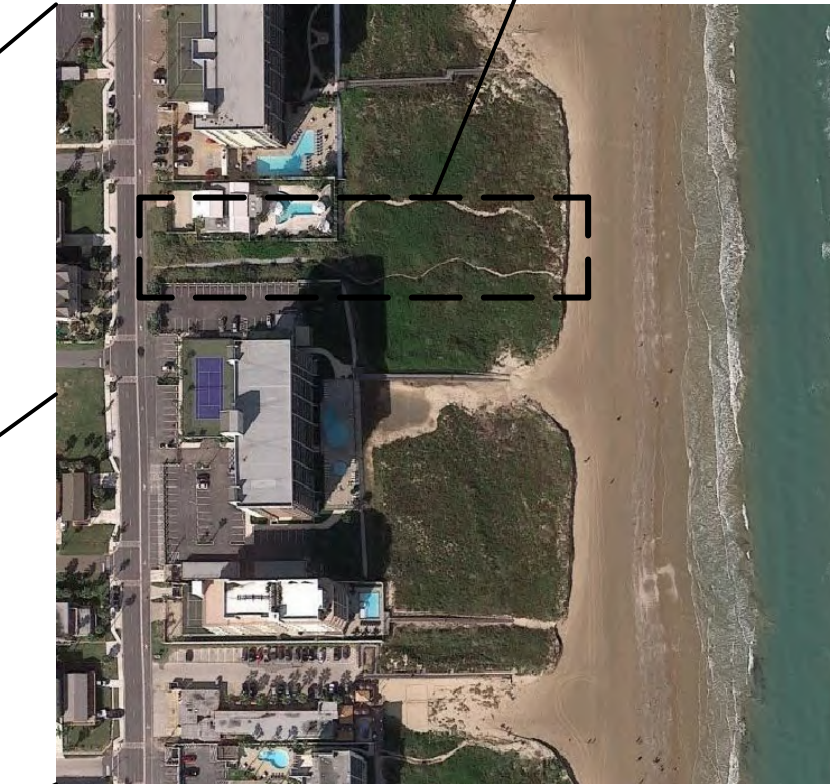


# South Padre Island Pedestrian Walkover



WHITE CAP CIRCLE

AT:  
White Cap Circle Beach Public Access  
South Padre Island, Texas

OWNER:  
City of South Padre Island  
4601 Padre Blvd  
South Padre Island, Texas

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

**PROJECT SHEET INDEX:**

G0.0 COVER SHEET

**GLO INFORMATION SHEET INDEX:**

GLO-A1 VOLUME AND LOCATION OF DUNE CUT (MITIGATION)

GLO-A2 VOLUME AND LOCATION OF DUNE FILL (MITIGATION)

GLO-B1 AREAS OF VEGETATION IMPACT

GLO-B2 AREAS OF RE-VEGETATION / NEW VEGETATION

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S1.4 SITE IMPROVEMENT PLAN

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S2.1 GENERAL STRUCTURAL NOTES

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**CIVIL ENGINEER:**

**HALFF**

1075 PAREDES LINE ROAD SUITE B

BROWNSVILLE, TEXAS 78526

P: 956-303-7100

**CIVIL SHEET INDEX:**

C1.1 GENERAL NOTES

C1.2 GENERAL NOTES AND LEGEND

C1.3 EXISTING CONDITIONS

C1.4 DEMOLITION PLAN AND  
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CONTROL MEASURES

C1.10 MISCELLANEOUS DETAILS (1 OF 2)

C1.11 MISCELLANEOUS DETAILS (2 OF 2)

**LANDSCAPE:**

**SSP DESIGN LLC**

789 E. WASHINGTON ST.

BROWNSVILLE, TEXAS 78520

P: 956-547-9977 F: 956-547-9977

**LANDSCAPE SHEET INDEX:**

L1.01 IRRIGATION PLAN

L1.02 IRRIGATION PLAN

L1.03 IRRIGATION PLAN

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**ELECTRICAL PLUMBING ENGINEER:**

**ETHOS ENGINEERING**

1126 SOUTH COMMERCE ST,

HARLINGEN, TEXAS 78550

P: 956-230-3435

**ELECTRICAL PLUMBING SHEET INDEX:**

EP1.01 EP SITE PLAN

E2.01 RESTROOM LIGHTING AND ELECTRICAL PLAN

E2.02 ELECTRICAL SCHEDULES

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P3.01 PLUMBING SCHEDULE AND DETAILS

P3.02 PLUMBING FIXTURE IMAGES

## SITE MAP

NOT TO SCALE



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM

SEAL

PROJECT

**WALKOVER  
AT WHITE CAP CIRCLE**

**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

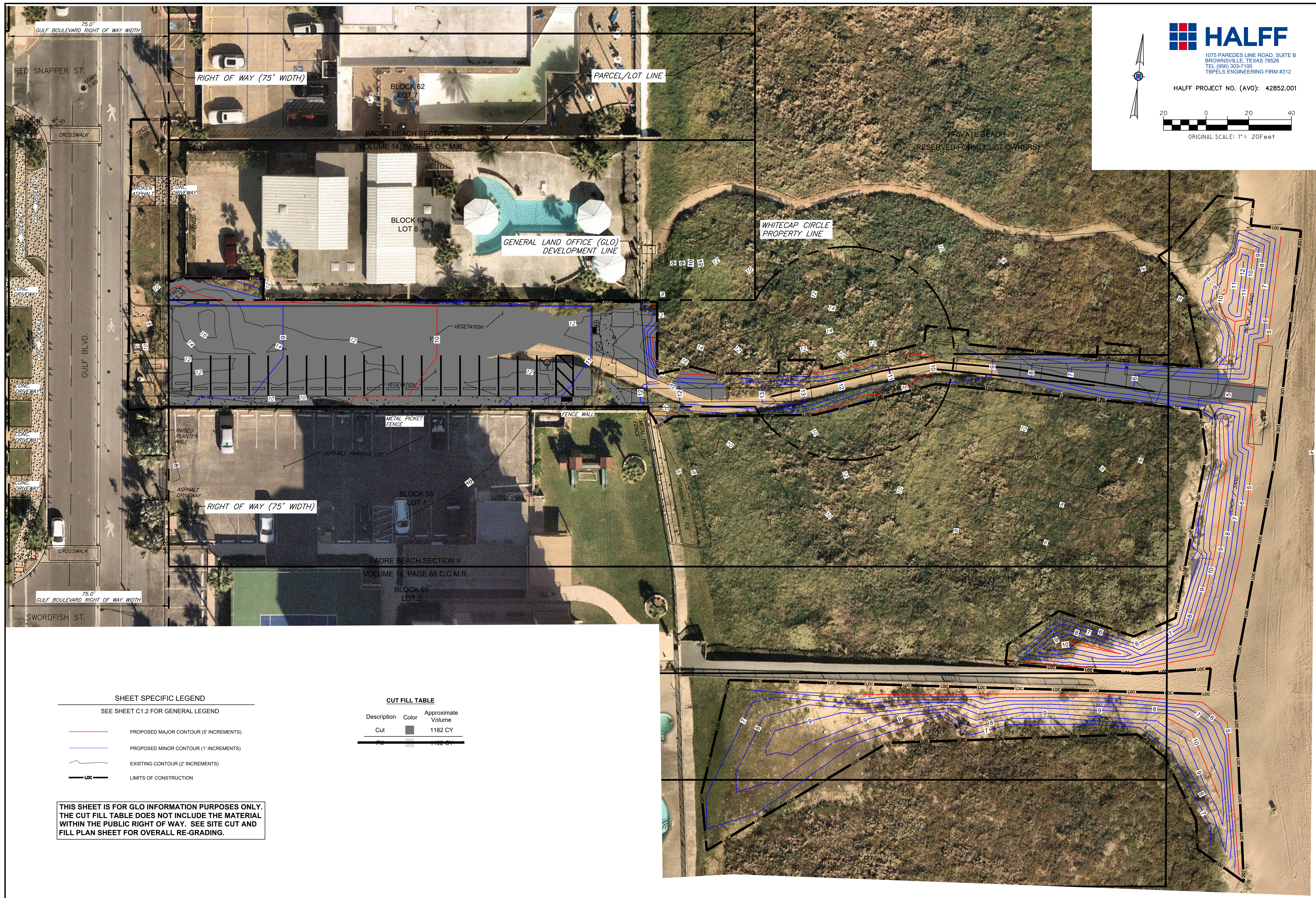
PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	LC
CHECKED BY	BD
SCALE	AS SHOWN

SHEET TITLE

**COVER SHEET**

SHEET NO.

**GO.0**

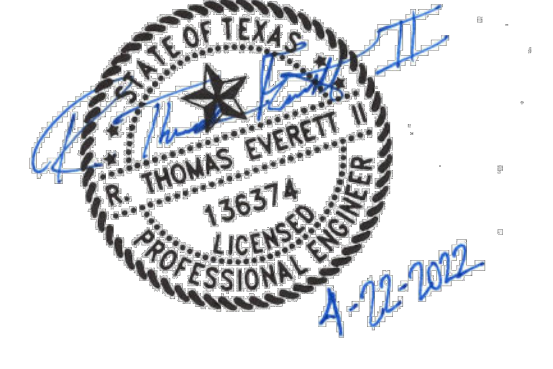


**HALFF**  
 1075 PAREDES LINE ROAD, SUITE B  
 BROWNSVILLE, TEXAS 78509  
 TEL: (956) 303-7100  
 TBPELS ENGINEERING FIRM #312

HALFF PROJECT NO. (AVO): 42852.001

ORIGINAL SCALE: 1" = 20 FEET

**GA**  
**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956) 428-4461 FAX: (956) 428-0287  
 FIRM REGISTRATION #F-4145



PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**

**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.	1065-16
DATE	04-22-2022
DRAWN BY	TE
CHECKED BY	RA
SCALE	AS SHOWN

SHEET TITLE

**VOLUME AND  
 LOCATION OF  
 DUNE CUT  
 (MITIGATION)**

SHEET NO.

**GLO-A1**

**SHEET SPECIFIC LEGEND**  
 SEE SHEET C1.2 FOR GENERAL LEGEND

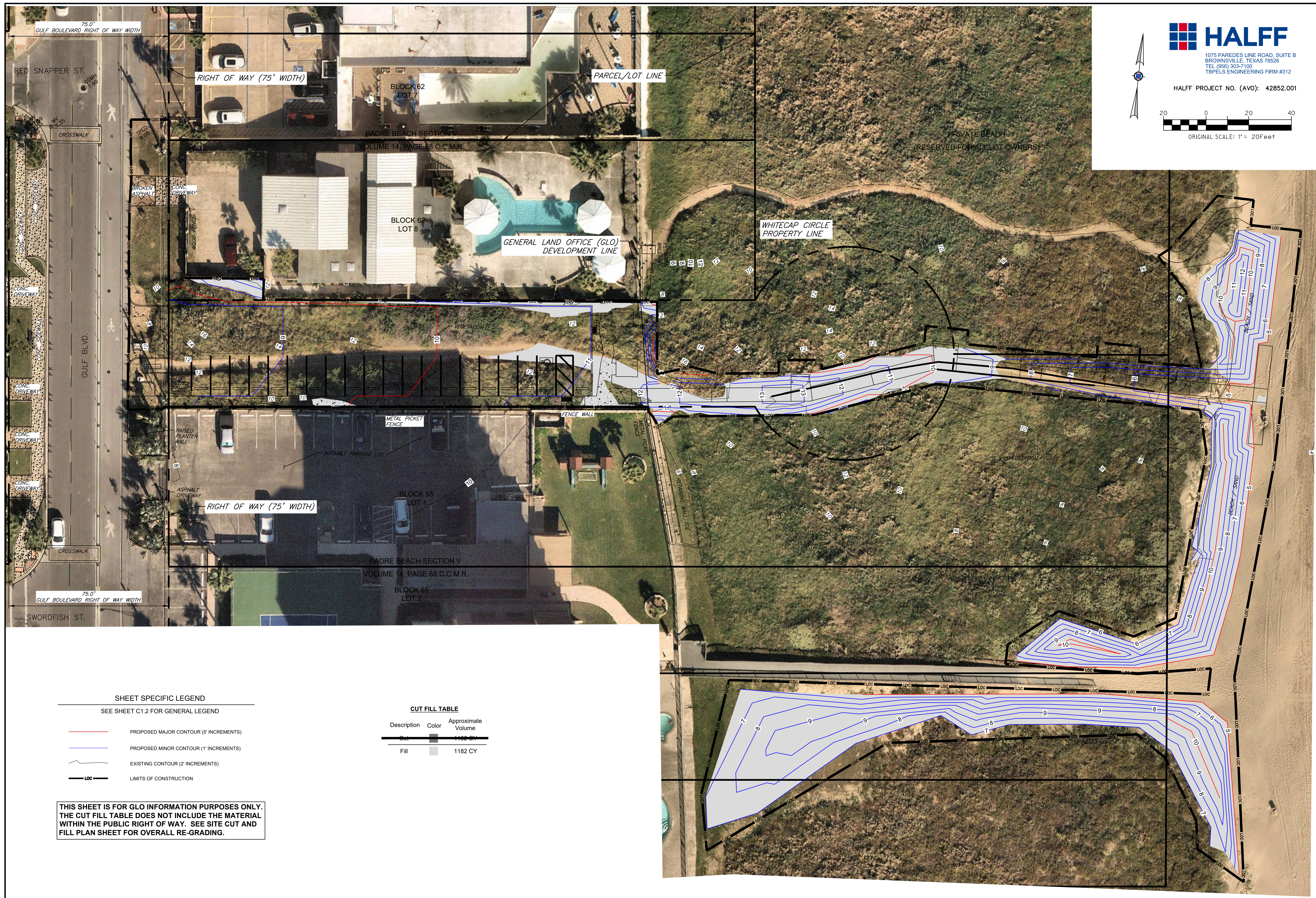
- PROPOSED MAJOR CONTOUR (5' INCREMENTS)
- PROPOSED MINOR CONTOUR (1' INCREMENTS)
- EXISTING CONTOUR (2' INCREMENTS)
- LOC** LIMITS OF CONSTRUCTION

**CUT FILL TABLE**

Description	Color	Approximate Volume
Cut	■	1182 CY
Fill	■	1182 CY

**THIS SHEET IS FOR GLO INFORMATION PURPOSES ONLY. THE CUT FILL TABLE DOES NOT INCLUDE THE MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. SEE SITE CUT AND FILL PLAN SHEET FOR OVERALL RE-GRADING.**

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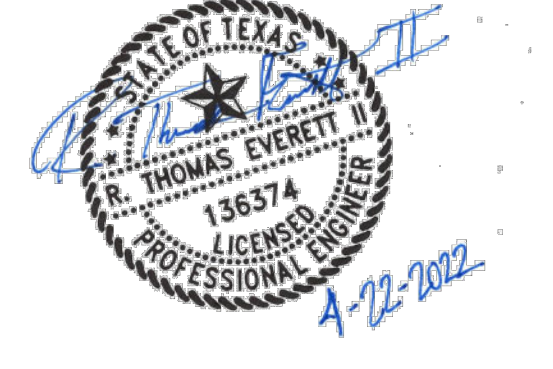


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FIRM REGISTRATION #F-4145



PROJECT

**WALKOVER  
AT WHITECAP CIRCLE**

**SOUTH PADRE ISLAND,  
TEXAS**

CLIENT

**CITY OF  
SOUTH PADRE ISLAND**

**SOUTH PADRE ISLAND,  
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SCALE AS SHOWN

SHEET TITLE

**VOLUME AND  
LOCATION OF  
DUNE FILL  
(MITIGATION)**

SHEET NO.

**GLO-A2**

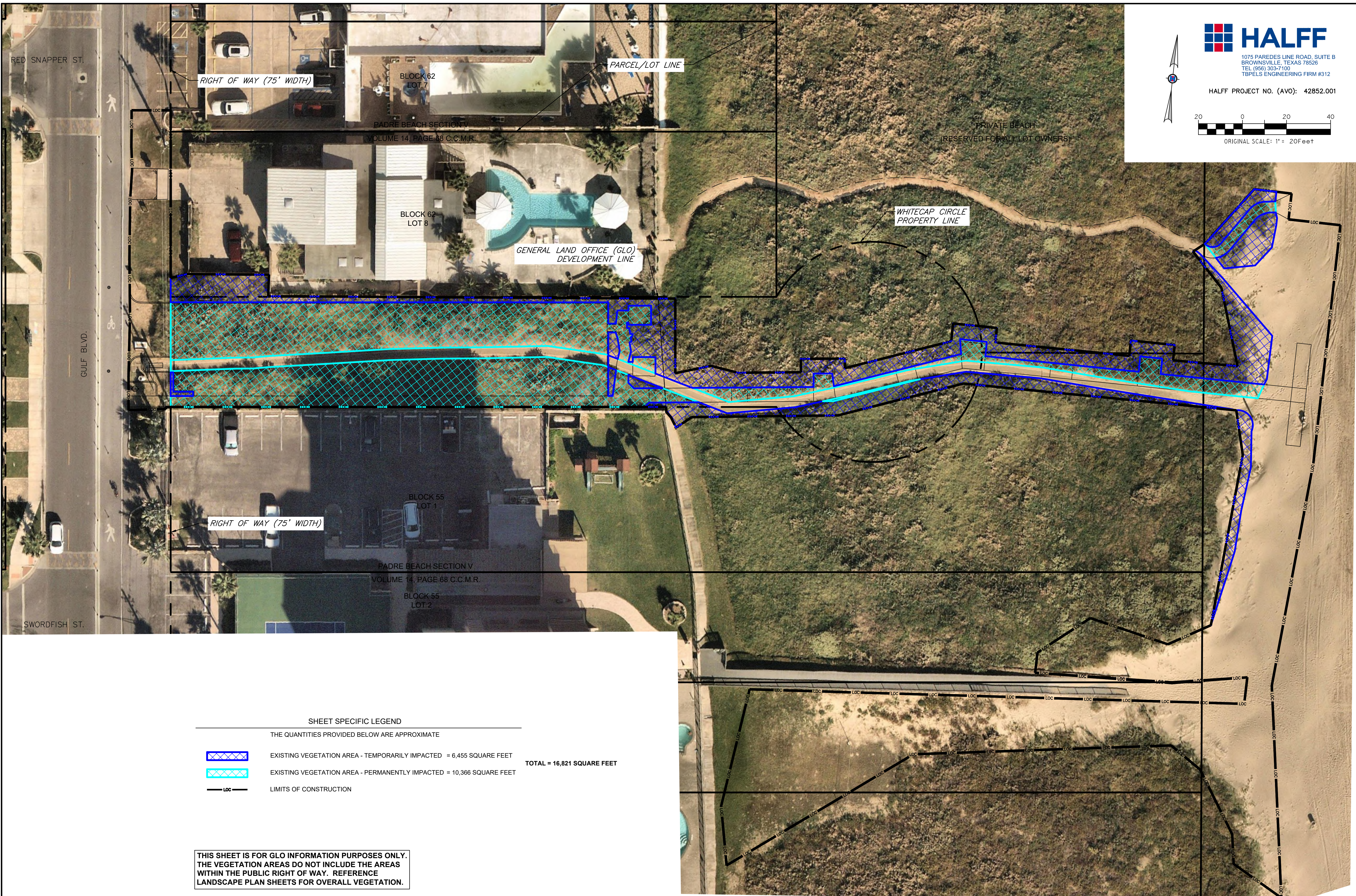
**SHEET SPECIFIC LEGEND**  
SEE SHEET C1.2 FOR GENERAL LEGEND

- PROPOSED MAJOR CONTOUR (5' INCREMENTS)
- PROPOSED MINOR CONTOUR (1' INCREMENTS)
- EXISTING CONTOUR (2' INCREMENTS)
- LOC** LIMITS OF CONSTRUCTION

**CUT FILL TABLE**

Description	Color	Approximate Volume
Cut		1162 CY
Fill		1182 CY

**THIS SHEET IS FOR GLO INFORMATION PURPOSES ONLY. THE CUT FILL TABLE DOES NOT INCLUDE THE MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. SEE SITE CUT AND FILL PLAN SHEET FOR OVERALL RE-GRADING.**

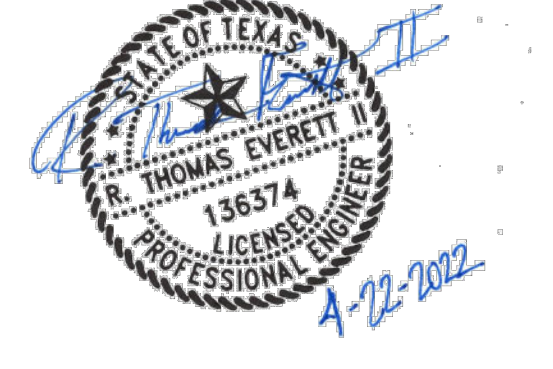


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 TBPELS ENGINEERING FIRM #312

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PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**

**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT

**CITY OF  
 SOUTH PADRE ISLAND**

*South Padre*

**SOUTH PADRE ISLAND,  
 TEXAS**

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 DRAWN BY TE  
 CHECKED BY RA  
 SCALE AS SHOWN

SHEET TITLE

**AREAS OF  
 VEGETATION  
 IMPACTED**

SHEET NO.

**GLO-B1**

**SHEET SPECIFIC LEGEND**

THE QUANTITIES PROVIDED BELOW ARE APPROXIMATE

EXISTING VEGETATION AREA - TEMPORARILY IMPACTED = 6,455 SQUARE FEET

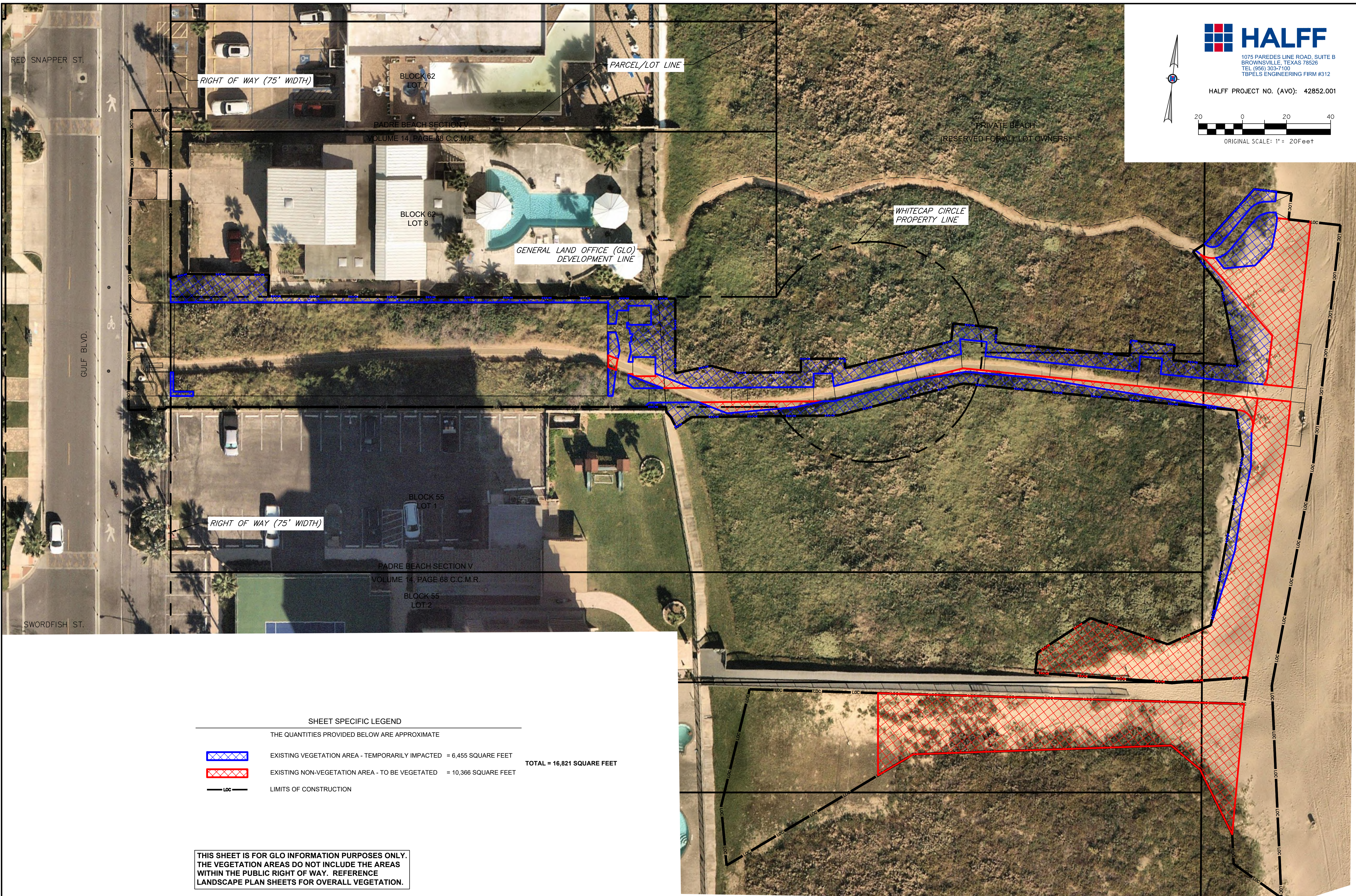
EXISTING VEGETATION AREA - PERMANENTLY IMPACTED = 10,366 SQUARE FEET

**TOTAL = 16,821 SQUARE FEET**

LIMITS OF CONSTRUCTION

**THIS SHEET IS FOR GLO INFORMATION PURPOSES ONLY.  
 THE VEGETATION AREAS DO NOT INCLUDE THE AREAS  
 WITHIN THE PUBLIC RIGHT OF WAY. REFERENCE  
 LANDSCAPE PLAN SHEETS FOR OVERALL VEGETATION.**

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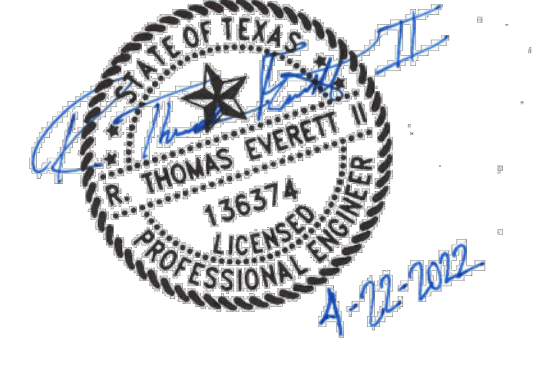


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HALFF PROJECT NO. (AVO): 42852.001

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PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**

**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT

**CITY OF  
 SOUTH PADRE ISLAND**

*South Padre*

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



**SHEET SPECIFIC LEGEND**

THE QUANTITIES PROVIDED BELOW ARE APPROXIMATE

	EXISTING VEGETATION AREA - TEMPORARILY IMPACTED = 6,455 SQUARE FEET	<b>TOTAL = 16,821 SQUARE FEET</b>
	EXISTING NON-VEGETATION AREA - TO BE VEGETATED = 10,366 SQUARE FEET	
	LIMITS OF CONSTRUCTION	

**THIS SHEET IS FOR GLO INFORMATION PURPOSES ONLY.  
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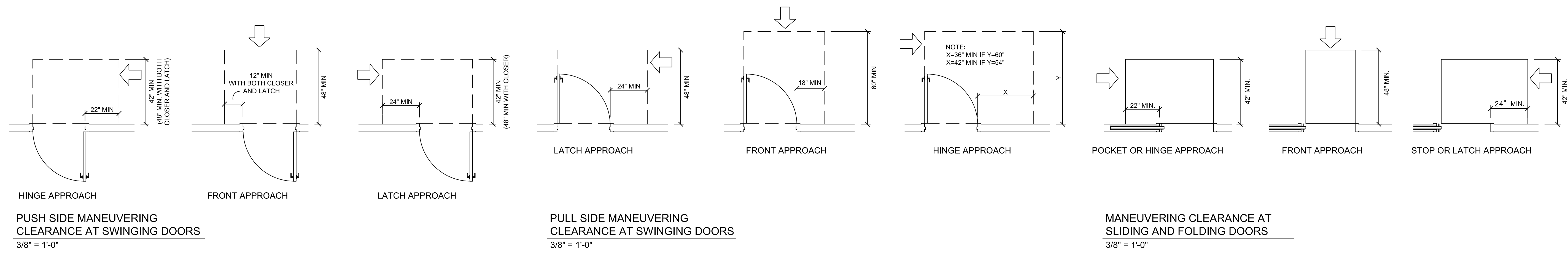
SHEET TITLE

**AREAS OF  
 RE-VEGETATION/  
 NEW VEGETATION**

SHEET NO.

**GLO-B2**

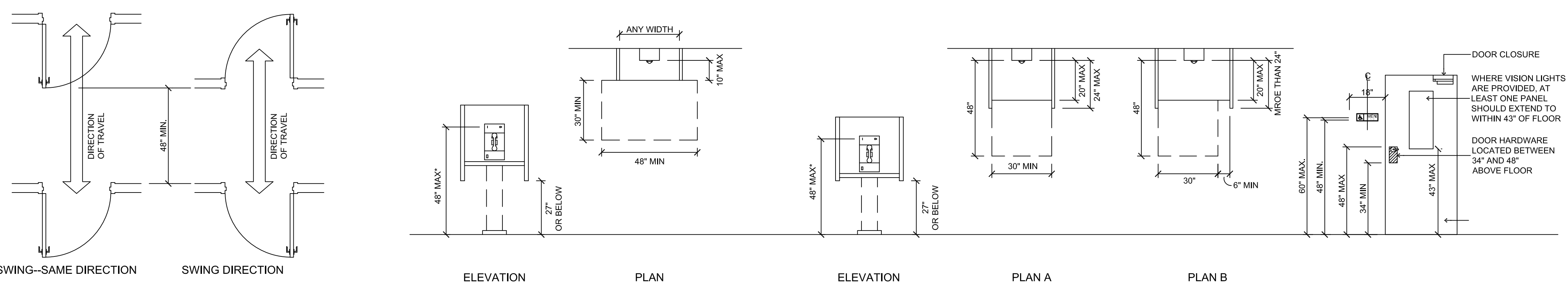
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**PUSH SIDE MANEUVERING CLEARANCE AT SWINGING DOORS**  
3/8" = 1'-0"

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

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



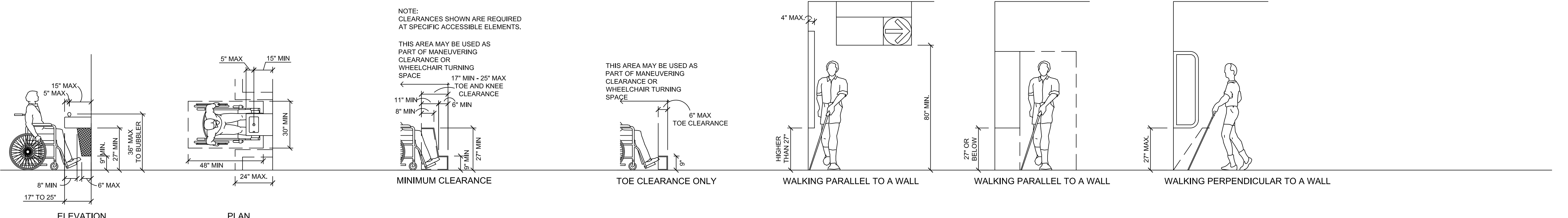
**MANEUVERING CLEARANCE FOR TWO DOORS IN A SERIES**  
3/8" = 1'-0"

**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"

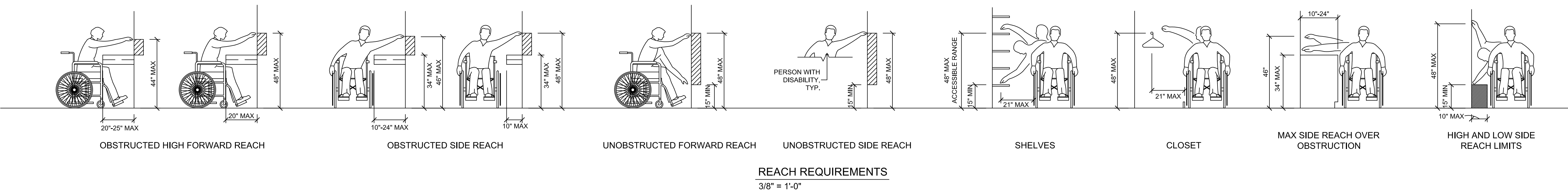
HARDWARE MOUNTING HEIGHTS	
FIXTURE / DEVICE	REMARKS - ALL HEIGHTS ARE MEASURED ABOVE FINISH FLOOR, UNLESS NOTED
TOP HINGE	5" FROM HEAD TO TOP OF HINGE LEAF
BOTTOM HINGE	10" FROM BOTTOM OF HINGE TO FINISH FLOOR
INTERMEDIATE HINGE (S)	EQUAL DISTANCE BETWEEN TOP AND BOTTOM HINGE
KNOBS, LOCKS, DEAD BOLTS	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"



PROJECT  
**WALKOVER AT WHITE CAP CIRCLE**  
**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

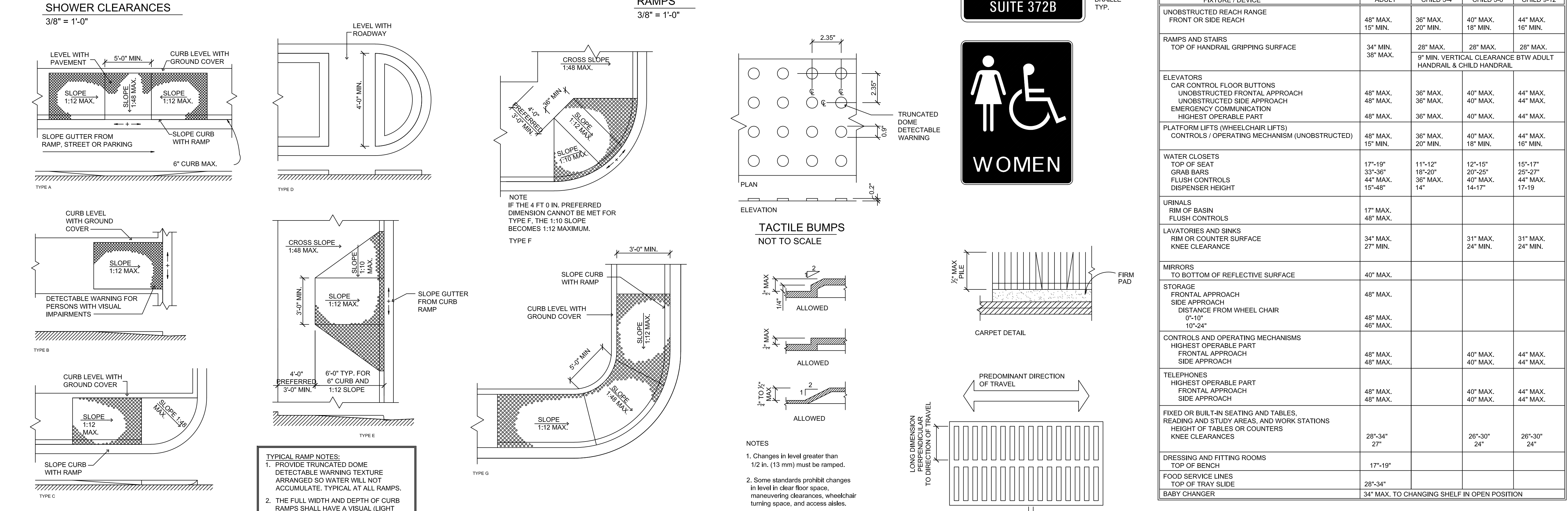
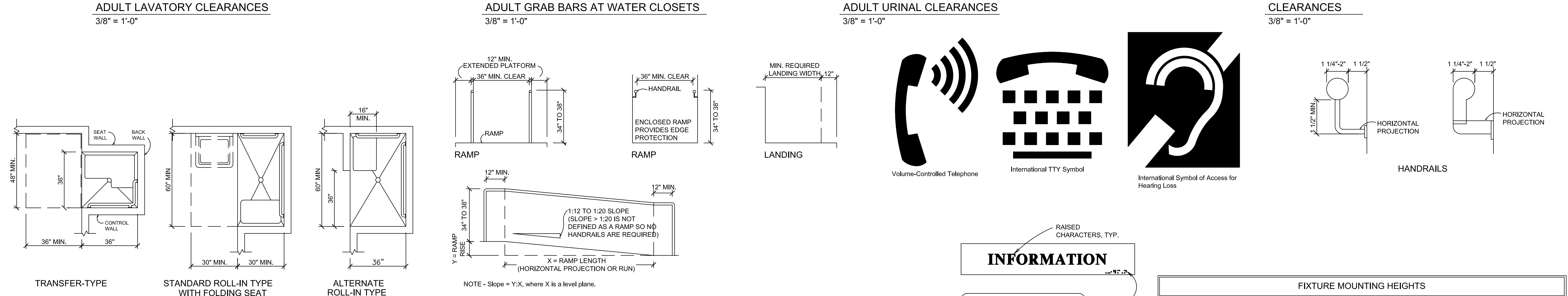
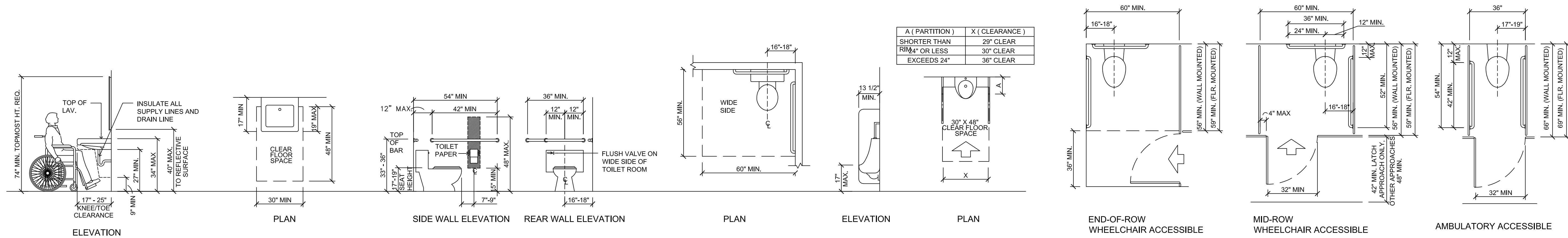


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PROJECT NO. 1065-16  
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SCALE AS SHOWN

**ACCESSIBILITY STANDARDS**

SHEET NO.  
**S1.1**



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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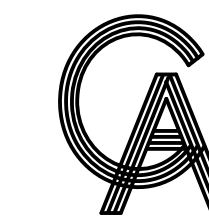
PROJECT  
**WALKOVER AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND, TEXAS**

CLIENT  
**CITY OF SOUTH PADRE ISLAND**  
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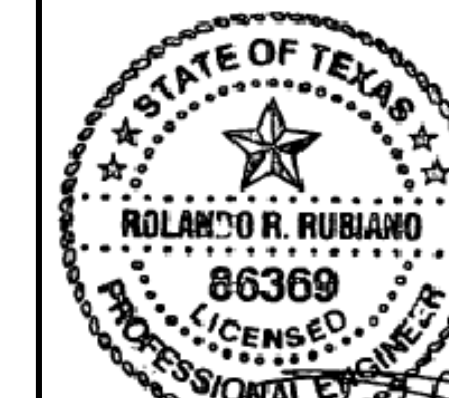
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SHEET TITLE  
**ACCESSIBILITY STANDARDS**  
SHEET NO.  
**S1.2**



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CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM

SEAL



*R. Rubiano*  
4.22.22

PROJECT

**WALKOVER  
AT WHITE CAP CIRCLE**

**SOUTH PADRE ISLAND,  
TEXAS**

CLIENT

**CITY OF  
SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,  
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SHEET TITLE

**SITE AERIAL AND  
GENERAL NOTES**

SHEET NO.

**S1.3**



**REF. SHEET S1.4 FOR SITE IMPROVEMENT PLAN  
AT WHITE CAP CIRCLE BEACH ACCESS**

**1 SITE AERIAL**  
N.T.S.

**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 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.

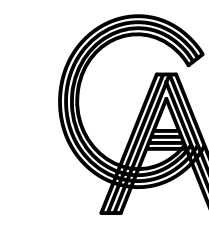
**FIRE PROTECTION**

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.

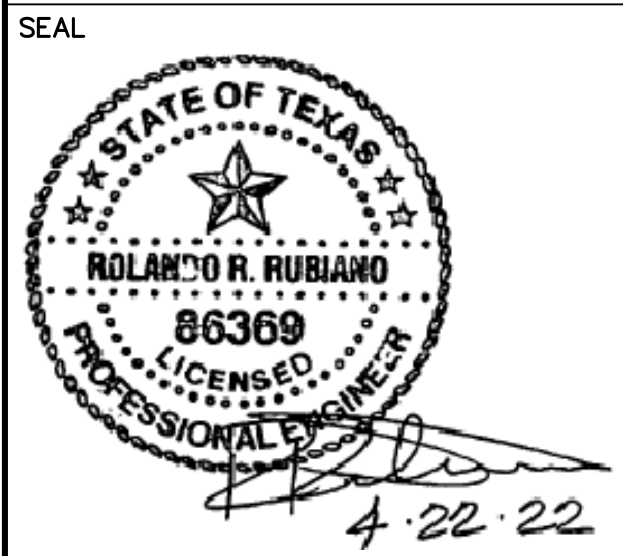
**HAZARDOUS MATERIALS ABATEMENT/ MANAGEMENT**

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.





**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461  
 GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND,  
 TEXAS**

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

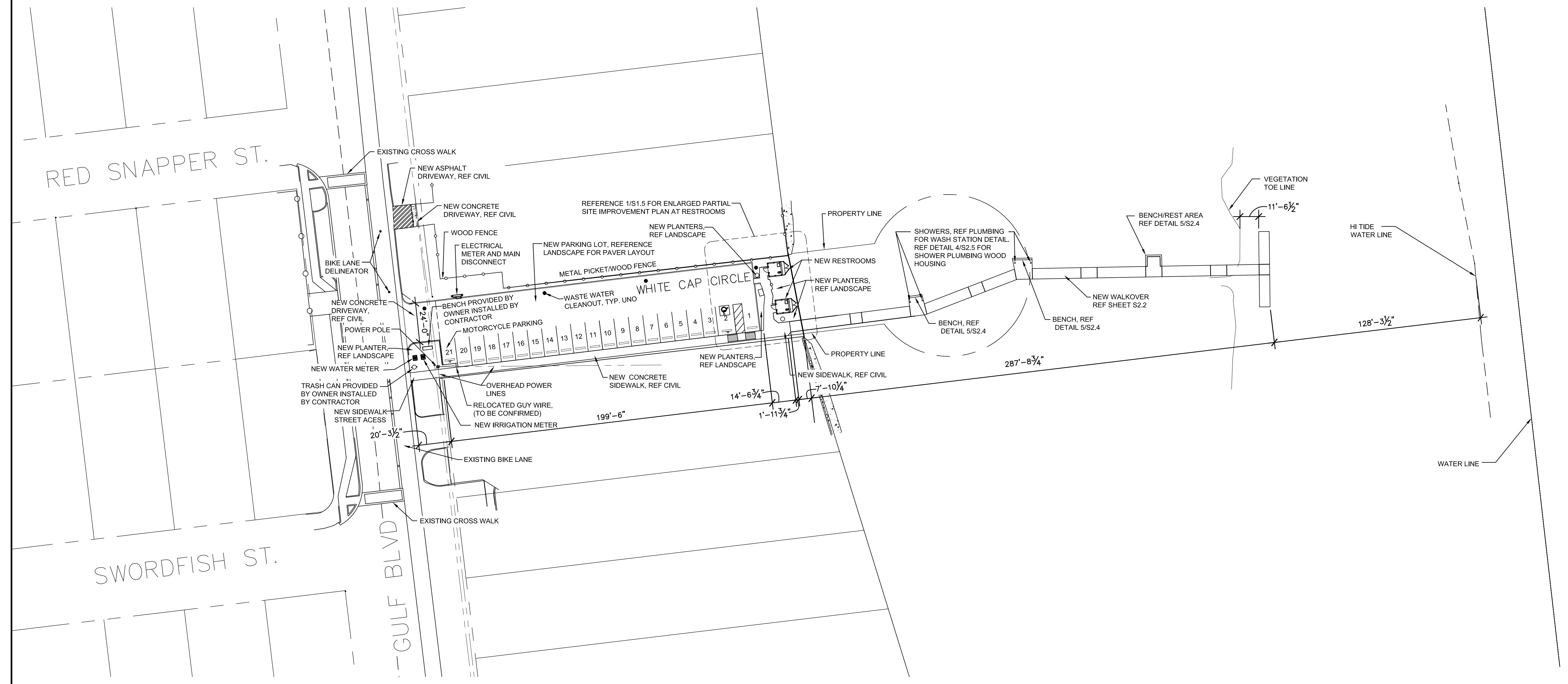


MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	LC
CHECKED BY	BD
SCALE	AS SHOWN

SHEET TITLE  
**SITE  
 IMPROVEMENT  
 PLAN**

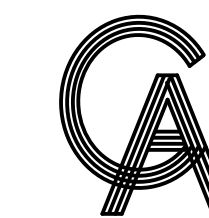
SHEET NO.  
**S1.4**



**1 WHITE CAP CIRCLE BEACH ACCESS  
 SITE IMPROVEMENT PLAN**  
 1/32" = 1'-0"  
 WHITE CAP CIRCLE  
 BEACH ACCESS  
 PLAN NORTH

- NOTES:
- UNLESS OTHERWISE NOTED ON IMPROVEMENT KEY LEGEND, ALL EXISTING SITE COMPONENTS SHALL REMAIN
  - REFER TO CIVIL DRAWINGS FOR ADDITIONAL SCOPE TO BE PERFORMED UNDER THIS CONTRACT.
  - REFER TO CIVIL DRAWINGS FOR GRADING PLAN & TOPOGRAPHIC SURVEY.

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**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461  
 GRA@GRAENGINEERING.COM

SEAL



PROJECT

**WALKOVER  
 AT WHITE CAP CIRCLE**

**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.	1065-16
DATE	04-22-2022
DRAWN BY	LC
CHECKED BY	BD
SCALE	AS SHOWN
SHEET TITLE	

**SITE  
 IMPROVEMENT  
 PLAN WITH  
 AERIAL OVERLAY**

SHEET NO.

**S1.4A**

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**WHITE CAP CIRCLE BEACH ACCESS  
 SITE IMPROVEMENT PLAN**

**1**

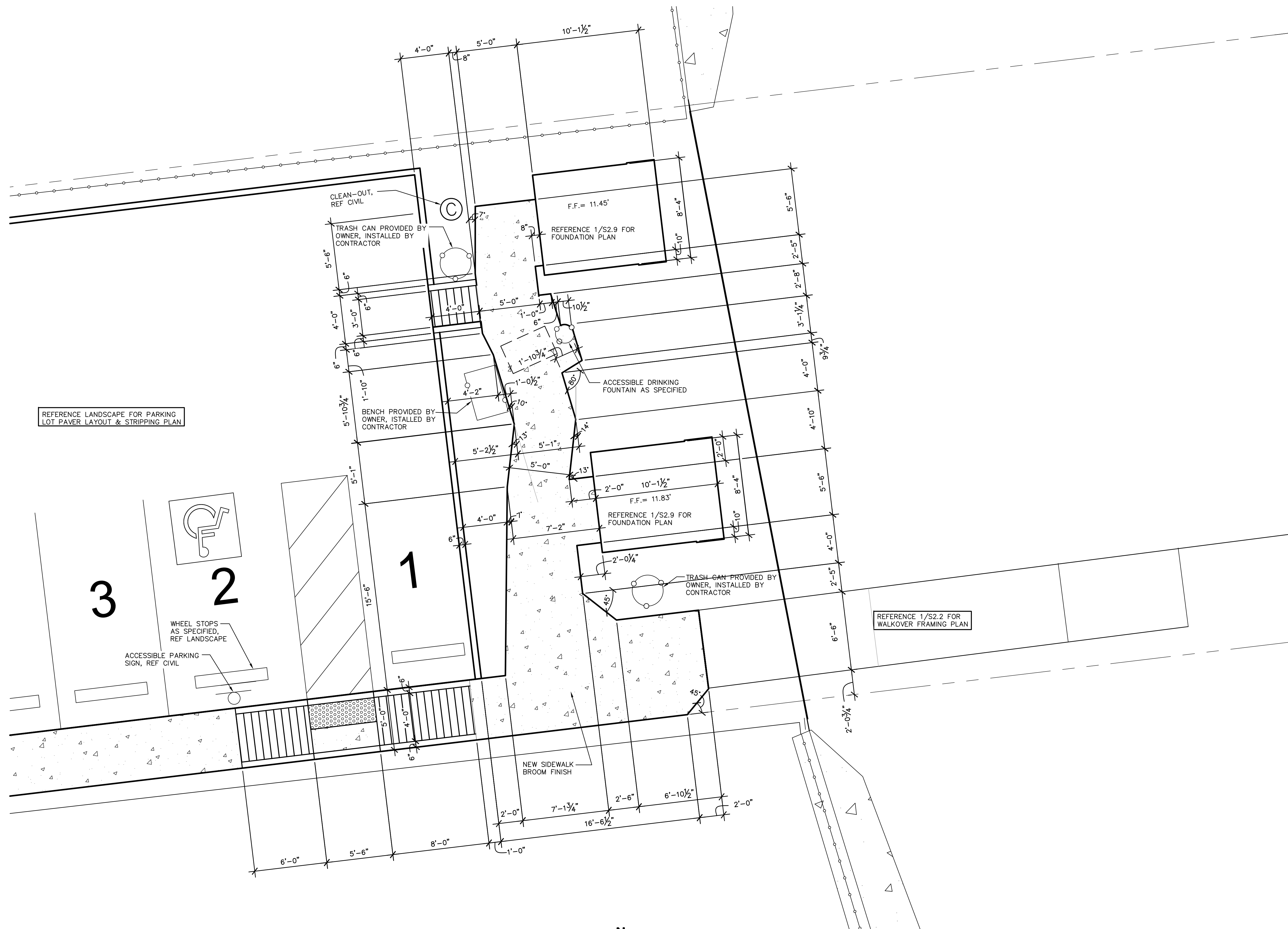
1/32" = 1'-0"

WHITE CAP CIRCLE  
 BEACH ACCESS



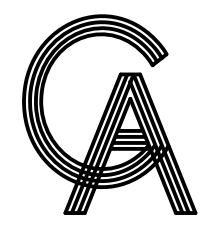
NOTES:

- UNLESS OTHERWISE NOTED ON IMPROVEMENT KEY LEGEND, ALL EXISTING SITE COMPONENTS SHALL REMAIN
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL SCOPE TO BE PERFORMED UNDER THIS CONTRACT.
- REFER TO CIVIL DRAWINGS FOR GRADING PLAN & TOPOGRAPHIC SURVEY.

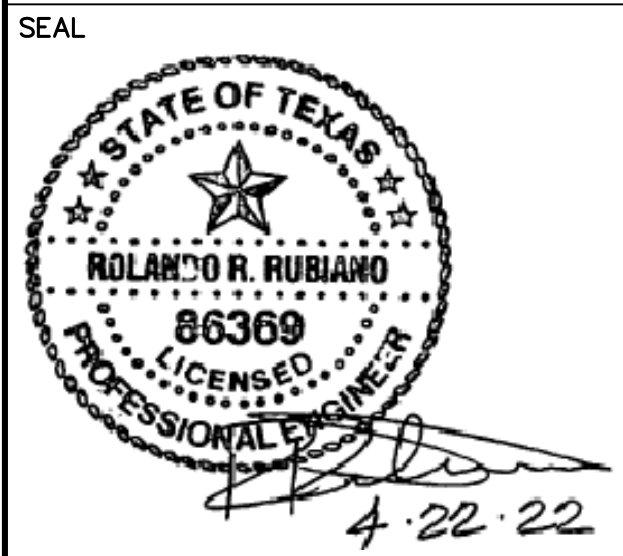


**1 ENLARGED PARTIAL SITE IMPROVEMENT PLAN AT RESTROOMS**  
 1/4" = 1'-0"  
 WHITE CAP CIRCLE BEACH ACCESS  
 PLAN NORTH

- NOTES:  
 1. REFERENCE SHEET S1.4 FOR OVERALL SITE IMPROVEMENT PLAN.



**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461  
 GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER AT WHITE CAP CIRCLE**  
**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.	1065-16
DATE	04-22-2022
DRAWN BY	LC
CHECKED BY	BD
SCALE	AS SHOWN

SHEET TITLE  
**ENLARGED SITE IMPROVEMENT PLAN**

SHEET NO.  
**S1.5**

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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**

- BASIS FOR DESIGN AND CODE COMPLIANCE
  - A. GOVERNING BUILDING CODE.....IBC 2018 EDITION
- 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 (ROOF).....100 PSF
- 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
- WIND DESIGN BASED ON:
  - A. ASCE 7-16 REQUIREMENTS
  - ULTIMATE DESIGN WIND SPEED.....140 MPH (VASD=108MPH)
  - OCCUPANCY CATEGORY.....I
  - WIND EXPOSURE CATEGORY.....D
  - INTERNAL PRESSURE COEFFICIENT (Gcp).....+/-0.18
  - Kz.....1.0
  - Kd.....0.85
- 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.
- 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
- 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, PEELED SOUTHERN YELLOW PINE OR DOUGLAS FIR. PILES SHALL BE CROSOATED ACCORDING TO AWPA 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 YDS 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.
- 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:
  - a) COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN
  - b) MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.
  - c) MAXIMUM WATER CEMENT RATIO SHALL BE 7-1/2 GALLONS PER SACK OF CEMENT. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
  - d) MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
  - e) REFER TO A.C.I. #301, LATEST EDITION, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.
  - f) IN NO CASE SHALL CONCRETE BE PUMPED THROUGH AN ALUMINUM TUBE.
  - g) SLUMP SHALL NOT EXCEED 6" AT TRUCK DISCHARGE POINT.

**CONCRETE CONTINUED**

- FLOOR FINISH (TOLERANCES)
  - a) STEEL TROWEL FINISH 1/8" IN 10'
  - b) FLOAT FINISH 1/4" IN 10'
  - c) SCRATCH FINISH 1/2" IN 10'
  - d) 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:
  - A. KWIK BOLT III (ICC-ES ESR-2302) BY HILTI (CONCRETE)
  - B. KWIK BOLT III (ICC-ES-ESR-1385) BY HILTI (MASONRY)
  - C. STRONG-BOLT 2 (ICC-ES ESR-3037) BY SIMPSON STRONG-TIE (CONCRETE)
  - D. 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:
  - A. HSL-3 (ICC-ES ESR-1545) BY HILTI (CONCRETE)
  - B. KWIK HUS-EZ (ICC-ES ESR-3027) BY HILTI (CONCRETE)
  - B. KWIK HUS-EZ (ICC-ES ESR-3056) BY HILTI (MASONRY)
  - C. TITEN HD (ICC-ES ESR-2713) BY SIMPSON STRONG-TIE (CONCRETE)
  - D. TAPCON ANCHORS (ICC-ES ESR-1671) (MASONRY)
  - E. 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:
  - A. HDA (ICC-ES ESR-1546) BY HILTI (CONCRETE)
  - B. 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:
  - A. X-U (ICC-ES ESR-2269) BY HILTI (CONCRETE/MASONRY)
  - B. 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:
  - A. HIT-RE 500-SD (ICC-ES ESR-2322) BY HILTI (CONCRETE)
  - B. HIT-HY 150 MAX (ICC-ES ESR-1967) BY HILTI (MASONRY)
  - C. SET-XP (ICC-ES ESR-2508) BY SIMPSON STRONG-TIE (CONCRETE)
  - D. 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**

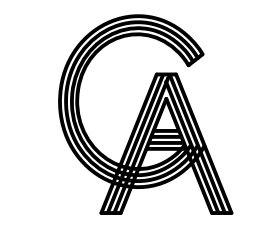
- ROUGH CARPENTRY SHALL COMPLY WITH THE PROVISIONS OF THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.
- ALL LUMBER USED FOR LOAD SUPPORTING PURPOSES SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING OR INSPECTION BUREAU OR AGENCY.
- ALL LUMBER SHALL BE PRESERVATIVELY TREATED AND SHALL BEAR AN APPROVED AWPA QUALITY MARK. THE QUALITY MARK SHALL BE ON A STAMP OR LABEL AFFIXED TO THE PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION:
  - A. IDENTIFICATION OF TREATING MANUFACTURER.
  - B. TYPE OF PRESERVATIVE USED.
  - C. MINIMUM PERSERVATIVE RETENSION (pcf).
  - D. END USE FOR WHICH THE PRODUCT IS TREATED.
  - E. AWPA STANDARD TO WHICH THE PRODUCT WAS TREATED.
  - F. IDENTITY OF THE ACCREDITED INSPECTION AGENCY.
- FRAMING LUMBER MOISTURE CONTENT SHALL NOT EXCEED 19 PERCENT AT TIME OF INSTALLATION.

5. MATERIALS			
A. FRAMING LUMBER			
USE ITEM	LUMBER SPECIES	MINIMUM GRADE	
JOISTS, BEAMS	SOUTHERN PINE	#2	
PLANKS	2x6 WOOD COMPOSITE DECKING	SEE MFR REQUIREMENTS	
B. FASTENERS			
1. NAILS AND BOLTS SHALL BE STAINLESS STEEL.			

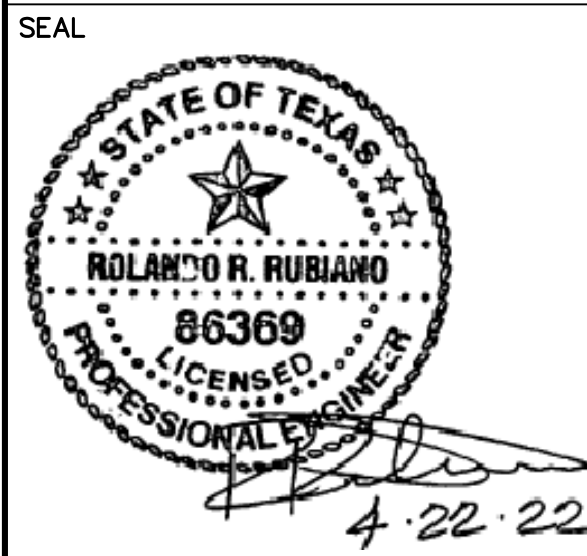
- VERTICAL FRAMING MEMBERS SHALL BE CONTINUOUS LENGTH WITHOUT SPICING. SPLICES IN HORIZONTAL MEMBERS SHALL OCCUR ONLY OVER BEARING POINTS. LAP MEMBERS WHICH BEAR ON PLATES TO PROVIDE FULL BEARING FOR EACH MEMBER.
- STRUCTURAL MEMBERS WHOSE STRENGTH IS IMPAIRED BY IMPROPER CUTTING, DRILLING, OR EXCESSIVE 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 CONTRACTOR AND MANUFACTURER SHALL SUBMIT TO THE ENGINEER THE FOLLOWING FOR REVIEW AND EVALUATION:
  - A. PRODUCT DATA INCLUDING SPECIFICATIONS, PRODUCT HANDLING, AND INSTALLATION INSTRUCTION.



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM



**WALKOVER  
AT WHITE CAP CIRCLE**

**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.	1065-16
DATE	04-22-2022
DRAWN BY	LC
CHECKED BY	BD
SCALE	AS SHOWN

SHEET TITLE  
**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 GROUTED #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)

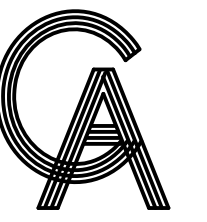
INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
PROPORTIONS OF SITE-PREPARED MORTAR		X
PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS		X
LOCATION OF REINFORCEMENT, CONNECTORS 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 SUBSTITALS 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:		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
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		

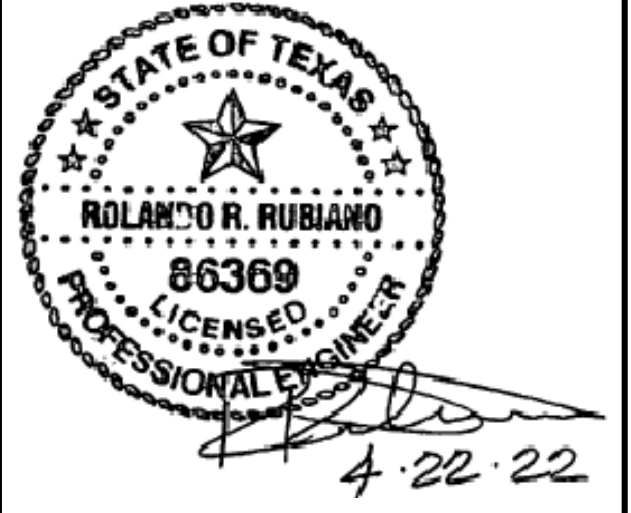
### REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

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



GREEN, RUBIANO & ASSOCIATES  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM

SEAL



PROJECT

**WALKOVER  
AT WHITE CAP CIRCLE**  
  
**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

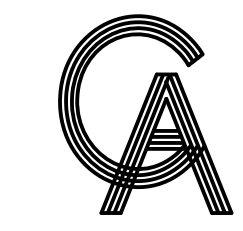
PROJECT NO. 1065-16  
DATE 04-22-2022  
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CHECKED BY BD  
SCALE AS SHOWN

SHEET TITLE

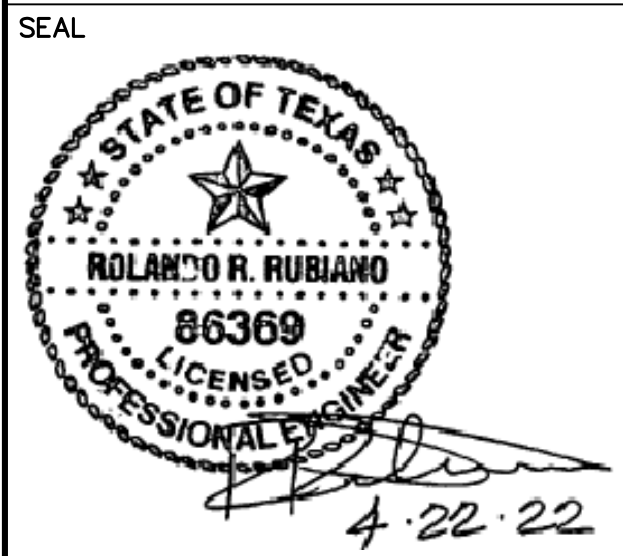
**GENERAL  
STRUCTURAL  
NOTES**

SHEET NO.

