



Fantasy Circle Beach Access Improvements

ADDENDUM NO. 3

GREEN, RUBIANO & ASSOCIATES

Structural Engineers

Project Engineer

Green, Rubiano & Associates

1220 W. Harrison Ave.

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(956) 428-4461

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This project is funded, in part, by a Texas Coastal Management Program grant approved by the Texas Land Commissioner pursuant to National Oceanic and Atmospheric Administration Award

No. NA22NOS4190148



ADDENDUM NO. 3

City of South Padre Island
 Fantasy Circle Beach Access Improvements
 South Padre Island, TX

Prepared by:
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Date: February 5, 2024

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

This addendum includes:

1. Drawing Revisions:

Structural Drawing Revisions:

S1.5	Revised Sheet S1.5	Revised Site Plan
S1.5A	Revised Sheet S1.5A	Revised Site Plan
S1.7	Revised Sheet S1.7	Revised Enlarged Site Plan
S2.2	Revised Sheet S2.2	Revised Concrete Walkover Ramp Layout.
S2.6	Revised Sheet S2.6	Revised Detail 5/S2.6
S2.7	Revised Sheet S2.7	Revised Detail 2/S2.7
S2.8	Revised Sheet S2.8	Revised Floor Plan 1/S2.8 & Elevation 3/S2.8
S2.9	Revised Sheet S2.9	Revised Sections 3&4/S2.9
S2.10	Revised Sheet S2.10	Revised Plan detail 1/S2.10
S2.11	Revised Sheet S2.11	Revised S2.11 Revised roof plan S2.11 & ceiling plan 2/S2.11
S2.12	Revised Sheet S2.12	Revised foundation plan 1/S2.12
S2.13	Revised Sheet S2.13	Revised foundation roof framing plan 1/S2.13 & detail 2/S2.13

Civil Drawing Revisions:

C1.2	Revised Sheet C2	Modified general notes
C1.4	Revised Sheet C1.4	Added callout for existing curb to remain
C1.5	Revised Sheet C1.5	Added callout for proposed ADA accessible parking sign
C1.6	Revised Sheet C1.6	Modified grades of the sidewalks
C1.10	Revised Sheet C1.10	Modified sidewalk details, added expansion construction joint and contraction joint
C1.11	Revised Sheet C1.11	Modified cleanout detail.

MEP Drawing Revisions:

EP1.01	Revised Sheet EP1.01	Revised Electrical and Plumbing Site Plan
P2.01	Revised Sheet P2.01	Revised Restroom Plumbing, Waste, and Vent Plan
3.01	Revised Sheet 3.01	Revised Plumbing Schedules
3.02	Revised Sheet 3.02	Revised Plumbing Fixtures images

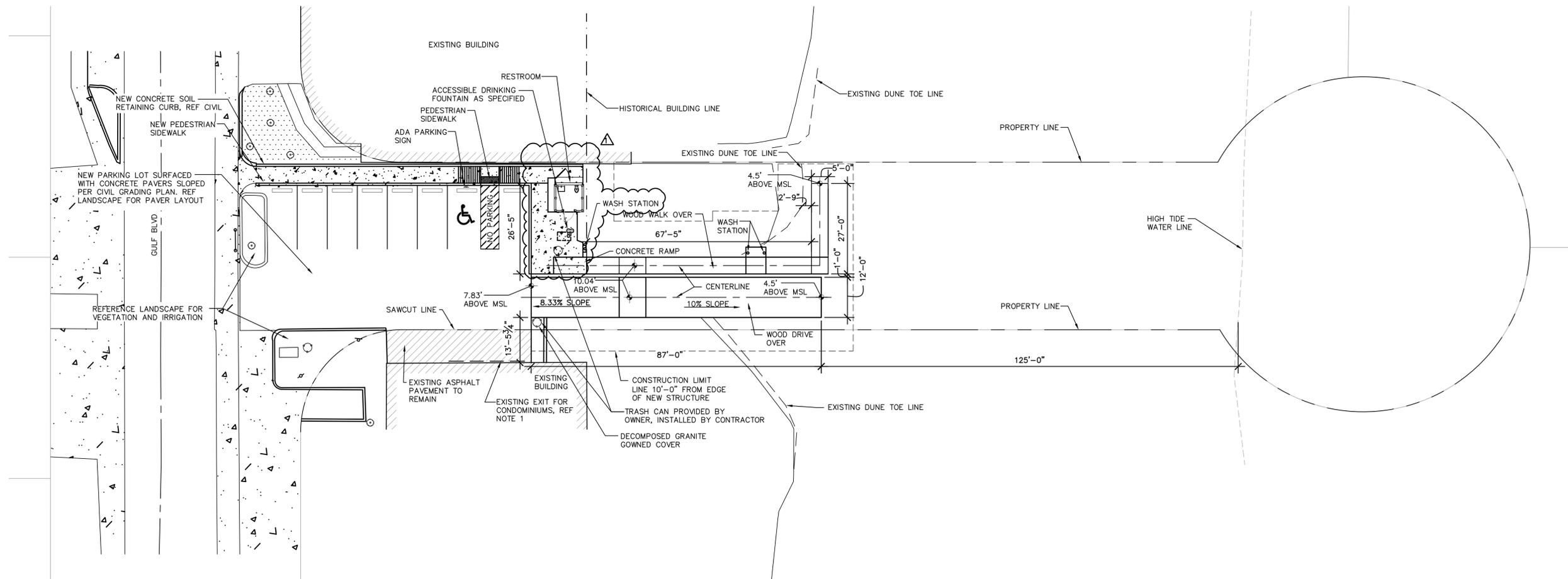
2. Specification Section Revisions:

Section 061000 – Rough Carpentry

- Revised material standard for drive over wood deck
- Revised pressure treatment standard for wood deck and primary framing

END OF Addendum No. 3



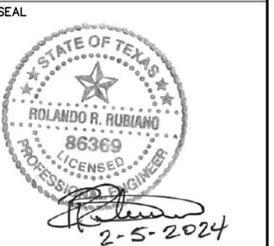


1 SITE PLAN
 1/16" = 1'-0"
 PLAN NORTH

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

CLIENT
**CITY OF
 SOUTH PADRE ISLAND**

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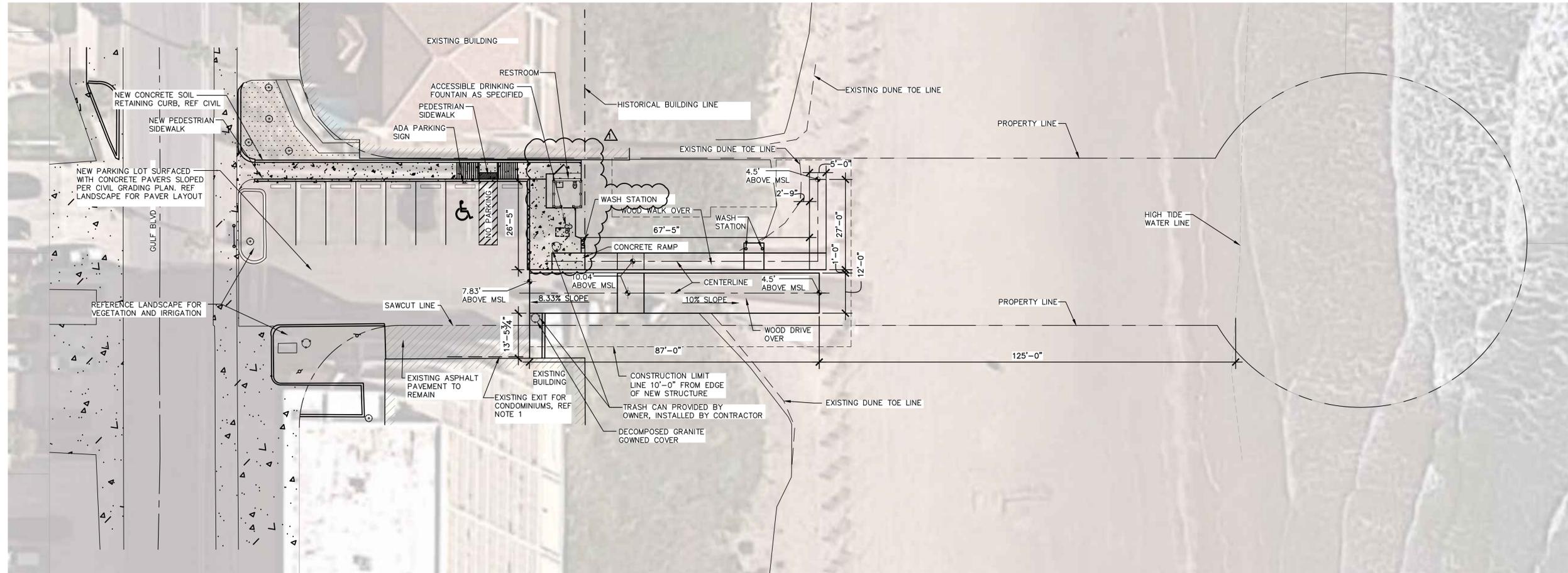


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	10/30/2023	100% REGULATORY SUBMISSION
△	02/05/2024	ADDENDUM #3

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

SITE PLAN

SHEET NO.
S1.5



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



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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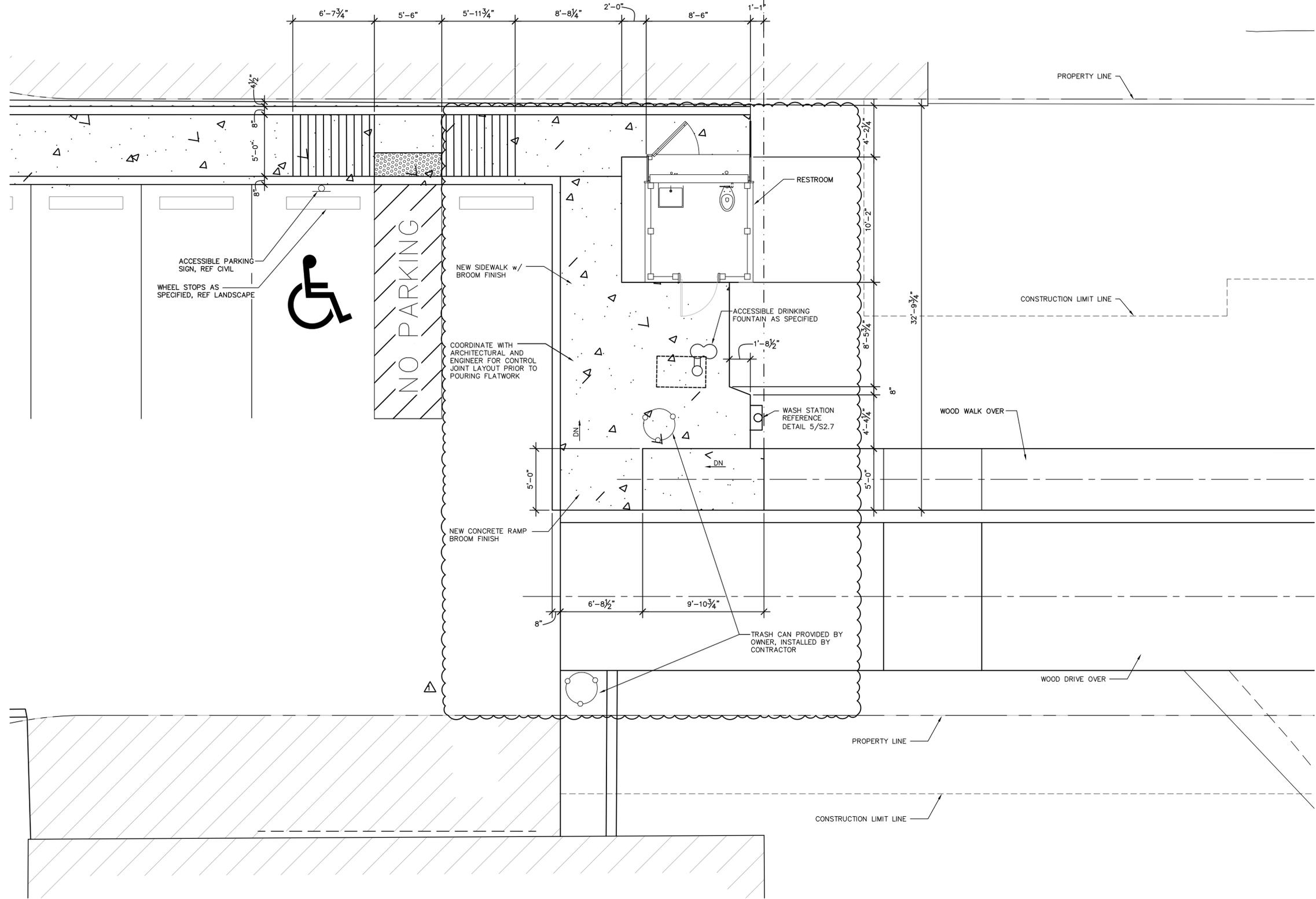
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DATE	12-21-2023
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SHEET TITLE

**SITE PLAN
 WITH AERIAL
 OVERLAY**

SHEET NO.

S1.5A

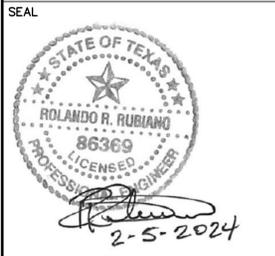


1 ENLARGED PARTIAL SITE IMPROVEMENT PLAN AT RESTROOMS
 1/4" = 1'-0"
 FANTASY CIRCLE BEACH ACCESS
 PLAN NORTH

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



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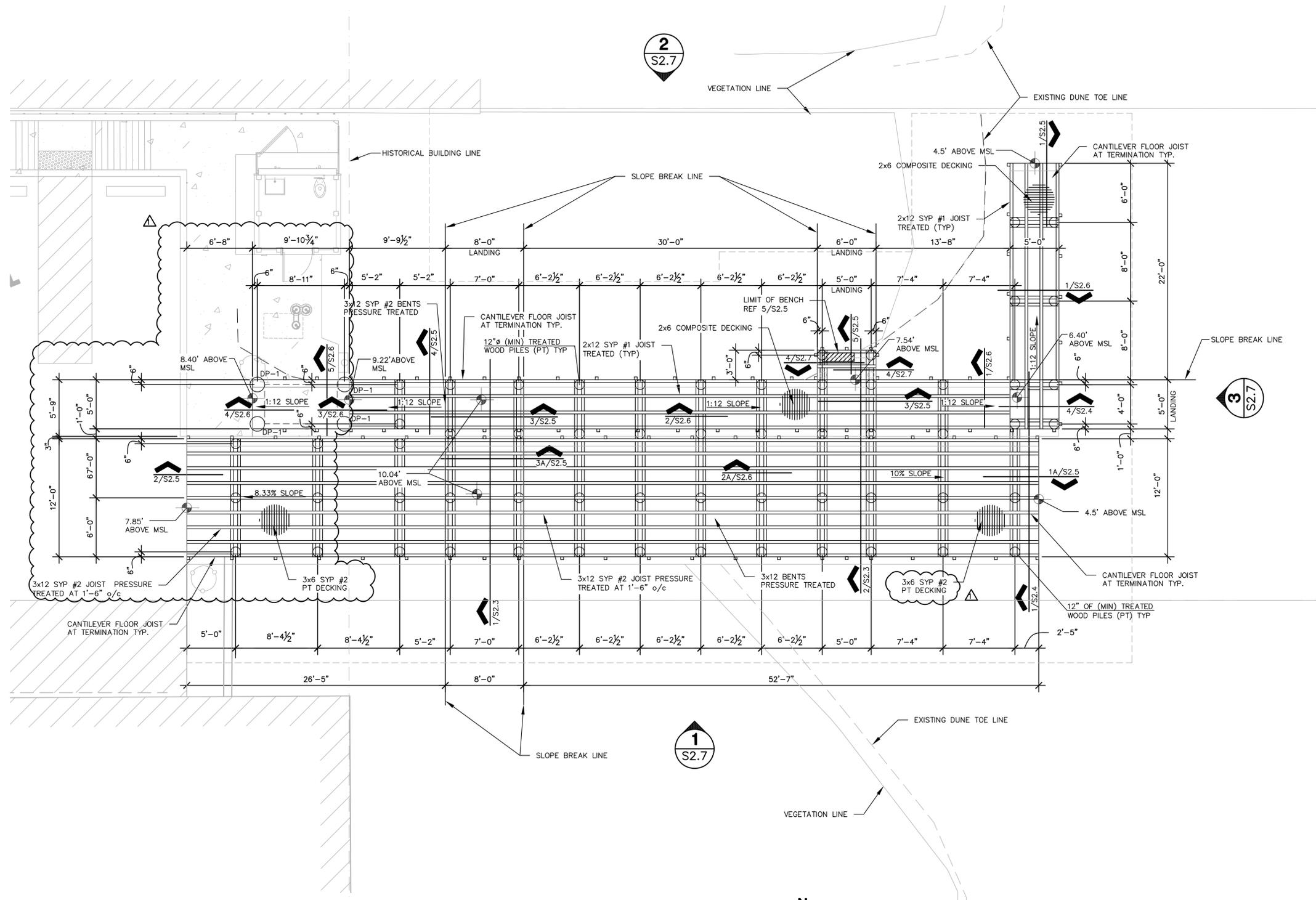
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SHEET TITLE
ENLARGED SITE IMPROVEMENT PLAN

SHEET NO.
S1.7

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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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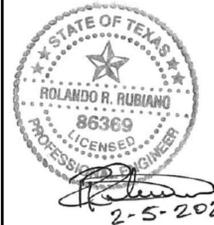
PROJECT NO. 1065-17
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 SHEET TITLE

