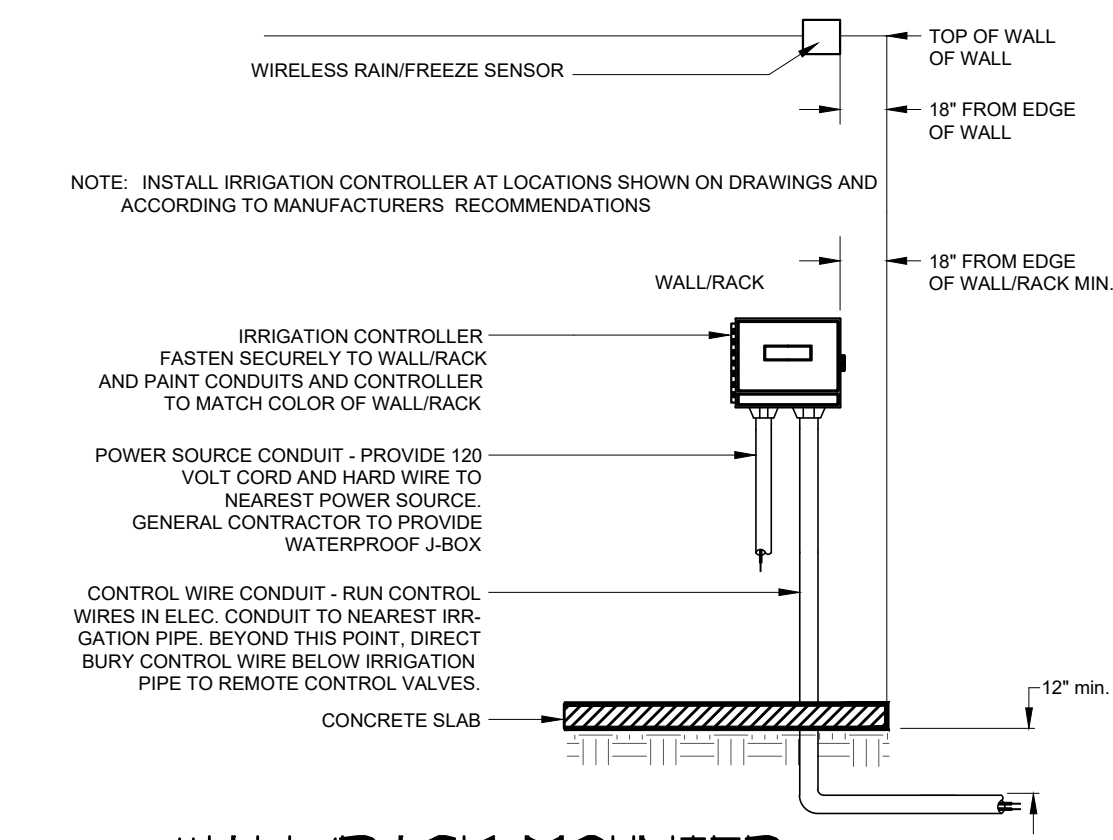


5 VALVE BOX (VB-STD) NOT TO SCALE



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

6 IRRIGATION SYSTEMS SUB-HEADER INST. N.T.S.



10 WALL/RACK MOUNTED CONTROLLER NOT TO SCALE

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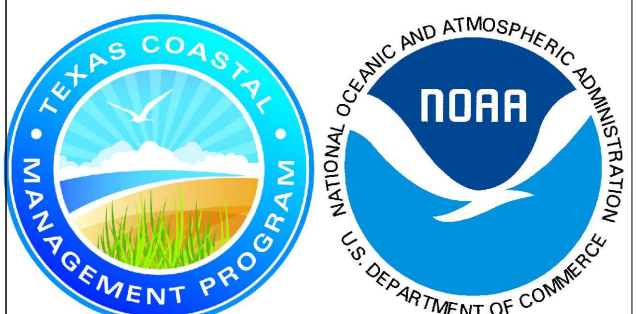


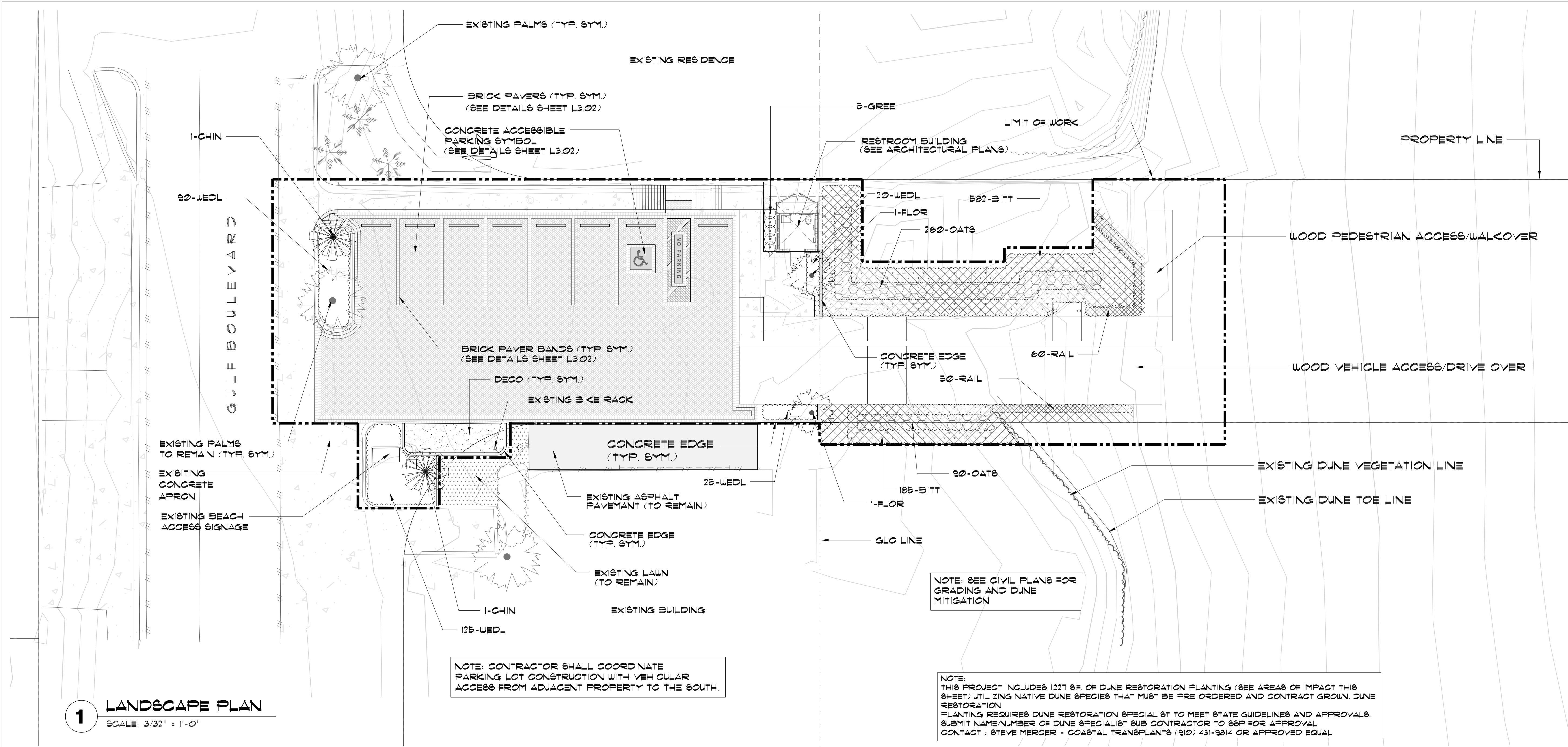
PROJECT
SOUTH PADRE ISLAND, TEXAS

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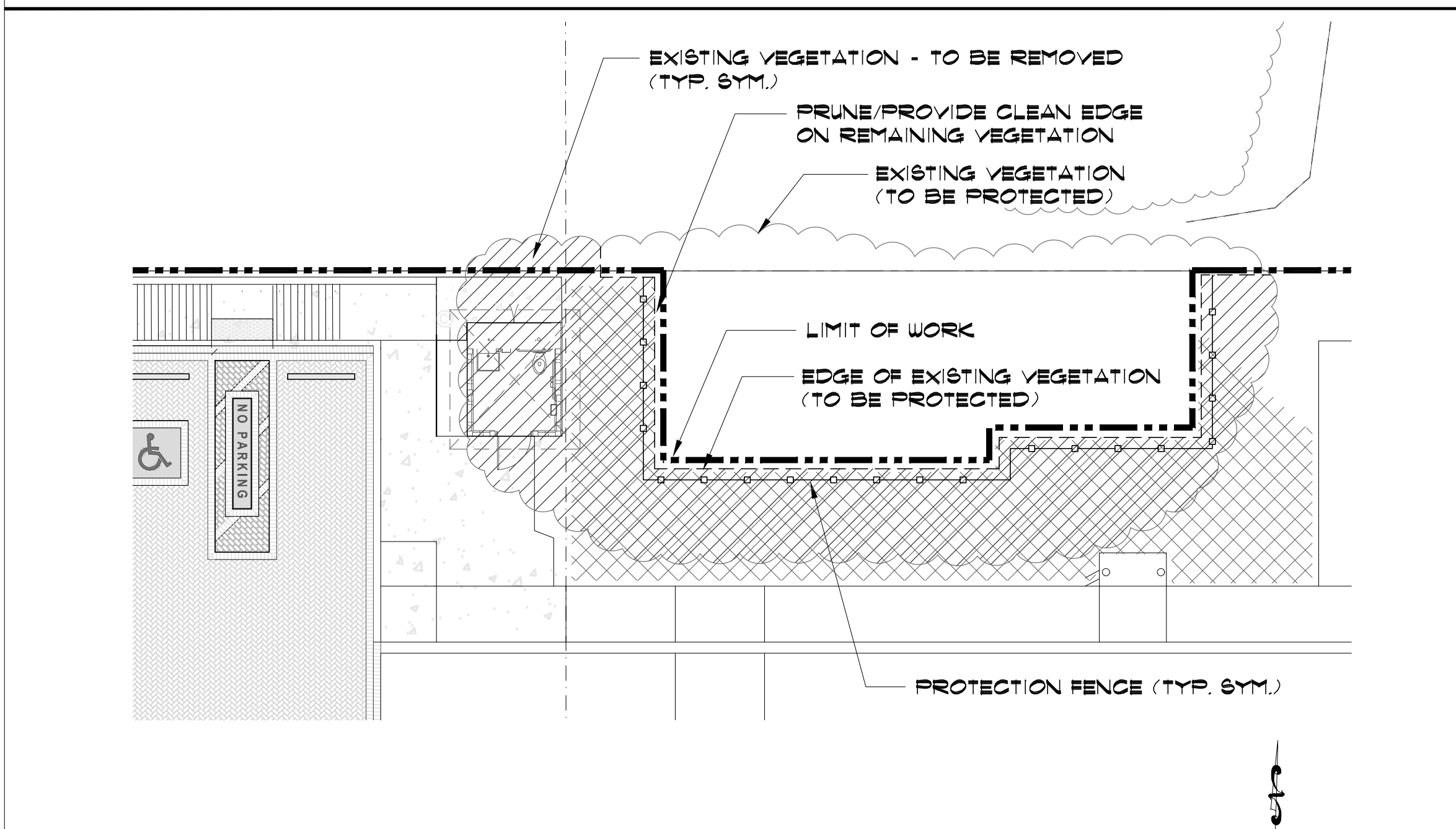
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DATE 12-20-23
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SCALE AS SHOWN
SHEET TITLE
IRRIGATION DETAILS
SHEET NO. LI.02





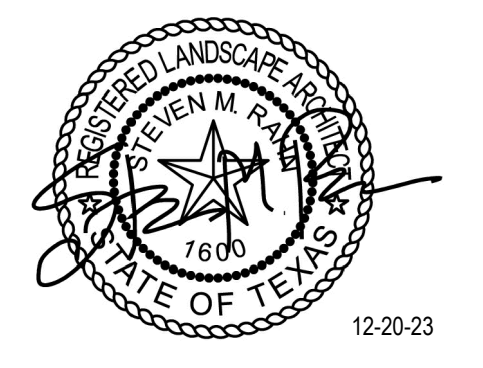
1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



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

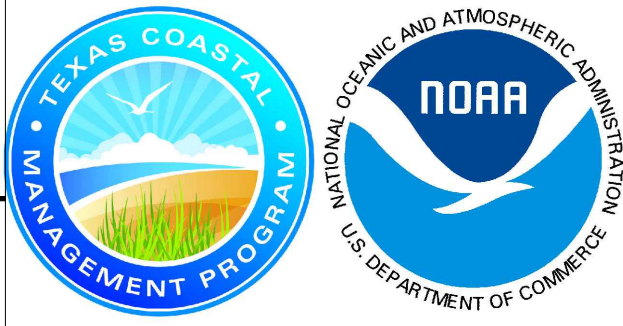
- CONTRACTOR NOTES**
- REMOVAL OF EXISTING SEA GRAPE/VEGETATION SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR. REMOVE EXISTING VEGETATION AS SHOWN AND PRUNE REMAINING EDGE AND PROTECT REMAINING SEA GRAPE GROUPING.
 - CONTRACTOR SHALL PROTECT VEGETATION WITH PROTECTION FENCING PER DETAIL/SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL PROTECTION MEASURES AND SHALL REPLACE ANY DAMAGED VEGETATION LABELED FOR PROTECTION WITH EQUAL SIZE AND TYPE.
 - SEE SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.

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PROJECT
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BEACH ACCESS
IMPROVEMENTS**
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TEXAS

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**LANDSCAPE
PLAN**
SHEET NO.
L2.01

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PLANT SCHEDULE (SITE)

CODE	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	SPACING	QTY
	PALMS					
CHIN	LIVISTONA CHINENSIS	CHINESE FAN PALM	B/B	8-10' TRUNK	A.S.	2
FLOR	SABAL PALMETTO	FLORIDA SABAL PALM	B/B	10-12' TRUNK	A.S.	2
	SHRUBS					
GREE	FICUS MICROCARPA	GREEN ISLAND FICUS	3 GAL	12" HT-BUSHY	24" O.C.	5
	GROUND COVERING					
WEDL	WEDELIA TRILOBATA	WEDELIA	4" POTS		12" O.C.	260

PLANT SCHEDULE (DUNE RESTORATION)

CODE	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	SPACING	QTY
	DUNE PLANTS					
BITT	PANICUM AMARUM	BITTER PANICUM	2"	TRAYS/CUTTINGS	1 PER SF.	761
OATS	UNIOLA PANICULATA	SEA OATS	2"	TRAYS/CUTTINGS	1 PER SF.	350
RAIL	IPOMOEA PES-CAPRAE	RAILROAD VINE	2"	TRAYS/CUTTINGS	1 PER SF.	110

NOTE: THIS PROJECT INCLUDES 1221 SF OF DUNE RESTORATION PLANTING (SEE AREAS OF IMPACT THIS SHEET) UTILIZING NATIVE DUNE SPECIES THAT MUST BE PRE ORDERED AND CONTRACT GROWN. DUNE RESTORATION PLANTING REQUIRES DUNE RESTORATION SPECIALIST TO MEET STATE GUIDELINES AND APPROVALS. SUBMIT NAME/NUMBER OF DUNE SPECIALIST SUB CONTRACTOR TO SSP FOR APPROVAL. CONTACT: STEVE MERCER - COASTAL TRANSPLANTS (910) 431-9814 OR APPROVED EQUAL.

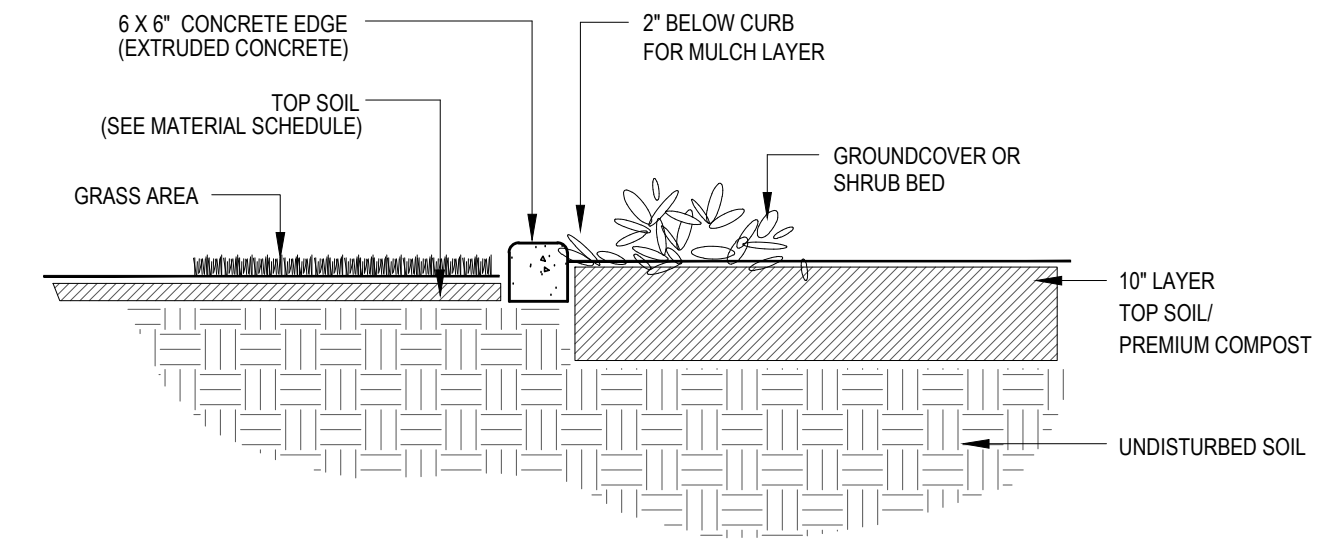
MATERIAL SCHEDULE

DESCRIPTION	NOTES	QUANTITY
VEGETATION PROTECTION	PROTECTION FENCING AND PRUNING OF EXISTING VEGETATION AS PER PLANS/DETAILS	-
PREMIUM COMPOST	2" LAYER PREMIUM COMPOST (EARTHWISE ORGANICS MIX) (NOT FOR DUNE AREA)	3 C.Y.
SCREENED TOP SOIL	8" FOR ALL PLANTING BEDS (NOT FOR DUNE AREA)	11 C.Y.
MULCH (HARDWOOD)	2" MIN. FOR ALL PLANTING BEDS AND WATERING BASINS (TEXAS NATIVES HARDWOOD)	40 BAGS (2 CF.)
HERBICIDE	ALL PLANTING BED AREAS AS SPECIFIED	450 SF.
FERTILIZER	ALL PLANT MATERIAL PER DETAILS	450 SF.
PLANTING TABLETS	PER DETAILS / AS SPECIFIED	-
PRE-EMERGENT	ALL PLANTING BED AREAS AS SPECIFIED	450 SF.
GUYING / STAKING	ALL TREES/PALMS PER DETAILS	4
DECO	4" COMPACTED DECOMPOSED GRANITE FINES 1/4" MINUS PER PLANS/DETAILS	125 SF.
CONCRETE EDGE	6 x 6" EXTRUDED COLORED TEXAS BUFF CONCRETE EDGING PER PLANS/DETAILS	75 L.F.
IRRIGATION SYSTEM	COMPLETE AUTOMATIC AND TEMPORARY IRRIGATION SYSTEM BY LICENSED CONTR. PER PLANS/SPECS	-

NOTE: CONTRACTORS MUST REVIEW TECHNICAL SPECIFICATIONS FOR ADDITIONAL PRODUCT INFORMATION AND PROJECT REQUIREMENTS.