**S2.1**



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 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461  
 GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT  
**CITY OF  
 SOUTH PADRE ISLAND**  
  
**SOUTH PADRE ISLAND,  
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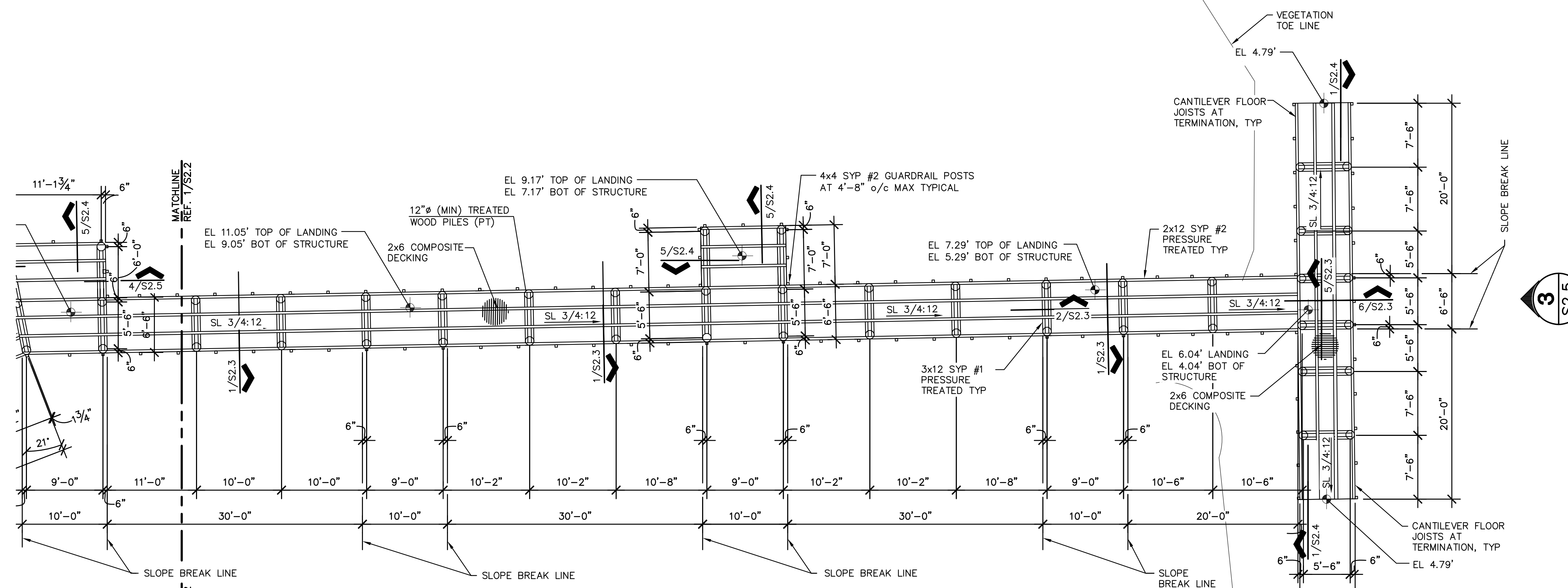
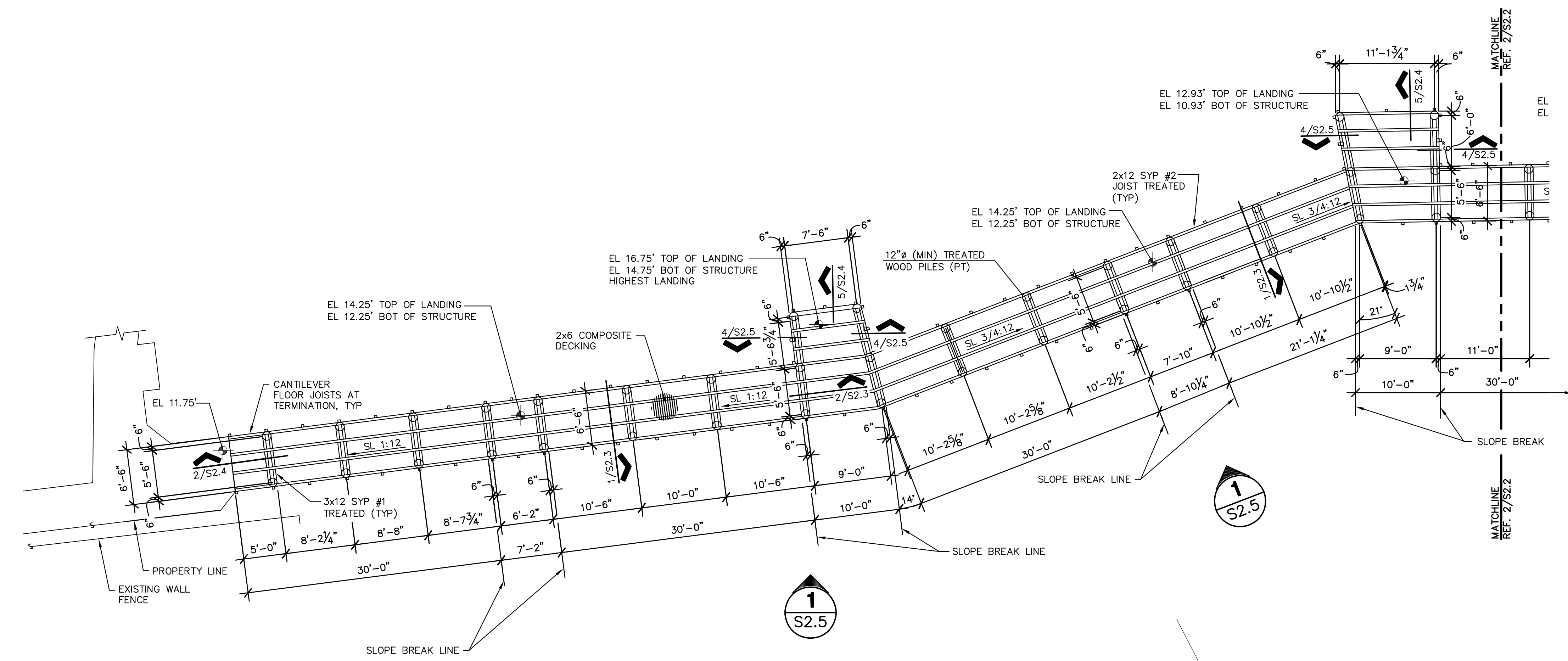
PROJECT NO. 1065-16  
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SHEET TITLE  
**PEDESTRIAN  
 WALKOVER  
 FRAMING PLAN**

SHEET NO.  
**S2.2**

**1 PARTIAL WALKOVER  
 FRAMING PLAN**  
 1/8" = 1'-0"  
 PLAN NORTH

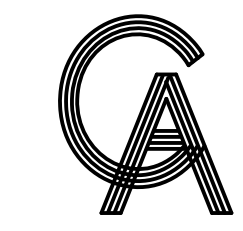
- NOTES:
- ALL LUMBER SHALL BE PRESSURE TREATED WITH WOOD PRESERVATIVES AND SHALL BEAR AN APPROVED AWPB QUALITY MARK. WOOD PRESERVATIVES SHALL BE FREE OF ARSENIC AND CHROMIUM.
  - ALL PILES SHALL BE EMBEDDED BELOW THE BOTTOM OF DUNE LINE AS STATED BELOW, REF. CIVIL DRAWINGS FOR GRADING PLAN:
- | DIAMETER | TOTAL LENGTH | MINIMUM EMBEDMENT |
|----------|--------------|-------------------|
| 12"      | 20'-0"       | 12'-0"            |
- FLOOR DECKING SHALL BE 2x6 COMPOSITE PLANKS MANUFACTURED BY TREX COMPANY, INC., OR APPROVED EQUIVALENT.



**2 PARTIAL WALKOVER  
 FRAMING PLAN**  
 1/8" = 1'-0"  
 PLAN NORTH

- NOTES:
- REFERENCE 1/S2.2 FOR NOTES.

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PROJECT  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND,  
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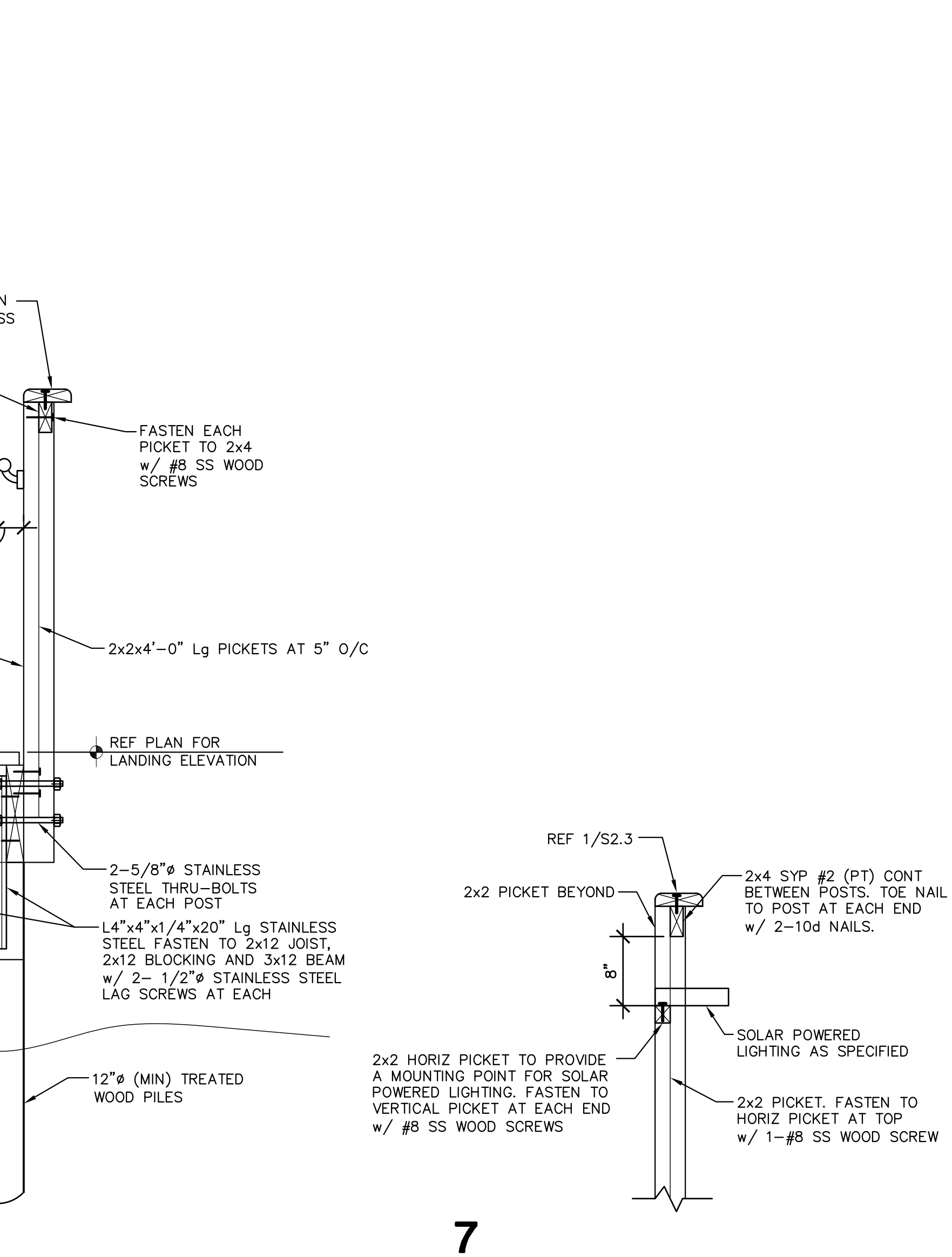
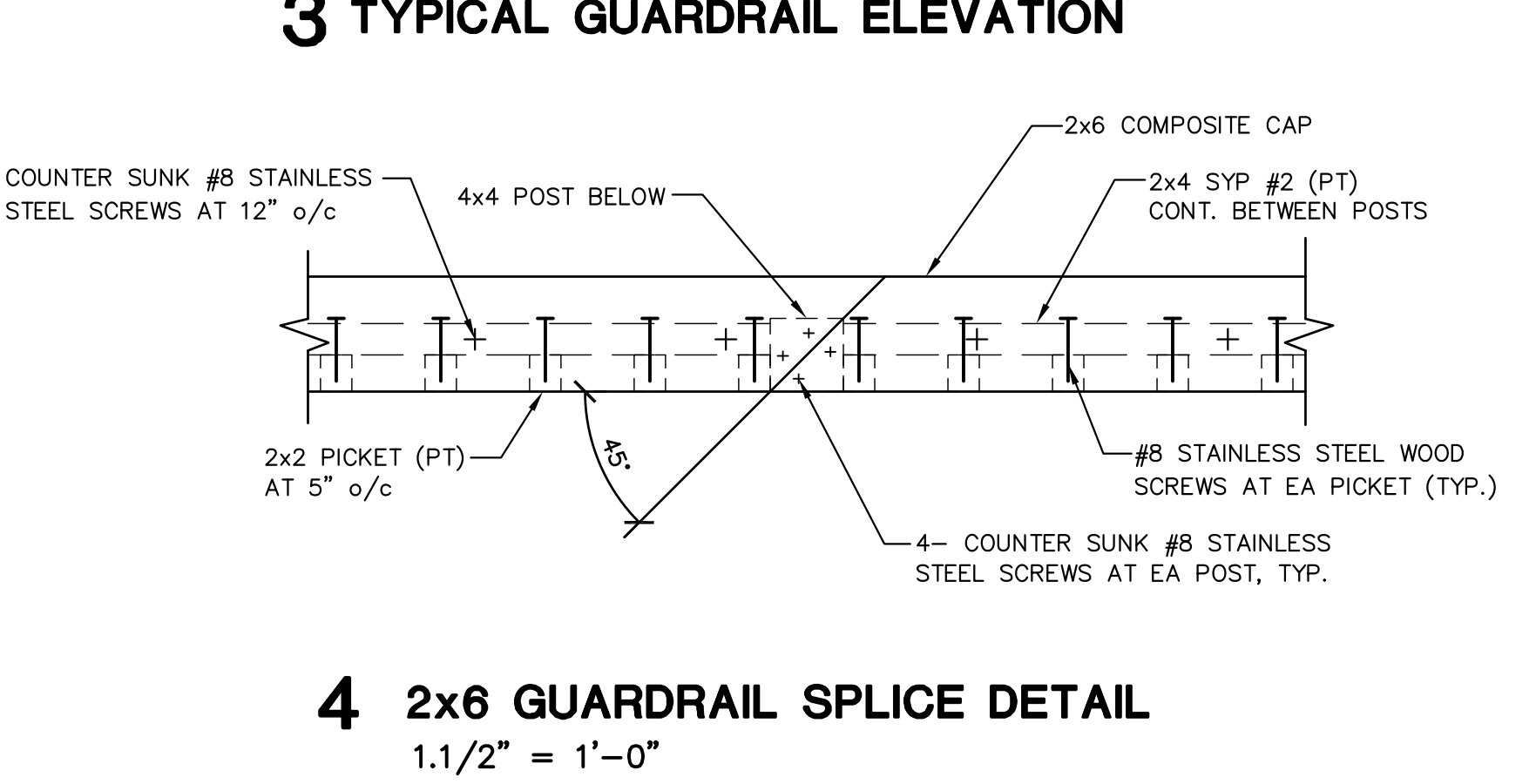
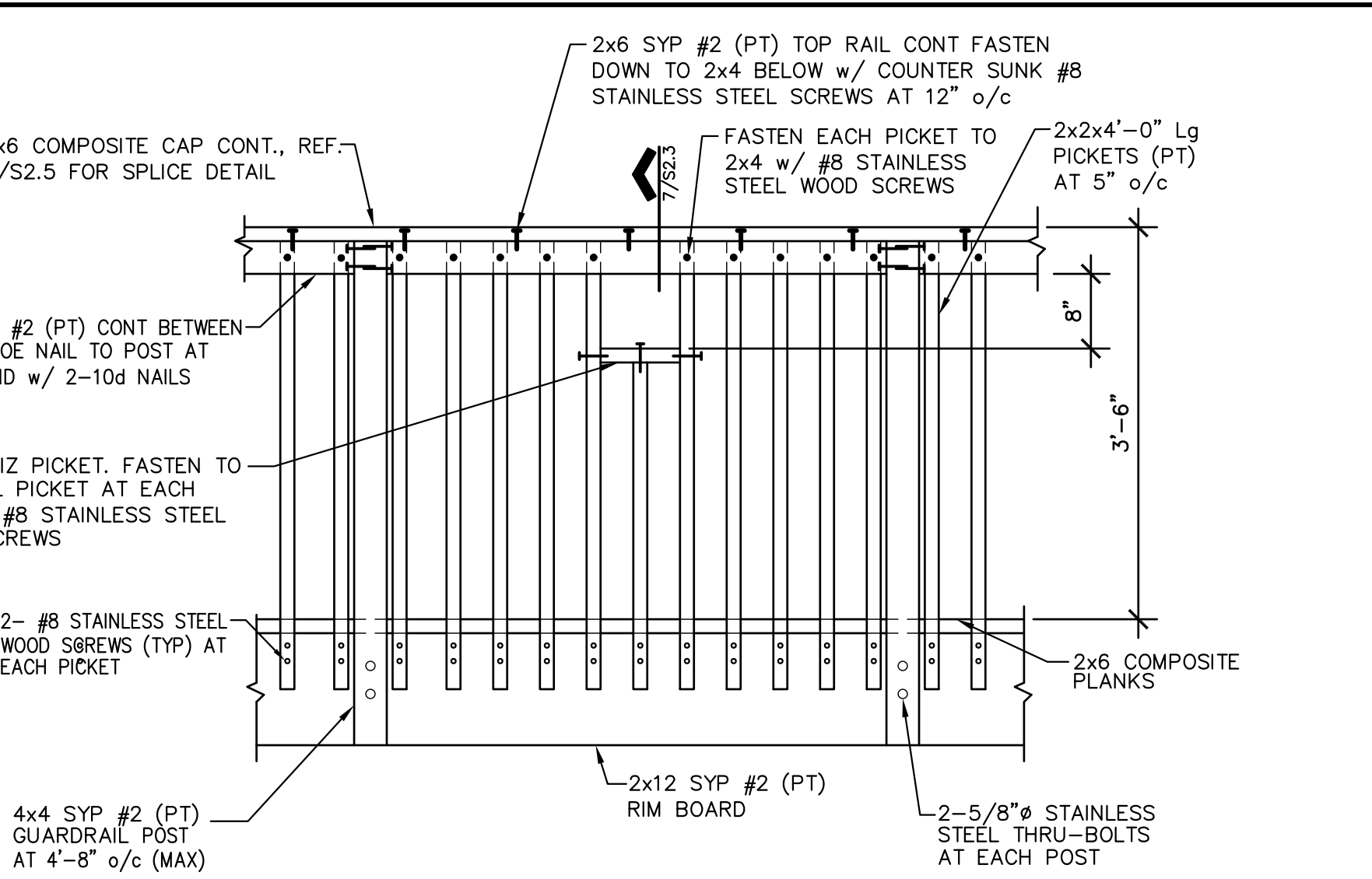
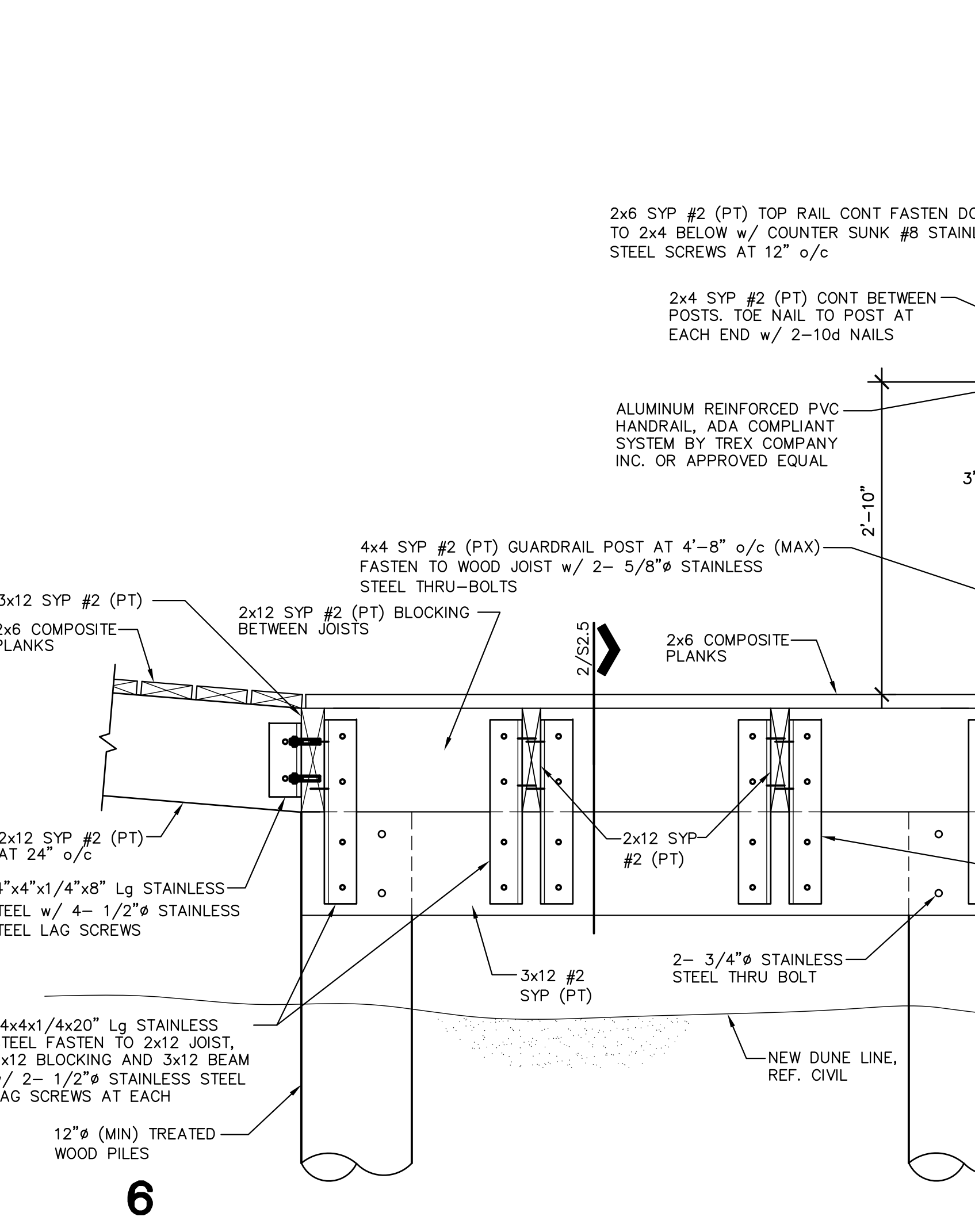
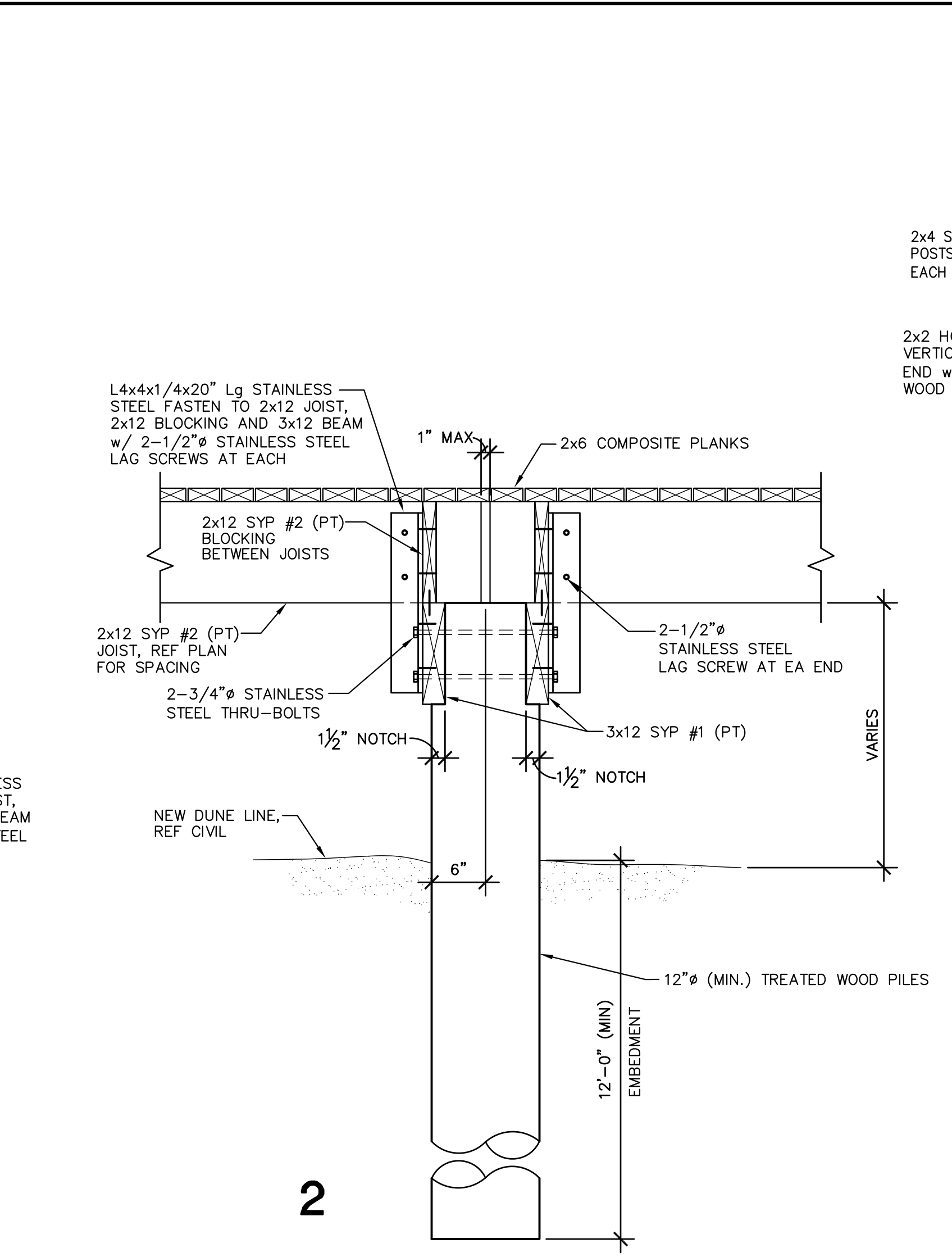
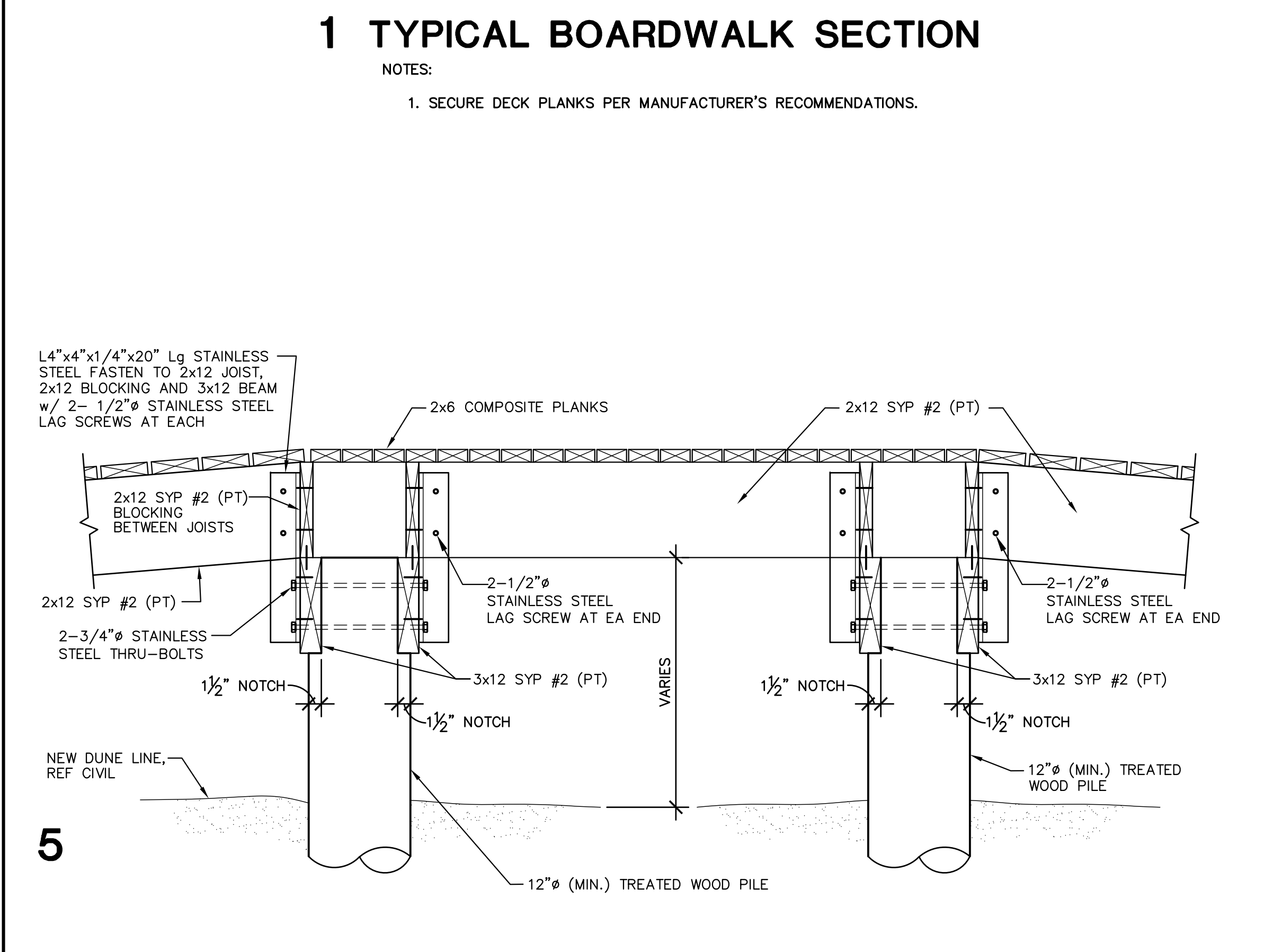
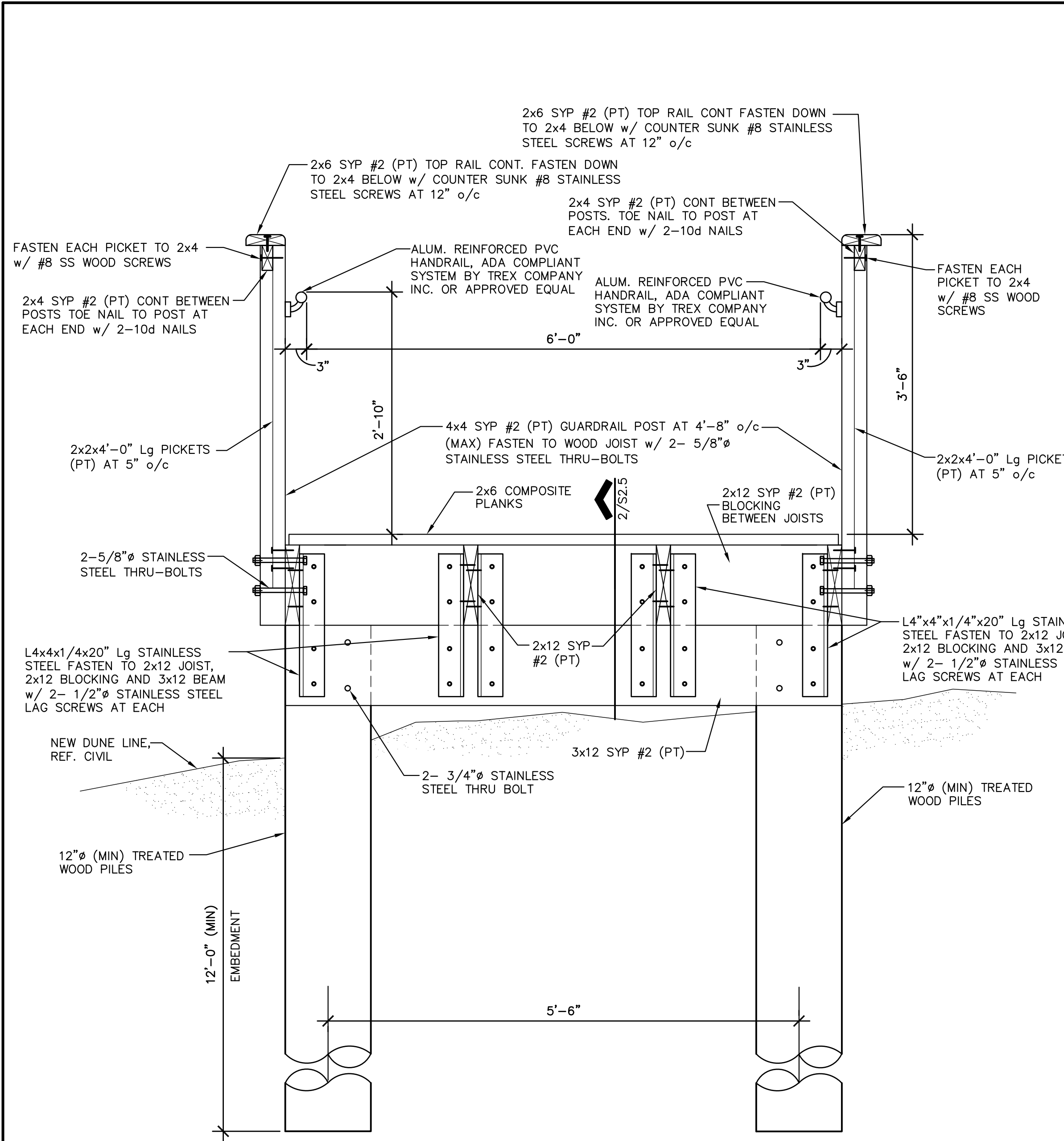


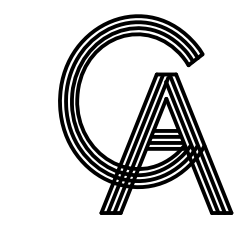
MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
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 SHEET TITLE

**FRAMING  
 DETAILS**

SHEET NO.  
**S2.3**





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PROJECT  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND,  
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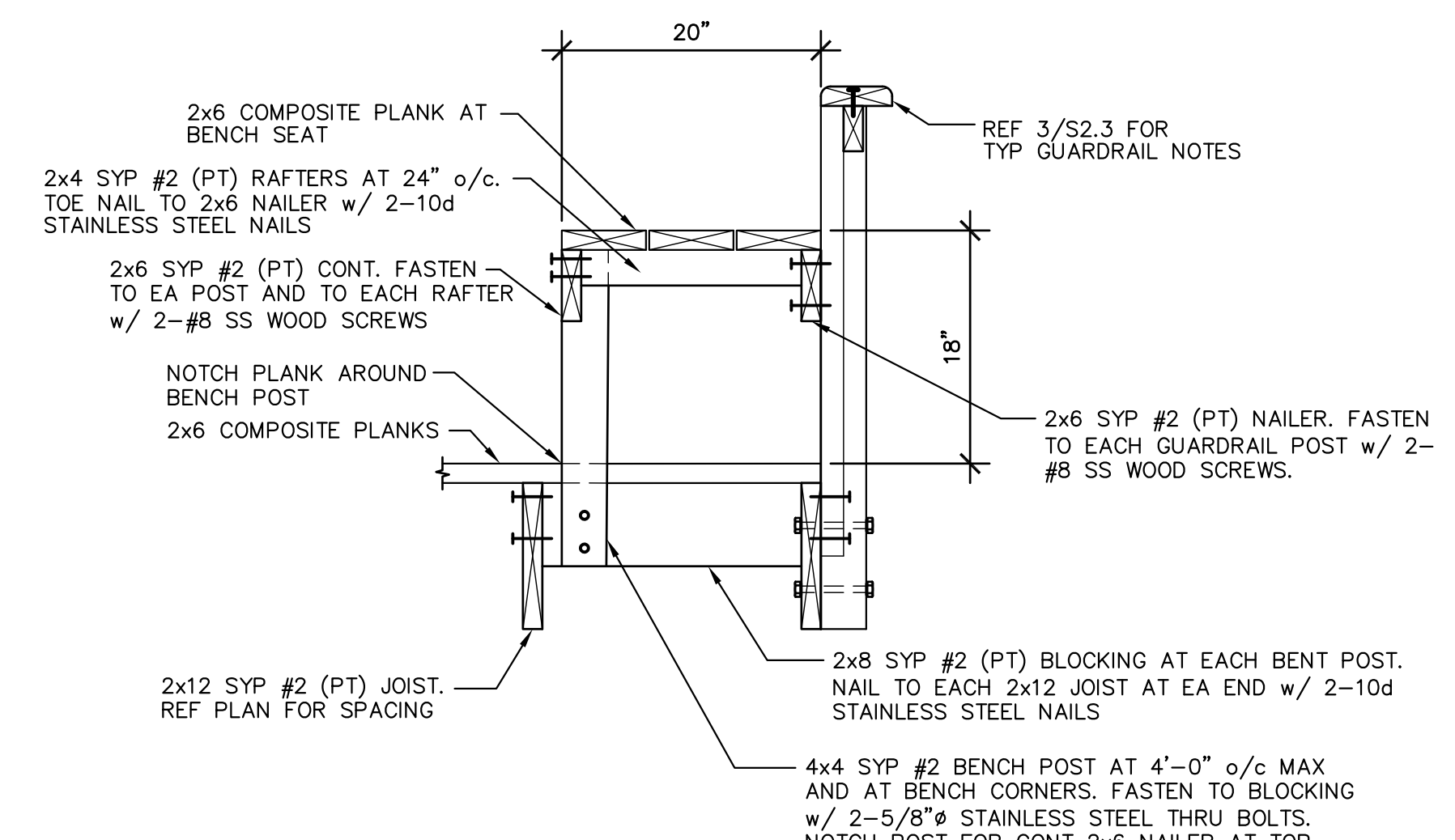
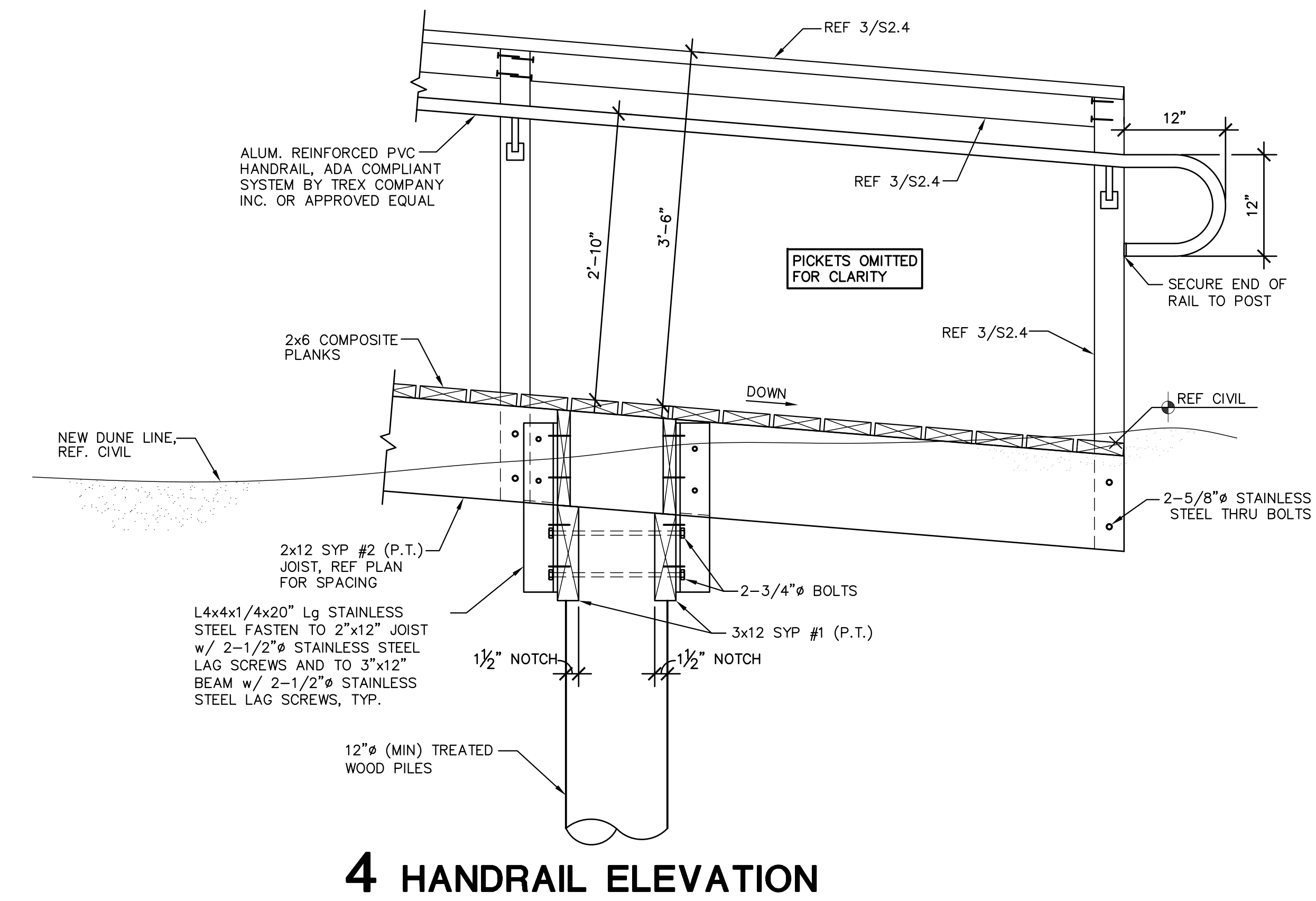
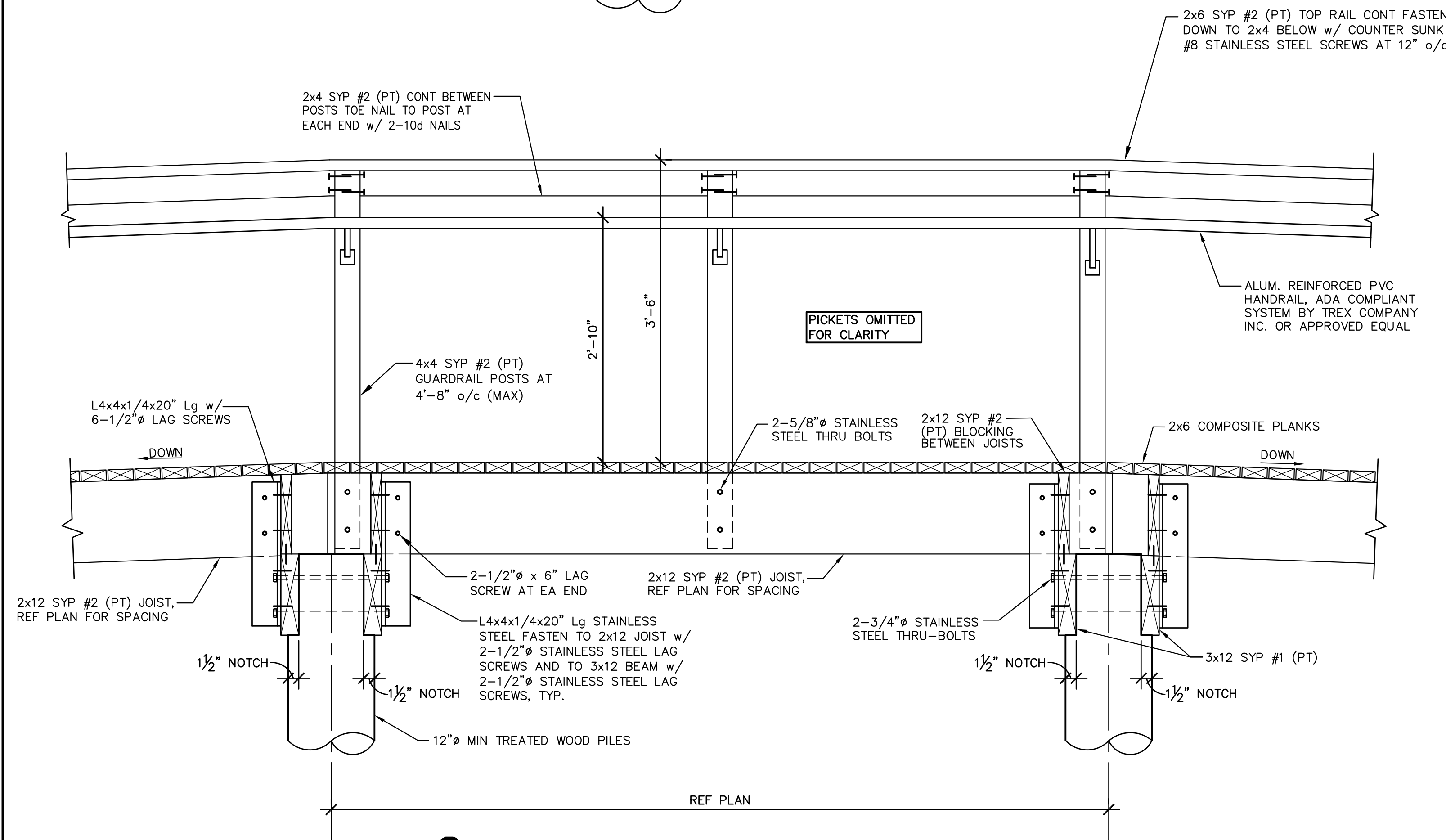
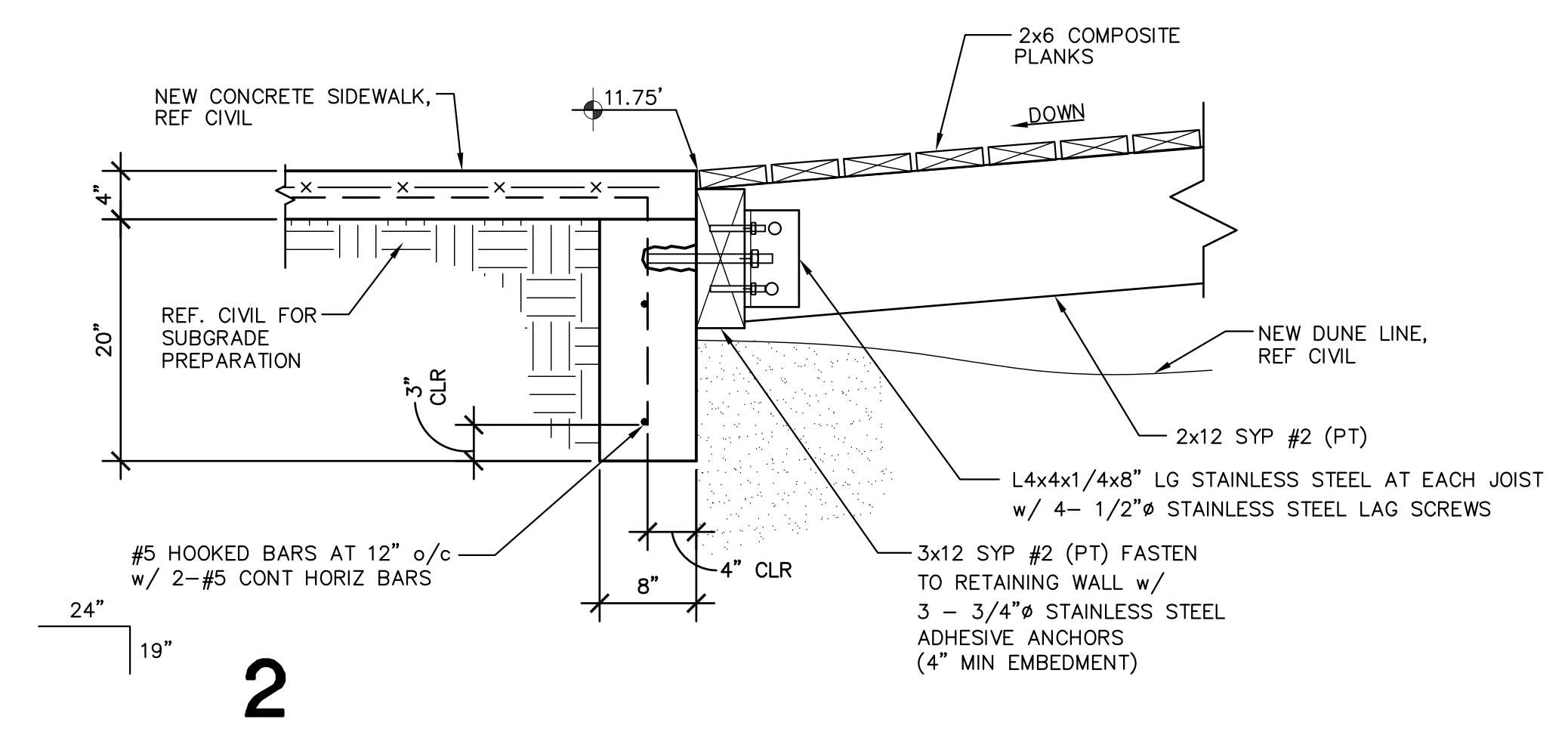
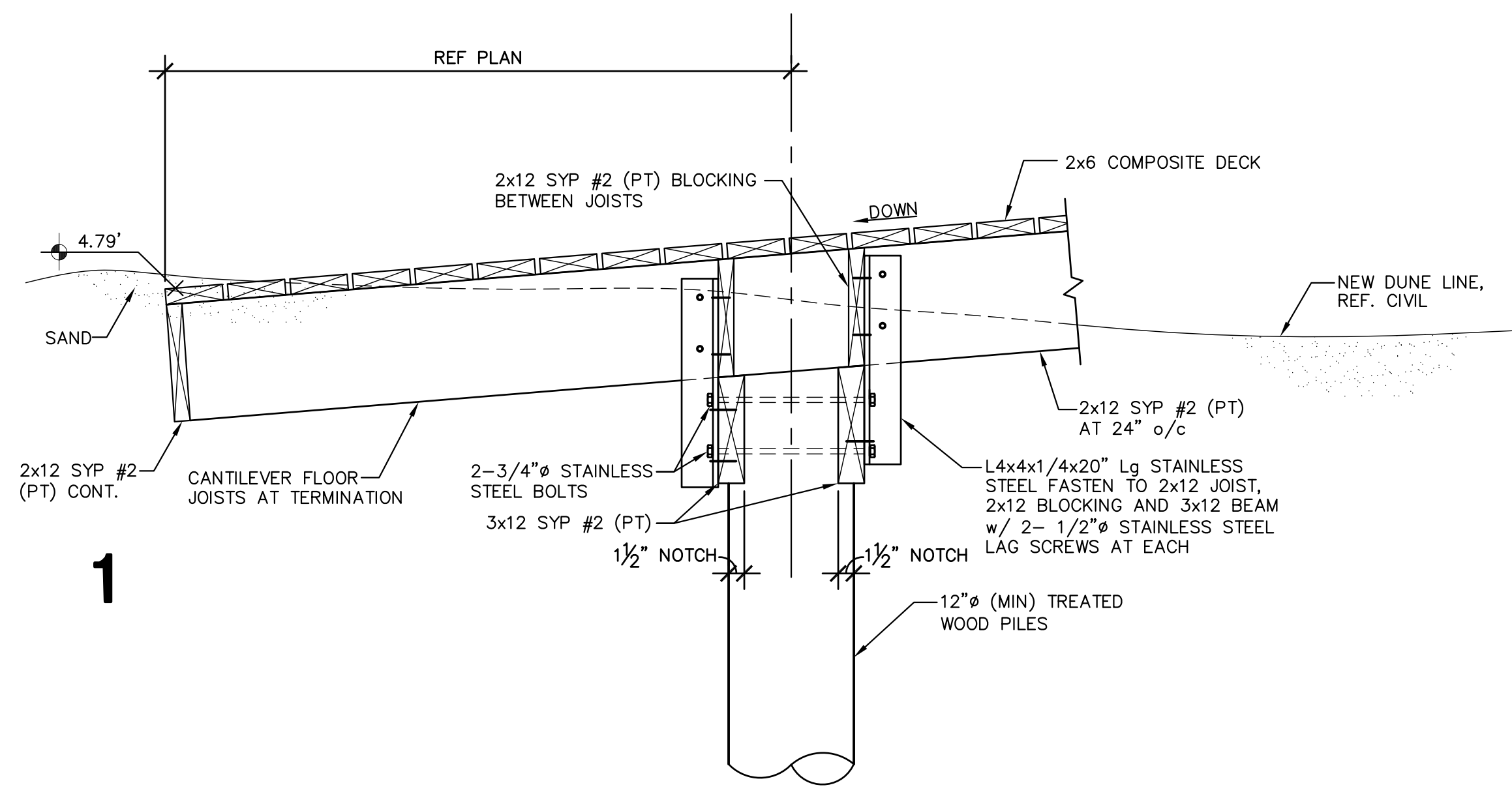


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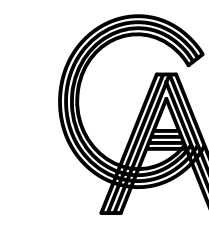
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**FRAMING  
 DETAILS**  
 SHEET NO.  
**S2.4**

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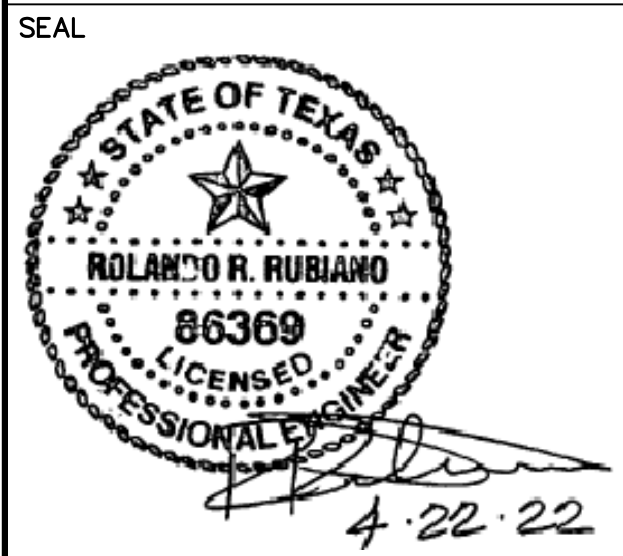


**5 TYPICAL BENCH DETAIL AT WALKOVER LANDINGS**





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PROJECT

**WALKOVER  
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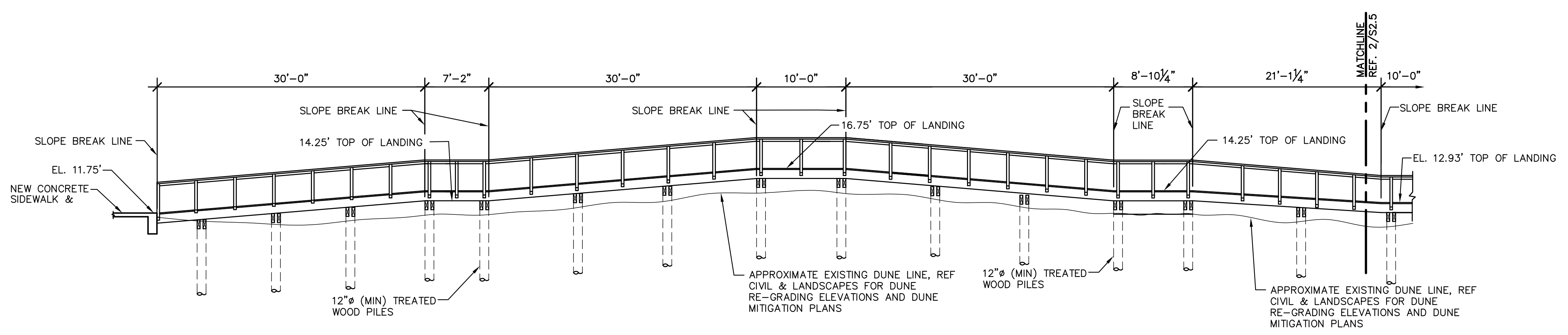
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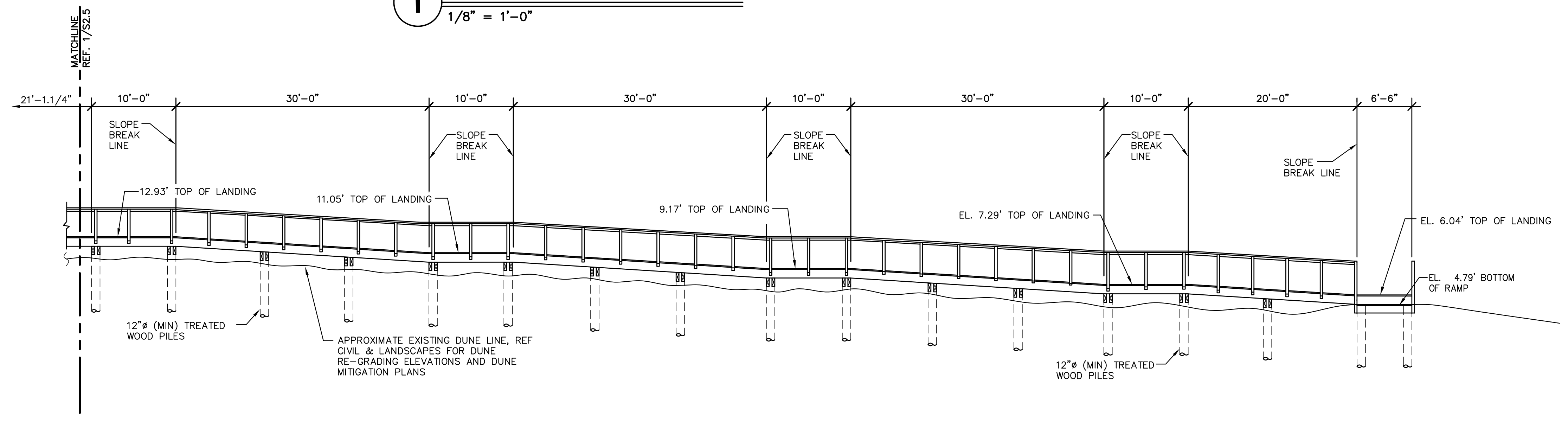
SHEET TITLE  
**WALKOVER  
 ELEVATIONS**

SHEET NO.  
**S2.5**

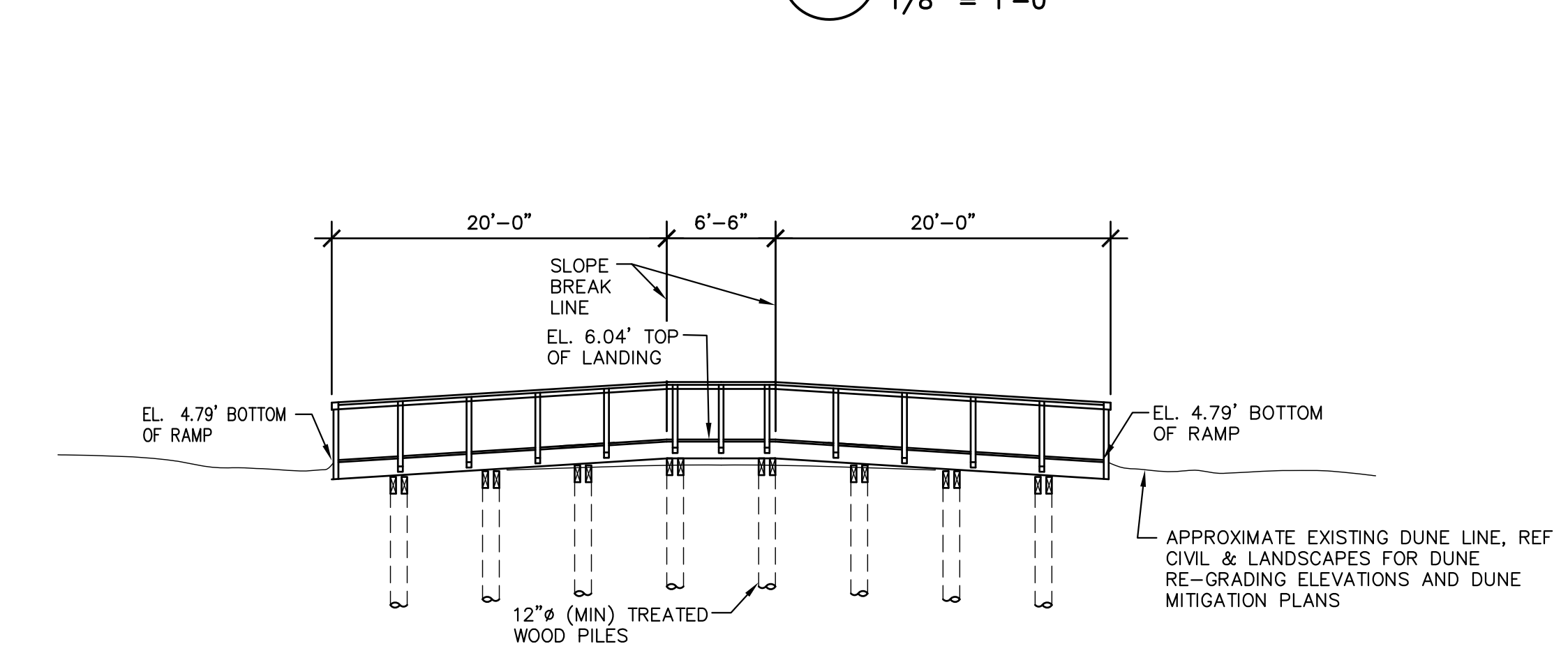
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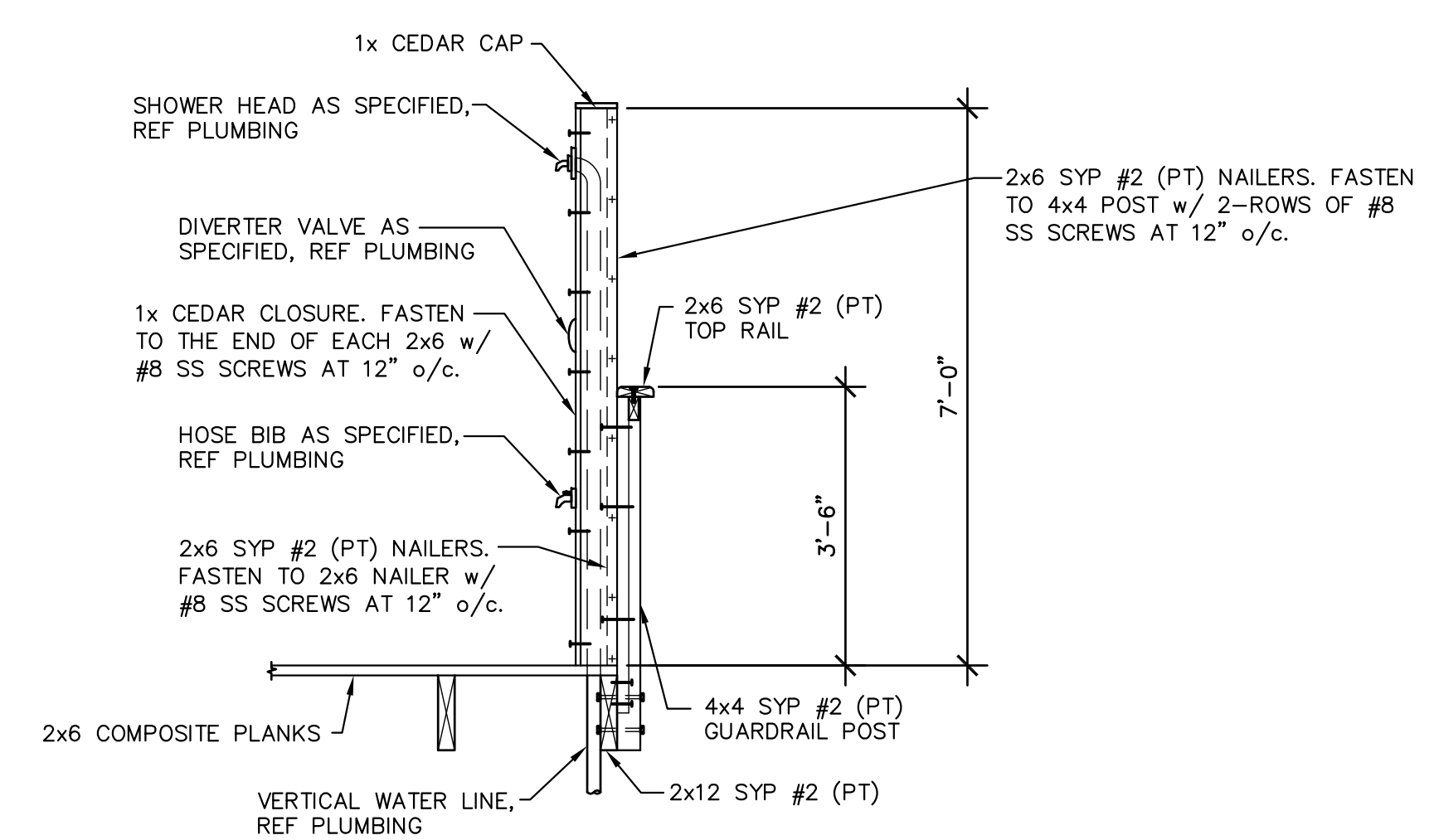
**1 WALKOVER ELEVATION**  
 1/8" = 1'-0"



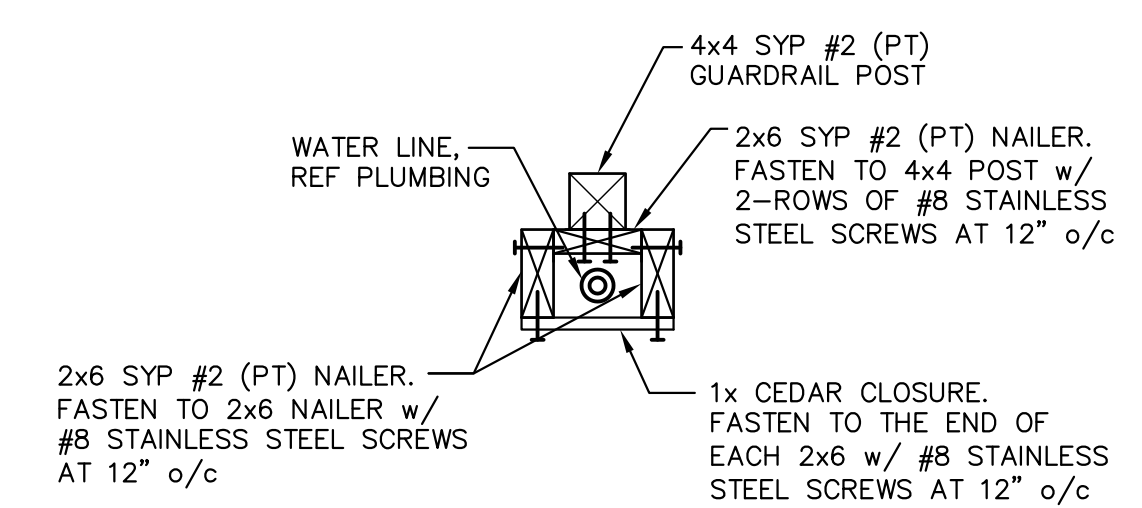
**2 WALKOVER ELEVATION**  
 1/8" = 1'-0"



