

**NOTICE OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND**

TUESDAY, APRIL 11, 2023

3:00 PM AT THE MUNICIPAL COMPLEX BUILDING
2ND FLOOR CITY COUNCIL CHAMBERS
4601 PADRE BOULEVARD SOUTH PADRE ISLAND, TX 78597

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

This is an opportunity for citizens to speak to the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]

4. Consent Agenda

4.1. Approval of the minutes from the regular meeting on March 28, 2023. (Hughston)

5. Regular Agenda

5.1. Discussion and action to provide a recommendation to City Council on the preliminary designs for beach access improvements at Fantasy Circle, partially funded by the Coastal Management Program (CMP)'s Cycle 27. (Boburka, Hughston)

5.2. Discussion and action to provide a recommendation to City Council regarding the Public Bay Access Implementation Protocol. (Boburka)

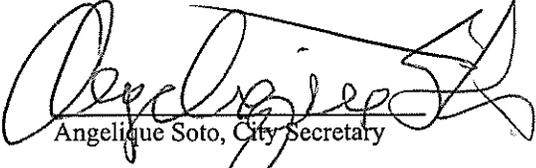
5.3. Discussion and action to cancel or change the time of the regular meeting on April 25, 2023. (Boburka)

5. Adjourn

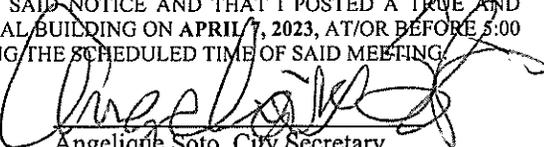
NOTE:

One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED APRIL 7, 2023


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON APRIL 7, 2023, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Soto, City Secretary

THIS FACILITY IS WHEELCHAIR-ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL GEORGE MARTINEZ AT (956)761-8103.

Agenda: APRIL 11, 2023



**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: April 11, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Approval of the minutes from the regular meeting on March 28, 2023. (Hughston)

ITEM BACKGROUND

Approval of the minutes from the meeting on March 28, 2023.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**MINUTES OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

Tuesday, March 28th, 2023

I. CALL TO ORDER.

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, March 28th, 2023, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Robert Nixon called the meeting to order at 3:00 p.m. A quorum was present with Task Force Chairman Robert Nixon, Vice-Chairman Stormy Wall, and Task Force Members Abbie Mahan, Norma Trevino, Michael Sularz, Todd Williams, and Carol Bolstad (3:19 p.m.).

City staff present included: Shoreline Director Kristina Boburka, Coastal Coordinator Erika Hughston, City Secretary Nikki Soto, and Public Information Coordinator Karin Spinks.

City Council Member Ken Medders was present.

II. PLEDGE OF ALLEGIANCE.

Chairman Robert Nixon led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS:

Public comments were given by the Shoreline Director Boburka recapping Spring Break 2023, the American Shore and Beach Preservation Association's Coastal Summit, and the Coastal Management Program awarding of Dune Restoration Phase II and Neptune Circle. Mark Williamson gave public comment on the review of bidder selection for the Sea Island Circle Amenity Improvement project. At this time, the Task Force was given bid application documentation.

IV. CONSENT AGENDA

i. APPROVAL OF THE MINUTES FROM THE REGULAR MEETING ON FEBRUARY 28, 2023. (HUGHSTON)

ii. APPROVE AN EXCUSED ABSENCE FROM TASK FORCE MEMBER WALL FROM THE REGULAR MEETING ON FEBRUARY 28, 2023. (WALL)

iii. APPROVE AN EXCUSED ABSENCE FROM TASK FORCE MEMBER TREVINO FROM THE REGULAR MEETING ON FEBRUARY 28, 2023. (TREVINO)

Shoreline Task Force Member Sularz motioned to approve the consent agenda, seconded by Task Force Member Williams. The motion passed unanimously.

V. REGULAR AGENDA

i. DISCUSSION AND ACTION TO PROVIDE A RECOMMENDATION REGARDING THE COASTAL MANAGEMENT PROGRAM (CMP)'S CYCLE 29 PROPOSALS. (BOBURKA, HUGHSTON)

Task Force Chairman Nixon motioned to move forward with the following projects: Fantasy Circle construction, Engineering for ADA and amenity improvements at three beach accesses, Project of Special Merit Land Acquisition, and possibly Neptune Circle construction, pending Texas General Land Office comments. Task Force Member Trevino seconded the motion. The motion passed unanimously.

ii. DISCUSSION AND ACTION TO PROVIDE A RECOMMENDATION REGARDING THE COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) CYCLE 13 PROPOSALS. (BOBURKA, HUGHSTON)

Task Force Chairman Nixon motioned to move forward with the Beneficial Use of Dredge Material, New Beneficial Use of Dredge Material area, Dune Restoration, and Bay Ending Structure Relocation. Task Force Member Trevino seconded the motion. The motion passed unanimously.

VI. ADJOURNMENT.

There being no further business, Chairman Nixon adjourned the meeting at 3:58 p.m.

Erika Hughston, Coastal Coordinator

Robert Nixon, Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: April 11, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to provide a recommendation to City Council on the preliminary designs for beach access improvements at Fantasy Circle, partially funded by the Coastal Management Program (CMP)'s Cycle 27. (Boburka, Hughston)

ITEM BACKGROUND

Emergency drive-over improvements at Beach Access #22

BUDGET/FINANCIAL SUMMARY

Partial funding under the CMP Cycle 27 grant.

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

South Padre Island Vehicular Drive Over and Pedestrian Walkover

AT:
Fantasy 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

GL0 INFORMATION SHEET INDEX:

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STRUCTURAL SHEET INDEX:

- S1.1 ACCESSIBILITY STANDARDS
- S1.2 ACCESSIBILITY STANDARDS
- S1.3 SITE AERIAL AND GENERAL NOTES
- S1.4 EXISTING SITE PLAN
- S1.5 SITE IMPROVEMENT PLAN
- S2.0 GENERAL STRUCTURAL NOTES
- S2.1 GENERAL STRUCTURAL NOTES
- S2.2 VEHICULAR DRIVE OVER AND PEDESTRIAN WALKOVER FRAMING PLAN
- S2.3 FRAMING DETAILS
- S2.4 FRAMING DETAILS
- S2.5 VEHICULAR DRIVE OVER AND PEDESTRIAN WALKOVER FRAMING ELEVATIONS
- S2.6 RESTROOM FLOOR PLAN AND ELEVATIONS
- S2.7 RESTROOM SECTIONS
- S2.8 PLAN DETAILS
- S2.9 RESTROOM ROOF AND CEILING PLAN
- S2.10 RESTROOM FOUNDATION PLAN AND DETAILS
- S2.11 RESTROOM FRAMING PLAN AND DETAILS

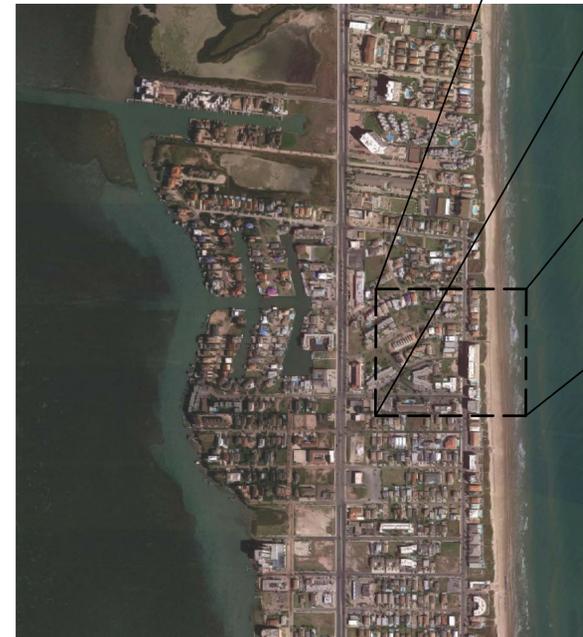
CIVIL ENGINEER:
HALFF
1075 PAREDES LINE ROAD SUITE B
BROWNSVILLE, TEXAS 78526
P: 956-303-7100

CIVIL SHEET INDEX:

ELECTRICAL PLUMBING ENGINEER:
ETHOS ENGINEERING
1126 SOUTH COMMERCE ST,
HARLINGEN, TEXAS 78550
P: 956-230-3435

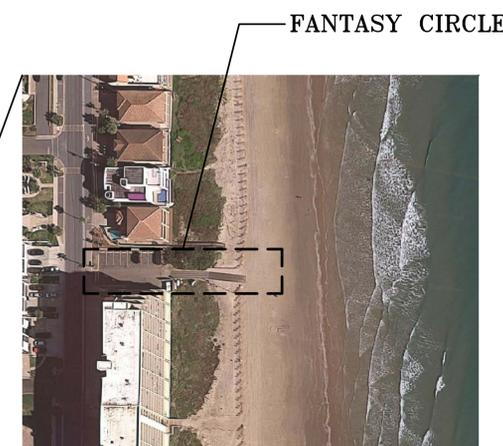
ELECTRICAL PLUMBING SHEET INDEX:

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



SITE MAP

NOT TO SCALE



FANTASY CIRCLE



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

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PROJECT

**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**

**SOUTH PADRE ISLAND,
TEXAS**

CLIENT

**CITY OF
SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
TEXAS**

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



MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17

DATE 04-05-2023

DRAWN BY AT

CHECKED BY SP

SCALE AS SHOWN

SHEET TITLE

COVER SHEET

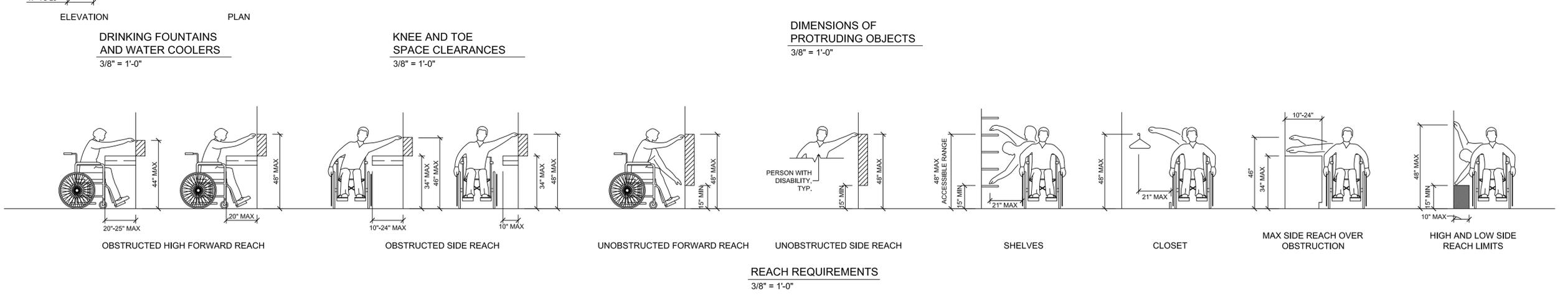
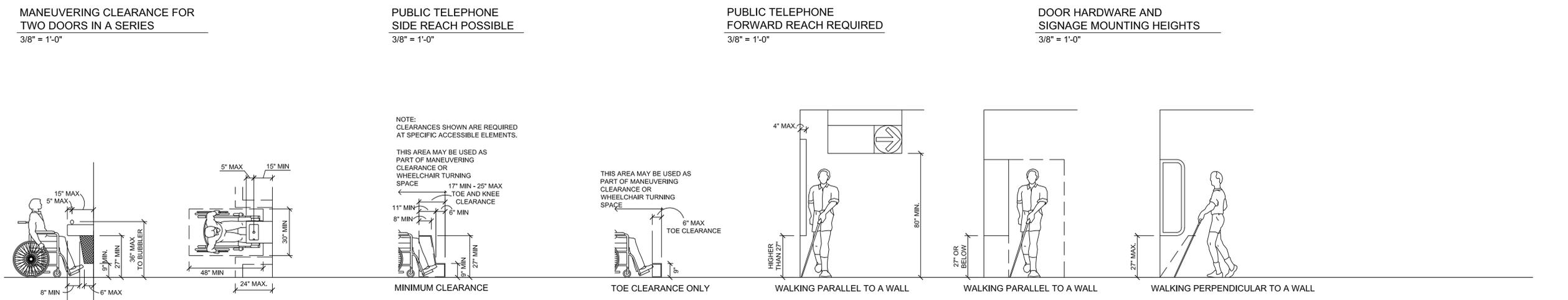
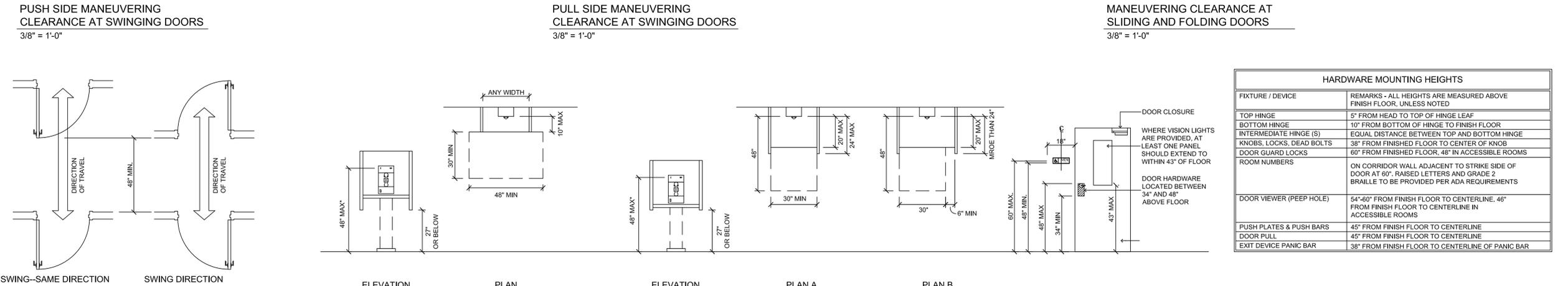
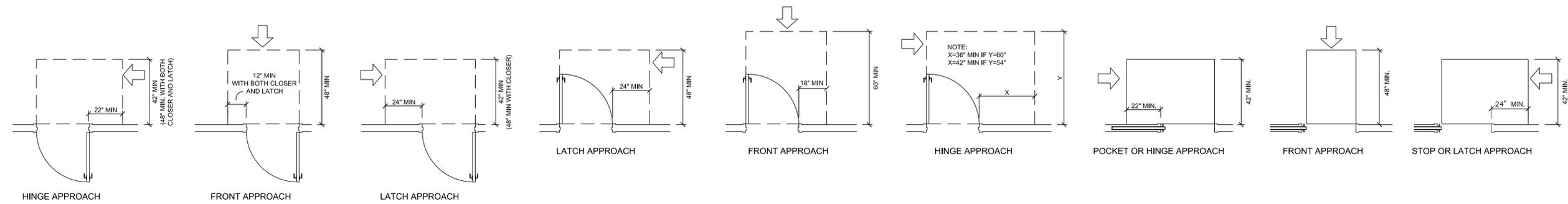
SHEET NO.

GO.0



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

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PROJECT

SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

SOUTH PADRE ISLAND, TEXAS

CLIENT

CITY OF SOUTH PADRE ISLAND

South Padre Island

SOUTH PADRE ISLAND, TEXAS

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MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17
 DATE 04-05-2023
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SHEET TITLE

ACCESSIBILITY STANDARDS

SHEET NO.