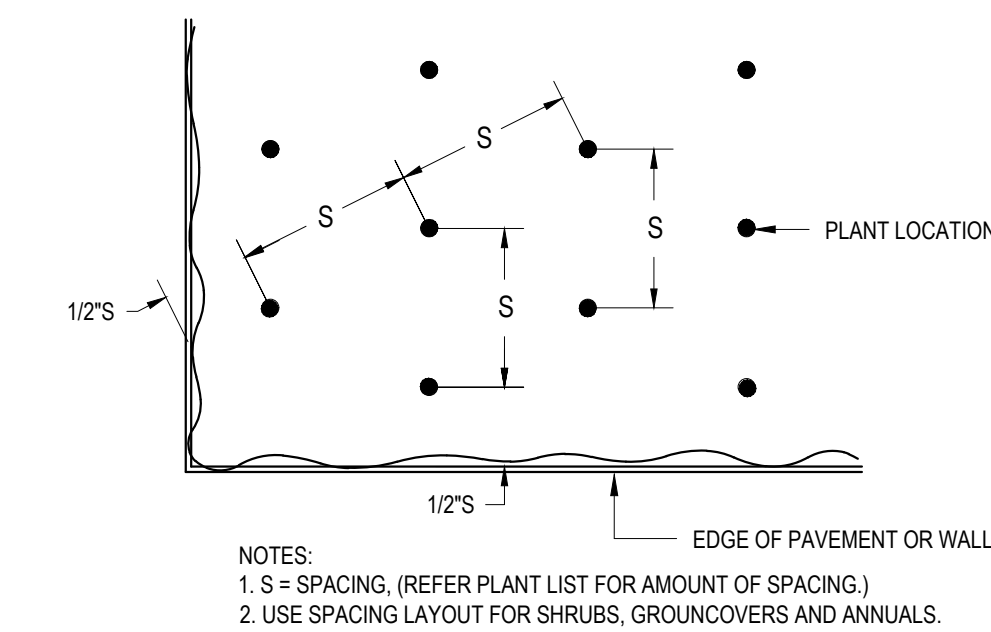
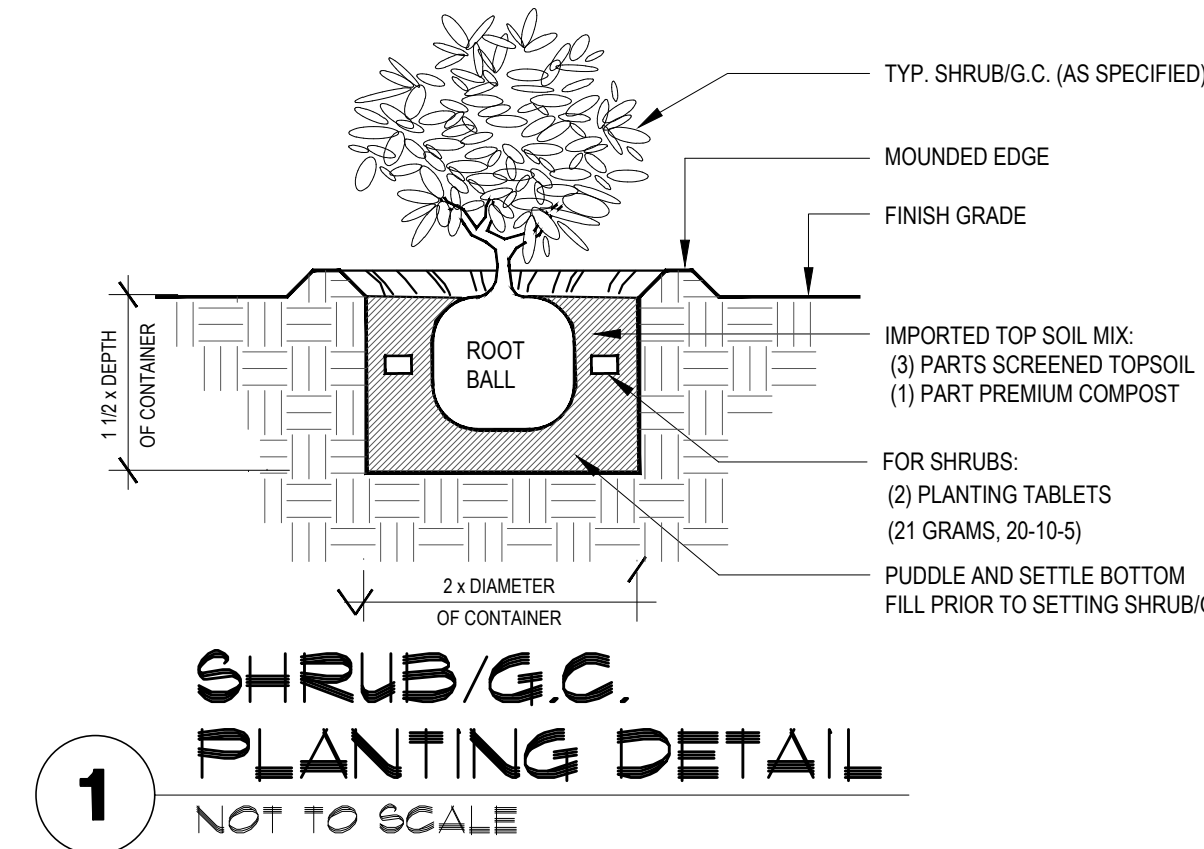
LANDSCAPE CONSTRUCTION NOTES

- WORK UNDER THIS CONTRACT INCLUDES SITE REVIEW AND COORDINATION WITH EXISTING CONDITIONS. SITE CLEANUP, EXCAVATION, BED PREP, TILLING, DUNE RESTORATION PLANTING, BRICK PAVERS, STAKING, IRRIGATION, MAINTENANCE AND GUARANTEE.
- LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL QUANTITIES AND DIMENSIONS PRIOR TO BIDDING. QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
- NOTIFY SSP DESIGN PRIOR TO BID OF ANY DISCREPANCIES IN DRAWINGS/DETAILS OR INSUFFICIENT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. SPOTTING OF ALL UTILITIES IS REQUIRED.
- NOTIFY AND MEET WITH SSP DESIGN PRIOR TO ANY CONSTRUCTION FOR VERIFICATION/INTERPRETATION OF PLANS.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL PROPERTY BOUNDARIES AND LIMITS OF WORK WITH GENERAL CONTRACTOR/CIVIL ENGINEER. DO NOT BEGIN LANDSCAPE CONSTRUCTION UNTIL ALL BOUNDARIES, EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN VERIFIED IN THE FIELD.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT ALL BEDS, TREES, PALM LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY SSP DESIGN.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH SSP DESIGN TO ENSURE PROPER PLACEMENT OF PLANT MATERIAL AND IRRIGATION EQUIPMENT.
- LANDSCAPE CONTRACTOR TO INSTALL EDGING AS SHOWN ON PLANS/DETAILS.
- NOTIFY SSP DESIGN PRIOR TO PLANTING OPERATIONS FOR APPROVAL OF ALL PLANT MATERIAL ON SITE. ANY PLANT MATERIAL NOT APPROVED BY SSP DESIGN WILL BE SUBJECT TO REJECTION.
- IRRIGATION CONTRACTOR SHALL SUPPLY AND INSTALL COMPLETE AUTOMATIC IRRIGATION SYSTEM INCLUDING WATER METER, BACKFLOW DEVICE, CONTROLLER, MAINLINE, SLEEVES, LATERALS, AND POP-UP HEADS, TO COVER ALL LANDSCAPE AREAS PER PLANS/DETAILS. IRRIGATION SYSTEM SHALL BE INSTALLED BY A TEXAS LICENSED IRRIGATOR ONLY.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING GRASS/WEEDS BY HERBICIDING PRIOR TO BED PREP AND SOIL REPLACEMENT.
- LANDSCAPE CONTRACTOR SHALL REMOVE 12" OF EXISTG SOIL WITHIN ALL BED AREAS AND REPLACE WITH IMPORTED TOP SOIL/PREMIUM COMPOST MIX.
- LANDSCAPE CONTRACTOR SHALL CONSTRUCT 6"x36" WATERING BASINS AROUND ALL TREES/PALMS WITH A MIN. 2" LAYER OF MULCH.
- LANDSCAPE CONTRACTOR SHALL LOOSEN / GRADE ALL BED AREAS PRIOR TO PLANTING TO ENSURE PROPER DRAINAGE AND UNIFORM SURFACE.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING GRASS AND WEEDS BY HERBICIDING, DISKING, FLOATING AND LIGHT GRADING OF ENTIRE PROJECT AREA PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL ESTABLISH AND MAINTAIN ALL PLANT MATERIAL FOR 90 DAYS AFTER 'SUBSTANTIAL COMPLETION' AND SHALL GUARANTEE ALL TREES/PALMS FOR A PERIOD OF ONE YEAR.
- IRRIGATION CONTRACTOR SHALL GUARANTEE ALL SYSTEM COMPONENTS FOR A PERIOD OF ONE YEAR.
- SEE SPECIFICATIONS FOR FURTHER INSTRUCTIONS/REQUIREMENTS.

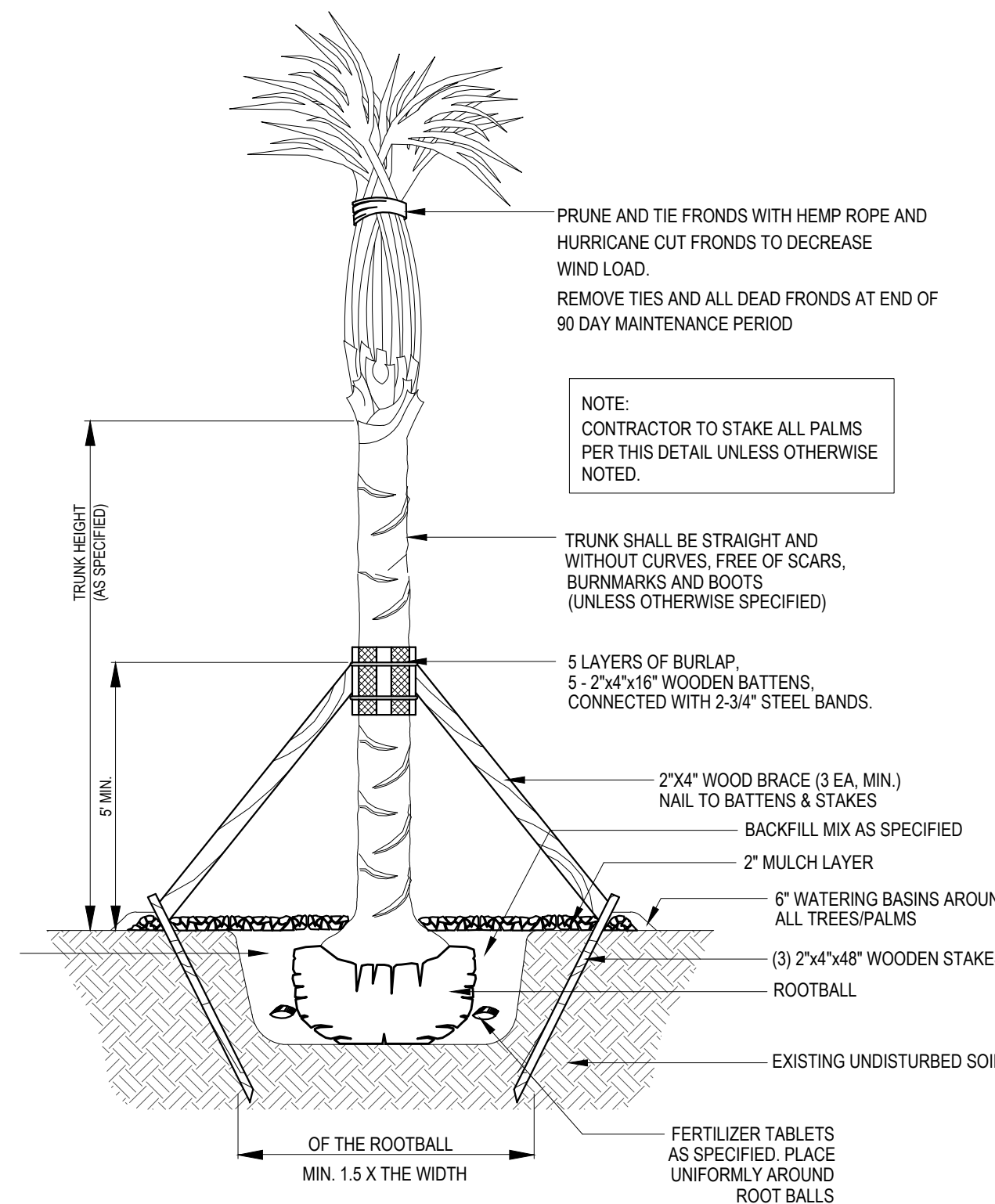


- NOTES:
- CONCRETE CURBING TO HAVE 1 1/2" DEEP CONTRACTION JOINTS @ 5'-0" SPACING.
 - CONCRETE CURBING TO HAVE TAPERED DRAINAGE POINTS AT 10' O.C.
 - 2500-3000 PSI COMPRESSIVE STRENGTH, 490 PSI FLEXURAL STRENGTH.
 - USE HALF-INCH POLYPROPYLENE FIBER REINFORCEMENT.
 - EQUAL TO 'CONTOUR CURBS' EDGING (956-867-8350), CONTOURCURBS.NET