PEDESTRIAN WALKOVER FRAMING PLAN

SHEET NO.
S2.2



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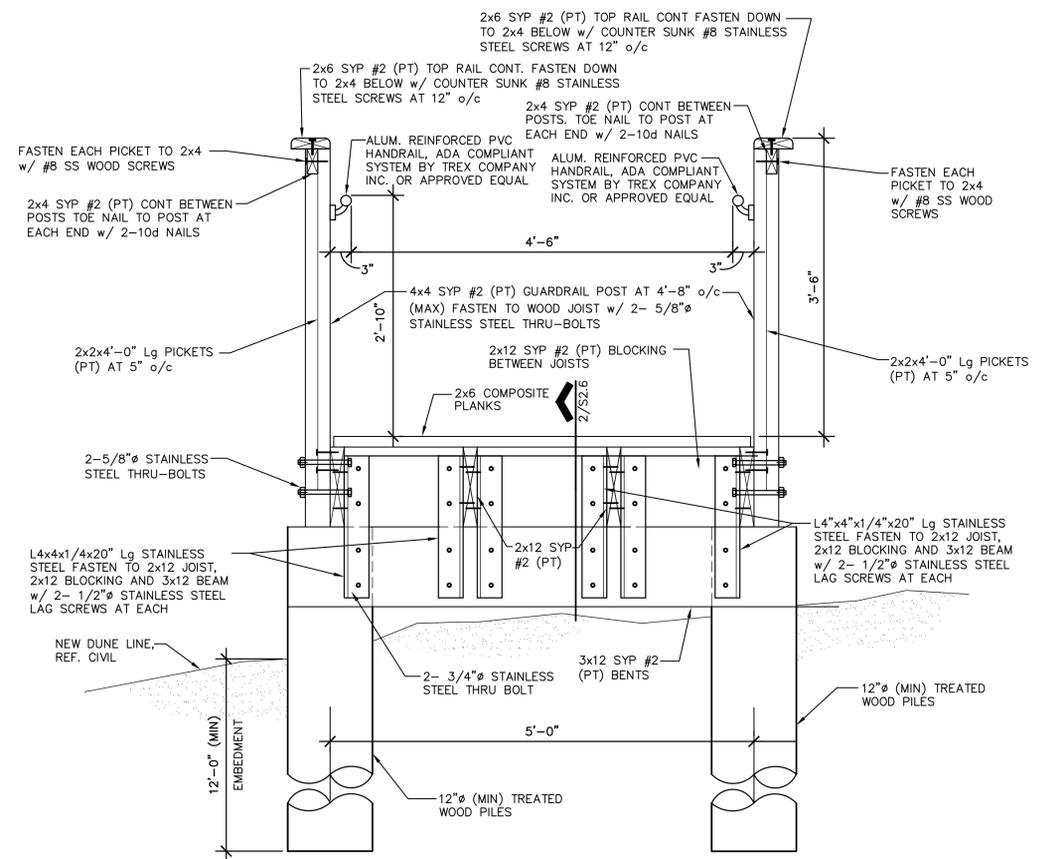


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SHEET TITLE	

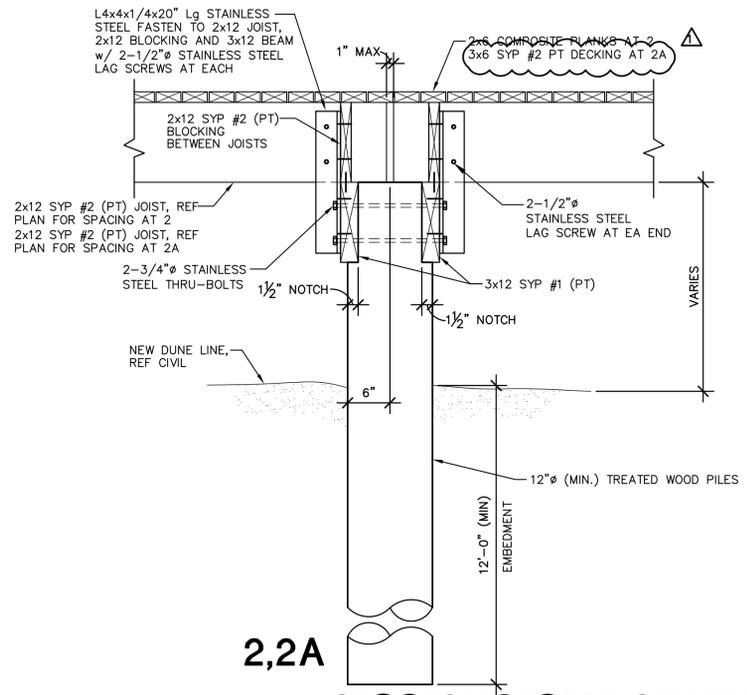
**FRAMING
 DETAILS**

SHEET NO.
S2.6

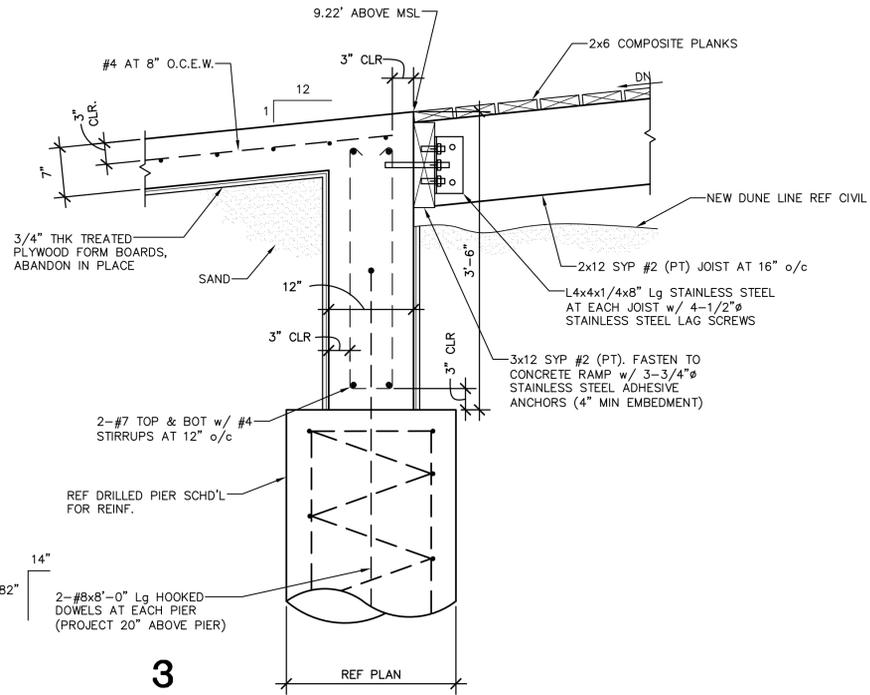


1 TYPICAL BOARDWALK SECTION

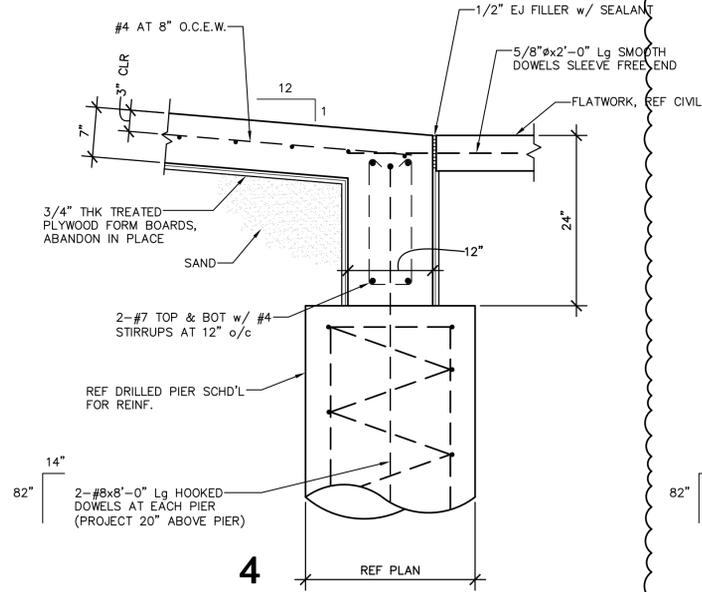
NOTES:
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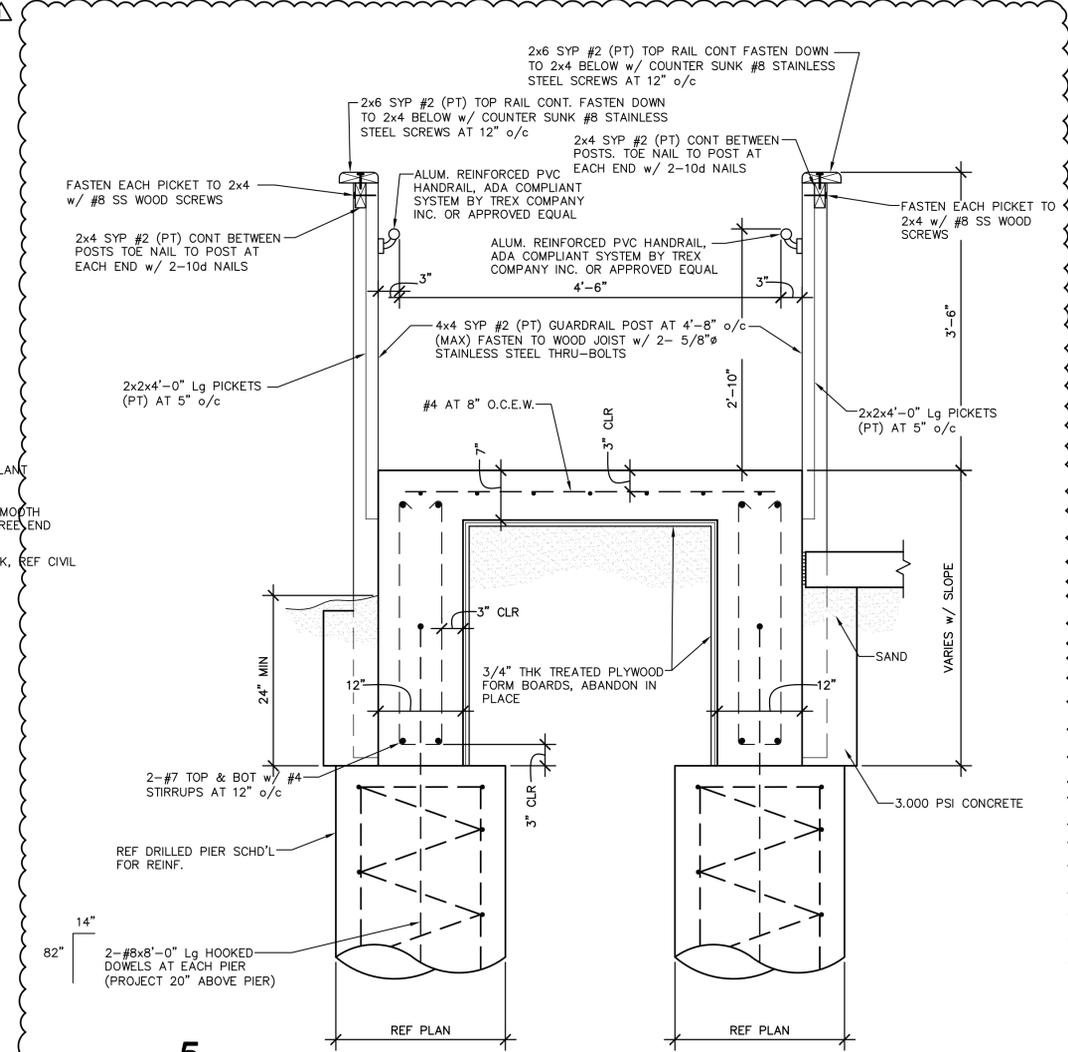
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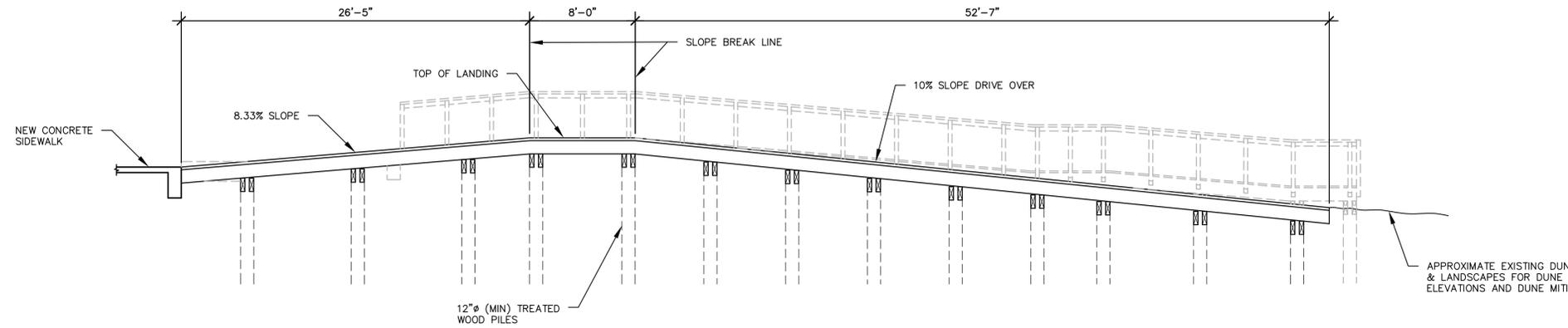
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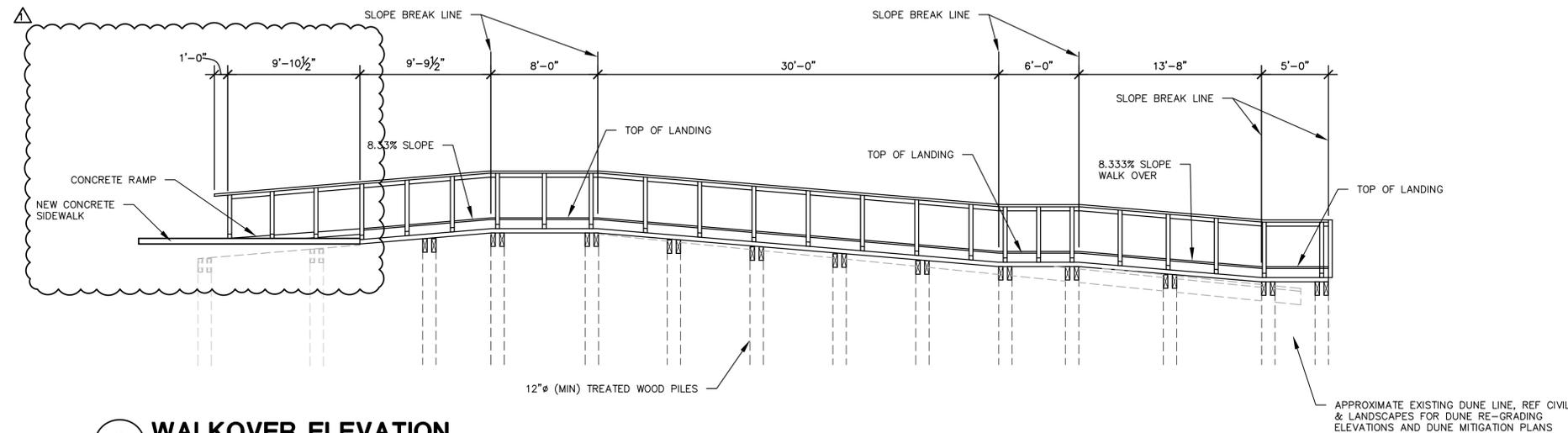
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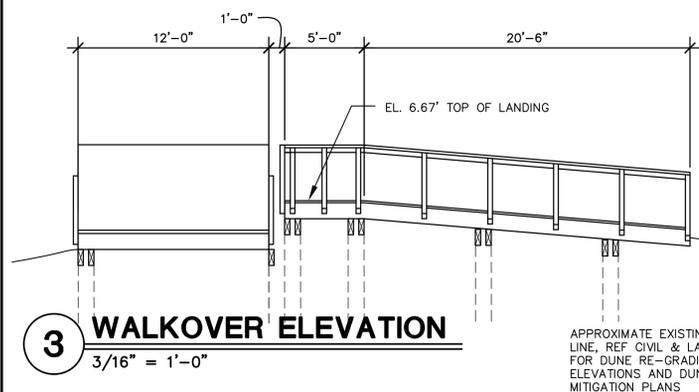
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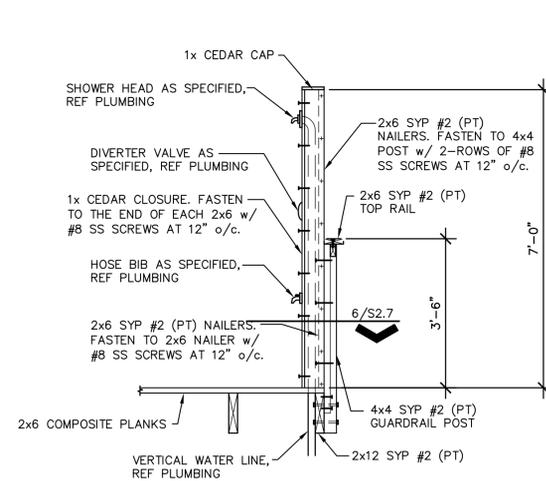
1 DRIVE OVER ELEVATION
3/16" = 1'-0"



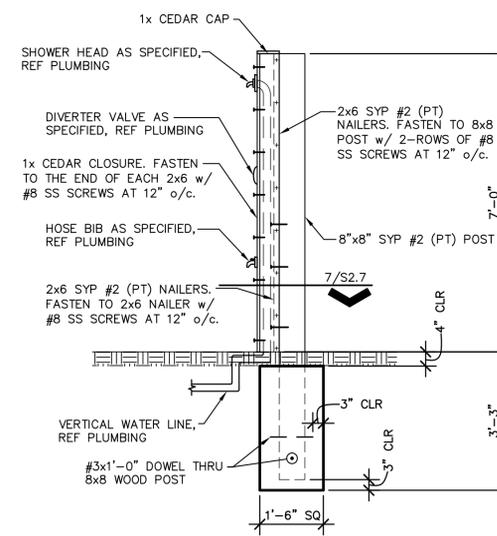
2 WALKOVER ELEVATION
3/16" = 1'-0"



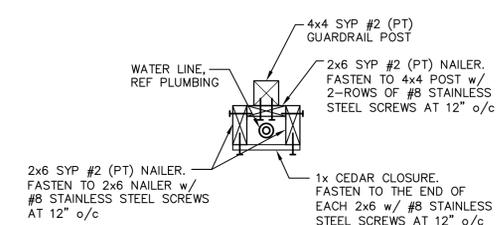
3 WALKOVER ELEVATION
3/16" = 1'-0"