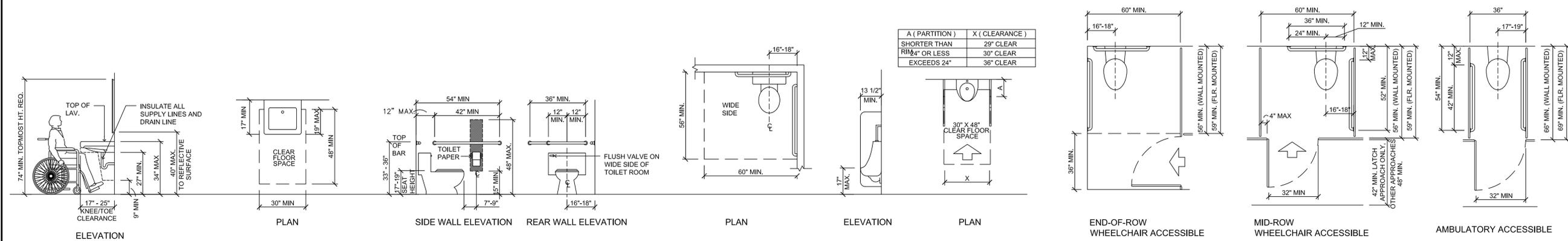
S1.1



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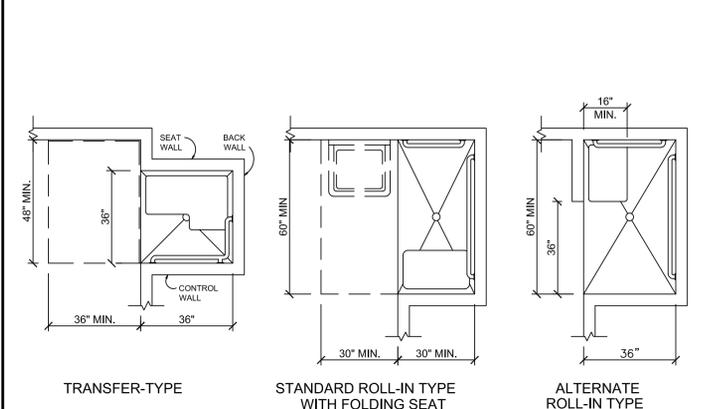


ADULT LAVATORY CLEARANCES
 3/8" = 1'-0"

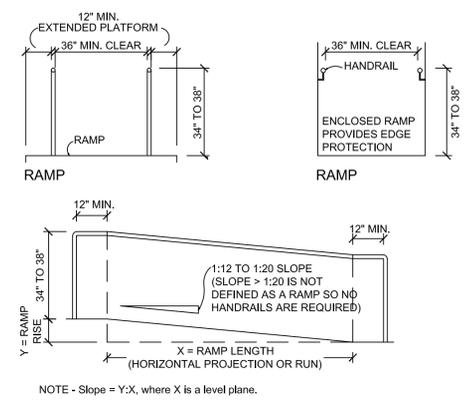
ADULT GRAB BARS AT WATER CLOSETS
 3/8" = 1'-0"

ADULT URINAL CLEARANCES
 3/8" = 1'-0"

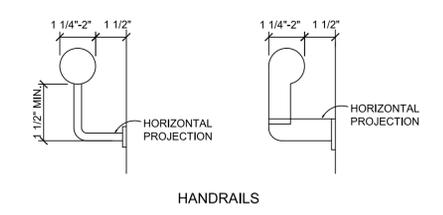
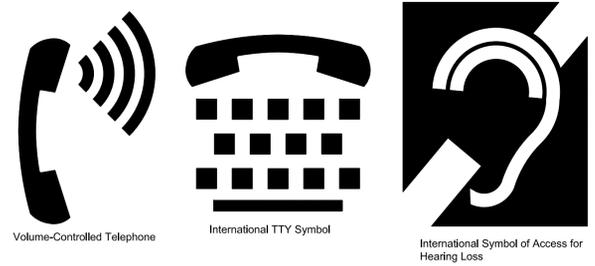
TOILET STALL CLEARANCES
 3/8" = 1'-0"



SHOWER CLEARANCES
 3/8" = 1'-0"



RAMP
 3/8" = 1'-0"



HANDRAILS

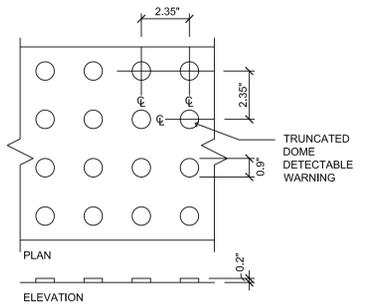
INFORMATION

SUITE 372B

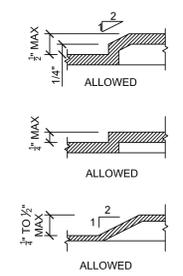


WOMEN

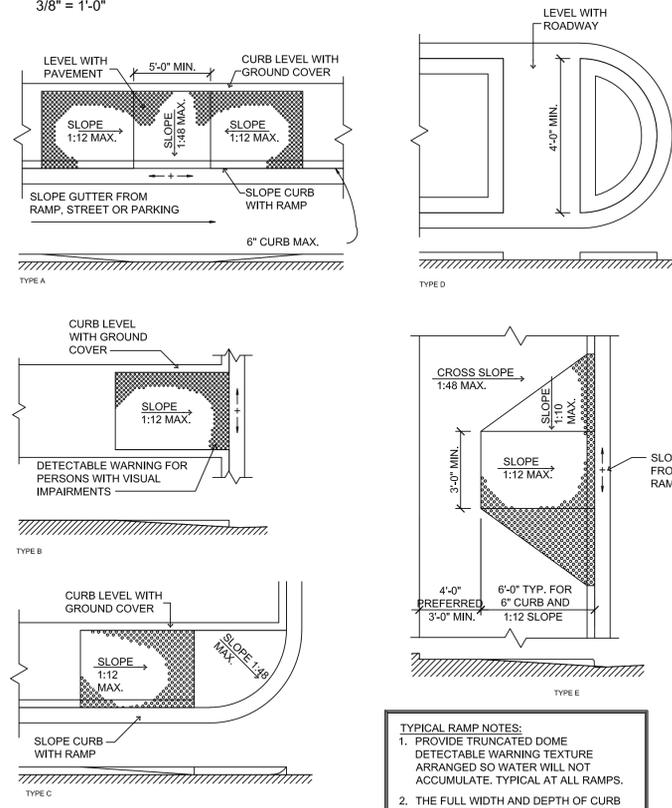
FIXTURE / DEVICE	FIXTURE MOUNTING HEIGHTS			
	ADULT	CHILD 3-4	CHILD 5-8	CHILD 9-12
UNOBSTRUCTED REACH RANGE FRONT OR SIDE REACH	48" MAX. 15" MIN.	36" MAX. 20" MIN.	40" MAX. 18" MIN.	44" MAX. 16" MIN.
RAMP AND STAIRS TOP OF HANDRAIL GRIPPING SURFACE	34" MIN. 38" MAX.	28" MAX.	28" MAX.	28" MAX.
ELEVATORS 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			



TACTILE BUMPS
 NOT TO SCALE



- NOTES**
- Changes in level greater than 1/2 in. (13 mm) must be ramped.
 - Some standards prohibit changes in level in clear floor space, maneuvering clearances, wheelchair turning space, and access aisles.



- TYPICAL RAMP NOTES:**
- PROVIDE TRUNCATED DOME DETECTABLE WARNING TEXTURE ARRANGED SO WATER WILL NOT ACCUMULATE. TYPICAL AT ALL RAMP.
 - THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A VISUAL (LIGHT REFLECTIVE VALUE) AND TEXTURE (DETECTABLE UNDER FOOT) THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

CURB RAMPS
 NOT TO SCALE

PROJECT

**SPI FANTASY CIRCLE
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**ACCESSIBILITY
 STANDARDS**

SHEET NO.

S1.2



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

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PROJECT

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DATE 04-05-2023

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SHEET TITLE

**SITE AERIAL AND
GENERAL NOTES**

SHEET NO.

S1.3



1 SITE AERIAL
N.T.S.

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

GENERAL NOTES

SCOPE OF PROJECT

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

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

CODE COMPLIANCE

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

COORDINATION

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

EXISTING CONDITIONS

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

SEAL

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PROJECT

**SPI FANTASY CIRCLE
 BEACH ACCESS
 IMPROVEMENTS**

**SOUTH PADRE ISLAND,
 TEXAS**

CLIENT

**CITY OF
 SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
 TEXAS**

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



MARK	DATE	DESCRIPTION

PROJECT NO.	1065-17
DATE	04-05-2023
DRAWN BY	AT
CHECKED BY	SP
SCALE	AS SHOWN

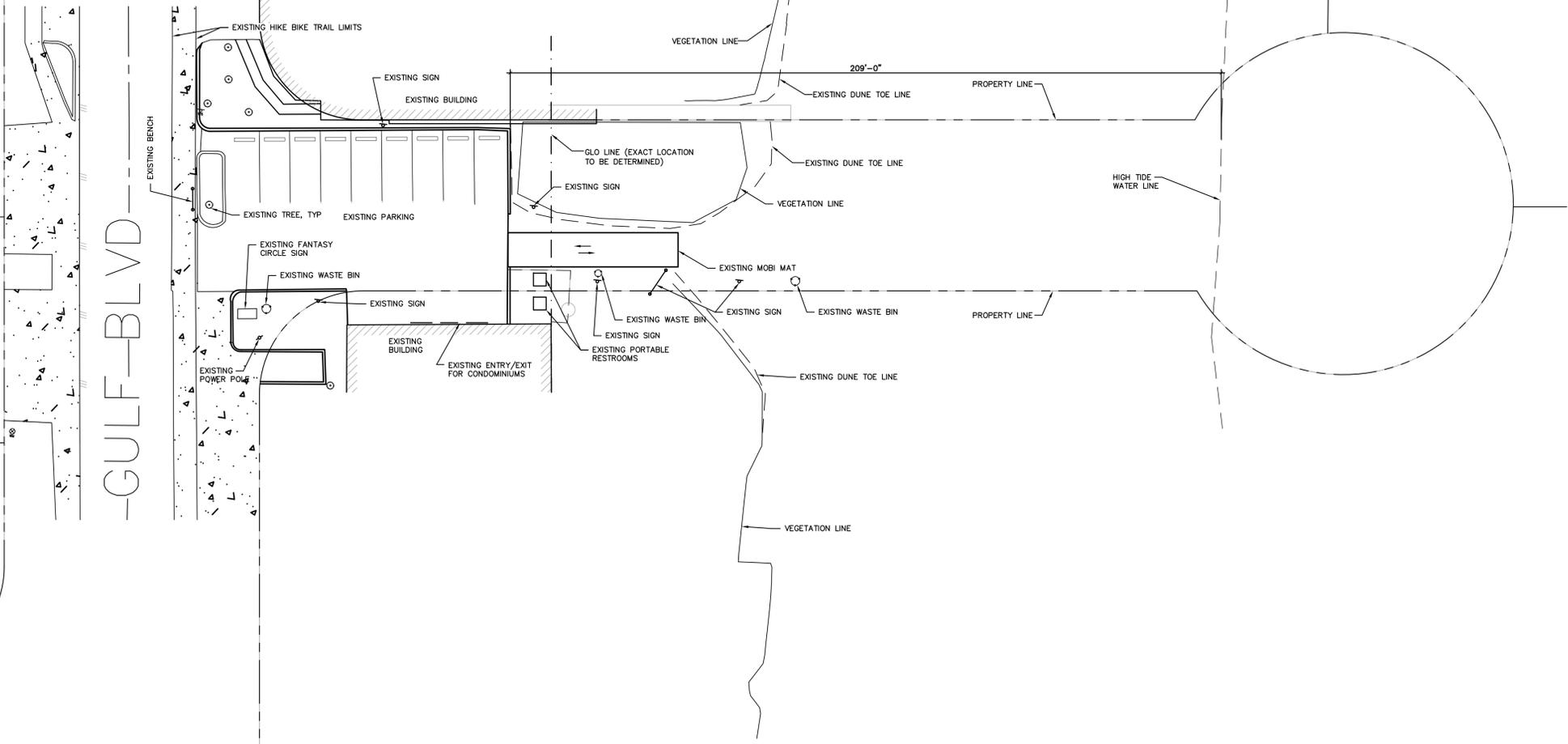
SHEET TITLE
**EXISTING
 SITE PLAN**

SHEET NO.
S1.4

PARADE DRIVE

CORONADO DR.

GULF BLVD



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





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PROJECT

SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

SOUTH PADRE ISLAND, TEXAS

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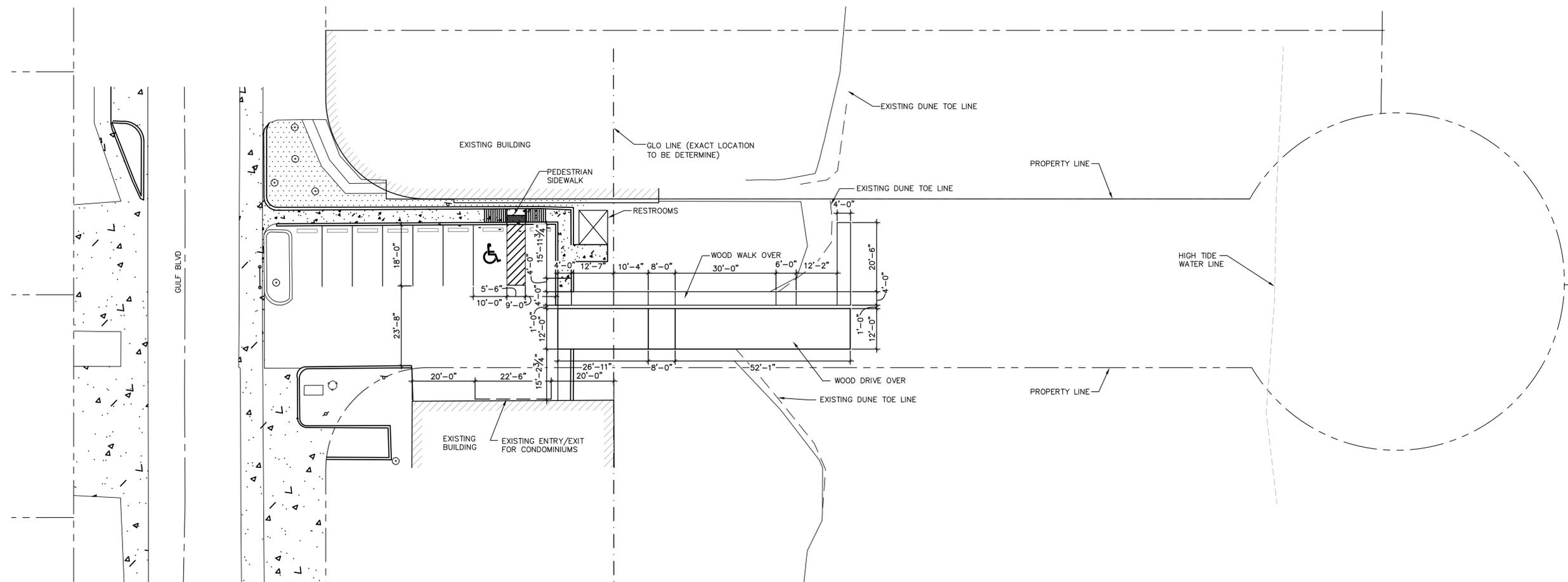
SCALE AS SHOWN

SHEET TITLE

SITE LAYOUT

SHEET NO.