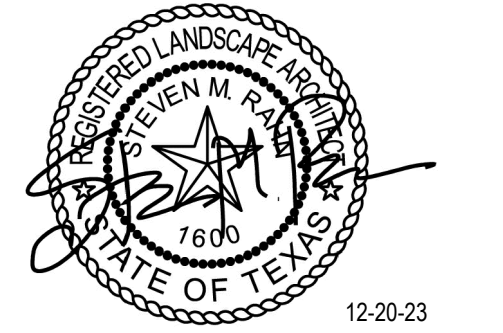
4 CONCRETE EDGE DETAIL
NOT TO SCALE



2 TRIANGULAR PLANT SPACING DIAGRAM
NOT TO SCALE

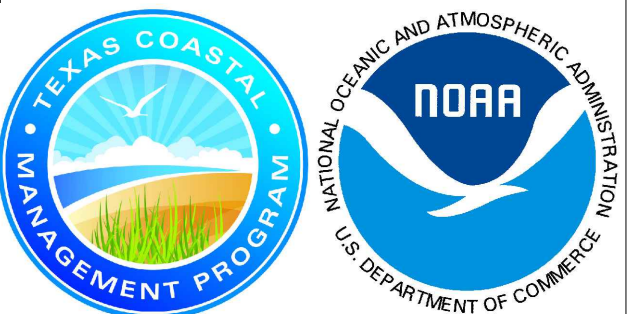


3 PALM PLANTING DETAIL
NOT TO SCALE



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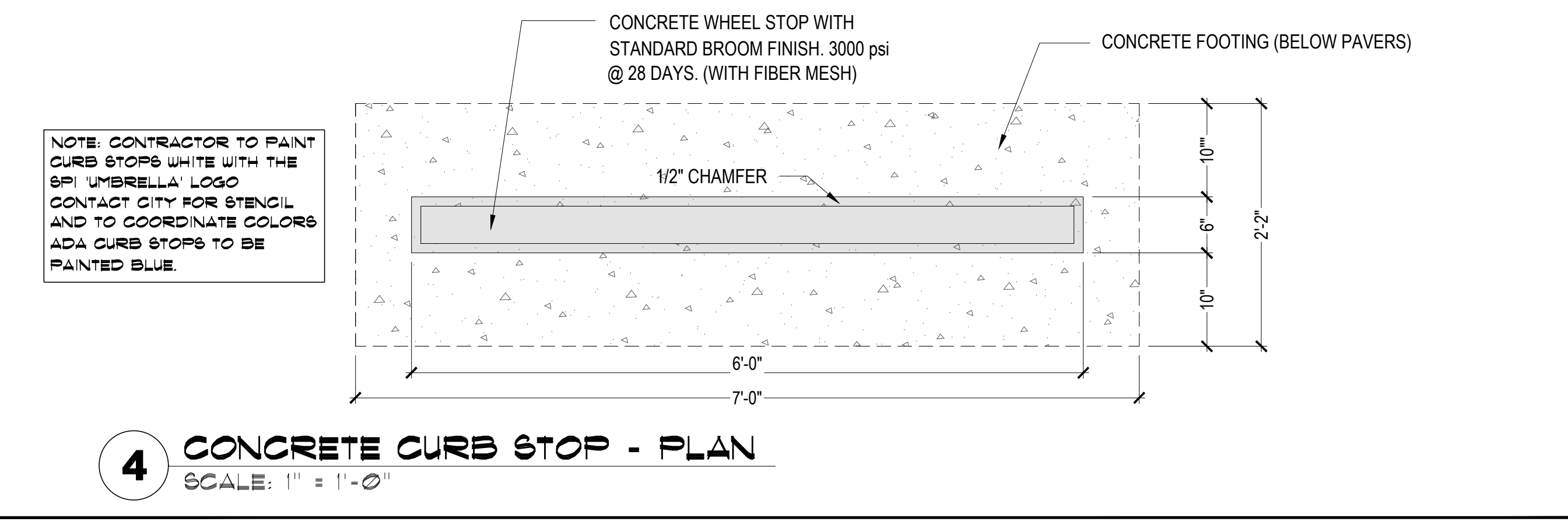
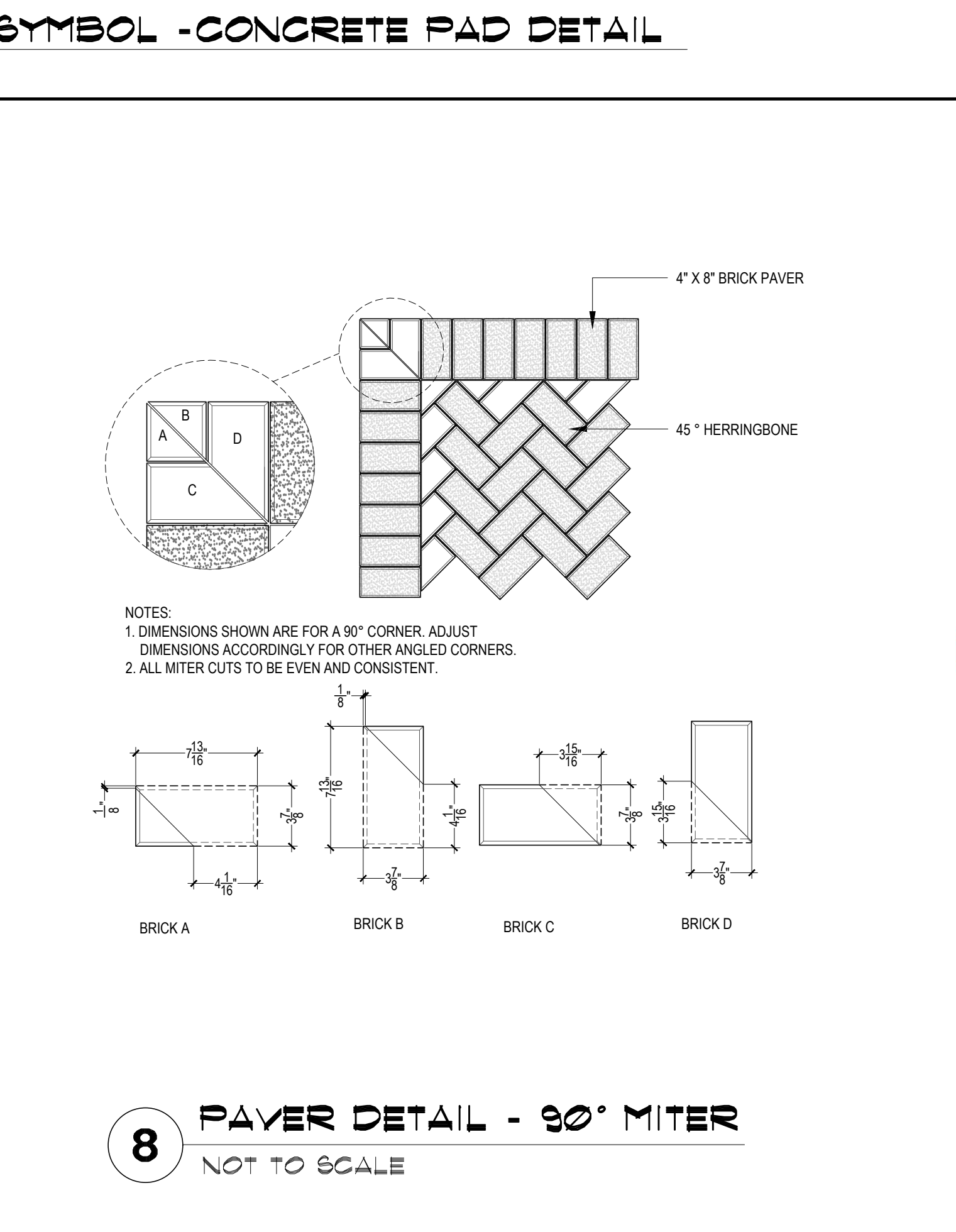
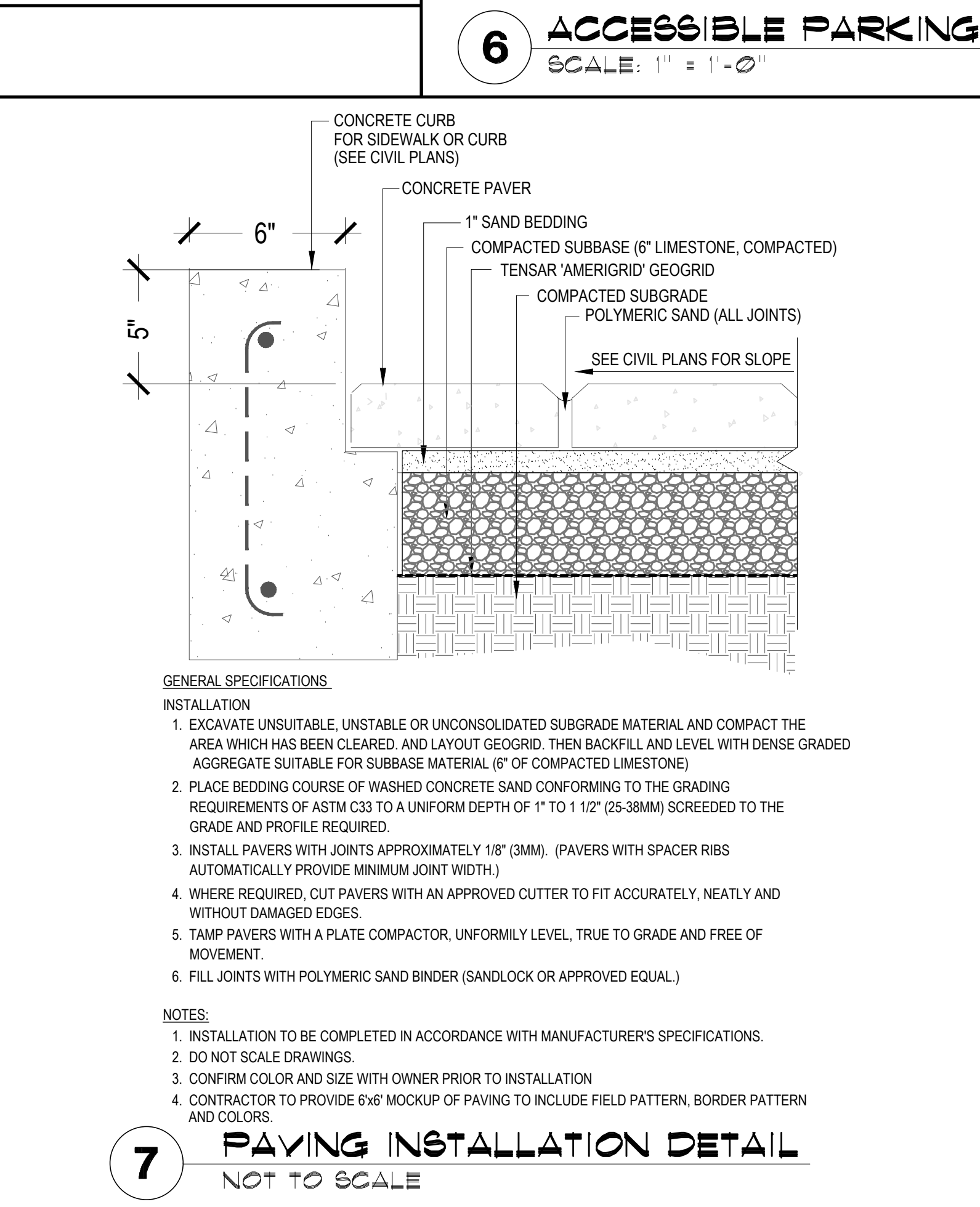
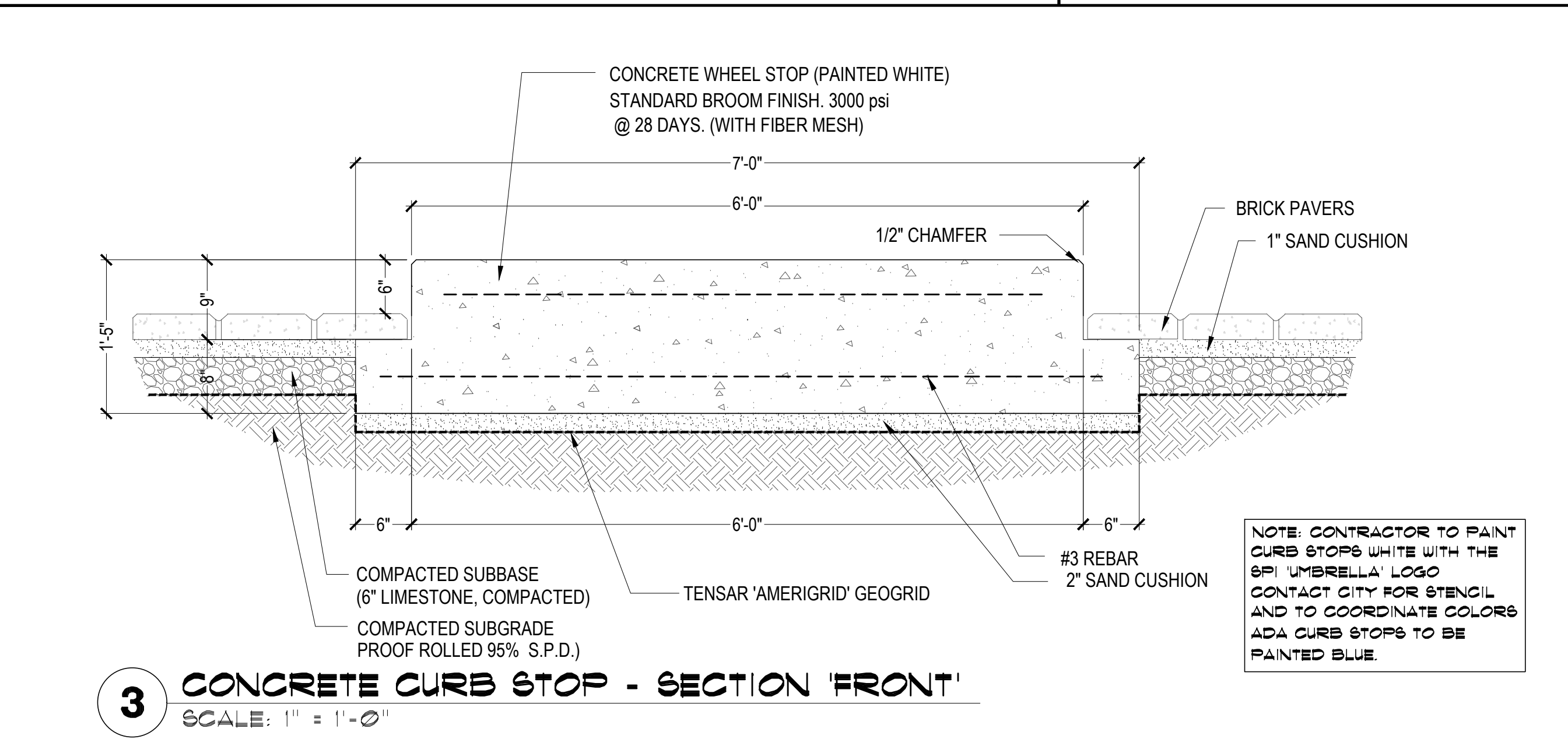
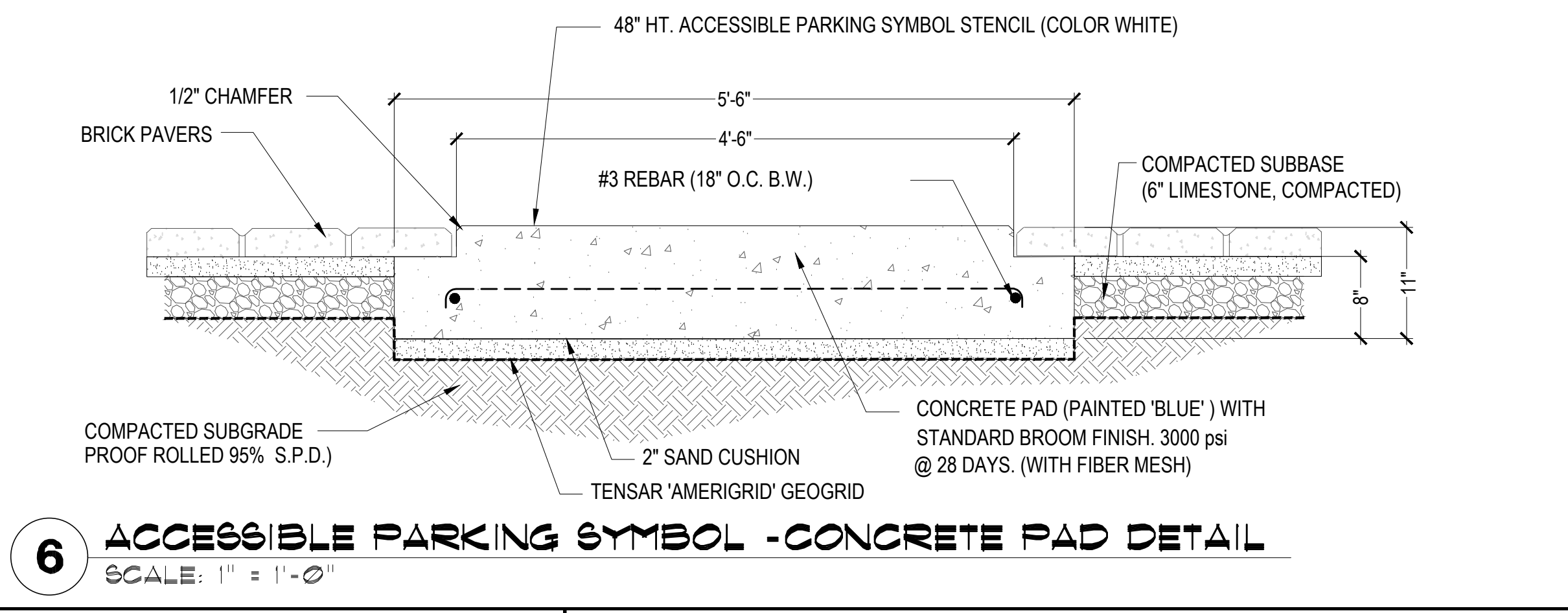
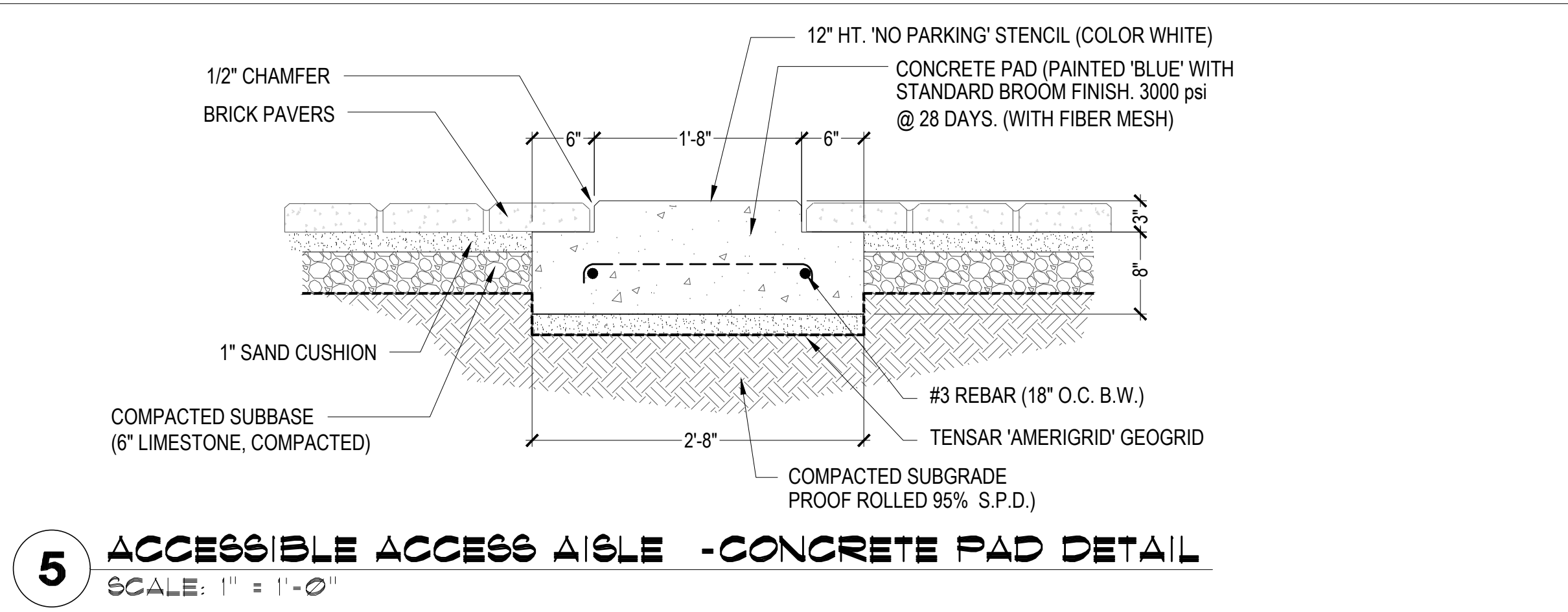
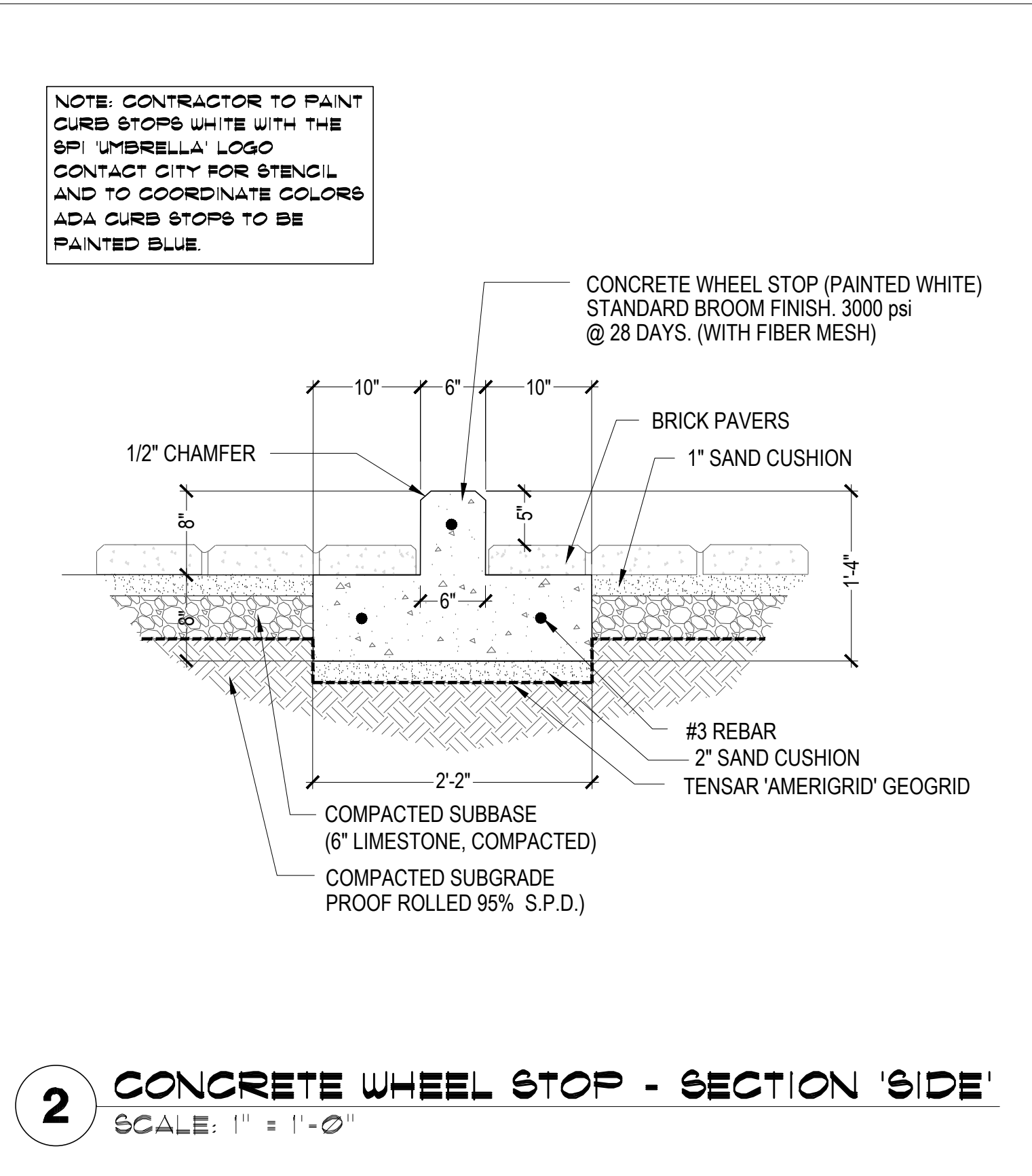
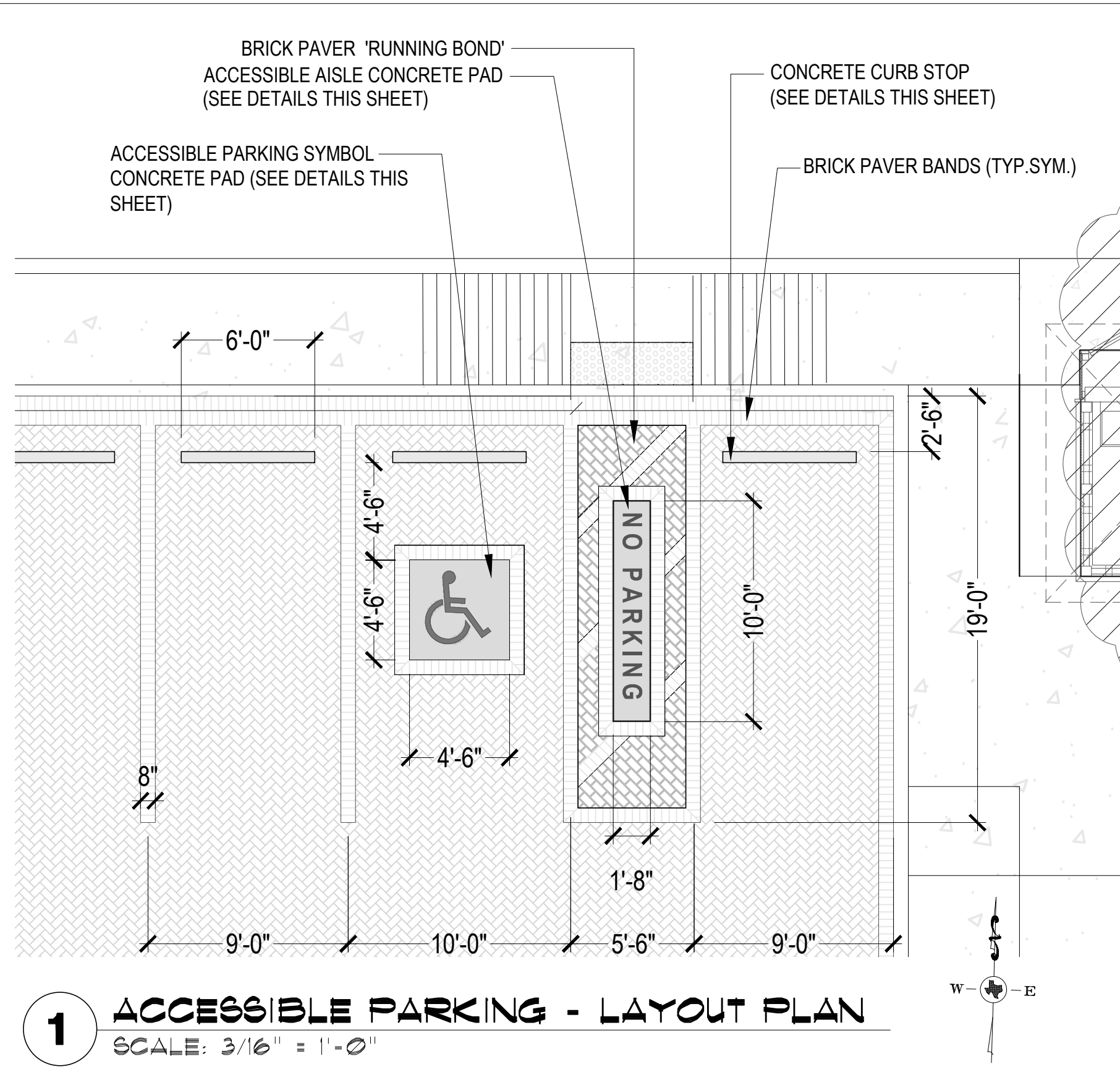
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SHEET TITLE
LANDSCAPE SCHEDULES AND DETAILS