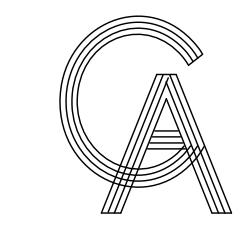
**3 WALKOVER ELEVATION**  
 1/8" = 1'-0"



**4 TYPICAL SHOWER  
 SUPPORT FRAMING DETAIL**



**5**



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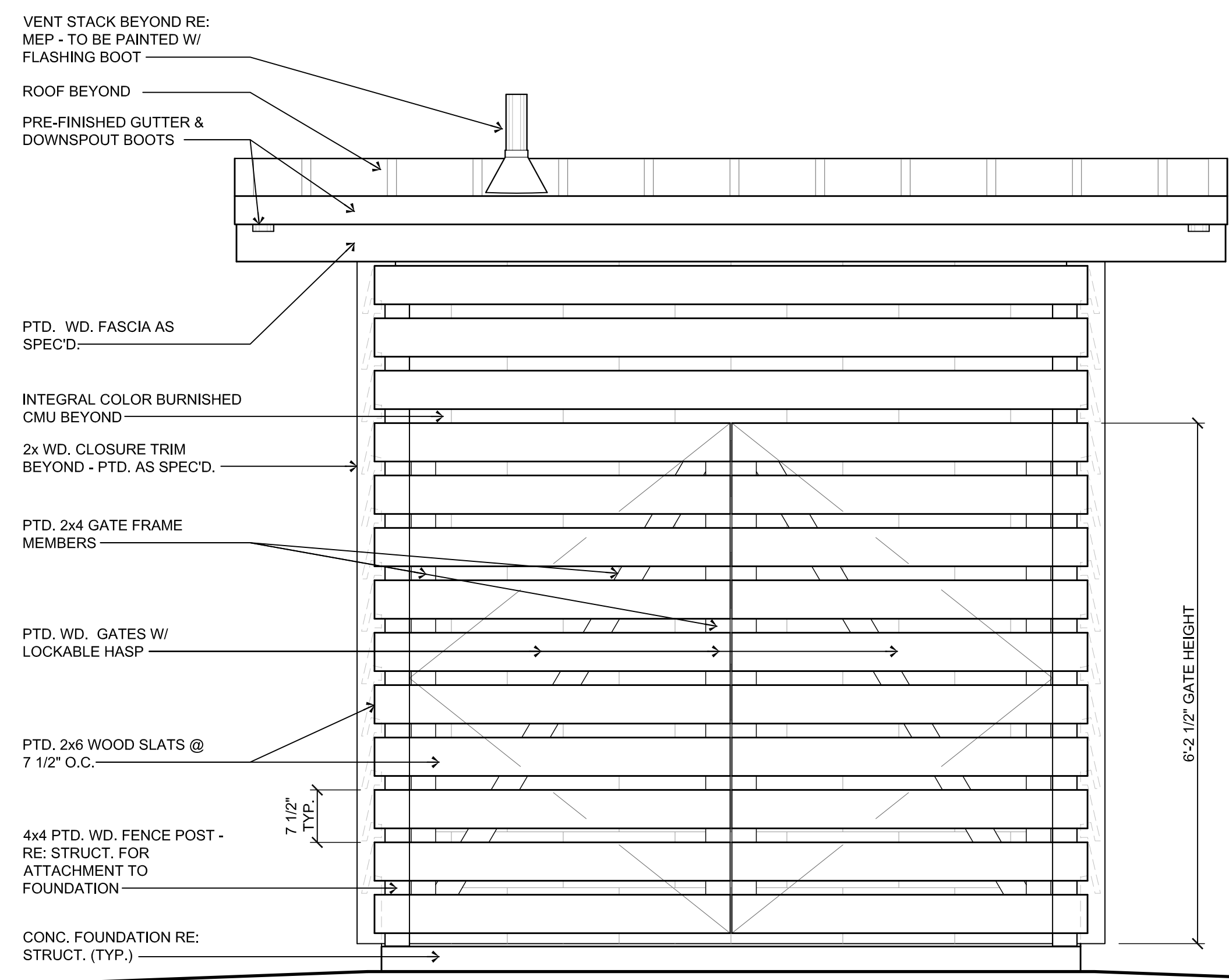


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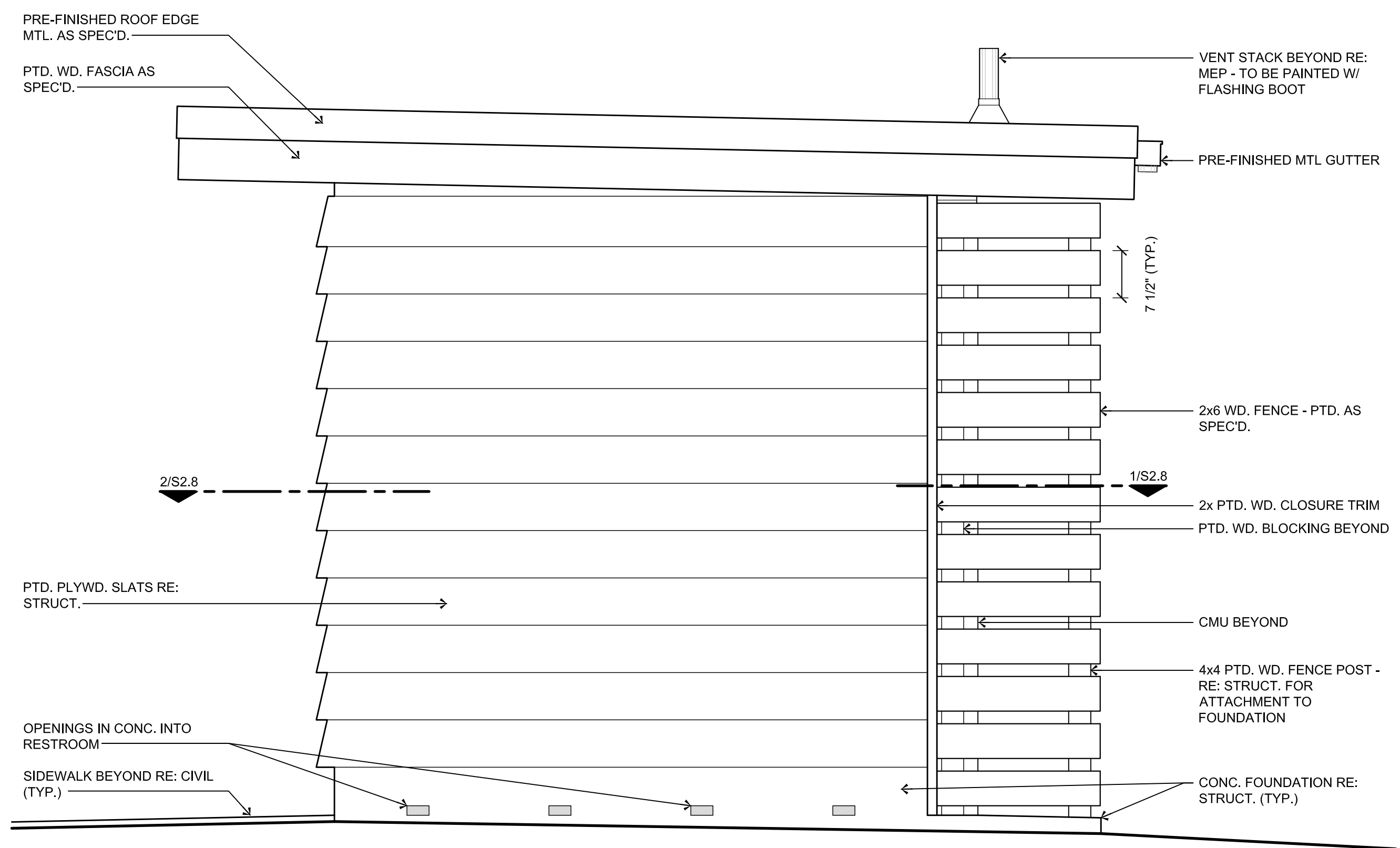
PROJECT NO.	1065-16
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SHEET TITLE  
**RESTROOM  
 PLAN AND  
 ELEVATIONS**

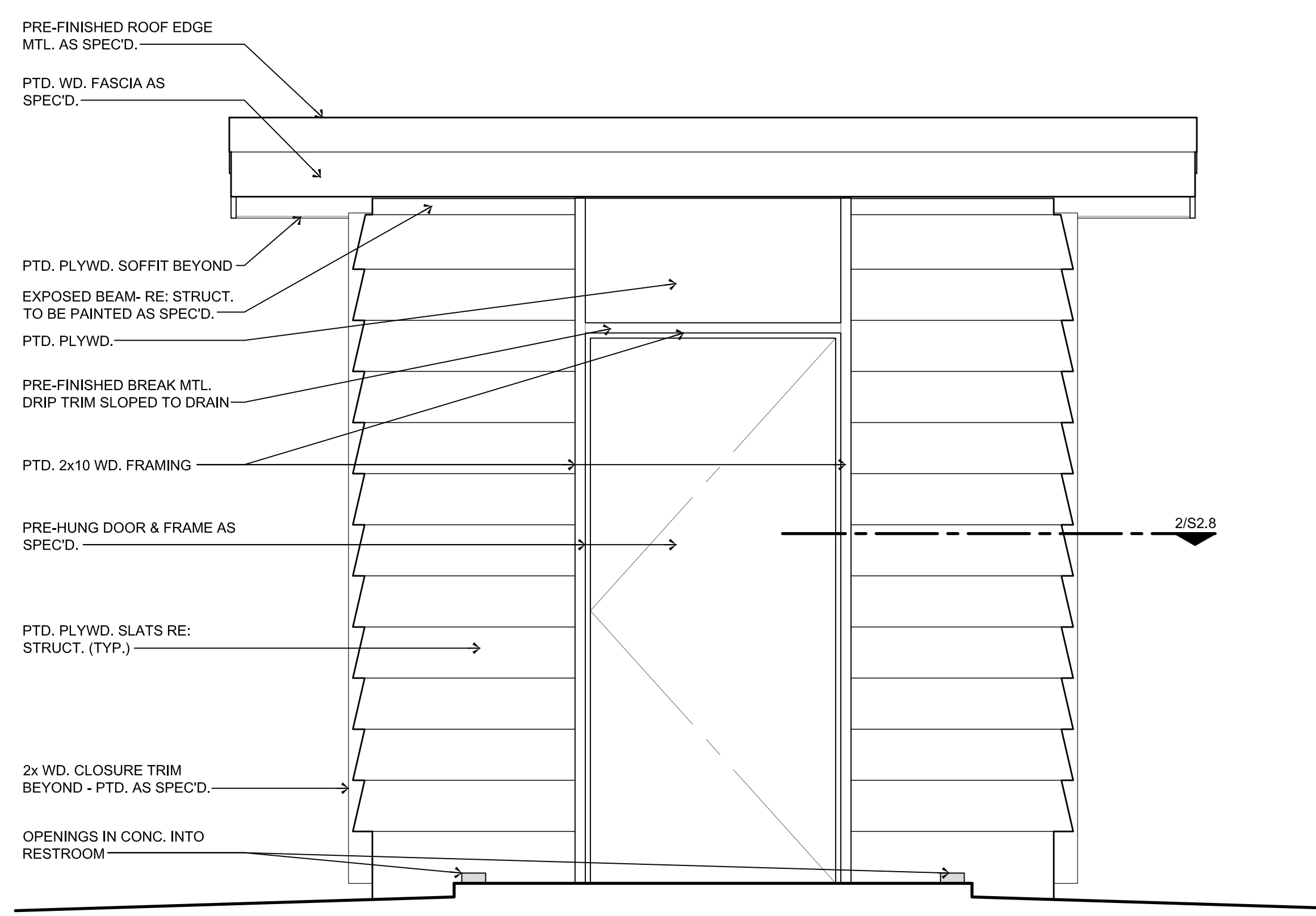
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**S2.6**



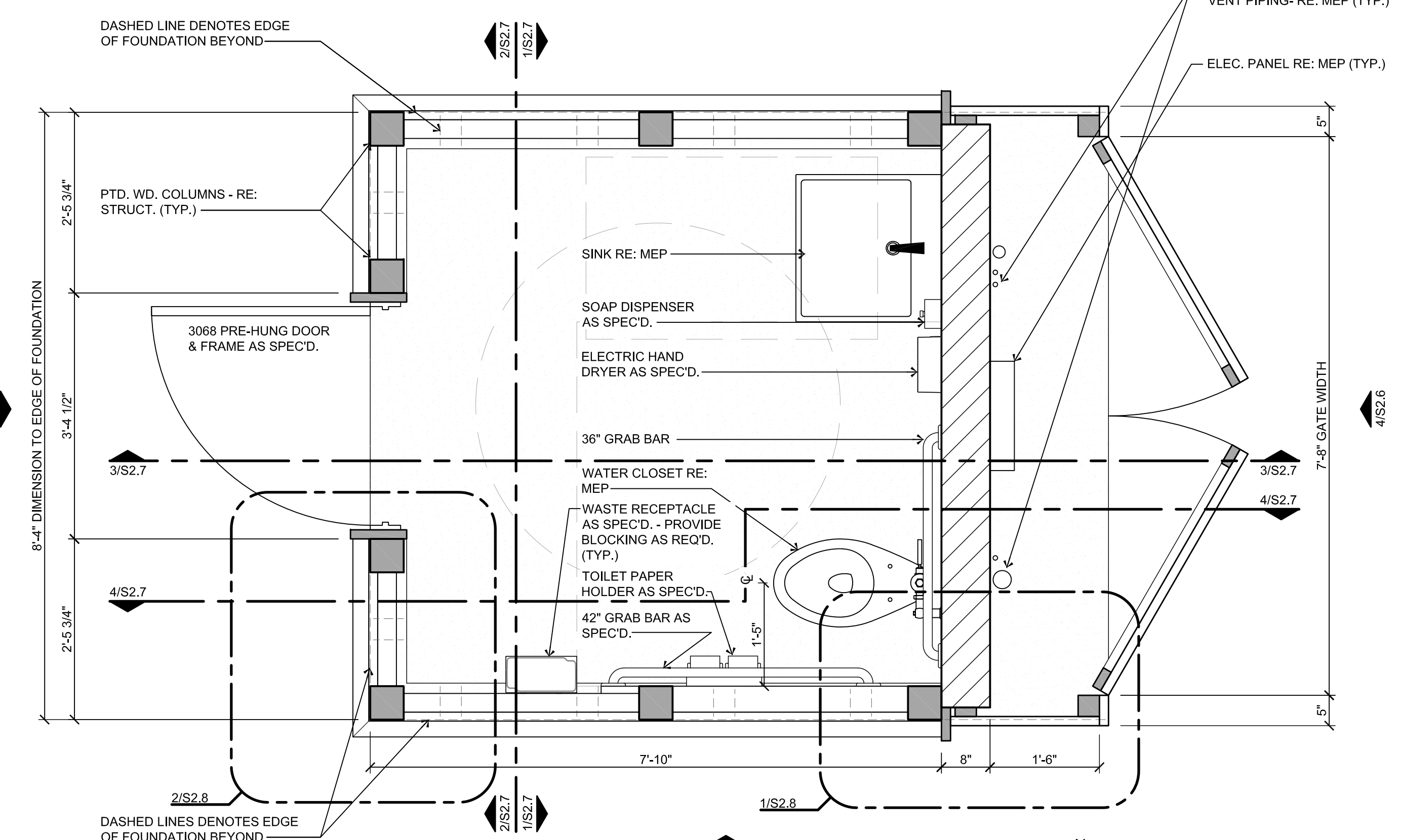
**4 BACK ELEVATION**  
 Scale: 3/4" = 1'-0"



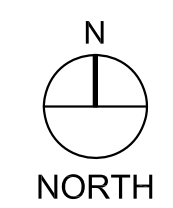
**3 SIDE ELEVATION**  
 Scale: 3/4" = 1'-0"



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

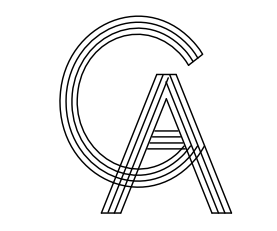


**1 FLOOR PLAN**  
 Scale: 3/4" = 1'-0"



**megamorphosis**  
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 Harlingen, TX 78550  
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PROJECT  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
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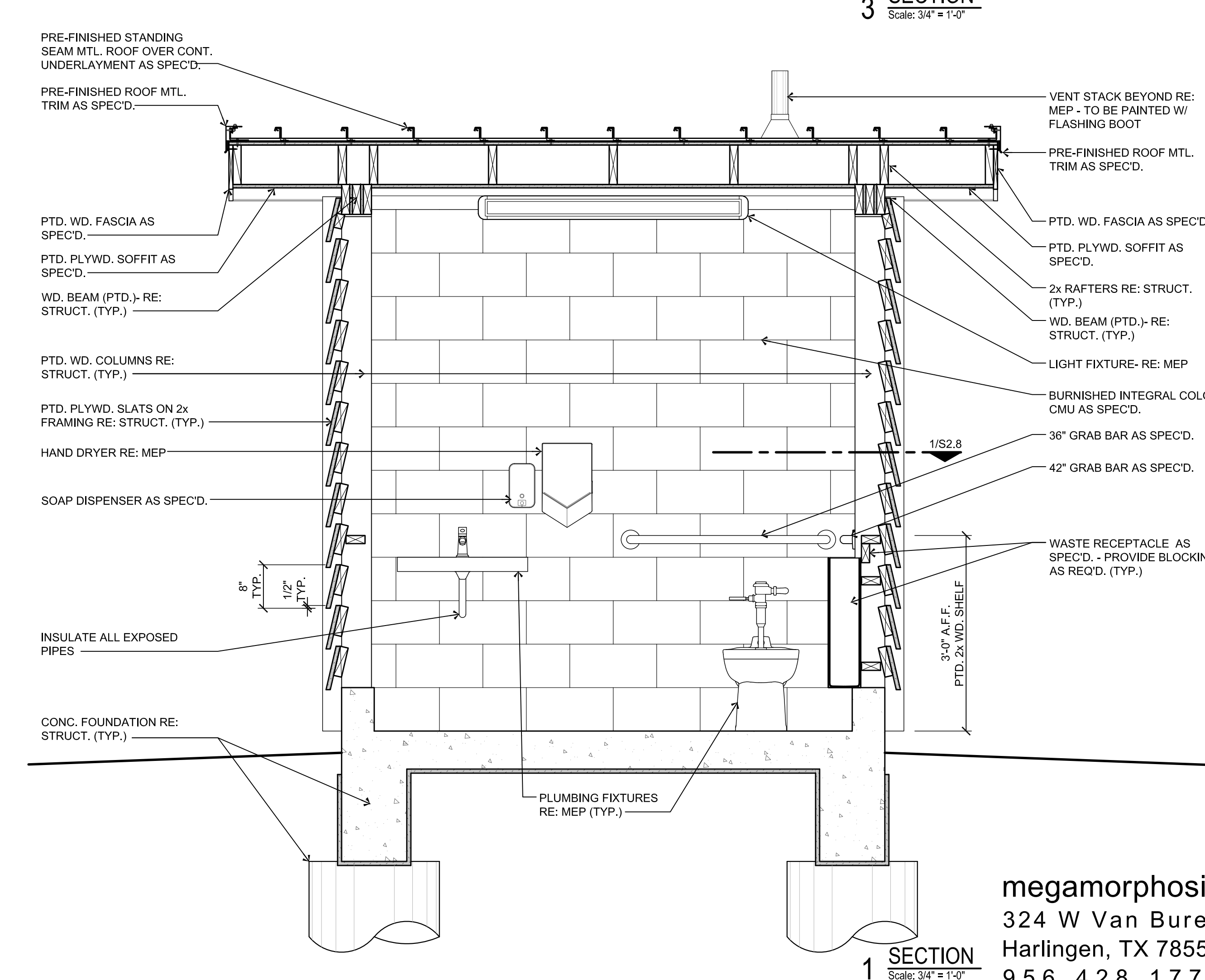
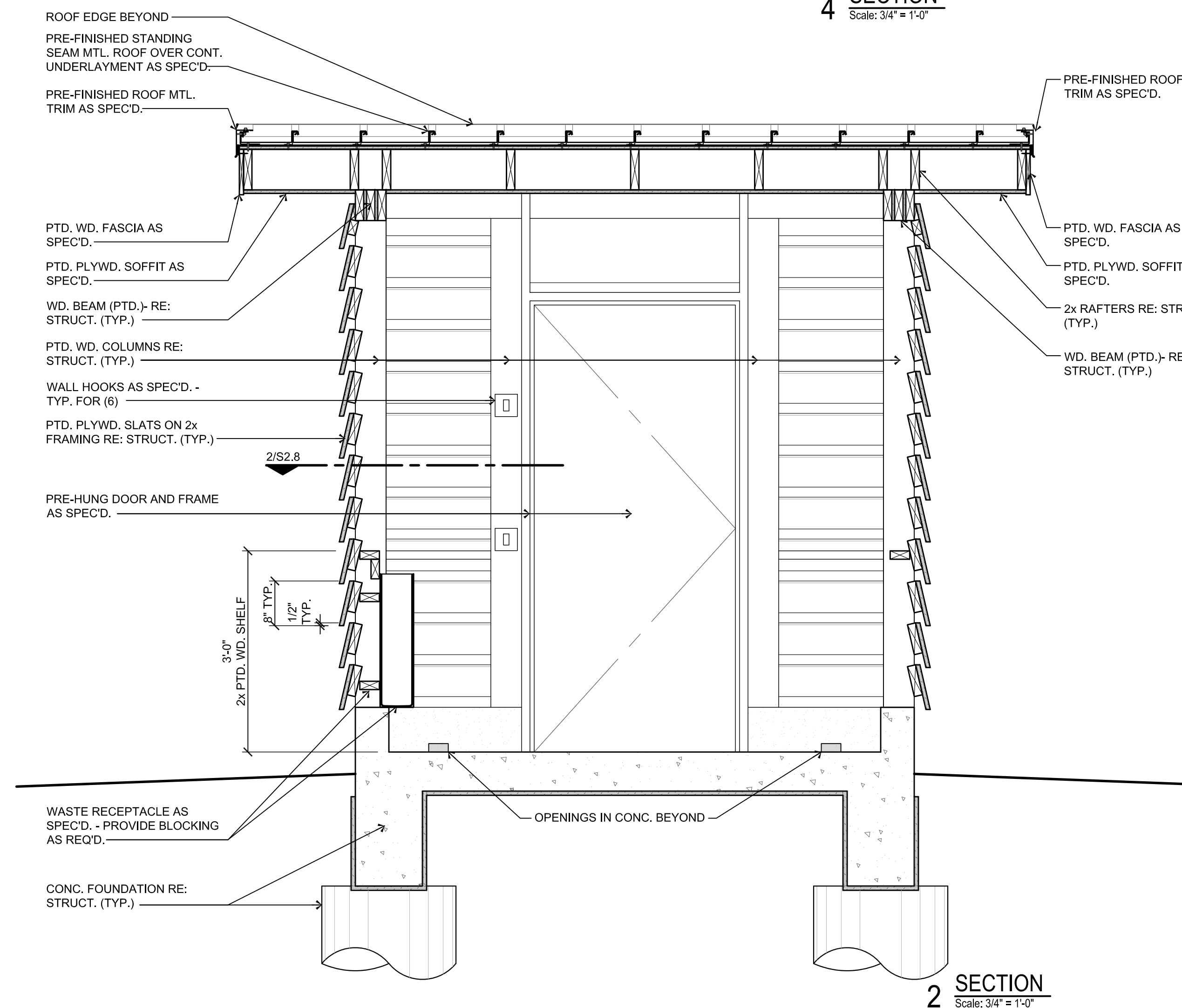
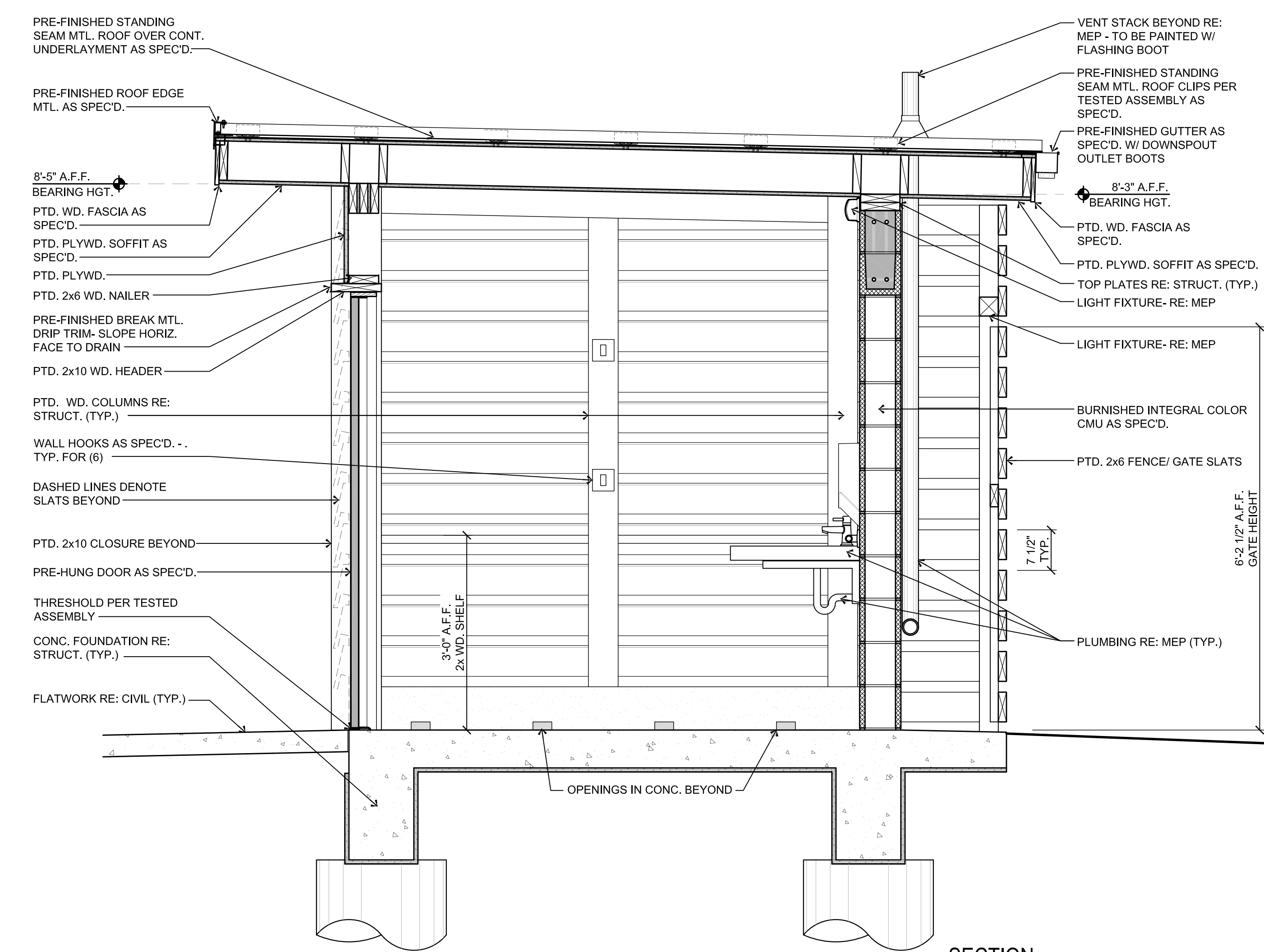
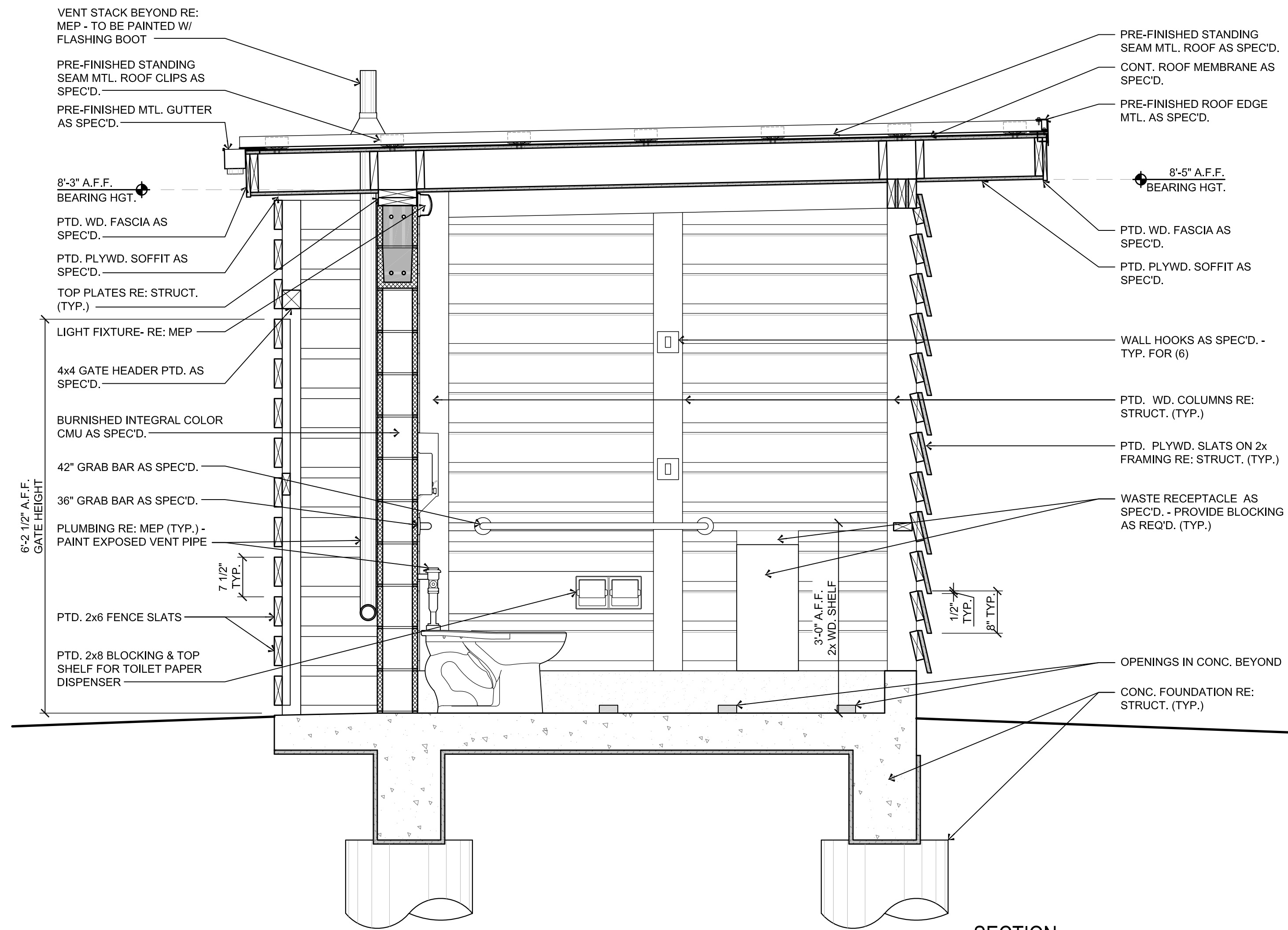
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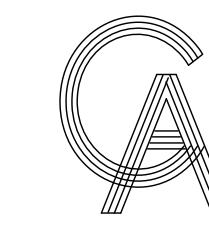
PROJECT NO.	1065-16
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SHEET TITLE  
**RESTROOM  
 SECTIONS**

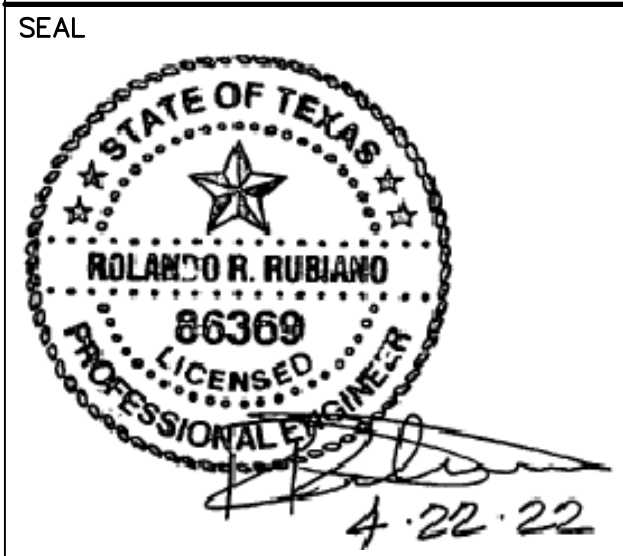
SHEET NO.  
**S2.7**

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PROJECT

**WALKOVER  
 AT WHITE CAP CIRCLE**

**SOUTH PADRE ISLAND,  
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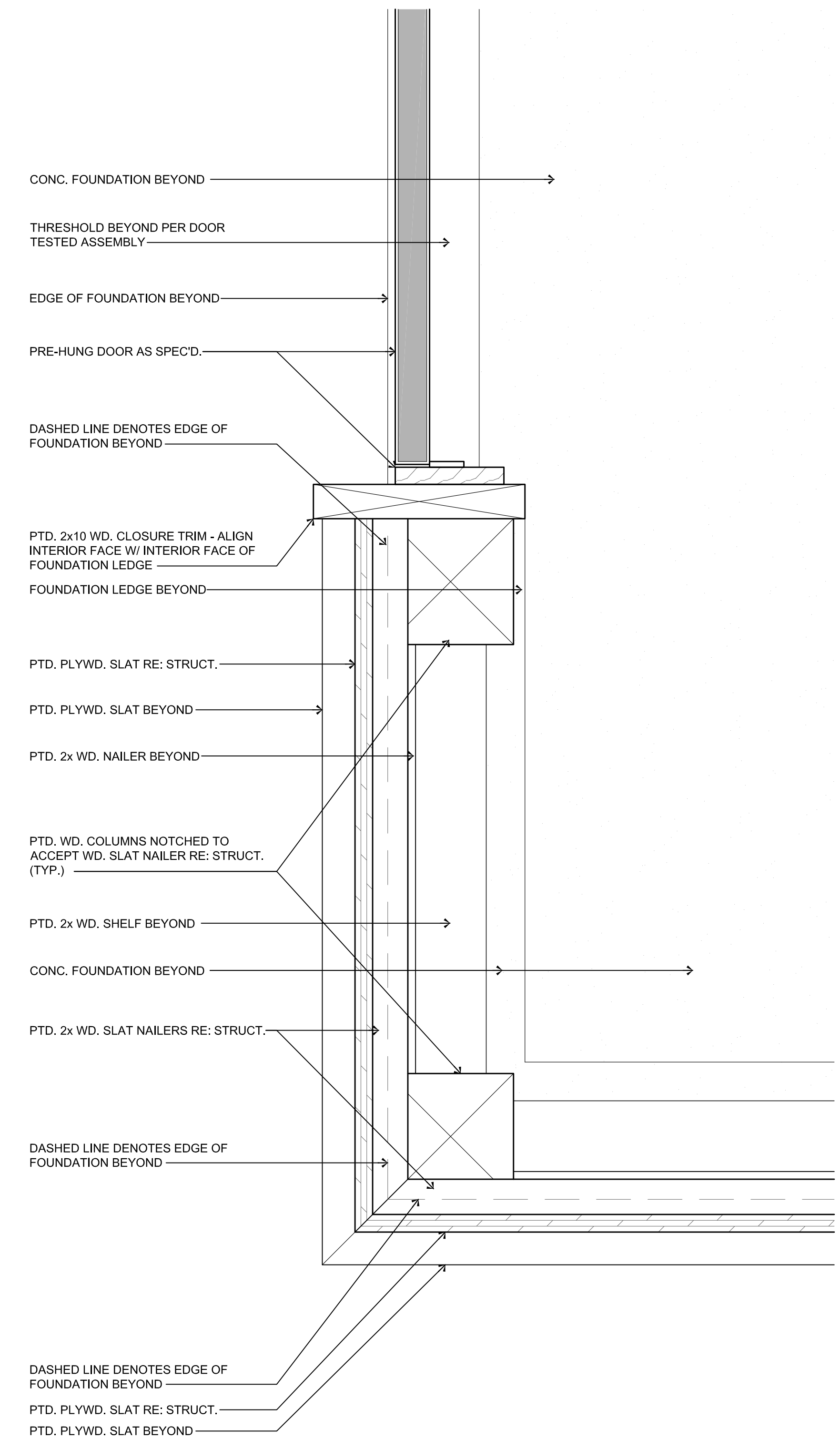


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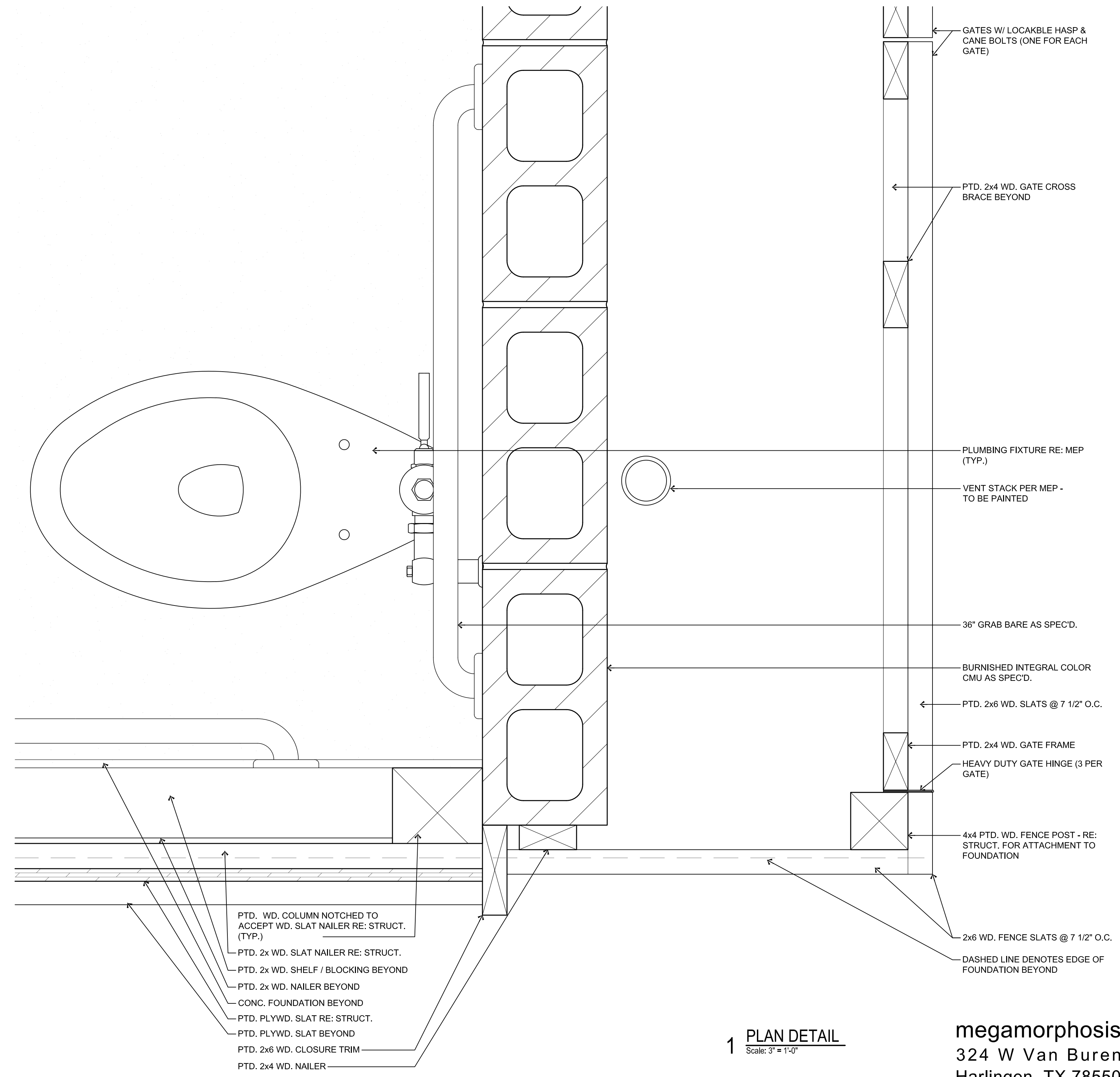
PROJECT NO.	1065-16
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SCALE	AS SHOWN

SHEET TITLE  
**PLAN  
 DETAILS**

SHEET NO.  
**S2.8**



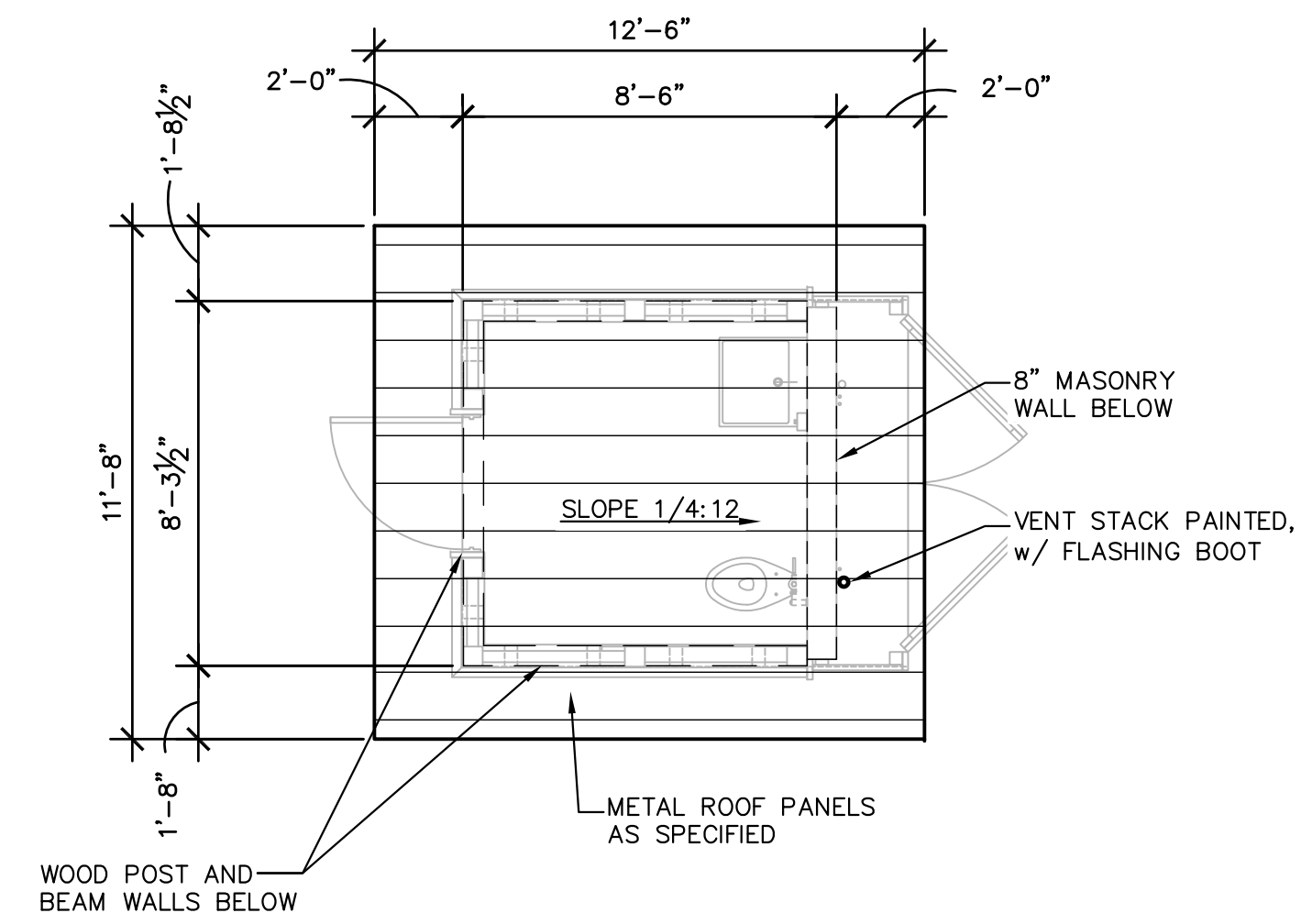
**2 PLAN DETAIL**  
 Scale: 3" = 1'-0"



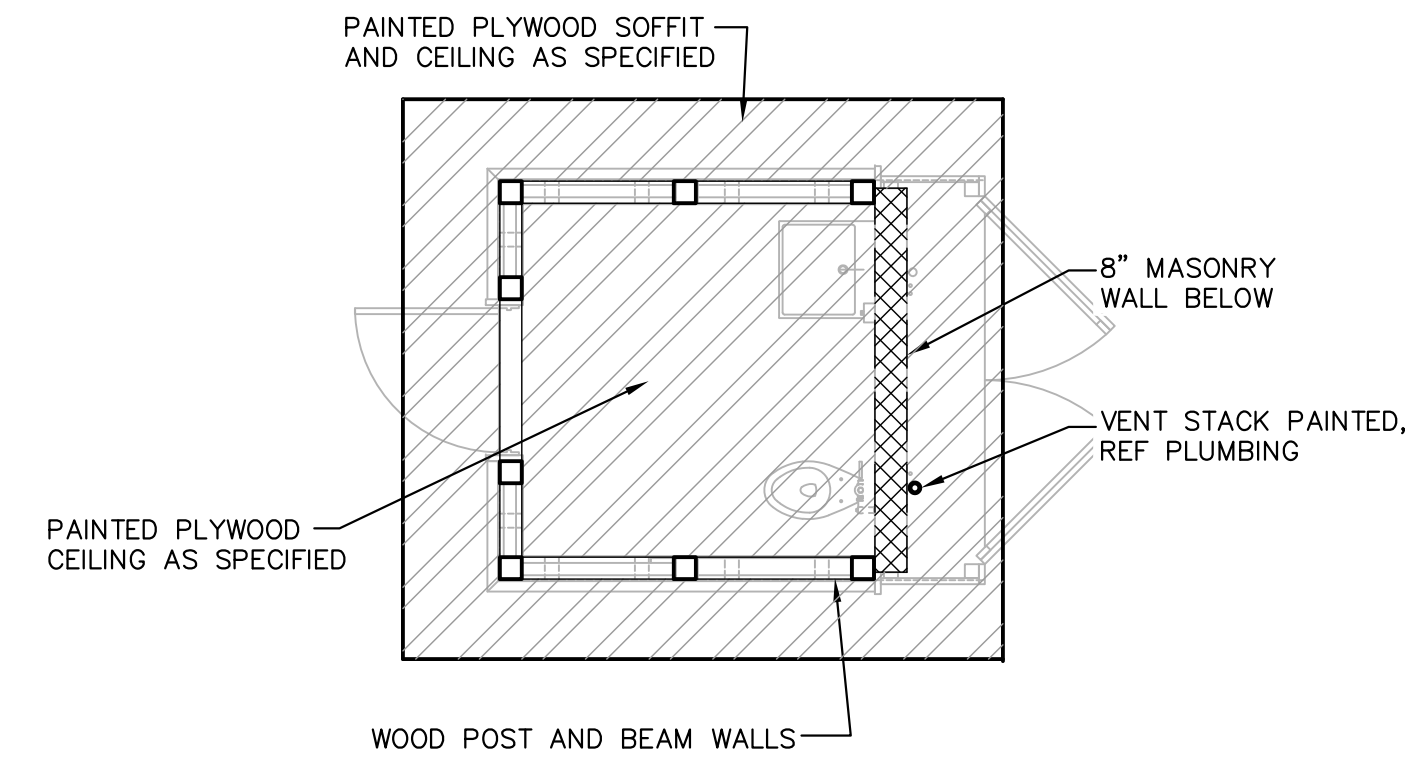
**1 PLAN DETAIL**  
 Scale: 3" = 1'-0"

**megamorphosis**  
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 Harlingen, TX 78550  
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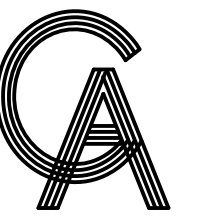
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**1 RESTROOM ROOF PLAN**  
1/4" = 1'-0" 2 LOCATIONS



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



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SEAL



PROJECT

**WALKOVER  
AT WHITE CAP CIRCLE**

**SOUTH PADRE ISLAND,  
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**CITY OF  
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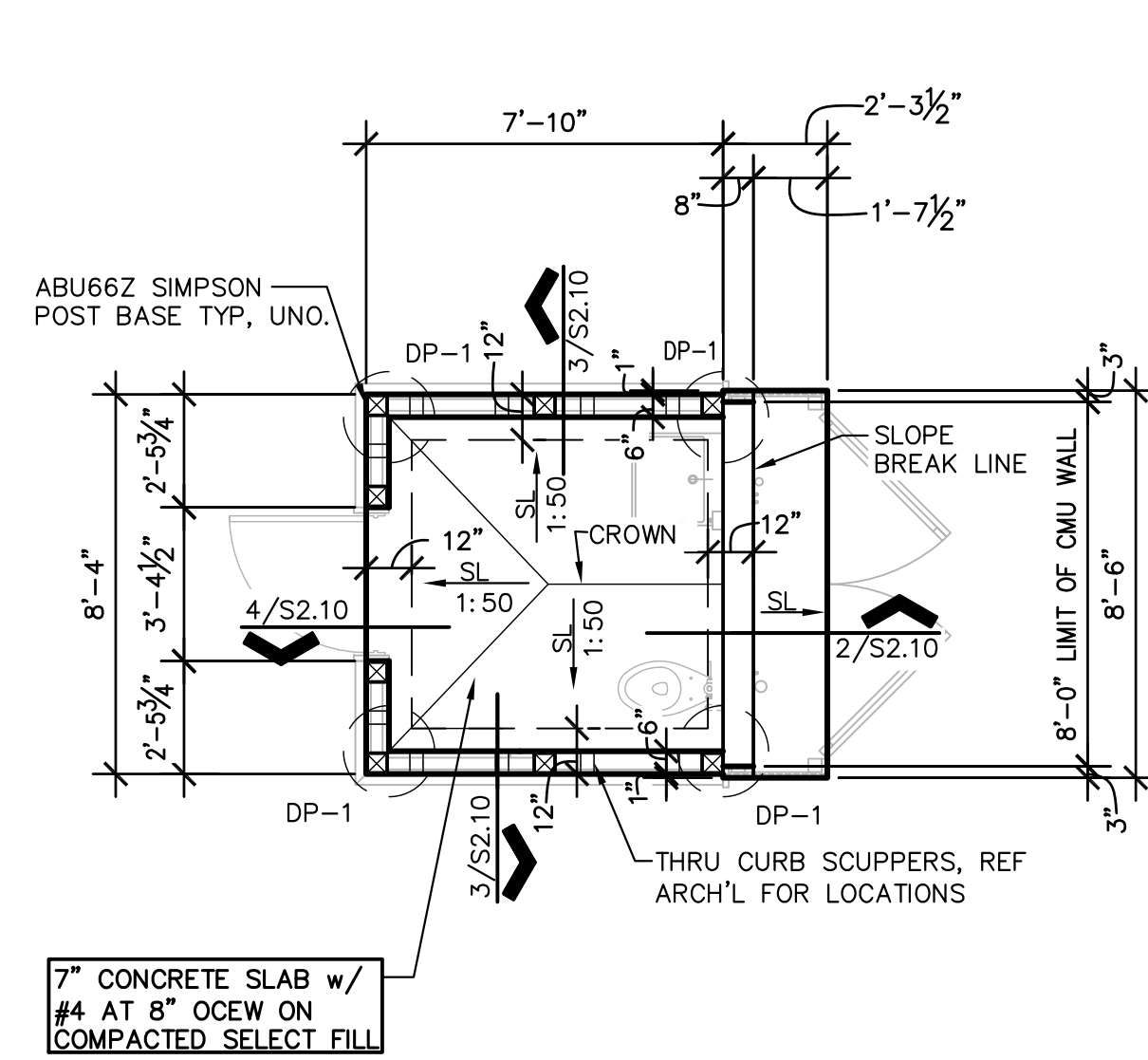
PROJECT NO.	1065-16
DATE	04-22-2022
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SCALE	AS SHOWN

SHEET TITLE

**RESTROOM  
ROOF AND  
CEILING PLAN**

SHEET NO.

**S2.9**



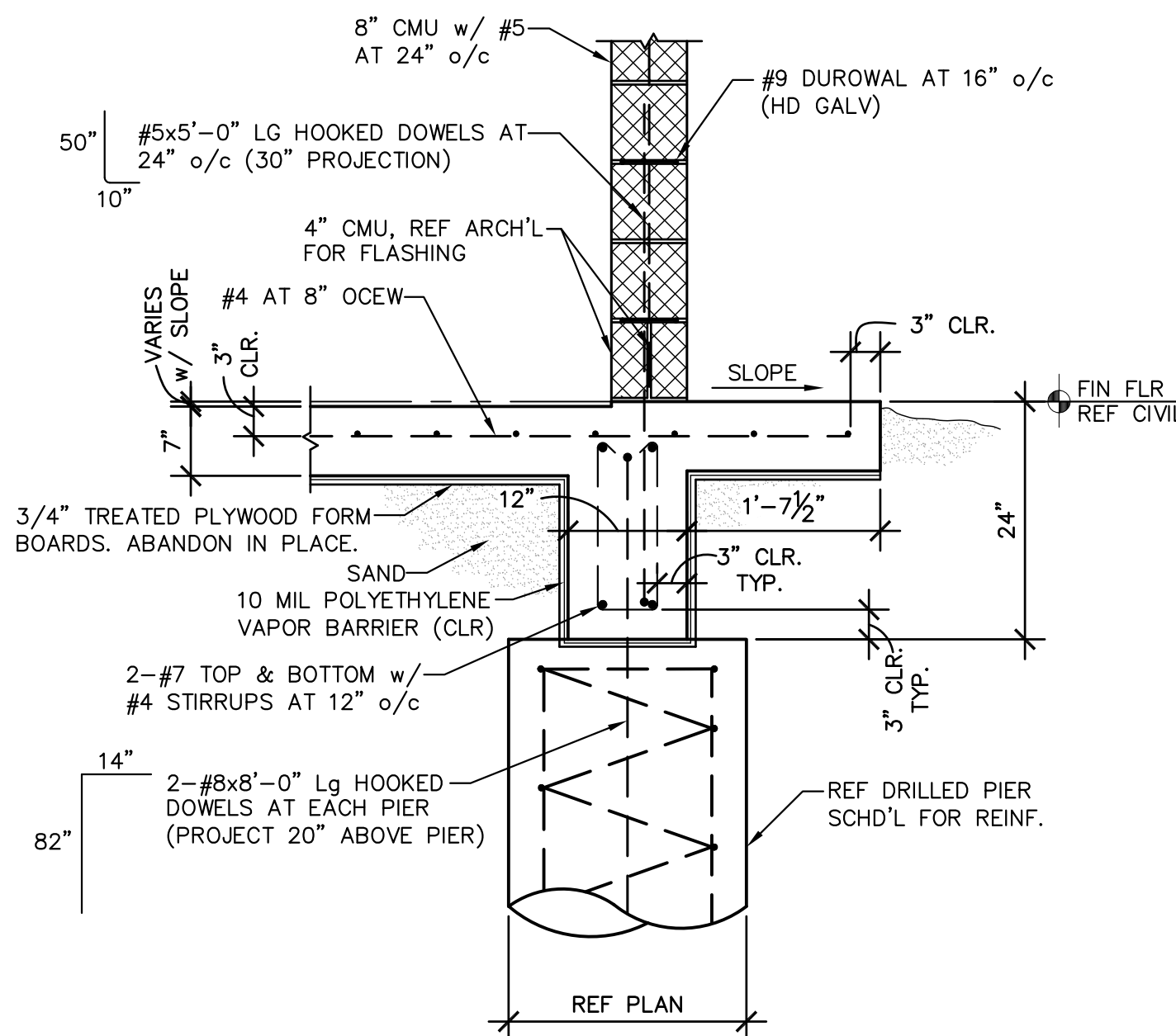
# 1 FOUNDATION PLAN

1/4" = 1'-0" 2 LOCATIONS PLAN NORTH

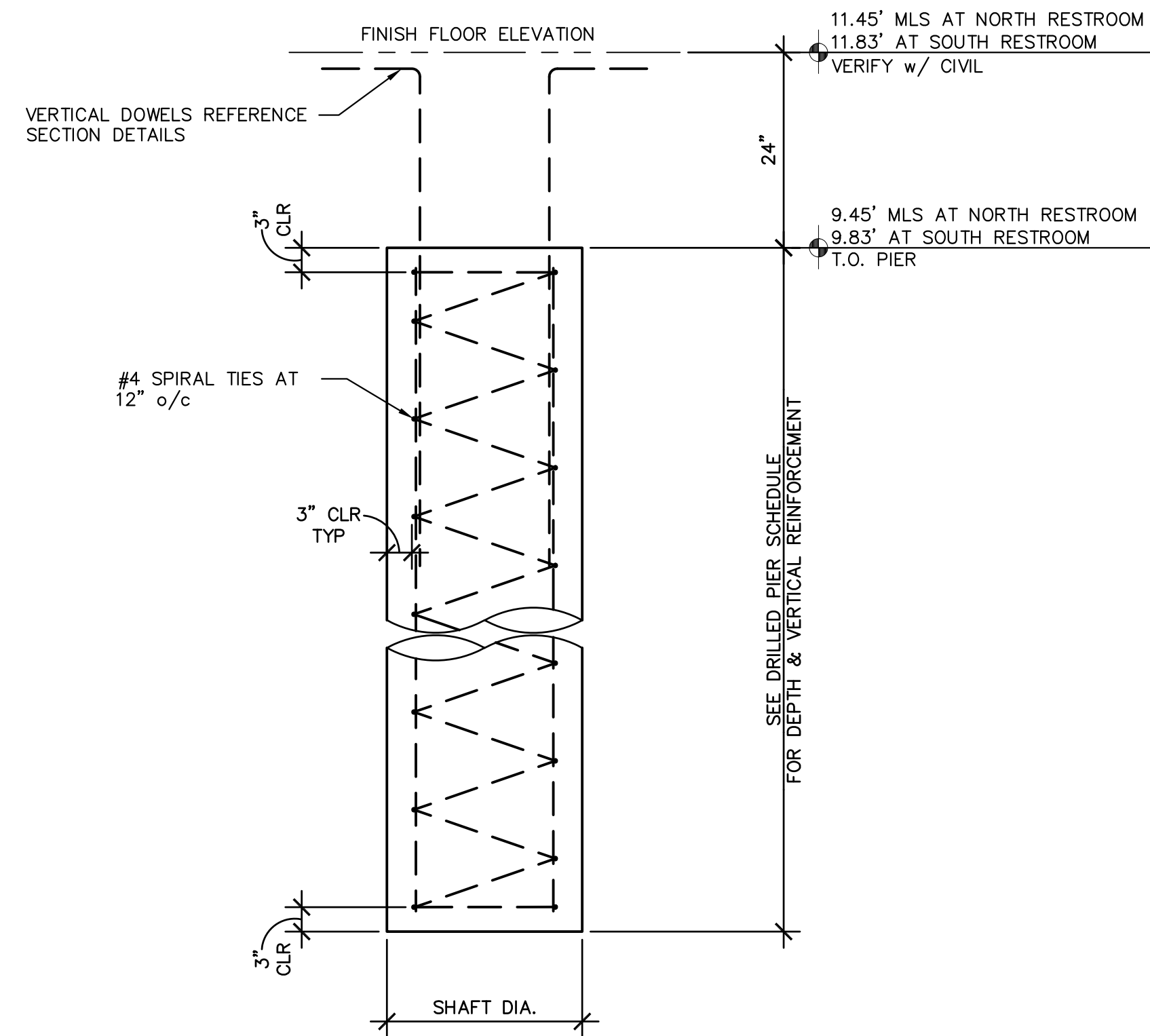
### NOTES:

- ALL SLABS & BEAMS ARE SUSPENDED. REFER TO SECTIONAL DETAILS FOR REINFORCEMENT.
- SPLICE JOINTS FOR TOP BARS FOR REINFORCED CONCRETE SLABS AND BEAMS SHALL BE LOCATED AT MIDDLE THIRD OF THE SPAN OF SLABS OR BEAMS.
- SPLICE JOINTS FOR BOTTOM BARS FOR REINFORCED CONCRETE SLAB AND BEAMS SHALL BE LOCATED AT SUPPORTS.
- 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.
- LAPPING OF SPLICE BARS AT SPLICE JOINTS SHALL BE 62 BAR DIAMETER OR A MINIMUM OF 36" LONG.
- 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.
- MAINTAIN 2" MINIMUM CLEAR DISTANCE BETWEEN ALL CONDUIT IN SLAB.
- 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.
- ☒ INDICATES ABU66Z SIMPSON STAND-OFF POST BASE.
- ALL MASONRY WALLS SHALL BE BURNISHED INTREGAL COLOR CMU AS SPECIFIED.