S1.5



1 SITE PLAN-OPTION A

1/16" = 1'-0"



PLAN NORTH

GENERAL STRUCTURAL NOTES

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

DESIGN CRITERIA

1. BASIS FOR DESIGN AND CODE COMPLIANCE

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

2. GRAVITY DESIGN

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

WALKOVERS:
DEAD LOAD.....SELF-WEIGHT OF STRUCTURE
LIVE LOAD (ROOF).....100 PSF

3. BREAKING WAVE LOADS ON CROSSOVER STRUCTURE

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

4. WIND DESIGN BASED ON:

A. ASCE 7-16 REQUIREMENTS

ULTIMATE DESIGN WIND SPEED.....140 MPH (VASD=108MPH)
OCCUPANCY CATEGORY.....I
WIND EXPOSURE CATEGORY.....D
INTERNAL PRESSURE COEFFICIENT (Gcpi).....+/-0.18
Kzt.....1.0
Kd.....0.85

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

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

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

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

WOOD PILES

- MAXIMUM DESIGN LOAD OF EACH PILE IS 6.0 KIIPS.
- 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 CREOSOTED ACCORDING TO AWWA 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:

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

CONCRETE CONTINUED

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

STRUCTURAL STEEL

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

FASTENERS

- CAST-IN-PLACE AND POST-INSTALLED ANCHORS SHALL BE PER ANCHOR DIAMETER AND EMBEDMENT DEPTH NOTED ON THE DRAWINGS. POST-INSTALLED ANCHORS SHALL BE UTILIZED ONLY WHERE SPECIFIED. ALL ANCHORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153
- ALL ANCHORS NOTED BELOW SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS, AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.
- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT NOTED BELOW. SPECIAL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT TESTING LABORATORY PERFORMING QA/QC SERVICES ON PROJECT.
- EXPANSION BOLTS (EB) IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:
 - KWK BOLT III (ICC-ES ESR-2302) BY HILTI (CONCRETE)
 - KWK BOLT III (ICC-ES-ESR-1385) BY HILTI (MASONRY)
 - STRONG-BOLT 2 (ICC-ES ESR-3037) BY SIMPSON STRONG-TIE (CONCRETE)
 - WEDGE-ALL ANCHOR (ICC-ES ESR-1396) BY SIMPSON STRONG-TIE (MASONRY)
- HEAVY DUTY SLEEVE ANCHORS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED OR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. EXPANSION BOLTS (EB) SHALL NOT BE SUBSTITUTED FOR SLEEVE ANCHORS WITHOUT PRIOR WRITTEN APPROVAL BY STRUCTURAL ENGINEER. ACCEPTABLE PRODUCTS:
 - HSL-3 (ICC-ES ESR-1545) BY HILTI (CONCRETE)
 - KWK HUS-EZ (ICC-ES ESR-3027) BY HILTI (CONCRETE)
 - KWK HUS-EZ (ICC-ES ESR-3056) BY HILTI (MASONRY)
 - TITEN HD (ICC-ES ESR-2713) BY SIMPSON STRONG-TIE (CONCRETE)
 - TAPCON ANCHORS (ICC-ES ESR-1671) (MASONRY)
 - POWERS WEDGE BOLT (ICC-ES ESR-1678) (MASONRY)

FASTENERS CONTINUED

- UNDERCUT ANCHORS IN CONCRETE SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:
 - HDA (ICC-ES ESR-1546) BY HILTI (CONCRETE)
 - TORQ-CUT (ICC-ES ESR-2705) BY SIMPSON STRONG-TIE (CONCRETE)
- POWDER ACTUATED FASTENERS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. ACCEPTABLE PRODUCTS:
 - X-U (ICC-ES ESR-2269) BY HILTI (CONCRETE/MASONRY)
 - POWDER ACTUATED FASTENERS (ICC-ES ESR-2138) BY SIMPSON STRONG TIE (CONCRETE/MASONRY)
- ADHESIVE ANCHORS IN CONCRETE/CMU SHALL BE TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308. ACCEPTABLE PRODUCTS:
 - HIT-RE 500-SD (ICC-ES ESR-2322) BY HILTI (CONCRETE)
 - HIT-HY 150 MAX (ICC-ES ESR-1967) BY HILTI (MASONRY)
 - SET-XP (ICC-ES ESR-2508) BY SIMPSON STRONG-TIE (CONCRETE)
 - SET (ICC-ES ESR-1772) BY SIMPSON STRONG-TIE (MASONRY)
- J-BOLTS SHALL BE FABRICATED FROM ASTM A36/A307 ROD. BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED. EXPANSION BOLTS/SLEEVE ANCHORS SHALL NOT BE SUBSTITUTED FOR J-BOLTS WITHOUT PRIOR WRITTEN APPROVAL BY STRUCTURAL ENGINEER.
- HEADED ANCHOR RODS SHALL BE FABRICATED FROM ASTM F1554 MATERIAL, Fy=36 KSI
- SUBSTITUTION REQUESTS FOR PRODUCTS LISTED ABOVE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARDS. SUBSTITUTED ANCHORS SHALL HAVE A VALID CURRENT EVALUATION (ICC-ES OR IAPMO-ES) REPORT.

ROUGH CARPENTRY SPECIFICATIONS AND NOTES

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

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

WOOD COMPOSITE DECKING MATERIAL FOR PLANKS

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



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

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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		

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

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

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

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

REQUIRED VERIFICATION AND INSPECTION OF ANCHORS

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

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

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



GREEN, RUBIANO & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
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HARLINGEN, TEXAS 78550
PH: (956)428-4461
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**PEDESTRIAN
 WALKOVER
 FRAMING PLAN**

SHEET NO.

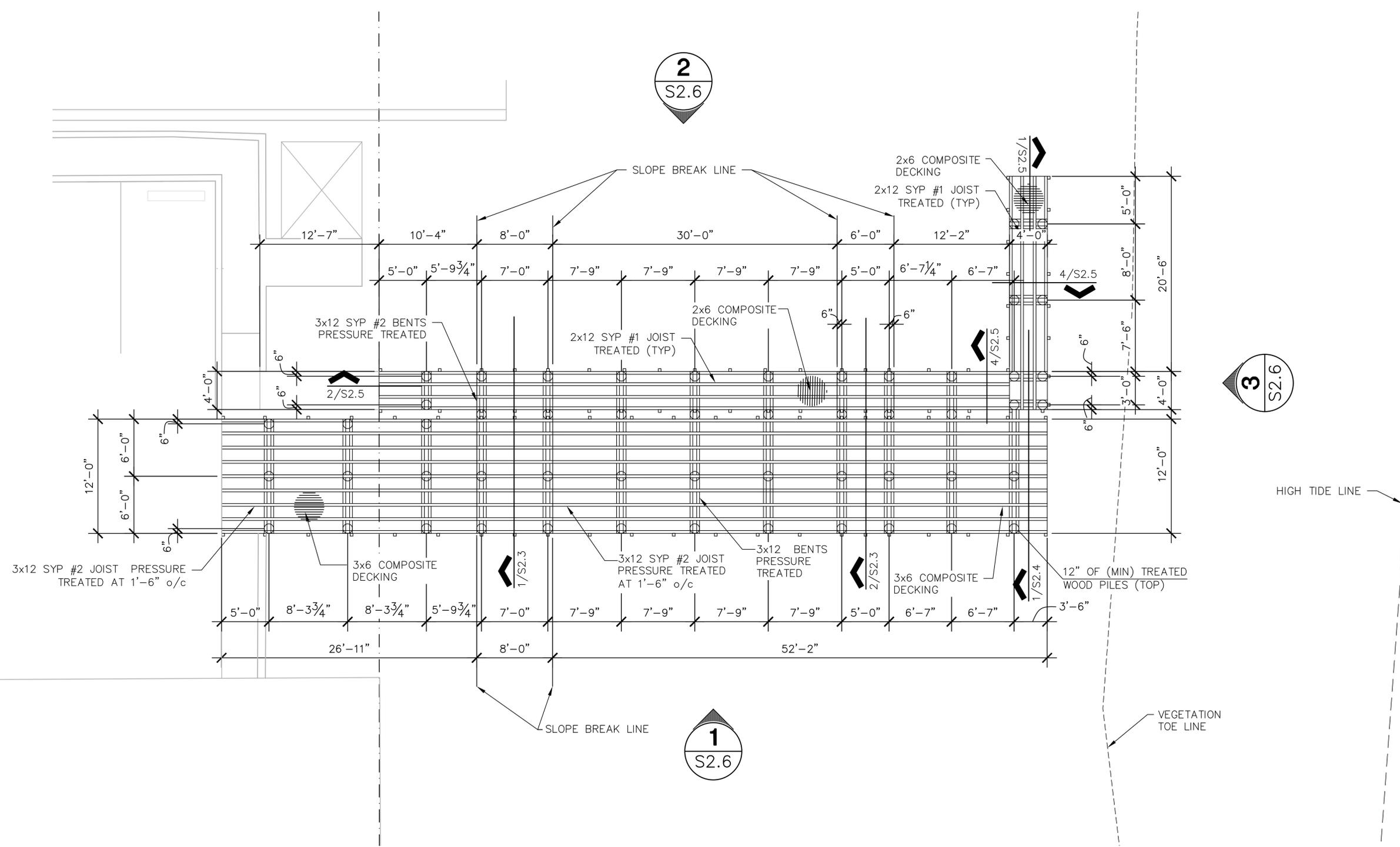
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1 **VEHICULAR DRIVE OVER AND
 PEDESTRIAN WALKOVER FRAMING PLAN**
 1/4" = 1'-0"

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

DIAMETER	TOTAL LENGTH	MINIMUM EMBEDMENT
12"	20'-0"	12'-0"

- FLOOR DECKING AT PEDESTRIAN WALKOVER SHALL BE 2x6 COMPOSITE PLANKS MANUFACTURED BY TREX COMPANY, INC., OR APPROVED EQUIVALENT.
- FLOOR DECKING AT VEHICULAR DRIVE OVER SHALL BE 3x6 COMPOSITE PLANKS MANUFACTURED BY TREX COMPANY, INC. OR APPROVED EQUIVALENT.





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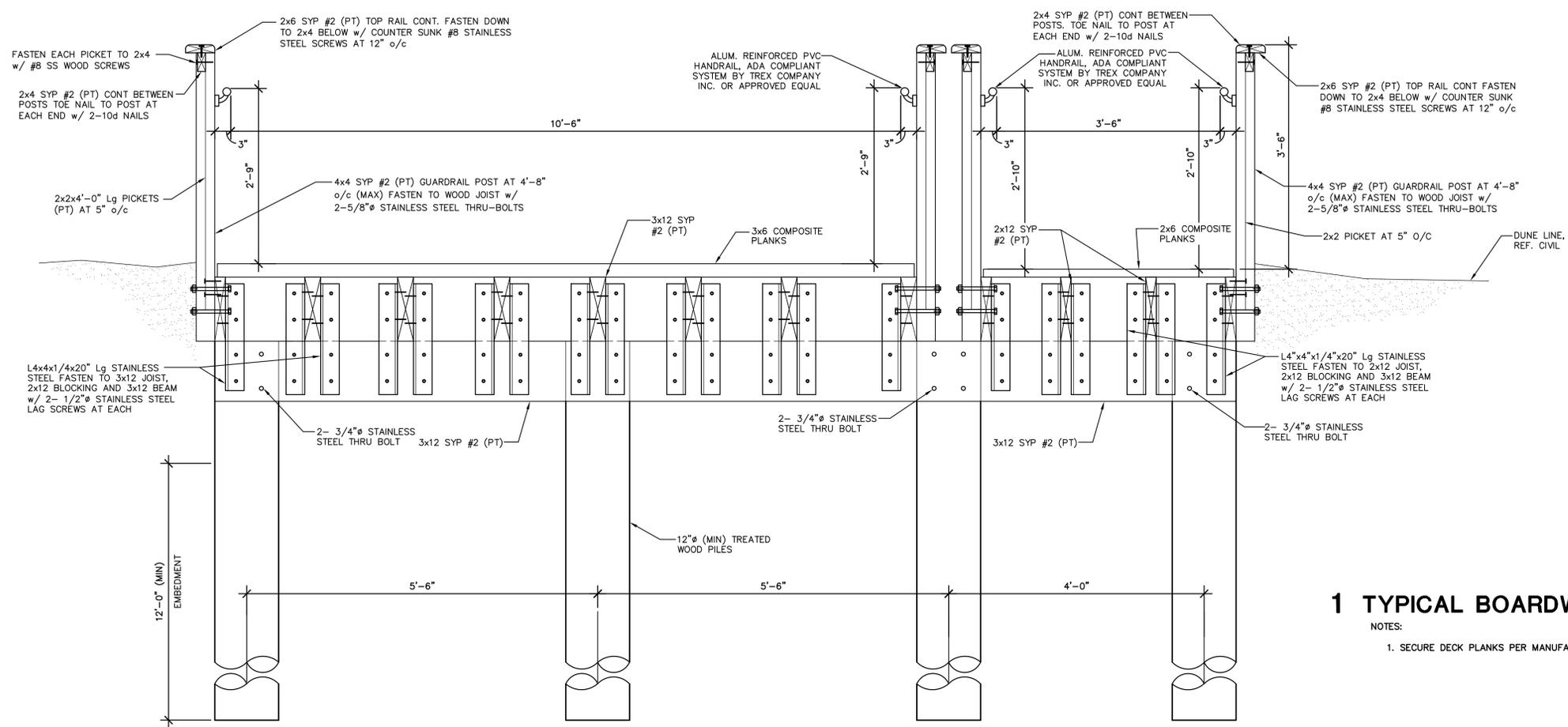
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**FRAMING
 DETAILS**

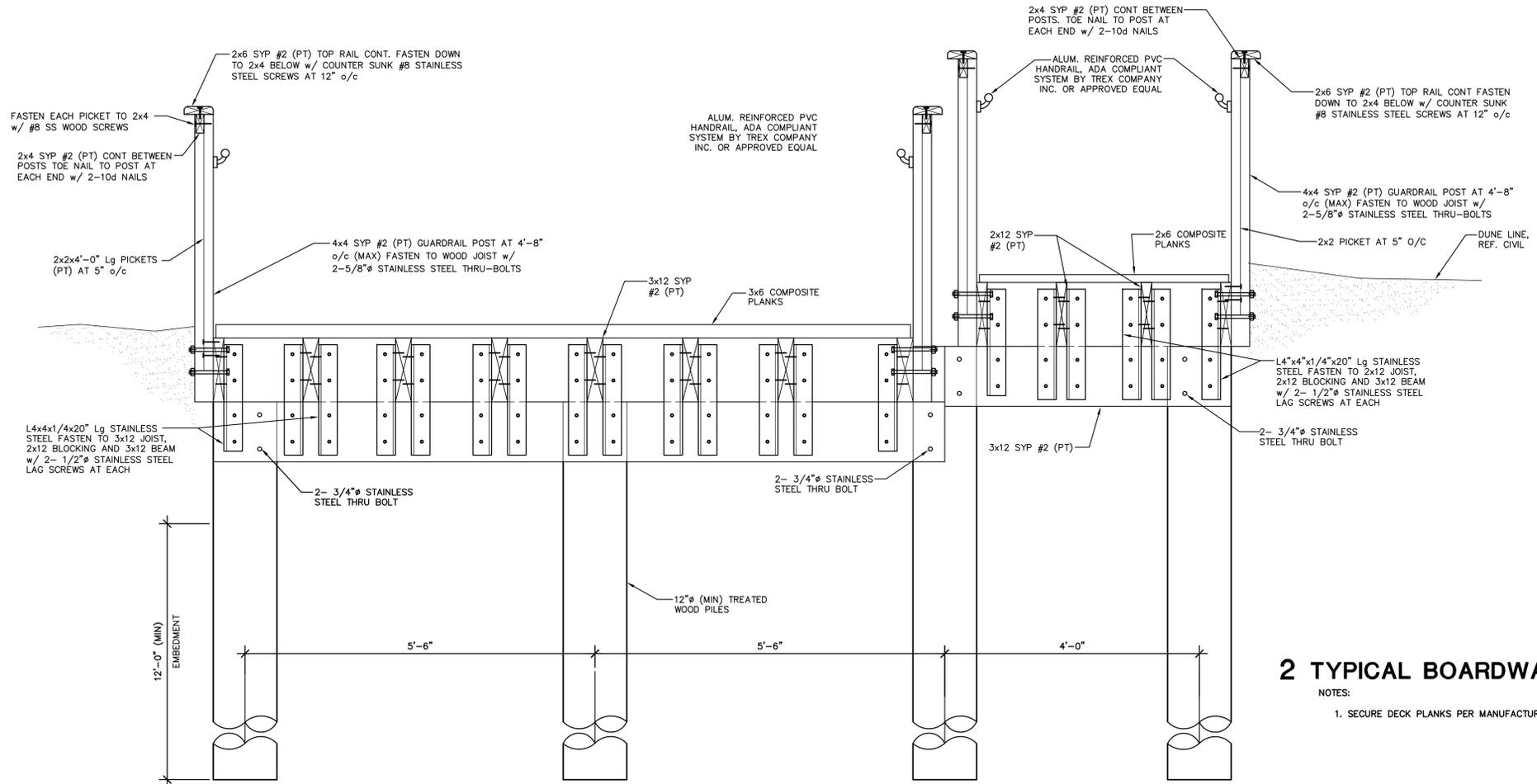
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1 TYPICAL BOARDWALK SECTION