SHEET NO.
L3.01

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PAVING MATERIAL SCHEDULE

DESCRIPTION	NOTES	QUANTITY
BRICK PAVERS *	4x8" 80 MM KEYSTONE 'HOLLANDSTONE' BRICK PAVERS BAND (B0/B0 CHARCOAL/TAN MIX) *	3150 SF.
BRICK PAVER BAND *	4x8" 80 MM KEYSTONE 'HOLLANDSTONE' BRICK PAVERS (CAST STONE) *	550 SF.
CONCRETE WHEEL STOPS	8" x 6" CONCRETE WHEEL STOPS (PAINTED WHITE WITH SPI 'UMBRELLA' LOGO) AS PER PLANS/DETAILS	8
CONCRETE PADS	CONCRETE PADS (PAINTED BLUE) FOR ACCESSIBLE SYMBOL AND NO PARKING SPACE (SEE PLANS AND DETAILS FOR DIMENSIONS, EACH WITH PAINTED STENCIL (COLOR WHITE) AS PER PLANS/DETAILS	55 SF.

* NOTE CONTRACTOR TO PROVIDE AVAILABLE PAVER COLORS FOR APPROVAL BY CITY BEFORE ORDERING MATERIAL

- PAVING NOTES**
- CONTRACTOR SHALL REVIEW AND COORDINATE WITH EXISTING CONDITIONS. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, DRAINS, ELECTRICAL, ETC.
 - CONTRACTOR TO FOLLOW CIVIL ENGINEER'S GRADING/DRAINAGE PLANS. ENSURE PROPER DRAINAGE AWAY FROM ALL BUILDINGS TO DRAIN INLETS PER GRADING/DRAINAGE PLANS.
 - CONTRACTOR SHALL STAKE OUT ALL PAVING AREAS FOR SSP APPROVAL PRIOR TO STARTING ANY PAVING WORK.
 - CONTRACTOR SHALL STRIP/REMOVE EXISTING UNSUITABLE SOIL/SOD/GRASS IN ALL PAVER AREAS.
 - CONTRACTOR SHALL SUPPLY/INSTALL SELECT FILL, SUB-BASE, MOISTURE CONDITION, AND COMPACT SUB GRADE TO 95% PROCTOR DENSITY.
 - CONTRACTOR SHALL SUPPLY/APPLY PRE-EMERGENT HERBICIDE TO SUB-BASE OF ALL PAVER AREAS. USE 'RONSTAR' PRE-EMERGENT HERBICIDE OR APPROVED EQUAL.
 - CONTRACTOR SHALL SUPPLY/INSTALL PAVERS AS INDICATED IN SCHEDULE

- CONTRACTOR SHALL CUT/MITRE ALL RADII AND CORNERS USING MASONRY SAW AS DETAILED.
- CONTRACTOR SHALL FILL/SWEEP ALL JOINTS WITH MIXTURE OF JOINT SAND AND 'SANDLOCK' JOINT STABILIZER. MI, 3-4 LBS. OF 'SANDLOCK' PER 100 LBS OF JOINT SAND. SWEEP ADDITIONAL 'SANDLOCK' ONTO FINAL SURFACE AND INTO ALL JOINTS THEN SATURATE WITH WATER TO ACTIVATE STABILIZER.
- APPLY PENETRATING SEALER WHEN PAVERS ARE COMPLETELY DRY AND CLEAN. MATTE FINISH, TECHNISEAL 'NATURAL LOOK (N), PRODUCT CODE 60304120)
- CONTRACTOR SHALL NOTIFY SSP BEFORE INSTALLATION FOR INSPECTIONS/APPROVALS OF ALL WORK.
- CONTRACTOR SHALL WARRANTY ALL MATERIALS AND LABOR FOR A PERIOD OF TWO YEARS. WARRANTY INCLUDED RE-SANDING IF REQUIRED, HERBICIDE TREATMENT AND REPAIR OF ALL SUBGRADE FAILURES IF REQUIRED.

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SEAL

PROJECT
**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**

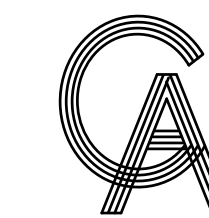
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TEXAS

CLIENT
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SOUTH PADRE ISLAND**
South Padre Island
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MARK DATE DESCRIPTION

PROJECT NO. 1065-17
DATE 12-20-23
DRAWN BY AT
CHECKED BY SP
SCALE AS SHOWN
SHEET TITLE
**HARDSCAPE
SCHEDULES AND
DETAILS**
SHEET NO.
L3.02

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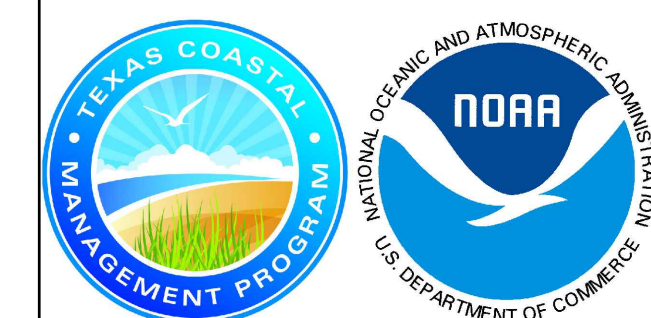
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PROJECT
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 IMPROVEMENTS**
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MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO. 23/21
 DATE 12-20-2023
 DRAWN BY J.M.
 CHECKED BY C.G.
 SCALE AS SHOWN

SHEET TITLE
**ELECTRICAL AND
 PLUMBING SITE PLAN**

SHEET NO.
EP1.01



1126 SOUTH COMMERCE ST.
 HARLINGEN, TX
 PHONE: 956-220-3435
 TEXAS REGISTERED

ELECTRICAL KEYED NOTES:

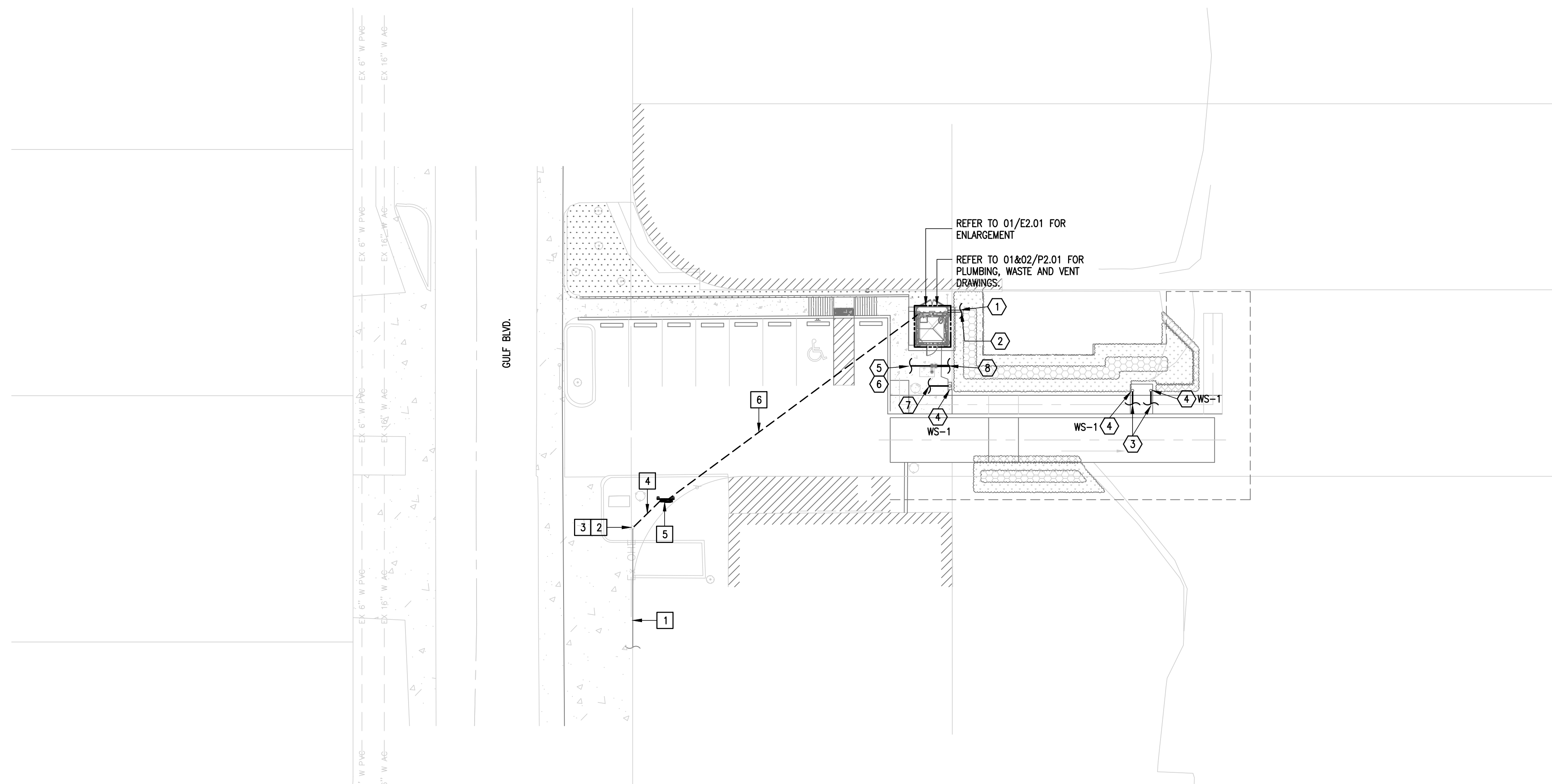
- 1 EXISTING ELECTRICAL UTILITY OVERHEAD SERVICE LINE.
- 2 EXISTING ELECTRIC UTILITY POWER POLE.
- 3 PROPOSED NEW ELECTRIC UTILITY POLE MOUNT TRANSFORMER, AND RISER DIP POLE.
- 4 PROVIDE ELECTRIC UNDERGROUND SECONDARY RACEWAY.
- 5 PROVIDE ELECTRIC METER AND MAIN DISCONNECT.
- 6 PROVIDE UNDERGROUND FEEDER.