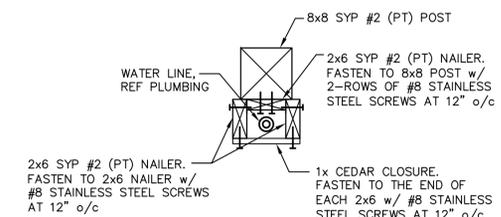
4 TYPICAL WASH STATION SUPPORT FRAMING DETAIL



5 WASH STATION SUPPORT FRAMING DETAIL



6



7



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SHEET TITLE
**WALKOVER
ELEVATIONS**

SHEET NO.
S2.7



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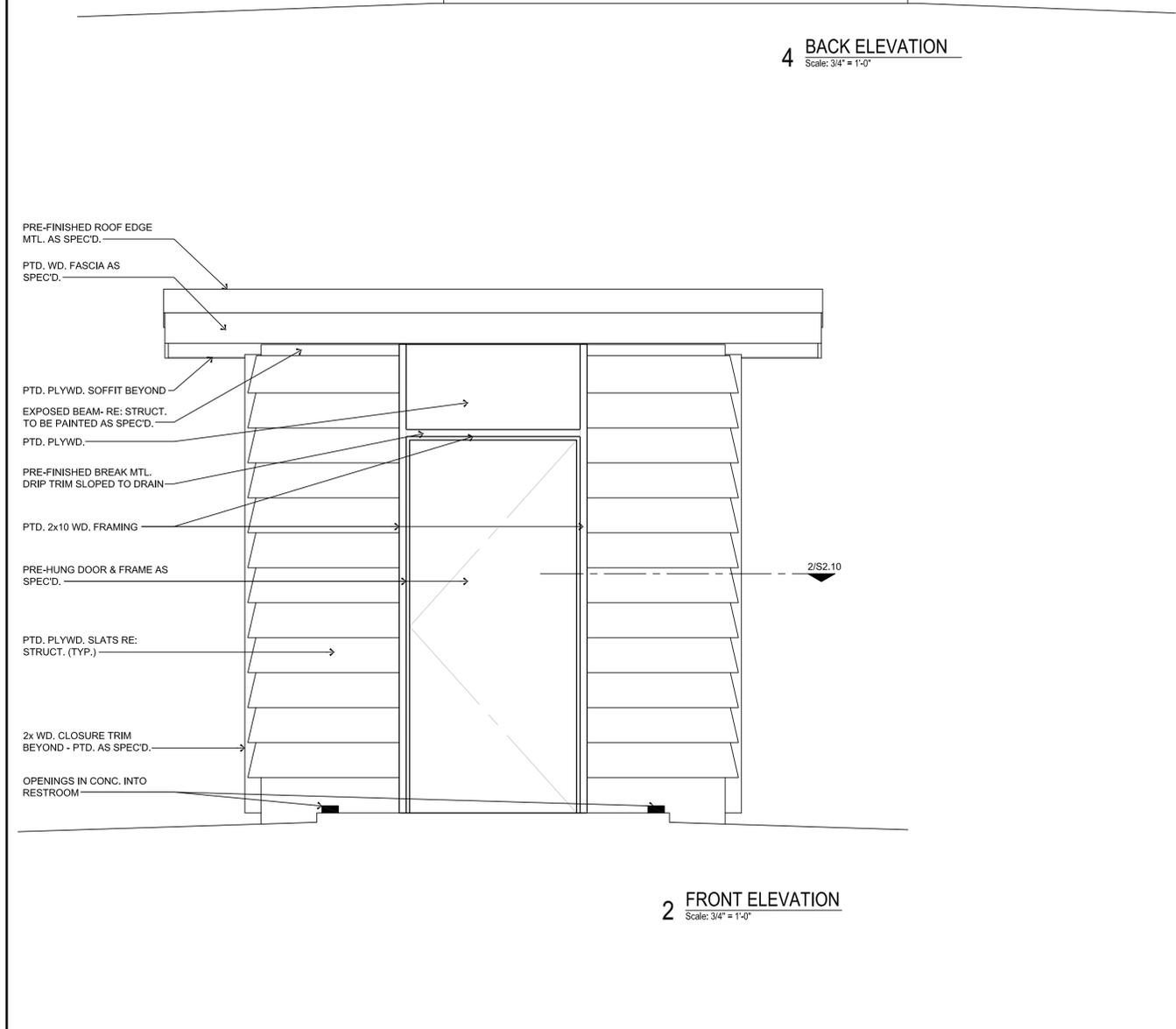
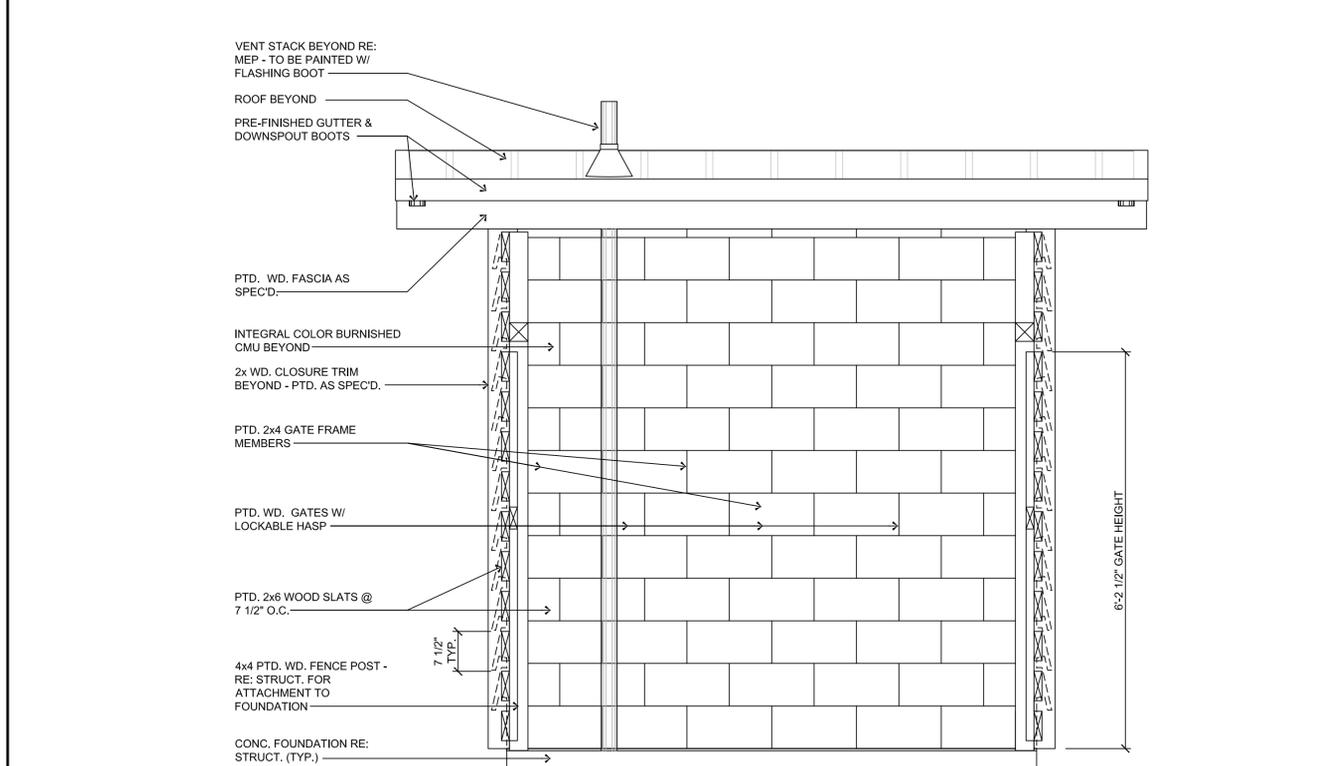
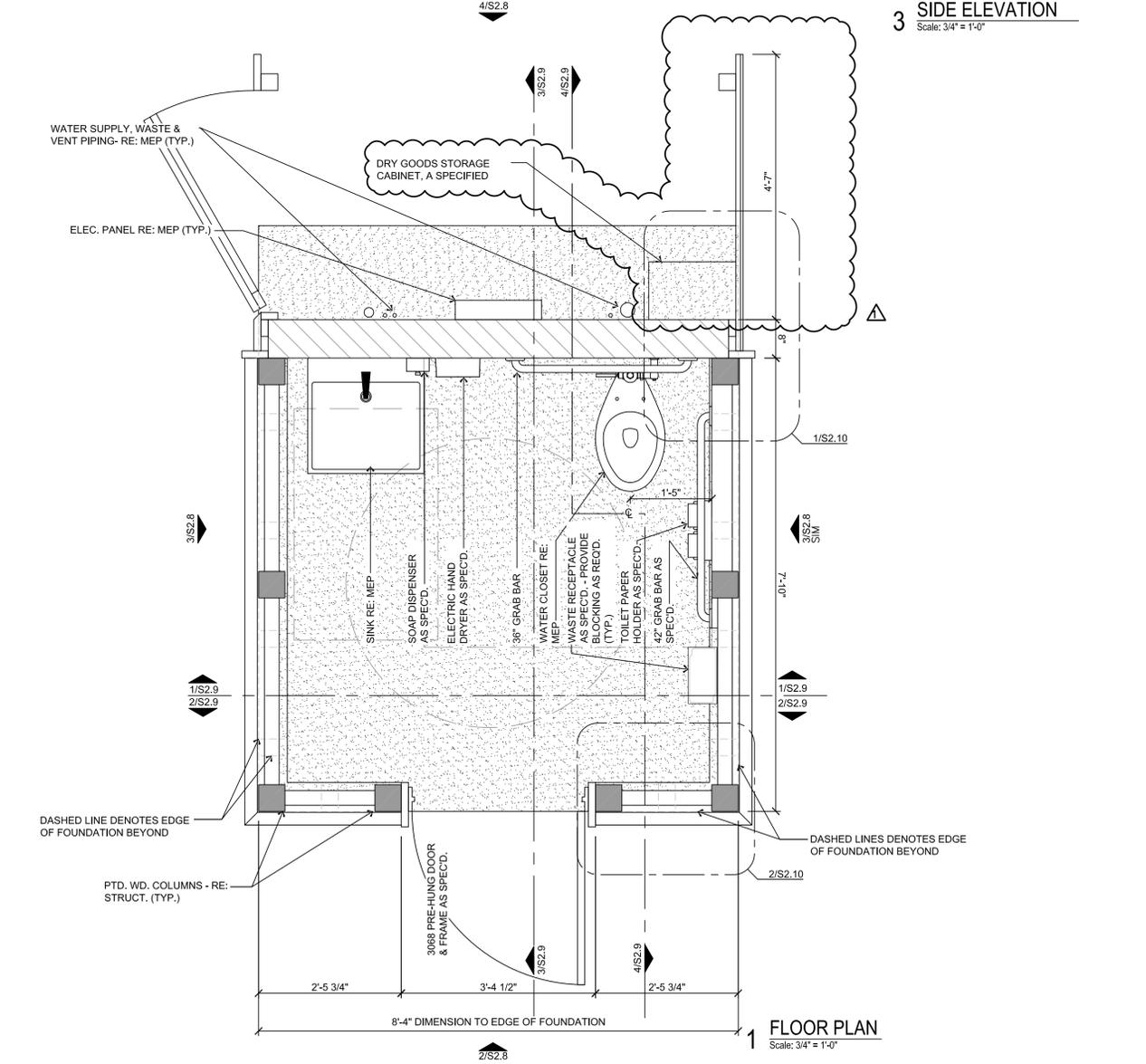
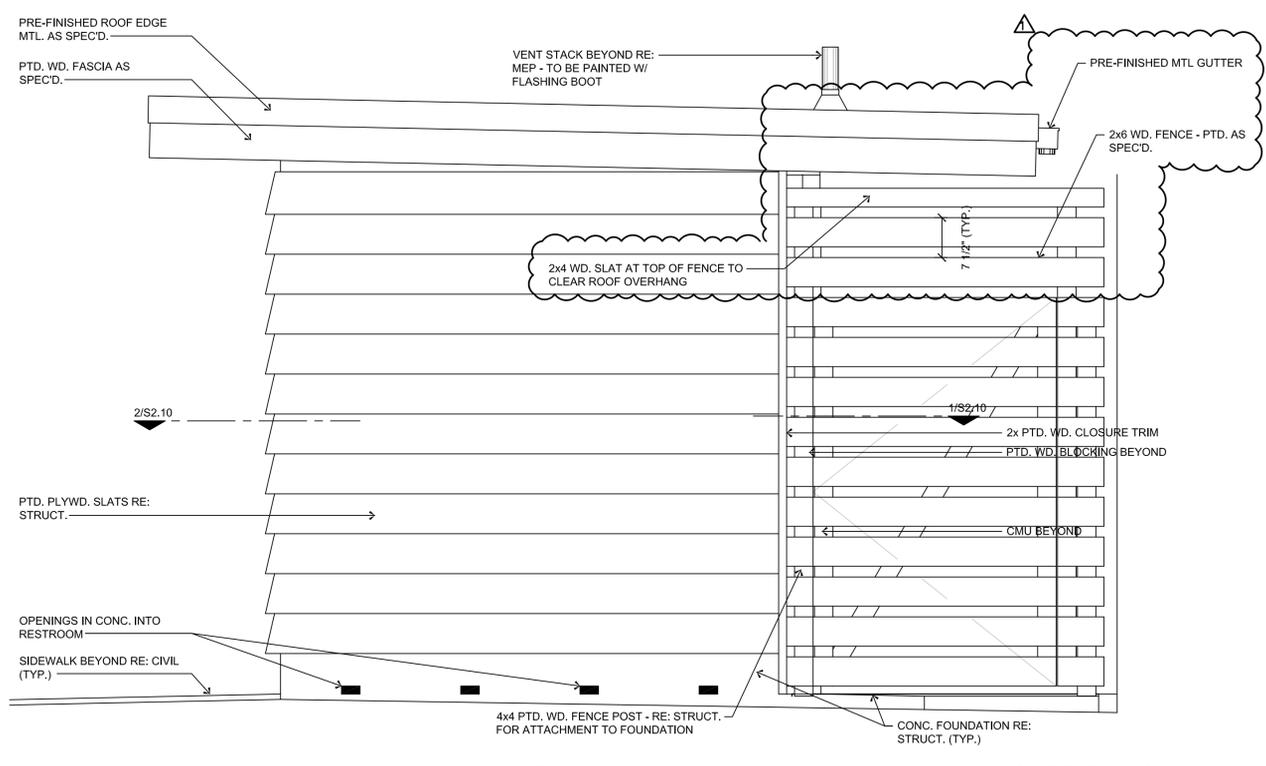


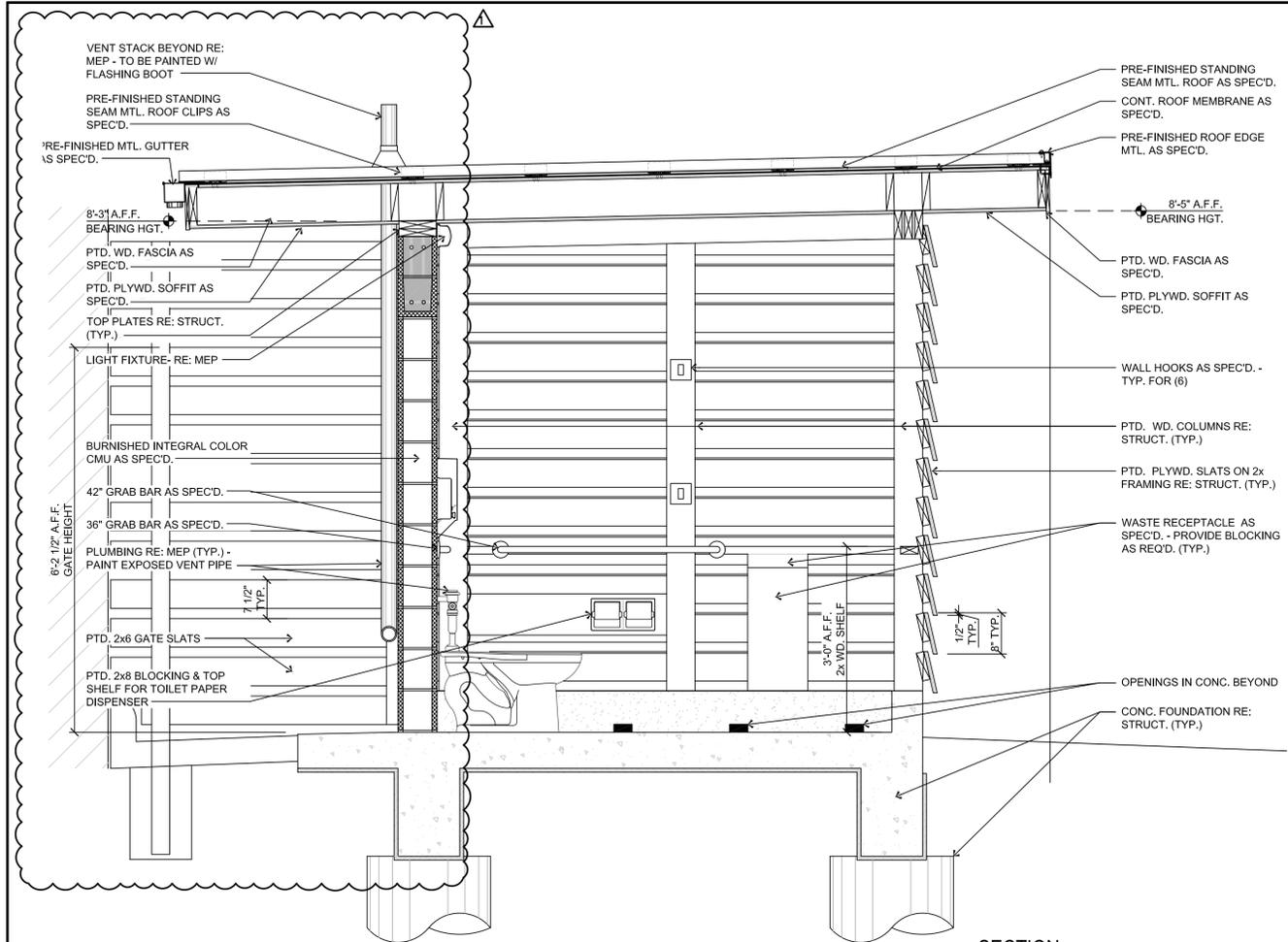
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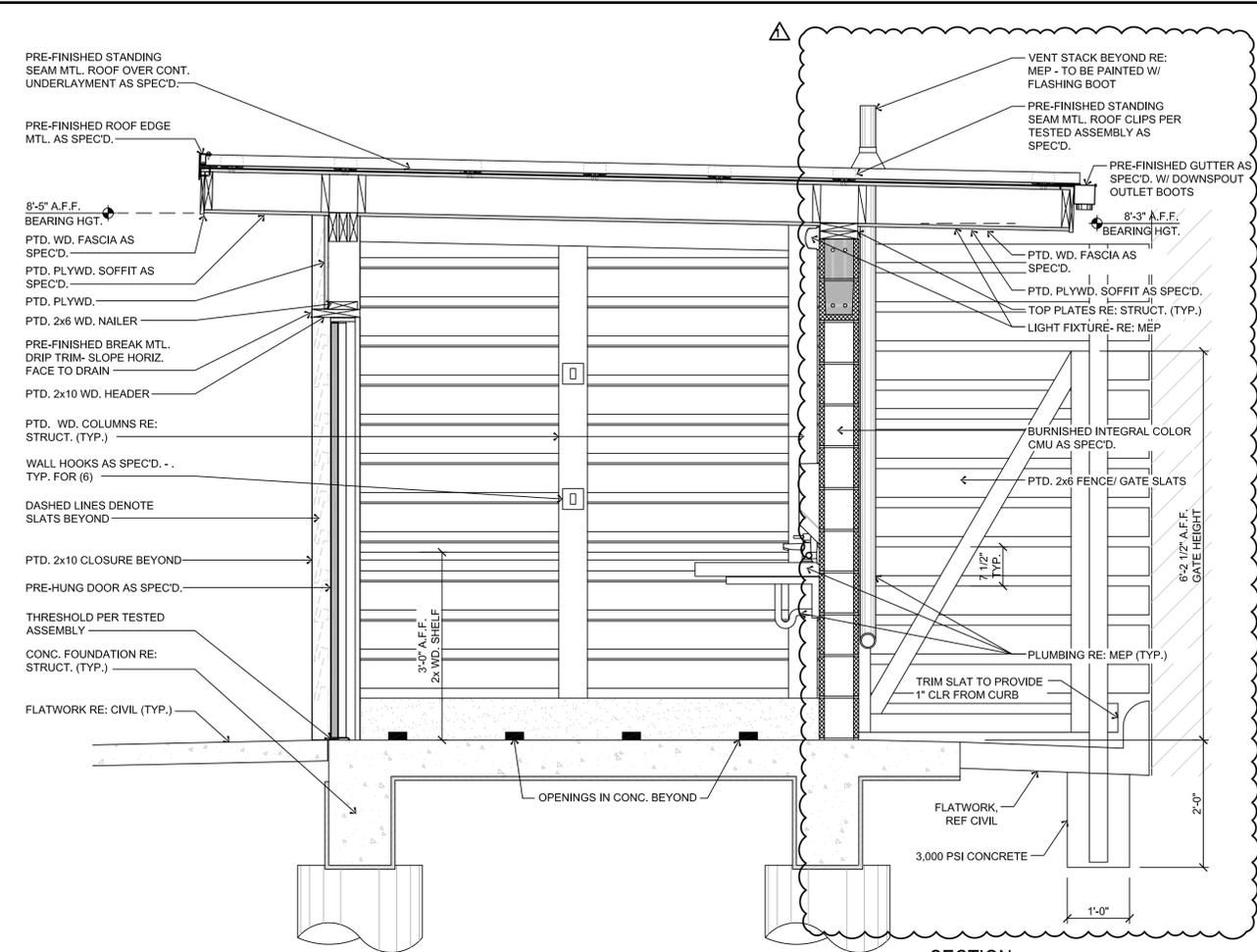
**RESTROOM
 PLAN AND
 ELEVATIONS**

SHEET NO.
S2.8

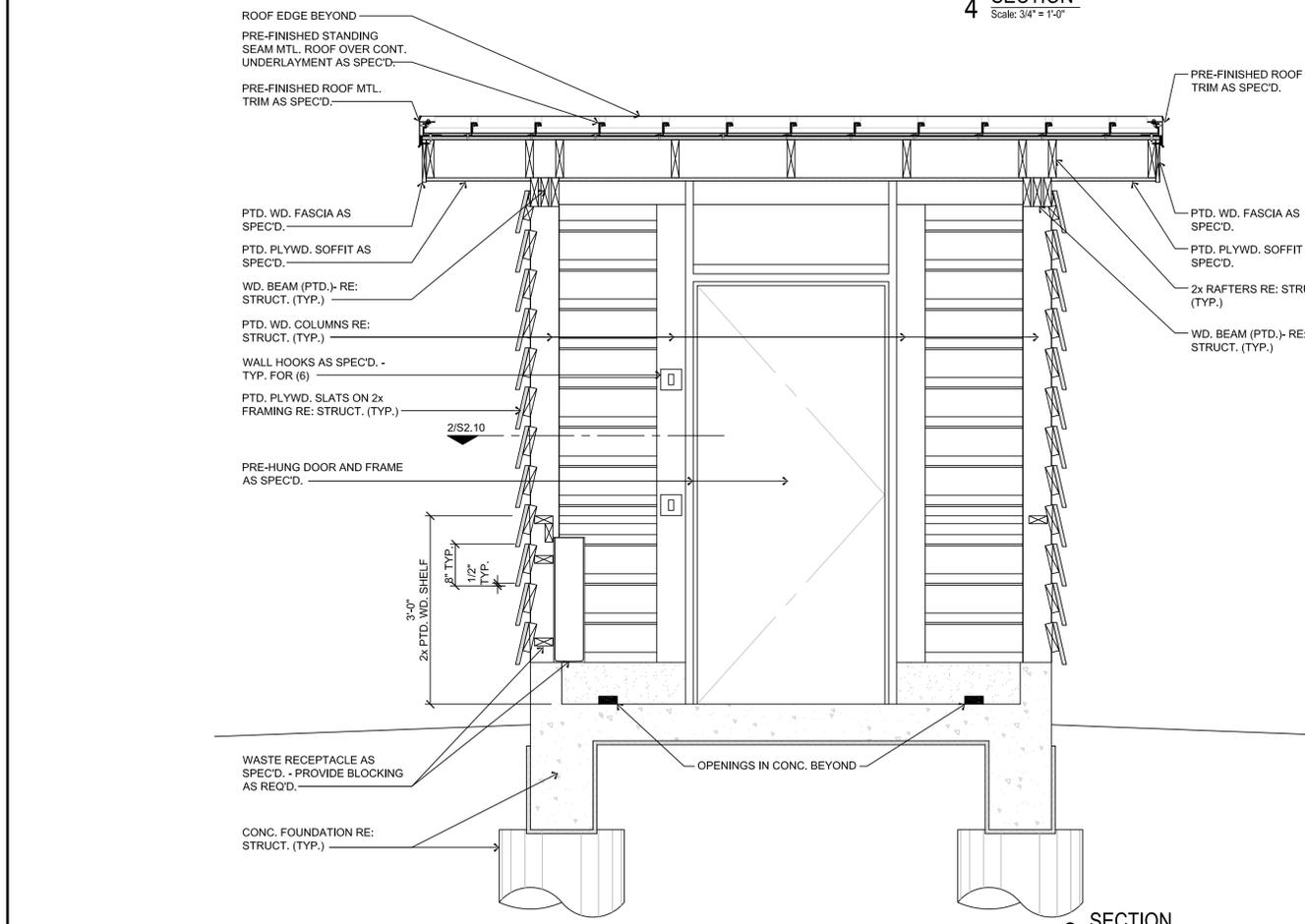




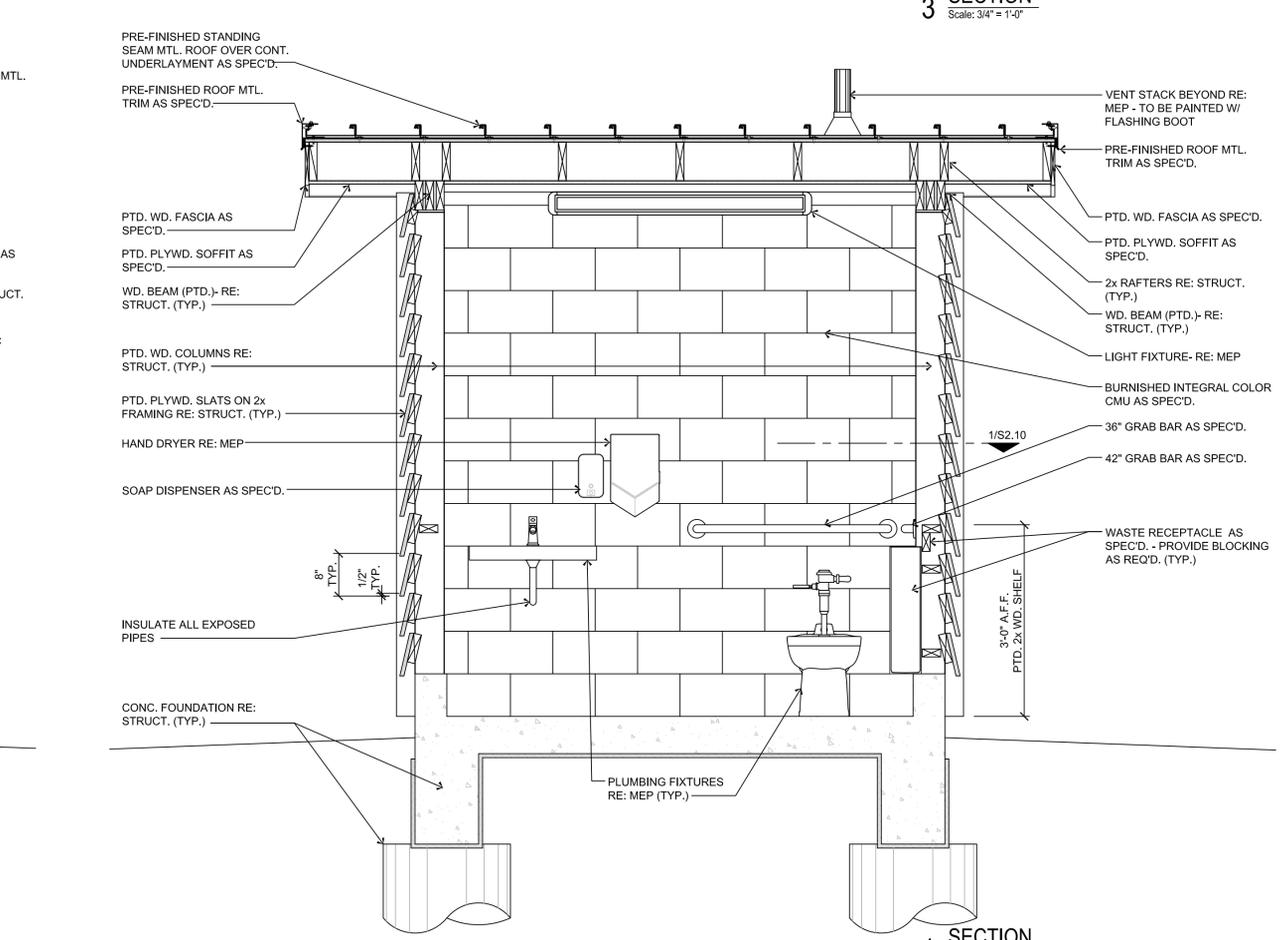
4 SECTION
Scale: 3/4" = 1'-0"



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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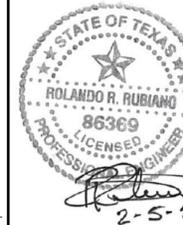
**RESTROOM
SECTIONS**

SHEET NO.
S2.9



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SEAL



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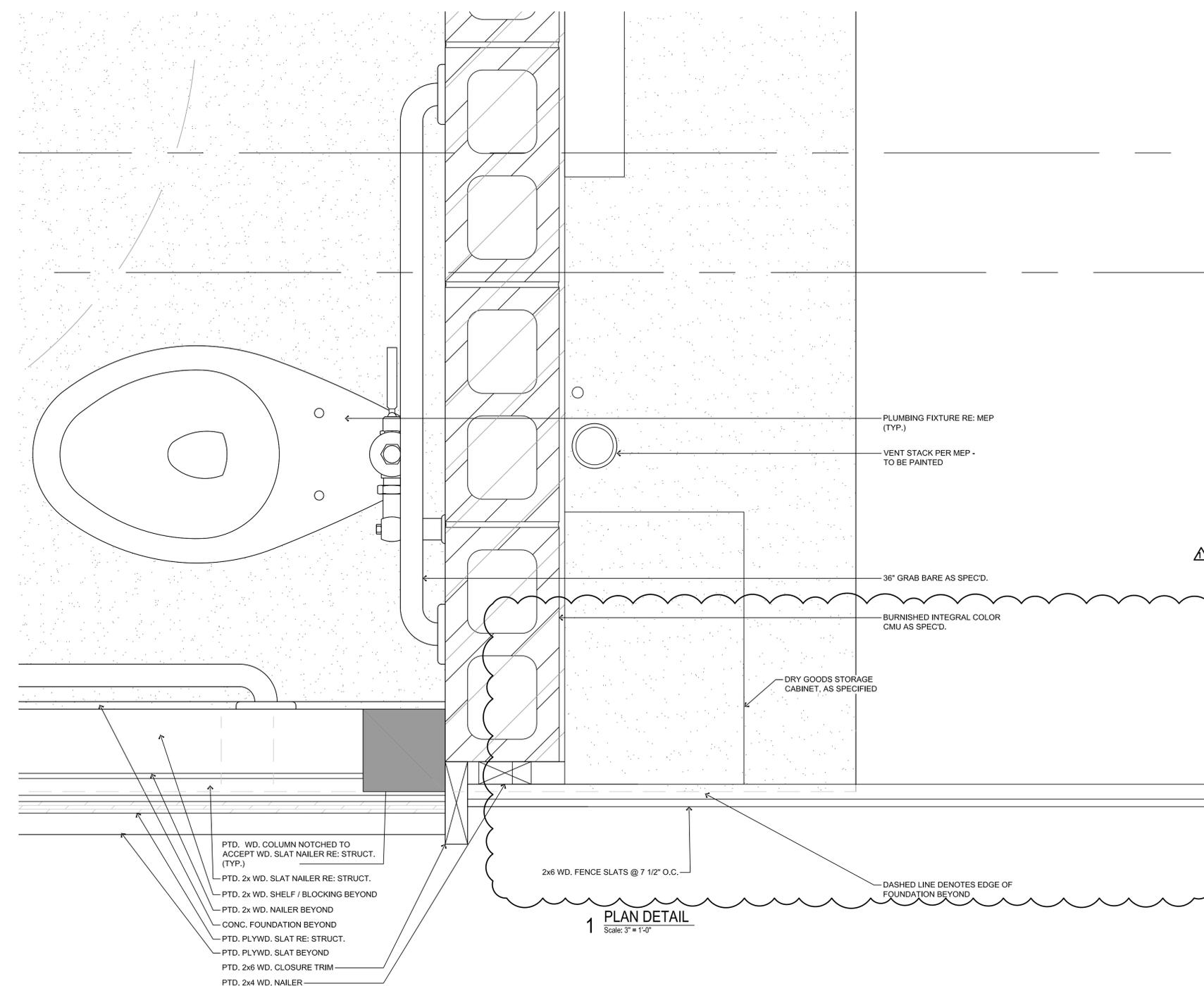
SHEET TITLE

**PLAN
 DETAILS**

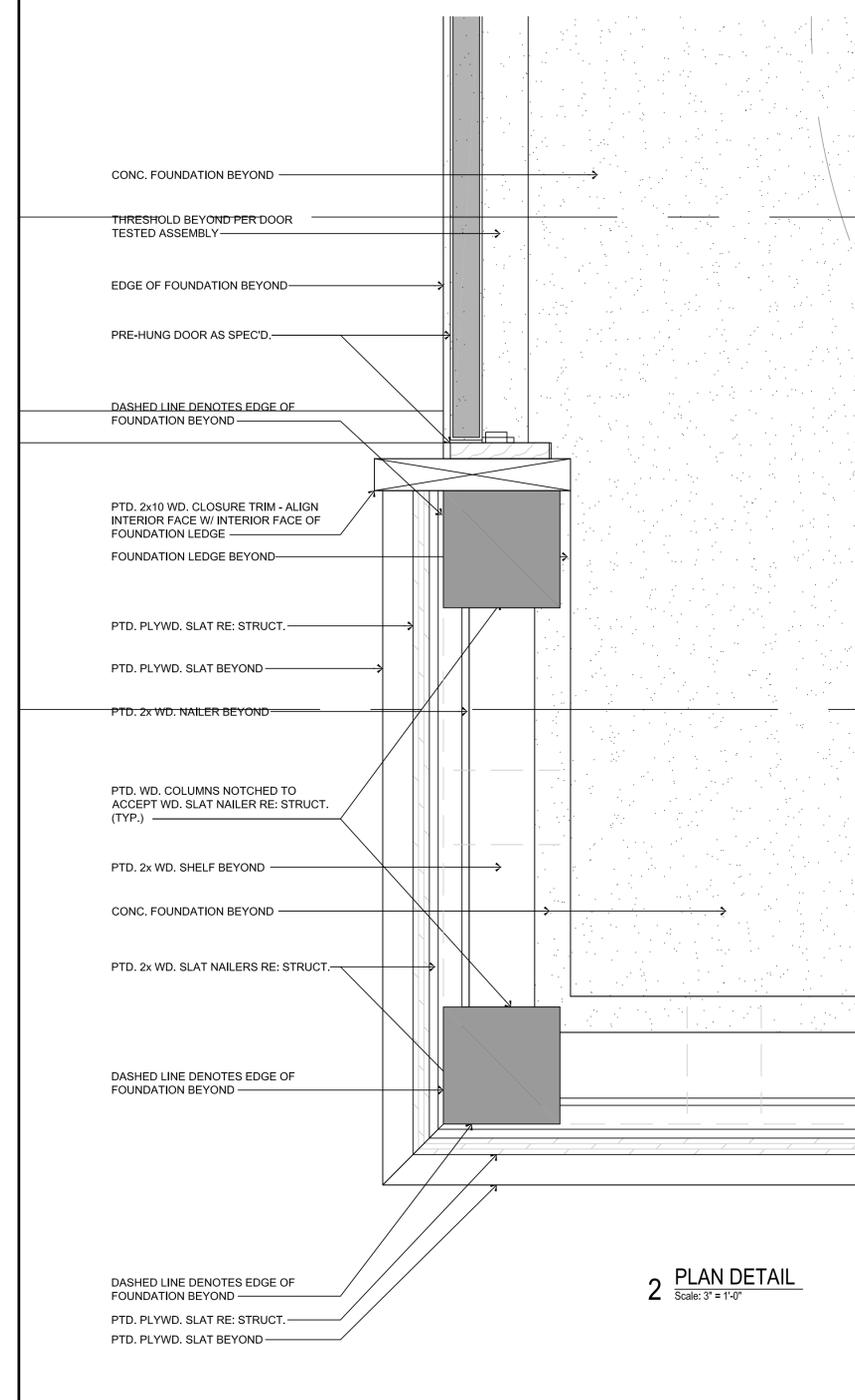
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S2.10

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1 PLAN DETAIL
 Scale: 3" = 1'-0"



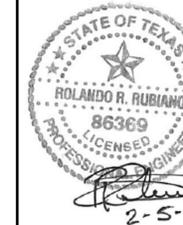
2 PLAN DETAIL
 Scale: 3" = 1'-0"

- PTD. WD. COLUMN NOTCHED TO ACCEPT WD. SLAT NAILER RE: STRUCT. (TYP.)
- PTD. 2x WD. SLAT NAILER RE: STRUCT.
- PTD. 2x WD. SHELF / BLOCKING BEYOND
- PTD. 2x WD. NAILER BEYOND
- CONC. FOUNDATION BEYOND
- PTD. PLYWD. SLAT RE: STRUCT.
- PTD. PLYWD. SLAT BEYOND
- PTD. 2x6 WD. CLOSURE TRIM
- PTD. 2x4 WD. NAILER



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SEAL



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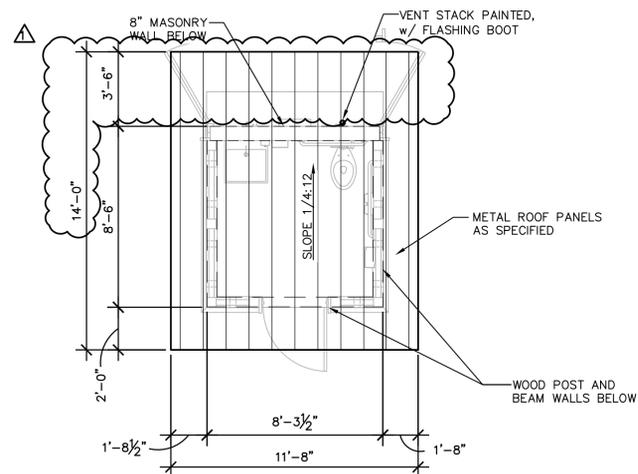
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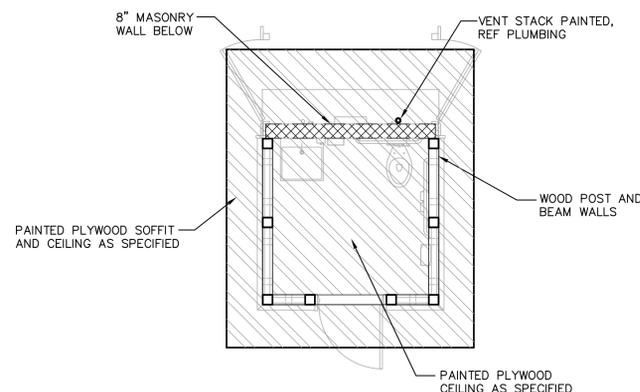
**RESTROOM
 ROOF AND
 CEILING PLAN**

SHEET NO.

S2.11



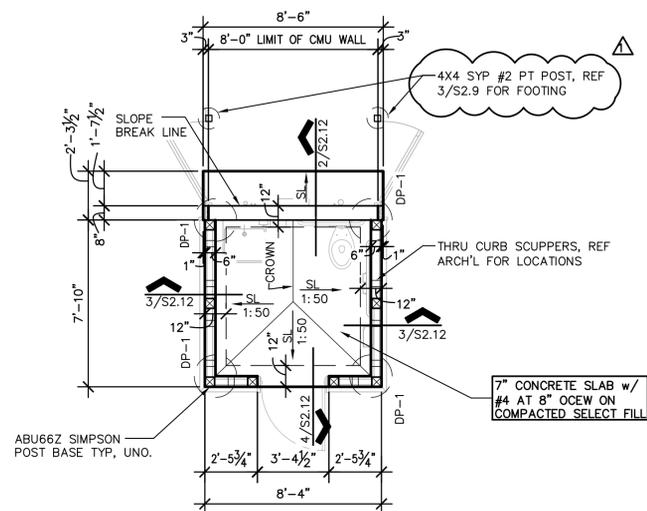
1 RESTROOM ROOF PLAN
 1/4" = 1'-0"



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



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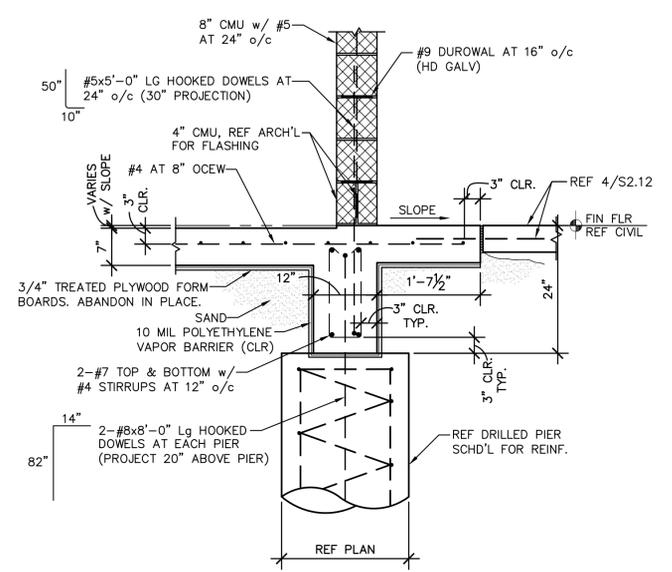


1 FOUNDATION PLAN

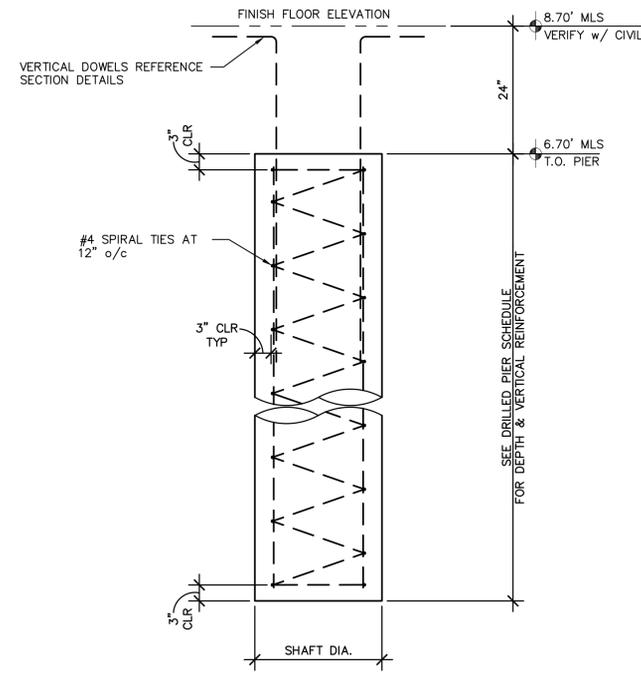
1/4" = 1'-0"
PLAN NORTH

- 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.

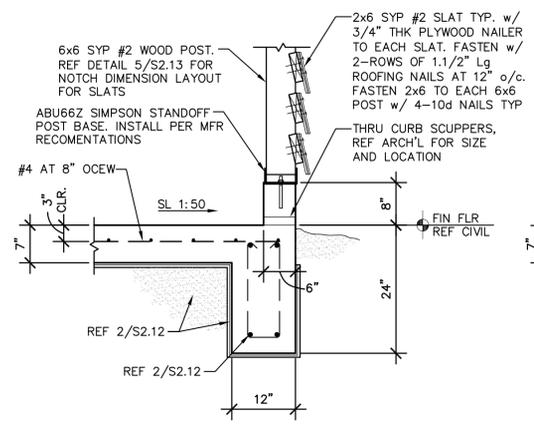
DRILLED PIER SCHEDULE			
MARK	SHAFT DIA. (INCHES)	VERTICAL REINFORCING	BEARING DEPTH BELOW MEAN SEA LEVEL (FEET MSL)
DP-1	18"	8-#7	-30.00'



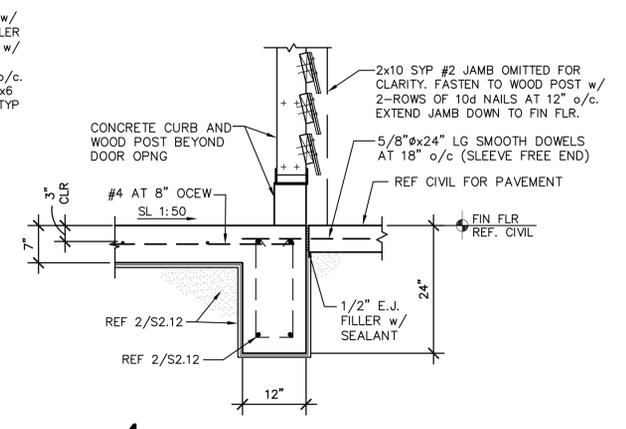
2



5 DRILLED PIER PROFILE



3



4

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SEAL
STATE OF TEXAS
ROLANDO R. RUBIANO
86369
LICENSED PROFESSIONAL ENGINEER
2-5-2024

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

CLIENT
CITY OF SOUTH PADRE ISLAND
South Padre Island
SOUTH PADRE ISLAND, TEXAS
P: 956-761-3044
F: 956-761-3898

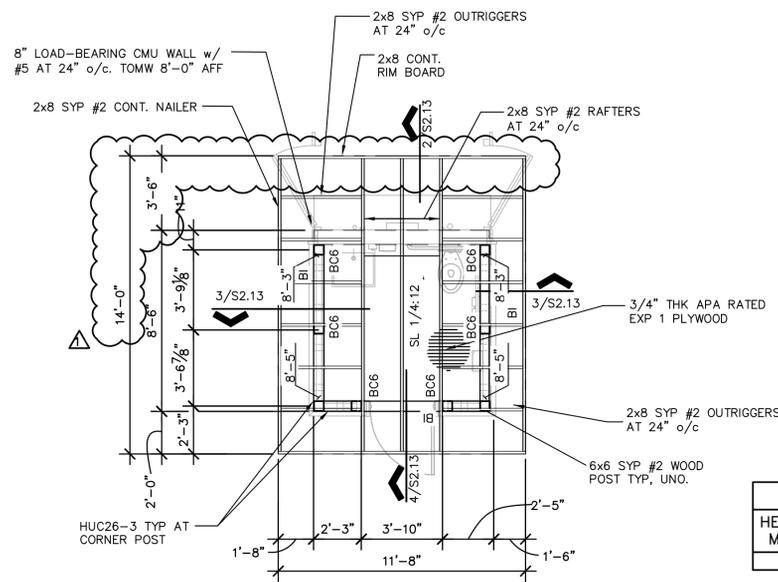
TEXAS COASTAL MANAGEMENT PROGRAM
NOAA NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION U.S. DEPARTMENT OF COMMERCE

MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION
△	02/05/2024	ADDENDUM #3

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

SHEET TITLE
FOUNDATION PLAN/DETAILS

SHEET NO.
S2.12

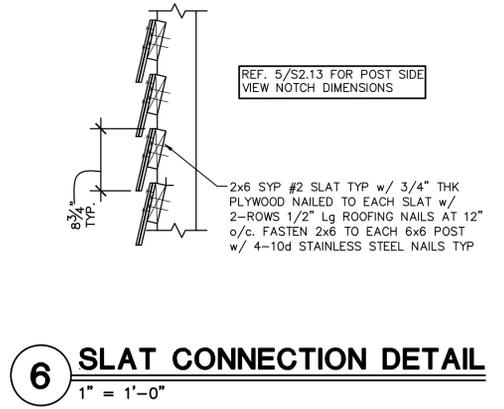
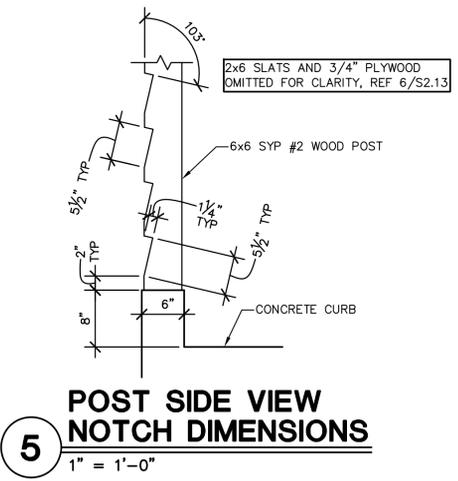
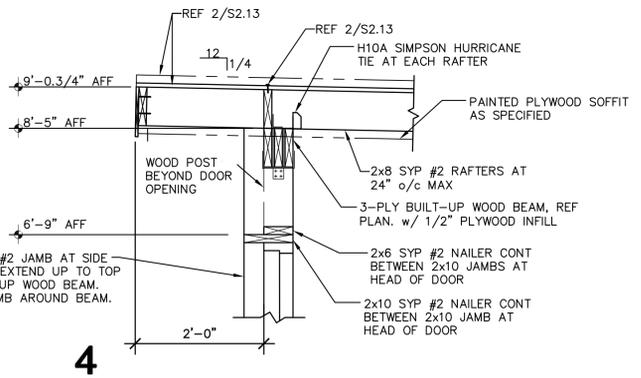


BEAM SCHEDULE		
HEADER MARK	HEADER TYPE	POST SIZE
B1	3-2x6	6x6

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"

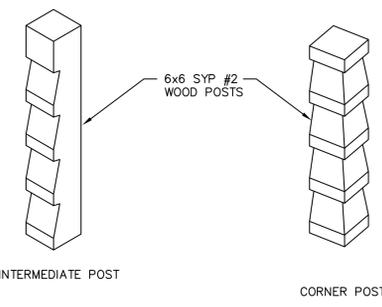
- NOTES:
- ROOF SHEATHING SHALL BE 3/4" APA RATED EXPOSURE 1. SPAN RATED 48/24.
 - REFERENCE ROOF SHEATHING NAILING SCHEDULE FOR PROPER PLYWOOD ATTACHMENT.
 - ALL HURRICANE TIES SHALL BE SIMPSON STRONG-TIE STAINLESS STEEL TYPE 316 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL 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)

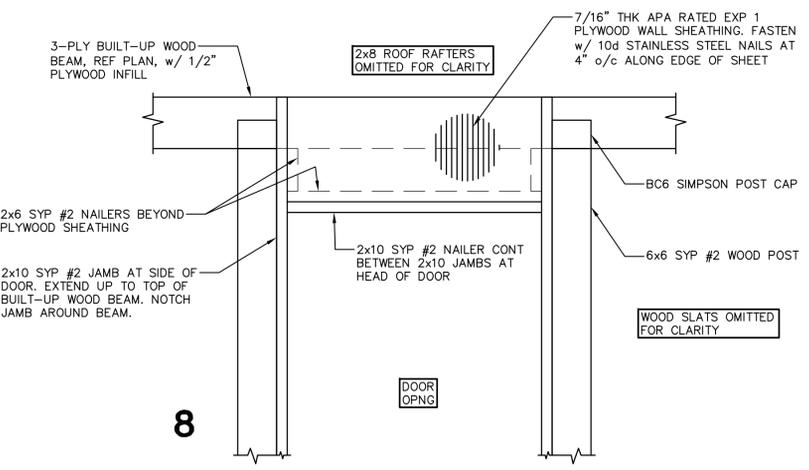
DESIGN WIND PRESSURE FOR ROOF COMPONENTS & CLADDING	
ZONE	P- (UPLIFT)
3	-89 PSF

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



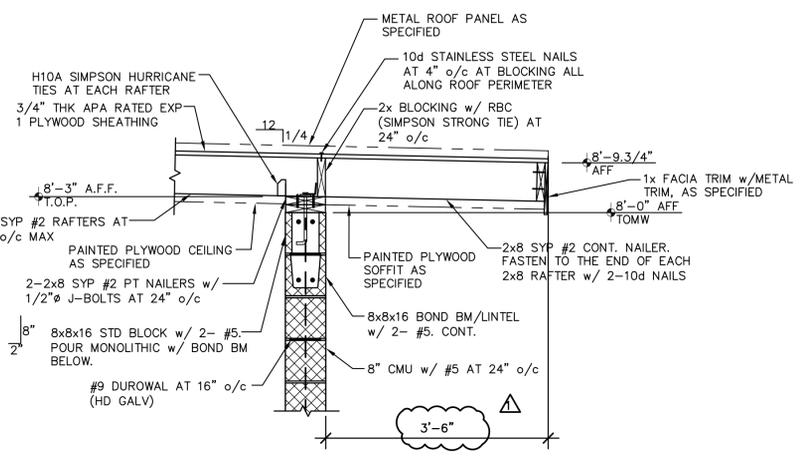
7 ISOMETRIC VIEWS OF WOOD POST

1" = 1'-0"

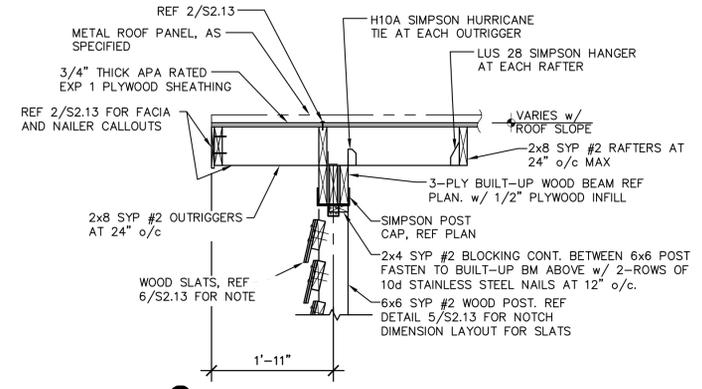


8

2



3



5 POST SIDE VIEW NOTCH DIMENSIONS

1" = 1'-0"

6 SLAT CONNECTION DETAIL

1" = 1'-0"

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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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 F: 956-761-3898



MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION
△	02/05/2024	ADDENDUM #3

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

FRAMING PLAN/DETAILS

SHEET NO.
S2.13

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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 THE CONTRACTOR.
 - 7.2. METER BOX ARE PROVIDED BY DISTRICT ON 5/8", 1", AND 2" METERS (CONTRACTOR RESPONSIBLE FOR ANY ASSOCIATED COSTS).