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



2 TYPICAL BOARDWALK SECTION

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



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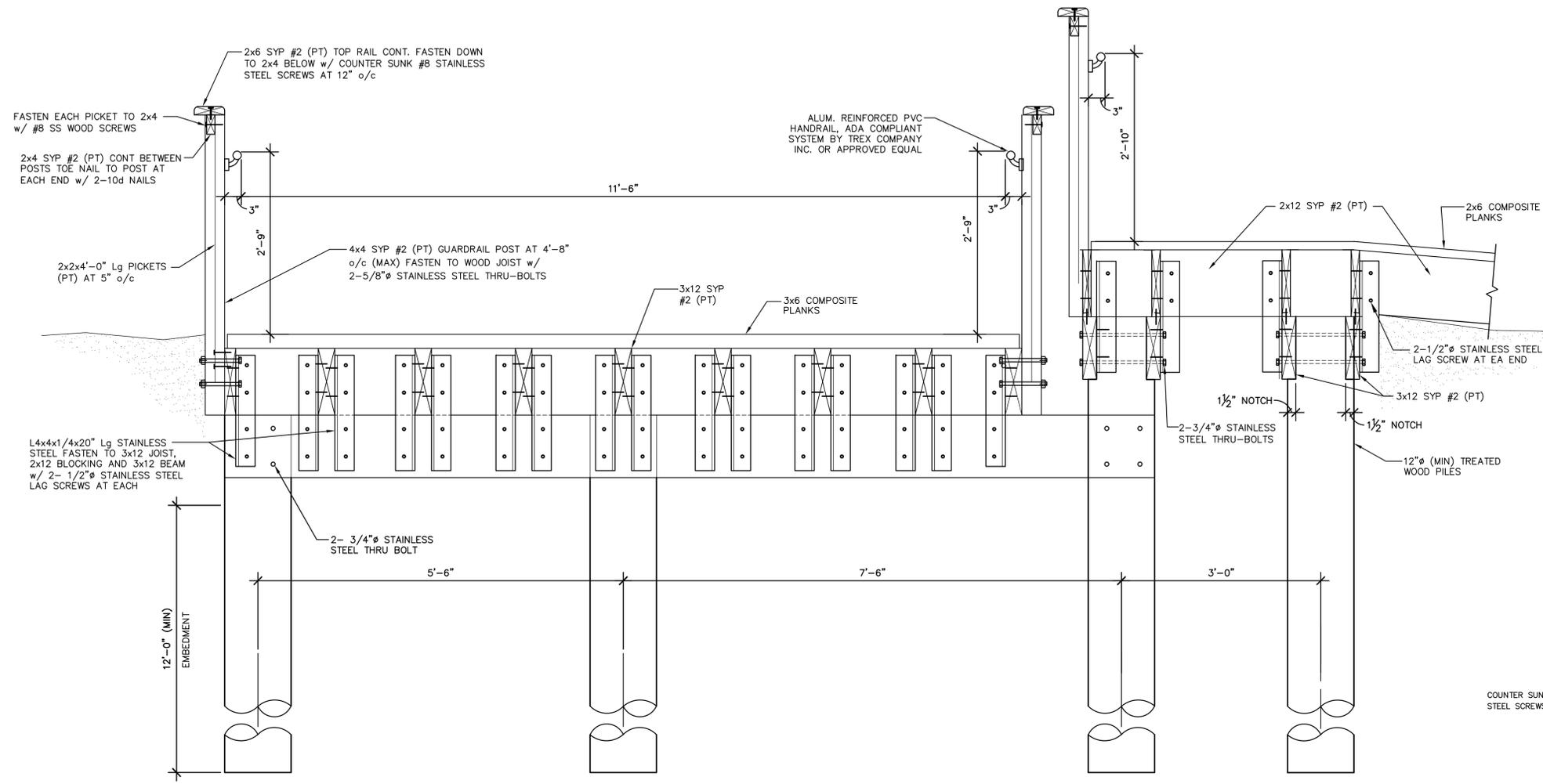
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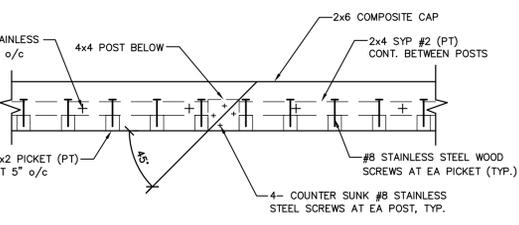
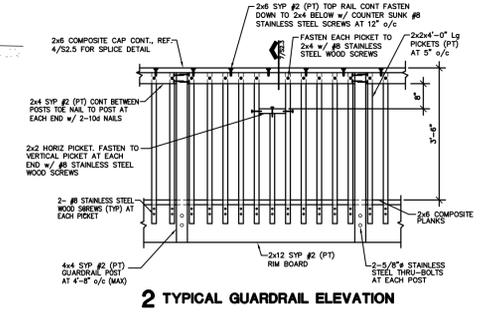
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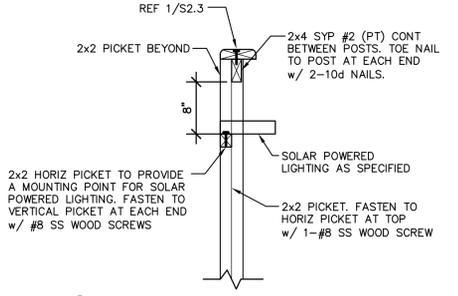
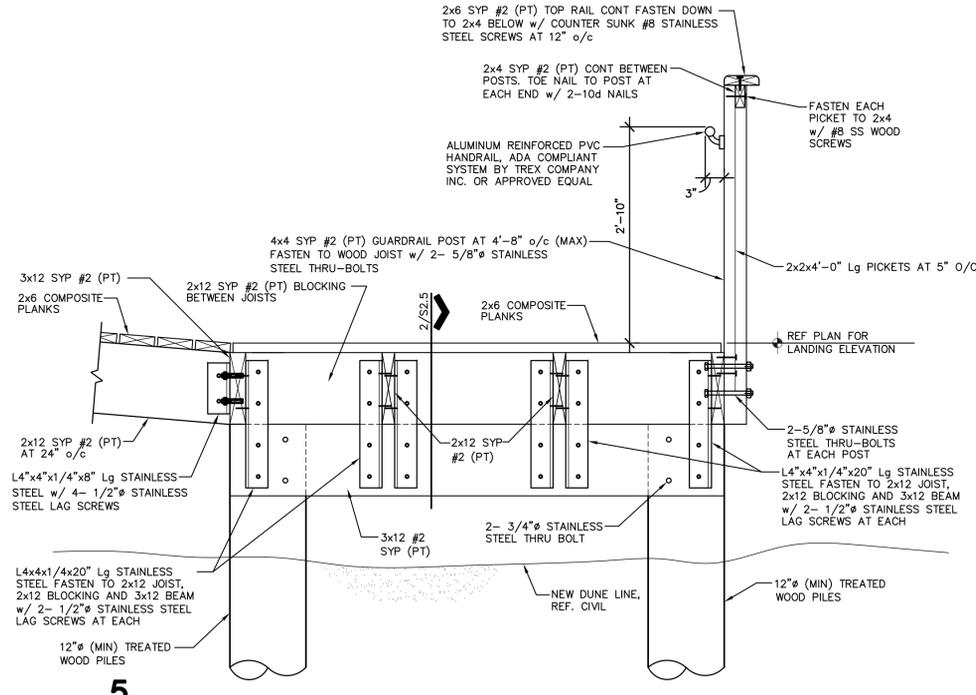
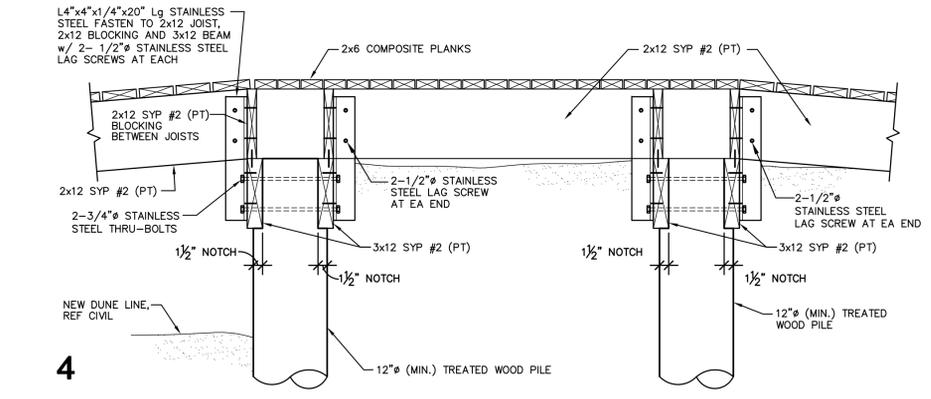


1 TYPICAL BOARDWALK SECTION

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



3 2x6 RAIL SPLICE DETAIL
 1 1/2" = 1'-0"



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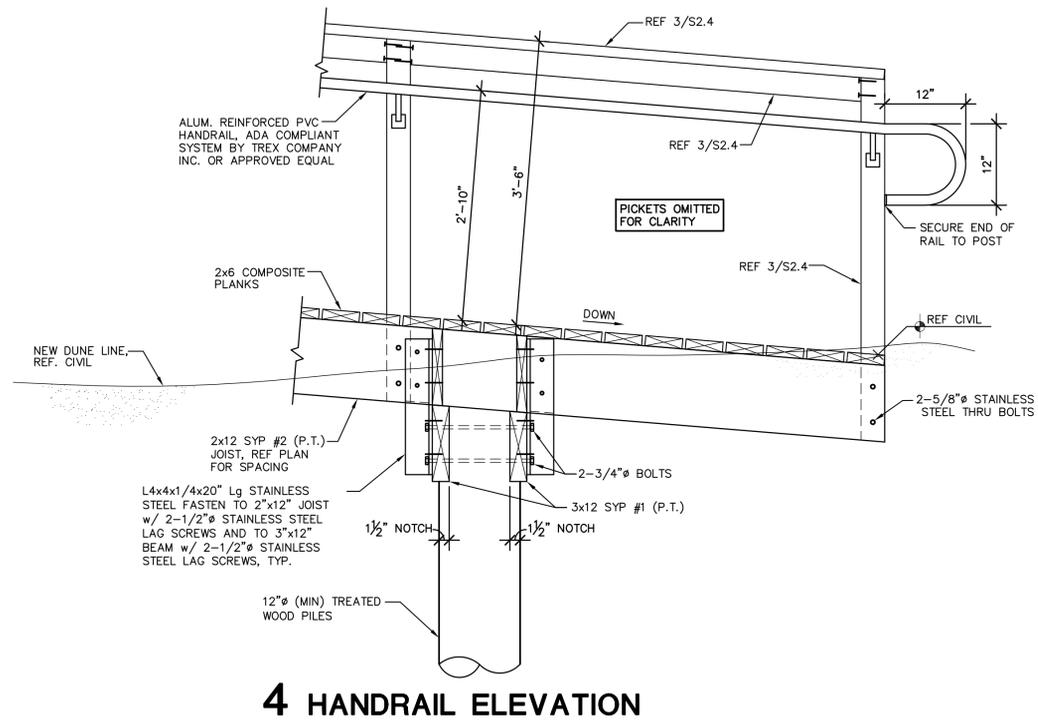
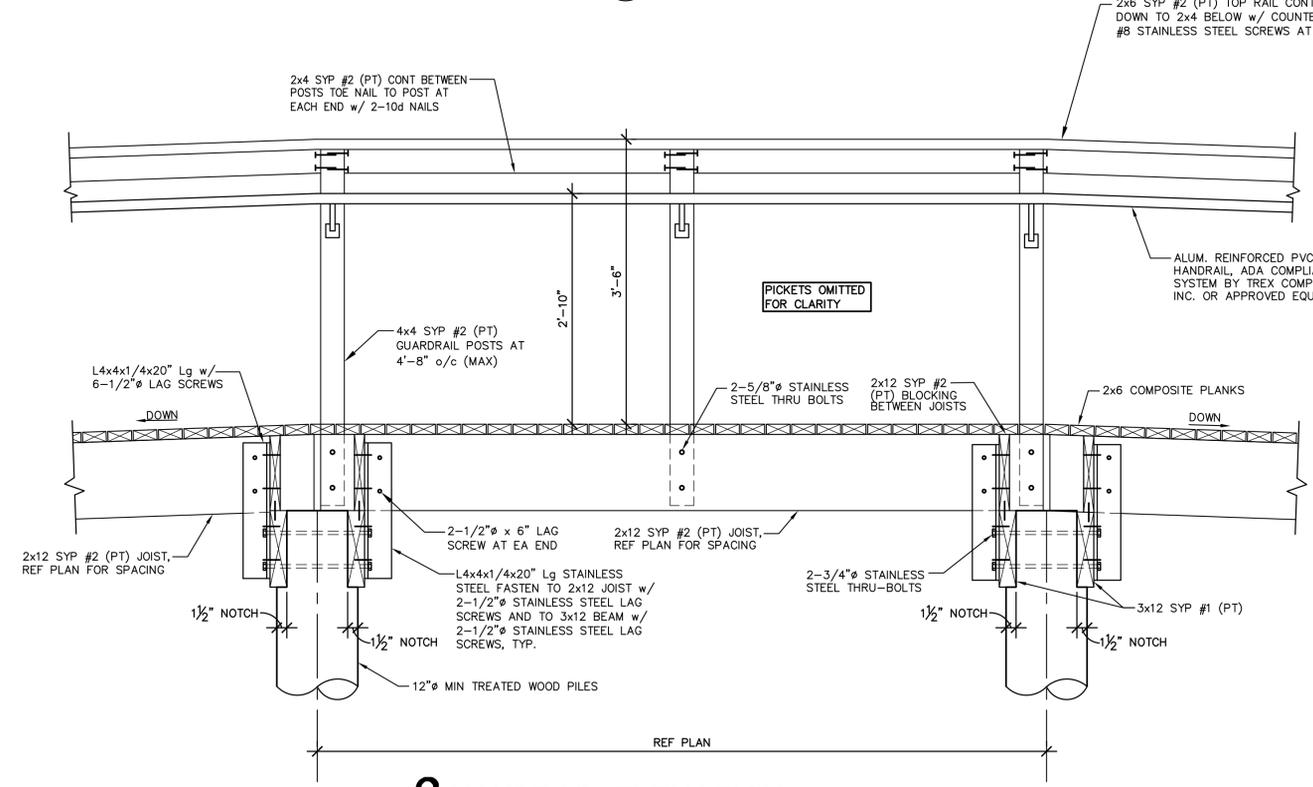
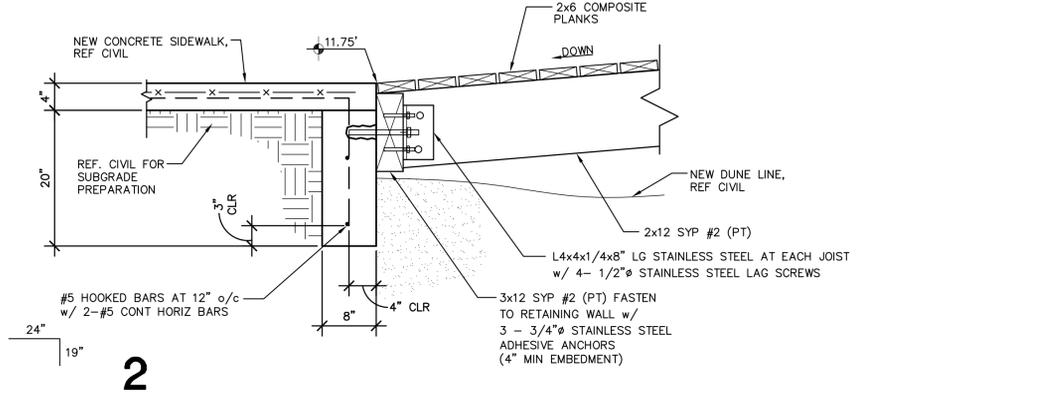
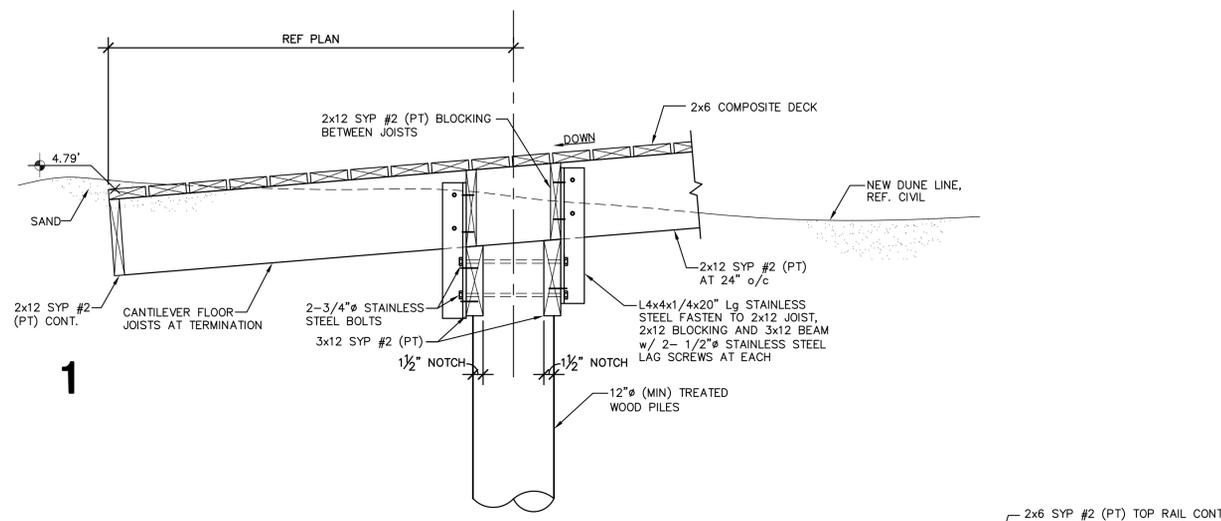
MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17
 DATE 04-05-2023
 DRAWN BY AT
 CHECKED BY SP
 SCALE AS SHOWN