GENERAL NOTES:

1. COORDINATE WORK AMONG ALL DISCIPLINES. IT IS NOT THE INTENT OF THESE DOCUMENTS TO DICTATE WHO MUST DO THE WORK. ALL WORK SHOWN IS THE RESPONSIBILITY OF THE (PRIME) CONTRACTOR.
2. FIELD VERIFY PROJECT SITE EXISTING CONDITIONS AND ELEVATIONS PRIOR TO BEGINNING ANY WORK.
3. COORDINATE ELECTRICAL, AND PLUMBING WITH GENERAL CONSTRUCTION.
4. PHASING AND SEQUENCE OF CONSTRUCTION SHALL BE PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
5. FIELD VERIFY/SPOT EXACT LOCATIONS AND EXISTING CONDITIONS OF EXISTING PLUMBING, AND ELECTRICAL. IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE AND WORKABLE SYSTEMS. SHOULD BIDDER FIND OMISSIONS OR DISCREPANCIES IN THE PLANS, BIDDER SHALL NOTIFY THE ENGINEER PRIOR TO THE BID DATE AND A WRITTEN CLARIFICATION WILL BE ISSUED.
6. DAMAGED ITEMS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER. CONTRACTORS ARE REQUIRED TO SEARCH AND INVESTIGATE FOR EXISTING UTILITIES BEFORE EXCAVATING.
7. ALL MATERIALS AND LABOR, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT, WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND FUNCTION OF THE SYSTEM SHALL BE FURNISHED BY THIS CONTRACTOR. INCLUDE ALL COSTS OF CHANGES, IF/AS REQUIRED IN BID PROPOSAL.
8. PROVIDE J-BOXES (POLYMER CONCRETE) AS REQUIRED FOR PULL WIRING.
9. ELECTRICAL WIRING SHALL NOT BE SPLICED BELOW GRADE.
10. PERFORM ALL WORK PER LATEST VERSION OF NATIONAL ELECTRICAL CODE, AND APPLICABLE LOCAL CODES AND ORDINANCES, UNLESS DRAWINGS OR SPECIFICATIONS HAVE MORE STRINGENT REQUIREMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH PROJECT, INCLUDING FEES FOR INSPECTIONS, APPLICATIONS, AND PROVISION OF NEW SERVICES.
12. CONTRACTOR WHO WILL ACTUALLY PERFORM WORK MUST APPLY FOR ALL REQUIRED PERMITS.
13. SEE CIVIL DRAWINGS FOR CUTTING, COMPACTING, & PATCHING.
14. COORDINATE ALL WORK WITH OTHER TRADES; COORDINATE SCHEDULE OF WORK WITH ALL SUB-CONTRACTORS TO ACHIEVE SMOOTH FLOW OF CONSTRUCTION.
15. SEAL AROUND ELECTRICAL RACEWAYS AT ALL WALLS, A/C ROOMS AND WALL LOUVER PENETRATIONS WITH FIREPROOF CAULKING. RE: SPECS. PROVIDE FLASHING AROUND PENETRATION, BOTH INSIDE AND OUTSIDE, TO PROVIDE FINISHED LOOK.
16. TIME OR MONEY ALLOWANCES WILL NOT BE MADE TO ACCOMMODATE UTILITY CONFLICTS THAT CAN BE REASONABLY RESOLVED BY COORDINATION DURING SHOP DRAWING PHASE.
17. CONTRACTOR SHALL REVIEW COMPLETE DOCUMENTS PRIOR TO SUBMITTAL OF PROPOSAL TO GAIN COMPLETE UNDERSTANDING OF PROJECT SCOPE, WORK BY OTHERS, AND ELECTRICAL WORK ASSOCIATED WITH OTHER DISCIPLINES.
18. MAINTAIN MANUFACTURER RECOMMENDED CLEARANCE AROUND ALL EQUIPMENT.
19. AFFIX ID TAGS TO ALL DIVISION 26 EQUIPMENT.
20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND PLUMBING CONTRACTOR REGARDING EQUIPMENT SIZES AND TYPES OF ELECTRICAL INTERFACE EQUIPMENT REQUIRED.
21. FIELD VERIFY ALL CONDITIONS AND MEASURE DIMENSIONS WITHIN THE BUILDING PRIOR TO ORDERING EQUIPMENT AND/OR PROCEEDING WITH INSTALLATION.
22. ALL EQUIPMENT SHALL BE FACTORY TESTED, AND CONTRACTOR SHALL VERIFY THEIR CONDITION PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR EQUIPMENT DAMAGED DURING MOVING AND INSTALLATION.
23. EQUIPMENT FOUND DEFECTIVE PRIOR TO FINAL ACCEPTANCE SHALL BE REPLACED AT NO COST TO OWNER.
24. WORK TO BE DONE UNDER ALLOWANCES BECOMES AN INTEGRAL PART OF THE PROJECT AND RESPONSIBILITY OF CONTRACTOR ONCE ALLOWANCE IS APPROVED.
25. SLEEVE ALL EXTERIOR WALL PENETRATIONS.
26. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INVOLVING A CHANGE IN PROJECT SCOPE OR COST WITHOUT FIRST HAVING OBTAINED ENGINEER'S APPROVAL IN WRITING. UNLESS ENGINEER HAS AGREED TO SUCH CHANGE PRIOR TO IT BEING DONE, AND HAS AGREED THAT AN INCREASE IN COST ASSOCIATED WITH SUCH CHANGE IS WARRANTED; CONTRACTOR WILL NOT BE REIMBURSED FOR SUCH CHANGE.

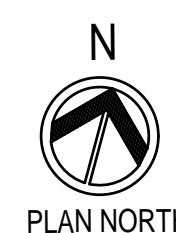
PLUMBING KEYED NOTES:

- 1 PROVIDE A 4" SANITARY SEWER CONNECTION. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 2 PROVIDE UNDERGROUND 1-1/4" SCH. 40 CPVC DOMESTIC WATER LINE TO SERVICE THE RESTROOM. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 3 BRANCH OFF WITH A 3/4" SCH. 40 CPVC WATER LINE FROM CIVIL'S DOMESTIC WATER LINE AND RISE UP BELOW WALKOVER TO SERVICE NEW WASH STATION. PROVIDE SHUTOFF VALVE AS PER SPECIFICATIONS. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF PROPOSED DOMESTIC WATER LINE.
- 4 PROVIDE (WS-1) WASH STATION. CONCEAL WATER LINE WITHIN A WOODEN ENCLOSURE. REFER TO 04/P.3.01 FOR THE ASSOCIATED DETAIL.
- 5 PROVIDE PEDESTAL TYPE DRINKING FOUNTAIN AS SCHEDULED OR AN APPROVED EQUAL.
- 6 PROVIDE UNDERGROUND 3/4" SCH. 40 CPVC DOMESTIC WATER LINE TO SERVICE PEDESTAL TYPE DRINKING FOUNTAIN. PROVIDE GATE VALVE IN QUAZITE BOX. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 7 BRANCH OFF WITH A 3/4" SCH. 40 CPVC WATER LINE FROM CIVIL'S DOMESTIC WATER LINE TO SERVICE NEW WASH STATION. PROVIDE GATE VALVE IN QUAZITE BOX. SEE ASSOCIATED DETAIL ON DETAIL SHEET. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF PROPOSED DOMESTIC WATER LINE.
- 8 PROVIDE NEW 2" SANITARY SEWER CONNECTION. REFER TO CIVIL DRAWINGS FOR CONTINUATION.



01 ELECTRICAL AND PLUMBING SITE PLAN

SCALE: 1" = 20'-0"

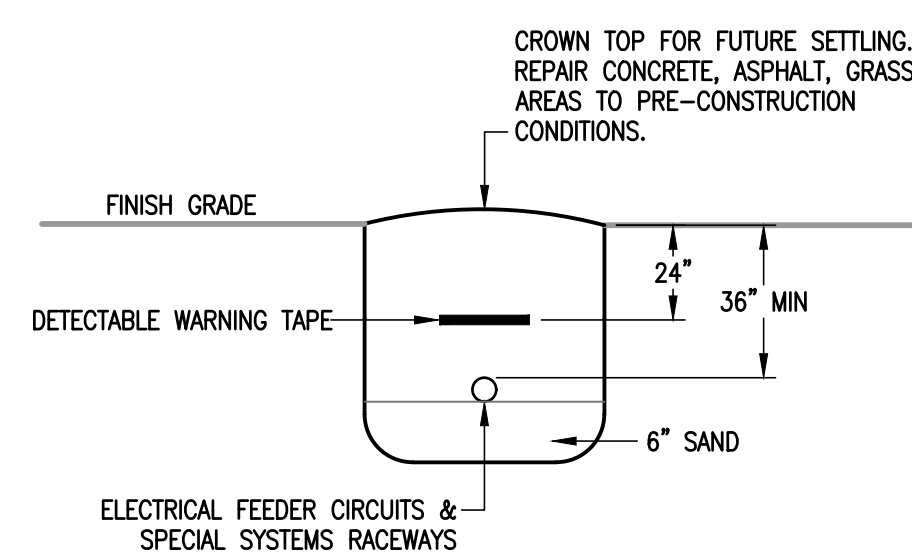


CLEAR TRENCH OF ALL ROCKS AND DEBRIS BEFORE ADDING SAND CUSHION.

COMPACT TRENCH FILL TO 95% PROCTOR DENSITY.

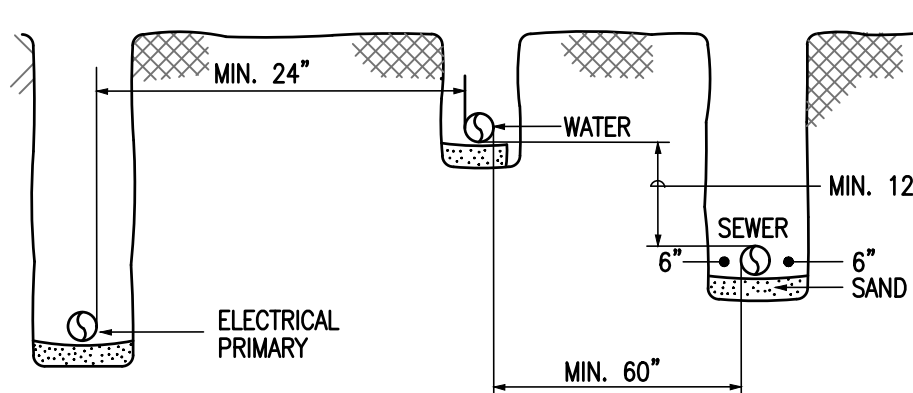
MAINTAIN A MINIMUM OF 60 INCHES UNDISTURBED EARTH BETWEEN PARALLEL WATER AND SEWER LINES OR SUPPORT WATER LINE ON SEPARATE SHELVE A MINIMUM OF 12" ABOVE SEWER LINE.

MAINTAIN A MINIMUM OF 24" HORIZONTALLY BETWEEN ELECTRICAL PRIMARY AND SEWER. MAINTAIN A MINIMUM OF 12" VERTICALLY OR 24" HORIZONTALLY BETWEEN ELECTRICAL PRIMARY AND WATER LINES, GAS LINES, TELEPHONE RACEWAYS AND CABLE RACEWAYS.



02 BURIAL DETAIL FOR ELECTRICAL RACEWAYS

SCALE: NONE



03 TRENCHING DETAIL

SCALE: NONE

SCOPE OF WORK

- GENERAL:** THE FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS CONSISTS OF A NEW SINGLE-STORY BUILDINGS, APPROXIMATE SQUARE FOOTAGE 89FT2. THIS BUILDING WILL GENERALLY BE OPERATED FROM 8:00AM TO 6:00PM. (7 DAYS A WEEK).
- ELECTRICAL:** PROVIDE ALL MATERIALS AND LABOR ASSOCIATED WITH COMPLETE OPERATIONAL ELECTRICAL DISTRIBUTION SYSTEM. MAJOR ITEMS OF WORK INCLUDE, BUT ARE NOT LIMITED TO:
 - ELECTRICAL SERVICE:**
 - PROVIDE A NEW UNDERGROUND ELECTRICAL SERVICE; IT SHALL CONSIST OF UNDERGROUND ELECTRICAL RACEWAYS AND A SUPPORT STRUCTURE FOR UTILITY METER AND MAIN DISCONNECT.
 - UTILITY COMPANY SHALL PROVIDE MEDIUM VOLTAGE CONDUCTORS AND POLE MOUNTED TRANSFORMER.
 - LIGHTING SYSTEMS: SHALL CONSIST OF LED TYPE WITH TIME CLOCK CONTROLS.
 - POWER SYSTEMS: PROVIDE MISCELLANEOUS DUPLEX RECEPTACLES AND POWER FOR IRRIGATION CONTROLLER.

ABBREVIATIONS:

A	AMPS	GALV.	GALVANIZED
ABC	ABOVE CEILING LINE	GRND.	GROUND
AC	ABOVE COUNTER BACKSPASH	HP	HORSEPOWER
AFF	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATION, & AIR CONDITIONING
B.	BOTTOM		
BLC.	BELOW CEILING LINE	MECH	MECHANICAL
C.	CONDUIT OR COMMON	NTS	NOT TO SCALE
CLG.	CEILING	PH	PHASE
COND.	CONDUIT	RM.	ROOM
CU.	COPPER	SS	STAINLESS STEEL
DISC.	DISCONNECT	UG	UNDERGROUND
EXT.	EXTERNAL OR EXTERIOR	UNO	UNLESS OTHERWISE NOTED
G.	GROUND	V	VOLTS
GA.	GAGE	W	WIRE

WIRING DEVICES SYMBOL LEGEND:

SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTING TYPE - HUBBELL MODEL #GFTWRS1201 AND WHILE IN USE WEATHERPROOF COVER - HUBBELL MODEL #RW58300	18" AFF

NOTES:

- U.N.O. INDICATES UNLESS NOTED OTHERWISE.
18" AFF INDICATES TO TOP OF DEVICE.
ALL OTHER MOUNTING HEIGHTS REFER TO CENTERLINE OF DEVICE.
AC INDICATES 4" ABOVE COUNTER TO BOTTOM OF DEVICE.
ALL RECEPTACLES SHALL BE INSTALLED HORIZONTALLY.

GENERAL SYMBOL LEGEND:

SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	JUNCTION BOX W/ BLANK COVERPLATE	AS REQUIRED
	ELECTRICAL PANELBOARD - SURFACE MOUNTED	AS REQUIRED
	UNDERGROUND RACEWAY	AS REQUIRED
	CONCEALED RACEWAY	AS REQUIRED
	CONDUIT OR EMT HOMERUN TO PANELBOARD CONCEALED IN WALLS OR ABOVE CEILING. LONG CROSSMARKS DENOTE NUMBER OF "HOT" CONDUCTORS SHORT CROSSMARKS INDICATE NEUTRALS AND DOTS INDICATE NUMBER OF GROUND CONDUCTORS. ARROW INDICATES HOME RUN TO ELECTRICAL PANEL.	AS REQUIRED

LIGHTING SYMBOL LEGEND:

SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	SURFACE/WRAPAROUND EMERGENCY LIGHT FIXTURE CONNECT BATTERY PACK TO BE ON AT ALL TIMES (UNSWITCHED)	- - - -
	SURFACE/WRAPAROUND LIGHT FIXTURE	- - - -
	OUTDOOR TIME CLOCK - 365 DAY, ASTRONOMICAL, 2-CHANNEL, PROGRAMMABLE, CAPABLE OF HAVING MULTIPLE SCHEDULES.	AS REQUIRED

NOTES:

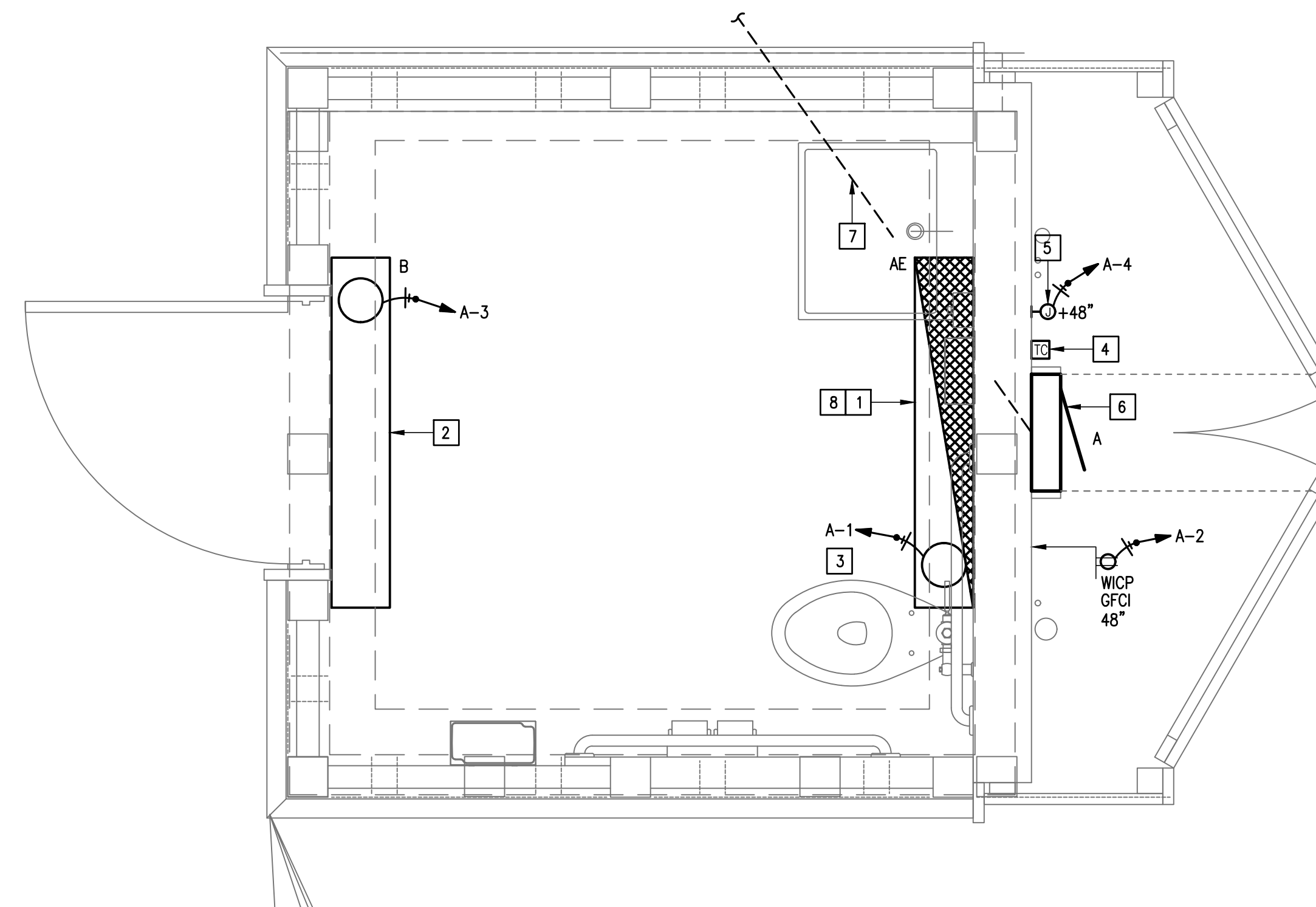
- REFERENCE LIGHT FIXTURE SCHEDULE FOR ALL MOUNTING HEIGHTS.

GENERAL NOTES:

- ALL ELECTRICAL MATERIALS (OUTDOORS), INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, PANELBOARDS, SAFETY SWITCHES, HARDWARE (316 SS), SUPPORTING APPURTENANCES, ETC. SHALL BE SUITABLE FOR MARINE/COASTAL TYPE INSTALLATIONS.
 - UNISTRUT - PVC COATED
 - HARDWARE - STAINLESS STEEL 316.
 - ELECTRICAL GEAR ENCLOSURE - REINFORCED FIBERGLASS.
 - RACEWAYS ABOVE GROUND - PVC SCHEDULE 80, SUNLIGHT RESISTANT.
 - RACEWAYS BELOW GROUND - PVC SCHEDULE 40.
- LIGHTING BRANCH CIRCUIT HOMERUNS SHALL BE 3/4" - 2#12 & #12G. 20A/120V HOMERUNS EXCEEDING 100FT THE WIRE SIZE SHALL BE #10 & #8 FOR 175'.
- INTERIOR LIGHTING CONTROLS SHALL BE BY TIME CLOCK.
- EACH 20A/1P BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL.
- PROVIDE 0-10V SIGNAL WIRING TO EACH DIMMED LIGHT FIXTURE DRIVER AND WALL SWITCH.
- THE INTENT IS FOR ALL LIGHTING RACEWAYS TO BE CONCEALED WITHIN WALLS AS MUCH AS POSSIBLE. WHERE RACEWAYS ARE TO BE INSTALLED SURFACE MOUNTED TO CEILINGS THEY SHALL FOLLOW THE PATCH INDICATED ON THE ARCHITECTURAL DRAWINGS. PRIOR TO ROUGH-IN OF ANY LIGHTING RACEWAY A SHOP DRAWINGS INDICATING ALL ROUTES SHALL BE SUBMITTED FOR APPROVAL.