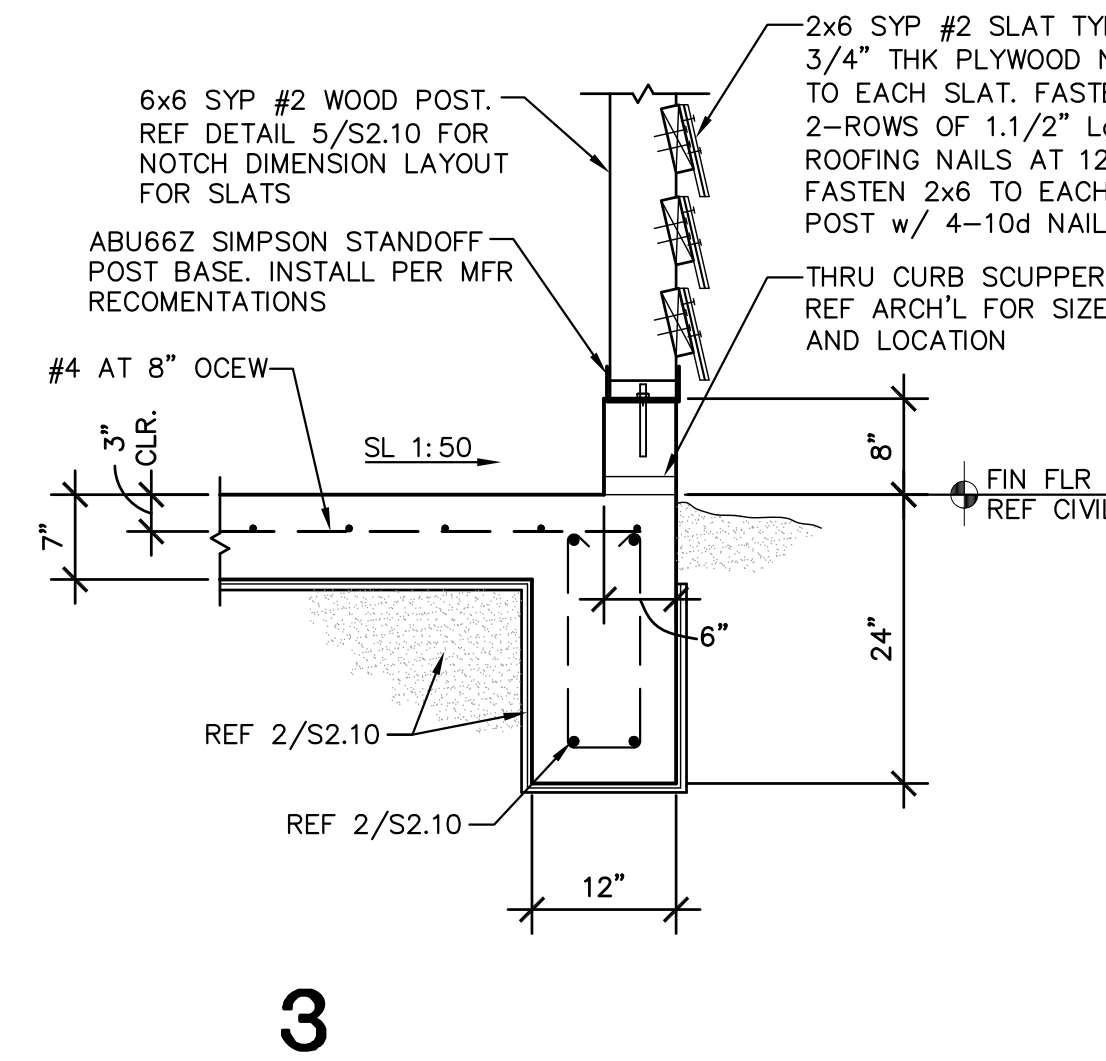
DRILLED PIER SCHEDULE			
MARK	SHAFT DIA. (INCHES)	VERTICAL REINFORCING	BEARING DEPTH BELOW MEAN SEA LEVEL (FEET MSL)
DP-1	18"	8-#7	-30.00'



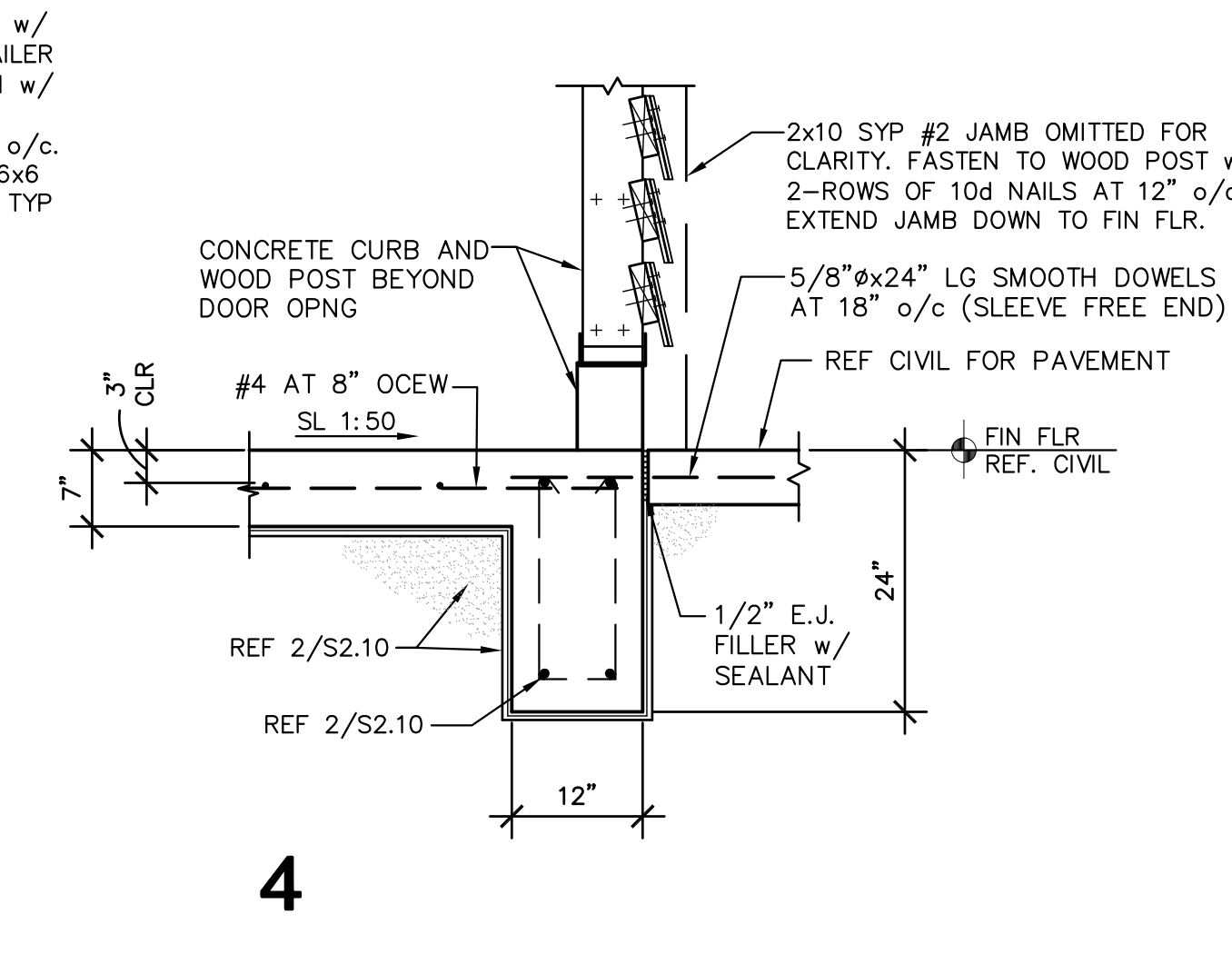
# 2



# 5 DRILLED PIER PROFILE



# 3



# 4



PROJECT  
**WALKOVER  
AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND,  
TEXAS**

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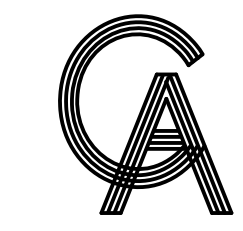


MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
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# FOUNDATION PLAN/DETAILS

SHEET NO.  
**S2.10**



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 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461  
 GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER AT WHITE CAP CIRCLE**  
**SOUTH PADRE ISLAND, TEXAS**

CLIENT  
**CITY OF SOUTH PADRE ISLAND**  
  
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 P: 956-761-3044  
 F: 956-761-3898

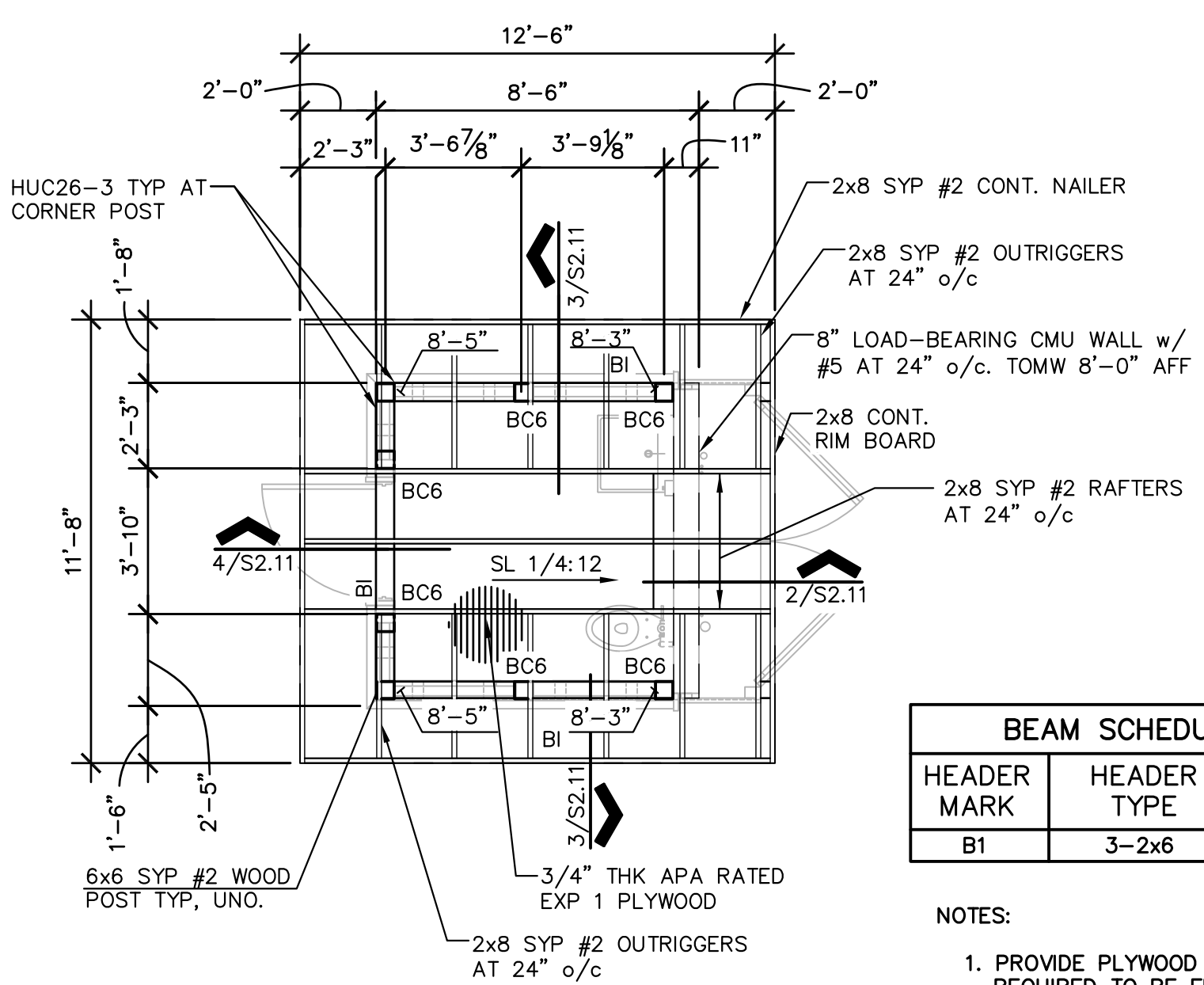


MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
 DATE 04-22-2022  
 DRAWN BY LC  
 CHECKED BY BD  
 SCALE AS SHOWN

SHEET TITLE  
**FRAMING PLAN/DETAILS**  
 SHEET NO.  
**S2.11**

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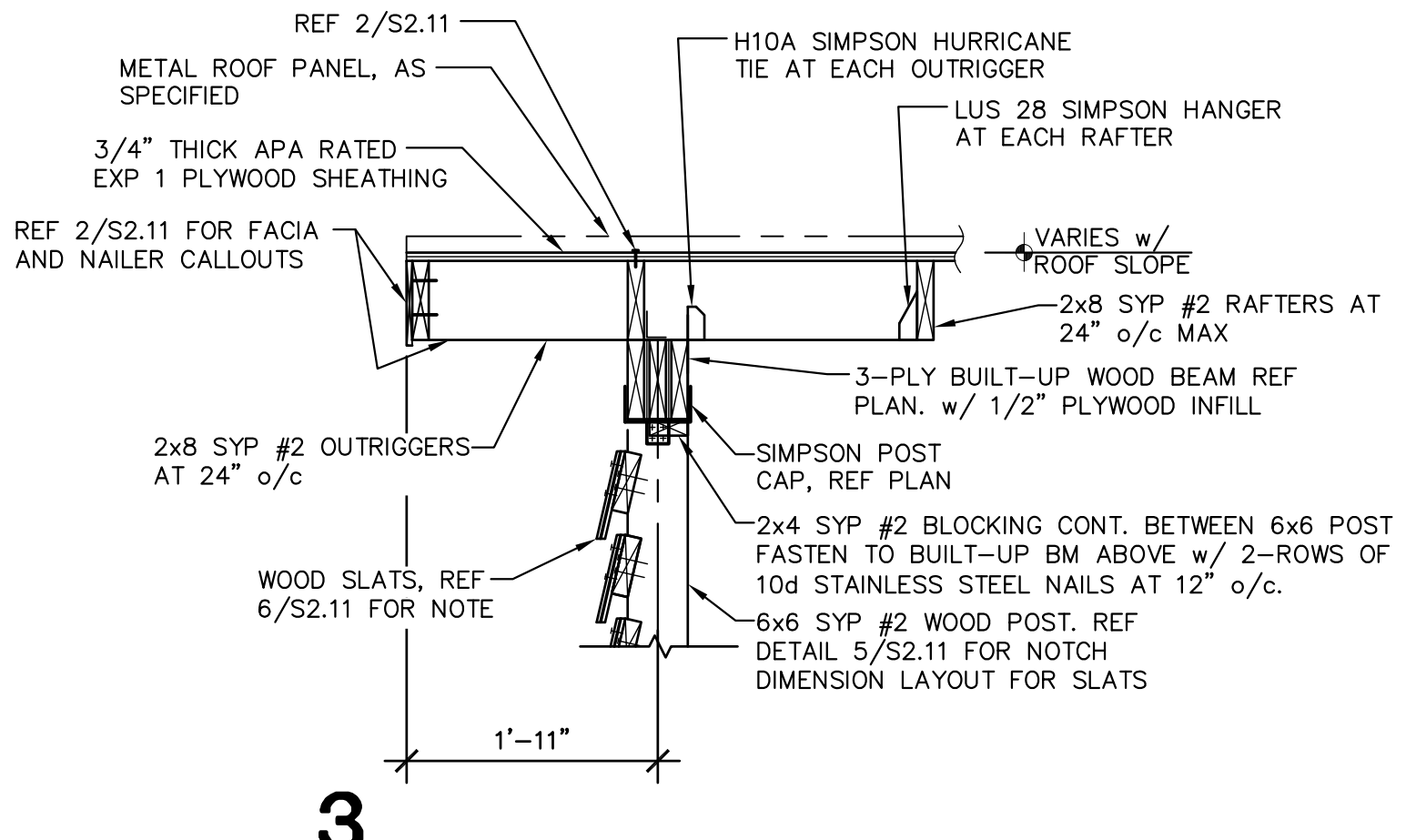
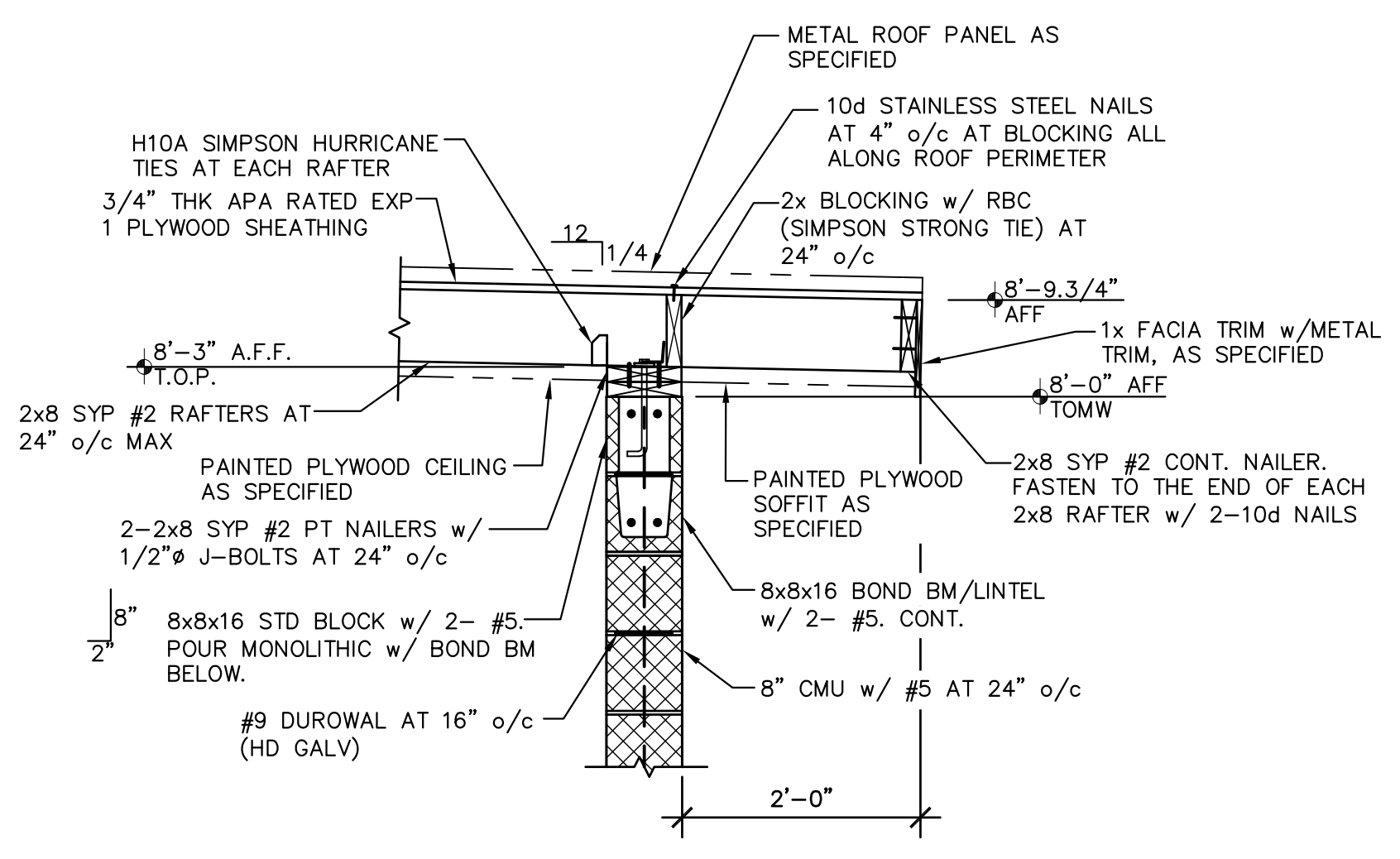
HEADER MARK	HEADER TYPE	POST SIZE
B1	3-2x6	6x6

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



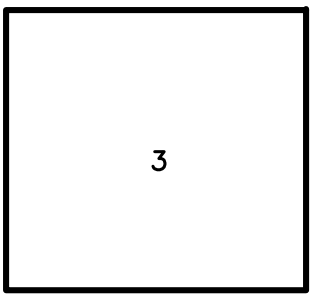
ROOF SHEATHING NAILING SCHEDULE
10d STAINLESS STEEL NAILS AT 4" o/c ALONG EDGE OF SHEET AND 6" o/c AT INTERIOR SUPPORTS

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



**1 RESTROOM ROOF FRAMING PLAN**

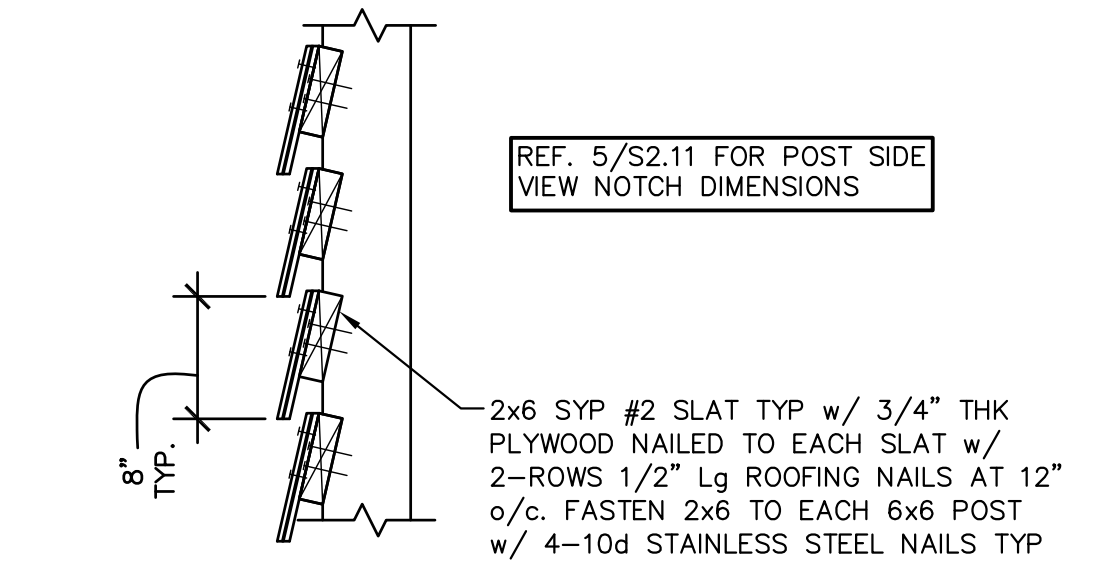
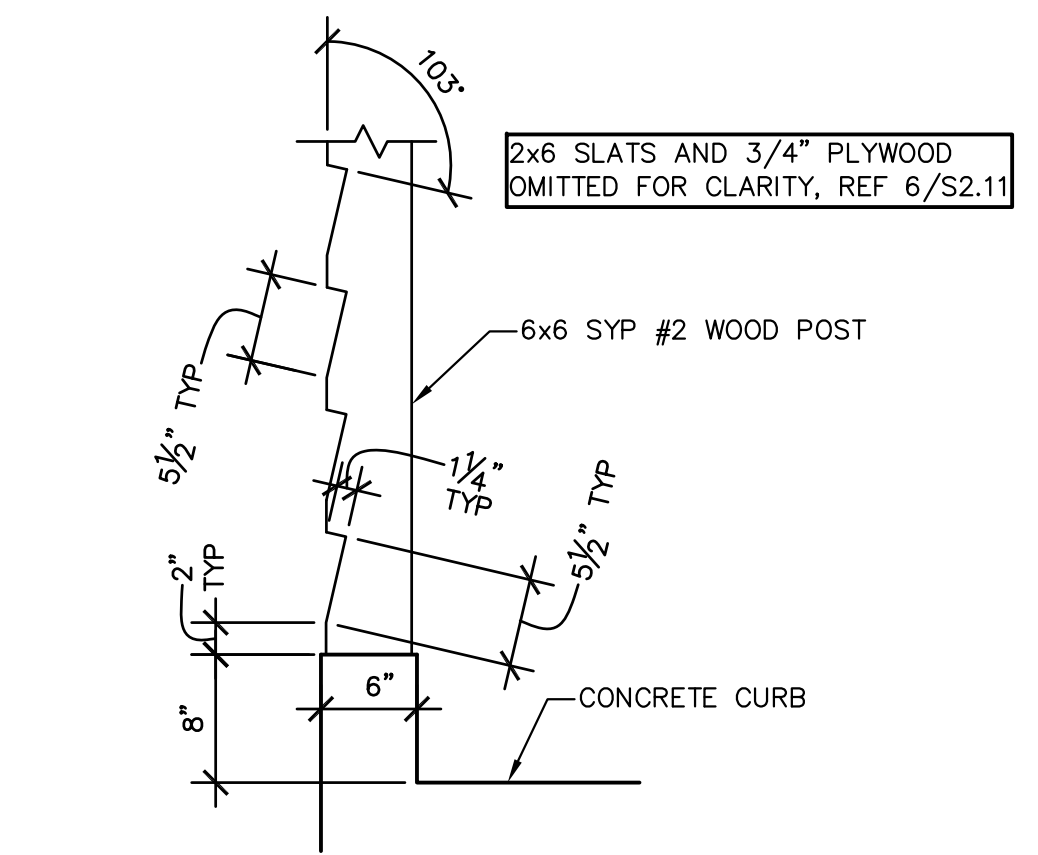
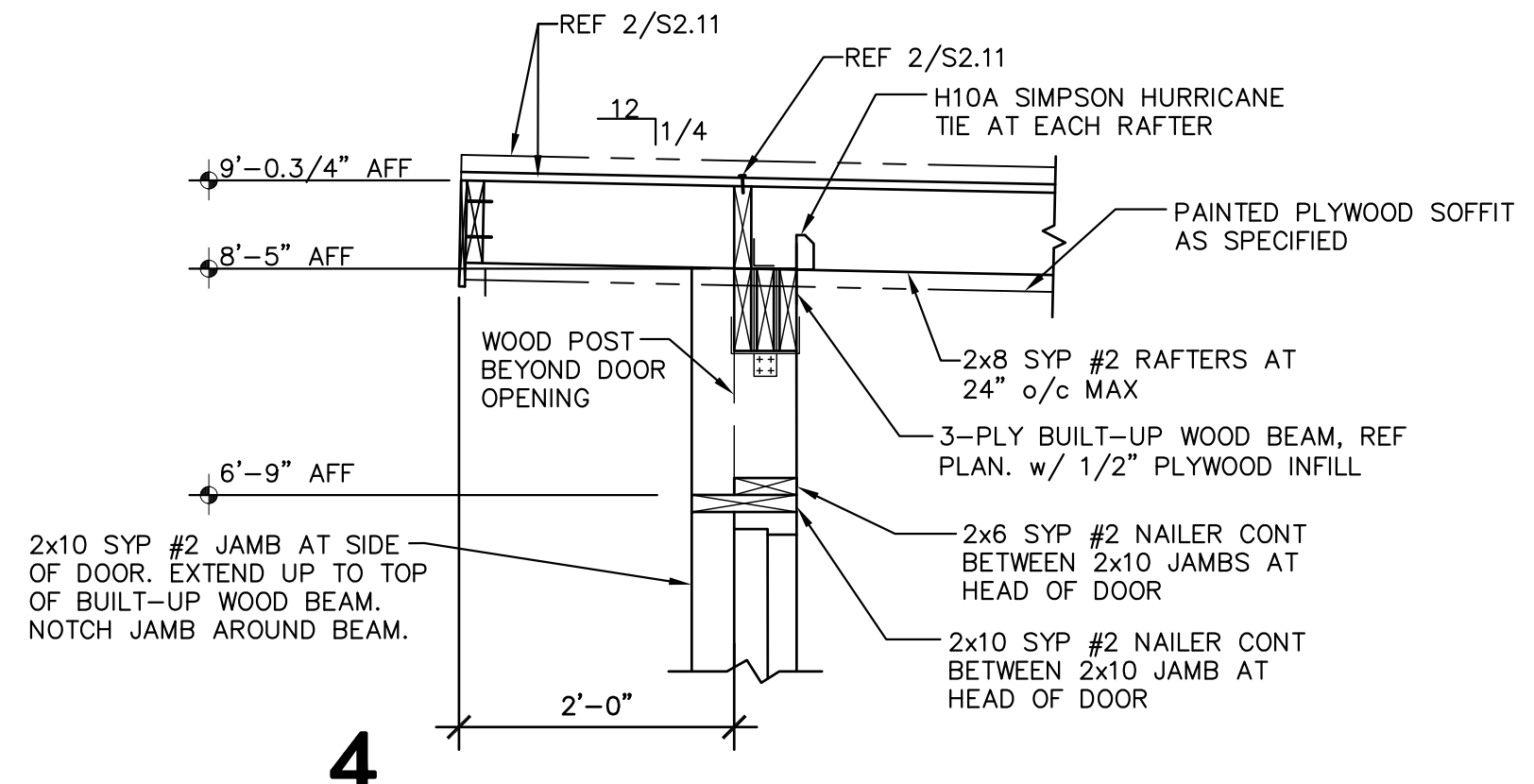
- 1/4" = 1'-0" 2 REQUIRED
- NOTES:  
 1. ROOF SHEATHING SHALL BE 3/4" APA RATED EXPOSURE 1. SPAN RATED 48/24.  
 2. REFERENCE ROOF SHEATHING NAILING SCHEDULE FOR PROPER PLYWOOD ATTACHMENT.  
 3. ALL HURRICANE TIES SHALL BE SIMPSON STRONG-TIE STAINLESS STEEL TYPE 316 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.  
 4. ALL MASONRY WALLS SHALL BE BURNISHED INTREGAL COLOR CMU AS SPECIFIED.



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

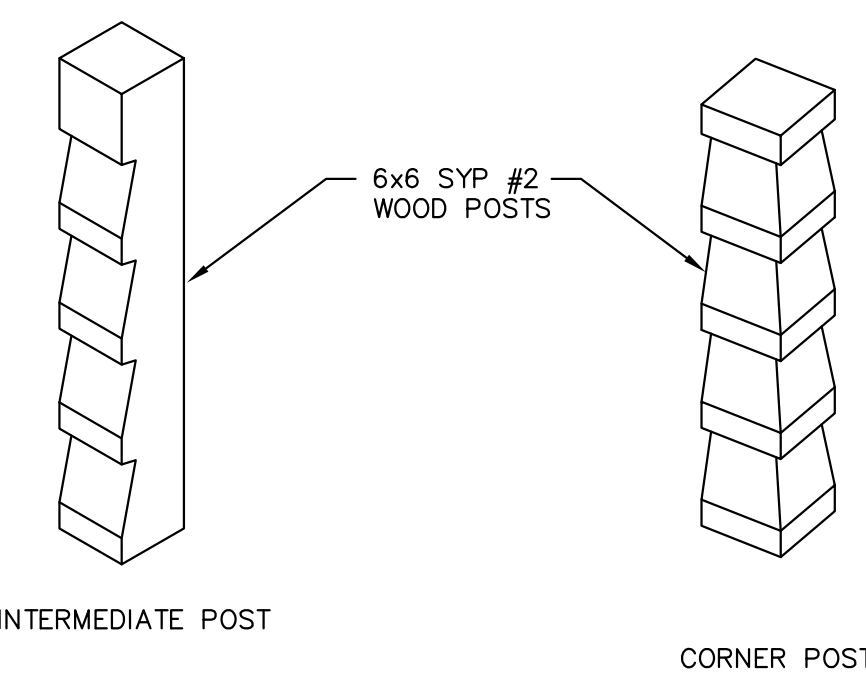
DESIGN WIND PRESSURE FOR ROOF COMPONENTS & CLADDING	
ZONE	P- (UPLIFT)
3	-89 PSF

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

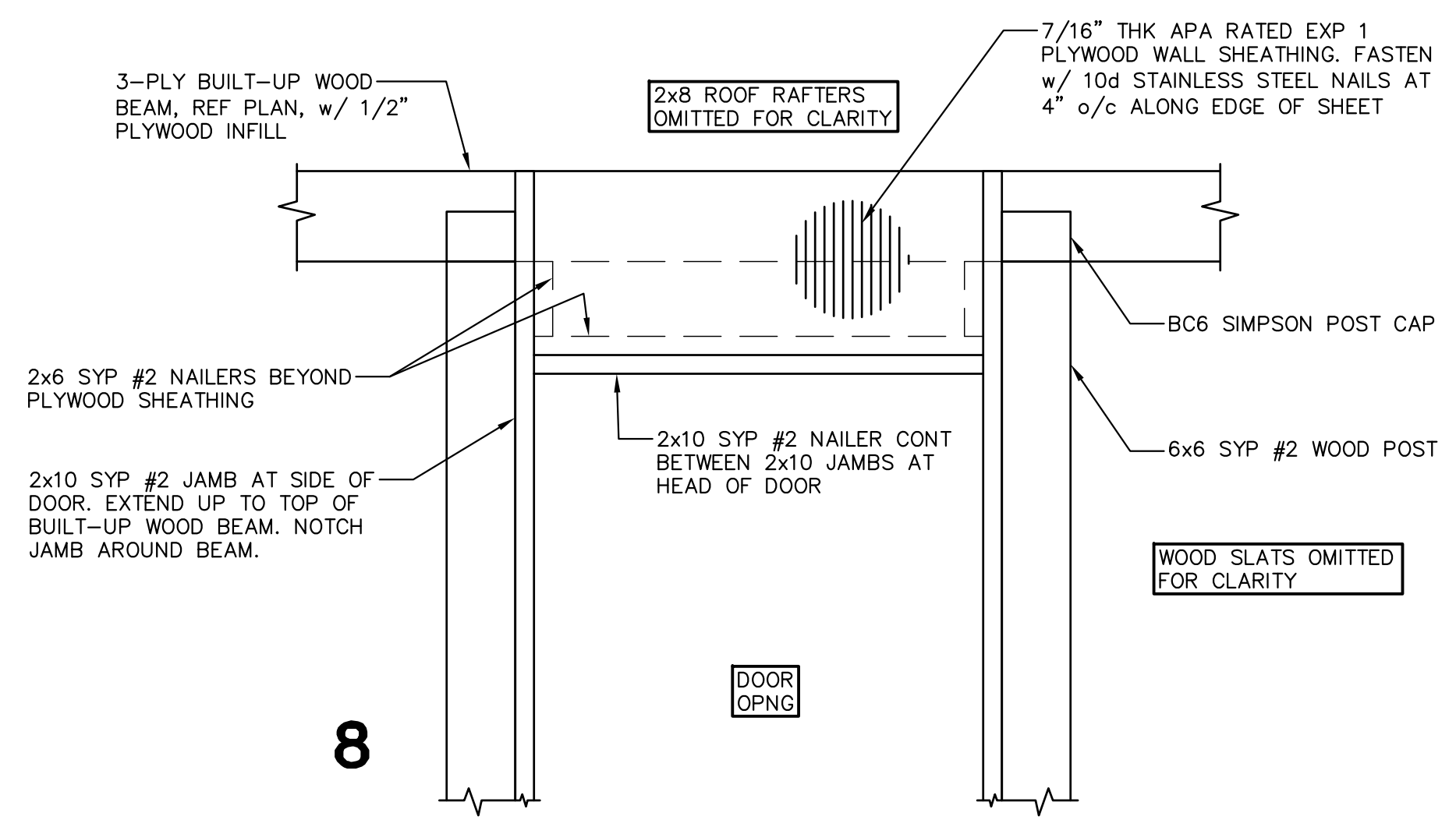


**5 POST SIDE VIEW NOTCH DIMENSIONS**  
 1" = 1'-0"

**6 SLAT CONNECTION DETAIL**  
 1" = 1'-0"



**7 ISOMETRIC VIEWS OF WOOD POST**  
 1" = 1'-0"



**8**





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. HD SUPPLY (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 WATER DISTRIBUTION MANAGER, WATER DISTRIBUTION ASSISTANT MGR AND DIRECTOR OF OPERATIONS, 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. HD SUPPLY (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 TUBBING 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 THERE, OWN EQUIPMENT. LMWD PERSONNEL MUST BE PRESENT TO WITNESS TEST FROM BEGINNING TO END. STANDARD TEST IS (150 PSI FOR 2 HOURS), FAILURE TO MAINTAIN PRESSURE, IS A FAILED TEST.
13. LMWD WILL COLLECT THE BACTERIA-LOGICAL SAMPLE AND SUBMIT IT FOR TESTING. IF TEST IS NEGATIVE, INSPECTION OF WATERLINE IS COMPLETE AND LINE CAN BE PUT 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 PUT INTO SERVICE.
17. WITH THE EXCEPTION OF TX-DOT PERMITS, CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL PERMITS, PERMIT FEES, ADMINISTRATIVE FEES THAT MAY APPLY WITH THE WATERLINE UPGRADE/EXTENSION. LMWD PROVIDES WATER SERVICES TO PORT ISABEL, SOUTH PADRE ISLAND, LAGUNA VISTA.
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. APPROVED CONTRACTORS
  1. 5125 COMPANY (956) 867-5125
  2. GNT PAVING (956) 592-1744
  3. CORNETT CONSTRUCTION (956) 245-1009
  4. CLOSNER CONSTRUCTION (956) 472-8613
  5. PEDERSON CONSTRUCTION (956) 233-4471

POLLUTION PREVENTION / EROSION CONTROL NOTES:

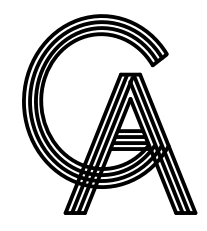
1. CONTRACTOR SHALL OBTAIN A SWPPP PERMIT AND POST IT AT THE CONSTRUCTION SITE, IN ACCORDANCE WITH SPECIFICATION 01 57 13 TEMPORARY EROSION AND SEDIMENTATION CONTROL AND 01 57 23 TPDES REQUIREMENTS, PRIOR TO CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING 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 SWEEPED 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 DRIPLINES.

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.

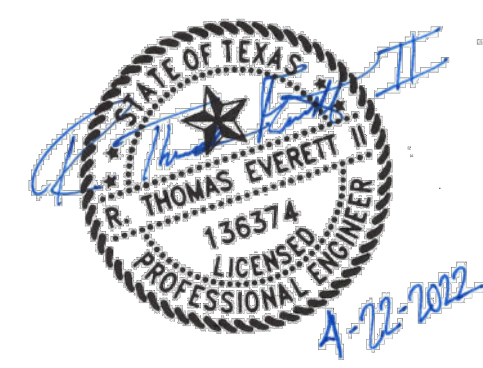


HALFF PROJECT NO. (AVO): 42852.001



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956) 428-4461 FAX: (956) 428-0287  
FIRM REGISTRATION #F-4145

SEAL



PROJECT

WALKOVER  
AT WHITECAP CIRCLE

SOUTH PADRE ISLAND,  
TEXAS

CLIENT

CITY OF  
SOUTH PADRE ISLAND



SOUTH PADRE ISLAND,  
TEXAS

P: 956-761-3044  
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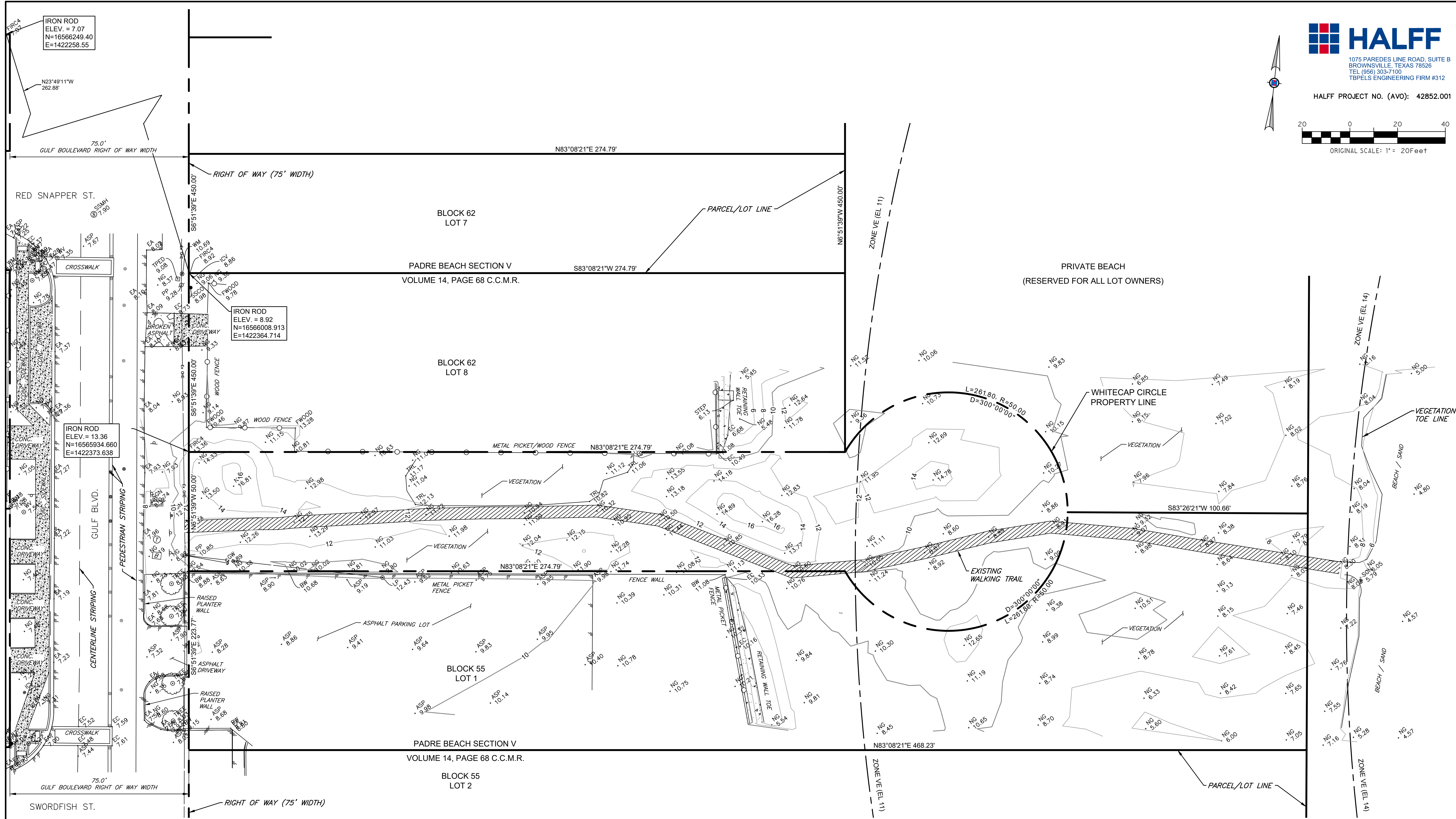
GENERAL LEGEND			
PROPOSED	EXISTING	PROPOSED	EXISTING

MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	TE
CHECKED BY	RA
SCALE	AS SHOWN

SHEET TITLE  
**GENERAL NOTES AND LEGEND**

SHEET NO.  
**C1.2**

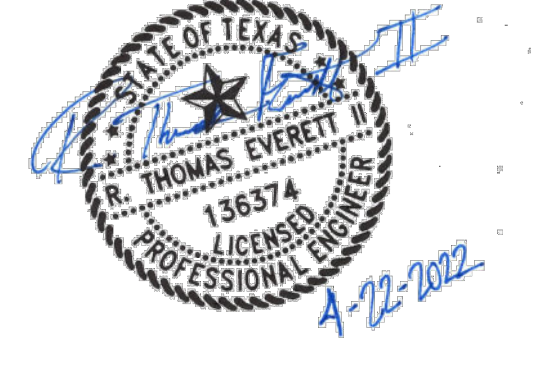


**HALFF**  
 1075 PAREDES LINE ROAD, SUITE B  
 BROWNSVILLE, TEXAS 78506  
 TEL (956) 303-7100  
 TBPELS ENGINEERING FIRM #312

HALFF PROJECT NO. (AVO): 42852.001

ORIGINAL SCALE: 1" = 20' Feet

**GREEN, RUBIANO & ASSOCIATES**  
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 HARLINGEN, TEXAS 78550  
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 FIRM REGISTRATION #F-4145



PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**

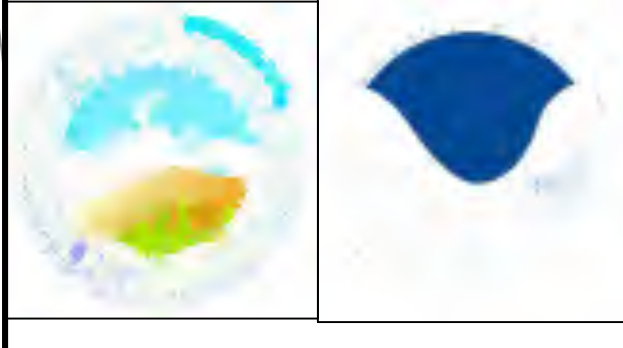
**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT

**CITY OF  
 SOUTH PADRE ISLAND**

**SOUTH PADRE ISLAND,  
 TEXAS**

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MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	TE
CHECKED BY	RA
SCALE	AS SHOWN

SHEET TITLE

**EXISTING  
 CONDITIONS**

SHEET NO.

**C1.3**

**SHEET SPECIFIC LEGEND**

SEE SHEET C1.2 FOR GENERAL LEGEND

- PARCEL / LOT LINE
- RIGHT OF WAY / PROPERTY LINE
- FEMA ZONE VE (BASE FLOOD ELEVATION) BOUNDARY

**TOPOGRAPHY NOTES:**

- ALL ELEVATIONS IN FEET, UNLESS OTHERWISE STATED.
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY 2021.

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

**CAMERON COUNTY APPRAISAL DISTRICT - PROPERTY INFORMATION:**

**LOT NO. 1 AND LOT NO. 2**  
 PROPERTY ID: 110413  
 OWNER: OV 101 LLC  
 LOCATION: 2800 GULF BLVD SOUTH PADRE ISLAND, TX 78597  
 LEGAL DESCRIPTION: UNT 101 OCEAN VISTA TOWERS CONDOMINIUMS & CAR PORT 27

**LOT NO. 7 (OF 7)**  
 PROPERTY ID: 115131  
 OWNER: CARRILLO MARTHA DELIA LLERENA DE  
 LOCATION: 3000 GULF BLVD 101 SOUTH PADRE ISLAND, TX 78597-7045  
 LEGAL DESCRIPTION: UNT 101 SUN TIDE PHASE III CONDOMINIUMS PADRE BEACH SEC V LOTS 1-7 BLK 62

**LOT NO. 8**  
 PROPERTY ID: 111055  
 OWNER: DYCUSA USA LLC  
 LOCATION: 2900 GULF BLVD SOUTH PADRE ISLAND, TX 78597  
 LEGAL DESCRIPTION: SO PADRE IS - PADRE BEACH SECTION V LOT 8 BLK 62

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

**METES AND BOUNDS INFORMATION:**

THE METES AND BOUNDS INFORMATION SHOWN HEREON ARE AS SHOWN ON THE 1952 RECORDED PLAT, PADRE BEACH SECTION V, VOLUME 14, PAGE 68, C.C.M.R.

THIS SITE IS LOCATED IN CAMERON COUNTY, TEXAS.

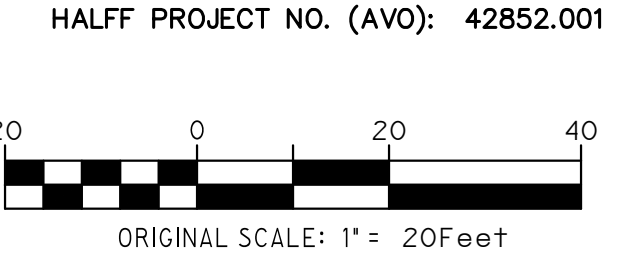
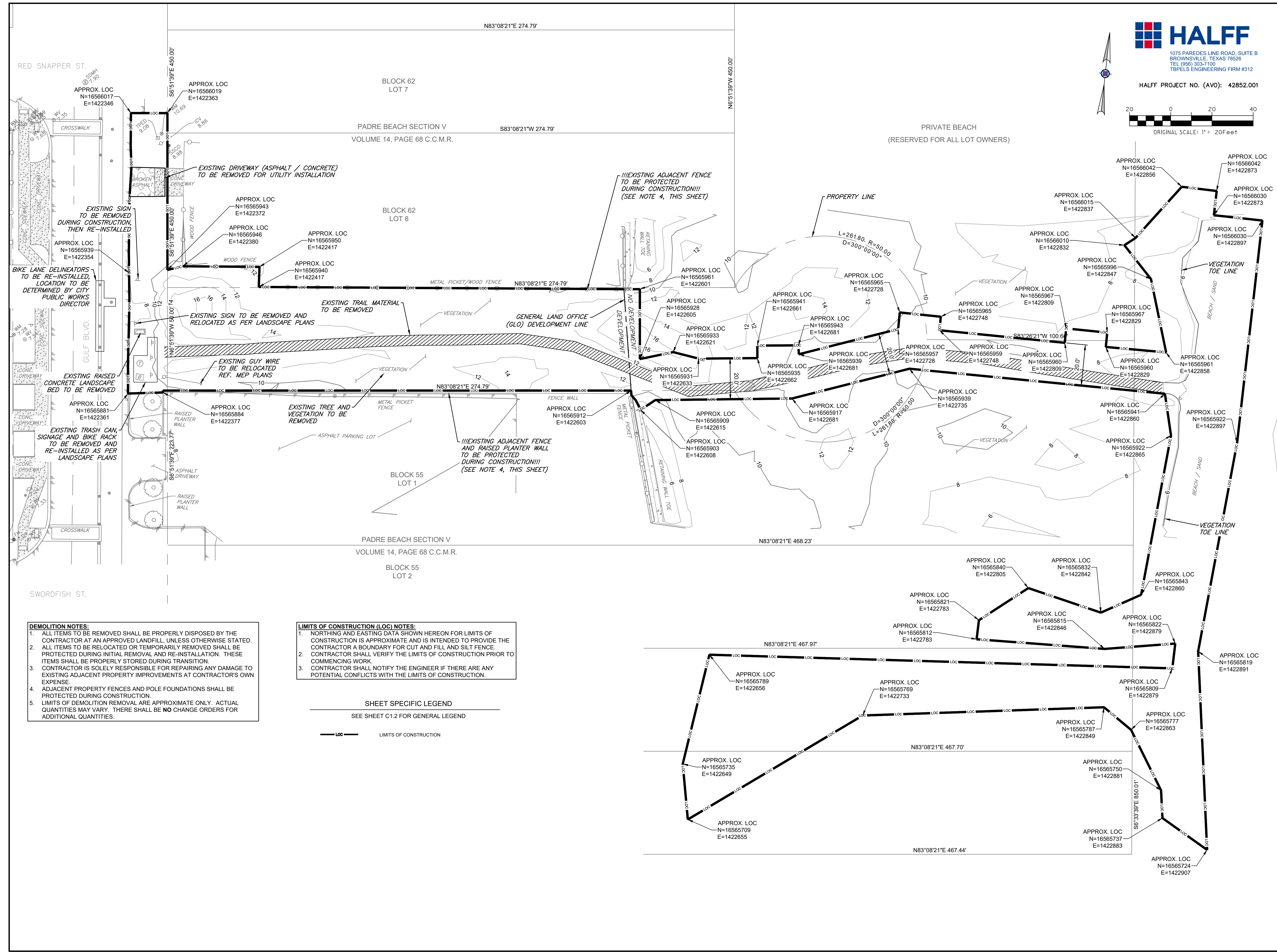
**FEMA INFORMATION:**

THE PROJECT LIMITS LIE WITHIN THE FOLLOWING FEMA ZONES:

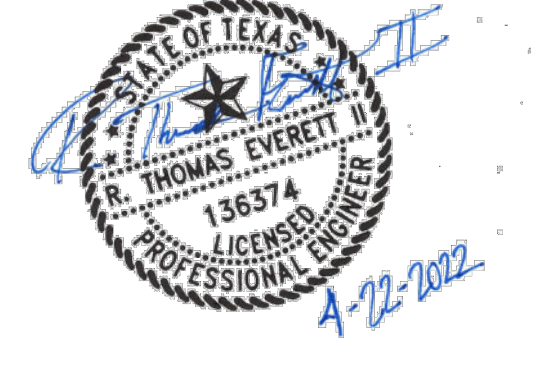
- ZONE X (SHADED/HATCHED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X (NOT SHADED/HATCHED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- ZONE VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION)

THIS INFORMATION WAS IDENTIFIED BY FEMA, NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND IS AS SHOWN ON PANEL 0510F FLOOD INSURANCE RATE MAP (FIRM) NO. 48061C0510F, EFFECTIVE DATE FEBRUARY 16, 2018, FOR CAMERON COUNTY, TEXAS. THESE 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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 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
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 FIRM REGISTRATION #F-4145



PROJECT  
**WALKOVER  
 AT WHITECAP CIRCLE**  
 SOUTH PADRE ISLAND,  
 TEXAS

CLIENT  
**CITY OF  
 SOUTH PADRE ISLAND**  
 SOUTH PADRE ISLAND,  
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MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	TE
CHECKED BY	RA
SCALE	AS SHOWN

SHEET TITLE  
**DEMOLITION PLAN  
 AND LIMITS OF  
 CONSTRUCTION**

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.

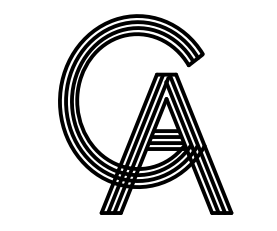
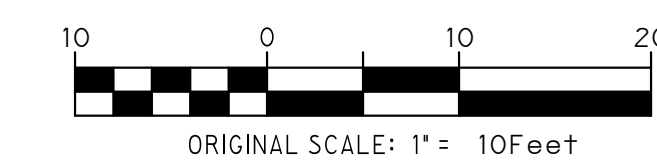
**SHEET SPECIFIC LEGEND**  
 SEE SHEET C1.2 FOR GENERAL LEGEND

— LOC — LIMITS OF CONSTRUCTION

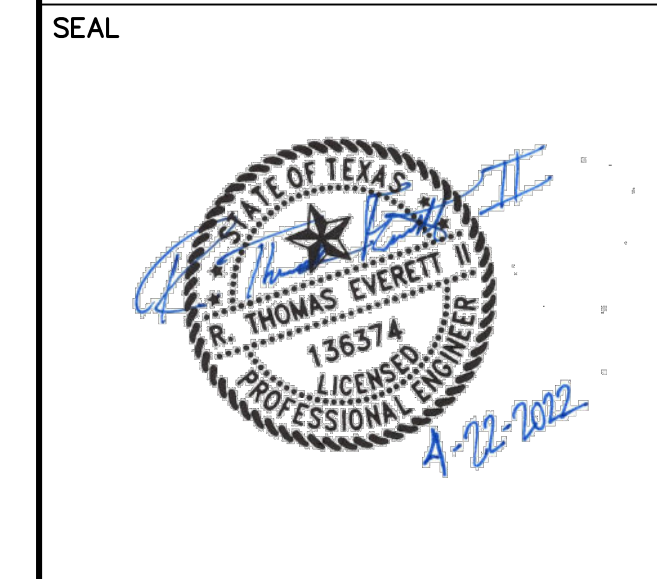
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HALFF PROJECT NO. (AVO): 42852.001



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 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461 FAX: (956)428-0287  
 FIRM REGISTRATION #F-4145



PROJECT  
**WALKOVER  
 AT WHITECAP CIRCLE**  
 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

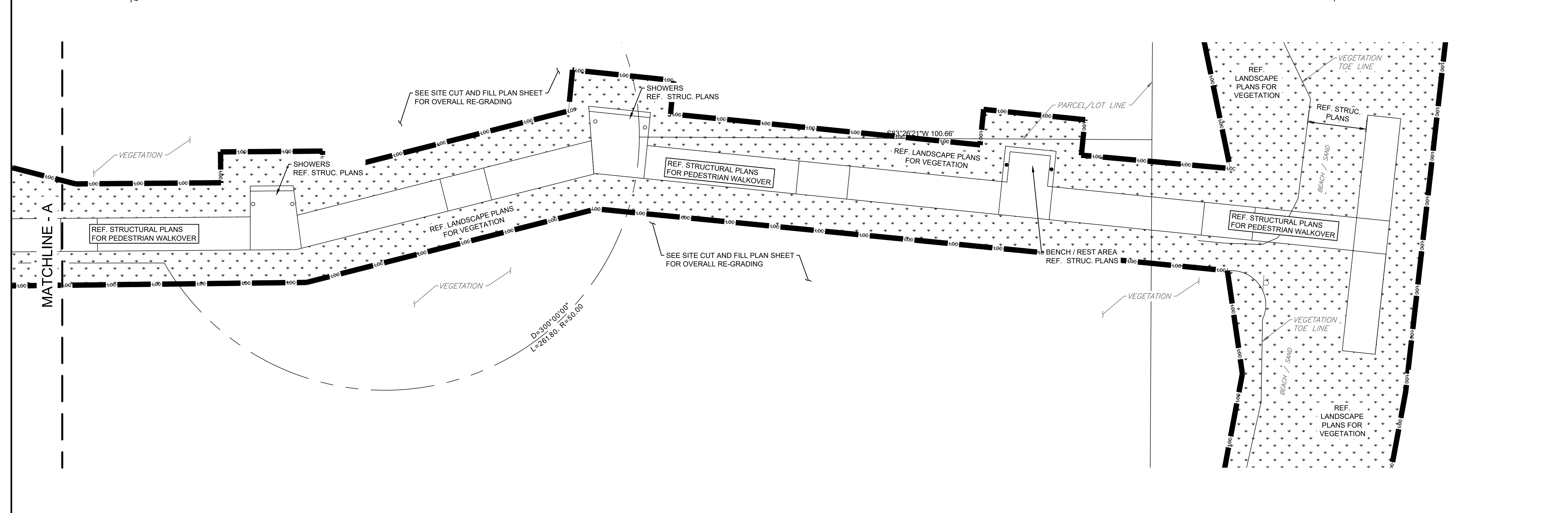
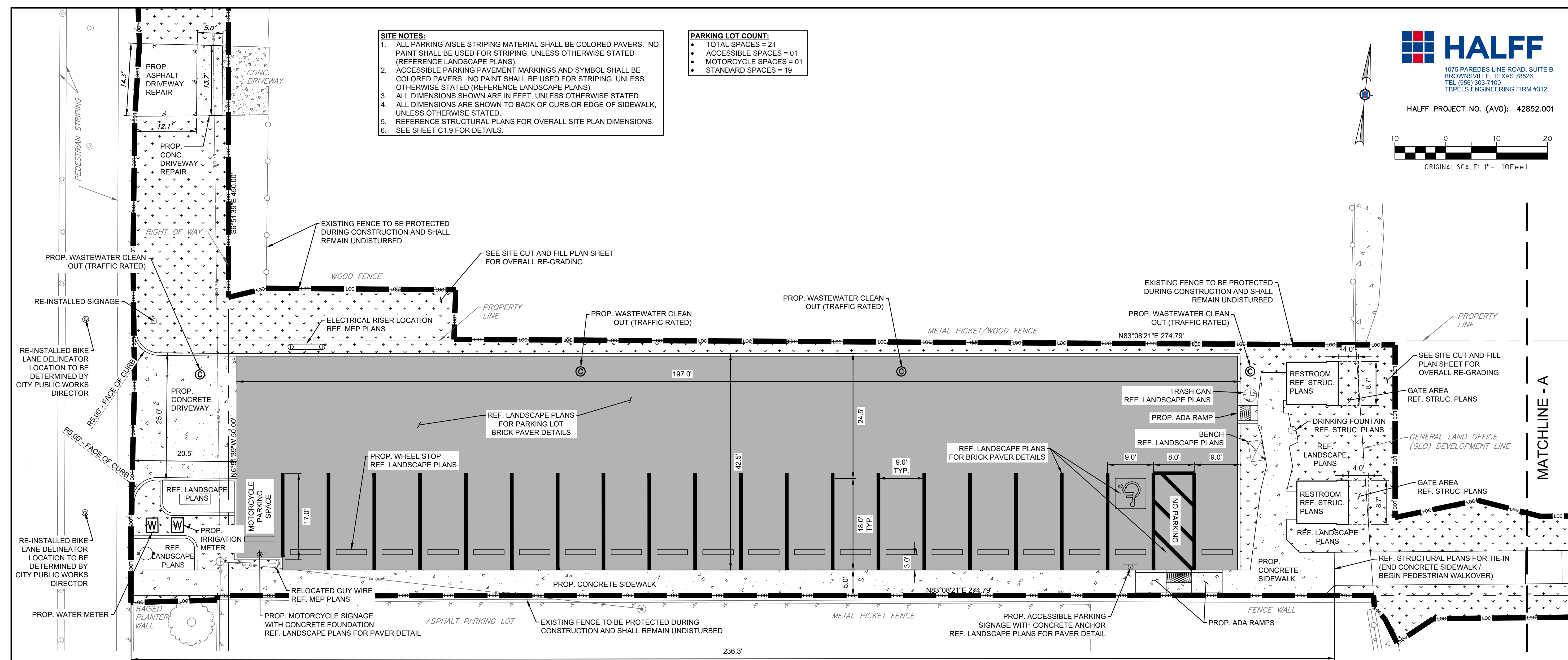
PROJECT NO. 1065-16  
 DATE 04-22-2022  
 DRAWN BY TE  
 CHECKED BY RA  
 SCALE AS SHOWN

SHEET TITLE  
**PROPOSED SITE PLAN**

SHEET NO.  
**C1.5**

- SITE NOTES:**
1. ALL PARKING AISLE STRIPING MATERIAL SHALL BE COLORED PAVERS. NO PAINT SHALL BE USED FOR STRIPING, UNLESS OTHERWISE STATED (REFERENCE LANDSCAPE PLANS).
  2. ACCESSIBLE PARKING PAVEMENT MARKINGS AND SYMBOL SHALL BE COLORED PAVERS. NO PAINT SHALL BE USED FOR STRIPING, UNLESS OTHERWISE STATED (REFERENCE LANDSCAPE PLANS).
  3. ALL DIMENSIONS SHOWN ARE IN FEET, UNLESS OTHERWISE STATED.
  4. ALL DIMENSIONS ARE SHOWN TO BACK OF CURB OR EDGE OF SIDEWALK, UNLESS OTHERWISE STATED.
  5. REFERENCE STRUCTURAL PLANS FOR OVERALL SITE PLAN DIMENSIONS.
  6. SEE SHEET C1.9 FOR DETAILS.