7.3. METER VAULT MUST BE INSTALLED BY THE CONTRACTOR 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 CONTRACTOR INSTALLED AFTER THE METER BEFORE ANY SPIGOT OR SINK OUTFLOW.
 - 8.5. BACKFLOW ASSEMBLY APPROVED BY THE DISTRICT ON EACH APPLICATION.



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

HALFF PROJECT NO. (AVO): 53856.001



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SEAL



Handwritten: *Monday 2/11/2024*

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




GENERAL LEGEND

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

MARK	DATE	DESCRIPTION
	02/01/2024	ADDENDUM 2

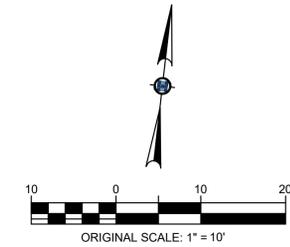
PROJECT NO.	1065-17
DATE	12-20-2023
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CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE

**GENERAL NOTES
AND LEGEND**

SHEET NO.

C1.2



SEAL



Member 2/11/2024

PROJECT

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IMPROVEMENTS

SOUTH PADRE ISLAND,
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MARK	DATE	DESCRIPTION
△	02/01/2024	ADDENDUM 2

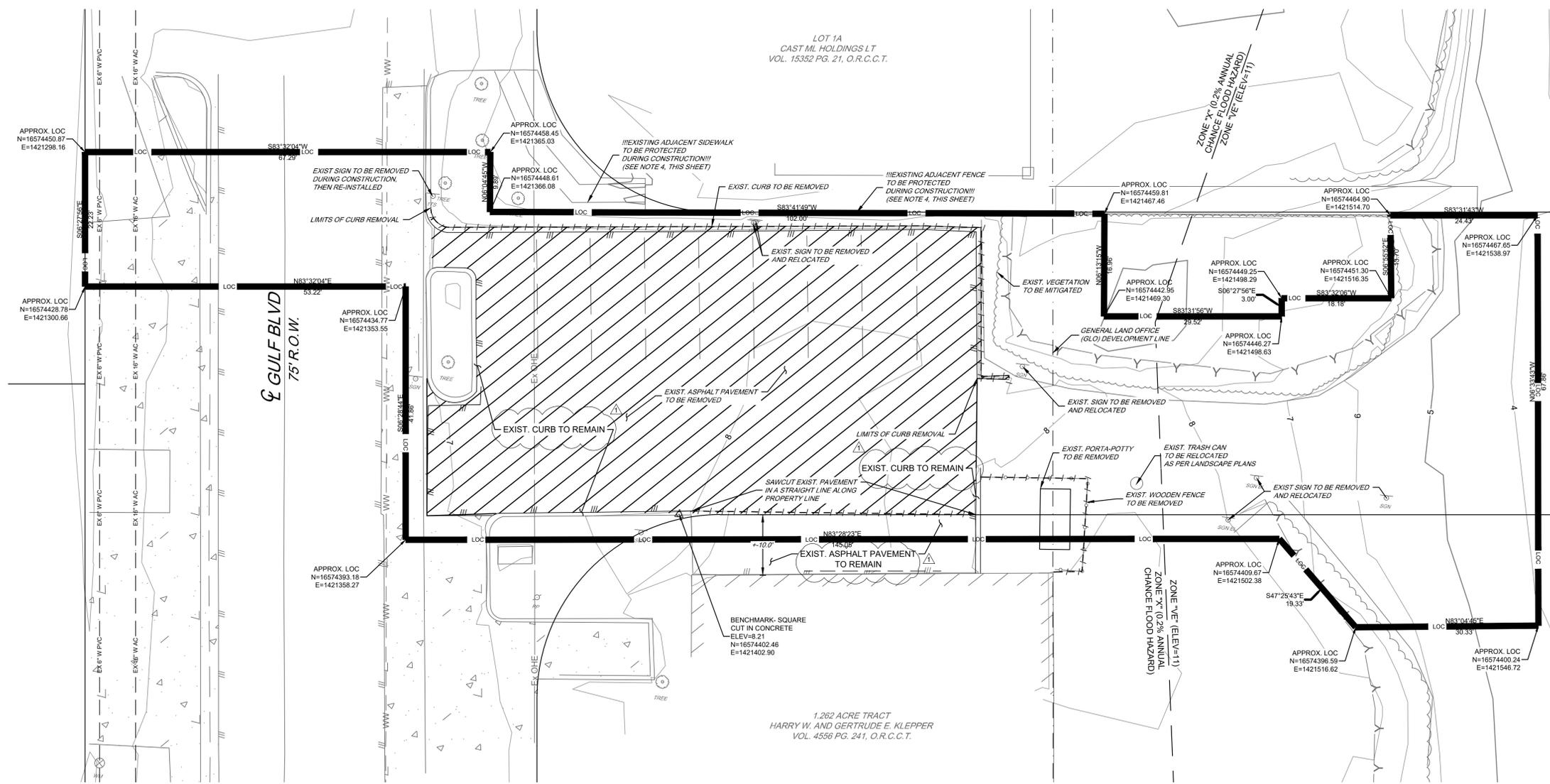
PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH,MH
CHECKED BY	MH
SCALE	AS SHOWN

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

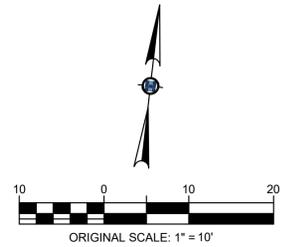
SEE SHEET C1.2 FOR GENERAL LEGEND

— LOC — LIMITS OF CONSTRUCTION



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HALFF PROJECT NO. (AVO): 53856.001



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SEAL



PROJECT

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CLIENT

CITY OF
SOUTH PADRE ISLAND



SOUTH PADRE ISLAND,
TEXAS

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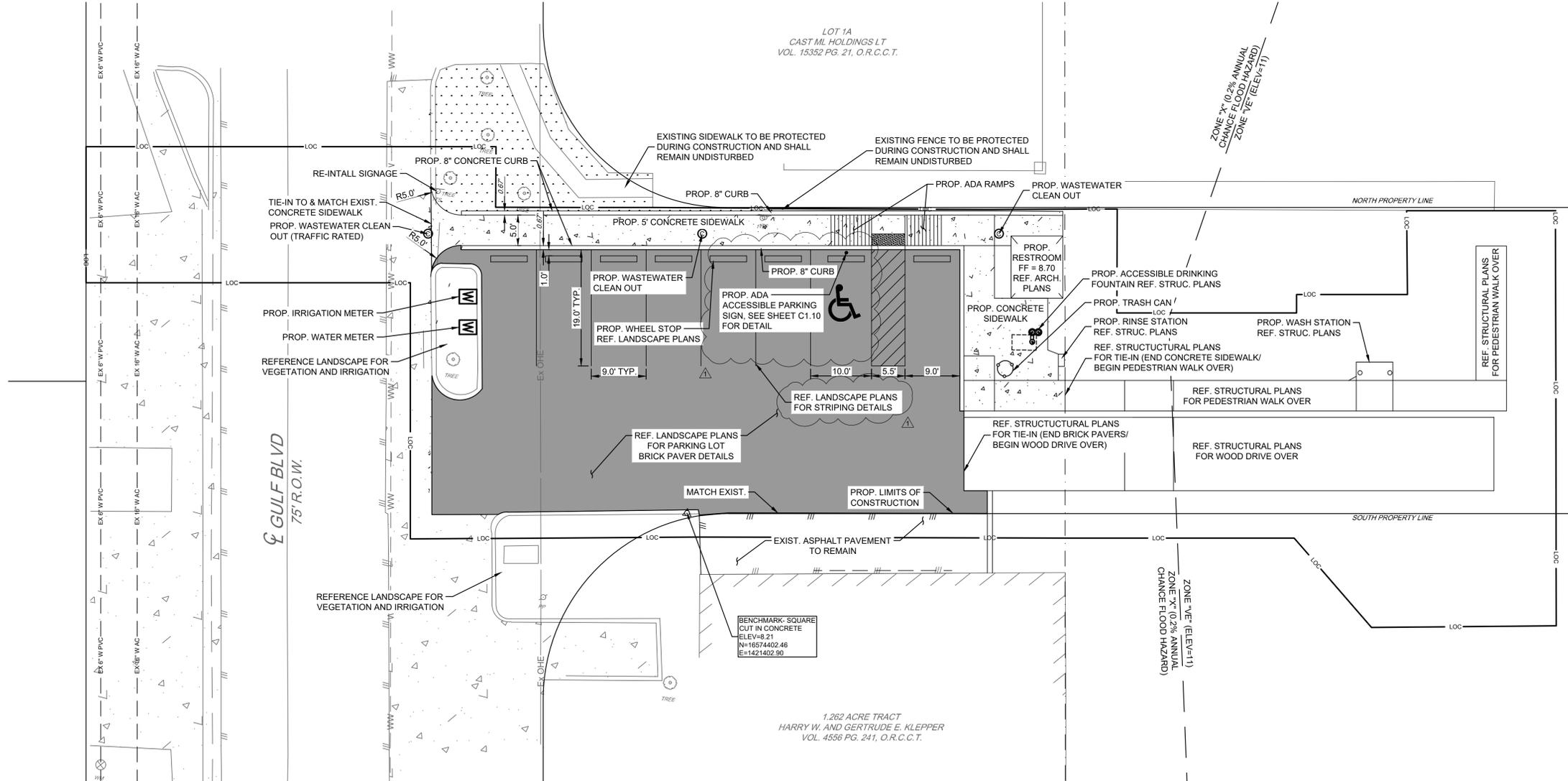
PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH,MH
CHECKED BY	MH
SCALE	AS SHOWN

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.

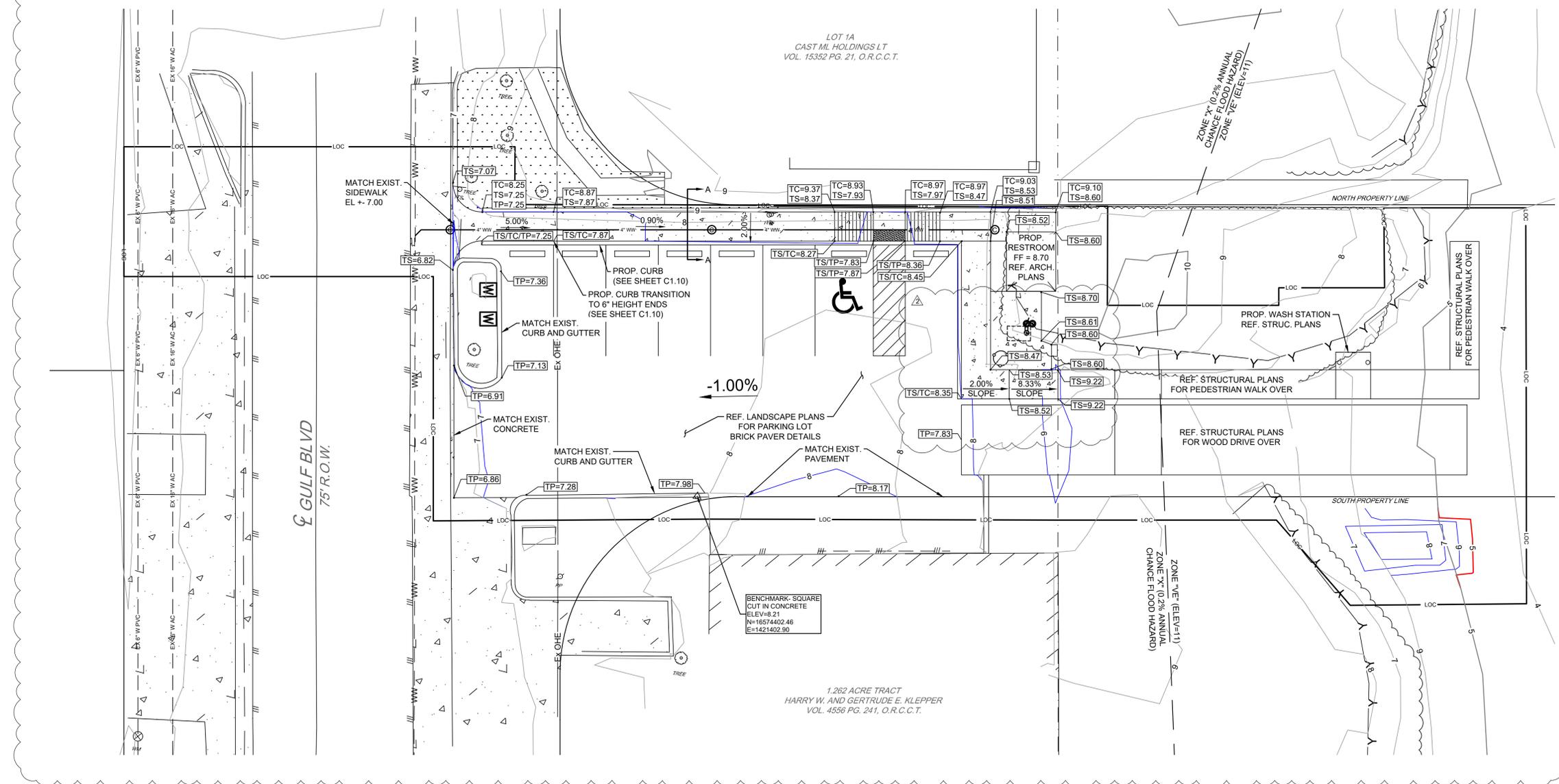
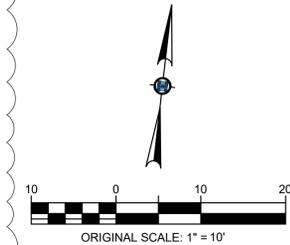
PARKING LOT COUNT:

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

SEAL



Manby 2/5/2024

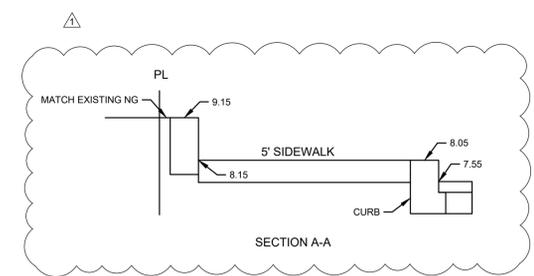


- GRADING NOTES:**
1. ALL ELEVATIONS SHOWN ARE IN FEET.
 2. ALL CURB HEIGHT IS 6-INCH, UNLESS OTHERWISE STATED.
 3. FOR ADDITIONAL IRON ROD INFORMATION, SEE SHEET C1.3 EXISTING CONDITIONS.
 4. EXISTING SAND SHALL BE GRADED TO 11-INCHES BELOW TP (BRICK PAVER) GRADES WITHIN THE PARKING LOT.

SHEET SPECIFIC LEGEND

SEE SHEET C1.2 FOR GENERAL LEGEND

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		



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
△	02/01/2024	ADDENDUM 2
△	02/05/2024	ADDENDUM 3

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

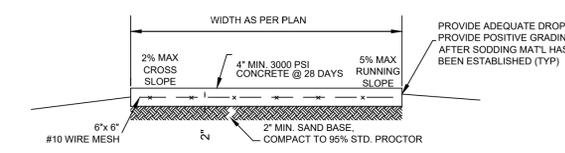
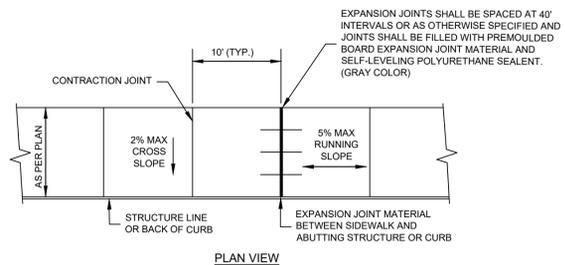
PROPOSED GRADING PLAN

SHEET NO.
C1.6

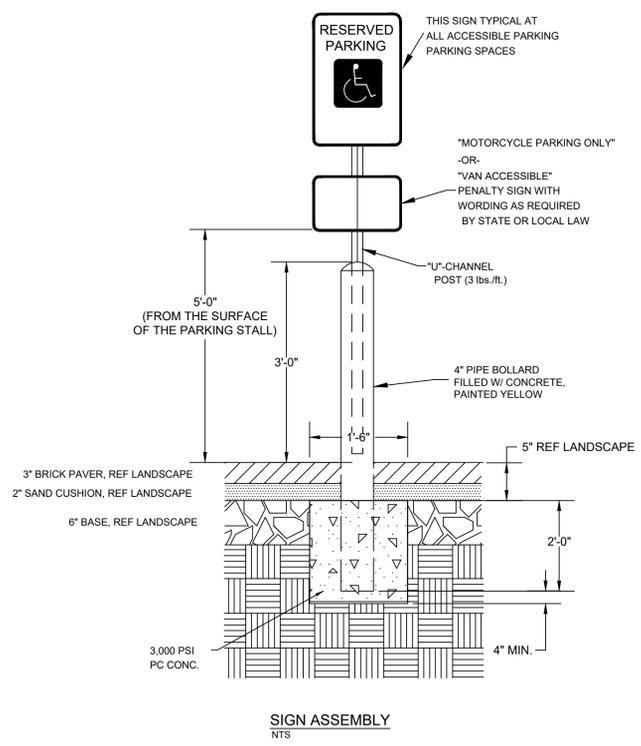
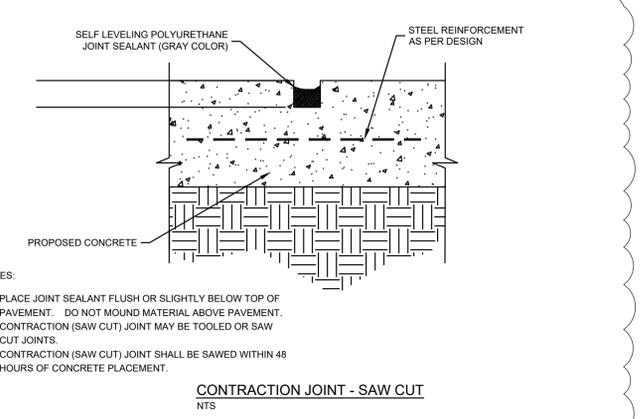
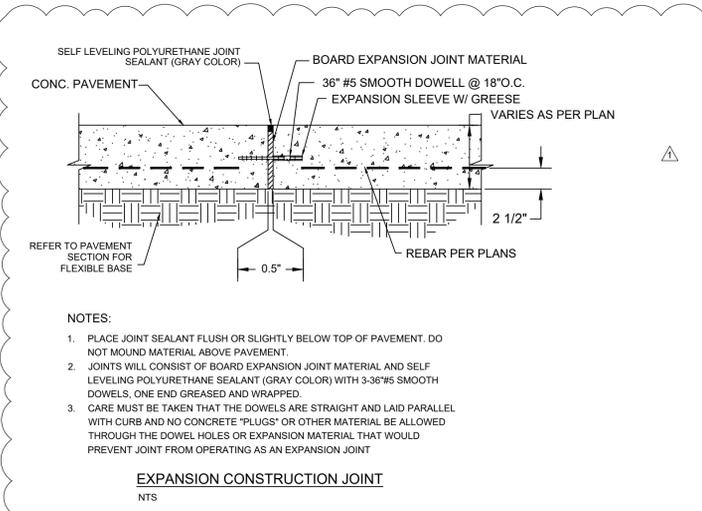
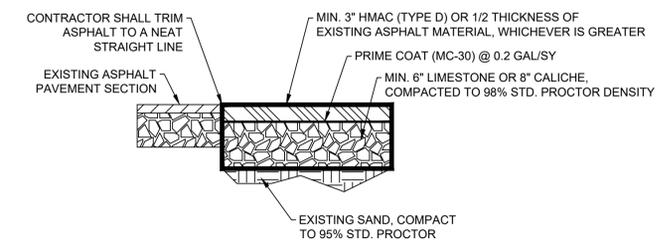
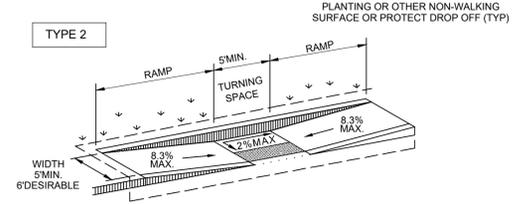
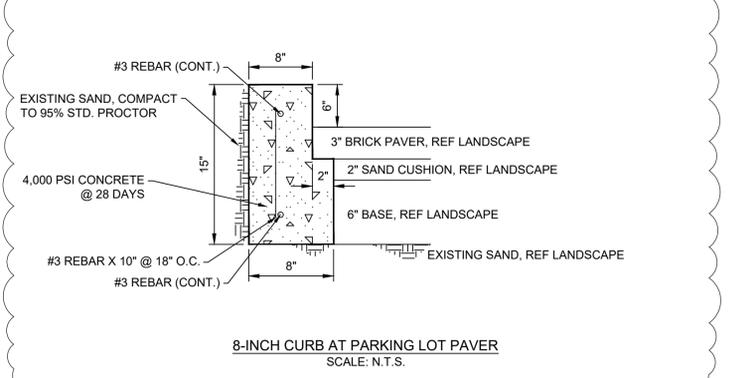
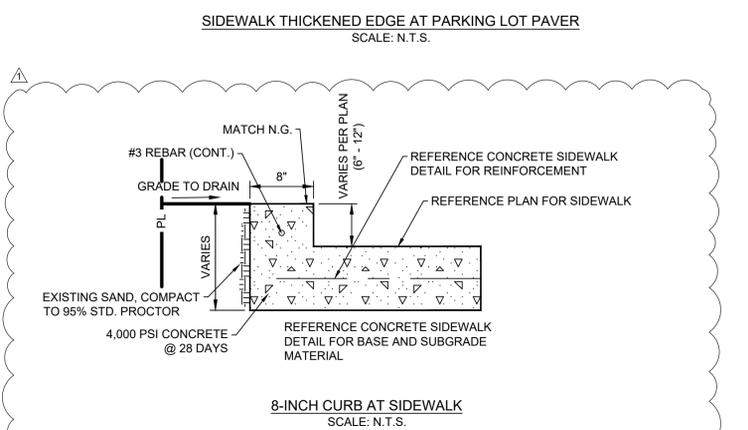
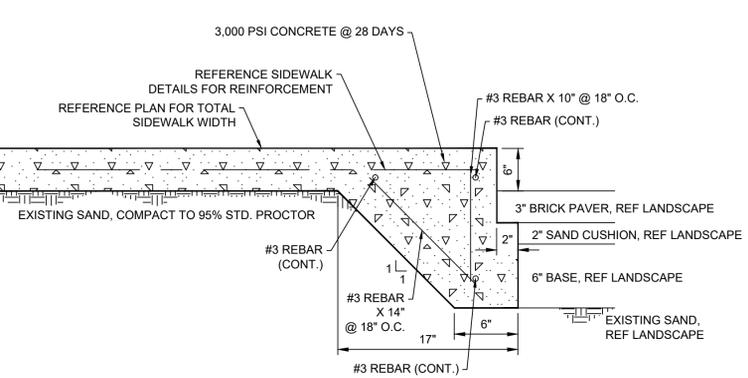


Monday 2/11/2024

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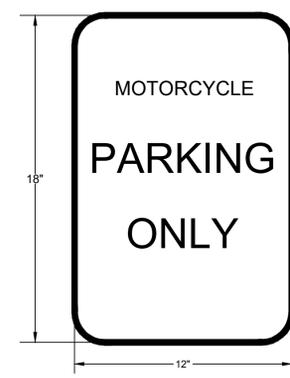
CONCRETE SIDEWALK DETAIL
NTS



COLORS:

- LEGEND AND BORDER - GREEN
- WHITE SYMBOL ON BLUE BACKGROUND
- BACKGROUND - WHITE

ACCESSIBLE SIGN
NTS



COLORS:

- LEGEND AND BORDER - GREEN
- BACKGROUND - WHITE

MOTORCYCLE SIGN
NTS

SEAL

PROJECT

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SOUTH PADRE ISLAND,
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MARK	DATE	DESCRIPTION
▲	02/01/2024	ADDENDUM 2

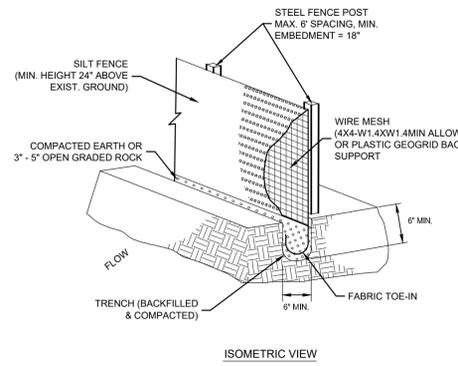
PROJECT NO.	1065-17
DATE	12-20-2023
DRAWN BY	ENH, MH
CHECKED BY	MH
SCALE	AS SHOWN

SHEET TITLE

**MISCELLANEOUS
DETAILS (1 OF 2)**

SHEET NO.

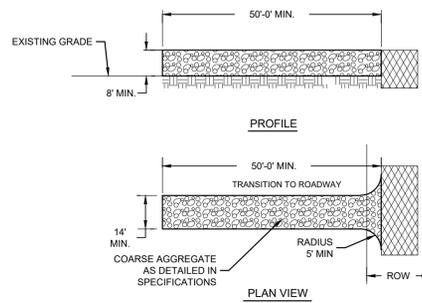
C1.10



SILT FENCE DETAIL
NTS

SILT FENCE NOTES:

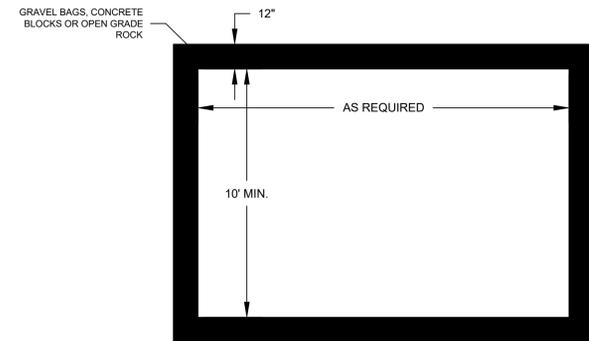
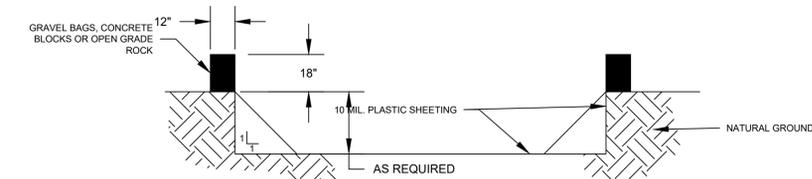
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR 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 TOEO 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.



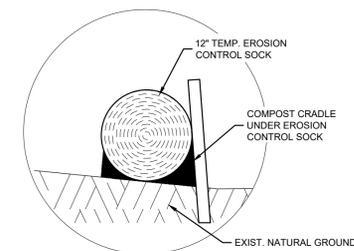
CONCRETE / PAINT WASHOUT PIT
NTS

WASHOUT PIT NOTES

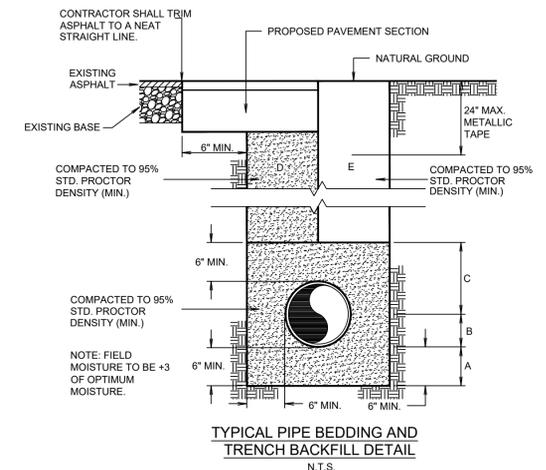
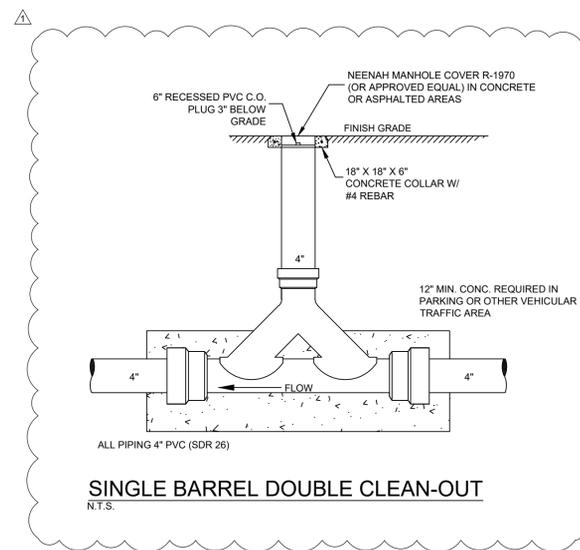
1. THE EXCAVATION FOR THE CONCRETE WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND A SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND/OR 90 GALLONS WATER AND CONCRETE PER PUMP TRUCK PER DAY.
2. IN THE EVENT THAT THE CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND, IT SHALL BE 10 FEET WIDE AND 10 FEET LONG WITH 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.

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.



COMPOST CRADLE
NTS



- 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.

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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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MARK	DATE	DESCRIPTION
△	02/01/2024	ADDENDUM 2

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

SHEET TITLE

MISCELLANEOUS
DETAILS (2 OF 2)

SHEET NO.

C1.11



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

CLIENT
**CITY OF
 SOUTH PADRE ISLAND**

 SOUTH PADRE ISLAND,
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MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION
△	02/05/2024	ADDENDUM #3

PROJECT NO. 23V21
 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: 956-205-3435
 TEXAS REGISTERED

ELECTRICAL KEYED NOTES:

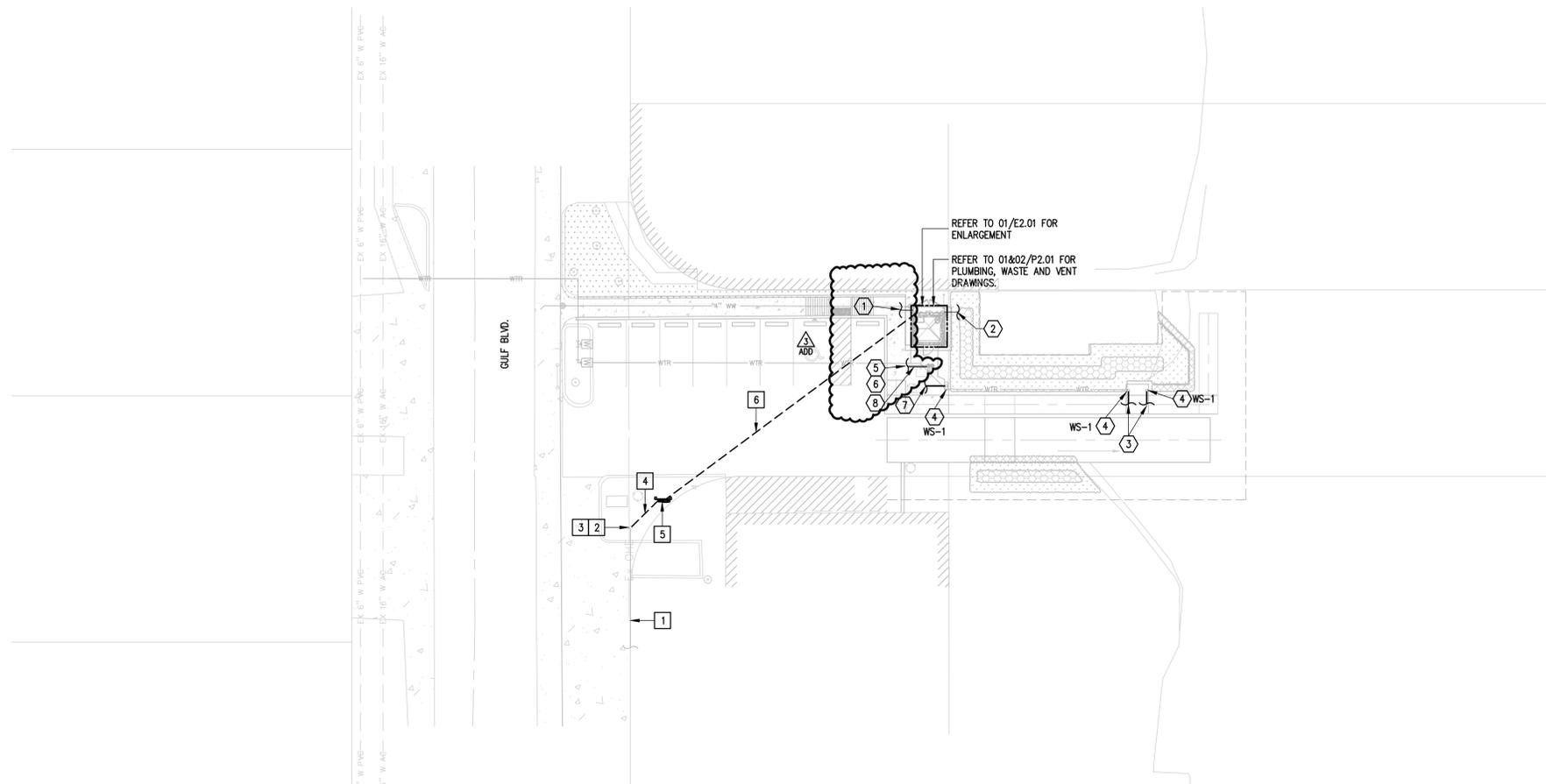
- 1 EXISTING ELECTRICAL UTILITY OVERHEAD SERVICE LINE.
- 2 EXISTING ELECTRIC UTILITY POWER POLE.
- 3 PROPOSED NEW ELECTRIC UTILITY POLE MOUNT TRANSFORMER, AND RISER DIP POLE.
- 4 PROVIDE ELECTRIC UNDERGROUND SECONDARY RACEWAY.
- 5 PROVIDE ELECTRIC METER AND MAIN DISCONNECT.
- 6 PROVIDE UNDERGROUND FEEDER.

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:

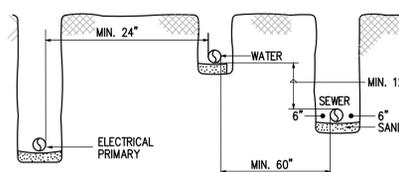
- 1 PROVIDE A 4" SANITARY SEWER CONNECTION. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 2 PROVIDE UNDERGROUND 1-1/4" SCH. 40 CPVC DOMESTIC WATER LINE TO SERVICE THE RESTROOM. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 3 BRANCH OFF WITH A 3/4" SCH. 40 CPVC WATER LINE FROM CIVIL'S DOMESTIC WATER LINE 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.



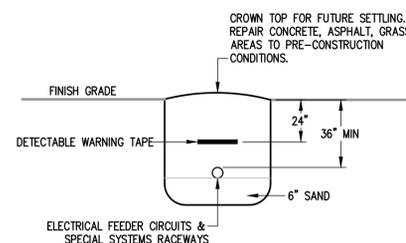
01 ELECTRICAL AND PLUMBING SITE PLAN
 SCALE: 1" = 20'-0"



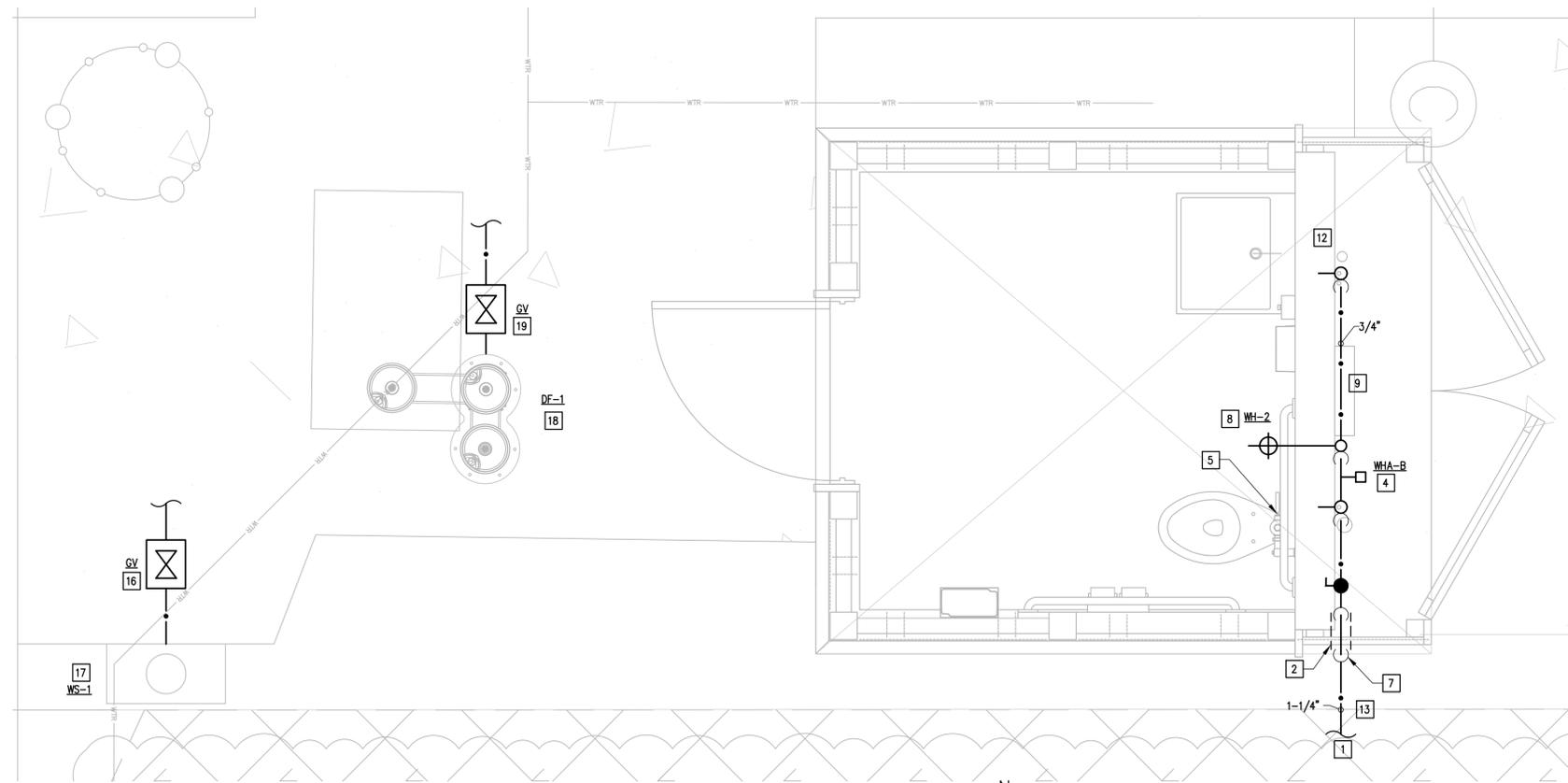
CLEAR TRENCH OF ALL ROCKS AND DEBRIS BEFORE ADDING SAND CUSHION.
 COMPACT TRENCH FILL TO 95% PROCTOR DENSITY.
 MAINTAIN A MINIMUM OF 60 INCHES UNDISTURBED EARTH BETWEEN PARALLEL WATER AND SEWER LINES OR SUPPORT WATER LINE ON SEPARATE SHELVE A MINIMUM OF 12" ABOVE SEWER LINE.
 MAINTAIN A MINIMUM OF 24" 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.



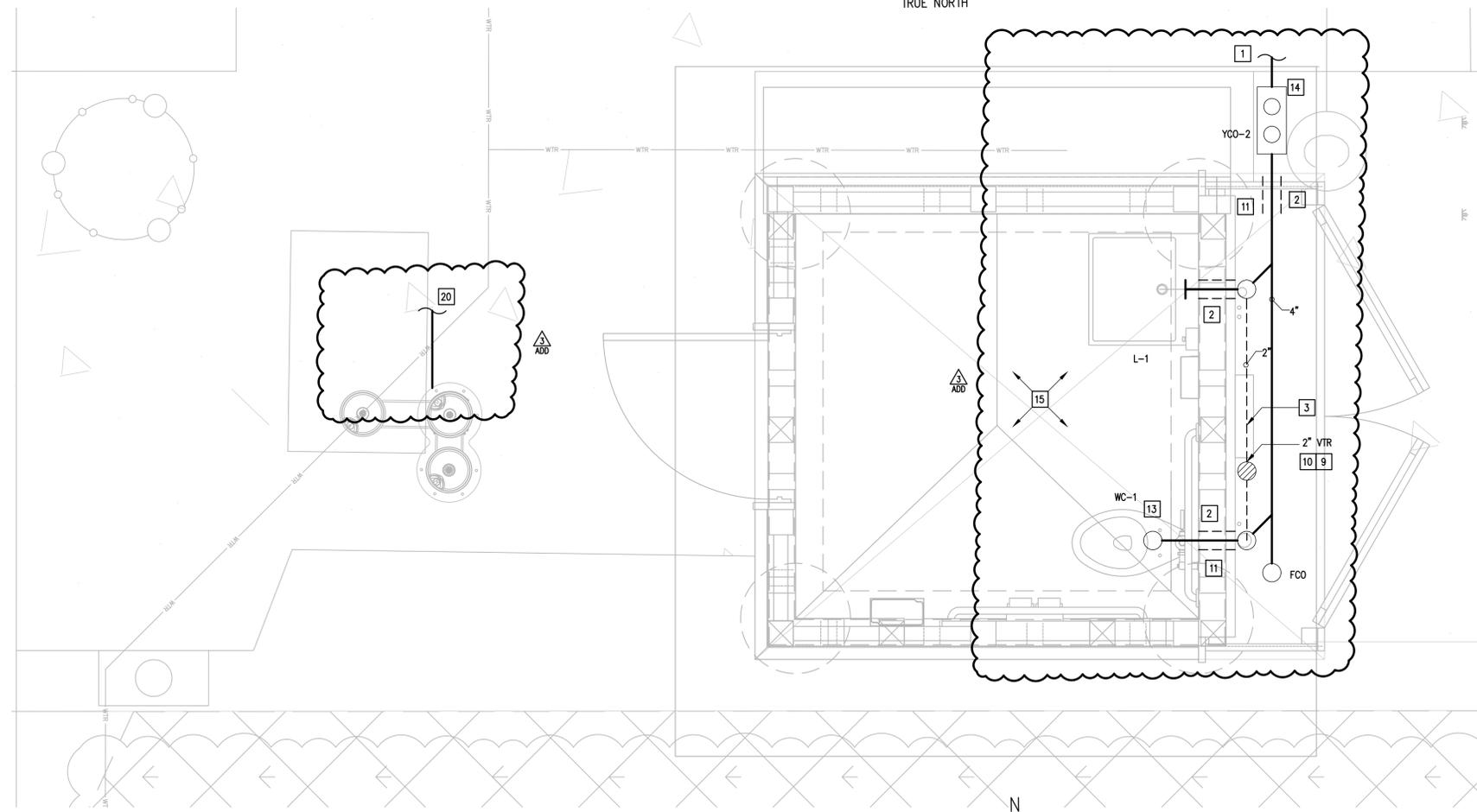
03 TRENCHING DETAIL
 SCALE: NONE



02 BURIAL DETAIL FOR ELECTRICAL RACEWAYS
 SCALE: NONE



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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SEAL

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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MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION
ADD	02/05/2024	ADDENDUM #3

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

SHEET TITLE

**RESTROOM
PLUMBING, WASTE
AND VENT PLAN**

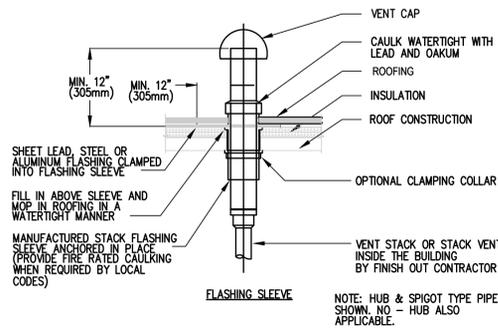
SHEET NO.

P2.01

ethos
engineering

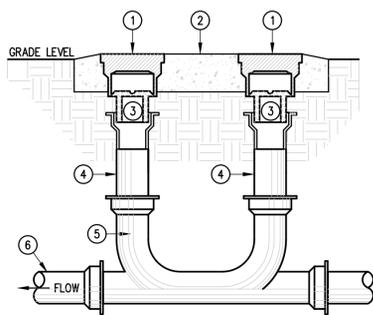
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PHONE: 956-205-3435
TEXAS REGISTERED

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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.

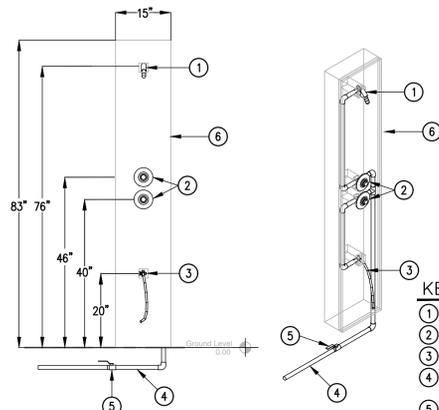
02 2-WAY YARD CLEANOUT DETAIL

SCALE: NOT TO SCALE

PLUMBING SYMBOLS LEGEND

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

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



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

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-I2 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	ELKAY LK4420DB	BI-LEVEL PEDESTAL WITH PET STATION, NON FILTERED, NON REFRIGERATED, 316 STAINLESS STEEL, HEAVY DUTTY FLOOR MOUNTED / FREESTANDING DRINKING FOUNTAIN. VANDAL RESISTANT BUBBLER WITH MECHANICAL FRONT BUBBLER BOTTOM ACTIVATION. OUTDOOR RATED.	2"	-	1/2"	-	-	COORDINATE COLOR WITH OWNER
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"	-	-	

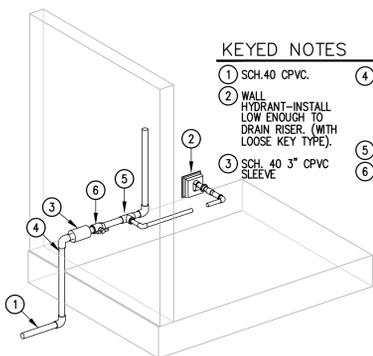
NOTES:

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

SCALE: NOT TO SCALE

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

CLIENT
CITY OF SOUTH PADRE ISLAND
South Padre ISLAND
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MARK	DATE	DESCRIPTION
	10/30/2023	100% REGULATORY SUBMISSION
	02/05/2024	ADDENDUM #3

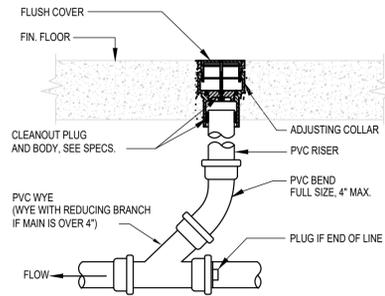
PROJECT NO. 23/21
DATE 12-20-2023
DRAWN BY MO/GV J.M.
CHECKED BY C.G.
SCALE AS SHOWN

SHEET TITLE
PLUMBING SCHEDULES AND DETAILS

SHEET NO.
P3.01



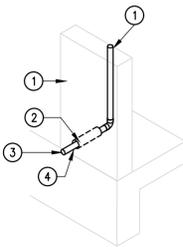
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01 **FCO FLOOR CLEAN OUT DETAIL**
SCALE: NOT TO SCALE

KEYED NOTES

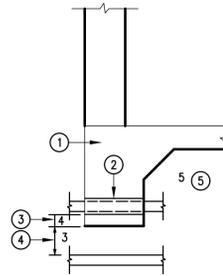
- 1 MASONRY WALL.
- 2 GALVANIZED SCH 40 STEEL OR COPPER SLEEVE, SIZE TO BE MINIMUM TWO PIPE SIZES GREATER THAN PIPE AND INSULATION.
- 3 PLUMBING PIPE (RELIEF LINES, DOMESTIC WATER, AIR, AND GAS PIPING.)
- 4 FILL VOID WITH MINERAL WOOL AND CAULK VERMIN TIGHT.



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 RELIEF ARCHES OR ADDITIONAL CONCRETE MAY BE REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF BEAM.



03 **GRADE BEAM SLEEVE DETAIL**
SCALE: NOT TO SCALE



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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DRAWN BY	MO/GV J.M.
CHECKED BY	C.G. C.G.
SCALE	AS SHOWN

SHEET TITLE
PLUMBING FIXTURES IMAGES

SHEET NO.
P3.02



SECTION 061000
ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUBMITTALS

- A. Product data for engineered wood products, insulating sheathing, underlayment, metal framing anchors, and construction adhesives.
- B. Provide electronic (PDF) copies of all required submittal information.

PART 2 - PART 2 PRODUCTS

2.1 LUMBER, GENERAL

- A. Furnish grade stamped lumber that is dressed S4S and complies with PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.
 - 1. Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment, for sizes 2 inches or less in thickness.
 - 2. For exposed lumber, apply grade stamps to ends or back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

2.2 DIMENSION LUMBER

- A. Provide lumber of the following product classification in grade and species indicated:
- B.

1. Plates	Southern Yellow Pine	No. 2	SPIB
2. Posts	Southern Yellow Pine	No. 2	SPIB
3. Rafters/Headers	Southern Yellow Pine	No. 2	SPIB
4. Drive Over Decking	Southern Yellow Pine	No. 2	SPIB

2.3 LUMBER FOR MISCELLANEOUS USES

- A. Unless otherwise indicated, provide "No. 2" grade light-framing-size lumber of any species for support of other construction, including rooftop equipment and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members.

2.4 FASTENERS

- A. Of size and type indicated that comply with the following requirements. Where rough carpentry is exposed to weather, in ground contact, or in areas of high relative humidity, provide AISI Type 316 stainless steel fasteners.
1. Nails, Wire and Brads: FS FF-N-105
 2. Power Driven Fasteners: National Evaluation Report NER-272.
 3. Wood Screws: ANSI B18.6.1.
 4. Lag Bolts: ANSI B18.2.1.
 5. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and where indicated, flat washers.

2.5 METAL FRAMING ANCHORS

- A. Provide metal framing anchors of type, size, metal, and finish indicated that comply with requirements specified including the following:
1. Current Evaluation/Research Reports: Provide products for which model code evaluation/research reports exist that are acceptable to authorities having jurisdiction and that evidence compliance of metal framing anchors for application indicated with the building code in effect for this project.
 2. Allowable Design Loads: As published by manufacturer and determined from empirical data or by rational engineering analysis and verified through comprehensive testing by a qualified independent testing laboratory.
 3. All connectors shall be 316 stainless steel material.
- B. Use stainless steel fasteners for all rough carpentry.

2.6 LUMBER AND PLYWOOD TREATMENT

- A. Preservative pressure treat lumber and plywood with water-borne preservatives to comply with AWWA U1 standard meeting use category UC4B for wood decking and UC5C for primary framing & timber piles, respectively, and with requirements indicated below. Mark each treated item with the AWPB or SPIB Quality Mark Requirements.
- B. Pressure-treat above-ground items with water-borne preservatives to a minimum retention of 0.25 pcf. For interior uses, after treatment, kiln-dry lumber and plywood to a maximum moisture content, respectively, of 19 percent and 15 percent. Treat indicated items and the following:
1. Wood, cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 3. Wood framing members less than 18 inches above grade.
- C. Pressure-treat wood members in contact with the ground or fresh water with water-borne preservatives to a minimum retention of 0.40 pcf.

- D. Complete fabrication of treated items prior to treatment, where possible. If cut after treatment, coat cut surfaces to comply with AWPA U1. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install rough carpentry work to comply with the International Building Code, 2009 edition, and the National Design Standard, and the following:
 - 1. Recommendations of engineered wood products manufacturer.
 - 2. Recommendations of manufacturer of sheathing, underlayment and other products not covered in above publications.
- B. Set rough carpentry to required levels and lines, with members plumb and true and cut to fit.
- C. Securely attach carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view to receive finish materials.
- D. Install fasteners without splitting wood; fasten panel products to allow for expansion at joints unless otherwise indicated.
- E. Provide wood framing members of size and spacing indicated; do not splice structural members between supports. Fire stop concealed spaces with wood blocking not less than 2 inches thick, if not blocked by other framing members.
- F. Contact Architect / Engineer for framing inspection prior to installing interior gypsum board, roofing paper or exterior vapor barrier.
- G. Fasten construction panel products as follows:
 - 1. Sheathing:
 - a. Nail to framing. Reference structural drawings for nailing schedule.

END OF SECTION