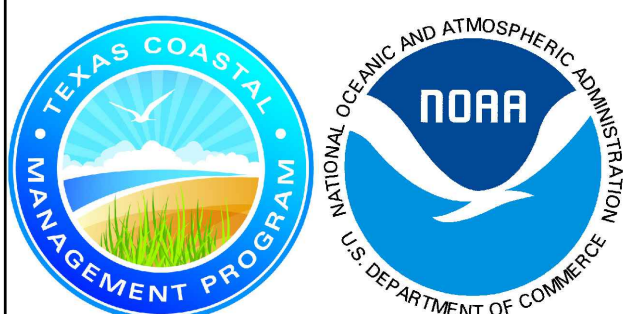
ELECTRICAL KEYED NOTES:

- CONNECT EMERGENCY BATTERY PACK TO BE CHARGING AT ALL TIMES (UNSWITCHED). LIGHT FIXTURE SHALL BE OPERATED BY TIME CLOCK. MOUNT AS HIGH AS POSSIBLE - TYPICAL.
- LIGHT FIXTURE SHALL BE OPERATED BY TIME CLOCK (SUNSET TO SUNRISE) - MOUNT FIXTURE AS HIGH AS POSSIBLE - TYPICAL.
- SWITCH VIA TIME CLOCK. THE INTENT IS FOR LIGHT FIXTURE TO BE "ON" FROM SUNRISE TO SUNSET - TYPICAL.
- PROVIDE TIME CLOCK.
- CONNECT IRRIGATION CONTROLLER.
- PROVIDE PANELBOARD - SEE SCHEDULE.
- UNDERGROUND FEEDER.
- CONTROLLED BY TIME CLOCK (SUNRISE TO SUNSET).



01 RESTROOM LIGHTING AND ELECTRICAL PLAN

SCALE: 3/4" = 1'-0"

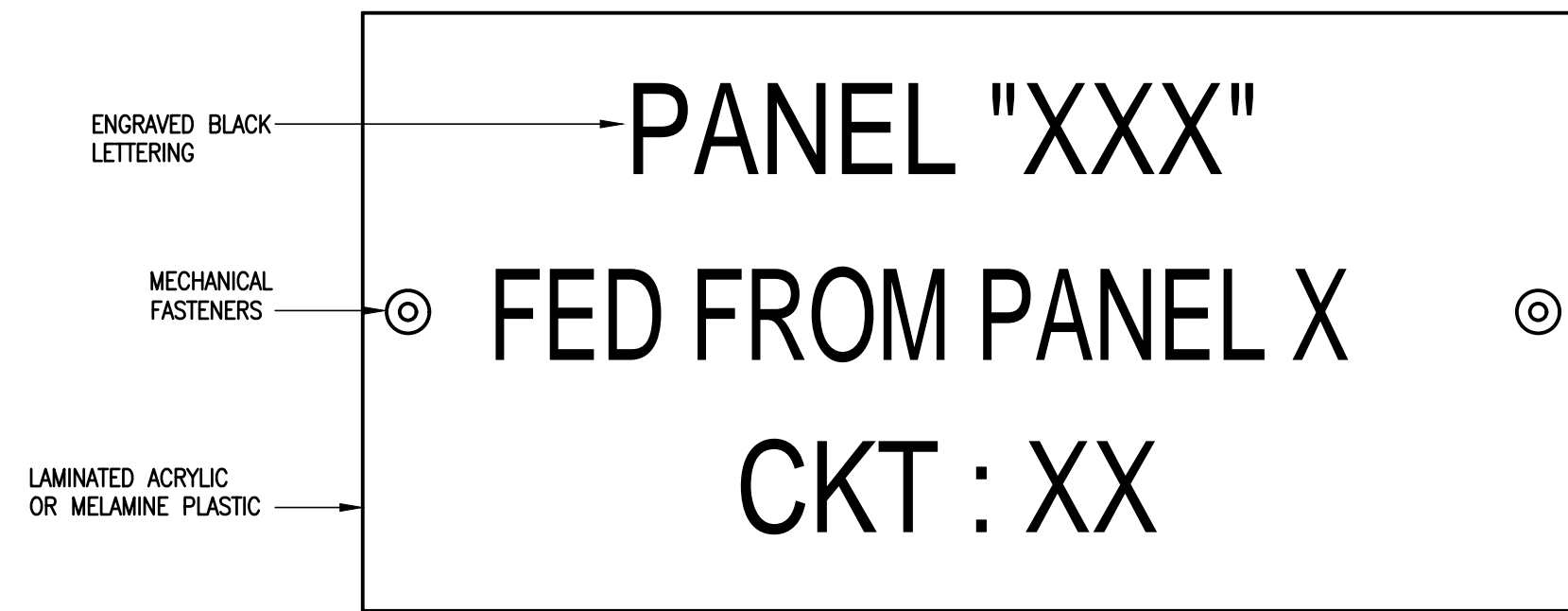


MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION

PROJECT NO.	23/21
DATE	12-20-2023
DRAWN BY	J.M.
CHECKED BY	C.G.
SCALE	AS SHOWN

SHEET TITLE RESTROOM LIGHTING AND ELECTRICAL PLAN

SHEET NO.
E2.01

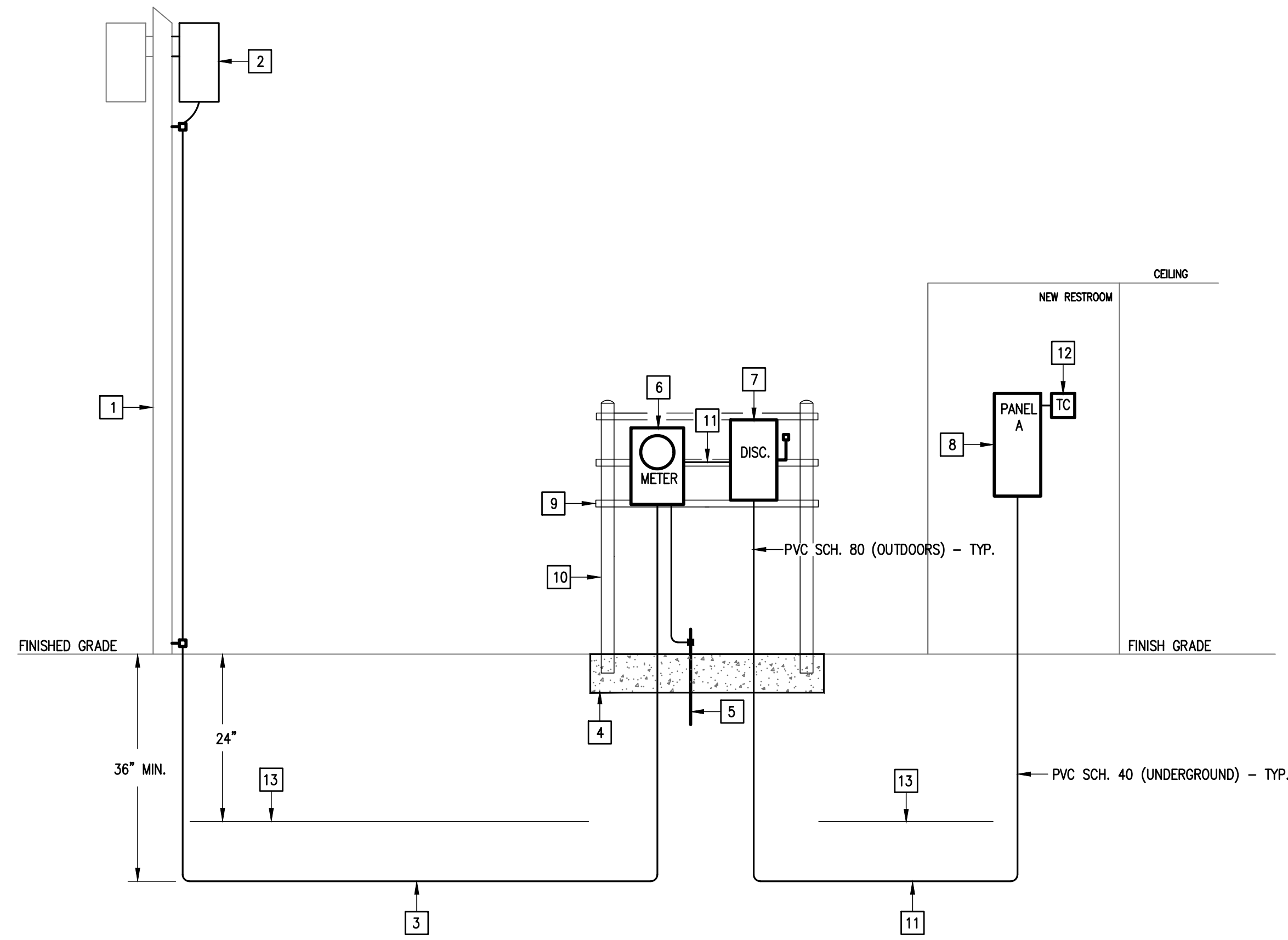


NOTE: ATTACH NAMEPLATES TO ALL ELECTRICAL GEAR AS NOTED ON SECTION 260553.

EQUIPMENT
02 IDENTIFICATION LABEL DETAIL
 SCALE : NOT TO SCALE



03 LIGHT FIXTURE TYPE "AE, B"
 SCALE : NOT TO SCALE



ELECTRICAL RISER DIAGRAM
KEYED NOTES:

- 1 EXISTING ELECTRIC UTILITY POLE WITH TRANSFORMER.
- 2 PROPOSED NEW TRANSFORMER.
- 3 PROVIDE 1"-3#3 & #8G (COPPER).
- 4 24" WIDE X 36" LONG X 24" DEEP (4" ABOVE GRADE) CONCRETE FOOTING WITH #4 REBAR WELDED.
- 5 PROVIDE 3/4" X 10' COPPER CLAD GROUND ROD AND 3/4" -1#8 COPPER GROUND ELECTRODE CONDUCTOR.
- 6 PROVIDE FOR METERING PER ELECTRIC UTILITY STANDARDS.
- 7 PROVIDE 100A, 2P2F, 100AF, 240V, NEMA 4, REINFORCED FIBERGLASS.
- 8 PROVIDE PANELBOARD - SEE SCHEDULE.
- 9 PROVIDE PVC COATED UNISTRUT.
- 10 PROVIDE MARINE GRADE TREATED LUMBER.
- 11 PROVIDE 1" -3#3 & #8G (COPPER).
- 12 TIME CLOCK. PROVIDE A HINGED PVC ENCLOSURE.
- 13 PROVIDE CONTINUOUS DETECTABLE UNDERGROUND WARNING TAPE.

01 ELECTRICAL RISER DIAGRAM
 SCALE: NOT TO SCALE

CALLOUT	LAMP	DESCRIPTION	DRIVER	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	LUMENS/LAMP	LUMEN MAINTENANCE	HOURS
AE	LED	4' VANDAL RESISTANT WRAPAROUND	0-10V	SURFACE	LUMINAIRE LED: VPF4 4FT MIN1 25W 4000K MVOLT CLP X EMB310	25	120V 1P 2W	PROVIDE UL LISTED FOR DAMP LOCATIONS AND WITH AN EMERGENCY BATTERY PACK.	2994	L70	130,000
B	LED	4' VANDAL RESISTANT WRAPAROUND	DRIVER	SURFACE	LUMINAIRE LED: VPF4 4FT NODIM 40W AMB 120-277 CLP X	40	120V 1P 2W	PROVIDE UL LISTED FOR DAMP LOCATIONS AND WITH AN AMBER LIGHT SOURCE.	645	L70	130,000

GENERAL NOTES:
 1. OTHER LIGHT FIXTURE MANUFACTURERS THAN THOSE LISTED ON THIS SCHEDULE ARE REQUIRED TO OBTAIN PRIOR APPROVAL BY SUBMITTING CUT SHEETS OF THEIR SUBSTITUTIONS AT LEAST (10) DAYS PRIOR TO BID. CUT SHEETS SHALL INDICATE/HIGHLIGHT PHOTOMETRIC CURVE, EFFICIENCY & CONSTRUCTION FOR DIRECT COMPARISON WITH SPECIFIED FIXTURES.
 2. EXTRA MATERIALS: SEE SPECIFICATIONS.
 3. EMERGENCY BATTERY PACKS SHALL BE COMPLETE FACTORY INSTALLED WITH NI-CAD BATTERY, CHARGER INDICATING LIGHT, ELECTRONIC CIRCUITRY, 1400 LUMENS OUTPUT, 90 MINUTES DURATION & FIVE FULL YEARS WARRANTY.

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
1	20/1	LIGHTING	0.025		2	20/1	RECEPT.	0.18	
3	20/1	LIGHTING		0.04	4	20/1	IRR. CONTROLLER		0.18
5	20/2	SPARE	0		6	20/1	SPARE	0	
7					8	20/1	SPARE	0	
9	20/2	SPARE	0		10	20/1	SPARE	0	
11					12	20/1	SPARE	0	
TOTAL CONNECTED KVA BY PHASE								0.205	0.22
			CONN KVA	CALC KVA			CALC KVA		
LIGHTING			0.065	0.081	(125%)		TOTAL LOAD	0.441	
RECEPTACLES			0.36	0.36	(50%>10)		BALANCED LOAD	1.84 A	

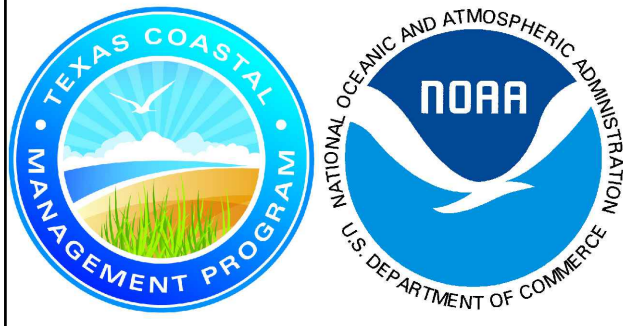
PROVIDE NEMA 4 (REINFORCED FIBERGLASS) ENCLOSURE.



PROJECT
SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS
 SOUTH PADRE ISLAND, TEXAS

CLIENT
CITY OF SOUTH PADRE ISLAND

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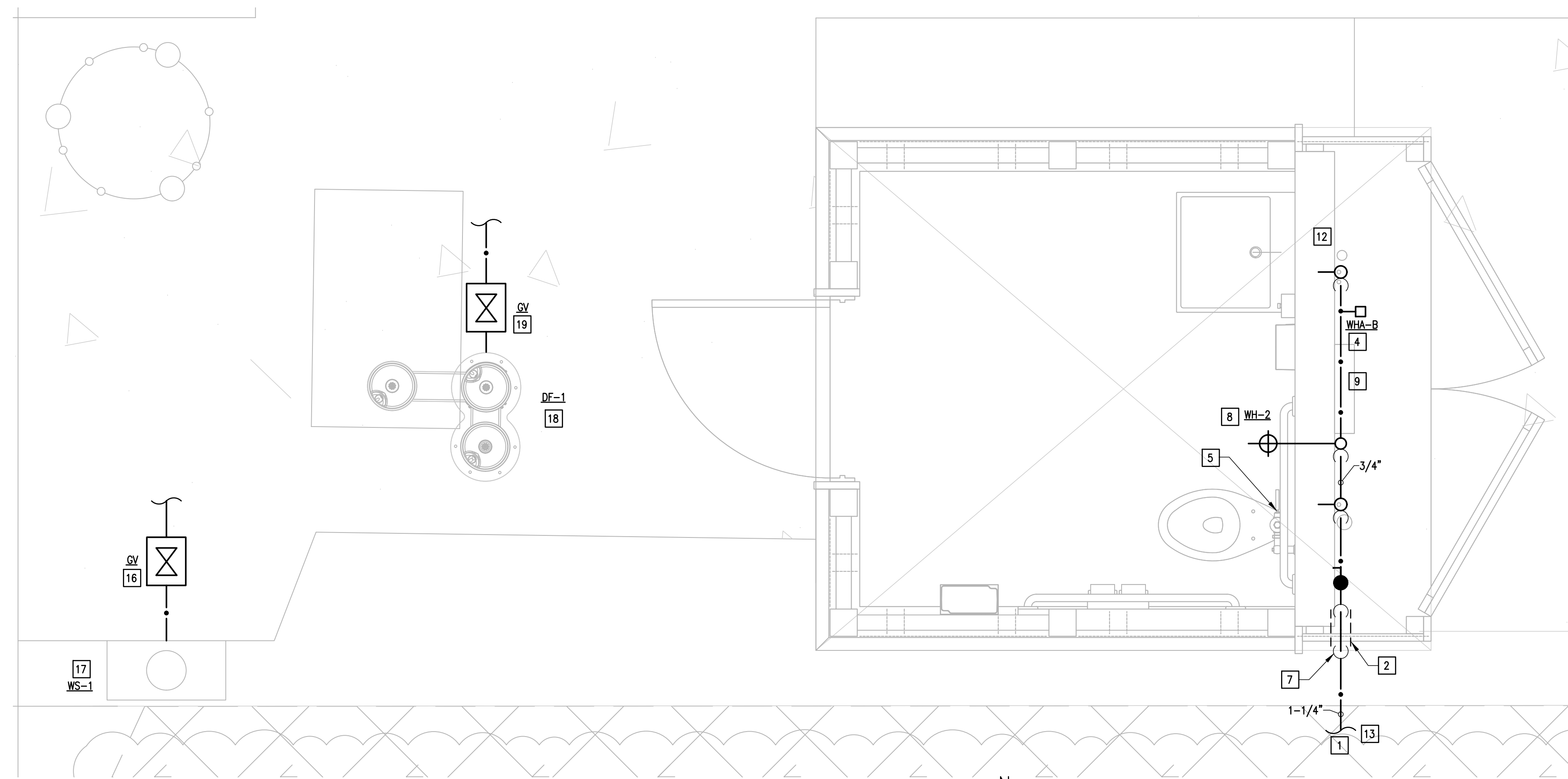