- PARKING LOT COUNT:**
- TOTAL SPACES = 21
  - ACCESSIBLE SPACES = 01
  - MOTORCYCLE SPACES = 01
  - STANDARD SPACES = 19



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**GRADING NOTES:**  
 1. ALL ELEVATIONS SHOWN ARE IN FEET.  
 2. ALL CURB HEIGHT IS 4-INCH, UNLESS OTHERWISE STATED.  
 3. FOR ADDITIONAL IRON ROD INFORMATION, SEE SHEET C1.3  
 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

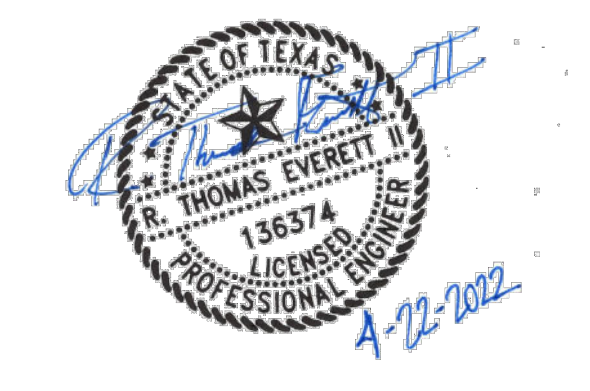
- TC=00.00 PROPOSED TOP OF CURB SPOT ELEVATION
- TS=00.00 PROPOSED TOP OF SIDEWALK SPOT ELEVATION
- TP=00.00 PROPOSED TOP OF PAVEMENT (BRICK PAVER) SPOT ELEVATION
- FG=00.00 PROPOSED FINISHED GRADE SPOT ELEVATION
- NG=00.00 EXISTING NATURAL GROUND SPOT ELEVATION
- EP=00.00 EXISTING EDGE OF PAVEMENT SPOT ELEVATION
- FF=00.00 PROPOSED FINISHED FLOOR ELEVATION
- S-TL=(00.00) STRUCTURAL-TOP OF WALKOVER LANDING ELEVATION (REF. STRUC. PLANS)
- S-BW=(00.00) STRUCTURAL-BOTTOM OF WALKOVER STRUCTURE ELEVATION (REF. STRUC. PLANS)
- PROPOSED MAJOR CONTOUR (5' INCREMENTS)
- PROPOSED MINOR CONTOUR (1' INCREMENTS)
- EXISTING CONTOUR (2' INCREMENTS)
- SLOPE ARROW

**HALFF**  
 1075 PAREDES LINE ROAD, SUITE B  
 BROWNSVILLE, TEXAS 77856  
 TEL (956) 303-7100  
 TPELS ENGINEERING FIRM #312

HALFF PROJECT NO. (AVO): 42852.001

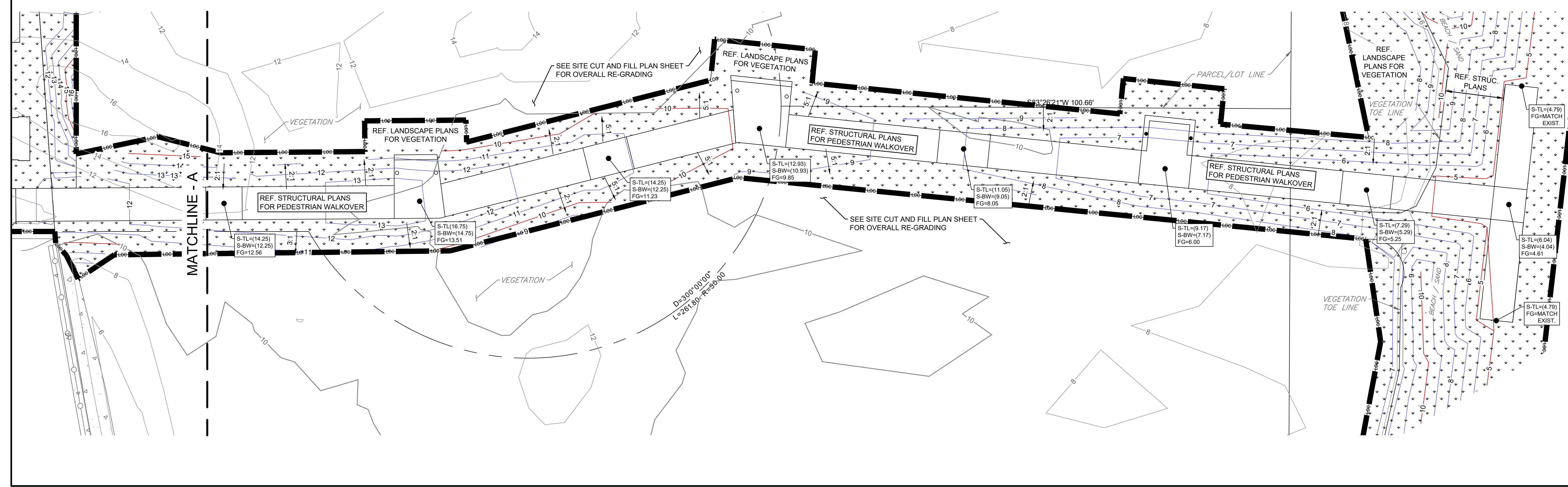
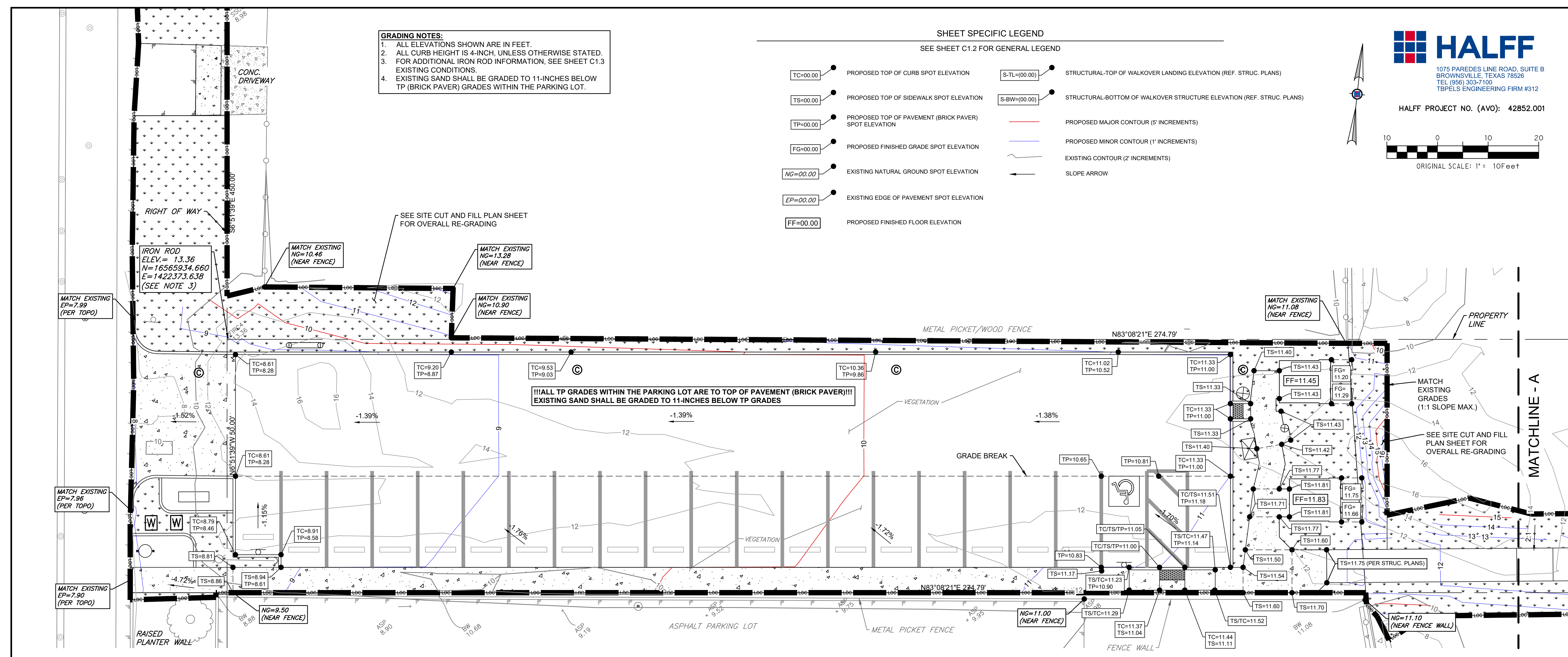
ORIGINAL SCALE: 1" = 10 FEET

**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956) 428-4461 FAX: (956) 428-0287  
 FIRM REGISTRATION #F-4145



PROJECT  
**WALKOVER AT WHITECAP CIRCLE**  
 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.	1065-16	
DATE	04-22-2022	
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SCALE	AS SHOWN	
SHEET TITLE	PROPOSED GRADING PLAN	
SHEET NO.	C1.6	

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**UTILITY NOTES:**

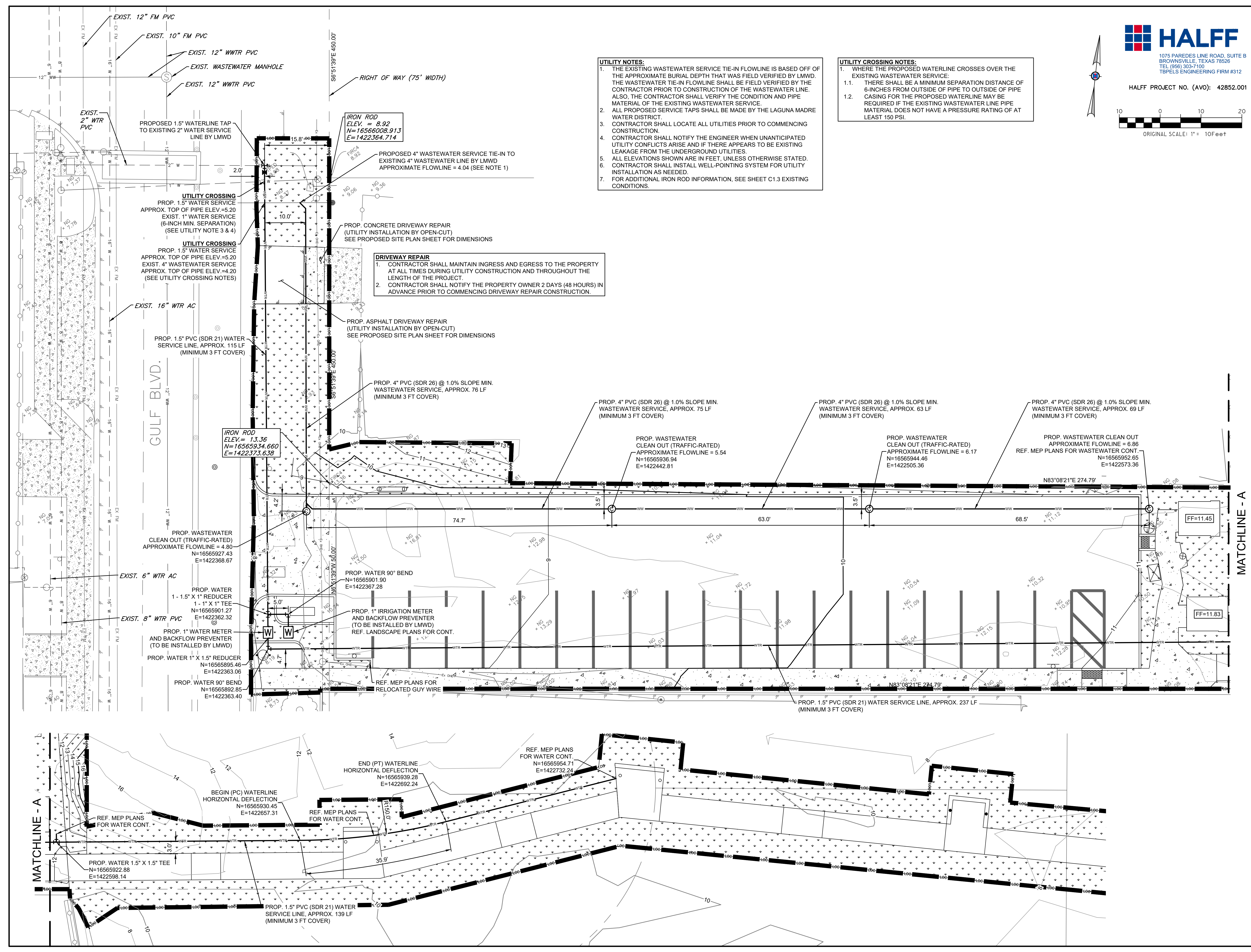
1. THE EXISTING WASTEWATER SERVICE TIE-IN FLOWLINE IS BASED OFF OF THE APPROXIMATE BURIAL DEPTH THAT WAS FIELD VERIFIED BY LMWD. THE WASTEWATER TIE-IN FLOWLINE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE WASTEWATER LINE. ALSO, THE CONTRACTOR SHALL VERIFY THE CONDITION AND PIPE MATERIAL OF THE EXISTING WASTEWATER SERVICE.
2. ALL PROPOSED SERVICE TAPS SHALL BE MADE BY THE LAGUNA MADRE WATER DISTRICT.
3. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNANTICIPATED UTILITY CONFLICTS ARISE AND IF THERE APPEARS TO BE EXISTING LEAKAGE FROM THE UNDERGROUND UTILITIES.
5. ALL ELEVATIONS SHOWN ARE IN FEET, UNLESS OTHERWISE STATED.
6. CONTRACTOR SHALL INSTALL WELL-POINTING SYSTEM FOR UTILITY INSTALLATION AS NEEDED.
7. FOR ADDITIONAL IRON ROD INFORMATION, SEE SHEET C1.3 EXISTING CONDITIONS.

**UTILITY CROSSING NOTES:**

1. WHERE THE PROPOSED WATERLINE CROSSES OVER THE EXISTING WASTEWATER SERVICE:
  - 1.1. 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.

**DRIVEWAY REPAIR**

1. CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE PROPERTY AT ALL TIMES DURING UTILITY CONSTRUCTION AND THROUGHOUT THE LENGTH OF THE PROJECT.
2. CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 2 DAYS (48 HOURS) IN ADVANCE PRIOR TO COMMENCING DRIVEWAY REPAIR CONSTRUCTION.



PROJECT  
**WALKOVER AT WHITECAP CIRCLE**  
 SOUTH PADRE ISLAND, TEXAS

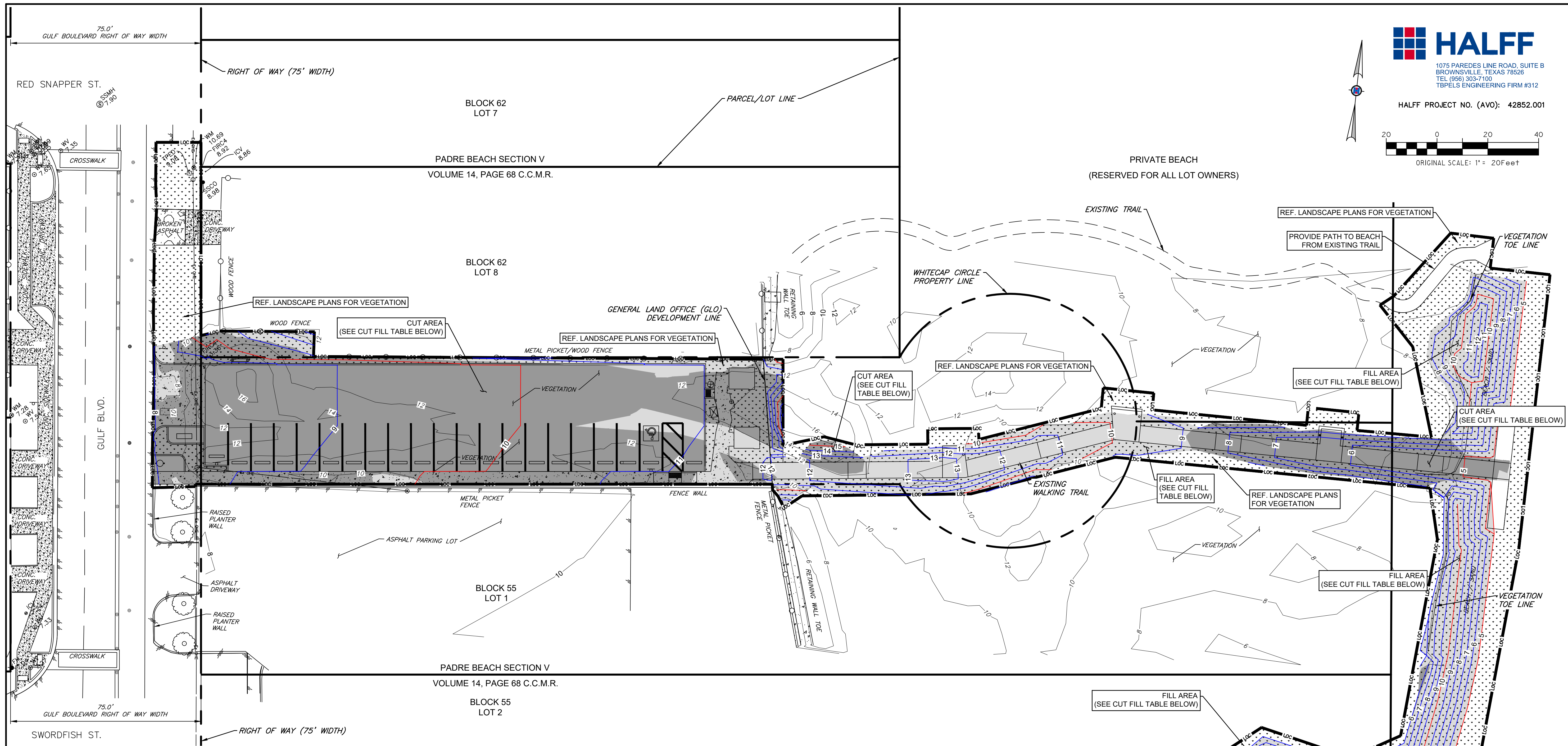
CLIENT  
 CITY OF SOUTH PADRE ISLAND  
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MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
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 SCALE AS SHOWN

SHEET TITLE  
**PROPOSED UTILITY PLAN**

SHEET NO.  
**C1.7**

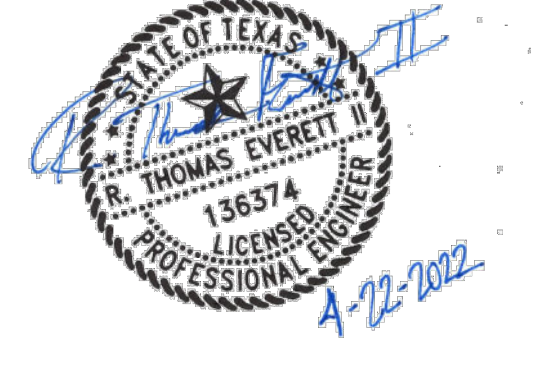


1075 PAREDES LINE ROAD, SUITE B  
BROWNSVILLE, TEXAS 78509  
TEL (956) 303-7100  
TBPELS ENGINEERING FIRM #312

HALFF PROJECT NO. (AVO): 42852.001

ORIGINAL SCALE: 1" = 20' Feet

**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956) 428-4461 FAX: (956) 428-0287  
FIRM REGISTRATION #F-4145



PROJECT

**WALKOVER  
AT WHITECAP CIRCLE**

**SOUTH PADRE ISLAND,  
TEXAS**

CLIENT

**CITY OF  
SOUTH PADRE ISLAND**

**SOUTH PADRE ISLAND,  
TEXAS**

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MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
DATE 04-22-2022  
DRAWN BY TE  
CHECKED BY RA  
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 CONTOUR (5' INCREMENTS)
- PROPOSED MINOR CONTOUR (1' INCREMENTS)
- EXISTING CONTOUR (2' INCREMENTS)
- LIMITS OF CONSTRUCTION

**CUT FILL TABLE**

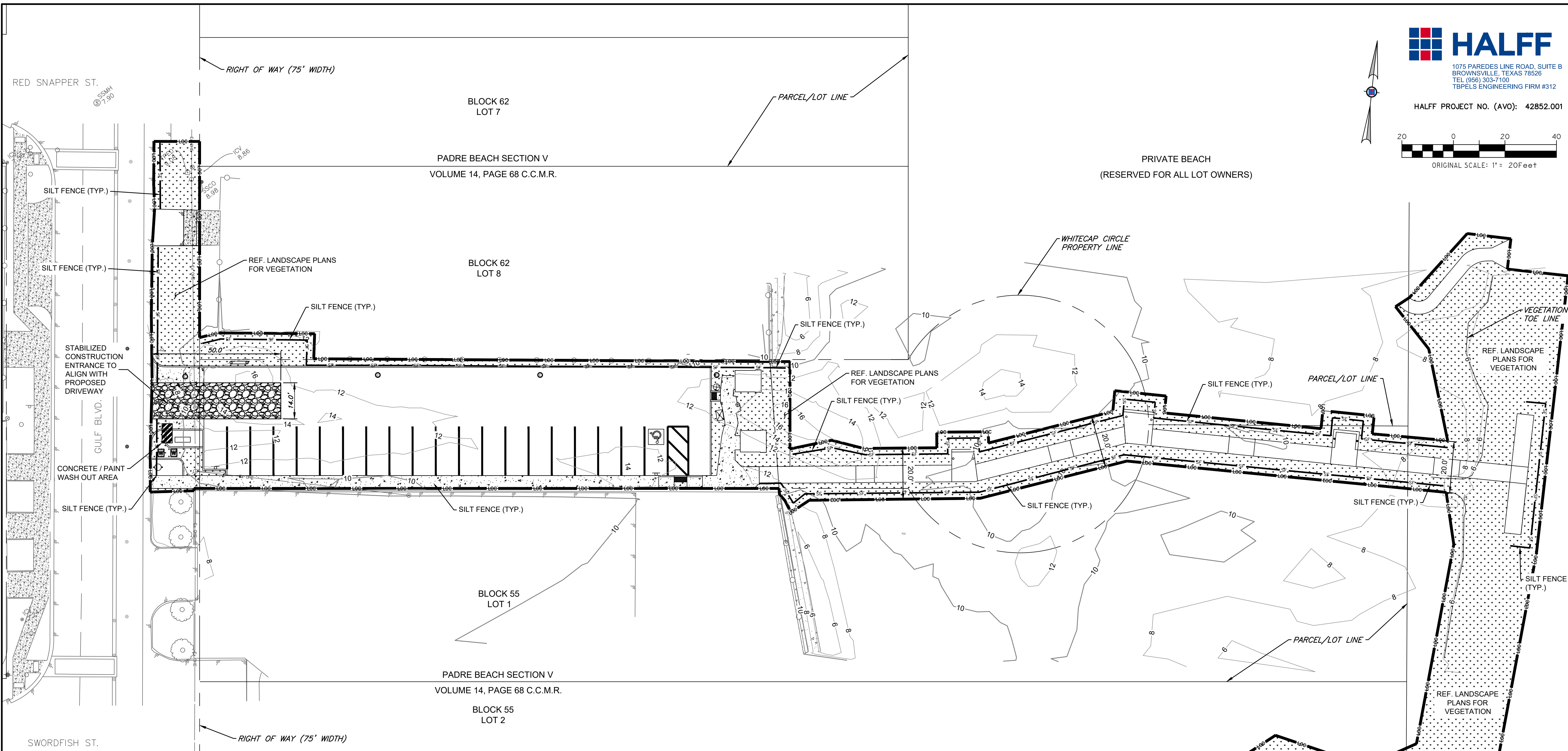
Description	Color	Approximate Volume
Cut	Grey	1224 CY
Fill	White	1224 CY

**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.

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**HALFF**  
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 BROWNSVILLE, TEXAS 78509  
 TEL (956) 303-7100  
 TBPELS ENGINEERING FIRM #312

HALFF PROJECT NO. (AVO): 42852.001

ORIGINAL SCALE: 1" = 20 FEET

**GA**  
**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956) 428-4461 FAX: (956) 428-0287  
 FIRM REGISTRATION #F-4145

SEAL

PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**

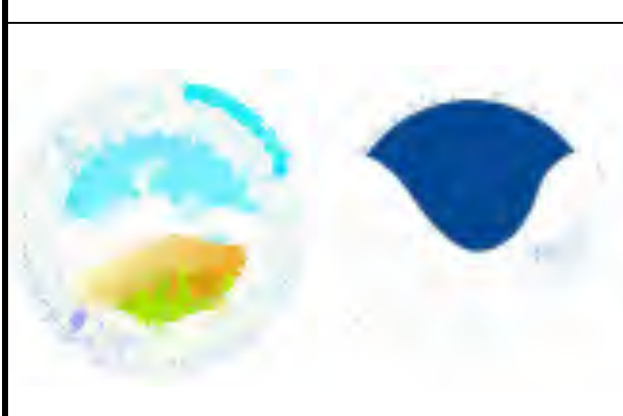
**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT

**CITY OF  
 SOUTH PADRE ISLAND**

**SOUTH PADRE ISLAND,  
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**STORM WATER POLLUTION PREVENTION PLAN INFORMATION**

**NATURE OF CONSTRUCTION ACTIVITY**  
 \* SITE (PEDESTRIAN) IMPROVEMENTS

**SUGGESTED SEQUENCE OF MAJOR ACTIVITIES**  
 \* INSTALL EROSION CONTROL MEASURES  
 \* DEMOLITION  
 \* INSTALL UNDERGROUND UTILITIES  
 \* DUNE MITIGATION / GRADING  
 \* INSTALL PROPOSED IMPROVEMENTS  
 \* REMOVE EROSION CONTROL MEASURES

**AREA OF SITE**  
 \* TOTAL AREA OF DISTURBANCE: APPROXIMATELY 0.92 ACRES

**ESTIMATED RUNOFF COEFFICIENT**  
 \* PRE-CONSTRUCTION C 0.35 PARK AREA LAND USE  
 \* POST-CONSTRUCTION C 0.45 RESIDENTIAL AREA LAND USE

**SOIL DESCRIPTION:**  
 \* SAND

**SITE PLAN SHOWS THE FOLLOWING:**  
 \* EXISTING GENERAL CONTOURS  
 \* LIMITS OF CONSTRUCTION AND SILT FENCING  
 \* PROPOSED SITE PLAN

**NAME OF RECEIVING WATERS**  
 GULF OF MEXICO

**BMP'S TO BE IMPLEMENTED**  
 \* DURING CONSTRUCTION, SILT FENCING SHALL BE ERECTED AND MAINTAINED WHERE SHOWN TO MINIMIZE ESCAPE OF SEDIMENT INTO RECEIVING WATERS.

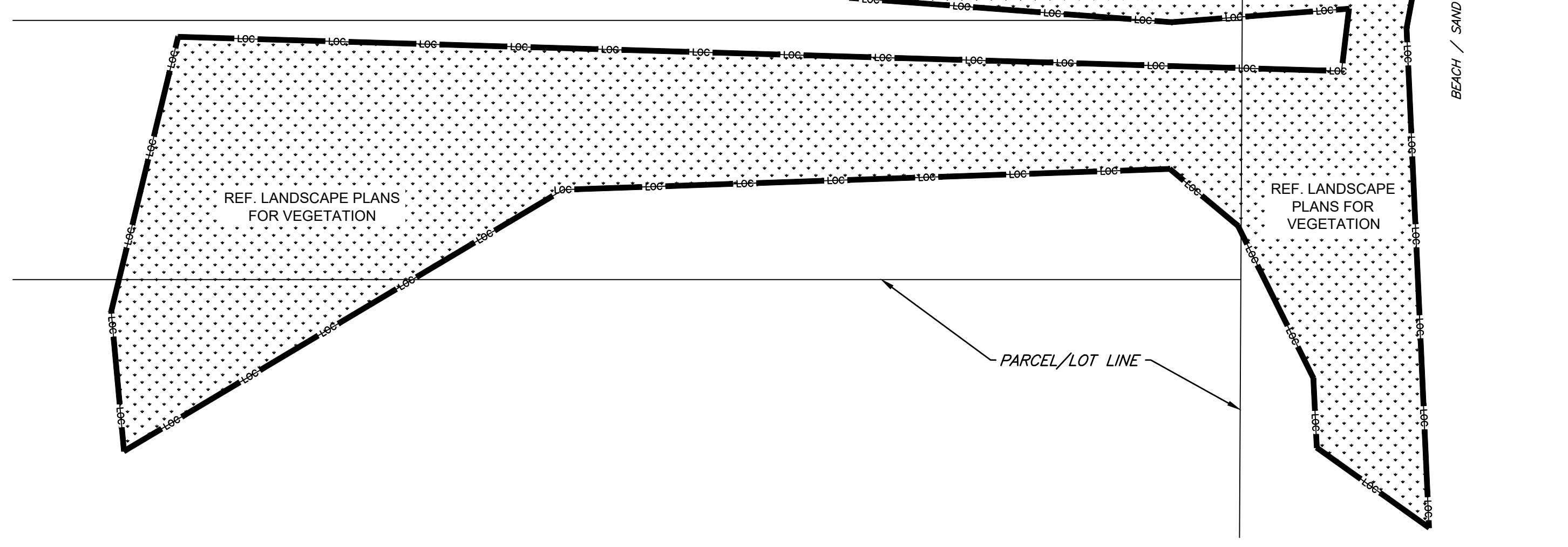
- SWPPP NOTES:**
1. THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR MUST PROVIDE HIS/HER OPERATION'S SPECIFIC INFORMATION AS PER THE TCEQ PERMIT AND THE SPECIFICATIONS. INCLUDE ALL DOCUMENTATION AND CERTIFICATIONS AS PER THE TCEQ PERMIT
  2. STABILIZED CONSTRUCTION ENTRANCE/EXIT LOCATION 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**

SEE SHEET C1.2 FOR GENERAL LEGEND

- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- CONCRETE / PAINT WASH OUT AREA
- STABILIZED CONSTRUCTION ENTRANCE

- 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.



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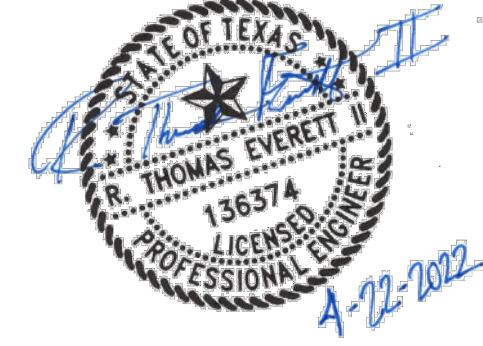
SHEET TITLE

**MINIMUM SUGGESTED  
 EROSION CONTROL  
 MEASURES**

SHEET NO.

**C1.9**





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*South Padre*  
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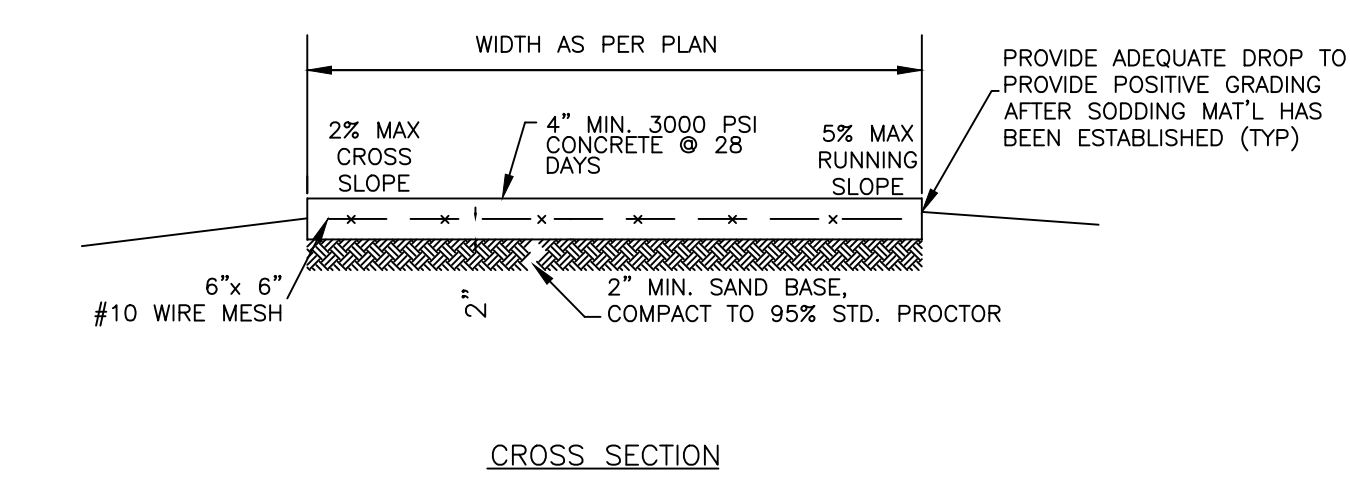
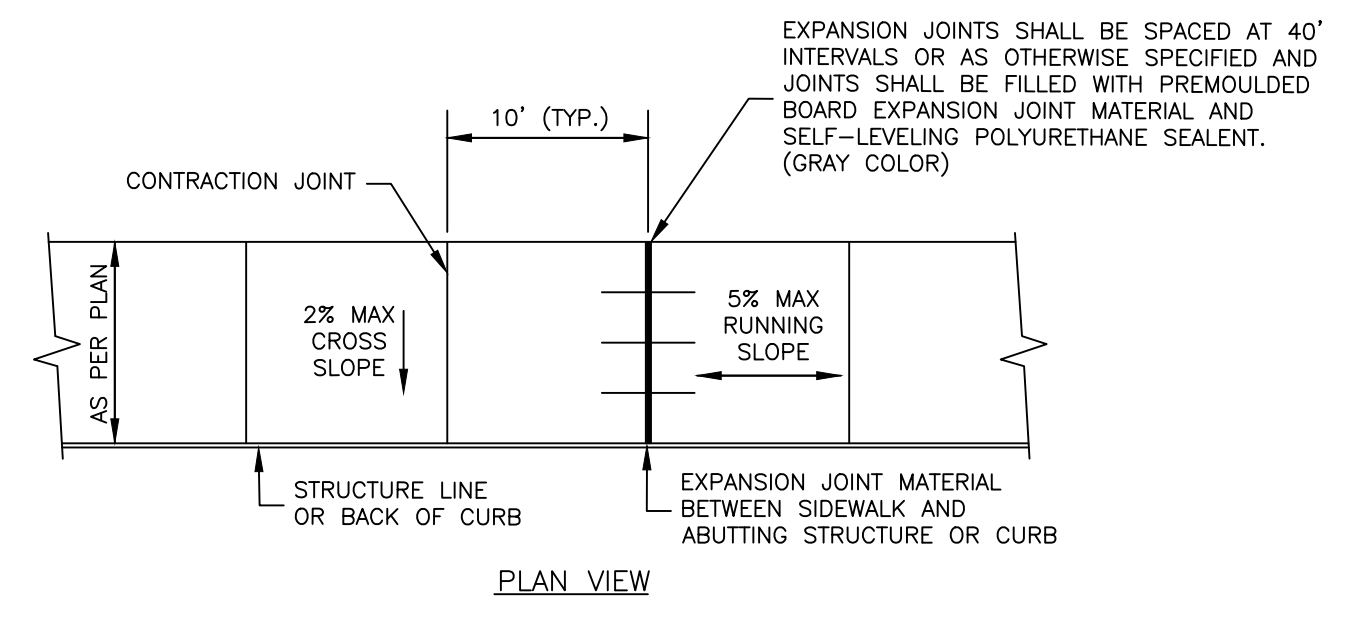


MARK	DATE	DESCRIPTION

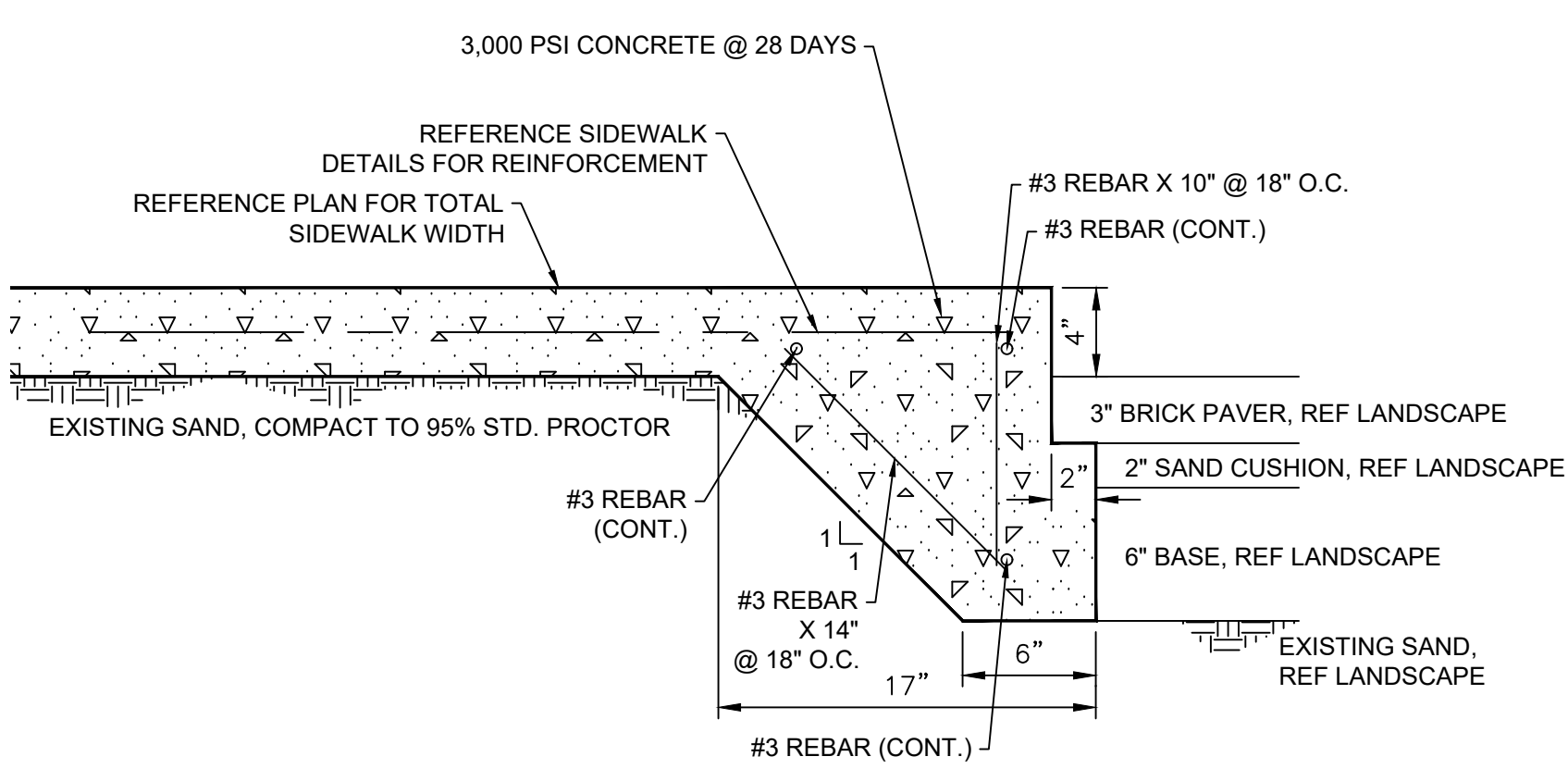
PROJECT NO.	1065-16
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CHECKED BY	RA
SCALE	AS SHOWN

SHEET TITLE  
**MISCELLANEOUS  
DETAILS (1 OF 2)**

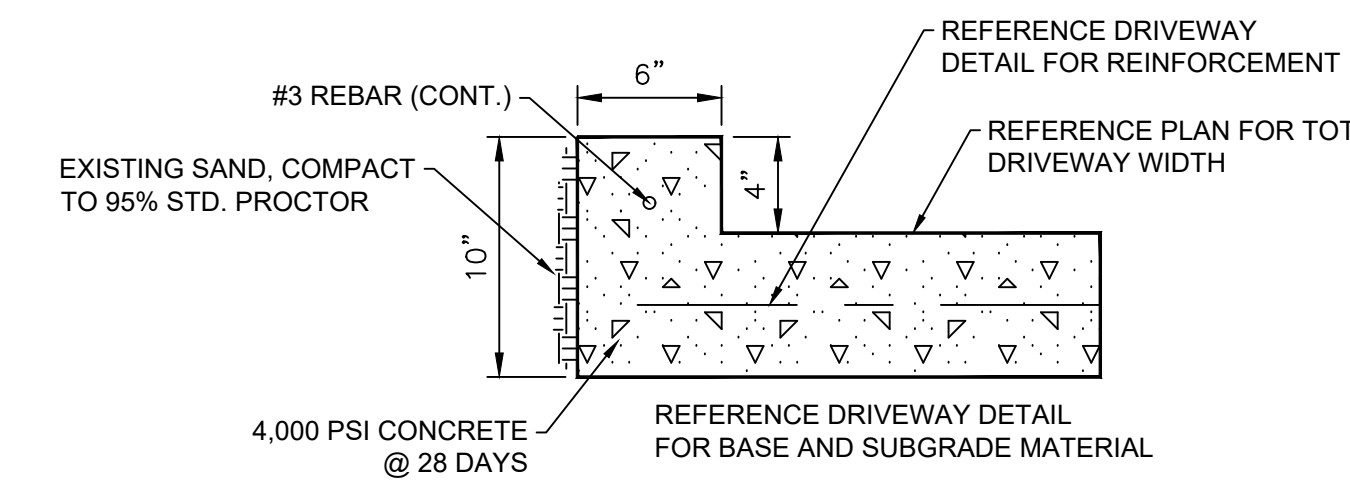
SHEET NO.  
**C1.10**



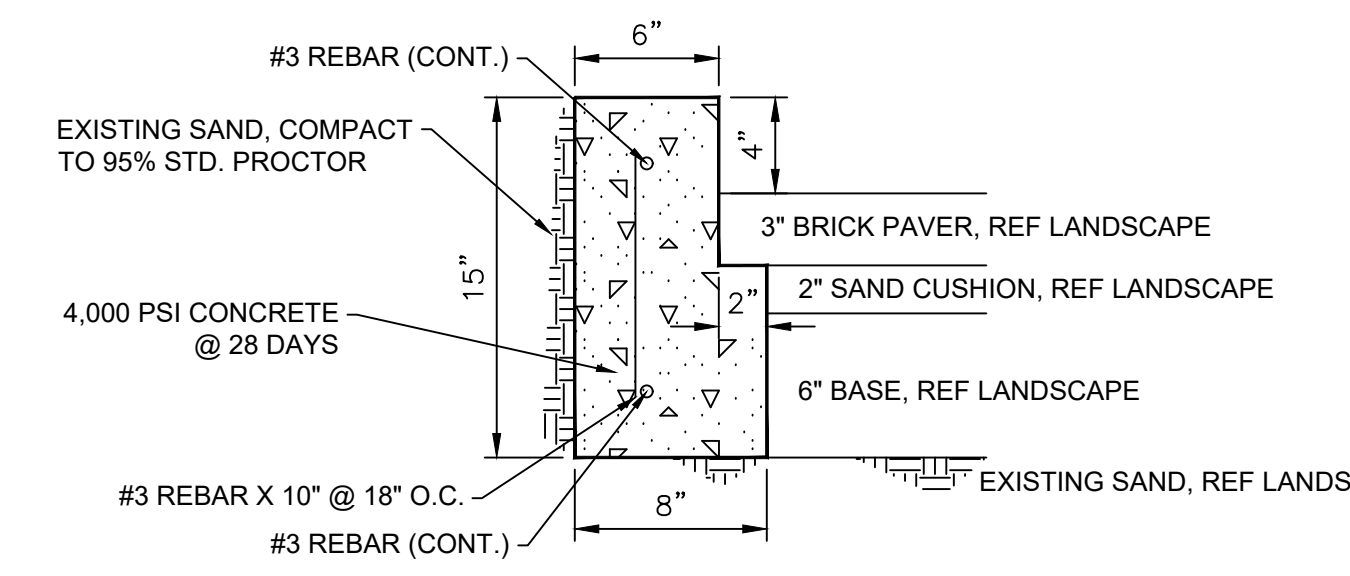
CONCRETE SIDEWALK DETAIL  
NTS



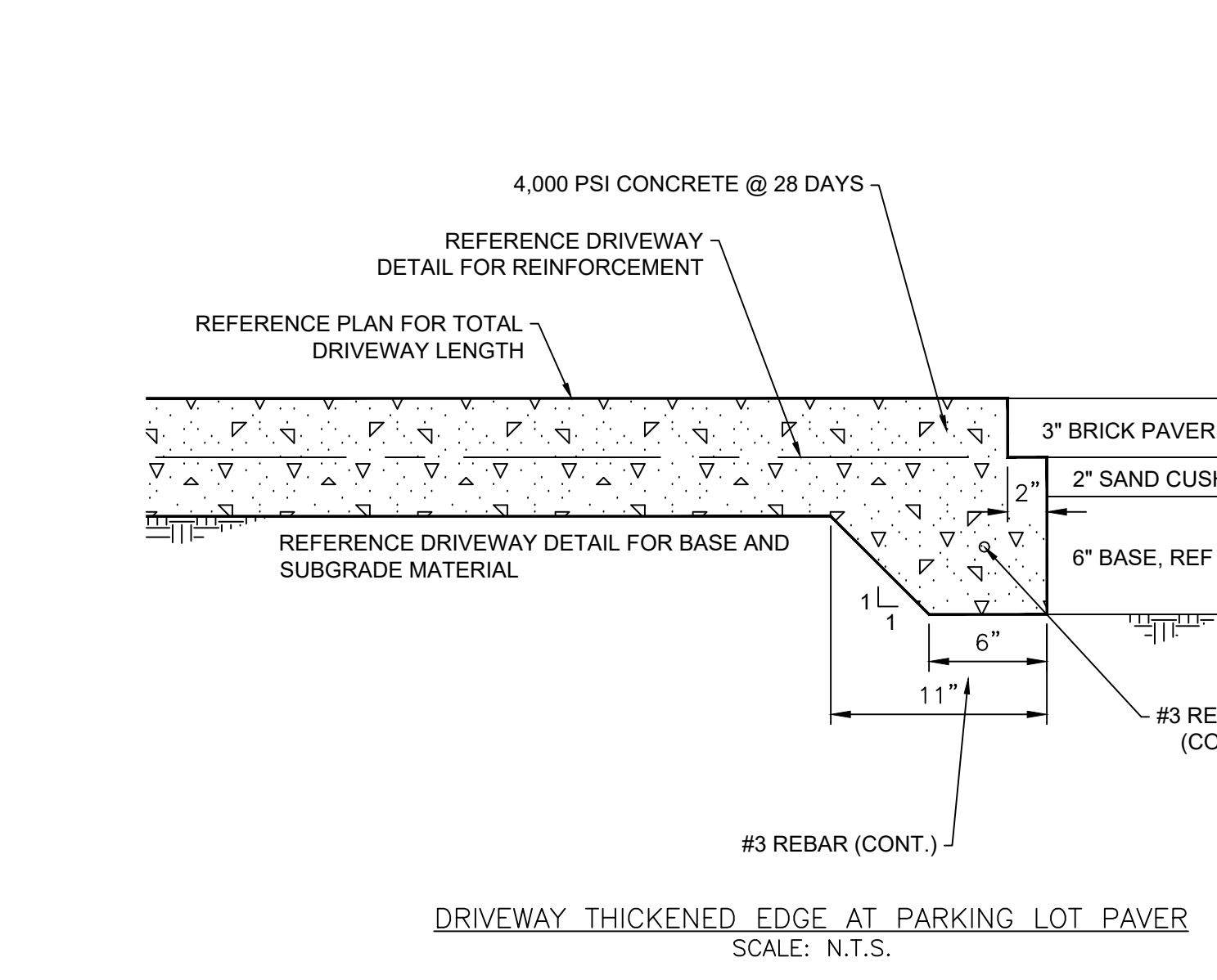
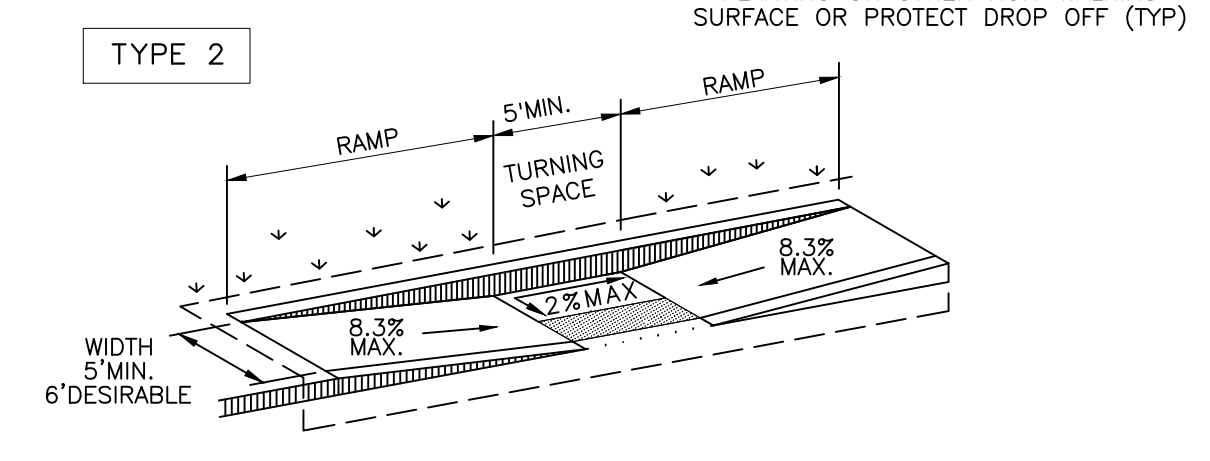
SIDEWALK THICKENED EDGE AT PARKING LOT PAVEMENT  
SCALE: N.T.S.



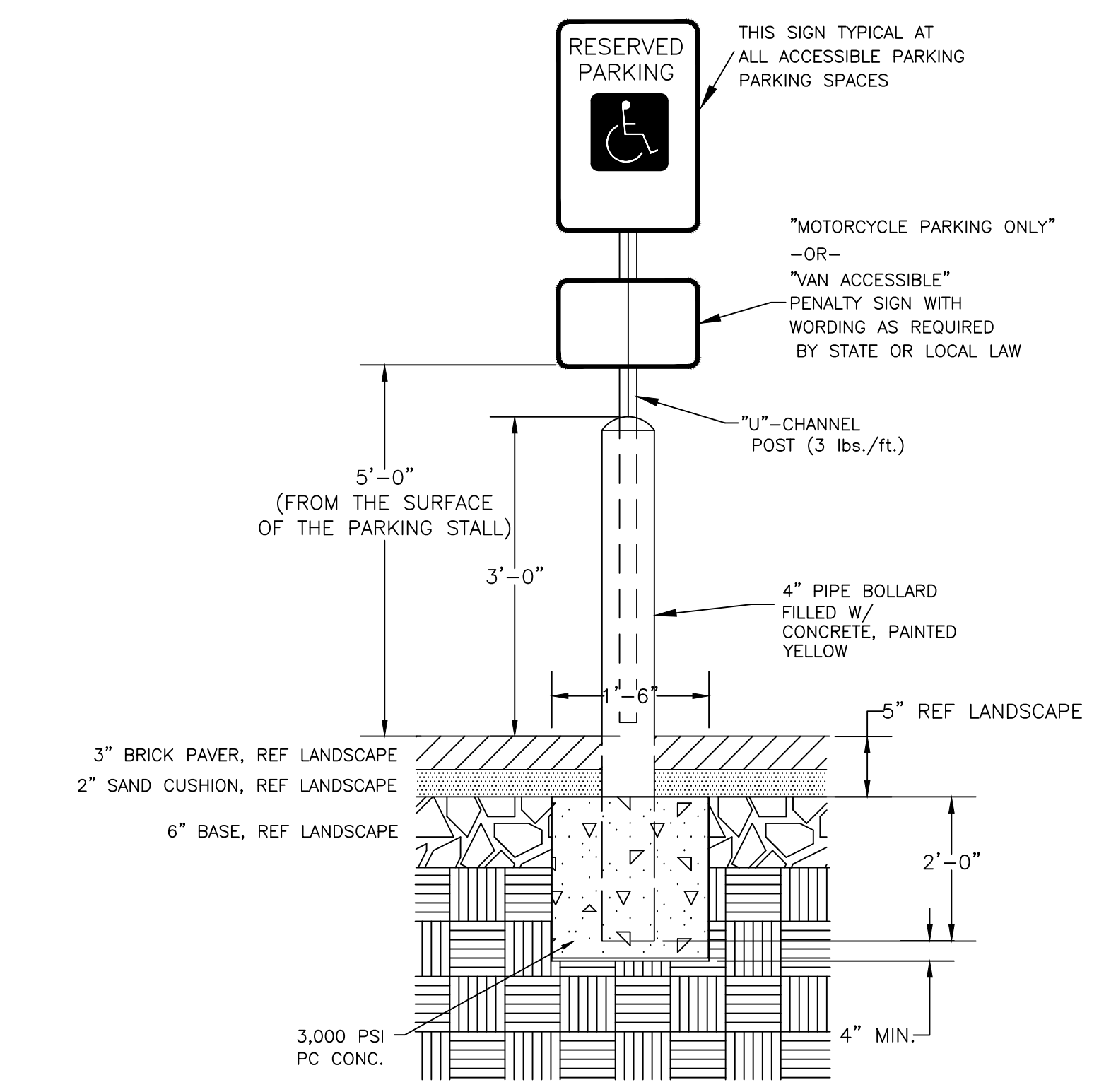
4-INCH CURB AT DRIVEWAY  
SCALE: N.T.S.



4-INCH CURB AT PARKING LOT PAVEMENT  
SCALE: N.T.S.



DRIVEWAY THICKENED EDGE AT PARKING LOT PAVEMENT  
SCALE: N.T.S.

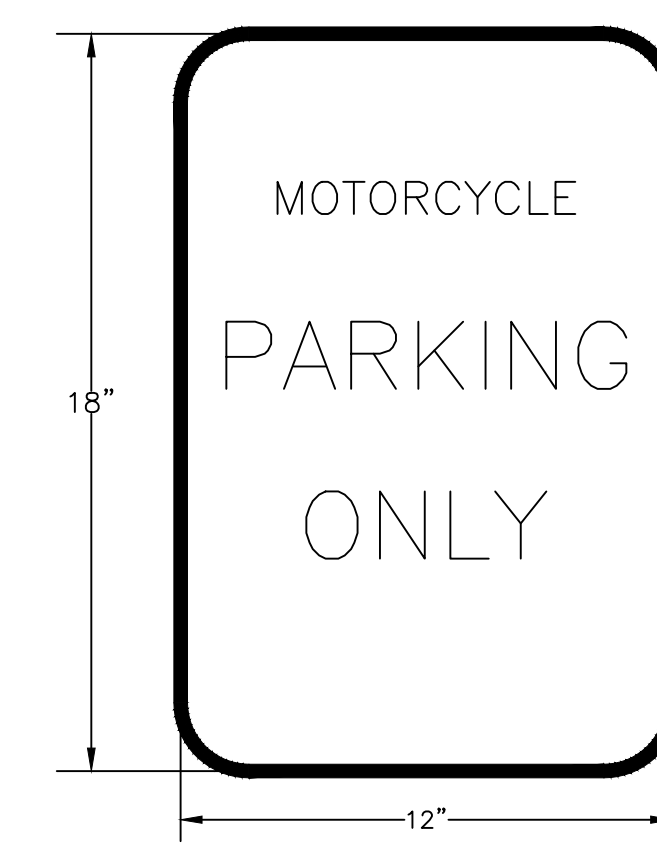


SIGN ASSEMBLY  
NTS



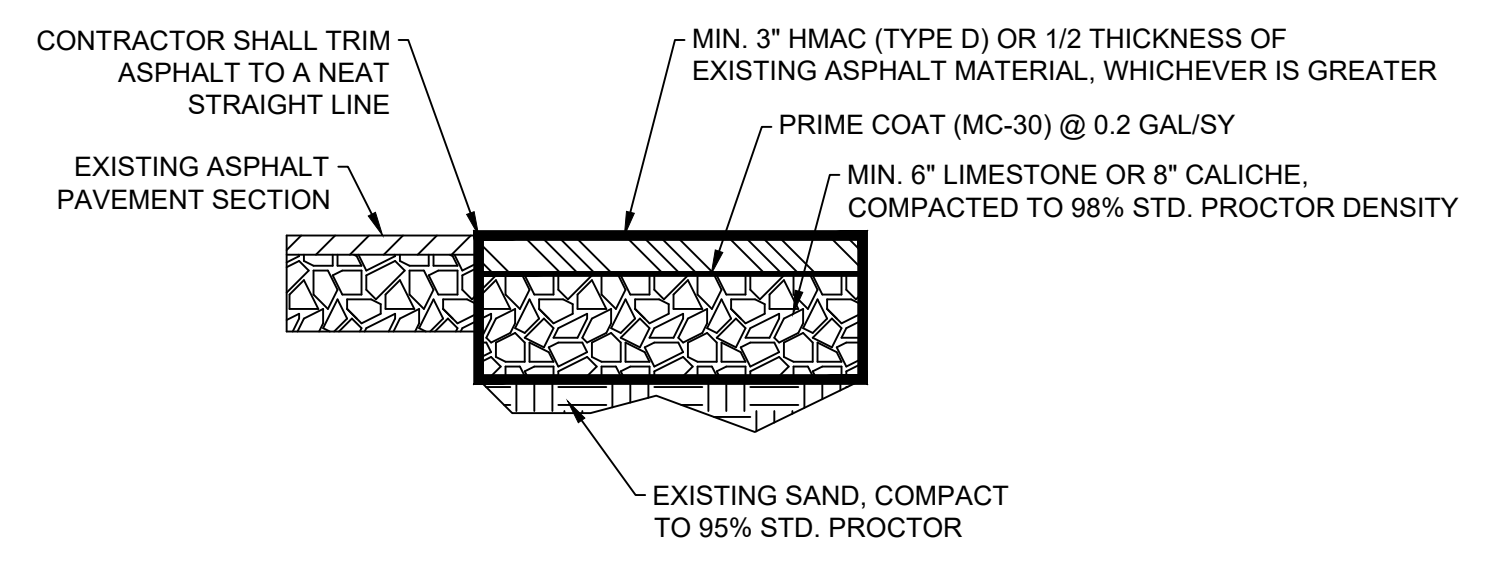
COLORS:  
• LEGEND AND BORDER - GREEN  
• WHITE SYMBOL ON BLUE BACKGROUND  
• BACKGROUND - WHITE

ACCESSIBLE SIGN  
NTS

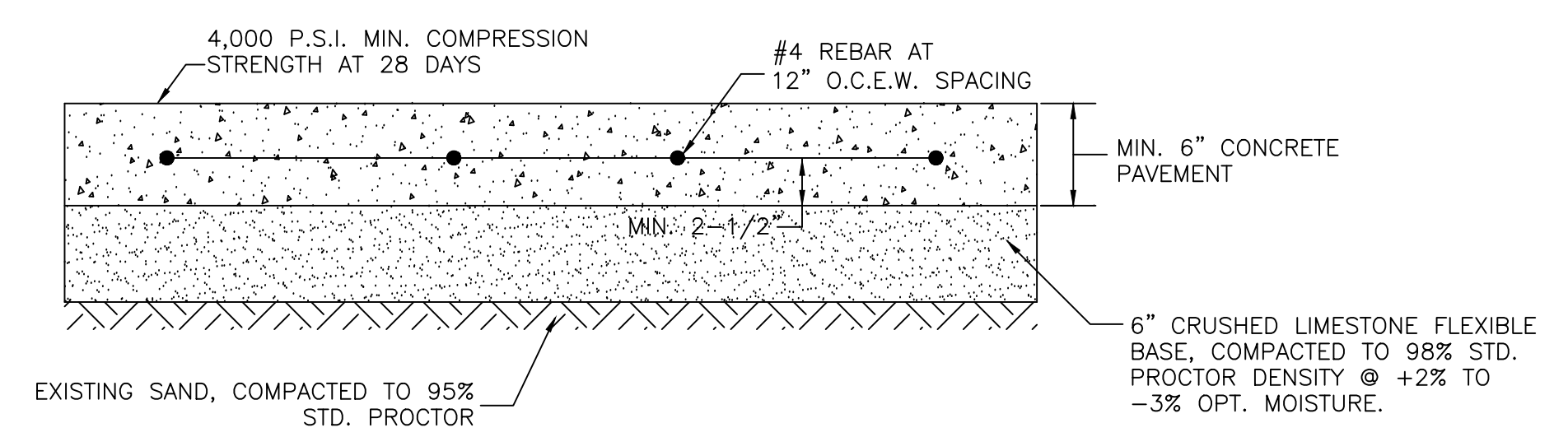


COLORS:  
• LEGEND AND BORDER - GREEN  
• BACKGROUND - WHITE

MOTORCYCLE SIGN  
NTS

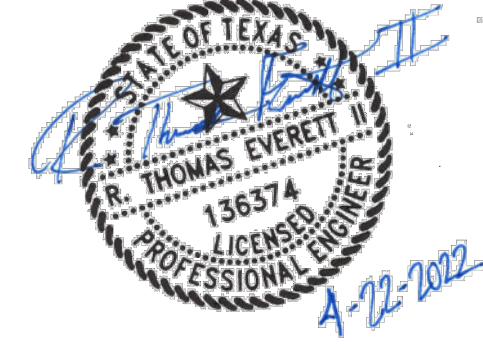


ASPHALT DRIVEWAY REPAIR  
SCALE: N.T.S.



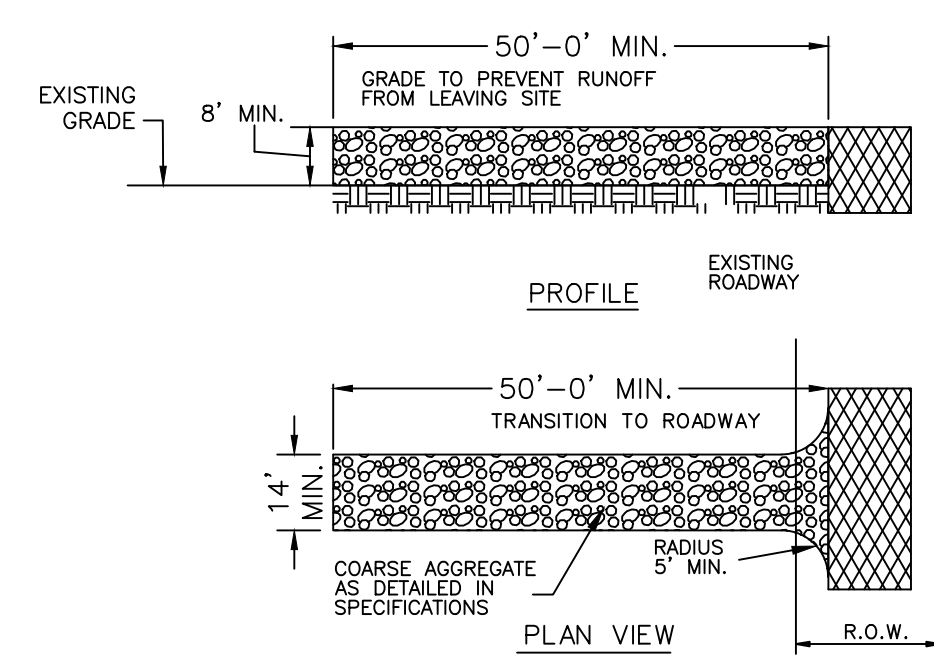
NOTES:  
1. CONTRACTION JOINTS SHALL BE CONSTRUCTED EVERY 10' EACH DIRECTION WITH ISOLATION (EXPANSION) JOINTS EVERY 40', EXCEPT WHERE NOTED ON ENTRANCE DETAILS.

CONCRETE DRIVEWAY DETAIL  
N.T.S.

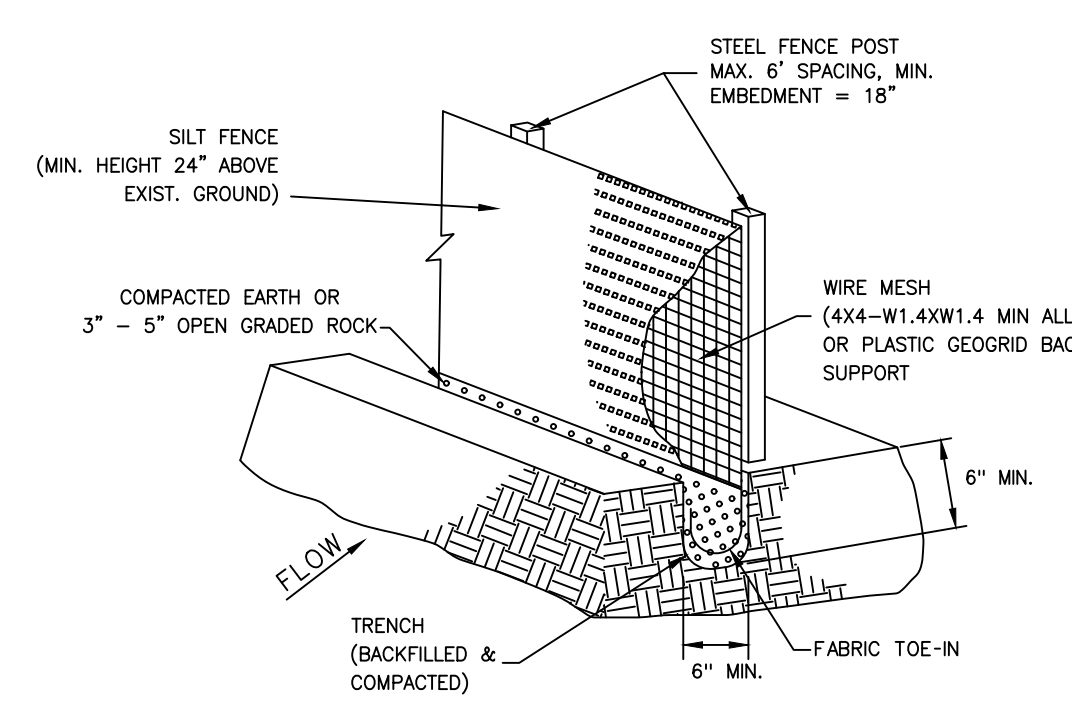


**CONSTRUCTION ENTRANCE/EXIT NOTES**

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.