SHEET TITLE
FRAMING DETAILS

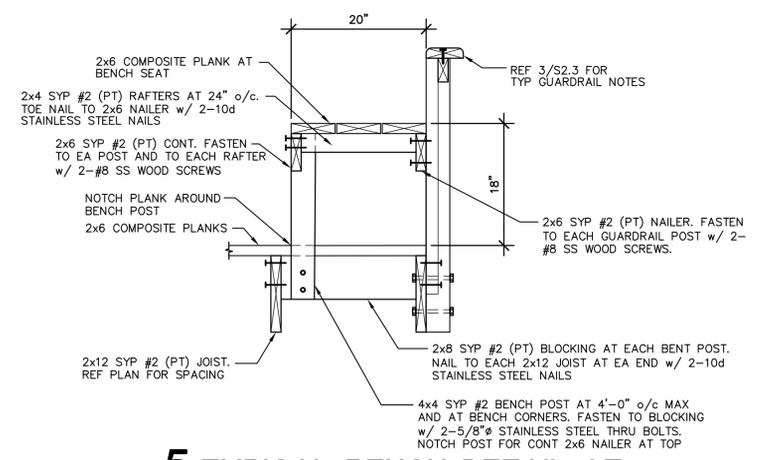
SHEET NO.
S2.5

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3 HANDRAIL ELEVATION

4 HANDRAIL ELEVATION



5 TYPICAL BENCH DETAIL AT WALKOVER LANDINGS



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PROJECT

**SPI FANTASY CIRCLE
 BEACH ACCESS
 IMPROVEMENTS**

**SOUTH PADRE ISLAND,
 TEXAS**

CLIENT

**CITY OF
 SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
 TEXAS**

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 F: 956-761-3898



MARK	DATE	DESCRIPTION

PROJECT NO. 1065-17

DATE 04-05-2023

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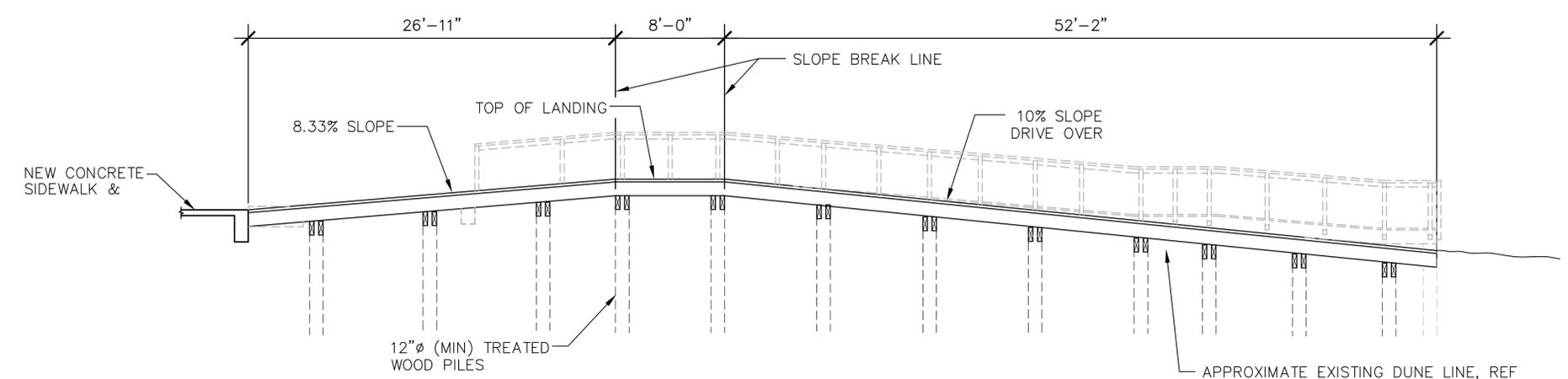
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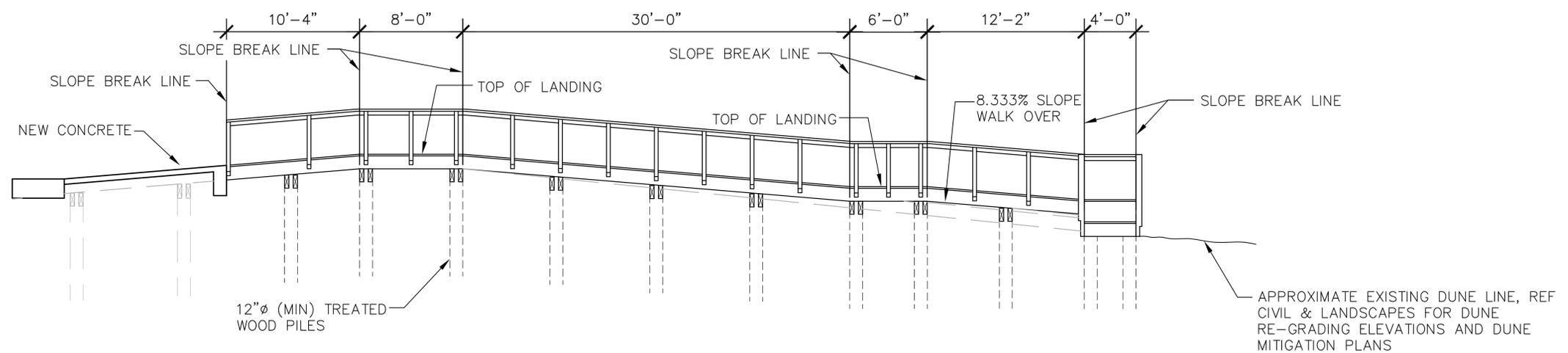
SHEET TITLE
WALKOVER ELEVATIONS

SHEET NO.

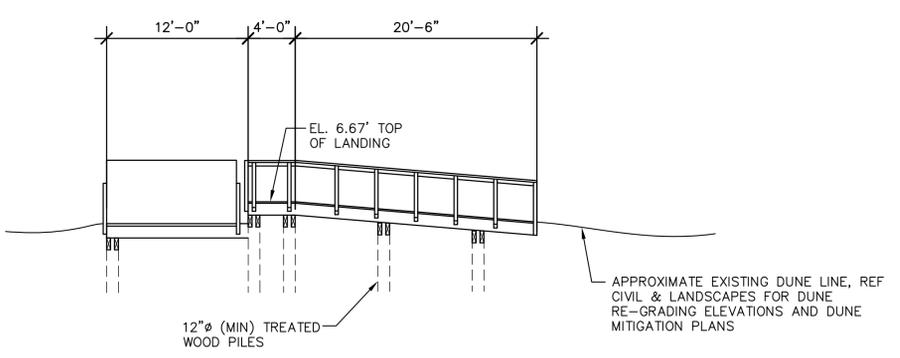
S2.6



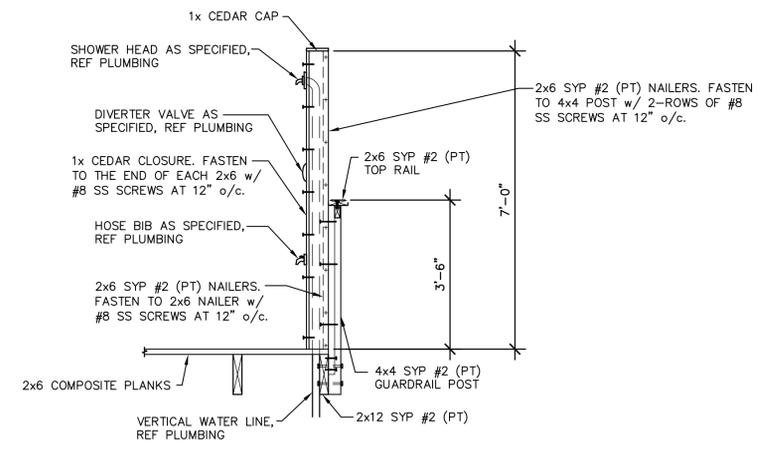
1 DRIVE OVER ELEVATION
 1/8" = 1'-0"



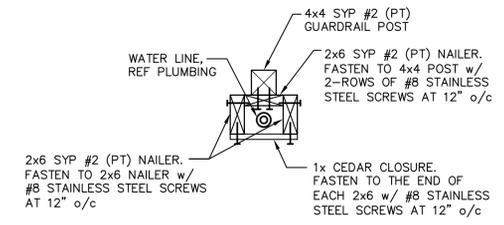
2 WALKOVER ELEVATION
 1/8" = 1'-0"



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



4 TYPICAL SHOWER SUPPORT FRAMING DETAIL



5



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SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

SOUTH PADRE ISLAND, TEXAS

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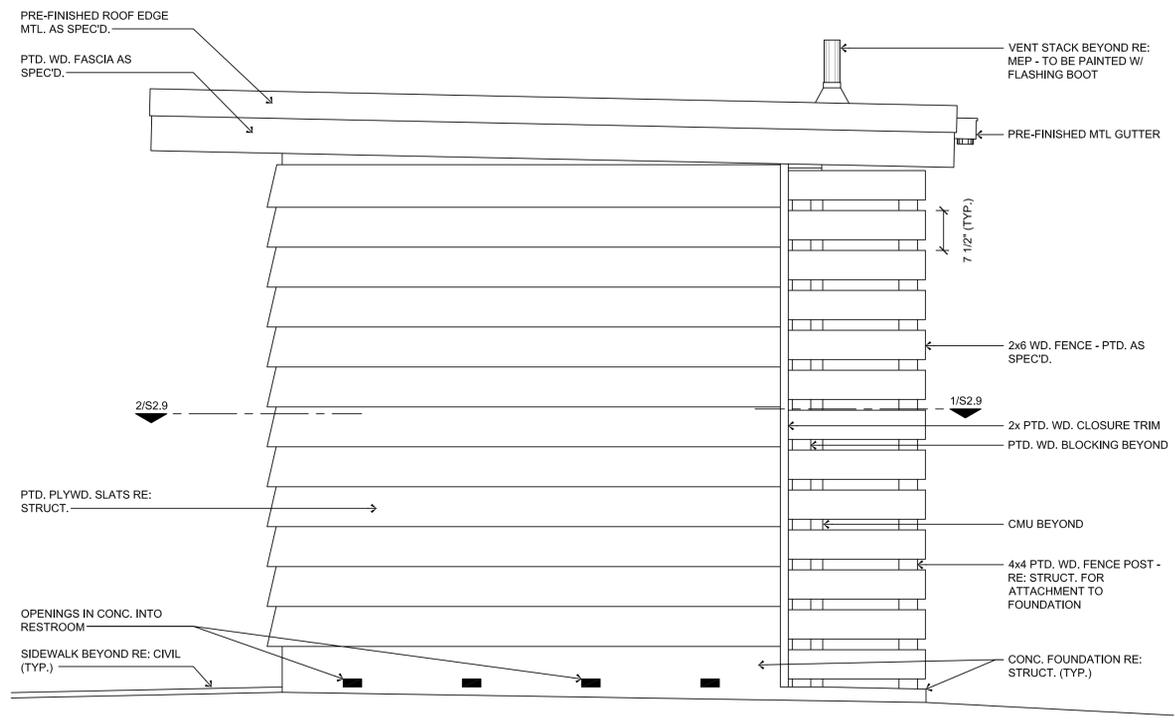
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SCALE	AS SHOWN

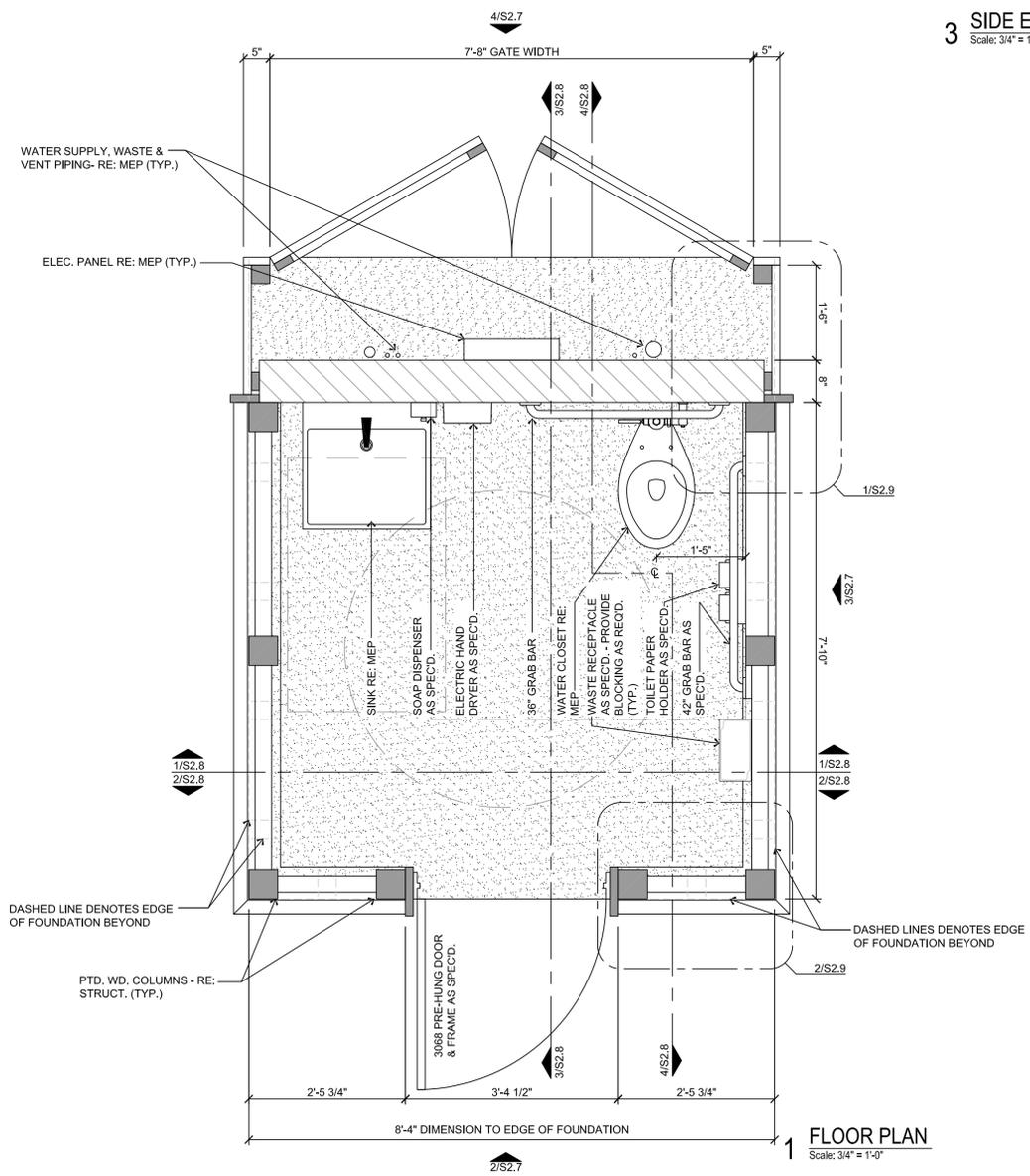
RESTROOM PLAN AND ELEVATIONS

SHEET NO.

