CITY COUNCIL SPECIAL MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 14, 2023 at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
People & Communications Director Lisa Sullivan
Public Works Director Aaron Reed
Keenan Smith, AIA, Principal City Lights Design Alliance
Larry Irsik, AIA, LEED, AP, Senior Principal Architexas Austin

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who desires to address the City Council regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the City Council's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the City Council. It is the request of the City Council that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

PRESENTATIONS

1. **Rathgeber Vision Plan Update**
   Andy Binz, Parks & Community Services Director

2. **Double L Development Agreement Transportation Options**
   Pablo Martinez, PE, Brown & Gay Engineers

BUSINESS AGENDA

3. **Discuss and consider approval of the Stephenson Building Project Architectural Development Design and issuance of a Notice to Proceed with Construction Documents.**

   a. Presentation, *Larry Irsik, Architexas*
   b. Staff Report, *Keenan Smith, TIRZ Project Manager*
   c. Design and Notice to Proceed

4. **Discuss and consider approval of the Second Amendment to the Wastewater Service & Impact Fee Agreement between SLF IV - Dripping Springs JV, L.P. and the City of Dripping Springs regarding the Heritage Subdivision.**

EXECUTIVE SESSION AGENDA

The City Council for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The City Council for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

5. **Consultation with Attorney related to legal questions regarding the development agreement with Double L development.** *Consultation with Attorney, 551.071*

6. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service, Wastewater Fees, and related items.** *Consultation with Attorney, 551.071*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings
December 5, 2023, at 6:00 p.m. (CC & BOA)
December 19, 2023, at 6:00 p.m. (CC)
January 2, 2024, at 6:00 p.m. (CC & BOA
January 16, 2024, at 6:00 p.m. (CC)

Board, Commission & Committee Meetings
November 16, 2023, Farmers Market Committee at 10:00 a.m.
November 16, 2023, Emergency Management Commission at 12:00 p.m.
November 27, 2023, Transportation Committee at 3:30 p.m.

November 28, 2023, Planning & Zoning Commission at 6:00 p.m.
December 4, 2023, Parks & Recreation Commission at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on ***November 9, 2023, at 5:00 p.m.***

_____
City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

PARKS &COMMUNITY
CITY OF DRIPPING SPRINGS

DRIPPING SPRINGS
Texas

Rathgeber Natural Resources Park Vision Plan Update

City Council Meeting

November 14, 2023

Vision Plan Update

As of today…

- June 20, 2023 – Professional Services Agreement with RVi Planning was approved by City Council for the Rathgeber Natural Resources Park Vision Plan
- Kickoff Meeting with RVi Team and City Staff was held on July 12th.
- Site Analysis and Data Collection Phase has been completed.
  - Aerial drone and 360 degree photography of the property.
  - Base map information collected and compiled.
  - RVi Team and City Staff met with DSISD about their plans for the school site.
- Client Vision Workshop was held on October 4th.
  - RVi Team, City Staff and Parks & Recreation Commission Representatives

PARKS &COMMUNITY
CITY OF DRIPPING SPRINGS

DRIPPING SPRINGS
Texas

Public Engagement Phase

Public Engagement Plan

Developed with input from City Staff and reviewed by Hays County representatives.

Public Engagement Guiding Principles:

- **Provide meaningful information** to all stakeholders during the process.
- **Engage in two-way communication** with a wide range of stakeholders.
- **Listen to the desires and priorities** of stakeholders.
- **Respond openly and honestly** to all comments.

Public Engagement Phase

PARKS &COMMUNITY
CITY OF DRIPPING SPRINGS

DRIPPING SPRINGS
Texas

Key Messages

The Rathgeber Natural Resource Park will allow citizens to celebrate and enjoy our natural environment in a gentle way that protects the environment.

- Once open, the park will allow citizens to passively recreate, immerse in nature, and explore the Texas Night Sky.
- The park will protect 300 acres of the pristine Texas Hill Country located adjacent to the Headwaters Subdivision.
- The park is made possible from the generosity of Dick Rathgeber and Rathgeber Investment Company, which donated the land to the City of Dripping Springs, and funding through the Hays County Park & Open Space Bond.
- Planning for the park will be a transparent process and will involve public input on (1) the initial goals and priorities, and (2) preliminary concepts for the park based on public input.
- Information about the project will be available on the City of Dripping Springs website (www.cityofdrippingsprings.com/rathgeber) and at various community events, public meetings and stakeholder workshops.

Public Engagement Opportunities

Christmas on Mercer

- Saturday, December 2nd at the Parks and Community Services Tent

Public Meeting #1

- Thursday, December 14th at City Hall from 6:30 – 8:00 pm

Future Opportunities:

- Stakeholder Engagement Workshop (March 2024)
- Founders Day Event (April 27, 2024)
- Public Meeting #2 – Presentation of two concepts. (May 2024)

PARKS &COMMUNITY
CITY OF DRIPPING SPRINGS

DRIPPING SPRINGS
Texas

June 2024

Presentation of the Vision Plan to the Parks & Recreation Commission and City Council.

Rathgeber Natural Resources Park
Planning to Celebrate Nature. Gently.

Draft Public Engagement Plan
October 2023

The future Rathgeber Natural Resource Park is made possible through a donation of 300 acres of land from Dick Rathgeber and Rathgeber Investment Company. This land is located adjacent to the Headwaters Subdivision.

The future Rathgeber Natural Resource Park will not only protect 300 acres of pristine Texas Hill Country and the convergence zones of Barton Creek and Little Barton Creek, but it will provide public access to passively recreate, immerse in nature, and explore the Texas Night Sky.

The land is not currently open to the public. The City of Dripping Springs is formulating a master park plan and will be working with stakeholders, community members, and RVI - a Planning and Landscape Architect - to ensure that Rathgeber Natural Resource Park will be the best in class and offer much to the Dripping Springs community and residents of Hays County.

Public input and engagement will be a key component of the successful planning process for Rathgeber Natural Resource Park.

Public Engagement Guiding Principles

- **Provide meaningful information** to all stakeholders during the process.
- **Engage in two-way communication** with a wide range of stakeholders.
- **Listen to the desires and priorities** of stakeholders.
- **Respond openly and honestly** to all comments.

Key Messages *(to be reviewed and finalized with the City of Dripping Springs)*

- The Rathgeber Natural Resource Park will allow citizens to celebrate and enjoy our natural environment in a gentle way that protects the environment.
- Once open, the park will allow citizens to passively recreate, immerse in nature, and explore the Texas Night Sky.
- The park will protect 300 acres of the pristine Texas Hill Country located adjacent to the Headwaters Subdivision.
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- Planning for the park will be a transparent process and will involve public input on (1) the initial goals and priorities, and (2) preliminary concepts for the park based on public input.
- Information about the project will be available on the City of Dripping Springs website (www.cityofdrippingsprings.com/rathgeber) and at various community events, public meetings and stakeholder workshops.

Public Engagement

To engage the public during the planning process, outreach will focus on two methods:

- Online information about the planning process
- Personal, face-to-face communication

Online Information

Easy, accurate and convenient information will be available to the public throughout the planning process. The focus of this effort will be website information that is timely, accurate, and meaningful. The information will be coordinated with the City of Dripping Springs and available on the city website. This will allow a wide range of stakeholders – at their convenience - to stay informed and engaged during the planning process.

The website will include:

- A general description of the planning process and its history.
- Project schedule.
- How to stay involved and provide input.
- A virtual tour of the property.
- A way to submit a comment online (comments can be forwarded from the city to RVI team member Randall Dillard at randall@nancyledbetter.com)

All information for the website will be drafted by the RVI Team and submitted to the city's Parks and Community Services Director. If approved, the information will be forwarded to the city's People and Communications Department for consideration to post on the website.

If approved by the city, the initial planning information will be posted on the website in October.

Website Development Guiding Principles

- Adhere to all City of Dripping Springs website guidelines.
- The project page will be updated often to provide timely information.
- The website information will highlight opportunities for public input.

Personal, face-to-face communication

This outreach will consist of three main elements:

- Pop-up events
- Public Meetings
- Stakeholder Workshop

Community Events

The RVI Team will work with the Dripping Springs Parks and Community Services Department to select community events for a Rathgeber Natural Resource Park information booth.

The booth will be staffed by RVI Team members to visit face-to-face with people and provide information about the park, answer questions and highlight how the public can provide input in the planning process.

The Rathgeber Natural Resource Park booth will be coordinated by RVI (with oversight by the City of Dripping Springs) and may include:

- A banner for "Rathgeber Natural Resource Park".
- Colorful pictures of the existing park area *(and possibly a laptop that could show videos of the park's existing environmental features)*.
- A map showing the park location with a QR code or website link to the virtual tour.
- Images of low-touch, environmentally sensitive amenities that **could** be incorporated into Rathgeber Natural Resource Park.
- A display showing the schedule of the planning process.
- Provide a comment card for suggestions or questions.

Face-to-Face Meetings

Two public meetings will be held at two separate steps in the planning process; to gain public input on (1) the initial goals and priorities for the park, and (2) preliminary concepts for the park based on public input.

Notification of Public Meetings

The RVI team will coordinate all notifications (including content and timing) with the City of Dripping Springs. Notifications could include:

- A news release to local newspapers.
- Postcards through Every Door Direct through the U.S. Postal Service that allows postcards to be mailed directly to addresses within zip codes or to certain routes in a zip

code (to be designed, printed and coordinated with USPS by the RVI Team with approval and oversight by the City of Dripping Springs).
- Mailings to representatives of key groups and organizations which will be determined with the city.
- Social media – preferably through the city's social media accounts.
- Media releases from the City of Dripping Springs.

First Public Meeting

The first public meeting would be during the early stages of the planning process and would be a public introduction of the project. The meeting would:

- Introduce the consultant's project team.
- Present the project approach, parameters, schedule, existing conditions, opportunities, and challenges.
- Seek input on vision planning goals, guiding principles, and further community-focused design activities.
- Facilitate a preliminary PARK (Preserve, Add, Remove, Keep Out) input exercise or similar exercise.
- The meeting will close with information on the next steps.

Second Public Meeting

The second public meeting would be held after the city and RVI staff studied the results of the first meeting and developed preliminary concepts for the park based on public input.

This second public engagement will:

- Present the preliminary design concepts to solicit feedback.
- Generate alternate ideas.
- Demonstrate how public input has influenced the project.

Stakeholder Workshop

This stakeholder workshop would be held prior to the second public meeting. The goal would be to build interest from key stakeholders, how to best address their specific interests and to build trust regarding the activities and amenities at the park. Invitees to this workshop will be determined in consultation and approval with the City of Dripping Springs. Possible invitees could include representatives of:

- Headwaters Neighborhood Association
- Adjacent Property Owners
- Key Business Leaders
- Dripping Springs ISD

- Emergency Services
- Night Sky Enthusiasts
- Bird Watchers
- Hays County Master Naturalists
- Boy and Girl Scouts
- Environmental Groups

This public engagement will

- Recruit members of the community to represent site user groups in a collaborative design workshop.
- Define Site User Groups and pressure test preliminary Project Vision Concept Plans by strengthening our understanding of primary user needs, potential site behaviors, and design ideas for ongoing Vision Plan development.

The stakeholder participants will be developed in consultation with City of Dripping Springs. Stakeholder groups may be staggered throughout the day or combined, depending on need, location, and group.

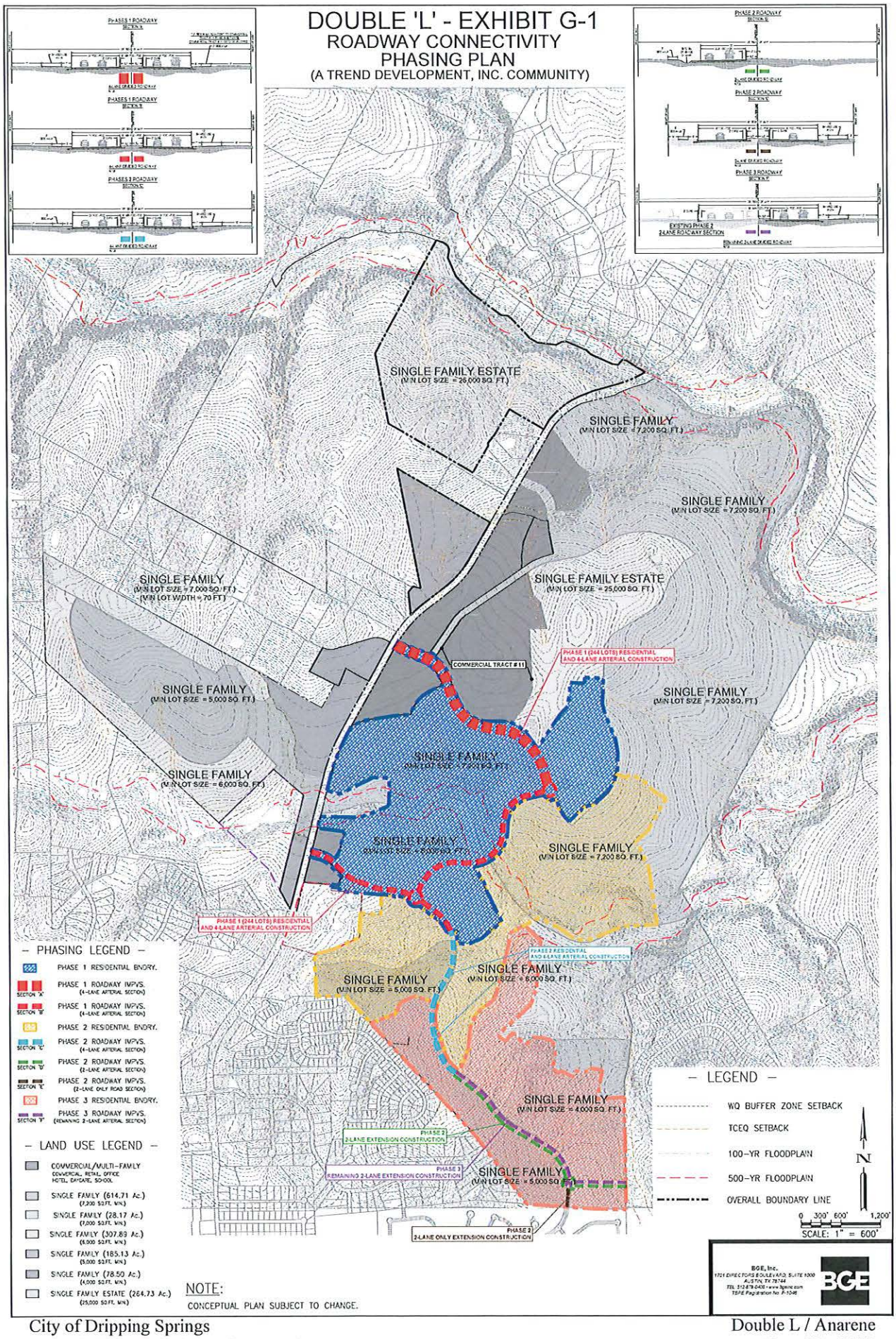
Meeting Reports

After each of the of face-to-face meetings mentioned above, a brief report will be developed by the RVI Team to list:

- The number of people that signed-in at the meeting.
- A summary of the public comments and how they can be addressed.
- The results of any survey conducted as part of the meeting.
- Displays and presentations at each meeting.
- How meeting notifications were handled.

Tentative Key Dates for Public Engagement Activities *(Schedule is subject to change)*

- November 2023 – Additional website information for Rathgeber Natural Resource Park
- December 2, 2023 – Information booth at Christmas on Mercer in Dripping Springs
- December 14, 2023 – First public meeting to receive public input on the initial goals and priorities for the park
- March 2024 – Invited Stakeholder Workshop
- April 27, 2024 – Information booth at Founder's Day
- May 2024 – Second public meeting to get public input on preliminary concepts for the park
- June 2024 – Presentation of Vision Plan Report to City of Dripping Springs


DOUBLE 'L' - EXHIBIT G-1
ROADWAY CONNECTIVITY
PHASING PLAN
(A TREND DEVELOPMENT, INC. COMMUNITY)
SINGLE FAMILY ESTATE
(MIN LOT SIZE = 25,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 7,200 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 7,000 SQ. FT.)
(MIN LOT WIDTH = 70 FT)
SINGLE FAMILY ESTATE
(MIN LOT SIZE = 25,000 SQ. FT.)
COMMERCIAL TRACT #11
PHASE 1 (244 LOTS) RESIDENTIAL AND 4-LANE ARTERIAL CONSTRUCTION
SINGLE FAMILY
(MIN LOT SIZE = 5,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 6,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 7,200 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 5,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 7,200 SQ. FT.)
PHASE 2 RESIDENTIAL AND 4-LANE ARTERIAL CONSTRUCTION
SINGLE FAMILY
(MIN LOT SIZE = 5,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 6,000 SQ. FT.)
SINGLE FAMILY
(MIN LOT SIZE = 4,000 SQ. FT.)
PHASE 2
2-LANE EXTENSION CONSTRUCTION
PHASE 3
REMAINING 2-LANE EXTENSION CONSTRUCTION
SINGLE FAMILY
(MIN LOT SIZE = 5,000 SQ. FT.)
PHASE 2
2-LANE ONLY EXTENSION CONSTRUCTION
– PHASING LEGEND –
PHASE 1 RESIDENTIAL BNDRY.
PHASE 1 ROADWAY IMPVS. (4-LANE ARTERIAL SECTION)
SECTION 'A'
PHASE 1 ROADWAY IMPVS. (4-LANE ARTERIAL SECTION)
SECTION 'B'
PHASE 2 RESIDENTIAL BNDRY.
PHASE 2 ROADWAY IMPVS. (4-LANE ARTERIAL SECTION)
SECTION 'C'
PHASE 2 ROADWAY IMPVS. (2-LANE ARTERIAL SECTION)
SECTION 'D'
PHASE 2 ROADWAY IMPVS. (2-LANE ONLY ROAD SECTION)
SECTION 'E'
PHASE 3 RESIDENTIAL BNDRY.
PHASE 3 ROADWAY IMPVS. (REMAINING 2-LANE ARTERIAL SECTION)
SECTION 'F'
– LAND USE LEGEND –
COMMERCIAL/MULTI-FAMILY
COMMERCIAL, RETAIL, OFFICE
HOTEL, DAYCARE, SCHOOL
SINGLE FAMILY (614.71 Ac.)
(7,200 SQ.FT. MIN.)
SINGLE FAMILY (28.17 Ac.)
(7,000 SQ.FT. MIN.)
SINGLE FAMILY (307.83 Ac.)
(6,000 SQ.FT. MIN.)
SINGLE FAMILY (185.13 Ac.)
(5,000 SQ.FT. MIN.)
SINGLE FAMILY (78.50 Ac.)
(4,000 SQ.FT. MIN.)
SINGLE FAMILY ESTATE (264.73 Ac.)
(25,000 SQ.FT. MIN.)
– LEGEND –
WQ BUFFER ZONE SETBACK
TCEQ SETBACK
100-YR FLOODPLAIN
500-YR FLOODPLAIN
OVERALL BOUNDARY LINE
N
0 300' 600' 1,200'
SCALE: 1" = 600'
NOTE:
CONCEPTUAL PLAN SUBJECT TO CHANGE.
BGE, Inc.
BGE

City of Dripping Springs

Post Office Box 384
511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: TIRZ Project Manager / Keenan Smith

City Council Meeting Date:	November 14, 2023
Agenda Item Wording:	Stephenson Building- Architectural Design Development Update
Agenda Item Requestor:	Michelle Fischer- City Administrator / Historic Preservation Officer
Council Member Sponsors:	Taline Manassian

Summary/Background: **"Stephenson Building - Design Development Update"**

The Historic Preservation Commission approved a Certificate of Appropriateness for the adaptive re-use and addition of the Stephenson Building on 4/6/23.

The City Council approved a PSA for Architectural Design Development (Architexas PSA- Task Order #1) on 6/6/23 and a notice to proceed with Design Development (DD's) was issued to the architects. The PSA stipulates that design progress and cost estimate updates be given to Historic Preservation Commission, TIRZ Board and City Council at the completion of each design phase, requesting acceptance of progress and Staff authorization for Notice to Proceed with next phase Task Order. These built-in "check points" allow the City to monitor design progress, estimated costs, and control the orderly progression of each phase of the work. This Agenda Item is the Design Development Phase Update.

Architectural Design Development Drawings (DD's) and Draft Project Manual (outline specifications) have now been produced by the Architexas (submittal dated 10/11/23). A mark-up Draft of the DD Drawings is attached for review.

The Design Development phase advances and refines the approved Concept Plans, defines materials, outlines anticipated construction types, building systems, engineering approaches and technical specifications, and represents an important design progress milestone and checkpoint leading towards the next phase, Construction Documents. A Design Development Estimate of Probable Construction Cost (DD Cost Estimate) is also produced at this stage.

Design Development Progress Acceptance: After careful review of the DD submission and discission of comments with the architect, Staff finds that the design under development remains consistent with the City's goals and program for adaptive re-use of the building.

The Historic Preservation Commission Action: The HPC reviewed the DD package and a similar update presentation on 11/2/23. They moved to accept the DD progress and found the exterior design to be consistent with the HPC approved a Certificate of Appropriateness and the applicable Historic Preservation Goals and Guidelines, and recommended City Council acceptance of same, along with Staff authorization to issue Notice To Proceed with Construction Documents.

Design Development Cost Estimate: (Estimate of Probable Construction Costs- EOPCC): A draft EOPCC was prepared and submitted 10/20/23 by the professional Cost Estimator engaged by ArchiTexas. The estimate was extensively reviewed with comments given by City Staff and the Project Manager. Final revisions to the estimate are in progress at

this writing, to be shared during the presentation of this Agenda Item. While still being finalized, the Design Development EOPCC is in the range of $3.3M +/- including escalation factors to a projected 2024 Date of Construction and including a 10% Bidding Contingency reflecting the level of completeness of the Design Development Phase. Staff feels that in the current construction industry climate and bidding environment, this compares reasonably to the Concept Plan EOPCC of about $3.1M prepared and presented last Spring. A more detailed and accurate EOPCC will be developed and provided at the conclusion of the Construction Documents (Task Order #2) Phase.

Staff recommends acceptance of the Architectural Design Development (DD) progress and requests City Council authorize Staff to issue Notice to Proceed with the Construction Documents Phase (Task Oder #2).

Respectfully Submitted:

Keenan E. Smith, AIA
TIRZ Project Manager

November 09, 2023 / 1220 hrs.

STEPHENSON SCHOOL BUILDING

Rehabilitation and Addition

TIRZ PM
Review Comments:
231018- KES

PROJECT MEMBERS

OWNER
CITY OF DRIPPING SPRINGS
511 MERCER STREET
DRIPPING SPRINGS, TEXAS 78620
T (512) 858-4725

ARCHITECT
ARCHITEXAS - ARCHITECTURE, PLANNING & HISTORIC PRESERVATION, INC.
2900 S. CONGRESS AVE., SUITE 200
AUSTIN, TEXAS 78704
T (512) 444-4220

STRUCTURAL
ARCHITECTURAL ENGINEERS COLLABORATIVE
3800 N. LAMAR BLVD., SUITE 300
AUSTIN, TEXAS 78756
T (512) 472-2111

CIVIL
DOUCET & ASSOCIATES
7401 STATE HWY 71, B160
AUSTIN, TEXAS 78735
T (512) 583-2600

MEP
CLEARY ZIMMERMANN ENGINEERS
3218 MANOR RD. SUITE 200
AUSTIN, TEXAS 78723
T (512) 220-9200

LANDSCAPE
CO'DESIGN, LLC
1155 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704
T (512) 328-5231

ACOUSTICS & A/V
BAI, LLC
4006 SPEEDWAY
AUSTIN, TEXAS 78751
T (512) 476-3464

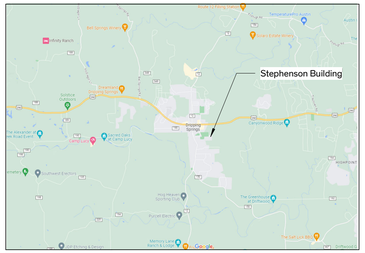
CONTRACTOR
CONTRACTOR, LLC
CONTRACTOR N. STREET
DALLAS, TEXAS 75201
T (999) 999-9999

ACCESSIBILITY
ACCESSIBILITY, LLC
CONTRACTOR N. STREET
DALLAS, TEXAS 75201
T (999) 999-9999

Incorrect RAS
Correct per Contract

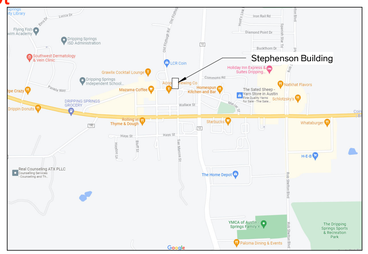
VICINITY MAP

CITY OF DRIPPING SPRINGS



STREET MAP

CITY OF DRIPPING SPRINGS



SHEET INDEX

GENERAL NOTES

GENERAL DEMOLITION NOTES

1. THE MAXIMUM ALLOWABLE LOADING ON THE EXISTING FLOOR STRUCTURES SHALL BE CONFIRMED WITH STRUCTURAL ENGINEER. AREAS OF THE BUILDING WHICH MAY HAVE GREATER LOADING IMPOSED ON IT BY THE CONTRACTOR'S DEMOLITION PROCEDURE SHALL BE SHORED. COORDINATE WITH STRUCTURAL.
2. EXISTING STRUCTURE SHALL BE SHORED PRIOR TO COMMENCEMENT OF DEMOLITION. SECTIONS OF STRUCTURE BEING DEMOLISHED SHALL NOT BE ALLOWED TO DROP ONTO FLOOR STRUCTURE BELOW.
3. SHORING SHALL TRANSFER LOADING DIRECTLY TO EXISTING LOAD BEARING MASONRY WALLS. SHORING SHALL BE DESIGNED TO SUPPORT THE FULL ANTICIPATED LOADING WITH NO BENEFIT FROM THE EXISTING STRUCTURAL FRAMING.
4. EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL NOT BE DAMAGED DURING THE DEMOLITION PROCESS. PROVIDE ALL NECESSARY TEMPORARY PROTECTION.

GENERAL CONSTRUCTION NOTES

1. THE WORK SHALL CONFORM WITH THE CURRENT EDITION OF THE FOLLOWING REGULATIONS AS ADOPTED BY THE CITY OF DRIPPING SPRINGS:
   -2018 INTERNATIONAL BUILDING CODE
   -2018 INTERNATIONAL EXISTING BUILDING CODE
   -2018 INTERNATIONAL FIRE CODE
   -2018 INTERNATIONAL PLUMBING CODE
   -2018 INTERNATIONAL MECHANICAL CODE
   -2017 NATIONAL ELECTRICAL CODE
   -2018 INTERNAL ENERGY CONSERVATION CODE
   -U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
2. THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND SURVEY EXISTING CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND PAY ALL APPLICATION FEES.
4. IF THE CONTRACTOR PERFORMS OR PROCEEDS WITH ANY WORK, CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT GIVING PRIOR WRITTEN NOTICE TO THE ARCHITECT, HE/SHE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COST ATTRIBUTABLE.
5. THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT.
6. ALL DRAWINGS AND SPECIFICATIONS FORMING PART OF THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.
7. THE CONTRACT DOCUMENTS SHALL BE INTERPRETED WITH THE FOLLOWING ORDER OF PRECEDENCE: SPECIFICATIONS, DETAILS, ENLARGEMENTS, OVERALL DRAWINGS, AND SUBSEQUENT CLARIFICATIONS. ADDENDA SHALL OVERRIDE THE AFFECTED COMPONENTS IN ALL OF THE ABOVE. ALL VERBAL CLARIFICATIONS ARE TO BE RECORDED BY THE CONTRACTOR AND SENT TO THE ARCHITECT WITHIN SEVEN DAYS OF THE OCCURRENCE.
8. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING, AND AUDIO/VISUAL DOCUMENTS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DOCUMENTS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DOCUMENTS AND THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING, AND AUDIO/VISUAL DOCUMENTS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OR PERFORMANCE OF SAID WORK. ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
9. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN BY FIELD MEASUREMENT AND OBSERVATION. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE CONSTRUCTION DOCUMENTS, EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO REMOVE ELEMENTS AND SYSTEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, ALONG WITH THEIR ASSOCIATED PARTS.
10. ALL AREAS AND ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED PRIOR TO CONSTRUCTION BY FIELD VERIFICATION. EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL NOT BE DAMAGED DURING THE DEMOLITION PROCESS. PROVIDE ALL NECESSARY TEMPORARY PROTECTION.
11.
12. CONTRACTOR TO ASSIST THE ARCHITECT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS, SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED CONDITIONS AFFECTING NEW CONSTRUCTION.
13. SCAFFOLDING AND SHORING CANNOT BE SECURED TO EXISTING HISTORIC MATERIALS, OR CAUSE DAMAGE TO EXISTING MATERIALS.
14. REINSTALL EACH ELEMENT IN IT'S ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
15. SIZE NOTED IN CONSTRUCTION DOCUMENTS FOR ORIGINAL MATERIALS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO SUBMITTAL OF SHOP DRAWINGS. MATCH EXACT SIZES AND PROFILES OF ORIGINAL ELEMENTS.
16. FIELD VERIFICATIONS OF EXISTING CONDITIONS RELATED TO SPECIFIC PORTIONS OF THE WORK SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF 10 (TEN) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITION AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
17. CONTRACTOR IS TO PROVIDE AND INSTALL ALL ACCESS PANELS, RATED OR OTHERWISE, SIZE AS REQUIRED, AT ALL CONCEALED MECHANICAL AND PLUMBING ITEMS WHICH REQUIRE SERVICE OR ACCESS (VALVES, FIE DAMPERS, DUCT HEATERS, ETC.). ACCESS PANELS IN RATED CEILINGS AND PARTITIONS SHALL HAVE THE APPROPRIATE UL LABELS.
18. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL EQUIPMENT MANUFACTURER'S ROUGH-IN REQUIREMENTS.
19. EXISTING UTILITY SERVICES ARE TO REMAIN, BE PROTECTED, AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION. REFERENCE RELEVANT MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF AND RESTORATION OF SERVICES, AS WELL AS PROVISION OF TEMPORARY UTILITY SERVICES.
20. NOTIFY CITY OF DRIPPING SPRINGS WHEN IT IS NECESSARY TO AFFECT UTILITIES BEFORE PROCEEDING WITH THE WORK. ALL EXISTING UTILITIES MUST BE CHECKED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK. ANY DAMAGES RESULTING FROM LACK OF COMPLIANCE WITH THE PROVISIONS SHOULD BE CORRECTED BY THE CONTRACTOR AT HIS OR HER OWN EXPENSE.

CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS AND CEILINGS:

1. CONDUIT, WIRING, AND PIPING, IS TO BE CONCEALED BEHIND FINISH FACE OF GYPSUM BOARD AND PLASTER WALLS ON THE GROUND LEVEL AND BALCONY LEVEL UNLESS NOTED OTHERWISE.
2. ROUTE CONDUIT INTO THE PLASTER AND MASONRY SO THAT A FULL APPLICATION OF LATH AND PLASTER SYSTEM IS INSTALLED OVER THE MATERIAL AND CONDUIT AND PIPING IS CONCEALED IN WALLS BEHIND THE PLASTER.
3. ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE OF THE WALL.

PENETRATIONS AT MASONRY WALLS:

1. CUT/CORE PLASTER AND MASONRY WALLS AS NECESSARY TO ACCOMMODATE NEW MATERIALS, COMPONENT, AND SYSTEMS INCLUDING CONDUIT, WIRING, PIPING, DUCTS AND ALL OTHER ITEMS REQUIRED FOR INSTALLATION OF OPERATION OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. RE: STRUCTURAL FOR PENETRATION DETAILS AT MASONRY LOAD BEARING WALLS.

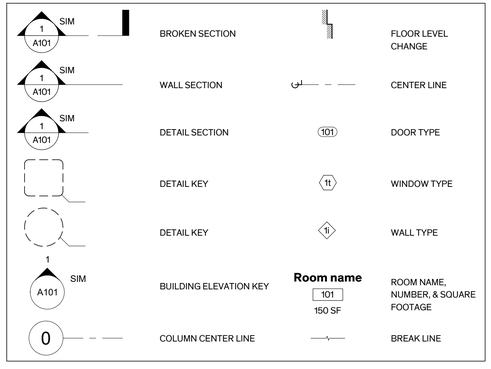
GENERAL MEP, FIRE ALARM/DETECTION, COMMUNICATION, & A/V NOTES

1. CONCEALMENT OF CONDUIT, PIPING, AND DEVICES, GENERAL:
   A. CONDUIT, PIPING, AND DEVICES ARE NOT TO BE EXPOSED IN ANY LOCATION UNLESS APPROVED BY ARCHITECT.
   B. ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS, FLOORS, OR BASEBOARDS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE.
2. CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS:
   A. CONDUIT, WIRING, AND PIPING ARE TO BE CONCEALED BEHIND FINISH FACE OF PLASTER WALLS UNLESS NOTED OTHERWISE
   B. ROUTE CONDUIT INTO THE PLASTER AND MASONRY SO THAT A FULL APPLICATION OF LATH AND PLASTER SYSTEM IS INSTALLED OVER THE MATERIAL AND CONDUIT AND PIPING IS CONCEALED IN WALLS BEHIND THE PLASTER.
   C. AT MASONRY WALLS ROUTE MINIMUM DEPTH REQUIRED FOR INSTALLATION OF CONDUIT TO MAXIMUM 2-INCHES FOR HORIZONTAL RUNS AND 4 INCHES FOR VERTICAL RUNS. MINIMIZE HORIZONTAL RUNS WHEREVER POSSIBLE.
3. CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WOOD FLOORS:
4. EXPOSED CONDUIT, PIPING, AND DEVICES AT CEILINGS:
5. EXPOSED CONDUIT, PIPING, AND DEVICES:
   A. RUN PARALLEL TO WALLS AND BEAMS
   B. GANG PIPING AN CONDUIT IN PARALLEL GROUPS WHERE POSSIBLE AND EQUIDISTANT TO EACH OTHER. WHEN GANGED PIPING IS BENT, IT MUST REMAIN EQUIDISTANT TO EACH OTHER.
6. MEP SHOP DRAWINGS
   A. MECHANICAL DUCTWORK AND PIPING SHOP DRAWINGS ARE TO INCLUDE SPOT ELEVATIONS TO THE BOTTOM OF THESE SYSTEMS ABOVE FINISH FLOOR TO VERIFY CLEARANCES AT SUSPENDED CEILINGS AND FURR DOWNS.

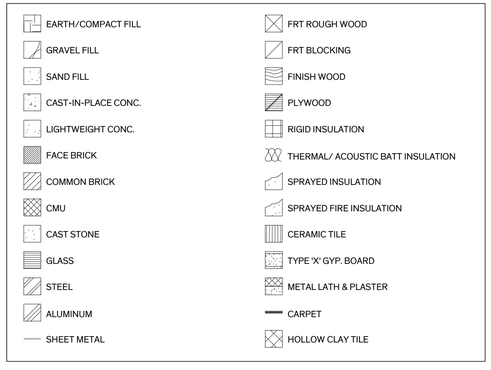
NEW FASTENERS

1. ATTACHMENTS TO MASONRY I.E.: CONDUIT, WOOD FRAMING, ETC. MUST BE ATTACHED INTO MASONRY JOINTS UNLESS NOTED OTHERWISE. DO NOT DRILL THROUGH, PENETRATE OR ALTER I IN ANY WAY THE ORIGINAL MATERIALS OR STRUCTURES UNLESS NOTED OTHERWISE.

SYMBOL LEGEND



MATERIAL LEGEND



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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX 78620

REVISION HISTORY

DD REV.

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Larry Irsik

10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Cover Sheet

Sheet Number
A0.01

Does this Occupancy Load Drive Floor Loads, or Governed by some other Structural Code Req'mt?

BUILDING CODE ANALYSIS

Applicable Code(s):
1. International Building Code (IBC) - 2018 Edition
2. International Existing Building Code (IBEC) - 2018 Edition
3. International Fire Code (IFC) - 2018 Edition
4. International Plumbing Code (IPC) - 2018 Edition
5. International Mechanical Code (IMC) - 2018 Edition
6. National Electrical Code (NEC) - 2017 Edition
7. International Energy Conservation Code (IECC) - 2018 Edition

SUMMARY SHEET - BUILDING CODE (IEBC Table 1301.7)

Existing occupancy:	**B (not in use)**	Proposed occupancy:	**A-3, B**
Year building was constructed:	**1939**	Number of stories: **1**	Height in feet: **±25'-0"**
Type of construction:	**III-B**	Area per floor:	**1st floor=5,901 sq.ft.**
Percentage of open perimeter:	**100%**	Percentage of height reduction:	**0%**
Completely suppressed:	**Yes**	Corridor wall rating:	**N/A**
Compartmentation:	**No**	Required door closers:	**No**
Fire Resistance of rating of vertical opening enclosures:	**N/A**		
Type of HVAC system:	**Split System**		
Automatic fire detection:	**Yes**	Type and location:	**Smoke detectors throughout**
Fire alarm system:	**Yes**	Type:	**Fire alarm system complying w/ sect. 907 plus emergency voice/alarm & fire command station**
Smoke control:	**No**	Type:	**N/A**
Adequate exit routes:	**Yes**	Dead ends:	**No**
Maximum exit access travel distance: **250'** **(Per Table 1017.2, A-3=250' max, B=300' max)**		Elevator controls:	**N/A**
Means of egress emergency lighting: **Yes**		Mixed occupancies: **B; A-3**	

ALLOWABLE HEIGHT AND BUILDING AREA (IBC TABLE 504.3, 504.4, 506.2):

Occupancy:	Group A-3/ B
Construction Type:	III-B
Max. number of stories:	75 feet
Max. number of stories:	3
Max. allowable area:	38,000 sq.ft.

TYPE OF CONSTRUCTION (IBC Section 602.3)

Type III-B construction describes the construction type of the Stephenson School Building. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any building material permitted by this code.

SEPARATED OCCUPANCIES

Per IBC Table 508.2.4, Required Separation of Occupancies: Occupancy type A shall have a 1-hour separation from occupancy type B (with sprinkler)

REQUIRED FIRE RESISTANCE RATINGS BASED ON CONSTRUCTION TYPE (IBC Table 601)

Type III-B buildings having specific fire resistance requirements for Structural Components as follows:

Structural Frame:	0	(load-bearing limestone masonry)
Exterior Bearing Walls:	2	(load-bearing limestone masonry)
Interior Bearing Walls:	0	(2x6 wood studs @ 16" O.C. with plaster and lathe both sides)
Non-Bearing Walls:	0	(n/a)
Floor Construction:	0	(wood pier and beam)
Roof Construction:	0	(corrugated metal roof on 2x6 wood trusses @ 24" O.C.)

AUTOMATIC FIRE SPRINKLER SYSTEMS (IBC Sect. 903)

The following information indicates minimum requirements for installation of a fire sprinkler system in buildings with group A occupancies:
Per 903.2.1, An automatic fire sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies. For Group A-3 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Assembly occupancy is located, and on all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A
Per 903.2.1.3 for Group A-3, An automatic fire sprinkler system shall be provided throughout a fire area containing a Group A-3 occupancy where one of the following conditions exist:

1. The area exceeds 12,000 sq.ft. - Not Applicable
2. The fire area has an occupant load of 300 or more - Applicable, occupant load is 363 people.
3. The fire area is located on a floor other than the level of exit discharge - not applicable, one story

Due to occupant load an automatic fire sprinkler is required.

OCCUPANT LOAD (IBC Table 1004.5)

The Occupant load below is based upon the proposed floor plan layout.

100# / sf ?

Function of Space (area total)	Occupant Load Factor	Occupant Load
Multi-Use Space (2,088 sq. ft.)	1 person/7 net sq. ft.	299 persons
Stage (454 sq. ft.)	1 person/15 net sq. ft.	31 persons
Gallery (312 sq. ft.)	1 person/30 net sq. ft.	11 persons
Catering (179 sq. ft.)	1 person/200 net sq. ft.	12 persons
Dressing (219 sq. ft.)	1 person/15 net sq. ft.	15 persons
Offices (640 sq. ft.)	1 person/ 150 gross sq. ft.	5 persons
Accessory Storage (135 sq. ft.)	1 person/ 300 gross sq. ft.	1 person
	Total Building Occupancy:	**363 persons**

EXITING REQUIREMENTS (IBC Sect. 1005.3)

Floor	Sizing base on Occupant Load	Minimum size per Opening	Proposed
1st Floor	363 persons x 0.2" = 72.6"	32" min. clear (1010.1.1)	7 Exits @ 32"= 224"

Per Table 1006.3.2 Minimum Number of Exits or Access to Exits per Story. For an occupant load of 1-500, a minimum of two exits or access to exits from story are required.

Per Table 1006.2.1, Two exits or exit access doorways from any space shall be provided where the design occupant load of the common path of egress travel distance exceed 49 persons.

FIRE HYDRANT SYSTEMS (IFC Sect. 507.5)

For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Sec. 903.1.3, a fire hydrant shall be located within 600 feet of the building.
Nearest fire hydrant is located at northeast corner of Mercer and Old Fitzhugh, near 222 W. Mercer. Fire hydrant is located with 600 ft.

UNDERFLOOR VENTILATION (IBC 1202.4)

Per 1202.4.1.1 Ventilation area for crawl spaces with open earth floors, The net area of ventilation openings for crawl spaces with uncovered earth floors shall be not less than 1 square foot for each 150 square feet of crawl space area.
3,839 sq.ft. / 150 sq.ft. = ***25.5 sq.ft. required***

Per 1202.4.1.2 Ventilation area for crawl spaces with covered floors, the net area of ventilation openings for crawl spaces with the ground surface covered with a Class 1 vapor retarder shall be not less than 1 square foot for each 1,500 square feet of crawlspace area
3,839 sq.ft. / 1,500 sq.ft = ***2.6 sq.ft. required***

REQUIRED PLUMBING FIXTURES (IBC Table 2902.1)

Water Closets	Male		Female	
A-3 Occupancy	179 persons at 1/125 =	1.4	179 persons at 1/65 =	2.8
B Occupancy	3 persons at 1/25 for 1st 50 & 1/50 for remainder =	.12	3 persons at 1/25 for 1st 50 & 1/50 for remainder =	.12
TOTAL		2		3
TOTAL PROVIDED		**3**		**4**

Lavatories	Male		Female	
A-3 Occupancy	179 persons at 1/200 =	.895	179 persons at 1/200 =	.895
B Occupancy	3 persons at 1/40 for 1st 80 & 1/80 for remainder =	.075	3 persons at 1/40 for 1st 80 & 1/80 for remainder =	.075
TOTAL REQUIRED		2		2
TOTAL PROVIDED		**4**		**4**

Drinking Fountains		
A-3 Occupancy	220 occupants @ 1/500	= 1
B Occupancy	5 occupants @ 1/100	= 1
TOTAL		= 2

Other: 1 service sink

PROVIDED PLUMBING FIXTURES
A-3 occupancy: 3 unisex restrooms with 3 water closets and 3 lavatories shall be provided for A-3 occupancy. Separate women's and men's restrooms shall be provided for A-3 occupancy. The women's shall have 2 water closets and 2 lavatories. The men's shall have 1 water closet, 1 urinal, and 2 lavatories. All restrooms shall be ADA compliant

B occupancy: 1 unisex restroom with 1 water closet and 1 lavatory shall be provided for B occupancy. The restroom shall be ADA compliant.

Service sink and drinking fountain shall be provided in A-3 occupancy. Total provided fixture count is 7 water closets, 8 lavatories, 1 water fountain and 1 service sink.

PROPOSED NEW BUILDING ELEMENTS AND SYSTEMS TO BRING BUILDING CLOSER INTO COMPLIANCE:

1. HVAC system: New HVAC system throughout complying with section 1004.3.2.4 and section 602 of the international mechanical code.
2. Automatic Fire detection: New smoke detectors throughout.
3. Means of Egress emergency lighting: New means of egress lighting and exit signs with battery backup power in the event of power failure to the site or building.
4. ADA compliant ramps shall be provided at west entry and in addition as part of the accessible route to the building and the stage.
5. Accessible restrooms throughout
6. Class 1 vapor barrier shall be provided at crawl space

NON-COMPLIANT ITEMS REQUIRING CODE OFFICIAL APPROVAL/VARIANCES

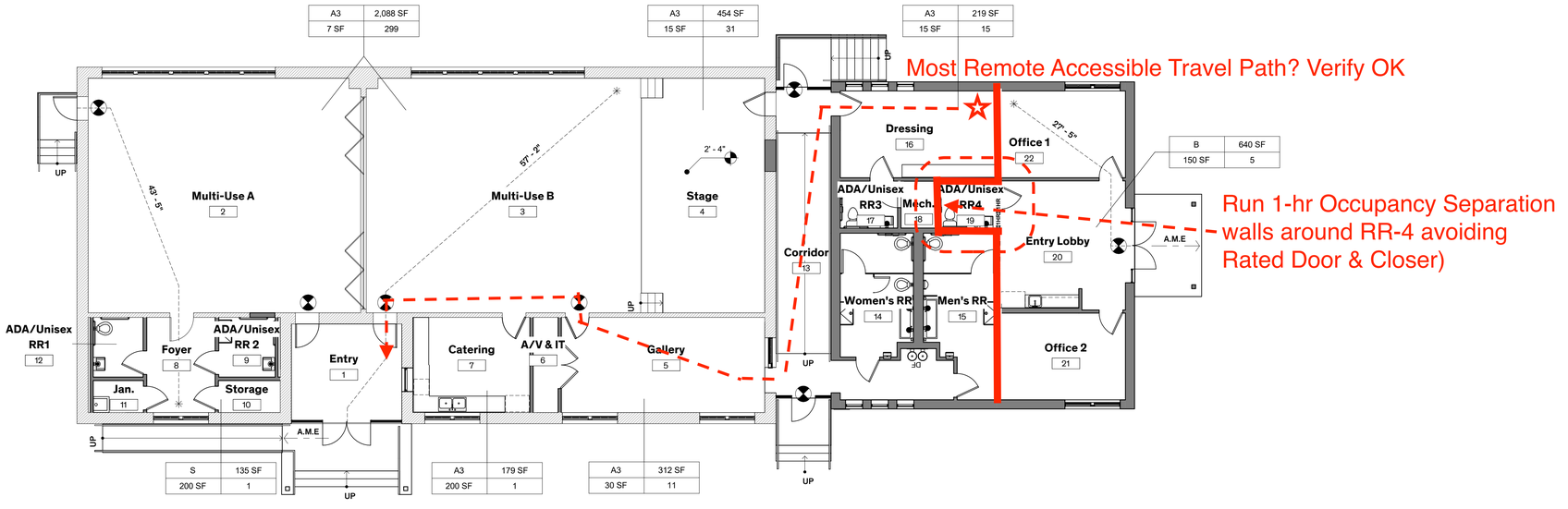
1. Underfloor Ventilation: Per IBC section 1202.4.1.1 the net area of ventilation openings shall not be less than 25.5 sq.ft., proposed Crawl space ventilation provides 23 sq.ft. of ventilation. *May require mechanical ventilation or Class 1 vapor retarder*

LIFE SAFETY LEGEND

- 1 — 3'-0" DOORS
- # — # OF OCC. AT EGRESS ELEMENTS
- # — # OF OCC. AT EGRESS ELEMENTS
- ✳ — MOST REMOTE POINT OF TRAVEL
- - - - - - - — MOST REMOTE POINT OF TRAVEL PATH
- A.M.E — A.M.E = ACCESSIBLE MEANS OF EGRESS
- 1HR 1HR — 1-HR FIRE RATED WALL
- FE — FIRE EXTINGUISHER / BRACKET (MAX 75')
- FEC — FIRE EXTINGUISHER / CABINET (MAX 75')
- EXIT
- OCCUPANCY USE AREA
- OCCUPANT TOTAL PER AREA MAX. FLR. AREA ALLOWANCE PER OCCUPANT

B	31,939 SF
150 SF	212

Parking Requirements per City Ordinances



PLAN NORTH

1 Life Safety Floor Plan
1/8" = 1'-0"

City Building Official Preliminary Life Safety Review required prior to CD's

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY
TIRZ PM Review Comments: 231018- KES

DD REV.

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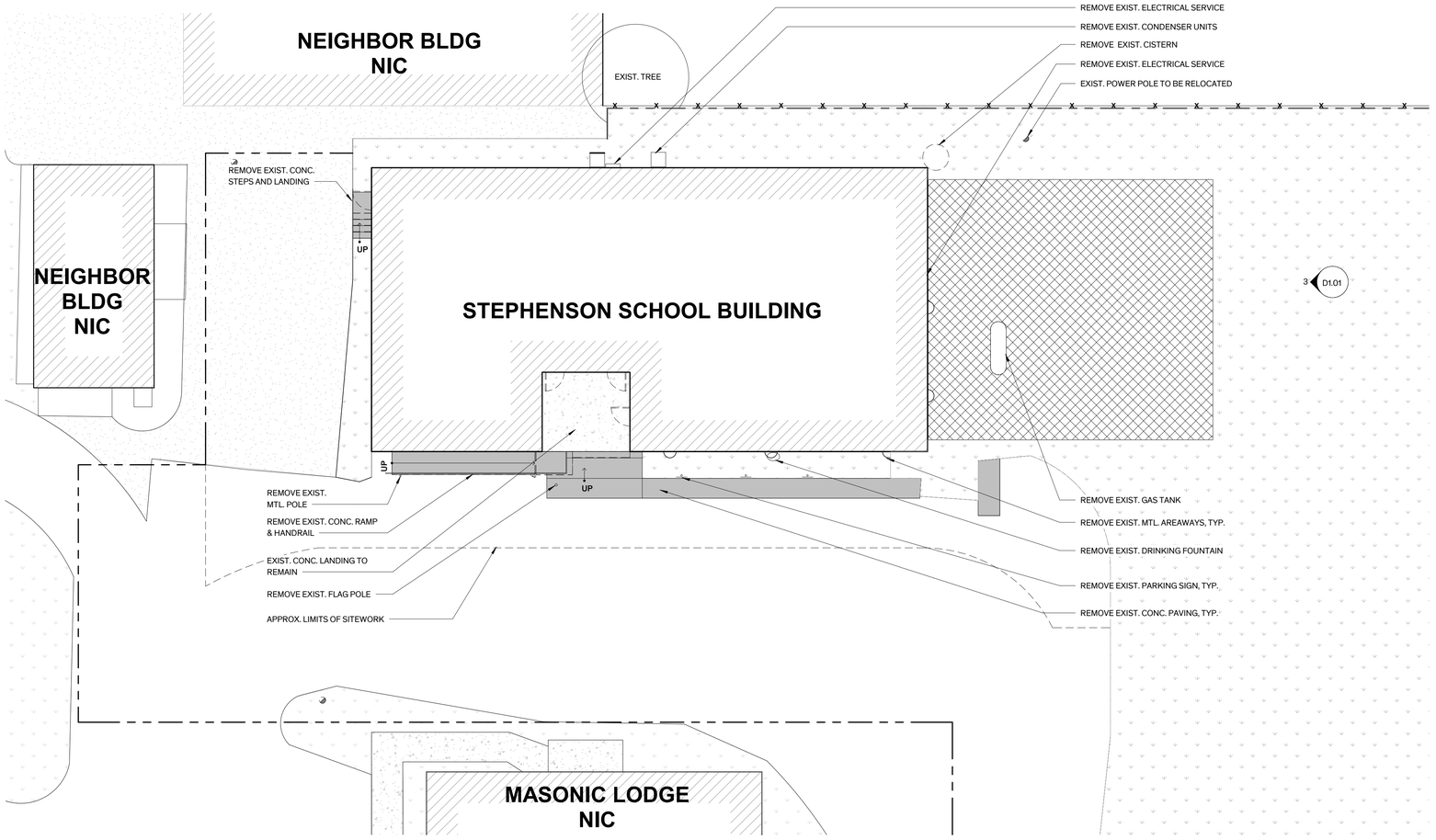
Larry Irsik

10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Life Safety

Sheet Number
A0.02



PLAN NORTH

1 Demo Site Plan
1" = 10'-0"

GENERAL NOTES - SITE DEMO

1. **GENERAL SITE WORK:**
   - A. UTILITY LOCATIONS ARE APPROXIMATE, V.I.F. LOCATE GAS, WATER, ELECTRICAL, & OTHER MISC. UTILITY LINES PRIOR TO TRENCHING. CAREFULLY HAND DIG OR HYDRO EXCAVATE IN AREA OF WORK ADJACENT TO UNDERGROUND UTILITIES TO PREVENT DAMAGE TO EXIST. LINES.
   - B. REFERENCE MEP DRAWINGS FOR SCOPE OF SITE UTILITY WORK.
   - C. INFORMATION FOR SITE PLAN WAS TAKEN FROM SURVEY PREPARED BY MCCANN ADAMS STUDIO, DATED NOVEMBER 11, 2020, DRIPPING SPRINGS TIRZ PRIORITY PROJECTS, A COPY IS INCLUDED IN THE APPENDIX OF THE PROJECT MANUAL.
2. **TREE PROTECTION:** PROTECT EXIST. TREES & ROOT SYSTEMS DURING EXCAVATING & BACKFILLING OPERATIONS. IF TREES ARE DAMAGED BY CONSTRUCTION OPERATIONS, CONTRACTOR SHALL OBTAIN THE SERVICES OF A CERTIFIED ARBORIST TO PERFORM REPAIRS AT NO ADDITIONAL COST TO THE OWNER.
3. **DEMOLITION:**
   - A. REMOVE EXISTING CONCRETE PAVING
   - B. REMOVE CONC. RAMP, LANDING, & STEP AT EAST ELEVATION
   - C. REMOVE CONC. STEPS AND LANDING AT SOUTH ELEVATION
   - D. REMOVE MTL. AREAWAYS AT EAST ELEVATION
   - E. REMOVE EXIST. MEP EQUIPMENT & DISTRIBUTION SYSTEMS ATTACHED TO THE EXTERIOR OF THE BUILDING U.O.N., REF. MEP.

LEGEND - DEMO SITE PLAN

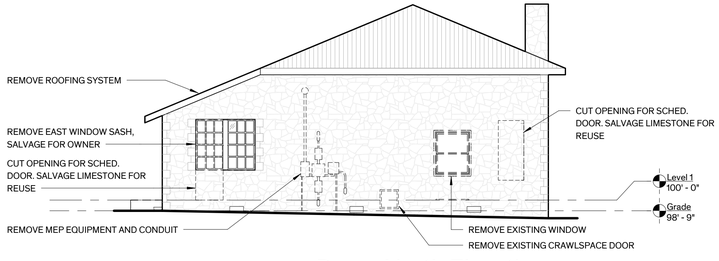
- EXIST. CONCRETE TO BE REMOVED
- EXCAVATION AREA
- EXISTING DECOMPOSED GRANITE
- EXIST. BUILDING
- EXIST. LANDSCAPING
- EXIST. CONCRETE
- EXIST. FENCE
- PROPERTY LINE
- POWER POLE
- EXIST. PARKING SIGN

LEGEND - DEMO LEVEL 1

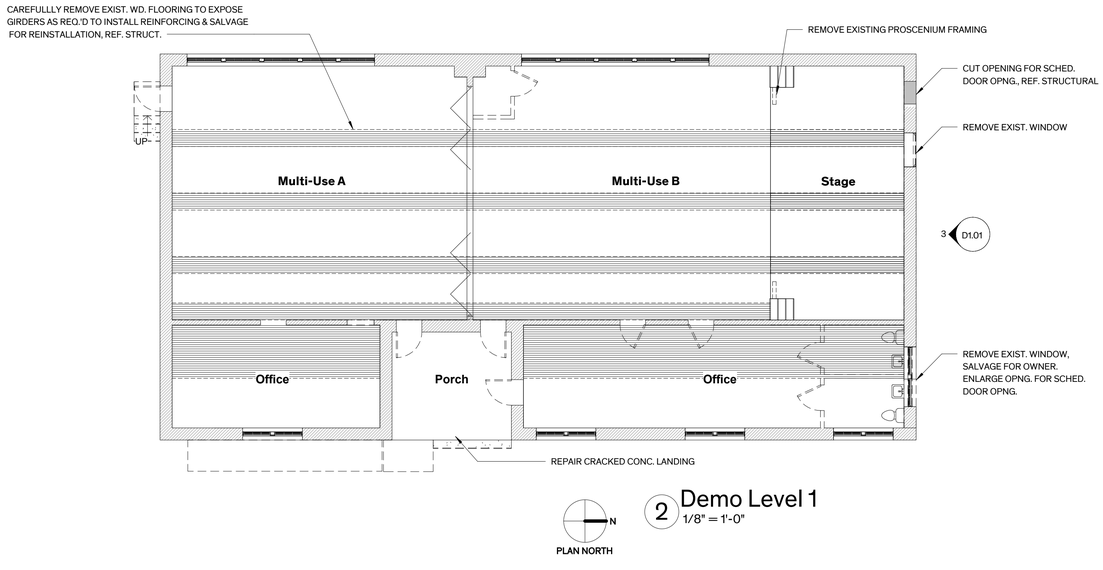
- EXIST. MASONRY WALL TO REMAIN
- MASONRY WALL TO BE REMOVED
- ELEMENT TO BE REMOVED
- WALLS TO BE REMOVED
- REMOVE DOOR & HARDWARE, FRAME TO REMAIN
- EXISTING WOOD FLOOR TO BE REMOVED

GENERAL NOTES - FP DEMO

1. **GENERAL:**
   - A. ITEMS NOT MARKED FOR REUSE ARE TO BE SALVAGED FOR THE OWNER OR ARE TO BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF PER LOCAL CODE. COORDINATE ITEMS TO BE SALVAGED WITH OWNER.
2. **PROTECTION:**
   - A. PRIOR TO THE START OF WORK PROTECT INTERIOR FINISHES & ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION & CONSTRUCTION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES & ELEMENTS BY THE CONTRACTOR SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
   - B. PROVIDE PROTECTION FOR FLOOR ASSEMBLIES INCLUDING STAIR TREADS & FINISHES SCHEDULED TO REMAIN ADJACENT TO DEMOLITION ACTIVITY.
   - C. PROVIDE PROTECTION FOR HISTORIC SIGNAGE TO REMAIN ADJACENT TO DEMOLITION ACTIVITY, REMOVE ALL OTHER SIGNAGE.
   - D. REMOVE DEBRIS FROM DEMOLITION AT THE END OF EACH WORK DAY, & MAINTAIN BUILDING IN A SAFE MANNER CLEAR OF DEMOLITION & CONSTRUCTION DEBRIS & EQUIPMENT.
   - E. WHERE FLOOR ASSEMBLIES ARE SCHEDULED TO BE REMOVED, PROVIDE OSHA COMPLIANT TEMPORARY 2X4 WOOD RAILING AT PERIMETER OF FLOOR OPNG. DO NOT DAMAGE EXIST. FINISHES SCHEDULED TO REMAIN.
3. **FLOORS:**
   - A. GENERAL: REMOVE MISC. PIPES, CONDUIT, FASTENERS, ETC. OR CUT DOWN MIN. 1" BELOW FINISH FLOOR SURFACE AS REQUIRED TO PREP. SURFACES FOR SCHEDULED REPAIRS.
   - B. CAREFULLY REMOVE EXIST. WOOD FLOORING TO EXPOSE GIRDERS AS REQ.'D TO INSTALL REINFORCING & SALVAGE FOR REINSTALLATION, REF. STRUCT.
   - C. FULLY PROTECT WOOD FLOORING SCHEDULED TO REMAIN
   - D. ASSUME APPROXIMATE 5% FLOOR REPLACEMENT
4. **WALLS:**
   - A. PLASTER: REMOVE DAMAGED, DETERIORATED & DETACHED PLASTER FINISH TO SOUND SUBSTRATE INCLUDING SKIM COAT & NON-ORIGINAL WALL TEXTURE ENTIRELY, U.O.N. REMOVE POOR PRIOR PATCHES. SOUND PLASTER WITH RUBBER MALLET TO DETERMINE EXTENT OF DETACHED PLASTER. ASSUME APPROXIMATE 5% OF TOTAL PLASTER FINISH WILL REQUIRE REMOVAL
   - B. REFER TO SHT A3.01 FOR EXTENT OF DEMOLITION AT NORTH ELEVATION
5. **PROSCENIUM:**
   - A. REMOVE PROSCENIUM FRMANING
   - B. REPAIR/REPLACE BEADBOARD FACE AT BASE OF STAGE. ASSUME APPROIMATE 5% REPLACEMENT
6. **CEILING:**
   - A. REPAIR/REPLACE EXIST. WD. FURRING STRIPS WHERE SCHEDULED TO REMAIN.
7. **DOORS:**
   - A. REMOVE & DISCARD NON-ORIGINAL DOORS & ASSOCIATED FRAME, CASINGS, & TRIM WHERE INDICATED.
8. **MEP:**
   - A. REMOVE EXIST. MEP SYSTEMS ENTIRELY U.O.N REF. MEP.
     - a. MECHANICAL: REMOVE EXIST. MECHANICAL EQUIPMENT, RELATED DEVICES, & DISTRIBUTION LINES.
     - b. ELECTRICAL: REMOVE EXIST. LIGHT FIXTURES, RELATED DEVICES, & DISTRIBUTION LINES, INCLUDING WIRE MOLD.
     - c. PLUMBING: REMOVE EXIST. PLUMBING FIXTURES & RELATED PLUMBING LINES.
     - d. FIRE ALARM & SMOKE DETECTORS: REMOVE EXIST. DEVICES & DISTRIBUTION LINES.
     - e. REMOVAL ALL DEVICES & LINES ON THE EXTERIOR OF THE BUILDING, REF. MEP FOR RELOCATION
     - f. REMOVE ALL LINES THAT WILL BE ABANDONED RESULTING FROM THE WORK OF THIS CONTRACT.
   - B. DEMO & REINFORCE EXIST. CONSTRUCTION FOR INSTALLATION OF MEP SYSTEMS. REF. MEP & STRUCTURAL DWGS.
   - C. EXACT LOCATION OF FLOOR & CEILING GRILLES/REGISTERS ARE TO BE MARKED IN-SITU BY THE CONTRACTOR & APPROVED BY THE ARCHITECT PRIOR TO CUTTING OF STRUCTURAL ELEMENTS (MASONRY WALLS, FLOOR FRAMING, ETC...) & FINISH SURFACES.
9. **RESTROOMS**: REMOVE EXIST. PLUMBING FIXTURES & TOLIET ACCESSORIES ENTIRELY.
10. **ROOFING SYSTEM**: REFER TO SHT. A2.21 FOR EXTENT OF DEMOLITION
11. **HAZARDOUS MATERIALS ABATEMENT:**
    - A. OWNER TO PROVIDE HAZARDOUS MATERIALS TESTING PRIOR TO ANY DEMOLITION



3 Demo North Elevation
1/8" = 1'-0"



PLAN NORTH

2 Demo Level 1
1/8" = 1'-0"

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
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Dripping Springs, TX
78620

REVISION HISTORY

DD REV.

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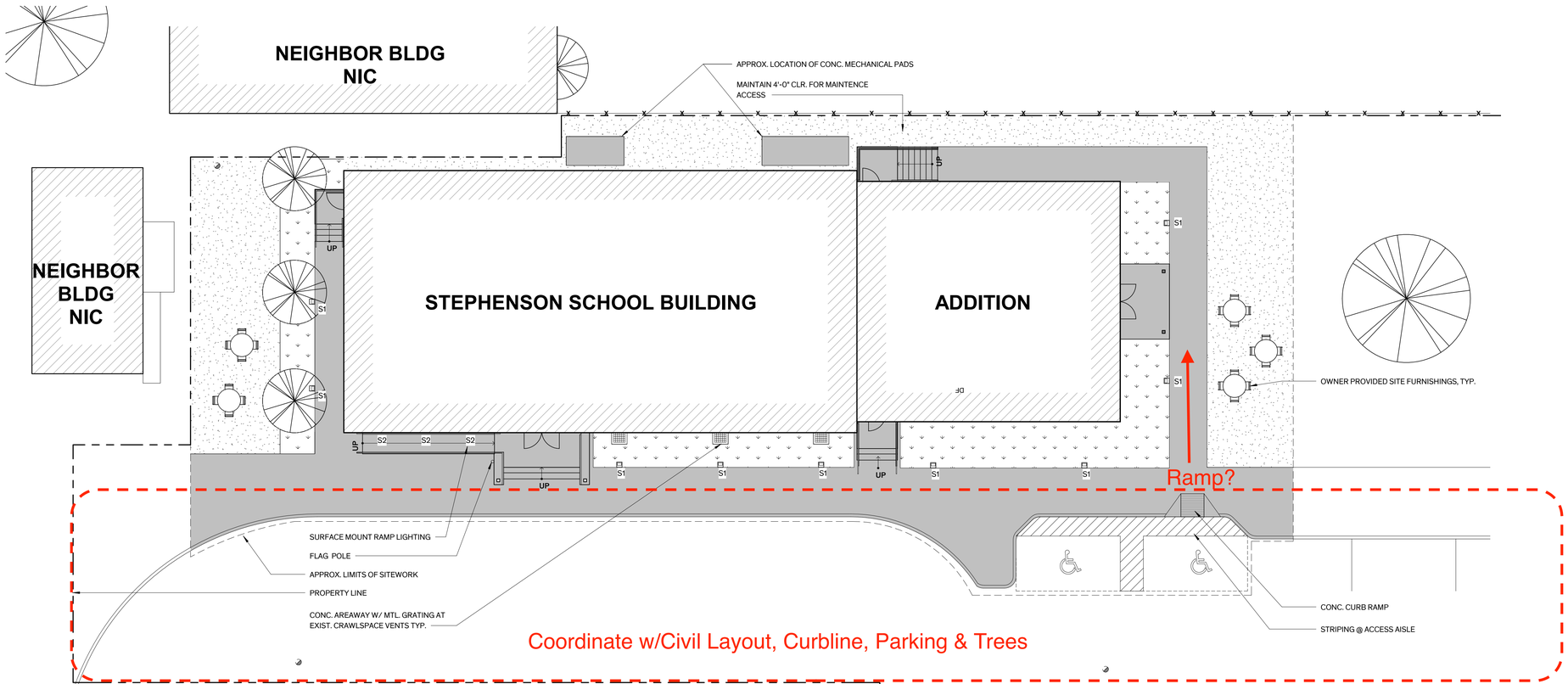
10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Demo Site Plan, Floor Plan, & North Elevation

Sheet Number
D1.01



GENERAL NOTES - SITE PLAN

1. **GENERAL SITE WORK**
   - A. UTILITY LOCATIONS ARE APPROXIMATE, V.I.F. LOCATE GAS, WATER, ELECTRICAL, GEOTHERMAL & OTHER MISC. UTILITY LINES PRIOR TO TRENCHING.
   - B. REFERENCE MEP DRAWINGS FOR SCOPE OF SITE UTILITY WORK.
   - C. INFORMATION FOR SITE PLAN WAS TAKEN FROM SURVEY PREPARED BY MCCANN ADAMS STUDIO, DATED NOVEMBER 11, 2020, DRIPPING SPRINGS TIRZ PRIORITY PROJECTS, A COPY IS INCLUDED IN THE APPENDIX OF THE PROJECT MANUAL.
2. **TREE PROTECTION**
   - A. PROTECT EXIST. TREES & ROOT SYSTEMS DURING EXCAVATING & BACKFILLING OPERATIONS. IF TREES ARE DAMAGED BY CONSTRUCTION OPERATIONS, CONTRACTOR SHALL OBTAIN THE SERVICES OF A CERTIFIED ARBORIST TO PERFORM REPAIRS AT NO ADDITIONAL COST TO THE OWNER.
3. **SITE WORK**
   - A. PROVIDE CONCRETE AREAWAY WITH DRAIN COINCIDING WITH LOCATION OF EACH ORIGINAL CRAWLSPACE OPENING AT EAST ELEVATION
4. **SITE LIGHTING**
   - A. PROVIDE SITE LIGHTING WHERE INDICATED, REF. MEP

LEGEND - SITE PLAN

- BUILDING EXTENTS
- NEW PLANTING AREA
- NEW STABILIZED DECOMPOSED GRANITE
- NEW CONC. PAVING
- EXISTING CONCRETE
- EXIST. FENCE
- PROPERTY LINE
- POWER POLE
- S1 - EXTERIOR GOUND MOUNT WALL WASHER
- S2 - SURFACE MOUNT STEP AND WALL LIGHT

PLAN NORTH

TRUE NORTH

1 Site Plan
1" = 10'-0"

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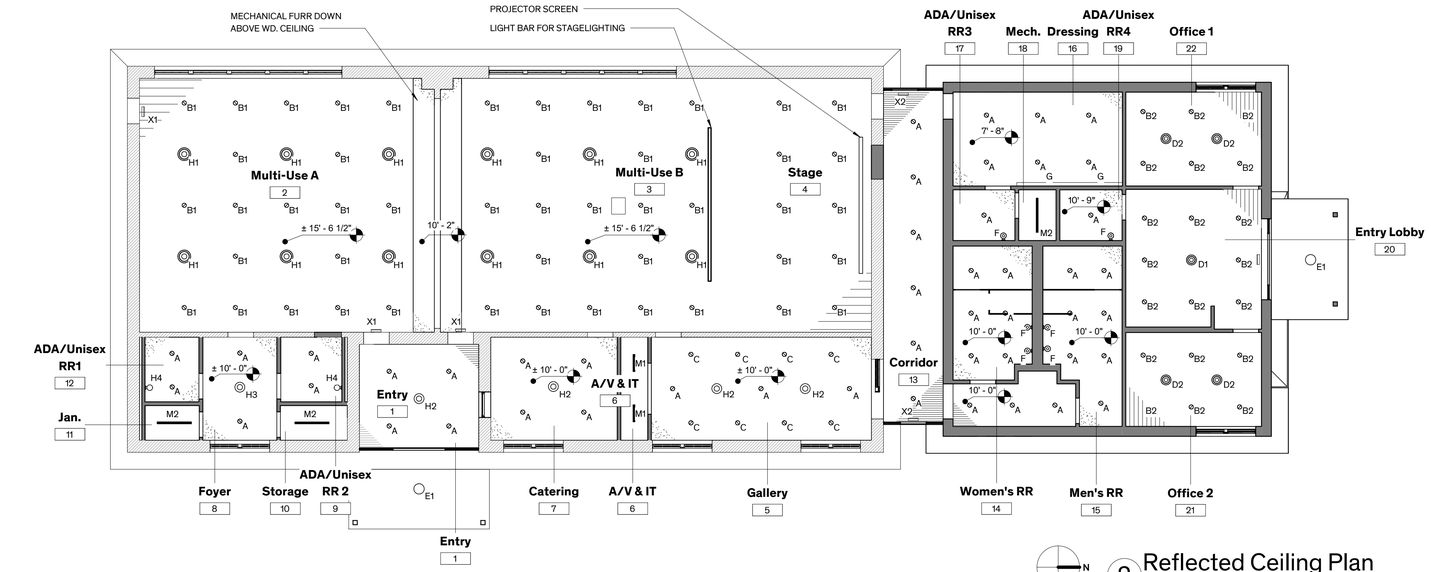
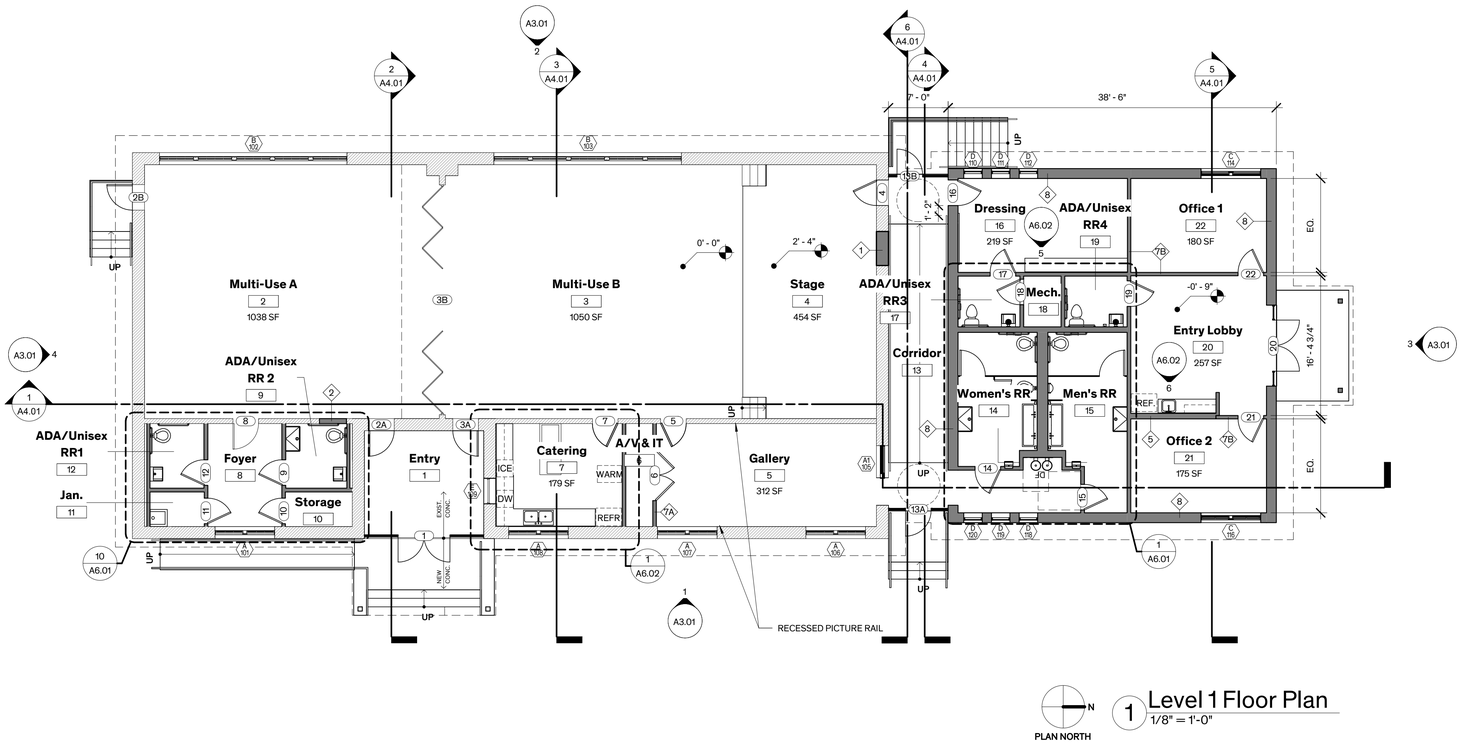
Sheet Name
Site Plan

Sheet Number
A1.01



2 Reflected Ceiling Plan
1/8" = 1'-0"



1 Level 1 Floor Plan
1/8" = 1'-0"

GENERAL NOTES - RCP

1. **LIGHT FIXTURE LOCATIONS:**
   - A. LIGHT FIXTURES ARE TO BE LOCATED IN THE FIELD AS DIMENSIONED ON THE ARCHITECTURAL REFLECTED CEILING PLANS U.O.N
   - B. LIGHT FIXTURES & CEILING DEVICES SHALL BE LOCATED IN EXISTING WOOD FURRING
   - C. LIGHT FIXTURE LOCATIONS HAVE PRIORITY OVER LOCATION OF DEVICES FOR OTHER MEP EQUIPMENT. CONTRACTOR TO COORDINATE LOCATION OF MEP SYSTEMS AWAY FROM LIGHT FIXTURES. MEP SHOP DRAWINGS ARE TO INCLUDE AN OVERLAY OF LIGHT FIXTURE LOCATIONS.
   - D. SINGLE LIGHT FIXTURE IN A ROOM SHALL BE CENTERED WITHIN THE SPACE UNLESS DIMENSIONED OR NOTED OTHERWISE
   - E. EXIT SIGNS AT DOORWAYS SHALL BE CENTERED ON DOOR OPENING, U.O.N
2. **DEVICE LOCATIONS**: LOCATE DEVICE ON CENTERLINE OF LIGHT FIXTURE ROWS & AT MIDPOINT BETWEEN FIXTURES WHEREVER POSSIBLE
3. **HVAC GRILLE AND DIFFUSER LOCATIONS:**
   - A. HVAC RETURN & SUPPLY GRILLES ARE TO BE LOCATED AS INDICATED ON THE ARCHITECTURAL PLANS, REFLECTED CEILING PLANS, SECTIONS, DETAILS, & INTERIOR ELEVATIONS WHERE NOTED.
   - B. CENTER WALL GRILLE ABOVE DOOR WHENEVER POSSIBLE.
   - C. WHERE GRILLES OF DIFFERENT HEIGHTS ARE SCHEDULED ON THE SAME WALL, ALIGN TOP OF GRILLES.
4. **DISCREPANCIES OR CONFLICTS:** CONTRACTOR IS TO NOTIFY ARCHITECT IF A DISCREPANCY OR CONFLICT OCCURS THAT DOES NOT ALLOW PLACEMENT OF ELEMENTS AS NOTED ABOVE. IF SUCH CONDITION OCCURS THE CONTRACTOR MUST PROVIDE AN R.F.I. ALONG WITH A DRAWING, WHERE APPLICABLE, WHICH DESCRIBES THE CONFLICT, AND THE CONTRACTOR IS TO PROVIDE A RECOMMENDATION FOR ALTERNATE PLACEMENT
5. **FINISHING AT CONCEALED LOCATIONS:** REMOVE LOOSE, DELAMINATING, & DAMAGED FINISH AT NEW SUSPENDED CEILINGS, FURR-DOWNS & HVAC CHASES. DO NOT REPAIR PLASTER OR PAINT FINISH SURFACES AT CONCEALED LOCATIONS
6. **FINISHES:** REFER TO ROOM FINISH SCHEDULE & GENERAL FINISH NOTES, SHT. A-6.01 FOR SCOPE OF WORK.
7. **HISTORIC LIGHT FIXTURES (H TYPE):** "H" DESIGNATIONS FOR PERIOD LIGHT FIXTURE TYPES DENOTES ORIGINAL OR EARLY LIGHT FIXTURE LOCATIONS. NEW PERIOD FIXTURES ARE TO BE INSTALLED IN ORIGINAL LOCATIONS.

GENERAL NOTES - PLAN

1. **DIMENSIONING AT WALLS:** WALL DIMENSIONS ARE FINISHED FACE OF WALL TO FINISHED FACE OF WALL U.O.N
2. **MASONRY INFILL:**
   - A. FILL OPENINGS AT ABANDONED MEP PENETRATIONS TO MATCH EXISTING CONSTRUCTION. FINISH WALLS & CEILINGS AS SCHEDULED TO PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING & NEW CONSTRUCTION.
3. **STRUCTURAL STEEL (REFER TO STRUCTURAL):**
   - A. PROVIDE LINTELS AT NEW OR MODIFIED OPENINGS IN MASONRY WALLS AT SCHEDULED DOOR/GRILLE OPENINGS & MEP PENETRATIONS WHERE INDICATED
   - B. REINFORCE GIRDERS AS REQ.'D
4. **ROUGH CARPENTRY (REFER TO STRUCTURAL)**
5. **PARTITIONS:**
   - A. REFER TO SHT. A5.01 FOR PARTITION TYPES
   - B. REPAIR HOLES IN EXIST. PARTITIONS SCHEDULED TO REMAIN. MATCH CONSTRUCTION AND FINISH OF EXIST. WALL ASSEMBLY AS REQ.'D TO PROVIDE A SEAMLESS TRANSITION BETWEEN REPAIRED AREAS & ADJACENT SURFACES
6. **MILLWORK:**
   - A. WOOD BASE:
   - B. REFER TO ROOM FINISH SCHED., SHT. A5.01 FOR COMPLETE SCOPE OF WORK.
7. **DOORS:**
   - A. REFER TO DOOR SCHEDULE ON SHT. A5.21
8. **WINDOWS:**
   - A. REFER TO WINDOW SCHEDULE ON SHT. A5.11
9. **FINISHES:**
   - A. REFER TO ROOM FINISH SCHEDULE GENERAL FINISH NOTES ON SHT. A5.01 FOR SCOPE OF WORK.
10. **FLAT PLASTER WALL RESTORATION:**
    - A. REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
11. **FLOOR FINISH RESTORATION:**
    - A. REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
12. **TOILET ACCESSORIES:**
    - A. REFER TO TOILET ACCESSORIES SCHEDULE ON SHT. A6.01
13. **SIGNAGE:** PROVIDE SIGNAGE TO COMPLY WITH TAS, REF. SPEC. SECT. 10425- SIGNAGE
14. **INSULATION:** REFER TO WALL TYPES SHT. A5.01 FOR INSULATION IN NEW WALLS

LEGEND - RCP

	NEW WALL
	EXIST'G WALL
	EXIST'G WD FURRING
	BEAD BOARD
	TONGUE & GROOVE WOOD CEILING
	GYP BD CEILING
	CEILING-HUNG PROJECTOR
A	4.5" ROUND RECESSED DOWNLIGHT
B1	6" SURFACE MOUNT CYLINDER DOWNLIGHT
B2	4" SURFACE MOUNT CYLINDER DOWNLIGHT
C	4.5" DIAMETER RECESSED ADJUSTABLE DOWNLIGHT
D1	15" CONE PENDANT
D2	10" CONE PENDANT
E1	EXTERIOR 6" LANTERN PENDANT
F	6" CONE WALL SCONCE
G	RECESSED MARQUEE DTRIP LIGHT
H1	PENDANT WITH 12" GLASS SHADE
H2	SURFACE MOUNT WITH 12" GLASS SHADE
H3	SURFACE MOUNT WITH 10" GLASS SHADE
H4	WALL SCONCE WITH 6" GLASS SHADE
M1/M2	SURFACE MOUNT STRIP LIGHT
X1	CEILING MOUNT EXIT LIGHT
X2	WALL MOUNT EXIT LIGHT

LEGEND - FP

	NEW WALL
	EXIST'G WALL

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REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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10/11/2023

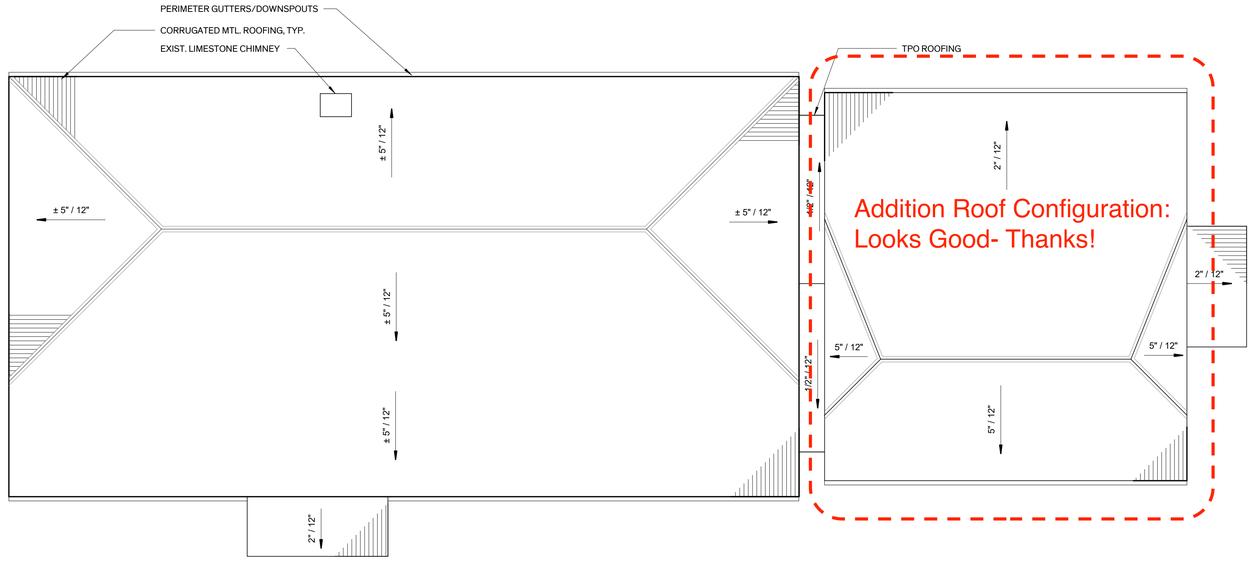
Architexas No. 2314
Date October 11, 2023

Sheet Name
Floor Plan & Reflected Ceiling Plan

Sheet Number
A2.01

GENERAL NOTES - ROOF

1. **DEMOLITION:**
   - A. REMOVE EXIST. CORRUGATED MTL. ROOFING TO EXPOSE WOOD FRAMING, INCLUDING ASSOCIATED FLASHING ELEMENTS
   - B. WOOD SOFFIT BOARD TO REMAIN, ALLOW APPROXIMATE 25% REPLACEMENT
   - C. WOOD RAFTER TAILS TO REMAIN, ALLOW APPROXIMATE 10% REPLACEMENT
   - D. REMOVE EXIST. FASCIA BOARD. REPLACE FASCIA BOARD AT SELECT NORTH AND SOUTH ELEVATIONS AS NOTED
   - E. REMOVE EXIST. SHT. MTL. GUTTERS & DOWNSPOUTS
2. **ROOFING:**
   - A. PROVIDE CORRUGATED MTL. ROOFING INCLUDING WOOD SUBSTRATE, UNDERLAYMENT, SHT. MTL FLASHING, & INSULATION AS REQ.'D FOR A COMPLETE SYSTEM AT EXISTING BUILDING AND ADDITION
   - B. PROVIDE TPO MEMBRANE ROOF @ GLASS LINK BETWEEN EXIST. BUILDING AND ADDITION
3. **CHIMNEY:**
   - A. REPOINT CHIMENY, ASSUME %
4. **GUTTERS AND DOWNSPOUTS**
   - A. REPLACE SHEET METAL GUTTERS AND DOWNSPOUTS 100% PROVIDE SPLASH BLOCKS AT THE BOTTOM OF EACH DOWNSPOUT. DIRECT WATER AWAY FROM THE BUILDING.
   - B. FASTEN DOWNSPOUT STRAPS TO MASONRY AT JOINTS, DO NOT ANCHOR INTO MASONRY UNITS



1 Roof Plan
1/8" = 1'-0"

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2314

Date
October 11, 2023

Sheet Name
Roof Plan

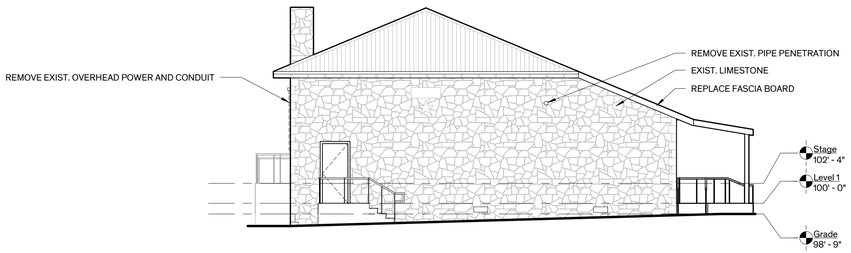
Sheet Number
A2.21

LEGEND - ELEVATIONS

- CORRUGATED MTL. ROOF
- EXIST'G LIMESTONE
- CONTEMPORARY LIMESTONE

GENERAL NOTES - ELEVATIONS

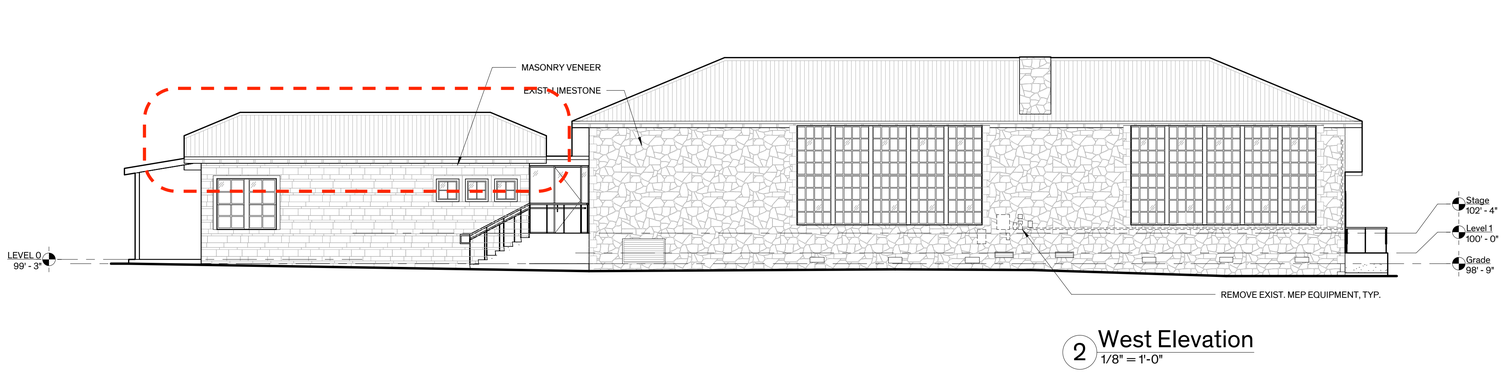
1. **MASONRY CLEANING:**
   - A. PRIOR TO CLEANING OF EXTERIOR, CLEAN & REMOVE DEBRIS (DIRT, BIRD DROPPING, ETC.) FROM EXTERIOR SURFACES.
   - B. CLEAN STONE MASONRY & EAST CONCRETE PORCH 100%
2. **STONE MASONRY RESTORATION:** SELECTIVELY REPAIR STONE MASONRY, SEE BELOW FOR DESCRIPTION OF WORK.
   - A. CAREFULLY REMOVE LIMESTONE AT SCHEDULED OPENINGS, SALVAGE FOR REUSE
   - B. STONE MASONRY INFILL: INFILL WITH NEW OR SALVAGED STONE MASONRY UNITS TO MATCH EXIST. IN SIZE COLOR, & SURFACE TEXTURE/FINISH. DO NOT DAMAGE ADJACENT UNITS. TOOTH-IN REPLACEMENT UNITS TO MATCH BED & REPOINT WITH APPROVED MORTAR.
3. **MORTAR JOINTS**
   - A. REPOINT DETERIORATED MASONRY JOINTS AS REQUIRED, ASSUME % OF TOTAL EXPOSED AREA
   - B. REPOINT DETERIORATED MASONRY JOINTS AT EXPOSED INTERIOR MASONRY AT GABLE ENDS ABOVE CEILING FRAMING, ASSUME 100% OF TOTAL EXPOSED AREA
4. **REMOVAL OF FASTENERS:** REMOVE MISCELLANEOUS ABANDONED FASTENERS, BOLTS, CLAMPS, NON-HISTORIC SIGNAGE, ETC... ON THE EXTERIOR OF THE BUILDING THAT ARE ATTACHED OR EMBEDDED IN EXISTING MATERIALS & ARE NOT BEING USED TO FASTEN ELEMENTS TO REMAIN. PATCH HOLES AT REMOVED FASTENERS OR BRACKETS TO MATCH ADJACENT SURFACES. PROVIDE MASONRY PATCH REPAIR.
   - A. PROVIDE PROTECTION FOR HISTORIC SIGNAGE TO REMAIN ADJACENT TO DEMOLITION ACTIVITY, REMOVE ALL OTHER SIGNAGE.
5. **ROOF:** REFER TO SHT. A2.21 FOR EXTENT OF ROOFING WORK
6. **DOORS & WINDOWS:**
   - A. REFER TO DOOR SCHEDULE ON SHEET A5.21 & DETAILED DOOR INVENTORY FOR SCOPE OF WORK
   - B. REFER TO WINDOW SCHEDULE ON SHEET A5.11 & DETAILED WINDOW INVENTORY FOR SCOPE OF WORK
7. **CRAWL SPACE:**
   - A. VENTS & AREAWAYS: REMOVE EXISTING METAL VENT GRATES AND HALF ROUND METAL AREAWAYS.
   - B. REMOVE EXISTING CRAWLSPACE ACCESS HATCH AT NORTH ELEVATION
   - C. PROVIDE NEW CRAWLSPACE ACCESS HATCH AND VENTS WHERE INDICATED
   - D. REPOINT DETERIORATED MASONRY JOINTS AT INTERIOR OF CRAWL SPACEAS REQUIRED, ASSUME % OF TOTAL EXPOSED AREA
8. **SEALANTS**: PROVIDE/REPLACE SEALANT AT PERIMETER OF DOOR & WINDOW OPENINGS, PENETRATIONS, JOINTS, BETWEEN DISSIMILAR MATERIALS, & OTHER LOCATIONS AS REQ'D FOR WEATHERTIGHT ASSEMBLIES.
9. **PAINT:**
   - A. WOOD WINDOW ASSEMBLIES
   - B. WOOD & METAL DOOR ASSEMBLIES
   - C. METAL CRAWLSPACE VENTS
   - D. EXTERIOR ARCHITECTURAL WOODWORK
10. **MEP:**
    - A. REMOVE EXIST. MEP EQUIPMENT & DISTRIBUTION SYSTEMS ATTACHED TO THE EXTERIOR OF THE BUILDING UNLESS OTHERWISE NOTED, REF. MEP
    - B. PATCH HOLES AT REMOVED FASTENERS OR BRACKETS TO MATCH ADJACENT SURFACES. PROVIDE MASONRY PATCH REPAIR.



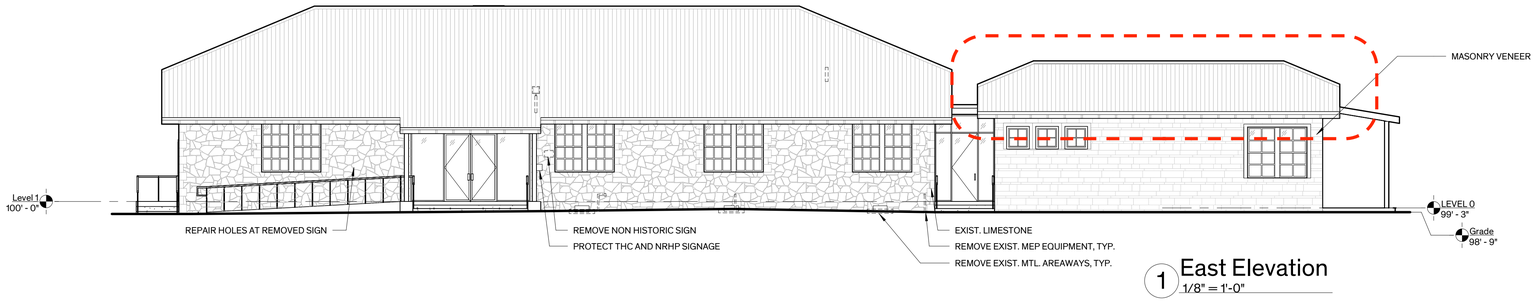
4 South Elevation
1/8" = 1'-0"

Addition Roof Configuration:
Looks Good- Thanks!

3 North Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

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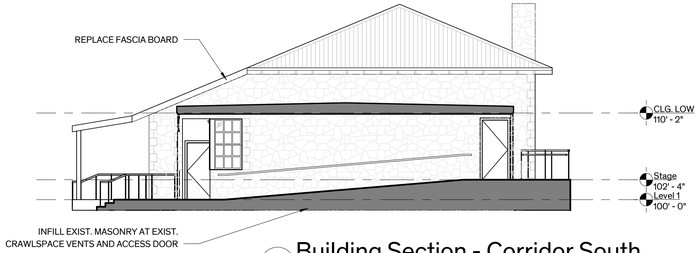
Sheet Name
Exterior Elevations

Sheet Number
A3.01

LEGEND - SECTIONS

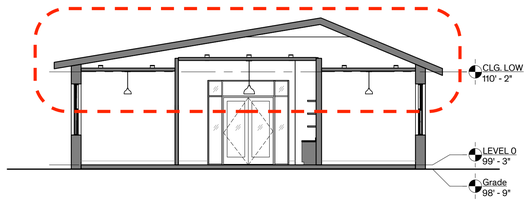
NEW PARITION

EXIST'G PARTITION

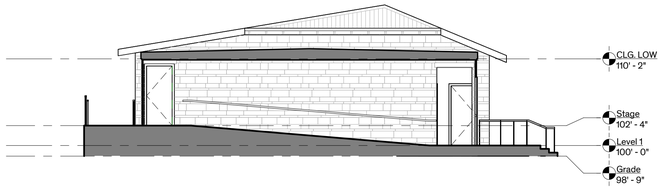


6 Building Section - Corridor South
1/8" = 1'-0"

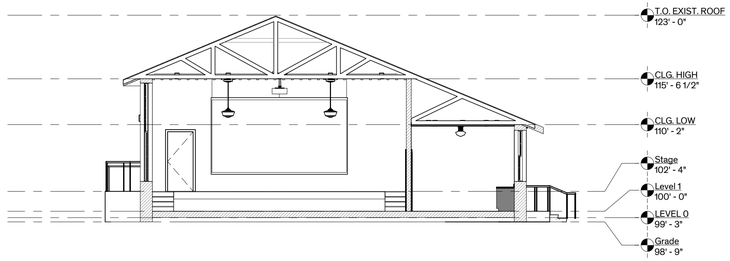
Addition Building Section
Looks Good- Thanks!



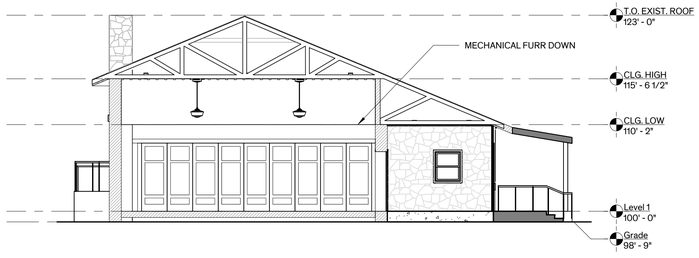
5 Building Section - Office
1/8" = 1'-0"



4 Building Section - Corridor North
1/8" = 1'-0"

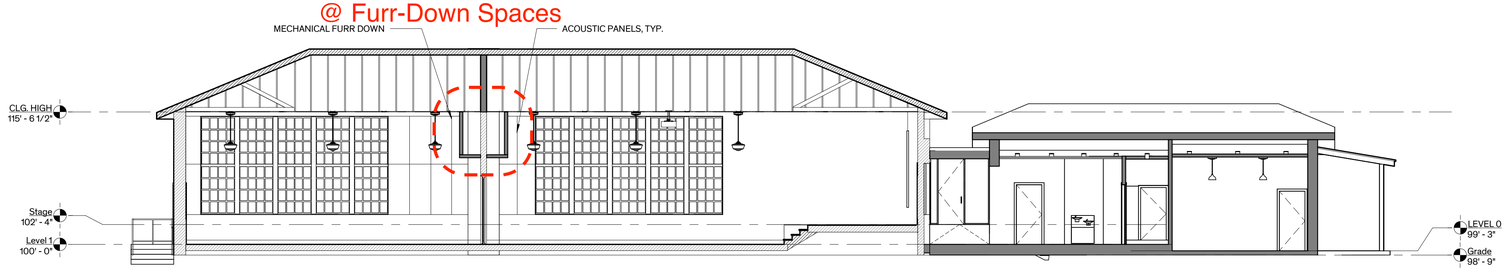


3 Building Section - Stage elevation
1/8" = 1'-0"



2 Building Section E/W 1
1/8" = 1'-0"

Confirm Mech Equip Req'mts
@ Furr-Down Spaces



1 Building Section N/S
1/8" = 1'-0"

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Date
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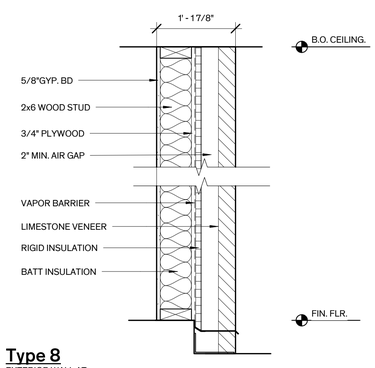
Sheet Name
Building Sections

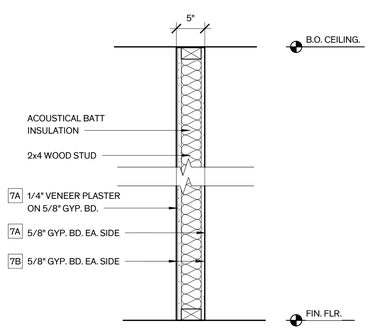
Sheet Number
A4.01

FINISH SCHEDULE

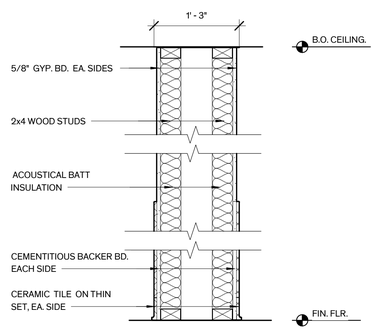
ROOM #	ROOM NAME	FLOOR	WALL BASE				WALLS				CEILING	MILLWORK			REMARKS
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		CABINETS	COUNTER	BACKSPLASH	
1	Entry	EXIST. CONC.	-	-	-	-	EXIST. STONE	GLASS	EXIST. STONE	EXIST. STONE	WD. BEADBOARD				
2	Multi-Use A	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	EXIST. PLASTER	EXIST. PLASTER	EXIST. PLASTER	EXIST. PLASTER	EXIST. FURRING				
3	Multi-Use B	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. BEADBOARD	EXIST. PLASTER	EXIST. PLASTER	EXIST. PLASTER	EXIST. FURRING				
4	Stage	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	EXIST. PLASTER	EXIST. PLASTER	-	EXIST. PLASTER	EXIST. FURRING				
5	Gallery	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	EXIST. PLASTER	EXIST. PLASTER	VENEER PLASTER	EXIST. PLASTER	GYP. BD.				
6	A/V & IT	EXIST. WD.					GYP. BD.	GYP. BD.	EXIST. PLASTER	GYP. BD.					
7	Catering	EXIST. WD.					VENEER PLASTER	EXIST. PLASTER	EXIST. PLASTER	EXIST. PLASTER	GYP. BD.				
8	Foyer	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	VENEER PLASTER	EXIST. PLASTER	VENEER PLASTER	EXIST. PLASTER	GYP. BD.				
9	ADA/Unisex RR 2	TILE	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	VENEER PLASTER	VENEER PLASTER	VENEER PLASTER	EXIST. PLASTER	GYP. BD.				
10	Storage	EXIST. WD.	RUBBER	RUBBER	RUBBER	RUBBER	EXIST. PLASTER	EXIST. PLASTER	GYP. BD.	GYP. BD.					
11	Jan.	EXIST. WD.	RUBBER	RUBBER	RUBBER	RUBBER	GYP. BD.	EXIST. PLASTER	GYP. BD.	GYP. BD.					
12	ADA/Unisex RR1	TILE	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	VENEER PLASTER	VENEER PLASTER	VENEER PLASTER	EXIST. PLASTER	GYP. BD.				
13	Corridor	CONC. OVERLAY					STONE	GLASS	EXIST. STONE	GLASS	WD. BEADBOARD				
14	Women's RR	CONC. OVERLAY	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
15	Men's RR	CONC. OVERLAY	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
16	Dressing	CONC. OVERLAY					GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
17	ADA/Unisex RR3	CONC. OVERLAY	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
18	Mech.	CONC. OVERLAY	RUBBER	RUBBER	RUBBER	RUBBER	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
19	ADA/Unisex RR4	CONC. OVERLAY	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	TILE WAINSCOT	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.				
20	Entry Lobby	CONC. OVERLAY	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	WD. T&G				
21	Office 2	CONC. OVERLAY	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	WD. T&G				
22	Office 1	CONC. OVERLAY	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	WD. TYPE 2	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	WD. T&G				



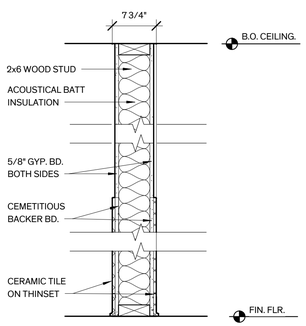
Type 8
EXTERIOR WALL AT ADDITON



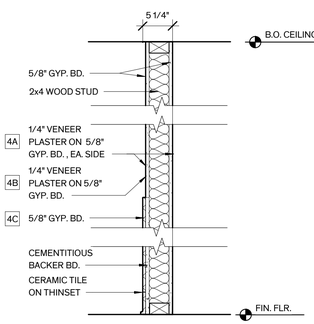
Type 7
PARTITION WALL
UL U305



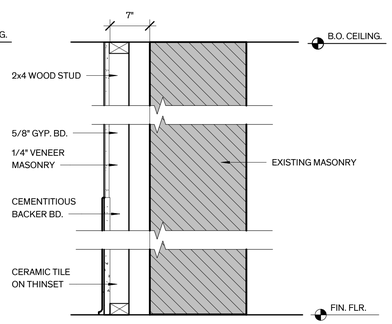
Type 6
RR WALL, PLUMBING
WALL HUNG TOILETS



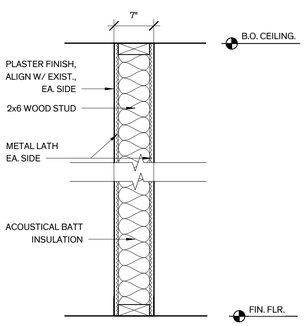
Type 5
RR WALL, PLUMBING
FLOOR MOUNTED TOILETS
TILE ON BOTH SIDES



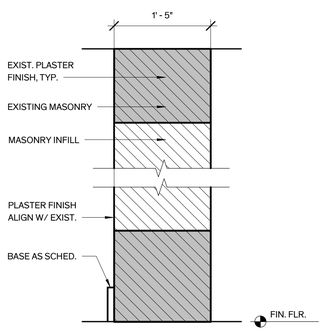
Type 4
RR WALL, TILE ON ONE SIDE



Type 3
FURR OUT WALL @
RESTROOMS



Type 2
WOOD STUD
LATH AND PLASTER INFILL
AT EXISTING WALL



Type 1
LIMESTONE INFILL
AT EXISTING WALL

Wall Types
1" = 1'-0"

LEGEND - SECTIONS

EXISTING CONSTRUCTION

GENERAL NOTES - FINISHES

1. SURFACES:
   - A. FINISH EXPOSED SURFACES U.O.N THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE COORDINATION OF THE COMPLETE FINISH-OUT OF THE PROJECT. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND FINISHED PER THE ARCHITECT'S INSTRUCTIONS
   - B. SECURING OF EXIST. MILLWORK AND TRIM: RESECURE EXITING MATERIALS & PLACE IN ORIGINAL POSITION OF ALIGNMENT WHERE MOVEMENT HAS OCCURRED. SECURE LOOSE BLOCKING & PROVIDE SUPPLEMENTAL BLOCKING AS NECESSARY FOR ATTACHMENT OF EXIST. & NEW MATERIALS OF EXISTING & NEW MATERIALS
2. EXPOSED MEP COMPONENTS:
   - A. EXPOSED DUCTS, CONDUIT, PIPING, WIRING, ASSOCIATED FASTENER, ETC.. ARE TO BE PRIMED & PAINTED, EXCEPT IN MECHANICAL ROOMS
3. FLOORS:
   - A. EXIST. WOOD FLOORS:
     - a. RE-INSTALL SALVAGED WOOD FLOORING IN GOOD CONDITION. WHERE ADDITIONAL MATERIAL IS REQUIRED, PROVIDE MATERIAL MATCHING EXISTING IN SPECIES, CUT, DIMENSIONS, & PROFILE. ASSUME REPLACEMENT OF % OF TOTAL FLOOR AREA
     - b. CLEAN & REMOVE ADHESIVES,WAX, STAIN & PAINT FINISH ETC... TO BARE WOOD.
     - c. SCREEN FLOORS & REFINISH; 3-COATS TUNG OIL
4. WALLS:
   - A. EXIST. PLASTER: REPLACE DAMAGED, DETERIORATED, & DETACHED PLASTER FINISH TO SOUND SUBSTRATE, ASSUME REPLACEMENT OF % OF TOTAL WALL AREA. INCLUDES POOR PRIOR PATCHES, CRACKED AREAS, & AREAS EXHIBITING RISING DAMP/MOISTURE DETERIORATION. REPOINT DETERIORATED MORTAR JOINTS BEHIND PLASTER FINISH. CONTRACTOR SHALL SOUND/TAP PLASTER FINISH THROUGHOUT WITH A PLASTIC MALLET TO DETERMINE EXTENT OF DETACHED PLASTER FINISH & MARK AREAS ON WALL. CONTACT ARCHITECT TO REVIEW PRIOR TO COMPLETE REMOVAL/REPLACEMENT. REPAIR PLASTER FINISH FOLLOWING INSTALLATION OF MEP DEVICES & DISTRIBUTION SYSTEMS & FOLLOWING RESETTING OF STANDING & RUNNING TRIM. NEW PLASTER FINISH SHALL MATCH FINISH & TEXTURE OF ORIGINAL PLASTER FINISH. PLASTER SHALL HAVE A PAINTED FINISH, REF. INTERIOR PAINT SCHEDULE
   - B. EXIST. WOOD BEADBOARD: REPAIR EXISTING BEADBOARD. SUPPLEMENT WITH NEW AS REQUIRED TO MATCH EXISTING SPECIES, DIMENSIONS, & PROFILE.
   - C. CERAMIC TILE SURFACES: PROVIDE CEMENTITIOUS BACKER BOARD BEHIND CERAMIC WALL TILES AT NEW PARTITIONS
5. CEILING:
   - A. EXIST. WOOD BEADBOARD:

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

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78620

REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

DD REV.

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Larry Irsik

10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Finish Schedule & Wall Types

Sheet Number
A5.01

WINDOW SCHEDULE

NO.	SIZE (V.I.F.) WIDTH	HEIGHT	TYPES WINDOW	CASING	HEAD	JAMB	SILL	GLASS Replace (Quantities)	SECURITY BAR Remove	Restore	Hardware (Quantities) Restore P	L	C	O	Y	SC	SL	H	HA	K	Replace P	L	C	O	Y	SC	SL	H	HA	K	REMARKS
101	7' - 0"	7' - 6"	A																											
102	7' - 0"	7' - 6"	B																											
103	7' - 0"	7' - 6"	B																											
104	4' - 0"	5' - 0"	E																											
105	7' - 0"	7' - 6"	A1																											
106	7' - 0"	7' - 6"	A																											
107	7' - 0"	7' - 6"	A																											
108	7' - 0"	7' - 6"	A																											
109	3' - 0"	3' - 6"	E																											
110	2' - 2"	2' - 2"	D																											
111	2' - 2"	2' - 2"	D																											
112	2' - 2"	2' - 2"	D																											
114	7' - 0"	7' - 6"	C																											
116	7' - 0"	7' - 6"	C																											
118	2' - 2"	2' - 2"	D																											
119	2' - 2"	2' - 2"	D																											
120	2' - 2"	2' - 2"	D																											
121	7' - 0"	7' - 6"	A																											
122	4' - 0"	5' - 0"	E																											

Note Champion Asbestos Report:
Validate Base Window Restoration Recommendations!

Window Alternates-
DD Cost Estimate Must Include … !!!

Need Building Envelope Analysis for Base Bid + Alternates…

I.E: What is the “Energy Premium” to keep & restore Existing Single Pane?

What is Arch’l Team recommendation?

Review all w/City (City will decide)…

CD’s should move fwd with a “Preferred Option & Cost” not all (3)….

GENERAL NOTES - WINDOWS

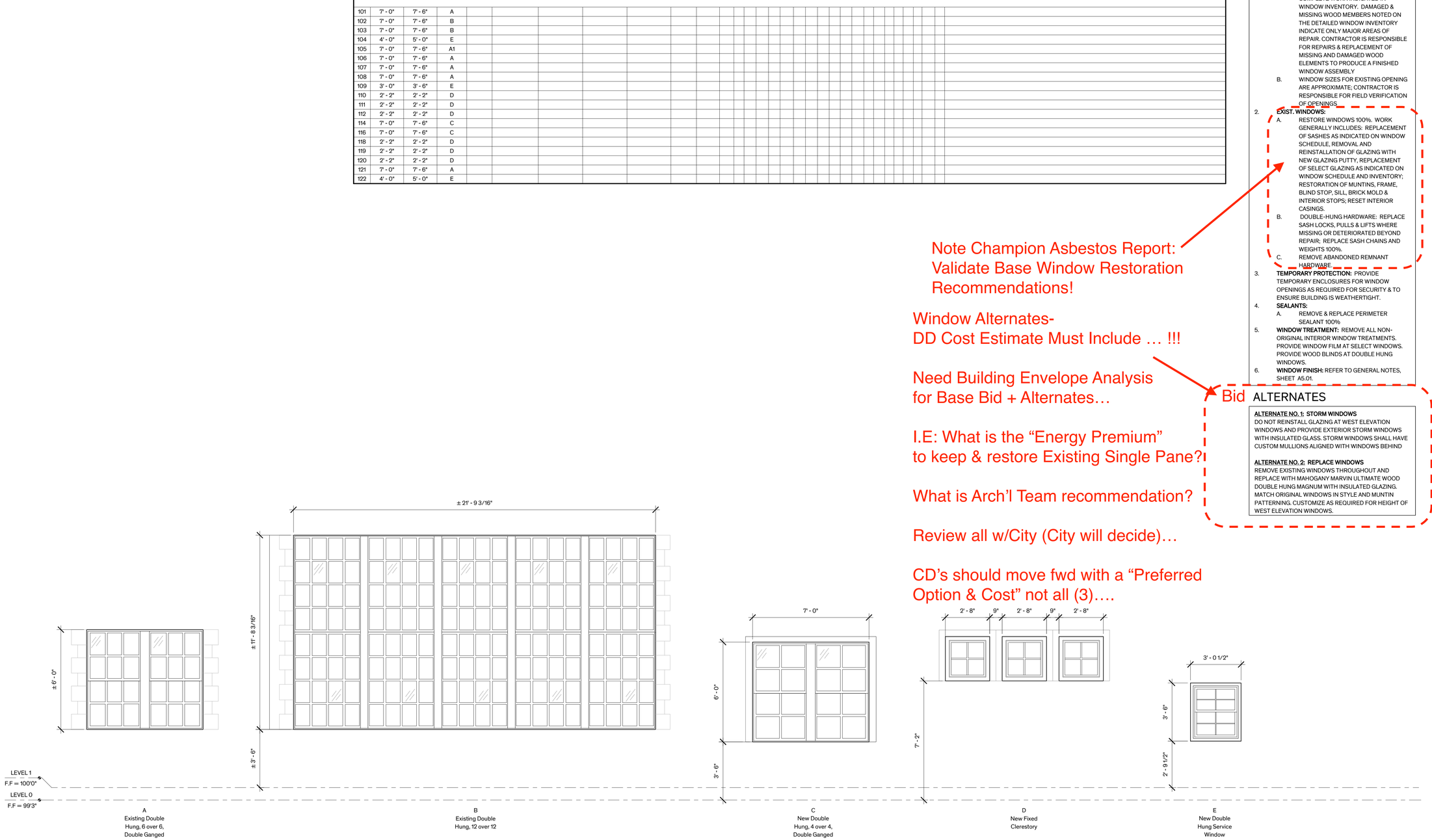
1. **SURVEY:**
   - A. AN EXIST. DETAILED WINDOW INVENTORY IS INCLUDED IN THE APPENDIX OF THE PROJECT MANUAL. COMPLETE WORK INDICATED IN WINDOW INVENTORY. DAMAGED & MISSING WOOD MEMBERS NOTED ON THE DETAILED WINDOW INVENTORY INDICATE ONLY MAJOR AREAS OF REPAIR. CONTRACTOR IS RESPONSIBLE FOR REPAIRS & REPLACEMENT OF MISSING AND DAMAGED WOOD ELEMENTS TO PRODUCE A FINISHED WINDOW ASSEMBLY
   - B. WINDOW SIZES FOR EXISTING OPENING ARE APPROXIMATE; CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF OPENINGS
2. **EXIST. WINDOWS:**
   - A. RESTORE WINDOWS 100%. WORK GENERALLY INCLUDES: REPLACEMENT OF SASHES AS INDICATED ON WINDOW SCHEDULE, REMOVAL AND REINSTALLATION OF GLAZING WITH NEW GLAZING PUTTY, REPLACEMENT OF SELECT GLAZING AS INDICATED ON WINDOW SCHEDULE AND INVENTORY; RESTORATION OF MUNTINS, FRAME, BLIND STOP, SILL, BRICK MOLD & INTERIOR STOPS; RESET INTERIOR CASINGS.
   - B. DOUBLE-HUNG HARDWARE: REPLACE SASH LOCKS, PULLS & LIFTS WHERE MISSING OR DETERIORATED BEYOND REPAIR; REPLACE SASH CHAINS AND WEIGHTS 100%.
   - C. REMOVE ABANDONED REMNANT HARDWARE.
3. **TEMPORARY PROTECTION:** PROVIDE TEMPORARY ENCLOSURES FOR WINDOW OPENINGS AS REQUIRED FOR SECURITY & TO ENSURE BUILDING IS WEATHERTIGHT.
4. **SEALANTS:**
   - A. REMOVE & REPLACE PERIMETER SEALANT 100%
5. **WINDOW TREATMENT:** REMOVE ALL NON-ORIGINAL INTERIOR WINDOW TREATMENTS. PROVIDE WINDOW FILM AT SELECT WINDOWS. PROVIDE WOOD BLINDS AT DOUBLE HUNG WINDOWS.
6. **WINDOW FINISH:** REFER TO GENERAL NOTES, SHEET A5.01.

Bid

ALTERNATES

ALTERNATE NO. 1: STORM WINDOWS
DO NOT REINSTALL GLAZING AT WEST ELEVATION WINDOWS AND PROVIDE EXTERIOR STORM WINDOWS WITH INSULATED GLASS. STORM WINDOWS SHALL HAVE CUSTOM MULLIONS ALIGNED WITH WINDOWS BEHIND

ALTERNATE NO. 2: REPLACE WINDOWS
REMOVE EXISTING WINDOWS THROUGHOUT AND REPLACE WITH MAHOGANY MARVIN ULTIMATE WOOD DOUBLE HUNG MAGNUM WITH INSULATED GLAZING. MATCH ORIGINAL WINDOWS IN STYLE AND MUNTIN PATTERNING. CUSTOMIZE AS REQUIRED FOR HEIGHT OF WEST ELEVATION WINDOWS.



1 Window Types
3/8" = 1'-0"

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Architexas No. 2314
Date October 11, 2023

Sheet Name
Window Schedule & Types

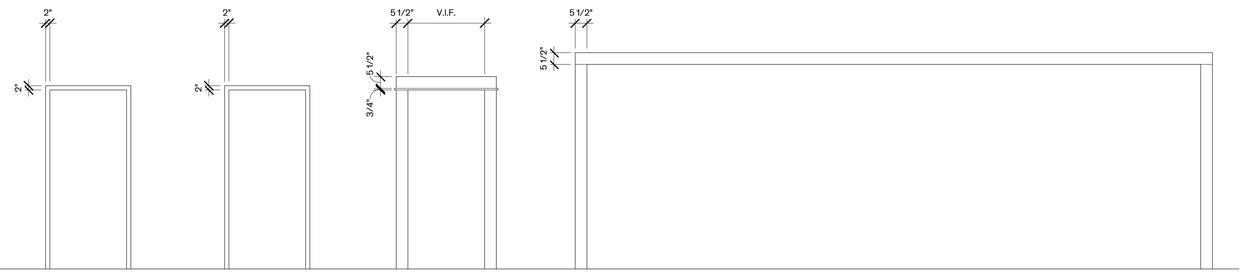
Sheet Number
A5.11

DOOR SCHEDULE

DOOR NO.	SIZE		DOOR TYPE		FRAME TYPE	DETAIL			FIRE RATING	HARDWARE SET NO.	REMARKS
	WIDTH	HEIGHT	DOOR	GLASS	FRAME	THRESH	JAMB	HEAD			
1	6' - 1"	8' - 0"	H	-	STL.	-	-	-	-	-	
2A	3' - 0"	7' - 0"	B	-	WD-2	-	-	-	-	-	
2B	3' - 0"	7' - 0"	E	-	HM-1	-	-	-	-	-	
3A	3' - 0"	7' - 0"	B	-	WD-2	-	-	-	-	-	
3B	26' - 11 1/2"	8' - 0"	A	-	WD-1	-	-	-	-	-	
4	3' - 0"	7' - 0"	C	-	WD-2	-	-	-	-	-	
5	3' - 0"	7' - 0"	B	-	WD-2	-	-	-	-	-	
6	6' - 0"	6' - 8"	F	-	WD-2	-	-	-	-	-	
7	3' - 0"	7' - 0"	B	-	WD-2	-	-	-	-	-	
8	3' - 0"	7' - 0"	B	-	WD-2	-	-	-	-	-	
9	3' - 0"	7' - 0"	C	-	WD-2	-	-	-	-	-	
10	3' - 0"	7' - 0"	C	-	WD-2	-	-	-	-	-	
11	3' - 0"	7' - 0"	C	-	WD-2	-	-	-	-	-	
12	3' - 0"	7' - 0"	C	-	WD-2	-	-	-	-	-	
13A	3' - 0"	8' - 0"	G	-	STL.	-	-	-	-	-	
13B	3' - 0"	7' - 8 1/2"	G	-	STL.	-	-	-	-	-	
14	3' - 0"	7' - 0"	D	-	WD-2	-	-	-	-	-	
15	3' - 0"	7' - 0"	D	-	WD-2	-	-	-	-	-	
16	3' - 0"	7' - 0"	D	-	WD-2	-	-	-	-	-	
17	3' - 0"	7' - 0"	D	-	HM-2	-	-	-	-	-	
18	3' - 0"	7' - 0"	E	-	HM-2	-	-	-	-	-	
19	3' - 0"	7' - 0"	D	-	HM-2	-	-	-	-	-	Fire Rated
20	6' - 0"	8' - 0"	H	-	STL.	-	-	-	-	-	
21	3' - 0"	7' - 0"	D	-	HM-2	-	-	-	-	-	
22	3' - 0"	7' - 0"	D	-	HM-2	-	-	-	-	-	

GENERAL NOTES - DOORS

1. **SCHEDULE:**
   - A. HISTORIC DOORS, FRAMES, CASINGS, & TRIM ARE TO BE RESTORED AND/OR REPLICATED AT HISTORIC DOOR LOCATIONS. THESE LOCATIONS ARE DENOTED BY "BOLD FACE TYPE" ON THE DOOR SCHEDULE. NON-HISTORIC DOORS, FRAMES, CASINGS, & TRIM ARE TO BE PROVIDED AT NEW WALL OPENINGS. THESE LOCATIONS ARE DENOTED BY "PLAIN TEXT" ON THE DOOR SCHEDULE.
   - B. REFER TO GENERAL FINISH NOTES ON SHT. A5.01 FOR FINISHES.
2. **SURVEY:**
   - A. AN EXIST. DETAILED DOOR INVENTORY IS INCLUDED IN THE APPENDIX OF THE PROJECT MANUAL. COMPLETE WORK INDICATED IN DOOR INVENTORY. DAMAGED & MISSING WOOD AND METAL MEMBERS NOTED ON THE DETAILED DOOR INVENTORY INDICATE ONLY MAJOR AREAS OF REPAIR. CONTRACTOR IS RESPONSIBLE FOR REPAIRS & REPLACEMENT OF MISSING AND DAMAGED WOOD & METAL ELEMENTS TO PRODUCE A FINISHED DOOR ASSEMBLY.
   - B. DOOR SIZES FOR EXISTING OPENINGS ARE APPROXIMATE; CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF OPENINGS.



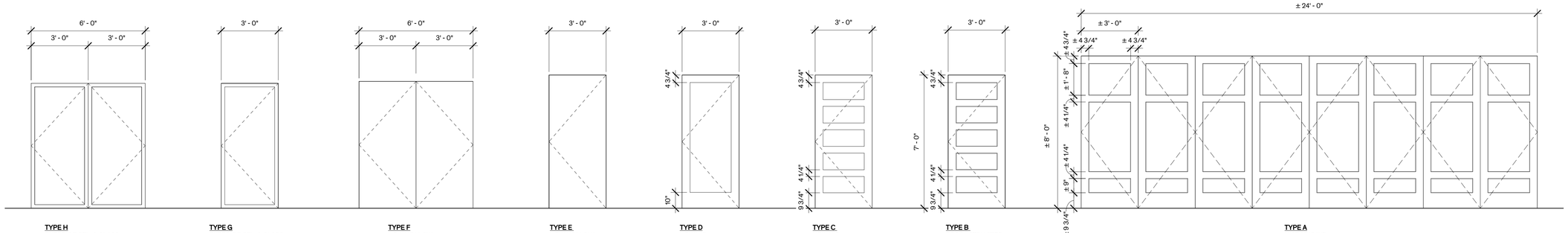
HM-2
HOLLOW METAL
AT INTERIOR

HM-1
HOLLOW METAL
AT EXTERIOR

WD-2
WOOD FRAME

WD-1
HISTORIC
WOOD FRAME

2 FRAME TYPES
3/8" = 1'-0"



TYPE H
EXTERIOR STL. & GLASS
STOREFRONT DOOR PAIR

TYPE G
EXTERIOR STL. & GLASS
STOREFRONT DOOR

TYPE F
NEW HOLLOW
METAL DOOR PAIR

TYPE E
NEW HOLLOW
METAL DOOR

TYPE D
NEW WD.
ONE PANEL DOOR

TYPE C
NEW WD.
FIVE PANEL DOOR

TYPE B
RECONSTRUCTED
HISTORIC WD.
FIVE PANEL DOOR

TYPE A
HISTORIC WD.
FOLDING DOOR

1 DOOR TYPES
3/8" = 1'-0"

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TIRZ PM
Review Comments:
231018- KES

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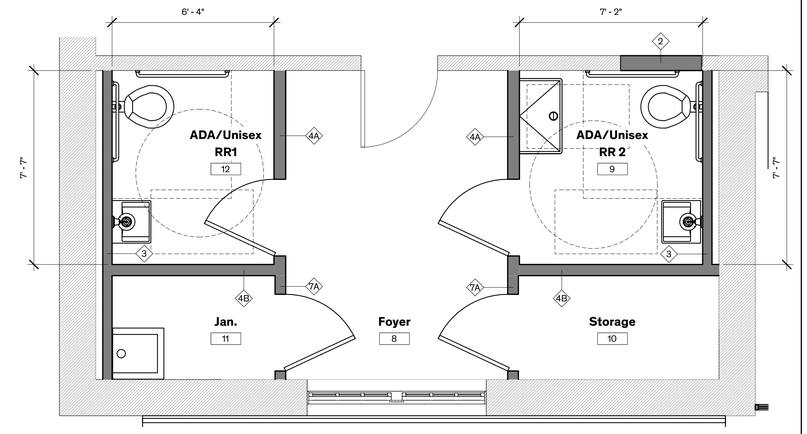
10/11/2023

Architexas No.
2314

Date
October 11, 2023

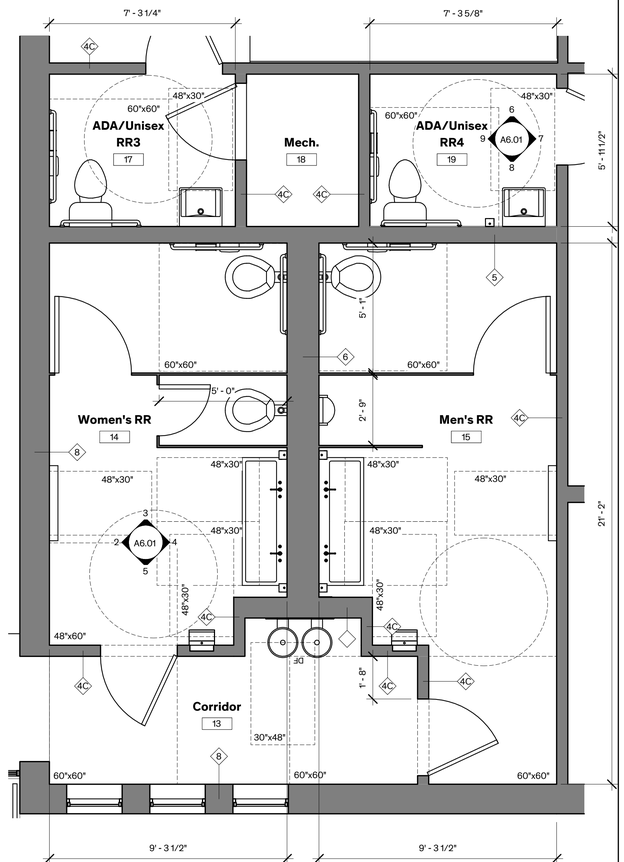
Sheet Name
Door Schedule & Types

Sheet Number
A5.21



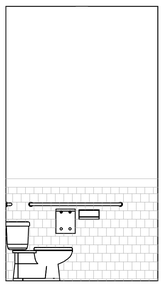
10 HC RR 1 & 2 Enlarged Plan
3/8" = 1'-0"

N
PLAN NORTH

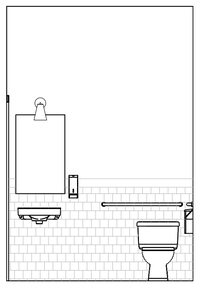


Addition Restrooms Enlarged Plan
1 3/8" = 1'-0"

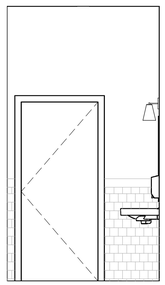
N
PLAN NORTH



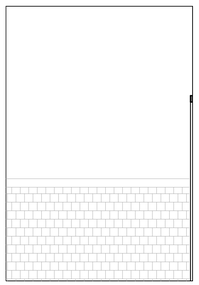
9 HC RR 3 - South
3/8" = 1'-0"



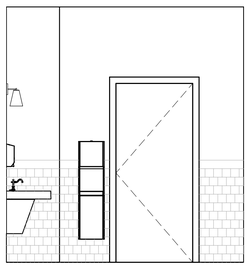
8 HC RR 3 - East
3/8" = 1'-0"



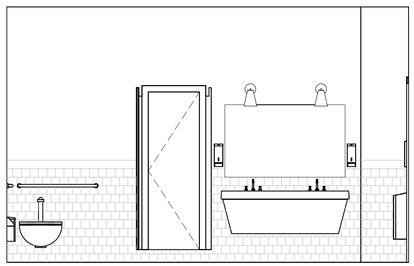
7 HC RR 3 - North
3/8" = 1'-0"



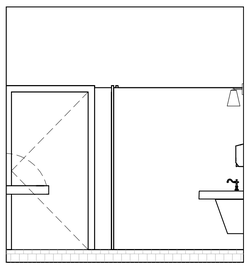
6 HC RR 3 - West
3/8" = 1'-0"



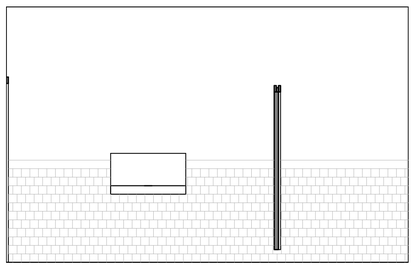
5 Women's RR - East
3/8" = 1'-0"



4 Women's RR - North
3/8" = 1'-0"



3 Women's RR - West
3/8" = 1'-0"



2 Women's RR - South
3/8" = 1'-0"

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REVISION HISTORY

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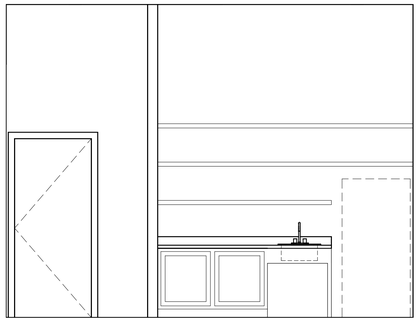
10/11/2023

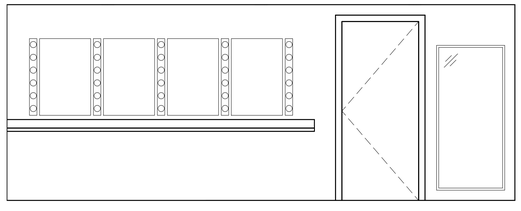
Architexas No. 2314
Date October 11, 2023

Sheet Name
Enlarged Plans & Interior Elevations

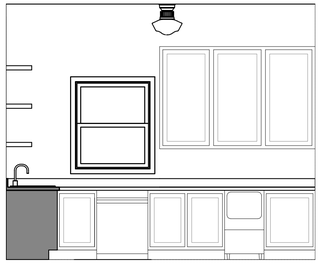
Sheet Number
A6.01



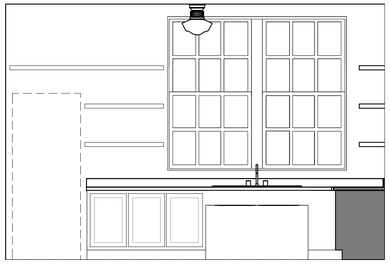
6 Entry Lobby Kitchenette
3/8" = 1'-0"



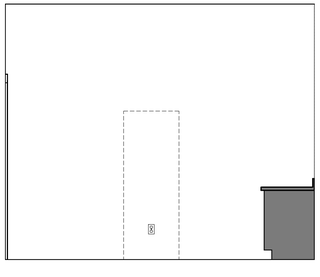
5 Dressing Room
3/8" = 1'-0"



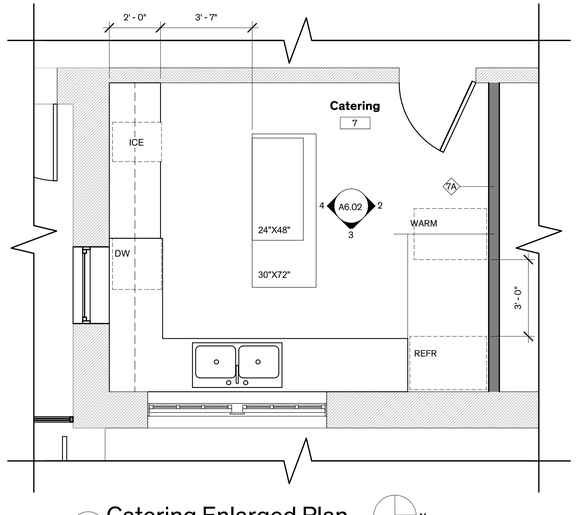
4 Catering - South
3/8" = 1'-0"



3 Catering - East
3/8" = 1'-0"



2 Catering - North
3/8" = 1'-0"



1 Catering Enlarged Plan
3/8" = 1'-0"

N
PLAN NORTH

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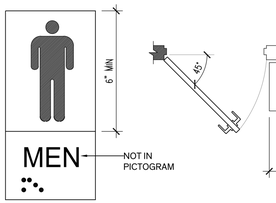
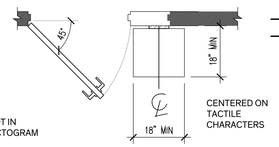
Architexas No.
2314

Date
October 11, 2023

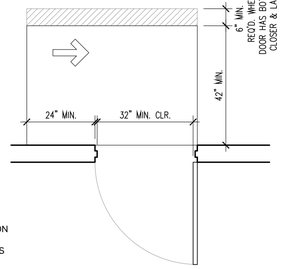
Sheet Name
Enlarged Plans & Interior Elevations

Sheet Number
A6.02

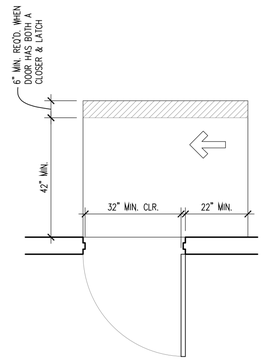




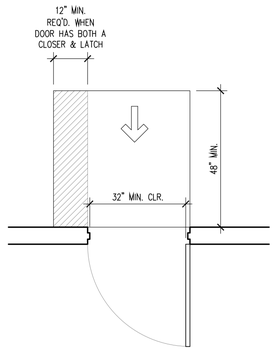
18 **ADA Signage**
Scale: 1/2" = 1'-0"



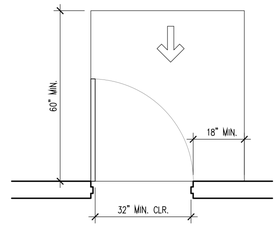
17 **Min. Clearance @ Doors Latch Approach, Push Side**
Scale: 1/2" = 1'-0"



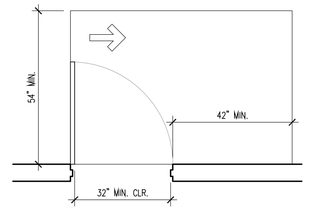
16 **Min. Clearance @ Doors Hinge Approach, Push Side**
Scale: 1/2" = 1'-0"



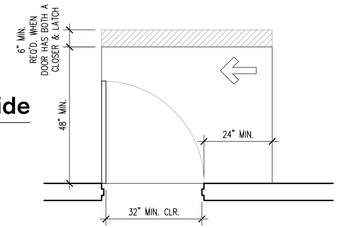
15 **Min. Clearance @ Doors Front Approach, Push Side**
Scale: 1/2" = 1'-0"



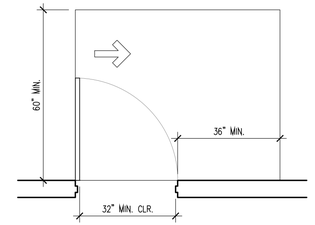
14 **Min. Clearance @ Doors Front Approach, Pull Side**
Scale: 1/2" = 1'-0"



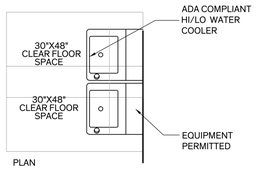
13 **Min. Clearance @ Doors Hinge Approach, Pull Side**
Scale: 1/2" = 1'-0"

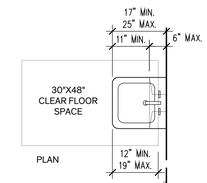


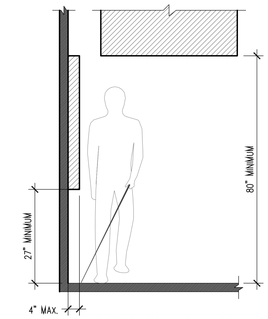
12 **Min. Clearance @ Doors Latch Approach, Pull Side**
Scale: 1/2" = 1'-0"



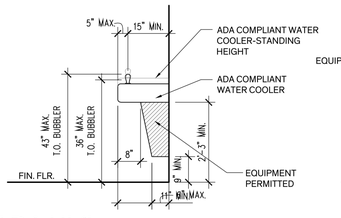
11 **Min. Clearance @ Doors Hinge Approach, Pull Side**
Scale: 1/2" = 1'-0"



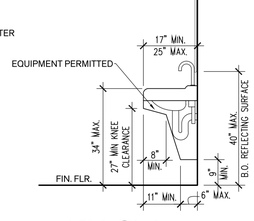




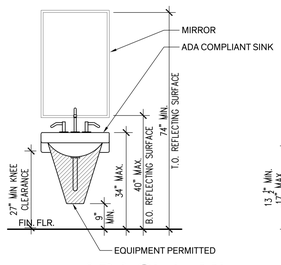
10 **ADA Projection Limitations**
Scale: 1/2" = 1'-0"



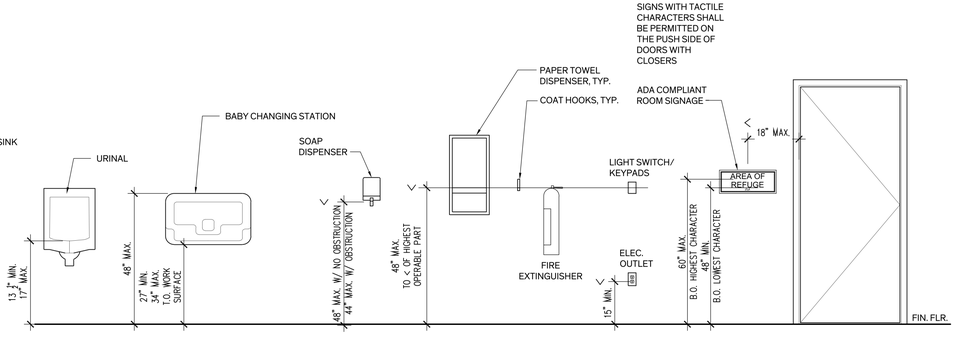
9 **ADA Hi/Low Drinking Fountain Elevation**
Scale: 1/2" = 1'-0"



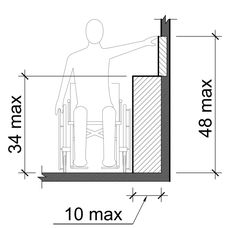
8 **ADA Sink (Side Elev. and Plan)**
Scale: 1/2" = 1'-0"

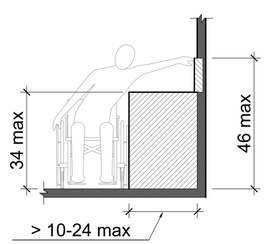


7 **ADA Sink, Mirror, and Soap Dispenser**
Scale: 1/2" = 1'-0"

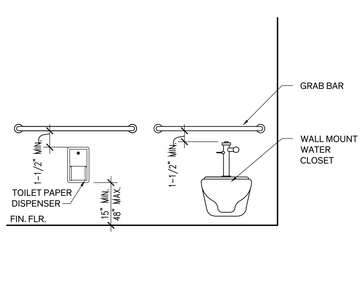


6 **Typ. ADA Mounting Heights**
Scale: 1/2" = 1'-0"

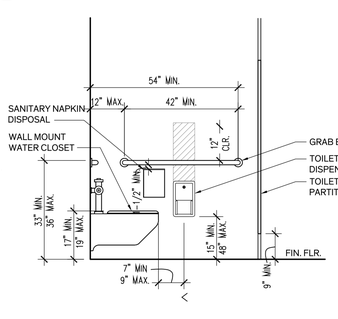




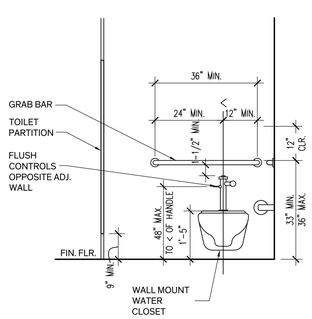
5 **ADA Control Reach Limitations (Forward / Side Reach Possible)**
Scale: 1/2" = 1'-0"



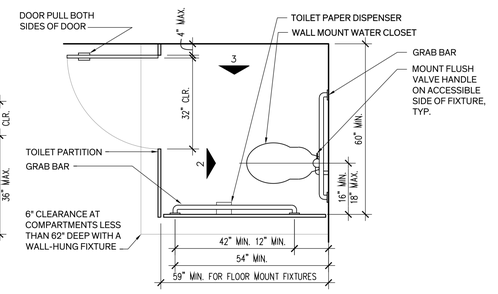
4 **ADA Grab Bar Clearances**
Scale: 1/2" = 1'-0"



3 **ADA Stall Side Wall Elevation**
Scale: 1/2" = 1'-0"



2 **ADA Stall Rear Wall Elevation**
Scale: 1/2" = 1'-0"



1 **Typ. ADA Stall Plan**
Scale: 1/2" = 1'-0"

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REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ADA Diagrams

Sheet Number
A8.01

COORDINATION

1. Only large openings in structural framing members are shown on the structural drawings. However, all sleeves, embeds, inserts, openings and frames that are necessary for the work shall be provided. The Contractor shall coordinate with all trades sizes, locations and placement. All openings and embedded items which have an effect on the structure shall be submitted to the Engineer for review.

2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes and drains.

3. Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights and reactions. Any deviations from specified equipment shall be noted on the submittals.

4. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be noted.

5. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the detail

6. All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.

7. The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

SUBSTITUTIONS

1. All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

CODES

1. IBC 2018 International Building Code and IEBC 2018 International Existing Building Code.

2. Wind and Earthquake Loads: Minimum Design Loads and Associated Criteria for Buildings and Other Structures, American Society of Civil Engineers, ASCE 7-16.

3. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-14.

4. Structural Masonry: Building Code Requirements for Masonry Structures, reported by the Masonry Standards Joint Committee, TMS 402-16.

5. Structural Steel: Steel Construction Manual, American Institute of Steel Construction, Fourteenth Edition. Specification for Structural Steel Buildings, AISC 360-16.

6. Wood Framing: National Design Specification (NDS) For Wood Construction with 2015 Supplement, American Forest and Paper Association, ANSI/AWC NDS-2018, and Special Design Provisions for Wind and Seismic, ANSI/AWC SDPWS-15.

7. Wood Structural Panels: Panel Design Specification, American Plywood Association, APA PDS-12, Plywood Design Specification Supplements 1-5, and DOC PS 1 or PS 2.

8. Prefabricated Composite Wood Products: Products shall be proven by testing as demonstrated either by ICBO and NRB acceptance or through a test program meeting requirements of ASTM D 5055 for wood I-joists and ASTM D 5456 for Structural Composite Lumber (SCL).

9. Prefabricated Metal-plate-connected Wood Trusses: National Design Standard for Metal-plate-connected Wood Truss Construction, TPI 1-2014.

BUILDING MOVEMENTS

1. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.

2. Spandrel beam deflections: Provisions shall be made in the building cladding for relative floor to floor vertical deflections of L/360 under live loading.

3. Lateral building drift: Provisions shall be made in building cladding and other architectural finishes for relative floor to floor lateral deflections of story height/400.

DEFERRED SUBMITTALS

1. The following Deferred Submittal items are required:
   a. Curtain wall systems and storefront systems
   b. Wood Trusses and I-joists

SUBMITTALS

1. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.

2. The contractor shall review shop drawings for compliance with the contract documents and shall certify that he has done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the contractor and the date. Submittals which do not reflect the contractor's approval, signature and date will be returned without review.

3. The contractor shall be responsible for delays caused by rejection of inadequate shop drawings.

4. Where review and return of shop drawings is required or requested, the engineer will review each submittal and, where possible, return within 2 weeks of receipt.

5. Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the contractor from compliance with requirements of the plans and specifications. The engineer's review is for general conformance with the requirements of the contract documents. The contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating his work with that of all other contractors.

6. Refer to individual sections for specific submittal requirements.

DESIGN LOADS

1. Live Loads

a.	Office (not including partitions)	50 psf
b.	Public areas, corridors, lobbies	100 psf
c.	Mechanical Rooms	150 psf
d.	Storage (minimum)	125 psf
e.	Roof	20 psf
f.	Restrooms	50 psf
g.	Assembly areas and theaters	
	Auditorium	100 psf
	Stages	100 psf
h.	Partition at areas with	
	80 psf live load or less	20psf
i.	Awnings	5psf

2. Dead Loads include the self weight of the structural elements and the following superimposed loads:

a.	Ceiling and Mechanical at roof	10 psf
b.	Roofing and rigid insulation	15 psf

3. Roof Snow Loads

a.	Ground Snow Load, P_g	5 psf

1. Earthquake Loads

a. Seismic Lateral Load on Structural Frame is based on the following:

i)	Seismic Importance Factor, I	1.0
ii)	Risk Category	II
iii)	Mapped Spectral Response Accelerations	
	S_S	0.051
	S_1	0.029
iv)	Site Class	B
v)	Spectral Response Coefficients	
	S_{DS}	0.03
	S_{D1}	0.015
vi)	Seismic Design Category	A
vii)	Basic Seismic-Force-Resisting System:	Light-frame (wood) walls sheathed with wood strucutral panels rated for shear resistance
viii)	Design Base Shear	9.9 kips
ix)	Seismic Response Coefficient, C_s	0.00461
x)	Response Modification Factor, R	6.5
xi)	Analysis Procedure	Equivalent Lateral Force Procedure

Does Stage Floor Framing need Reinforcement? Verify

"Stage" LL or "Platform?"

5. Wind Loads

1. Wind Lateral Load on Structural Frame is based on the following:

i)	*Ultimate* Design Wind Speed (3-sec. gust), V_{ult}	115 mph
	Nominal Design Wind Speed, V_{asd}	89 mph
ii)	Risk Category	II
iii)	Wind Exposure Category	C
iv)	Internal Pressure Coefficient, GC_{pi}	±0.18
v)	Component & Cladding *Ultimate* Design Pressures:	

Effective Area:	≤ 10 ft²	(Overhangs)
Zone 1	+18.8 psf; -44.1 psf	-57.2 psf
Zone 2e	+18.8 psf; -44.1 psf	-57.2 psf
Zone 2n	+18.8 psf; -70.3 psf	-83.5 psf
Zone 2r	+18.8 psf; -70.3 psf	-83.5 psf
Zone 3e	+18.8 psf; -70.3 psf	-99.2 psf
Zone 3r	+18.8 psf; -82.1 psf	-108.2 psf
Zone 4	+31.0 psf; -33.6 psf	
Zone 5	+31.0 psf; -41.5 psf	

Effective Area:	50 ft²	(Overhangs)
Zone 1	+16 psf; -37.9 psf	-55.5 psf
Zone 2e	+16 psf; -37.9 psf	-55.5 psf
Zone 2n	+16 psf; -50.1 psf	-71 psf
Zone 2r	+16 psf; -50.1 psf	-71 psf
Zone 3e	+16 psf; -50.1 psf	-69.6 psf
Zone 3r	+16 psf; -52 psf	-73.2 psf
Zone 4	+27.7 psf; -30.4 psf	
Zone 5	+27.7 psf; -35.0 psf	

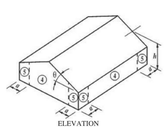
Effective Area:	>100 ft²	(Overhangs)
Zone 1	+16 psf; -33.1 psf	-54.3 psf
Zone 2e	+16 psf; -33.1 psf	-54.3 psf
Zone 2n	+16 psf; -41.2 psf	-65.5 psf
Zone 2r	+16 psf; -41.2 psf	-65.5 psf
Zone 3e	+16 psf; -41.2 psf	-56.6 psf
Zone 3r	+16 psf; -52 psf	-57.9 psf
Zone 4	+26.3 psf; -28.9 psf	
Zone 5	+26.3 psf; -32.2 psf	

NOTE: Wall pressures for Zones 4 & 5 are based on ASCE 7-16, Figure 30.3-1.
Roof pressures for Zones 1, 2e, 2n, 2r, 3e & 3r are based on ASCE 7-16, Figure 30.3-2C. "h" = 21.52 feet; "a" = 4.5 feet

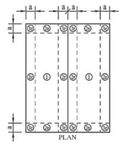
a. Calculate the effective area for each component & cladding element, as defined by ASCE 7, depending on length and location. Effective area shall be the maximum of the following:

Effective Area = Length x Tributary Width (OR) Length x (Length/3)

b. Interpolation of uplift pressures is allowed between effective areas.
or quantity shall be reported to the Architect immediately for verification of the structural design.



Wall Zones
ASCE 7-16 Fig. 30.3-1



Roof Zones
ASCE 7-16 Fig. 30.3-2C

9. Floor and roof live loads noted above have been reduced in accordance with the building code.

CONCRETE FOOTINGS

1. Concrete footing design is based on an allowable net bearing capacity of 3500 psf in accordance with the geotechnical report by Geotechnical Solutions dated July 24, 2023

2. Bearing stratum shown on the footing details is clayey-silt with gravel stone fragments and cobbles.

3. Footings not specifically located on the plan shall be located on centerline of pilaster or column above. Where no pilaster or column occurs, locate on centerline of wall or beam.

4. Provide dowels from footings into concrete above using same bar size and number as shown for pilaster or column above. Where no pilaster or column occurs, use 4-#7 dowels. Extend dowels 30 bar diameters into pier and wall, beam, pilaster or column u.n.o.

5. Footing excavations shall be to neat lines and shall be free of loose or wet materials.

6. Footing reinforcing and concrete shall be placed immediately after excavations are complete; in no case shall a footing be excavated that cannot be placed by the end of the workday.

7. See plans and schedules for footing sizes, reinforcing and depths.

8. Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in footings.

9. All footings shall be inspected by a representative of a qualified geotechnical laboratory in order to ensure that the proposed bearing material has been reached in accordance with the recommendations given in the geotechnical report and that the footing has been constructed to specified size, with detailed reinforcing, and to specified tolerances.

TESTING LABORATORY SERVICES

1. Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.

2. Filling and Backfilling operation:

   a. Make in place compaction tests for moisture content, moisture density relationship, and density of materials in place. Perform test once for each lift.

3. Footing excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are properly clean and dry before concrete is placed.

4. Concrete inspection and testing:

   a. Secure composite samples of concrete at the jobsite in accordance with ASTM C172.

   b. Mold and cure three specimens from each sample in accordance with ASTM C31. Test specimens in accordance with ASTM C39. Two specimens shall be tested at 28 days for acceptance and one shall be tested at seven days for information.

   c. Perform one strength test (three cylinders) for each pour.

   d. Make one slump test for each set of cylinders following the procedural requirements of ASTM C143 and C172.

5. Concrete Reinforcement: Inspect all concrete reinforcing steel and embedded metal assemblies prior to placement of concrete for compliance with Contract Documents and shop drawings. All instances of non-compliance shall be immediately brought to the attention of the contractor for correction, and if uncorrected, reported to the engineer.

6. Expansion Anchors: Provide continuous inspection of expansion bolt installation to ensure that holes are of the specified size, and that bolts are properly installed including application of minimum installation torques.

7. Structural steel, steel joists, and joist girders: Field inspection of proper erection of all members, visual examination of all field welding, visual inspection of all bolts, inspection of all shop fabricated members upon arrival at the jobsite for conformance with accepted fabrication and erection drawings, verification of welder's certificates.

BUILDING PAD PREPARATION

1. Structural fill material shall have a plasticity index between 7 and 22.

2. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 3'-0" beyond building line. Existing site soil shall be removed to a depth on 15" below the existing grade and replaced with Select Fill. All exposed surfaces shall then be scarified to a depth of 6", watered as required and recompacted as defined by ASTM D 698 (Standard Proctor Test).

3. Structural fill shall be placed in 9 inch loose lifts, watered as required and compacted as defined in ASTM D 698.

4. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer.

5. Slab on grade shall be placed over min. 15" structural fill.

6. Provide a 15 mil polyolefin vapor barrier. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

7. Building pad preparation information is based on a geotechnical report provided by Geotechnical Solutions dated July 24, 2023.

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Date OCTOBER 11, 2023

Sheet Name
GENERAL NOTES

Sheet Number
S1.01

CAST IN PLACE CONCRETE

1. Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Size	Slump (at point of placement)	Use
A	4000 psi	NW C33	1"	5"-7"	ALL NEW CONCRETE

2. Fly ash shall not be used in architecturally exposed concrete.
3. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractors option.
4. Lightweight concrete shall have a maximum cured density of 120 pounds per cubic foot.
5. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.
6. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-19, Section 20.7 and 26.8, including the following:
   a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
   b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
7. Concrete pours shall not exceed 5000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour.
8. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.

SLAB ON GRADE

1. Slab on grade shall be poured in strips not to exceed 30'-0".
2. Provide control joints or construction joints at the centerlines of all columns and at 15 feet on center maximum in both directions. Provide additional joints such that the resulting aspect ratio does not exceed 1:1.5
3. Tooled, sawcut, or preformed joints shall be 1/4 the depth of the slab. Sawcut joints must be made within 12 hours after the slab has been placed.
4. Metal keyway forms or bulkheads shall be removed prior to placement of adjacent pours.
5. Refer to "Building Pad Preparation" section for fill requirements.
6. Erection equipment that imposes any concentrated load in excess of 2,000 lbs acting over a 2'-6"x2'-6" area may not be used on the slab-on-grade. Equipment used that will exceed this loading shall be staged away from the building slab and means for doing so shall be included in base bids.

CONCRETE REINFORCING

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
4. Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:
   a. Lap top reinforcing bars at mid span.
   b. Lap bottom reinforcing bars at the supports.
   c. Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
   d. Refer to lap splice schedule for splice length requirement.
   e. Reinforcement labeled as continuous shall be lap spliced 38 bar diameters as a minimum, unless otherwise noted.
   f. Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
   g. Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if top, bottom, or horizontal bars are hooked.
5. Welding of reinforcing steel will not be permitted.
6. Heat shall not be used in the fabrication or installation of reinforcement.
7. Reinforcing steel clear cover shall be as follows:
   a. Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)
   b. Drilled piers - 3" bottom, 3" sides
   c. Walls - 2"
   d. Columns - 1 1/2"
   e. Slabs above grade - 1"
   f. Beams above grade - 1 1/2"
   g. Concrete joists - 1"
8. Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Contract Drawings for use as shop drawings.

CONCRETE JOINT SEALANT

1. Concrete joint sealant includes routing, sawcutting, surface preparation and application of waterproof concrete joint sealant. Sealant used where exposed to pedestrian or vehicle traffic shall be suited for traffic. Repair deteriorated concrete adjacent to crack or joint as required.
2. Joint sealing shall be performed by workers qualified to perform the work. As a minimum, the foreman shall have not less than two years experience with structural concrete repairs.
3. Joints shall be sealed with a waterproof concrete joint sealant product from one of the following manufactureres (or an equivalent product submitted to the engineer for approval):
   a. Sto
   b. Euclid
   c. Master Builders
   d. Dayton Superior
4. Existing concrete shall be prepared as recommended by the manufacturer including but not limited to the following:
   a. Remove any existing joint sealant from crack or joint
   b. Saw cut or route if necessary to clean joint,
   c. Repair damage concrete as required,
5. Apply joint sealant in accordance with the manufacturers directions.
6. Apply sealant within working time limits and temperatures identified by the manufacturer.

ADHESIVE DOWELS

1. Adhesive dowelling system shall be one of the following products: Hilti HIT-HY 200-R, or Hilti HIT-RE 500 V3 Install dowels in accordance with the manufacturer's instructions.
2. Clean out holes with compressed air after drilling holes.
3.

Rebar Size	Hole Diameter	Embedment Depth
#4	5/8"	4 1/2"
#5	3/4"	6"

4. Prior to drilling holes for dowels, locate existing reinforcing steel with a Pachometer (R-Meter) or by drilling 1/4" diameter pilot holes. Relocate bolt holes as required to avoid existing reinforcement.
5. Abandoned holes shall be completely filled with adhesive dowelling compound.

EXPANSION ANCHORS

1. Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
2. Unless otherwise noted, size and depth of the expansion anchors specified in the drawings are based on the Hilti Fastening System products - Hilti Kwik Bolt 3 for general applications, and Kwik Bolt TZ for overhead applications.
3. Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
4. Expansion anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
5. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 1/2" from detailed locations to avoid conflicts, unless noted otherwise.
6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
8. All abandoned holes shall be filled with non-shrink grout.
9. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
10. Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques.

ADHESIVE ANCHORS

1. Adhesive anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
2. Unless otherwise noted, size and depth of the adhesive anchors specified in the drawings are based on HAS rods epoxy doweled with HIT-HY 200-R or HIT-RE 500 V3, Hilti Fastening Systems.
3. Substitution of adhesive anchor products with similar capacities shall be submitted to the engineer of record for approval.
4. Adhesive anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
5. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 inch from detailed locations to avoid conflicts, unless noted otherwise.
6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
8. All abandoned holes shall be filled with non-shrink grout.
9. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
10. Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A992 or A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, F_y 46 ksi or ASTM A1085.
2. Anchor rods shall conform to ASTM F1554 grade 36 ksi.
3. Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout conforming to ASTM C827, and shall have a compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.
4. Studs shall be Nelson studs type S3L (Fu=65 ksi) or acceptable equal. Studs shall be made from cold drawn steel conforming to ASTM A108.
5. Deformed bar anchors shall be Nelson D2L or KSM deformed bar anchors (or acceptable equal) and shall be made from cold drawn wire per STM A490 conforming to ASTM A108 with minimum yield strength of 70 Ksi. Anchors shall be automatically and welded with suitable welding equipment in the shop or in the field. Welding shall be in accordance with the recommendations of Nelson Stud Company or KSM Welding Company.
6. Structural steel detailing, fabrication, and erection shall conform to the AISC "Specification for Steel Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges". Typical connection details are indicated in the drawings. The fabricator shall prepare drawings based on these details. If alternate connection designs are used, the fabricator shall have a registered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.
7. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
8. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
9. Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
10. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.
11. Contractor must fabricate and erect steel in accordance with OSHA Safety requirements, 29 CF part 1926 Safety for Steel Erection, Final Rule.
12. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans, and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 Southern Yellow Pine or Douglas Fir-Larch, except that non-loadbearing interior walls may be stud grade Southern Yellow Pine, Douglas Fir-Larch, or Spruce-Pine-Fir.
2. Studs shall be 2x6's at 16" on center, typical, unless noted otherwise.
4. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
5. All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
6. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
7. Floor sheathing: 3/4" APA rated tongue and groove sheathing with an Exposure 1 rating ((or)) 3/4" grade C-D tongue and groove plywood with exterior glue. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
8. Roof sheathing: 1/2" APA rated sheathing with an exposure 1 rating ((or)) 1/2" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
9. All corners of wall framing shall be braced by a 4'-0" wide x 1/2" panel of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
10. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
11. All framing members framing into the side of a header shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
12. Nailing and attachment of all framing members and sheathing shall be as specified in the Uniform Building Code Nailing Schedule (table 25Q) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
13. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
14. As an alternate, plates may be attached to concrete foundation elements with power actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum at exterior walls and at interior party walls. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI 72P8S36 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.
15. Provide double joists under all interior partition walls oriented parallel to the joists.
16. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
17. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "National Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-02).
2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be No. 2 or better and web members shall be No. 3 or better.
6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A653 grade 33 steel, with a G60 galvanized coating.
7. Trusses shall be designed in accordance with the following requirements:
   a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
   b. Limit live load deflection of floor trusses to L/360. Total load deflections shall be limited to L/240.
   c. Truss members and connections shall be proportioned with a maximum Load Duration Factor as follows:

Dead Load	0.9
Occupancy Live Load	1.0
Snow Load	1.15
Construction Load	1.25
Wind/Seismic Load	1.6

   d. Trusses shall be designed for the superimposed dead and live loads as noted in the Structural Notes and as indicated on the drawings. Dead loads shall not be less than the following:

Roof	10 psf

   e. Trusses shall be designed for the superimposed wind loads in accordance with the specified building code and the specified basic wind speed, exposure, and importance factor. Increase member sizes or provide additional bridging as required to resist uplift forces.
8. Connect roof trusses to bearing wall or beam support at each end with a type H3 framing tie as manufactured by the Simpson Company or approved equal, u.o.n.
9. Refer to mechanical drawings for size and location of mechanical openings.
10. Submittal: Provide shop drawings and calculations prepared and signed by a professional engineer licensed in the state of Texas. Submittal package shall include each individual truss design drawing with design loads, the truss placement diagram for the project, the truss member permanent bracing specification. Refer to IBC section 2303.4.1 for additional requirements.

TONGUE AND GROOVE DECKING

1. Tongue and groove decking shall be 2x6 inches nominal solid sawn lumber. Wood shall be No. 2 or better Southern Pine.
2. Pattern shall be standard vee grooved. Finish shall be smooth surface.
3. Lay-up shall be random length continuous. The distance between end joints in adjacent rows shall be at least 2'-0". The distance between end joints of decking separated by only one course shall be at least 1'-0". One third of the courses in end spans shall not have end joints.
4. Nailing Schedule:

	Toenailing Along Courses	Face Nailing to Supports
2" Nominal	6d@30"	2-12d

5. Toenailing or "slant" nailing shall be started approximately 12" from the end of each piece. Nails shall be ring shank nails. Pre-drill holes for 30d and larger nails.
6. Provide a layer of 3/8 panels of APA rated sheathing with an exposure 1 rating over the tongue and groove decking. Joints in panels shall be offset by 48". Nail 3/8" sheathing to decking with Simpson 10d x 11/2" "N10" nails at 6" on center at the perimeter and at 12" on center in two interior rows 16" apart

COMPOSITE WOOD MEMBERS

1. Where noted on the drawings, joists shall be TJI series engineered wood joists, and beams shall be "Microllam LVL (E=1,900ksi)" or "Parallam PSL (E=2000ksi)" beams as indicated on plan and manufactured by the Trus Joist Weyerhaeuser Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 1 3/4' Microllam LVL beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
5. Provide web stiffeners where required by the manufacturer for the specified support condition.
6. Connectors for double 1 3/4" beams or single 3 1/2" beams shall be Simpson "HHUS410" face mounted hangers, typical, u.n.o

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Date OCTOBER 11, 2023

Sheet Name
GENERAL NOTES

Sheet Number
S1.02

SPECIAL INSPECTIONS

1. Special Inspections shall be performed in accordance with Chapter 17 of the 2018 International Building Code (IBC) by a Special Inspector hired by the Owner to perform the Special Inspections listed below. The Special Inspector shall be qualified by an approved agency according to the City's building official to perform the special inspections for which they will be undertaking. The Contractor shall coordinate with and notify the Special Inspector of all required tests and inspections listed in the following tables. The Special Inspector shall be responsible to verify that the items detailed in the Construction Documents were built accordingly and shall prepare, sign, and furnish inspection reports to the building official and the Architect for all time spent at the site. The Inspector shall bring discrepancies to the immediate attention of the General Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the Architect prior to the completion of that phase of the work. These special inspections are in addition to the other inspections listed in these Structural Notes or Project Specifications.

2. Where structural members and assemblies are shop fabricated, the Special Inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to the Construction Documents and Referenced Standards, unless the fabricator is registered and approved to perform such work without special inspection.

((NOTE TO ENGINEER: DELETE TABLES THAT DO NOT APPLY AND DELETE INSPECTIONS THAT ARE NOT REQUIRED.))

IBC18.SI.00

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

REQUIRED SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION (IBC Table 1705.3)

SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY		REFERENCED STANDARD [a]	IBC REFERENCE
	CONTINUOUS	PERIODIC		
1. Inspect reinforcement, including prestressing tendons, and verify placement	--	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:			AWS D1.4 ACI 318: 26.6.4	--
a. Verify weldability of reinforcing bars other than ASTM A706	--	X		
b. Inspect single-pass fillet welds, maximum 5/16"	--	X		
c. Inspect all other welds	X	--		
3. Inspect anchors cast in concrete	--	X	ACI 318: 17.8.2	--
4. Inspect anchors post-installed in hardened concrete members [b]				
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X	X	ACI 318: 17.8.2.4	--
b. Mechanical anchors and adhesive anchors not defined in 4.a	X	X	ACI 318: 17.8.2	--
5. Verifying use of required design mix	--	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	--	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques	X	--	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques	--	X	ACI 318: 26.5.3-26.5.5	1908.9
9. Inspect prestressed concrete for:			ACI 318: 26.10	--
a. Application of prestressing forces	X	--		
b. Grouting of bonded prestressing tendons	X	--		
10. Inspect erection of precast concrete members	--	X	ACI 318: 26.9	--
11. Verify 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	ACI 318: 26.11.2	--
12. Inspect formwork for shape, location and dimensions of the concrete members being formed	--	X	ACI 318: 26.11.1.2(b)	--

[a] Where applicable, see Section 1705.12, Special Inspections for seismic resistance.

[b] Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

IBC18.SI.05-Concrete

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

REQUIRED SPECIAL INSPECTIONS OF WOOD (IBC 1705.5)

SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
1. Fabrication process of prefabricated wood structural elements and assemblies shall be in accordance with IBC 1704.2.5 and local amendments	--	X
2. Inspect wood structural panel sheathing construction for the following:		
a. Grade and thickness shown on approved construction documents	--	X
b. Nominal size of framing members at adjoining panel edges, per approved construction documents	--	X
c. Nail or staple diameter and length, per approved construction documents	--	X
d. Number of fastener lines and the spacing between fasteners in each line and at edge margins, per approved construction documents	--	X
3. Trusses over 60'-0", inspector shall verify the following:		
a. Temporary installation restraint/bracing per approved truss submittal	X	--
b. Permanent individual truss member restraint/bracing are installed per approved truss submittal	--	X
4. Trusses with overall heights of 60" or greater, inspector shall verify the permanent individual truss member restraint/bracing are installed per approved truss submittal	--	X

IBC18-21.SI.09-Wood

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

REQUIRED SPECIAL INSPECTIONS OF SOILS (IBC Table 1705.6)

SPECIAL INSPECTION TYPE	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill	X	--
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	--	X

IBC18-21.SI.10-Soils

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

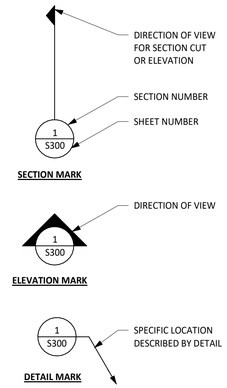
STRUCTURAL ABBREVIATIONS

ADDITIONAL	ADD'L.
ADJACENT	ADJ.
AGGREGATE	AGGR.
ALTERNATE	ALT.
ANCHOR ROD	A.R.
ARCHITECT(URAL)	ARCH('L).
AIR CONDITIONER	A/C
AIR HANDLING UNIT	AHU
APPROXIMATE(LY)	APPROX.
AXIAL LOAD	P
BACK FACE	B.F.
BEAM	BM.
BEARING	BRG.
BETWEEN	BTWN.
BLOCKING	BLKG.
BLOCK-OUT	B.O.
BOTTOM	BOT.
BOTTOM OF	B.O.
BOTTOM OF STEEL	B.O.S.
BRICK LEDGE	BR. L.
BRIDGING	BRDG.
BUILDING	BLDG.
BUILDING LINE	B.L.
CAST-IN-PLACE	C.I.P.
CENTER LINE	C.L. OR ℄
CENTER LINE OF STEEL	C.L.S.
CENTER OF GRAVITY	C.G.
CLEAR(ANCE)	CLR.
COLUMN	COL.
COMPLETE JOINT PENETRATION	C.J.P.
COMPRESSION	C OR COMP.
CONCRETE	CONC.
CONCRETE MASONRY UNIT	CMU
CONNECTIONS	CONX(S).
CONTINUOUS	CONT.
CONTRACTOR	CONTR.
CONTROL JOINT	CTL. J.
CONSTRUCTION	CONST.
CONSTRUCTION JOINT	C.J.
COVER PLATE	COV. PL.
DEFORMED BAR ANCHOR(S)	DBA('S).
DETAIL	DET.
DEAD LOAD	D.L.
DIAGONAL	DIAG.
DIAMETER	DIA.
DIMENSION(S)	DIM(S).
DIRECTION	DIR.
DRAWING(S)	DWG(S).
DOUBLE	DBL.
DOUBLE EXTRA STRONG	XXS
DOWEL(S)	DWL(S).
EACH	EA.
EACH FACE	E.F.
EACH WAY	E.W.
ELECTRICAL	ELEC.
ELEVATION	EL.
ELEVATOR	ELEV.
EMBEDMENT	EMBED.
ENGINEER	ENGR.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXPANSION	EXP.
EXPANSION JOINT	E.J.
EXISTING	EXIST.
EXTERIOR	EXT.
EXTRA STRONG	XS
FACE TO FACE	F. TO F.
FABRICATE(ION)(OR)	FAB.
FAR SIDE	F.S.
FINISH(ED)	FIN('D).
FINISHED FLOOR	F.F.
FIREPROOF	F.P.
FLANGE	FLG.
FLOOR	FL.
FLOOR DRAIN	F.D.
FOOTING	FTG.
FOUNDATION	FDN.
GALVANIZED	GALV.
GENERAL	GEN.
GLUE LAMINATED TIMBER	GLULAM
GRADE	GR.
GRADE BEAM	GR.BM.
HOT DIP(PED)	H.D.
HEADED STUD(S)	H.S.
HEADER	HDR.
HEIGHT	HT.
HORIZONTAL	HORIZ.
HOOK	HK.
INSIDE DIAMETER	I.D.
INSIDE FACE	I.F.
INTERIOR	INT.
INTERMEDIATE	INTERM.
JOINT	JT.
JOIST(S)	JST(S).
LAMINATED VENEER LUMBER	LVL
LAMINATED STRAND LUMBER	LSL
LIGHTWEIGHT	LWT.
LIVE LOAD	L.L.
LONGITUDINAL	LONG.
LONG LEG HORIZONTAL	LLH
LONG LEG VERTICAL	LLV
LONG SIDE HORIZONTAL	LSH
LONG SIDE VERTICAL	LSV
MANUFACTURE(R)	MFR.
MASONRY	MAS.
MATERIAL	MAT'L.
MECHANICAL	MECH('L).
METAL	MTL.
MEZZANINE	MEZZ.
MIDDLE	MID.
MISCELLANEOUS	MISC.
MOMENT	M.
MOMENT CONNECTION(S)	M.C.
NEAR FACE	N.F.
NOMINAL	NOM.
NON-SHRINK	N.S.
NORMAL WEIGHT	N.W.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
ON CENTER	O.C.
OPENING(S)	OPNG(S).
OPPOSITE	OPP.
OPPOSITE HAND	O.H.
ORIENTED STRAND BOARD	OSB
OUTSIDE FACE	O.F.
OUTSIDE DIAMETER	O.D.
PARALLEL	PAR.
PARALLEL STRAND LUMBER	PSL
PARTIAL JOINT PENETRATION	P.J.P.
PENETRATION	PEN.
PERPENDICULAR	PERP.
PIECE	PC.
PLATE	PL. OR ℄
PLYWOOD	PLYWD.
POINT	PT.
POST-TENSION(ED)	P.T.
POUND(S) X1000	KIP(S)
POUNDS PER LINEAR FOOT	PLF
POUNDS PER SQUARE FOOT	PSF
POUNDS PER CUBIC FOOT	PCF
POUNDS PER CUBIC YARD	PCY
PRECAST CONCRETE	P/C
PREFABRICATED	PREFAB.
PRELIMINARY	PRELIM.
PRESSURE	PRESS.
PROJECT(ION)	PROJ.
RADIUS	R
REFER TO / REFERENCE	REF.
REINFORCE(ING)(ED)(MENT)	REINF.
REMAINDER	REM.
REQUIRE	REQ.
REQUIRED	REQ'D
RETURN	RET.
ROOF DRAIN	R.D.
ROUGH OPENING	R.O.
ROUND	RND.
SCHEDULE(D)	SCHED.
SECTION	SECT.
SHEAR FORCE	V
SHEET	SHT.
SIMILAR	SIM.
SPACE(S)(ING)	SPA.
SPECIFICATION(S)	SPEC(S).
SPECIFIED	SPEC'D
SQUARE	SQ.
STAINLESS STEEL	S.S.
STANDARD	STD.
STEEL	STL.
STIFFENER	STIFF
STRAIGHT	STR.
STIRRUPS	STIR.
STRUCTURE OR STRUCTURAL	STRUCT.
SUPPORT(S)	SUPT(S)
TENSION	T
THICK(NESS)	THK.
TONGUE AND GROOVE	T&G
TOP AND BOTTOM	T&B
TOP OF BEAM	T.O. BM.
TOP OF FOOTING	T.O. FTG.
TOP OF PIER	T.O. PIER
TOP OF PIER CAP	T.O. P.C.
TOP OF STEEL	T.O.S.
TOP OF STRUCTURAL CONCRETE	T.O.S.C.
TOP OF WALL	T.O.W.
TREATED	TRTD.
TYPICAL	TYP.
UNLESS OTHERWISE NOTED	U.O.N.
VERTICAL	VERT.
VOLUME	VOL.
WATER STOP	W.S.
WELDED WIRE MESH	W.W.M.
WIDE FLANGE	W.F.
WIND BRACE	WB
WIND LOAD	W.L.
WITH	W/
WITHOUT	W/O
WATER PROOFING	W.P.
WORK POINT	W.P.
WOOD	WD.

MATERIALS LEGEND

- EXISTING CONSTRUCTION
- CONCRETE
- STEEL IN SECTION
- PLYWOOD IN SECTION
- CMU
- BRICK OR STONE IN SECTION
- GROUT/SAND
- EARTH (UNDISTURBED)
- EARTH/FILL (COMPACTED)
- ROCK
- MECH. UNIT OR ZONE

DRAFTING SYMBOLS



PLAN/DETAIL DESIGNATION

(#) PLAN NAME/DETAIL TITLE

SCALE:

STRUCTURAL DRAWING TYPES

S1 . . . . GENERAL NOTES & PIER PLAN
S2 . . . . PLANS/FOUNDATION CONSTRUCTION
S3 . . . . CONCRETE CONSTRUCTION
S4 . . . . MASONRY CONSTRUCTION
S5 . . . . STEEL CONSTRUCTION
S6 . . . . WOOD CONSTRUCTION

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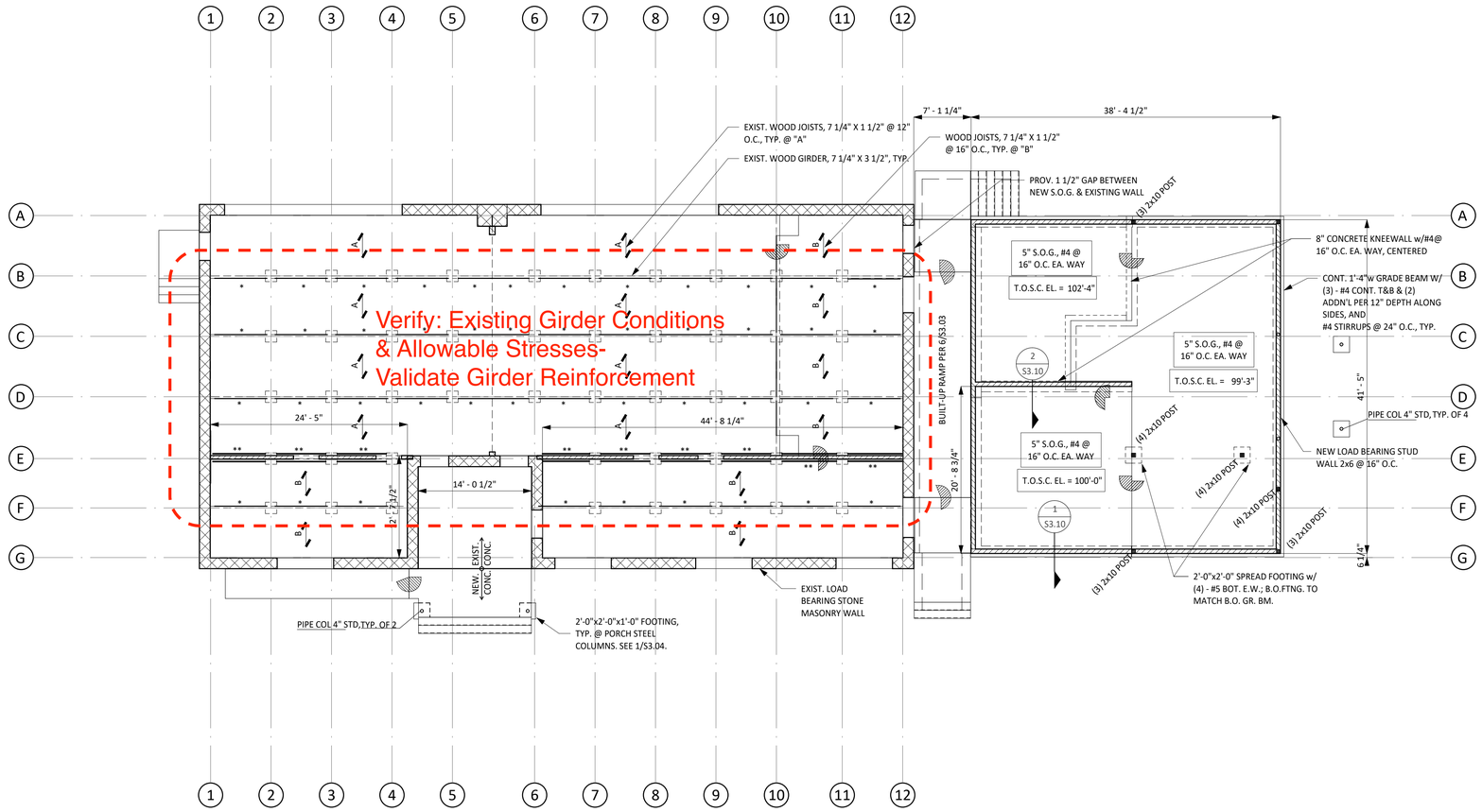
Date OCTOBER 11, 2023

Sheet Name
SPECIAL INSPECTIONS

Sheet Number
S1.04



1 LEVEL 1 FRAMING PLAN
SCALE: 1/8" = 1'-0"

FRAMING PLAN LEGEND:

- INDICATES CONCRETE COLUMN OR WALL
- INDICATES STRUCTURAL CONCRETE SLAB STEP
- INDICATES STRUCTURAL CONCRETE SLOPE CHANGE
- INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS
- INDICATES STRUCTURAL SLAB OR DECK SPAN
- EXIST. OR NEW WOOD STUD WALL

FOUNDATION PLAN NOTES:

1. TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED:
   T.O.S.C. EL.=XXX'-XX" (AREA ELEVATION) — T.O.S.C. EL.=XXX'-XX" (SPOT ELEVATION)
2. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.
5. AT " * ", REINFORCE EXISTING WOOD GIRDER PER 6/S6.10.
6. AT " ** ", REINFORCE EXISTING WOOD GIRDER PER 5/S6.10.

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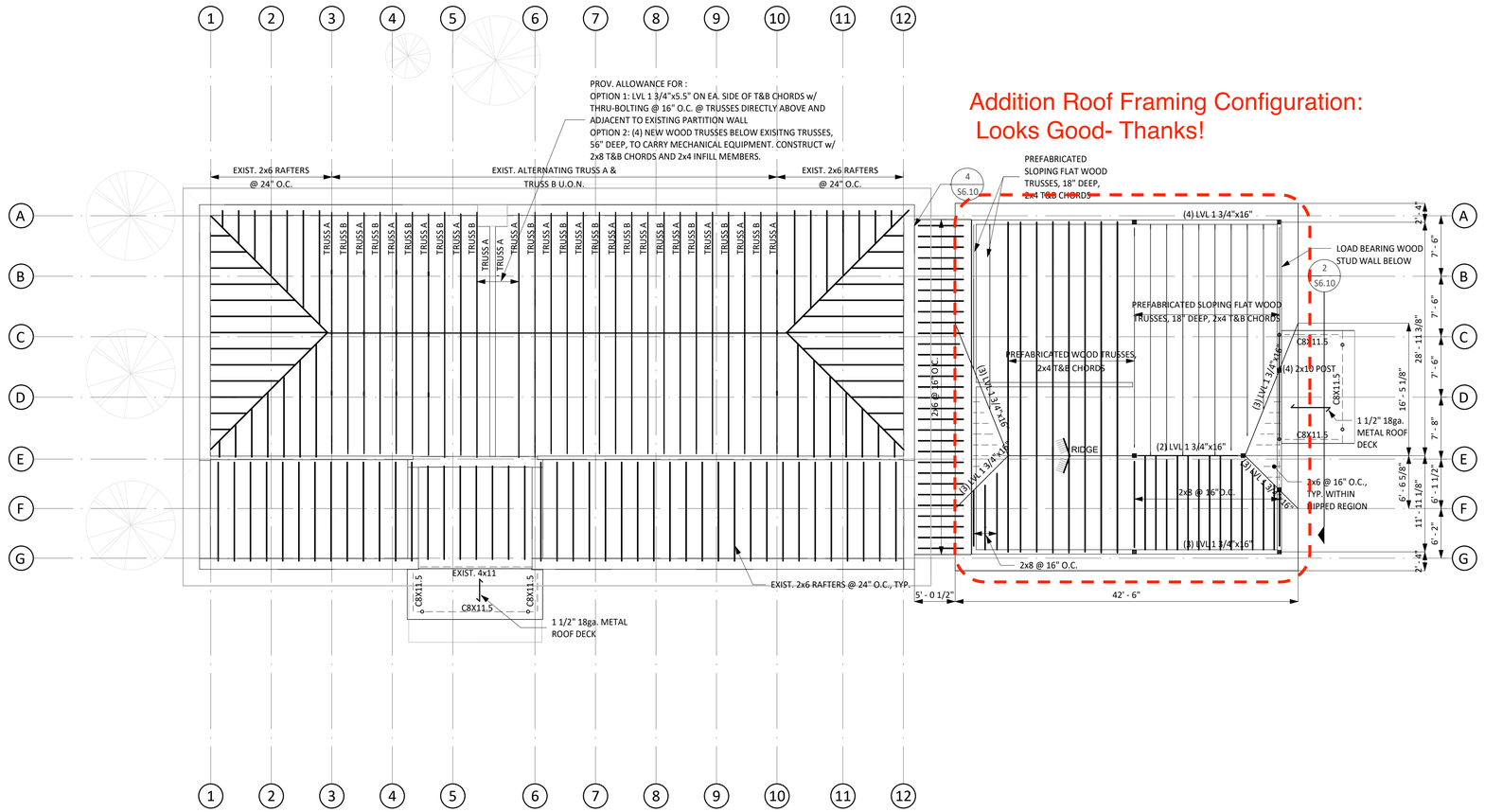
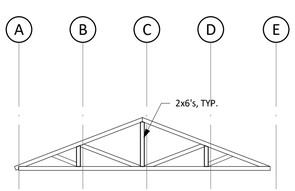
Sheet Name
LEVEL 1 FRAMING PLAN

Sheet Number
S2.01

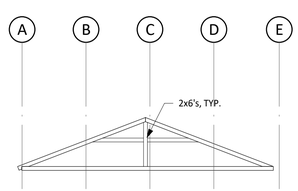


1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



VERIFY DIMENSIONS IN FIELD AS REQUIRED

2 EXISTING TRUSS A TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"



VERIFY DIMENSIONS IN FIELD AS REQUIRED

3 EXISTING TRUSS B TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

FRAMING PLAN LEGEND:

- INDICATES CONCRETE COLUMN OR WALL
- INDICATES STRUCTURAL CONCRETE SLAB STEP
- INDICATES STRUCTURAL CONCRETE SLOPE CHANGE
- INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS
- INDICATES STRUCTURAL SLAB OR DECK SPAN
- EXIST. OR NEW WOOD STUD WALL

ROOF PLAN NOTES:

1. TOP OF STRUCTURAL STEEL ELEVATION (BOTTOM OF DECK) IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED:
   T.O.S. EL.=XXX'-XX" (AREA ELEVATION) — T.O.S. EL.=XXX'-XX" (SPOT ELEVATION)
2. T.O.S.C. EL. 100'-0" = MSL EL. 472.83'
3. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ROOF SLOPES NOT DIMENSIONED ON PLAN.
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF ROOF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.
6. STEEL BEAMS ARE NOTED ON PLAN AS FOLLOWS:
   5K W14x22, c=1" 5K — BEAM MARK; BEAM END REACTION (SERVICE OR FACTORED); CAMBER AT MID . LENGTH

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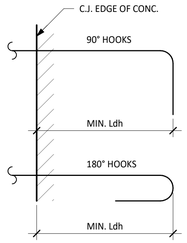
Sheet Name
ROOF FRAMING PLAN

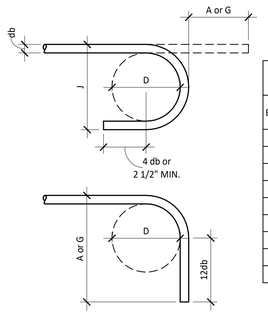
Sheet Number
S2.02



HOOK DEVELOPMENT LENGTH SCHEDULE, Ldh						
BAR SIZE	3000 psi	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi
#3	9"	8"	7"	6"	6"	6"
#4	11"	10"	9"	8"	8"	7"
#5	1'-2"	1'-0"	11"	10"	9"	9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	11"	11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"	1'-0"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"	1'-4"
#10	2'-4"	2'-1"	1'-10"	1'-8"	1'-7"	1'-6"
#11	2'-7"	2'-3"	2'-0"	1'-10"	1'-9"	1'-7"

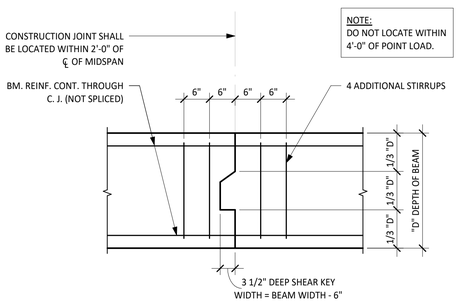
NOTES:

1. TABULATED VALUES ARE BASED ON THE GRADES PER THE GENERAL NOTES REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
2. FOR TABULATED BARS SIZES ONLY:
   A. IF CONCRETE COVER PER ACI 318-14, SECTION 25.4.3.2, TABLE 25.4.3.2, THEN A MODIFICATION FACTOR OF 0.7 MAY BE APPLIED BUT THE LENGTH MUST NOT BE LESS THAN 8 x db NOR 6 IN.
   B. IF HOOK IS ENCLOSED IN TIES OR STIRRUPS PER ACI 318-14, SECTION 25.4.3.2, TABLE 25.4.3.2, THEN A MODIFICATION FACTOR OF 0.8 MAY BE APPLIES BUT THE LENGTH MUST NOT BE LESS THAN 8 x db NOR 6 IN.
3. FOR EPOXY-COATED HOOKS, MULTIPLY THE TABULATED VALUES BY 1.2.
4. FOR LIGHTWEIGHT CONCRETE, INCREASE THE TABULATED VALUES BY 1/3.



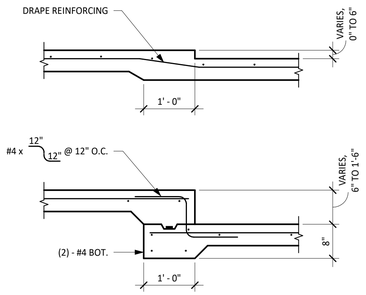
STANDARD HOOK SCHEDULE				
BAR SIZE	D	180° HOOK		90° HOOK
		A or G	J	A or G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	12"
#7	5 1/4"	10"	7"	1'-2"
#8	6"	11"	8"	1'-4"
#9	9 1/2"	1'-3"	11 3/4"	1'-7"
#10	10 3/4"	1'-5"	1'-1 1/4"	1'-10"
#11	12"	1'-7"	1'-2 3/4"	2'-0"

1 TYPICAL DETAIL
STANDARD HOOK SCHEDULE
NO SCALE

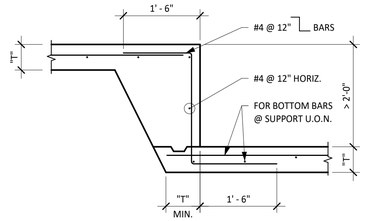


ELEVATION

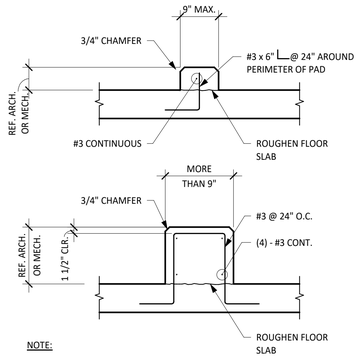
7 TYPICAL DETAIL
BEAM CONSTRUCTION JOINT
NO SCALE



2 TYPICAL DETAIL
DROP IN SLAB-ON-GRADE ≤ 1' - 6"
NO SCALE

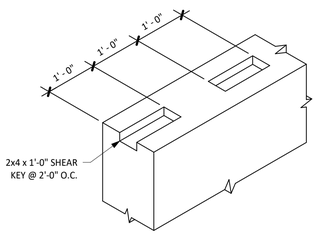


3 TYPICAL DETAIL
DROP IN SLAB-ON-GRADE GREATER THAN 2 FT
NO SCALE

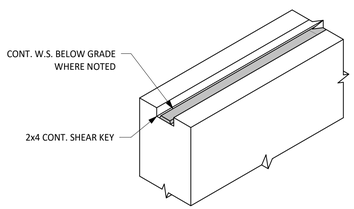


NOTE:
PROVIDE CONSTRUCTION JOINTS @ 20'-0" O.C. MAX.

4 TYPICAL DETAIL
SLAB-ON-GRADE OR STRUCTURAL SLAB MECHANICAL CURB
NO SCALE



INTERMITTENT ABOVE GRADE



CONTINUOUS BELOW GRADE

5 GRADE BEAM SHEAR KEY AT HORIZONTAL JOINT
SCALE: 3/4" = 1'-0"

REINFORCEMENT SPLICE LENGTH SCHEDULE												
	f'c=3000 psi CONCRETE		f'c=4000 psi CONCRETE		f'c=5000 psi CONCRETE		f'c=6000 psi CONCRETE		f'c=7000 psi CONCRETE		f'c=8000 psi CONCRETE	
CLASS / BAR SIZE	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"
#3	1'-5"	1'-10"	1'-3"	1'-7"	1'-1"	1'-5"	1'-0"	1'-4"	1'-0"	1'-4"	1'-0"	1'-4"
#4	1'-10"	2'-5"	1'-7"	2'-1"	1'-5"	1'-10"	1'-4"	1'-8"	1'-3"	1'-7"	1'-2"	1'-6"
#5	2'-4"	3'-0"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-1"	1'-6"	2'-0"	1'-5"	1'-10"
#6	2'-9"	3'-7"	2'-5"	3'-1"	2'-2"	2'-9"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-2"
#7	4'-1"	5'-3"	3'-6"	4'-6"	3'-1"	4'-1"	2'-10"	3'-8"	2'-8"	3'-5"	2'-6"	3'-2"
#8	4'-7"	6'-0"	4'-0"	5'-2"	3'-7"	4'-7"	3'-3"	4'-3"	3'-0"	3'-11"	2'-10"	3'-8"
#9	5'-2"	6'-10"	4'-6"	5'-10"	4'-0"	5'-3"	3'-8"	4'-9"	3'-5"	4'-5"	3'-2"	4'-1"
#10	5'-10"	7'-7"	5'-1"	6'-7"	4'-6"	5'-10"	4'-1"	5'-4"	3'-10"	4'-11"	3'-7"	4'-8"
#11	6'-6"	8'-5"	5'-7"	7'-3"	5'-0"	6'-6"	4'-7"	5'-11"	4'-3"	5'-6"	4'-0"	5'-2"

6 TYPICAL DETAIL
LAP SPLICE SCHEDULE
NO SCALE

NOTES:

1. WHERE SPLICE TYPE IS NOT INDICATED, USE CLASS "B" SPLICE.
2. LAP LENGTHS LISTED ABOVE APPLY UNDER THE FOLLOWING CONDITIONS:
   A. BEAM & COLUMN BARS ARE SPACED AT LEAST 1 BAR DIAMETERS O.C. WITH CLEAR COVER NOT LESS THAN 1 BAR DIAMETER.
   B. WALL & SLAB BARS ARE SPACED AT LEAST 2 BAR DIA. O.C.
   C. FOR UNCOATED AND ZINC-COATED (GALVANIZED) REINFORCEMENT.
   D. FOR REINFORCEMENT THAT CONFORMS DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE TO ASTM A615 WITH GRADES PER THE GENERAL NOTES.
3. WHERE CLEAR COVER OR CLEAR SPACING FOR MASONRY REINF. IS LESS THAN 5 BAR DIAMETERS, INCREASE SPLICE LENGTHS SHOWN BY MULTIPLYING LENGTHS BY MAX. RATIO OF 5 BAR DIAMETERS TO CLEAR COVER OR SPACING.
4. FOR HORIZ. TOP BARS w/ 12" OF CONCRETE CAST BELOW, MULTIPLY TABULATIONS BY 1.3.
5. WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER SCHEDULED LAP LENGTH APPLIES U.O.N.
6. REFER TO "CONCRETE REINFORCING" SECTION OF THE GENERAL NOTES FOR FURTHER INFORMATION.
7. FOR MASONRY REINFORCEMENT SPLICE LENGTH SCHEDULE, SEE MASONRY DETAILS.
8. FOR LIGHTWEIGHT CONCRETE, INCREASE THE TABULATED VALUES BY 1/3.

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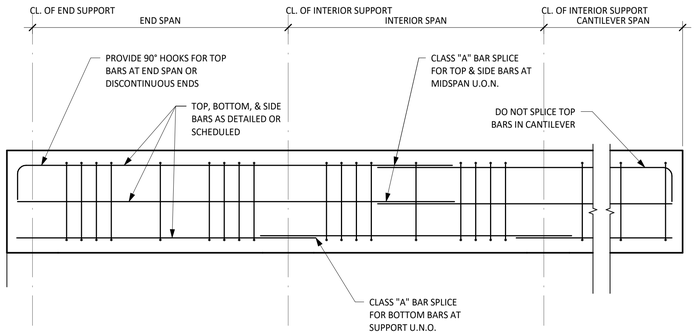
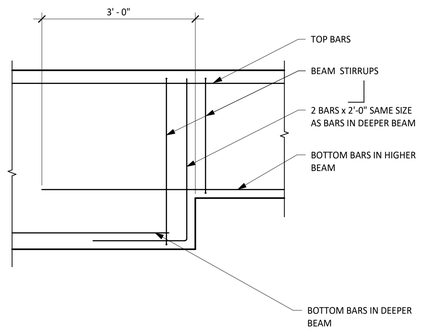


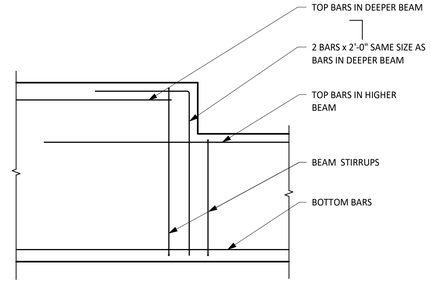
1 TYPICAL DETAIL GRADE BEAM REINFORCING

NO SCALE



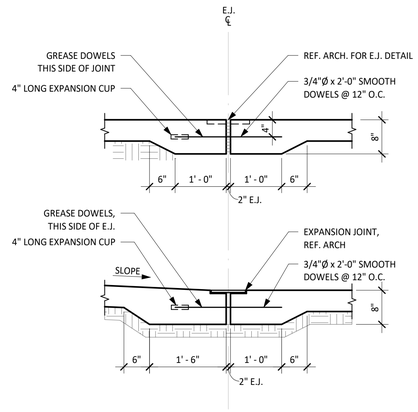
2 TYPICAL DETAIL STEP IN BOTTOM GRADE BEAM

NO SCALE



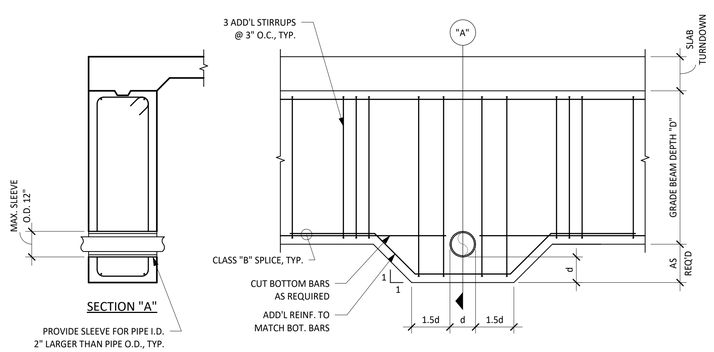
3 STEP IN TOP GRADE BEAM

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



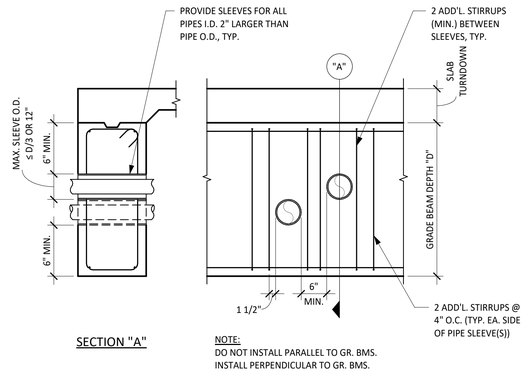
4 TYPICAL DETAIL EXPANSION JOINT

NO SCALE



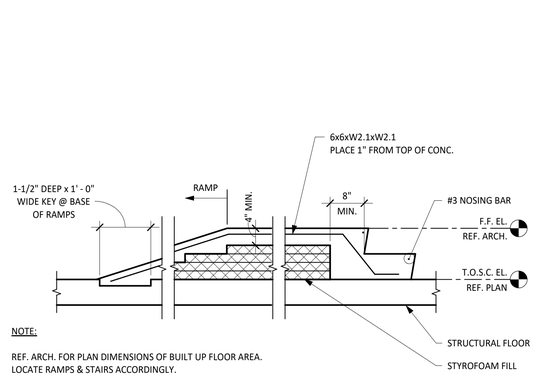
5 TYPICAL DETAIL HORIZONTAL PENETRATIONS THROUGH BOTTOM OF GRADE BEAM

NO SCALE



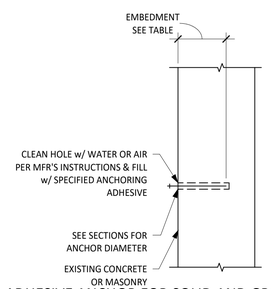
6 TYPICAL DETAIL HORIZONTAL PIPE PENETRATIONS THROUGH GRADE BEAM

NO SCALE



7 BUILT-UP FLOOR CONSTRUCTION

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



ADHESIVE ANCHOR NOTES:

1. REFER TO GENERAL NOTES FOR ADHESIVE ANCHOR TYPE.
2. LOCATE EXISTING REINFORCING STEEL IN THE CONCRETE USING NON-DESTRUCTIVE METHODS & POSITION ANCHOR LOCATIONS TO AVOID CONFLICTS WITH EXISTING REINFORCING. ANCHOR LOCATIONS CAN BE ADJUSTED BY A MAXIMUM OF 1 1/2" FROM DETAILED LOCATIONS TO AVOID CONFLICTS, UNLESS NOTED OTHERWISE.
3. BASED ON FIELD VERIFIED LOCATIONS OF REINFORCING STEEL & EMBEDDED ITEMS, THE CONTRACTOR SHALL CREATE TEMPLATES FOR EACH ANCHOR GROUP.
4. ALL ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.
5. HOLES IN CONNECTION PLATES SHALL BE NO MORE THAN 1/16" LARGER THAN THE ANCHOR DIAMETER. IF LARGER HOLES ARE REQUIRED FOR ERECTION PURPOSES, PROVIDE 1/4"x3x3 PLATE WASHERS CONTINUOUSLY WELDED TO THE CONNECTION PLATE.

ANCHOR INSTALLATION INFORMATION			
ANCHOR DIAMETER	1/2"	5/8"	3/4"
HOLE DIAMETER	9/16"	3/4"	7/8"
EMBEDMENT FOR HAS STD.	4 1/2"	5 5/8"	6 3/4"
MAX. TORQUE (ft.-lbs)	30	60	100

8 ADHESIVE ANCHOR FOR SOLID AND GROUTED MASONRY AND CONCRETE

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

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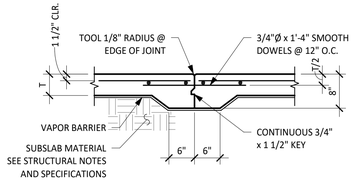
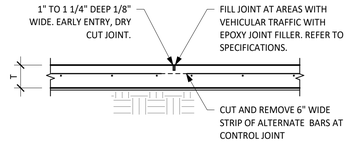
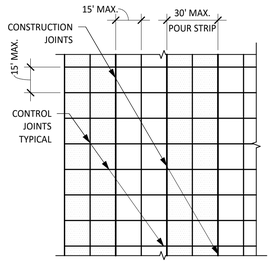


CONSTRUCTION JOINT



CONTROL JOINT



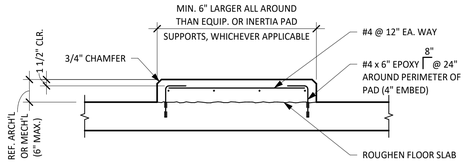
POUR STRIP LAYOUT

NOTES:

1. SEE PLAN FOR THICKNESS OF SLAB (T) AND REINFORCING.
2. PROVIDE A CONSTRUCTION OR A CONTROL JOINT ON THE CENTERLINES OF COLUMNS, U.O.N.
3. SLABS SHALL BE POURED IN A STRIP PATTERN AND CUT IN A JOINT PATTERN w/ WIDTHS NOT EXCEEDING THOSE SHOWN, U.O.N. CONTRACTOR SHALL SUBMIT JOINT PATTERNS FOR REVIEW.
4. IF METAL FORMS ARE USED, REMOVE THEM BEFORE POURING ADJACENT SLAB.
5. FOR SLABS WITH THICKNESS (T) GREATER THAN 6", THICKENED EDGES ARE NOT REQUIRED AT JOINTS.
6. INFILL STRIPS CAN BE PLACED AFTER INITIAL SLAB STRIPS HAVE CURED FOR 3 DAYS.

1 TYPICAL DETAIL SLAB-ON-GRADE

NO SCALE



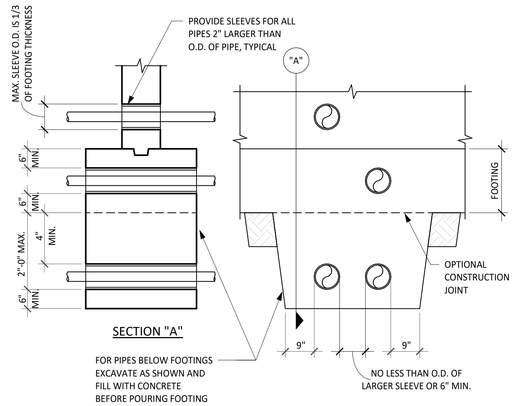
EQUIPMENT PAD

NOTES:

1. PADS PER DETAIL TO BE PROVIDED UNDER EQUIPMENT SUPPORTED ON SLAB-ON-GRADE OR ELEVATED SLABS.
2. COORDINATE MECHANICAL PAD SIZE, LOCATION AND EMBEDDED ITEMS WITH MEP DRAWINGS AND EQUIPMENT MANUFACTURER.

2 TYPICAL DETAIL MECHANICAL PAD

NO SCALE

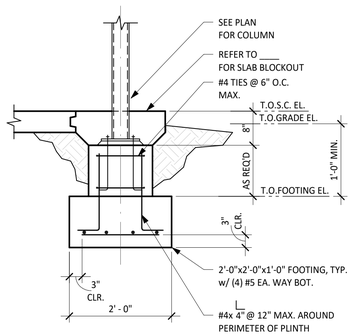


SECTION "A"

NOTES:
DO NOT PASS PIPES THROUGH ISOLATED FOOTINGS.
1. WHERE PIPES ARE MORE THAN 2'-0" BELOW FOOTING.
2. BACKFILL WITH SOIL AS SPECIFIED.

3 PIPES AND TRENCHES AT FOOTING

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



4 ISOLATED EXTERIOR STEEL PORCH COLUMN FOOTING

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

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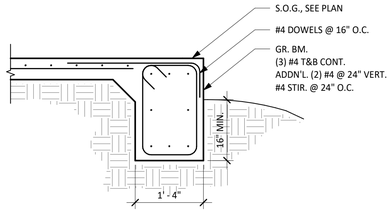
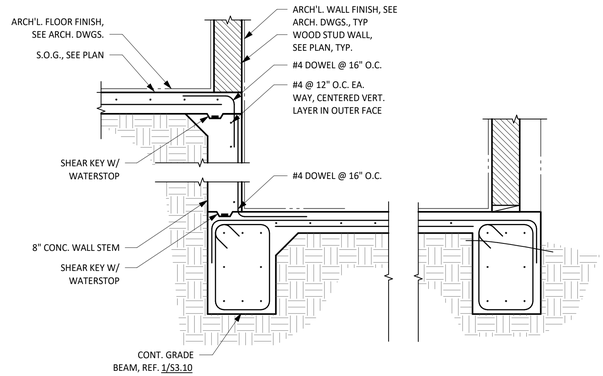


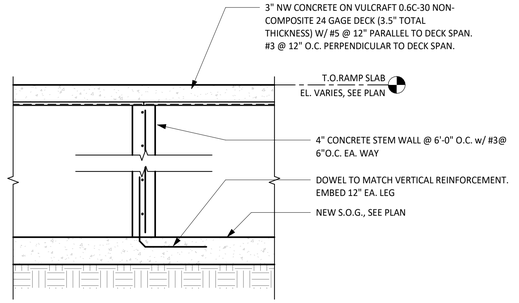
1 NEW CONCRETE GRADE BEAM

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



2 STEP IN NEW SLAB ON GRADE GREATER THAN 1'-0" ELEVATION DIFFERENCE

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



3 TYPICAL BUILT UP CONCRETE RAMP DETAIL

SCALE: 1" = 1'-0"

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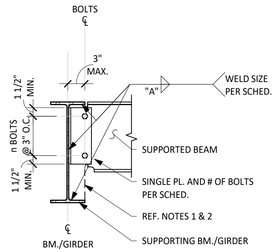
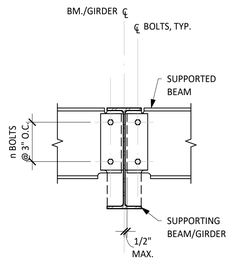


NOTE:

IF SUPPORTED BEAM IS LESS THAN 1/2 OF BOLTS TO CONNECTION AT GIRDER, EXTEND TAB PLATE TO BOTTOM FLANGE AT PERIMETER CONDITION.



NOTE:

REF. DETAIL "A" FOR INFO NOT SHOWN

A ONE-SIDED CONNECTION - BEAMS TO GIRDER

B TWO-SIDED CONNECTION - BEAMS TO GIRDER

STANDARD SINGLE PLATE CONNECTION

BEAM SIZE	NO. OF ROWS OF BOLTS(n)	BOLT DIAMETER	PLATE THICKNESS	WELD SIZE A	MAX. BEAM REACTION (KIPS)
W8	2	3/4"	1/4"	1/4"	12
W10	2	↓	↓	↓	16
W12	3	↓	↓	↓	24
W14	3	↓	5/16"	↓	30
W16	4	↓	↓	↓	40
W18	5	↓	↓	↓	50
W21	6	7/8"	3/8"	↓	73
W24	7	↓	↓	↓	85
W27	8	↓	↓	↓	97
W30	8	↓	↓	↓	97
W33	8	↓	↓	↓	97
W36	10	↓	1/2"	5/16"	140
W40	10	↓	↓	↓	140
W44	10	↓	↓	↓	140

NOTES:

1. ALL OTHER CONNECTIONS DEVIATING FROM TYPICAL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER WORKING UNDER THE GUIDANCE OF THE CONTRACTOR. REF. GENERAL NOTES UNDER "STRUCTURAL STEEL CONNECTIONS."
2. NOTED REACTIONS ARE FOR SERVICE LOADS.
3. BOLTS ARE A325N WITH STANDARD HOLES.
4. SCHEDULED SHEAR PLATE CONNECTIONS APPLY TO RIGHT ANGLE CONNECTIONS AND SKEWED CONNECTIONS UP TO 30° FROM RIGHT ANGLE.
5. BEAM CONNECTIONS ARE "STANDARD" UNLESS OTHERWISE NOTED ON PLAN.
6. WORKLINES ARE ON CENTERLINES OF BEAMS AND COLUMNS, U.O.N.
7. WELD CAPACITY BASED ON Exx = 70 KSI.
8. CONTRACTOR RESPONSIBLE FOR MEETING ALL O.S.H.A. REQUIREMENTS.

C SINGLE PLATE CONNECTION SCHEDULE

1 SCHEMATIC SINGLE-PLATE FRAMING CONNECTIONS

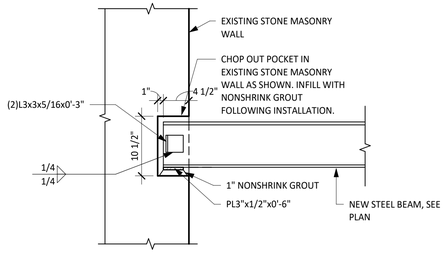
SCALE: 1" = 1'-0"

NOTES:

1. SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
2. STIFFENER PLATES SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
3. CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.

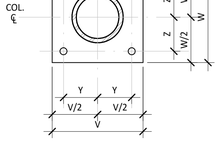
2 CAP PLATE - BOLTED CONNECTION (PIPE)

SCALE: 1" = 1'-0"



3 NEW STEEL BEAM TO EXISTING STONE MASONRY WALL CONNECTION

SCALE: 1" = 1'-0"

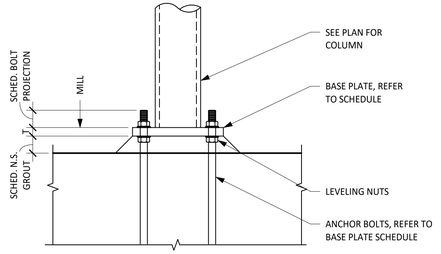


NOTES:

1. WELD TO BE 1/16" SMALLER THAN THICKNESS OF TUBE.
2. SEE DETAIL_____FOR BASE PLATE ELEVATION.

4 BASE PLATE - 4 BOLTS (PIPE)

SCALE: 1" = 1'-0"



ROD PROJECTION AND GROUT THICKNESS SCHEDULE

ANCHOR BOLT DIAMETER	ROD PROJECTION	GROUT THICKNESS
1" OR LESS		1 1/2"
1 1/8" TO 1 1/2"		2"
1 3/4" TO 2"		2 1/2"
2 1/4" TO 2 1/2"		3"

5 COLUMN BASE PLATE (PIPE) SCHEDULE

SCALE: 1" = 1'-0"

MASONRY LOOSE LINTEL SCHEDULE

OPENING	LINTEL SIZE
UP TO 5' - 0"	L4x3 1/2x1/2 LLV

NOTE:

1. LINTEL ANGLES SHALL BE HOT DIP GALVANIZED.
2. PROVIDE 3/8" GAP IN MORTAR AT ENDS OF ANGLE. FORM GAP WITH BACKER ROD.
3. PROVIDE 8" BEARING AT EACH END OF LINTEL ANGLE.

6 SCHEDULE - MASONRY LOOSE LINTEL

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

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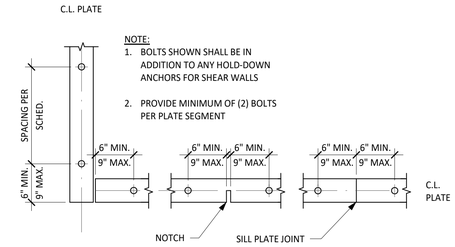
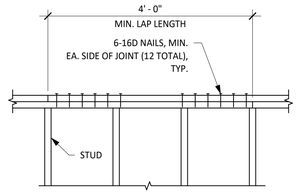
Sheet Name
STEEL TYPICAL DETAILS

Sheet Number
S5.02



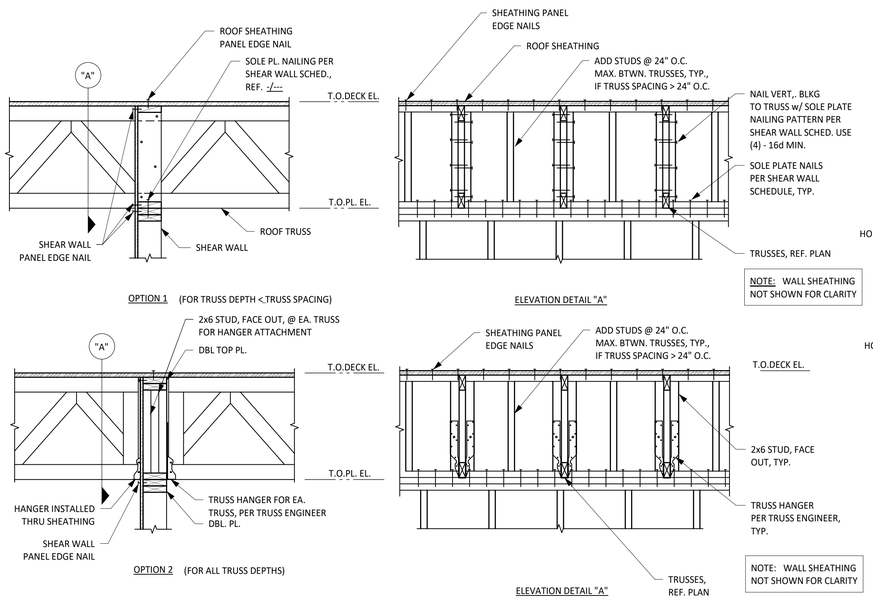
TYPICAL DETAIL
SILL PLATE BOLT LAYOUT

1 NO SCALE



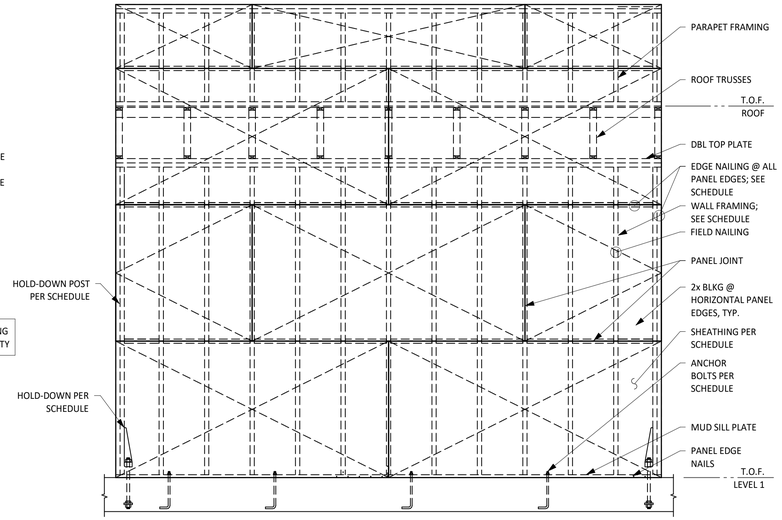
TYPICAL DETAIL
DOUBLE TOP PLATE SPLICE NAILING

2 NO SCALE



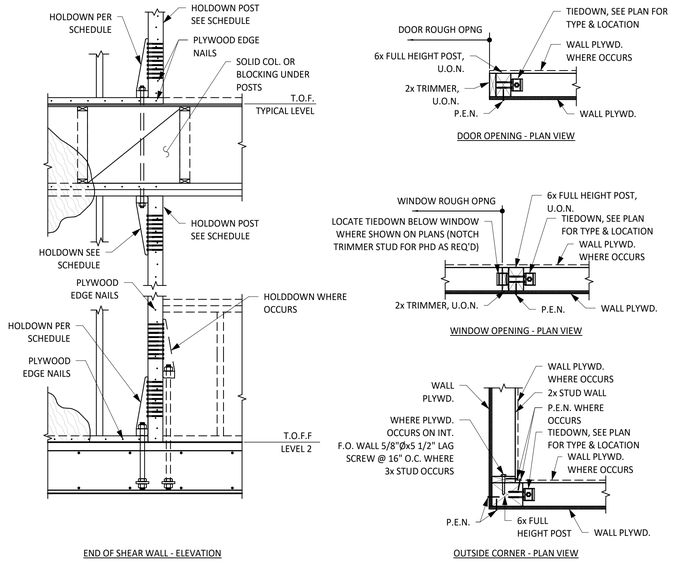
TYPICAL DETAIL
INTERIOR SHEAR WALL CONNECTION AT ROOF

3 NO SCALE



TYPICAL DETAIL
SHEARWALL ELEVATION

6 NO SCALE



TYPICAL DETAIL
SHEARWALL HOLDOWN SCHEDULE

4 NO SCALE

MARK	HOLDOWN TYPE	HOLDOWN ANCHOR BOLT	POST	CAPACITY (LBS)
T1	HDU2-SDS2.5	5/8"Ø THRD. ROD W/ 3"x3"x1/4" PL WASHER	FOR 2x4 WALL, 3x4 FOR 2x6 WALL, 3x6	3075
T2	HDU4-SDS2.5	5/8"Ø THRD. ROD W/ 3"x3"x1/4" PL WASHER	FOR 2x4 WALL, 4x4 FOR 2x6 WALL, 3x6	4565
T3	HDU5-SDS2.5	7/8"Ø THRD. ROD W/ 3"x3"x1/4" PL WASHER	FOR 2x4 WALL, 4x6 FOR 2x6 WALL, 4x6	5645
T4	HDU8-SDS2.5	7/8"Ø THRD. ROD W/ 3 1/2"x3 1/2"x1/4" PL WASHER	FOR 2x4 WALL, 4x6 FOR 2x6 WALL, 4x6	6970
T5	HDU11-SDS2.5	7/8"Ø THRD. ROD W/ 3"x3"x1/4" PL WASHER	FOR 2x4 WALL, 4x6 FOR 2x6 WALL, 6x6	9535

NOTE: SCHEDULED HOLDOWNS ARE PRE-DEFLECTED STEEL HOLDOWN ANCHORS BY "SIMPSON STRONG-TIE."

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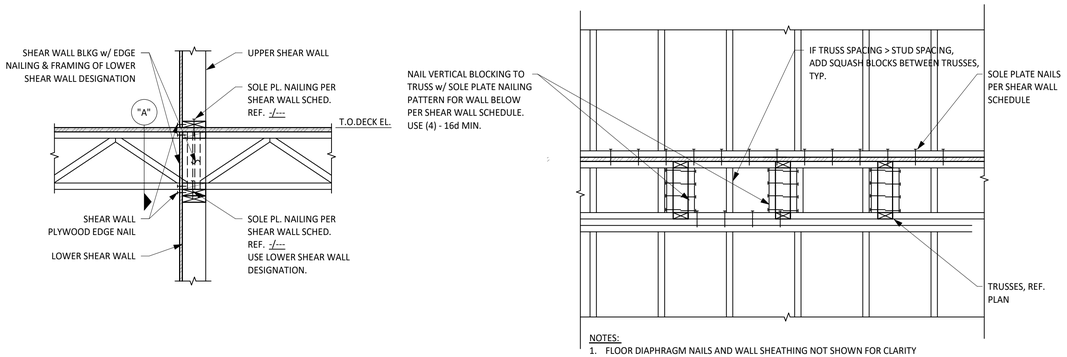
Sheet Name
WOOD TYPICAL DETAILS

Sheet Number
S6.01



NOTES:

1. FLOOR DIAPHRAGM NAILS AND WALL SHEATHING NOT SHOWN FOR CLARITY
2. WHERE A PENETRATION > 4" IN DIAMETER OCCURS IN A SHEATHING PANEL BETWEEN TRUSSES, DOUBLE THE NUMBER OF PANEL EDGE, SOLE PLATE, AND BLOCKING NAILS IN AN ADJACENT PANEL. IF DOUBLING THE NAILS WOULD REDUCE THE SPACING TO LESS THAN 3", USE 3" NOMINAL BLOCKS AT ALL PANEL EDGES, ADD A SHEATHING PANEL TO THE OPPOSITE FACE OF THE WALL, AND DOUBLE THE SOLE PLATE AND BLOCKING NAILS ONLY.

ELEVATION DETAIL "A"

1 TYPICAL DETAIL
INTERIOR SHEAR WALL AT FLOOR TRUSSES

NO SCALE

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Sheet Name
WOOD TYPICAL DETAILS

Sheet Number
S6.02

NAILING SCHEDULE	
CONNECTION	NAILING
1. FLOOR JOIST TO BAND JOIST, FACE NAIL	3-16d
2. FLOOR JOIST TO SILL PLATE OR GIRDER, TOE NAIL	3-8d
3. BRIDGING TO JOISTS, TOE NAIL OR END NAIL EACH END	2-8d
4. SILL PLATE TO BAND JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
5. TOP PLATE TO STUD, END NAIL	2-16d
6. STUD TO SILL PLATE	4-8d TOE NAIL OR 2-16d EACH END
7. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C. MAX.
8. DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
9. TOP PLATES AND INTERSECTIONS, FACE NAIL	2-16d OR 3-10d
10. TOP PLATES AND LAPS, FACE NAIL	8-16d
11. CONTINUOUS HEADER-TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
12. CEILING JOISTS TO PLATE, TOE NAIL	3-8d
13. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
14. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
15. RAFTER TO PLATE, TOE NAIL	3-8d
16. 3/4" LET-IN BRACE TO EACH STUD AND PLATES, FACE NAIL	2-8d
17. BUILT-UP CORNER STUDS	16d AT 24" O.C.
18. BUILT-UP GIRDER AND BEAMS, THREE MEMBERS	20d AT 32" O.C. AT TOP AND BOTTOM (STAGGERED) 2-20d AT ENDS

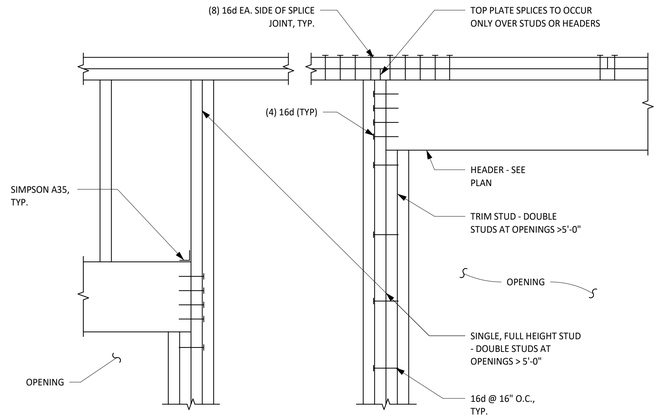
NOTES:
1. PROVIDE NAILING CONNECTIONS INDICATED IN SCHEDULE UNLESS DETAILED OR NOTED OTHERWISE.

TYPICAL WOOD DETAIL
NAILING SCHEDULE
1 NO SCALE

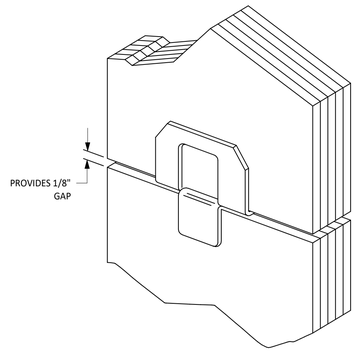
WOOD CONSTRUCTION CONNECTOR NOTES:

1. ALL WOOD CONSTRUCTION CONNECTORS SHOWN ARE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (OR APPROVED EQUIVALENT). BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS AND SUBMIT TO ARCHITECTURAL ENGINEERS COLLABORATIVE.
2. ALL SPECIFIED FASTENERS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND THE MANUFACTURER'S INSTRUCTIONS. ALL HOLES IN CONNECTORS SHALL BE PROPERLY NAILED TO THE WOOD STRUCTURE. CONTACT ARCHITECTURAL ENGINEERS COLLABORATIVE FOR FASTENERS NOT SHOWN. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
3. BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
4. INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
5. USE PROPER SAFETY EQUIPMENT.
6. WELDING GALVANIZED STEEL MAY PRODUCE HARMFUL FUMES; FOLLOW PROPER WELDING PROCEDURES AND SAFETY PRECAUTIONS. WELDING SHOULD BE IN ACCORDANCE WITH AWS STANDARDS.
7. PNEUMATIC OR POWDER-ACTUATED FASTENERS MAY DEFLECT AND INJURE THE OPERATOR OR OTHERS. NAIL GUNS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. GUNS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
8. UNLESS OTHERWISE NOTED, BOLTS AND NAILS SHALL NOT BE COMBINED. SIMILARLY, WELDS SHALL NOT BE COMBINED WITH BOLTS OR NAILS.
9. 8d, 10d, 12d, 16d AND 20d SPECIFY COMMON NAILS AND MAY NOT BE REPLACED WITH BOX OR SINKER NAILS UNLESS OTHERWISE SPECIFIED.
10. BOLTS SHALL BE ASTM A307, GRADE A OR BETTER.
11. UNLESS OTHERWISE NOTED, BENDING STEEL IN THE FIELD MAY CAUSE FRACTURES AT THE BEND LINE. FRACTURED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED.
12. A FASTENER THAT SPLITS THE WOOD WILL NOT SUPPORT THE DESIGN LOAD. IF THE WOOD HAS A TENDENCY TO SPLIT, PRE-BORE HOLES TO 3/4 OF THE NAIL DIAMETER PER THE NDS.

TYPICAL WOOD DETAIL
WOOD CONSTRUCTION CONNECTOR NOTES
2 NO SCALE

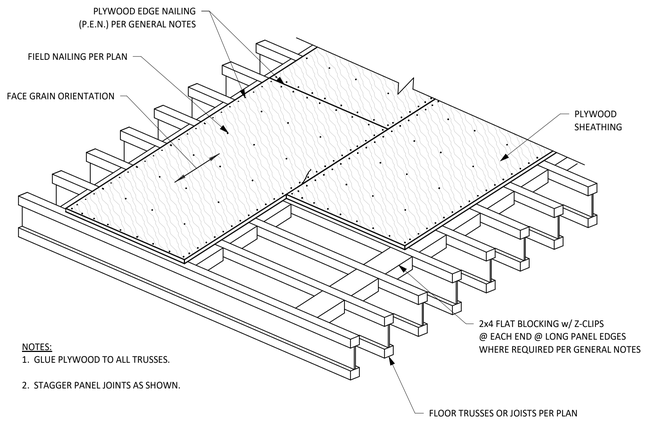


TYPICAL WOOD DETAIL
WALL FRAMING AT OPENING
3 NO SCALE



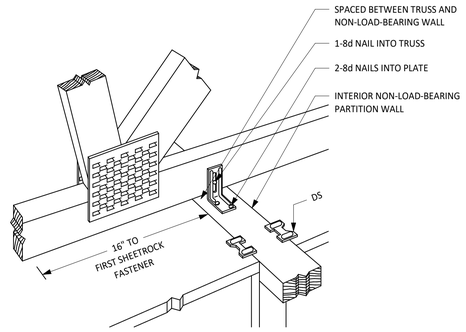
NOTES:
1. USE CLIPS FOR UNBLOCKED DIAPHRAGMS IF NO TONGUE AND GROOVE IN SHEATHING IS SPECIFIED.
2. INSTALL 2 EQUALLY SPACED BETWEEN TRUSSES

TYPICAL WOOD DETAIL
SIMPSON STRONG-TIE PSCL
4 NO SCALE



NOTES:
1. GLUE PLYWOOD TO ALL TRUSSES.
2. STAGGER PANEL JOINTS AS SHOWN.

TYPICAL WOOD DETAIL
FLOOR DIAPHRAGM NAILING WITH BLOCKING
5 NO SCALE



TYPICAL WOOD DETAIL
SIMPSON STRONG-TIE STCT AT INTERIOR NON-LOAD-BEARING WALLS
6 NO SCALE

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WOOD TYPICAL DETAILS

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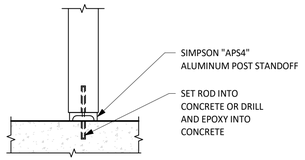
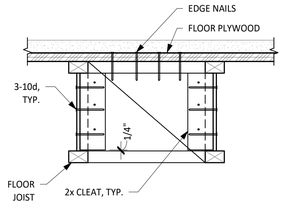
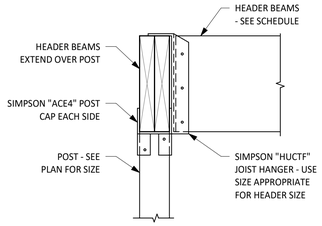


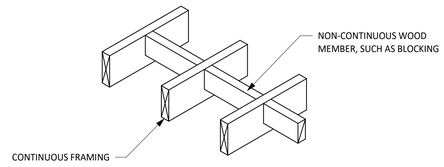
1 TYPICAL WOOD DETAIL
EXTERIOR POST BASE
NO SCALE



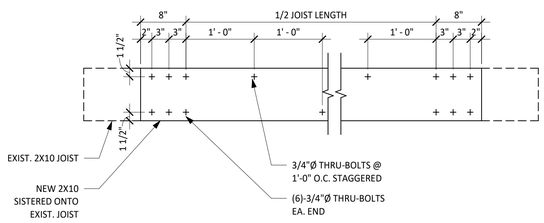
2 TYPICAL WOOD DETAIL
I-JOIST BLOCKING
NO SCALE



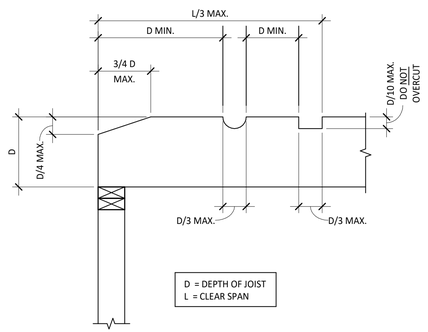
3 TYPICAL WOOD DETAIL
POST CAP
NO SCALE



4 TYPICAL WOOD DETAIL
BLOCKING
NO SCALE

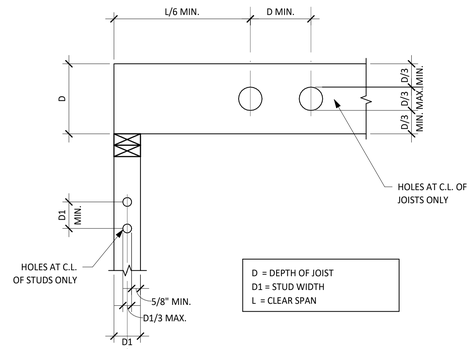


5 TYPICAL DETAIL - WOOD JOIST SISTERING
NO SCALE



1. NOTCH CUTS ALLOWED IN TOP OF JOISTS ONLY. NOTIFY ENGINEER PRIOR TO CUTTING BEAMS, TYP. U.O.N.
2. THIS DETAIL DOES NOT APPLY TO ENGINEERED WOOD "I" JOISTS.

6 TYPICAL WOOD DETAIL
NOTCHES IN WOOD
NO SCALE



NOTES:
1. HOLE CUTS ALLOWED IN JOISTS AND STUDS ONLY. NOTIFY ENGINEER PRIOR TO CUTTING BEAMS, TYP. U.O.N.
2. THIS DETAIL DOES NOT APPLY TO ENGINEERED WOOD "I" JOISTS.

7 TYPICAL WOOD DETAIL
HOLES IN WOOD
NO SCALE

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WOOD TYPICAL DETAILS

Sheet Number
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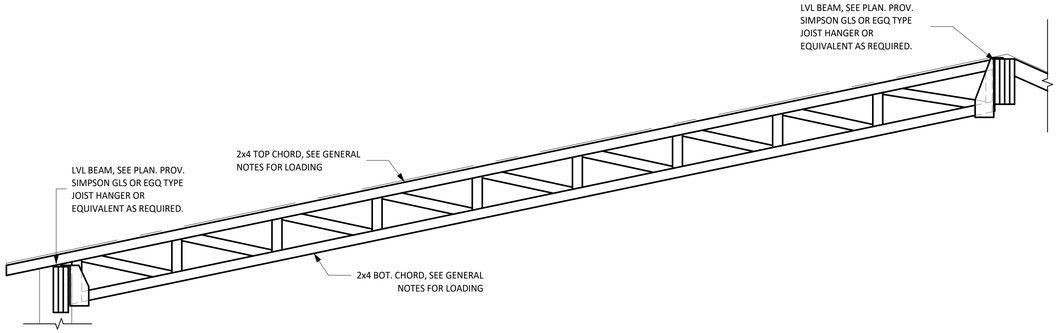
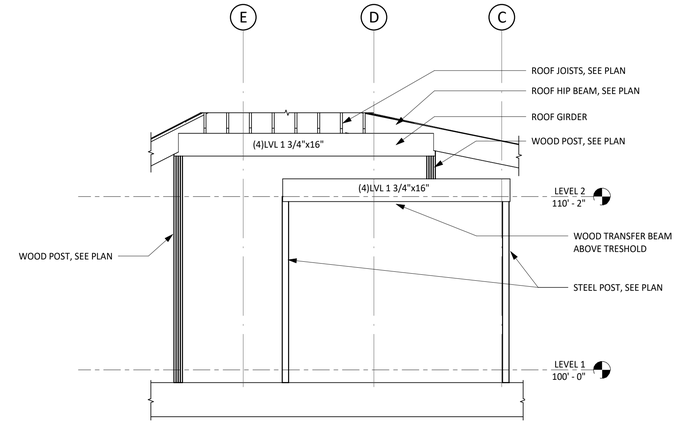
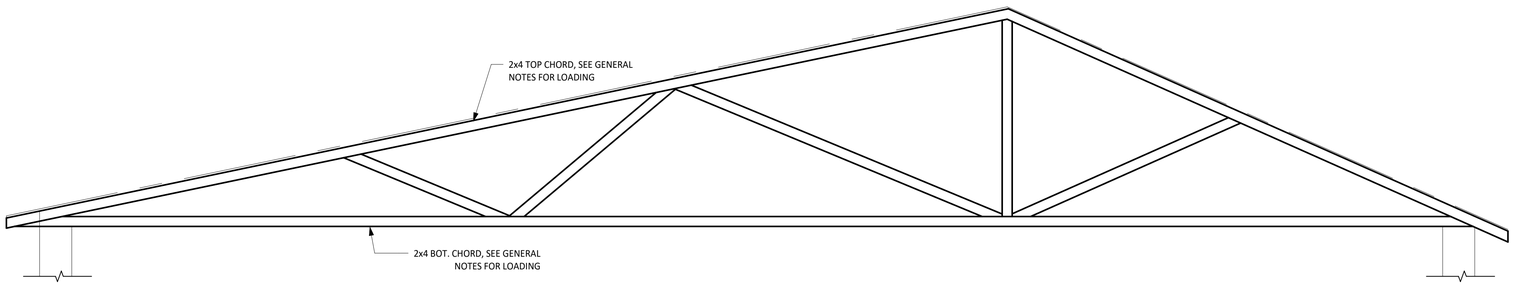


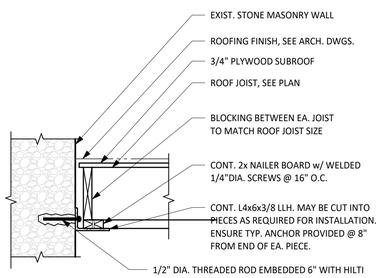
1 NEW SLOPING FLAT WOOD TRUSS ELEVATION
SCALE: 1/2" = 1'-0"



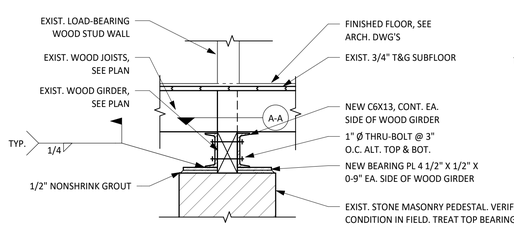
2 NORTH FRAMING ELEVATION
SCALE: 1/4" = 1'-0"

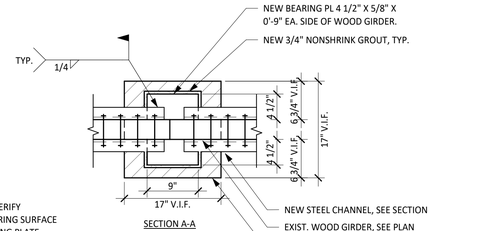


3 NEW TYPICAL WOOD TRUSS ELEVATION
SCALE: 1/2" = 1'-0"



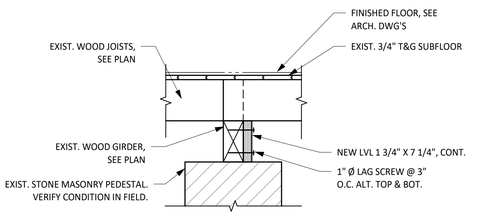
4 WOOD JOIST SUPPORT LEDGER POST INSTALLED INTO STONE MASONRY WALL
SCALE: 1" = 1'-0"





5 REINFORCEMENT OF EXISITNG WOOD GIRDER BELOW WOOD BEARING WALL
SCALE: 1" = 1'-0"

Verify: Existing Girder Conditions & Allowable Stresses- Validate Girder Reinforcement



6 REINFORCMENT OF TYP. EXISTING WOOD GIRDER
SCALE: 1" = 1'-0"

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WOOD DETAILS

Sheet Number
S6.10

MECHANICAL SYMBOLS AND ABBREVIATIONS

NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

DUCTWORK SYMBOLS

SYMBOL	DESCRIPTION
	FLAT OVAL DUCT SECTION
	ROUND DUCT SECTION
30x24	DUCT SECTION, POSITIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN.
30x24o	FLAT OVAL DUCTWORK, FIRST FIGURE IS SIDE SHOWN
UP	CHANGE OF ELEVATION - UP OR DOWN
A.D.	ACCESS DOORS, VERTICAL OR HORIZONTAL
	ACOUSTICAL LINING (INSULATION)
	DEMOLITION DUCTWORK
	EXISTING DUCT
	EXISTING UNDERGROUND RETURN AIR DUCT
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT (SINGLE LINE REPRESENTATION)
	FLEXIBLE DUCT (DOUBLE LINE REPRESENTATION)
V.D.	MANUAL VOLUME DAMPER
M	MOTORIZED VOLUME DAMPER
F.D.	FIRE DAMPER (WITH ACCESS DOOR)
S.F.D.	SMOKE/FIRE DAMPER (WITH ACCESS DOOR) (OPTIONAL DSD AS INDICATED)
	REFRIGERANT SIGHT GLASS
FD SD	DETECTORS, FIRE AND / OR SMOKE
	DIRECTION OF AIR FLOW
24/8 12/8	DUCT TRANSITION
	ELBOWS WITHOUT TURNING VANES
	ELBOWS WITH TURNING VANES
V.D.	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)
A 300	AIR DEVICE TYPE "A", 300 CFM
A 200	LINEAR SLOT DEVICE TYPE "A", 200 CFM
A 200	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.
RA	RETURN/EXHAUST AIR DEVICE, TYPE "RA"
A	RETURN/EXHAUST GRILLE OR REGISTER, SIDEWALL, DEVICE TYPE "A"
	ROOF VENTILATOR, SUPPLY
	ROOF VENTILATOR, EXHAUST

DUCTWORK SYMBOLS

SYMBOL	DESCRIPTION
	ROOF HOOD
	FAN COIL (2 OR 4 PIPE)
	IN-LINE CENTRIFUGAL FAN

CONTROLS

SYMBOL	DESCRIPTION
T	THERMOSTAT
T	THERMOSTAT, REMOTE BULB
T	TEMPERATURE SENSOR
H	HUMIDISTAT
H	HUMIDITY SENSOR
F	FIRESTAT

PIPING GENERAL

SYMBOL	DESCRIPTION
F.S.	FLOW SWITCH
P.S.	PRESSURE SWITCH
	STRAINER, WYE WITH DRAIN VALVE
	STRAINER - VERTICAL BASKET TYPE
F.D.	FLOOR DRAIN
	AUTOMATIC AIR VENT PIPED TO DRAIN
	MANUAL AIR VENT PIPED TO DRAIN
	GAUGE COCK
	PRESSURE GAUGE WITH GAUGE COCK
	FLOW VENTURI
	FLOW METER (PITOT OR ORIFICE)
	NEW PIPING
	EXISTING PIPING
	PIPING TO BE DEMOLISHED
D R	PIPE RISE (R) OR DROP (D)
	FLOW - IN DIRECTION OF ARROW
SUPPLY	WATER SUPPLY PIPING (2 PIPE)
RETURN	WATER RETURN PIPING (2 PIPE)
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
	RISE OR DROP
	BRANCH CONNECTION OUT OF TOP

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NEW TO EXISTING CONNECTION
	SECTION ARROW - SECTION 1, SHEET M100
DETAIL SCALE	DETAIL OR PLAN NUMBER 1, SHEET M500 (SCALE AS INDICATED)
	EQUIPMENT MARK
ROOM ###	ROOM & NUMBERS
	KEY NOTES

VALVES

SYMBOL	DESCRIPTION
	AUTOMATIC FLOW CONTROL VALVE
	CALIBRATED BALANCING VALVE
F.M.	COMBINATION BALANCING AND FLOW METER
	EXPANSION VALVE
	VALVE, SELF-OPERATING
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
M	THREE WAY VALVE (AUTOMATIC)
M	TWO WAY VALVE (AUTOMATIC)
	NON-SLAM CHECK VALVE
	BALL VALVE
M.S.	BALL VALVE (MEMORY STOP)
	OUTSIDE STEM AND YOKE GATE VALVE
	GATE VALVE
	FLOAT VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
S	SOLENOID VALVE
	HOSE VALVE (UTILITY PURPOSES)
	THERMOSTATIC EXPANSION VALVE
	SWING CHECK VALVE
	VALVE IN RISER (TYPE AS SPEC'D OR NOTED)
	PLUG VALVE

PIPING GENERAL

SYMBOL	DESCRIPTION
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	CAP ON END OF PIPE
	PLUGGED TEE
	PUMP
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	UNION (SCREWED)
	UNION (FLANGED)
P.A.	PIPE ANCHOR
	BLADDER TYPE TEMP. OR PRESS. TEST PORT (WITH COVER)
	MECHANICAL GROOVED PIPE COUPLING
	FLEXIBLE PIPE CONNECTOR
	THERMOMETER (STRAIGHT SCALE)
	THERMOMETER OR CONTROL TEST BULB WELL
	THERMOSTAT

COOLING

SYMBOL	DESCRIPTION
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
CWS	CONDENSOR WATER SUPPLY
CWR	CONDENSOR WATER RETURN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RHG	REFRIGERANT HOT GAS
HGB	HOT GAS BYPASS
MUW	MAKE-UP WATER
D	DRAIN LINE

HEATING

SYMBOL	DESCRIPTION
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
HPS	HIGH PRESSURE STEAM CONDENSATE
LPS	LOW PRESSURE STEAM CONDENSATE
PCR	PUMPED CONDENSATE RETURN
S15	STEAM SUPPLY (PRESSURE AS INDICATED)
BFW	BOILER FEED WATER
	THERMOSTATIC TRAP
	FLOAT AND THERMOSTATIC TRAP

ABBREVIATIONS

ABV	ABOVE	ENT	ENTERING	OH	OVERHEAD
AC	ABOVE CEILING	EQUIP.	EQUIPMENT	PD	PRESSURE DROP
ACC	AIR COOLED CHILLER	ERV	ENERGY RECOVERY VENTILATOR	PLBG	PLUMBING
AD	ACCESS DOOR	ESP	EXTERNAL STATIC PRESSURE	PRESS	PRESSURE
AFF	ABOVE FINISHED FLOOR	EWT	ENTERING WATER TEMPERATURE	PSI	POUNDS PER SQUARE INCH, GAUGE
AHU	AIR HANDLING UNIT	EXH	EXHAUST	PTAC	PACKAGE TERMINAL AIR CONDITIONER
APPROX.	APPROXIMATE	EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
AV	AIR VENT	F	FAHRENHEIT	RA	RETURN AIR
ARCH.	ARCHITECTURAL	FA	FRESH AIR	REFRIG.	REFRIGERATION
B	BOILER	FC	FAN COIL	RHD	RELIEF HOOD
BDD	BACK DRAFT DAMPER	FD	FIRE DAMPER	RH	RELATIVE HUMIDITY
BF	BELOW FLOOR	FPM	FEET PER MINUTE	RTU	ROOF TOP UNIT
BLDG.	BUILDING	FS	FLOW SWITCH	SA	SUPPLY AIR
BHP	BRAKE HORSEPOWER	FT	FEET	SCH	SCHEDULE
BTU	BRITISH THERMAL UNIT	GAL	GALLON(S)	SD	SMOKE DAMPER
CFM	CUBIC FEET PER MINUTE	GALV	GALVANIZED	SF	SQUARE FOOT
CH	CHILLER	GPM	GALLONS PER MINUTE	SHT	SHEET
CI	CAST IRON	HB	HOSE BIBB	SP	STATIC PRESSURE
CLG	CEILING	HD	HEAD	SPEC	SPECIFICATION
CO	CLEANOUT	HDT	HORIZONTAL DRAW THRU	STD	STANDARD
CONC	CONCRETE	HP	HORSEPOWER	STL	STEEL
COND	CONDENSATE	HTR	HEATER	SW	SWITCH
CONNX/CONX.	CONNECTION	H2O	WATER	T/A	THROW AWAY (FILTERS)
CONT	CONTINUATION	HW	HOT WATER	T-STAT	THERMOSTAT
CP	CENTRAL PLANT	HZ	HERTZ	TEMP	TEMPERATURE
℄	CENTERLINE	ID	INSIDE DIAMETER	TSH	TOTAL SENSIBLE HEAT
CT	COOLING TOWER	INV	INVERT	TXV	THERMOSTATIC EXPANSION VALVE
CU	CONDENSING UNIT	IN	INCHES	TYP	TYPICAL
CHW	CHILLED WATER	IN WG	INCHES OF WATER	UF	UNDER FLOOR
CWP	CHILLED WATER PUMP	JST	JOIST	UG	UNDERGROUND
DDC	DIRECT DIGITAL CONTROLS	KW	KILOWATT	UH	UNIT HEATER
DG	DOOR GRILLE	L	LENGTH	UL	UNDERWRITER'S LABORATORIES
DI	DUCTILE IRON	LAT	LEAVING AIR TEMPERATURE	V	VENT
DIA	DIAMETER	LVR	LOUVER	VB	VALVE BOX
DB	DRYBULB	MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
DN	DOWN	MD	MANUAL DAMPER	VEL	VELOCITY
DSD	DUCT SMOKE DETECTOR	MECH	MECHANICAL	VENT	VENTILATE
DWG	DRAWING	MIN	MINIMUM	VOL	VOLUME
DX	DIRECT EXPANSION	MOBD	MOTORIZED OPPOSED BLADE DAMPER	VOLT	VOLTAGE
EA	EXHAUST AIR	MTD	MOUNTED	VTR	VENT THRU ROOF
EAT	ENTERING AIR TEMPERATURE	NA	NOT APPLICABLE	W	WIDE, WIDTH
EDH	ELECTRIC DUCT HEATER	NC	NORMALLY CLOSED	WB	WET BULB
EF	EXHAUST FAN	NIC	NOT IN CONTRACT	W,C,	WATER COLUMN
EG	EXHAUST GRILLE	NO	NORMALLY OPEN	W/	WITH
ELECT	ELECTRICAL	NTS	NOT TO SCALE	W/O	WITHOUT
ELEV	ELEVATION	OA	OUTSIDE AIR		ANGLE IRON
EMCS	REFRIGERANT MONITORING CONTROL SYSTEM	OBD	OPPOSED BLADE DAMPER		

COMMISSIONING PLAN

PROJECT IS EXEMPT FROM COMMISSIONING PER 408.2 EXEMPTION NO. 1.

THE TOTAL MECHANICAL EQUIPMENT COOLING CAPACITY IS LESS THAN 480,000 BTUH AND LESS THAN 600,000 BTUH HEATING CAPACITY.

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78620

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No.	Description	Date

TIRZ PM Review Comments: 231018- KES

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AARON J HEAPS
P.E. REG. NO. 137145
OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
MECHANICAL SYMBOLS & ABBREVIATIONS

Sheet Number
M000

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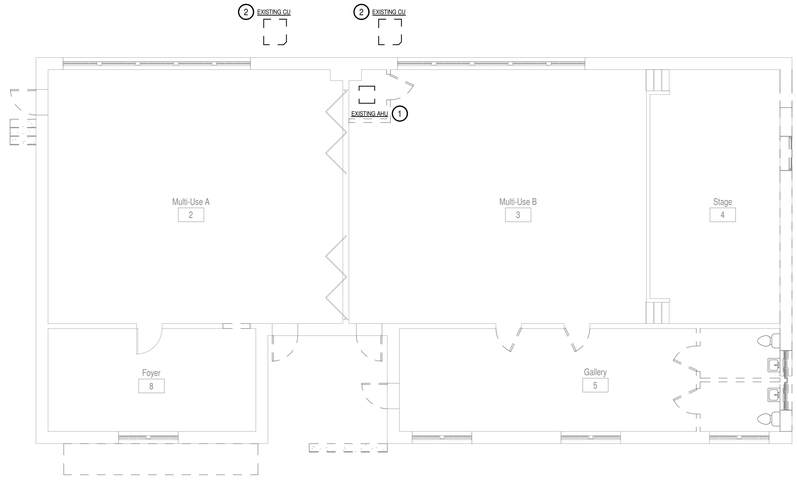
MECHANICAL GENERAL NOTES (APPLIES TO ALL PAGES):

1. THE "EXISTING" MECHANICAL LAYOUTS INDICATED ON THESE DOCUMENTS ARE BASED ON THE INFORMATION AVAILABLE AND MAY BE INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CONDITIONS AND MAKE SUITABLE ADJUSTMENTS AS NECESSARY, TO ACCOMMODATE NEW WORK. CONDITIONS DIFFERENT TO THOSE INDICATED SHALL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS. NOTE THAT ANY UNCOVERED SYSTEMS MUST BE CAREFULLY IDENTIFIED PRIOR TO MODIFICATIONS.
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER TRADES AND INCLUDE ANY MODIFICATIONS NEEDED TO ACCOMMODATE THEIR WORK.
3. FIELD VERIFY EXACT LOCATIONS AND SIZES OF EXISTING EQUIPMENT.
4. IN-FILL ANY OPEN WALL PENETRATIONS ABOVE THE CEILING, FROM CRAWL SPACE, OR THROUGH DECK SLAB THAT ARE CREATED BY THE REMOVAL OF ANY PIPING, CONDUIT, OR EQUIPMENT. FIRE CAULK ALL PENETRATIONS THROUGH NEW AND EXISTING FIRE RATED WALLS TO ENSURE INTEGRITY OF RATED AND NON RATED WALLS. IN-FILL PIPING PENETRATIONS NEW AND ABANDONED WITH POURABLE SEALANT. ALL PENETRATIONS SHALL BE INSPECTED PRIOR TO CONCEALMENT.
5. OWNER SHALL HAVE FIRST PRIORITY OVER ANY SALVAGED EQUIPMENT DURING THE DEMOLITION PROCESS. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHAT ITEMS, IF ANY, THE OWNER WOULD LIKE TO KEEP.

MECHANICAL DEMOLITION KEYED NOTES:

1. DEMOLISH ALL EXISTING MECHANICAL EQUIPMENT IN CLOSET AND ALL ASSOCIATED DUCTWORK, AIR DEVICES, PIPING, HANGERS, AND SUPPORTS.
2. DEMOLISH EXISTING OUTDOOR CONDENSING UNITS AND ASSOCIATED CONCRETE PADS, PIPING, AND SUPPORTS.



1 MD101 MECHANICAL LEVEL 1 DEMOLITION PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"

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Date October 11, 2023

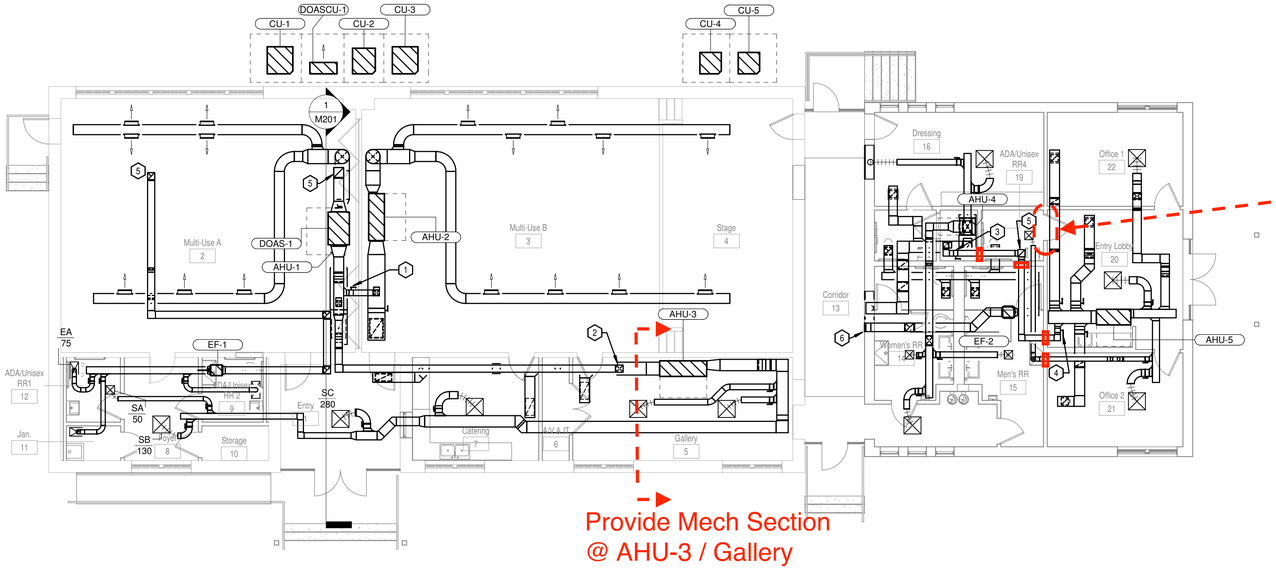
Sheet Name
MECHANICAL LEVEL 1 DEMOLITION PLAN

Sheet Number
MD101

MECHANICAL KEYED NOTES:

1. BALANCE AIRFLOW BALANCING DAMPER TO 280 CFM.
2. BALANCE AIRFLOW BALANCING DAMPER TO 90 CFM.
3. BALANCE AIRFLOW BALANCING DAMPER TO 100 CFM.
4. BALANCE AIRFLOW BALANCING DAMPER TO 150 CFM.
5. DUCTWORK DOWN FROM ROOF HOOD. SEE ROOD PLAN FOR CONTINUATION.
6. WIND DRIVEN RAIN RESISTANT EXHAUST LOUVER. REFER TO DETAILS FOR CONNECTION. REFER TO ARCHITECTURAL FOR LOUVER SPECIFICATIONS.

Equipment Locations
& Air Distribution Concepts
look OK- Thanks!



1 M101 MECHANICAL LEVEL 1 PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"

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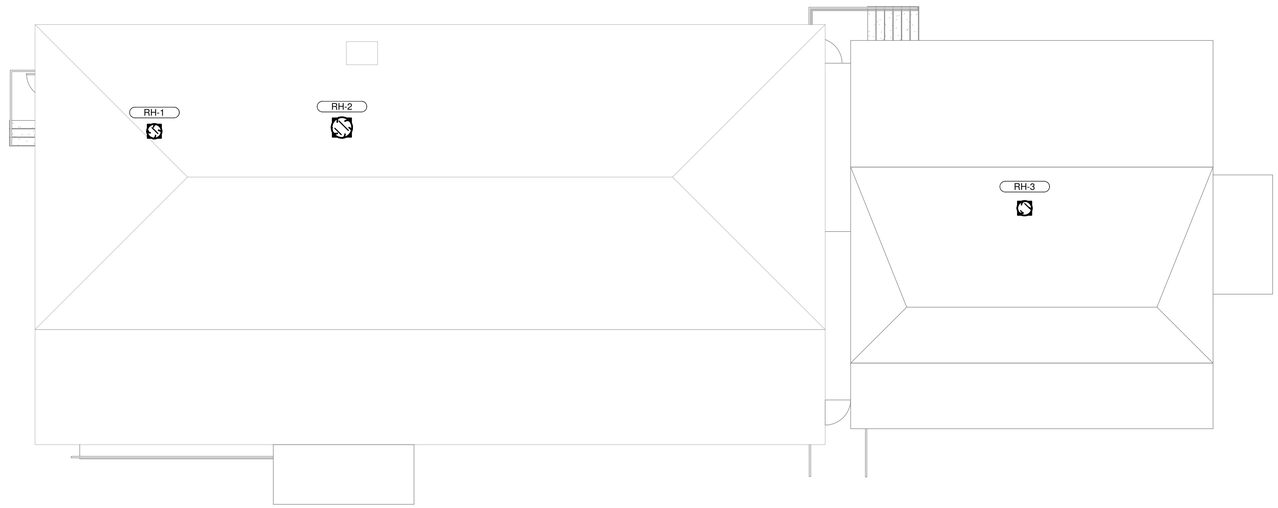
Sheet Name
MECHANICAL LEVEL 1 PLAN

Sheet Number
M101

Roof Penetration Locations Look Good- Thanks!



1 M102 MECHANICAL ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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Sheet Name
MECHANICAL ROOF PLAN

Sheet Number
M102

MECHANICAL KEYED NOTES:

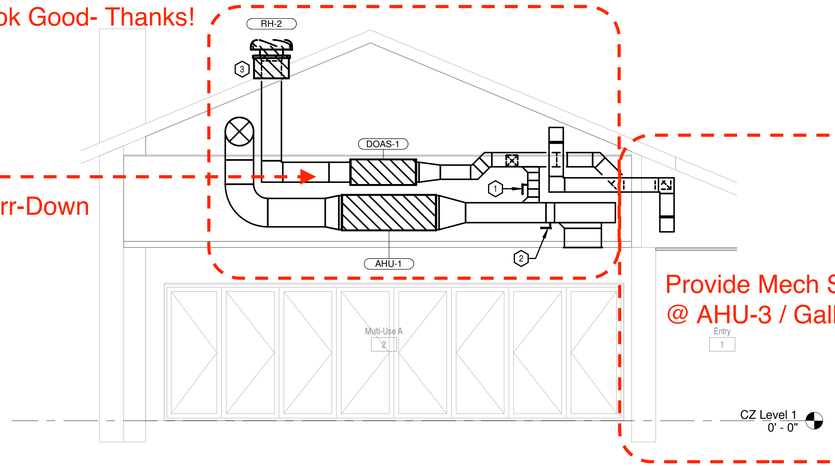
1. BALANCE AIRFLOW BALANCING DAMPER TO 280 CFM.
2. BALANCE AIRFLOW BALANCING DAMPER TO 1470 CFM.
3. DUCTWORK DOWN FROM ROOF HOOD. SEE ROOF PLAN FOR CONTINUATION.

Equipment Locations
& Air Distribution Concepts
look OK- Thanks!

Roof Penetration Locations Look Good- Thanks!

Veirfy Mech Equip &
Space Reqm'ts @ Furr-Down
w/Arch'l

Provide Mech Section
@ AHU-3 / Gallery



1 / M201 MULTI-USE 1
1/4" = 1'-0"

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Sheet Name
MECHANICAL ENLARGED PLANS & SECTION VIEWS

Sheet Number
M201

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DOAS SCHEDULE

INDOOR UNIT	
MARK	DOAS-1
TOTAL CFM	650
AIRFLOW MODULATION	CONSTANT
OA CFM	650
ESP ("WG)*	0.4
FAN MOTOR (V / PH)	230 / 1
AUXILIARY HEAT TYPE	SCR ELEC.
MCA / MOCP	1.9 / 15
COOLING	
EAT (°F) (DB / WB)	100.3 / 74.3
LAT (°F) (DB / WB)	55.0 / 55.0
MAX FACE VEL. (FPM)	500
TOTAL OUTPUT (MBH)	51.0
SENS OUTPUT (MBH)	32.4
REHEAT / AUXILIARY HEAT	
TYPE	SCR ELEC.
LAT (°F) (DB)	70
TOTAL CAPACITY (kW)	3
ELECTRICAL SERVICE (V / PH)	230 / 1
MCA / MOCP	16.3 / 20
HEATING	
TYPE	HEAT PUMP
EAT (°F) (DB)	22.4
LAT (°F) (DB)	70.0
TOTAL CAPACITY (MBh)	30.5
OUTDOOR UNIT	
TAG	DOASCU-1
REGRIGERANT TYPE	R-410A
SEER	16
COMPRESSOR TYPE	INVERTER
ABMIENT T (COOLING MODE)	105
AMBIENT T (HEATING MODE)	20
ELECTRICAL SERVICE (V/PH)	230 / 1
MCA / MOCP	29.1 / 35
REFERENCE	
MANUFACTURER INDOOR/OUTDOOR SECTION	DAIKIN
AIR HANDLING UNIT MODEL	FXMQ48MFVJU
AHU/CU WEIGHTS (LBS)	190 / 225
CONDENSING UNIT MODEL	RXTQ60TAVJUA
NOTES	1-8

DOAS SCHEDULE NOTES:
1. MANUFACTURE TO SIZE REFRIGERANT LINES.
2. SCR HEAT STRIP TO BE FIELD MOUNTED IN DUCT WORK.
3. SCR HEAT STRIP TO HAVE SEPARATE POWER SUPPLY FROM INDOOR UNIT. COORDINATE WITH ELECTRICAL.
4. PROVIDE WITH AMBIENT CONTROL KIT.
5. PROVIDE WITH MERV 8 FILTERS.
6. PROVIDE INDOOR UNIT WITH AUXILLARY STAINLESS STEEL DRAIN PAN AND EMERGENCY OVERFLOW CUT OFF SWITCH.
7. PROVIDE WITH FIELD INSTALLED COIL GUARD.
8. UNIT TO BE PROGRAMMED TO RUN CONTINUOSLY DURING OCCUPIED HOURS.

SPLIT-SYSTEM SCHEDULE

INDOOR UNIT						
TAG	AHU-1	AHU-2	AHU-3	AHU-4	AHU-5	
AREA SERVED	MULTI-USE A	MULTI-USE B	ENTRY / GALLERY / CATERING	DRESSING / RR	OFFICE	
AIR MODULATION	CONSTANT	CONSTANT	CONSTANT	CONSTANT	CONSTANT	
TOTAL CFM	1750	1925	1020	860	1270	
OUTSIDE AIR CFM	0	0	0	100	150	
EXTERNAL STATIC PRESSURE (IN. W.G.)	0.5	0.5	0.5	0.5	0.5	
FAN MOTOR (HP / V / PH)	0.75 / 240 / 1	0.75 / 240 / 1	0.5 / 240 / 1	0.5 / 240 / 1	0.5 / 240 / 1	
UNIT MCA / MOCP	93.3 / 100	93.3 / 100	43.3 / 45	52.6 / 60	52.6 / 60	
COOLING COIL						
TYPE	DX	DX	DX	DX	DX	
ENT. AIR (DB/WB)	77.8 / 62.2	78.0 / 62.7	77.2 / 60.3	80.6 / 63.7	77.6 / 62.3	
LEV. AIR (DB/WB)	55.0 / 52.3	55.0 / 52.7	55.0 / 51.0	55.0 / 53.2	55.0 / 52.5	
TOTAL CAPACITY (MBh)	50.1	56.0	26.1	26.4	35.3	
SENSIBLE CAPACITY (MBh)	43.9	48.4	24.9	22.9	31.0	
HEATING COIL						
TYPE	ELEC.	ELEC.	ELEC.	ELEC.	ELEC.	
ENT. AIR (DB)	68.7	68.7	68.8	63.3	64.1	
LEV. AIR (DB)	85.0	85.0	85.0	85.0	85.0	
TOTAL CAPACITY (kW)	14.4	36.1	7.1	24.4	24.4	
OUTDOOR UNIT						
MARK	CU-1	CU-2	CU-3	CU-4	CU-5	
AMB. TEMP. (°F DB/WB)	105 / 78	105 / 78	105 / 78	105 / 78	105 / 78	
LOW AMB. CONT. (°F)	20	20	20	20	20	
S.E.E.R.2	16.5	16.5	16.0	14.5	14.5	
REFRIGERANT	R-410A	R-410A	R-410A	R-410A	R-410A	
ELECTRICAL SERVICE (V / PH)	240 / 1	240 / 1	240 / 1	240 / 1	240 / 1	
UNIT MCA / MOCP	34 / 50	34 / 50	16 / 25	19.6 / 30	19.6 / 30	
REFERENCE						
MANUFACTURER	JCI	JCI	JCI	JCI	JCI	
INDOOR UNIT MODEL	JMVT16CC2N1, XAFC60GBCN1	JMVT16CC2N1, XAFC60GBCN1	JMVT12BC2N1, XAFB30CBAN1	JMVT12BC2N1, XAFB30CBAN1	JMVT12BC2N1, XAFB36DBCN1	
WIEGHT LBS.	130	130	110	110	100	
OUTDOOR UNIT MODEL	TCF2B60T21S	TCF2B60T21S	TCF2B30S21S	TCF2B30S21S	TCD2B36S21S	
WEIGHT LBS.	250	250	150	150	160	
NOTES	1-8	1-8	1-8	1-8	1-8	

CONSTANT VOLUME SPLIT-SYSTEM SCHEDULE NOTES:
1. PROVIDE STARTERS AS REQUIRED.
2. MANUFACTURER TO SIZE REFRIGERANT LINES.
3. SECURE AHU TO STRUCTURE WITH ALL THREAD AND SPRING ISOLATORS.
4. PROVIDE WITH MANUFACTURER'S 7-DAY PROGRAMMABLE T-STAT WITH AUTOMATIC CHANGE OVER. PROVIDE THERMOSTAT WITH LOCKABLE ENCLOSURE.
5. PROVIDE WITH RAWAL APR VALVE.
6. PROVIDE WITH LOW AMBIENT CONTROL KIT
7. PROVIDE WITH AUXILIARY DRAIN PAN AND EMERGENCY OVERFLOW CUT OFF SWITCH
8. PROVIDE WITH HAIL GUARDS.

CONTROLS: AHU-1, AHU-2, AND AHU-3 SHALL INDIVIDUALLY OPERATE PER THE MANUFACTURER'S SUPPLIED 7 DAY PROGRAMMABLE THERMOSTAT, HARD WIRED TO EACH RESPECTIVE UNIT. AHU-1, AHU-2, AND AHU-3'S SUPPLY FANS SHALL ALL RUN CONTINUOUSLY PER A USER DEFINED OCCUPANT SCHEDULE, REMAINING ON EVEN WHEN THEIR RESPECTIVE COMPRESSORS ARE OFF. DOAS-1 SHALL OPERATE CONTINUOUSLY PER THE SAME OCCUPANT SCHEDULE WHILE THE AHU FANS ARE OPERATING. EXHAUST FAN EF-1 SHALL OPERATE CONTINUOUSLY WHENEVER DOAS-1'S SUPPLY FAN IS RUNNING.

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Sheet Name
MECHANICAL SCHEDULES

Sheet Number
M301

FLEX DUCT SCHEDULE

CFM RANGE	SIZE (DIAMETER)*
<50 - 100	6
101 - 250	8
251 - 400	10
401 - 650	12
651 - 900	14
901 - 1300	16
1301 - 1800	18
1801 - 2300	20

*ALL FLEX DUCT SHALL BE SIZED IN ACCORDANCE WITH FLEX DUCT SCHEDULE. PROVIDE RIGID REDUCER AT NECK OF AIR DEVICE, VAV INLET DUCT, ETC. TO TRANSITION FROM FLEX DUCT SIZE TO DIFFUSER INLET AND / OR EQUIPMENT CONNECTION SIZE. FLEX DUCT NOT TO EXCEED 6FT LENGTH.

AIR DEVICE SCHEDULE

MARK	MODEL	SIZE	THROW (@ 100 FPM)	CFM RANGE	INLET	# SLOTS	O.B.D. REQ'D. ?	P.D. ("WG) *	MAX. NC	REFERENCE	NOTES
SA	ASCD	24" x 24"	3 FT	0-100	6"ø	N/A	NOTE 2	0.04	25	PRICE	1,2,3
SB	ASCD	24" x 24"	5 FT	101-250	8"ø	N/A	NOTE 2	0.05	25	PRICE	1,2,3
SC	ASCD	24" x 24"	6 FT	251-400	10"ø	N/A	NOTE 2	0.05	25	PRICE	1,2
SD	630	16" x 8"	18 FT	0-315	14" x 6"	N/A	YES	0.09	25	PRICE	4
SE	630	22" x 8"	26 FT	0-515	20" x 6"	N/A	YES	0.10	25	PRICE	5
SF	AHCD	17" x 8"	26 FT	0-190	6" x 15"	N/A	YES	0.10	25	PRICE	7
SG	630	14" x 12"	20 FT	0-450	12" x 10"	N/A	YES	0.10	30	PRICE	4,8
SH	630	10" x 8"	5 FT	0-100	8" x 6"	N/A	YES	0.05	30	PRICE	9
RA	630	28" x 20"	-	0-1650	26" x 18"	N/A	YES	0.11	30	PRICE	2
RB	630	18" x 12"	-	0-450	16" x 10"	N/A	YES	0.10	30	PRICE	2
RC	630	12" x 12"	-	0-300	10" x 10"	N/A	YES	0.09	30	PRICE	2
RD	630	32" x 16"	-	0-1400	30" X 14"	N/A	YES	0.10	30	PRICE	2
RE	80	24" x 24"		0-2000	22" x 22"	N/A	NO	0.10	30	PRICE	2
EA	80SR	24" x 12"	-	0-75	6"ø	N/A	NOTE 2	0.10	25	PRICE	2,6

* AT MAX. CFM

AIR DEVICE SCHEDULE KEYED NOTES:

1. FIELD INSULATE PLENUM BOX OR BACKSIDE OF DIFFUSER.
2. PROVIDE REMOTE CABLE OPERATED VOLUME DAMPER WHERE DAMPER IS INACCESSIBLE FOR BALANCING.
3. 12"x12" MODULE SIZE WHERE SHOWN.
4. ANGLE HORIZONTALLY MOUNTED GRILLE BLADES 20 DEGREES DOWN FROM HORIZONTAL.
5. ANGLE HORIZONTALLY MOUNTED GRILLE BLADES 15 DEGREES DOWN FROM HORIZONTAL.
6. PROVIDE WITH 24" x 24" TOP INLET INTEGRATED PLENUM, PLENUM INLET SIZE AS SCHEDULED
7. ANGLE HIGH CAPACITY DRUM DOWN 15 DEGREES FROM HORIZONTAL.
8. ANGLE VIRTICALLY MOUNTED GRILLE BLADES 20 DEGREES TOWARDS THE ROOM'S DOUBLE WINDOWS.
9. ANGLE HORIZONTALLY MOUNTED GRILLE BLADES 45 DEGREES DOWN FROM HORIZONTAL.

AIR DEVICE SCHEDULE GENERAL NOTES:

1. ALL AIR DEVICES TO BE STEEL, WHITE FINISH UNLESS NOTED OTHERWISE.
2. REFER TO REFLECTED CEILING PLANS FOR CEILING TYPES. ALL AIR DEVICES MOUNTED IN A DRYWALL CEILING SHALL HAVE A MOUNTING FRAME.
3. FOR 2-WAY DISCHARGE, THROWS LISTED REFLECT AIRFLOW IN A SINGLE DIRECTION.
4. P.D. ("WG) REFLECTS "TOTAL" PRESSURE (STATIC AND DYNAMIC).
5. THROW, P.D. AND MAX NC TAKEN AT MAX VALUE OF CFM RANGE.
6. SIZE FLEX DUCT OR HARD DUCT CONNECTION TO AIR DEVICE INLET PER AIR DEVICE SCHEDULED INLET SIZE UNLESS OTHERWISE INDICATED.
7. FLEX DUCT LENGTH CONNECTING DUCT TO AIR DEVICE NOT TO EXCEED 6'-0" IN LENGTH.
8. NC VALUES OF "-" INDICATE AN NC LEVEL BELOW 15.

ROOF HOOD SCHEDULE

MARK	CFM	THROAT AREA (SF)	MAX. S.P. DROP ("WG)	SERVICE	REFERENCE	THROAT WIDTH	DAMPER INTERLOCK	NOTES
RH-1	225	0.4	0.05	EXHAUST	GREENHECK GRSR-8	8"ø	EF-1	1,2,4,5
RH-2	650	1	0.05	INTAKE	GREENHECK GRSI-16	16"ø	DOAS-1	1,2,4,6
RH-3	250	1	0.05	INTAKE	GREENHECK GRSI-10	10"ø	BACKDRAFT	1,2,3

ROOF HOOD SCHEDULE NOTES:

1. PROVIDE WITH MANUFACTURER'S STD. GALV. ROOF CURB.
2. PROVIDE WITH MANUFACTURER'S STD. ALUM. INSECT SCREEN.
3. PROVIDE WITH BAROMETRIC DAMPER.
4. PROVIDE WITH MOTORIZED DAMPER AND DAMPER TRAY. REFER TO DETAIL.
5. INTERLOCK MOTORIZED DAMPER TO BE OPEN WHEN EF-1 IS RUNNING.
6. INTERLOCK MOTORIZED DAMPER TO BE OPEN WHEN DOAS-1 IS RUNNING.

FAN SCHEDULE

TAG	TYPE	MANUFACTURER	MODEL	SERVICE	CFM	SP ("WG)	MAX BHP	HP	V / PH	MAX SONES	DRIVE	CONTROL	NOTES
EF-1	INLINE	GREENHECK	SQ-80-VG	EXHAUST	225	0.30	0.04	1/10	115 / 1	10	DIRECT	INTERLOCK	1,2,3
EF-2	INLINE	GREENHECK	SQ-90-VG	EXHAUST	450	0.30	0.06	1/10	115 / 1	10	DIRECT	INTERLOCK	1,2,4

EXHAUST FAN SCHEDULE NOTES:

1. PROVIDE BACKDRAFT DAMPER.
2. PROVIDE MANUFACTURER-STANDARD VG MOTOR.
3. INTERLOCK EXHAUST FAN OPERATION WITH DOAS-1.
4. INTERLOCK EXHAUST FAN OPERATION WITH AHU-4.

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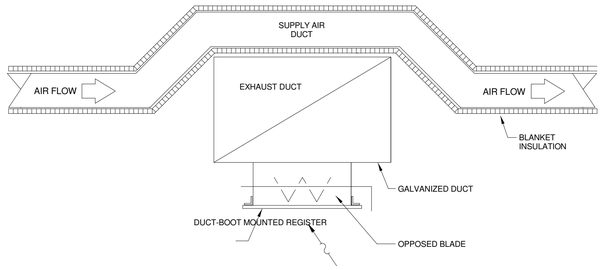
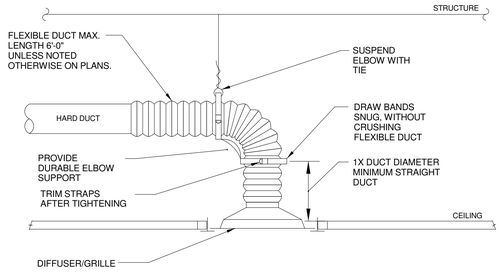
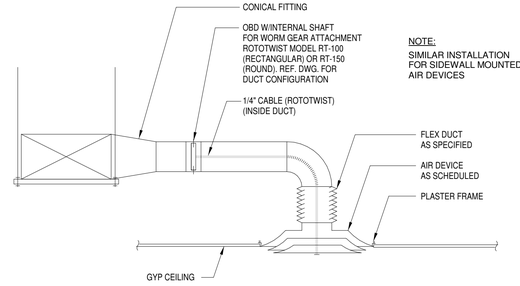


1 M501 DUCT CROSS OVER DETAIL
NOT TO SCALE

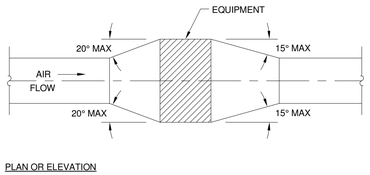


NOTES:
1. TO ATTACH FLEX DUCT TO THE HARD DUCT, TAPE THE INNER LINER TO THE HARD DUCT THEN ATTACH WITH TWO NYLON TIE WRAPS; ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO IT HAS NEAT EDGES PRIOR TO TIE WRAPPING.
2. HART AND COOLEY "SMARTFLOW" ELBOW, THERMAFLEX "FLEXFLOW", AND TITUS "FLEXRIGHT" ARE ACCEPTABLE PRODUCTS FOR DURABLE ELBOW SUPPORT.

2 M501 DIFFUSER/GRILLE CONNECTION DETAIL
NOT TO SCALE



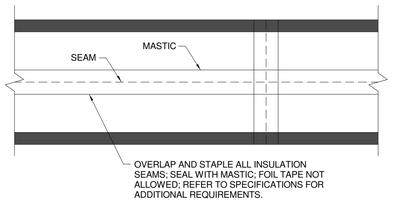
3 M501 REMOTE CABLE OPERATED DAMPER W/ GRILLE ACCESS
NOT TO SCALE



PLAN OR ELEVATION

NOTE:
UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN ABOVE SHALL APPLY.

4 M501 DUCT MOUNTED EQUIPMENT
NOT TO SCALE



5 M501 DUCT INSULATION SEAMS / MASTIC
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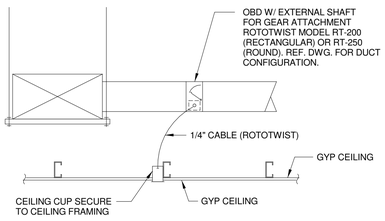

6 M501 REMOTE CABLE OPERATED DAMPER
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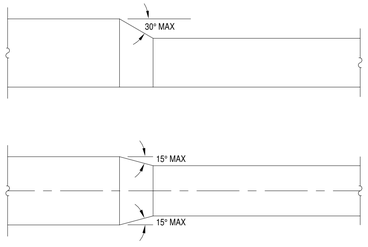

NOTE:
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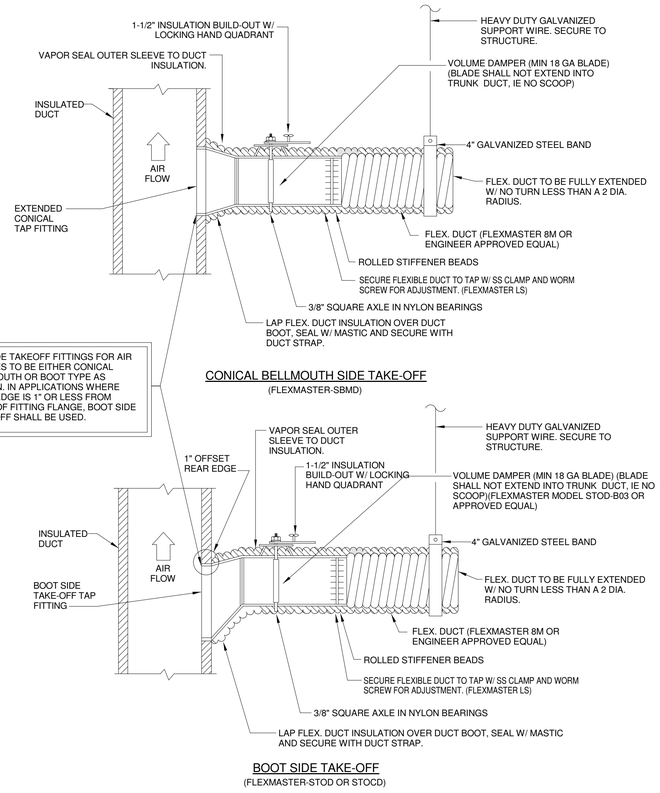
7 M501 DUCT TRANSITION DETAIL
NOT TO SCALE



ALL SIDE TAKEOFF FITTINGS FOR AIR DEVICES TO BE EITHER CONICAL BELLMOUTH OR BOOT TYPE AS SHOWN. IN APPLICATIONS WHERE DUCT EDGE IS 1" OR LESS FROM EDGE OF FITTING FLANGE, BOOT SIDE TAKE OFF SHALL BE USED.

CONICAL BELLMOUTH SIDE TAKE-OFF
(FLEXMASTER-SBMD)

BOOT SIDE TAKE-OFF
(FLEXMASTER-STOD OR STOCD)

8 M501 SIDE TAKE-OFF DETAILS
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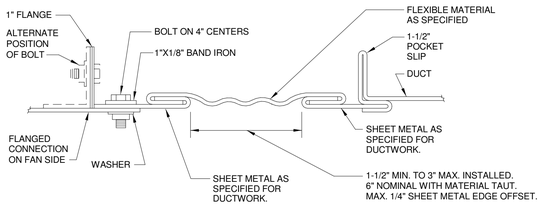
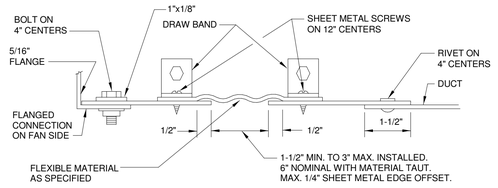


RECTANGULAR FLEXIBLE CONNECTION



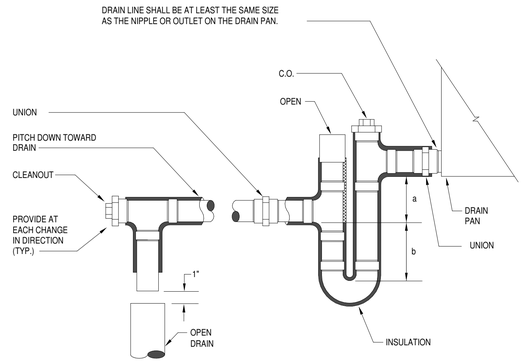
ROUND FLEXIBLE CONNECTION

TO BE INSTALLED AT ALL BUILDING EXPANSION JOINTS AND ALL HVAC UNIT CONNECTIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND QUANTITY.

1 M502

DUCT FLEXIBLE CONNECTION DETAILS

NOT TO SCALE



UNIT TOTAL STATIC PRESS.	a	b
0"-1"	1"	2"
1"-2"	2"	3"
2"-3"	3"	4"
3"-4"	4"	5"
4"-5"	5"	6"

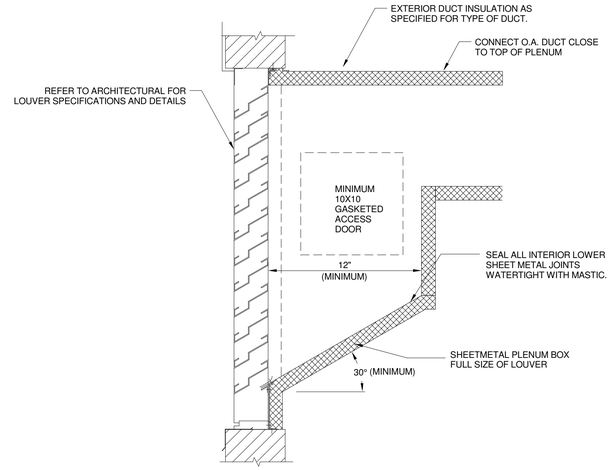
REFERENCE FINAL UNIT SUBMITTAL FOR UNIT TOTAL STATIC PRESSURE.

NOTES:
1. FOR DEPTH OF SEAL, SEE SCHEDULE BELOW.
2. LOCATE TRAP SO AS TO BE ACCESSIBLE FOR CLEANING.
3. ALL FITTING TO BE DWV.
4. ALL CONDENSATE TO BE ROUTED TO SANITARY OR DRY-WELL AS INDICATED ON PLANS.

2 M502

TYPICAL DRAIN TRAP DETAIL

NOT TO SCALE



3 M502

LOUVER PLENUM DETAIL

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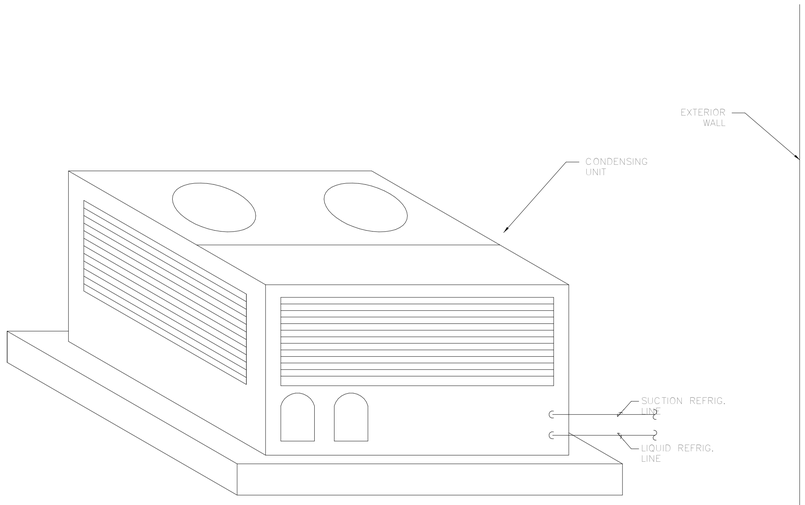

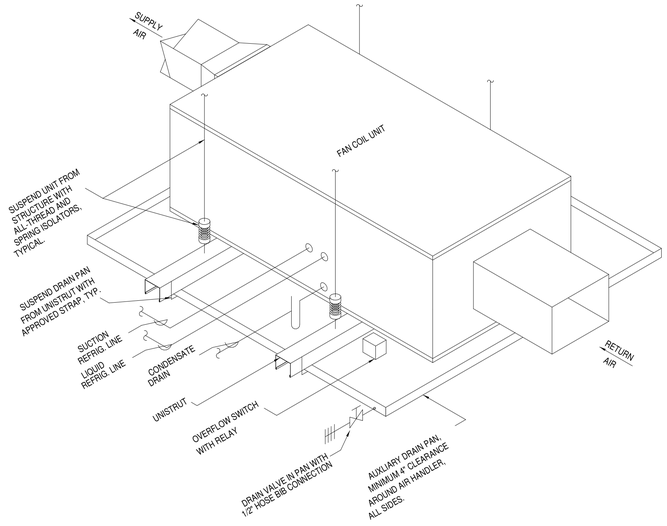

4 M502

TYPICAL SPLIT DX FAN COIL UNIT WITH CONDENSING UNIT

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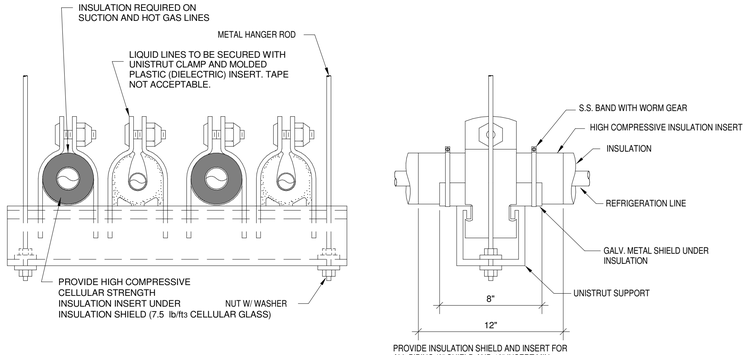
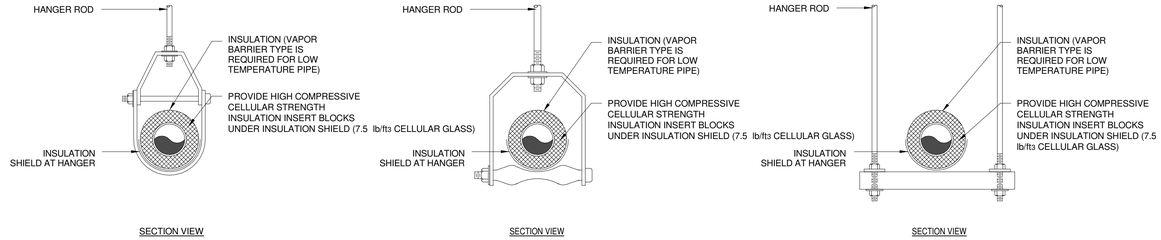
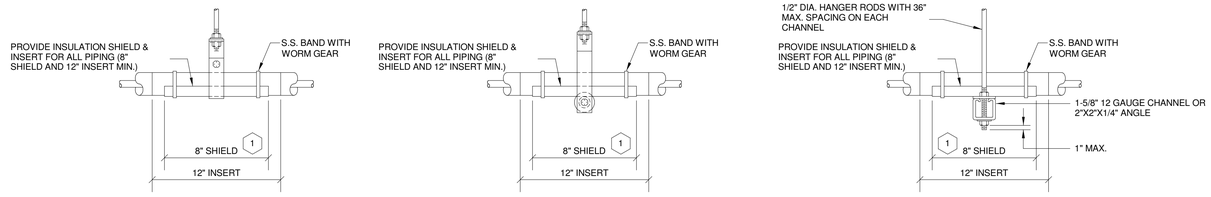


1 M503

TYPICAL HANGER DETAIL FOR MULTIPLE INSULATED REFRIGERATION LINES

NOT TO SCALE





MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																	
NOM. SIZE	THRU 3/4"	1	1-1/4	1-1/2	2	2-1/2	3	4	5	6	8	10	12	14	16	18	20	24
PIPE	7 FT	7	7	9	10	10	10	10	10	10	10	5	5	5	5	5	5	5
TUBING	5 FT	6	7	8	8	9	10	12	13	14	16	-	-	-	-	-	-	-
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																		

NOTES:

1 COORDINATE SHIELD LENGTHS WITH PRE-INSULATED PIPE MANUFACTURER.

2 M503

TYPICAL PIPE HANGERS

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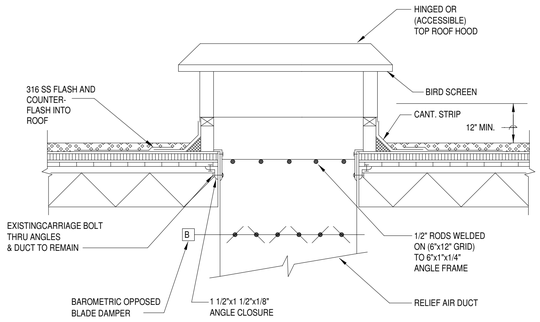


NOTE:

LOUVERED TYPE SHOWN; OVERHUNG TYPE ARE ALSO PERMISSABLE.

3 M503

ROOF HOOD AND DAMPER ASSEMBLY

NOT TO SCALE

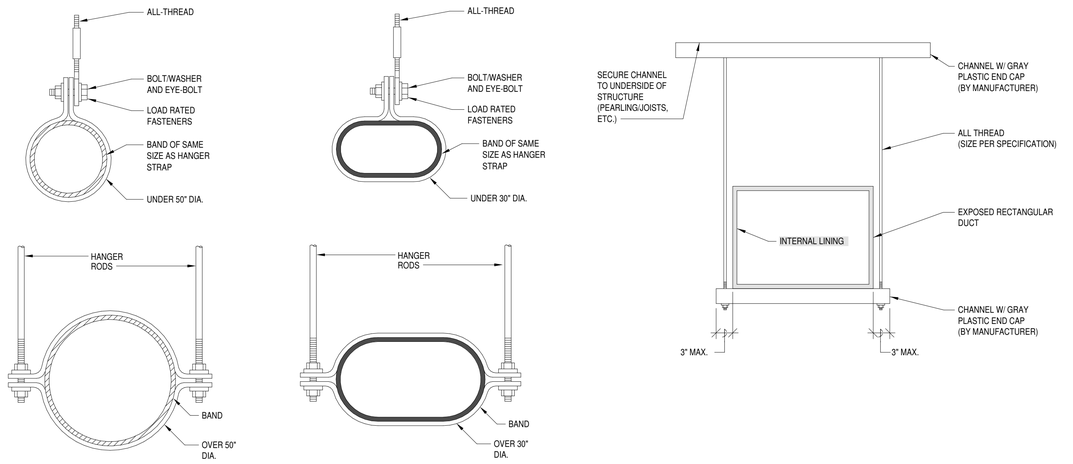
ROUND DUCT HANGER SIZING AND SPACING SCHEDULE				
MAX. DUCT DIA.	ROD	STRAP	MAX. LOAD LBS.	MAX. SPACING FT.*
10"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
18"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
24"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
36"	ONE 3/8"	ONE 3" x 22 GA.	320	12'
50"	TWO 3/8"	TWO 3" x 20 GA.	700	8'
60"	TWO 3/8"	TWO 3" x 18 GA.	1320	8'
84"	TWO 1/2"	TWO 3" x 16 GA.	2500	8'

* MAX. SPACING TO BE MAINTAINED. CONTRACTOR TO PROVIDE ADDITIONAL STRAP/SECUREMENTS TO CONCEAL DUCT JOINT CONNECTIONS/SEAMS.

NOTE:

1. TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOAD.

2. STRAPS SHALL NOT BE USED ON EXPOSED DUCTWORK TO SECURE TO STRUCTURE. ALL-THREAD TO CONNECT TO STRAP AND EXTEND TO STRUCTURE.



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EXPOSED DUCT HANGER DETAIL

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

(SOME SYMBOLS MAY NOT BE APPLICABLE TO THIS PROJECT)

SYMBOLS

GENERAL

- MOTOR, HP AS INDICATED
- CONTROLLER TO BE FURNISHED UNDER DIVISION 15 AND INSTALLED UNDER DIVISION 16
- DISCONNECT SWITCH
- COMBINATION MOTOR STARTER/DISCONNECT SWITCH
- G — GROUNDING REFERENCE POINT
- J — JUNCTION BOX, CEILING MOUNTED
- J — JUNCTION BOX, WALL MOUNTED
- PC WP — PHOTO CELL; WP= WEATHERPROOF AND SHALL BE INSTALLED FACING NORTH DIRECTION, UON
- R — RELAY
- TC — TIME CLOCK
- C — CONTACTOR
- BELL
- BUZZER
- C — CEILING MOUNTED CLOCK
- C WG — WALL MOUNTED CLOCK; WG INDICATED WIRE GUARD
- C WG / C — WALL MOUNTED DOUBLE FACE CLOCK-HEIGHT AS DESIGNATED BY ARCHITECT; WG INDICATES WIRE GUARD
- H WP — HORN; WP = WEATHERPROOF
- △ T — TRANSFORMER AS INDICATED
- ATS — AUTOMATIC TRANSFER SWITCH
- EQUIPMENT CONNECTION
- 2 — KEYED NOTE NO. 2
- CH-1 — MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL EQUIPMENT SCHEDULES.

LUMINAIRES

- A / a — LUMINAIRE, CEILING OR WALL MOUNTED (SEE FIXTURE SCHEDULE). SUBSCRIPT INDICATES ASSOCIATED SWITCHING. CAPITAL LETTER INDICATES FIXTURE TYPE. "E" SUFFIX INDICATES BATTERY BACK-UP OR GENERATOR/UPS BACKED.
- FIXTURE CEILING MOUNTED (SEE FIXTURE SCHEDULE)
- FIXTURE WALL MOUNTED (SEE FIXTURE SCHEDULE)
- WALLWASH FIXTURE CEILING MOUNTED. ARROW INDICATES DIRECTION OF WASH.
- EXIT LIGHT, UNSWITCHED, BATTERY BACK-UP, SELF DIAGNOSTICS, CEILING MOUNTED WITH ARROWS AS INDICATED ON DRAWINGS. CONNECT TO EMERGENCY SYSTEM (IF AVAILABLE).
- EXIT LIGHT, UNSWITCHED, WALL MOUNTED, BATTERY BACK-UP, SELF DIAGNOSTICS, WITH ARROWS AS INDICATED ON DRAWINGS. CONNECT TO EMERGENCY SYSTEM (IF AVAILABLE).
- FIXTURE IS UNSWITCHED (NIGHT LIGHT). "E" SUFFIX INDICATES BATTERY BACKUP WITH DRIVER CONNECTED TO BATTERY BACKUP. FIXTURE MAY BE CONNECTED TO GENERATOR/UPS BACKUP SYSTEM.
- FIXTURE WITH ONE BALLAST CONNECTED TO EMERGENCY GENERATOR SYSTEM.
- EMERGENCY LIGHT, WALL MOUNTED, UNSWITCHED. CONNECTED TO EMERGENCY GENERATOR SYSTEM.
- POLE MOUNTED LUMINAIRE. SEE SCHEDULE OR NOTES FOR TYPE. ORIENT FIXTURE FOR CUT-OFF TOWARDS AREA TO BE LIT. ORIENT HOUSE SHIELD TOWARDS BUILDING. SEE DETAILS FOR POLE BASE. PROVIDE POLE BASE GROUND ROD.
- FLOOD LIGHT. ARROW INDICATES AIMING DIRECTION.
- TRACK LIGHT WITH HEADS AS INDICATED

RACEWAYS

- CONDUIT CONCEALED IN WALL OR CEILING WITH ONE PHASE (HOT), NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED
- CONDUIT UNDER FLOOR OR CAST IN STRUCTURE WITH ONE PHASE (HOT), NEUTRAL AND GROUND CONDUCTOR UNLESS OTHERWISE NOTED.
- SWITCH LEG
- P1A-2,4,6 — BRANCH CIRCUIT HOMERUN SUBSCRIPT "P1A" INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION. MINNIMUM SIZE 3/4"C, 2#12 AND 1#12 GND. MIN.
- SURFACE RACEWAY (PANDUIT TWIN 70 OR WIREMOLD EQUIV)
- T — TELEPHONE
- BUS DUCT WITH TAKE OFF DEVICE

P.A. / INTERCOM

- IC — REMOTE INTERCOM STATION
- ICM — INTERCOM MASTER STATION
- S — SPEAKER, CEILING MOUNTED WITH BACKBOX AND GRILLE. SEE SPECIFICATIONS.
- S WG WP — SPEAKER, WALL MOUNTED.
- AMP — AMPLIFIER AND ASSOCIATED TUNERS, MIXERS, ETC., AS REQUIRED. REFER TO DETAILS AND SPECIFICATIONS.
- M MIC — MICROPHONE JACK
- CB — INTERCOM CALL BOX

PANEL AND RELATED ITEMS

- PANELBOARD (SEE SCHEDULE), SURFACE MOUNTED.
- PANELBOARD (SEE SCHEDULE), FLUSH MOUNTED.
- SWBD — SWITCHBOARD OR DISTRIBUTION BOARD
- MCC — MOTOR CONTROL CENTER
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSOR.
- TELE — PLYWOOD TELEPHONE BACKBOARD: PROVIDE WALL MOUNTED WHITE PAINTED 4x8' PLYWOOD BACKBOARD, SURGE PROTECTION, SECONDARY GROUND, AND TWO QUAD RECEPTACLES AT THE BASE OF THE BACKBOARD.

OUTLETS

- COLOR BY ARCHITECT/OWNER SIMPLEX RECEPTACLE.
- DUPLEX RECEPTACLE, 20A, 1P, (5-20R) COLOR BY ARCHITECT/OWNER WITH COVER PLATE.
- WP, T, GFI, IG, TV — DUPLEX RECEPTACLE; GFI=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF, T=TAMPER RESISTANT, IG=ORANGE ISOLATED GROUND, TV=TV RECEPTACLE WITH COMBINATION DUPLEX/RJ 45 JACK MODULAR PLATE MOUNTED 7'6" AFF, UON.
- C — CONTROLLED DUPLEX RECEPTACLE. DUPLEX TO HAVE TOP/BOTH RECEPTACLES(S) CONTROLLED AND INDICATED AS CONTROLLED ON THE RECEPTACLE. PROVIDE WITH A nLIGHT #NPP20 PL-BP (OR EQUAL) AND CONTROL THROUGH THE LOCAL OCCUPANCY SENSOR.
- DOUBLE DUPLEX (QUADRUPLEX) RECEPTACLE, COLOR BY ARCHITECT/OWNER, WITH COVERPLATE.
- RED DUPLEX RECEPTACLE WITH COLOR BY ARCHITECT/OWNER COVERPLATE. CONNECTED TO EMERGENCY POWER BRANCH.
- RED QUAD RECEPTACLE WITH COLOR BY ARCHITECT/OWNER COVERPLATE. CONNECTED TO EMERGENCY POWER BRANCH.
- SPECIAL PURPOSE RECEPTACLE. SEE PANEL SCHEDULES AND FLOOR PLAN NOTES FOR TYPE. RECEPTACLE SHALL BE FLUSH MOUNT. PROVIDE TWO GANG BACKBOX, PLASTER RING, AND STAINLESS STEEL PLATE.
- ROUND FLUSH FLOOR BOX WITH DUPLEX POWER, AND BRASS COVER PLATE. HUBBELL B2529 WITH SF3925 COVER.
- FLOOR BOX HUBBELL CFB6G30CR (OR EQUIV.). PROVIDE (1) 3/4" CONDUIT FOR POWER AND (1) 1" CONDUIT FOR DATA/IT EQUIPMENT AND (1) 1-1/2" CONDUIT FOR AUDIO/VIDEO. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING , CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD. PROVIDE FLOOR INSERT. COORDINATE FINISH OF COVER WITH ARCHITECT OR OWNER.
- PT — 8 INCH FIRE RATED POKE-THROUGH HUBBELL #S1R9PTFIT1 (OR EQUIV.). PROVIDE 3/4" CONDUIT FOR POWER WITH TWO(2) #S1R8PSPZ AND 1-1" CONDUIT FOR DATA/IT EQUIPMENT WITH ONE (1) S1R8CSPK AND 1-1/2" CONDUIT FOR AUDIO/VIDEO WITH ONE (1) S1R8CSPM. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING, CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD. PROVIDE FLOOR INSERT. COORDINATE FINISH OF COVER WITH ARCHITECT OR OWNER.
- TELEPHONE OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING AND TWO PLENUM RATED CAT6 CABLES TO TELEPHONE BACKBOARD. PROVIDE EXTRA 10' CABLE FOR TERMINATION AT BOARD.
- TELEVISION OUTLET: FEMALE COAX JACK, WALL PLATE, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING, PLENUM RATED RG-59U BACK TO LOCAL (WITHIN 50 FEET) SPLITTER/TAP/CATV ENTRANCE OR PLENUM RATED RG-11U TO SPLITTER/TAP/CATV ENTRANCE IF RUN IS LONGER THAN 50 FEET.
- DATA OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING AND TWO PLENUM RATED CAT 6 CABLES TO IDF/MDF SWITCHES. PROVIDE EXTRA 10' CABLE FOR TERMINATION IN ROOM.
- COMBINATION DATA/POWER 2 GANG SPLIT BOX MOUNTED IN CEILING. PROVIDE 1" CONDUIT FROM BOX TO CABLE TRAY. PROVIDE 3/4" CONDUIT TO DUPLEX.

SWITCHES

- ^{a} — SINGLE POLE SWITCH, LOWERCASE SUBSCRIPT INDICATES NUMBER OF CONTROL ZONE WITHIN SWITCH.
- ^{2} — DOUBLE POLE SWITCH
- $^{3}_{4}$ — SWITCH 3 = 3-WAY, 4 = 4-WAY
- $^{3}_{a}$ $^{D}_{b}$ $^{X}_{d}$ — MULTIPLE SWITCHES, GANGED.
- ^{K} — KEY OPERATED SWITCH
- ^{P} — SWITCH WITH PILOT LIGHT IN HANDLE (ON LIGHTED UNLESS OTHERWISE NOTED)
- ^{WP} — WEATHERPROOF SWITCH
- ^{M} ^{MT} — MANUAL MOTOR STARTER SWITCH (T=THERMAL OVERLOAD SIZED FOR MOTOR)
- $^{D}_{a,b,c,x}$ — DIMMER SWITCH WATTAGE RATING AS NOTED. LOWERCASE SUBSCRIPT INDICATES NUMBER OF CONTROL ZONE WITHIN SWITCH. LOW VOLTAGE DIMMERS TO BE LINE VOLTAGE DIMMERS TO BE IN MIN. 2 GANG BOX. PROVIDE HEAT SPACING IN BOX FOR MULTIPLE DIMMERS. PROVIDED WITH 0-10V CLASS 2 DIMMING WIRE TO POWER PACK.
- ^{EP} — EXPLOSION PROOF SWITCH
- ^{T} — TIMER SWITCH
- ^{IR} — WALL SWITCH INFRARED (LEGRAND #PW-100 OR EQUAL)
- ^{OS} ^{OS2} ^{VS} — WALL SWITCH DUAL TECHNOLOGY SENSOR WITH PUSH BUTTON OVERRIDE AND ADJUSTABLE FIELD OF VIEW (COLOR BY ARCHITECT). OS2 INDICATES DUAL MANUAL SWITCHING. "OS" DEVICE SHALL BE PROGRAMMED TO AUTO-ON, AUTO-OFF WITHIN 20 MINS (ADJ) OF ROOM BEING VACANT "VS" DEVICE SHALL BE PROGRAMMED TO MANUAL-ON, AUTO-OFF WITHIN 20 MINS (ADJ) OF ROOM BEING VACANT.
- $^{OS}_{D}$ $^{VS}_{D}$ — DIMMABLE WALL SWITCH DUAL TECHNOLOGY SENSOR WITH PUSH BUTTON OVERRIDE AND ADJUSTABLE FIELD OF VIEW (COLOR BY ARCHITECT). "OS" DEVICE SHALL BE PROGRAMMED TO AUTO-ON, AUTO-OFF WITHIN 20 MINS OF ROOM BEING VACANT "VS" DEVICE SHALL BE PROGRAMMED TO MANUAL-ON, AUTO-OFF WITHIN 20 MINS OF ROOM BEING VACANT. PROVIDE WITH 0-10V CLASS 2 DIMMING CABLE
- ^{LV} ^{LV2} — LOW VOLTAGE LIGHT SWITCH COMPATIBLE WITH CEILING MOUNTED MOTION SENSOR. LV2=2 BUTTON STATION -PROVIDE W/ CAT 5e CABLES.
- ^{DR} — 2 HOUR OVERRIDE PUSHBUTTON
- BMS PC — CEILING MOUNTED DUAL TECHNOLOGY EXTENDED RANGE 360 DEGREE MOTION SENSOR. PC=INTERGATED PHOTOCELL; BMS= INTEGRATED AUX CONTACT. PROVIDE WITH A nPP20 POWER PACK FOR NON-DIMMING AND nPP16D POWER PACK FOR DIMMING

FIRE ALARM

- FACP — FIRE ALARM CONTROL PANEL
- FAEX — FIRE ALARM EXPANSION PANEL
- ANN — REMOTE FIRE ALARM ANNUNCIATOR
- NAC — AUXILIARY POWER BOOSTER PANEL
- F — MANUAL PULL STATION 48" AFF
- SD SD — SMOKE DETECTOR; DASHED INDICATES BELOW RAISED FLOOR
- SD DSD — SMOKE DETECTOR, DUCT MOUNTED
- T — TEST SWITCH
- HD — HEAT DETECTOR
- FS — FLOW SWITCH
- TS — TAMPER SWITCH
- PS — PRESSURE SWITCH
- AV WP WG MH — FIRE ALARM AUDIO-VISUAL ANNUNCIATOR; WP=WEATHERPROOF; MH=MINI HORN; WG=WIRE GUARD
- V WP WG SS — FIRE ALARM VISUAL ANNUNCIATOR; WP=WEATHERPROOF; MH=MINI HORN; WG=WIRE GUARD
- DH — MAGNETIC DOOR HOLDER
- PJ — FIRE FIGHTERS PHONE JACK

SITE UTILITY

- MH#1 — MANHOLE NUMBER 1; CMH-INDICATES COMMUNICATIONS MANHOLE.
- PB — PULLBOX OR HANDHOLE AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS.
- PP — POWER POLE
- POLE MOUNTED TRANSFORMERS
- TB — TELEPHONE TERMINAL BOX
- AP — AERIAL PRIMARY
- AS — AERIAL SECONDARY
- AT — AERIAL TELEPHONE; CATV = CABLE TELEVISION.
- UP — UNDERGROUND PRIMARY
- US — UNDERGROUND SECONDARY
- UT — UNDERGROUND TELEPHONE/COMMUNICATIONS
- UE — UNDERGROUND ELECTRICAL

SECURITY

- SEC — SECURITY PANEL
- DC — DOOR CONTACT
- CAMERA — CCTV CAMERA WITH FIXED WIDE ANGLE LENS WALL MOUNTED TO SET CAMERA 6" BELOW CEILING.
- CAMERA PTZ — CCTV CAMERA; PT=PAN AND TILT; Z=ZOOM LENS
- CAMERA WP — EXTERIOR CAMERA IN WEATHERPROOF ENCLOSURE WITH ANTI-FOG HEATERS.
- DL — DOOR LOCK
- CR — CARD READER ACCESS, PROVIDE WITH 1" CONDUIT TO PLENUM SPACE
- D — DURESS PUSHBUTTON
- KP — KEYPAD

DISTRIBUTION

- MOLDED CASE CIRCUIT BREAKER
- DRAWOUT POWER CIRCUIT BREAKER AIR, VACUUM OR SF AS SPECIFIED
- DISCONNECT SWITCH
- FUSIBLE DISCONNECT SWITCH
- TRANSFORMER
- SHIELDED INSOLATION TRANSFORMER
- VM — VOLTMETER
- AM — AMMETER
- VS — VOLTMETER SELECTOR SWITCH
- AS — AMMETER SELECTER SWITCH
- ST — SHUNT TRIP
- M — CT AND METER
- GROUND ROD

ABBREVIATIONS

A	AMPERE(S)
AC	ABOVE COUNTER
A/C	AIR CONDITIONING
AIC	AMPERE INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AL , ALUM	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CKT	CIRCUIT
COND	CONDUCTOR
CPU	CENTRAL PROCESSING UNIT
CT	CURRENT TRANSFORMER
DCP	DATA COLLECTION PANEL
DIA	DIAMETER
DC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DWGS	DRAWINGS
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EQMT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPLOSION PROOF
EXTG	EXISTING
F/A , F.A.	FIRE ALARM
FLUOR	FLUORESCENT
FN	FULL NEUTRAL
FT	FEET, FOOT
GALV	GALVANIZED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GRD	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HOA	HAND OFF AUTOMATIC
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMC	INTERMEDIATE STEEL CONDUIT
IN	INCHES
INCD	INCANDESCENT
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAC	KILOVOLT AMPERE CAPACTIVE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	METAL HALIDE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MV	MERCURY VAPOR
MW	MICROWAVE
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NF	NONFUSIBLE
NL	NIGHT LIGHT
NO	NORMALLY OPEN
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PA	PUBLIC ADDRESS
PB	PUSHBUTTON
PBX	PRIVATE BUILDING EXCHANGE
PC	PULL CHAIN
P/C	PHOTO CELL
PDP	POWER DISTRIBUTION PANEL
PH , Ø	PHASE
PNL	PANELBOARD
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PWR	POWER
QUAD	QUAD RECEPTACLE
REFR	REFRIGERATOR
S	SECURITY
S.C.	SPLIT CIRCUIT
SCC	STATUS COMMAND CENTER
SN	SOLID NEUTRAL
SQFT.	SQUARE FOOT
SW	SWITCH
SWBD	SWITCHBOARD
TC	TIME CLOCK
TELE	TELEPHONE
TSTAT	THERMOSTAT
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
V	VOLT(S)
VEND	VENDING
VP	VAPOR PROOF
W	WIRE , WATT(S)
WP	WEATHERPROOF
XFMR	TRANSFORMER
XPD	TRANSPONDER
Y	WYE
Z	IMPEDANCE
△	DELTA
1P	ONE POLE
2P	TWO POLE
3P	THREE POLE

COMMISSIONING PLAN

REFER TO SPECIFICATIONS FOR PRE-COMMISSIONING AND COMMISSIONING SERVICES.

SYSTEMS TO BE COMMISSIONED ARE LIGHTING CONTROLS FOR INDOOR AND OUTDOOR LIGHTING.

REFER TO SPECIFICATION SECTIONS 019100 AND 260800 FOR ADDITIONAL REQUIREMENTS.

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITAION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

TIRZ PM Review Comments: 231018 KS

REVISION HISTORY

No.	Description	Date

DD REV.

PRELIMINARY REVIEW SET
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
MARK GREEN
P.E. REG. NO. 104985
OCT 11 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ELECTRICAL SYMBOLS & ABBREVIATIONS

Sheet Number
E000

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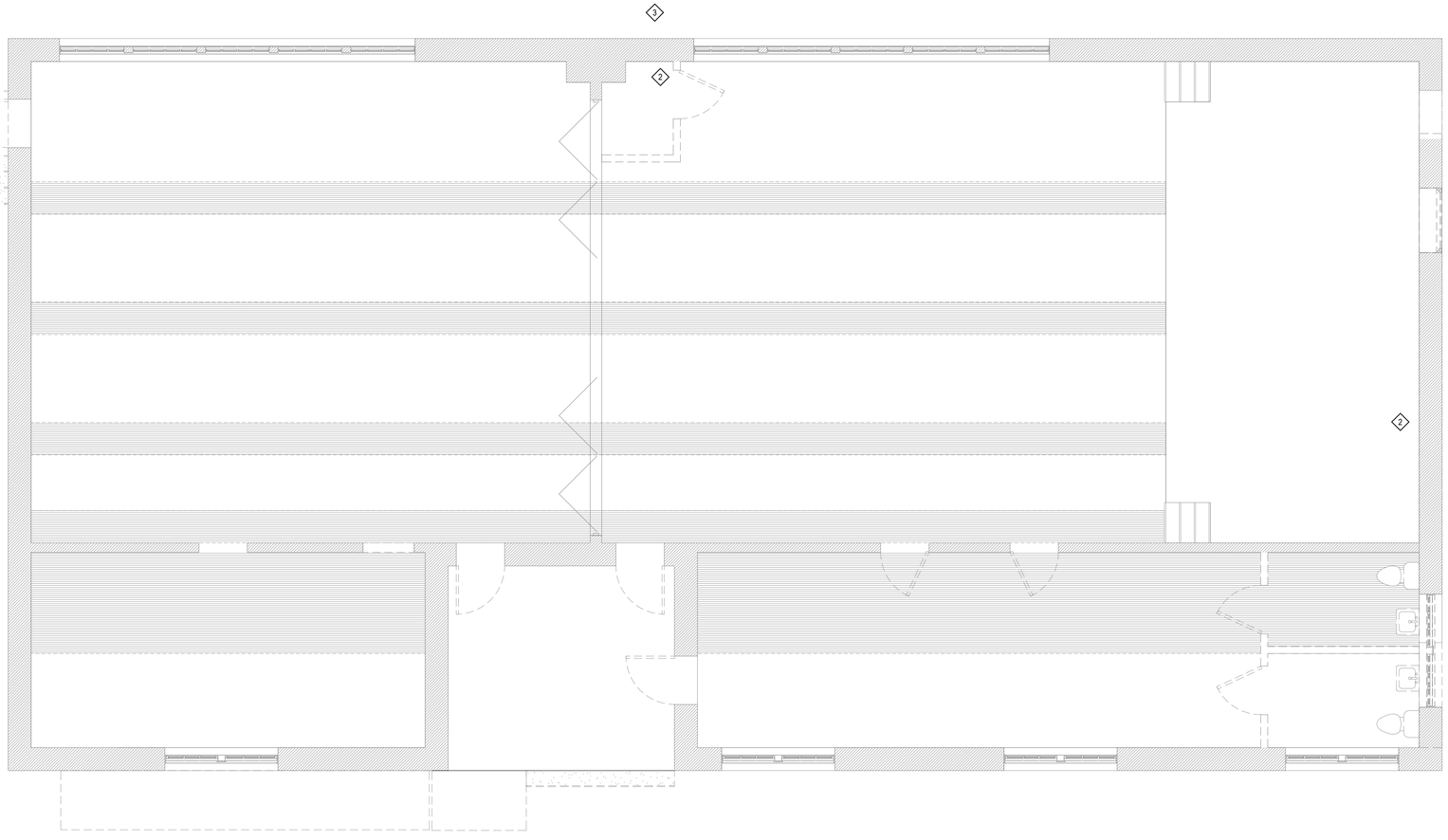

1 ED101 ELECTRICAL LEVEL 1 DEMOLITION PLAN
1/4" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"

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ELECTRICAL DEMOLITION KEYED NOTES:

1. REMOVE EXISTING ELECTRICAL SERVICE IN ITS ENTIRETY.
2. REMOVE EXISTING LOAD CENTERS/PANELS AND ASSOCIATED FEEDER AND BRANCH CIRCUITS.
3. REMOVE EXISTING LOCAL DISCONNECT AND, METER AND LOW VOLTAGE/TELECOM PANELS.

ELECTRICAL DEMOLITION KEYED NOTES:

1. SEE OTHER SHEETS FOR ADDITIONAL DEVICES

2. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE REMOVE FROM OWNER OCCUPIED AREAS DAILY. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

3. TRACE CIRCUITS FEEDING EXISTING TO-REMAIN PORTIONS OF THE BUILDING. DO NOT DEMOLISH CIRCUITS IN THESE AREAS. IF CIRCUITS ARE IN BOTH "TO REMAIN" AND "TO BE REMOVED" AREAS, DEMOLISH BACK TO NEAREST TO-REMAIN J-BOX.

4. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

5. REMOVED AND SALVAGED ITEMS: CLEAN SALVAGED ITEMS, PACK OR CRATE ITEMS AFTER CLEANING. IDENTIFY CONTENTS OF CONTAINERS. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO OWNER. TRANSPORT ITEMS TO OWNER'S STORAGE AREA DESIGNATED BY OWNER. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.

6. REMOVED AND REINSTALLED ITEMS: CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE. PAINT EQUIPMENT TO MATCH NEW EQUIPMENT. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING. IDENTIFY CONTENTS OF CONTAINERS. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.

7. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.

8. COORDINATE ALL DEMO ACTIVITIES WITH OWNER AND ARCHITECT AND PROVIDE 10 DAYS NOTICE FOR ANY POWER OUTAGES.

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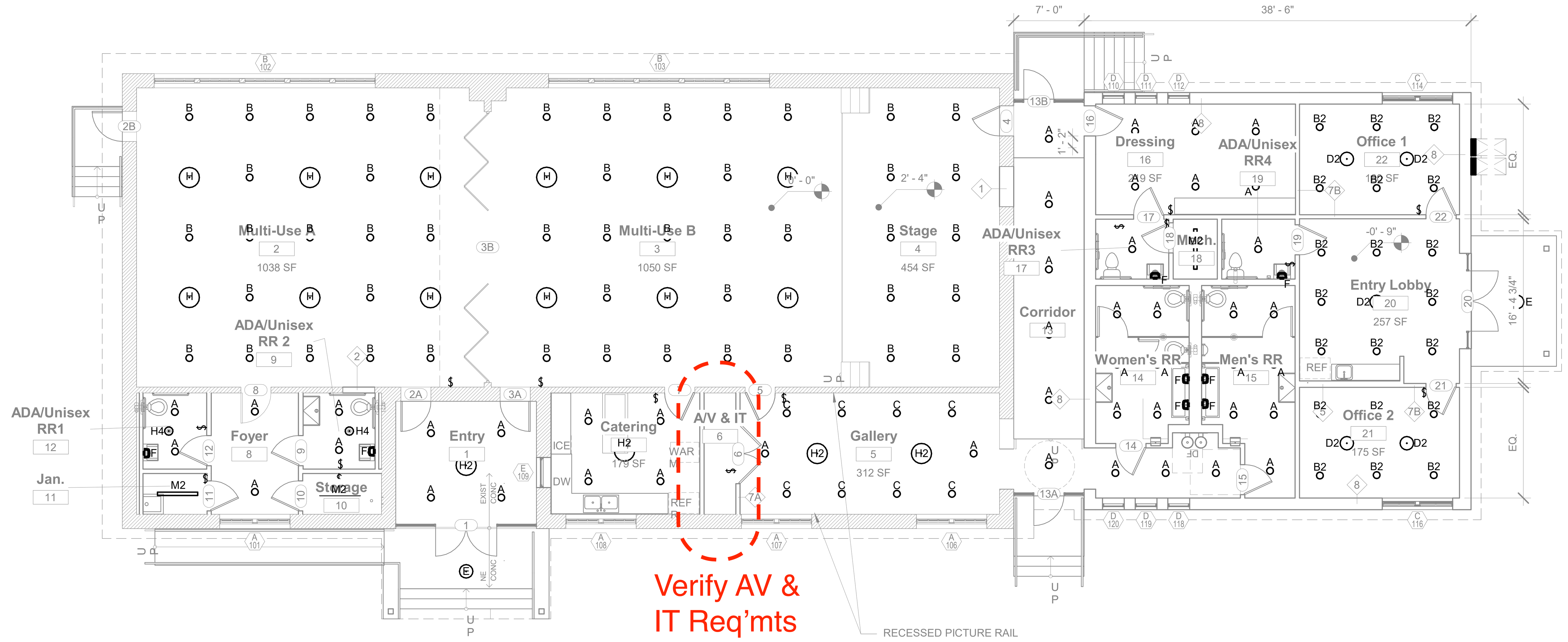
Sheet Name
ELECTRICAL LEVEL 1 DEMOLITION PLAN

Sheet Number
ED101



1 ELECTRICAL LIGHTING LEVEL 1 PLAN
E101
1/8" = 1'-0"

ELECTRICAL LIGHTING KEYED NOTES:

1. KEYED NOTE ONE.
2. KEYED NOTE TWO.

ELECTRICAL LIGHTING GENERAL NOTES:

1. DEVICE LOCATION GUIDELINES: LOCATE DEVICES ADJACENT TO THE DOOR FRAMES 4 INCHES TO THE EDGE OF THE DEVICES AT ADA HEIGHT GUIDELINES. CO-LOCATE SIMILAR DEVICES UNDER A COMMON FACEPLACE (EXAMPLE - MULTIPLE LIGHT SWITCHES). LOCATE ADDITIONAL DEVICES HORIZONTALLY ADJACENT TO EACH OTHER. COORDINATE SWITCH LOCATIONS IN ROOMS WITH ARCHITECT AND OTHER DEVICES (THERMOSTATS, FIRE ALARM, AND CALL BUTTONS). DO NOT STAGGER DEVICES. ONLY WHEN HORIZONTAL SPACE DOES NOT PERMIT, STACK DEVICES VERTICALLY WITH TWO INCHES BETWEEN FACEPLATES TO NO MORE THAN 72 INCHES AFF TO THE TOP OF THE FACEPLATE. COORDINATE LOCATIONS WITH ARCHITECTURAL ELEVATIONS. DEVICES SHALL BE MOUNTED AT SPECIFIC DEVICE MOUNTING HEIGHTS AS LISTED PER SPECIFICATIONS.

2. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN ½" CONDUIT. MAXIMUM FIXTURE WHIP LENGTH FROM ANY J-BOX 6 FEET. LIGHTING CIRCUITS JOINTS SHALL BE MADE UP IN OVERHEAD J-BOXES SECURED TO STRUCTURE WITH LIGHTING WHIPS FROM THE J-BOXES. FIXTURES DESIGNED TO BE QUICK-CLIPPED TOGETHER SHALL BE CONNECTED AS PER MANUFACTURER.

3. COORDINATE LIGHT LOCATIONS WITH OTHER CEILING ITEMS OR JOIST ITEMS PRIOR TO INSTALLATION. LIGHT LOCATIONS TAKE PRECEDENCE OVER AIR DEVICES.

4. PROVIDE SECONDARY SUPPORT WIRES FROM ALL FOUR (4) CORNERS OF THE LAY-IN FIXTURES TO THE STRUCTURE ABOVE. DO NOT SUPPORT FIXTURES FROM CEILING GRID WIRE SUPPORTS, PIPING, CONDUIT, SIDE WALLS, OR MECHANICAL EQUIPMENT. CEILING SPECIFICATIONS DO NOT SUPERCEDE THIS REQUIREMENT.

5. HATCHED FIXTURES ARE UNSWITCHED.

6. FIXTURES WITH "E" SUFFIX HAVE BATTERY BACK-UPS.

7. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.
PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

8. CONTRACTOR TO VERIFY FIXTURE VOLTAGE PRIOR TO INSTALLING ANY RELOCATED FIXTURE. COORDINATE WITH RCP FOR FIXTURE LOCATIONS.

LIGHTING CONTROL SCHEDULE

TYPE	LIGHTING CONTROL TYPE	OCCUPANCY SENSOR MODE	DAYLIGHT SENSOR	MANUAL LIGHT CONTROL TYPE	MANUAL CONTROL BUTTON 1	2	3	4	5	6		DAYLIGHT HARVESTING	PROGRAMMING REQUIREMENTS	NOTES
A	OFFICE	VACANCY	NO	3 BUTTON CONTROLLER	ON/OFF	DIM UP	DIM DOWN							
B	CORRIDORS/ PUBLIC SPACES/ RESTROOMS	OCCUPANCY	NO	NONE										
C	STORAGE/TLT	OCCUPANCY	NO	1 BUTTON	ON/OFF									
D	CATERING	VACANCY	NO	3 BUTTON	DIM UP	DIM DOWN	UC LTG ON/OFF							
F	GALLERY/MULTI -PURPOSE RM	VACANCY	NO	6 BUTTON SCENE CONTROLLER	ON/OFF	SCENE 1	DIM UP (UP LIGHT)	DIM DOWN (UP LIGHT)	DIM UP (DOWN LIGHT)	DIM DOWN (DOWN LIGHT)			PROGRAM SCENES AS FOLLOWS, UNLESS OTHERWISE NOTED: SCENE 1-ALL LIGHTS 50%;	
G	STAGE	OCCUPANCY	NO	3 BUTTON CONTROLLER	ON/OFF	DIM UP	DIM DOWN							
H	DRESSING	OCCUPANCY	NO	3 BUTTON CONTROLLER	ON/OFF	DIM UP	DIM DOWN	VANITY DIM UP	VANITY DIM DOWN				CONNECT TO OCCUPANCY SENSORS IN ADJACENT AND SURROUNDING AREAS.	

GENERAL NOTES:

1. WHERE SCHEDULE INDICATES 0% DIMMING, DIM FIXTURE TO OFF OR MINIMUM DIMMING OUTPUT OF SCHEDULED FIXTURE.
2. DAYLIGHT SENSOR SET POINTS ARE SET TO MAINTAIN FOOTCANDLES AT 10' INTO THE SPACE.
3. SET ALL OCCUPANCY SENSOR AND VACANCY SENSOR TIME-OUT DELAYS TO 30 MINUTES.
4. LIGHTING CONTROL TYPE INDICATED ON PLANS BY [X]. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
5. WHERE CONTROL TYPE IS NOT INDICATED, PROVIDE CONTROLS AS INDICATED ON FLOOR PLANS.

2 LIGHTING CONTROL SCHEDULE
E101
12" = 1'-0"

10/9/2023 5:17:25 PM

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"

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STEPHENSON SCHOOL BUILDING, REHABILITAION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX 78620

TIRZ PM
Review Comments:
231018 KS

REVISION HISTORY

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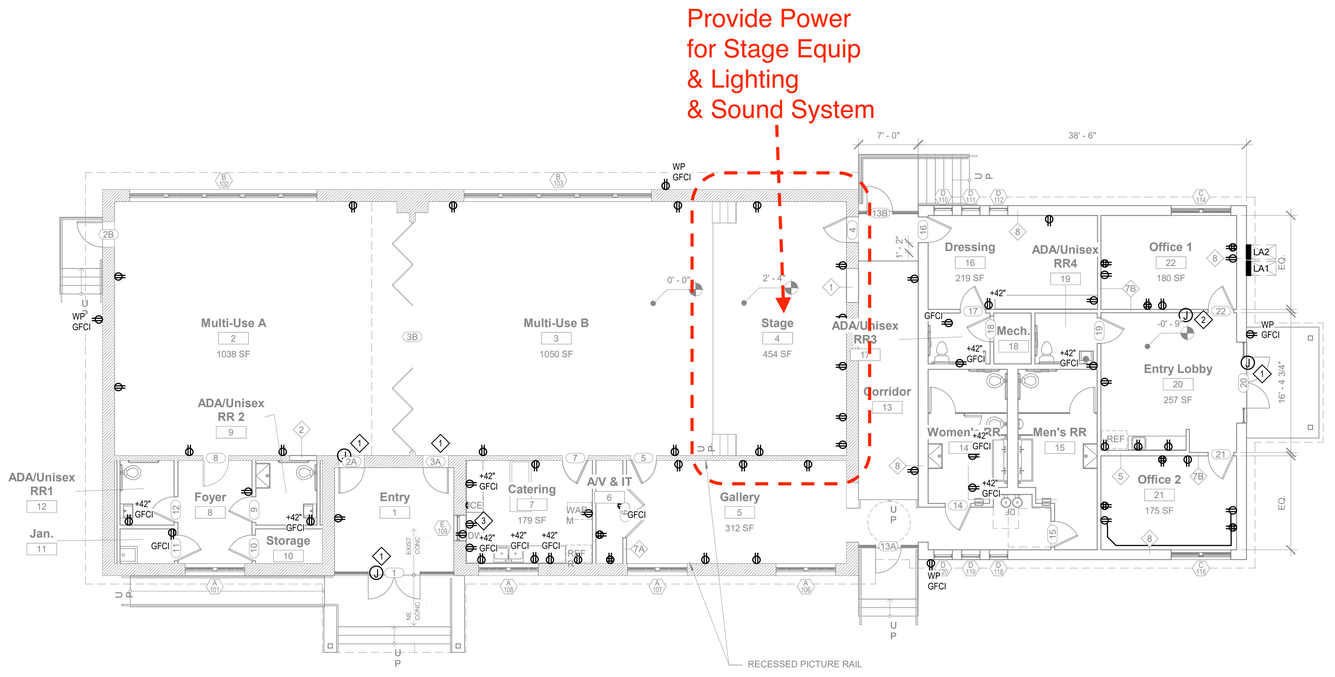
MARK GREEN
P.E. REG. NO. 104985
OCT 11 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ELECTRICAL LIGHTING LEVEL 1 PLAN

Sheet Number
E101



1 E201 ELECTRICAL POWER LEVEL 1 PLAN

1/8" = 1'-0"

ELECTRICAL POWER KEYED NOTES:

1. PROVIDE POWER TO POWERED DOOR HARDWARE.
2. PROVIDE POWER TO FIRE ALARM PANEL WITH ANNUNCIATOR.
3. PROVIDE DUPLEX OUTLET BELOW COUNTER FOR POWER TO DISHWASHER. CONNECT TO SNAP SWITCH ABOVE COUNTER FOR LOCAL DISCONNECT OF DISHWASHER.

ELECTRICAL POWER GENERAL NOTES:

1. SEE ALL OTHER PLANS FOR ADDITIONAL DEVICES. SOME POWER CIRCUITING MAY BE ON OTHER PLANS. COORDINATE THE LOCATIONS OF DATA/CATV JACKS WITH THE RECEPTACLES. MOUNT ADJACENT TO EACH OTHER.

2. WHEN LOCATING SYSTEMS NEXT TO DOORS FOLLOW DEVICE LOCATION GUIDELINES. MOUNT AT ADA HEIGHT. PROVIDE MULTI-GANG BOXES FOR SIMILAR SYSTEMS. ALL DEVICE PLATES SHALL BE ORTHOGONAL WITH ADJACENT PLATES.

3. MINIMUM CIRCUIT SIZE IS 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT. ALL CONDUCTORS SHALL BE 75 DEGREE COPPER THHN INDOOR, THWN FOR EXTERIOR USAGE, COLOR CODED AS PER NEC AND LOCAL AMENDMENTS WITH SIZE, TEMPERATURE, AND VOLTAGE PERMANENTLY PRINTED ON THE JACKET. ALL JOINTS SHALL BE MADE UP USING SELF LOCKING, TWIST-ON, COLOR CODED, SQUARE WIRE SPRING GRAB, LONG SKIRT, WIRE CONNECTORS WITH SWEPT WINGS.

4. COORDINATE RECEPTACLE LOCATIONS WITH MILLWORK AND COUNTERS. DO NOT LOCATE RECEPTACLES BEHIND DRAWERS OR HIDDEN IN MILLWORK UNLESS SPECIFICALLY DIRECTED BY OWNER/ARCHITECT. REVIEW ARCHITECTURAL ELEVATIONS PRIOR TO RECEPTACLE ROUGH-INS. SEE ARCH ELEVATIONS IN BREAKROOMS FOR APPLIANCES AND RECEPTACLE MOUNTING LOCATIONS.

5. ALL RECEPTACLES SHALL BE SPEC GRADE, MINIMUM 20 AMP RATED. GFI RECEPTACLES SHALL HAVE TEST BUTTONS WITH INDICATOR LIGHTS. EXTERIOR RECEPTACLES SHALL BE LABELED WEATHER RESISTANT WITH WP COVERS CONFORMING TO WET LOCATION CORD CONNECTION, NEC 406. MOUNT RECEPTACLES 18" AFF, 6" ABOVE BACKSPLASH AT COUNTERS, 48" IN TOILET ROOMS, AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND AS INDICATED FOR TVS. PROVIDE GFI RECEPTACLES WITHIN SIX (6) FEET OF ALL SINKS, EXTERIOR RECEPTACLES, AND UNDERCOUNTER EQUIPMENT. OVERSIZED COVER PLATES ARE NOT ALLOWED. COORDINATE COLOR WITH OWNER/ARCHITECT. PROVIDE SPEC GRADE RECEPTACLES MOUNTED BEHIND WATER COOLERS WITH GFI CIRCUIT BREAKERS.

6. ALL EQUIPMENT SHALL HAVE AN INDIVIDUAL LOCAL DISCONNECTING MEANS, EITHER CORDED PLUG AND RECEPTACLE OR SWITCHED DISCONNECT. VERIFY FROM EQUIPMENT SUBMITTED OR RELOCATED IF DIRECT CONNECT OR RECEPTACLE. IF DIRECT CONNECT, PROVIDE SAFETY SWITCH LOCKABLE IN THE OPEN POSITION AS PER NEC. OTHERWISE PROVIDE RECEPTACLE CORD PLUG AS REQUIRED BY EQUIPMENT SUBMITTAL.

7. ON CIRCUITS GREATER THAN 20A, FEEDING MULTIPLE PIECES OF EQUIPMENT, PROVIDE FUSED DISCONNECTS (SIZED FOR EQUIPMENT PROTECTING).

8. PROVIDE INDIVIDUAL DISCONNECTS FOR ALL SMOKE FIRE DAMPERS AND VAV'S. NO EXCEPTIONS.

9. CONTRACTOR IS RESPONSIBLE FOR UPDATING THE CIRCUITING INFORMATION OF ELECTRICAL PANELS, HVAC CONTROLS, INTERCOM SWITCH BANKS, DATA/VOICE/VIDEO CABLING, AND ANY CIRCUITED SYSTEM INDICATING THE FINAL ROOM NUMBERING AND CIRCUIT NUMBER BASED UPON THE ACTUAL INSTALLATION.

10. FIRESTOP ALL CONDUIT PENETRATIONS IN RATED WALLS. SEE ARCHITECTURAL FOR WALL RATINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO SHEET ROCK AND REPAIR.

11. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

12. PROVIDE TAMPER PROOF RECEPTACLES FOR ALL TOILET ROOMS AND LOCKER ROOMS.

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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Date October 11, 2023

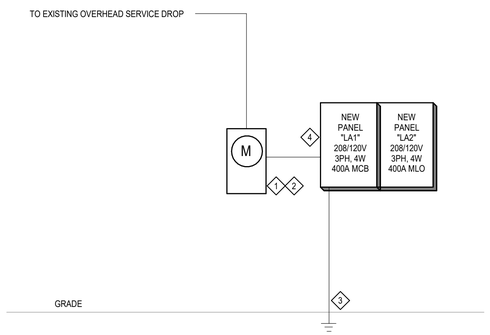
Sheet Name
ELECTRICAL POWER LEVEL 1 PLAN

Sheet Number
E201

10/9/2023 5:17:25 PM

ELECTRICAL ONE LINE KEYED NOTES:

1. PROVIDE METER PER UTILITY PROVIDER STANDARDS.
2. PROVIDE NEW FEEDER WITH 4-500KCMIL, 3 1/2"C.
3. PROVIDE NEW GROUNDING ELECTRODE.
4. PROVIDE MAIN BONDING JUMPER INTERIOR TO NEW PANELS.



1 E301 ELECTRICAL ONE-LINE DIAGRAM
NOT TO SCALE

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Sheet Name
ELECTRICAL ONE-LINE DIAGRAMS

Sheet Number
E301

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Branch...	LA1						
Location:		Volts:	120/208 Wye	Bus Rating:	400A	Feed Through:	No
Supply From:		Phases:	3	MCB:	400A	Neutral Rating:	100.00%
Mounting:	Surface	A.I.C. Rating:	10,000	MLO:	NO		
Enclosure:	NEMA 1						

Notes:

Comments	Ckt No.	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	Ckt No.	Comments
	1	RECEPTACLE	20 A	1	720 VA / 0 VA						2	
	3										4	
	5										6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
				Total Load:	720 VA	0 VA	0 VA					
				Total Amps:	6 A	0 A	0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
RECEPTACLE	720 VA	80.00%	576 VA		
				Total Conn. Load:	720 VA
				Total Est. Demand:	576 VA
				Total Conn. Current:	2 A
				Total Est. Demand Current:	2 A

Notes:

Branch...	LA2						
Location:		Volts:	120/208 Wye	Bus Rating:	400A	Feed Through:	No
Supply From:		Phases:	3	MCB:	NO MCB	Neutral Rating:	100.00%
Mounting:	Surface	A.I.C. Rating:	10,000	MLO:	NO		
Enclosure:	NEMA 1						

Notes:

Comments	Ckt No.	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	Ckt No.	Comments
	1										2	
	3										4	
	5										6	
	7										8	
	9										10	
	11										12	
	13										14	
	15										16	
	17										18	
	19										20	
	21										22	
	23										24	
	25										26	
	27										28	
	29										30	
	31										32	
	33										34	
	35										36	
	37										38	
	39										40	
	41										42	
				Total Load:	0 VA	0 VA	0 VA					
				Total Amps:	0 A	0 A	0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	0 VA
				Total Est. Demand:	0 VA
				Total Conn. Current:	0 A
				Total Est. Demand Current:	0 A

Notes:

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Sheet Name
ELECTRICAL PANEL SCHEDULE

Sheet Number
E401

Item 3.

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER/MODEL	DIMENSION	MOUNTING	FIXTURE VA	VOLTAGE	LUMENS	TEMP	DESCRIPTION	NOTES
A	WILLIAMS /	4.5"	FLUSH CEILING MOUNT						
B	LITHONIA /	6" CYLINDER	FLUSH CEILING MOUNT						
B2	LITHONIA /	4" CYLINDER	FLUSH CEILING MOUNT						
C	WILLIAMS /	4" APERTURE	FLUSH CEILING MOUNT						
D2	FOLK ABIGAIL / 7679767-V1-NW-OB-36	10" CONE	PENDANT						
E	HUBBARDTON FORGE / 356010-SKT-77-ZM0467	12"	PENDANT						
F	FOLK ABIGAIL / 8154490	6" CONE	WALL MOUNT						
H	FOLK ABIGAIL / 4566657-V1-OB-32-8885451	6"	PENDANT						
H2	FOLK ABIGAIL / 2945864-V1-OB-8885451	6"	SEMI-FLUSH MOUNT						
H4	FOLK ABIGAIL / 2021955-V1-OB-7603704	2.25"	WALL MOUNT						
M2	LITHONIA /	48"	CEILING MOUNT						

EXTERIOR LIGHT FIXTURES

NOTES:
1. ALL FIXTURES SHALL BE SPEC GRADE UNLESS OTHERWISE NOTED.
2. ALL TOGGLE SWITCHES TO BE MOUNTED AT HEIGHTS TO COMPLY WITH ADA GUIDELINES UNLESS OTHERWISE NOTED.
3. LIGHTING FIXTURES SHALL BE COORDINATED WITH THE CEILING TYPE PRIOR TO ORDERING. ALL FIXTURES SHALL BE SUPPLIED WITH APPROVED MOUNTING DEVICES, HANGERS, MOUNTING FRAMES, AND TRIM FOR PROPER INSTALLATION IN THE CEILING OR SOFFIT SYSTEM BEING PROVIDED ON THIS PROJECT REGARDLESS OF THE CATALOG NUMBER. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLAN/ELEVATIONS FOR ADDITIONAL MOUNTING INFORMATION.
4. ALL FIXTURES THAT HAVE A "E" SUFFIX ARE BATTERY BACK-UP. (EXAMPLE 'C1E'). ALL EMERGENCY BATTERY PACKS TO BE 1100 LUMEN FULL OUTPUT.
5. PROVIDE REMOTE BATTERY PACKS FOR FIXTURES IN HARD OR NON-ACCESSIBLE CEILINGS. MOUNT PACKS OVER ACCESSIBLE SPACES. REMOTE MOUNT BALLASTS/BATTERY PACKS ABOVE ACCESSIBLE CEILINGS FOR FIXTURES IN THE TOP OF STAIRWELLS.
6. ALL REMOTE BATTERY PACKS AND BALLASTS TO BE MOUNTED ON PLYWOOD BACKBOARD SECURED TO METAL WALL CHANNEL RACK. DO NOT MOUNT DIRECTLY TO WALL. GROUP TOGETHER.
7. COORDINATE MOUNTING HEIGHT WITH ARCHITECT FOR PENDANT FIXTURES AND PROVIDE HARDWARE AS REQUIRED.

KEYED NOTES:
1. PROVIDE 30' POLE, SQUARE STRIGHT STEEL. PROVIDE DUAL CHANNEL POLES WHERE INDICATED ON SHEET E001.
2. PROVIDE ALL CONTROLS REQUIRED FOR WIRELESS CONTROL OF LIGHT FIXTURES. NLIGHT ECYYPSE.

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Sheet Name
ELECTRICAL LIGHTING FIXTURE SCHEDULE

Sheet Number
E402

SYMBOLS LEGEND

(FIRE SENSING, EXTINGUISHING, ALARM, CONTROL, AND INDICATING EQUIPMENT)

FCP	FIRE CONTROL PANEL
GAP	GRAPHIC ANNUNCIATOR PANEL
HSSD	HIGH-SENSITIVITY SMOKE DETECTION PANEL
F	CLEAN AGENT PURGE PANEL
SD P	PHOTOELECTRIC SMOKE DETECTOR
SD I	IONIZATION SMOKE DETECTOR
SD D	PHOTOELECTRIC DUCT/HVAC EQUIPMENT - MOUNTED SMOKE DETECTOR
HD	HEAT DETECTOR (RATE OF RISE)
SR	SHUTDOWN RELAY
F	BUILDING FIRE ALARM MANUAL PULL STATION
P T A	CLEAN AGENT MANUAL RELEASE WITH ABORT SWITCH AND COUNTDOWN TIMER
15CD	BUILDING ALARM STROBE LIGHT - LABELED "FIRE" (WITH CANDELA RATING).
75CD	CLEAN AGENT STROBE LIGHT - LABELED "AGENT" (WITH CANDELA RATING).
	HSSD (SAMPLING TUBE) DETECTOR
F 200	CLEAN AGENT ROOM MANUAL RELEASE
A	CLEAN AGENT ABORT SWITCH

(RFP)	"RFP" INDICATED A DEVICE LOCATED IN THE RAISED FLOOR PLENUM, OR INDICATING AN ALARM FROM A DEVICE LOCATED IN THE RAISED FLOOR PLENUM.
B	HSSD ALARM BELL, LABELED "HSSD"
75CD	BUILDING ALARM (INCLUDES FIRE SPRINKLER SYSTEM ALARMS) MULTI-SIGNAL SYNCHRONIZED HORN/STROBE LABELED "FIRE" (WITH CANDELA AND DBA RATINGS).
15CD	CLEAN AGENT ALARM (INCLUDES PREACTION FIRE SPRINKLER MULTI-SIGNAL SYNCHRONIZED HORN/STROBE LABELED "AGENT" (WITH CANDELA AND DBA RATINGS).
	QUICK-CLOSING DUCT DAMPER / ACTUATOR
	CLEAN AGENT STORAGE CONTAINER WITH RISER TO ABOVE CEILING
FM200	CLEAN AGENT STORAGE CONTAINER WITH DISCHARGE HEADS
	FIRE SPRINKLER (WET/DRY) SYSTEM ALARM VALVE ASSEMBLY
	FIRE SPRINKLER PREACTIONO SYSTEM ALARM VALVE ASSEMBLY (WITH RELEASE CONTROL PANEL)
TS	TAMPER SWITCH
FS	FLOW SWITCH
PS	PRESSURE SWITCH
DL	DOOR LOCK
	CLEAN AGENT DISCHARGE HEAD (CEILING TYPE) (NUMBER "2" INDICATES HIGH/LOW DROP)
WD	WATER DETECTION ALARM PANEL
	ALARM BELL

FIRE PROTECTION GENERAL NOTES

1. ENTIRE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF NFPA.

2. SPRINKLER COVERAGE DENSITY SHALL BE HYDRAULICALLY CALCULATED FOR LIGHT HAZARD DENSITY, EXCEPT WHERE OTHERWISE INDICATED AND/OR REQUIRED BY NFPA 13.

3. ALL NEW SPRINKLER HEADS IN FINISHED AREAS SHALL BE SEMI-RECESSED HEADS.

4. IN ROOMS WITH LAY-IN 2'X4' CEILING TILES, SPRINKLER HEADS SHALL BE CENTERED IN SHORT DIMENSION AND AT 1/4, 1/2, OR 3/4 OF THE LONG DIMENSION. IN ROOMS WITH 2'X2' CEILING TILES, SPRINKLER HEADS SHALL BE CENTERED IN BOTH DIMENSIONS.

5.ALL RECOMMENDATIONS IN NFPA 13 (INDICATED AS SHOULD) SHALL BE CONSIDERED AS MANDATORY ("SHALL")

6. THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL THE OTHER TRADES (MECHANICAL, ELECTRICAL, ETC.) AND SHALL PERFORM ANY MODIFICATIONS NECESSARY TO ACCOMMODATE THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

7. ALL PIPING 2 1/2" AND SMALLER SHALL BE NFPA 13 APPROVED SCHEDULE 40 STEEL, THREADED (NOT MECHANICAL JOINT); REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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P.E. REG. NO. 136264
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Date October 11, 2023

Sheet Name
FIRE PROTECTION LEGENDS AND DETAILS

Sheet Number
FP001

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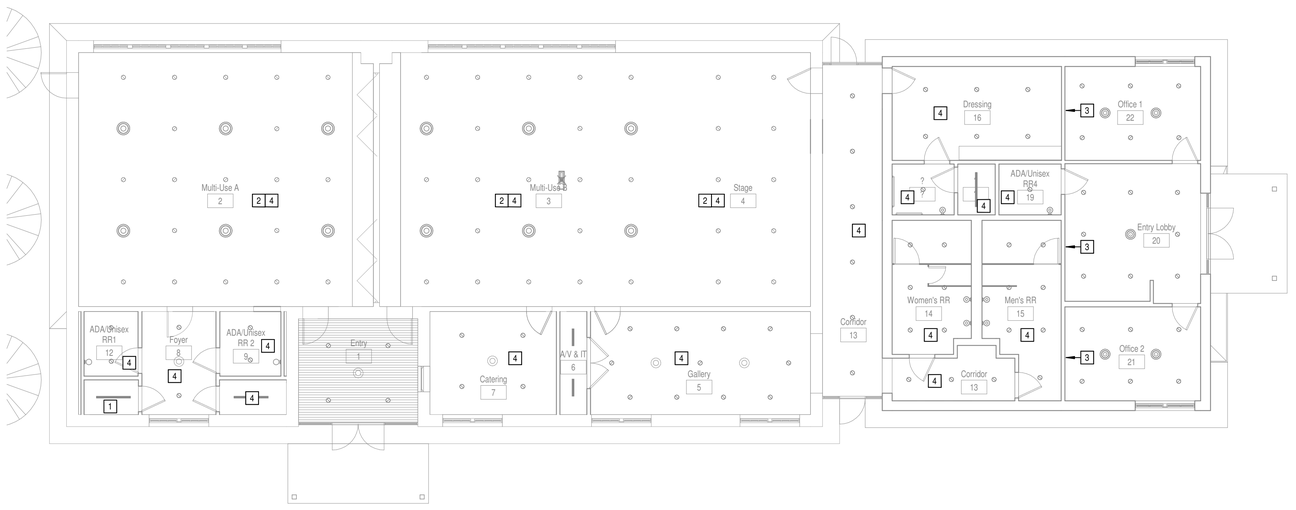
FIRE PROTECTION GENERAL NOTES:

1. NEW FIRE SPRINKLER SYSTEM. WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF NFPA. 13 AND 14.
2. ALL OFFICE TYPE OCCUPANCIES TO BE CONSIDERED LIGHT HAZARD UNLESS OTHERWISE NOTED.
3. NEW SPRINKLER HEADS IN FINISHED AREAS SHALL BE SEMI-RECESSED HEADS.
4. ALL RECOMMENDATIONS IN NFPA 13 (INDICATED AS SHOULD) SHALL BE CONSIDERED AS MANDATORY ("SHALL")
5. THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL THE OTHER TRADES (MECHANICAL, ELECTRICAL, ETC.) AND SHALL PERFORM ANY MODIFICATIONS NECESSARY TO ACCOMMODATE THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PIPING 2 1/2" AND SMALLER SHALL BE NFPA 13 APPROVED SCHEDULE 40 STEEL, THREADED (NOT MECHANICAL JOINT); REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

FIRE PROTECTION KEYED NOTES:

1. FIRE WATER ASSEMBLY.
2. PROVIDE UPRIGHT PENDANT SPRINKLER HEADS ABOVE CEILING.
3. PROVIDE SIDE WALL SPRINKLER HEADS.
4. PRIVDE SEMI-RECESSED SPRINKLER HEADS.



1 FP101 FIRE PROTECTION LEVEL 1 PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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Sheet Name
FIRE PROTECTION FLOOR PLAN

Sheet Number
FP101

PLUMBING SYMBOLS AND ABBREVIATIONS

NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

SYMBOL	DESCRIPTION
	GAS COCK OR PLUG VALVE
	PRESSURE RELIEF VALVE
T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
VAC BREAK	VACUUM BREAKER
F.S.	FLOW SWITCH
FD-#	FLOOR DRAIN, (TYPE)
FS-#	FLOOR SINK, (TYPE)
P.S.	PRESSURE SWITCH
	GATE VALVE
T.S.	TAMPER SWITCH
	O.S.&Y VALVE
	BUTTERFLY VALVE
	SOLENOID VALVE
PIV	POST INDICATOR VALVE
	SWING CHECK VALVE
	NON-SLAM CHECK VALVE
	BALL VALVE
	PIPE RISE (R) OR DROP (D)
	FLOW - IN DIRECTION OF ARROW
	CAP ON END OF PIPE
	CONCENTRIC REDUCER

SYMBOL	DESCRIPTION
YCO	YARD CLEANOUT OR CLEANOUT TO GRADE
	VALVE IN RISER (TYPE AS SPEC'D OR NOTED)
	PLUMBING FIXTURES
3	NOTES (NEW CONSTRUCTION)
#	DEMOLITION NOTES
HW-#	EQUIPMENT IDENTIFICATION
P-4A	PLUMBING FIXTURE AND EQUIPMENT MARK
CW 1 / RD 2	PLUMBING RISER
G	GAS METER
	UNION (FLANGED)
CO	CLEANOUT PLUG
FCO	FLOOR CLEANOUT
	CONNECT TO EXISTING (PROVIDE AND INSTALL ALL NECESSARY TRANSITION FITTINGS)
	DETAIL REFERENCE NUMBER ON SHEET
	SHEET NUMBER
4" RD-1	PRIMARY ROOF DRAIN (OUTLET SIZE)
6" EOD-1	SECONDARY (EMERGENCY OVERFLOW DRAIN) ROOF DRAIN (OUTLET SIZE)

SYMBOL	DESCRIPTION
X" CW	COLD WATER PIPING
X" HW	HOT WATER PIPING
X" HWR	HOT WATER RETURN PIPING
X" V	VENT PIPING
X" 120 HW	120° HOT WATER PIPING
X" 140 HW	140° HOT WATER PIPING
X" 120 HWR	120° HOT WATER RETURN PIPING
X" 140 HWR	140° HOT WATER RETURN PIPING
X" CA	COMPRESSED AIR PIPING
X" MA	MEDICAL AIR PIPING
X" MV	MEDICAL VACUUM PIPING
X" O2	MEDICAL OXYGEN PIPING
X" NO	MED NITROUS OXIDE PIPING
X" N	MED NITROGEN PIPING
X" WAGD	WASTE ANESTHETIC GAS DISPOSAL PIPING
X" A-EX	COMBUSTION AIR EXHAUST
X" A-IN	COMBUSTION AIR INTAKE

SYMBOL	DESCRIPTION
X" AW	WASTE PIPING (ACID RESISTANT)
X" AV	VENT PIPING (ACID RESISTANT)
	"CHEMICAL-WASTE PIPING"
X" F	FIRE PROTECTION PIPING
X" AS	AUTOMATIC SPRINKLER
X" SW	SOFT WATER PIPING
X" DI	DEIONIZED WATER PIPING
X" GW	GREASE WASTE PIPING
X" GV	GREASE VENT PIPING
X" TP	TRAP-PRIMER PIPING (1/2" COPPER)
X" PD	PUMPED DRAIN PIPING
X" TW	TEMPERED WATER PIPING
X" S	SANITARY SEWER PIPING (WASTE)
X" D	DRAIN PIPING
X" DV	DRAIN VENT PIPING
X" G	NATURAL GAS PIPING
X" G MP	NATURAL GAS PIPING (MED PRESS)
X" RD	ROOF DRAIN PIPING (PRIMARY SYSTEM)
X"EOD	ROOF DRAIN PIPING (SECONDARY "EMERGENCY OVERFLOW DRAIN" SYSTEM)
X" SD	SITE STORM DRAIN PIPING

SYMBOL	DESCRIPTION
ABV	ABOVE
AC	ABOVE CEILING
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADJUST	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ASSY	ASSEMBLY
AV	AIR VENT
AVTR	ACID VENT THRU ROOF
BF	BELOW FLOOR
BV	BALL VALVE
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONG	CONCRETE
COND	CONDENSATE
CONNX	CONNECTION
CONT	CONTINUATION
C.W.B.F.	COLD WATER PIPING BELOW FLOOR
C.W.O.H.	COLD WATER PIPING OVERHEAD
DEMO	DEMOLISH
DIAG	DIAGRAM
D	DRAIN
D.I.	DUCTILE IRON
DN	DOWN
DV	DRAIN VENT
DWG, DRWG	DRAWING
EWH	ELECTRIC WATER HEATER
ELECT	ELECTRICAL
ELEV	ELEVATION
EOD	EMERGENCY OVERFLOW DRAIN
EXIST	EXISTING
EXT	EXTENTION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
F.F.	FINISHED FLOOR
FIN	FINISHED
FLR	FLOOR
FS	FLOOR SINK
FT	FEET
GAL(S)	GALLON(S)
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GTRV	GREASE VENT THRU ROOF
GWH	GAS WATER HEATER
GV	GREASE VENT

SYMBOL	DESCRIPTION
HB	HOSE BIBB
HC	HANDICAPPED
HD	HUB DRAIN
HTR	HEATER
H.W.B.F.	HOT WATER PIPING BELOW FLOOR
H.W.O.H.	HOT WATER PIPING OVERHEAD
INV	INVERT
IN	INCHES
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTD	MOUNTED
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OFD	OVERFLOW ROOF DRAIN
OH	OVERHEAD
PA	PIPE ANCHOR
PD	PRESSURE DROP
PLBG	PLUMBING
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH, GAUGE
PVC	POLYVINYL CHLORIDE
REC	RECEIVED
REQ	REQUIRED
RD	ROOF DRAIN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
SA	SHOCK ARRESTER
SHT	SHEET
SPEC(S)	SPECIFICATION(S)
S	SANITARY WASTE
SS	SANITARY SEWER
STAT	STATIC
TEMP	TEMPERATURE
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER OR T.P. SUPPLY
TYP	TYPICAL
UG	UNDERGROUND
V	VENT
VCP	VITRIFIED CLAY PIPE
VIR	VALVE IN RISER
VTR	VENT THROUGH ROOF
WA	WATER HAMMER ARRESTER
WH	WALL HYDRANT
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
YCO	YARD CLEANOUT

PLUMBING GENERAL NOTES (APPLY TO ALL SHEETS):

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES PERTAINING TO THE WORK DESCRIBED IN THESE DRAWINGS SHALL CONFORM TO THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

2. CONTRACTORS SHALL OBTAIN AND MAKE PROVISION FOR ALL PERMITS, INSPECTIONS, AND TESTS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS AT THE SITE AND NOTING ALL DISCREPANCIES TO THE OWNER PRIOR TO WORK COMMENCEMENT; THEREAFTER, THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL EXISTING CONDITIONS AND SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL SUITABLE ADJUSTMENTS NECESSARY TO ACCOMMODATE NEW WORK AT NO ADDITIONAL COST TO THE OWNER; ANY SUCH ADJUSTMENTS SHALL BE COORDINATED WITH THE OWNER AND ARCHITECT.

4. CONTRACTORS SHALL INCORPORATE ALL DISCREPANCIES AND ADJUSTMENTS INTO THE CONSTRUCTION DOCUMENTS.

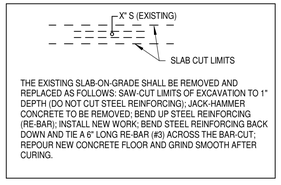
5. CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND INCLUDE ALL NECESSARY MODIFICATIONS TO ACCOMMODATE THEIR WORK.

6. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE OWNER.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF INSTALLATION.

8. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AND SUBCONTRACTORS AND ALL OTHER PERSONS IN THE AREAS OF CONSTRUCTION. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR THE SAFETY OF ALL PROPERTY BEING ERECTED.

9. PLUMBING SERVICES THAT INTERFERE WITH ANY NEW ARCHITECTURAL WORK SHALL BE RELOCATED AS NECESSARY.



THE EXISTING SLAB-ON-GRADE SHALL BE REMOVED AND REPLACED AS FOLLOWS: SAW-CUT LIMITS OF EXCAVATION TO 1" DEPTH (DO NOT CUT STEEL REINFORCING); JACK-HAMMER CONCRETE TO BE REMOVED; BEND UP STEEL REINFORCING (RE-BAR); INSTALL NEW WORK; BEND STEEL REINFORCING BACK DOWN AND TIE A 6" LONG RE-BAR (#3) ACROSS THE BAR-CUT; REPOUR NEW CONCRETE FLOOR AND GRIND SMOOTH AFTER CURING.

NOTE: EXISTING PIPING, FITTINGS AND EQUIPMENT WILL BE INDICATED WITH A LIGHTER LINE WEIGHT THAN NEW WORK.

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TIRZ PM Review Comments: 231018- KES

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JACOB FRITSCH
P.E. REG. NO. 136264
OCT. 11, 2023

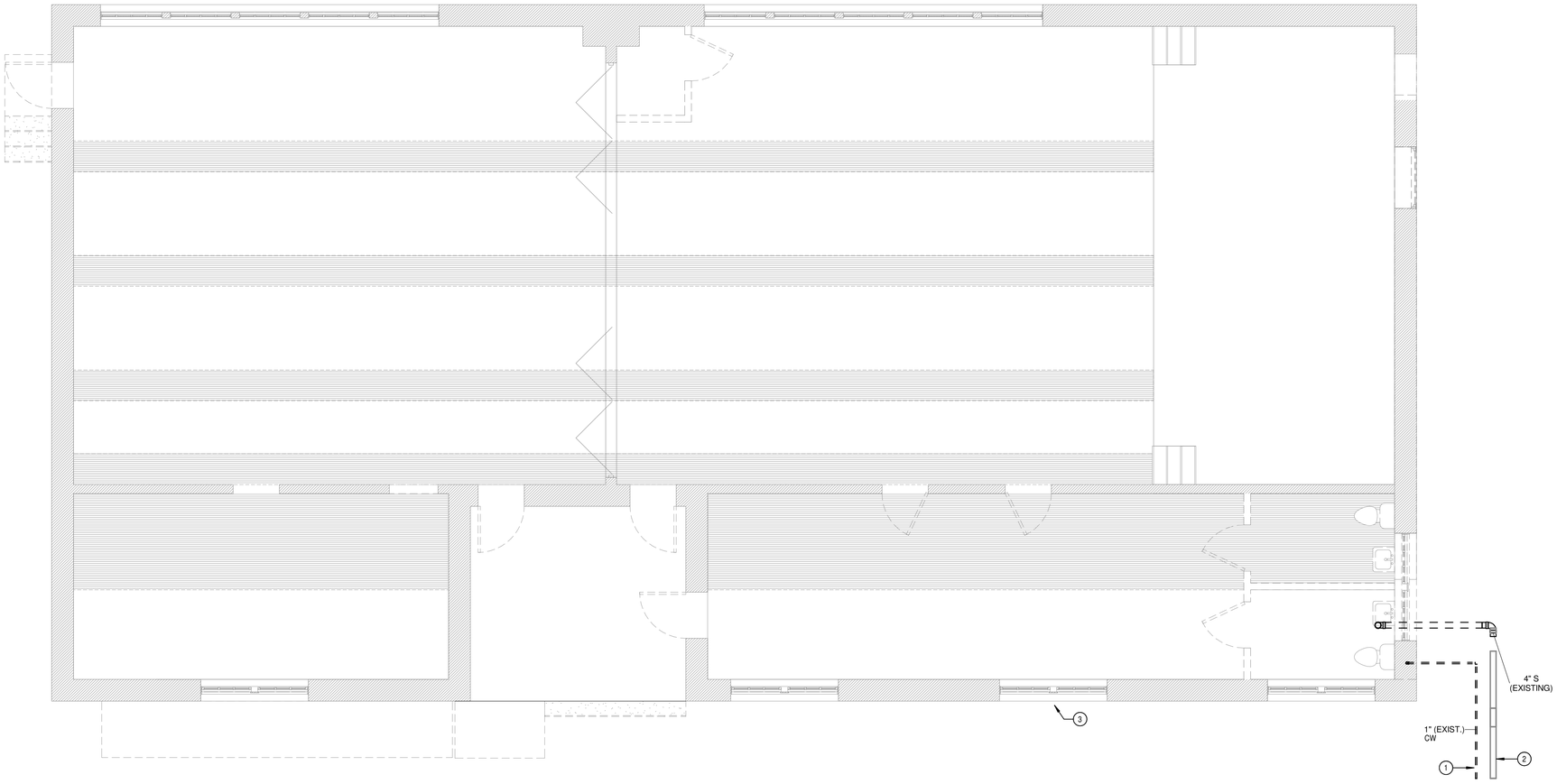
Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING SYMBOLS & ABBREVIATIONS

Sheet Number
P000

PLUMBING KEYED NOTES:

1. EXISTING WATER LINE TO BE REMOVED BACK TO MAIN. REFER TO CIVIL FOR CONTINUATION.
2. EXISTING SANITARY WASTE TO REMAIN AND CONNECTED INTO DURING RENOVATION PHASE.
3. EXISTING OUTSIDE DRINKING FOUNTAIN TO BE REMOVED. REMOVE EXISTING WATER LINE CONNECTION BACK TO MAIN AND CAP.



1 PD100 PLUMBING UNDERFLOOR DEMOLITION PLAN

1/4" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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Architexas No. 2314

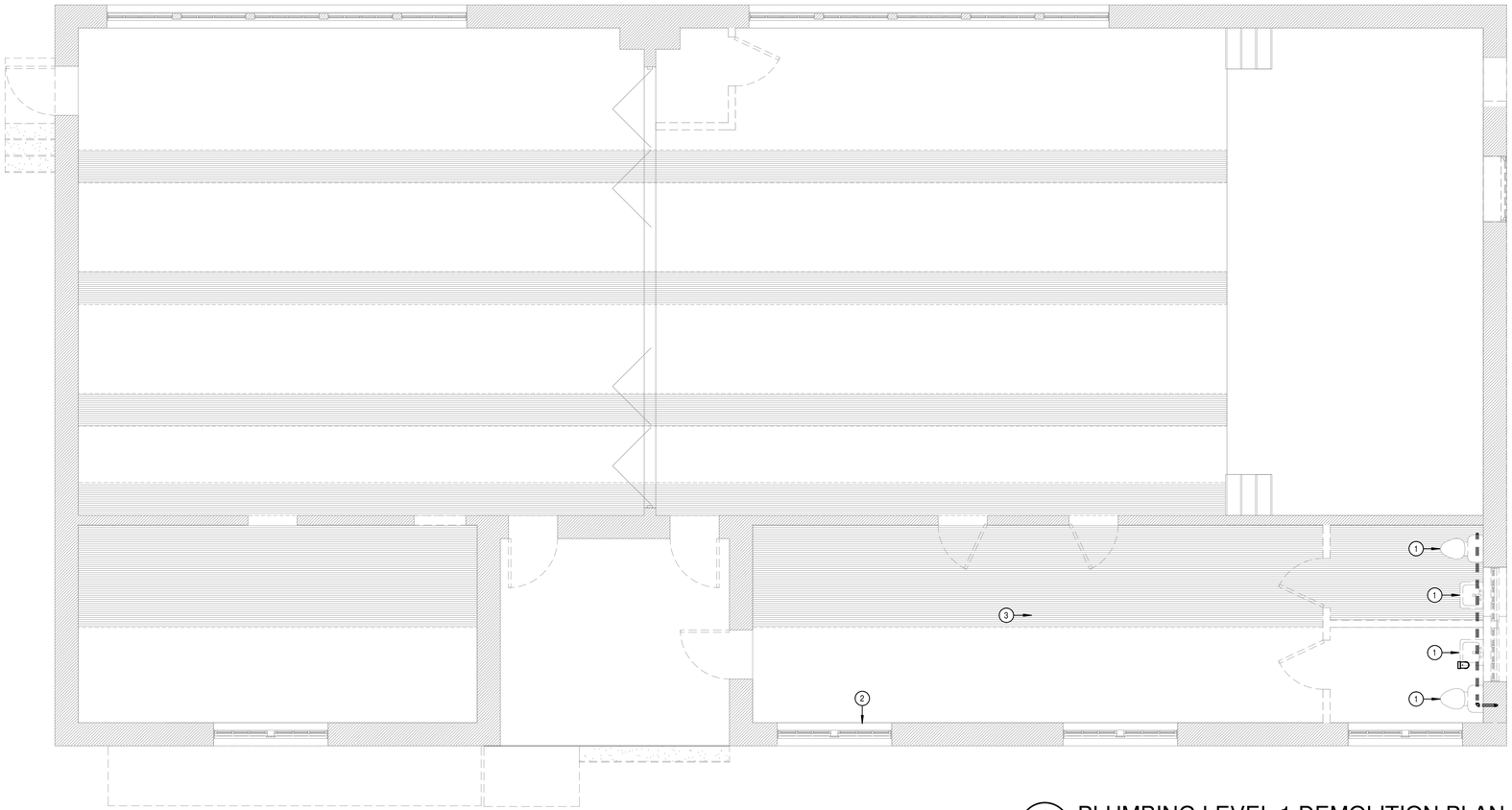
Date October 11, 2023

Sheet Name
PLUMBING UNDERFLOOR DEMOLITION PLAN

Sheet Number
PD100

PLUMBING KEYED NOTES:

1. EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED TO DEMOLISHED.
2. DEMOLISH EXISTING PIPE BACK TO MAIN.
3. DEMOLISH EXISTING FLOOR CLEANOUT BACK TO MAIN.



1 PD101 PLUMBING LEVEL 1 DEMOLITION PLAN
1/4" = 1'-0"

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OCT. 11, 2023

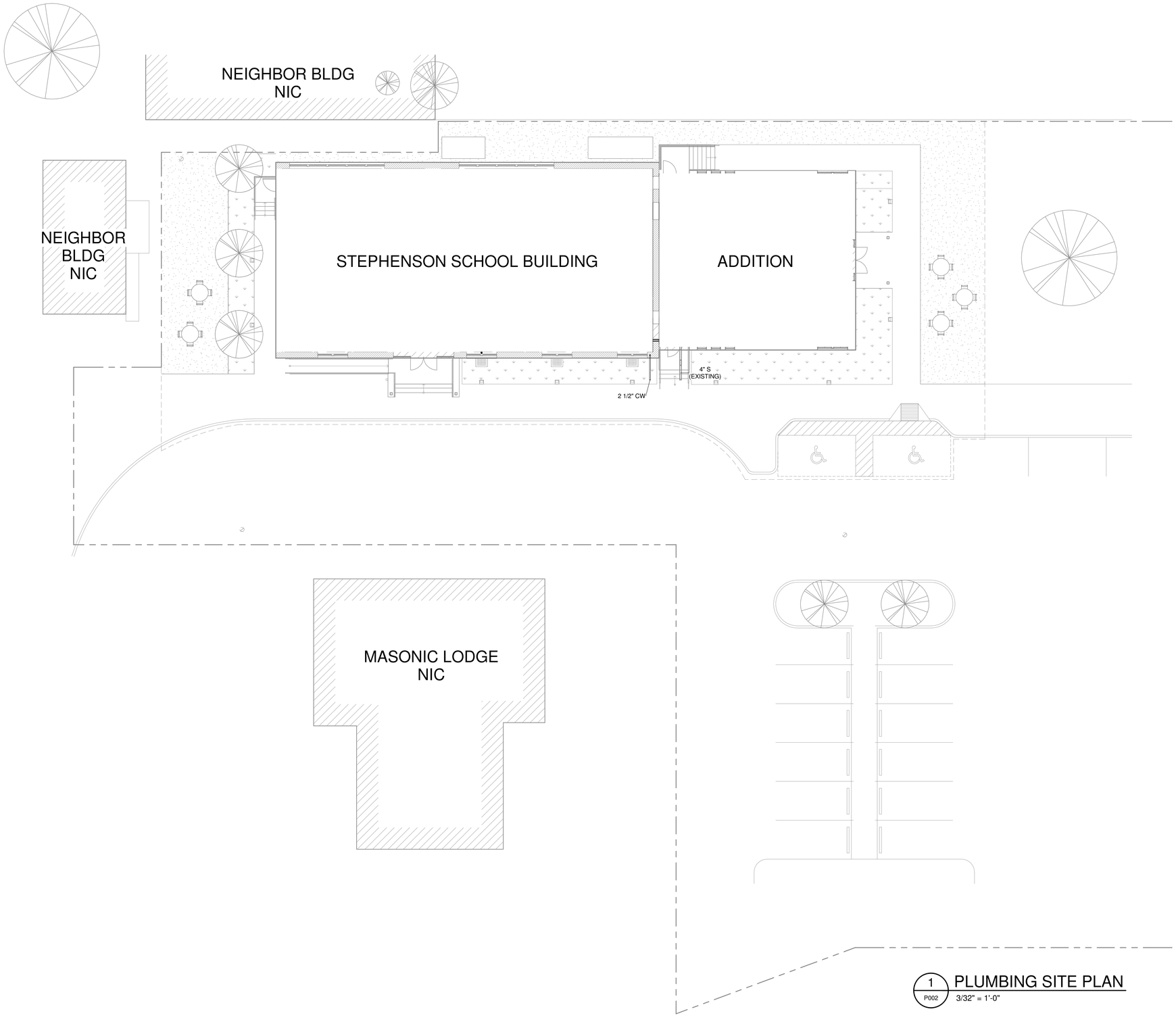
Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING LEVEL 1 DEMOLITION PLAN

Sheet Number
PD101

PLUMBING KEYED NOTES:

1. KEYED NOTE ONE.
2. KEYED NOTE TWO.



1 P002 PLUMBING SITE PLAN
3/32" = 1'-0"

0' 5' 10' 20' 40'

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

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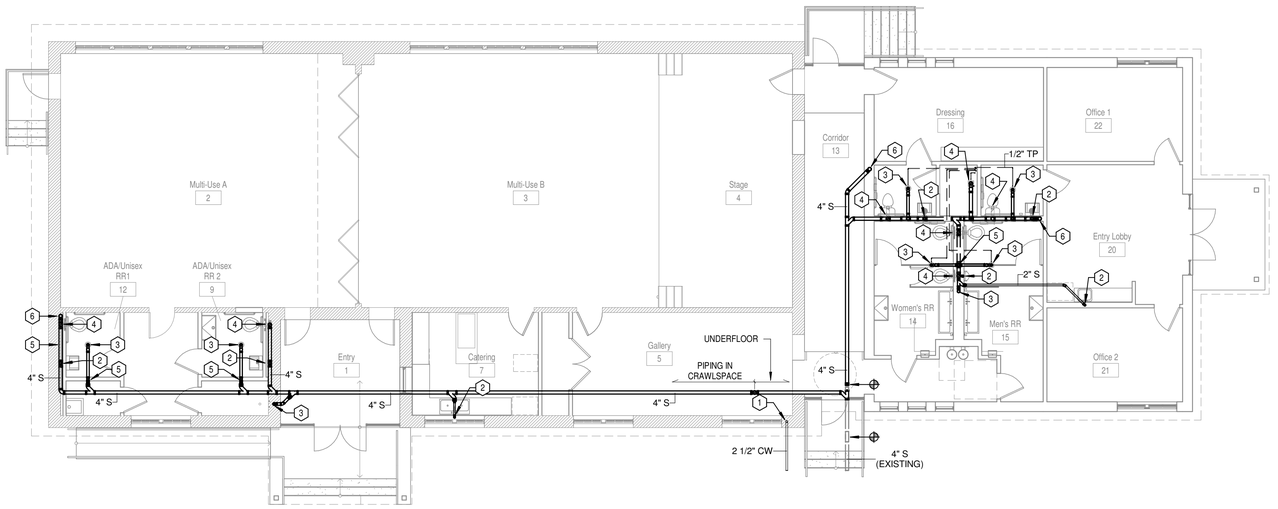
Date October 11, 2023

Sheet Name
PLUMBING SITE PLAN

Sheet Number
P002

PLUMBING KEYED NOTES:

1. 2 1/2" CW UP.
2. 2" SAN FROM ABOVE.
3. 3" SAN FROM ABOVE.
4. 4" SAN FROM ABOVE.
5. 2" VENT UP.
6. UP TO WCO.



1 P100 PLUMBING UNDERFLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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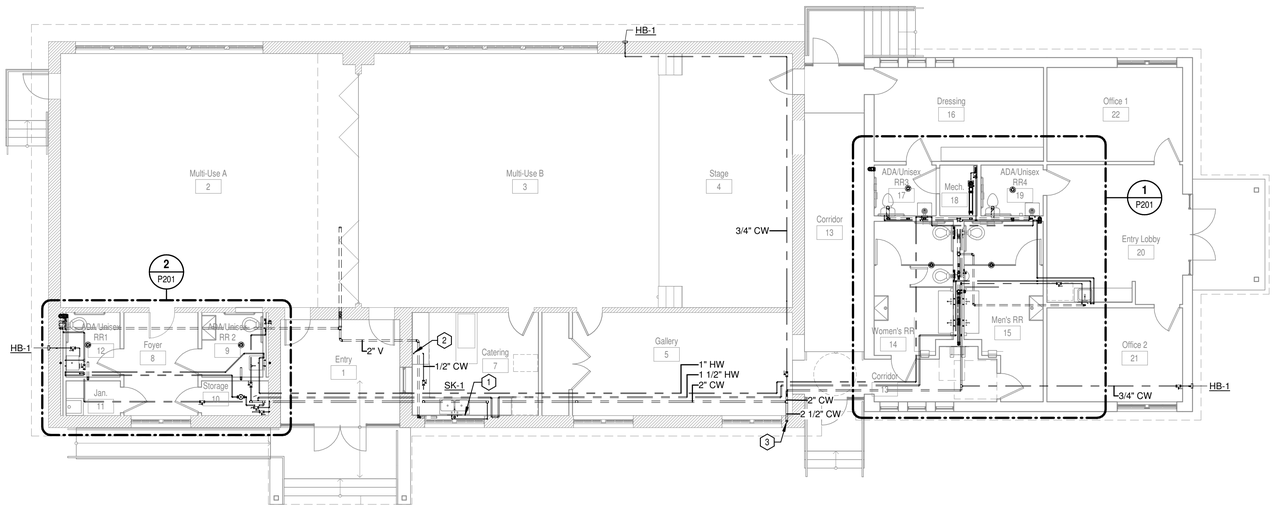
Date October 11, 2023

Sheet Name
PLUMBING UNDERFLOOR PLAN

Sheet Number
P100

PLUMBING KEYED NOTES:

1. 1/2" CW & HW DOWN IN WALL. 2" SAN AND 2" VENT.
2. 1/2" CW DOWN TO ICE MAKER.
3. 2 1/2" CW FROM BELOW.



1 P101 PLUMBING LEVEL 1 PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/8"=1'-0"

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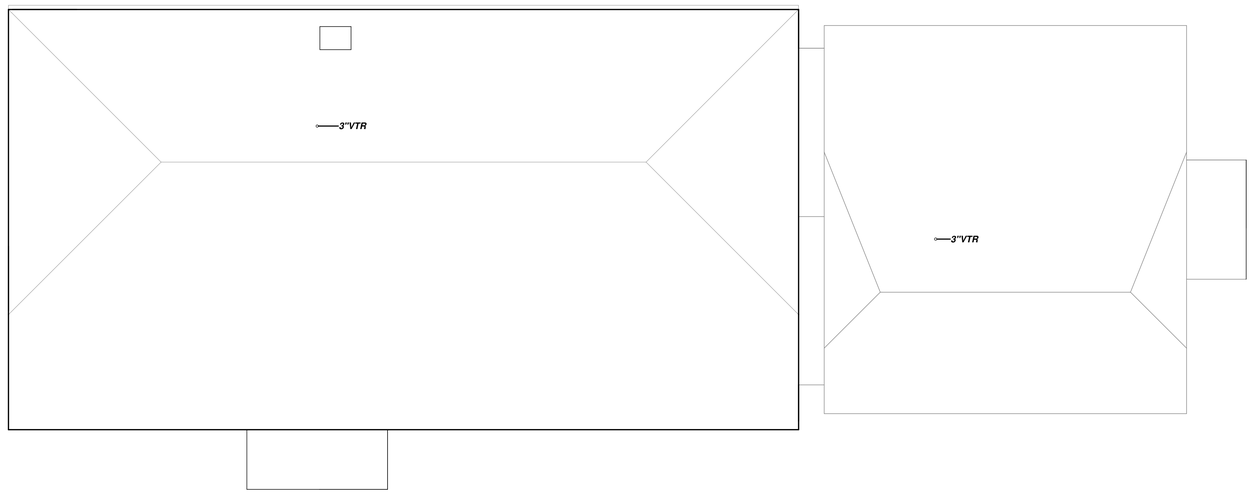
Sheet Name
PLUMBING LEVEL 1 PLAN

Sheet Number
P101

Roof Penetration Locations Look Good- Thanks!



1 P102 PLUMBING ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"

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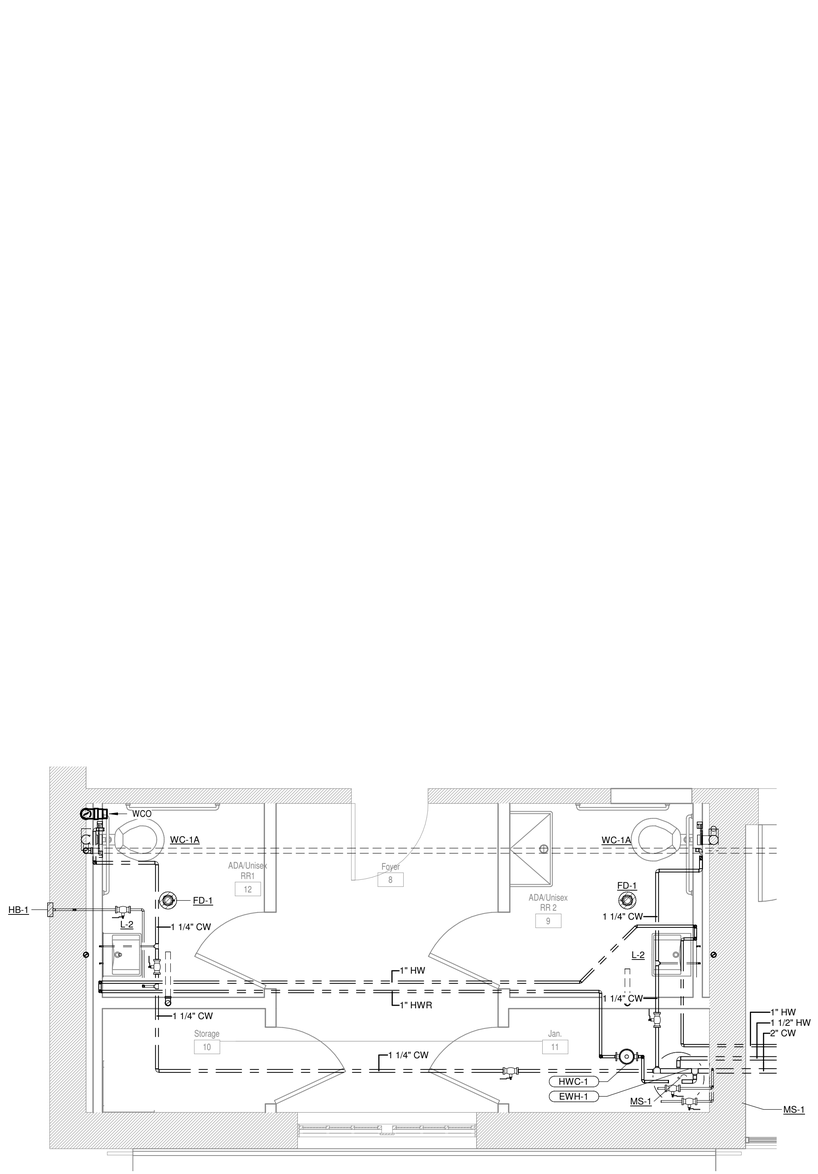
Sheet Name
PLUMBING ROOF PLAN

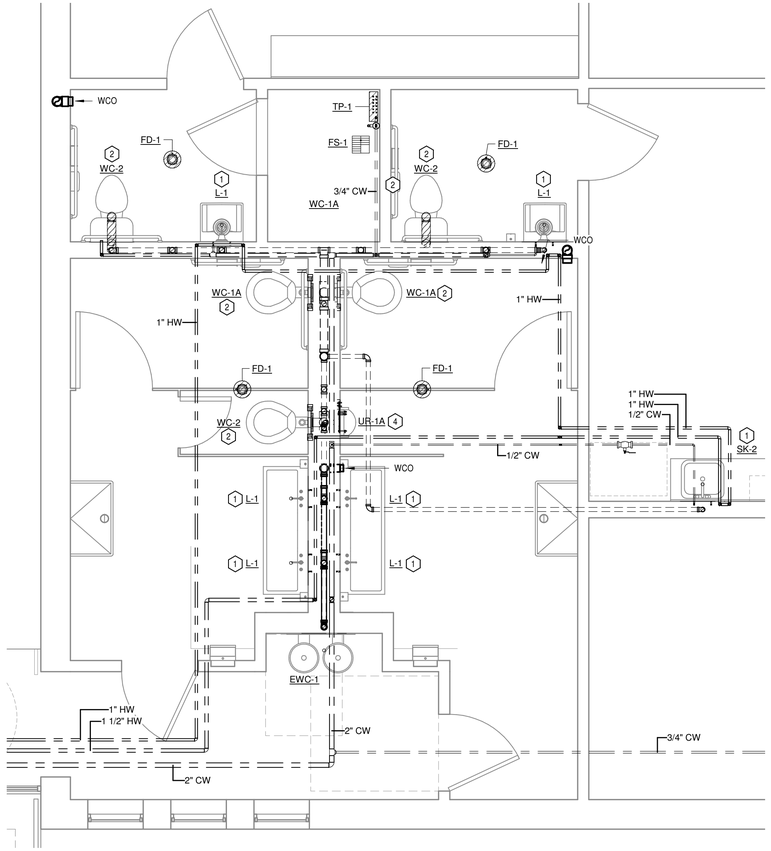
Sheet Number
P102

PLUMBING KEYED NOTES:

1. ROUGH-IN AND CONNECT PLUMBING FIXTURE. 1/2" CW/HW. 2" SAN. 2" VENT.
2. ROUGH-IN AND CONNECT PLUMBING FIXTURE. 1" CW. 4" SAN. 2" VENT.
3. ROUGH-IN AND CONNECT PLUMBING FIXTURE. 3/4" CW AND HW. 3" SAN. 2" VENT.



2 P201 PLUMBING ENLARGED PLAN
3/8" = 1'-0"



1 P201 PLUMBING ENLARGED PLAN
3/8" = 1'-0"

0' 2.5' 5' 10'
SCALE: 3/8"=1'-0"

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Sheet Name
PLUMBING ENLARGED PLANS

Sheet Number
P201

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	TRAP	WATER (COLD)	WATER (HOT)	FLOW RATE	MANUFACTURER / MODEL (BASIS OF DESIGN)	FAUCET / FLUSH VALVE (BASIS OF DESIGN)
EWC-1	ELECTRIC DRINKING FOUNTAIN	2"	2"	-	1/2"	-	0.25	ELKAY / EZWS-EDFP217K	-
L-1	LAVATORY	2"	1 1/2"	1 1/2"	1/2"	1/2"	0.35	BRADELY / LVAD2	BRADELY / WASHBAR DUO WBD1
L-2	LAVATORY - WALL HUNG	2"	1 1/2"	1 1/2"	1/2"	1/2"	0.35	AMERICAN STANDARD / DECORUM 9024.004EC	SLOAN / ETF-700
MS-1	MOP SINK	3"	2"	3"	3/4"	3/4"	2	STERN WILLIAMS / SB-850	T&S BRASS / B-2465
SK-1	2-COMP SINK	2"	1 1/2"	1 1/2"	1/2"	1/2"	0.5	ELKAY / ECTSRA33229TFC	INCLUDED WITH SINK MODEL #
SK-2	SINGLE COMP SINK	2"	1 1/2"	1 1/2"	1/2"	1/2"	0.5	ELKAY / ECTRU12179TFCC	INCLUDED WITH SINK MODEL #
UR-1A	URINAL	2"	1 1/2"	-	3/4"	-	1.0	AMERICAN STANDARD / TRIMBROOK	AMERICAN STANDARD / 6045.051.002
WC-1A	ADA WATER CLOSET	4"	2"	-	1"	-	1.28	AMERICAN STANDARD / Afwall Millennium	AMERICAN STANDARD / 6047.121.002
WC-2	WATER CLOSET	4"	2"	-	1"	-	1.28	AMERICAN STANDARD / Madera FloWise	AMERICAN STANDARD / 6047.121.002

PLUMBING DRAIN SCHEDULE

MARK	DESCRIPTION	SERVICE	GRATE DIMENSION	OUTLET DIAMETER	MANUFACTURER	MODEL
FD-1	COATED CAST-IRON FLOOR DRAIN W/ BOTTOM OUTLET, CLAMPING COLLAR, AND POLISHED NICKEL-BRONZE STRAINER.	RESTROOM	5"	3"	ZURN	Z415N
FS-1	COATED CAST-IRON FLOOR SINK, 8" DEEP, WITH EPOXY FINISH, ANCHORING FLANGE,CLAMPING COLLAR, SEEPAGE HOLES, EPOXY BUCKET AND 3/4 GRATE	MECHANICAL	12"X12"	4"	ZURN	Z-1901

NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL FLOOR DRAINS SHALL INCLUDE AN ANCHORING FLANGE AND PRIMER TAP.
3. INSULATE BODY, TAILPIECE AND P-TRAP OF ALL FLOOR DRAINS SERVING HVAC EQUIPMENT.

PUMP SCHEDULE

MARK	SERVICE	DESCRIPTION	G.P.M.	HEAD (FT.)	MAX. STABLE DELIVERY	SHUT-OFF HEAD (FT. W.)	INLET / OUTLET SIZE	MOTOR HP / V / Ø	MOTOR R.P.M.	MANUFACTURER	MODEL NUMBER	NOTES
HWC-1	HOT WATER	HOT WATER CIRCULATION	5	10	16	9	3/4"	1/15HP / 115 / 1	2800	BELL & GOSSET	NBF-12/LW	1,2

ELECTRIC WATER HEATER SCHEDULE

MARK	STORAGE (GALLONS)	RECOVERY RATE @ 100°F (GALLONS PER HOUR)	HEIGHT	WIDTH	DEPTH	KW	VOLTS	PHASE	HERTZ	REMARKS
EWH-1	40	24	36"	24"	26"	15.6	208	3	60	A.O. SMITH DEL-40

SHOCK ARRESTOR SCHEDULE

MARK	WSFU RATING	P.D.I. CROSS REFERENCE	MANUFACTURER
SA-A	1-11	A	PRECISION PLUMBING PRODUCTS
SA-B	12-32	B	PRECISION PLUMBING PRODUCTS
SA-C	33-60	C	PRECISION PLUMBING PRODUCTS
SA-D	61-113	D	PRECISION PLUMBING PRODUCTS
SA-E	114-154	E	PRECISION PLUMBING PRODUCTS
SA-F	155-330	F	PRECISION PLUMBING PRODUCTS

NOTES:
PROVIDE SHOCK ARRESTORS AT ENDS OF DCW AND DHW PIPING RUNS; AT ALL QUICK-CLOSING FIXTURES SUCH AS SHOWERS, FLUSHVALVES, SOLENIODS VALVES, SINGLE-HANDED FAUCETS, AND SENSOR OPERATED FAUCETS; AND, FOR ALL GROUPS OF FIXTURES. SHOCK ARRESTORS SHALL BE PLACED AS CLOSE AS POSSIBLE TO THE LAST FIXTURE ON EACH PIPE RUN. SHOCK ARRESTORS SHALL BE ACCESSIBLE.

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OCT. 11, 2023

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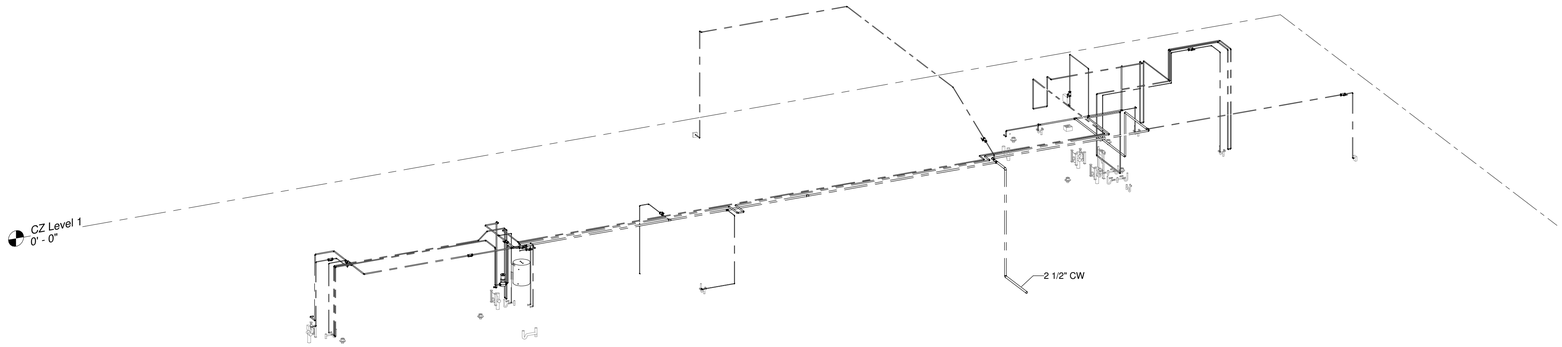
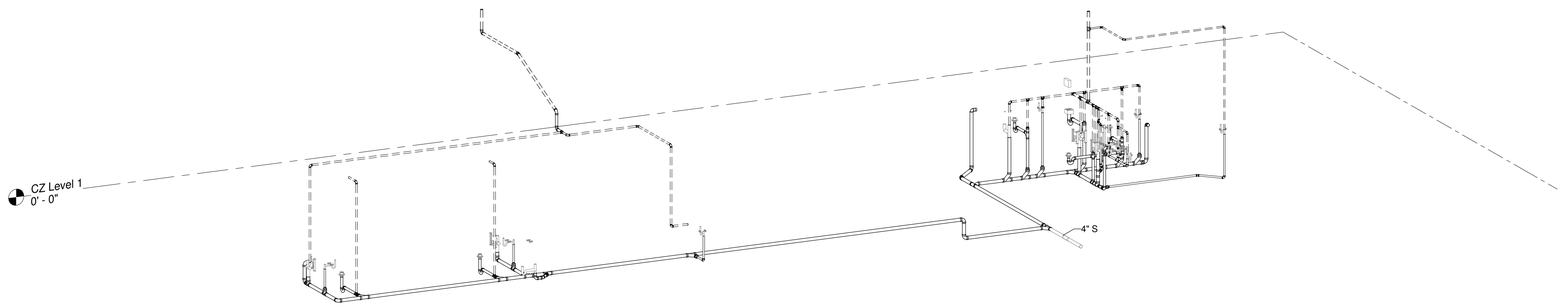
Date October 11, 2023

Sheet Name
PLUMBING SCHEDULES

Sheet Number
P301



1 P401 PLUMBING RISER - DOMESTIC WATER



2 P401 PLUMBING RISER - SANITARY WASTE AND VENT

10/9/2023 4:23:18 PM

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITAION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY

No.	Description	Date

TIRZ PM Review Comments: 231018- KES

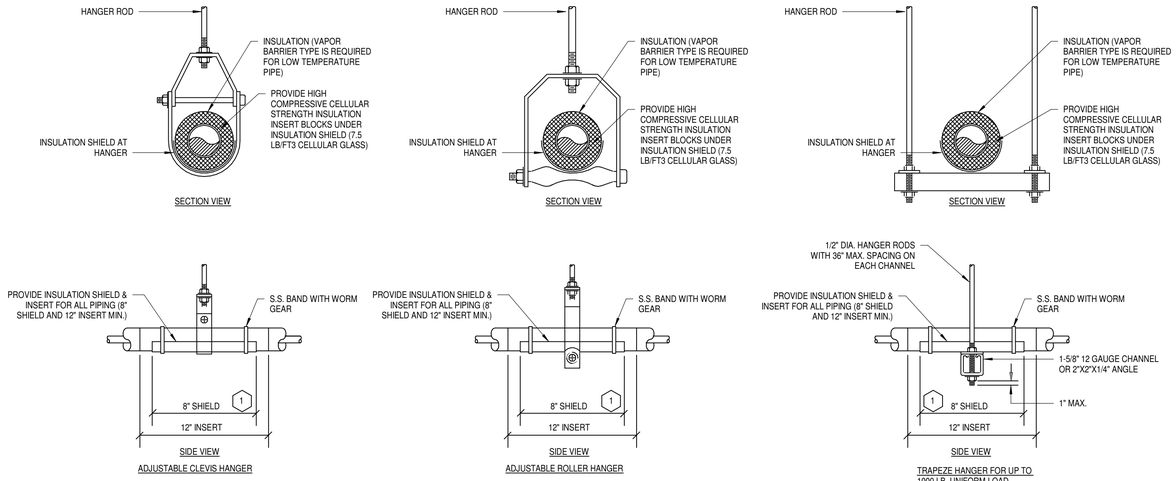
DD REV.

PRELIMINARY REVIEW SET
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
JACOB FRITSCH
P.E. REG. NO. 136264
OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

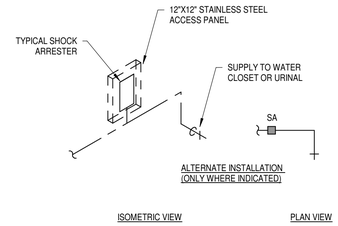
Sheet Name
PLUMBING RISERS

Sheet Number
P401

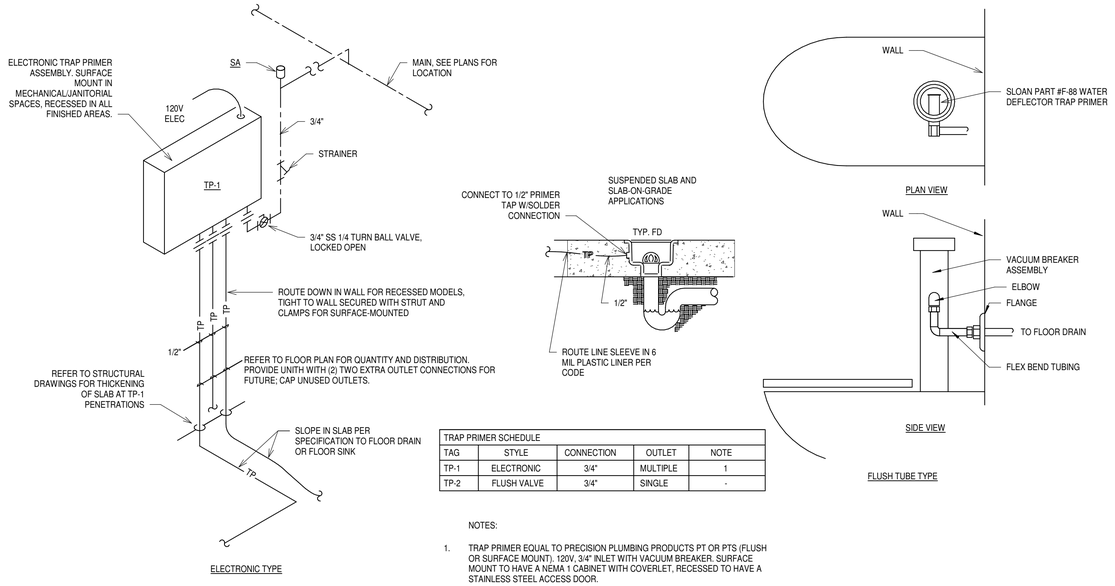


MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																	
NOM. SIZE	THRU 3/4"	1	1-1/4	1-1/2	2	2-1/2	3	4	5	6	8	10	12	14	16	18	20	24
PIPE	7 FT	7	7	9	10	11	12	12	12	12	12	12	12	12	12	12	12	12
TUBING	5 FT	6	6	8	8	9	10	10	10	10	-	-	-	-	-	-	-	-
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																		

1 P501 TYPICAL PIPE HANGERS
NOT TO SCALE



2 P501 TYPICAL SHOCK ARRESTER
NOT TO SCALE

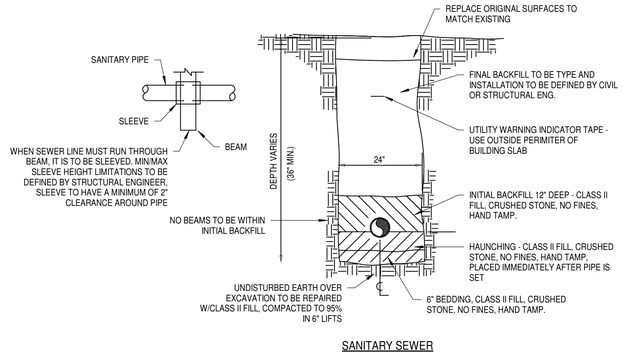


TRAP PRIMER SCHEDULE				
TAG	STYLE	CONNECTION	OUTLET	NOTE
TP-1	ELECTRONIC	3/4"	MULTIPLE	1
TP-2	FLUSH VALVE	3/4"	SINGLE	-

NOTES:

1. TRAP PRIMER EQUAL TO PRECISION PLUMBING PRODUCTS PT OR PTS (FLUSH OR SURFACE MOUNT). 120V, 3/4" INLET WITH VACUUM BREAKER. SURFACE MOUNT TO HAVE A NEMA 1 CABINET WITH COVERLET, RECESSED TO HAVE A STAINLESS STEEL ACCESS DOOR.

3 P501 TYPICAL TRAP PRIMERS
NOT TO SCALE



4 P501 TYPICAL TRENCHES
NOT TO SCALE

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OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING DETAILS

Sheet Number
P501

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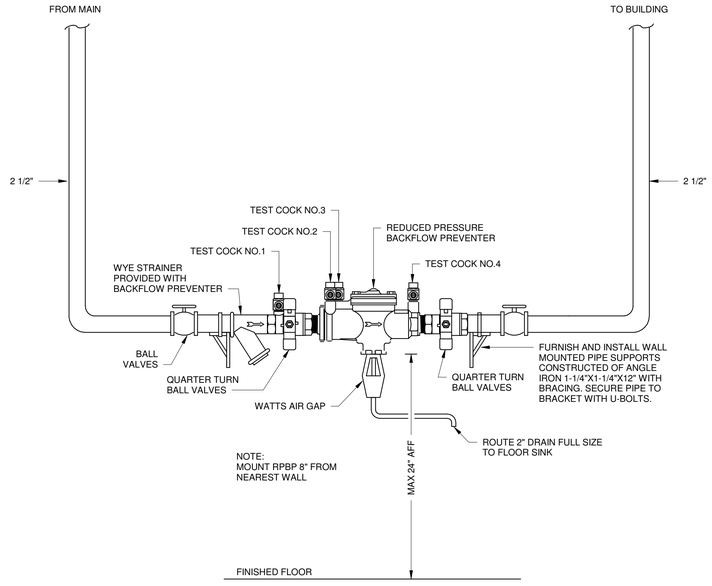
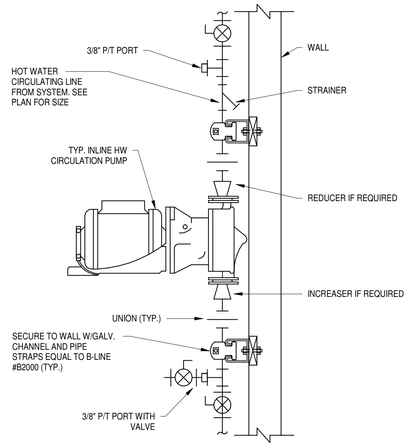
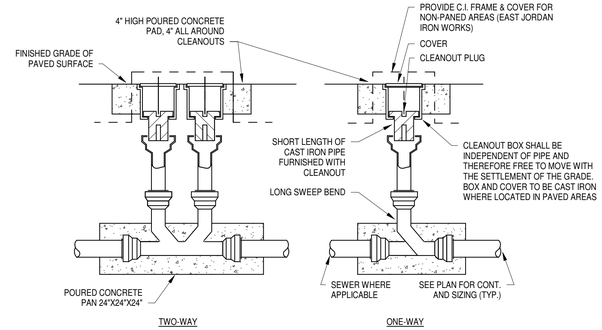


1 P502 **BACKFLOW PREVENTOR MOUNTING SCHEMATIC**
NOT TO SCALE

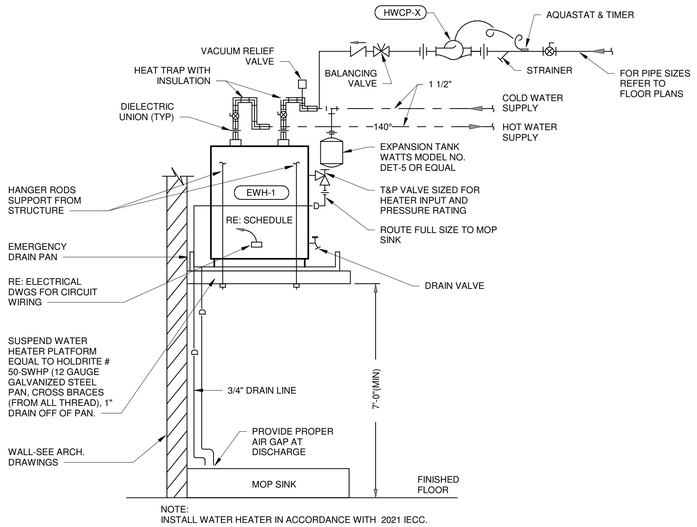


2 P502 **INLINE CIRCULATION PUMP**
NOT TO SCALE



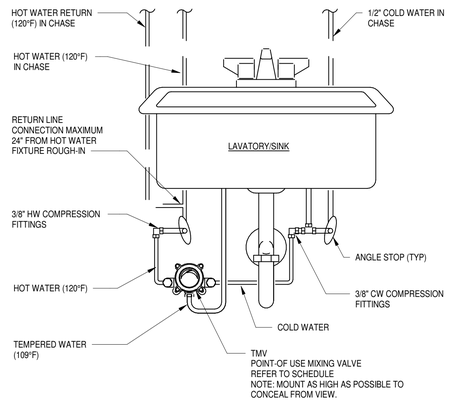
NOTE: ALL COVERS SHALL BE SCREWED DOWN TO PLUG WITH TAMPER PROOF HEX HEAD SCREW.

3 P502 **TYPICAL YARD CLEANOUT**
NOT TO SCALE



NOTE:
INSTALL WATER HEATER IN ACCORDANCE WITH 2021 IECC.

4 P502 **WATER HEATER DETAIL**
NOT TO SCALE



NOTE:

1. HOT AND COLD WATER PIPE ROUTING FROM BELOW FLOOR IS SIMILAR.

5 P502 **POINT-OF-USE MIXING VALVE DETAIL**
NOT TO SCALE

10/9/2023 4:23:18 PM

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JACOB FRITSCH
P.E. REG. NO. 136264
OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING DETAILS

Sheet Number
P502

PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the 6th day of June 2023, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the "City") and **Architexas** (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein:

1. **Description of Services:** The City and Contractor agree to the following:

   (a) Contractor shall provide full architectural services to the City of Dripping Springs for the historic Stephenson Building at 101 Old Fitzhugh Road in Dripping Springs as described in Attachment "A".

   (b) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.

   (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.

   (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.

   (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.

   (f) Contractor shall perform other related duties as needed.

2. **Scope of Work:** Contractor will provide full architectural services to the City and all work as described in Attachment "A". Additional Services may be agreed to in writing by both parties and billed at a negotiated rate.

3. **Ownership of Documents:** Any documents created for the City shall become the property of the City. Any section in Attachment "A" to the contrary is preempted by this Agreement. All portions of the proposal are considered by the Contractor to be trade secrets and proprietary information for purposes of the Texas Public Information Act. If any document related to the Contractor's proposal is requested, Contractor will be contacted as required by law. Any final draft or document created by the Contractor that is adopted by the City, other than this proposal, shall not be considered proprietary or a trade secret.

4. **Schedule:** The schedule shall include completion of the tasks as outlined in Attachment "A". Work for each Task Order will be started once each Task Order is approved by Council and a written Notice to Proceed is issued by the City Administrator or the Administrator's Designee.

5. **Payment for Services:** The City will compensate Contractor in accordance with the fee structure contained in Attachment "A". The cost shall not exceed two hundred eighty-eight thousand four hundred twenty-five dollars ($288,425) plus up to three thousand five hundred ($3,500) in reimbursable expenses. Contractor shall invoice City accordingly. Any charge that is in excess of the costs in the proposal shall not be paid by the City unless additional costs have been approved in writing by the City.

6. **Relationship of Parties:** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.

7. **Limitations:** During the period the Contractor is covered by this agreement, the Contractor will not be permitted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.

8. **Termination:** Either party may terminate this Agreement at any time with written notice to the other party. In the event of termination, payment shall be made as described in Attachment "A".

9. **Injuries/Insurance:** Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage as listed in Attachment "B".

10. **Indemnification:** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against the City that result from acts or omissions of Contractor, Contractor's employees, if any, and Contractor's agents. Liability of the Contractor is limited to the limits of insurance provided by Contractor in Attachment "B". Any section to the contrary in Attachment "A" is preempted by this Agreement.

11. **Assignment:** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City except as provided for, and with the protections described in Attachment "A".

12. **Notice:** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:	**For the Contractor:**
City of Dripping Springs	Architexas
Attn: City Administrator	Attn: Larry Irsik, AIA, Senior Principal
P.O. Box 384	2900 S Congress Avenue, Suite 200
Dripping Springs, TX 78620	Austin, TX 78704

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

13. **Law & Venue:** This Agreement shall be governed by the laws of the State of Texas. The venue for any disputes arising under this Agreement shall be Hays County, Texas. Non-Non-binding mediation shall be the first dispute resolution as described in Attachment "A".

14. **Mandatory Disclosures:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.

15. **Severability:** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

16. **Waiver of Contractual Right:** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

17. **Entire Agreement:** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. If this Agreement conflicts with Attachment "A", this Agreement controls. This Agreement supersedes any prior written agreements between the parties.

CITY OF DRIPPING SPRINGS:	**ARCHITEXAS:**
Michelle Fischer	
Michelle Fischer, City Administrator	Larry Irsik, AIA, Senior Principal
June 7, 2023	
Date	Date

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

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CITY OF DRIPPING SPRINGS:

Michelle Fischer, City Administrator

June 7, 2023
Date

ARCHITEXAS:

Larry Irsik, AIA, Senior Principal

June 9, 2023
Date

ATTACHMENT A

Architexas Proposal

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May 22, 2023

Michelle Fischer
City Administrator
511 Mercer Street
Dripping Springs, Texas 78620
512.858.4725
mfischer@cityofdrippingsprings.com

Re: Proposal for the Historic Stephenson School Building – Full Architectural Services
101 Old Fitzhugh Road, Dripping Springs, Texas 78620

Architexas is pleased to submit this proposal for full architectural services for the restoration, rehabilitation and addition to the City of Dripping Springs for the historic Stephenson Building at 101 Old Fitzhugh Road in Dripping Springs, Texas. These services will be provided by Architexas and our consultants with input and assistance by City of Dripping Springs representatives who will assist in guiding the design team on your desire for development of the property in a cost efficient, functional and historically sensitive manner.

PROJECT TEAM MEMBERS

Basic Services

Architexas	*Architect of Record*
AEC	*Structural Engineering*
Cleary Zimmerman	*MEP Engineering*

Specialty Consultant Services

Doucet	*Civil Engineering and Site Permitting*
BAI	*Acoustics and Audiovisual Programming*
Geotechnical Solutions	*Geotechnical Engineering*
Co'Design	*Landscape Architect and Irrigation Consultant*
Vermeulens	*Cost Estimating*
KS Permitting, LLC	*Permitting Services Consultant*
Rob Roy Parnell, Inc.	*RAS Reviewer*

SCOPE OF SERVICES

TASK Order 1 - DESIGN DEVELOPMENT

1.1 Project Kick-Off

The Architexas team will participate in a project kick-off meeting to review the scope of work, project schedule, project budget, and will discuss procedures and chain of communication with city stakeholders. **ONE (1) MEETING**

1.2 Project Base Documents

Architexas will conduct additional field measuring to further refine the existing CAD drawings and develop base CAD details of existing doors, windows, roofing details and framing conditions. The additional field measuring will also enable Architexas to develop base building sections and a reflected ceiling plan with existing framing in CAD. We will also release the geotechnical engineer to perform their work.

1.3 Existing Conditions Assessment

Architexas and its consultants will further visually inspect the existing conditions of the building and site and will document detailed deficiencies that require repair, restoration, or replacement. This documentation will be used to develop selective demolition documents and allow us to illustrate the limits of work where repair is required on materials like masonry, wood flooring, doors and windows, wood trim, and plaster, etc.

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1.4 Code and ADA Review
Architexas will review and update the previously prepared local ordinances and building code analysis if needed. Architexas will also submit 100% DD documents for RAS Review.

1.5 Interior Planning and Design Development
Based on the updated concept plans approved on the Stephenson Building dated March 15, 2023, Architexas will proceed with preparation of further developed floor plans, building sections, interior elevations, and reflected ceiling plan drawings. We will also develop concept image boards to illustrate refined space planning, and interior finish materials. Our consultant team will also prepare narrative descriptions of their scope of work, including MEP and structural systems to be incorporated into the design.

1.6 Design Confirmation Meeting
Architexas will participate in one (1) design confirmation meeting with the city stake holders to review the space plan, interior elevations and finishes, and the further developed site plan. **ONE (1) MEETING**

1.7 User Meetings
Architexas and will conduct one (1) user meetings with stakeholders to verify detailed items such as owner-provided equipment, built-in cabinetry requirements, lighting, switch & outlet locations, door hardware requirements, building security, etc. **ONE (1) MEETING**

1.8 Design Development Confirmation Meeting
Architexas will conduct a one (1) Design Development confirmation meeting with city stakeholders to review the 100% Design Development documents. After comments are addressed and documents are updated, an estimate of probable construction cost will be prepared and presented to the Owner. Architexas will prepare a Certificate of Appropriateness and attend one Historic Preservation Commission meeting. We will attend one TIRZ Board/City Council meeting for project design approval. **THREE (3) MEETINGS**

Task Order 1 - Deliverables:

- *Geotechnical report*
- *Written summary of further detailed existing conditions assessment, code review, and system requirements.*
- *Written Basis of Design*
- *Demolition Floor Plan and Notes*
- *Architectural Floor Plan showing renovations scope, floor finishes and furniture/ equipment arrangements.*
- *Building Section(s)*
- *Architectural Reflected Ceiling Plans illustrating ceiling concepts, materials, and proposed lighting layout.*
- *Architectural Exterior and Interior Elevations*
- *Door, Window and Hardware Schedule*
- *Finish Schedules*
- *Civil and Landscape drawings*
- *Mechanical, Electrical and Plumbing drawings.*
- *Structural Drawings*
- *Outline Specifications - Table of Contents*
- *100% DD RAS Review*
- *100% Design Development Estimate of Probable Construction Cost*

Task Order 2 - CONSTRUCTION DOCUMENTS
Upon approval of Task Order 1, and written authorization to proceed with Task Order 2, Architexas will provide the services below:

2.1 Develop Construction Documents & Specifications
Based on the approved Design Development Documents in Task Order 1, Architexas will prepare Construction Documents that will set forth in detail the requirements for construction of the Project and will include Drawings and Specifications that establish the quality levels of materials and systems required.

2.2 50% CD Scope and Budget Confirmation Meeting
Upon completion of Task 2.1 to 50% level of Construction Document completion, Architexas will conduct one (1) meeting with Owner stakeholders to confirm the 50% CD drawings prior to finalizing Construction Documents. **ONE (1) MEETING**

2.3 TAS Consultation
Architexas will consult on an as-needed basis with a third-party Registered Accessibility Specialist for TAS compliance.

2.4 Finalize Construction Documents & Specifications
Based on input from Task 3.2 and Task 3.3, Architexas will finalize the Construction Documents and Specifications that will set forth in detail the requirements for bidding and construction of the project. A final estimate of probable Construction Cost will be prepared at 100% completion of the CD documents. **ONE (1) MEETING**

Task 3 Deliverables:
- General Notes and Specifications
- Demolition Floor Plan and Notes
- Architectural Floor Plan and Dimensional Control
- Building Sections
- Architectural Reflected Ceiling Plan
- Architectural Interior Elevations
- Door, Window and Hardware Schedule
- Interior Finish Schedule
- Architectural Details
- Mechanical, Electrical and Plumbing drawings
- Structural Drawings
- COMCheck application as required
- Civil Engineering
  - Site Plan
  - Grading Plan
  - Utility Plan
  - Existing Drainage Area Map
  - Proposed Drainage Area Map
  - Erosion & Sedimentation control plan and details
- Landscape Plan
- Irrigation Plans
- Estimate of Probable Construction Cost at CD completion
- 50% CD RAS Review
- Final Signed and Sealed Construction Documents (Drawings and Specifications)

Task Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMINISTRATION
Upon approval of Task Order 2, and written authorization to proceed with Task Order 3, Architexas will provide the services below:

3.1 Permitting Services
Architexas has a Permit Consulting Firm that will handle the permitting process from start to finish from initial consultation to delivering the approved permit.

3.2 Bidding and Negotiation
Architexas will assist as necessary in obtaining bids, negotiated proposals, and preparing bid documents, including addenda and responding to contactor's bidding questions. Architexas will attend one (1) pre-bid meeting and review bidding information and assist in evaluating the qualifications and proposals. If needed, Architexas will attend a City Council meeting for approval of the project to go to bid. **ONE (1) MEETING**

3.3 Construction Administration
Architexas will visit the site every 2 weeks during the construction period, to become generally familiar with the work progress and to observe if work is being performed in accordance with the Construction Documents.

3.4 Substantial Completion
When the work is found to be substantially complete, Architexas will conduct on-site project review to determine the date of substantial completion and the schedule to achieve final completion. **ONE (1) MEETING**

3.5 Final Completion
Architexas will receive and review written warranties and related documents required by the Contract Documents and assembled by the Contractor. When the Work is found to be fully complete, Architexas will conduct a final walk with the Project Manager to determine full compliance of the project with the Contract Documents and certify a final Certificate of Payment. This task includes one (1) site visit and approval of final pay application. **ONE (1) MEETING**

Task Order 3 Services:
- Attend **one (1) pre-construction meeting**
- Attend bi-monthly OAC meetings; virtually or at the project site
- Prepare field reports from site visits
- Respond to RFI's
- Prepare ASI's and Proposal Requests with Client approval
- Issuing Change Orders with Client approval
- Review shop drawings and other submittals from the contractor
- Review monthly pay-applications
- Assumes **two (2) site visit per month** for duration of construction
- One (1) site visitation and review of Contractor's punch list
- One (1) site visit to review Contractor final corrected work
- Review closeout documentation from the Contractor
- 1 Year Warranty Review by Architexas team

SPECIALTY CONSULTANT SERVICES

Acoustics and Audio Visual Programming

Acoustics
- Survey of existing conditions and finishes
- Recommendations to the design team relating to interior finishes as required to provide suitable meeting spaces, architectural isolation of potential noise sources such as mechanical equipment, and potential acoustical separation of spaces. Recommendations will be coordinated with historical requirements as may be determined.
- Response to RFIs and submittal review throughout the project.
- HVAC Noise Control Design:
  - Review of the HVAC design from a noise control perspective.
  - Recommendations to the ME and design team regarding control of HVAC noise
  - levels in occupied spaces

Audiovisual Systems Programming
- Programming services for potential audiovisual systems, to serve as a guide for detailed design of such systems, whether included as a part of the initial contract documents or to be used in negotiations with potential suppliers.
- Hold discussions with project stakeholders and design team members (online and/or in person), to determine what system(s) are required for functional use of the spaces.
- Coordinate with the design team regarding integration of certain audiovisual design features with the architecture, including potential audiovisual display sizes and locations, equipment room(s), and loudspeakers.
- Submit a summary list of systems and budgets for use in current or future detailed design/procurement.
- For purposes of coordination during design, most coordination will be via electronic means, including meetings as required.
- One site visit is included at inception of design. One additional audiovisual programming meeting may be in person, if needed.

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Geotechnical
- Services include 2 borings at addition, site photos, site observations, lab data, and foundation design recommendations in the final report.
- A final report will be issued within 10 days of receipt of a Notice to Proceed.

Landscaping and Irrigation
- Provide landscape design and drawings, specifications, and irrigation design

Cost Estimating
- Provide estimate of probable construction cost at 100% SD, 100% DD, and 50% CD

ASSUMPTIONS
- Civil improvements limited to the "Approximate limits of site work" per the attached site layout dated 3-15-23.
- Site plans beyond the "Approximate limits of site work" to be provided by others.
- Water Quality pond not needed or by others.
- Detention pond not needed or by others.
- No platting required.
- Survey with utilities, topography, easements, setbacks, hardscaping, curbs and gutters with elevations, etc. to be provided by Owner
- No TCEQ submittal or approval required
- Title Commitment information with all easements, encumbrances, etc. to be provided for the design survey.

PROJECT SCHEDULE
Architexas proposes to provide the following schedule for project services:

Task Order 1	Design Development	8 weeks
Task Order 2	Construction Documents	9 weeks
Task Order 3	Permit/Bidding/Construction Administration	6 months (estimated)

COMPENSATION
Compensation will be hourly to a maximum fee of $288,425 plus approved reimbursable expenses. Invoices will be submitted monthly for services performed to date.

TASK Order 1 - DESIGN DEVELOPMENT		**$100,675**
Basic Services Consultants		
Architexas (Architect)	$59,750	
AEC (Structural)	$6,650	
Cleary Zimmerman (MEP)	$10,325	
TOTAL	**$76,725**	
Specialty Consultants		
Doucet (Civil Engineer)	$8,000	
BAI (Acoustical and Audiovisual Programming Services)	$5,000	
Geotechnical Solutions	$1,000	
Co'Design (Landscape/Irrigation)	$4,700	
Rob Roy Parnell, Inc. (RAS Reviewer)	$1,750	(100% DD Review + Consultation)
Vermeulens (Cost Estimating)	$3,500	
TOTAL	**$23,950**	
TASK Order 2 – CONSTRUCTION DOCUMENTS		**$110,250**
Basic Services Consultants		
Architexas (Architect)	$74,000	
AEC (Structural)	$7,600	
Cleary Zimmerman (MEP)	$14,750	
TOTAL	**$96,350**	

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Specialty Consultants

Doucet (Civil Engineer)	$9,000
Co'Design (Landscape/Irrigation)	$2,400
Rob Roy Parnell, Inc. (RAS Reviewer)	$0.00 (Consultation)
Vermeulens (Cost Estimating)	$2,500
TOTAL	**$13,900**

TASK Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMIN. $77,500

Basic Services Consultants

Architexas (Architect)	$46,250
AEC (Structural)	$4,750
Cleary Zimmerman (MEP)	$4,425
TOTAL	**$55,425**

Specialty Consultants

Doucet (Civil Engineer)	$10,800 ($6,800 Permitting + $4,000 CA)
Doucet (Site Permitting)	$6,000
Co'Design (Landscape/Irrigation)	$1,000
KS Permitting, LLC (Permitting)	$1,500
Rob Roy Parnell, Inc. (RAS Reviewer)	$2,775 (TDLR Registration / Plan Review / Inspection Fee)
TOTAL	**$22,075**

REIMBURSABLE EXPENSES

Expenses incurred in the interest of the project are included in the compensation for professional fees and include: In-house printing, copying, postage, mileage (.655/mile) and delivery. Reimbursable expenses will be invoiced at a 1.1 multiplier and are estimated to be $3,500. Drawing submittals and final Construction Documents will be delivered electronically.

FUTURE ADDITIONAL AV and ACOUSTICAL CONSULTING SERVICES

A proposal will be provided for full Audiovisual Consulting Services will be provided once a scope of services is defined after completion of the Audiovisual Systems Programming and development of a projected budget for this scope of work.

SERVICES NOT INCLUDED IN THIS PROPOSAL

1. Hazardous materials testing, survey, abatement, report, cost estimating or consultation
2. Professional services relating to variance requests by jurisdictional authorities
3. Preparation of Federal or State Tax Credit applications (this may be provided as an additional service)
4. Historic paint analysis (this may be provided as an additional service)
5. Security Consultant Services (Architexas will work with the City's Security consultant and will integrate Owner consultant work into our documents and project budget)
6. Laboratory Testing
7. Furnishing selection or design
8. Financial Feasibility Studies
9. Environmental Studies
10. Providing services related to future facilities systems and equipment which are not intended to be constructed during the Construction Phase
11. Revising drawings or specifications or other documents after receiving written approvals
12. Providing services made necessary by the default of the Contractor or major Subcontractor
13. Graphic design or branding (other than code required signage, which is included)
14. Rental for vertical access equipment, if needed.
15. Engineering or documentation for LEED® or other sustainable certification programs
16. Value engineering or cost-reduction services or re- design following completion of 50% CDs
17. Services related to environmental remediation
18. Transcribing contractor's field notes into a final CAD or BIM file for the record-drawing purposes
19. Providing A/E CAD record drawings
20. Design changes after final construction documents have been submitted

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21. Multiple CD packages such as a preliminary permit set or foundation package
22. Engineering and/or economic studies of alternative systems or equipment locations
23. IT consulting services
24. Detailed cost estimating Life-cycle cost analyses

HOURLY RATES

Architexas and its consultants will provide the services above at the following hourly rates up to a maximum of the fees indicated in each Task Order. Additional services requested by the Owner that are not part of the scope of work described in this proposal will be billed at these same hourly rates. Additional services must be approved by the Owner in writing before Architexas will provide any additional services.

Architexas	
Senior Principal	$300.00 / hour
Principal	$250.00 / hour
Project Architect	$150.00 / hour
Intern Architect	$100.00 / hour
Senior Historic Preservation Specialist	$150.00 / hour
Administrative	$75.00 / hour
AEC	
Managing Principal	$250.00 / hour
Principal	$220.00 / hour
Associate Principal	$220.00 / hour
Senior Engineer	$195.00 / hour
Project Engineer	$185.00 / hour
Engineer	$165.00 / hour
BIM Manager	$165.00 / hour
BIM Technical/CAD Operator	$135.00 / hour
Administrative	$90.00 / hour
Cleary Zimmerman	
Managing Principal	$250.00 / hour
Principal	$220.00 / hour
Associate Principal	$220.00 / hour
Senior Engineer	$195.00 / hour
Project Engineer	$185.00 / hour
Engineer	$165.00 / hour
BIM Manager	$165.00 / hour
BIM Technical/CAD Operator	$135.00 / hour
Administrative	$90.00 / hour
Doucet	
Managing Principal	$250.00 / hour
Principal	$220.00 / hour
Associate Principal	$220.00 / hour
Senior Engineer	$195.00 / hour
Project Engineer	$185.00 / hour
Engineer	$165.00 / hour
BIM Manager	$165.00 / hour
BIM Technical/CAD Operator	$135.00 / hour
Administrative	$90.00 / hour

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BAI	
Managing Principal	$250.00 / hour
Principal	$220.00 / hour
Associate Principal	$220.00 / hour
Senior Engineer	$195.00 / hour
Project Engineer	$185.00 / hour
Engineer	$165.00 / hour
BIM Manager	$165.00 / hour
BIM Technical/CAD Operator	$135.00 / hour
Administrative	$90.00 / hour
Co'Design	
Senior Principal	$300.00 / hour
Project Architect	$150.00 / hour
Intern Architect	$100.00 / hour
Administrative	$75.00 / hour
Geotechnical Solutions	fixed fee proposal
Vermeulens	fixed fee proposal
KS Permitting, LLC	fixed fee proposal
Rob Roy Parnell, Inc.	fixed fee proposal

AGREEMENT

If you are in agreement with this proposal, please sign below. We look forward to the opportunity of working with you and your team on this wonderful historic structure in Dripping Springs.

Authorized Representatives:

Michelle Fischer
Dripping Springs, Texas; City Administrator

Date

Larry Irsik, AIA, Senior Principal
ARCHITEXAS

05.22.2023
Date

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TERMS AND CONDITIONS

Terms and Conditions:
ARCHITEXAS shall perform the services outlined in this Agreement for the stated fee arrangement.

Access to Site: Unless otherwise stated, ARCHITEXAS will have access to the site for activities necessary for the performance of the services. The CLIENT acknowledges that some exploratory work may be required to examine concealed conditions and will be notified of potential areas of work before any work is performed. ARCHITEXAS will take precautions to minimize damage due to exploratory activities, but has not included in the fee the cost of restoration of any resulting damage.

Dispute Resolution: Any claims or disputes made during design, construction or post-construction between CLIENT and ARCHITEXAS shall be submitted to non-binding mediation. CLIENT and ARCHITEXAS agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings/Payments: Invoices for ARCHITEXAS' services shall be submitted on a monthly basis for services performed to date. Invoices shall be payable within 30 days of receipt. If the invoice is not paid within 30 days, ARCHITEXAS may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, terminate the performance of the service.

Late Payments: Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the legal rate) on the unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the CLIENT shall pay all costs of collection, including reasonable attorney's fees.

Certifications: Guarantees and Warranties: ARCHITEXAS shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence ARCHITEXAS cannot ascertain.

Termination of Services: This Agreement may be terminated by the CLIENT or ARCHITEXAS should the other fail to perform its obligations hereunder. In the event of termination, the CLIENT shall pay ARCHITEXAS for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Documents: All documents produced by ARCHITEXAS under this agreement shall remain the property of ARCHITEXAS and may not be used by the CLIENT for any other endeavor without the written consent of ARCHITEXAS.

Hazardous Materials Indemnity: The CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless ARCHITEXAS, its officers, partners, employees and subconsultants (collectively, ARCHITEXAS) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of ARCHITEXAS.

Information Provided By Others: The CLIENT shall furnish, at the CLIENT'S expense, all information, requirements, reports, data, surveys and instructions required by this Agreement. ARCHITEXAS may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. ARCHITEXAS shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT'S consultants and contractors.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or ARCHITEXAS. ARCHITEXAS' services under this Agreement are being performed solely for the CLIENT'S benefit, and no other party or entity shall have any claim against ARCHITEXAS because of this Agreement or the performance or nonperformance of services hereunder. The CLIENT and ARCHITEXAS agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultant's, vendors and other entities involved in this Project to carry out the intent of this provision.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the CLIENT nor ARCHITEXAS, their respective officers, directors, partners, employees, contractors or sub-consultant's shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the CLIENT and ARCHITEXAS shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

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Limitation of Liability: To the fullest extent permitted by law, and not withstanding any other provision of this Agreement, the total liability, in the aggregate, of ARCHITEXAS and its officers, directors, partners, employees, agents and sub-consultants, and any of them, to the CLIENT and anyone claiming by, through or under the CLIENT, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied of ARCHITEXAS or its officers, directors, employees, agents or sub-consultants, or any of them, shall not exceed the total compensation received by ARCHITEXAS under this Agreement, or the total amount of $288,000 whichever is less.

Betterment: If, due to ARCHITEXAS' negligence, a required item or component of the Project is omitted from ARCHITEXAS' construction documents, ARCHITEXAS shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will ARCHITEXAS be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

Proprietary Information: All portions of this proposal are considered by ARCHITEXAS to be trade secrets and proprietary information that if released without ARCHITEXAS permission, would give advantage to competitors. As such, these records are exempt for disclosure under Section 3(A)(4) and 3(A)(10) of the Texas Open Records Act. Release and utilization of this project shall be only under conditions established with the ARCHITEXAS team.

Licensure: In accordance with State law, you are hereby notified of the following: The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Meaning of Terms:

A. ARCHITEXAS: ARCHITEXAS shall mean ARCHITEXAS and its independent professional associates or consultants.

B. CLIENT: City of Dripping Springs

ATTACHMENT B

CITY OF DRIPPING SPRINGS INSURANCE REQUIREMENTS

Contractor providing services for the City of Dripping Springs (City) shall, during the term of the contract with the City or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualifications: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A": by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of insurance evidencing all of the required insurance coverage shall be submitted to the City. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is renewed or extended by the City, certificates of insurance evidencing all of the required insurance coverages shall also be provided to the City prior to the date the contract is renewed or extended.

Type of Contract and Amount of Insurance:

1. Statutory Workers Compensation insurance as required by state law.
2. Commercial General Liability minimum limits of $500,000 per occurrence for bodily injury, personal injury, and property damage.
3. Automobile Liability with a minimum of $500,000 per combined single limit.
4. Professional Services Professional Liability Insurance with a minimum of $1 million per occurrence and $1 million aggregate.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2023-1026083

Date Filed:
05/25/2023

Date Acknowledged:
06/07/2023

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Architexas
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Dripping Springs

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
ARC05062023
Architectural Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Irsik, Larry	Austin, TX United States	X	
Melde, Craig	Dallas, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2023-1026083

Date Filed:
05/25/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Architexas
Austin, TX United States

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City of Dripping Springs

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ARC05062023
Architectural Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Irsik, Larry	Austin, TX United States	X	
Melde, Craig	Dallas, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Architexas

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

May 25, 2023

Date

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78602

Submitted By: Aaron Reed, Public Works Director

Council Meeting Date: November 14, 2023

Agenda Item Wording: **Discuss and consider approval of the Second Amendment to the Wastewater Service & Impact Fee Agreement between SLF IV - Dripping Springs JV, L.P. and the City of Dripping Springs regarding the Heritage Subdivision.**

Agenda Item Requestor: Mayor Bill Foulds Jr.

Summary/Background: This Amendment is necessary because of changes that have occurred in wastewater planning and implementation between the time that the original agreement was entered and the current day. Specifically, because of the passage of time, under the current agreement Owners are no longer obligated to build a treated effluent line for beneficial reuse. Notwithstanding, both the City and Owners desire not to build a temporary wastewater plant. To that end, Owners in this Second Amendment, Owners agree to build the treated effluent line and the City agrees to provide service for an additional 330 LUEs. Based on the current build-out schedule, and the anticipated resolution of the Discharge Permit issue at the Texas Supreme Court, the hope is that the wastewater plant will not need to be constructed on the Heritage tract.

Commission Recommendations:

Recommended Council Actions: Staff recommends approval.

Attachments:

Next Steps/Schedule:

WASTEWATER SERVICE AND IMPACT FEE AGREEMENT

BY AND BETWEEN

THE CITY OF DRIPPING SPRINGS

AND

SLF IV - DRIPPING SPRINGS JV, L.P., A TEXAS LIMITED PARTNERSHIP

TABLE OF CONTENTS

WASTEWATER SERVICE AND IMPACT FEE AGREEMENT

This Wastewater Service and Impact Fee Agreement ("Agreement") is made and entered into effective as of October 17, 2017 ("Effective Date") by and between the City of Dripping Springs, a Type A General Law City located in Hays County, Texas (the "City"), and SLF IV - Dripping Springs JV, L.P., a Texas limited partnership ("Owner"), whose address is 5949 Sherry Lane, Suite 800, Dallas, TX 75225. The City and Owner may be individually referred to as a "Party" and collectively referred to as the "Parties."

RECITALS:

A. Owner owns or controls land consisting of approximately 189 acres of undeveloped land located within the City, as depicted on Exhibit A and more particularly described in Exhibit B (the "Land").

B. Owner intends that the Land will be developed by Owner, its affiliates, or their successors and assigns with improvements and infrastructure in phases pursuant to that certain PDD Ordinance and that certain Annexation and Development Agreement by and between Owner and the City dated October 17, 2017 (together, the "PDD").

C. Owner wishes to receive wastewater service for the Land through the City's System and to connect to the System through two locations: 1) the City's Sportsplex Drive existing eight inch (8") wastewater collection line adjacent to the Land, and 2) at the existing System twelve inch (12") gravity flow wastewater collection line at Mercer Street (which will require the construction of Force Main Improvements for service to the Stage 3 LUEs). Wastewater service by the City to the Land will be initiated in three stages, based upon the corresponding wastewater system permitting plans of the City.

D. Owner shall have the right and option to construct, own and operate the On-Site WWTP at Owner's construction cost in the event that permitting or construction delays specified in this Agreement affect the City's ability to serve the phases of the Development beyond the Stage 1 LUEs.

E. The Parties wish to enter into this Agreement providing for, among other things, the timing and payment of wastewater Impact Fees for service to the Development.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the City and Owner agree as follows:

ARTICLE I
DEFINITIONS

The following capitalized terms, as and when used in this Agreement, shall have the meanings set forth below:

1.1 **Agreement**. This agreement between City and Owner, including all Exhibits, which are incorporated herein for all intents and purposes.

1.2 **Amendment 1**. Amendment No. 1 to the City's existing TCEQ Permit WQ0014488001 which was issued by TCEQ on November 19, 2015, and allows for additional service capacity by spray or subsurface area drip disposal on a portion of a current development project commonly known as Caliterra.

1.3 **Chapter 395**. Chapter 395 of the Texas Local Government Code, as such may be amended from time to time.

1.4 **City**. The City of Dripping Springs, an incorporated Type A, general law municipality located in Hays County, Texas.

1.5 **City Engineer**. The person or firm designated by the City Council as the wastewater engineer for the City.

1.6 **City Utility Standards**. City standards for design, location, construction, installation and operation of wastewater utility infrastructure, as enacted and as they may be amended thereafter from time to time, and expressly including the following chapters of the City's Code of Ordinances and all related regulations and permits:

(a) Utilities (Chapter 20)
(b) Development and Water Quality Protection (Chapter 22)
(c) Building Regulations (Chapter 24)
(d) Subdivision and Site Development (Chapter 28)

1.7 **Construction Costs**. All costs of construction of a pipeline or facility, including costs of engineering, design, labor, materials, construction, testing and right-of-way acquisition.

1.8 **Contractor**. A person or entity engaged by Owner to design, construct, install, alter or repair infrastructure required to serve the Land, whether located on or outside the Land, as further described in Section 3.2.

1.9 **Development**. The development on the Land, consisting of improvements and infrastructure located thereon.

1.10 **Discharge Permit**. The Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0014488003 (EPA I.D. No. TX0136778), which the City has already made application for with TCEQ, that will authorize the discharge of treated effluent at a volume not to exceed a daily average flow of 995,000 gallons per day.

1.11 **Discharge Permit Facilities**. All infrastructure and facilities necessary to operate the City's wastewater treatment plant in accordance with the terms of the Discharge Permit and sufficient to provide Owner with capacity for Stage 1 LUEs, Stage 2 LUEs, and Stage 3 LUEs, except the term "Discharge Permit Facilities" specifically excludes the Effluent Transmission Line and the Force Main Improvements. Except as otherwise provided herein, Discharge Permit Facilities will be built by City at City's cost.

1.12 **Effective Date**. The date set forth in the first paragraph of this Agreement.

1.13 **Effluent Transmission Line**. The off-site wastewater line consisting of an extension of a twelve inch (12") wastewater line conveying treated effluent to that nearby development commonly known as Caliterra and running to the Treated Effluent Ground Storage Tank at the Development as described on Exhibits D-1 and D-2.

1.14 **First Amendment Facilities**. Those facility improvements needed by the City to provide wastewater service to the Stage 1 LUEs, but not including the Stage 1 Facilities.

1.15 **Force Main Improvements**. Those offsite facility improvements which consist of the construction of a lift station at the northeast intersection of Ranch Road 12 and Mercer Street to accommodate up to 250 LUEs, and the construction of approximately 3,100 LF of 4" wastewater force main from the lift station to the gravity line located near HEB on Rob Shelton Boulevard, with the routing as shown on Exhibit E, hereto. Or, such alternative engineering solution mutually agreed upon by Owner and City ("Agreed Alternative"), prior to the initiation of construction of the above described offsite facility improvements.

1.16 **Heritage Stage 2 Effluent Disposal Field**. The approximate 600,000 square foot (13.77 acres) of subsurface area drip disposal fields ("SADDs") and the 175,000 gallon Treated Effluent Ground Storage Tank and Drip Irrigation Pump Station, all to be located on the Land, at locations to be determined by Owner and as approved (if so required) by TCEQ when it issues TLAP Amendment 2.

1.17 **Heritage WWTP Effluent Disposal Field**. The approximate 800,000 square foot (18.37 acres) of subsurface area drip disposal fields to be located on the Land related to the Onsite WWTP, at a location to be determined by Owner.

1.18 **Impact Fees**. Impact Fees adopted by the City pursuant to Chapter 395 of the Texas Local Government Code and City Ordinance, Sec. 20.02.005, Sewer Services of Chapter 20, Utilities of the Code of Ordinances of the City of Dripping Springs, Texas. The amount of the Impact Fee shall be in an amount that is equivalent to the impact fee amount for new wastewater service adopted and assessed by City pursuant to Chapter 395 of the Texas Local Government Code and City Ordinance.

1.19 **Land**. Land (or such applicable portions thereof) as defined in the Recitals of this Agreement.

1.20 **LUE**. Living Unit Equivalent of sewer usage, as established from time to time by City Ordinance.

1.21 **Notice**. Notice as defined in Section 7.2 of this Agreement.

1.22 **Owner**. SLF IV - Dripping Springs JV, L.P., a Texas limited partnership.

1.23 **Onsite Facilities**. Those wastewater facilities, equipment or related improvements collectively comprising the Stage 1 Facilities, the Stage 2 Onsite Facilities, and the Stage 3

Onsite Facilities. All Onsite Facilities will be built by Owner at Owner's cost, but will be subject to the standards and procedures set-forth at Article III of this Agreement.

1.24 **Onsite WWTP**. An extended aeration wastewater treatment plant rated at approximately 80,000 gallons per day ("GPD"), capable of producing a minimum effluent quality of 20 mg/l BOD5 and 20 mg/l TSS, and related plant appurtenances including those necessary for storing, processing, treating or disposing of waste, and for injection activities, and those subsurface area drip lines and facilities located within the Heritage WWTP Effluent Disposal Field. The Onsite WWTP does not include the lateral collection lines, lift stations or other facilities comprising the Onsite Facilities. The Onsite WWTP is a temporary facility and must be removed as described in Section 2.9.

1.25 **Party**. Individually, the City or Owner.

1.26 **PID**. That certain Heritage Public Improvement District, created on November 14, 2017 pursuant to Chapter 372 of the Texas Local Government Code.

1.27 **Stage 1 Facilities**. All wastewater facilities, equipment or related improvements necessary to serve the Land (or such portions thereof) with the Stage 1 LUEs and located between the structures on the Land (or such portions thereof) and including the off-site wastewater lines between the Land and the existing City facilities located on Sportsplex Drive and Mercer Street, as shown on the attached Exhibit C. Stage 1 Facilities will be built by Owner at Owner's cost, but will be subject to the standards and procedures set-forth at Article III of this Agreement.

1.28 **Stage 2 Onsite Facilities**. All onsite wastewater facilities, equipment or related improvements necessary to serve the Land (or such portions thereof) with the Stage 2 LUEs and located between the structures on the Land (or such portions thereof) and the then existing on-site City facilities. Stage 2 Onsite Facilities will be built by Owner at Owner's cost, but will be subject to the standards and procedures set-forth at Article III of this Agreement.

1.29 **Stage 3 Onsite Facilities**. All onsite wastewater facilities, equipment or related improvements necessary to serve the Land (or such portions thereof) with the Stage 3 LUEs and located between the structures on the Land (or such portions thereof) and the then existing on-site City facilities. Stage 3 Onsite Facilities will be built by Owner at Owner's cost, but will be subject to the standards and procedures set-forth at Article III of this Agreement.

1.30 **System**. The City's South Regional Wastewater Treatment System, including the City's wastewater treatment plant and all of the City-owned collection facilities transporting wastewater to that plant, wastewater laterals, and lift stations, including all subsequent upgrades, improvements or extensions of such facilities which, for purposes of clarity, shall include those facilities constructed by Owner and accepted for service by the City.

1.31 **TCEQ**. Texas Commission on Environmental Quality.

1.32 **TLAP Amendment 2**. An amendment to the City's existing TCEQ Permit WQ0014488001 that would provide additional wastewater capacity by subsurface area drip

disposal and provide for optional phases for construction of the new capacity, to accommodate the Owner and other developers. TLAP Amendment No. 2 capacity for the Property will be based upon disposal made available within the Heritage Stage 2 Effluent Disposal Field located on the Land.

1.33 **TLAP Amendment 2 Facilities**. The facilities to be constructed in conjunction with TLAP Amendment 2 that are set-forth at Exhibits I-1 and I-2. TLAP Amendment 2 Facilities do not include the Heritage Stage 2 Effluent Disposal Field or the Effluent Transmission Line.

1.34 **Treated Effluent Ground Storage Tank**. A 175,000 gallon treated effluent ground storage tank to be built in connection with the Heritage Stage 2 Effluent Disposal Field or the Effluent Transmission Line at a location to be determined through the City's site planning process.

ARTICLE II
SERVICE TO THE DEVELOPMENT

2.1 **Retail Wastewater Service**. The City will provide retail wastewater service to customers within the Land in accordance with the City's standard ordinances, except as modified by the terms of this Agreement. The City will be responsible for operating and maintaining the System in good working order; for making all needed replacements, additions and improvements as required for the continued operation of the facilities (including, after acceptance by the City, those additions and improvements which are undertaken pursuant to this Agreement); for reading meters, billing and collecting from all customers within the Land; and for performing all other usual and customary services and administrative functions associated with wastewater utility systems.

2.2 **Stages of Service**. Wastewater service by the City to the Development will be initiated in three stages, based upon the corresponding wastewater system permitting plans of the City, which will total 700 LUEs.

(a) Stage 1 Service. The City will provide wastewater collection, treatment and retail wastewater service to the Development through the City's System in an initial amount of 150 LUEs (the "**Stage 1 LUEs**"). The City will make this wastewater service available to the Development upon Owner's construction of the Stage 1 Facilities, which facilities may be constructed in phases by Owner so long as any individual phase connects to the lot or lots to be served.

(b) Stage 2 Service. The City will provide wastewater collection, treatment and retail wastewater service to the Development through the City's System in a subsequent and additional amount of 330 LUEs (the "**Stage 2 LUEs**"). The City will make this wastewater service available to the Development upon (i) the issuance by TCEQ of TLAP Amendment 2, (ii) the completion of the TLAP Amendment 2 Facilities and (iii) Owner's construction of the Effluent Transmission Line, the Stage 2 Onsite Facilities and the Heritage Stage 2 Effluent Disposal Field within the Development. Notwithstanding the foregoing, if Owner makes the election in Section 2.5(a) (to forgo constructing the TLAP Amendment 2 Facilities and the

Heritage Stage 2 Effluent Disposal Field) the City will make wastewater service available to the Stage 2 LUEs upon (i) the issuance by TCEQ of the Discharge Permit, (ii) the completion of the Discharge Permit Facilities and (iii) Owner's construction of the Stage 2 Onsite Facilities.

(c) Stage 3 Service. The City will provide wastewater collection, treatment and retail wastewater service to the Development through the City's System in a final additional amount of 220 LUEs (the "**Stage 3 LUEs**"). The City will make this wastewater service available to the Development upon (i) the issuance by TCEQ of the Discharge Permit, (ii) the completion of the Discharge Permit Facilities and Force Main Improvements, and (iii) Owner's construction of the Stage 3 Onsite Facilities.

(d) The City shall have no obligation to provide for Stage 2 LUEs or Stage 3 LUEs if Owner fails to construct the applicable facilities for such LUEs, as set forth herein.

2.3 **Construction of the First Amendment Facilities**. As of the Effective Date, the City has allocated capacity in the System for the Stage 1 LUEs and has dedicated such capacity to Owner for use at the Development. The City shall complete construction of the First Amendment Facilities so that the required facilities are ready when needed to serve the Stage 1 LUEs. Owner shall complete construction of Stage 1 Facilities so that the required facilities are ready when needed to serve the Stage 1 LUEs.

(a) Funding Participation. Owner's only funding obligation for the First Amendment Facilities shall be payment of Impact Fees, as set forth in Article V.

2.4 **Construction of the Effluent Transmission Line**. Owner agrees to construct and, subject to the payment cap specified herein, fund the Construction Costs of the Effluent Transmission Line, but Owner shall have no obligation for such construction and payment unless either the TLAP Amendment 2 is final and non-appealable or the Discharge Permit is final and non-appealable.

(a) Funding of Effluent Transmission Line Based Upon Pro-Rata Capacity. Subject to the payment cap set forth below, all Construction Costs for the Effluent Transmission Line shall be funded pro-rata by Owner and any other person that obtains capacity in the City System (at any time, whether such capacity is obtained before or after the completion of construction of the Effluent Transmission Line) as a result of use of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse). The funding shall be based upon the actual Construction Costs of the Effluent Transmission Line and the respective share of the Effluent Transmission Line based on the capacity obtained in the City System (at any time, whether such capacity is obtained before or after the completion of construction of the Effluent Transmission Line) as a result of use of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse).

(b) Owner's Funding Participation and Cap. To the extent that Owner's pro-rata share of the actual Construction Costs for the Effluent Transmission Line exceeds $2,660,054 (to be adjusted from 2017 dollars by the Handy-Whitman water industry construction index) ("ETL Threshold"), Owner will be responsible for Owner's pro-rata share of one-half of the actual Construction Costs for the Effluent Transmission Line that exceed the ETL Threshold and the City will be responsible to fund one-half of the actual Construction Costs that exceed the ETL Threshold (although City's liability under this provision shall be capped at $200,000). Throughout this Agreement "Owner's ETL Cost Share" shall consist of the Owner's pro-rata share of the actual Construction Costs for the Effluent Transmission Line up to the ETL Threshold plus Owner's pro-rata share of one-half of the actual Construction Costs for the Effluent Transmission Line that exceed the ETL Threshold.

(c) Timing and Payments. After the TCEQ approval of TLAP Amendment 2 or the Discharge Permit (whichever comes first) is final and non-appealable, Owner shall design and bid the Effluent Transmission Line subject to the City's review and approval pursuant to Article III of this Agreement. To the extent that City has funding obligations under this Section, City's payment of City's share shall be due in multiple progress payments based upon the progress of construction of the Effluent Transmission Line and each such payment shall be made within 30 days after Owner's Notice to City for such payment. Likewise, pro-rata payments by others shall be due 30 days after City's Notice to them. City shall use its best efforts to ensure timely payment of pro-rata payments by others and City shall not allow persons who obtain capacity in the City System as a result of use of the Effluent Transmission Line to use such capacity until such payments have been made.

(d) Construction. The design and construction of the Effluent Transmission Line shall meet the reasonable requirements of the City, as generally applicable to the Onsite Facilities as set forth in Article III, herein. The Effluent Transmission Line may, to the extent feasible, be located on public property or public rights-of-way (and the City hereby grants its consent for such location and use), but any portions of such facilities on private property shall be in an easement obtained in the manner, and conforming to the terms, set forth in Article IV, herein. Owner shall be entitled to reimbursement for all Construction Costs incurred in designing and constructing the Effluent Transmission Line, such that Owner's cost share shall not exceed Owner's ETL Cost Share. The City shall use its best efforts to ensure that Owner receives timely reimbursement from other users, or prospective users, of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse). City shall not allow persons who obtain capacity in the City System as a result of use of the Effluent Transmission Line to use such capacity until such payments have been made.

2.5 **Construction of the TLAP Amendment 2 Facilities**. The City shall file with TCEQ, not later than 90 days after the Effective Date, a complete permit amendment application comprising the request for TLAP Amendment 2. The Parties anticipate that TLAP Amendment 2 will be issued by the TCEQ prior to the issuance of the Discharge Permit. After the TCEQ approval of TLAP Amendment 2 is final and non-appealable, and except as provided below, City shall initiate construction of the TLAP Amendment 2 Facilities at Owner's expense.

(a) Owner's Election. Notwithstanding the foregoing, Owner may elect to forgo construction of the TLAP Amendment 2 Facilities and the Heritage Stage 2 Effluent Disposal Field, and in doing so await the completion of the Discharge Permit Facilities for service to the Stage 2 LUEs or alternatively, in the event that City is not able to obtain TLAP Amendment 2 from TCEQ before the Stage 2 service is needed by Owner, Owner may elect to proceed pursuant to Section 2.8 below with the Onsite WWTP for such service. Either such election must be made in writing and shall occur not later than 30 days after Notice to Owner by the City that (i) the authorization issued by TCEQ for TLAP Amendment 2 is final and non-appealable (a "Final Authorization") and (ii) the City has determined that initiation of design and construction of the TLAP Amendment 2 Facilities are then needed to serve the Development. Owner shall not be in default under this Agreement if Owner makes the election set forth in this subpart.

(b) Construction of Heritage Stage 2 Effluent Disposal Field. If Owner has timely made the election under Section 2.5(a) then Owner shall have no construction or funding obligations under this Section 2.5. Otherwise Owner shall initiate construction of the Heritage Stage 2 Effluent Disposal Field and the Treated Effluent Ground Storage Tank (each subject to the City's review and approval pursuant to Article III of this Agreement). All Construction Costs for the Heritage Stage 2 Effluent Disposal Field and the Treated Effluent Ground Storage Tank shall be funded by Owner.

(i) Phasing. The Heritage Stage 2 Effluent Disposal Field may be constructed in phases to accommodate growth trends on the Development and shall be used exclusively for the Development.

(ii) Use of the Heritage Stage 2 Effluent Disposal Field. In no event shall the City utilize the Heritage Stage 2 Effluent Disposal Field for disposal of treated effluent in excess of the amount of treated effluent generated by the active number of Stage 2 LUEs located within the Development.

(c) Construction and Funding of TLAP Amendment 2 Facilities. If Owner has timely made the election under Section 2.5(a) then Owner shall have no construction or funding obligations under this Section 2.5. If Owner does not timely make the election under Section 2.5(a), then City shall construct the TLAP Amendment 2 Facilities, including meeting the design and construction milestones set forth in Section 2.5(c)(vii), and Owner shall be responsible for funding a portion of the

Construction Costs of the TLAP Amendment 2 Facilities as set forth below (hereafter referred to as "Owner's Net Pro-rata Portion").

(i) At the time this Agreement is executed, it is not known whether Owner will be the only entity obtaining wastewater capacity from TLAP Amendment 2, or whether the owner or owners of another tract (hereafter "Third Party Developer") might also obtain wastewater capacity from TLAP Amendment 2. If Owner does not timely exercise its option to forgo construction of the TLAP Amendment 2 Facilities and the Heritage Stage 2 Effluent Disposal Field, then, except as noted below, Owner's funding obligations for the TLAP Amendment 2 Facilities are as follows: (a) as set-forth at Exhibit I-1 if Third Party Developer does not also obtain wastewater capacity from TLAP Amendment 2 (which identifies the Phase 1 TLAP Amendment 2 Facilities to benefit Owner) or (b) if Third Party Developer also obtains wastewater capacity from TLAP Amendment 2 (regardless of when such capacity is obtained), then Owner shall fund its pro-rata share of the TLAP Amendment 2 Facilities that will benefit Owner and Third Party Developer shall fund its pro-rata share of those TLAP Amendment 2 Facilities that will benefit Third Party Developer (Exhibit I-2 presents an example of a theoretical cost allocation implementing this pro-rata cost-sharing method). In the event that Owner funds any portion of the cost of any permanent TLAP Amendment 2 Facilities that benefit the Discharge Permit Facilities (as identified on Exhibit I-1 or I-2, as applicable), City shall reimburse Owner the cost of such facility not later than the earlier to occur of 30 days after: (a) the City receives the Discharge Permit from TCEQ and the Discharge Permit is final and non-appealable, or (b) the City begins using the Discharge Permit Facilities.

(ii) Third Party Developer Participation. Prior to construction of the TLAP Amendment 2 Facilities, Owner shall give Notice of Owner's intent to cause City to initiate construction to a) the City, and b) any Third Party Developer that has expressed a credible interest to the City in participating in TLAP Amendment 2. The Notice shall include the information needed for a cost allocation as between the Owner and Third Party Developer, similar to that shown in the sample at Exhibit I-2, and the estimated amount of Third Party Developer' s pro-rata share of the Construction Costs ("Estimated Third Party Developer Cost Share"). The Third Party Developer shall have 30 days after such Notice to provide written confirmation to Owner of Third Party Developer's intent to participate ("Written Confirmation") in the TLAP Amendment 2 Facilities. If Third Party Developer chooses to participate, an agreement between the City, Third Party Developer and Owner shall be negotiated in good faith and executed not later than 60 days after the date of the Written Confirmation that contains the following terms: (a) with regard to permitting costs, Third Party Developer and Owner shall pay their share of progress

payments when due; (b) with regard to construction costs, Third Party Developer and Owner shall escrow their estimated share of construction costs that will be paid to contractors or others in such a manner as to assure payment to contractors or others for construction costs; (c) Third Party Developer's and Owner's construction cost escrow funds shall be due on the earlier of: (i) 180 days after the Notice or (ii) the date of the advertisement for bids for the work; and (d) in the event Third Party Developer or Owner fail to timely provide either the written confirmation or the payments identified in this paragraph, City may proceed with construction of the TLAP Amendment 2 Facilities without any participation from the recalcitrant party and without any obligation to use the TLAP Amendment 2 Facilities to serve the recalcitrant party, and then the TLAP Amendment 2 Facilities will be designed and constructed only to serve the non-recalcitrant party. In the event an agreement between the City, Third Party Developer and Owner is not executed, despite good faith efforts of Owner, not later than 60 days after the date of the Written Confirmation then, to avoid delays in completion of the TLAP Amendment 2 Facilities, City and Owner shall proceed without the participation of the Third Party Developer.

(iii) Owner shall have no obligation to construct or fund effluent disposal facilities to serve the Third Party Developer.

(iv) Cap on Owner's Construction Costs. Notwithstanding the cost allocation set-forth at Exhibit I-1 to the extent that Owner's Net Pro-rata Portion exceeds $433,500 under Exhibit I-1 (to be adjusted from 2017 dollars by the Handy-Whitman water industry construction index) ("TLAP Amendment 2 Facilities Threshold"), Owner and City will equally split responsibility for the funding of any amount over the TLAP Amendment 2 Facilities Threshold (although City's liability under this provision shall be capped at $100,000). In the event that a Third Party Developer elects to participate, Notwithstanding the sample cost allocation set-forth at Exhibit I-2 to the extent that Owner's Net Pro-rata Portion exceeds $397,000 (to be adjusted from 2017 dollars by the Handy-Whitman water industry construction index) ("TLAP Amendment 2 Joint Facilities Threshold"), Owner will be responsible for Owner's pro-rata portion (based upon facility capacity) of one-half of the actual Construction Costs which exceed the TLAP Amendment 2 Joint Facilities Threshold and the City will be responsible to fund one-half of the actual Construction Costs which exceed the TLAP Amendment 2 Joint Facilities Threshold, and Third Party Developer will be responsible for the remainder. Nothing herein shall preclude the City from collecting from Third Party Developer any of the amounts owed by the City under this subsection.

To the extent that the City has funding obligations under this subsection (iv), the City's payment of its cost share shall be due in multiple progress

payments based upon the progress of construction of the TLAP Amendment 2 Facilities and each such payment shall be made within 30 days after Notice to the City.

(v) True-Up of Construction Costs. If Third Party Developer participates in the TLAP Amendment 2 Facilities and the TLAP Amendment 2 Facilities are constructed to provide wastewater capacity for Third Party Developer, the multi-party agreement contemplated by paragraph 2.5(c)(ii) above, shall contain true-up provisions that contain terms set-forth in this sub-paragraph. At the end of the construction any under-payment or overpayment shall be rectified within 30 days of Notice of same. No recalcitrant party shall have any right to use capacity in the TLAP Amendment 2 Facilities until any underpayment is paid by the recalcitrant party. If not timely paid, the party to whom money is owed shall have the right to pursue legal recourse under the agreement negotiated and executed pursuant to Section 2.5(c)(ii).

(vi) Reimbursement In the Event of Later Phase 2 Construction. To the extent that the Third Party Developer fails to participate in the construction and funding of the TLAP Amendment 2 Facilities as set forth in Section 2.5(c)(ii), but later constructs, or causes the construction of, the Phase 2 TLAP Amendment 2 Facilities (or similar facilities), the City shall ensure that the Third Party Developer reimburses Owner for all Construction Costs that exceed the Owner's share of costs for Phase 1 as set forth on Exhibit I-2. The Third Party Developer shall not have the right to use capacity in the TLAP Amendment 2 Facilities until the full reimbursement is paid to Owner. In no event shall such later construction of the Phase 2 TLAP Amendment 2 Facilities delay Owner's construction and use of capacity in the TLAP Amendment 2 Facilities.

(vii) Design and Construction Milestones. After the TCEQ approval of TLAP Amendment 2 is final and non-appealable, the design and construction milestones are as follows: 1) the construction bid documents prepared by City shall be completed not later than 120 days after the deadline for the Third Party Developer to provide the Written Confirmation or, if there is no Third Party Developer, then 90 days after the City receives the Notice of Owner's intent to cause City to initiate construction; and 2) Not later than 90 days after the completion of the construction bid documents, the City shall initiate construction on the TLAP Amendment 2 Facilities. City will work diligently and in good faith to complete construction as quickly as reasonably possible.

2.6 **Construction of the Discharge Permit Facilities and Force Main Improvements**. The Parties anticipate that the Discharge Permit will be issued by the TCEQ after TLAP Amendment 2. Upon issuance by TCEQ of the Discharge Permit and upon obtaining funding for the Discharge Permit Facilities, the City shall initiate design and construction of the Discharge

Permit Facilities and the Force Main Improvements (or the Agreed Alternative). To the extent not already constructed as a TLAP Amendment 2 Facility, Owner shall construct the Effluent Transmission Line in accordance with Section 2.4 above concurrently with the City's construction of the Discharge Permit Facilities. The City shall use its best efforts to timely complete its design and construction obligations under this Section 2.6.

(a) Funding of the Discharge Permit Facilities and Force Main Improvements. All Construction Costs of the Force Main Improvements shall be funded pro-rata by Owner and other users of the Force Main Improvements. The funding shall be based upon the actual Construction Costs of the Force Main Improvements and the respective share of the Force Main Improvements capacity made available to such users. Owner shall have no funding obligation for any portion of the Discharge Permit Facilities.

(b) Owner's Funding Participation. Owner's pro-rata share of the actual Construction Costs for the Force Main Improvements shall be known as "Owner's Force Main Cost Share." Following issuance by TCEQ of the Discharge Permit, and after the City's receipt of Owner's written Notice to proceed and contemporaneous with the design and bid of the Discharge Permit Facilities, the City shall design and bid the Force Main Improvements. Owner's payment of Owner's Force Main Cost Share, shall be due 30 days after City's Notice to Owner following City's receipt of bids for construction of the Force Main Improvements.

(c) [RESERVED]

(d) Applicability to Agreed Alternative. For the purposes of clarity, the Parties agree that the provisions in this Section 2.6 governing the Force Main Improvements shall equally apply in the event the funding and construction of the Force Main Improvements are actually undertaken as the Agreed Alternative.

(e) Owner's Election. Notwithstanding any other section or provision in this Agreement, Owner may elect to forgo participation in the Force Main Improvements. If Owner so elects, Owner shall not be obligated to make any payments for the Construction Costs for the Force Main Improvements and correspondingly the City shall have no obligation to use the Force Main Improvements to serve the Stage 3 LUEs. Owner shall not be in default under this Agreement if Owner makes the election set forth in this subpart, but if Owner elects to forgo participation in the Force Main Improvements, the City shall have no obligations to serve the Stage 3 LUEs. Whether or not this election is invoked has no effect on the obligations in this Agreement regarding the construction of the Effluent Transmission Line.

2.7 **Conversion to Reclaimed Water; Priority of Reclaimed Water Allocation**. Upon completion of the construction of the upgrades to the City's System authorized by the Discharge Permit, the City shall, at its cost, convert the Effluent Transmission Line, if such transmission line was built, to a Chapter 210 reclaimed water line to supply reclaimed water to the Development.

(a) Consideration and Initial Charge. As partial consideration for Owner's funding participation in the Effluent Transmission Line the City shall provide reclaimed water to the Development (including the homeowners association, POA or any other user approved by Owner) free of charge for a period of 3 years after the Chapter 210 reclaimed water service becomes available to the Development. After the initial period of three years where beneficial reuse reclaimed water is delivered free of charge, the Development shall receive the next three years of reclaimed water at the lesser of: 1) the prevailing rate for reclaimed water as established by ordinance, or 2) 75% of lowest volumetric rate tier of retail potable water rates adopted by Dripping Springs Water Supply Corporation (and any successor to such corporation) ("DSWSC"). Further, due to Owner's funding participation in the Effluent Transmission Line, Owner and the Land shall not be subject to the reuse fees or charges otherwise applicable to developments, including any fees or charges for contribution for reuse infrastructure construction under the City's Water Reuse Ordinance.

(b) Rates and Charges. The price of reclaimed water shall be set by the City, but in no event shall the base rate exceed the base rate for comparable potable water supplied by DSWSC and the volumetric rate shall not exceed that of the lowest volumetric rate tier of the DSWSC for potable water.

(c) Approvals. The City shall apply for and obtain approval from the TCEQ for the operation and provision of reclaimed water pursuant to Chapter 210 of the Texas Administrative Code. Reclaimed water supplied to the Development shall meet the reclaimed water quality standards set by TCEQ applicable to residential irrigation uses.

(d) Priority of Supply to the Development. In the event of shortages of reclaimed water generated by the City's System, for the period of time that the Development is to receive reclaimed water free of charge pursuant to this Agreement, subject to contracts or agreements that were effective prior to the effective date of this Agreement that require the City to provide Chapter 210 reclaimed water, the City shall use its best efforts to supply the Development with Chapter 210 reclaimed water produced by the City and requested by the Development for beneficial reuse of up to 60,000 gallons per day to the extent it is available. Nothing herein shall require use of reclaimed water on residential or commercial platted lots within the Property.

(e) Removal of the Heritage Stage 2 Effluent Disposal Field; Subsequent Disposition of the Treated Effluent Ground Storage Tank. Upon completion of the construction of the upgrades to the City's System authorized by the Discharge Permit, the City's use of the Heritage Stage 2 Effluent Disposal Field for disposal of treated effluent shall cease. Owner shall have the responsibility to remove or abandon any facilities or drain lines located within the area of the Heritage Stage 2 Effluent Disposal Field at Owner's cost, and after such removal Owner may utilize the land formerly comprising the Heritage Stage 2 Effluent Disposal Field

for any lawful purpose. At Owner's discretion the Treated Effluent Ground Storage Tank and associated pumps and appurtenances may be (a) removed from the Property upon decommissioning of the Heritage State 2 Effluent Disposal Field, or (b) retained for utilization by Owner (or its successors) in a Chapter 210 reclaimed water system to serve the Property.

2.8 **Owner's Onsite WWTP**. In the event that (i) any portion of the Stage 2 LUEs or Stage 3 LUEs described in this Agreement are not available, or are anticipated to not be available, to the Development when connections are needed by Owner, and (ii) Owner has not elected to forgo construction of the TLAP Amendment 2 Facilities and the Heritage Stage 2 Effluent Disposal Field as set forth in Section 2.5(a), then Owner shall be entitled to construct and operate, or cause to be constructed or operated, the Onsite WWTP to treat wastewater generated by the Development in excess of that generated from the Stage 1 LUEs. Such election must be made in writing and cannot be made (a) before the expiration of one year after the City timely submits the TLAP Amendment 2 application, unless such application is earlier denied or withdrawn, (b) if Owner has elected to forgo construction of the TLAP Amendment 2 Facilities and the Heritage Stage 2 Effluent Disposal Field as set forth in Section 2.5(a); or (c) after the date of the Final Authorization of the TLAP Amendment 2. The City shall cooperate with Owner in Owner's efforts to obtain all necessary permits, including those from TCEQ, for the design, construction and operation of the Onsite WWTP and the associated effluent disposal field (collectively the "WWTP Permits"). The Owner may make application for the WWTP Permits at any time. The City shall not object to, or interfere with, Owner's efforts to pursue or obtain the WWTP Permits. The City shall, within 15 days of Owner's written request for service to the Development, for service in excess of the Stage 1 LUEs, provide to Owner a letter reflecting the City's inability to provide wastewater service to the entirety of the Development (until TCEQ's approval of the Discharge Permit or approval of TLAP Amendment 2) for use by Owner in its application for the WWTP Permits or otherwise.

(a) City's Permit and Construction Deadlines. Owner agrees to delay and not to begin construction of the Onsite WWTP, so long as the City is continuing its efforts to obtain approvals for the Discharge Permit and TLAP Amendment 2 and timely begin construction of the improvements necessary to serve the Stage 2 LUEs and the Stage 3 LUEs.

(b) Impact on Funding of Other Facilities. If Owner begins construction of the Onsite WWTP, as set forth in this Section, then, notwithstanding anything to the contrary set forth in this Agreement, except as specified in the following sentence, Owner shall have no obligation to pay for, or fund, any portion of the Discharge Permit Facilities, the Force Main Improvements or the TLAP Amendment 2 Facilities. Owner acknowledges that upon decommissioning the Onsite WWTP and the development of the property comprising the Heritage WWTP Effluent Disposal Field, Owner shall be responsible for the Force Main Improvements (or the Agreed Alternative) as set forth in Section 2.6, but only to the extent that these improvements are necessary to serve such development as determined by Section 2.6(b).

(c) Impact on Funding of Effluent Transmission Line. If Owner begins construction of the Onsite WWTP, as set forth in this Section, and Owner has not already committed to construction of the Effluent Transmission Line as otherwise provided in this Agreement, then the City may undertake construction of the Effluent Transmission Line.

(i) After the City completes construction of the Effluent Transmission Line but not earlier than the date the City connects the first of the Stage 3 LUEs under this Agreement, the City may notify Owner to reimburse the City up to Owner's ETL Cost Share and Owner shall be responsible to pay that amount.

(ii) If the City has not completed construction of the Discharge Permit Facility in order to provide service to the Stage 3 LUEs prior to seven (7) years after the Effective Date then, notwithstanding any provision in this Agreement to the contrary, Owner shall have no obligation to construct or fund any portion of the Effluent Transmission Line pursuant to this Section 2.8(c).

(d) Ownership and Dedication. Upon completion, the Onsite WWTP will be dedicated to the City as a public improvement, the site of the Onsite WWTP (and the associated drip irrigation fields) will be leased to the City ("WWTP Lease"), and all permits and licenses required for the continued operation of the WWTP will be transferred or assigned by Owner to the City. The WWTP Lease shall be in the amount of $100.00 per year during the term of the lease.

(e) Onsite WWTP. If the Onsite WWTP is constructed, it will be located within the area of the Development at a location selected by Owner and will use the Heritage WWTP Effluent Disposal Field as generally depicted on Exhibit G attached hereto and will be constructed generally in accordance with the terms and specifications set forth on Exhibit H (attached hereto and made a part hereof) and as set forth in Section 3.13 of the PDD which provides as follows: "Temporary On-Site Wastewater treatment plant facilities (not including drip disposal fields) will be surrounded by a fenced enclosure. Perimeter berm or landscaping shall be installed or planted within 30 feet from the perimeter fence (Vegetative Planting Zone), not including areas that may be covered with drive lanes, pedestrian paths, parking lots, utility appurtenances or other locations that hamper routine access and operation of the facility. Prior to the issuance of the Certificate of Occupancy for the waste water treatment plant, a hedge-like screen of evergreen plant materials of a minimum of 2.0 feet in height when planted and capable of attaining a minimum height of five (5) feet at maturity and spaced no more than five (5) feet from each other will be planted within the Vegetative Planting Zone. All of the above requirements will be reviewed with the site plan review process."

(f) Service by the City. Notwithstanding any other provision in this Agreement, upon completion of construction of the Onsite WWTP and the relevant phase of

the Stage 2 Onsite Facilities or the Stage 3 Onsite Facilities needed to connect such facilities to the phase of lots requiring wastewater service, the City shall provide retail wastewater service to the Development for the Stage 2 LUEs and the Stage 3 LUEs in the same manner as the City has otherwise herein agreed to serve such LUEs.

(g) Impact Fees. Whether Owner does or does not construct the Onsite WWTP has no effect on the Impact Fee requirements under Article V of this Agreement.

(h) Funding. Owner shall fund 100% of the Construction Costs of the Onsite WWTP and 100% of the costs of its decommissioning. The City shall be responsible for the operation and maintenance costs of the Onsite WWTP, which amounts the City may recover from retail customers through monthly rates.

2.9 **Removal of the WWTP**. The Parties agree that the purpose of the Onsite WWTP is solely to allow the Development to proceed forward in the event of delays in permitting or construction related to wastewater facilities otherwise needed to serve the Stage 2 LUEs and Stage 3 LUEs, and that the Onsite WWTP is not intended to be, and will not be, a permanent installation. Further, the Onsite WWTP will not be used by the City to treat wastewater generated from customers located outside the Development. If the Onsite WWTP is constructed, the removal and decommissioning of the WWTP shall occur as follows:

(a) Within 120 days after (i) the Discharge Permit Facilities are completed, operational and capable of providing service to the Development, or (ii) the City otherwise provides notice that it has facilities that are completed, operational and capable of providing service to the Stage 2 LUEs and Stage 3 LUEs at the Development, then the City shall stop use of the Onsite WWTP for treatment of wastewater. The City shall fully cooperate with Owner to decommission the Onsite WWTP and terminate the WWTP Lease. At Owner's request, City shall re-convey to Owner (at no cost to Owner) all ownership rights to the Onsite WWTP, including rights to all equipment, facilities and instrumentation comprising the Onsite WWTP.

(b) Owner, at its sole cost and expense, shall be responsible for decommissioning the Onsite WWTP (and associated drip irrigation system) and removing it from the Land so that Owner may then develop that portion of the Land in accordance with the terms and conditions of the PDD.

ARTICLE III
INFRASTRUCTURE CONSTRUCTION, CONNECTION AND DEDICATION

3.1 **Construction Standards**. Owner shall construct, or cause to be constructed, all Onsite Facilities and Onsite WWTP in compliance with (a) this Article 3; (b) the City Utility Standards; and (c) the rules and regulations of the Texas Commission on Environmental Quality, or its successor agencies.

3.2 **Construction Warranty and Guarantee**. Any wastewater facilities to be dedicated to the City shall have a maintenance bond (warranty) with a guarantee of at least two years, enforceable by the City as both Owner's assignee and as a third-party beneficiary. In addition, Owner's contract(s) with its Contractor for the construction of any facilities to be dedicated to the City shall: (i) state that the "OWNER" includes Owner and its permitted assigns, including the City, and (ii) include the following provision:

> "Immediately before the expiration of the two-year maintenance bond period, the CONTRACTOR shall make an inspection of the Work in the company of the Engineer and the OWNER. The Engineer and the OWNER shall be given not less than 20 days' notice prior to the anticipated date of maintenance bond expiration and the inspection. Failure to comply with these requirements within the maintenance bond period shall extend the maintenance bond period until 20-days after the inspection is completed.
>
> During the maintenance bond , where any portion of the Work is found to be defective and requires replacement, repair or adjustment (whether as a result of the foregoing inspection or otherwise), the CONTRACTOR shall immediately provide materials and labor necessary to remedy such defective work and shall prosecute such work without delay until completed to the satisfaction of the Engineer and the OWNER, even though the date of completion of the corrective work may extend beyond the expiration date of the maintenance bond period.
>
> The CONTRACTOR shall not be responsible for correction of work which has been damaged because of neglect or abuse."

The Owner shall provide a copy of the contract to the City upon execution, assign the contract to the City as provided in Section 3.8, and shall immediately advise the City of any notice it receives under this provision, and send the City a copy of the notice as provided in this Agreement.

3.3 **Construction in Phases**. The Onsite Facilities, the Heritage Stage 2 Effluent Disposal Field, the Onsite WWTP, and any parts of such facilities, may be constructed in separate phases, at Owner's election, in which case the requirements in this Agreement apply separately to each phase.

3.4 **Construction Plan Review and Approval**. The City has the right to review and approve all plans and specifications for the Onsite Facilities and Onsite WWTP, and to charge applicable City review and approval fees. Owner shall cause to be filed a copy of each set of approved plans and specifications and a copy of all inspection certificates for such facilities with the City for review and approval. Construction of the Onsite Facilities or the Onsite WWTP shall not begin until the plans and specifications have been reviewed and accepted by the City for compliance with the construction standards required by this Agreement, a pre-construction conference has been held by Owner's contractor(s) and the City Engineer, and the applicable City fees have been paid. The City agrees to provide comments to plans and specifications within twenty (20) days of receipt.

3.5 **City Inspections**. The City has the right, but not the obligation, to inspect and test at any time (including during construction and before beginning operation), and the right to participate in a final inspection of all Onsite Facilities, including any connections to onsite structures and to the City's System. In addition, Owner or its Contractor shall notify the City when the facilities are ready for final inspection and connection to the City's System. If the City concurs that construction of the facilities is substantially complete, then the City will schedule a final inspection by the City within twenty (20) days. After such final inspection, Owner shall timely correct any punch list items.

3.6 **Review and Inspection Fees**. Owner shall pay all of the City Engineer's fees for review of plans, and the construction phase(s) and final inspections.

3.7 **City Acceptance of Facilities**. Within thirty (30) days after completion of the Onsite Facilities, or any separate phase of such facilities, in accordance with the construction standards of this Agreement, the City's final inspection, and Owner's completion of any punch list items to the City's satisfaction, the City agrees to accept the facilities for dedication to the City's System. Upon acceptance of a facility, or a separate phase of facilities, the City will immediately connect the facility to the City's System, and thereafter the facilities shall be operated and maintained by the City.

3.8 **Conveyance of Facilities**. Within sixty (60) days after the City's acceptance of the facilities under Section 3.7, or any separate phase of such facilities, Owner shall convey the subject facilities to the City as follows. Owner shall execute and deliver to the City properly executed bills of sale, assignments, or other instruments of transfer that are reasonably necessary to convey the facilities as well as:

(a) all warranties secured for their construction;

(b) all bonds, warranties, guarantees, and other assurances of performance;

(c) all record drawings, project manuals and other documentation related to the construction of the facilities; and

(d) all easements required by Article 4, if any.

Owner is responsible for removing any lien or any other encumbrance created by Owner from any real or personal property to be transferred to the City. Upon transfer, the facilities shall become part of the City's System and thereafter be owned by the City.

ARTICLE IV
EASEMENTS

4.1 **Offsite Facility Easements**. Before Owner constructs any wastewater facilities located on land not owned by Owner ("Offsite Facilities"), Owner must have acquired, at no cost to the City, all wastewater easements necessary for the subject phase of the Offsite Facilities. The City acknowledges that some or all of the wastewater infrastructure may be located in existing public rights-of-way that do not have to be acquired by Owner. The City shall cooperate with Owner

regarding the easements, and the City will make available, at no cost to Owner, the right to use any rights-of-way or easements held by the City. If Owner is unable to obtain the necessary easements, after using diligent, good faith efforts, Owner shall fund and the City shall acquire the easements, using the City's powers of eminent domain to the extent necessary.

4.2 **Form of Easements**. Owner shall seek to obtain from the applicable landowner(s) the easements necessary for the Offsite Facilities in the name of the City and in substantially the form attached as Exhibit F, and shall provide any executed easements to the City not later than as required in Section 3.10, at no cost to the City. Upon receipt, the City shall record the easements in the deed records of Hays County, Texas.

ARTICLE V
FEES AND CHARGES

5.1 **Payment of Impact Fees**. Impact Fees shall be paid to the City in the amount that is equivalent to the impact fee amount for new wastewater service adopted and assessed by City pursuant to Chapter 395 of the Texas Local Government Code and City Ordinance (which amount at the Effective Date is $7,580 per LUE). Except as otherwise provided in this Agreement, Impact Fees shall only be collected by the City at such time as the permits required for construction of a dwelling unit (i.e. building permit) is requested and connection to the System is prohibited until Impact Fees for the applicable dwelling unit is paid. This Agreement is an agreement providing for the time and method of payment of the Impact Fees and an owner's voluntary request for reservation of capacity pursuant Chapter 395. If this Agreement expires before service begins, then the City will refund the Impact Fees paid, without interest, only upon recovering them through Impact Fee payments from other customers for additional connections.

(a) Stage 1 Service. Owner shall pay $1,500 per LUE for each of the 150 Stage 1 LUEs as a down payment of the Impact Fee for each of the LUEs committed to the Development by the Stage 1 Service. The down payment shall be due 45 days after the Effective Date of this Agreement The remainder of the Impact Fee for each of the LUEs committed to the Development by the Stage 1 Service shall be paid on a lot by lot basis at the time that a building permit is requested.

(b) Stage 2 and 3 Service. Impact Fee for each of the LUEs committed to the Development by the Stage 2 Service and the Stage 3 Service shall be paid on a lot by lot basis at the time that a building permit is requested.

5.2 **Reservation Fee/Monthly Payments**. Beginning on the first day of the month after (i) the City has completed construction of the First Amendment Facilities and (ii) the First Amendment Facilities are operational, the City shall send Owner Notice of same, and thereafter Owner shall begin making monthly payments to the City in the amount of $50.00 per month per LUE for each of the Stage 1 LUEs ("Initial Reservation Fee") reserved to serve the Land. The fees described in this Section 5.2 shall be referred to herein collectively as the "Reservation Fee". The Reservation Fee is in lieu of a monthly wastewater bill for such LUEs and, among other things, for the City's costs of operating and maintaining sewer mains or lines to serve the Land. The Reservation Fee shall be due before the 15th day of each month. Owner shall

continue to pay the City (i) the monthly Initial Reservation Fee for each reserved LUE unless and until the Impact Fee is paid for such LUE or such LUE is released pursuant to this Agreement. Notwithstanding the foregoing, if there is any delay or interruption in the City's ability to deliver sewer service for the Stage 1 LUEs then Owner's duty to pay the Reservation Fees shall abate until such delay or interruption ceases to exist. Finally, in recognition of Owner's other payments and funding of System improvements, no Reservation Fees shall apply to the Stage 2 LUEs or the Stage 3 LUEs.

5.3 **Release of LUEs**.

(a) If Owner does not pay the City its monthly Reservation Fee pursuant to Section 5.2, then the City may send a notice to Owner of such default and, if the default is not cured within thirty (30) days, then the City may either (a) enforce Owner's continuing monthly payment obligations for unpaid Reservation Fee or (b) release reserved LUEs for which fees have not been paid. If the City chooses to release the LUEs in this manner, then the City shall be relieved of its Section 2.1 wastewater service obligation for the released LUEs, and may enforce Owner's monthly payment obligations through the date of this Section 5.3(a) notice.

(b) If Owner is not in default on its monthly payment obligations, it may voluntarily release and terminate its monthly Reservation Fee payment obligations for any or all of the unused LUEs by sending ninety (90) days prior notice to the City specifically identifying the number of the LUEs being released; ninety (90) days after such notice, Owner will have no further monthly Reservation Fee payment obligation for, and City shall have no further service obligation for, such released LUEs.

(c) If LUEs are released under Section 5.3(b) above, then the City will refund to Owner the Impact Fees paid for the released LUEs, without interest, upon recovering them through Impact Fee payments from other customers for additional connections or from other City funds. Notwithstanding the foregoing, the City shall ensure that the full amount of such refund is paid not later than 24 months after Owner notified the City of the release of the reserved LUEs.

5.4 **Other Fees and Charges**. Payment of Impact Fees and any other fees provided for in this Agreement will satisfy all payment obligations for the requested capacity of 700 LUEs. The City agrees that no additional fees associated with the connection of LUEs to the Land, including, without limitation, tap fees, connection fees, or hook-up fees shall be charged by the City in addition to the fees and charges identified in this Agreement.

5.5 **Remedy for Non-Payment**. As authorized by City Ordinance, the City's bill for wastewater service is based on average winter water use for a subject customer's water meter. By law and regulation, including orders of the Texas Commission on Environmental Quality, the City is authorized to suspend or terminate water service to a customer's water meter for non-payment of the customer's wastewater bill.

ARTICLE VI
TERM

Term. This Agreement shall commence and bind the Parties on the Effective Date and continue and remain in effect so long as the City is providing wastewater service to the Development.

ARTICLE VII
MISCELLANEOUS

7.1 **Governing Law, Jurisdiction and Venue**. This Agreement must be construed and enforced in accordance with the laws of the State of Texas, as they apply to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The Parties acknowledge that this Agreement is performable in Hays County, Texas and hereby submit to the jurisdiction of the courts of Hays County, and hereby agree that any such court shall be a proper forum for the determination of any dispute arising hereunder.

7.2 **Notice**. Any notices, approvals, or other communications required to be given by one Party to another Party or to any person under this Agreement (a "Notice") shall be given in writing addressed to the Party or person to be notified. A Notice and shall be deemed given: (a) when the Notice is delivered in person to the person to whose attention the Notice is addressed; (b) when received if the Notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid; (c) when the Notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address; or (d) five business days after the Notice is sent by FAX (with electronic confirmation by the sending FAX machine) with a confirming copy sent by United States mail within 48 hours after the FAX is sent. If any date or period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the Notice shall be extended to the first business day following the Saturday, Sunday, or legal holiday. For the purpose of giving any Notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending Notice of such changes to the other Party as provided in this section.

To the City:

City of Dripping Springs, Texas
Attn: City Secretary
P. O. Box 384
Dripping Springs, Texas 78620
FAX: (512) 858-5646

With a copy to:

City of Dripping Springs, Texas
Attn: City Administrator

P. O. Box 384
Dripping Springs, Texas 78620
FAX: (512) 858-5646

To Owner:

SLF IV – Dripping Springs JV, L.P.
Attn: Ocie Vest
5949 Sherry Lane, Suite 800
Dallas, TX 75225
FAX: (214) 368-9192

With a copy to:

Jackson Walker LLP
Attn: Leonard H. Dougal
100 Congress Avenue, Suite 1100
Austin, Texas 78701
FAX: (512) 391-2112

7.3 **Assignment & Binding Effect**. This Agreement and the rights and obligations of Owner hereunder, may be assigned by Owner in whole or in part to a subsequent purchaser of all or a portion of the Development, provided that the assignee assumes all of the obligations hereunder with respect to the portion of the Development owned by such assignee. Any assignment must be in writing, specifically describe the property in question, set forth the assigned rights and obligations and be executed by the assignee. A copy of the assignment document must be delivered to the City. Upon any such assignment, the assignor will be deemed automatically to be released from any obligations under this Agreement as to the property sold and obligations assumed.

(a) If Owner assigns its rights and obligations hereunder as to a portion of the Development, then the rights and obligations of any assignee and Owner will be several, not joint, and Owner will not be liable for the nonperformance of the assignee and vice-versa.

(b) The provisions of this Agreement will be binding upon, and the inure to the benefit of the Parties, and their respective successors and assigns. This Agreement will not, however, be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Development.

7.4 **Amendment**. This Agreement may be amended only with the written consent of Owner and approval of the governing body of the City, which consent or approval shall not be unreasonably delayed, conditioned or withheld.

7.5 **No Waiver**. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by a writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party hereto of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

7.6 **Severability**. The provisions of this Agreement are severable and, in the event any word, phrase, clause, sentence, paragraph, section, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held or determined to be invalid, illegal, or unenforceable for any reason, and the extent of such invalidity or unenforceability does not cause substantial deviation from the underlying intent of the Parties as expressed in this Agreement, then such provision shall be deemed severed from this Agreement with respect to such person, entity or circumstance, without invalidating the remainder of this Agreement or the application of such provision to other persons, entities or circumstances, and a new provision shall be deemed substituted in lieu of the provision so severed which new provision shall, to the extent possible, accomplish the intent of the Parties as evidenced by the provision so severed.

7.7 **Captions**. Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of the agreement.

7.8 **Interpretation**. The Parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. As used in this Agreement, the term "include" or "including" means to include "without limitation." Any provision of this Agreement that provides for the agreement or approval of the City staff or City Council, such agreement or approval may be withheld or conditioned by the staff or City Council in its sole discretion.

7.9 **Counterpart Originals**. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

7.10 **Force Majeure**. If any Party is delayed in meeting, or fails to meet, a deadline required by this Agreement (other than a deadline to pay money due and payable hereunder or the deadlines triggering Owner's right to construct the Onsite WWTP under Section 2.7), and such delay or failure is due to causes beyond that Party's reasonable control, including, without limitation, failure of suppliers, contractors, subcontractors and carriers, then the dates by which performance obligations are scheduled to be met will be extended for a period of time equal to the time lost due to any delay so caused, provided that the Party experiencing the failure or delay uses its best efforts to remedy any such failure or delay and the Party also gives the other Party reasonably prompt Notice specifically describing the cause relied upon.

7.11 **Incorporation of Exhibits by Reference**. All exhibits attached to this Agreement are incorporated into this Agreement by reference for the purposes set forth herein, as follows:

Exhibit A	Map of the Land
Exhibit B	Legal Description of the Land
Exhibit C	Stage 1 Service Offsite Wastewater Line Improvements
Exhibit D	Stage 2 Service Effluent Disposal Field and Related Facilities
Exhibit E	Stage 3 Service Force Main Improvements
Exhibit F	Form of Easement
Exhibit G	Approximate location of Onsite WWTP
Exhibit H	Terms and Specifications for Onsite WWTP
Exhibit I-1	TLAP Amendment 2 Facilities Without Third Party Developer Participation (Cost Estimate)
Exhibit I-2	TLAP Amendment 2 Facilities With Third Party Developer Participation Example (Cost Estimate)

CITY OF DRIPPING SPRINGS, TEXAS

Attest:

Andrea Cunningham
Andrea Cunningham
City Secretary

By: Bill Foulds
Todd Purcell, Mayor

Date: 11/14/17

STATE OF TEXAS
COUNTY OF HAYS

This instrument was executed by ~~Todd Purcell~~ Bill Foulds, in the capacity set forth above, and before me on this the 14 day of November, 2017.

Andrea Cunningham
Notary Public, State of Texas

My Commission Expires: 7/17/18.

ANDREA CUNNINGHAM
MY COMMISSION EXPIRES
July 17, 2018

OWNER

SLF IV – DRIPPING SPRINGS JV, L.P.,
a Texas limited partnership

By: SLF IV Property GP, LLC,
a Texas limited liability company,
its General Partner

By: Stratford Land Fund IV, L.P.
a Delaware limited partnership,
its Co-Managing Member

By: Stratford Fund IV GP, LLC,
a Texas limited liability
company,
its General Partner

By: _____
Name: Mark Westerburg
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

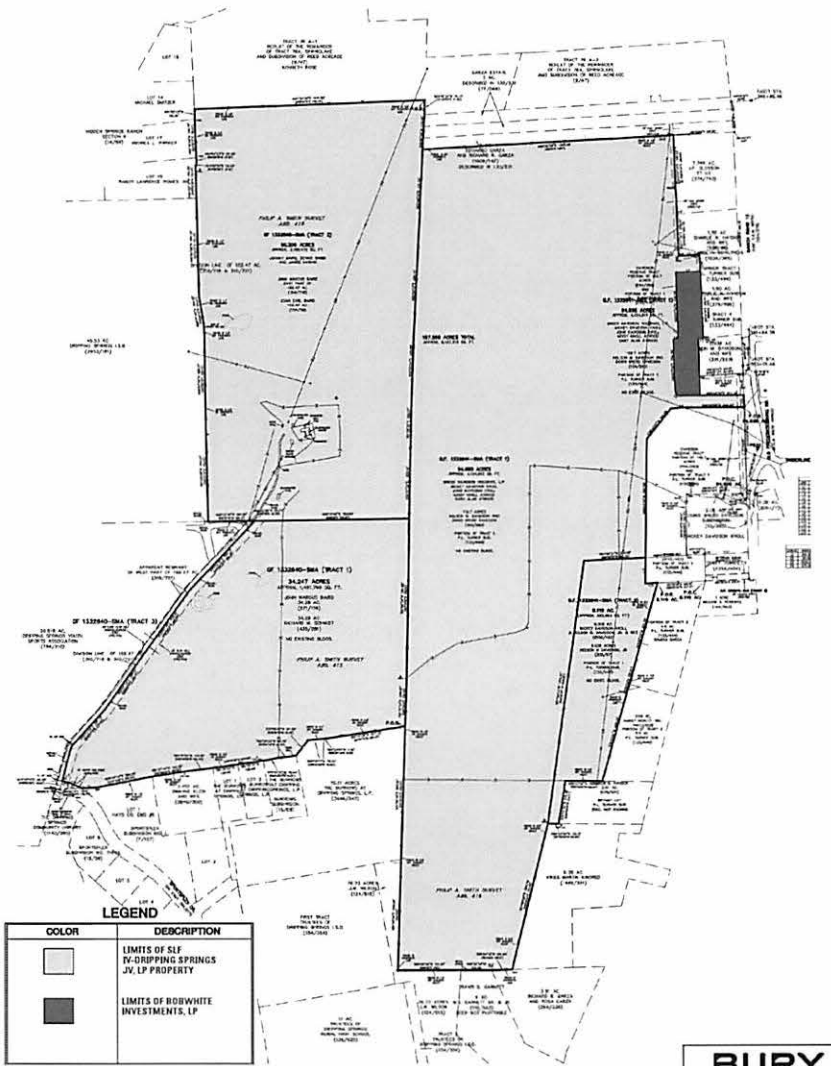
This instrument was acknowledged before me on this 10th day of NOVEMBER, 2017, by MARK WESTERBURG, VICE PRESIDENT of Stratford Fund IV GP, LLC, a Texas limited liability company, General Partner of Stratford Land Fund IV, L.P., a Delaware limited

partnership, co-managing member of SLF IV Property GP, LLC, a Texas limited liability company, General Partner of **SLF IV – DRIPPING SPRINGS JV, L.P.**, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited partnership.

Notary Public

[Notary Seal]

Exhibit A
Map of the Land

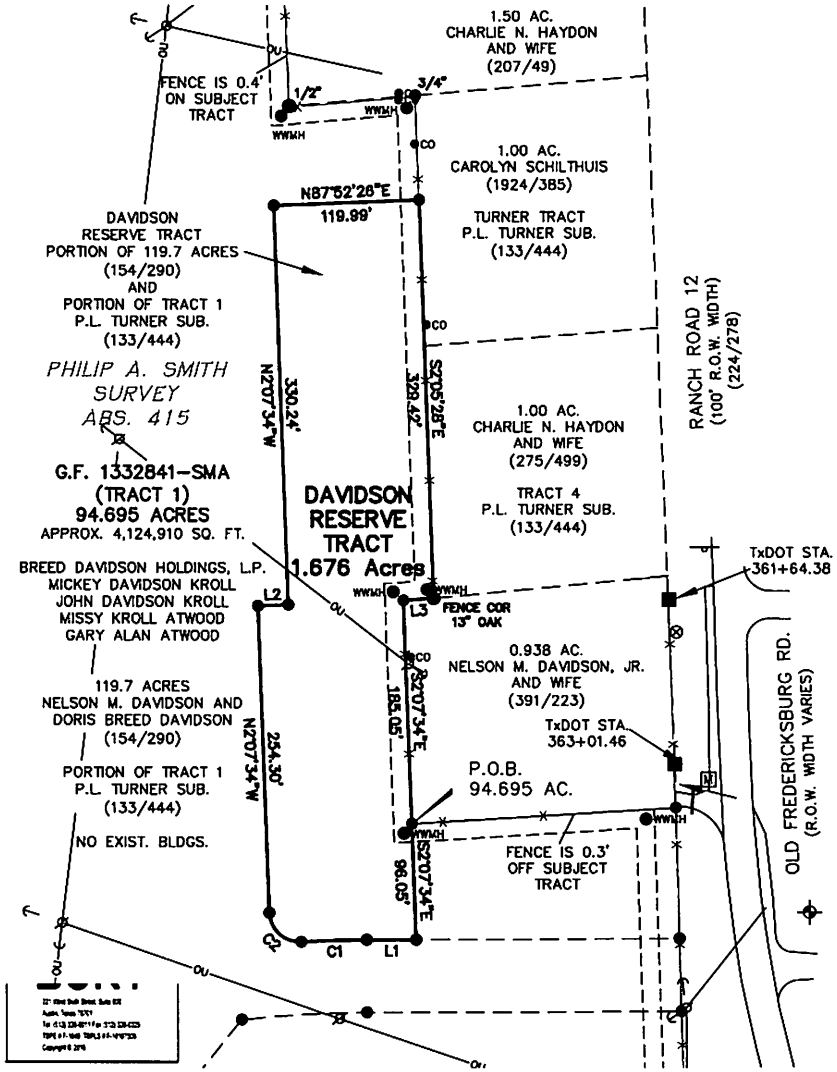


NOTE:
PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

EXHIBIT A - PROPERTY OWNED BY SLF IV - DRIPPING SPRINGS JV, LP

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

0 25 50 100 Ft



PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°48'55"W	40.73'
L2	N87°52'26"E	25.11'
L3	S85°58'06"W	24.91'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	53.84'	1030.00'	2°59'42"	53.84'	S88° 19' 04.23"W
C2	39.73'	25.00'	91°03'12"	35.68'	N47° 39' 10.83"W

NOTE:
PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

EXHIBIT A - PROPERTY OWNED BY BOBWHITE INVESTMENTS, LP

Planned Development District No.5 Heritage Subdivision · Dripping Springs, TX · 18 April 2016

0 150 300 600 ft

Exhibit B
Legal Description of the Land

EXHIBIT B
"Property"

TRACT 1:

A DESCRIPTION OF 34.247 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 34.29 ACRE TRACT CONVEYED TO JOHN MARCUS BAIRD BY DEED DATED JANUARY 13, 1993 AND RECORDED IN VOLUME 971, PAGE 116 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 34.247 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of the said 34.29 acre tract, being also the northeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas, and being in the west line of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

THENCE with the south line of the 34.29 acre tract, being also the north line of the 10.11 acre tract, the following four (4) courses and distances:

1. South 81°14'08" West, a distance of 397.32 feet to a 1/2" rebar with Chaparral cap set;
2. South 84°24'01" West, a distance of 7.97 feet to a 1/2" rebar found;
3. South 85°19'17" West, a distance of 78.51 feet to a fence post found;
4. South 37°56'47" West, a distance of 97.35 feet to a 1/2" rebar found for the northwest corner of the 10.11 acre tract, being also the northeast corner of Lot 3 of Burrows Subdivision, a subdivision of record in Book 15, Page 69 of the Plat Records of Hays County, Texas;

THENCE with the south line of the 34.29 acre tract, being also the north line of Burrows Subdivision, the following four (4) courses and distances:

1. South 82°29'22" West, a distance of 88.75 feet to a nail found;
2. South 79°25'37" West, a distance of 76.64 feet to a nail found in a live oak for the northwest corner of Lot 3, being also the northeast corner of Lot 2;
3. South 81°55'21" West, a distance of 126.68 feet to a 1/2" rebar with a 3984 cap found for the northwest corner of Lot 2, being also the northeast corner of Lot 1;

4. South 81°56'23" West, a distance of 126.62 feet to a 1/2" rebar found for the northwest corner of Lot 1, being also the northeast corner of a 2.107 acre tract described in Volume 2840, Page 300 of the Official Public Records of Hays County, Texas;

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of the 2.107 acre tract, the following two (2) courses and distances:

1. South 82°31'24" West, a distance of 142.51 feet to a nail found in a live oak;
2. South 81°27'49" West, a distance of 160.55 feet to a 1/2" rebar found for the northwest corner of the 2.107 acre tract, being also the northeast corner of Lot 1 of Sportsplex Subdivision No. 1, a subdivision of record in Book 7, Page 157 of the Plat Records of Hays County, Texas;

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of Lot 1, the following two (2) courses and distances:

1. South 78°46'14" West, a distance of 283.22 feet to a 5/8" rebar found;
2. South 87°33'15" West, a distance of 75.24 feet a 1/2" rebar found for the northwest corner of Lot 1, being in the east line of Sportsplex Drive, described in Volume 784, Page 217 of the Deed Records of Hays County, Texas;

THENCE with the east line of Sportsplex Drive, crossing the 34.29 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 309.60 feet, a delta angle of 14°55'01", an arc length of 80.60 feet, and a chord which bears North 67°03'32" West, a distance of 80.38 feet to a calculated point;
2. North 74°27'23" West, a distance of 19.74 feet to a calculated point in the center of a road, being in the west line of the 34.29 acre tract;

THENCE with the west line of the 34.29 acre tract, 25' from and parallel to the east line of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas, the following six (6) courses and distances:

1. North 15°32'13" East, a distance of 7.31 feet to a calculated point;
2. North 14°52'44" East, a distance of 170.09 feet to a calculated point;
3. North 42°12'50" East, a distance of 247.76 feet to a calculated point;
4. North 34°57'13" East, a distance of 299.47 feet to a calculated point;
5. North 35°47'18" East, a distance of 429.51 feet to a calculated point;

6. North 43°12'18" East, a distance of 469.74 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, from which a 1/2" rebar with Zamorra Warrick Associates cap found for the northeast corner of the 20.518 acre tract, bears South 89°12'58" West, a distance of 34.79 feet;

THENCE North 89°12'58" East, with the north line of the 34.29 acre tract, a distance of 764.65 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being also in the west line of said Tract 1;

THENCE with the east line of the 34.29 acre tract, being also the west line of Tract 1, the following two (2) courses and distances:

1. South 01°00'24" West, a distance of 791.82 feet to a nail in a fence post found;
2. South 01°57'23" West, a distance of 240.27 feet to the **POINT OF BEGINNING**, containing 34.247 acres of land, more or less.

TRACT 2:

A DESCRIPTION OF 50.206 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A TRACT CALLED THE EAST PART OF 152.47 ACRES CONVEYED TO JOHN MARCUS BAIRD BY GENERAL WARRANTY DEED DATED MAY 9, 1978 AND RECORDED IN VOLUME 310, PAGE 718 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A 152.47 ACRE TRACT CONVEYED TO EDNA EARL BAIRD BY DEED DATED FEBRUARY 19, 1937 AND RECORDED IN VOLUME 154, PAGE 59 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 50.206 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an axle found for the northeast corner of the said 152.47 acre tract, being an angle point in the south line of Tract 76 A-1, Replat of the Remainder of Tract 76A, Springlake and Subdivision of Reed Acreage, a subdivision of record in Book 9, Page 47 of the Plat Records of Hays County, Texas;

THENCE South 00°16'33" West, with the east line of the 152.47 acre tract, being a south line of said Tract 76 A-1, a distance of 70.71 feet to a fence post found for an angle point in the south line of Tract 76 A-1, for the northwest corner of a tract of land described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE South 02°57'28" West, with the east line of the 152.47 acre tract, and with the west line of a 2 acre tract described in Volume 130, Page 231, and Volume 1658, Page 147 of the Official Public Records of Hays County, Texas, a distance of 174.43 feet to fence post found for the southwest corner of the 2 acre tract, being also the northwest corner of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

THENCE with the east line of the 152.47 acre tract, being the west line of Tract 1, with the fence, the following five (5) courses and distances:

1. South 02°48'03" West, a distance of 431.51 feet to a calculated point;
2. South 02°54'13" West, a distance of 484.14 feet to a calculated point;
3. South 02°03'04" West, a distance of 259.80 feet to a calculated point;
4. South 01°35'37" West, a distance of 300.57 feet to a calculated point;
5. South 01°07'29" West, a distance of 353.19 feet to a 1/2" rebar found for the northwest corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, with the north line of the 34.29 acre tract, over and across the 152.47 acre tract, a distance of 764.65 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, being in the division line of the 152.47 acre tract described in Volume 310, Page 718 and Volume 310, Page 721 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, continuing across the 152.47 acre tract, with the said division line, a distance of 34.79 feet to a 1/2" rebar with Zamorra Warrick Associates cap found for the northwest corner of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas;

THENCE South 89°12'49" West, with the north line of the 20.518 acre tract, with the said division line, a distance of 196.26 feet to a fence post found for the southeast corner of a 45.53 acre tract described in Volume 2953, Page 181 of the Official Public Records of Hays County, Texas;

THENCE with the east line of the 45.53 acre tract, with the said division line, crossing the 152.57 acre tract, the following four (4) courses and distances:

1. North 01°23'38" West, a distance of 440.21 feet to a 1/2" rebar with Carson Bush cap found;
2. North 00°57'16" West, a distance of 525.11 feet to a nail found at the base of a 13" and 14" live oak;
3. North 09°31'45" West, a distance of 154.92 feet to a 1/2" rebar with Chaparral cap set;
4. North 01°24'08" West, a distance of 484.34 feet to a 1/2" rebar found for the northeast corner of the 45.53 acre tract, being also the southeast corner of Lot 18 of Hidden Springs

Ranch Section II, a subdivision of record in Book 14, Page 69 of the Plat Records of Hays County, Texas;

THENCE with the east line of Hidden Springs Ranch Section II, continuing with the said division line, crossing the 152.57 acre tract, the following five (5) courses and distances:

1. North 01°22'12" West, a distance of 155.30 feet to a nail found in concrete;
2. North 15°23'51" East, a distance of 18.43 feet to a 1/2" rebar found;
3. North 03°04'23" West, a distance of 27.45 feet to a 1/2" rebar with 4404 cap found for the northeast corner of Lot 18, being also the southeast corner of Lot 17;
4. North 02°18'43" West, a distance of 190.70 feet to a 1/2" rebar with 4542 cap found for the northeast corner of Lot 17, being also the southeast corner of Lot 14;
5. North 01°02'42" West, a distance of 50.06 feet to an axle found for an angle point in the north line of the 152.47 acre tract, being also the southwest corner of Tract 76 A-1;

THENCE North 87°50'05" East, with the north line of the 152.47 acre tract, being also the south line of Tract 76 A-1, a distance of 1141.82 feet to the **POINT OF BEGINNING**, containing 50.206 acres of land, more or less.

TRACT 3:

A DESCRIPTION OF 94.695 ACRES (APPROX. 4,124,910 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 94.695 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with 3984 cap found in the west line of Old Fredericksburg Road (right-of-way width varies), for the northeast corner of the Doris Breed Davidson Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas;

THENCE North 01°30'02" West, with the west line of Old Fredericksburg Road, across Tract 1, a distance of 425.26 feet to a 1/2" rebar with Chaparral cap set for the **POINT OF BEGINNING**;

THENCE over and across Tract 1, the following four (4) courses and distances:

1. South 89°48'55" West, a distance of 259.27 feet to a 1/2" rebar with Chaparral cap set;

2. With a curve to the left, having a radius of 970.00 feet, a delta angle of 06°06'33", an arc length of 103.43 feet, and a chord which bears South 86°45'39" West, a distance of 103.38 feet to a 1/2" rebar with Chaparral cap set
3. South 38°42'22" West, a distance of 192.59 feet to a 1/2" rebar with Chaparral cap set;
4. South 00°43'30" West, a distance of 587.78 feet to a 1/2" rebar with Chaparral cap set in the north line of a 9.008 acre tract described in Volume 2102, Page 453 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with 3984 cap found in the north line of the 9.008 acre tract, for the southwest corner of the Doris Breed Davidson Subdivision, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE South 87°06'31" West, with the north line of the 9.008 acre tract, continuing across Tract 1, a distance of 304.58 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

THENCE South 07°58'13" West, with the west line of the 9.008 acre tract, continuing across Tract 1, a distance of 1318.37 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract, being also in the north line of a 6.38 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas, for an angle point in the east line of Tract 1;

THENCE South 13°58'09" West, with the east line of Tract 1, being also the west line of the 6.38 acre tract, a distance of 743.78 feet to a 1/2" rebar with 3984 cap found for the southeast corner of Tract 1, being also the southwest corner of the 6.38 acre tract, and being in the north line of a 3.91 acre tract described in Volume 269, Page 226 of the Deed Records of Hays County, Texas;

THENCE South 88°04'18" West, with the south line of Tract 1, being also the north line of the 3.91 acre tract, a distance of 101.94 feet to a nail found in a 6" post for the northwest corner of the 3.91 acre tract, being also the apparent northeast corner of a 6 acre tract described in Volume 110, Page 563 of the Deed Records of Hays County, Texas;

THENCE North 89°32'58" West, with the south line of Tract 1, being also the apparent north line of the 6 acre tract, a distance of 152.30 feet to a fence post found for the apparent northwest corner of the 6 acre tract, and being a northeast corner of the 76.73 acre tract described in Volume 124, Page 515 of the Deed Records of Hays County, Texas;

THENCE South 89°52'25" West, with the south line of Tract 1, being also the north line of the 76.73 acre tract, distance of 311.97 feet to a fence post found for the southwest corner of Tract 1, being an angle point in the east line of the 76.73 acre tract;

THENCE North 01°40'35" East, with the west line of Tract 1, being also the east line of the 76.73 acre tract, a distance of 550.52 feet to a 1/2" rebar found for the northeast corner of the

76.73 acre tract, being also the southeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas;

THENCE North 01°55'45" East, with the west line of Tract 1, being also the east line of the 10.11 acre tract, a distance of 660.61 feet to a 1/2" rebar found for the northeast corner of the 10.11 acre tract, being also the southeast corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being also the east line of the 34.29 acre tract, the following two (2) courses and distances:

1. North 01°57'23" East, a distance of 240.27 feet to a nail in fence post found;
2. North 01°00'24" East, a distance of 791.82 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being in the east line of a 152.47 acre tract described in Volume 310, Page 718 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being the east line of the 152.47 acre tract, with the fence, the following five (5) courses and distances:

1. North 01°07'29" East, a distance of 353.19 feet to a calculated point;
2. North 01°35'37" East, a distance of 300.57 feet to a calculated point;
3. North 02°03'04" East, a distance of 259.80 feet to a calculated point;
4. North 02°54'13" East, a distance of 484.14 feet to a calculated point;
5. North 02°48'03" East, a distance of 431.51 feet to a fence post found for the northwest corner of Tract 1, being the southwest corner of a 2 acre tract described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE North 86°52'58" East, with the north line of Tract 1, being also the south line of the 2 acre tract, a distance of 1245.48 feet to a fence post found for the northwest corner of a 7.749 acre tract described in Volume 374, Page 743 of the Deed Records of Hays County, Texas;

THENCE South 02°29'58" East, with the west line of the 7.749 acre tract, over and across Tract 1, a distance of 390.22 feet to a 1/2" iron pipe found for the southwest corner of the 7.749 acre tract, being also the northwest corner of a 1.50 acre tract described in Volume 207, Page 49 of the Deed Records of Hays County, Texas;

THENCE South 02°17'26" East, with the west line of the 1.50 acre tract, continuing across Tract 1, a distance of 208.99 feet to a 1/2" iron pipe found for the southwest corner of the 1.50 acre tract;

THENCE North 85°08'49" East, with the south line of the 1.50 acre tract, continuing across Tract 1, a distance of 104.25 feet to a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 86.45 feet to a 1/2" rebar with Chaparral cap set, from which a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears South 02°05'28" East, a distance of 329.42 feet;

THENCE over and across Tract 1, the following eight (8) courses and distances:

1. South 87°52'26" West, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set;
2. South 02°07'34" East, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
3. South 87°52'26" West, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
4. South 02°07'34" East, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
5. With a curve to the left, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears South 47°39'11" East, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
6. With a curve to the right, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears North 88°19'04" East, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
7. North 89°48'55" East, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
8. North 89°48'55" East, a distance of 217.16 feet to a 1/2" rebar with Chaparral cap set in the west right-of-way line of Old Fredericksburg Road, from which a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears North 01°30'02" West, a distance of 108.46 feet;

THENCE South 01°30'02" East, with the west right-of-way line of Old Fredericksburg Road, crossing Tract 1, a distance of 60.02 feet to the **POINT OF BEGINNING**, containing 94.695 acres of land, more or less.

TRACT 4:

A DESCRIPTION OF 8.119 ACRES (APPROX. 353,664 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 9.008 ACRE TRACT CONVEYED TO MICKEY DAVIDSON KROLL, NELSON M. DAVIDSON, JR., AND WIFE, BARBARA WATKINS DAVIDSON BY WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 7, 2002 AND RECORDED IN VOLUME 2102, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 8.119 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar, being an angle point in the east line of the said 9.008 acre tract, being also the northeast corner of Tract 3 of the said P.L. Turner Subdivision, and being also the southwest corner of a 0.754 acre tract described in Volume 4258, Page 404 of the Official Public Records of Hays County, Texas, and being also the northwest corner of a 1 acre tract described in Volume 144, Page 563 of the Deed Records of Hays County, Texas, from which a 3/4" iron pipe found for the southeast corner of the 0.754 acre tract, being in the north line of the 1 acre tract, and being in the west line of Old Fredericksburg Road (right-of-way width varies), bears North 87°52'37" East, a distance of 216.79 feet;

THENCE South 87°35'26" West, with the common line of the 9.008 acre tract and Tract 3, a distance of 236.90 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, being also the northwest corner of Tract 3, for the **POINT OF BEGINNING;**

THENCE with the common line of the 9.008 acre tract and Tract 3, the following two (2) courses and distances:

1. South 15°43'23" West, a distance of 521.70 feet to a 1/2" rebar found at the northwest corner of a 3.59 acre tract out of Tract 3, described in Volume 4073, Page 818 of the Official Public Records of Hays County, Texas;

2. South 15°32'41" West, with the west line of the 3.59 acre tract, a distance of 499.23 feet to a 2" iron pipe found for an angle point in the east line of the 9.008 acre tract, being also the southwest corner of the 3.59 acre tract, being also the southwest corner of Tract 3, and being in the north line of a 2.07 acre tract described in Volume 178, Page 571 of the Deed Records of Hays County, Texas;

THENCE with the common line of the 9.008 acre tract and the 2.07 acre tract, the following two (2) courses and distances:

1. North 89°33'06" West, a distance of 183.84 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, for the northwest corner of the 2.07 acre tract;

2. South 09°15'30" West, a distance of 216.46 feet to a nail found in an 18" live oak for the southwest corner of the 2.07 acre tract, being also the southeast corner of the 9.008 acre tract, and being in the north line of a 6.39 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas;

THENCE North 89°25'09" West, with the south line of the 9.008 acre tract, being also the north line of the 6.38 acre tract, a distance of 53.15 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract;

THENCE North 07°58'13" East, with the west line of the 9.008 acre tract, crossing said Tract 1, a distance of 1318.37 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

THENCE North 87°06'31" East, with the north line of the 9.008 acre tract, crossing said Tract 1, a distance of 304.58 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar with 3984 cap found for the southwest corner of the Doris Breed Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE over and across the 9.008 acre tract, the following two (2) courses and distances:

1. South 00°43'30" West, a distance of 129.06 feet to a 1/2" rebar with Chaparral cap set;

2. North 87°20'25" East, a distance of 61.68 feet to the **POINT OF BEGINNING**, containing 8.119 acres of land, more or less.

TRACT 5:

A DESCRIPTION OF 1.676 ACRES (APPROX. 73,006 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.676 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 86°32'57" West, with the south line of the said 0.938 acre tract, a distance of 218.28 feet to a 1/2" rebar found at the southwest corner of the 0.938 acre tract for the **POINT OF BEGINNING;**

THENCE crossing Tract 1, the following eight (8) courses and distances:

1. South 02°07'34" East, a distance of 96.05 feet to a 1/2" rebar with Chaparral cap set;

2. South 89°48'55" West, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;

3. With a curve to the left, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears South 88°19'04" West, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;

4. With a curve to the right, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears North 47°39'11" West, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;

5. North 02°07'34" West, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;

6. North 87°52'26" East, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;

7. North 02°07'34" West, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;

8. North 87°52'26" East, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set in the east line of Tract 1, being also the west line of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision, from which a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract, bears North 02°05'28" West, a distance of 86.45 feet;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 329.42 feet to a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 85°58'06" West, with the north line of the 0.938 acre tract, crossing Tract 1, a distance of 24.91 feet to a 1/2" rebar found for the northwest corner of the 0.938 acre tract;

THENCE South 02°07'34" East, with the west line of the 0.938 acre tract, continuing across Tract 1, a distance of 185.05 feet to the **POINT OF BEGINNING**, containing 1.676 acres of land, more or less.

Exhibit C

Stage 1 Service Offsite Wastewater Line Improvements

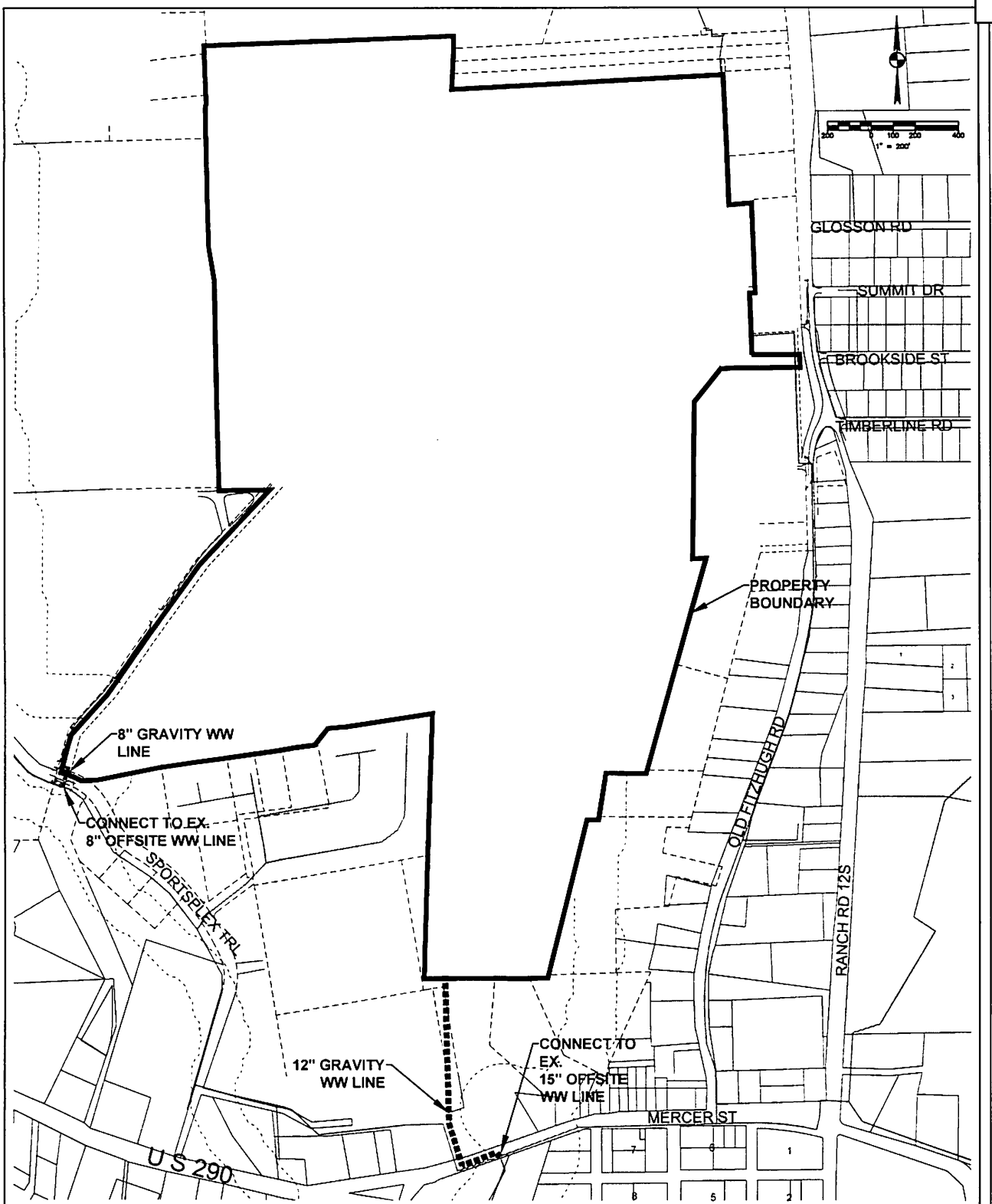
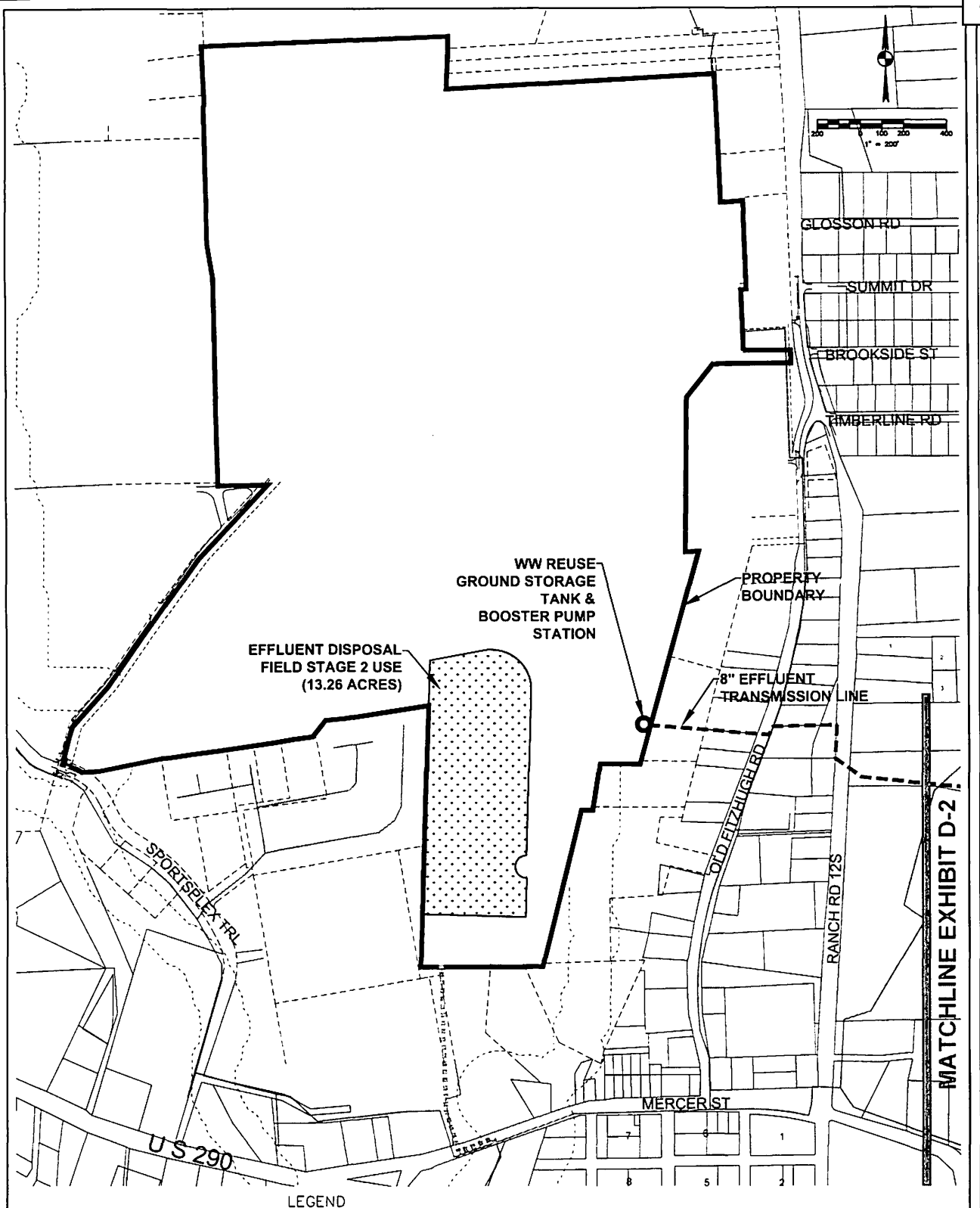


EXHIBIT				
C	DRAWN BY: BCS DESIGNED BY: BB QA / QC: BB PROJECT NO: 103662.10021	HERITAGE MPC DRIPPING SPRINGS, TX STRATFORD LAND	STAGE 1 SERVICE OFFSITE WASTEWATER LINE IMPPROVEMENTS	BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0325 TBPE # F-1046 TBPLS # F-10107500 Copyright © 2013

Exhibit D

Stage 2 Service Effluent Disposal Field and Related Facilities

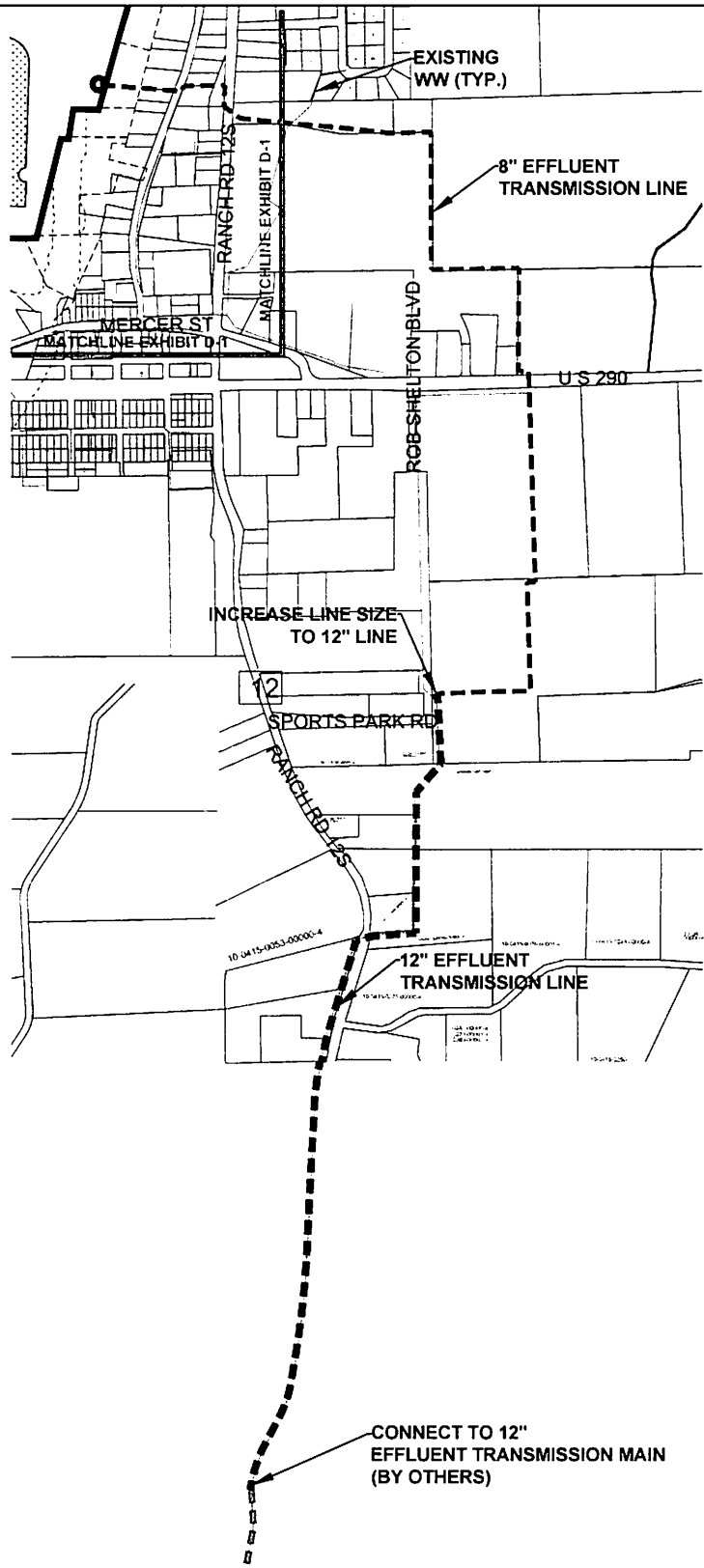


LEGEND

- PROPERTY BOUNDARY
- EX. WASTEWATER LINE
- PROPOSED EFFLUENT DISPOSAL FIELD
- PROPOSED 8" EFFLUENT TRANSMISSION LINE
- PROPOSED WASTEWATER REUSE GROUND STORAGE TANK & BOOSTER PUMP STATION
- EXISTING STAGE 1 12" WASTEWATER LINE
- EXISTING STAGE 2 8" WASTEWATER LINE

NOTE:
1. LOCATIONS OF IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN

EXHIBIT	DRAWN BY	BCS	HERITAGE MPC DRIPPING SPRINGS, TX	STAGE 2 SERVICE EFFLUENT DISPOSAL FIELD AND RELATED FACILITIES	BURY
D-1	DESIGNED BY	BB			
	QA / QC	BB	STRATFORD LAND		
	PROJECT NO	103662.10021			



LEGEND

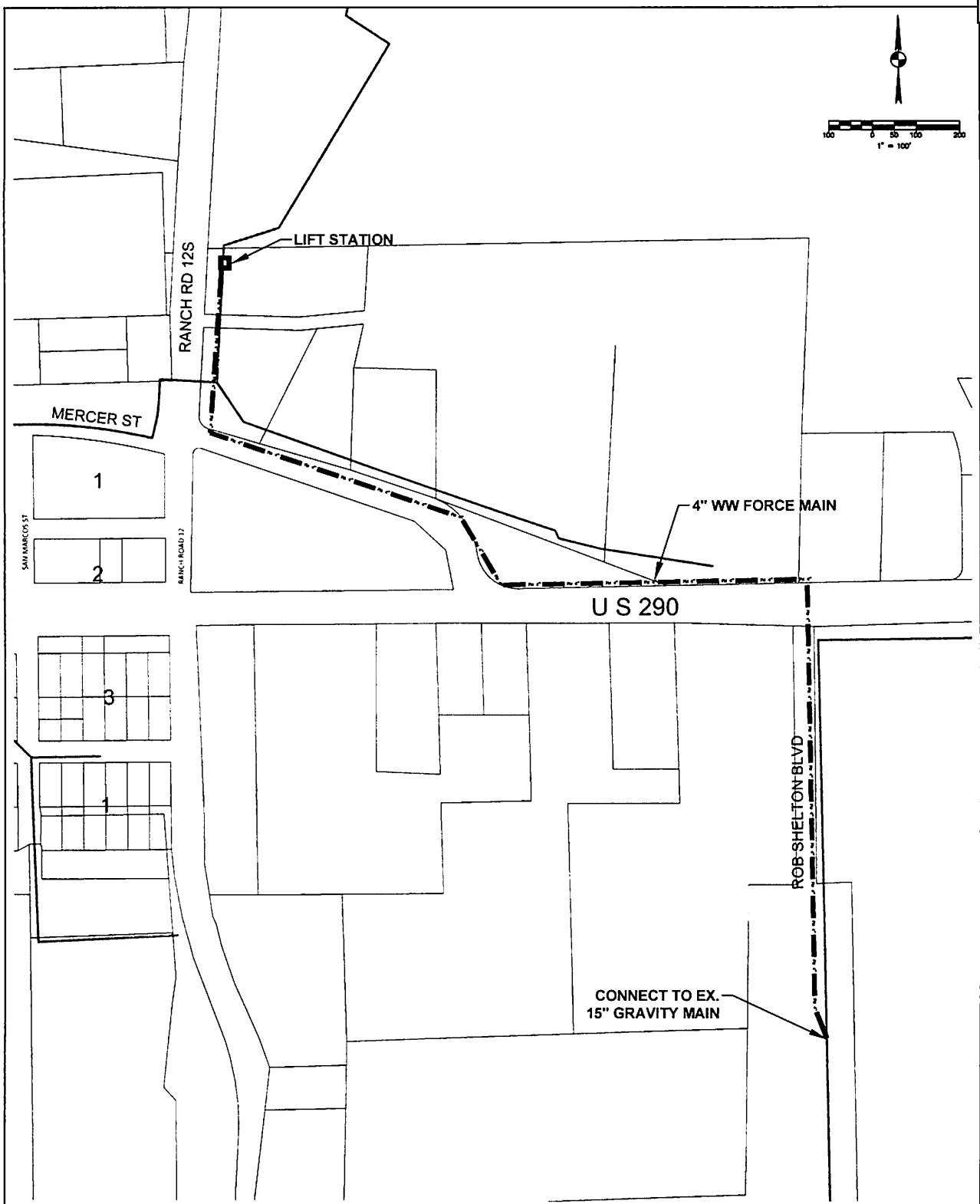
- PROPERTY BOUNDARY
- EX. WASTEWATER LINE
- EFFLUENT TRANSMISSION LINE (BY OTHERS)
- PROPOSED EFFLUENT DISPOSAL FIELD
- PROPOSED 8" EFFLUENT TRANSMISSION LINE
- PROPOSED 12" EFFLUENT TRANSMISSION LINE
- PROPOSED WASTEWATER REUSE GROUND STORAGE TANK & BOOSTER PUMP STATION

NOTE:
1. LOCATIONS OF IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN

EXHIBIT	DRAWN BY	BCS	HERITAGE MPC DRIPPING SPRINGS, TX	STAGE 2 SERVICE EFFLUENT DISPOSAL FIELD AND RELATED FACILITIES	BURY
D-2	DESIGNED BY	BB			
	QA / QC	BB	STRATFORD LAND		
	PROJECT NO	103982.10021			

Exhibit E

Stage 3 Service Force Main Improvements



LEGEND

- EX. WASTEWATER LINE
- PROPOSED 4" WASTEWATER FORCE MAIN
- PROPOSED LIFT STATION

NOTE:
1. LOCATIONS OF IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN

EXHIBIT			
E	DRAWN BY: BCS DESIGNED BY: BB QA / QC: BB PROJECT NO: 103662-10021	HERITAGE MPC DRIPPING SPRINGS, TX STRATFORD LAND	STAGE 3 SERVICE (SECOND AMENDMENT FORCE MAIN IMPROVEMENTS)

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-8325
TBPE # F-1046 TBPLS # F-10107500

Exhibit F

FORM OF EASEMENT

EASEMENT

STATE OF TEXAS §
§ **KNOW ALL PEOPLE BY THESE PRESENTS:**
COUNTY OF HAYS §

CITY OF DRIPPING SPRINGS
SANITARY SEWER EASEMENT

THAT _____, a _____ ("Grantor"), for and in consideration of Ten Dollars ($10.00) and other valuable consideration paid by The City of Dripping Springs, a general law city of Hays County, Texas ("City"), the receipt of which is hereby acknowledged, does grant, bargain and convey to the City, its successors and assigns, a permanent, non-exclusive easement for use and passage in, over, across, beneath, and along that certain parcel of land situated in Hays County, Texas, as described in the legal description attached hereto as Exhibit A and as depicted in the plat attached hereto as Exhibit B ("Easement Area"), for the purposes of installing, constructing, operating, maintaining, upgrading, repairing, and replacing underground sanitary sewer lines (which may include collection lines, force mains, and treated effluent lines) and all attendant facilities thereto as the City may from time to time deem necessary or advisable, including but not limited to incidental underground and aboveground attachments, equipment, manholes, manhole vents, lateral line connections, pipelines, junction boxes, and other appurtenant facilities ("Sanitary Sewer Easement"). It is intended by these presents to grant and convey the Sanitary Sewer Easement to the City as described above, with the usual rights of ingress and egress as the City may deem necessary in the use of such Sanitary Sewer Easement, at any time, in, over, across, upon, beneath, and along the Easement Area.

Grantor agrees that it shall not place, construct, or allow any buildings, structures, or other improvements of any kind over, under, or upon the Easement Area which interfere in any material way with the rights granted to the City hereunder, without the City's prior written consent, which the City may grant or withhold in its sole discretion, provided that Grantor's allowed uses of the Easement Area specifically include the following: _____.

TO HAVE AND TO HOLD the above described Sanitary Sewer Easement, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the City, its successors and assigns, forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Sanitary Sewer Easement unto the

City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to all existing liens, easements, encumbrances, reservations, rights-of-way, covenants, conditions and restrictions and all other matters of public record relating thereto, and all matters that are visible and apparent on the ground and/or that would be disclosed by an accurate survey or physical inspection of the Easement Area.

EXECUTED this the _____ day of _____, 201_.

GRANTOR:

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 201_, by _____, _____ of _____, a _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said _____.

_____
Notary Public

[Notary Seal]

EXHIBIT "A" to Easement

Legal Description of Easement Area

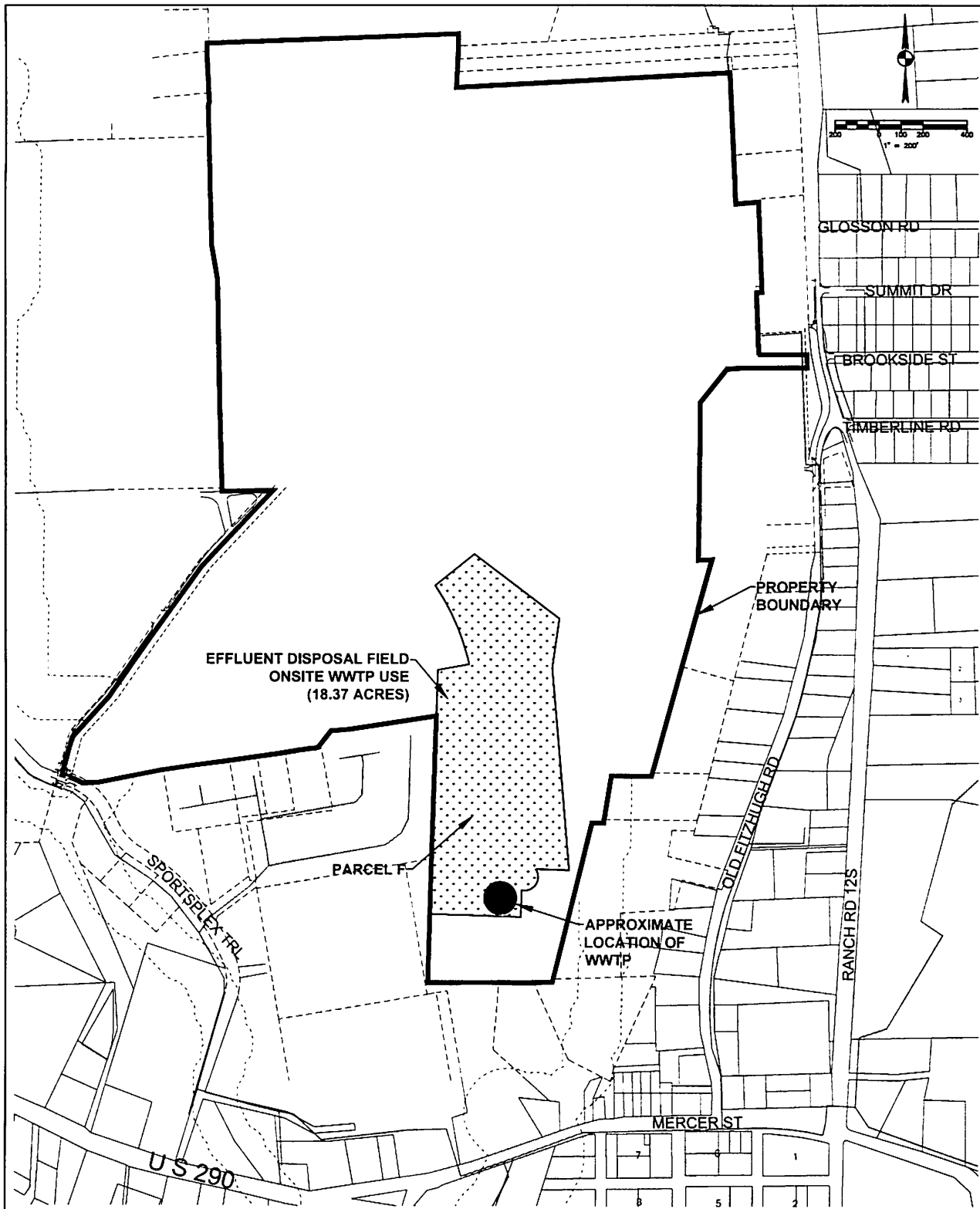
[To include a 25-foot (measured at right angles to the pipeline corridor) construction easement for use by the City during installation of the wastewater lines.]

EXHIBIT "B" to Easement

Drawing of Easement Area

Exhibit G

Approximate location of Onsite WWTP and Effluent Disposal Field



LEGEND

- PROPERTY BOUNDARY
- EX. WASTEWATER LINE
- PROPOSED WASTEWATER TREATMENT PLANT
- PROPOSED EFFLUENT DISPOSAL SYSTEM

NOTE:
1. LOCATIONS OF IMPROVEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN

EXHIBIT				
G	DRAWN BY: KS DESIGNED BY: SN QA / QC: SN PROJECT NO: 222010271	HERITAGE MPC DRIPPING SPRINGS, TX STRATFORD LAND	APPROXIMATE LOCATION OF ON-SITE WASTEWATER TREATMENT PLANT AND EFFLUENT DISPOSAL FIELD	Stantec 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0325 TBPE # F-0334 TBPLS # F-10194200 Copyright © 2017

Exhibit H

Terms and Specifications for Onsite WWTP

The on-site WWTP shall consist of an activated sludge treatment technology operating in extended aeration mode. The WWTP will be designed to treat 80,000 gallons per day (gpd) to an effluent quality of 20-20 and will be disposed of via 18.37 acres of subsurface drip area disposal systems (SADDs) located on site. The WWTP will include an aeration basin, clarifier, digester, chlorine contact basin, effluent storage tank, drip irrigation pump skid and control panel. A backup generator will also be required and an in plant lift station may be required.

The WWTP components are outlined below:

- Bar Screen- Removes coarse solids and other debris
- Aeration Basin- Introduces air into the system to maintain dissolved oxygen levels necessary to maintain livelihood of the aerobic micro-organisms which feed on organic matter (BOD and CBOD). The aeration also mixes the return activated sludge with the influent to maintain the viability of the plant
- Clarifier- Separates the activated sludge from the processed effluent. Alum will be injected prior to the clarifier to allow for flocculation and assist in phosphorous removal
- Activated Sludge (RAS/WAS) – in order to operate an activated sludge process the activated sludge needs to be returned to the aeration basin (as discussed above) as the RAS or wasted as WAS and hauled off during periods of sludge pumping and hauling off
- Chlorine Disinfection – the effluent from the clarifier will be disinfected via a liquid chlorine injection system into the chlorine contact chamber to meet the required *E. coli* limits
- Effluent Storage Tank – required to hold three days flow in the case that the soils are too moist to drip irrigate in the drip fields
- Drip Irrigation Pump Skid – doses the drip irrigation areas at the rate programmed in the system controls
- Subsurface Area Drip Disposal System (SADDs) – Drip irrigation system which evenly distributes the treated effluent in the drip fields for effluent disposal
- Generator – supplies backup power to the treatment plant in the case of a power outage

EXHIBIT I-1
(Example for Allocation Purposes – Actual Costs May Vary)
(PHASE 1) TLAP AMENDMENT 2 FACILITIES
WITHOUT THIRD PARTY DEVELOPER PARTICIPATION

		Heritage
MAJOR PERMIT AMENDMENT 2 PREPARATION AND PROCESSING		100.0%
CITY WWTP EXPANSION TO 0.3735 MGD - HERITAGE PHASE ONLY		100.0%
HERITAGE PID CAPACITY (GPD)	60,000	100.0%
TOTAL ADDITIONAL CAPACITY (GPD)	60,000	

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
A1	MOBILIZATION & EROSION CONTROLS	LS	1	$ 40,000.00	$ 40,000.00
A2*	NEW INFLUENT LIFT STATION*	EA	1	$ 225,000.00	$ 225,000.00
A3	OPEN PLANT CHAMBERS	EA	0	$ 75,000.00	$ -
A4	YARD PIPING	EA	1	$ 8,500.00	$ 8,500.00
A5	BLOWER AND CONTROLS	EA	0	$ 75,000.00	$ -
A6	CHLORINE CONTACT BASIN	EA	0	$ 5,000.00	$ -
A7	ADD DISK TO FILTER	EA	0	$ 25,000.00	$ -
A8	ADD TE PUMP*	EA	1	$ 25,000.00	$ 25,000.00
A9	ELECTRICAL COSTS	EA	0.5	$ 50,000.00	$ 25,000.00
A10	BAR SCREEN	EA	0	$ 15,000.00	$ -
	SUBTOTAL				**$ 323,500.00**
	CONTINGENCIES			**10%**	**$ 32,350.00**
	ENGINEERING & SURVEYING			**15%**	**$ 48,525.00**
	PERMITS & FEES			**5%**	**$ 16,175.00**
	CONSTRUCTION MGT.			**4%**	**$ 12,940.00**
	GRAND TOTAL				**$ 433,490.00**

* ITEMS ANTICIPATED TO BENEFIT THE DISCHARGE PERMIT FACILITIES

EXHIBIT I-2
(Example for Allocation Purposes – Actual Costs May Vary)
TLAP AMENDMENT 2 FACILITIES WITH THIRD PARTY DEVELOPER PARTICIPATION(EXAMPLE)

	3rd Party	Heritage
MAJOR PERMIT AMENDMENT 2 PREPARATION AND PROCESSING	45.5%	54.5%
CITY WWTP EXPANSION TO 0.4235 MGD - HERITAGE AND 3RD PARTY PHASES	45.5%	54.5%
EXPAND TREATED EFFLUENT PUMP STATION AT CITY WWTP	45.5%	54.5%

3rd PARTY CAPACITY (GPD)	50,000	45.5%
HERITAGE CAPACITY (GPD)	60,000	54.5%
TOTAL ADDITIONAL CAPACITY (GPD)	110,000	

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
A1	MOBILIZATION & EROSION CONTROLS	LS	1	$ 40,000.00	$ 40,000.00
A2*	NEW INFLUENT LIFT STATION*	EA	1	$ 225,000.00	$ 225,000.00
A3	OPEN PLANT CHAMBERS	EA	1	$ 75,000.00	$ 75,000.00
A4	YARD PIPING	EA	1	$ 8,500.00	$ 8,500.00
A5	BLOWER AND CONTROLS	EA	1	$ 75,000.00	$ 75,000.00
A6	CHLORINE CONTACT BASIN	EA	1	$ 5,000.00	$ 5,000.00
A7	ADD DISK TO FILTER	EA	1	$ 25,000.00	$ 25,000.00
A8	ADD TE PUMP*	EA	1	$ 25,000.00	$ 25,000.00
A9	ELECTRICAL COSTS	EA	1	$ 50,000.00	$ 50,000.00
A10	BAR SCREEN	EA	1	$ 15,000.00	$ 15,000.00
	SUBTOTAL				**$ 543,500.00**
	CONTINGENCIES			**10%**	**$ 54,350.00**
	ENGINEERING & SURVEYING			**15%**	**$ 81,525.00**
	PERMITS & FEES			**5%**	**$ 27,175.00**
	CONSTRUCTION MGT.			**4%**	**$ 21,740.00**
	GRAND TOTAL				**$ 728,290.00**

THIRD PARTY DEVELOPER PRORATED COST (45.5%) $ 331,371.95
HERITAGE PRORATED COST (54.5%) $ 396,918.05

*** ITEMS ANTICIPATED TO BENEFIT THE DISCHARGE PERMIT FACILITIES**

Form TGC 2270
VERIFICATION REQUIRED BY TEXAS GOVERNMENT CODE CHAPTER 2270

Contract identifier: _____
Department: _____

By signing below, Company hereby verifies the following:

1. Company does not boycott Israel; and
2. Company will not boycott Israel during the term of the following agreements relating to the Heritage Public Improvement District:
   a. Annexation and Development Agreement
   b. PID Financing Agreement
   c. Offsite Road and Trail Agreement
   d. Wastewater Service and Impact Fee Agreement

SIGNED BY:

COMPANY:

BOBWHITE INVESTMENTS, LP,
a Texas limited partnership

By: BobWhite GP, LLC
a Texas limited liability company,
its General Partner

By: _____
Name: Missy Atwood
Title: Manager

By: _____
Name: Sarah Davidson Henline
Title: Manager

Date signed: 11/3/2017

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned Notary Public on this day personally appeared Missy Attwood, and Sarah Hentine on behalf of BobWhite GP, LLC, a Texas limited liability company, General Partner of **BOBWHITE INVESTMENTS, LP**, a Texas limited partnership, who each being duly sworn, stated under oath that she has read the foregoing verification required by Texas Government Code Section 2270.002 and said statements contained therein are true and correct.

SWORN AND SUBSCRIBED TO before me, this 3rd day of November, 2017.

SARAH MUNOZ HOLDEN
Notary Public, State of Texas
Comm. Expires 02-10-2020
Notary ID 130532896

NOTARY OF PUBLIC,
FOR THE STATE OF TEXAS

My Commission Expires:
02/10/2020

Government Code § 2270.002. Provision Required in Contract
Effective: September 1, 2017
A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:
(1) does not boycott Israel; and
(2) will not boycott Israel during the term of the contract.

The following definitions apply:

(1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

(3) "Governmental entity" means a state agency or political subdivision of this state.

State law requires verification from a Company for contracts involving goods or services (regardless of the amount) before the City can enter into the contract.

FIRST AMENDMENT TO
WASTEWATER SERVICE AND IMPACT FEE AGREEMENT

This First Amendment to the Wastewater Service and Impact Fee Agreement ("First Amendment") is between the City of Dripping Springs, a Type A General Law City located in Hays County, Texas (the "City") and SLF IV - Dripping Springs JV, L.P., a Texas limited partnership ("Owner"), whose address is 5949 Sherry Lane, Suite 800, Dallas, TX 75225. The City and Owner may be individually referred to as a "Party" and collectively referred to as the "Parties."

RECITALS:

A. City and Owner previously entered into the Wastewater Service and Impact Fee Agreement (the "Agreement"), effective October 17, 2017.

B. City and Owner wish to i) revise the deadlines set forth in Section 2.5 and 2.5(a) of the Agreement to change each deadline to be not later than 120 days; and further to ii) allow the City Administrator to negotiate and approve certain timing, administrative or non-substantive procedural changes to the Agreement.

C. Owner and City wish to enter into this First Amendment as set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, City and Owner agree to amend the Agreement as follows:

AGREEMENT

1. **Construction of the TLAP Amendment 2 Facilities**. The first sentence of Section 2.5 of the Agreement is hereby deleted and replaced with the following:

> The City shall file with TCEQ, not later than 120 days after the Effective Date, a complete permit amendment application comprising the request for TLAP Amendment 2.

2. **Owner's Election**. Section 2.5(a) of the Agreement is hereby deleted and replaced with the following:

> (a) Owner's Election. Notwithstanding the foregoing, Owner may elect to forgo construction of the TLAP Amendment 2 Facilities and the Heritage Stage 2 Effluent Disposal Field, and in doing so await the completion of the Discharge Permit Facilities for service to the Stage 2 LUEs or alternatively, in the event that City is not able to obtain TLAP Amendment 2 from TCEQ before the Stage 2 service is needed by Owner, Owner may elect to proceed pursuant to Section 2.8 below with the Onsite WWTP for such service. Either such election must be made in writing and shall occur not later than 120 days after Notice to Owner by the City that (i) the authorization issued by TCEQ for TLAP Amendment 2

is final and non-appealable (a "Final Authorization") and (ii) the City has determined that initiation of design and construction of the TLAP Amendment 2 Facilities are then needed to serve the Development. Owner shall not be in default under this Agreement if Owner makes the election set forth in this subpart.

3. Amendments. Section 7.4 of the Agreement is hereby amended by adding the following text at the end thereof:

> Notwithstanding the foregoing, the City Administrator or the City Administrator's designee is authorized to negotiate and enter into separate letter agreements without City Council approval that will constitute valid amendments to this Agreement to (a) adjust timing requirements set-forth in this Agreement, (b) make administrative changes to this Agreement, or (c) make non-substantive or procedural changes to allow for changes in circumstances or timing that may arise during the term of this Agreement.

7. Definitions. The capitalized terms in this First Amendment have the same meanings defined in the Agreement.

8. Effect of First Amendment. Except as amended by this First Amendment, all terms of the Agreement continue to govern the rights and obligations of the Parties and remain in full force and effect as set forth therein.

9. Effective Date. The Effective Date of this First Amendment is February 20, 2018.

10. Authority. The execution, delivery and performance of this First Amendment has been duly authorized by all necessary action on the part of each of the Parties, and the person executing this First Amendment on behalf of a Party has been fully authorized and empowered to bind the Party to the terms and provisions of this First Amendment.

11. Counterparts. This First Amendment may be executed in counterparts.

IN WITNESS WHEREOF, the parties have executed this First Amendment to be effective as of the Effective Date of this First Amendment.

[*Signatures on following pages*]

CITY OF DRIPPING SPRINGS, TEXAS

Attest:

Andrea Cunningham

City Secretary

By: _____

Todd Purcell, Mayor

Date: April 6, 2018

STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was executed by Todd Purcell, in the capacity set forth above, and before me on this the 6th day of April, 2018.

ANDREA CUNNINGHAM
MY COMMISSION EXPIRES
July 17, 2018

Andrea Cunningham

Notary Public, State of Texas

OWNER
SLF IV – DRIPPING SPRINGS JV, L.P.,
a Texas limited partnership

By: SLF IV Property GP, LLC,
a Texas limited liability company,
its General Partner

By: Stratford Land Fund IV, L.P.
a Delaware limited partnership,
its Co-Managing Member

By: Stratford Fund IV GP, LLC,
a Texas limited liability
company,
its General Partner

By: _____
Name: Mark Westerburg
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 26th day of February, 2018, by Mark Westerburg, Vice President of Stratford Fund IV GP, LLC, a Texas limited liability company, General Partner of Stratford Land Fund IV, L.P., a Delaware limited partnership, co-managing member of SLF IV Property GP, LLC, a Texas limited liability company, General Partner of **SLF IV – DRIPPING SPRINGS JV, L.P.**, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited partnership.

_____
Notary Public

Susan C. Evans
Notary Public,
State of Texas
Expires:03-15-2018

SECOND AMENDMENT TO WASTEWATER SERVICE AND IMPACT FEE AGREEMENT

This Second Amendment to the Wastewater Service and Impact Fee Agreement ("**Second Amendment**") is between the City of Dripping Springs, a Type A General Law City located in Hays County, Texas (the "**City**") and **M/I HOMES OF TEXAS, LLC**, an Ohio limited liability company ("**M/I**"), whose address is 7600 N. Capital of Texas Hwy Bldg. C, Suite 250, Austin, Texas 78731 and to **TRI POINTE HOMES TEXAS, INC.**, a Texas corporation formerly known as Trendmaker Homes, Inc., whose address is 13460 Briarwick Drive, Suite 170, Austin, Texas 78729 ("**Tripoint**"). M/I and Tripoint are collectively referred to herein as the "**Owner**", and the City and each Owner may be individually referred to as a "**Party**" and collectively referred to as the "**Parties**."

RECITALS:

A. City and SLF IV - Dripping Springs JV, L.P., a Texas limited partnership ("**SLF**") previously entered into the Wastewater Service and Impact Fee Agreement (the "**Agreement**"), effective October 17, 2017, as amended February 20, 2018.

B. SLF previously assigned its rights, title and interests in and to the Agreement to Owner in accordance with the terms and conditions of the Agreement.

C. City and Owner wish to revise certain obligations to reflect changed circumstances that have occurred since the Agreement was executed.

C. The Parties agree that, in accordance with Section 2.8, Owner has elected to construct and operate, or cause to be constructed or operated, the Onsite WWTP to treat wastewater generated by the Development in excess of that generated from the Stage 1 LUEs.

D. Owner and City wish to enter into this Second Amendment as set forth below in order to set forth the terms and conditions pursuant to which the City shall make available and furnish the Stage 2 LUEs to the Development, and the Owner shall defer construction of the Onsite WWTP.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, City and Owner agree to amend the Agreement as follows:

AGREEMENT

1. Section 1.13 of the Agreement is hereby deleted and replaced with the following:

   1.13 Effluent Transmission Line. The off-site wastewater line consisting of an extension of a twelve inch (12") wastewater line conveying treated effluent to that Founders Park in the City of Dripping Springs.

2. Section 2.2(b) of the Agreement is hereby deleted and replaced with the following:

(b) Stage 2 Service. The City will provide wastewater collection, treatment and retail wastewater service to the Development through the City's System in a subsequent and additional amount of 330 LUEs (the "**Stage 2 LUEs**"). The City will make this wastewater service available to the Development upon Owner's construction of the Effluent Transmission Line. The foregoing shall not be construed to prohibit the issuance of building permits prior to completion of the Effluent Transmission Line. Subject to prior completion by Owner of the onsite infrastructure and acceptance thereof by the City and payment by Owner of all applicable fees, the City shall issue building permits for the lots to receive wastewater service from the Stage 2 LUEs prior to completion of the Effluent Transmission Line, but the City shall not issue a certificate of occupancy for any lot to be served by the Stage 2 LUEs until after completion of the Effluent Transmission Line.

3. Section 2.4 of the Agreement is hereby deleted and replaced with the following:

2.4 Construction of the Effluent Transmission Line. Owner agrees to construct and, subject to the potential receipt of the City Share (as defined below), fund the Construction Costs of the Effluent Transmission Line and shall construct such line as a condition for service for any of the Stage 2 LUEs.

(a) Funding of Effluent Transmission Line Based Upon Pro-Rata Capacity. Subject to potential receipt of the City Share, all Construction Costs for the Effluent Transmission Line shall be funded pro-rata by Owner and any other person that obtains capacity in the City System (at any time, whether such capacity is obtained before or after the completion of construction of the Effluent Transmission Line) as a result of use of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse). The pro rata allocation of funding between the Owner and any other person that obtains capacity in the City System shall be based upon the actual Construction Costs of the Effluent Transmission Line and the respective share of the Effluent Transmission Line based on the capacity obtained in the City System (at any time, whether such capacity is obtained before or after the completion of construction of the Effluent Transmission Line) as a result of use of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse).

(b) Owner's Funding Participation and Cap. To the extent that Owner's pro-rata share of the actual Construction Costs for the Effluent Transmission Line exceeds $2,660,054 (to be adjusted from 2017 dollars by the Handy-Whitman water industry construction index) ("**ETL Threshold**"), Owner will be responsible for Owner's pro-rata share of one-half of the actual Construction Costs for the Effluent Transmission Line that exceed the ETL Threshold and the City will be responsible to fund one-half of the actual Construction Costs that exceed the ETL Threshold (although City's liability under this provision shall be capped at $200,000) (the "**City Share**"). Throughout this Agreement "**Owner's ETL Cost**

Share" shall consist of the Owner's pro-rata share of the actual Construction Costs for the Effluent Transmission Line up to the ETL Threshold plus Owner's pro-rata share of one-half of the actual Construction Costs for the Effluent Transmission Line that exceed the ETL Threshold.

(c) Timing and Payments. Prior to any Stage 2 LUEs being served, Owner shall design and bid the Effluent Transmission Line subject to the City's review and approval pursuant to Article III of this Agreement. To the extent that City has funding obligations under this Section, City's payment of the City Share shall be due in multiple progress payments based upon the progress of construction of the Effluent Transmission Line and each such payment shall be made within 30 days after Owner's Notice to City for such payment. Likewise, pro-rata payments by others shall be due 30 days after City's Notice to them. City shall use its best efforts to ensure timely payment of pro-rata payments by others and City shall not allow persons who obtain capacity in the City System as a result of use of the Effluent Transmission Line to use such capacity until such payments have been made.

(d) Construction. The design and construction of the Effluent Transmission Line shall meet the reasonable requirements of the City, as generally applicable to the Onsite Facilities as set forth in Article III, herein. The Effluent Transmission Line may, to the extent feasible, be located on public property or public rights-of-way (and the City hereby grants its consent for such location and use), but any portions of such facilities on private property shall be in an easement obtained in the manner, and conforming to the terms, set forth in Article IV, herein. Owner shall be entitled to reimbursement for all Construction Costs incurred in designing and constructing the Effluent Transmission Line for costs and expenses that exceed Owner's ETL Cost Share. The City shall use its best efforts to ensure that Owner receives timely reimbursement from other users, or prospective users, of the Effluent Transmission Line (but not by persons who use the Effluent Transmission Line solely for receipt of treated effluent for beneficial reuse). City shall not allow persons who obtain capacity in the City System as a result of use of the Effluent Transmission Line to use such capacity until such payments have been made.

4. The third sentence of Section 2.6 ("To the extent not already constructed as a TLAP Amendment 2 Facility, Owner shall construct the Effluent Transmission Line in accordance with Section 2.4 above concurrently with the City's construction of the Discharge Permit Facilities") is hereby deleted.

5. Section 2.7 is deleted in its entirety.

6. The Parties agree that in accordance with Section 2.8, Owner has elected to construct and operate, or cause to be constructed or operated, the Onsite WWTP to treat wastewater generated by the Development in excess of that generated from the Stage 1 LUEs. The Parties agree that such election was timely made. Owner agrees to defer construction of the Onsite WWTP for purposes of furnishing the Stage 2 LUEs to the Development provided the

City makes available the Stage 2 LUEs to the Development upon completion of the Effluent Transmission Line by Owner in accordance with the terms of this Second Amendment.

7. The first paragraph of Section 2.8 is hereby amended to read in its entirety as follows:

"2.8 **Owner's Onsite WWTP**. In the event that (i) any portion of the Stage 2 LUEs or Stage 3 LUEs described in this Agreement are not available, or are anticipated to not be available, to the Development when connections are needed by Owner, then Owner shall be entitled to construct and operate, or cause to be constructed or operated, the Onsite WWTP to treat wastewater generated by the Development in excess of that generated from the Stage 1 LUEs or Stage 2 LUEs (as applicable). Such election must be made in writing. The City shall cooperate with Owner in Owner's efforts to obtain all necessary permits, including those from TCEQ, for the design, construction and operation of the Onsite WWTP and the associated effluent disposal field (collectively the "**WWTP Permits**"). Nothing in this Agreement shall be construed to obligate Owner to construct the Onsite WWTP."

8. Section 2.8(a) is hereby amended to read in its entirety as follows:

"(a) Owner agrees to delay and not to begin construction of the Onsite WWTP so long as the City makes available the Stage 2 LUEs upon Owner's completion of the Effluent Transmission Line, and the City timely begins and continues to completion construction of the improvements necessary to serve the Stage 3 LUEs."

9. Section 2.8(c), including all subsections (i)-(ii), is hereby deleted in its entirety.

10. Definitions. The capitalized terms in this Second Amendment have the same meanings defined in the Agreement.

11. Effect of Second Amendment. Except as amended by this Second Amendment, all terms of the Agreement, as previously amended, continue to govern the rights and obligations of the Parties and remain in full force and effect as set forth therein.

12. Effective Date. The Effective Date of this First Amendment is the last date of execution by the Parties below.

13. Authority. The execution, delivery and performance of this Second Amendment has been duly authorized by all necessary action on the part of each of the Parties, and the person executing this Second Amendment on behalf of a Party has been fully authorized and empowered to bind the Party to the terms and provisions of this Second Amendment.

14. Counterparts. This Second Amendment may be executed in counterparts.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to be effective as of the Effective Date of this Second Amendment.

[*Signatures on following pages*]

CITY OF DRIPPING SPRINGS, TEXAS

Attest:

_____

City Secretary

By: _____
Bill Foulds, Jr., Mayor

Date: _____

STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was executed by Bill Foulds, Jr., in the capacity set forth above, and before me on this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

OWNER:

M/I HOMES OF AUSTIN, LLC, an Ohio limited liability company

By:_____

Name:_____

Title:_____

Date:_____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF_____ §

This instrument was acknowledged before me on the ___ day of _____, 2023, by _____, _____ of **M/I Homes of Austin, LLC**, an Ohio limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of Texas

[SEAL]

OWNER:

TRI POINTE HOMES TEXAS, INC., a Texas corproation

By:_____

Name:_____

Title:_____

Date:_____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF_____ §

This instrument was acknowledged before me on the ___ day of _____, 2023, by _____, _____ of **Tri Pointe Homes Texas, Inc.**, a Texas corporation, on behalf said corporation.

_____
Notary Public, State of Texas

[SEAL]