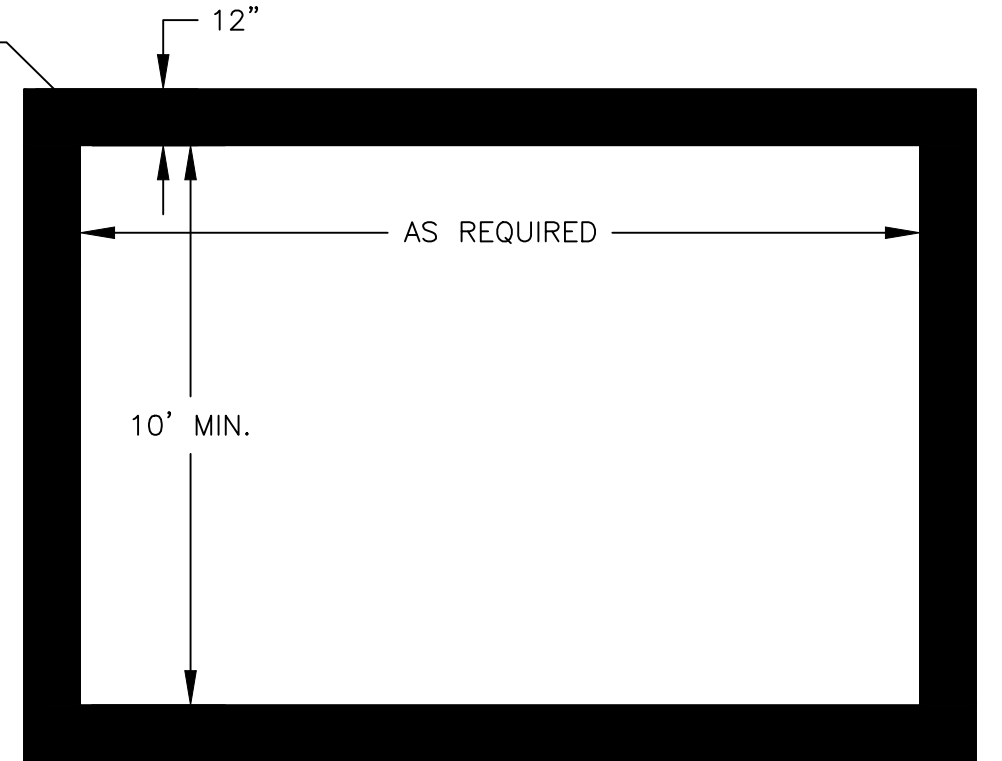
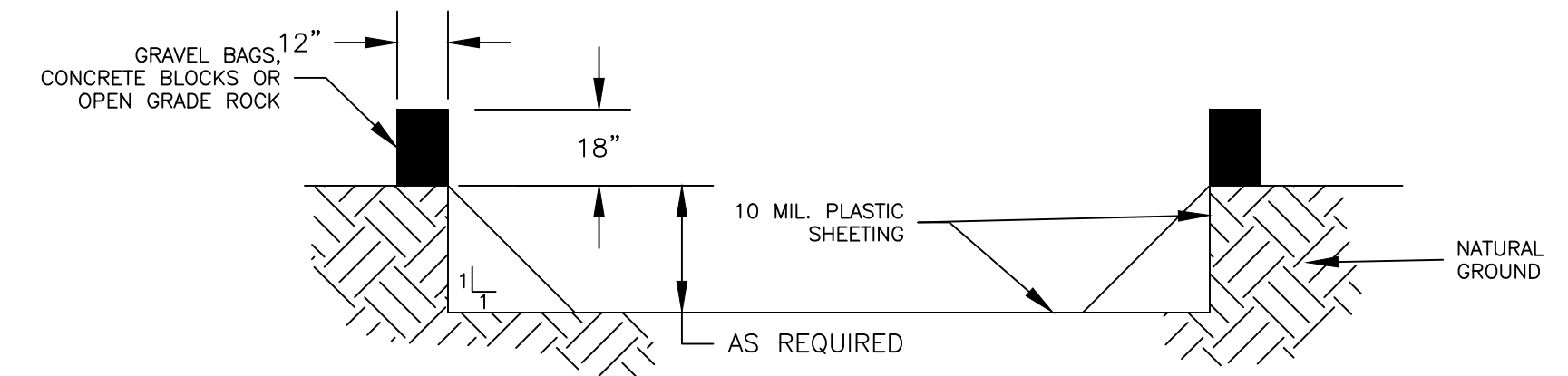


**STABILIZED CONSTRUCTION EXIT**  
NTS



**ISOMETRIC VIEW**  
**SILT FENCE DETAIL**  
NTS

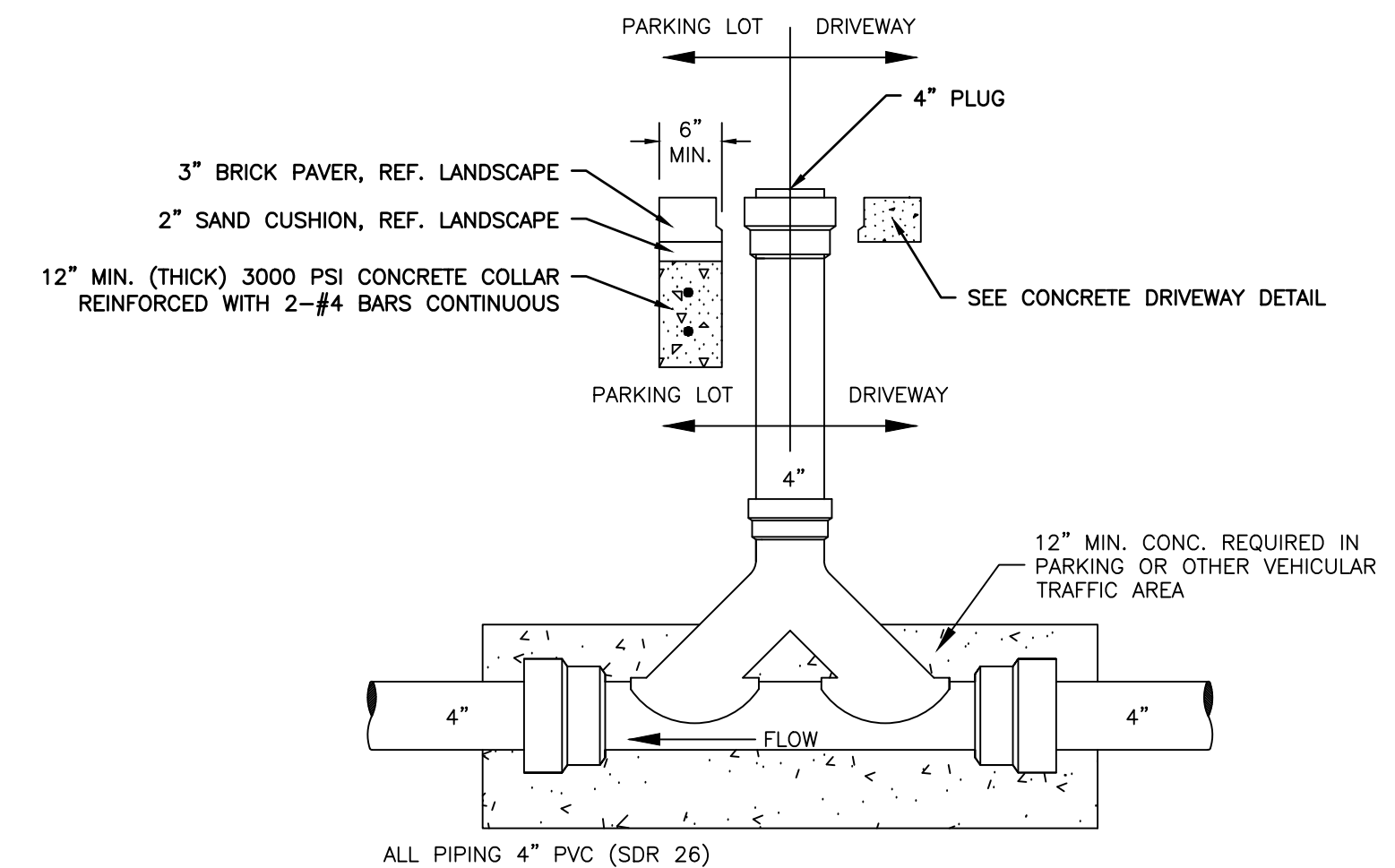
- SILT FENCE NOTES:**
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18"
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF 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. 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.
  4. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  5. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  6. 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 SALINATION.
  7. ALL INLETS SHALL BE ENCLOSED WITH SILT FENCE OR EROSION CONTROL LOGS.
  8. 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.
  9. 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).



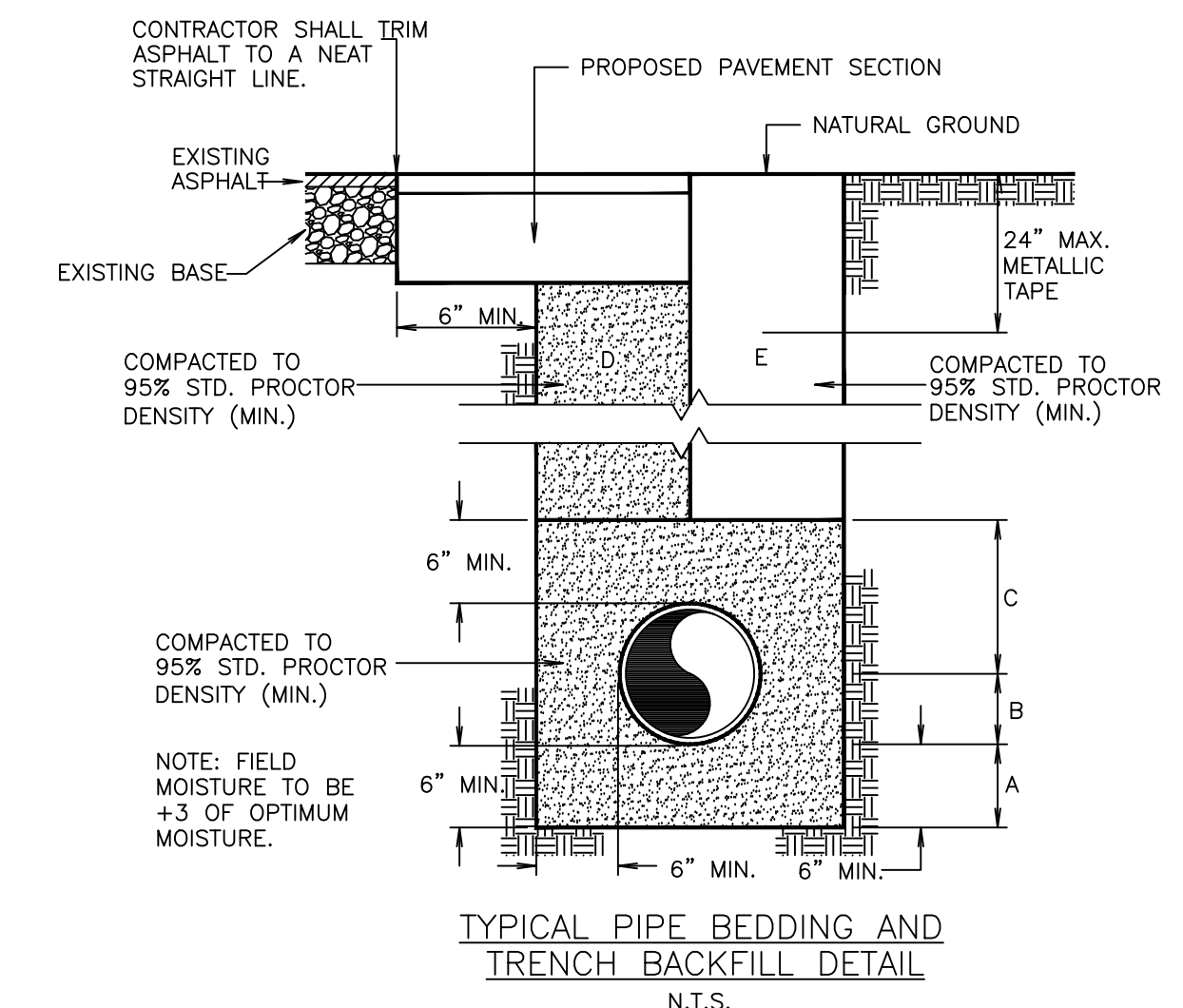
**CONCRETE / PAINT WASHOUT PIT**  
NTS

**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 50 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**  
NTS



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

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

**PROJECT**

**WALKOVER**  
**AT WHITECAP CIRCLE**

**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

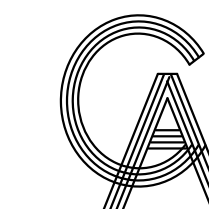
PROJECT NO. 1065-16  
DATE 04-22-2022  
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SCALE AS SHOWN

SHEET TITLE

**MISCELLANEOUS**  
**DETAILS (2 OF 2)**

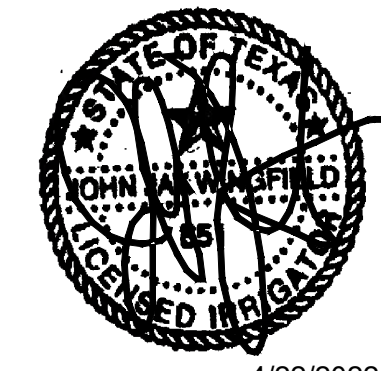
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**C1.11**



**GREEN, RUBIANO & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461 FAX: (956)428-0287  
 FIRM REGISTRATION #F-4145

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4/22/2022

PROJECT  
**WALKOVER AT WHITECAP CIRCLE**  
  
SOUTH PADRE ISLAND, TEXAS

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

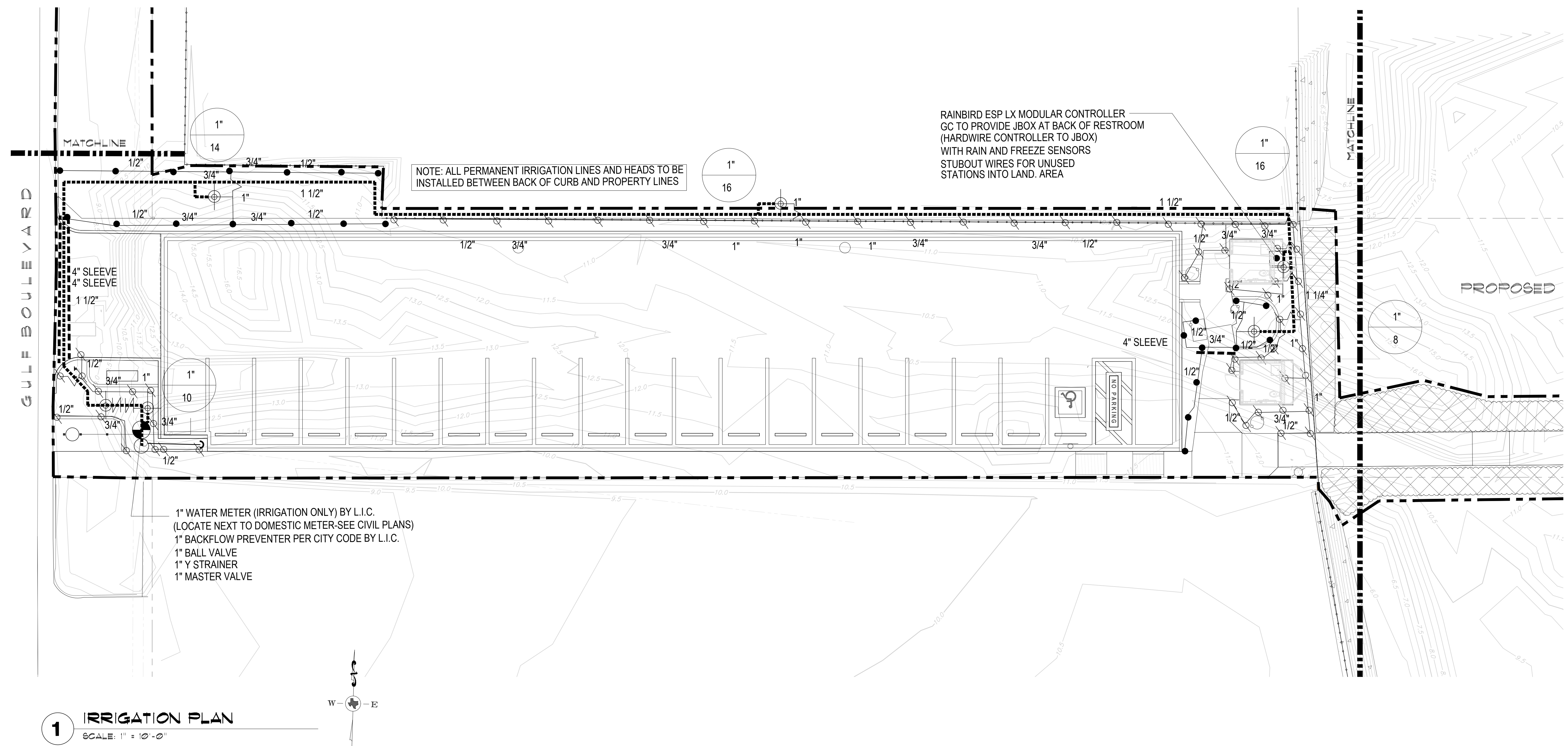


MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	PLM
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SCALE	AS SHOWN

SHEET TITLE  
**IRRIGATION PLAN**

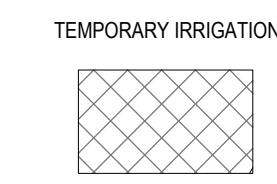
SHEET NO.  
**L1.01**



**1 IRRIGATION PLAN**  
SCALE: 1" = 10'-0"

**IRRIGATION LEGEND**

- RV RAINBIRD R-VAN SERIES ROTARY NOZZLE
- ☒ RAINBIRD 1404 BUBBLER HEAD
- ▲ 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 (ESP-LX 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



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

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

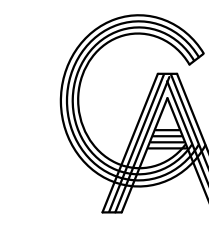
DESIGN PRESSURE 60 PSI  
 ELECTRICAL SPICES AT EACH VALVE AND CONTROLLER ONLY.  
 IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)  
 MC-178 P.O. BOX 13087 AUSTIN, TX 78711-3087 TCEQS WEBSITE IS: www.tceq.state.tx.us

**BUBBLER PIPING CHART**

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/4"
31 - 40	1 1/2"

smr  
landscape architecture  
STEVEN M. RAHN, INC.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0053  
Fax 214.871.0545  
Email smr@smr-la.com





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 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461 FAX: (956)428-0287  
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4/22/2022

PROJECT

**WALKOVER  
 AT WHITECAP CIRCLE**  
  
**SOUTH PADRE ISLAND,  
 TEXAS**

CLIENT

**CITY OF  
 SOUTH PADRE ISLAND**  
  
**SOUTH PADRE ISLAND,  
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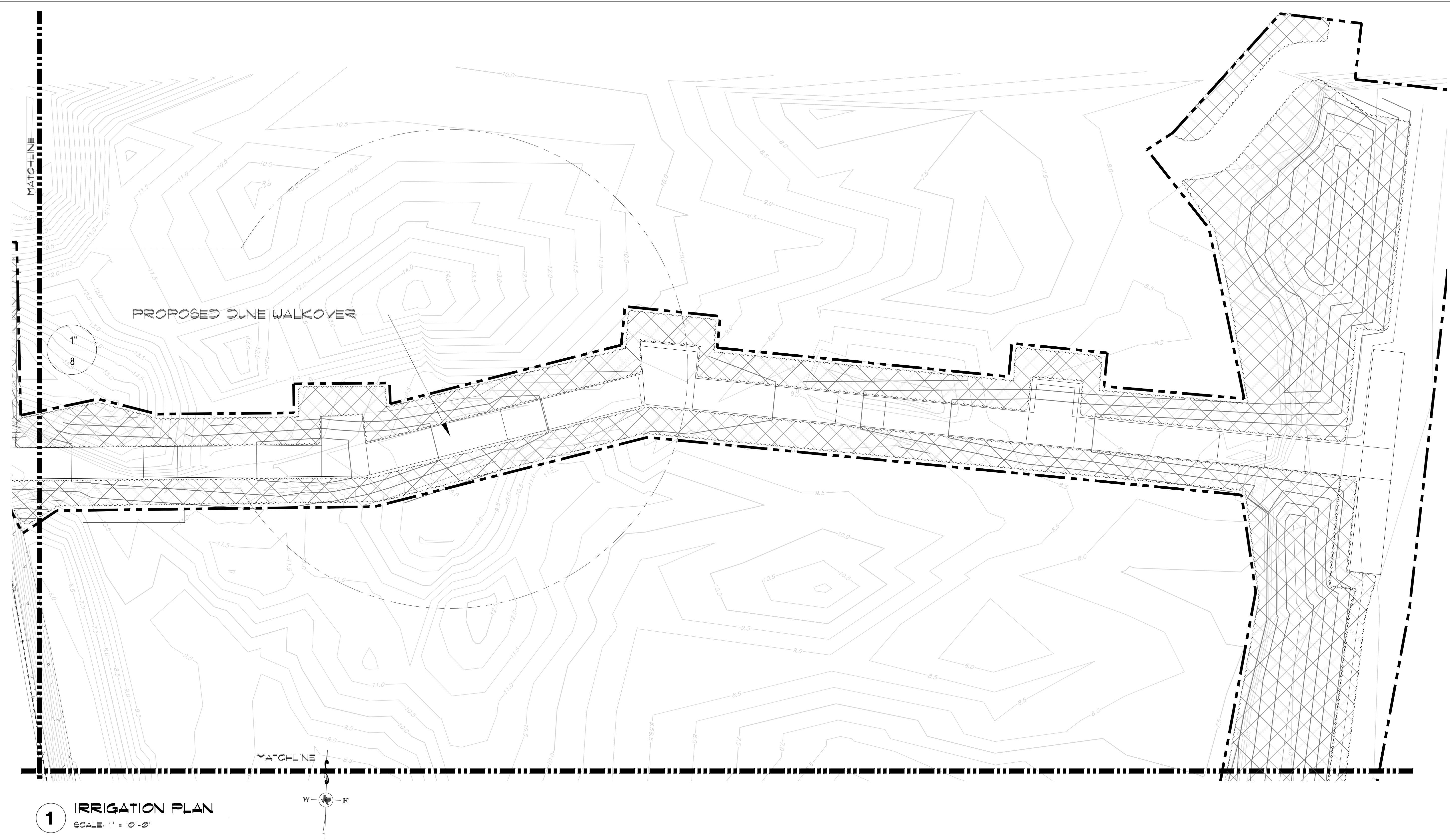
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DATE	04-22-2022
DRAWN BY	PLM
CHECKED BY	SSP
SCALE	AS SHOWN

SHEET TITLE

**IRRIGATION  
 PLAN**

SHEET NO.

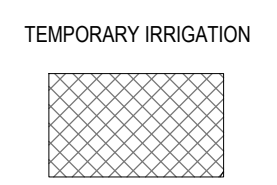
**L1.02**



**1 IRRIGATION PLAN**  
 SCALE: 1" = 10'-0"

**IRRIGATION LEGEND**

- RV RAINBIRD R-VAN SERIES ROTARY NOZZLE
- ☒ RAINBIRD 1404 BUBBLER HEAD
- ▲ 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 (ESP-LX 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

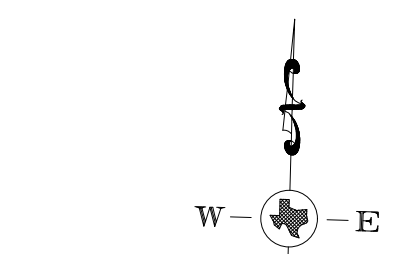


**TEMPORARY IRRIGATION (ROTORS)**  
 TO COVER DUNE RESTORATION AREA TO REMAIN UNTIL END OF 90 DAY MAINTENANCE PERIOD . (CONNECT TO QUICK COUPLERS).  
  
 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS  
 ALL VALVE BOXES SHALL BE RAINBIRD VB-STD OR APPROVED EQUAL  
 ALL VALVE BOXES SHALL HAVE FILTER FABRIC AND 4" OF GRAVEL AT BASE

DESIGN PRESSURE 60 PSI  
 ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.  
  
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 MC-178 P O BOX 13087, AUSTIN, TX 78711-3087. TCEQ'S WEBSITE IS: www.tceq.state.tx.us

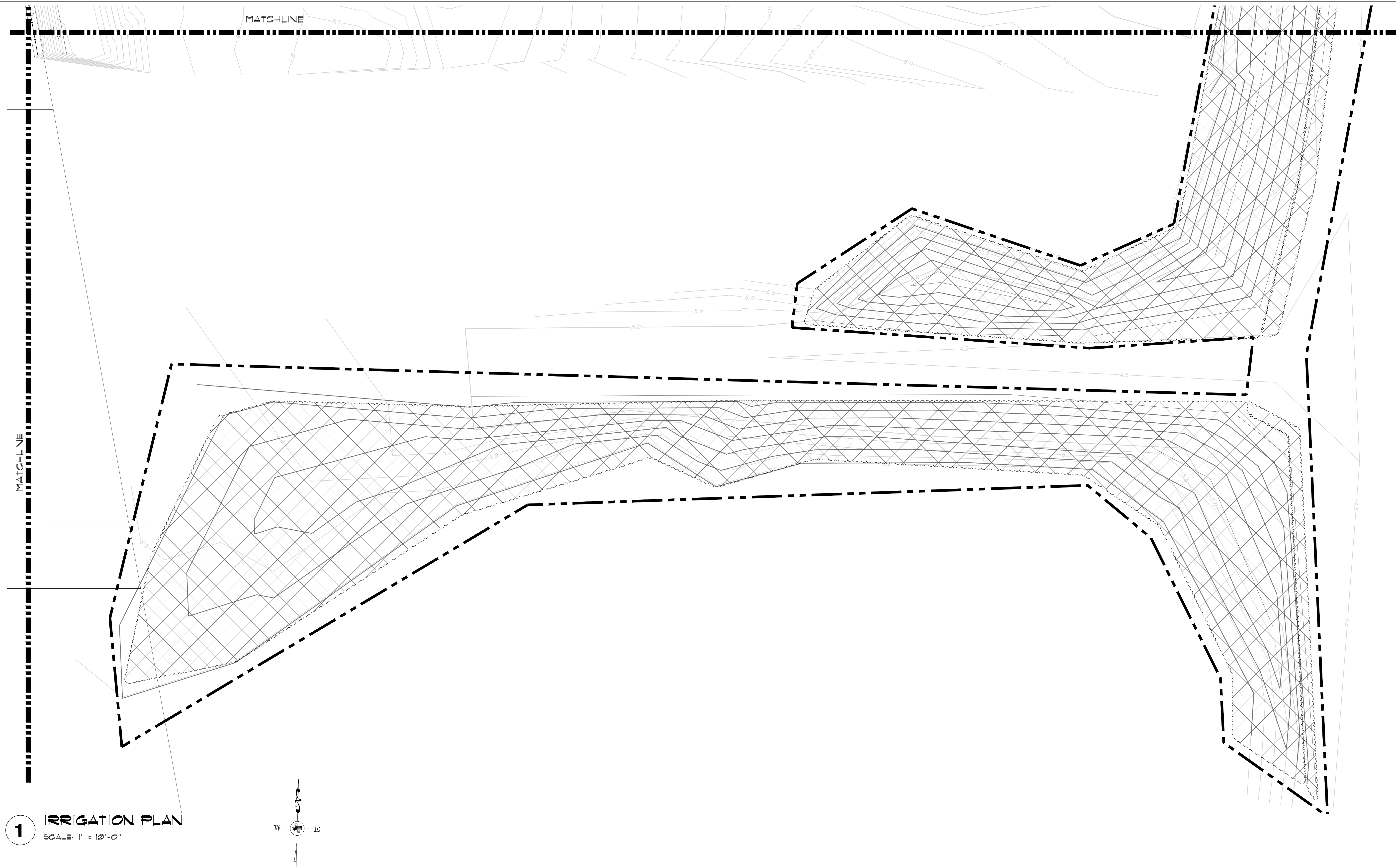
**BUBBLER PIPING CHART**

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/4"
31 - 40	1 1/2"



**smr**  
 landscape architecture  
**STEVEN M. RAHN, INC.**  
 1708 N. Griffin Street  
 Dallas, Texas 75202  
 Tel 214.871.0083  
 Fax 214.871.0545  
 Email smr@smr-la.com

**SITE PLANNING  
 LANDSCAPE DESIGN**  
 789 E. WASHINGTON ST.  
 BROWNSVILLE, TX 77805  
 TEL (956) 547-9388  
 FAX (956) 547-9977  
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**1 IRRIGATION PLAN**  
SCALE: 1" = 10'-0"

**IRRIGATION LEGEND**

- RV RAINBIRD R-VAN SERIES ROTARY NOZZLE
- ⊠ RAINBIRD 1404 BUBBLER HEAD
- ▲ 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
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- ⊕ 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

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

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**BUBBLER PIPING CHART**

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1 - 5	1/2"
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 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461 FAX: (956)428-0287  
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PROJECT  
 WALKOVER  
 AT WHITECAP CIRCLE  
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MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
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CHECKED BY	SSP
SCALE	AS SHOWN
SHEET TITLE	IRRIGATION PLAN
SHEET NO.	L1.03

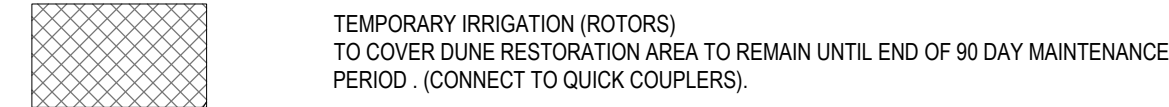
**IRRIGATION PLAN**

SHEET NO.  
**L1.03**

IRRIGATION LEGEND

- RV RAINBIRD R-VAN SERIES SPRAY NOZZLE
RAINBIRD 1404 BUBBLER HEAD
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
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CONTROLLER (ESP-LX 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

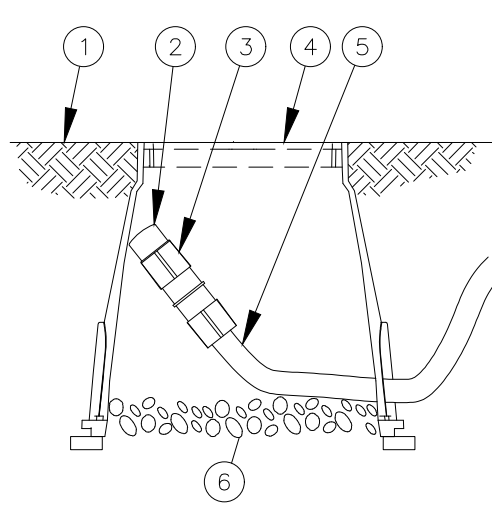
TEMPORARY IRRIGATION



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)
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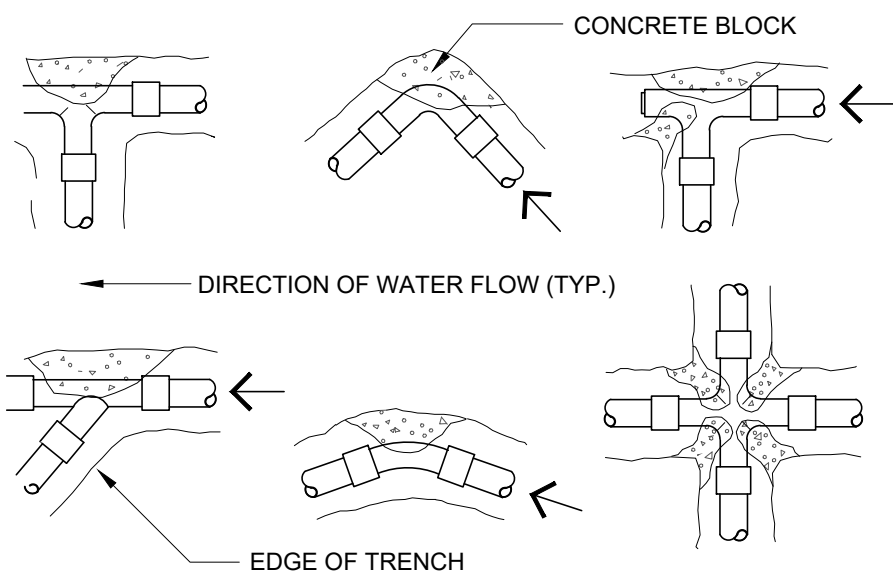
BUBBLER PIPING CHART
NUMBER OF BUBBLERS
SIZE OF PIPE
1-5 1/2"
6-10 3/4"
11-20 1"
21-30 1 1/4"
31-40 1 1/2"



- 1 FINISH GRADE
2 FLUSH CAP FOR EASY FIT CORROSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFCAP
3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7x8
5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL WITH FILTER FABRIC AT BASE

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



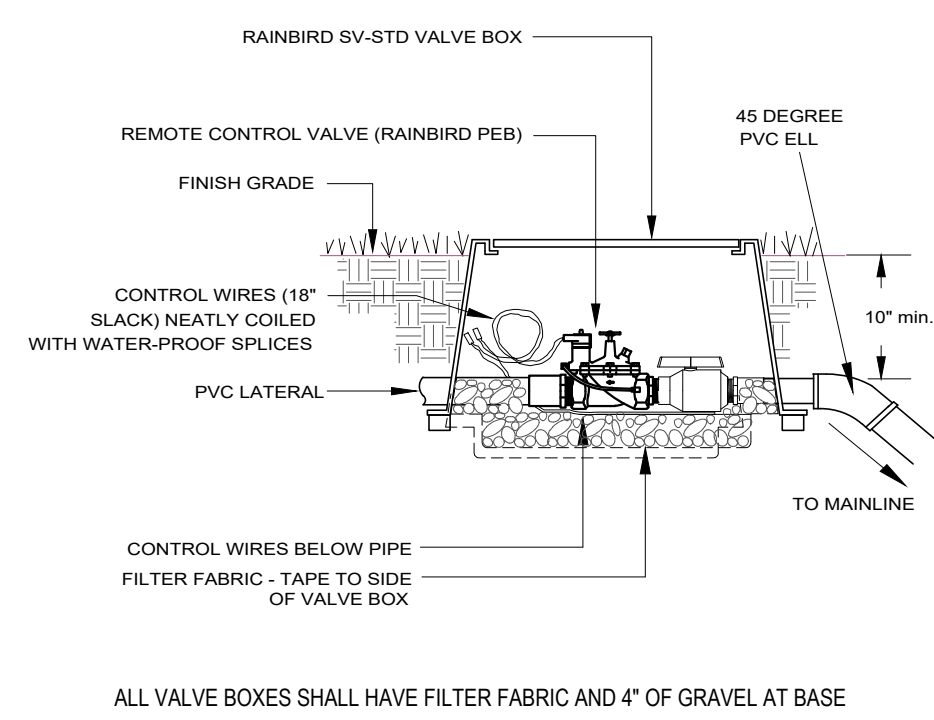
THRUST BLOCK BEARING AREA (SQ. FT.)
PIPE SIZE | 1 1/4" - 2 1/2" | 3" | 4"
TEES/ELLS | 1.00 | 1.00 | 1.25 | 3.8"
90 BENDS | 1.00 | 1.25 | 2.00 | 4.5
45 BENDS | 1.00 | 1.00 | 1.00 | 2.4

NOTE:
INSTALL THRUST BLOCK AT ALL MAINLINE BENDS, TEES OR ELLS AS SHOWN BELOW. THRUST BLOCKS SHALL BE MINIMUM OF (1) SQ. FT. RED-MARK CONCRETE OR 2500 PSI 28 DAY CONCRETE.

2 THRUST BLOCK DETAIL NOT TO SCALE

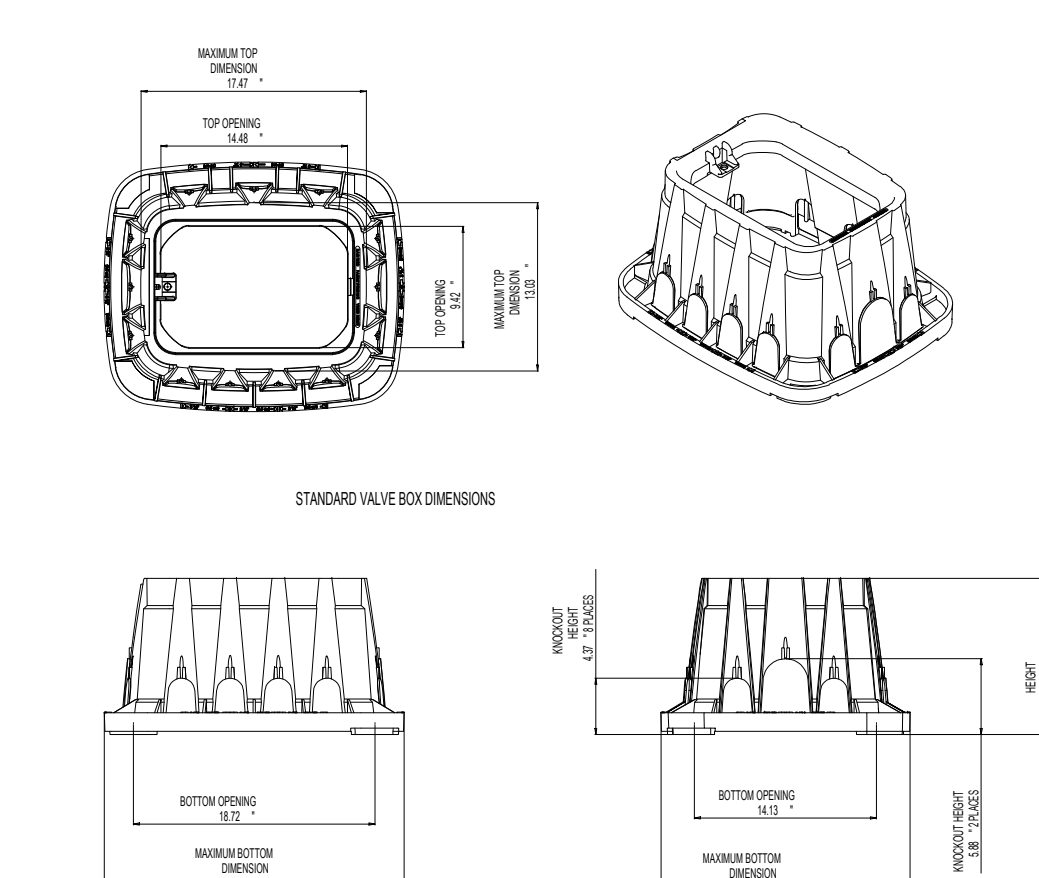
IRRIGATION NOTES

- 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.



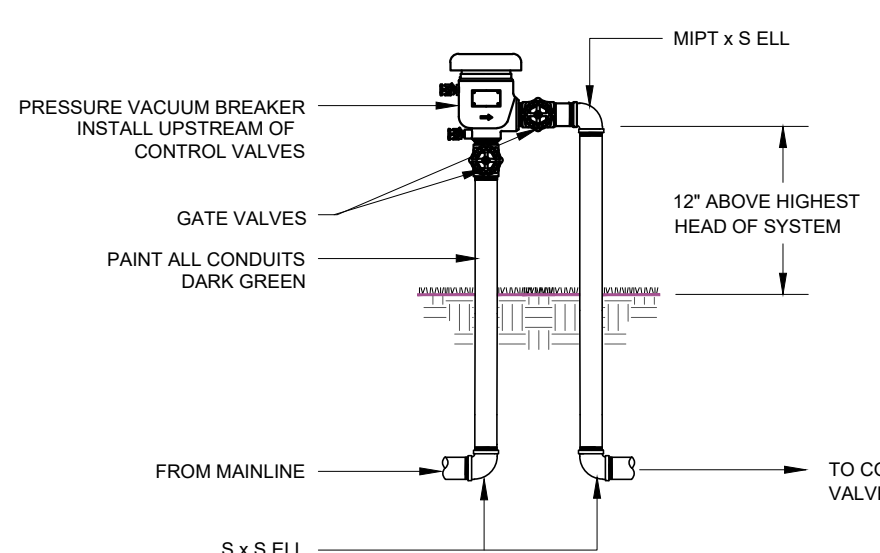
ALL VALVE BOXES SHALL HAVE FILTER FABRIC AND 4" OF GRAVEL AT BASE

3 REMOTE CONTROL VALVE NOT TO SCALE

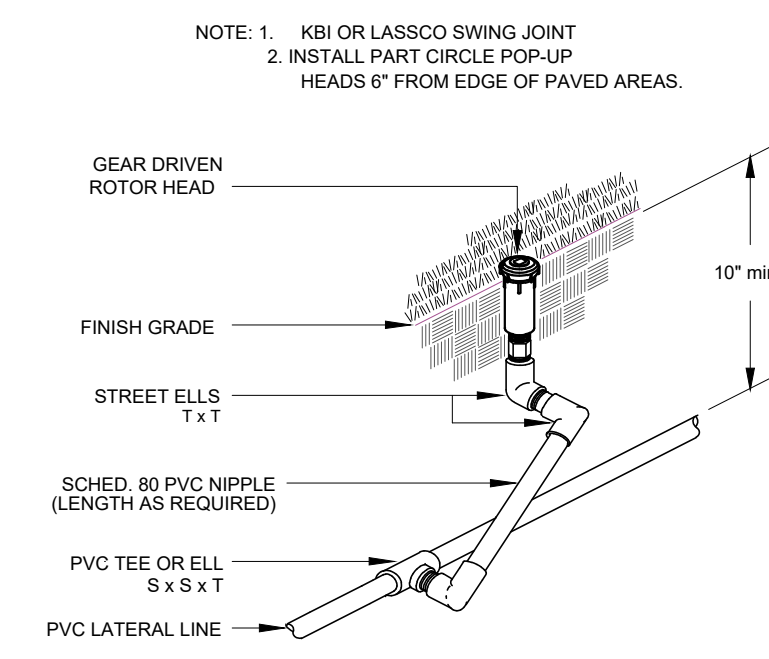


ALL VALVE BOXES SHALL BE RAINBIRD VB-STD OR APPROVED EQUAL
ALL VALVE BOXES SHALL HAVE FILTER FABRIC AND 4" OF GRAVEL AT BASE

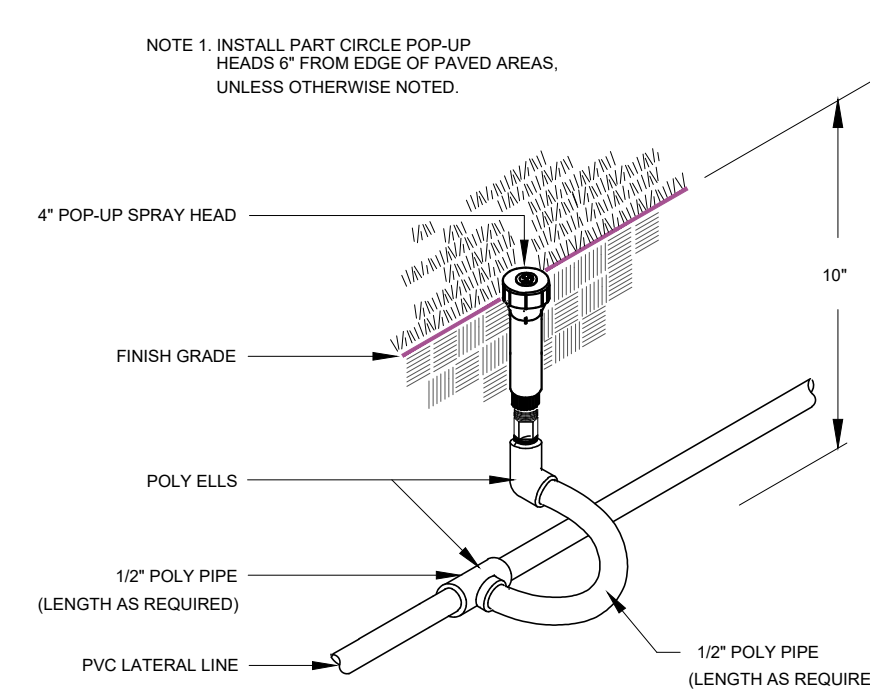
5 VALVE BOX (VB-STD) NOT TO SCALE



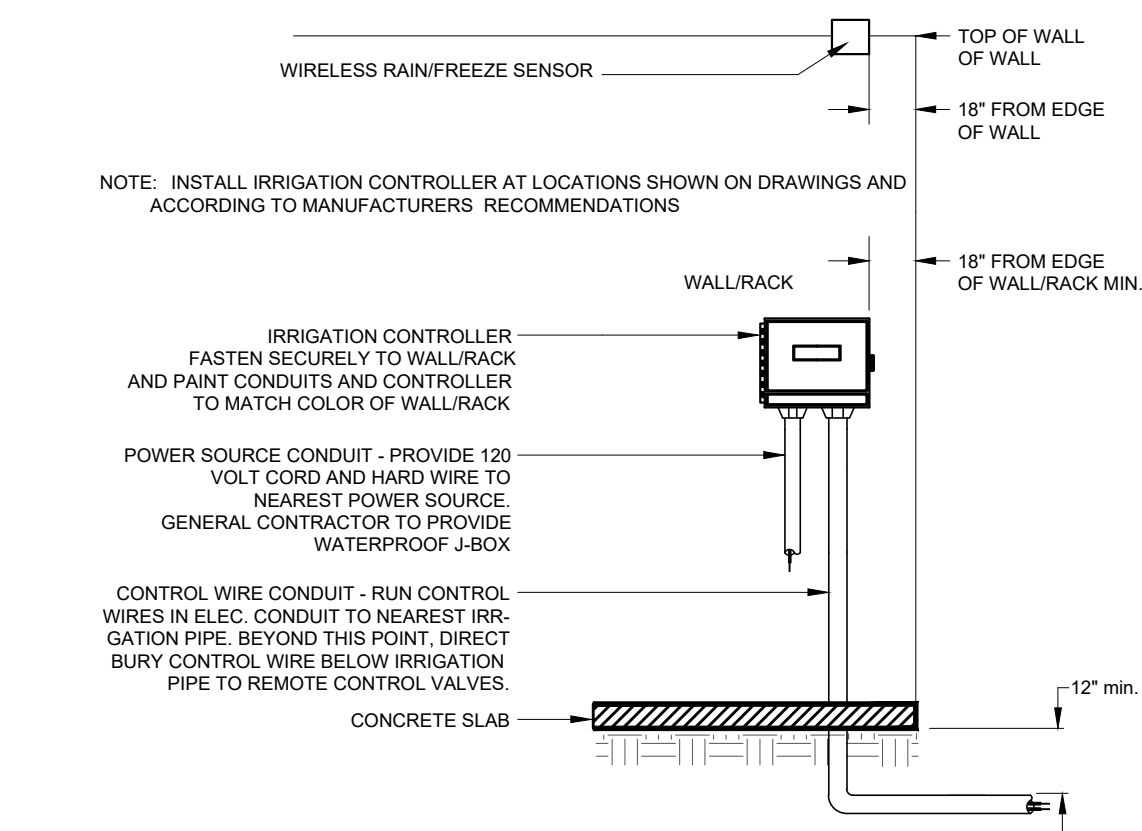
7 PRESSURE VACUUM BREAKER NOT TO SCALE



8 ROTOR POP-UP NOT TO SCALE



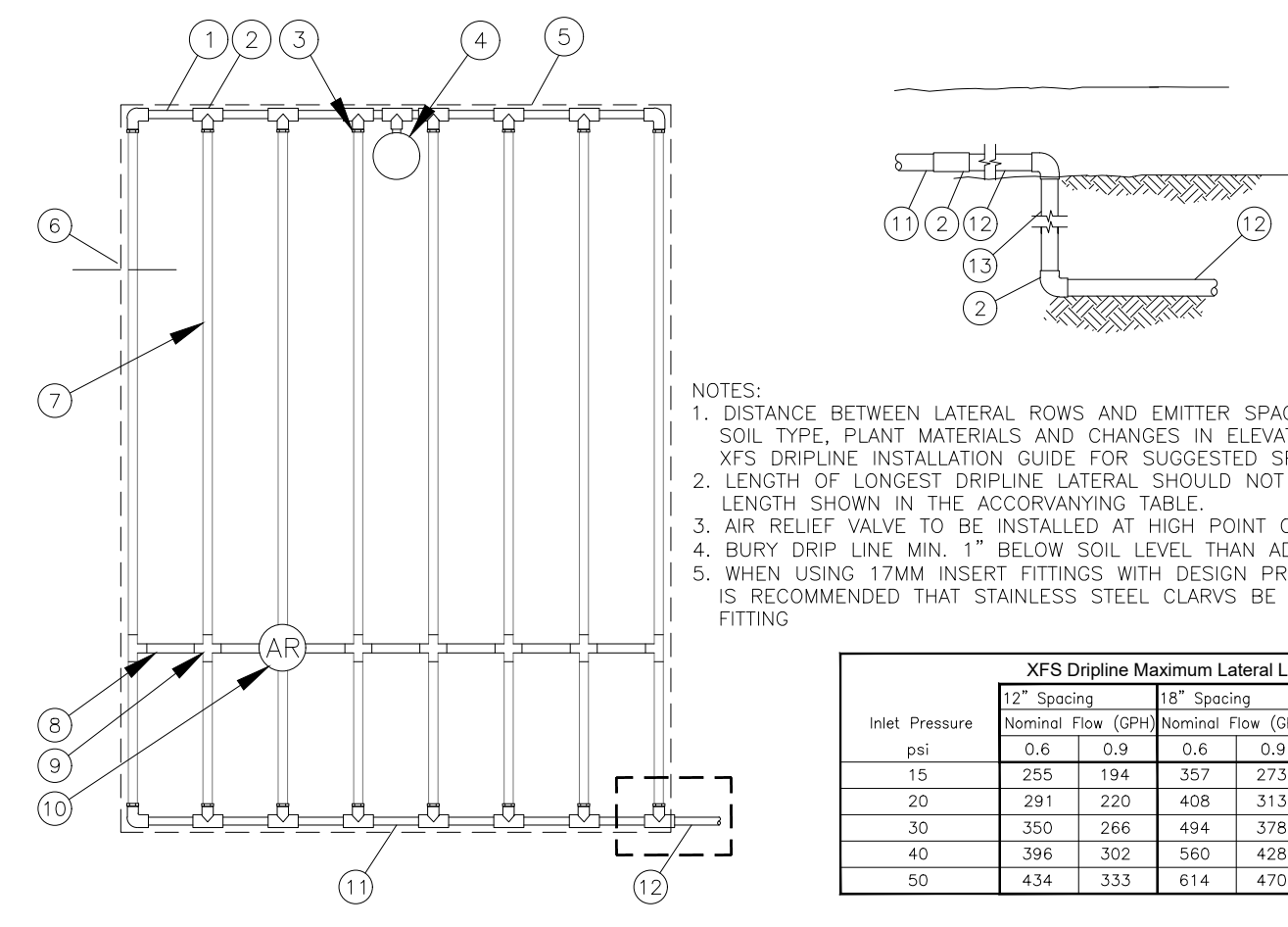
9 LAWN POP-UP HEAD NOT TO SCALE



10 WALL/RACK MOUNTED CONTROLLER NOT TO SCALE

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STEVEN M. RAHN, INC.
1708 N. Griffin Street
Dallas, Texas 75202
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Fax: 214.871.0545
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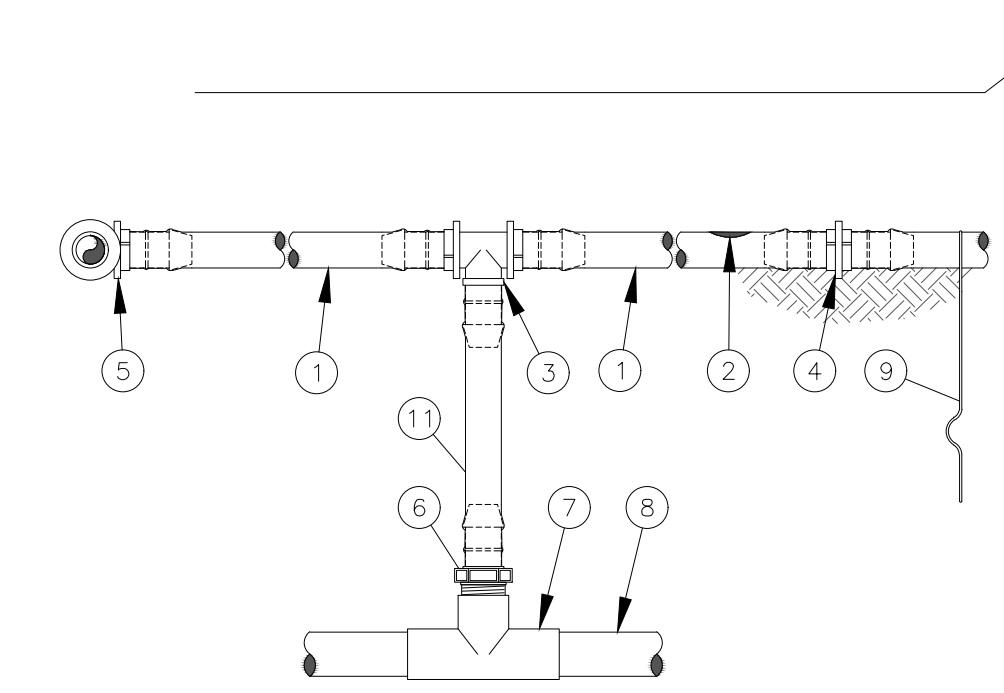
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LANDSCAPE DESIGN
789 E. WASHINGTON ST.
BROWNSVILLE, TX 77805
TEL: (956) 547-8988
FAX: (956) 547-9977
www.sspdesign.com



- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. BURY DRIP LINE MIN. 1" BELOW SOIL LEVEL, THEN ADD 2" MULCH.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLARVS BE INSTALLED ON EACH FITTING.

XFS Dripline Maximum Lateral Lengths (Feet)
Inlet Pressure
Nominal Flow (GPH) for 12" Spacing, 18" Spacing, 24" Spacing

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



- 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.
1 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2 INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3 BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4 BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5 BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6 BARB MALE ADAPTER 17mm X 1/2" RVT RAIN BIRD XFF-MA-050 17mm X 3/4" RVT RAIN BIRD XFF-MA-075
7 PVC TEE 5x5x5
8 PVC LATERAL SUPPLY HEADER
9 TIE DOWN STAKE: RAIN BIRD TD5-050 WITH BEND (TYPICAL)
10 MULCH
11 RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

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

Handwritten signature and date 4/22/2022

WALKOVER AT WHITECAP CIRCLE

SOUTH PADRE ISLAND, TEXAS

CITY OF SOUTH PADRE ISLAND

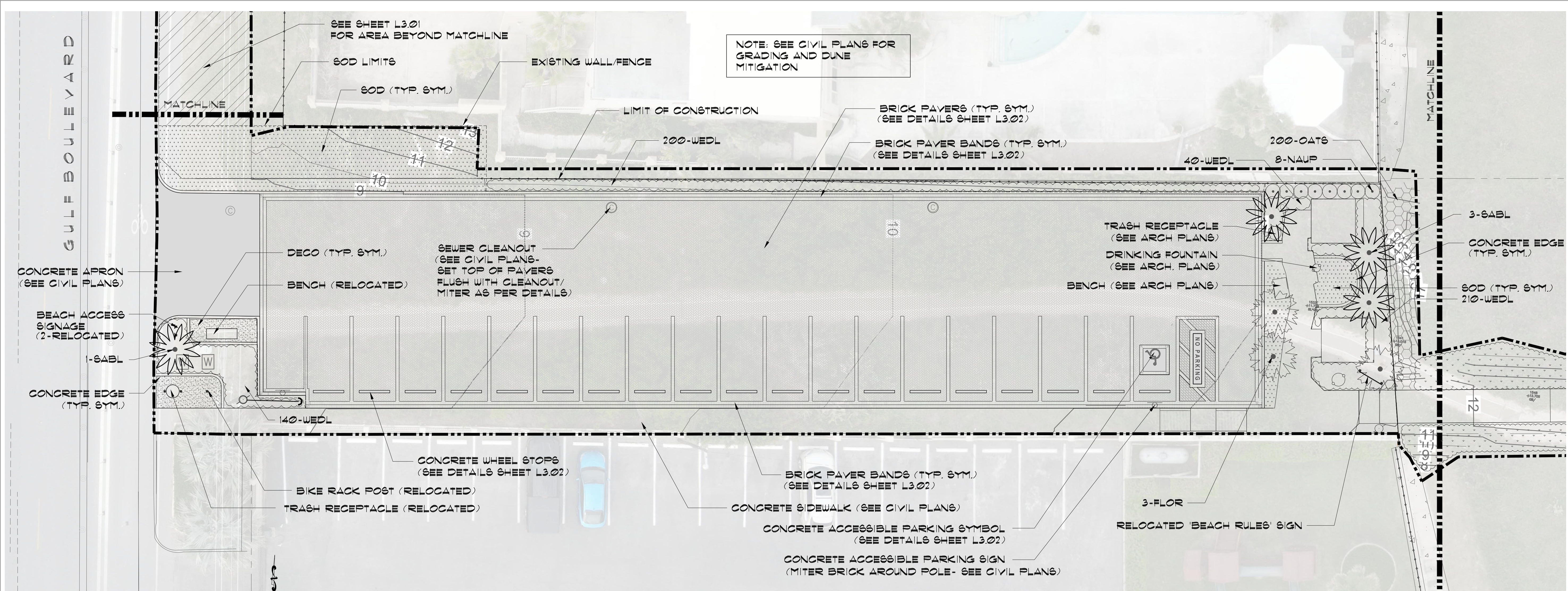
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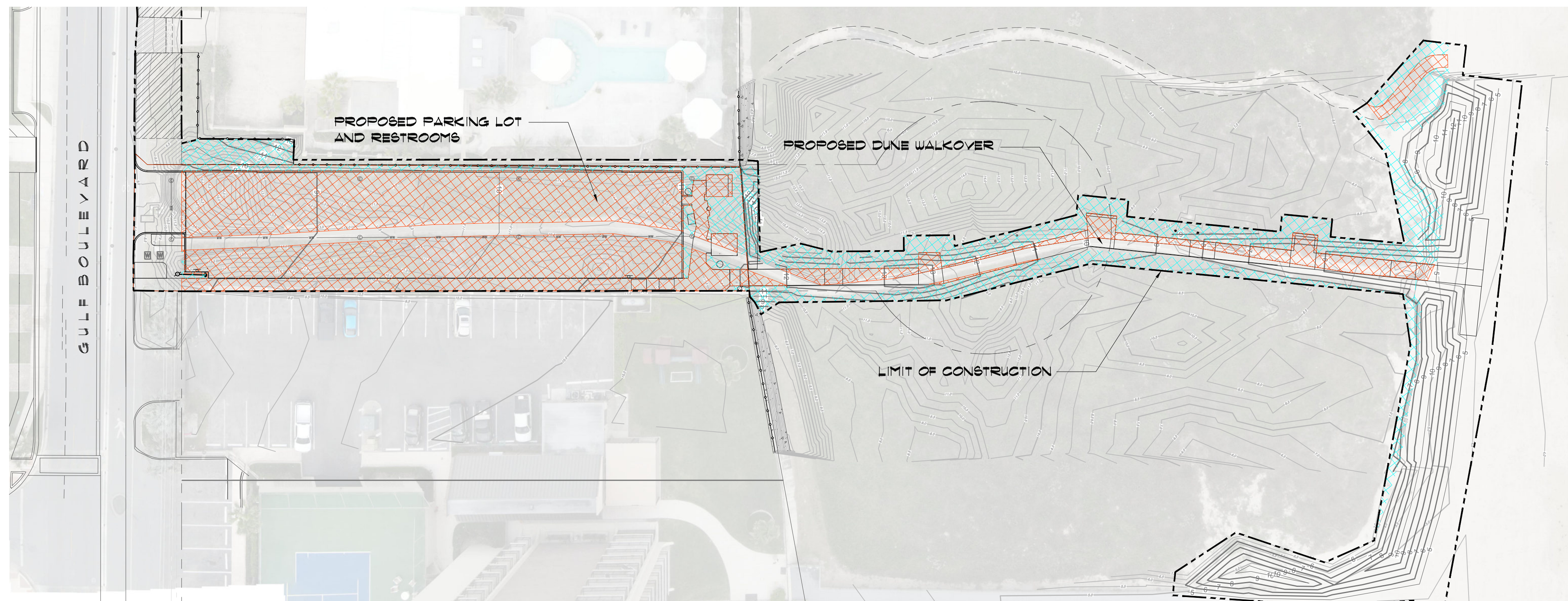
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Table with 2 columns: PROJECT NO. (1065-16), DATE (04-22-2022), DRAWN BY (PLM), CHECKED BY (SSP), SCALE (AS SHOWN), SHEET TITLE (IRRIGATION DETAILS)

IRRIGATION DETAILS



**1 LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"



**LEGEND**

- PERMANENT DUNE VEGETATION IMPACT (10,366 SF.)
  - TEMPORARY DUNE VEGETATION IMPACT (6,455 SF.)
- TOTAL VEGETATION IMPACTED = 16,821 SF.

**2 AREAS OF IMPACT ON EXISTING DUNE VEGETATION**  
SCALE: 1" = 30'-0"

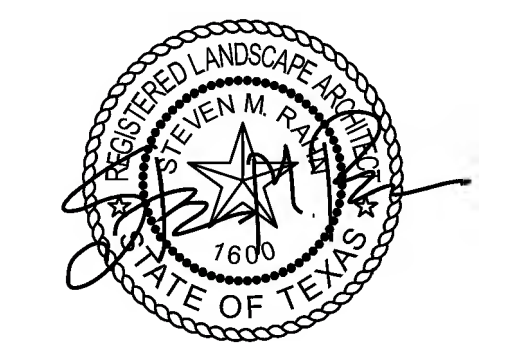
NOTE: THIS PROJECT INCLUDES 16,821 SF. OF DUNE RESTORATION PLANTING (SEE AREAS OF IMPACT SHEET L2.01) UTILIZING NATIVE DUNE SPECIES THAT MUST BE PRE ORDERED AND CONTRACT GROWN. DUNE RESTORATION PLANTING REQUIRES DUNE RESTORATION SPECIALIST TO MEET STATE GUIDELINES AND APPROVALS. SUBMIT NAME/NUMBER OF DUNE SPECIALIST SUB CONTRACTOR TO SSP FOR APPROVAL. CONTACT : STEVE MERCER - COASTAL TRANSPLANTS (910) 431-9914 OR APPROVED EQUAL

NOTE: REFER TO CIVIL PLANS/SPECS FOR SAND DUNE GRADING AND MITIGATION. CONTRACTOR TO INSTALL TEMPORARY IRRIGATION AND WATER/LEACH DUNES DAILY FOR AT LEAST 14 DAYS PRIOR TO PLANTING.

smr  
landscape architecture  
STEVEN M. RAHN, INC.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0083  
Fax 214.871.0545  
Email smr@smr-la.com

SITE PLANNING  
LANDSCAPE DESIGN  
789 E. WASHINGTON ST.  
BROWNSVILLE, TX 77805  
TEL (956) 547-9398  
FAX (956) 547-9977  
www.sspdesign.com

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GREEN, RUBIANO & ASSOCIATES  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461 FAX: (956)428-0287  
FIRM REGISTRATION #F-4145



PROJECT  
**WALKOVER AT WHITECAP CIRCLE**  
SOUTH PADRE ISLAND, TEXAS

CLIENT  
CITY OF SOUTH PADRE ISLAND

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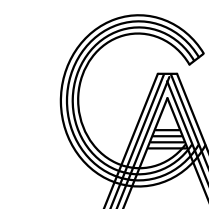


MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16  
DATE 04-22-2022  
DRAWN BY PLM  
CHECKED BY SSP  
SCALE AS NOTED

SHEET TITLE  
**LANDSCAPE AND DUNE VEGETATION PLAN**

SHEET NO.  
**L2.01**



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 CONSULTING STRUCTURAL ENGINEERS  
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 HARLINGEN, TEXAS 78550  
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SEAL

PROJECT

WALKOVER  
 AT WHITECAP CIRCLE  
 SOUTH PADRE ISLAND,  
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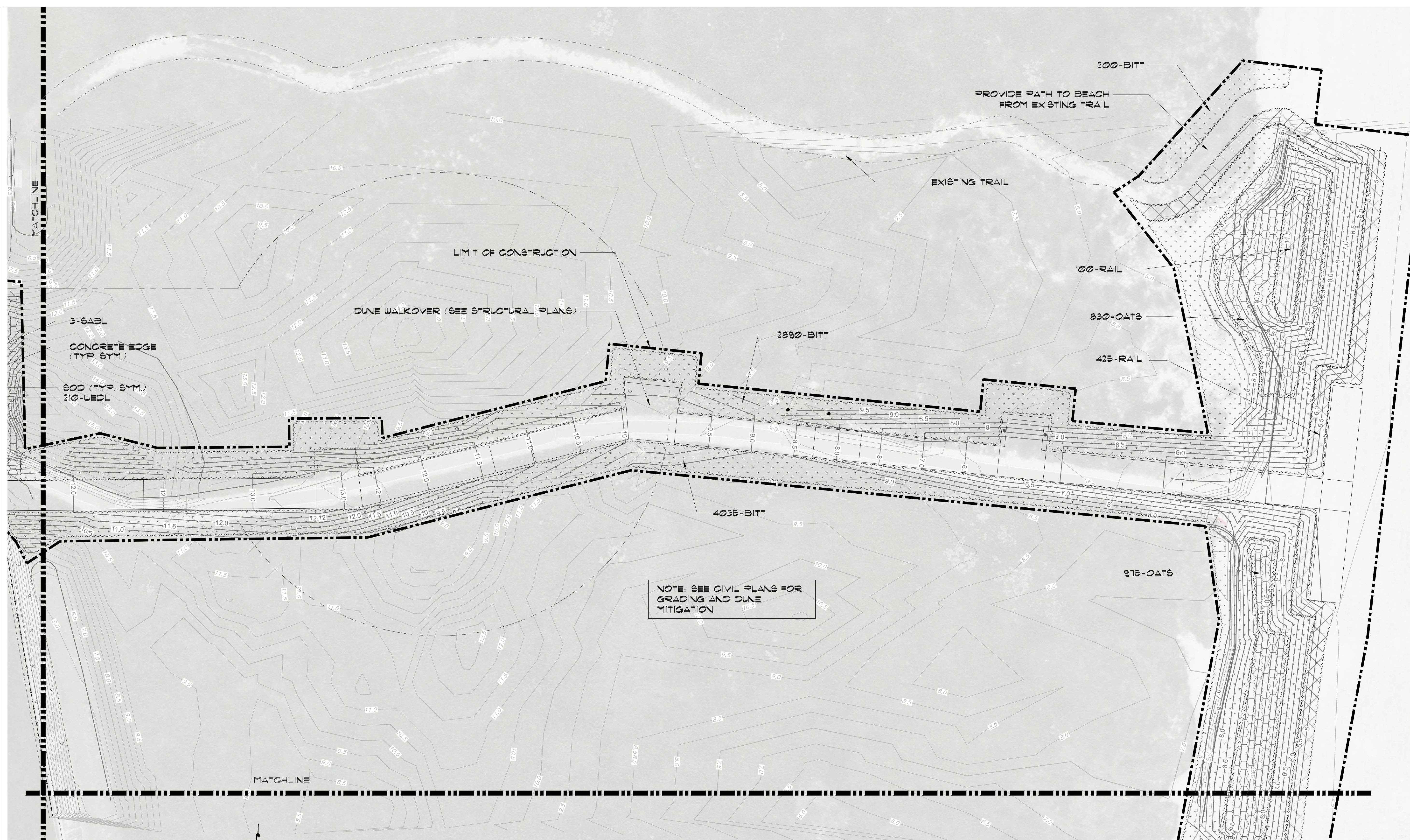
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DATE	04-22-2022
DRAWN BY	PLM
CHECKED BY	SSP
SCALE	AS SHOWN
SHEET TITLE	

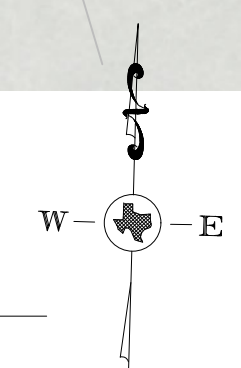
**LANDSCAPE AND  
 DUNE VEGETATION  
 PLAN**

SHEET NO.