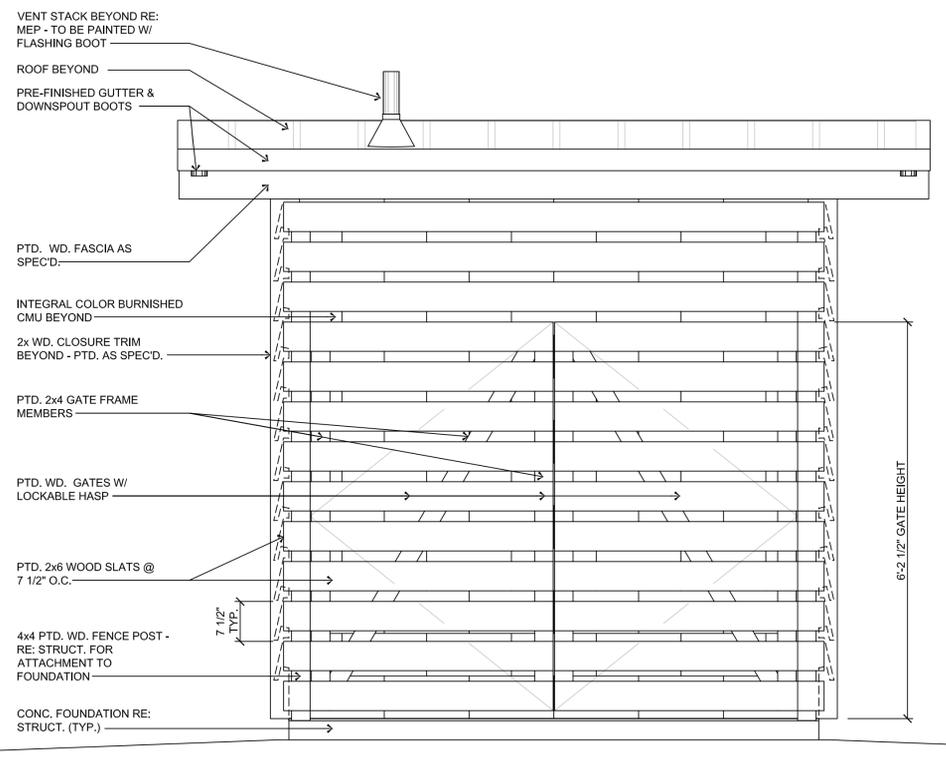
S2.7



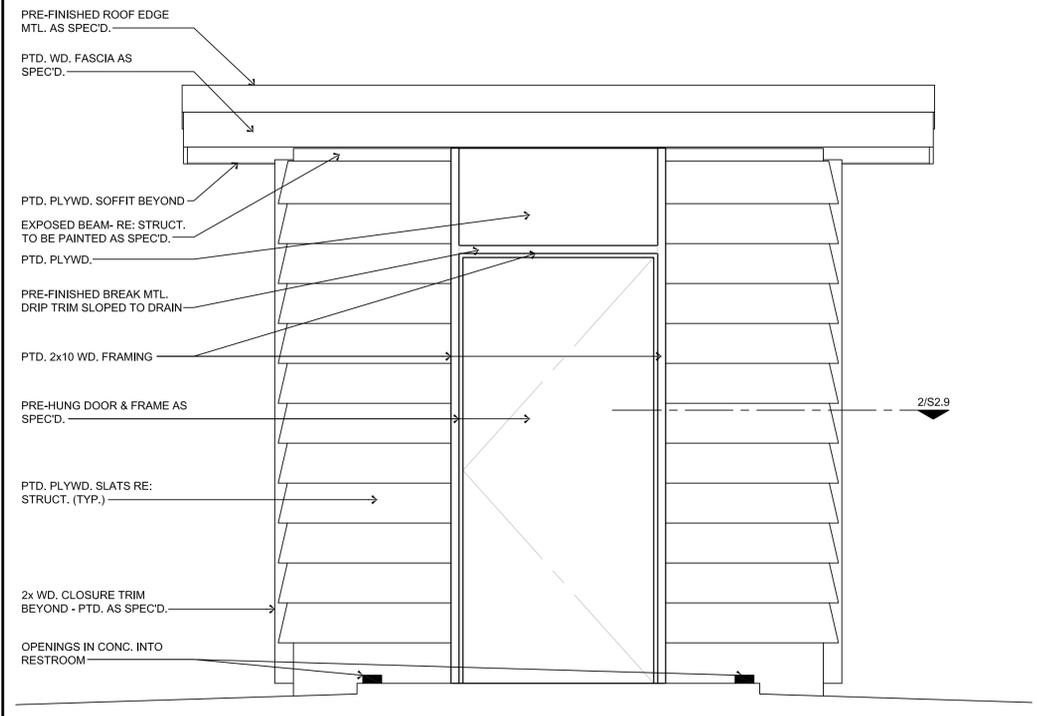
3 SIDE ELEVATION
 Scale: 3/4" = 1'-0"



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



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



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



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



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



MARK	DATE	DESCRIPTION

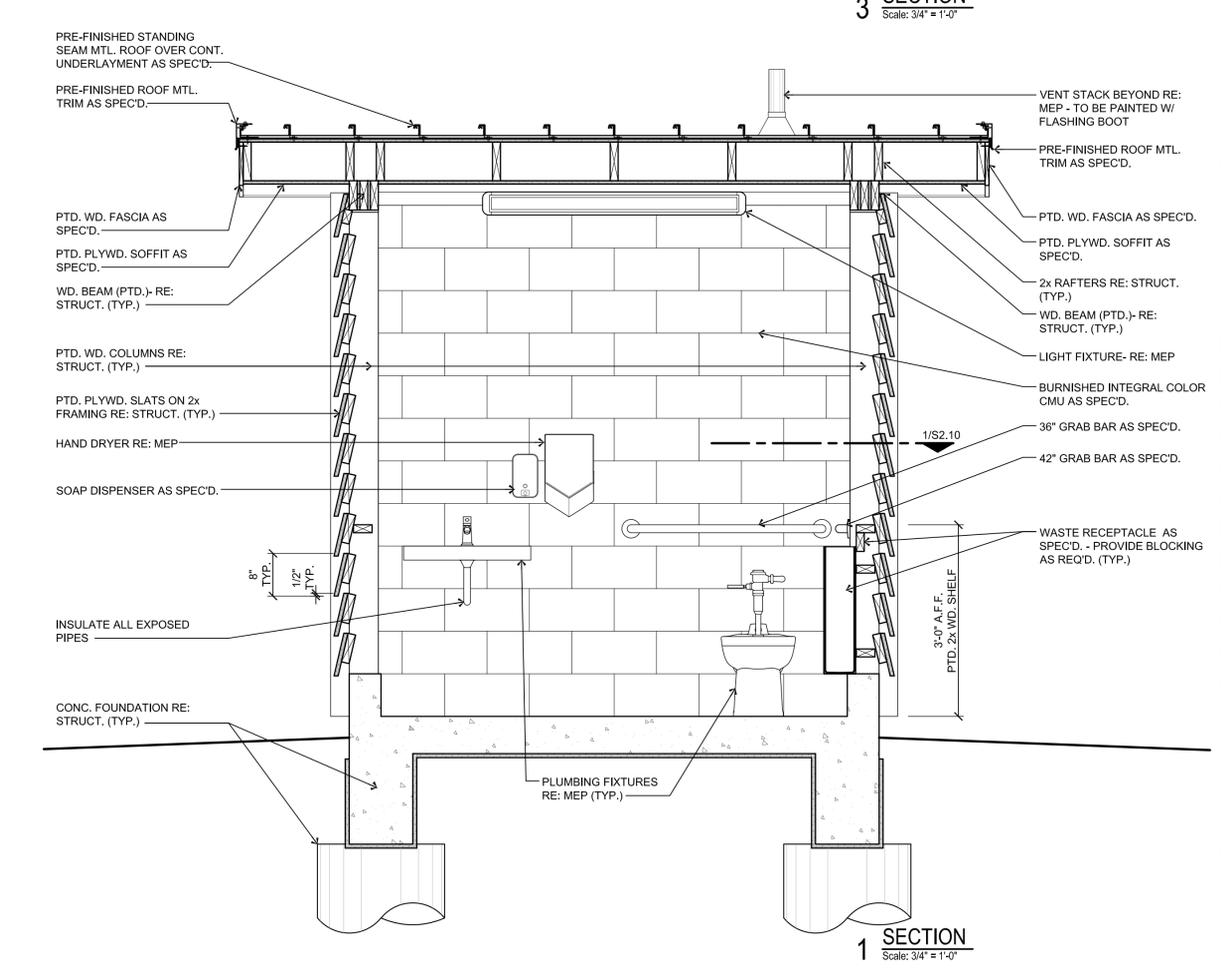
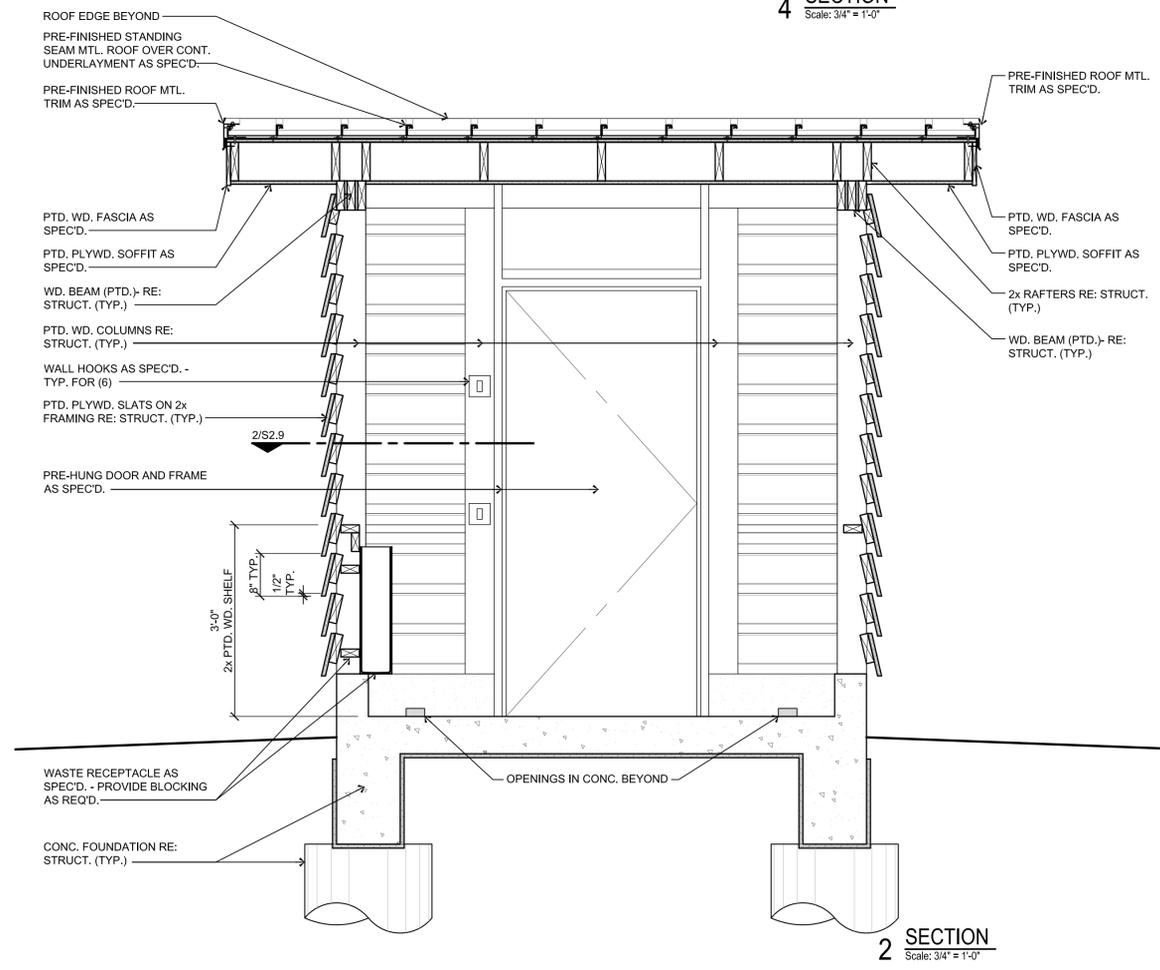
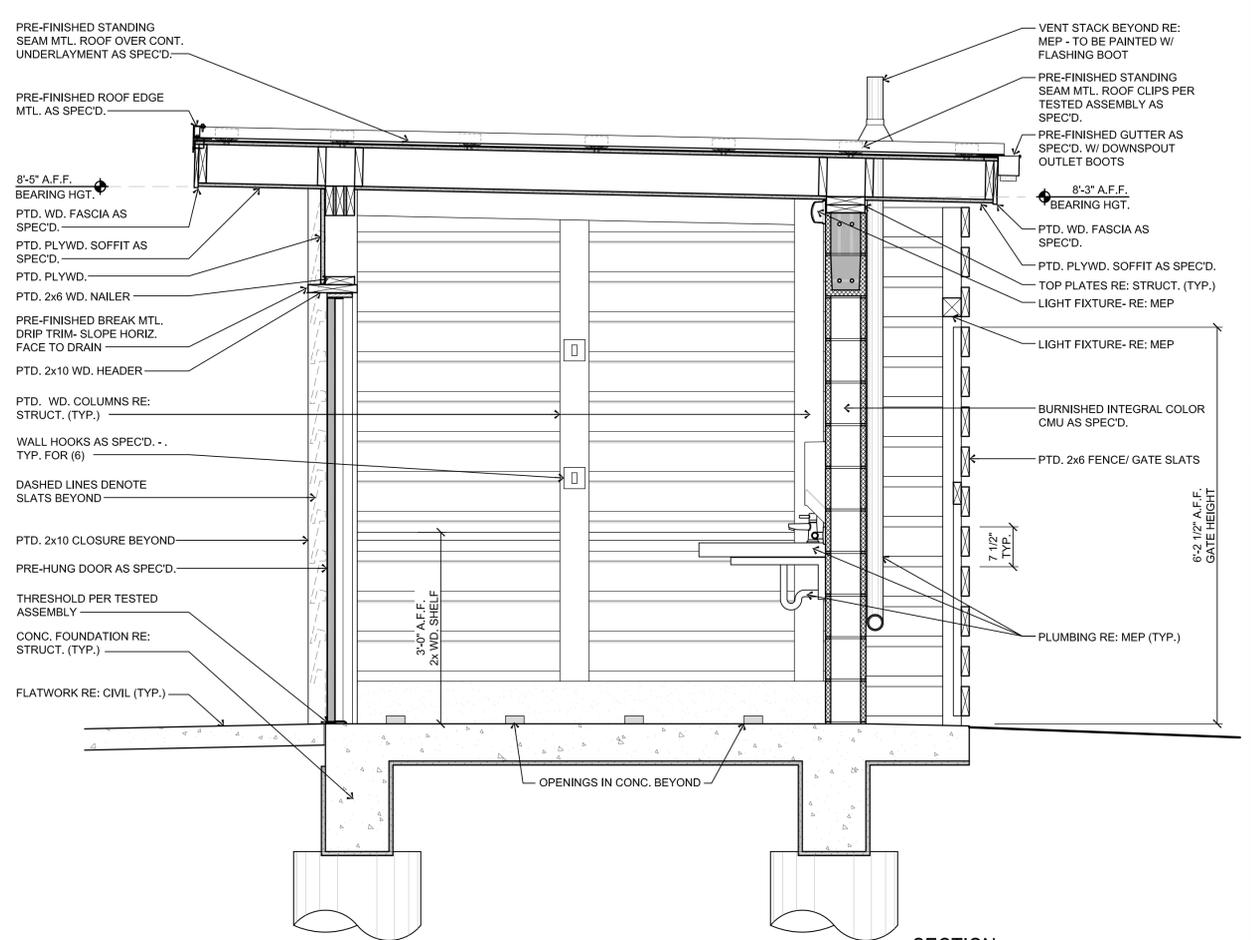
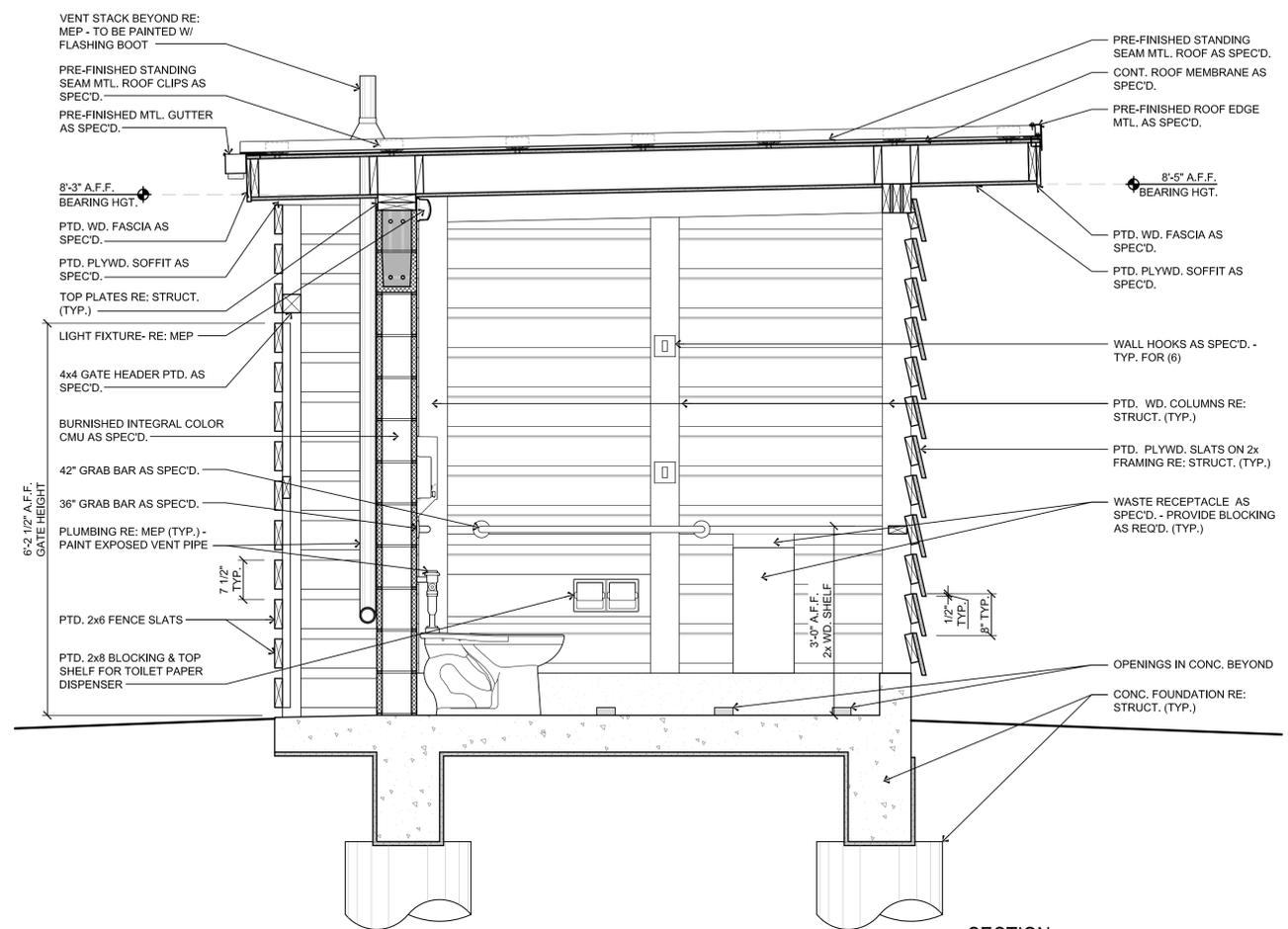
PROJECT NO. 1065-17
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SHEET TITLE