MARK	DATE	DESCRIPTION
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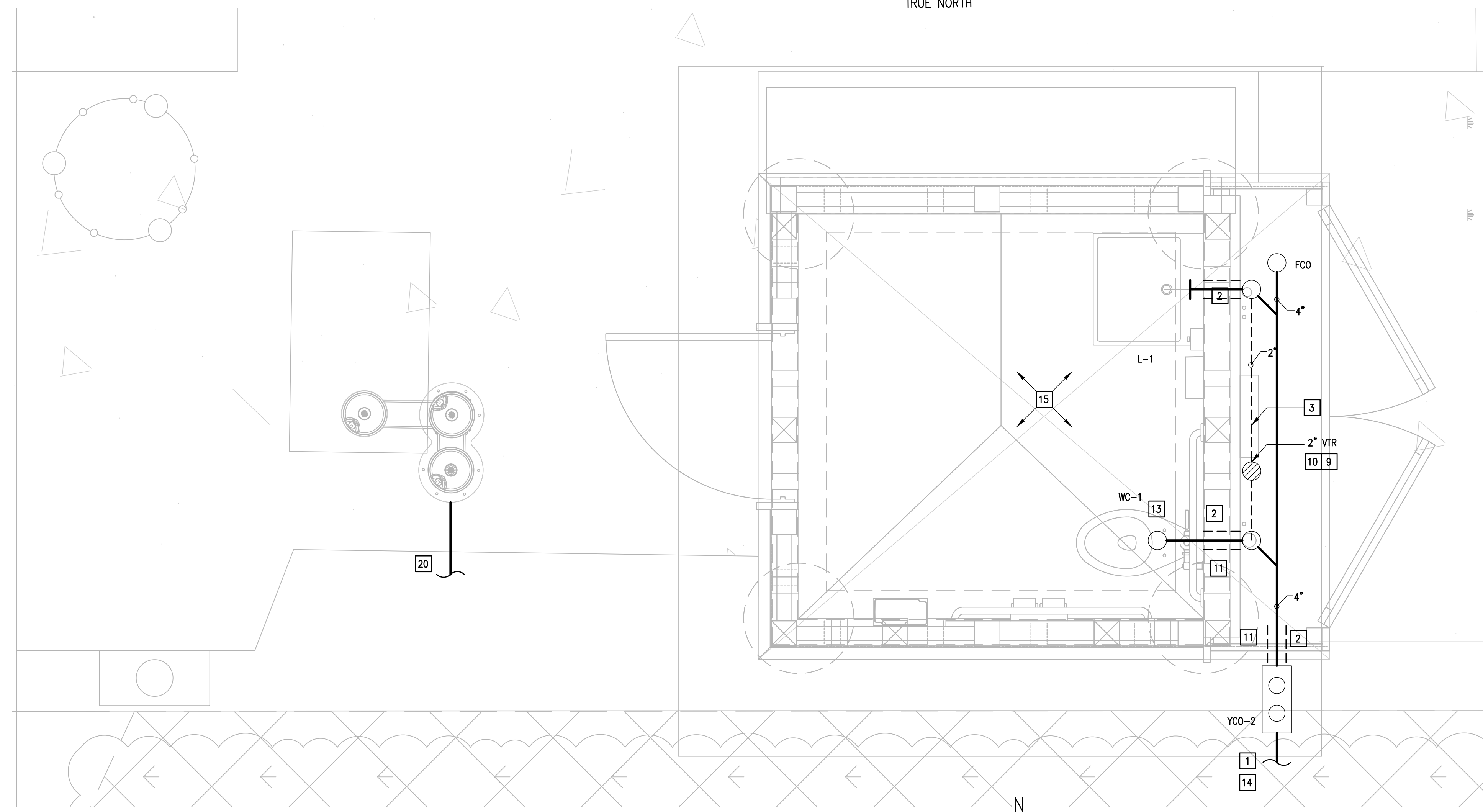
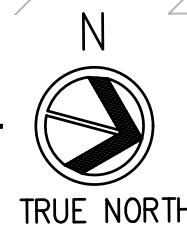
PROJECT NO. 23/21
 DATE 12-20-2023
 DRAWN BY J.M.
 CHECKED BY C.G.
 SCALE AS SHOWN

ELECTRICAL SCHEDULES

SHEET NO.
E2.02



01 RESTROOM PLUMBING PLAN
SCALE : 3/4" = 1'-0"



02 RESTROOM WASTE AND VENT PLAN
SCALE : 3/4" = 1'-0"



GENERAL NOTES:

1. HANGERS SHALL BE STAINLESS STEEL. REFER TO SPECIFICATIONS FOR MORE DETAILS.
2. BALL VALVES AND DOMESTIC WATER PIPING SHALL BE SCH. 40 CPVC. REFER TO SPECIFICATIONS FOR MORE DETAILS.

PLUMBING KEYED NOTES:

- 1 REFER TO MEP SITE PLAN FOR CONTINUATION.
- 2 SLEEVE ALL GRADE BEAMS, FLOOR SLABS AND MASONRY WALL PENETRATIONS PER DETAIL WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT.
- 3 MOUNT CPVC DOMESTIC WATER PIPING AND PVC VENT PIPING TO THE MASONRY WALL.
- 4 PROVIDE WATER HAMMER ARRESTOR (WHA), MIFAB OR APPROVED EQUAL INDICATED MODEL (A,B,C,D,E,F) AS PER MIFAB SIZING CHART. PROVIDE 12"X12" ACCESS PANEL WHERE INSTALLED IN AN INACCESSIBLE AREA. ACCESS PANEL EQUAL TO ACUDOR MODEL UF5000 WITH CYLINDER LOCK AND KEY AND PAINT TO MATCH THE WALL/CEILING. (TYPICAL)
- 5 INSTALL WATER CLOSET FLUSH VALVE HANDLE TOWARDS WIDE SIDE OF THE ROOM. COORDINATE WITH GENERAL CONTRACTOR. (TYPICAL)
- 6 PROVIDE CPVC BALL VALVE IN LINE OF WATER ENTRANCE. SEE ASSOCIATED DETAIL ON DETAIL SHEET.
- 7 PROVIDE 1" CLOSED-CELL INSULATION WITH METAL JACKET ON EXPOSED PIPING. PENETRATE EXTERIOR WALL AS LOW AS POSSIBLE. TURN DOWN TO UNDERGROUND.
- 8 PROVIDE WALL HYDRANT AS SCHEDULED. PROVIDE CLOSE COUPLED HYDRANT TO ENSURE PIPE TURNS UP INSIDE BLOCK WALL. COORDINATE WALL THICKNESS WITH WALL HYDRANT MANUFACTURER DATA. (TYPICAL)
- 9 PAINT ALL EXPOSED PIPING TO MATCH ARCHITECTURAL FINISHES.
- 10 PROVIDE 2" VENT TO 2" VENT THRU ROOF.
- 11 RUN SANITARY SEWER BELOW GRADE BEAMS.
- 12 CAP HOT WATER LAVATORY FAUCET LINE. HOT WATER WILL NOT BE SUPPLIED.
- 13 PROVIDE NEW UNDERGROUND 1-1/4" SCHEDULE 40 CPVC WATER LINE.
- 14 PROVIDE NEW 4" SANITARY SEWER PIPE. REFER TO MEP SITE PLAN FOR SITE LOCATION.
- 15 STRUCTURAL FOUNDATION SHOWN FOR REFERENCE AND COORDINATION PURPOSES. REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS. (TYPICAL)
- 16 BRANCH OF WITH A 3/4" SCH. 40 CPVC WATER LINE FROM CIVIL'S DOMESTIC WATER LINE TO SERVICE NEW WASH STATION (WS-1). PROVIDE GATE IN QUAZITE BOX. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF PROPOSED DOMESTIC WATER LINE.
- 17 PROVIDE WASH STATION (WS-1). CONCEAL WATER LINE WITHIN A WOODEN ENCLOSURE. REFER TO 04/P3.01 FOR ASSOCIATED DETAIL.
- 18 PROVIDE PEDESTAL TYPE DRINKING FOUNTAIN (DF-1) AS SCHEDULED OR AN APPROVED EQUAL.
- 19 PROVIDE UNDERGROUND 3/4" SCH. 40 CPVC DOMESTIC WATER LINE TO SERVICE PEDESTAL TYPE DRINKING FOUNTAIN. PROVIDE GATE VALVE IN QUAZITE BOX. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 20 PROVIDE NEW 2" SANITARY SEWER PIPE TO SERVE PEDESTAL TYPE DRINKING FOUNTAIN. REFER TO MEP SITE PLAN FOR SITE LOCATION AND REFER TO CIVIL DRAWINGS FOR CONNECTION AND CONTINUATION.

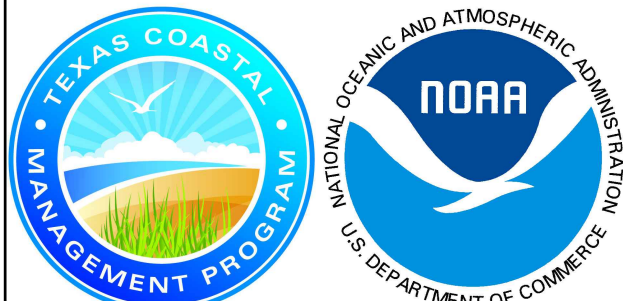


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PROJECT
**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**
**SOUTH PADRE ISLAND,
TEXAS**

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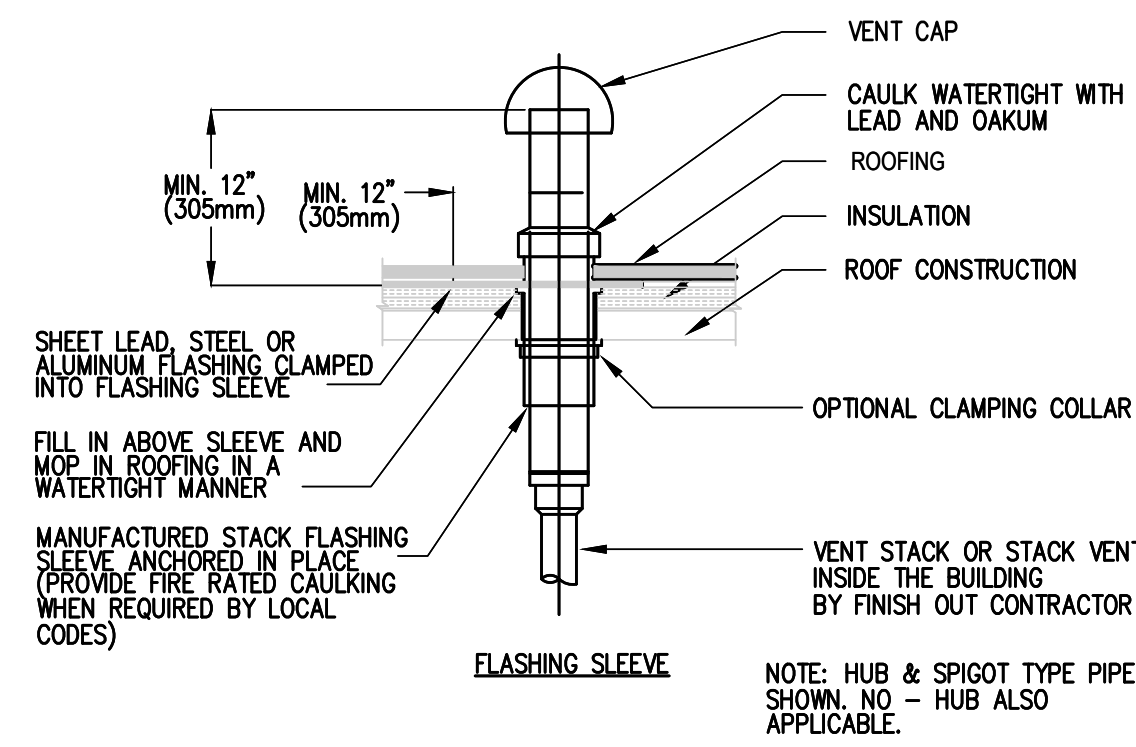
PROJECT NO.	23/21
DATE	12-20-2023
DRAWN BY	MO/GV J.M.
CHECKED BY	C.G. C.G.
SCALE	AS SHOWN

SHEET TITLE
**RESTROOM
PLUMBING, WASTE
AND VENT PLAN**

SHEET NO.
P2.01

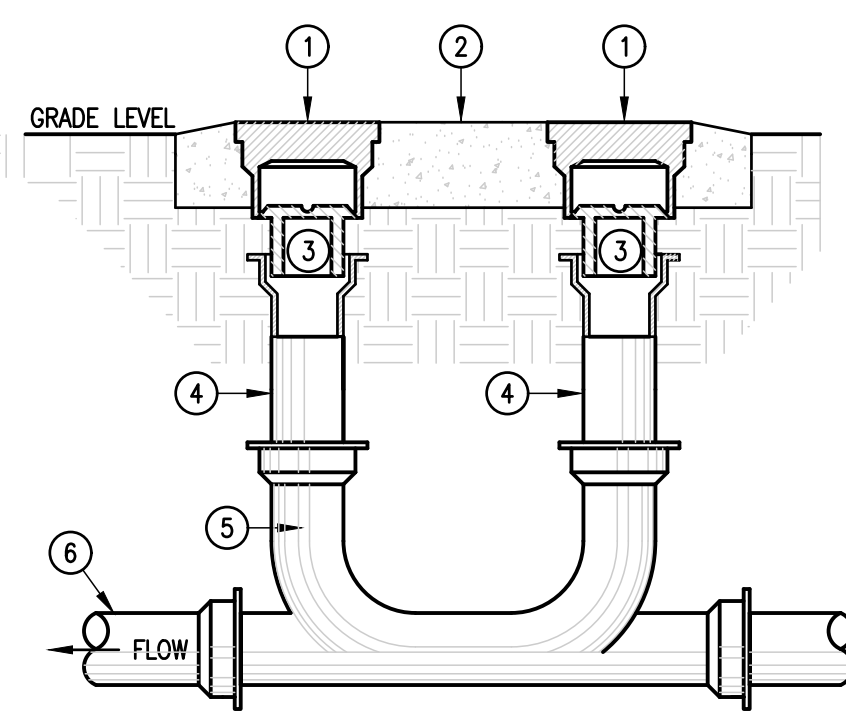


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01 VENT THRU ROOF DETAIL

SCALE: NOT TO SCALE

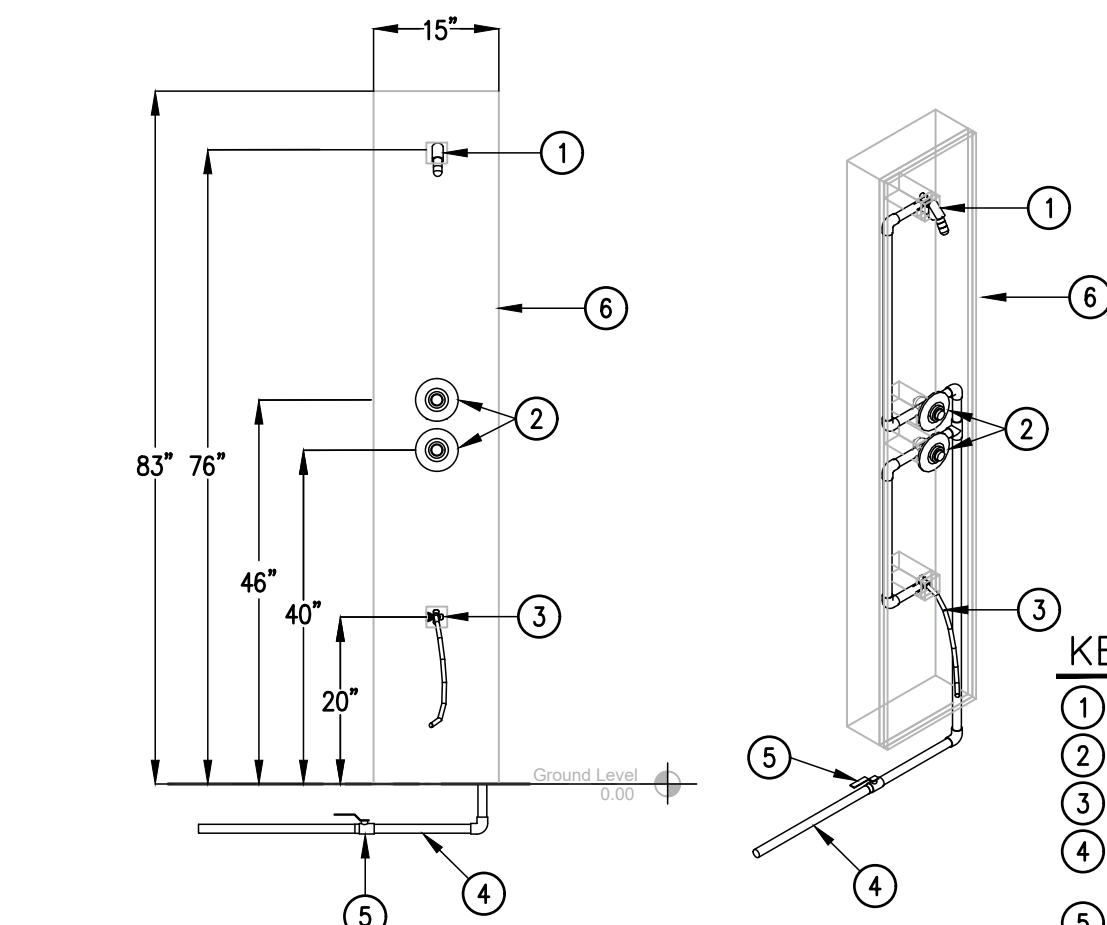


KEYED NOTES

- 1 PROVIDE "HEAVY DUTY" NICKLE BRONZE COVER FOR ALL EXTERIOR CLEANOUTS.
- 2 48"x24"x8" DEEP CONCRETE CLEANOUT BOX (BOX IS INDEPENDANT OF PIPE AND THEREFORE IS FREE TO MOVE WITH THE SETTLEMENT OF GRADE)
- 3 CLEANOUT FITTING ZURN ZN-1400-4 (SEE SPECS).
- 4 SAME SIZE AS LINE SERVED EXCEPT 4" MAXIMUM REQUIRED. SHORT LENGTH OF C.I. PIPE FURNISHED WITH CLEANOUT BOX.
- 5 DOUBLE 2-WAY CLEANOUT.
- 6 SEWER LINE.

02 2-WAY YARD CLEANOUT DETAIL

SCALE: NOT TO SCALE



KEYED NOTES

- 1 SHOWER HEAD AS SCHEDULED
- 2 DIVERTER VALVE AS SCHEDULED
- 3 HOSE BIBB WITH FLEXIBLE HOSE
- 4 CONCEALED SCH. 40 CPVC WATER LINE
- 5 SHUTOFF VALVE BY PLUMBING CONTRACTOR.
- 6 WOOD ENCLOSURE BY OTHERS

04 WS-1 WASH STATION DETAIL

NOT TO SCALE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—●—●—	COLD WATER SUPPLY	WCO	WALL CLEANOUT
—●—●—	HOT WATER SUPPLY	—X—	*GATE VALVE (GV)
—G—G—	GAS LINE	●	*BALL VALVE
—S—S—	SOIL & WASTE LINE - ENLARGED PLANS	—V—	VALVE IN RISER TYPE AS NOTED
—V—V—	VENT LINE - ENLARGED PLANS	WC	WATER CLOSET
—AW—	ACID WASTE LINE - ENLARGED PLANS	UR	URINAL
—GW—	GREASE WASTE LINE - ENLARGED PLANS	L	LAVATORY
—F—	FIRE SPRINKLER LINE	SK	SINK
FCO	FLOOR CLEANOUT	EDF	ELECTRIC DRINKING FOUNTAIN
FCO-2	FLOOR CLEANOUT - 2 WAY	MSB	MOP SERVICE BASIN
FD	FLOOR DRAIN (FD) WITH DEEP SEAL TRAP	EESH	EMERGENCY EYE/SHOWER
HD	HUB DRAIN WITH DEEP SEAL TRAP	TP	TRAP PRIMER
FS	FLOOR SINK	EMH	ELECTRIC WATER HEATER
YCO	YARD CLEANOUT	VTR	VENT THRU ROOF
YCO-2	YARD CLEANOUT - 2 WAY	CO	CLEANOUT
WH	WALL HYDRANT	A.F.F.	ABOVE FINISH FLOOR
—P—	TRAP PRIMER	ADT	ACID DILUTION TANK
—H—	*WATER HAMMER	GT	GREASE TRAP

* PROVIDE 12"x12" ACCESS PANEL WHERE INSTALLED IN AN INACCESSIBLE AREA.

PLUMBING FIXTURE SCHEDULE

Project: SPI Fantasy Circle Beach Access Improvement

MARK	MANUFACTURER & MODEL NUMBER	DESCRIPTION	CONNECTIONS					REMARKS
			WASTE	VENT	CW	HW	NOTES	
WC-1	AMERICAN STANDARD 3461.001 5901.100 SEAT (1" THICK) SLOAN ROYAL #111-1.28	16-1/2" FLOOR MOUNTED, ELONGATED BOWL, HIGH EFFICIENCY, LOW CONSUMPTION FLUSH VALVE, WHITE VITREOUS CHINA WATER CLOSET WITH SIPHON JET ACTION BOWL, 1.28 GPF TOP FLUSH VALVE, WHITE OPEN FRONT TOILET SEAT LESS COVER AND BOLT CAPS. ADULT ADA MOUNTING.	4"	2"	1"	-	1,2	18" TO TOP OF SEAT
L-1	KOHLER K2314-1 CHICAGO FAUCET #410-T41E2805ABCP 0.5 GPM AERATOR MOUNTING BRACKET K-9583 17 GA. DRAIN AND 17 GA. P-TRAP W/CLEAN OUT TRUEBRO KIT	24" X 24" WALL MOUNTED SQUARE SHALLOW BASIN, 4" SINGLE FAUCET HOLES LAVATORY. SINGLE LEVER, CHROME PLATED SUPPLY STOPS WITH STAINLESS STEEL FLEXIBLE CONNECTORS, CHROME PLATED DRAIN GRID AND TAILPIECE. DECK MOUNTED, SINGLE LEVER FAUCET WITH SINGLE HOLE MOUNTING ON CENTER WITH THERMOSTATIC MIXING CARTRIDGE, SET AT NO MORE THAN 105 DEGREES FAHRENHEIT AND MOUNTING BRACKET	2"	2"	1/2"	1/2"	3	SEE ARCHITECTURAL
WS-1	ZURN Z7000-12 CENTRAL BRASS COMPANY 0336-N2-1/2	OUTDOOR BUILT-IN 1.25 GPM WATER SAVER FLOW SHOWER HEAD WITH CHROME PLATED FINISH, VANDAL RESISTANT, WITH 2 SLOW-CLOSE STRAIGHT STOP VALVES AND STAINLESS STEEL HOSE.			1/2"			
DF-1								TBD
WH-1	ZURN #Z1300-SS-34UN	ENCASED ANTI-SIPHON AUTOMATIC DRAINING WALL HYDRANT FOR FLUSH INSTALLATION. COMPLETE WITH NON-FREEZE TYPE INTEGRAL BACKFLOW PREVENTER, BRONZE CASING, ALL BRONZE INTERIOR PARTS, NON-TURNING OPERATING ROD WITH FREE-FLOATING COMPRESSION CLOSURE VALVE, REPLACEABLE BRONZE SEAT AND SEAT WASHER. STAINLESS STEEL BOX AND HINGED COVER WITH OPERATING KEY LOCK AND "WATER" CAST ON COVER.	-	-	3/4"	-	-	

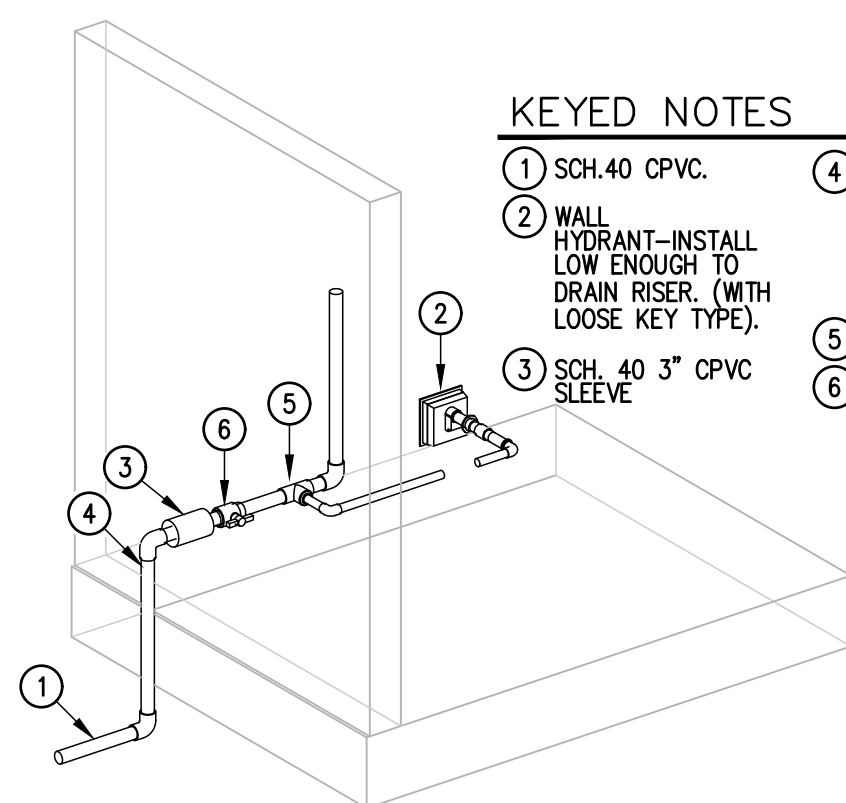
NOTES:

1. PROVIDE CARRIER MODEL ZURN #Z1231-D FOR BACK TO BACK WALL MOUNTED LAVATORIES.
2. PROVIDE OFFSET TAILPIECE FOR ALL ADA SINKS.
3. MANUFACTURER AND MODEL NUMBER ARE "OR APPROVED EQUAL".
4. INSTALL FLUSH VALVE ON THE WIDE SIDE OF STALL.

GENERAL NOTES:

(APPLY TO ALL PLUMBING SHEETS)

1. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AS ADAPTED AND AMENDED BY THE INSPECTING AUTHORITIES.
2. DRAWING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
3. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID CONFLICT WITH THE WORK OF OTHER TRADES. COORDINATE WITH MECHANICAL, ELECTRICAL AND STRUCTURAL FOR PROPER CLEARANCES.
4. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASING AND SEQUENCE OF CONSTRUCTION WORK.
5. COORDINATE WORK AMONG ALL DISCIPLINES. IT IS NOT THE INTENT OF THESE DOCUMENTS TO DICTATE WHO MUST DO THE WORK. ALL WORK SHOWN IS THE RESPONSIBILITY OF THE PRIME CONTRACTOR.
6. SLEEVE ALL OUTSIDE WALLS, FOUNDATION GRADE BEAMS, INTERIOR WALL PENETRATIONS, AND FIRE SEAL ALL PENETRATION THROUGH FIRE WALLS AND FLOORS WHETHER SHOWN ON PLANS OR NOT.
7. RECORD INVERT ELEVATIONS OF ALL YARD CLEAN OUT (YCO) ON "AS-BUILT" DRAWINGS.
8. PROVIDE SHUT-OFF VALVES (STOPS) ON ALL ROUGH-INS TO FIXTURES AND EQUIPMENTS.
9. PROVIDE WATER HAMMER ARRESTORS AS INDICATED ON THE DRAWINGS. AIR CHAMBERS NOT AN APPROVED SUBSTITUTE.
10. PROVIDE ANY BACKFLOW PREVENTION DEVICE REQUIRED BY CODE OR LOCAL AUTHORITIES. CONTRACTOR SHALL VERIFY THIS WITH CITY AND LOCAL AGENCIES AND INCLUDE COST IN BID. CONTRACTOR TO HAVE BACK FLOWS CERTIFIED.
11. REFER TO PLUMBING FIXTURE ROUGH-IN SCHEDULE FOR INDIVIDUAL PIPE CONNECTIONS TO FIXTURES.
12. PRIOR TO POURING FOUNDATION AND ERECTING WALLS, COORDINATE INSTALLATION OF PLUMBING FIXTURE CARRIERS WITH GENERAL CONTRACTOR.
13. STUDS AT DRY WALLS SHALL NOT BE CUT THRU HORIZONTAL DIRECTION. COORDINATE WITH DRY WALL CONTRACTOR.
14. CONTRACTOR SHALL NOT CUT ANY EXTERIOR WALL STUD.



KEYED NOTES

- 1 SCH. 40 CPVC.
- 2 WALL HYDRANT-INSTALL LOW ENOUGH TO DRAIN RISER. (WITH LOOSE KEY TYPE).
- 3 SCH. 40 3" CPVC SLEEVE
- 4 PROVIDE 1" CLOSED-CELL INSULATION WITH ALUMINUM METAL JACKET ON EXPOSED PIPING.
- 5 TEE.
- 6 SCH. 40 CPVC BALL VALVE INSIDE STRUCTURE MAINTENANCE ROOM

03 WATER ENTRANCE DETAIL

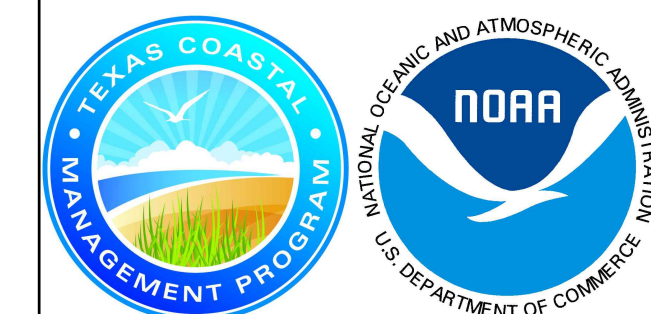
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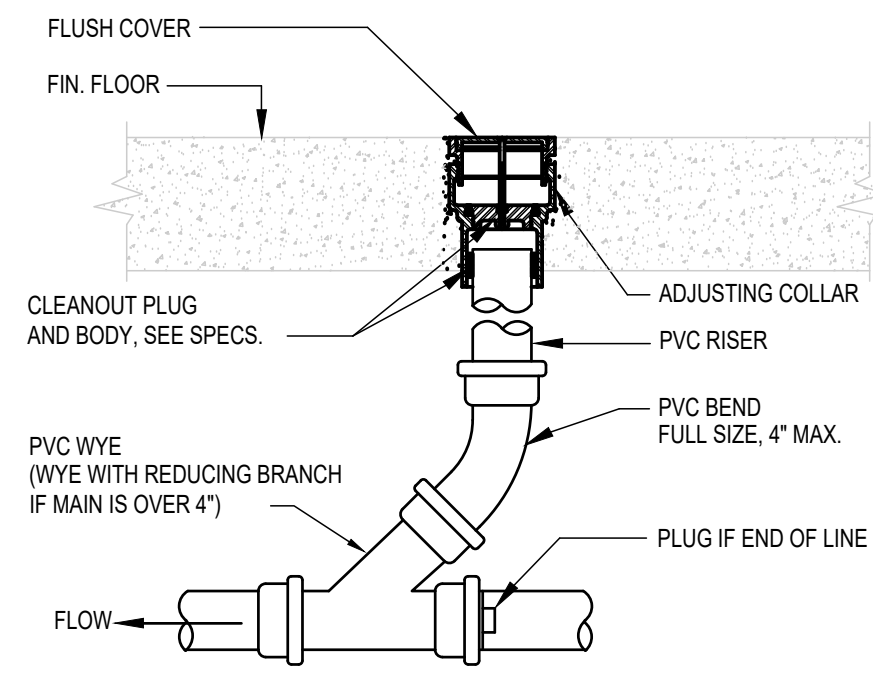


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SHEET TITLE
PLUMBING SCHEDULES AND DETAILS

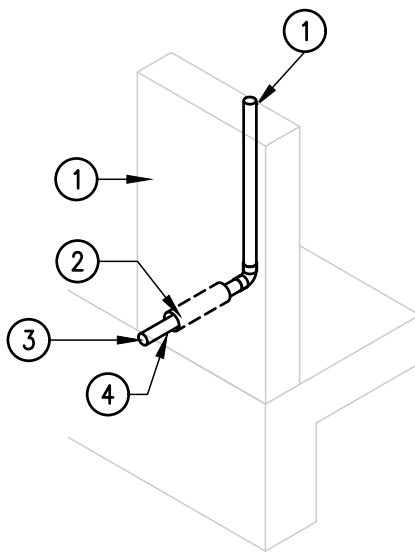
SHEET NO.
P3.01



01 FCO FLOOR CLEAN OUT DETAIL
SCALE: NOT TO SCALE

KEYED NOTES

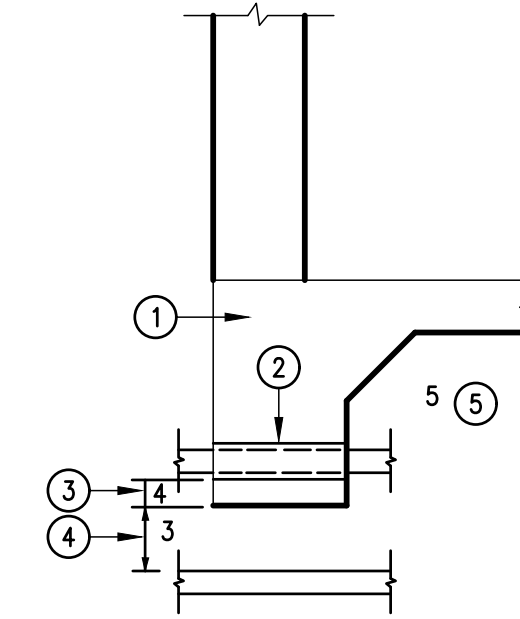
- ① MASONRY WALL.
- ② GALVANIZED SCH 40 STEEL OR COPPER SLEEVE, SIZE TO BE MINIMUM TWO PIPE SIZES GREATER THAN PIPE AND INSULATION.
- ③ PLUMBING PIPE (RELIEF LINES, DOMESTIC WATER, AIR, AND GAS PIPING.)
- ④ FILL VOID WITH MINERAL WOOL AND CAULK VERMIN TIGHT.



02 WALL SLEEVE DETAIL
SCALE: NOT TO SCALE

KEYED NOTES

- ① GRADE BEAM.
- ② GALV. SCH 40 STEEL SLEEVE, SIZE PER SPECS. CENTER PIPE IN SLEEVE.
- ③ PIPING PASSING HORIZ. THROUGH GRADE BEAM SHALL BE LOCATED NO LESS THAN 6" ABOVE BOTTOM OF BEAM.
- ④ PIPING PASSING HORIZ. UNDER GRADE BEAM SHALL BE LOCATED A MINIMUM OF 6" BELOW BEAM. PROVIDE A SLEEVE.
- ⑤ COORDINATE LOCATIONS OF PIPING IN 3, 4, 5, ABOVE AS RELIEVING ARCHES OR ADDITIONAL CONCRETE MAY BE REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF BEAM.



03 GRADE BEAM SLEEVE DETAIL
SCALE: NOT TO SCALE

PENDING

04 DF-1
SCALE: NOT TO SCALE



05 L-1
SCALE: NOT TO SCALE



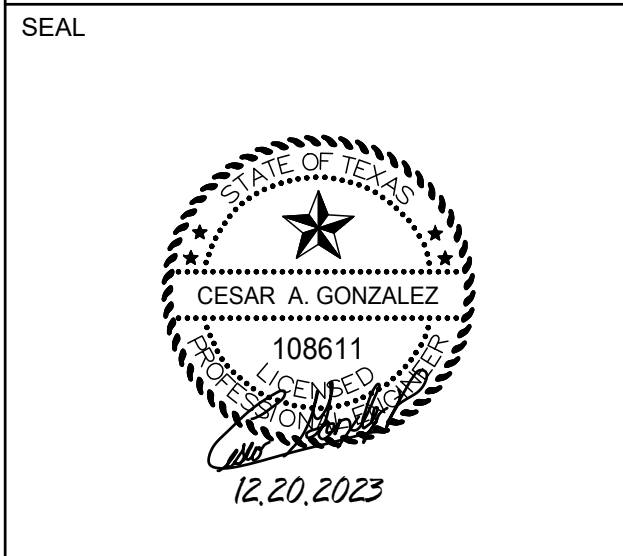
06 WH-1
SCALE: NOT TO SCALE



07 WC-1
SCALE: NOT TO SCALE

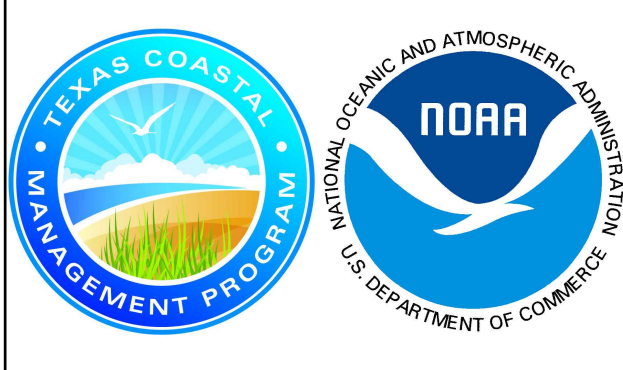


08 WS-1
SCALE: NOT TO SCALE



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SHEET TITLE
PLUMBING FIXTURES IMAGES

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P3.02