**L2.02**



**1 LANDSCAPE PLAN**  
 SCALE: 1/16" = 1'-0"



**NOTE:**  
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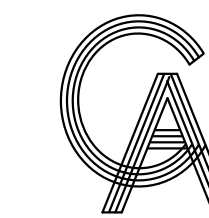
**NOTE:**  
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**smr**  
 landscape architecture  
 STEVEN M. RAHN, INC.  
 1708 N. Griffin Street  
 Dallas, Texas 75202  
 Tel 214.871.0083  
 Fax 214.871.0545  
 Email smr@smr-la.com



789 E. WASHINGTON ST.  
 BROWNSVILLE, TX 78575  
 TEL (956) 547-9788  
 FAX (956) 547-9977  
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 CONSULTING STRUCTURAL ENGINEERS  
 1220 WEST HARRISON  
 HARLINGEN, TEXAS 78550  
 PH: (956)428-4461 FAX: (956)428-0287  
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SEAL

PROJECT

WALKOVER  
 AT WHITECAP CIRCLE

SOUTH PADRE ISLAND,  
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CLIENT

CITY OF  
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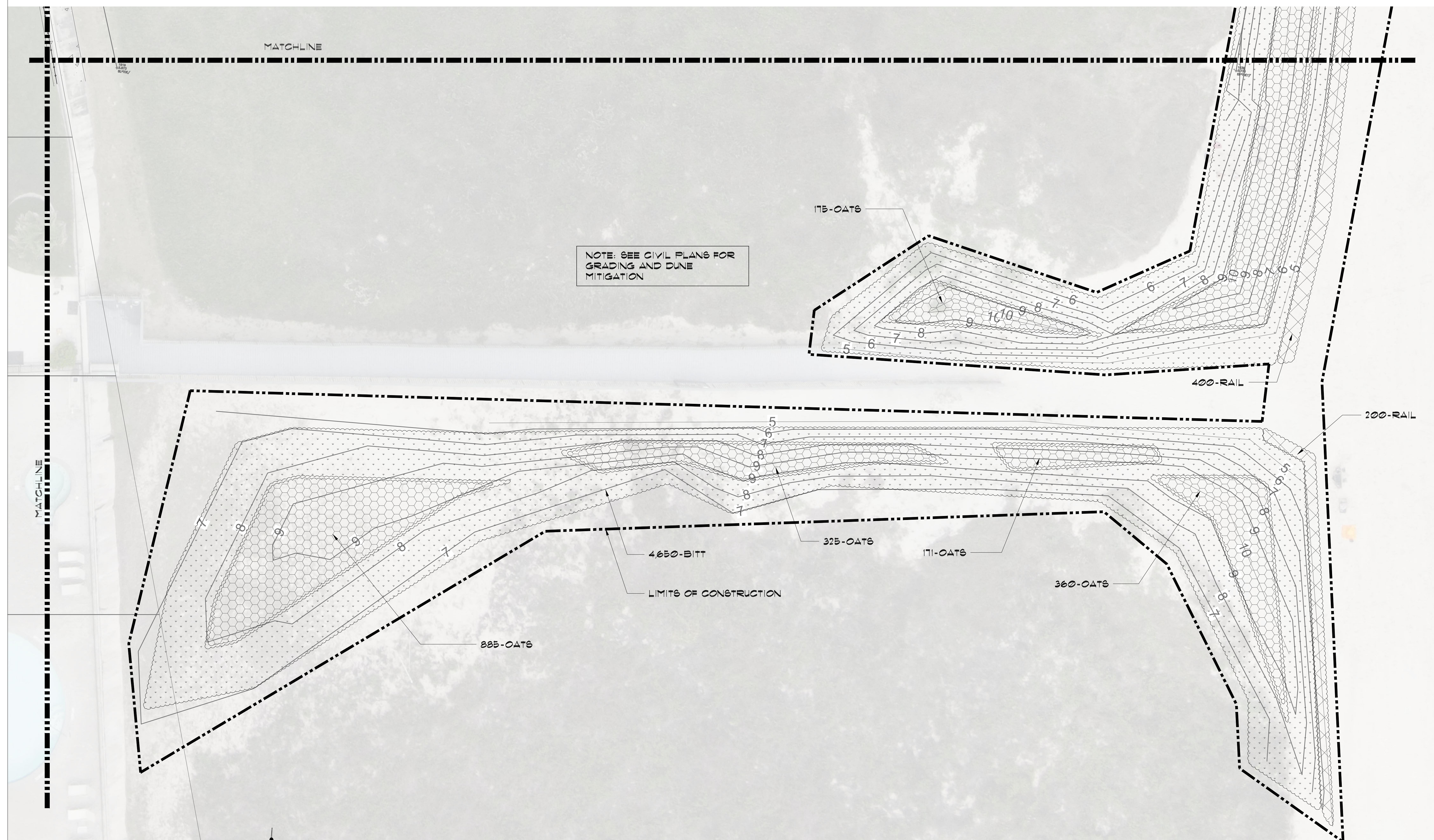
MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
DRAWN BY	PLM
CHECKED BY	SSP
SCALE	AS NOTED
SHEET TITLE	

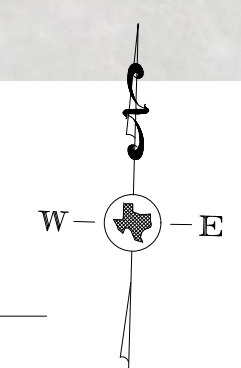
**LANDSCAPE AND  
 DUNE VEGETATION  
 PLAN**

SHEET NO.

**L2.03**



**1 LANDSCAPE PLAN**  
 SCALE: 1/16" = 1'-0"



**NOTE:**  
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**smr**  
 landscape architecture  
 STEVEN M. RAHN, INC.  
 1708 N. Griffin Street  
 Dallas, Texas 75202  
 Tel 214.871.0053  
 Fax 214.871.0545  
 Email smr@smr-la.com

**SITE PLANNING  
 LANDSCAPE DESIGN**  
 789 E. WASHINGTON ST.  
 BROWNSVILLE, TX 77805  
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**PLANT SCHEDULE (SITE)**

CODE	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	SPACING	QTY
	PALMS					
FLOR	SABAL PALMETTO	FLORIDA SABAL PALM	B/B	10'-12" TRUNK	A.S.	3
SABL	SABAL TEXANA	TEXAS SABAL PALM	B/B	10'-12" TRUNK	A.S.	4
	SHRUBS					
NAUP	SCAEVOLA FRUTESCENS	NAUPAKA	3 GAL	18" HT-BUSHY	A.S.	8
GREE	FICUS MICROCARPA	GREEN ISLAND FIGUS	3 GAL	12" HT-BUSHY	24" O.C.	60
	GROUND COVERING					
WEDL	WEDDIA TRILOBATA	WEDDIA	4" POTS		12" O.C.	500
	GRASS					
SOD	STENOTAPHRUM SECUNDATUM	#1 CERTIFIED FLORATAM ST. AUGUSTINE SOD				110 S.Y.

**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 S.F.	11,715
OATS	UNIOLA PANICULATA	SEA OATS	2"	TRAYS/CUTTINGS	1 PER S.F.	3,921
RAIL	IPOMOEA PES-CAPRAE	RAILROAD VINE	2"	TRAYS/CUTTINGS	1 PER S.F.	1,125

**NOTE:**  
THIS PROJECT INCLUDES 16,921 S.F. OF DUNE RESTORATION PLANTING (SEE AREAS OF IMPACT SHEET L3.01) 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) 431-9914 OR APPROVED EQUAL

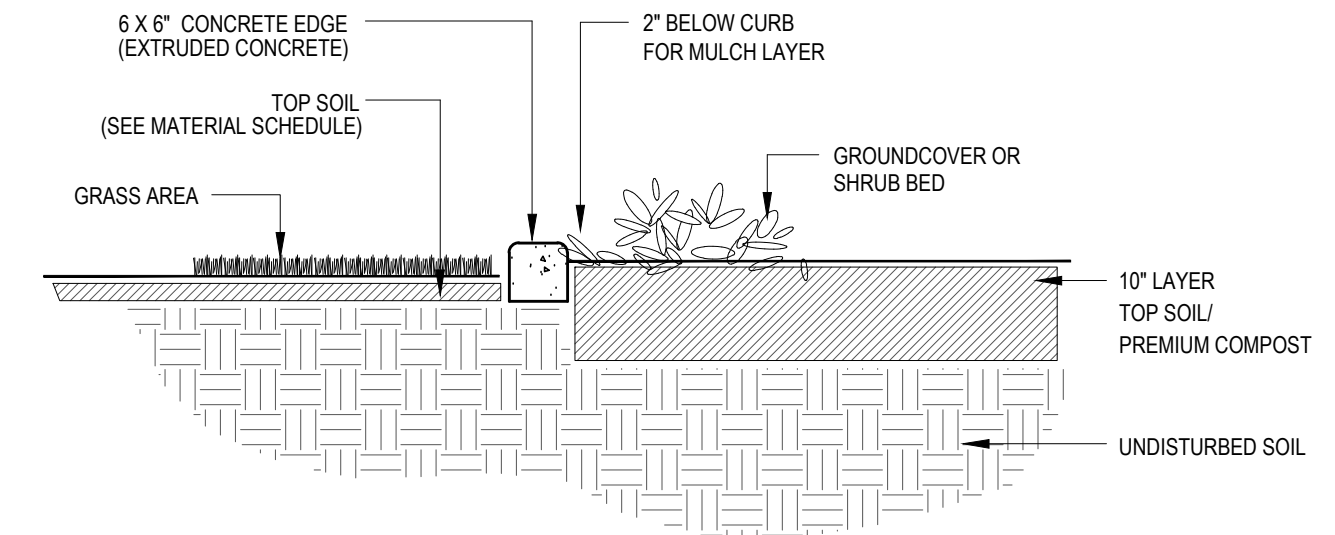
**MATERIAL SCHEDULE**

DESCRIPTION	NOTES	QUANTITY
REMOVAL AND RELOCATION	REMOVAL AND RELOCATION OF EXISTING SIGNAGE, BENCH AND TRASH RECEPTACLE AS PER PLANS	-
REPAIRS (DISTURBED AREAS BY UTILITIES)	REPAIR/REPLACE EXISTING IRRIGATION/SOD DISTURBED BY PROPOSED UTILITIES AS SHOWN IN DETAIL B (SHEET L3.01)	-
PREMIUM COMPOST	2" LAYER PREMIUM COMPOST (EARTHWISE ORGANICS MIX) (NOT FOR DUNE AREA)	16 C.Y.
SCREENED TOP SOIL	8" FOR ALL PLANTING BEDS (NOT FOR DUNE AREA)	60 C.Y.
MULCH (HARDWOOD)	2" MIN. FOR ALL PLANTING BEDS AND WATERING BASINS (TEXAS NATIVES HARDWOOD)	220 BAGS (2 CR.)
HERBICIDE	ALL PLANTING BED AREAS AS SPECIFIED	2,416 S.F.
FERTILIZER	ALL PLANT MATERIAL PER DETAILS	2,416 S.F.
PLANTING TABLETS	PER DETAILS / AS SPECIFIED	-
PRE-EMERGENT	ALL PLANTING BED AREAS AS SPECIFIED	2,416 S.F.
GUYING / STAKING	ALL TREES/PALMS PER DETAILS	1
DECO	4" COMPACTED DECOMPOSED GRANITE FINES 1/4" MINUS PER PLANS/DETAILS	140 S.F.
CONCRETE EDGE	6 x 6" EXTRUDED COLORED TEXAS BUFF CONCRETE EDGING PER PLANS/DETAILS	10 L.F.
IRRIGATION SYSTEM	COMPLETE AUTOMATIC IRRIGATION SYSTEM BY LICENSED CONTR. PER PLAN/SPECS	-

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

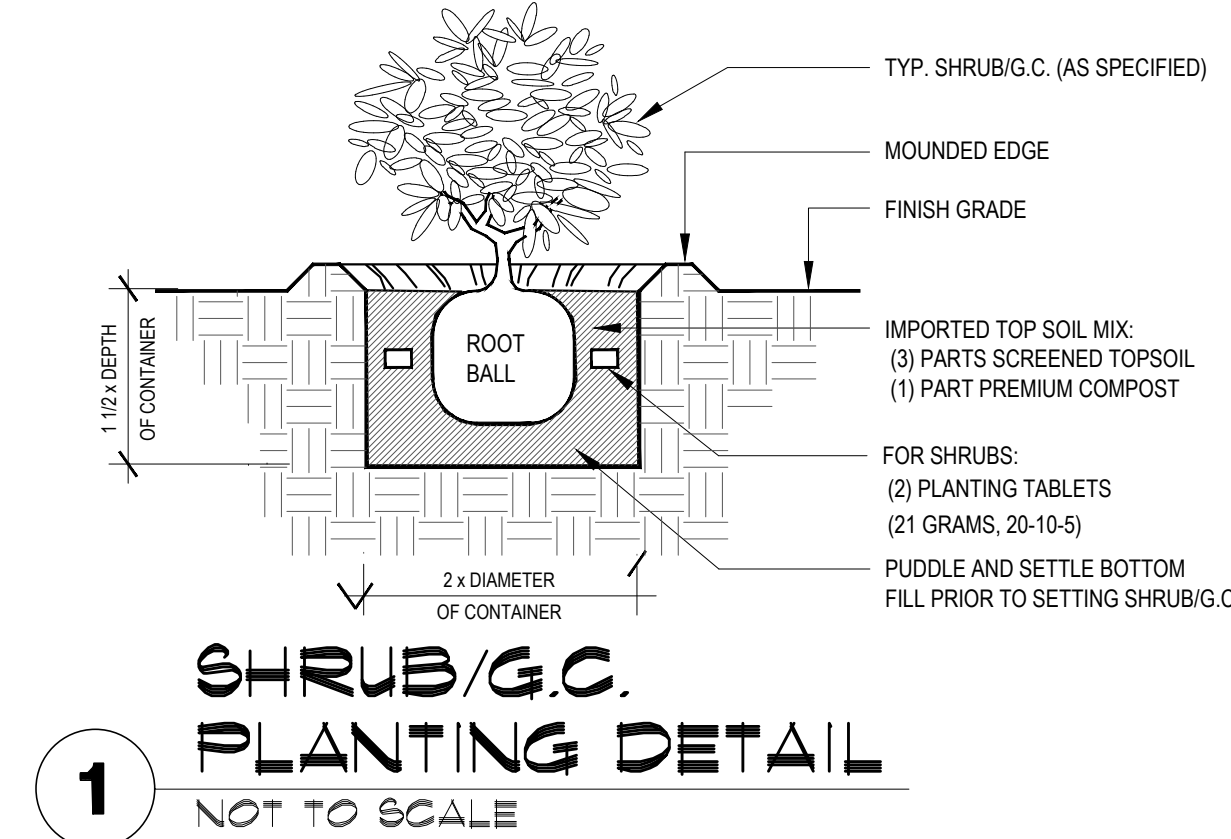
**LANDSCAPE CONSTRUCTION NOTES**

- WORK UNDER THIS CONTRACT INCLUDES SITE REVIEW AND COORDINATION WITH EXISTING CONDITIONS, SITE CLEANUP, EXCAVATION, BED PREP, TILLING, DUNE RESTORATION, PLANTING, 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.

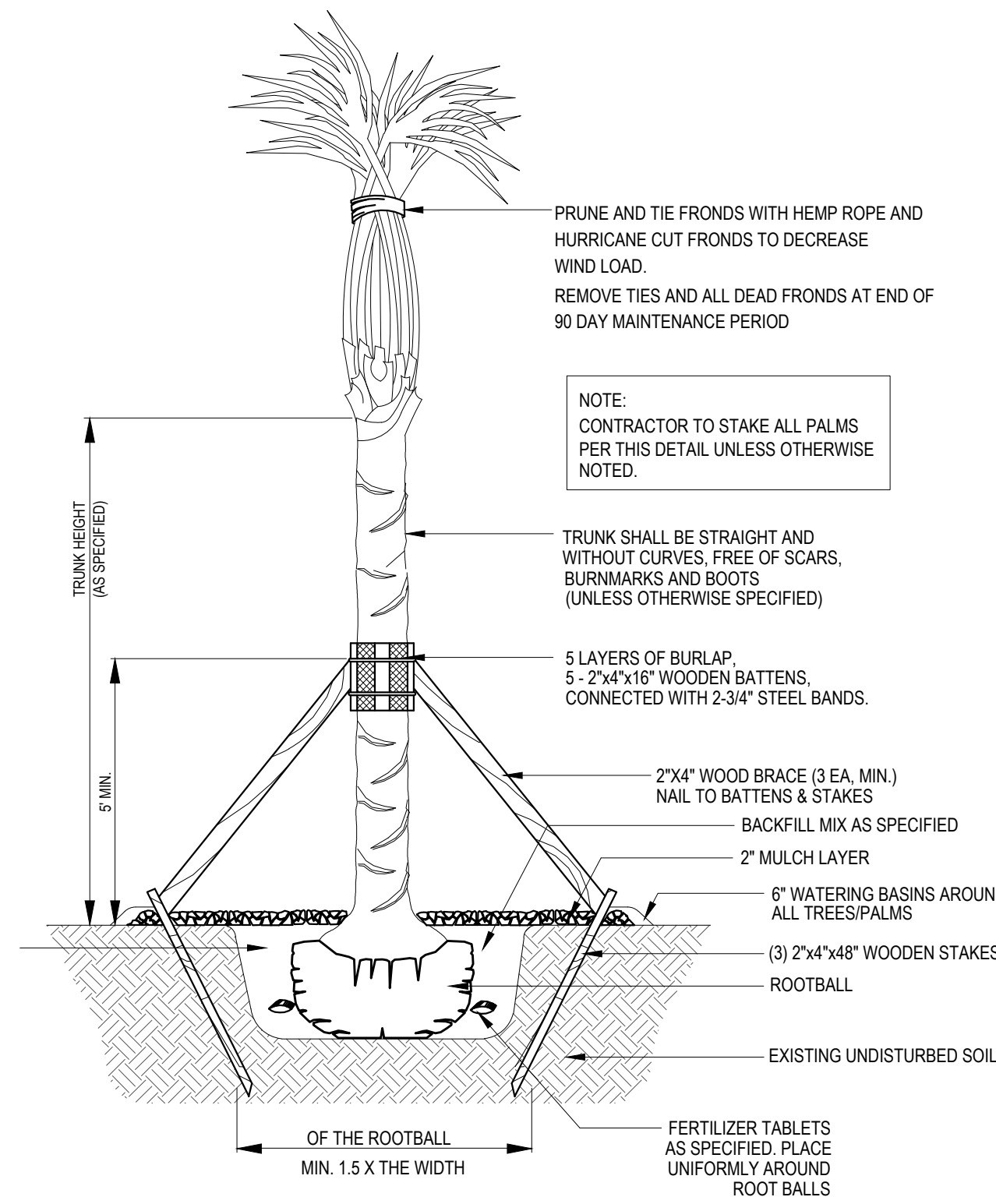


- NOTES:**
- CONCRETE CURBING TO HAVE 1 1/2" DEEP CONTRACTION JOINTS @ 5'-0" SPACING.
  - CONCRETE CURBING TO HAVE TAPERED DRAINAGE POINTS AT 10' O.C.
  - 2500-3000 PSI COMPRESSIVE STRENGTH, 490 PSI FLEXURAL STRENGTH.
  - USE HALF-INCH POLYPROPYLENE FIBER REINFORCEMENT.
  - EQUAL TO CONTOUR CURBS EDGING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

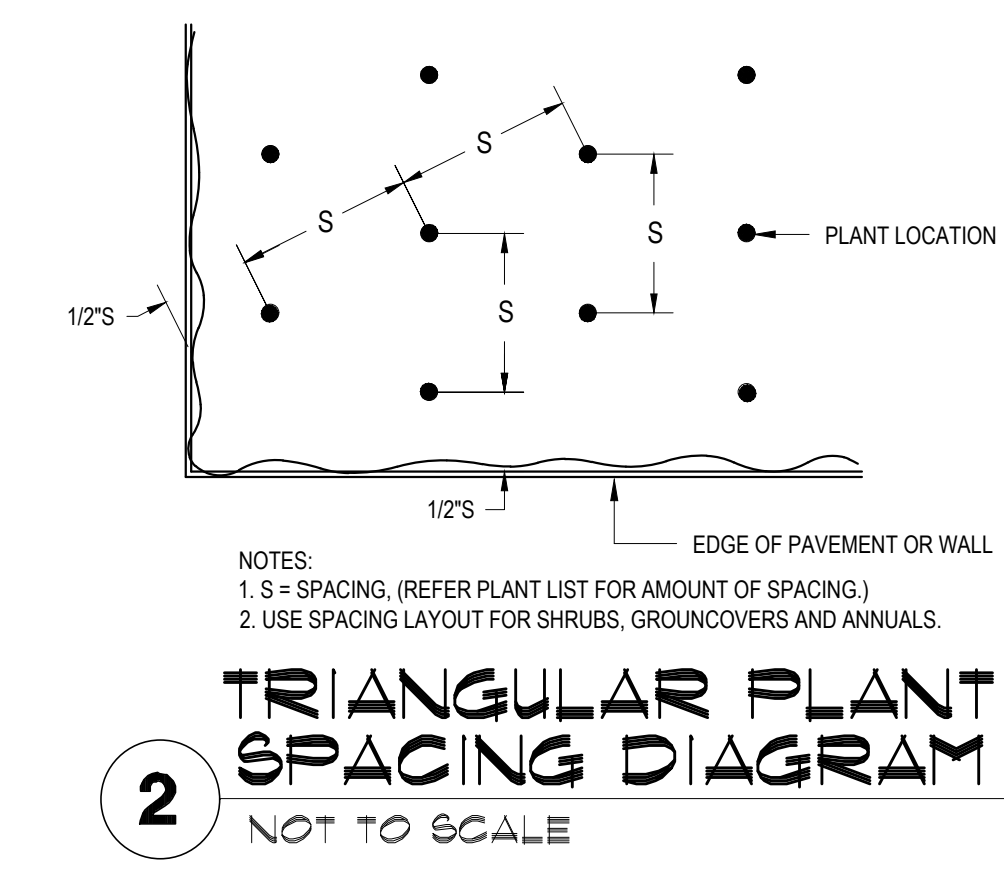
**4 CONCRETE EDGE DETAIL**  
NOT TO SCALE



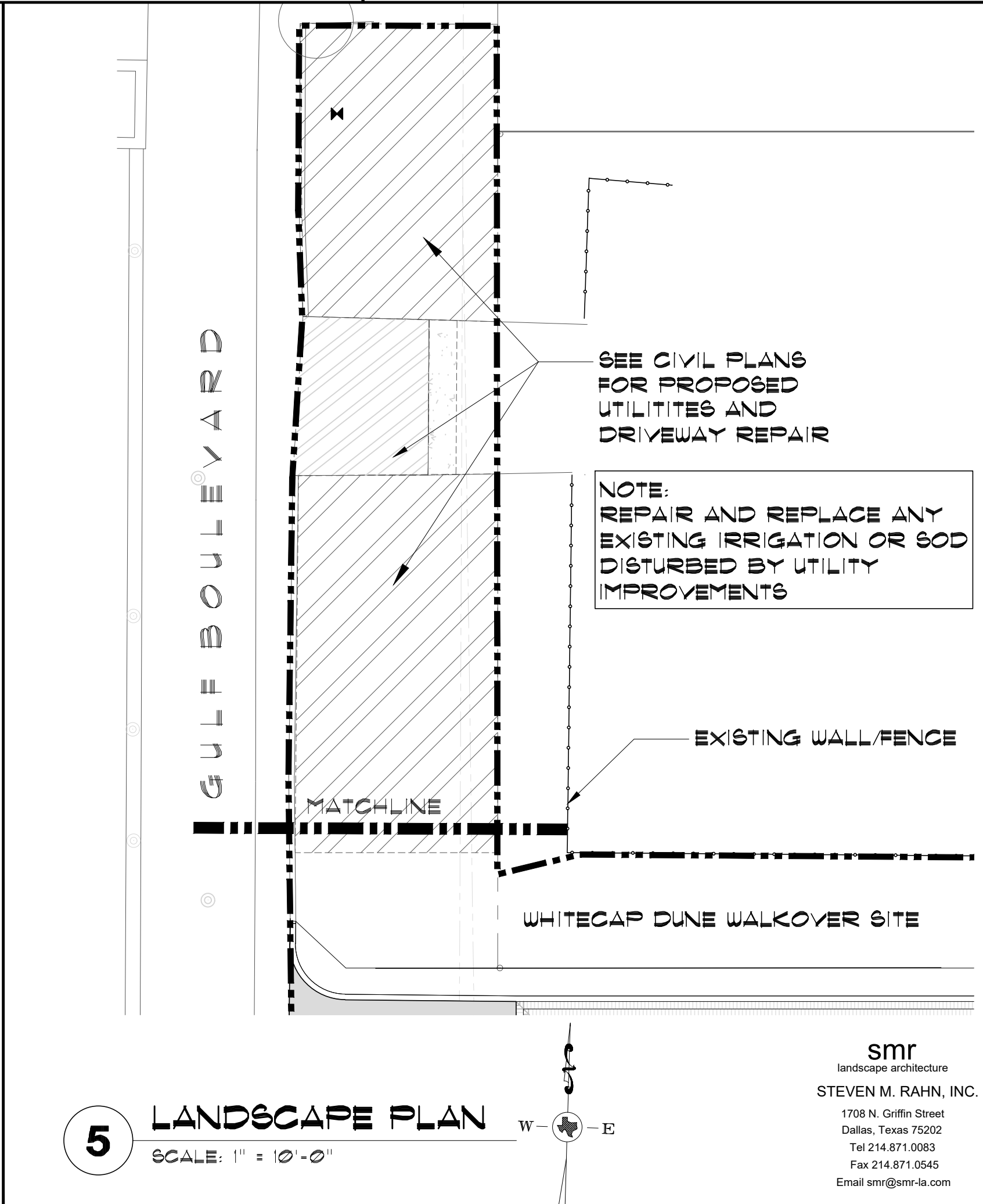
**1 SHRUB/G.C. PLANTING DETAIL**  
NOT TO SCALE



**3 PALM PLANTING DETAIL**  
NOT TO SCALE



**2 TRIANGULAR PLANT SPACING DIAGRAM**  
NOT TO SCALE



**5 LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"

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1708 N. Griffin Street  
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Tel 214.871.0083  
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SEAL

PROJECT  
**WALKOVER AT WHITECAP CIRCLE**  
SOUTH PADRE ISLAND, TEXAS

CLIENT  
**CITY OF SOUTH PADRE ISLAND**  
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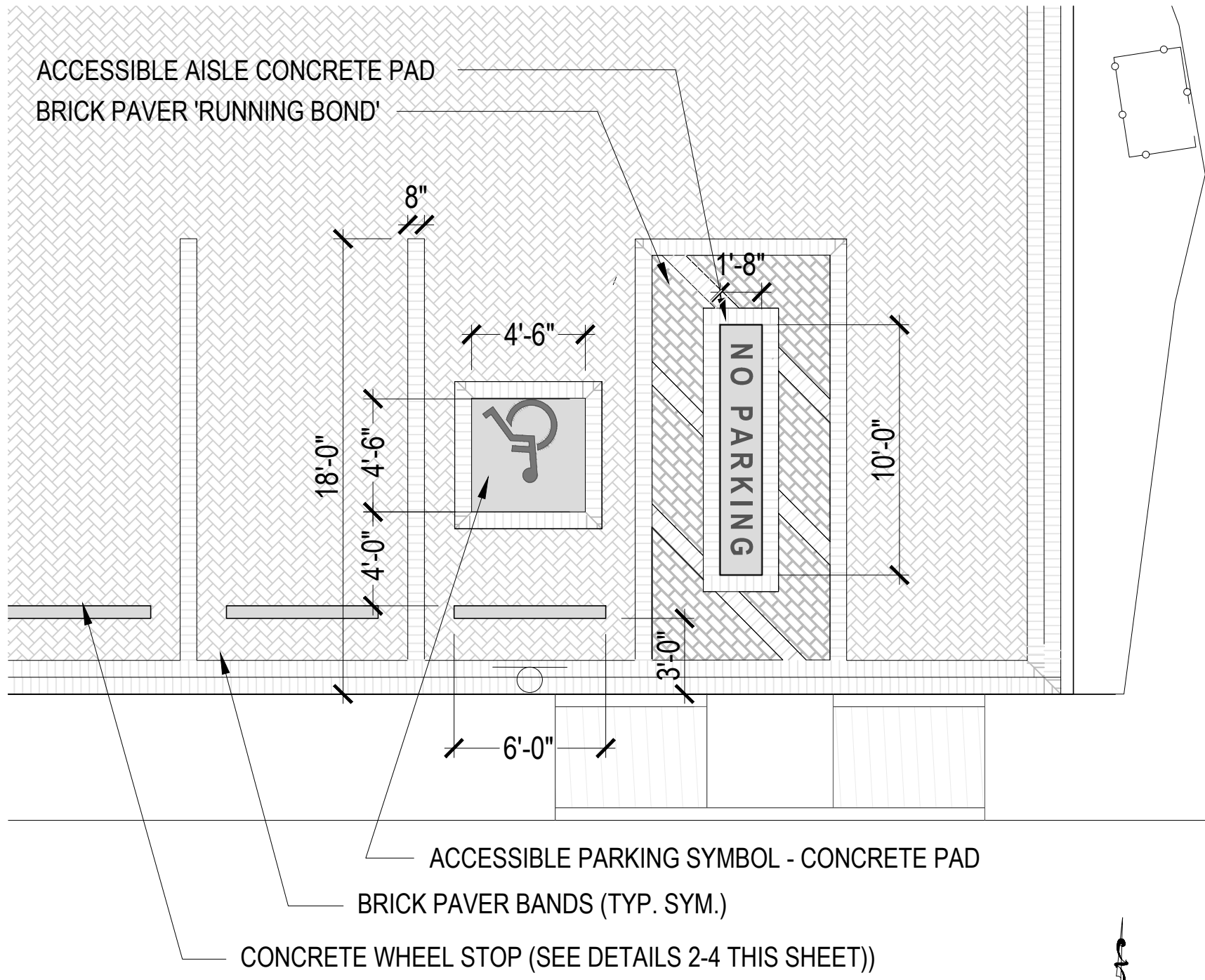


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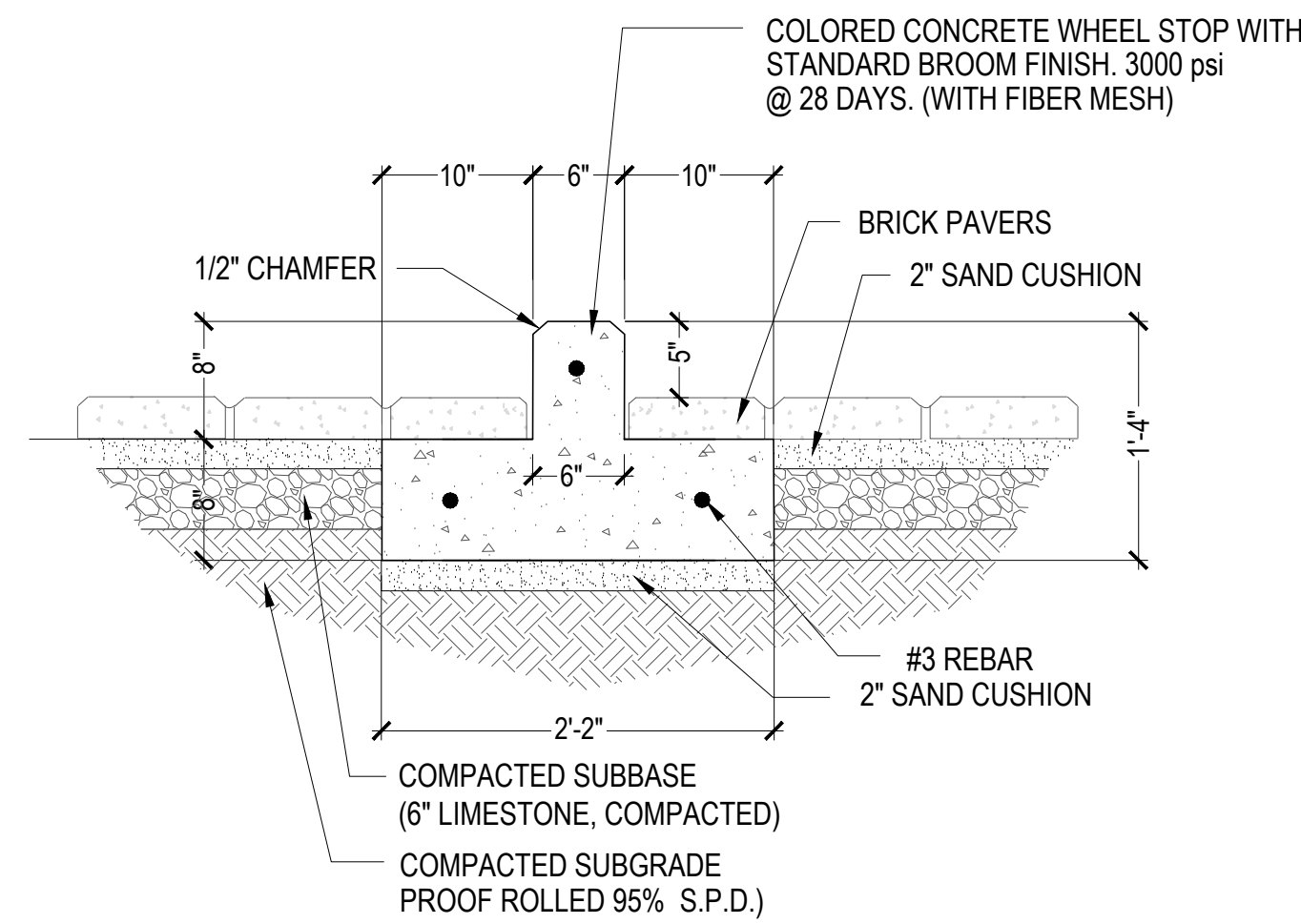
PROJECT NO. 1065-16  
DATE 04-22-2022  
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**LANDSCAPE SCHEDULES AND DETAILS**  
SHEET NO. **L3.01**

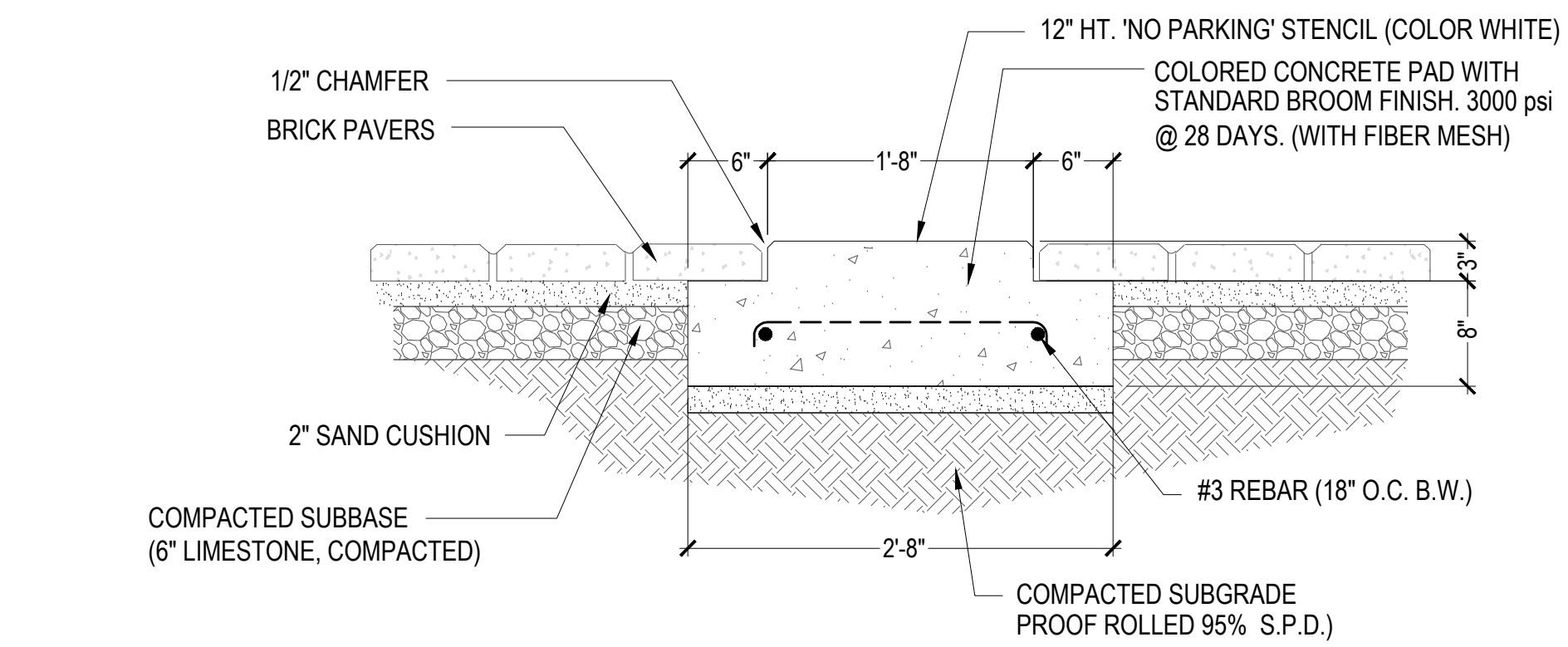
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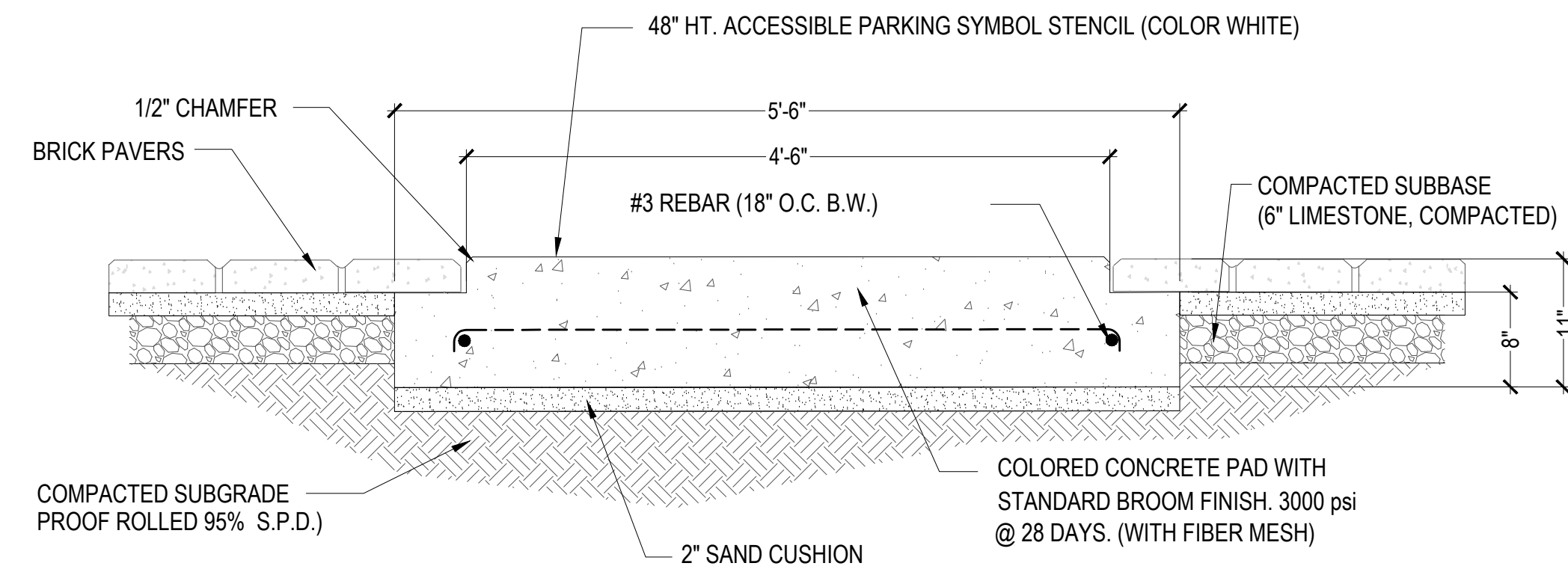
**1 ACCESSIBLE PARKING - LAYOUT PLAN**  
SCALE: 3/16" = 1'-0"



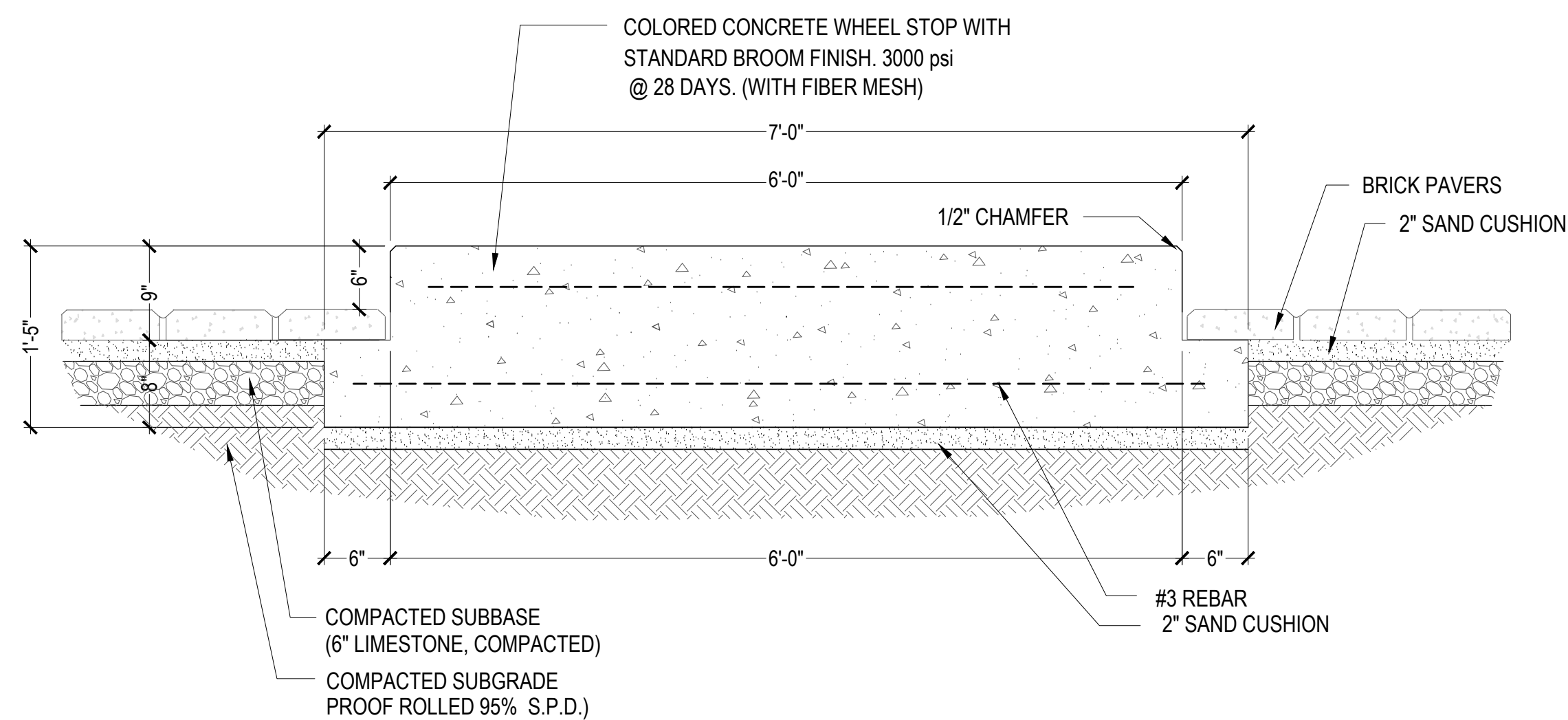
**2 CONCRETE WHEEL STOP - SECTION 'SIDE'**  
SCALE: 1" = 1'-0"



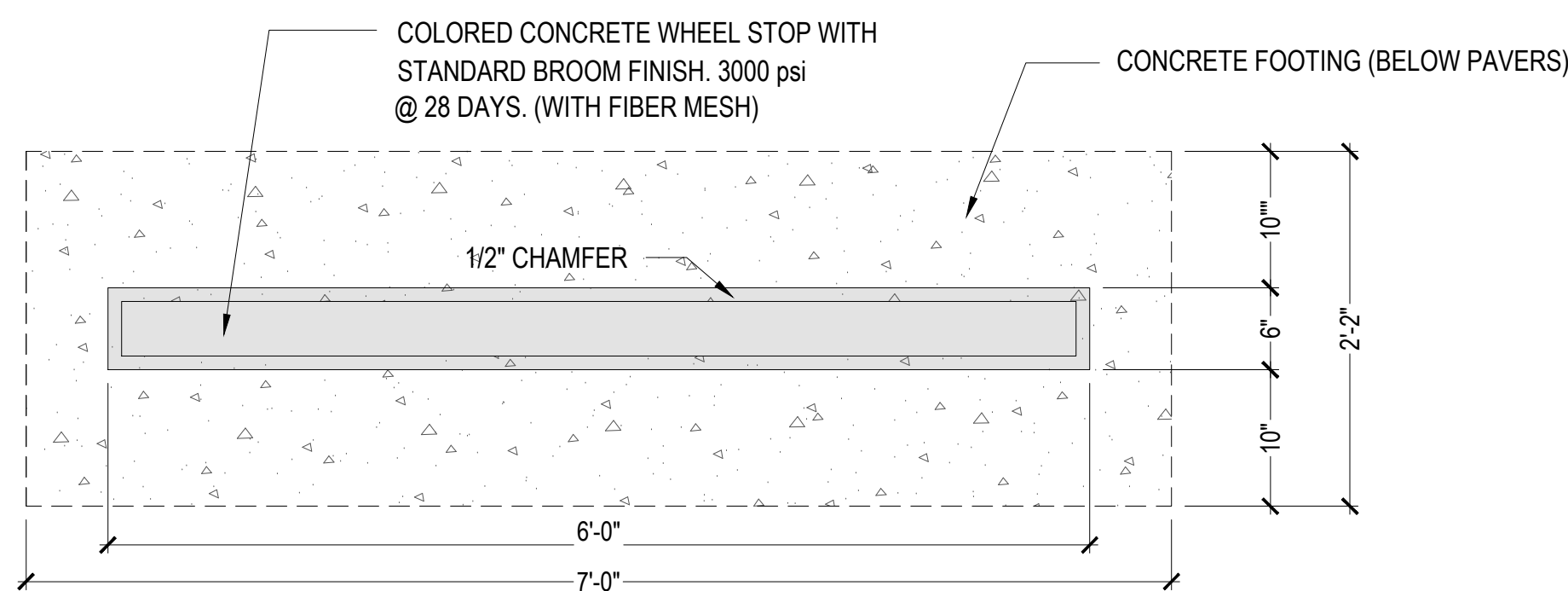
**5 ACCESSIBLE ACCESS AISLE - CONCRETE PAD DETAIL**  
SCALE: 1" = 1'-0"



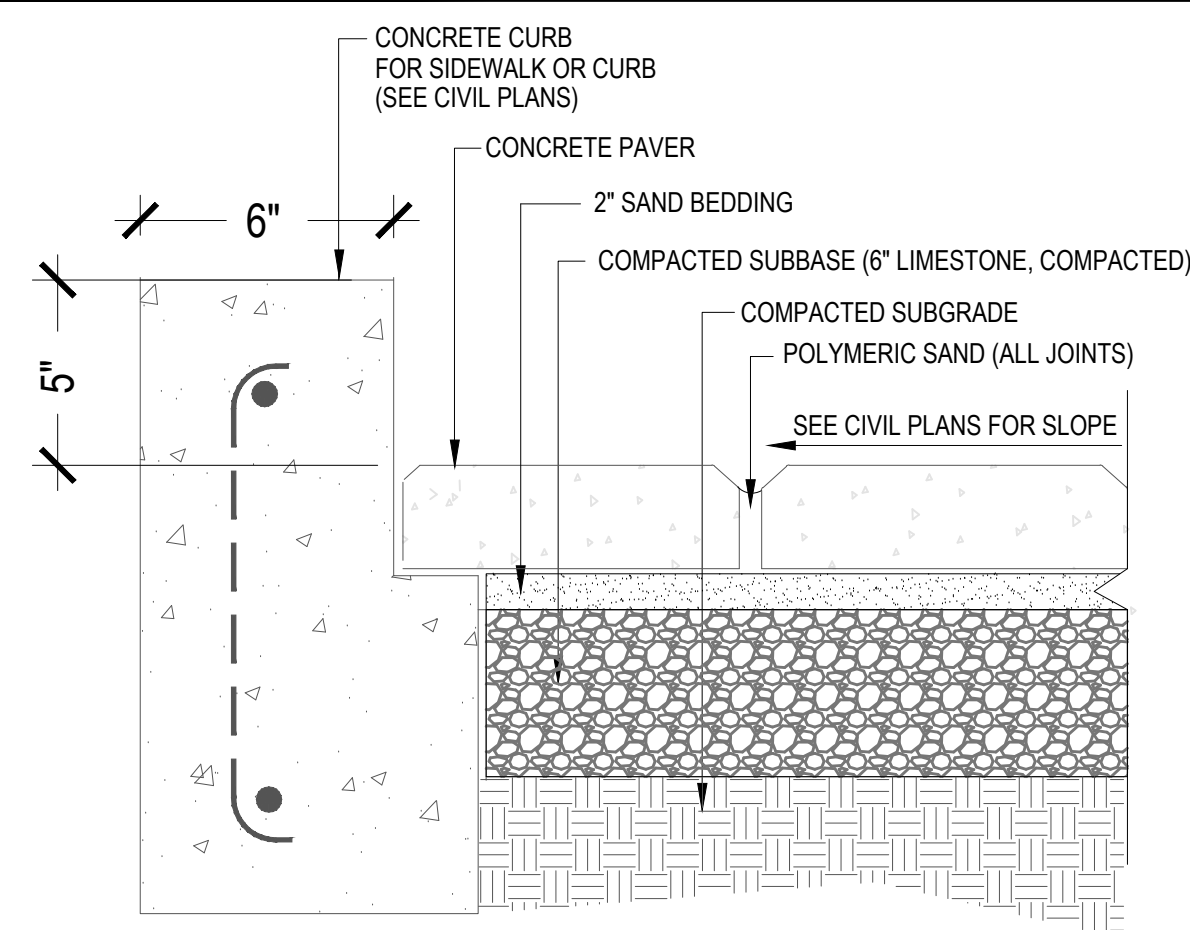
**6 ACCESSIBLE PARKING SYMBOL - CONCRETE PAD DETAIL**  
SCALE: 1" = 1'-0"



**3 CONCRETE CURB STOP - SECTION 'FRONT'**  
SCALE: 1" = 1'-0"

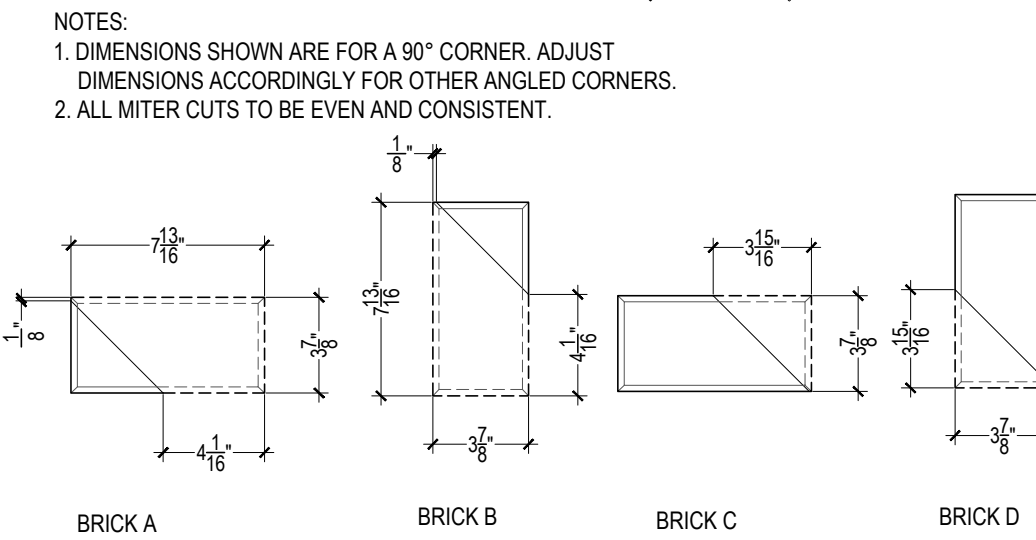
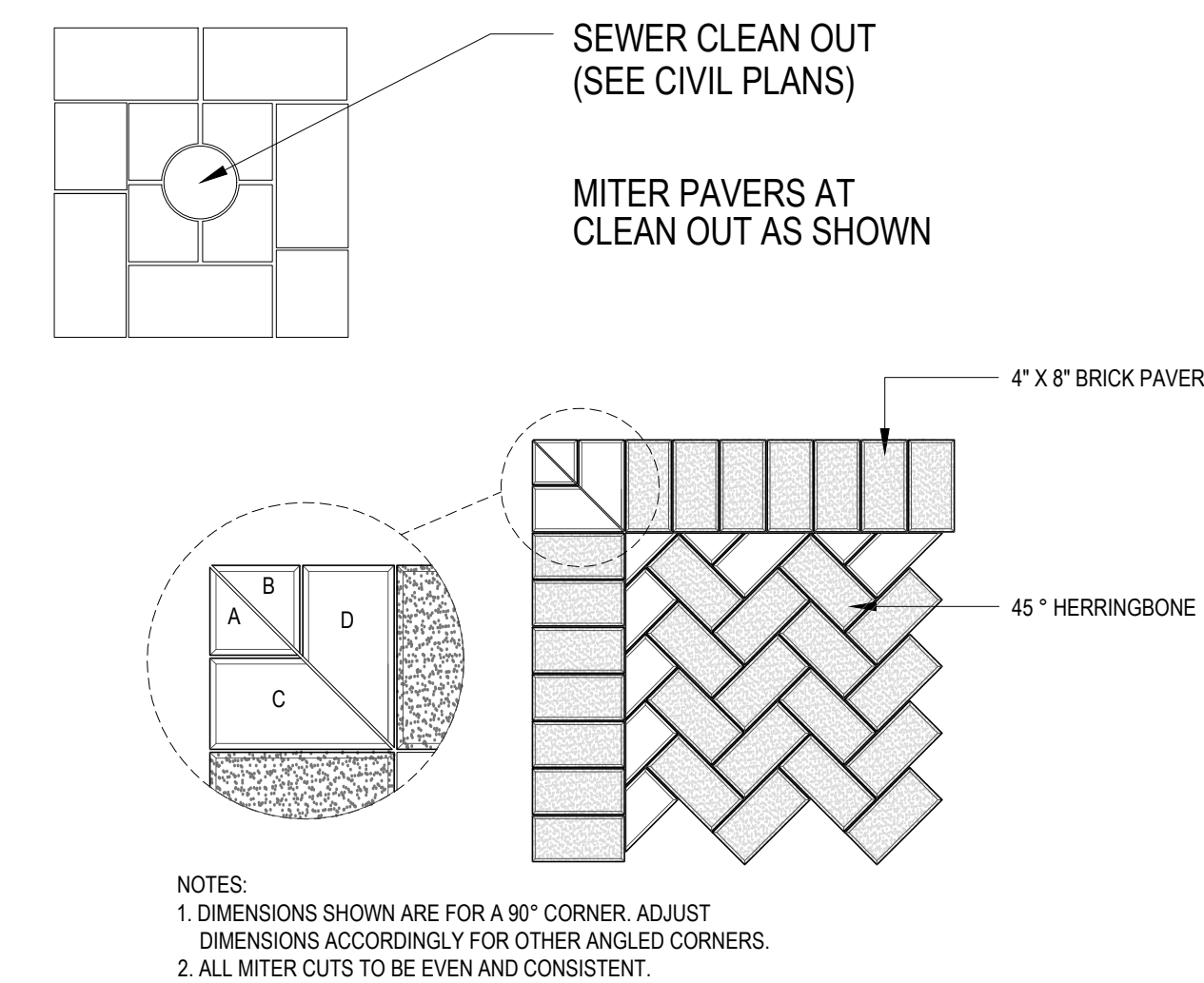


**4 CONCRETE CURB STOP - PLAN**  
SCALE: 1" = 1'-0"



- GENERAL SPECIFICATIONS:**
- INSTALLATION**
- EXCAVATE UNSUITABLE, UNSTABLE OR UNCONSOLIDATED SUBGRADE MATERIAL AND COMPACT THE AREA WHICH HAS BEEN CLEARED, THEN BACKFILL AND LEVEL WITH DENSE GRADED AGGREGATE SUITABLE FOR SUBBASE MATERIAL (6" OF COMPACTED LIMESTONE)
  - PLACE BEDDING COURSE OF WASHED CONCRETE SAND CONFORMING TO THE GRADING REQUIREMENTS OF ASTM C33 TO A UNIFORM DEPTH OF 1" TO 1 1/2" (25-38MM) SCREEDED TO THE GRADE AND PROFILE REQUIRED.
  - INSTALL PAVERS WITH JOINTS APPROXIMATELY 1/8" (3MM). (PAVERS WITH SPACER RIBS AUTOMATICALLY PROVIDE MINIMUM JOINT WIDTH.)
  - WHERE REQUIRED, CUT PAVERS WITH AN APPROVED CUTTER TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
  - TAMP PAVERS WITH A PLATE COMPACTOR, UNFORMILY LEVEL, TRUE TO GRADE AND FREE OF MOVEMENT.
  - FILL JOINTS WITH POLYMERIC SAND BINDER (SANDLOCK OR APPROVED EQUAL.)

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWINGS.
  - CONFIRM COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION
  - CONTRACTOR TO PROVIDE 6x6" MOCKUP OF PAVING TO INCLUDE FIELD PATTERN, BORDER PATTERN AND COLORS.
- 7 PAVING INSTALLATION DETAIL**  
NOT TO SCALE



**8 PAVER DETAIL - 90° MITER**  
NOT TO SCALE

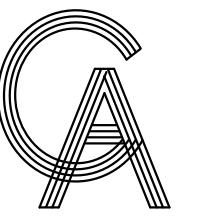
**PAVING NOTES**

- 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 PAVEMENT AREAS.
- CONTRACTOR SHALL SUPPLY/INSTALL SELECT FILL, SUB-BASE, MOISTURE CONDITION, AND COMPACT SUBGRADE TO 95% PROCTOR DENSITY.
- CONTRACTOR SHALL SUPPLY/APPLY PRE-EMERGENT HERBICIDE TO SUB-BASE OF ALL PAVEMENT 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.
- 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.

**PAVING MATERIAL SCHEDULE**

DESCRIPTION	NOTES	QUANTITY
BRICK PAVERS *	4x8" 80 MM KEYSTONE 'HOLLANDSTONE' BRICK PAVERS (LIGHT BROWN/TAN MIX) *	1200 SF.
BRICK PAVEMENT BAND*	4x8" 80 MM KEYSTONE 'HOLLANDSTONE' BRICK PAVERS BAND (DARK BROWN) *	915 SF.
CONCRETE WHEEL STOPS	8" X 6" COLORED CONCRETE WHEEL STOPS (BUTTERFIELD GREY * 8601 - (1 BAG PER 2 YARDS) AS PER PLANS/DETAILS	20
CONCRETE PADS	COLORED CONCRETE PADS (BUTTERFIELD GREY * 8601 (1 BAG PER 2 YARDS) FOR ACCESSIBLE SYMBOL AND NO PARKING SPACE) SEE PLANS AND DETAILS FOR DIMENSIONS, EACH WITH PAINTED STENCIL (COLOR WHITE) AS PER PLANS/DETAILS	50 SF.

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



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461 FAX: (956)428-0287  
FIRM REGISTRATION #F-4145

SEAL

PROJECT

WALKOVER  
AT WHITECAP CIRCLE

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

MARK	DATE	DESCRIPTION

PROJECT NO. 1065-16

DATE 04-22-2022

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SCALE AS SHOWN

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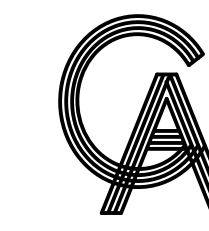
**HARDSCAPE  
SCHEDULES AND  
DETAILS**

SHEET NO.

**L3.02**

**smr**  
landscape architecture  
STEVEN M. RAHN, INC.  
1708 N. Griffin Street  
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Fax 214-871-0565  
Email smr@smr-la.com

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 PH: (956)428-4461  
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PROJECT  
  
**WALKOVER  
 AT WHITE CAP CIRCLE**  
  
 SOUTH PADRE ISLAND,  
 TEXAS

CLIENT  
  
 CITY OF  
 SOUTH PADRE ISLAND  
  
 SOUTH PADRE ISLAND,  
 TEXAS  
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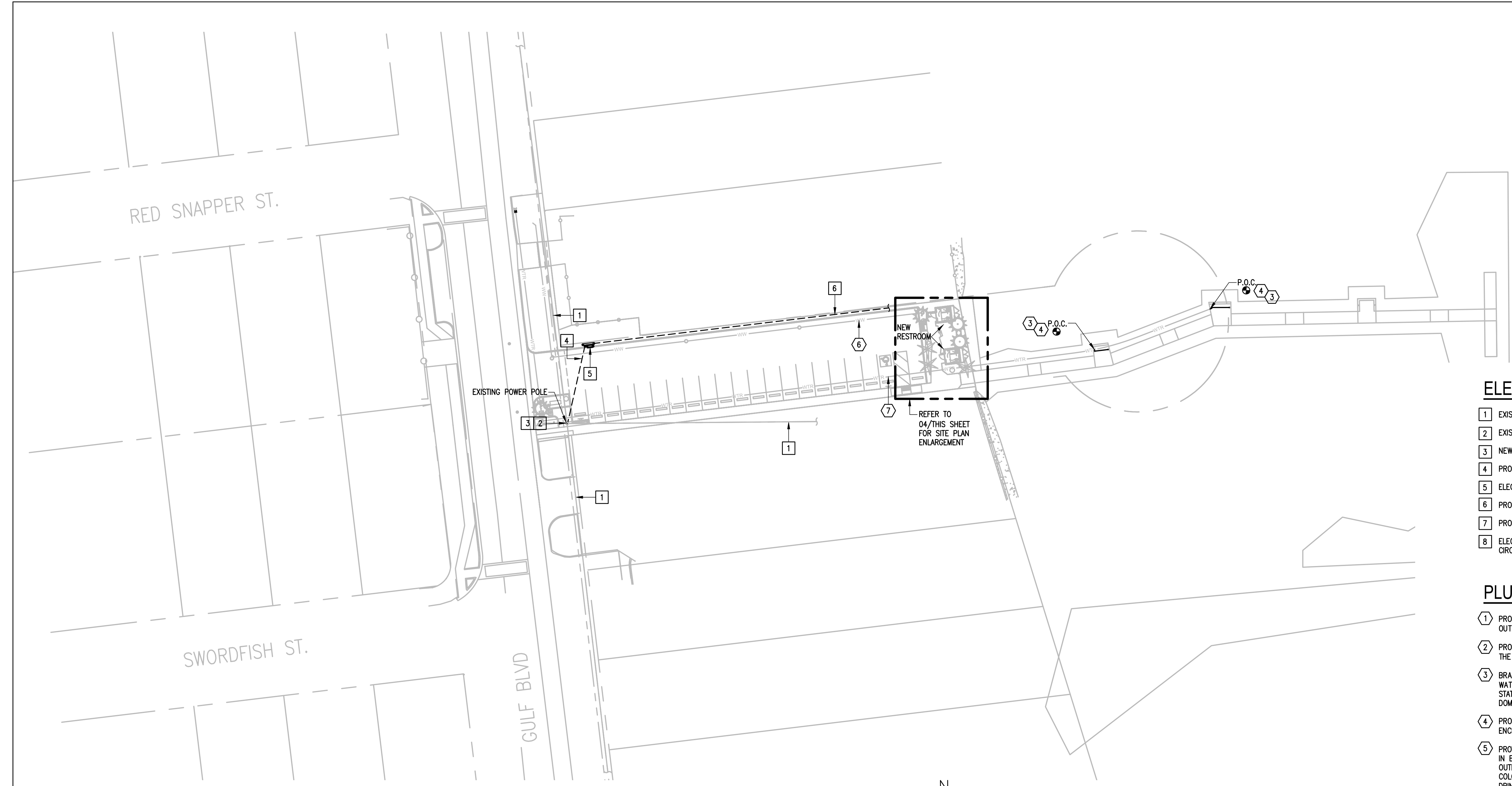
MARK	DATE	DESCRIPTION

PROJECT NO.	1065-16
DATE	04-22-2022
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EP SITE PLAN  
  
 SHEET NO.  
**EP1.01**



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 HARLINGEN, TX  
 PHONE: 956-230-3435  
 TEXAS REGISTERED  
 ENGINEERING FIRM



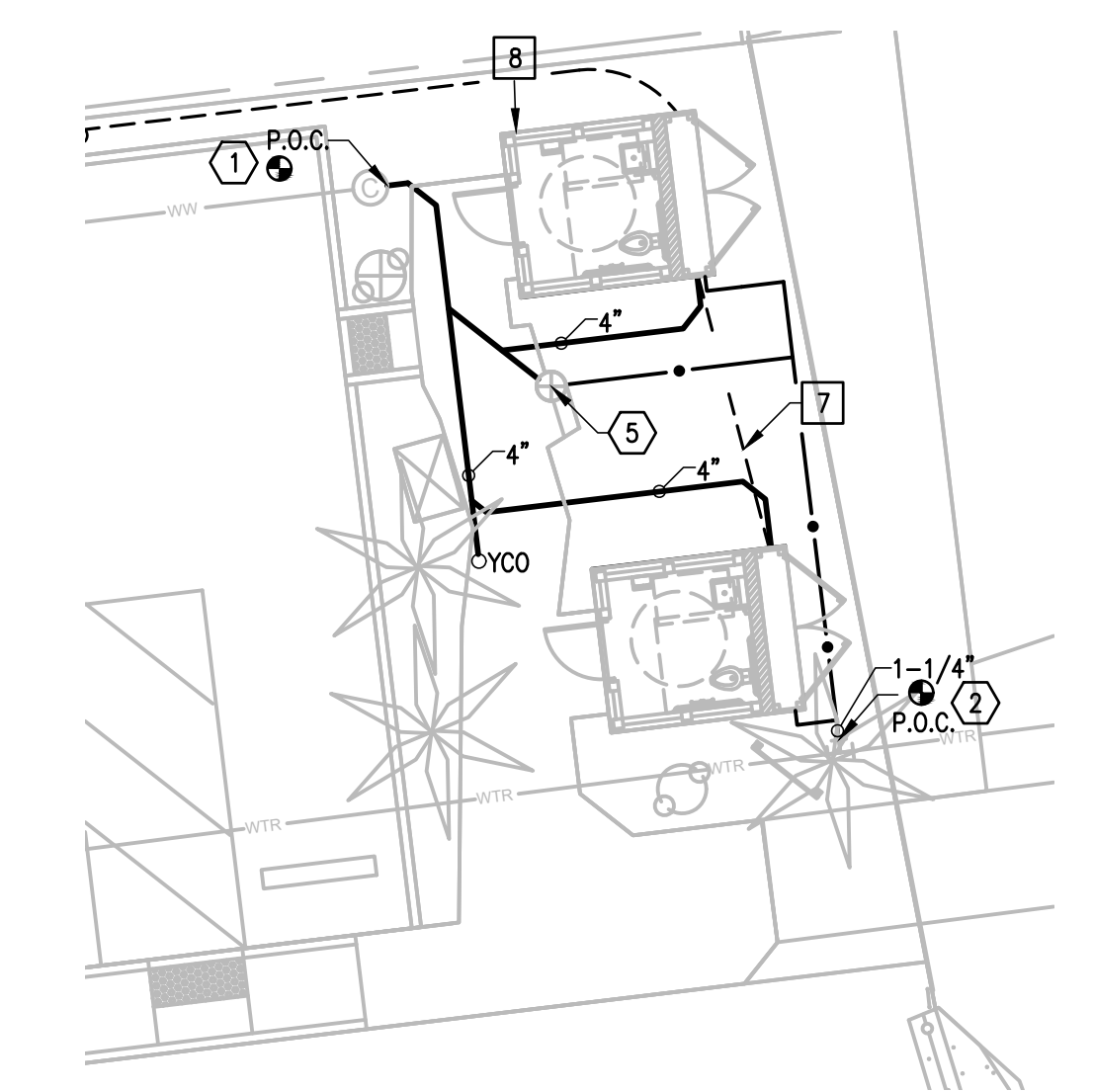
**01 SITE PLAN**  
 SCALE: 1/32" = 1'-0"  
 PLAN NORTH

**ELECTRICAL KEYED NOTES:**

- 1 EXISTING ELECTRICAL UTILITY OVERHEAD SERVICE LINE.
- 2 EXISTING ELECTRIC UTILITY POWER POLE.
- 3 NEW ELECTRIC UTILITY POLE MOUNT TRANSFORMER, AND RISER DIP POLE.
- 4 PROVIDE ELECTRIC UNDERGROUND SECONDARY RACEWAY.
- 5 ELECTRIC METER AND MAIN DISCONNECT.
- 6 PROVIDE UNDERGROUND FEEDER.
- 7 PROVIDE UNDERGROUND BRANCH CIRCUITS.
- 8 ELECTRICAL PANEL IS LOCATED AT NORTHSIDE RESTROOM BUILDING. ALL CIRCUITS FROM SOUTHSIDE RESTROOM TO BE ROUTED TO THIS PANEL.

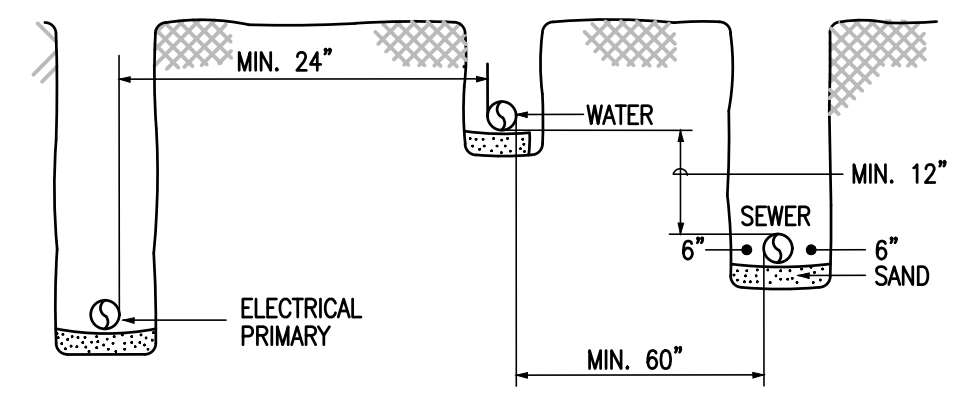
**PLUMBING KEYED NOTES:**

- 1 PROVIDE A 4" SANITARY SEWER CONNECTION TO PROPOSED CIVIL CLEAN OUT. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 2 PROVIDE UNDERGROUND 1-1/4" CPVC DOMESTIC WATER LINE TO SERVICE THE RESTROOM. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 3 BRANCH OFF WITH A 3/4" CPVC WATER LINE FROM CIVIL'S DOMESTIC WATER LINE AND RISE UP BELOW WALKOVER TO SERVICE NEW WASH STATION. 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 05/P.3.01 FOR THE ASSOCIATED DETAIL.
- 5 PROVIDE PEDESTAL TYPE DRINKING FOUNTAIN WITH BOTTLE FILLING STATION IN BETWEEN RESTROOMS. HALSEY TAYLOR OUTDOOR DRINKING FOUNTAIN OUTDOOR MODEL NUMBER 4420DB OR APPROVED EQUAL. COORDINATE COLOR OF PEDESTAL WITH OWNER AND ARCHITECT. SERVE PEDESTAL TYPE DRINKING FOUNTAIN WITH 3/4" WATER LINE AND 2" SANITARY SEWER LINE. PROVIDE TRANSITION FITTINGS AS NECESSARY. PRIOR INSTALLATION, COORDINATE EXACT LOCATION OF PEDESTAL WITH OWNER. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR TO AVOID CONFLICT WITH CURBS AND SIDEWALKS.
- 6 PROPOSED SANITARY SERVICE BY CIVIL. REFER TO CIVIL DRAWINGS FOR EXACTLY LOCATION AND DETAILS.
- 7 PROPOSED DOMESTIC WATER SERVICE BY CIVIL. REFER TO CIVIL DRAWINGS FOR EXACTLY LOCATION AND DETAILS.



**02 SITE PLAN ENLARGEMENT**  
 SCALE: 1" = 10'-0"  
 PLAN NORTH

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 SHELF 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

SCOPE OF WORK:

- GENERAL: THE "WALKOVER AT WHITE CAP CIRCLE" CONSISTS OF TWO NEW SINGLE STORY BUILDINGS, APPROXIMATE SQUARE FOOTAGE 89FT2 EACH. THESE 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 POLE MOUNTED UTILITY FURNISHED TRANSFORMER AND UNDERGROUND ELECTRICAL RACEWAYS.
  - 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 HAND DRYERS.

ABBREVIATIONS:

A	AMPS	GALV.	GALVANIZED
ABC	ABOVE CEILING LINE	GRND.	GROUND
AC	ABOVE COUNTER BACKSPLASH	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
EF	EXHAUST FAN	UNO	UNLESS OTHERWISE NOTED
EXT.	EXTERNAL OR EXTERIOR	V	VOLTS
G.	GROUND	W	WIRE
GA.	GAGE		

WIRING DEVICES SYMBOL LEGEND:

SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTING TYPE - HUBBELL MODEL #GFRST20X 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:

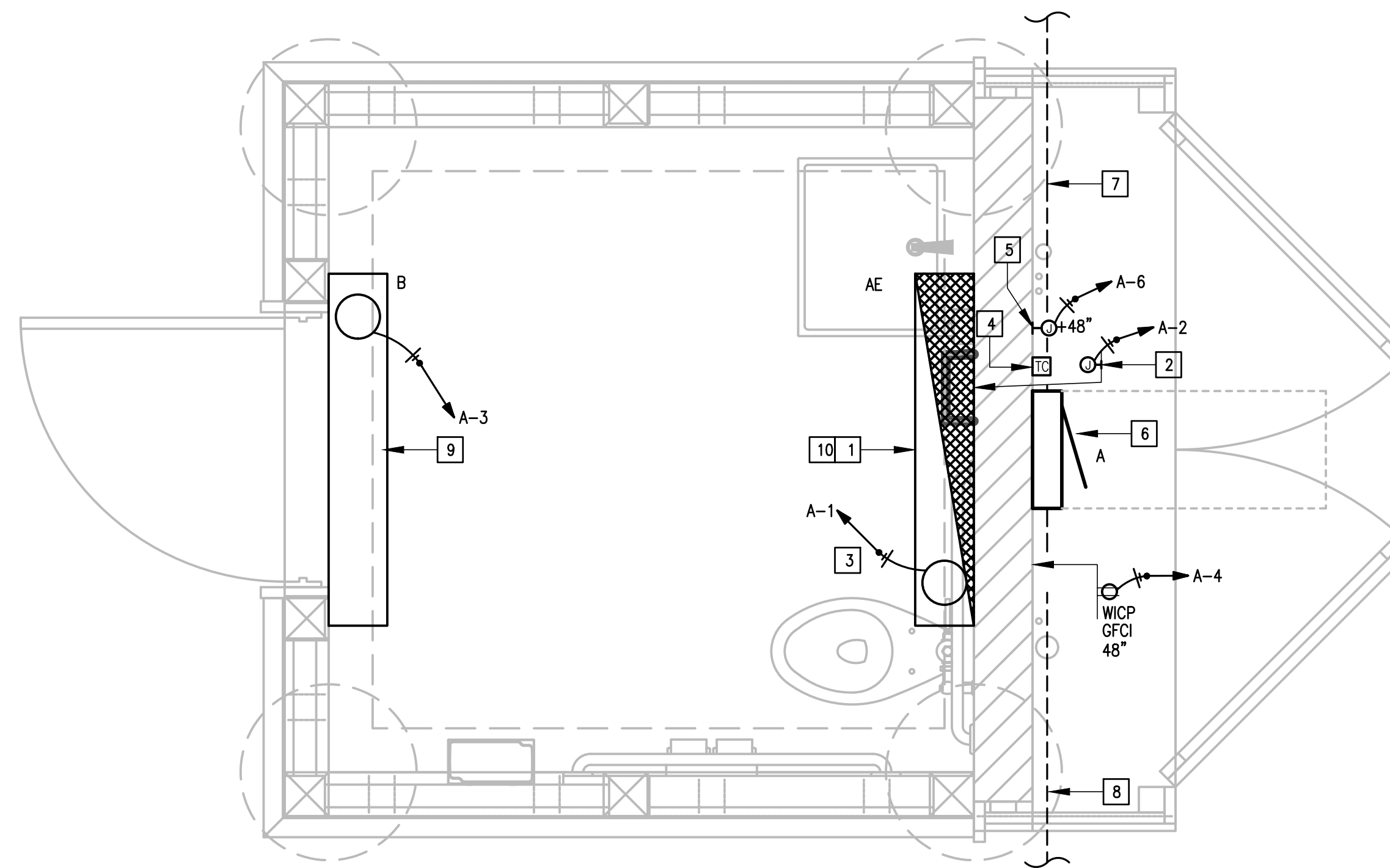
SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	JUNCTION BOX W/ BLANK COVERPLATE	AS REQUIRED
	ELECTRICAL PANELBOARD - SURFACE MOUNTED	AS REQUIRED
	UNDERGROUND RACEWAY	AS REQUIRED
	CONCEALED RACEWAY	AS REQUIRED
	CONDUIT OR EMT HOMERUN TO PANELBOARD CONCEALED IN WALLS OR ABOVE CEILING. LONG CROSSMARKS DENOTE 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:

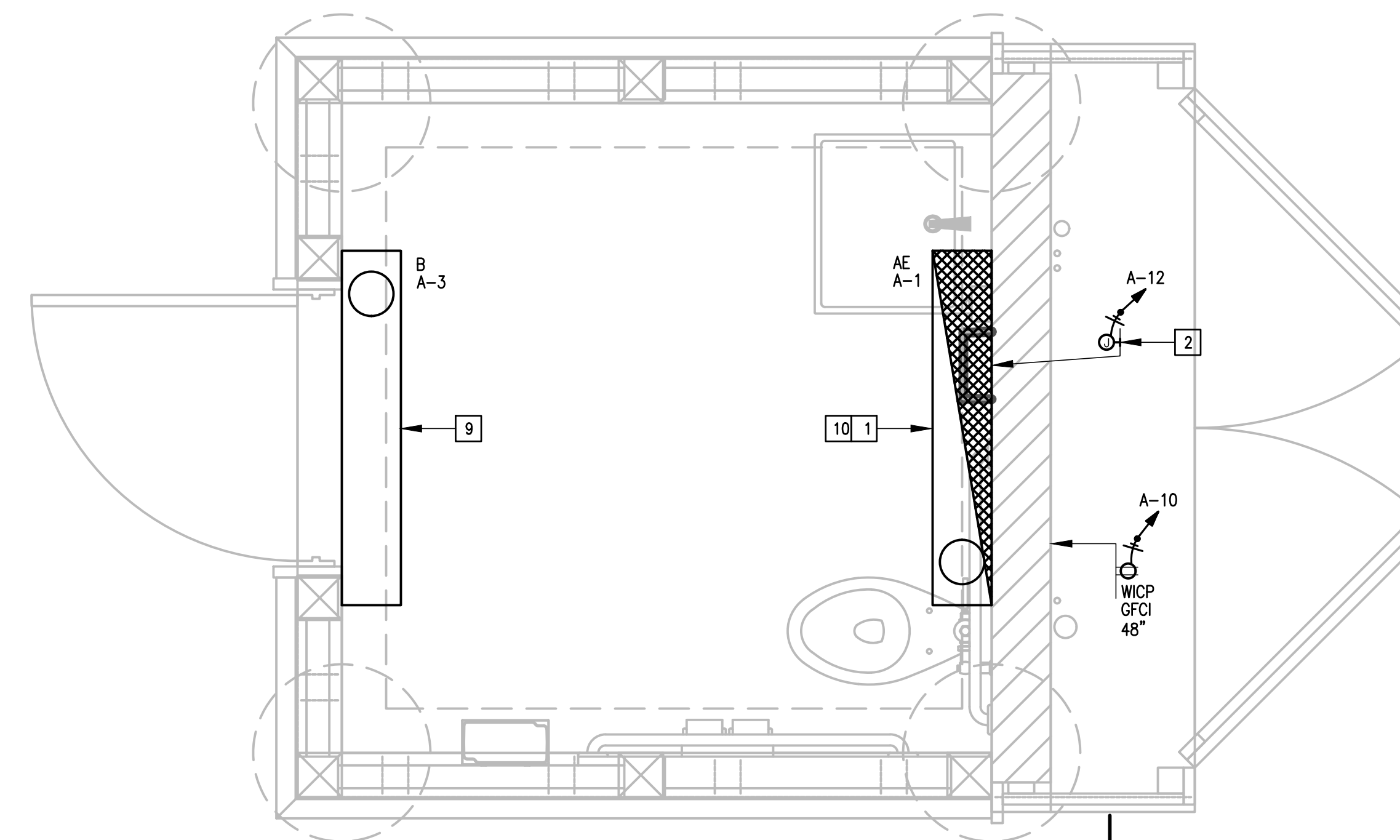
SYMBOL	DESCRIPTION	MNTG. HT. UNO (SEE NOTE 1)
	SURFACE/WRAPAROUND EMERGENCY LIGHT FIXTURE CONNECT BATTERY PACK TO BE ON AT ALL TIMES (UNSWITCHED)	----
	OUTDOOR TIME CLOCK - 365 DAY, ASTRONOMICAL, 2-CHANNEL, PROGRAMMABLE, CAPABLE OF HAVING MULTIPLE SCHEDULES.	AS REQUIRED

NOTES:

- REFERENCE LIGHT FIXTURE SCHEDULE FOR ALL MOUNTING HEIGHTS.



NORTHSIDE RESTROOM  
01 LIGHTING AND ELECTRICAL PLAN  
SCALE : 3/4" = 1'-0"



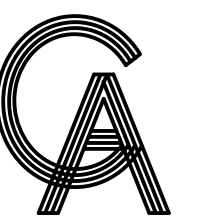
SOUTHSIDE RESTROOM  
02 LIGHTING AND ELECTRICAL PLAN  
SCALE : 3/4" = 1'-0"

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.
- PROVIDE INFRARED RECESSED MOUNTED HAND DRYER - SEE SPECIFICATIONS. BRANCH CIRCUIT: 1/2" - 2#12 & #12G. MOUNT @ +48" A.F.F. (BOTTOM). VERIFY THE EXACT LOCATION WITH THE ARCHITECTURAL PLANS.
- SWITCH VIA TIME CLOCK. THE INTENT IS FOR LIGHT FIXTURE TO BE "ON" FROM SUNRISE TO SUNSET - TYPICAL.
- PROVIDE TIME CLOCK - SEE SPECIFICATION.
- CONNECT IRRIGATION CONTROLLER.
- SEE KEYED NOTE #8 ON SHEET MEP1.01.
- UNDERGROUND FEEDER.
- UNDERGROUND BRANCH CIRCUITS TO SOUTH RESTROOM.
- LIGHT FIXTURE SHALL BE OPERATED BY TIME CLOCK (SUNSET TO SUNRISE) - MOUNT FIXTURE AS HIGH AS POSSIBLE - TYPICAL.
- CONTROLLED BY TIME CLOCK (SUNRISE TO SUNSET).



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER  
AT WHITE CAP CIRCLE**  
SOUTH PADRE ISLAND,  
TEXAS

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MARK	DATE	DESCRIPTION

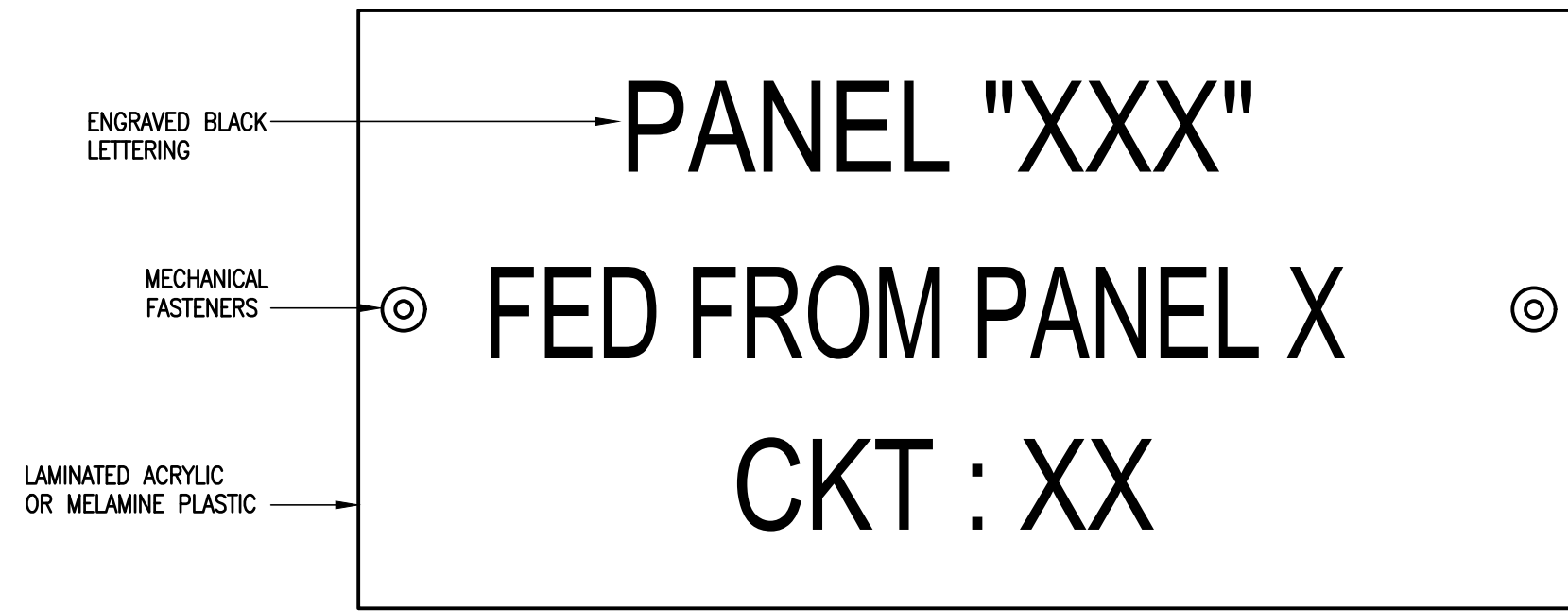
PROJECT NO. 1065-16  
DATE 04-22-2022  
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SHEET TITLE  
**RESTROOM LIGHTING  
AND ELECTRICAL  
PLAN**

SHEET NO.  
**E2.01**



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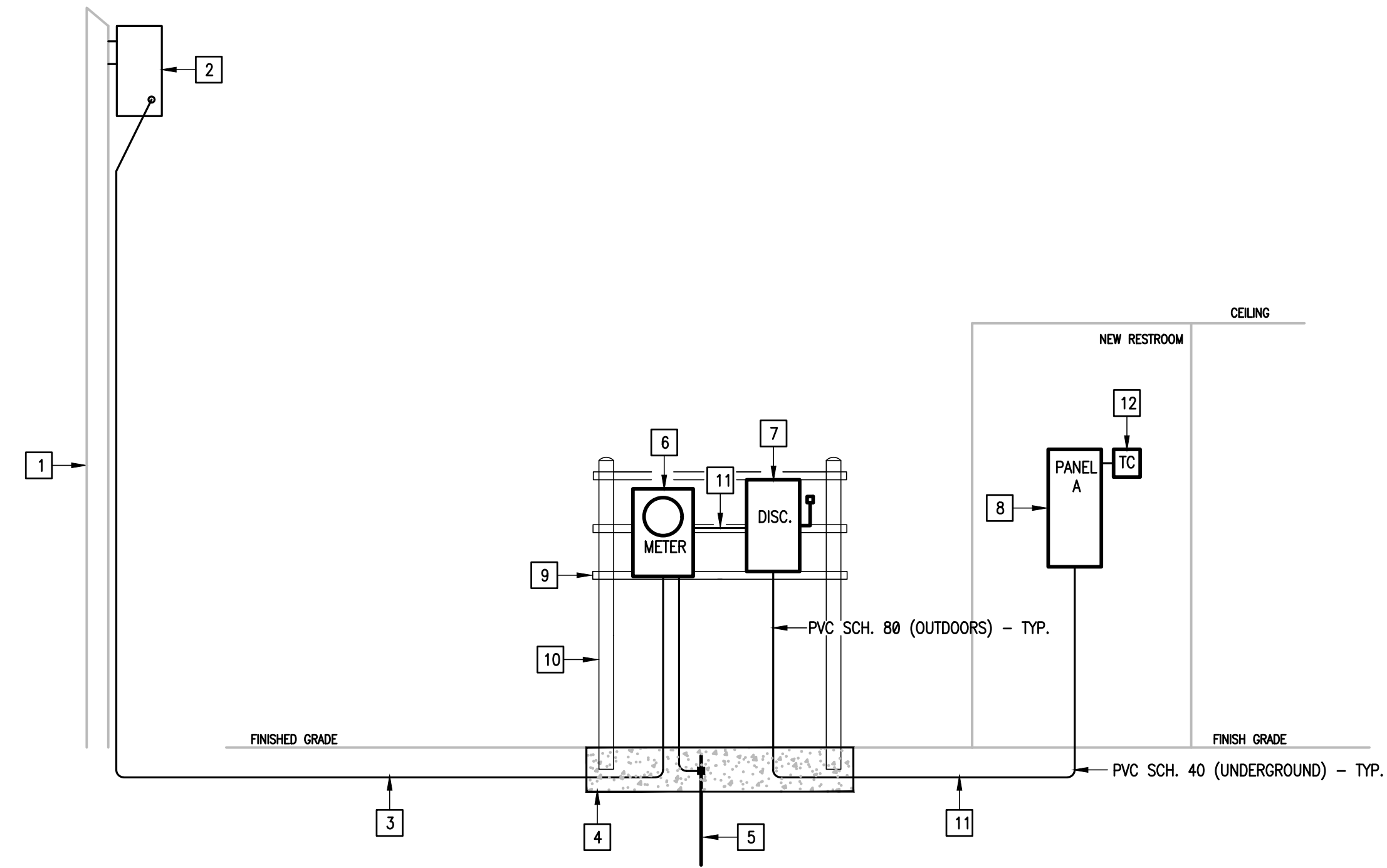
**EQUIPMENT IDENTIFICATION LABEL DETAIL**  
 02 SCALE : NOT TO SCALE



**DYSON AIRBLADE V HAND DRYER**  
 03 SCALE : NOT TO SCALE



**LIGHT FIXTURE TYPE "AE, B"**  
 04 SCALE : NOT TO SCALE



**RESTROOM BUILDING ELECTRICAL RISER DIAGRAM**  
 01 SCALE: NOT TO SCALE

**ELECTRICAL RISER DIAGRAM**

**KEYED NOTES:**

- 1 EXISTING ELECTRIC UTILITY POLE WITH TRANSFORMER.
- 2 PROVIDE NEW TRANSFORMER.
- 3 PROVIDE 1.25"-3#3 & #10G (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" -#8 COPPER GROUND ELECTRODE CONDUCTOR.
- 6 PROVIDE FOR METERING PER ELECTRIC UTILITY STANDARDS.
- 7 PROVIDE 100A, 2P2F, 100AF, 240V, NEMA 4, REINFORCED FIBERGLASS.
- 8 ELECTRICAL PANEL IS LOCATED AT NORTHSIDE RESTROOM BUILDING. ALL CIRCUITS FROM SOUTHSIDE RESTROOM TO BE ROUTED TO THIS PANEL.
- 9 PVC COATED UNISTRUT
- 10 MARINE GRADE TREATED LUMBER.
- 11 PROVIDE 1.25" -3#2 & #6G (COPPER).
- 12 TIME CLOCK. PROVIDE A HINGED PVC ENCLOSURE.

**LUMINAIRE SCHEDULE**

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

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.

**A**

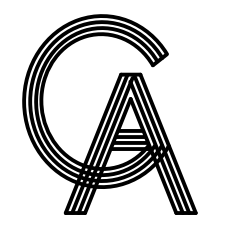
ROOM: VOLTS 240/120V 2P 3W AIC 10,000  
 MOUNTING SURFACE BUS AMPS 100 MAIN BKR MLO  
 FED FROM UTILITY NEUTRAL 100% LUGS STANDARD  
 NOTE: PROVIDE A TYPE WRITTEN AS BUILT DIRECTORY THAT INCLUDES ROOM NUMBERS.

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
1	20/1	(NORTH AND SOUTH RR) LIGHTING	0.05		2	20/1	(NORTHSIDE RR) HAND DRYER	1.5	
3	20/1	LIGHTING		0.08	4	20/1	(NORTHSIDE RR) RECEPT.		1.5
5	20/2	SPARE	0.9		6	20/1	IRR. CONTROLLER	0.18	
7				0.9	8	20/1	SPARE		0
9	20/2	SPARE	0.9		10	20/1	(SOUTHSIDE RR) RECEPT.	1.5	
11				0.9	12	20/1	(SOUTHSIDE RR) HAND DRYER		1.5
TOTAL CONNECTED KVA BY PHASE								5.03	4.88

	CONN KVA	CALC KVA		CONN KVA	CALC KVA
LIGHTING	0.13	0.163	(125%)	6.18	6.18
RECEPTACLES				3.6	3.6
NONCONTINUOUS					
TOTAL LOAD				9.94	9.94
BALANCED LOAD					41.4 A

PROVIDE NEMA 4 (REINFORCED FIBERGLASS) ENCLOSURE.



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 1220 WEST HARRISON  
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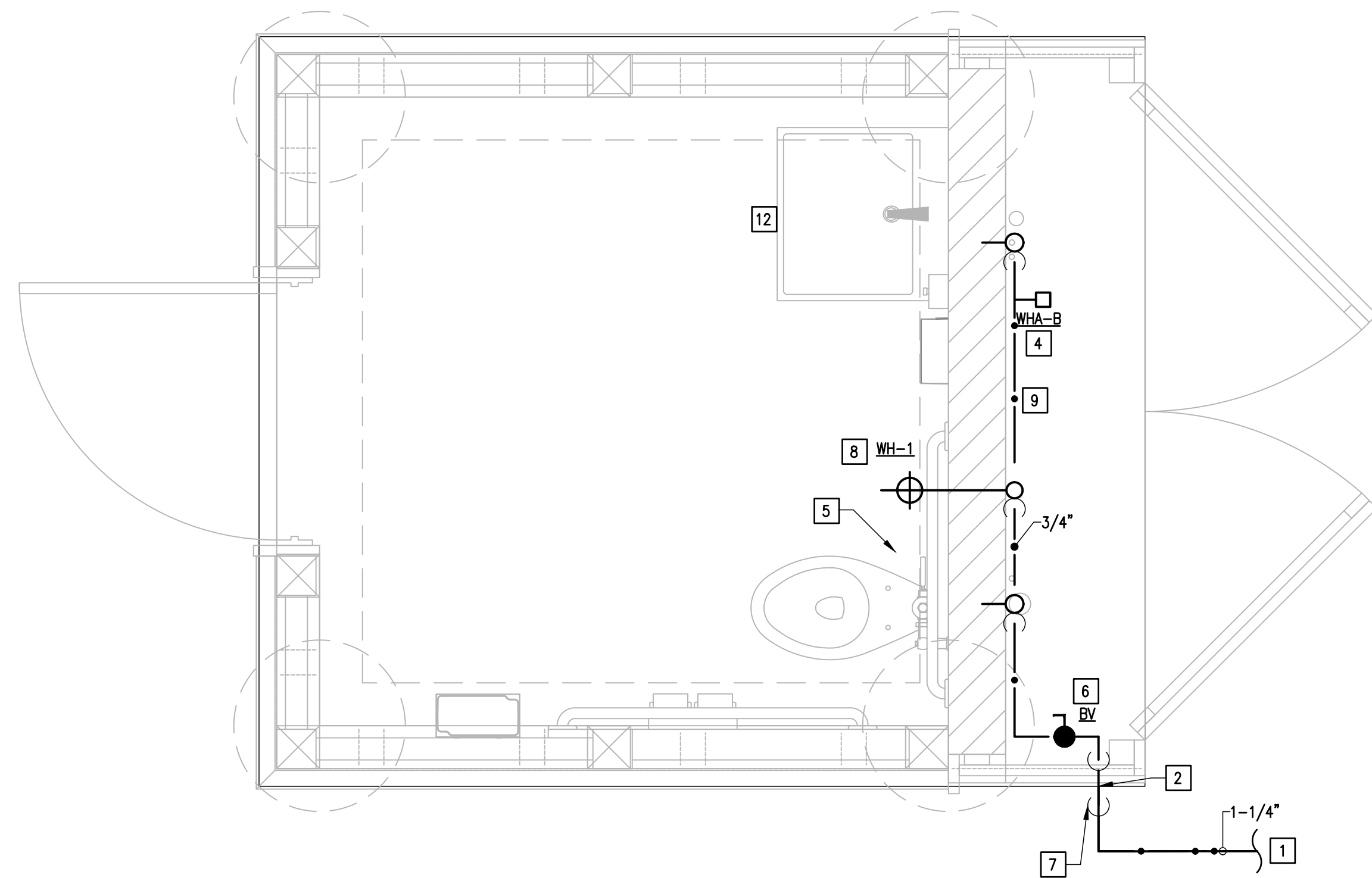
MARK	DATE	DESCRIPTION

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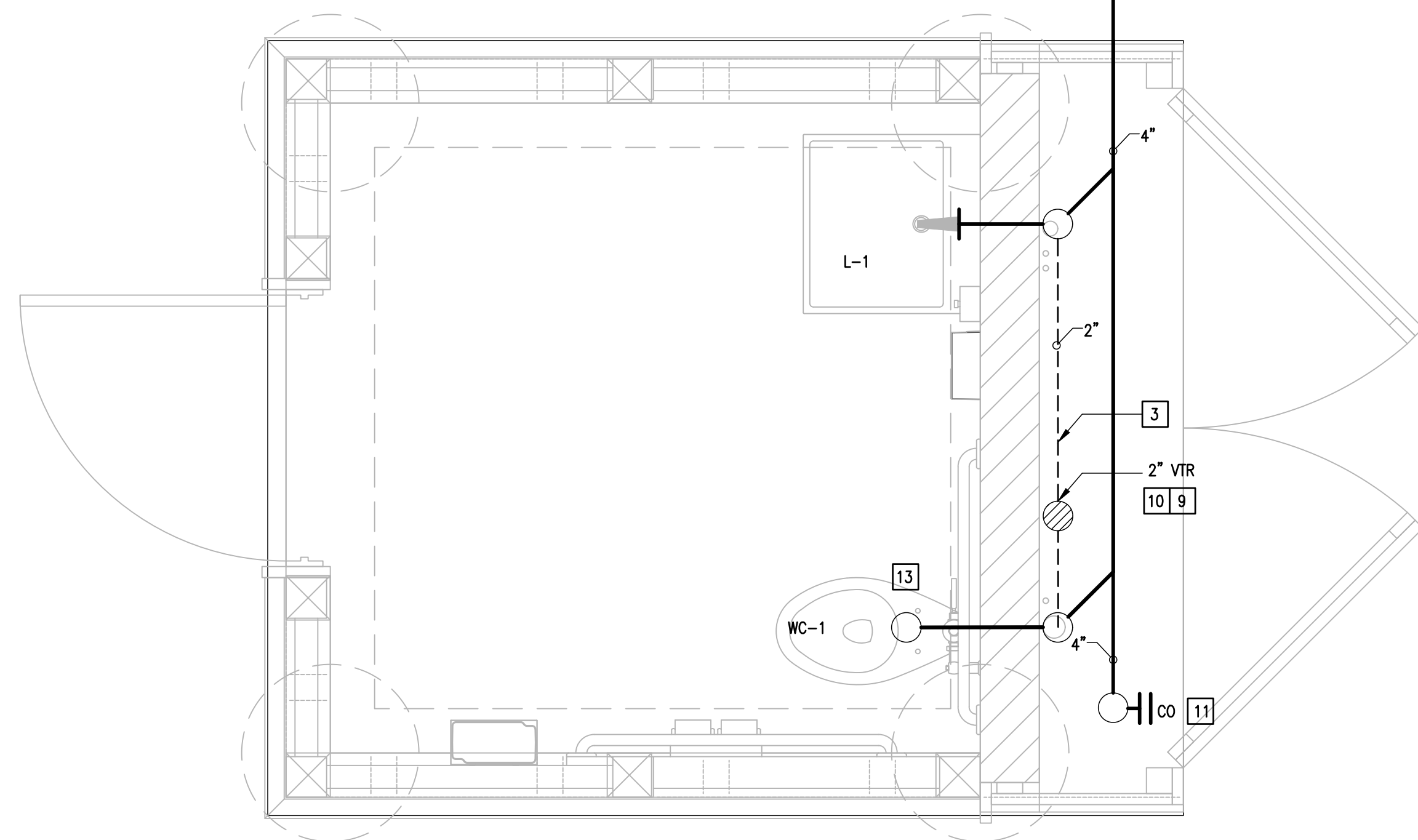
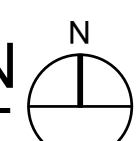
SHEET TITLE  
**ELECTRICAL SCHEDULES**

SHEET NO.  
**E2.02**

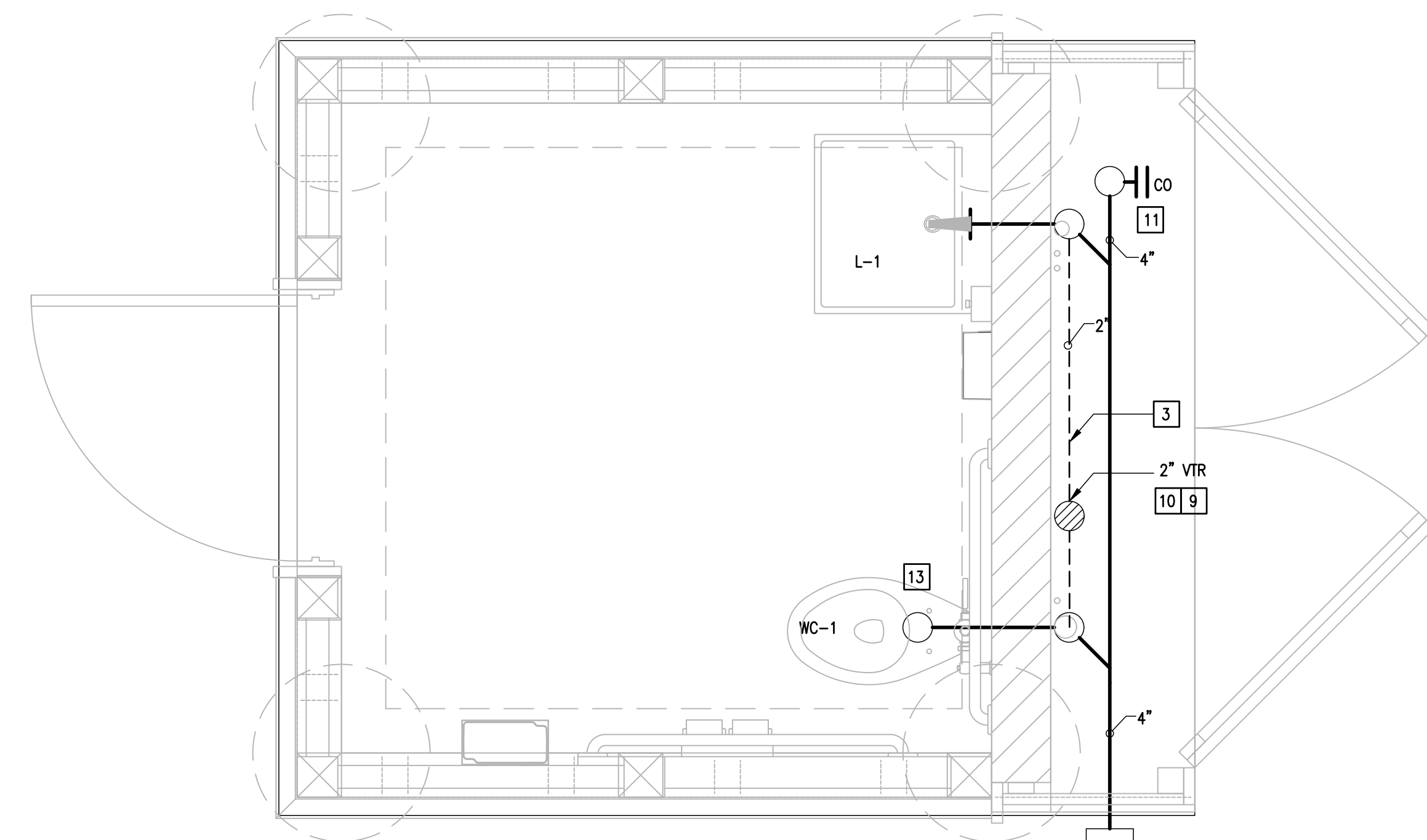




01 TYPICAL RESTROOM PLUMBING PLAN  
SCALE: 3/4" = 1'-0"



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



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

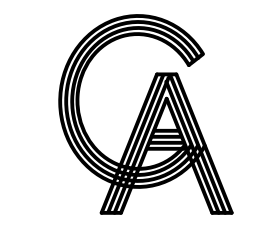


**GENERAL NOTES:**

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. COORDINATE COLOR WITH ARCHITECT.
10. PROVIDE 2" VENT TO 2" VENT THRU ROOF.
11. INSTALL CLEANOUT WITH PLUG FACING UP.
12. CAP HOT WATER LAVATORY FAUCET LINE. HOT WATER WILL NOT BE SUPPLIED.
13. START ELEVATION OF WATER CLOSET AT 34" TO CLEAR 6" BELOW STRUCTURAL GRADE BEAM. REFER TO GRADE BEAM DETAIL ON DETAILS SHEET.

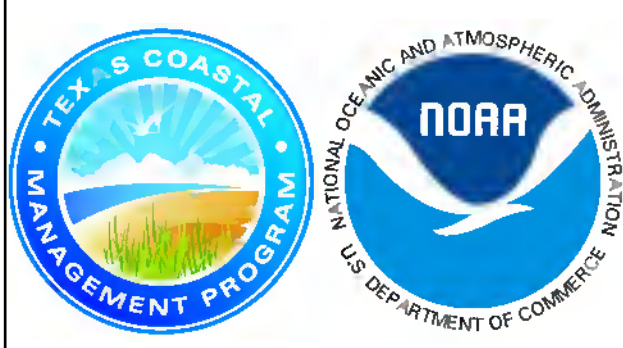


**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
GRA@GRAENGINEERING.COM



PROJECT  
**WALKOVER  
AT WHITE CAP CIRCLE**  
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.	1065-16
DATE	04-22-2022
DRAWN BY	CAR
CHECKED BY	GV
SCALE	AS SHOWN

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

SHEET NO.  
**P2.01**



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# PLUMBING FIXTURE SCHEDULE

Project: Walkover at White Cap Circle

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 #1111-1.28	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 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	ACORN 53 SHOWER HEAD ONLY ACORN-DIV DIVERTER VALVE AMERICAN GRANBY AHBB50SS HOSE BIBB	OUTDOOR BUILT-IN SHOWER. MARINE GRADE TYPE 316 STAINLESS STEEL EXPOSED PARTS, STAINLESS STEEL DIVERTER VALVE, STAINLESS STEEL NON-USER ADJUSTABLE SHOWER HEAD, STAINLESS STEEL HOSE BIBB			3/4"			MOUNTED WITHIN CUSTOM CEDAR ENCLOSURE SEE ARCHITECTURAL
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:

- INSTALL FLUSH VALVE ON THE WIDE SIDE OF STALL.
- PROVIDE ADA APPROVED FLUSH VALVE HANDLE FOR ALL ADA PLUMBING FIXTURES.
- PROVIDE TRUEBRO LAVATORY GUARD MODEL #103 E-Z COLOR WHITE. COVER SHALL BE SECURED WITH SNAP-SLIP FLUSH REUSABLE FASTENERS.

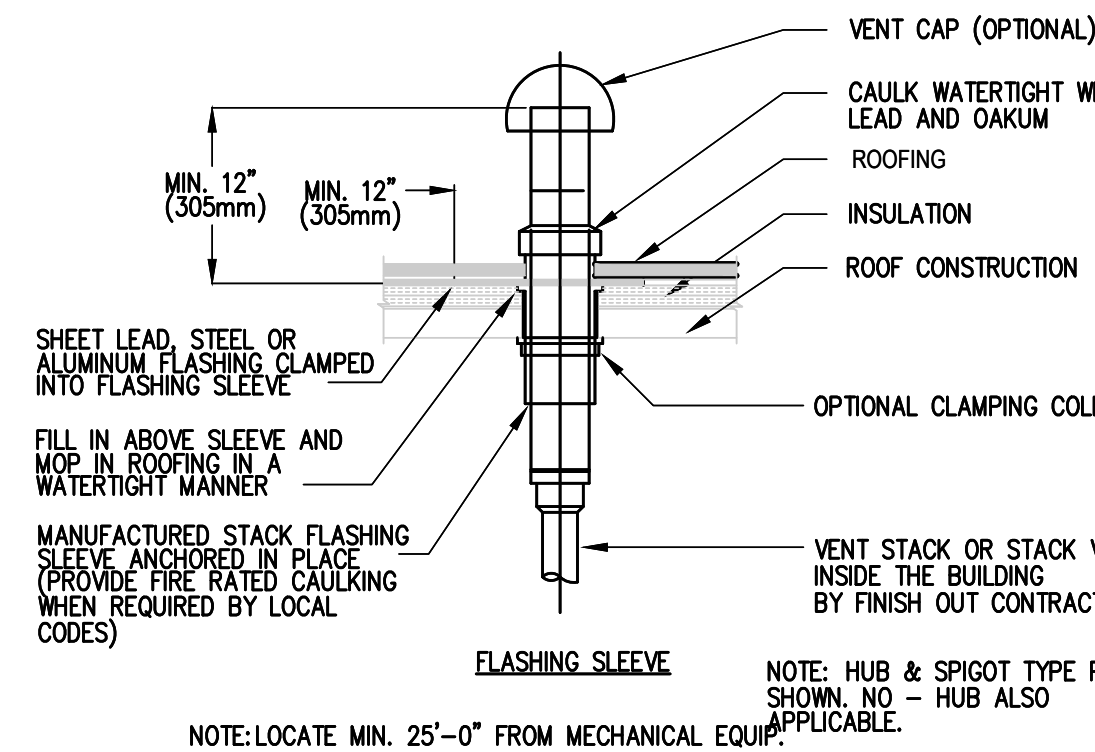
### PLUMBING SYMBOLS LEGEND

	COLD WATER SUPPLY	WCO	WALL CLEANOUT
	HOT WATER SUPPLY		*GATE VALVE (GV)
	GAS LINE		*BALL VALVE (BV)
	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
	ACID VENT 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/SINK WITH DEEP SEAL TRAP	EESHR	EMERGENCY EYE/SHOWER
	HUB DRAIN WITH DEEP SEAL TRAP	TP	TRAP PRIMER
	FLOOR SINK	EW	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 ARRESTOR (WHA)	GT	GREASE TRAP
	POINT OF CONNECTION	S.S.	SANITARY SEWER
	WASHING MACHINE BOX		

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

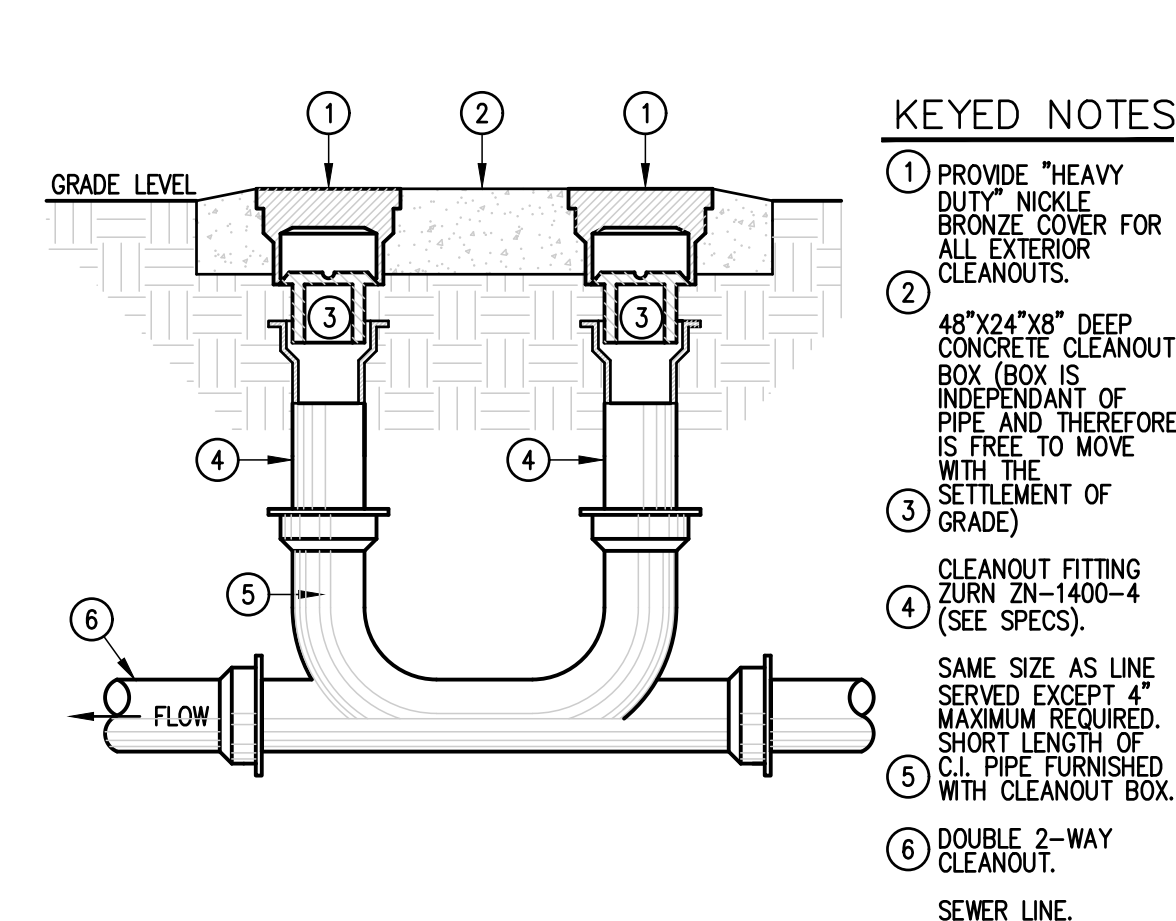
### GENERAL NOTES: (APPLY TO ALL PLUMBING SHEETS)

- ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AS ADAPTED AND AMENDED BY THE INSPECTING AUTHORITIES.
- DRAWING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- 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.
- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASING AND SEQUENCE OF CONSTRUCTION WORK.
- 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.
- 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.
- PROVIDE MINIMUM 15' OF SEPARATION BETWEEN HVAC INTAKES AND VENT THRU ROOFS.
- RECORD INVERT ELEVATIONS OF ALL YARD CLEAN OUT (YCO) ON "AS-BUILT" DRAWINGS.
- PROVIDE SHUT-OFF VALVES (STOPS) ON ALL ROUGH-INS TO FIXTURES AND EQUIPMENTS.
- PROVIDE WATER HAMMER ARRESTORS AS INDICATED ON THE DRAWINGS. AIR CHAMBERS NOT AN APPROVED SUBSTITUTE.
- 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.
- REFER TO PLUMBING FIXTURE ROUGH-IN SCHEDULE FOR INDIVIDUAL PIPE CONNECTIONS TO FIXTURES.
- PRIOR TO POURING FOUNDATION AND ERECTING WALLS, COORDINATE INSTALLATION OF PLUMBING FIXTURE CARRIERS WITH GENERAL CONTRACTOR.
- STUDS AT DRY WALLS SHALL NOT BE CUT THRU HORIZONTAL DIRECTION. COORDINATE WITH DRY WALL CONTRACTOR.
- CONTRACTOR SHALL NOT CUT ANY EXTERIOR WALL STUD.



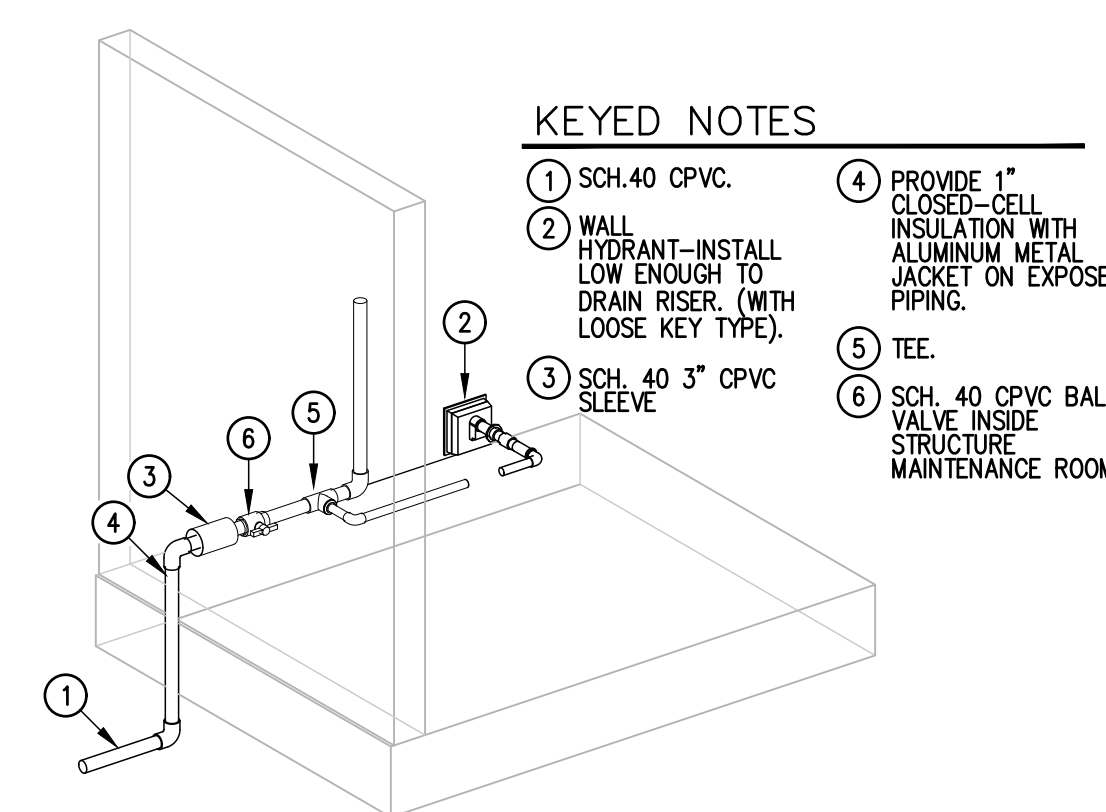
### 01 VENT THRU ROOF DETAIL

SCALE: NOT TO SCALE



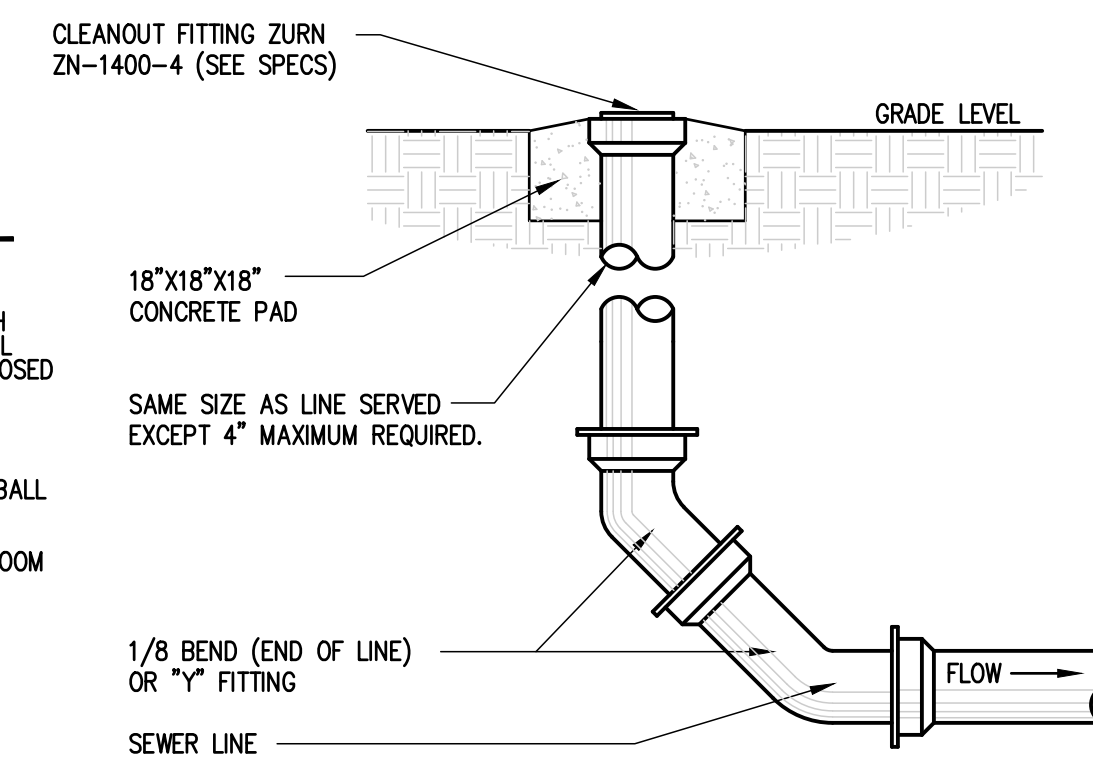
### 02 2-WAY YARD CLEANOUT DETAIL

SCALE: NOT TO SCALE



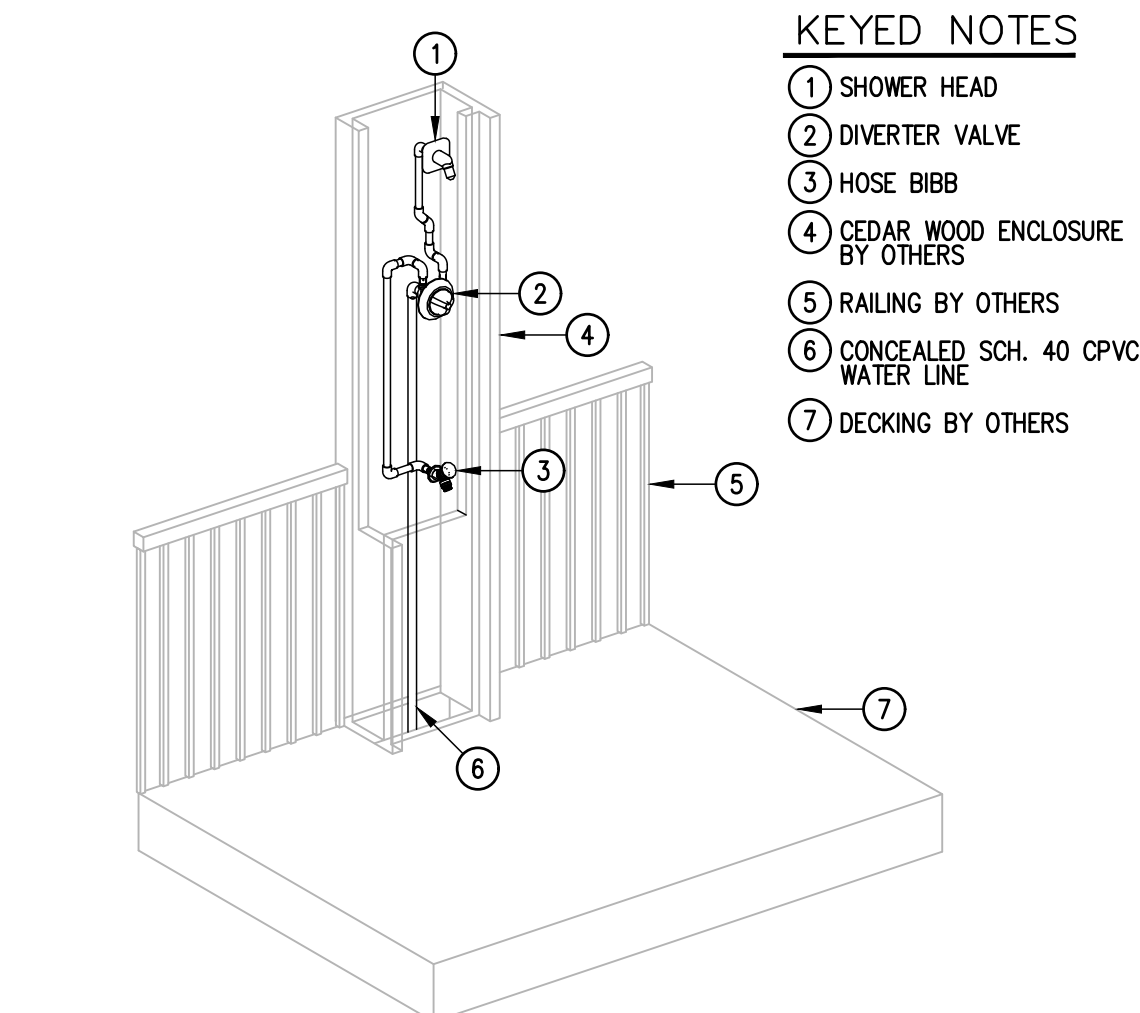
### 03 WATER ENTRANCE DETAIL

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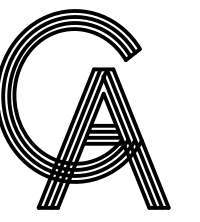
### 04 YARD CLEANOUT DETAIL

SCALE: NOT TO SCALE



### 05 (WS-1) WASH STATION DETAIL

SCALE: NOT TO SCALE



**GREEN, RUBIANO & ASSOCIATES**  
CONSULTING STRUCTURAL ENGINEERS  
1220 WEST HARRISON  
HARLINGEN, TEXAS 78550  
PH: (956) 428-4461  
GRA@GRAENGINEERING.COM

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TEXAS

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



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PROJECT NO. 1065-16

DATE 04-22-2022

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SHEET TITLE

**PLUMBING  
SCHEDULE AND  
DETAILS**

SHEET NO.

**P3.01**



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01 4420DB OUTDOOR DRINKING FOUNTAIN  
SCALE : NOT TO SCALE



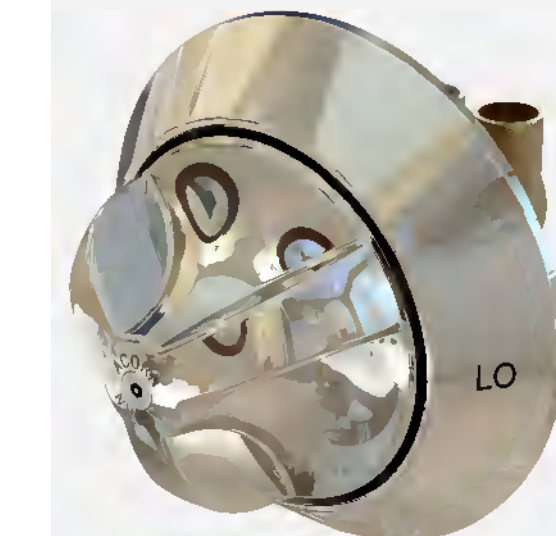
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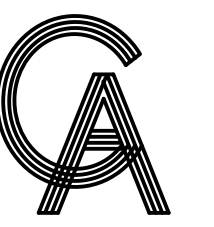
03 L-1  
SCALE : NOT TO SCALE



04 WH-1  
SCALE : NOT TO SCALE



05 WS-1  
SCALE : NOT TO SCALE



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CONSULTING STRUCTURAL ENGINEERS  
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HARLINGEN, TEXAS 78550  
PH: (956)428-4461  
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SHEET TITLE  
**PLUMBING  
FIXTURE IMAGES**

SHEET NO.  
**P3.02**



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