RESTROOM SECTIONS

SHEET NO.

S2.8





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**SPI FANTASY CIRCLE
BEACH ACCESS
IMPROVEMENTS**

**SOUTH PADRE ISLAND,
TEXAS**

CLIENT

**CITY OF
SOUTH PADRE ISLAND**



**SOUTH PADRE ISLAND,
TEXAS**

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PROJECT NO. 1065-17

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SCALE AS SHOWN

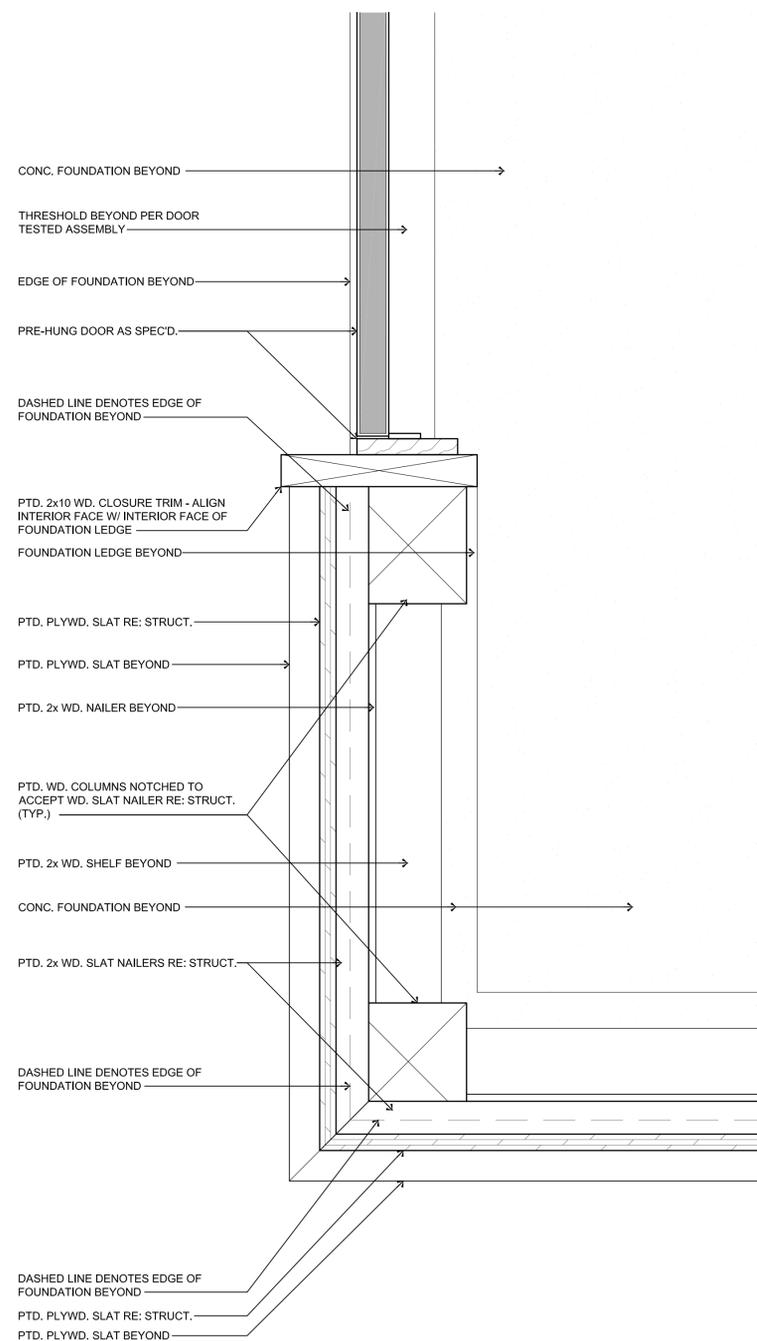
SHEET TITLE

**PLAN
DETAILS**

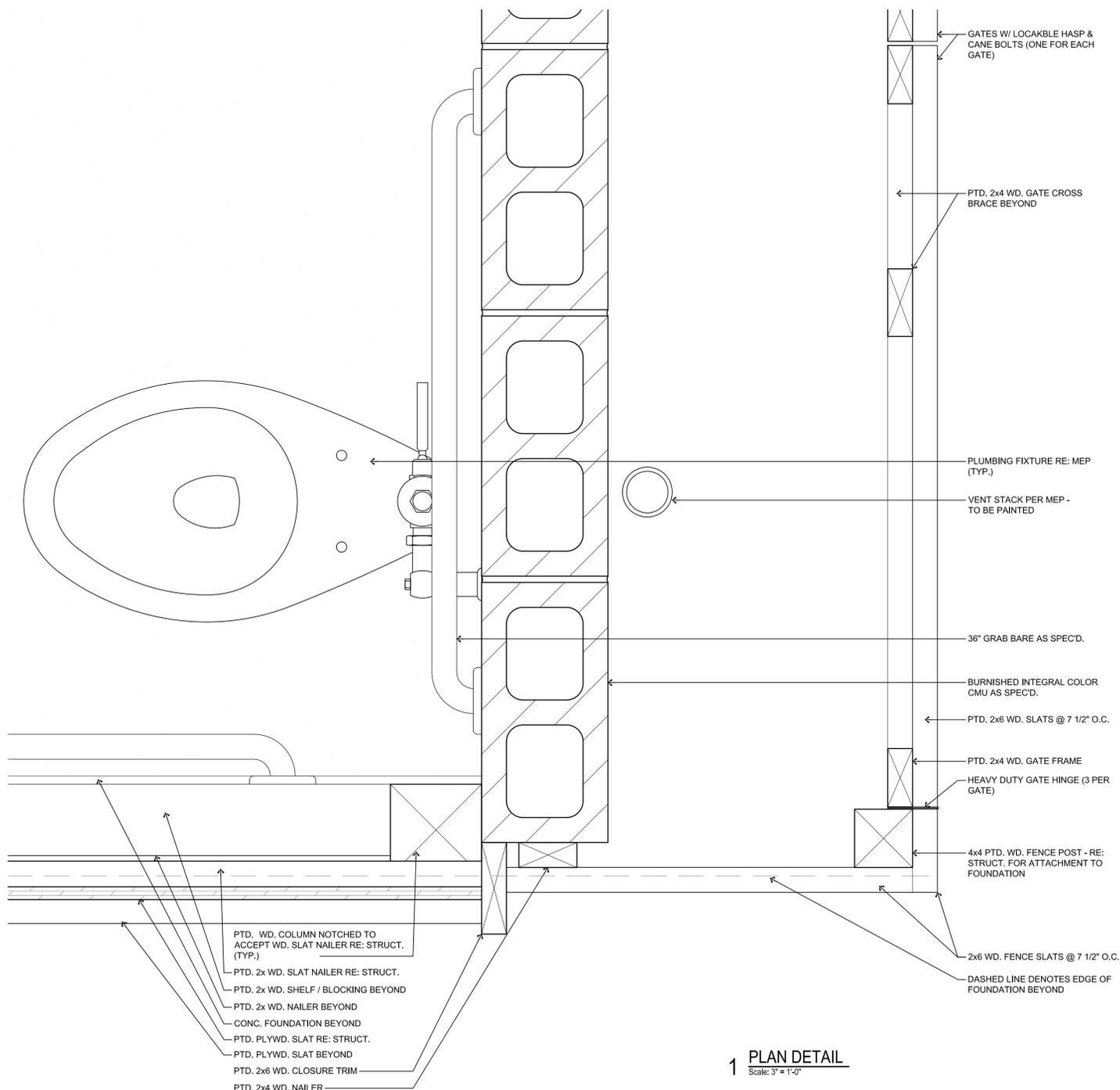
SHEET NO.

S2.9

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



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



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**SPI FANTASY CIRCLE
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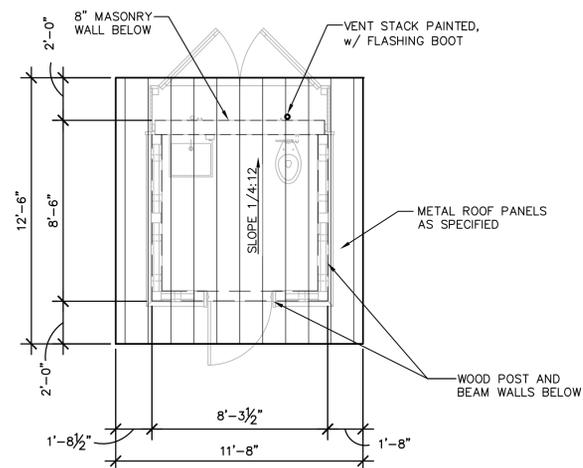
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SCALE	AS SHOWN
SHEET TITLE	

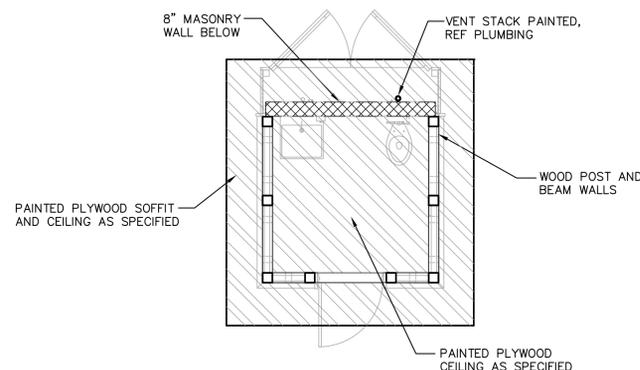
**RESTROOM
 ROOF AND
 CEILING PLAN**

SHEET NO.

S2.10

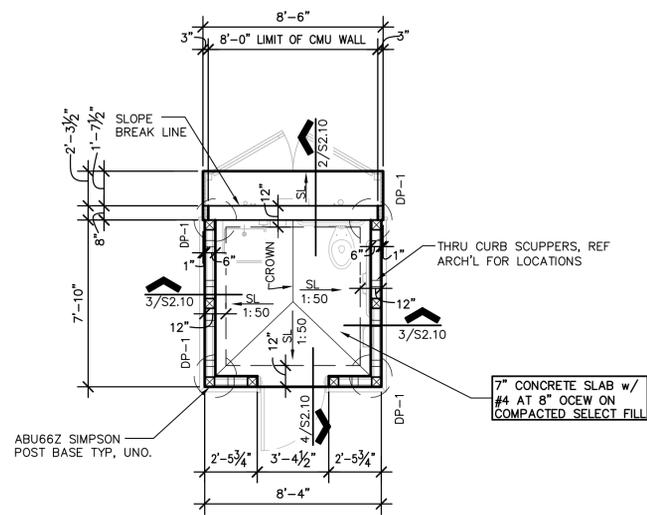


1 RESTROOM ROOF PLAN
 1/4" = 1'-0" 2 LOCATIONS



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





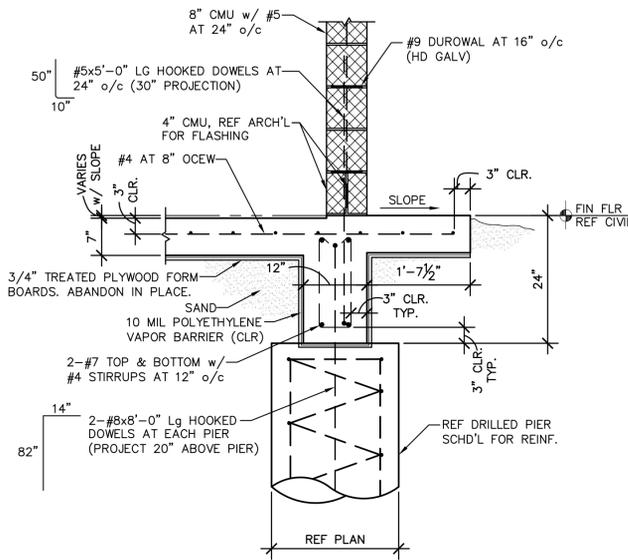
1 FOUNDATION PLAN

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

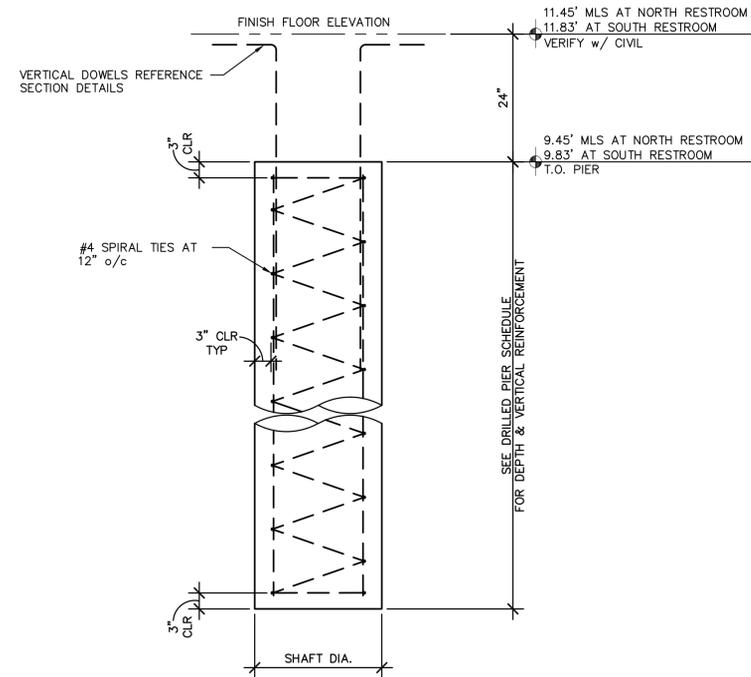
NOTES:

- 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.

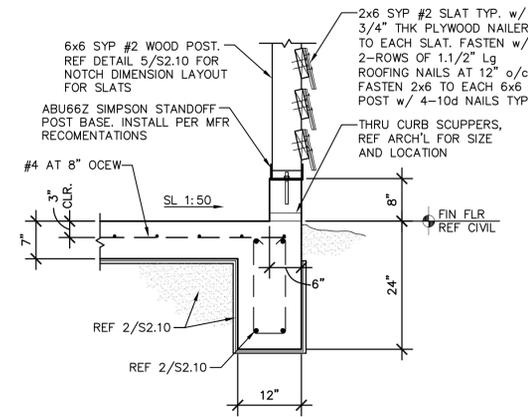
DRILLED PIER SCHEDULE			
MARK	SHAFT DIA. (INCHES)	VERTICAL REINFORCING	BEARING DEPTH BELOW MEAN SEA LEVEL (FEET MSL)
DP-1	18"	8-#7	-30.00'



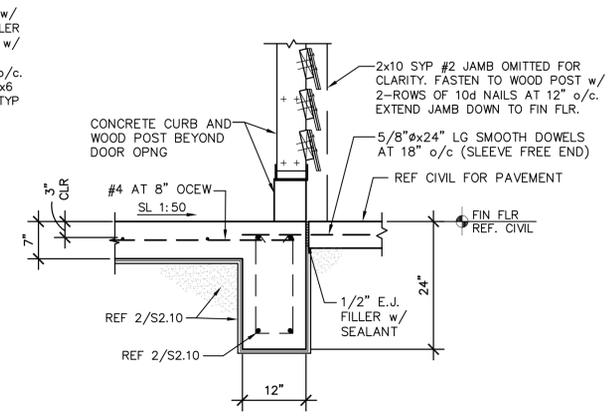
2



5 DRILLED PIER PROFILE



3



4

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

CLIENT
 CITY OF
 SOUTH PADRE ISLAND

 SOUTH PADRE ISLAND,
 TEXAS
 P: 956-761-3044
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MARK	DATE	DESCRIPTION

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FOUNDATION PLAN/DETAILS

SHEET NO.
S2.11



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SPI FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

SOUTH PADRE ISLAND, TEXAS

CITY OF SOUTH PADRE ISLAND



SOUTH PADRE ISLAND, TEXAS

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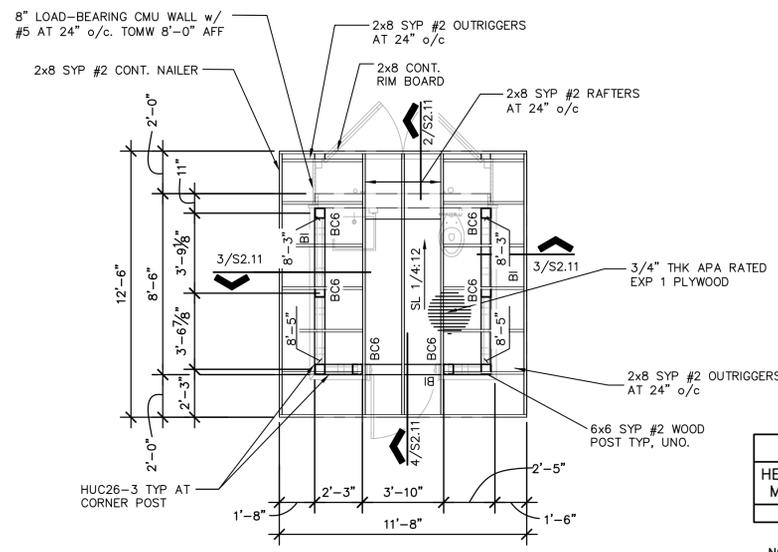


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FRAMING PLAN/DETAILS

SHEET NO.
S2.12



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

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



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

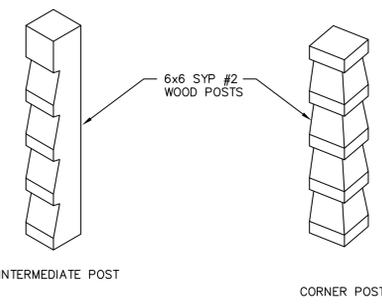
- NOTES:
- ROOF SHEATHING SHALL BE 3/4" APA RATED EXPOSURE 1. SPAN RATED 48/24.
 - REFERENCE ROOF SHEATHING NAILING SCHEDULE FOR PROPER PLYWOOD ATTACHMENT.
 - ALL HURRICANE TIES SHALL BE SIMPSON STRONG-TIE STAINLESS STEEL TYPE 316 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL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



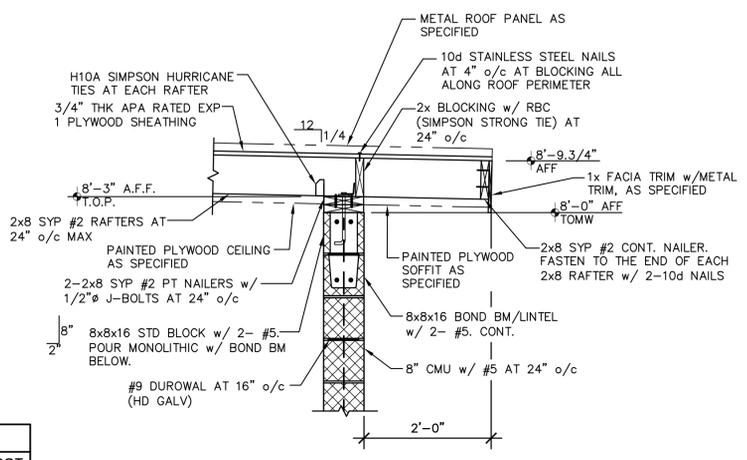
CITY OF SOUTH PADRE ISLAND
 WHITECAP WALKOVER RESTROOM
 ROOF DESIGN WIND PRESSURE DIAGRAM (SERVICE)

ZONE	P- (UPLIFT)
3	-89 PSF

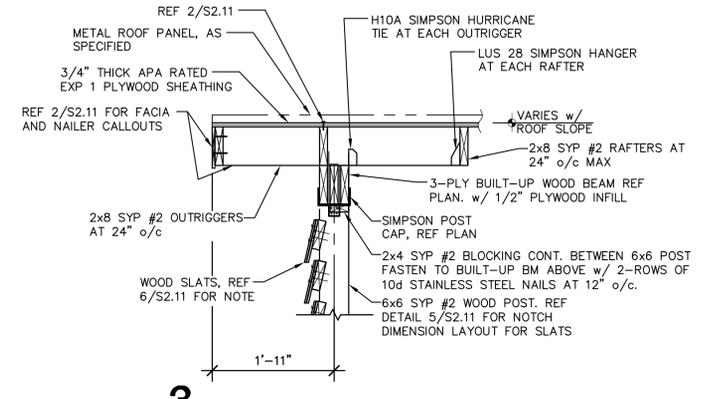
DOORS & WINDOWS MAXIMUM DESIGN WIND PRESSURES
 P+ = +29 PSF TOWARDS THE SURFACE
 P- = -38 PSF AWAY FROM THE SURFACE



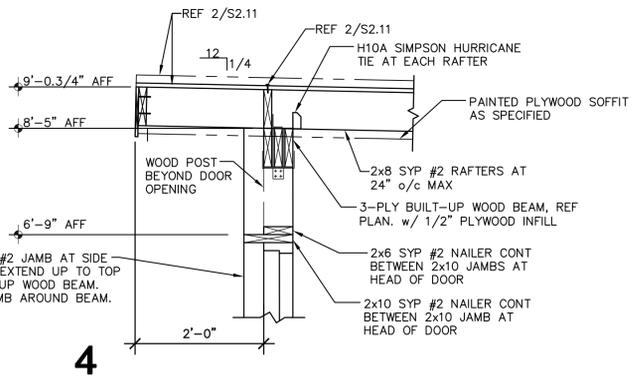
7 ISOMETRIC VIEWS OF WOOD POST
 1" = 1'-0"



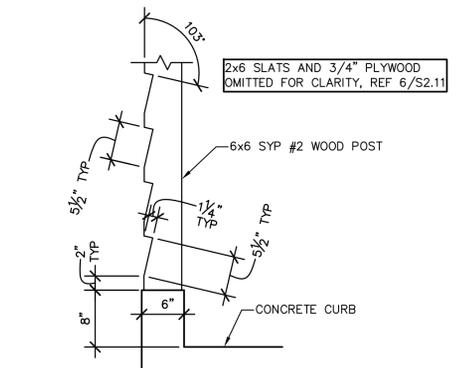
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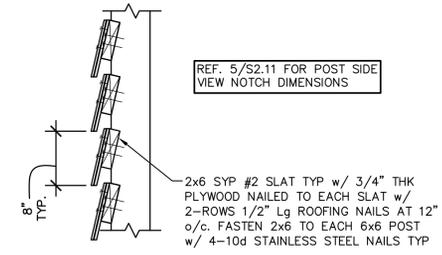
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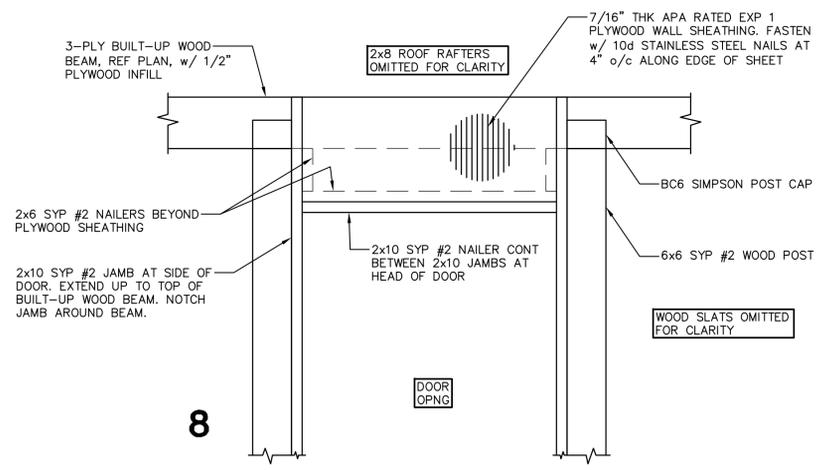
4



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



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



8

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: April 11, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to provide a recommendation to City Council regarding the Public Bay Access Implementation Protocol. (Boburka)

ITEM BACKGROUND

The City of South Padre Island (City) promotes and encourages public access to our beaches and bayside. The City has approximately 30 West side streets that terminate directly at the bay, although with varying terminus types such as bulkheads, mangroves, and rip rap, making it difficult to have a cohesive bay access plan and design.

Any access within these street right-of-ways must be designed and constructed through and by the City for liability purposes. The City has the right to improve right-of-ways within its jurisdiction; however, understands that the selection of which streets to improve may be difficult. The City is always working to improve its public infrastructure and encourages community members to come forward with their vote on improvement locations.

This protocol is set in place for the instances where private residents who own property on a West side street (from Laguna Boulevard to the street ending) are interested in the City improving public access on that same street. This protocol is strictly to improve upon access within the City's right-of-ways and will not be used to close off any public street right-of-way for private purposes.

BUDGET/FINANCIAL SUMMARY

None at this time

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



APPLICANT NAME: _____

STREET NAME: _____

REQUEST FORM COMPLETED: **YES** **NO**

DATE FORM AND SIGNATURES SUBMITTED: _____

Please reach out to the Shoreline Department at kboburka@myspi.org if additional pages are needed.

Property Owners FOR Public Bay Access Improvements

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

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Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____



Property Owners AGAINST Public Bay Access Improvements

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

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Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Name/Signature: _____

Property Address: _____

Cameron County Tax ID: _____

Public Bay Access Improvement Protocol

The City of South Padre Island (City) promotes and encourages public access to our beaches and bayside. The City has approximately 30 West side streets that terminate directly at the bay, although with varying terminus types such as bulkheads, mangroves, and rip rap, making it difficult to have a cohesive bay access plan and design.

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This protocol is set in place for the instances where private residents **who own property on a West side street (from Laguna Boulevard to the street ending)** are interested in the City improving public access on that same street. This protocol is strictly to improve upon access within the City's right-of-ways and will not be used to close off any public street right-of-way for private purposes.

1. A resident, hereinafter known as the applicant, who owns property on one of the City's West side streets (from Laguna Boulevard to the westward street ending) must be interested and approach the City to improve bay access at the end of their street. *This applicant will be the liaison between the City and the street's property owners.*
2. The City will provide information on the protocol for access improvement and provide the Public Bay Access Improvement Request form to the applicant for them to obtain signatures from all property owners on their street.
To proceed with improvements from this point, the applicant must return the request form with a minimum of 75% approval from the property owners on that street for bayside public access improvements.
3. Once the applicant has completed the Public Bay Access Improvement Request form and has obtained a signature from each property owner on said street, and can prove that 75% of the street is in favor of public access improvements, the request will be discussed at the next available Shoreline Task Force meeting, where the board will provide a recommendation to City Council.
**The Shoreline Task Force meets every second and fourth Tuesday of the month and City Council meets every first and third Wednesday of the month.*
4. Once City Council approves access improvements at that street ending, City staff will begin work to develop access designs to full scope for that site-specific location. Final access designs will be reviewed by the Shoreline Task Force and City Council. *Construction start for each project will depend on budgeting and any related budget constraints.*

Public Bay Access Improvement Request

This request form is to be filled out by community members who **own property on a West side street (from Laguna Boulevard to the street ending)** and who are interested in the City improving public access on that same street. This request is strictly to improve upon access within the City's right-of-ways and will not be used to close off any public street right-of-way for private purposes.

Please fill out your information below. Once your request is received, the Shoreline Department will reach out to provide the implementation protocol and required signature pages.

1. Name

2. Home Address

3. Email

4. Phone Number

5. Proposed Street for Improvement

Mark only one oval.

- Corral Street
- Sheepshead Street
- Pompano Street
- Tarpon Street
- Marlin Street
- Dolphin Street
- Acapulco Street
- Campeche Street
- Bahama Stret
- Atol Street
- Retama Street
- Mesquite Street
- Huisache Street
- Lantana Street
- Oleander Street
- Gardenia Street
- Hibiscus Street
- Esperanza Street
- Saturn Lane
- Venus Lane
- Jupiter Lane
- Mars Lane
- Constellation Drive
- Capricorn Drive
- Aries Drive
- Verna Jean Drive
- Georgia Ruth Drive
- Carolyn Drive
- Cora Lee Drive

6. How many property owners are on your street?

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Google Forms



Public Bay Access Improvement Request

This request form is to be filled out by community members who **own property on a West side street (from Laguna Boulevard to the street ending)** and who are interested in the City improving public access on that same street. This request is strictly to improve upon access within the City's right-of-ways and will not be used to close off any public street right-of-way for private purposes.

Please fill out your information below and return the completed form as well as the completed signature pages to the Shoreline Department. Forms can be submitted by email to kboburka@myspi.org or can be dropped off at the Shoreline offices located at the 321 Padre Boulevard. An online form is also available on myspi.org under the Shoreline Department's page.

Name: _____

Home Address: _____

Email: _____

Phone Number: _____

Proposed Street for Improvement: _____

Number Property Owners on Street: _____

City Staff Use Only: _____

DATE RETURNED: _____

*Returned completed with all property owner signatures

NEXT SLTF: _____

NEXT CC: _____

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: April 11, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to cancel or change the time of the regular meeting on April 25, 2023. (Boburka)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS: