



DRIPPING SPRINGS
Texas

TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, November 13, 2023, at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Board Members

Dave Edwards, Chair
Taline Manassian, Vice Chair
James Alexander
Missy Atwood
Susan Kimball
Walt Smith
Craig Starcher
Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Laura Mueller
City Treasurer Shawn Cox
Public Works Director Aaron Reed
Deputy City Secretary Cathy Gieselman
TIRZ Project Manager Keenan Smith

PRESENTATION OF CITIZENS

A member of the public who desires to address the Board 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 Board'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 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 Board. It is the request of the Board 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 for the City Secretary. By law no action may be taken during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the October 16, 2023 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

- 2. Update and discussion regarding priority projects and initiatives.**
 - a. Old Fitzhugh Road Project
 - b. Downtown Drainage Studies Project
- 3. Discuss and consider possible action regarding the TIRZ Stephenson Building Project related to Task Order No. 2: Construction Documents Phase.**
- 4. Discuss and consider possible action regarding the TIRZ Downtown Parking Project related to PSA for Supplemental Geotechnical Investigations - Atlas Technical Consulting.**
- 5. Update and discussion regarding seat expirations.**

EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board 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 TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board

December 11, 2023, at 4:00 p.m.

January 8, 2024, at 4:00 p.m.

February 12, 2024, at 4:00 p.m.

City Council Meetings

November 21, 2023, at 6:00 p.m.

December 5, 2023, at 6:00 p.m.

January 2, 2024, at 6:00 p.m.

January 16, 2024, 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 Board may consider a vote to excuse the absence of any Board 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 10:00 AM.***

City Secretary

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



TIRZ NO. 1 & NO. 2 BOARD
REGULAR MEETING
City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Monday, October 16, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:03 p.m.

Board Members present were:

Dave Edwards, Chair
 Taline Manassian, Vice Chair
 James Alexander
 Missy Atwood
 Susan Kimball
 Walt Smith
 Craig Starcher
 Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the September 11, 2023 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Kimball to approve the September 11, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Starcher seconded the motion which carried unanimously 7 to 0.

BUSINESS

2. **Presentation and acceptance of the Q3 (FY '23 Year End) TIRZ Administrator's Report.**
TIRZ Administrator, Casey Sclar (P3 Works)

Casey Sclar provided Q3 report highlights; report is on file. The Board discussed the schedule and frequency of reports; no changes were directed.

A motion was made by Board Member Smith to accept the Q3 (FY '23 Year End) TIRZ Administrator's Report. Vice Chair Manassian seconded the motion which carried unanimously 7 to 0.

3. **Update regarding Stakeholder Reimbursements.**

Shawn Cox provided an update. Reimbursement is budgeted. The transfer of funds will be made after the County Ad Valorem money is received; funds need to stay in the TIRZ account for cash flow until then.

4. **Update and discussion regarding priority projects and initiatives.**

Keenan Smith provided updates on priority projects. There was discussion regarding expanding the project list to include items such as downtown drainage.

- a. Old Fitzhugh Road
- b. Stephenson Building
- c. Downtown Parking Lot
- d. Downtown Restrooms

5. **Discuss and consider approval of the 2024 TIRZ No. 1 & No. 2 Board meeting calendar.**

A motion was made by Vice Chair Manassian to approve the 2024 TIRZ No. 1 & No. 2 Board meeting calendar with the following revisions to staff recommendations:

- The March 11th meeting will be rescheduled to Monday, March 18th
- The October 14th meeting will be rescheduled to Monday, October 7th
- The November 11th meeting will be rescheduled to Monday, November 4th

The April 8th meeting will be rescheduled to April 15th as recommended by staff

Board Member Kimball seconded the motion which carried unanimously 7 to 0.

EXECUTIVE SESSION

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UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board

November 13, 2023, at 4:00 p.m.

December 11, 2023, at 4:00 p.m.

City Council Meetings

October 17, 2023, at 6:00 p.m.

November 7, 2023, at 6:00 p.m.

November 21, 2023, at 6:00 p.m.

December 5, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Board Member Smith to adjourn the meeting. Board Member Alexander seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 5:00 p.m.

Progress Report

Old Fitzhugh Road PS&E

October 2023

Description of Work Performed During the Past Period – October 2023

PROJECT MANAGEMENT

- Project management and administration
- 60% Design Review meeting

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Review driveway profiles
- Address City comments on 60% Design

DRAINAGE DESIGN

- Drainage One-on-One meeting to discuss drainage concepts on east side
- Address City comments on 60% Design

ILLUMINATION

- Illumination One-on-One meeting to discuss pricing
- Coordination on pricing alternatives and update cost estimates

UTILITY COORDINATION

- Internal utility coordination meeting

ENVIRONMENTAL

- No environmental tasks this period

ROW SURVEYING

- No surveying tasks this period

LANDSCAPE, STREETScape, URBAN DESIGN

- One-on-One meeting on landscape needs
- Address City comments on 60% Design

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No geotechnical tasks this period

PS&E PREPARATION

- No PS&E tasks this period

PUBLIC ENGAGEMENT

- No Public Engagement tasks this period

Anticipated Work to be Performed Next Period – November 2023

PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Finalize driveway designs

DRAINAGE DESIGN

- Coordination with City on drainage design – follow up meeting
- Address City comments on 60% Design
- Exhibit updates for Drainage Basins A and B

ILLUMINATION

- No tasks anticipated next period

UTILITY COORDINATION

- Continue proposed utility assignments
- Coordination with drainage plans

ENVIRONMENTAL

- No tasks anticipated next period

ROW SURVEYING

- Minor surveying for drainage on east side of Old Fitzhugh Road

LANDSCAPE, STREETScape, URBAN DESIGN

- Address City comments on 60% Design

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No tasks anticipated next period

PS&E PREPARATION

- Compile updated sheets from subs (may continue into December)

PUBLIC ENGAGEMENT

- No tasks anticipated next period

Project Needs – *This Period*

- None this period

Project Challenges and Resolutions – *This Period*

- Drainage concepts on the east side of Old Fitzhugh Road need reevaluation. Additional coordination with City of Dripping Springs on next steps required.

This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.

OLD FITZHUGH ROAD

60% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

DISTRICT: AUSTIN
 COUNTY: HAYS
 CSJ: TBD
 DATE: 11/9/2023



HDR Engineering, Inc. Firm F-754

Unit prices are Engineer's Opinion on Probable Construction Costs (EOPCC) based on Engineer's previous experience and qualifications which represents the Engineer's judgment as a design professional familiar with the construction industry. Quantities identified in the EOPCC have been estimated by HDR Engineering, Inc. The Engineer neither makes representation nor accepts responsibility as to the accuracy of these quantities as stated below. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will not vary from these estimates of probable costs prepared for the Owner or the intended recipient of this document.

DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone sidewalk, illumination, storm sewer, extended detention ponds, and landscaping.

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE ¹	Old Fitz	
				QUANTITY	COST
SUMMARY OF TRAFFIC CONTROL QUANTITIES					
803S-MO	BARRIADES, SIGNS, AND TRAFFIC HANDLING	MO	\$ 8,000.00	6	\$ 48,000.00
			SUBTOTAL:	\$	48,000.00

SUMMARY OF REMOVAL QUANTITIES

100 6002	PREPARING ROW	STA	\$ 5,000.00	33	\$ 165,000.00
104 6015	REMOVING CONC (SIDEWALKS)	SY	\$ 65.00	47	\$ 3,055.00
104 6022	REMOVING CONC (CURB AND GUTTER)	LF	\$ 35.00	255	\$ 8,925.00
104 6028	REMOVING CONC (MISC)	SY	\$ 4.00	26	\$ 104.00
106 6002	OBLITERATING ABANDONED ROAD	SY	\$ 8.00	8,614	\$ 68,912.00
496 6016	REMOV STR (PIPE)	EA	\$ 500.00	9	\$ 4,500.00
496 6043	REMOV STR (SMALL FENCE)	LF	\$ 10.00	88	\$ 880.00
560 6025	RELOCATE EXISTING MAILBOX	EA	\$ 550.00	26	\$ 14,300.00
690 6057	REMOVAL OF PEDESTRIAN RAMPS	EA	\$ 550.00	9	\$ 4,950.00
7211 6041	REMOVE ASPHALT DRIVEWAY PAVEMENT	SY	\$ 15.00	265	\$ 3,975.00
7211 6042	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$ 20.00	265	\$ 5,300.00
			SUBTOTAL:	\$	279,901.00

SUMMARY OF ROADWAY QUANTITIES

110 6001	EXCAVATION (ROADWAY)	CY	\$ 40.00	1,408	\$ 56,320.00
132 6004	EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	\$ 25.00	5,935	\$ 148,375.00
132 6006	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	\$ 55.00	2,140	\$ 117,700.00
247 6366	FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	CY	\$ 105.00	3,611	\$ 379,155.00
310 6004	PRIME COAT (AC)	GAL	\$ 7.00	7,607	\$ 53,249.00
340 6272	TACK COAT	GAL	\$ 8.00	7,607	\$ 60,856.00
341 6031	D-GR HMA TY-C PG76-22	TON	\$ 165.00	1,673	\$ 276,045.00
360 6027	CURB (TYPE II)	LF	\$ 25.00	728	\$ 18,200.00
529 6008	CONC CURB & GUTTER (TY II)	LF	\$ 60.00	2,267	\$ 136,020.00
529 6038	CONC CURB (RIBBON)	LF	\$ 25.00	2,912	\$ 72,800.00
530 6004	DRIVEWAYS (CONC)	SY	\$ 130.00	807	\$ 104,910.00
530 6007	TURNOUTS (CONC)	SY	\$ 75.00	674	\$ 50,550.00
530 7001	SPEED TABLE	SY	\$ 130.00	335	\$ 43,550.00
530 7002	DRIVEWAYS (GRAVEL)	SY	\$ 30.00	477	\$ 14,310.00
			SUBTOTAL:	\$	1,532,040.00

SUMMARY OF SIGNING AND PAVEMENT MARKING QUANTITIES

644 6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	\$ 1,000.00	30	\$ 30,000.00
644 6076	REMOVE SM RD SN SUP&AM	EA	\$ 150.00	18	\$ 2,700.00
666 6041	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	LF	\$ 10.00	286	\$ 2,860.00
666 6047	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	LF	\$ 20.00	37	\$ 740.00
666 6098	REF PAV MRK TY I(W)18"(YLD TRI)(090MIL)	EA	\$ 85.00	5	\$ 425.00
666 6302	RE PM W/RET REQ TY I (W)4"(SLD)(090MIL)	LF	\$ 5.00	337	\$ 1,685.00
666 6314	RE PM W/RET REQ TY I (Y)4"(SLD)(090MIL)	LF	\$ 6.00	6,166	\$ 36,996.00
668 6113	PRE PM TY C(ACC PRK)(BL&WH)(W/BORDR)LG	EA	\$ 600.00	1	\$ 600.00
			SUBTOTAL:	\$	76,006.00

SUMMARY OF PEDESTRIAN QUANTITIES

531 6002	CONC SIDEWALKS (5")	SY	\$ 110.00	2,965	\$ 326,150.00
531 6004	CURB RAMPS (TY 1)	EA	\$ 2,300.00	2	\$ 4,600.00
531 6010	CURB RAMPS (TY 7)	EA	\$ 3,000.00	2	\$ 6,000.00
531 6013	CURB RAMPS (TY 10)	EA	\$ 2,000.00	5	\$ 10,000.00
531 6016	CURB RAMPS (TY 21)	EA	\$ 4,000.00	2	\$ 8,000.00
			SUBTOTAL:	\$	367,440.00

SUMMARY OF HARDSCAPE QUANTITIES

HARDSCAPE01	Gravel	CY	\$ 166.00	50	\$ 8,300.00
HARDSCAPE02	Flagstone Paving	SF	\$ 30.00	1,485	\$ 44,550.00
HARDSCAPE03	Bench	EA	\$ 2,000.00	11	\$ 22,000.00
HARDSCAPE04	Trash and Recycle Receptacles	EA	\$ 2,000.00	10	\$ 20,000.00
HARDSCAPE05	Bike Rack	EA	\$ 800.00	11	\$ 8,800.00
HARDSCAPE06	Picnic Table	EA	\$ 4,000.00	1	\$ 4,000.00
HARDSCAPE07	Pet Station	EA	\$ 800.00	5	\$ 4,000.00
			SUBTOTAL:	\$	111,650.00

SUMMARY OF DRAINAGE QUANTITIES

111S-A	EXCAVATION	CY	\$ 15.00	336	\$ 5,040.00
132S-A	EMBANKMENT	CY	\$ 15.00	28	\$ 420.00
430S-	POND DIVERSION STRUCTURE	EA	\$ 10,000.00	2	\$ 20,000.00
506S-M60	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 60-INCH DIA.	EA	\$ 8,700.00	12	\$ 104,400.00
506S-JSW-4X4	JUNCITON BOX, 4-FT X 4-FT, INCLUDING ACCESS MANHOLE	EA	\$ 4,500.00	1	\$ 4,500.00
508S-IG-1X4	INLET, GRATE 1'x4'	EA	\$ 5,000.00	8	\$ 40,000.00
508S-IG-2X2	INLET, GRATE 2'x2'	EA	\$ 5,000.00	6	\$ 30,000.00
508S-5S	INLET, STANDARD-5	EA	\$ 4,000.00	4	\$ 16,000.00
508S-10S	INLET, STANDARD-10	EA	\$ 7,000.00	15	\$ 105,000.00
	SLOPED HEADWALL FOR 36" RCP	EA	\$ 4,000.00	2	\$ 8,000.00
510-ASD24	PIPE, 24" DIA. (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	\$ 180.00	1,591	\$ 286,380.00
510-ASD18	PIPE, 18" DIA. (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	\$ 135.00	422	\$ 56,970.00
510-ASD30	PIPE, 30" DIA. (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	\$ 180.00	928	\$ 167,040.00
510-ASD36	PIPE, 36" DIA. (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	\$ 260.00	1,177	\$ 306,020.00
591S-A12	ROCK RIPRAP D50=12"	SY	\$ 140.00	200	\$ 28,000.00
430 S-	POND OUTLET STRUCTURE	EA	\$ 10,000.00	2	\$ 20,000.00
			SUBTOTAL:	\$	1,197,770.00

OLD FITZHUGH ROAD

60% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

DISTRICT: AUSTIN
 COUNTY: HAYS
 CSJ: TBD
 DATE: 11/9/2023



HDR Engineering, Inc. Firm F-754

Unit prices are Engineer's Opinion on Probable Construction Costs (EOPCC) based on Engineer's previous experience and qualifications which represents the Engineer's judgment as a design professional familiar with the construction industry. Quantities identified in the EOPCC have been estimated by HDR Engineering, Inc. The Engineer neither makes representation nor accepts responsibility as to the accuracy of these quantities as stated below. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will not vary from these estimates of probable costs prepared for the Owner or the intended recipient of this document.

DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone sidewalk, illumination, storm sewer, extended detention ponds, and landscaping.

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE ¹	Old Fitz	
				QUANTITY	COST

SUMMARY OF ILLUMINATION QUANTITIES

0416 6088	DRILL SHAFT (RDWY ILL POLE) (24 IN)	LF	\$ 247.50	56	\$ 13,860.00
0432 6001	RIPRAP (CONC)(4 IN)	CY	\$ 982.36	2	\$ 1,650.36
0610 7001	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 6,000.00	7	\$ 42,000.00
0610 7002	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE B)	EA	\$ 5,200.00	-	\$ -
0610 7003	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE D)	EA	\$ 5,200.00	-	\$ -
0610 7004	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE D)	EA	\$ 6,000.00	-	\$ -
610-	LED FLOOD ILLUMINATION ASSEMBLY (TYPE E)	EA	\$ 800.00	1	\$ 800.00
0618 6023	CONDT (PVC) (SCH 40) (2")	LF	\$ 18.70	4,164	\$ 77,866.80
0618 6049	CONDT (PVC) (SCH 80) (2") (CONC ENCSE)	LF	\$ 27.47	520	\$ 14,284.40
0620 6005	ELEC CONDR (NO.10) BARE	LF	\$ 1.71	-	\$ -
0620 6006	ELEC CONDR (NO.10) INSULATED	LF	\$ 3.00	-	\$ -
0620 6009	ELEC CONDR (NO.6) BARE	LF	\$ 2.75	3,500	\$ 9,625.00
0620 6010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.92	7,000	\$ 20,440.00
0624 6002	GROUND BOX TY A (122311)W/APRON	EA	\$ 1,549.71	3	\$ 4,649.13
0628 6144	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	EA	\$ 9,256.00	1	\$ 9,256.00
0628 6151	ELC SRV TY D 120/240 060(NS)SS(N)PS(U)	EA	\$ 8,497.00	-	\$ -
SUBTOTAL:					\$ 194,431.69

SUMMARY OF LANDSCAPE QUANTITIES

LANDSCAPE01	Existing Tree Removal	EA	\$ 800.00	17	\$ 13,600.00
LANDSCAPE02	New Street Trees - 4" Caliper	EA	\$ 2,500.00	134	\$ 335,000.00
LANDSCAPE03	Landscape Planting	SF	\$ 12.00	16,654	\$ 199,848.00
LANDSCAPE04	Hydroseeding	SF	\$ 0.40	43,051	\$ 17,220.40
LANDSCAPE05	Topsoil/ Fine Grading	CY	\$ 85.00	206	\$ 17,510.00
LANDSCAPE06	Mulch	CY	\$ 85.00	103	\$ 8,755.00
LANDSCAPE07	Irrigation System	LS	\$ 90,000.00	1	\$ 90,000.00
LANDSCAPE08	Rain Garden	CY	\$ 187.46	65	\$ 12,184.90
SUBTOTAL:					\$ 694,118.30

SUMMARY OF CONSTRUCTION COSTS

SUMMARY OF TRAFFIC CONTROL QUANTITIES	\$ 48,000.00
SUMMARY OF REMOVAL QUANTITIES	\$ 279,901.00
SUMMARY OF ROADWAY QUANTITIES	\$ 1,532,040.00
SUMMARY OF SIGNING AND PAVEMENT MARKING QUANTITIES	\$ 76,006.00
SUMMARY OF PEDESTRIAN QUANTITIES	\$ 367,440.00
SUMMARY OF HARDSCAPE QUANTITIES	\$ 111,650.00
SUMMARY OF DRAINAGE QUANTITIES	\$ 1,197,770.00
SUMMARY OF ILLUMINATION QUANTITIES	\$ 194,431.69
SUMMARY OF LANDSCAPE QUANTITIES	\$ 694,118.30
PROJECT SUBTOTAL:	\$ 4,501,356.99

MISCELLANEOUS ITEMS

700S-TM	TOTAL MOBILIZATION PAYMENT	LS	10%	\$ 450,135.70
	TEMPORARY & PERMANENT EROSION CONTROL	LS	3%	\$ 135,040.71
	UTILITY RELOCATIONS AND ADJUSTMENTS ²	LS	8%	\$ 360,108.56
	CONTINGENCY	LS	15%	\$ 675,203.55

TOTAL CONSTRUCTION COST (CURRENT YEAR):	2023		\$ 6,121,845.51
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TOTAL CONSTRUCTION COST ANTICIPATED FOR 2024:			\$ 4,587,849.51
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TOTAL CONSTRUCTION COST (YEAR OF EXPENDITURE) ADJUSTED FOR INFLATION:	2024	4%	\$ 4,772,000.00
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TOTAL CONSTRUCTION COST ANTICIPATED FOR 2026:			\$ 1,533,996.00
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TOTAL CONSTRUCTION COST (YEAR OF EXPENDITURE) ADJUSTED FOR INFLATION:	2026	4%	\$ 1,726,000.00
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TOTAL CONSTRUCTION COST (MULTIPLE YEARS OF EXPENDITURE) ADJUSTED FOR INFLATION:	2024, 2026		\$ 6,498,000.00
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PROGRAM COSTS

	CONSTRUCTION EASEMENTS ³	LS	4%	\$ 259,920.00
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GRAND TOTAL PROJECT COST:	\$ 6,757,920.00
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1. Unit Prices based on TxDOT 3-month unit prices and Engineering Judgement.

2. Utility relocation costs may not be incurred under this project.

3. Two right-of-way acquisitions, drainage easements, and multiple temporary construction easements required. Any necessary funding would be negotiated by City.

4. Construction management, engineering, and inspection will be handled by City staff and are not included in this estimate

OLD FITZHUGH ROAD

60% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

DISTRICT: AUSTIN
 COUNTY: HAYS
 CSJ: TBD
 DATE: 11/9/2023



HDR Engineering, Inc. Firm F-754

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0610 7001	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 6,000.00	30	\$ 180,000.00
0610 7002	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE B)	EA	\$ 5,200.00	1	\$ 5,200.00
0610 7003	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE C)	EA	\$ 5,200.00	7	\$ 36,400.00
0610 7004	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE D)	EA	\$ 6,000.00	3	\$ 18,000.00
0620 6005	ELEC CONDR (NO.10) BARE	LF	\$ 1.71	145	\$ 247.95
0620 6006	ELEC CONDR (NO.10) INSULATED	LF	\$ 3.00	280	\$ 840.00
0620 6009	ELEC CONDR (NO.6) BARE	LF	\$ 2.75	5,026	\$ 13,821.50
0620 6010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.92	9,962	\$ 29,089.04
0624 6002	GROUND BOX TY A (122311)W/APRON	EA	\$ 1,549.71	3	\$ 4,649.13
0628 6144	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	EA	\$ 9,256.00	-	\$ -
0628 6151	ELC SRV TY D 120/240 060(NS)SS(N)PS(U)	EA	\$ 8,497.00	3	\$ 25,491.00
SUBTOTAL:				\$	394,918.62

TOTAL CONSTRUCTION COST ANTICIPATED FOR 2026:			\$	394,918.62
TOTAL CONSTRUCTION COST (YEAR OF EXPENDITURE) ADJUSTED FOR INFLATION:	2026	4%	\$	445,000.00

GRAND TOTAL PROJECT COST WITH ADD ALTERNATE:				\$	7,202,920.00
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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"	
<p>The Historic Preservation Commission approved a Certificate of Appropriateness for the adaptive re-use and addition of the Stephenson Building on 4/6/23.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Design Development Progress Acceptance: After careful review of the DD submission and discussion 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.</p> <p>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.</p> <p>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</p>	

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:

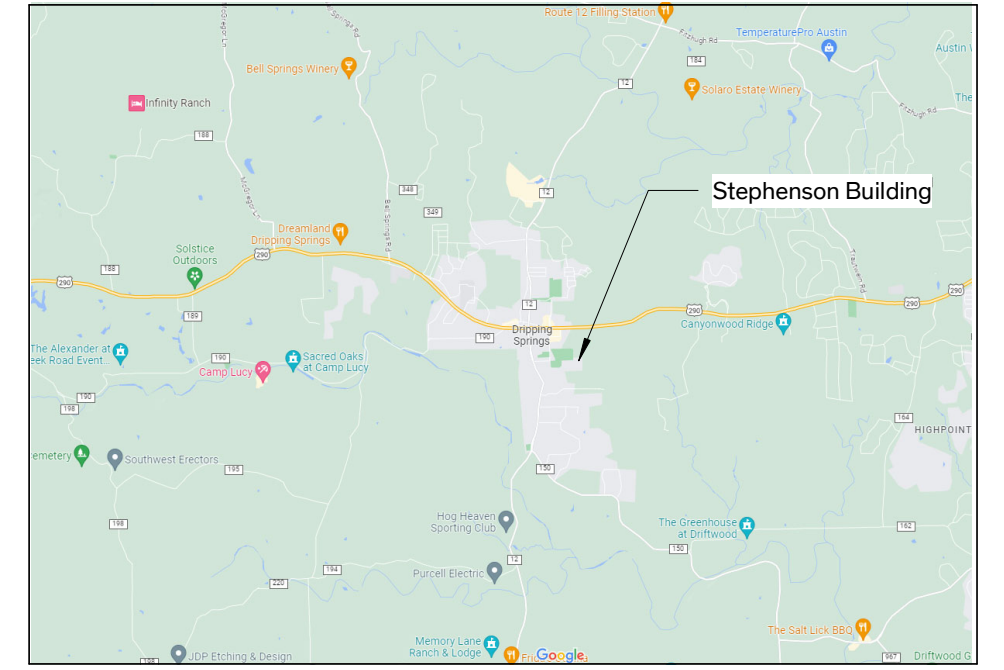
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Architexas
Dallas | Austin | San Antonio | 2900 S. Congress Ave.
Suite 200
Austin, Texas 78704
p 512.444.4220

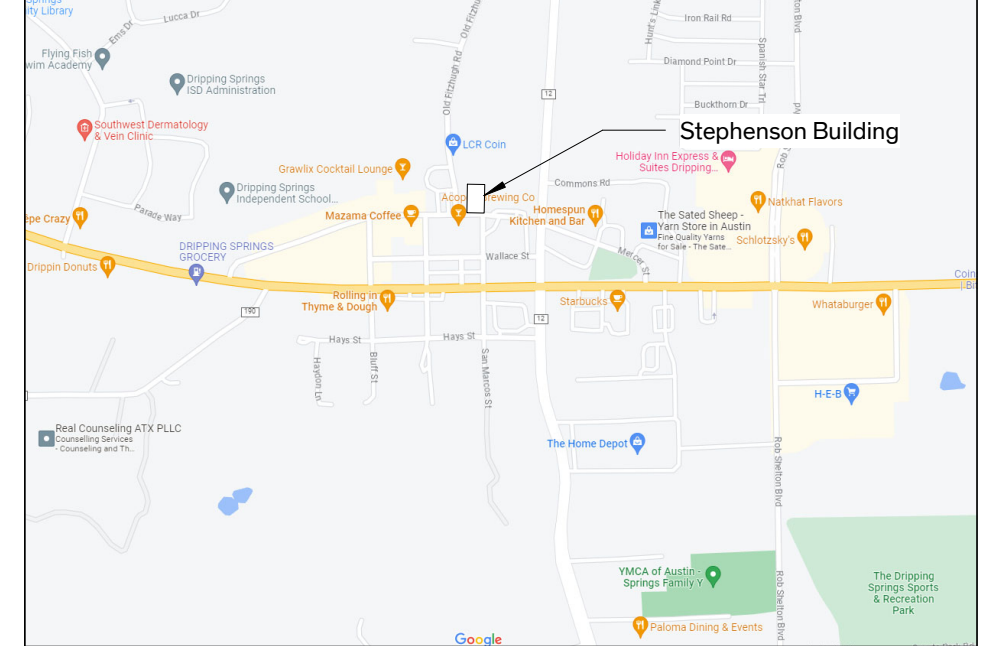
PROJECT MEMBERS

- 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

VICINITY MAP



STREET MAP



SHEET INDEX

A-0.01 COVER SHEET	MECHANICAL
A-0.02 LIFE SAFETY	M-000 MECHANICAL SYMBOLS & ABBREVIATIONS
DEMO	MD-101 MECHANICAL LEVEL 1 DEMOLITION PLAN
D-1.01 DEMO SITE PLAN, FLOOR PLAN, & NORTH ELEVATION	M-101 MECHANICAL LEVEL 1 PLAN
ARCHITECTURAL	M-102 MECHANICAL ROOF PLAN
A-1.01 SITE PLAN	M-201 MECHANICAL ENLARGED PLANS & SECTION VIEWS
A-2.01 FLOOR PLAN & REFLECTED CEILING PLAN	M-301 MECHANICAL SCHEDULES
A-2.21 ROOF PLAN	M-302 MECHANICAL SCHEDULES
A-3.01 EXTERIOR ELEVATIONS	M-501 MECHANICAL DETAILS
A-4.01 BUILDING SECTIONS	M-502 MECHANICAL DETAILS
A-5.01 FINISH SCHEDULE & WALL TYPES	ELECTRICAL
A-5.11 WINDOW SCHEDULE & TYPES	E-000 ELECTRICAL SYMBOLS & ABBREVIATIONS
A-5.21 DOOR SCHEDULE & TYPES	E-101 ELECTRICAL LIGHTING LEVEL 1 PLAN
A-6.01 ENLARGED PLANS & INTERIOR ELEVATIONS	E-201 ELECTRICAL POWER LEVEL 1 PLAN
A-6.02 ENLARGED PLANS & INTERIOR ELEVATIONS	E-301 ELECTRICAL ONE-LINE DIAGRAMS
A-8.01 ADA DIAGRAMS	E-401 ELECTRICAL PANEL SCHEDULE
STRUCTURAL	ED-101 ELECTRICAL LEVEL 1 DEMOLITION PLAN
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S-1.02 GENERAL NOTES	FP-001 FIRE PROTECTION LEGENDS AND DETAILS
S-1.04 SPECIAL INSPECTIONS	FP-101 FIRE PROTECTION FLOOR PLAN
S-2.01 LEVEL 1 FRAMING PLAN	PLUMBING
S-2.02 ROOF FRAMING PLAN	P-000 PLUMBING SYMBOLS & ABBREVIATIONS
S-3.01 CONCRETE TYPICAL DETAILS	PD-100 PLUMBING UNDERFLOOR DEMOLITION PLAN
S-3.02 CONCRETE TYPICAL DETAILS	PD-101 PLUMBING LEVEL 1 DEMOLITION PLAN
S-3.03 CONCRETE TYPICAL DETAILS	P-002 PLUMBING SITE PLAN
S-3.04 CONCRETE SPREAD FOOTINGS	P-100 PLUMBING UNDERFLOOR PLAN
S-5.01 ROOF TRUSS TYPICAL DETAILS	P-101 PLUMBING LEVEL 1 PLAN
S-5.02 STEEL TYPICAL DETAILS	P-201 PLUMBING ENLARGED PLANS
S-6.01 WOOD TYPICAL DETAILS	P-301 PLUMBING SCHEDULES
S-6.02 WOOD TYPICAL DETAILS	P-401 PLUMBING RISERS
S-6.03 WOOD TYPICAL DETAILS	P-501 PLUMBING DETAILS
S-6.04 WOOD TYPICAL DETAILS	P-502 PLUMBING DETAILS

Incorrect RAS
Correct per Contract

GENERAL NOTES

- GENERAL DEMOLITION NOTES**
- 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.
 - 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.
 - 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.
 - EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL NOT BE DAMAGED DURING THE DEMOLITION PROCESS. PROVIDE ALL NECESSARY TEMPORARY PROTECTION.
- GENERAL CONSTRUCTION NOTES**
- 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
 - THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND SURVEY EXISTING CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND PAY ALL APPLICATION FEES.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - SCAFFOLDING AND SHORING CANNOT BE SECURED TO EXISTING HISTORIC MATERIALS, OR CAUSE DAMAGE TO EXISTING MATERIALS.
 - REINSTALL EACH ELEMENT IN ITS ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL EQUIPMENT MANUFACTURER'S ROUGH-IN REQUIREMENTS.
 - 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.
 - 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.
- NEW FASTENERS**
- 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 IN ANY WAY THE ORIGINAL MATERIALS OR STRUCTURES UNLESS NOTED OTHERWISE.

- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS AND CEILINGS:**
- 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.
 - 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.
 - 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:**
- 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**
- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES, GENERAL:
 - CONDUIT, PIPING, AND DEVICES ARE NOT TO BE EXPOSED IN ANY LOCATION UNLESS APPROVED BY ARCHITECT.
 - ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS, FLOORS, OR BASEBOARDS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE.
 - CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS:
 - CONDUIT, WIRING, AND PIPING ARE TO BE CONCEALED BEHIND FINISH FACE OF PLASTER WALLS UNLESS NOTED OTHERWISE.
 - 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.
 - 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.
 - CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WOOD FLOORS:
 - EXPOSED CONDUIT, PIPING, AND DEVICES AT CEILINGS:
 - EXPOSED CONDUIT, PIPING, AND DEVICES:
 - RUN PARALLEL TO WALLS AND BEAMS
 - 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.
 - MEP SHOP DRAWINGS
 - 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.

SYMBOL LEGEND

	BROKEN SECTION		FLOOR LEVEL CHANGE
	WALL SECTION		CENTER LINE
	DETAIL SECTION		DOOR TYPE
	DETAIL KEY		WINDOW TYPE
	DETAIL KEY		WALL TYPE
	BUILDING ELEVATION KEY	Room name 	ROOM NAME, NUMBER, & SQUARE FOOTAGE
	COLUMN CENTER LINE		BREAK LINE

MATERIAL LEGEND

	EARTH/COMPACT FILL		FRT ROUGH WOOD
	GRAVEL FILL		FRT BLOCKING
	SAND FILL		FINISH WOOD
	CAST-IN-PLACE CONC.		PLYWOOD
	LIGHTWEIGHT CONC.		RIGID INSULATION
	FACE BRICK		THERMAL/ ACOUSTIC BATT INSULATION
	COMMON BRICK		SPRAYED INSULATION
	CMU		SPRAYED FIRE INSULATION
	CAST STONE		CERAMIC TILE
	GLASS		TYPE 'X' GYP. BOARD
	STEEL		METAL LATH & PLASTER
	ALUMINUM		CARPET
	SHEET METAL		HOLLOW CLAY TILE

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

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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

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 (IEBC) - 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'** Elevator controls: **N/A**
 (Per Table 1017.2, A-3=250' max, B=300' max)

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:

- The area exceeds 12,000 sq.ft. - Not Applicable
- The fire area has an occupant load of 300 or more - Applicable, occupant load is 363 people.
- 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.

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 (IEC 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 = .05
TOTAL	1.05

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.

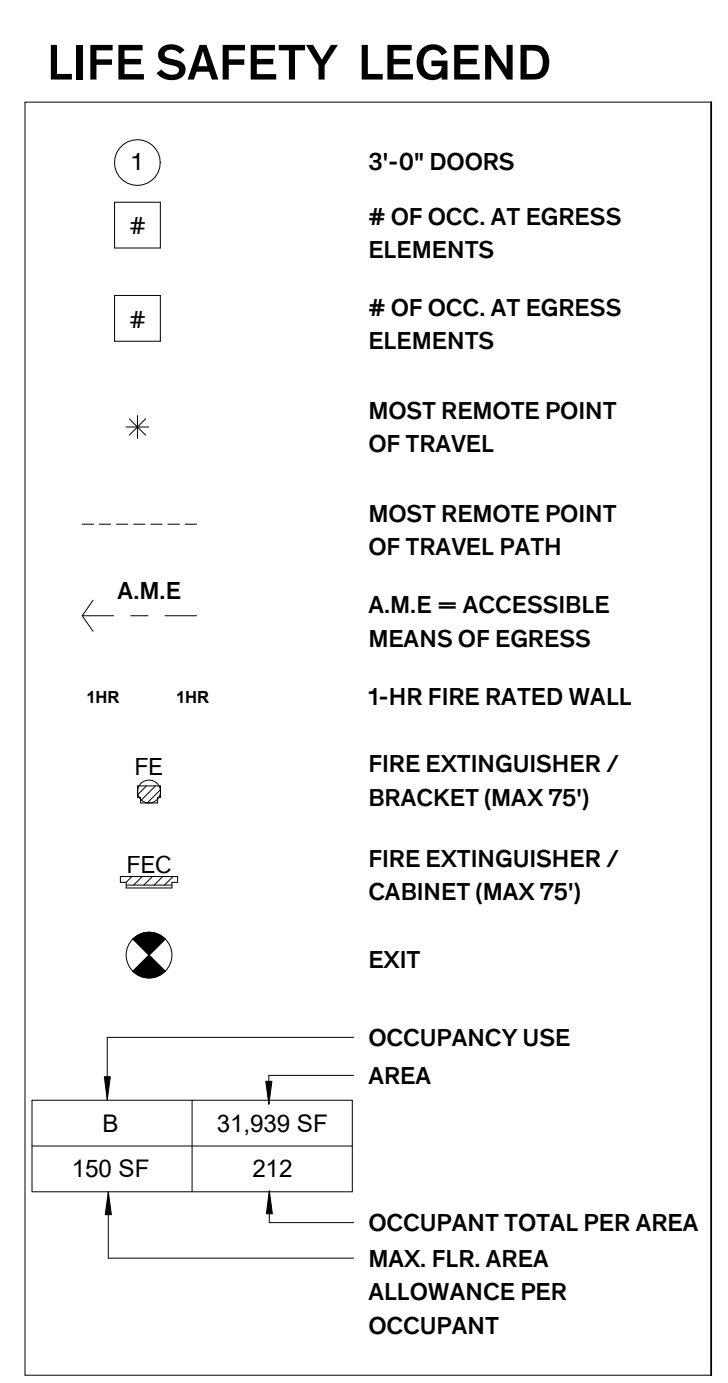
Service sink and drinking fountain shall be provided in A-3 occupancy. Total provided fixture count is 7 water closets, 8 lavatories, 1 water fountain and 1 service sink.

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

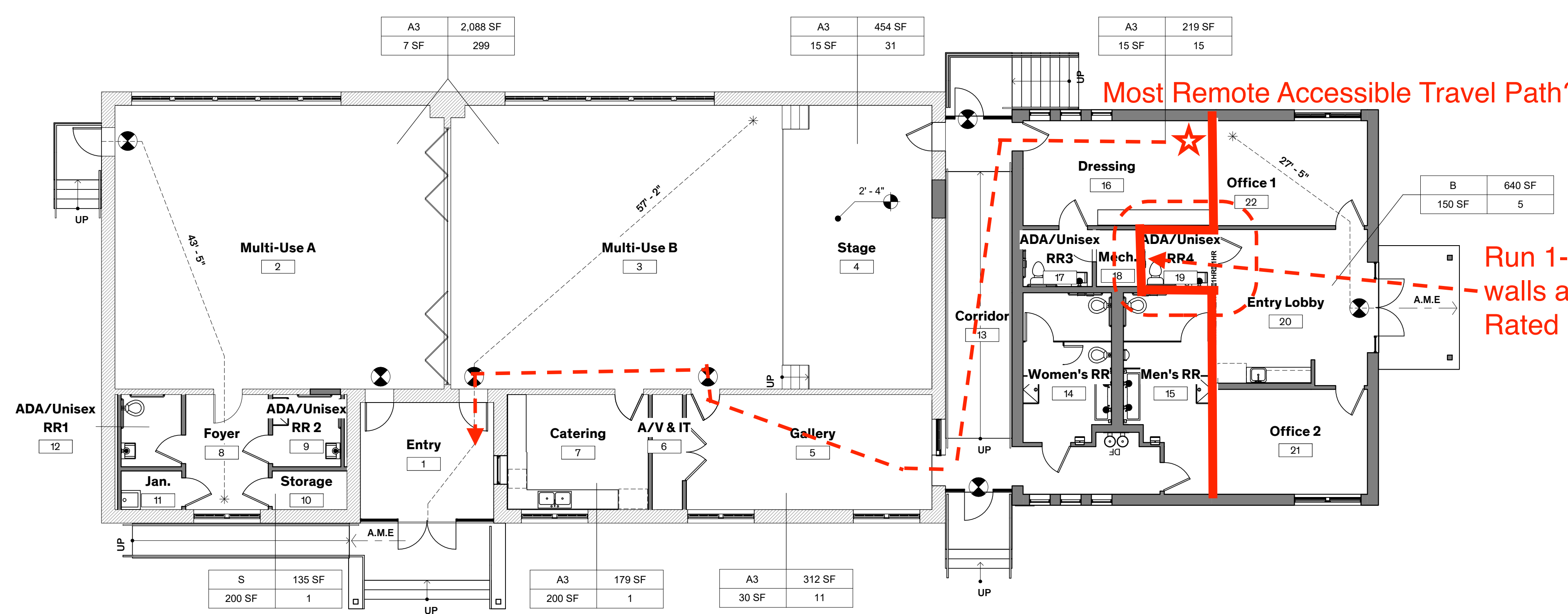
- HVAC system: New HVAC system throughout complying with section 1004.3.2.4 and section 602 of the international mechanical code.
- Automatic Fire detection: New smoke detectors throughout.
- Means of Egress emergency lighting: New means of egress lighting and exit signs with battery backup power in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

NON-COMPLIANT ITEMS REQUIRING CODE OFFICIAL APPROVAL/VARIANCES

- 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



Parking Requirements per City Ordinances



Most Remote Accessible Travel Path? Verify OK

Run 1-hr Occupancy Separation walls around RR-4 avoiding Rated Door & Closer)

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

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

City of Dripping Springs
 STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
 Dripping Springs, TX 78620

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REVISION HISTORY

TIRZ PM
 Review Comments:
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Larry Irsik
 10/11/2023

Architexas No. 2314 Date October 11, 2023

Sheet Name Life Safety

Sheet Number Ao.02

GENERAL NOTES - SITE DEMO

- GENERAL SITE WORK:**
 - 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.
 - REFERENCE MEP DRAWINGS FOR SCOPE OF SITE UTILITY WORK.
 - 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.
- 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.
- DEMOLITION:**
 - REMOVE EXISTING CONCRETE PAVING
 - REMOVE CONC. RAMP, LANDING, & STEP AT EAST ELEVATION
 - REMOVE CONC. STEPS AND LANDING AT SOUTH ELEVATION
 - REMOVE MTL. AREAWAYS AT EAST ELEVATION
 - REMOVE EXIST. MEP EQUIPMENT & DISTRIBUTION SYSTEMS ATTACHED TO THE EXTERIOR OF THE BUILDING U.O.N., REF. MEP.

LEGEND - DEMO SITE PLAN

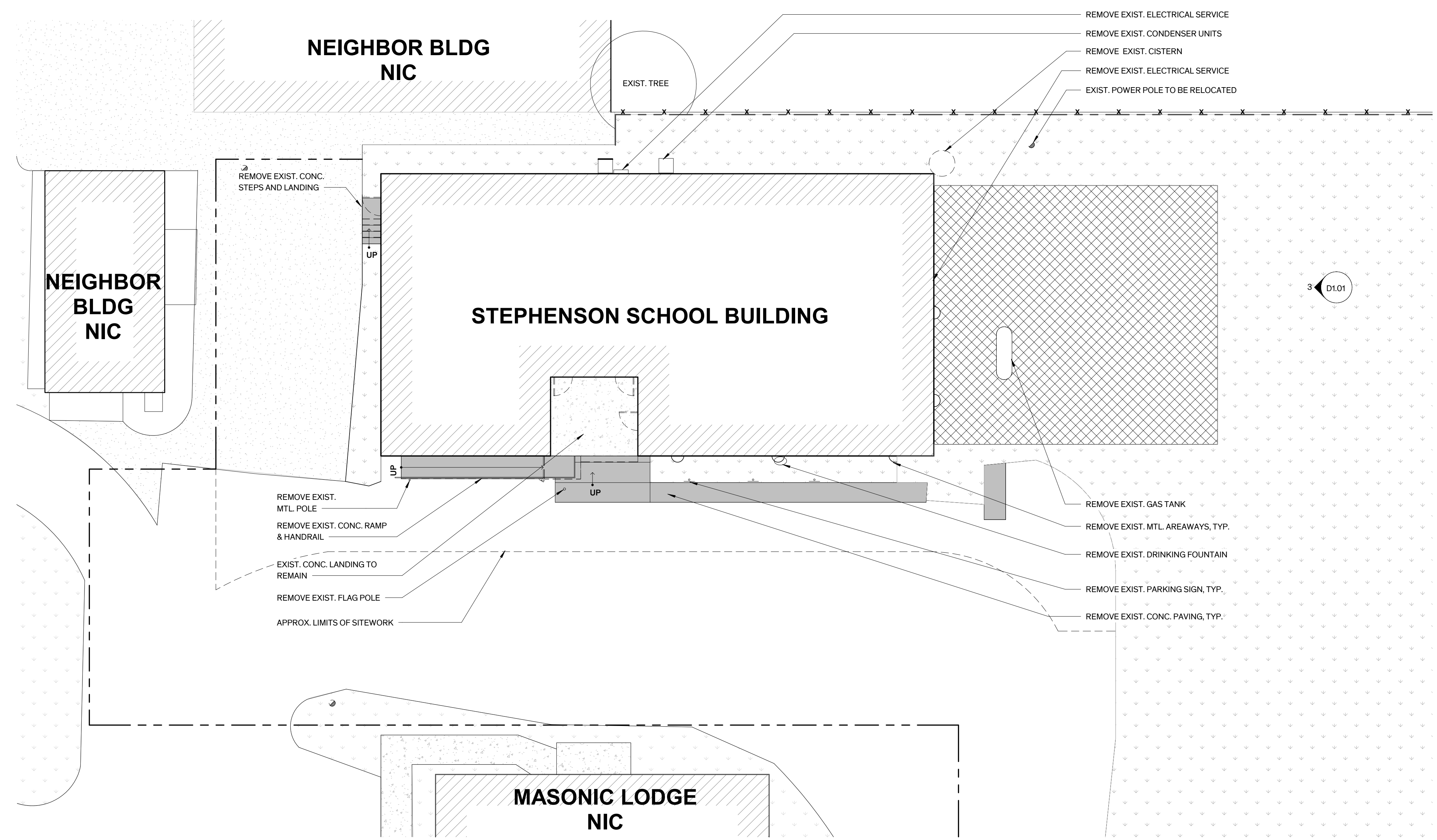
	EXIST. CONCRETE TO BE REMOVED
	EXCAVATION AREA
	EXISTING DECOMPOSED GRANITE
	EXIST. BUILDING
	EXIST. LANDSCAPING
	EXIST. CONCRETE
	EXIST. FENCE
	PROPERTY LINE
	POWER POLE
	EXIST. PARKING SIGN

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

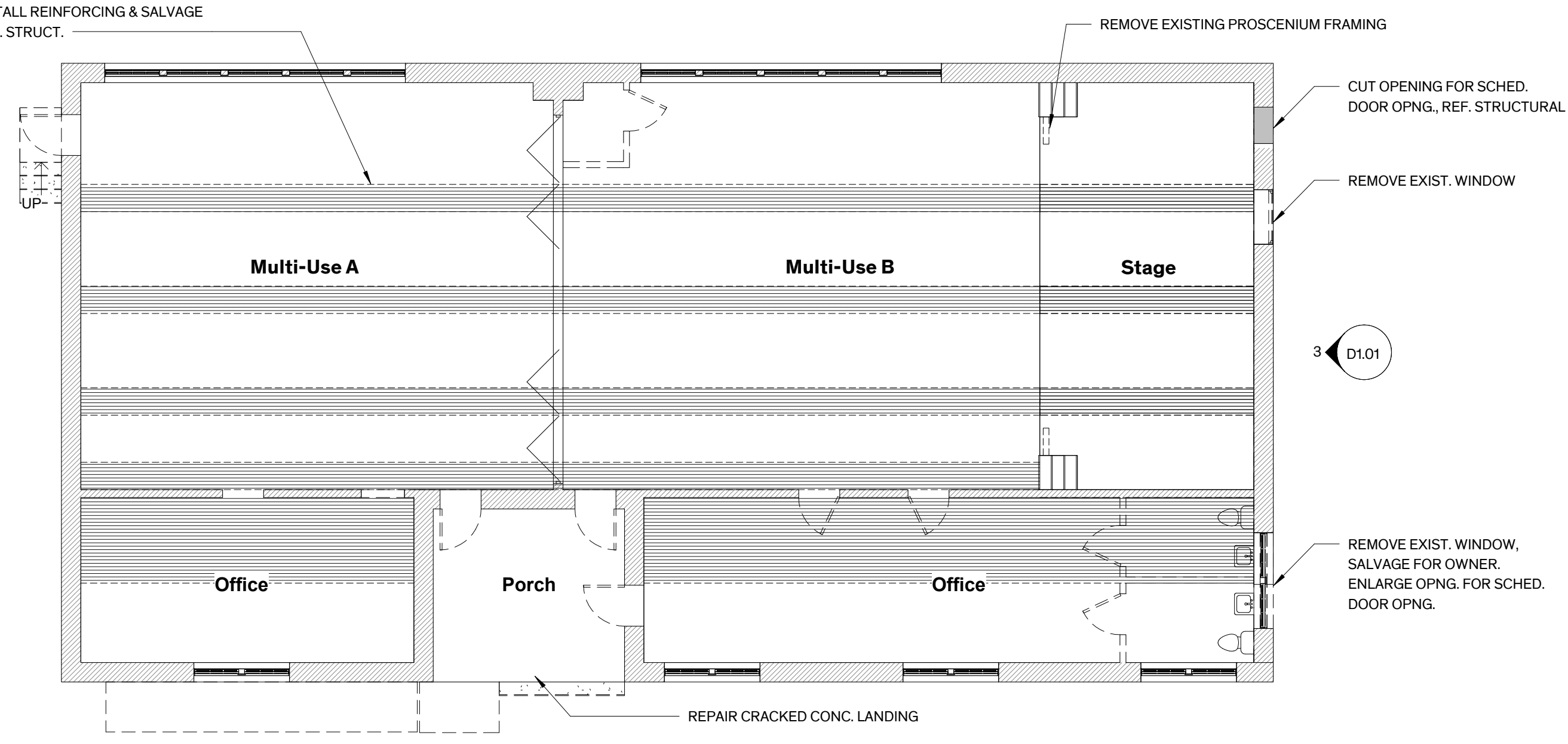
GENERAL NOTES - FP DEMO

- GENERAL:**
 - 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.
- PROTECTION:**
 - 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.
 - PROVIDE PROTECTION FOR FLOOR ASSEMBLIES INCLUDING STAIR TREADS & FINISHES SCHEDULED TO REMAIN ADJACENT TO DEMOLITION ACTIVITY.
 - PROVIDE PROTECTION FOR HISTORIC SIGNAGE TO REMAIN ADJACENT TO DEMOLITION ACTIVITY. REMOVE ALL OTHER SIGNAGE.
 - REMOVE DEBRIS FROM DEMOLITION AT THE END OF EACH WORK DAY, & MAINTAIN BUILDING IN A SAFE MANNER CLEAR OF DEMOLITION & CONSTRUCTION DEBRIS & EQUIPMENT.
 - 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.
- FLOORS:**
 - GENERAL: REMOVE MISC. PIPES, CONDUIT, FASTENERS, ETC. OR CUT DOWN MIN. 1" BELOW FINISH FLOOR SURFACE AS REQUIRED TO PREP SURFACES FOR SCHEDULED REPAIRS. CAREFULLY REMOVE EXIST. WOOD FLOORING TO EXPOSE GIRDERS AS REQ.'D TO INSTALL REINFORCING & SALVAGE FOR REINSTALLATION, REF. STRUCT.
 - FULLY PROTECT WOOD FLOORING SCHEDULED TO REMAIN
 - ASSUME APPROXIMATE 5% FLOOR REPLACEMENT
- WALLS:**
 - 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
 - REFER TO SHT A3.01 FOR EXTENT OF DEMOLITION AT NORTH ELEVATION
- PROSCENIUM:**
 - REMOVE PROSCENIUM FRAMING
 - REPAIR/REPLACE BEADBOARD FACE AT BASE OF STAGE. ASSUME APPROXIMATE 5% REPLACEMENT
- CEILING:**
 - REPAIR/REPLACE EXIST. WD. FURRING STRIPS WHERE SCHEDULED TO REMAIN.
- DOORS:**
 - REMOVE & DISCARD NON-ORIGINAL DOORS & ASSOCIATED FRAME, CASINGS, & TRIM WHERE INDICATED.
- MEP:**
 - REMOVE EXIST. MEP SYSTEMS ENTIRELY U.O.N REF. MEP.
 - MECHANICAL: REMOVE EXIST. MECHANICAL EQUIPMENT, RELATED DEVICES, & DISTRIBUTION LINES.
 - ELECTRICAL: REMOVE EXIST. LIGHT FIXTURES, RELATED DEVICES, & DISTRIBUTION LINES, INCLUDING WIRE MOLD.
 - PLUMBING: REMOVE EXIST. PLUMBING FIXTURES & RELATED PLUMBING LINES.
 - FIRE ALARM & SMOKE DETECTORS: REMOVE EXIST. DEVICES & DISTRIBUTION LINES. REMOVAL ALL DEVICES & LINES ON THE EXTERIOR OF THE BUILDING, REF. MEP FOR RELOCATION
 - REMOVE ALL LINES THAT WILL BE ABANDONED RESULTING FROM THE WORK OF THIS CONTRACT.
 - DEMO & REINFORCE EXIST. CONSTRUCTION FOR INSTALLATION OF MEP SYSTEMS. REF. MEP & STRUCTURAL DWGS.
 - 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.
- RESTROOMS:** REMOVE EXIST. PLUMBING FIXTURES & TOLIET ACCESSORIES ENTIRELY.
- ROOFING SYSTEM:** REFER TO SHT. A2.21 FOR EXTENT OF DEMOLITION
- HAZARDOUS MATERIALS ABATEMENT:**
 - OWNER TO PROVIDE HAZARDOUS MATERIALS TESTING PRIOR TO ANY DEMOLITION

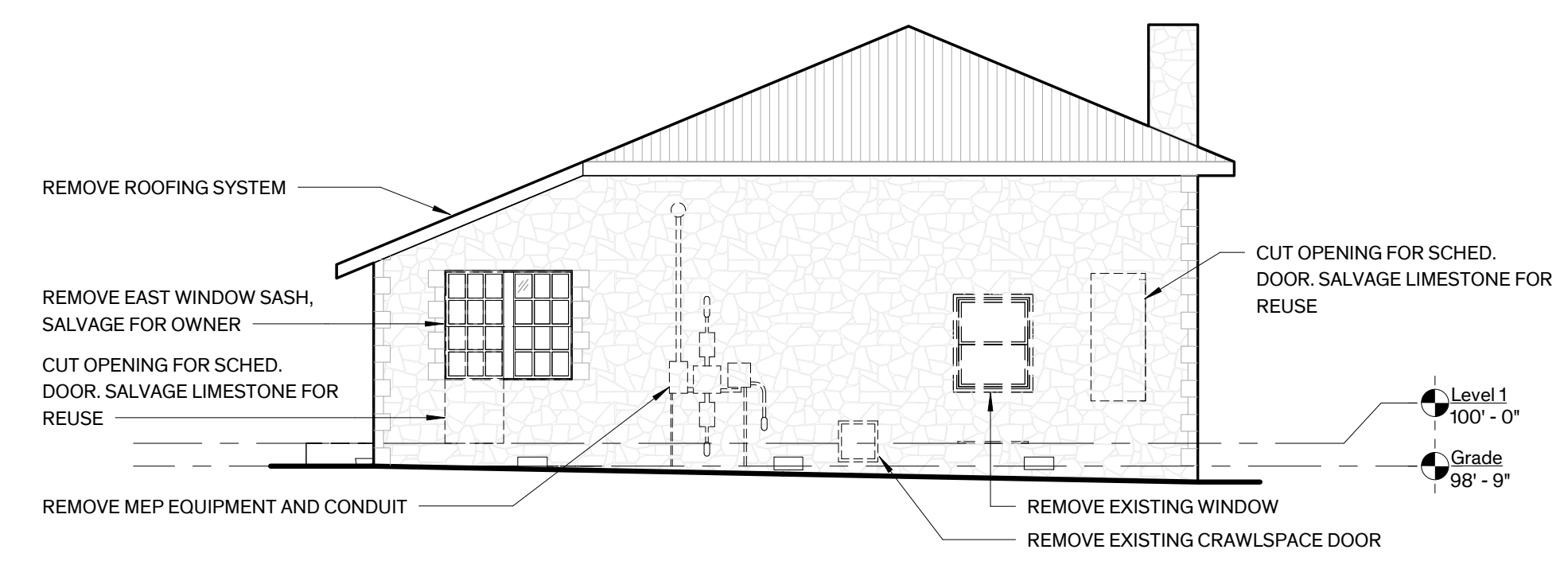


1 Demo Site Plan
1" = 10'-0"

CAREFULLY REMOVE EXIST. WD. FLOORING TO EXPOSE GIRDERS AS REQ.'D TO INSTALL REINFORCING & SALVAGE FOR REINSTALLATION, REF. STRUCT.



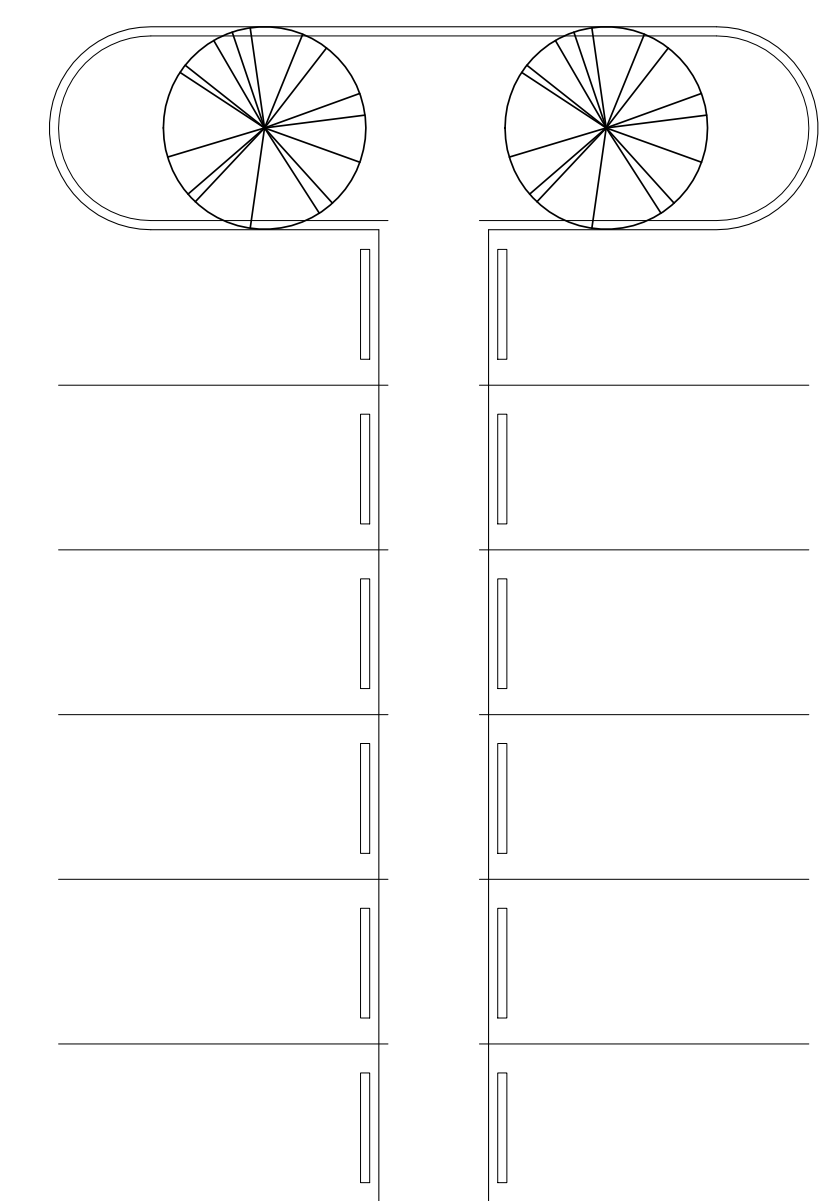
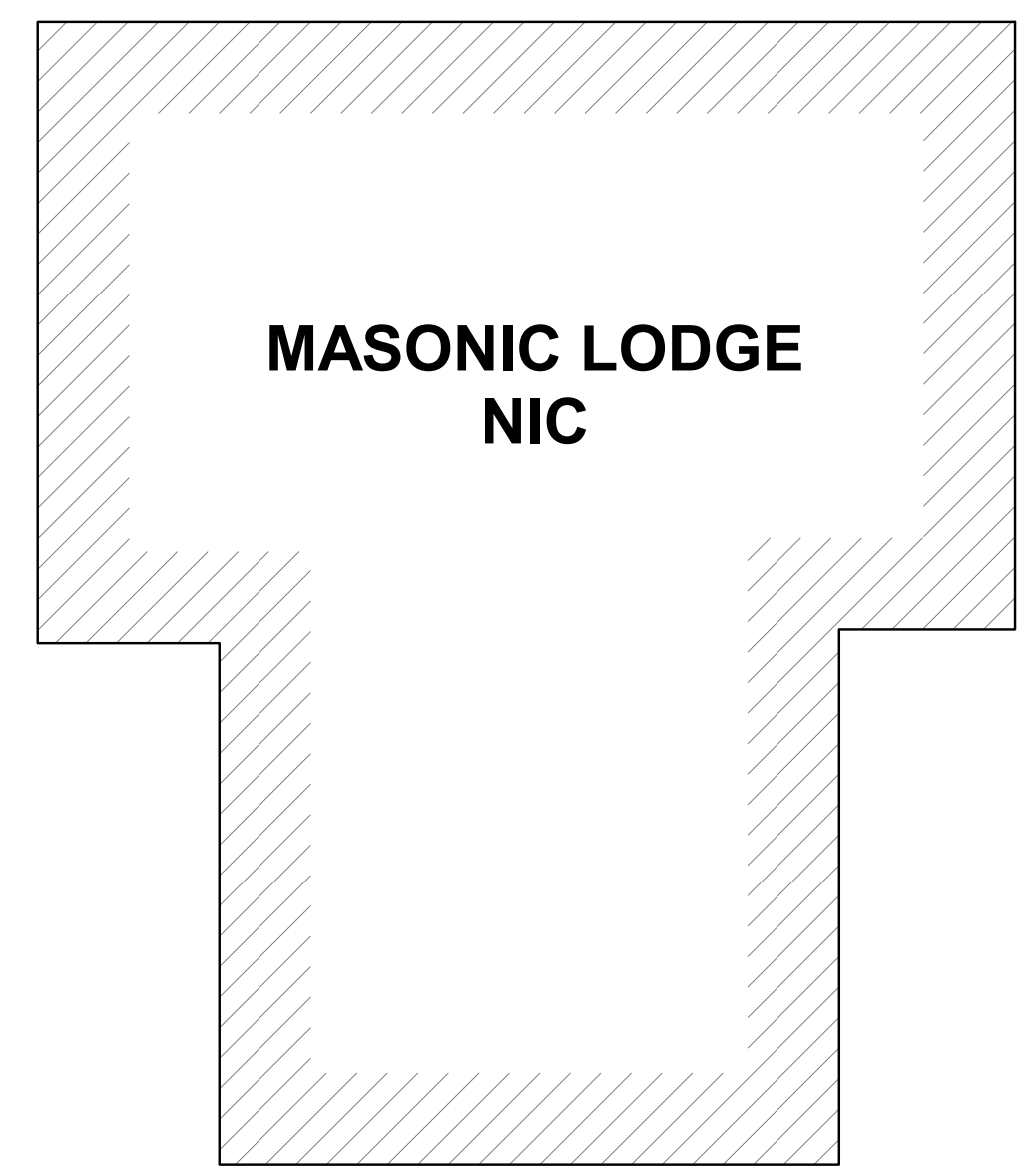
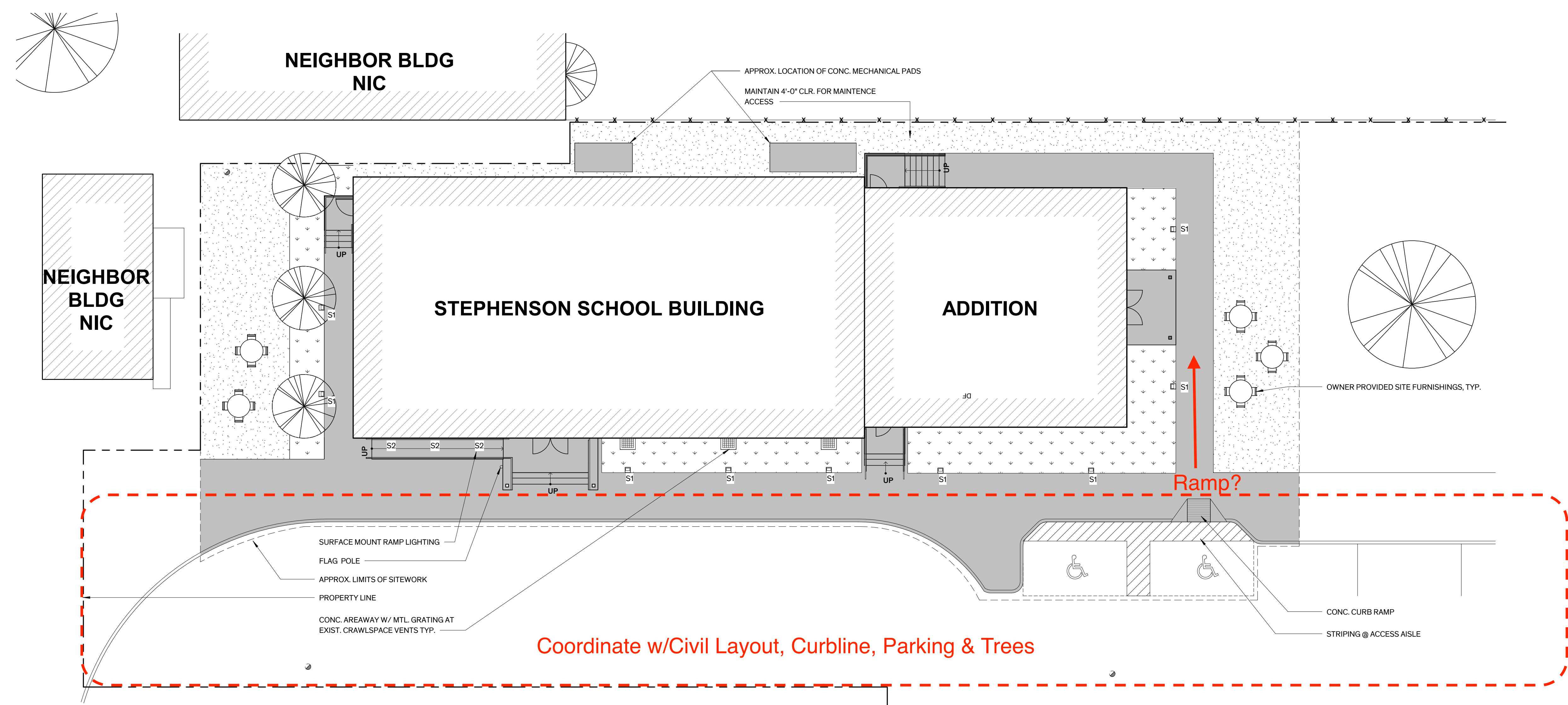
2 Demo Level 1
1/8" = 1'-0"



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

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 GROUND MOUNT WALL WASHER
	S2 - SURFACE MOUNT STEP AND WALL LIGHT

City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX 78620

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Review Comments:
231018- KES

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Larry Irsik
10/11/2023

Architexas No. 2314 Date October 11, 2023
Sheet Name Site Plan

Sheet Number
A.I.O.I

PLAN NORTH TRUE NORTH
1 Site Plan
1" = 10'-0"

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Larry Isrik
10/11/2023

Architexas No. 2314 Date October 11, 2023

Sheet Name Floor Plan & Reflected Ceiling Plan

Sheet Number A2.01

GENERAL NOTES - RCP

- LIGHT FIXTURE LOCATIONS:**
 - LIGHT FIXTURES ARE TO BE LOCATED IN THE FIELD AS DIMENSIONED ON THE ARCHITECTURAL REFLECTED CEILING PLANS U.O.N
 - LIGHT FIXTURES & CEILING DEVICES SHALL BE LOCATED IN EXISTING WOOD FURRING
 - 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.
 - SINGLE LIGHT FIXTURE IN A ROOM SHALL BE CENTERED WITHIN THE SPACE UNLESS DIMENSIONED OR NOTED OTHERWISE
 - EXIT SIGNS AT DOORWAYS SHALL BE CENTERED ON DOOR OPENING, U.O.N
- DEVICE LOCATIONS:** LOCATE DEVICE ON CENTERLINE OF LIGHT FIXTURE ROWS & AT MIDPOINT BETWEEN FIXTURES WHEREVER POSSIBLE
- HVAC GRILLE AND DIFFUSER LOCATIONS:**
 - HVAC RETURN & SUPPLY GRILLES ARE TO BE LOCATED AS INDICATED ON THE ARCHITECTURAL PLANS, REFLECTED CEILING PLANS, SECTIONS, DETAILS, & INTERIOR ELEVATIONS WHERE NOTED.
 - CENTER WALL GRILLE ABOVE DOOR WHENEVER POSSIBLE.
 - WHERE GRILLES OF DIFFERENT HEIGHTS ARE SCHEDULED ON THE SAME WALL, ALIGN TOP OF GRILLES.
- 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
- FINISHING AT CONCEALED LOCATIONS:** REMOVE LOOSE, DELAMINATING, & DAMAGED FINISH AT NEW SUSPENDED CEILINGS, FUR-DOWNS & HVAC CHASES. DO NOT REPAIR PLASTER OR PAINT FINISH SURFACES AT CONCEALED LOCATIONS
- FINISHES:** REFER TO ROOM FINISH SCHEDULE & GENERAL FINISH NOTES, SHT. A-6.01 FOR SCOPE OF WORK
- 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

- DIMENSIONING AT WALLS:** WALL DIMENSIONS ARE FINISHED FACE OF WALL TO FINISHED FACE OF WALL U.O.N
- MASONRY INFILL:**
 - FILL OPENINGS AT ABANDONED MEP PENETRATIONS TO MATCH EXISTING CONSTRUCTION. FINISH WALLS & CEILINGS AS SCHEDULED TO PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING & NEW CONSTRUCTION
- STRUCTURAL STEEL (REFER TO STRUCTURAL):**
 - PROVIDE UNTELS AT NEW OR MODIFIED OPENINGS IN MASONRY WALLS AT SCHEDULED DOOR/GRILLE OPENINGS & MEP PENETRATIONS WHERE INDICATED
 - REINFORCE GIRDERS AS REQ.'D
- ROUGH CARPENTRY (REFER TO STRUCTURAL) PARTITIONS:**
 - REFER TO SHT. A5.01 FOR PARTITION TYPES
 - 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
- MILLWORK:**
 - WOOD BASE:
 - REFER TO ROOM FINISH SCHED., SHT. A5.01 FOR COMPLETE SCOPE OF WORK.
- DOORS:**
 - REFER TO DOOR SCHEDULE ON SHT. A5.21
- WINDOWS:**
 - REFER TO WINDOW SCHEDULE ON SHT. A5.11
- FINISHES:**
 - REFER TO ROOM FINISH SCHEDULE GENERAL FINISH NOTES ON SHT. A5.01 FOR SCOPE OF WORK
- FLAT PLASTER WALL RESTORATION:**
 - REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
- FLOOR FINISH RESTORATION:**
 - REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
- TOILET ACCESSORIES:**
 - REFER TO TOILET ACCESSORIES SCHEDULE ON SHT. A6.01
- SIGNAGE:** PROVIDE SIGNAGE TO COMPLY WITH TAS, REF. SPEC. SECT. 10425- SIGNAGE
- INSULATION:** REFER TO WALL TYPES SHT. A5.01 FOR INSULATION IN NEW WALLS

LEGEND - RCP

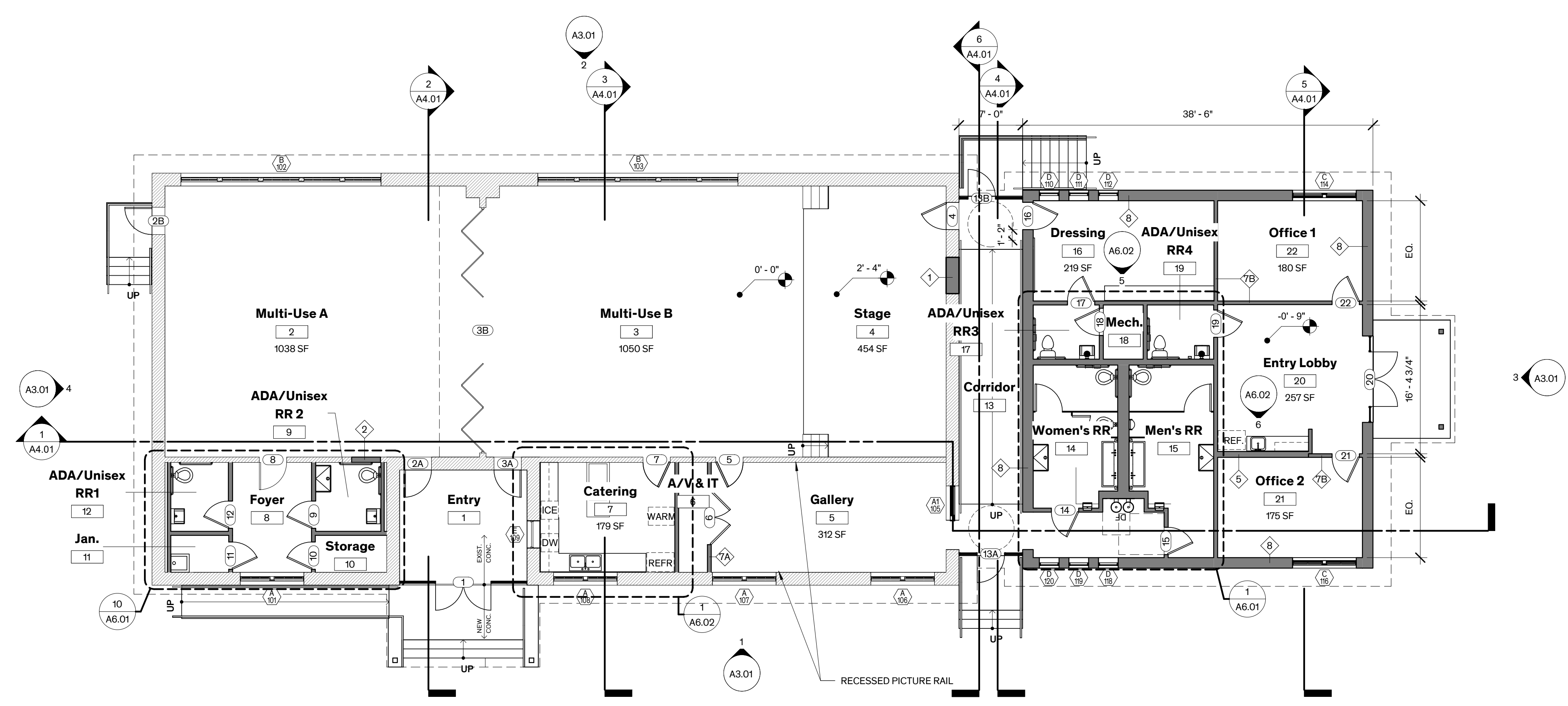
- NEW WALL
- EXIST'G WALL
- EXIST'G WD FURRING
- BEAD BOARD
- TONGUE & GROOVE WOOD CEILING
- GYP BD CEILING
- CEILING-HUNG PROJECTOR
- A 4.5" ROUND RECESSED DOWNLIGHT
- B1 6" SURFACE MOUNT CYLINDER DOWNLIGHT
- B2 4" SURFACE MOUNT CYLINDER DOWNLIGHT
- C 4.5" DIAMETER RECESSED ADJUSTABLE DOWNLIGHT
- D1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



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



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

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 CHIMNEY, 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

Architexas

Dallas | Austin | San Antonio 2900 S Congress Ave
 Suite 200
 Austin, Texas 78704
 www.architexas.com
 p 512.444.4220

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

311 Old Fitzhugh Rd.
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 78620

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REVISION HISTORY

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Larry Irsik

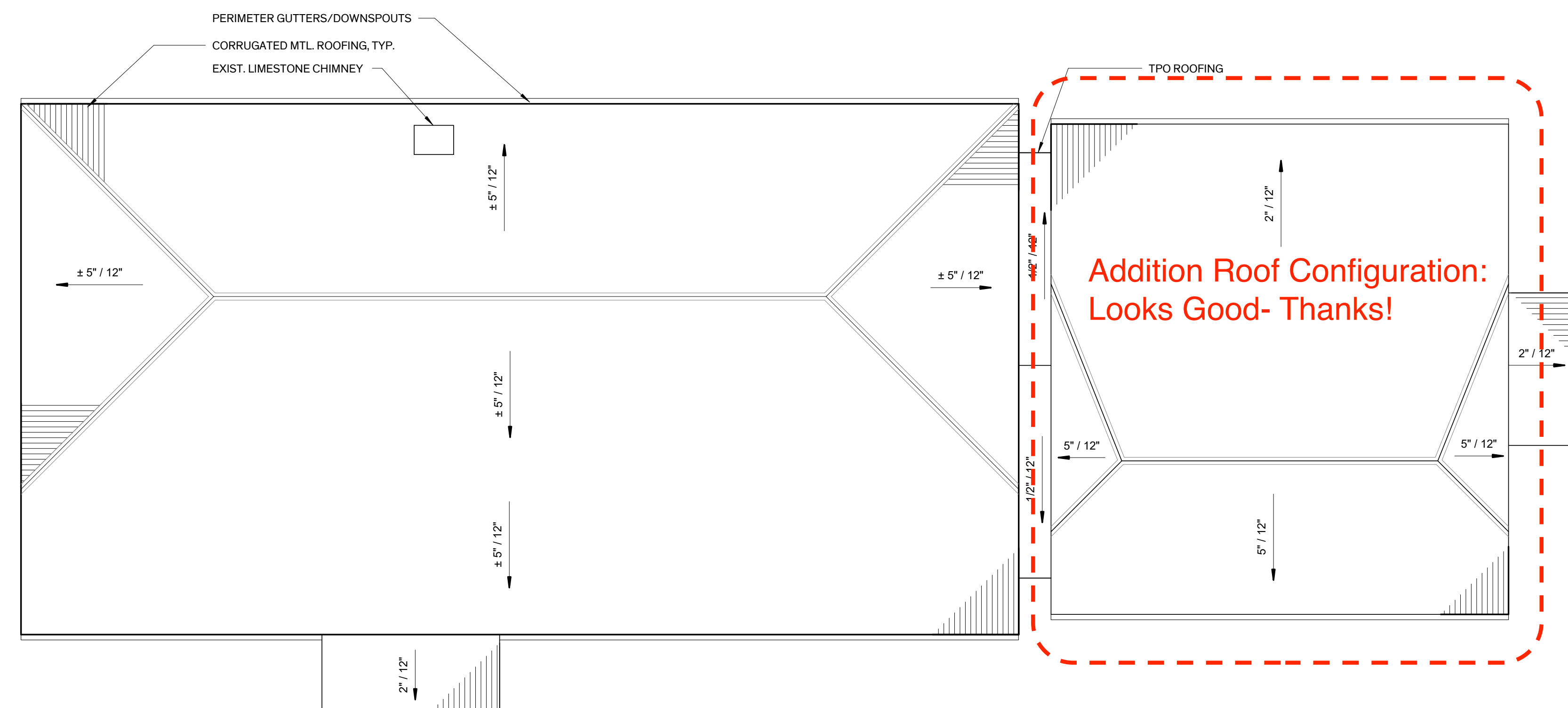
10/11/2023

Architexas No. 2314 Date October 11, 2023

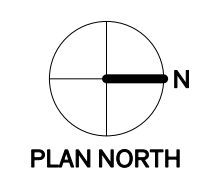
Sheet Name
 Roof Plan

Sheet Number

A2.21

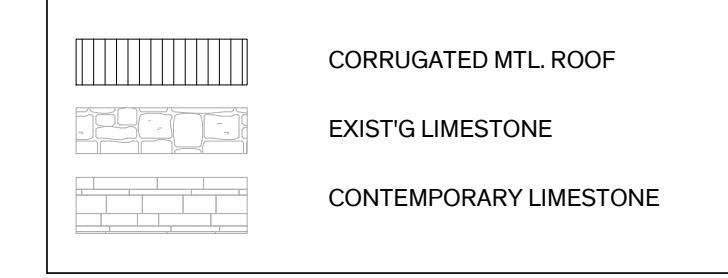


PERIMETER GUTTERS/DOWNSPOUTS
 CORRUGATED MTL. ROOFING, TYP.
 EXIST. LIMESTONE CHIMNEY



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

LEGEND - ELEVATIONS



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. A.2.21 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 SPACES AS 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 PATCH HOLES AT REMOVED FASTENERS OR BRACKETS TO MATCH ADJACENT SURFACES. PROVIDE MASONRY PATCH REPAIR.

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City of Dripping Springs
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 BUILDING,
 REHABILITATION AND
 ADDITION

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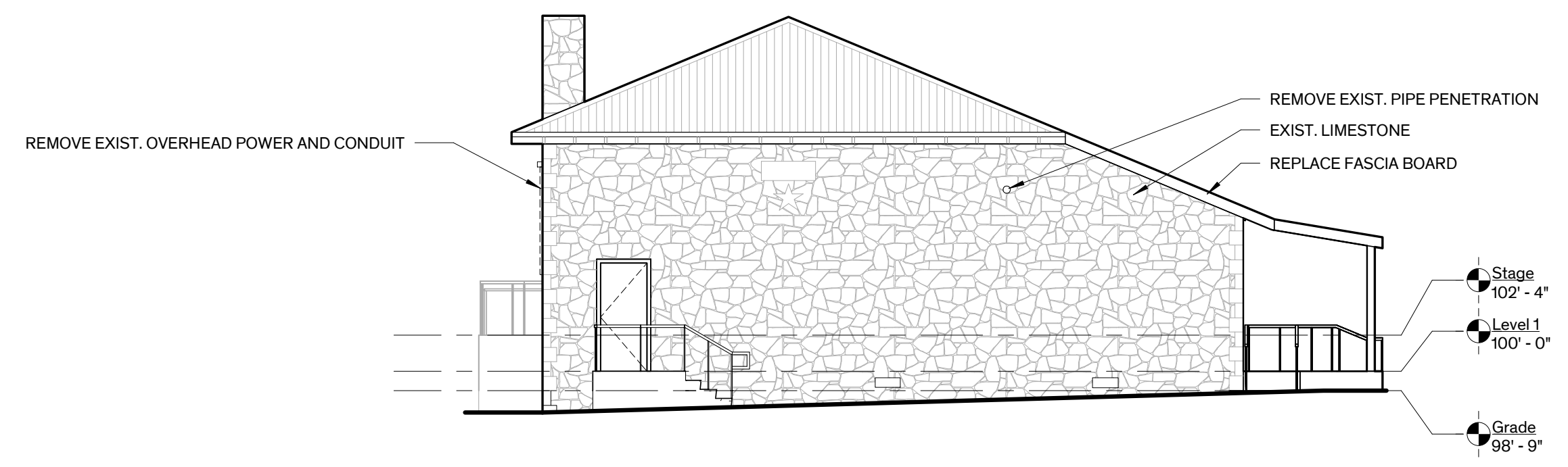
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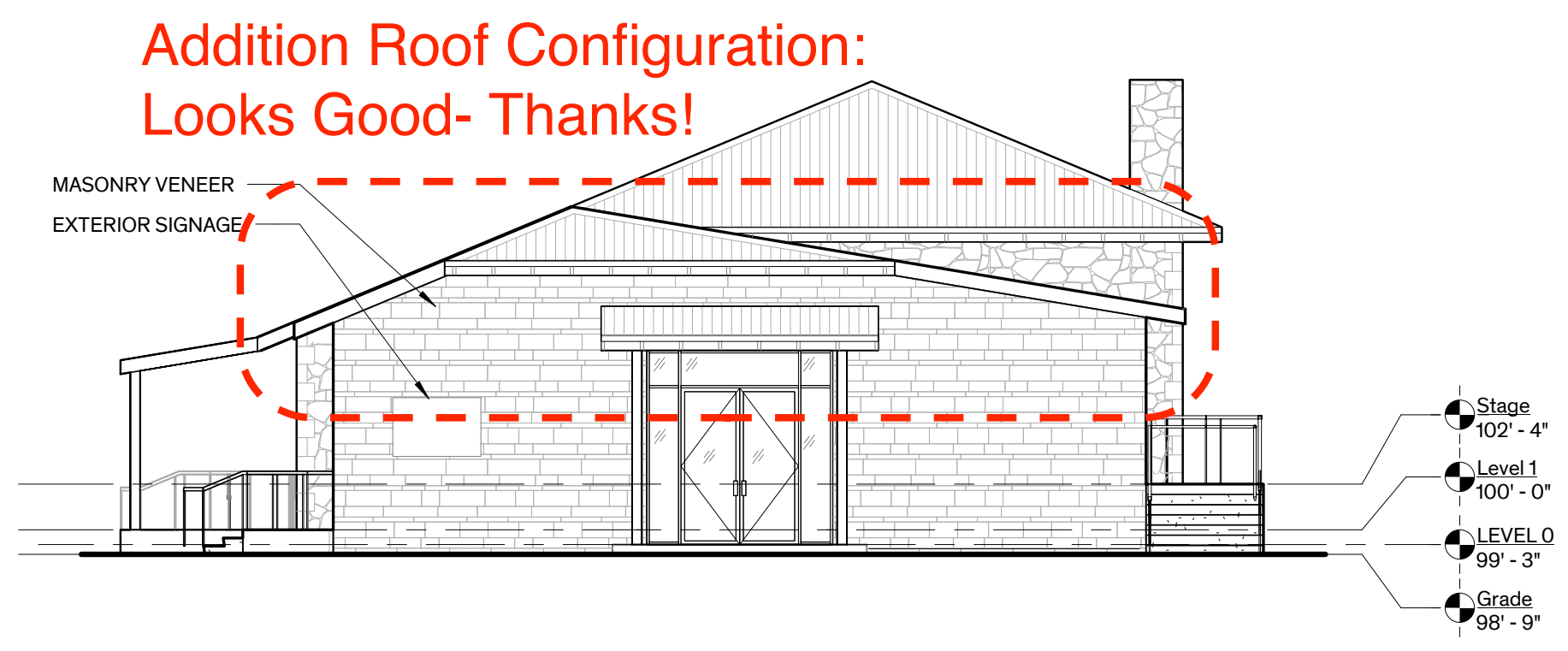
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Sheet Name Exterior Elevations

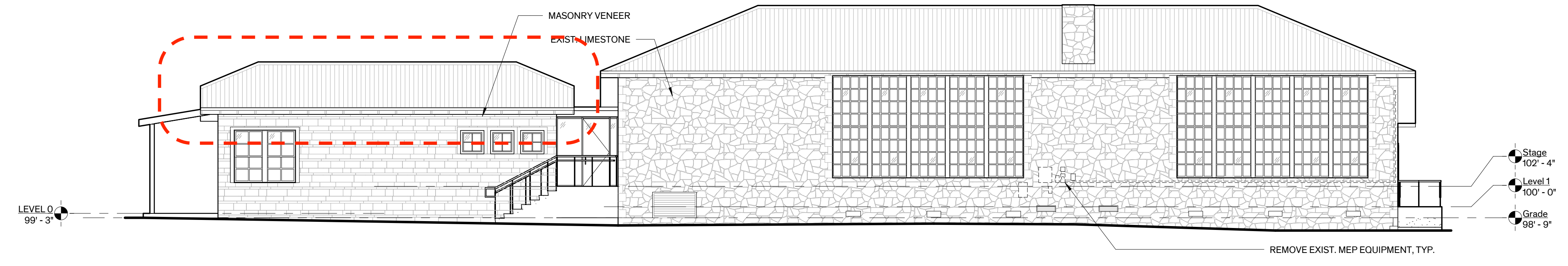
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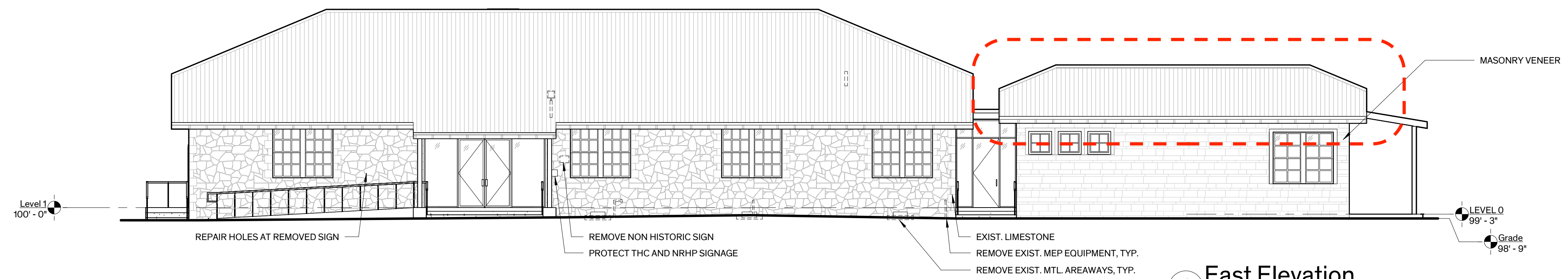
4 South Elevation
 1/8" = 1'-0"



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



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



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

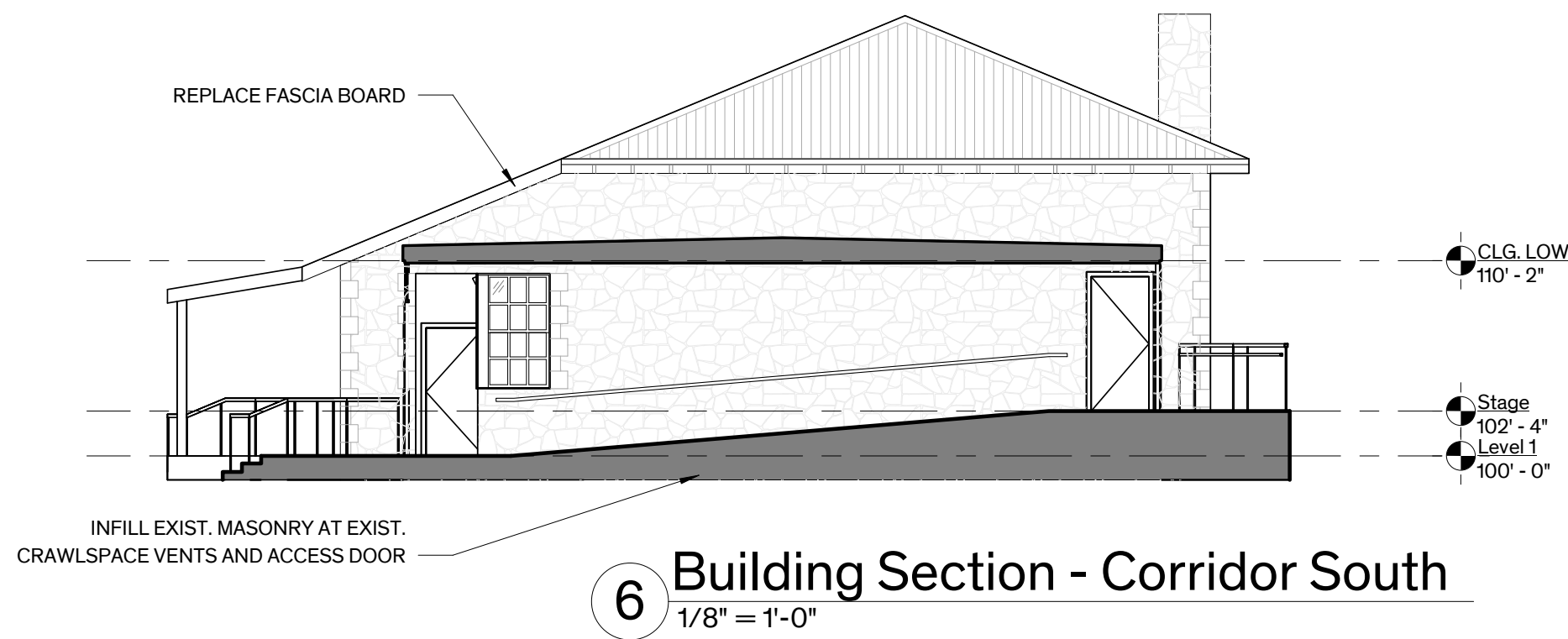
LEGEND - SECTIONS

NEW PARTITION

EXIST'G PARTITION

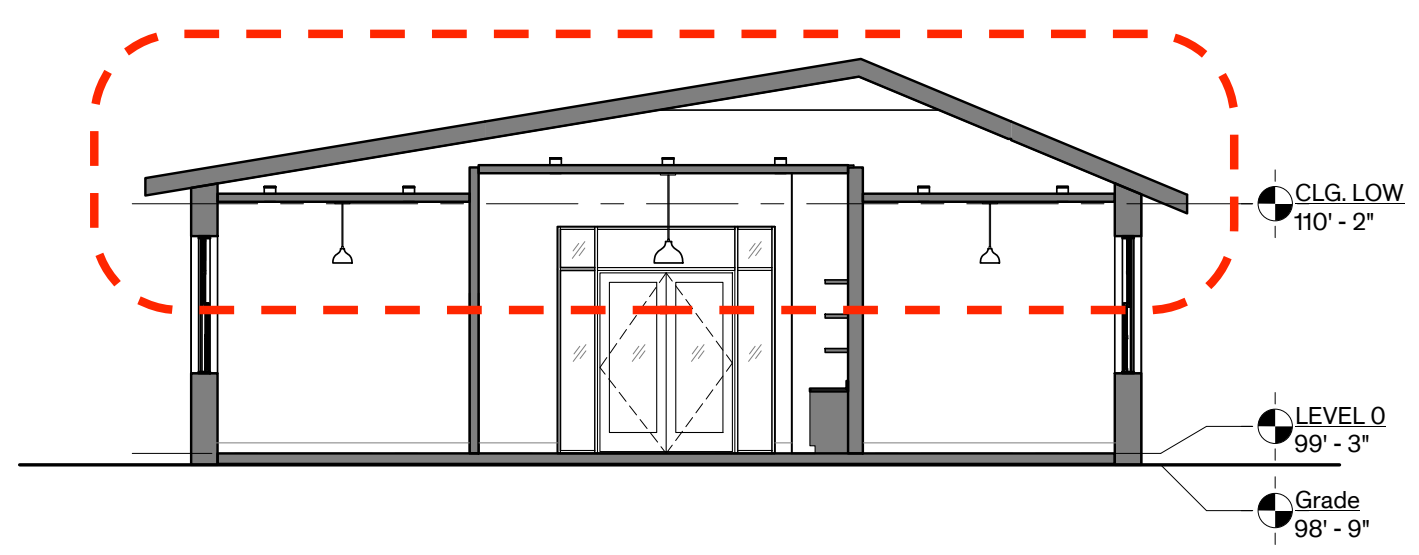
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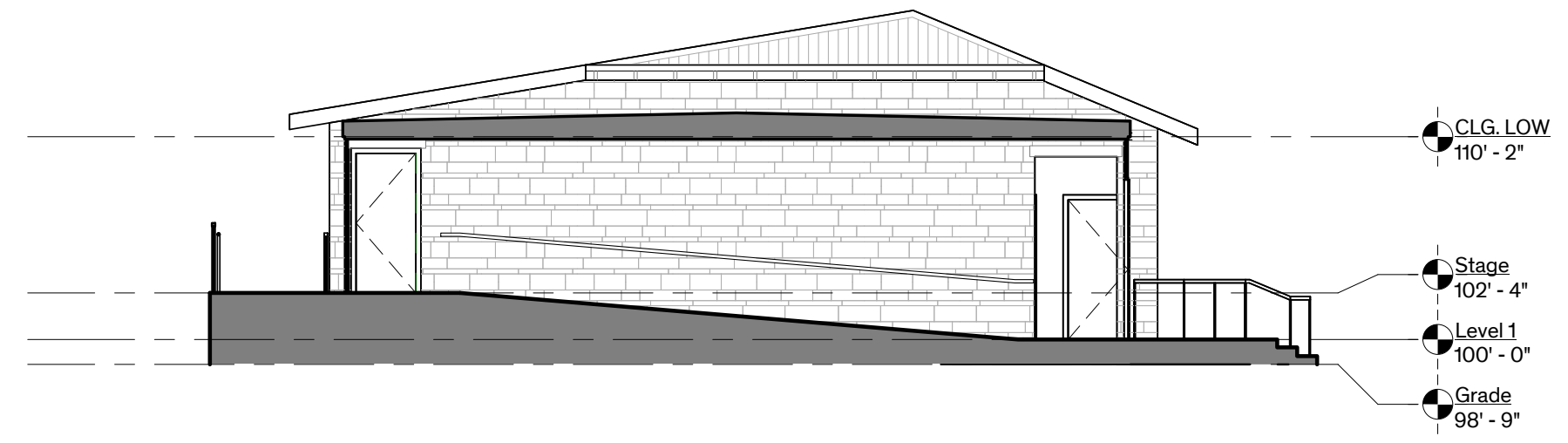


6 Building Section - Corridor South
1/8" = 1'-0"

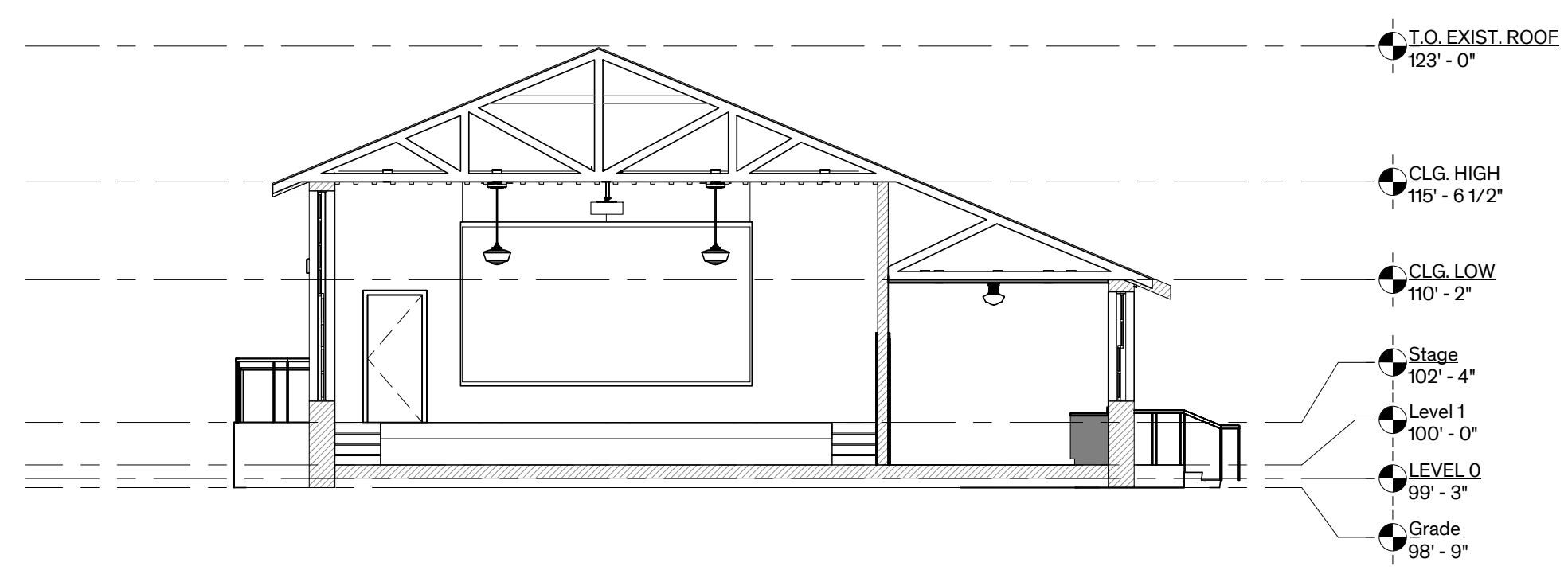
Addition Building Section
Looks Good- Thanks!



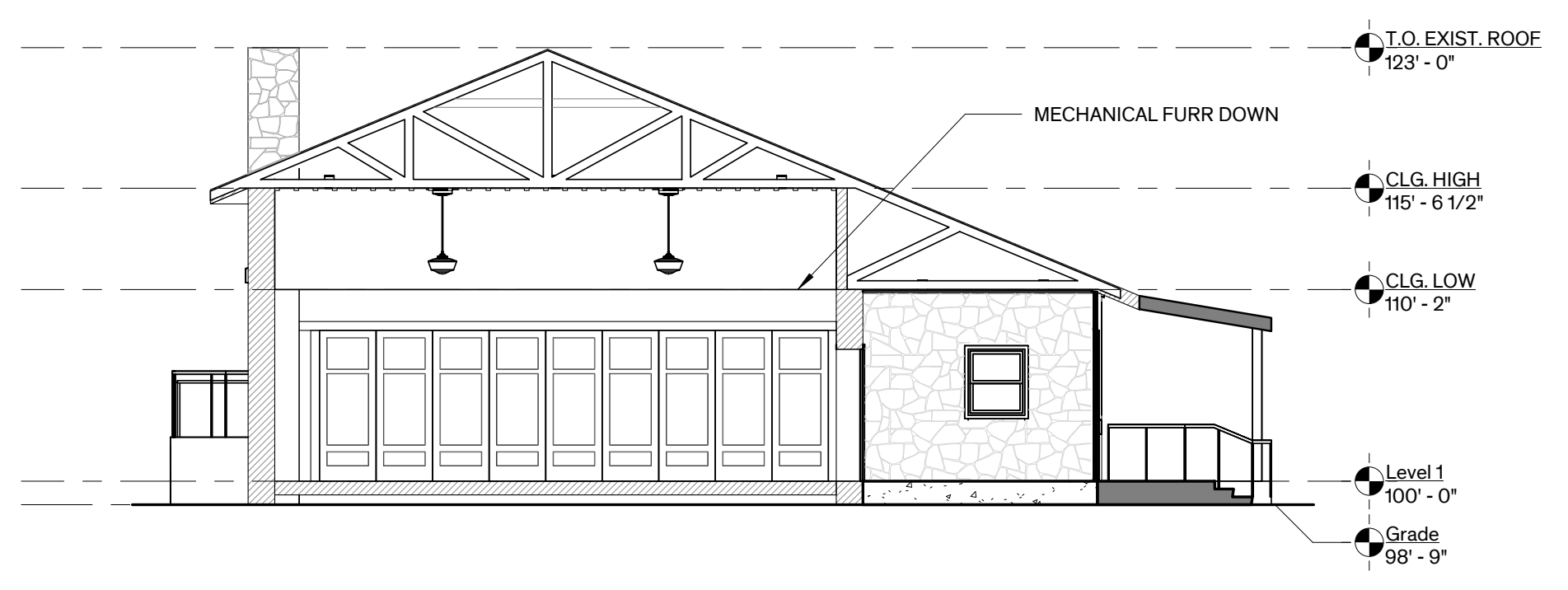
5 Building Section - Office
1/8" = 1'-0"



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

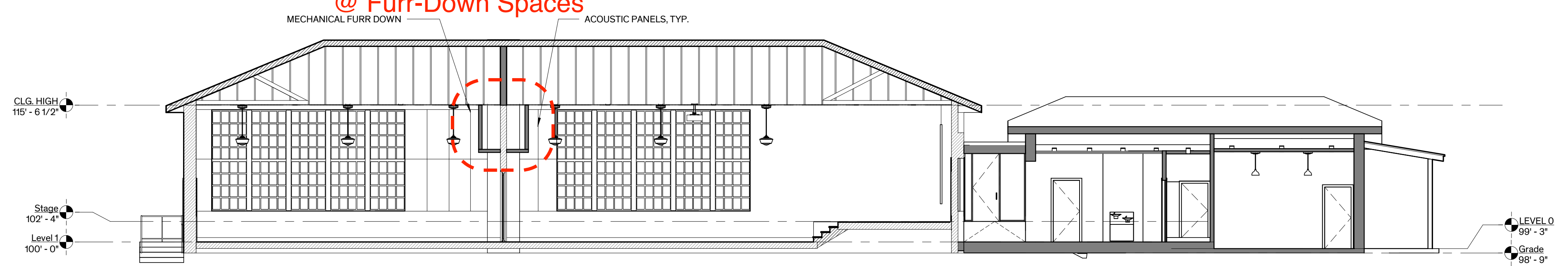


3 Building Section - Stage elevation
1/8" = 1'-0"



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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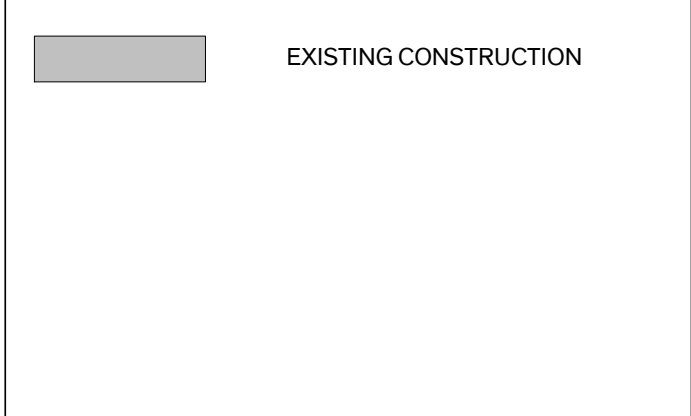
Sheet Name Building Sections

Sheet Number

A4.01

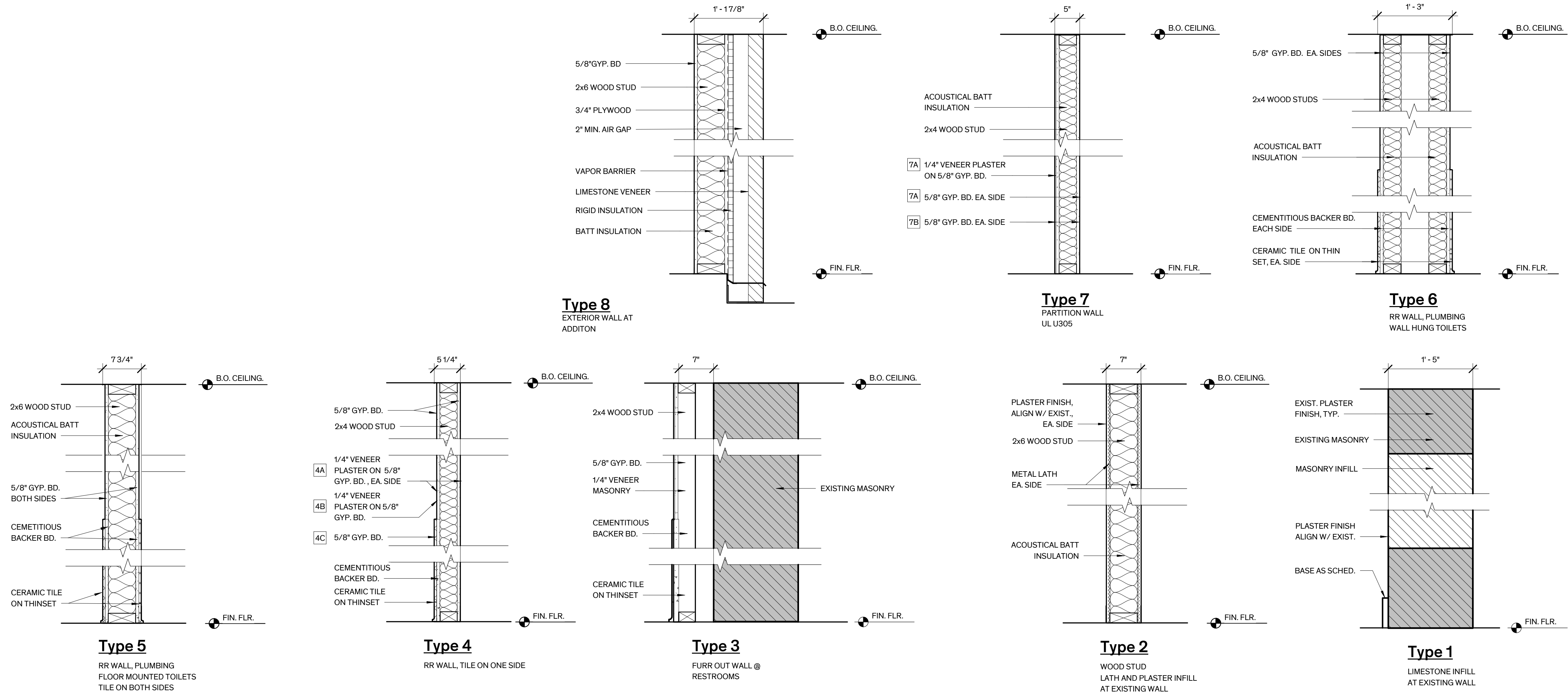
FINISH SCHEDULE															
ROOM #	ROOM NAME	FLOOR	WALL BASE				WALLS				CEILING	MILLWORK			REMARKS
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		CABINETS	COUNTER	BACKSPLASH	
1	Entry	EXIST. CONC.	-	-	-	-	EXIST. STONE	GLASS	EXIST. STONE	EXIST. STONE	WD. BEADBOARD				
2	Multi-Use A	EXIST. WD.	WD. 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 RR 1	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 RR 3	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 RR 4	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				

LEGEND - SECTIONS



GENERAL NOTES - FINISHES

- SURFACES:
 - 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
 - SECURING OF EXIST. MILLWORK AND TRIM: RESECURE EXISTING 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
- EXPOSED MEP COMPONENTS:
 - EXPOSED DUCTS, CONDUIT, PIPING, WIRING, ASSOCIATED FASTENER, ETC., ARE TO BE PRIMED & PAINTED, EXCEPT IN MECHANICAL ROOMS
- FLOORS:
 - EXIST. WOOD FLOORS:
 - 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
 - CLEAN & REMOVE ADHESIVES, WAX, STAIN & PAINT FINISH ETC., TO BARE WOOD.
 - SCREEN FLOORS & REFINISH; 3-COATS TUNG OIL
- WALLS:
 - 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 MALLETT 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
 - EXIST. WOOD BEADBOARD: REPAIR EXISTING BEADBOARD. SUPPLEMENT WITH NEW AS REQUIRED TO MATCH EXISTING SPECIES, DIMENSIONS, & PROFILE.
 - CERAMIC TILE SURFACES: PROVIDE CEMENTITIOUS BACKER BOARD BEHIND CERAMIC WALL TILES AT NEW PARTITIONS
- CEILING:
 - EXIST. WOOD BEADBOARD:



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Sheet Name
Finish Schedule & Wall Types

Sheet Number

WINDOW SCHEDULE																												
NO.	SIZE (V.I.F.)		TYPES			HEAD	JAMB	SILL	GLASS		SECURITY BAR		Hardware (Quantities)														REMARKS	
	WIDTH	HEIGHT	WINDOW	CASING	Replace (Quantities)				Remove	Restore	Restore							Replace										
											P	L	C	O	Y	SC	SL	H	HA	K	P	L	C	O	Y	SC		SL
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																									

GENERAL NOTES - WINDOWS

- SURVEY:**
 - 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.
 - WINDOW SIZES FOR EXISTING OPENING ARE APPROXIMATE; CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF OPENINGS.
- EXIST. WINDOWS:**
 - 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.
 - DOUBLE-HUNG HARDWARE: REPLACE SASH LOCKS, PULLS & LIFTS WHERE MISSING OR DETERIORATED BEYOND REPAIR; REPLACE SASH CHAINS AND WEIGHTS 100%.
 - REMOVE ABANDONED REMNANT HARDWARE.
- TEMPORARY PROTECTION:** PROVIDE TEMPORARY ENCLOSURES FOR WINDOW OPENINGS AS REQUIRED FOR SECURITY & TO ENSURE BUILDING IS WEATHERTIGHT.
- SEALANTS:**
 - REMOVE & REPLACE PERIMETER SEALANT 100%
- WINDOW TREATMENT:** REMOVE ALL NON-ORIGINAL INTERIOR WINDOW TREATMENTS. PROVIDE WINDOW FILM AT SELECT WINDOWS. PROVIDE WOOD BLINDS AT DOUBLE HUNG WINDOWS.
- WINDOW FINISH:** REFER TO GENERAL NOTES, SHEET AS.01.

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)....

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.

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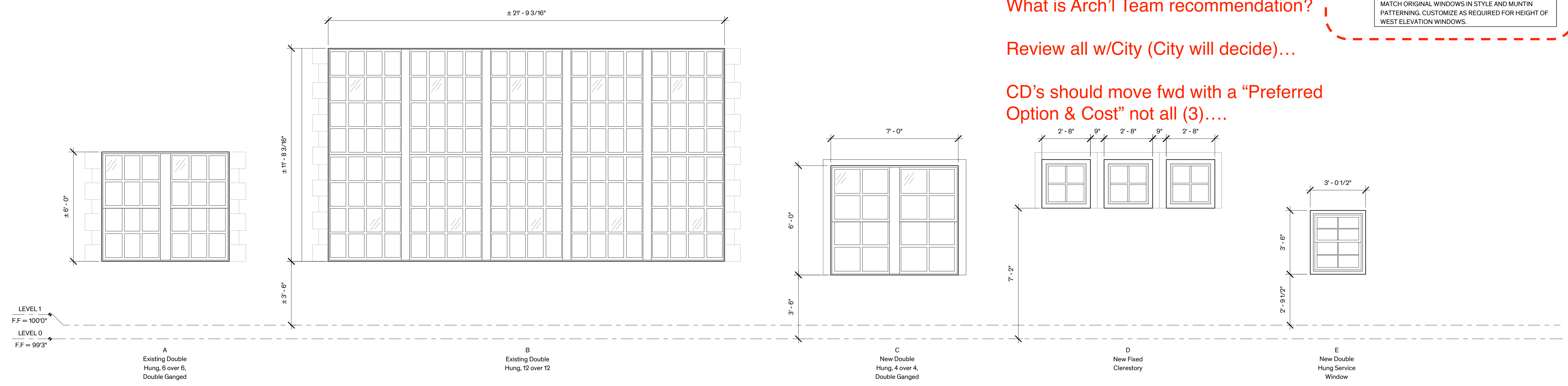
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Sheet Name Window Schedule & Types

Sheet Number
A5.11

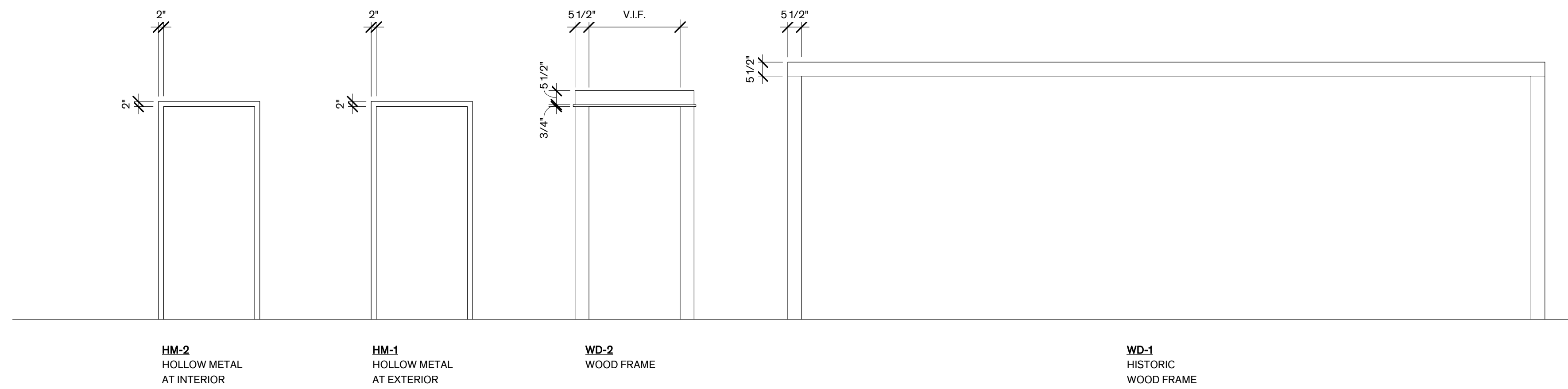


1 Window Types
3/8" = 1'-0"

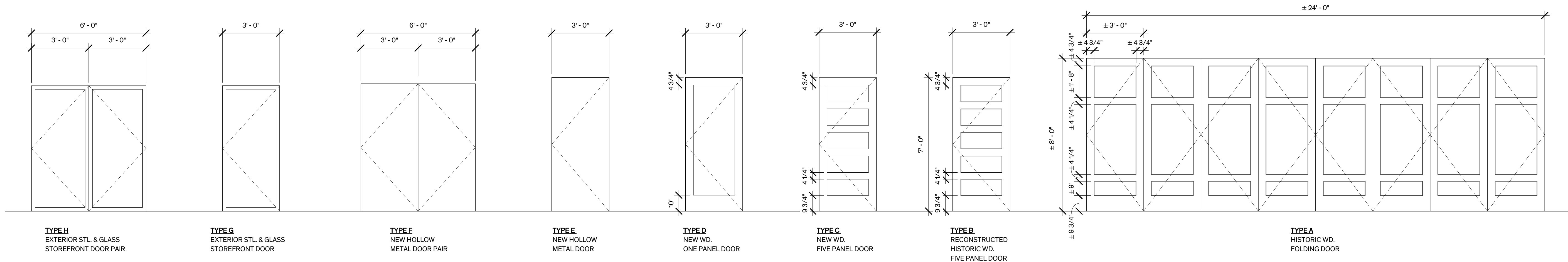
DOOR SCHEDULE											
DOOR NO.	SIZE		DOOR TYPE		FRAME TYPE	DETAIL			FIRE RATING	HARDWARE SET NO.	REMARKS
	WIDTH	HEIGHT	DOOR	GLASS	FRAME	THRESH	JAMB	HEAD			
1	6'-1"	8'-0"	H	-	STL	-	-	-	-	-	
2A	3'-0"	7'-0"	B	-	WD-2	-	-	-	-	-	
2B	3'-0"	7'-0"	E	-	HM-1	-	-	-	-	-	
3A	3'-0"	7'-0"	B	-	WD-2	-	-	-	-	-	
3B	26'-11 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.



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



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

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

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TIRZ PM
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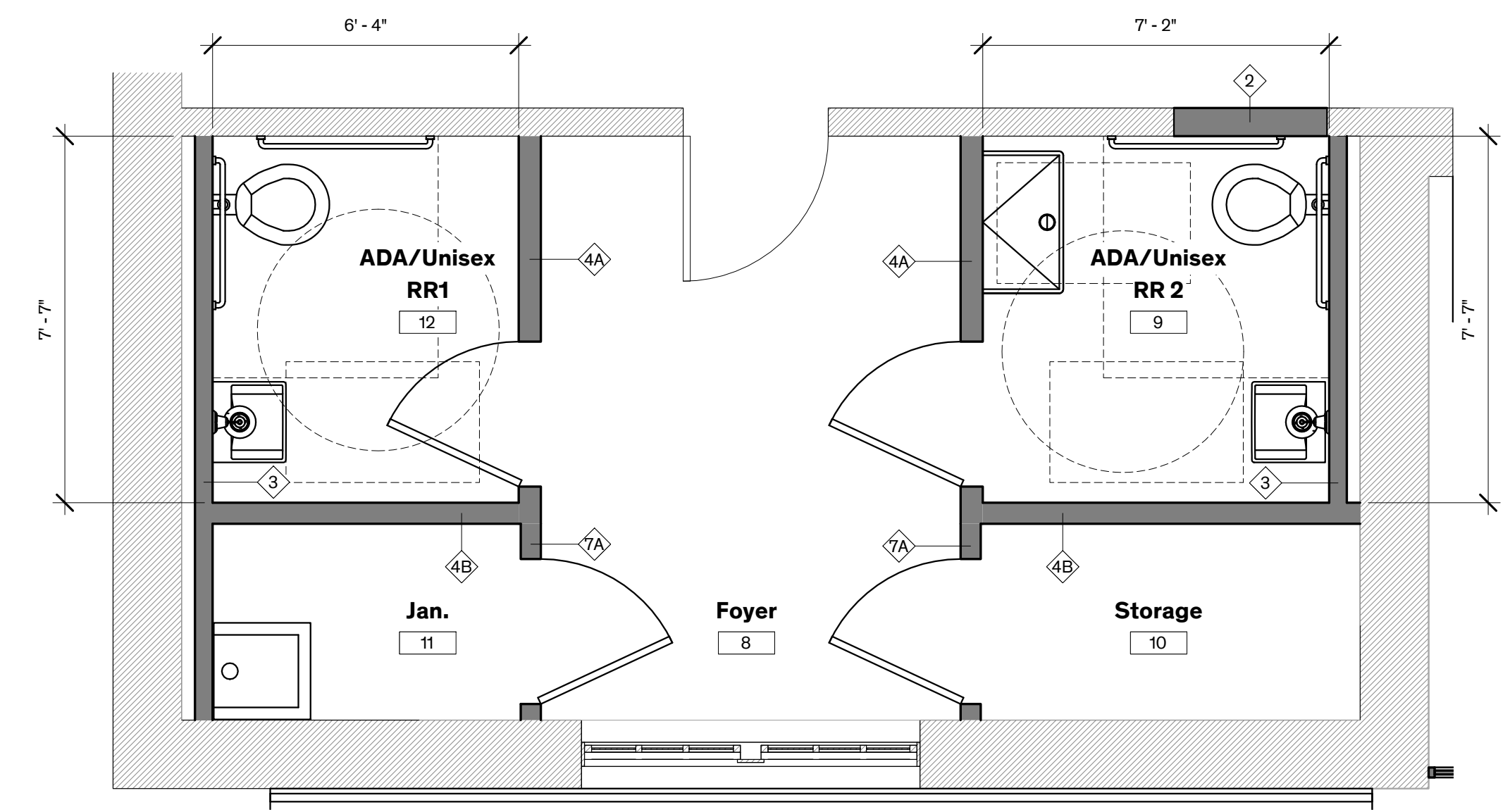
Larry Irsik

10/11/2023

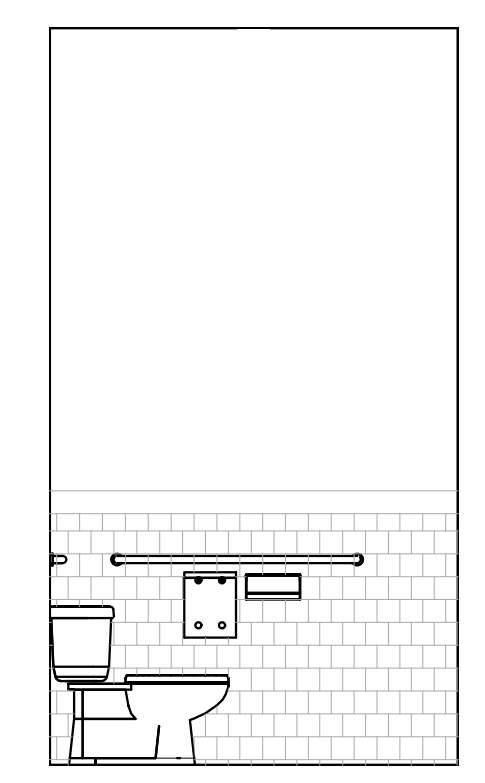
Architexas No. 2314 Date October 11, 2023

Sheet Name Door Schedule & Types

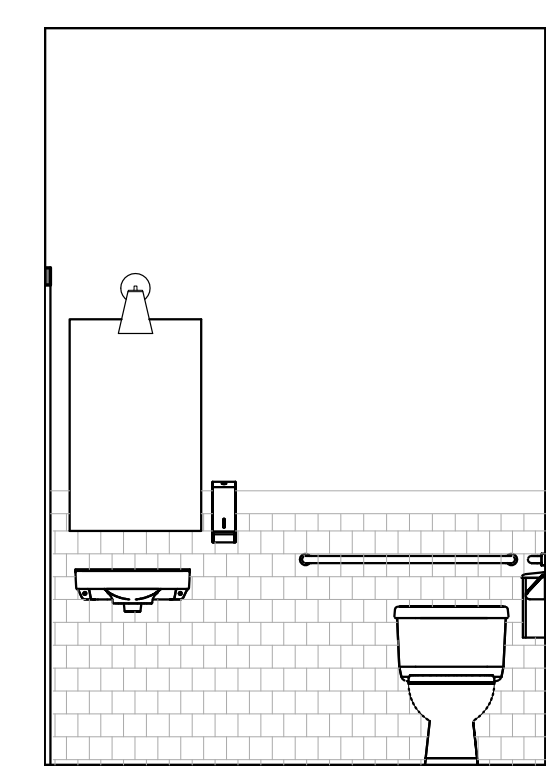
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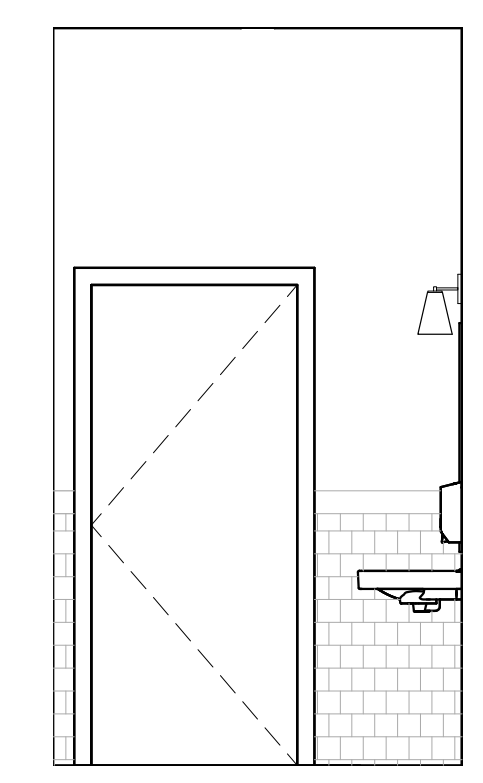
10 HC RR 1 & 2 Enlarged Plan
3/8" = 1'-0" PLAN NORTH



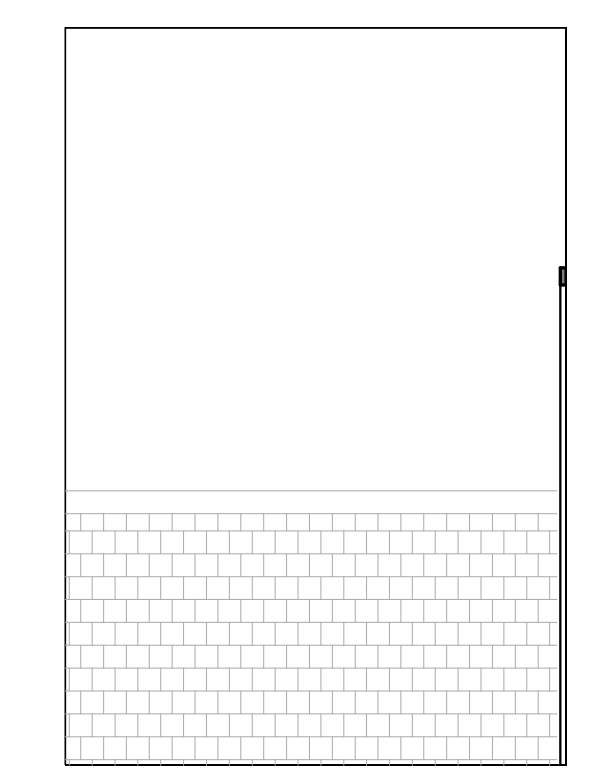
9 HC RR 3 - South
3/8" = 1'-0"



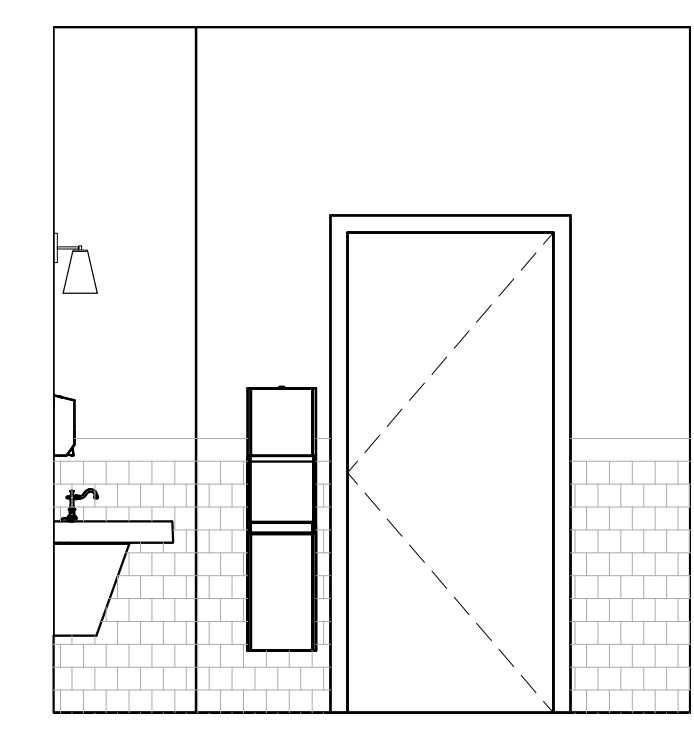
8 HC RR 3 - East
3/8" = 1'-0"



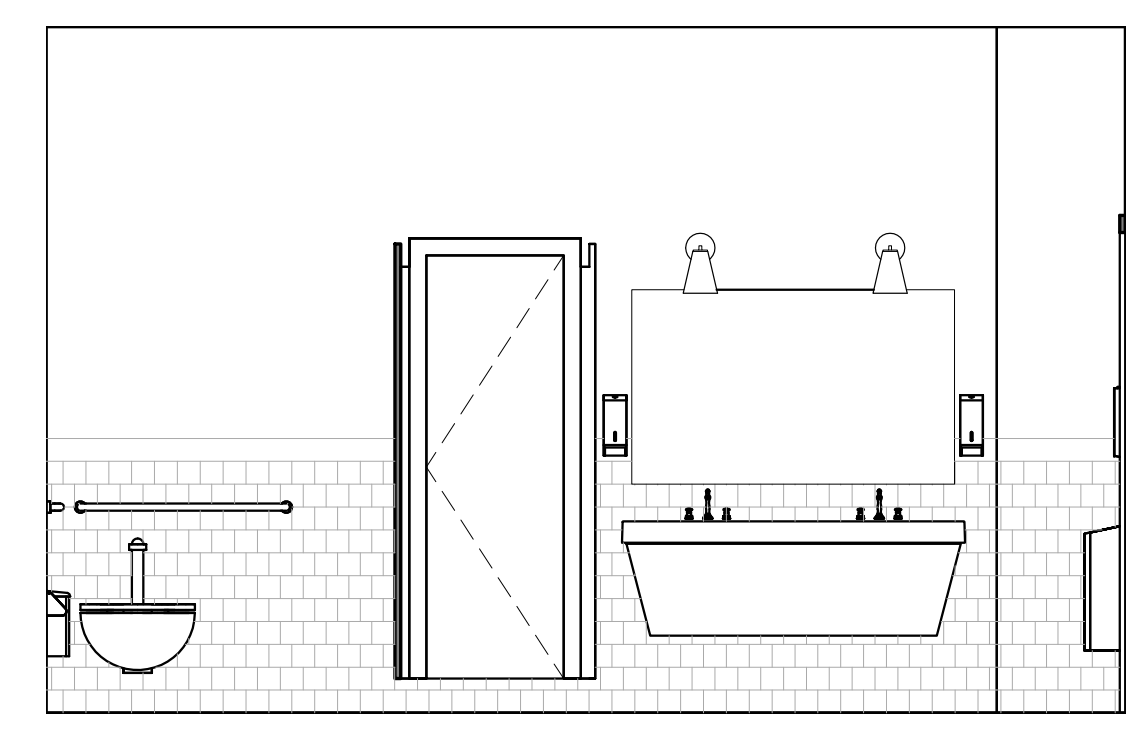
7 HC RR 3 - North
3/8" = 1'-0"



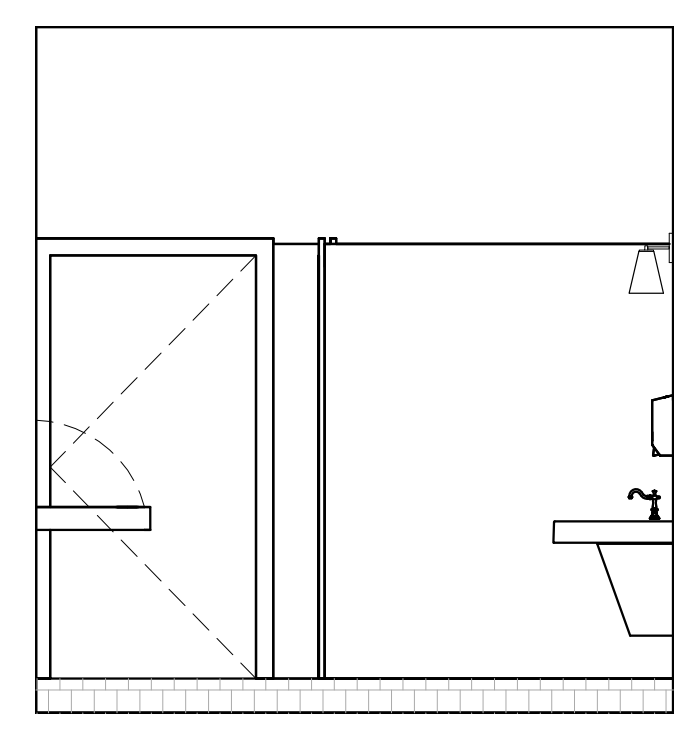
6 HC RR 3 - West
3/8" = 1'-0"



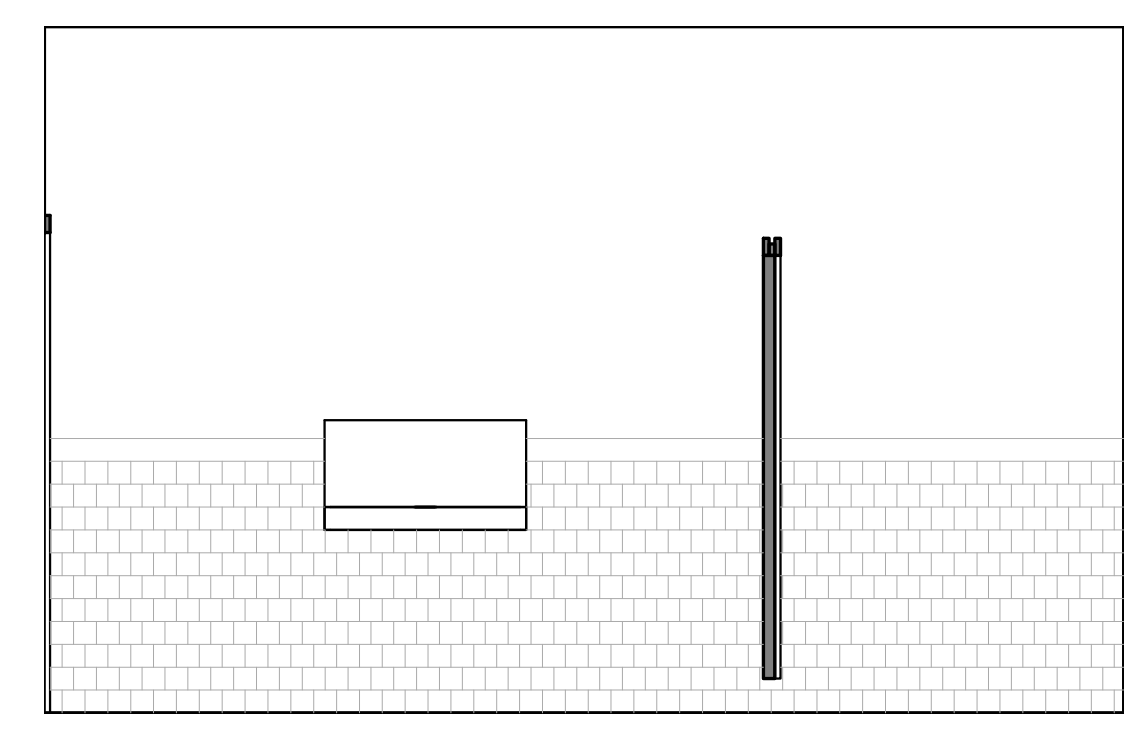
5 Women's RR - East
3/8" = 1'-0"



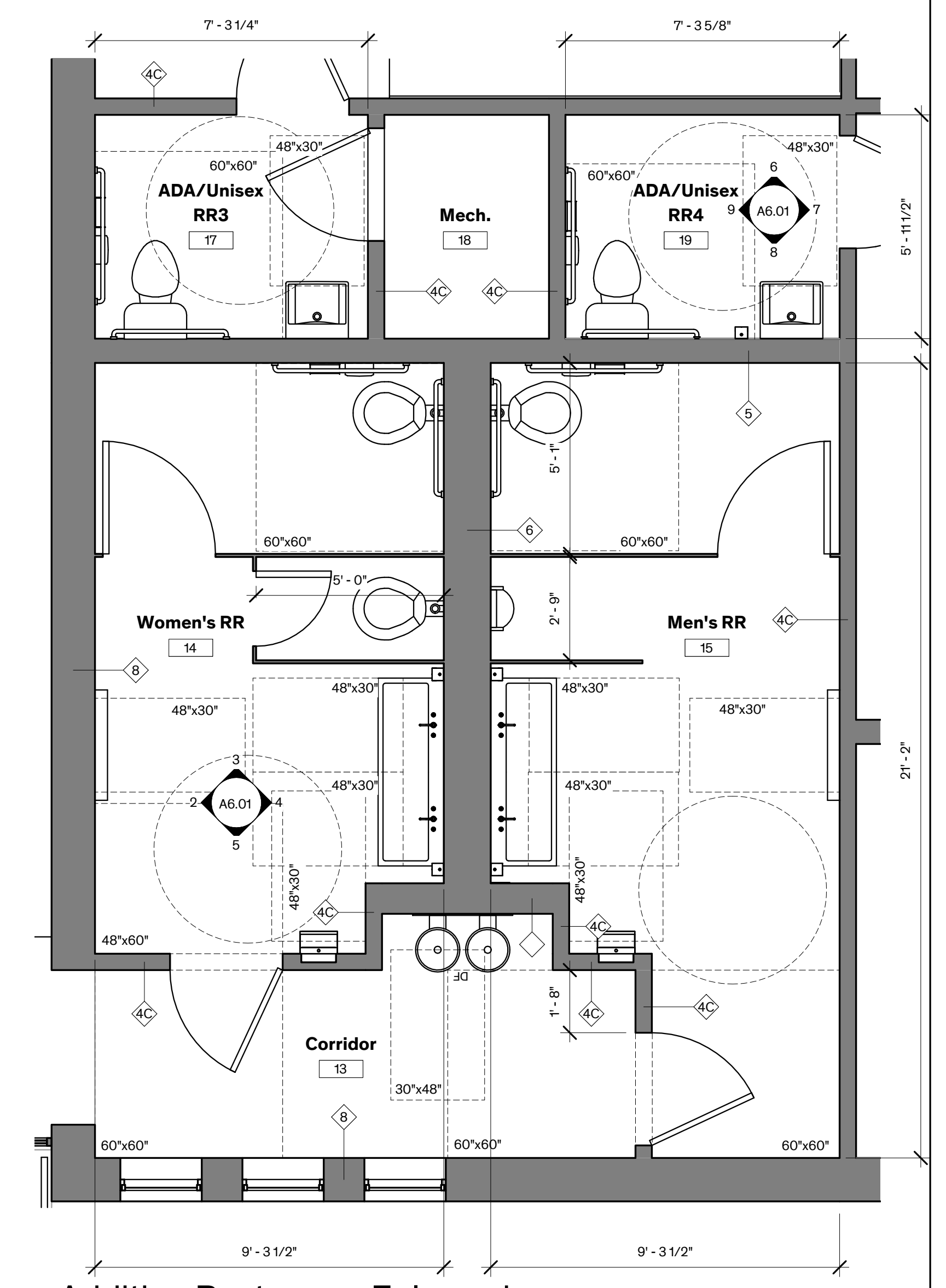
4 Women's RR - North
3/8" = 1'-0"



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



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



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

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Architexas No. 2314 **Date** October 11, 2023

Sheet Name Enlarged Plans & Interior Elevations

Sheet Number

City of Dripping Springs STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

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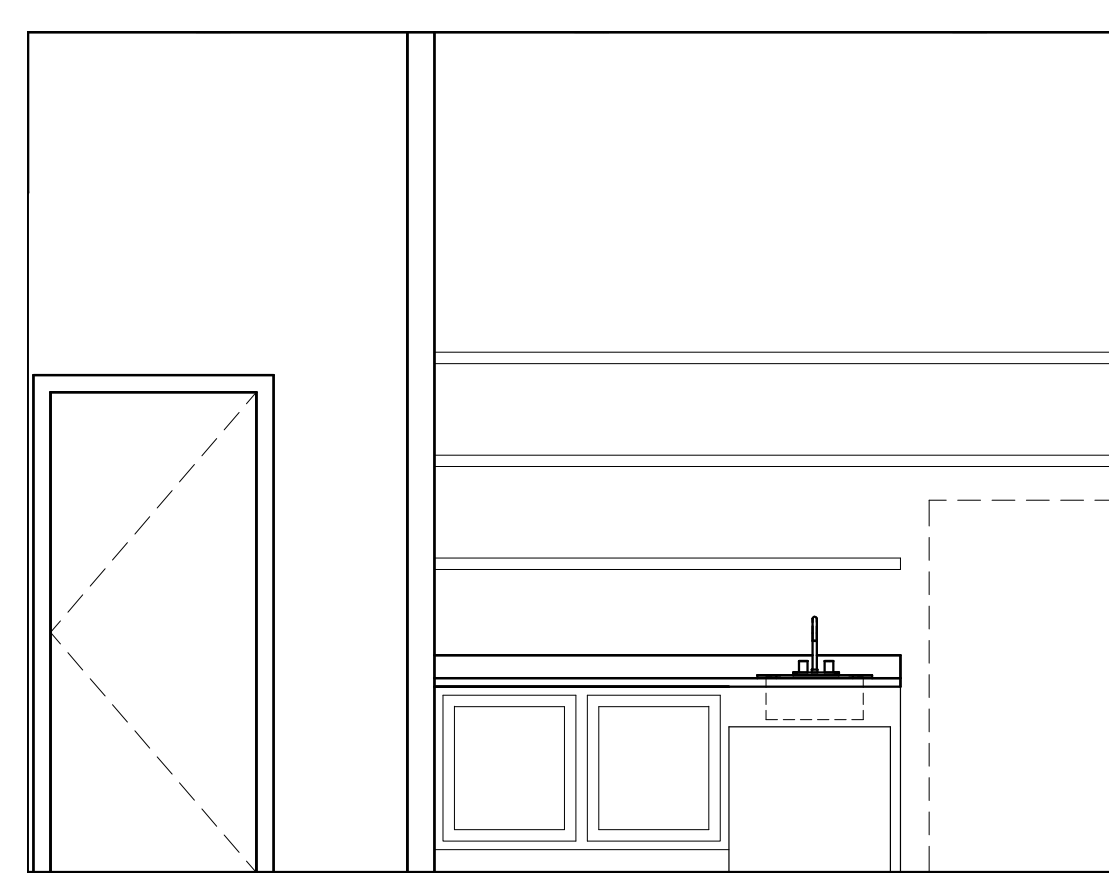
10/11/2023

Architexas No.
2314 **Date**
October 11, 2023

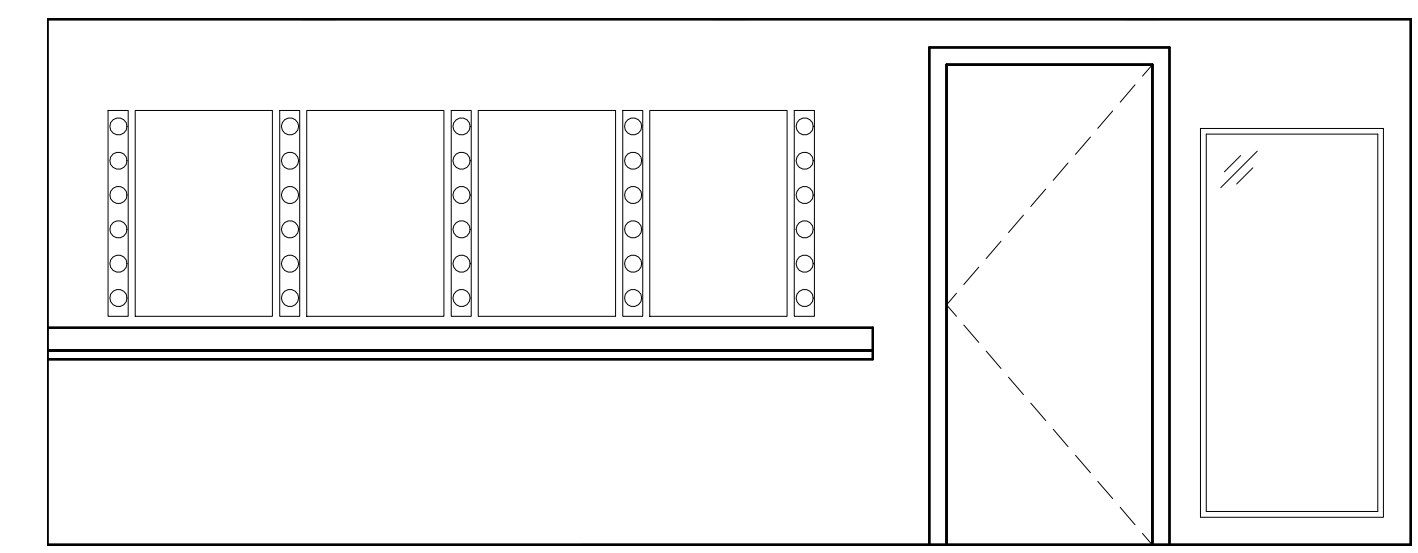
Sheet Name
Enlarged Plans & Interior Elevations

Sheet Number

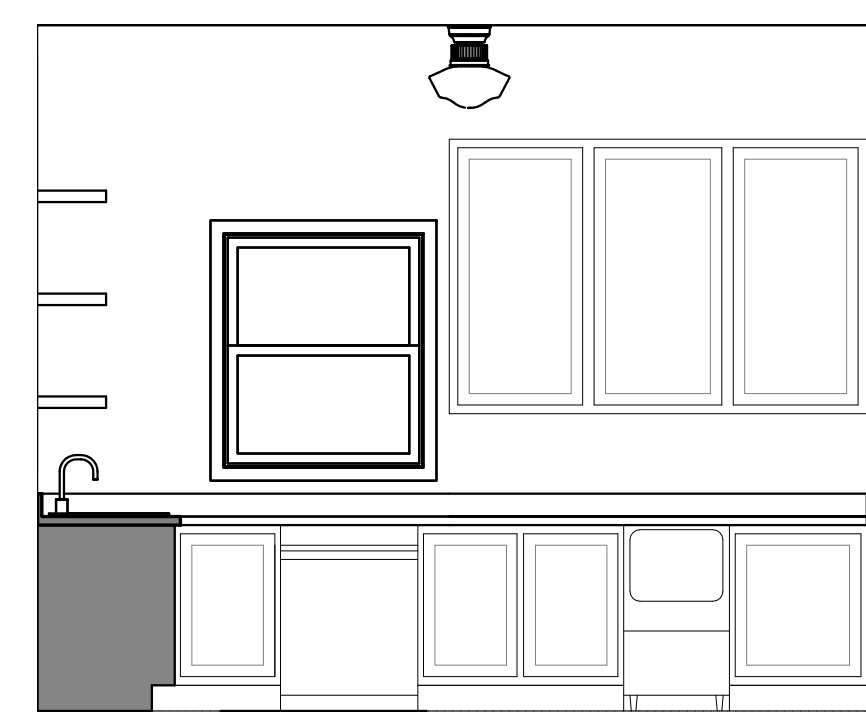
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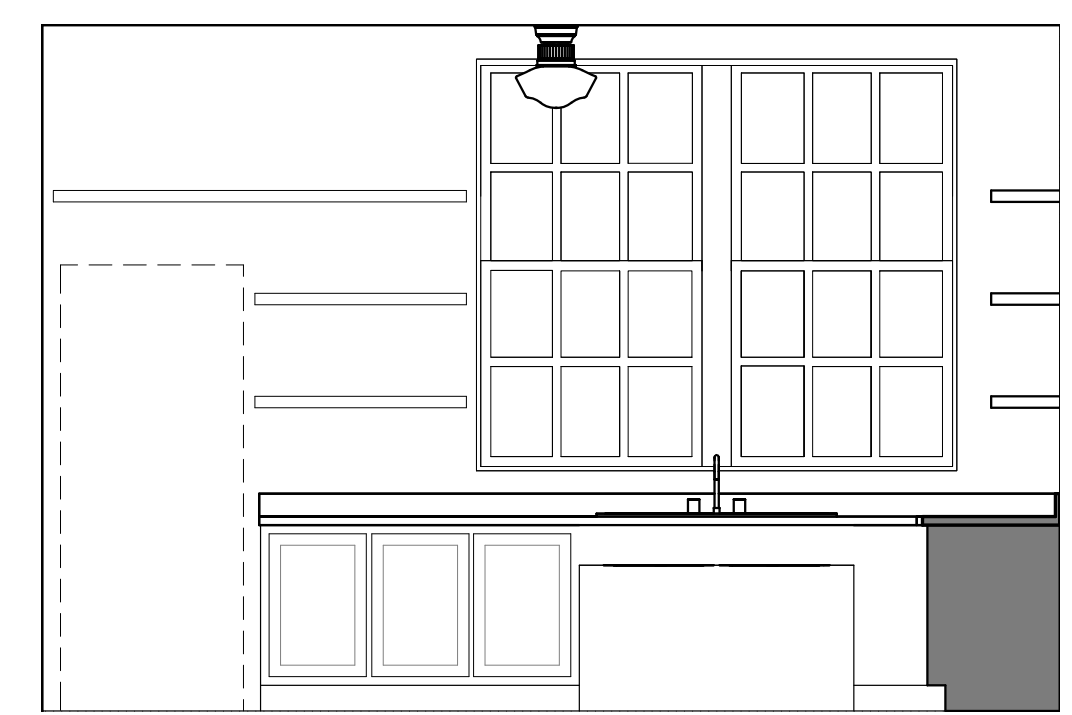
6 Entry Lobby Kitchenette
3/8" = 1'-0"



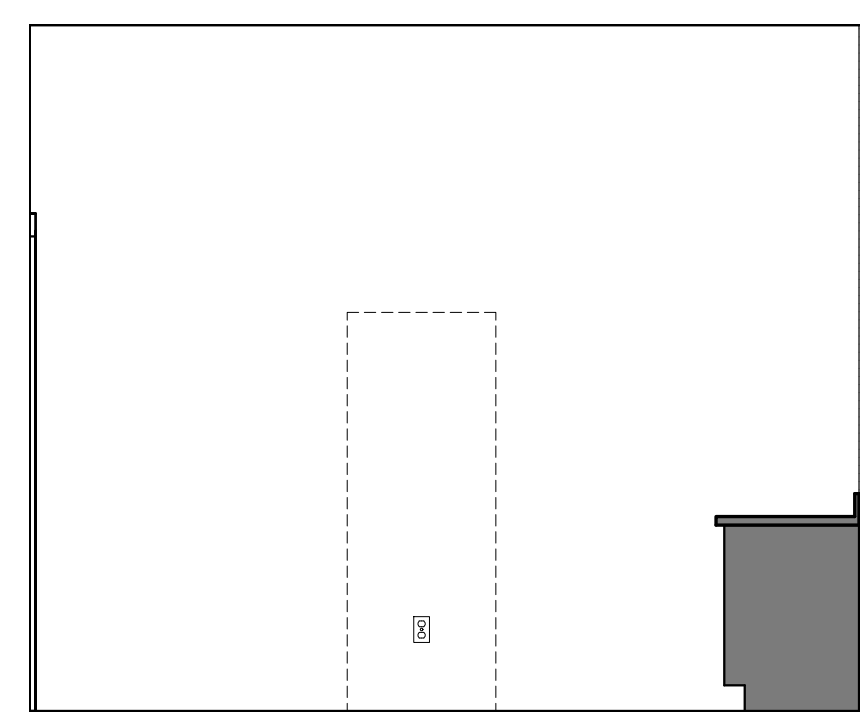
5 Dressing Room
3/8" = 1'-0"



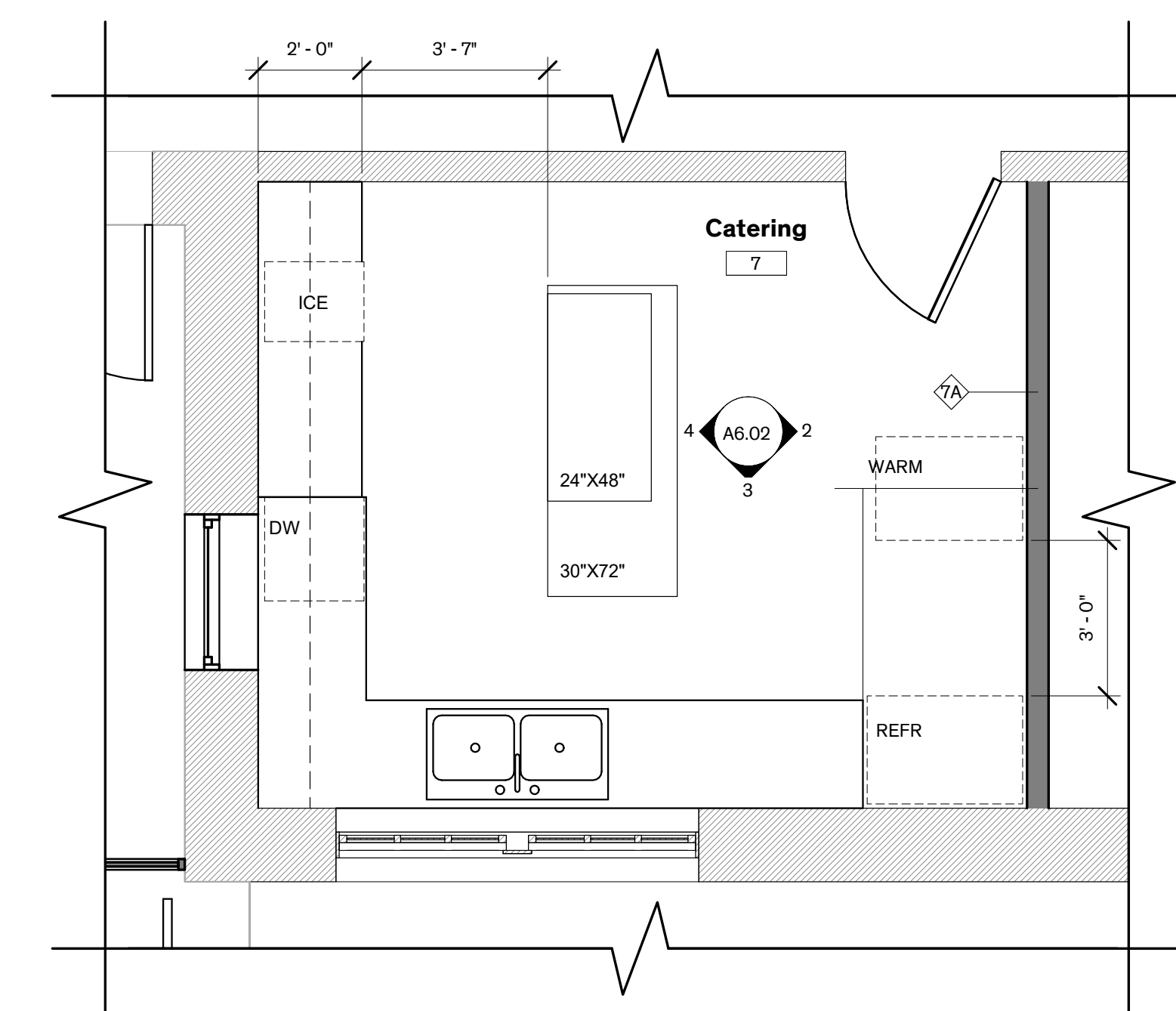
4 Catering - South
3/8" = 1'-0"



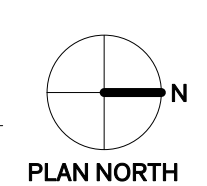
3 Catering - East
3/8" = 1'-0"

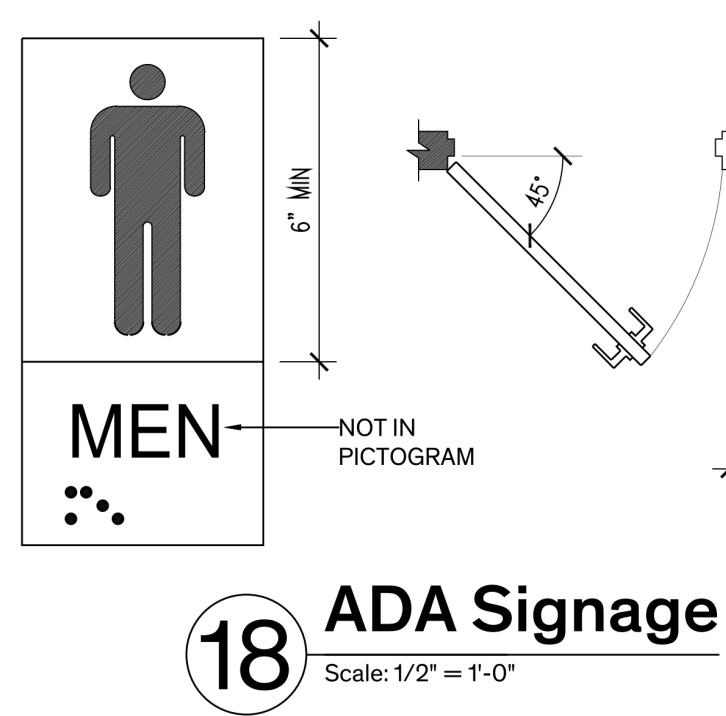


2 Catering - North
3/8" = 1'-0"

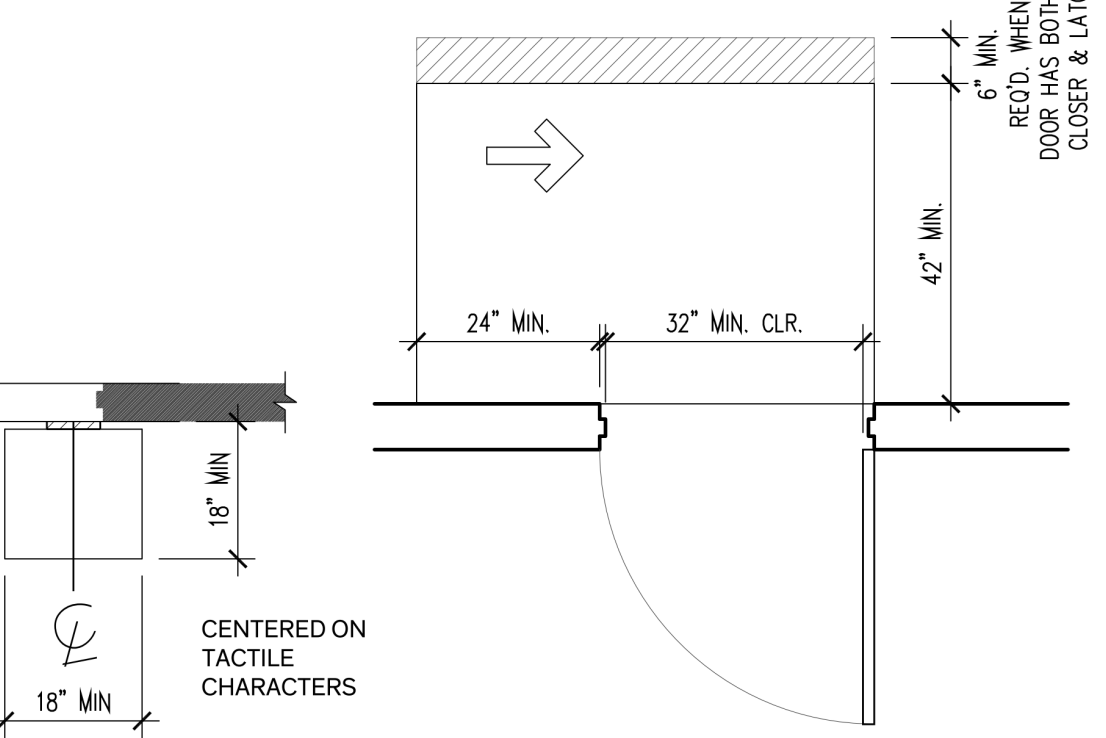


1 Catering Enlarged Plan
3/8" = 1'-0"

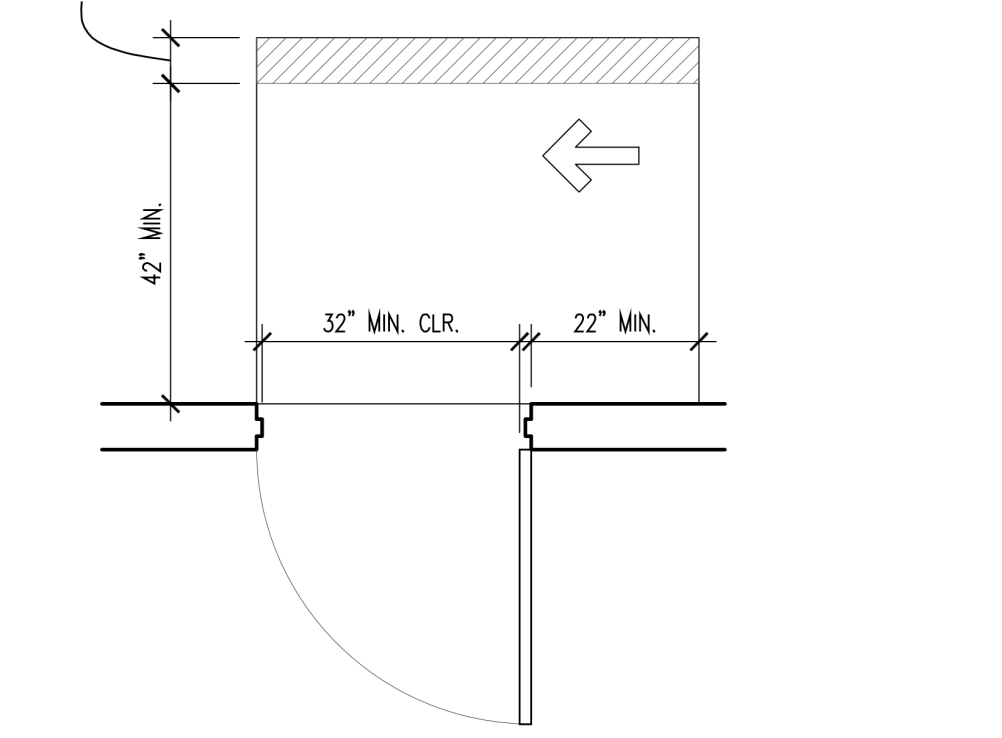




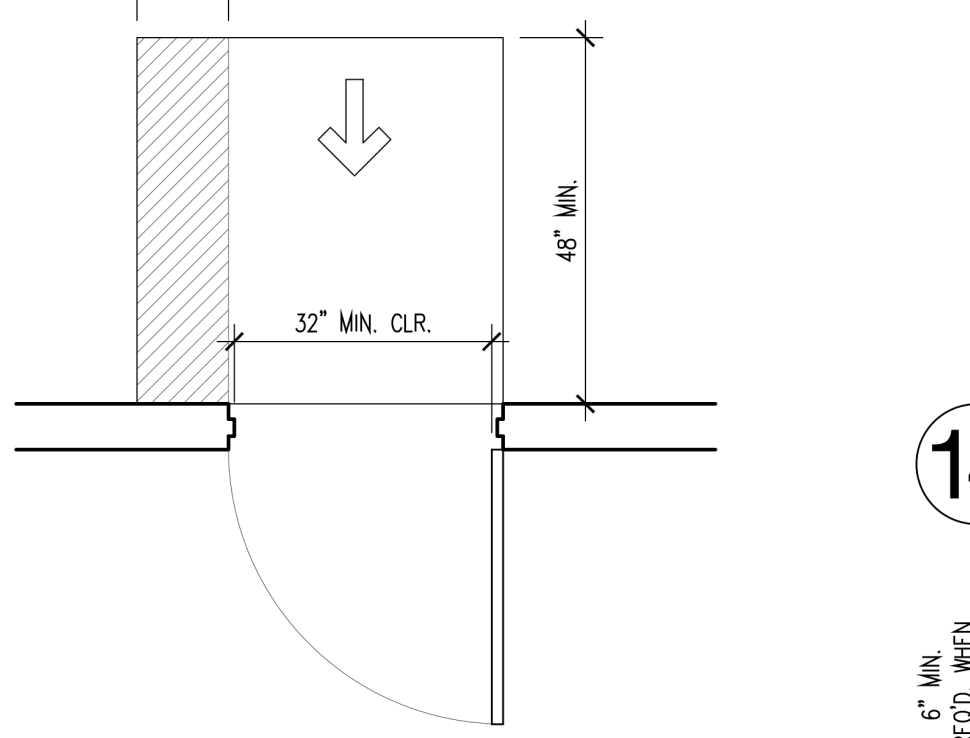
18 ADA Signage
Scale: 1/2" = 1'-0"



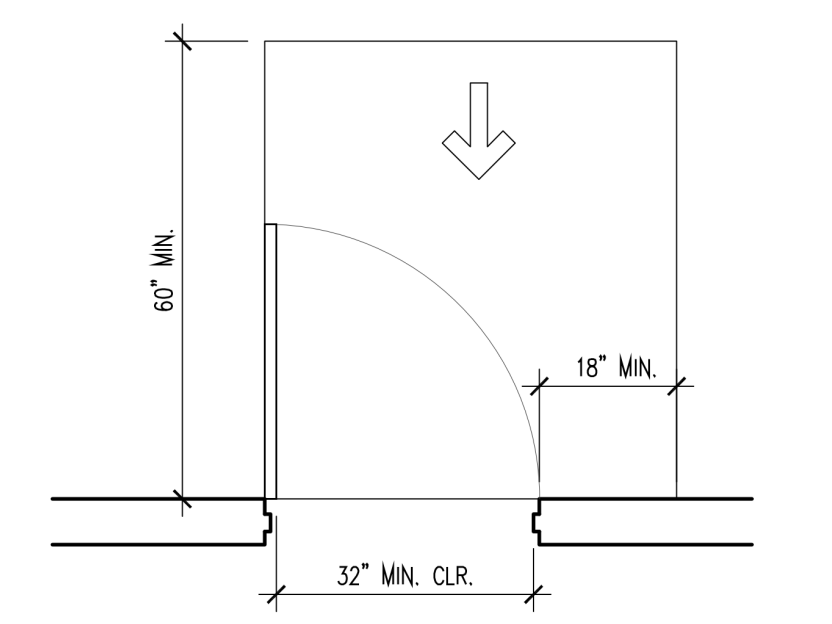
17 Min. Clearance @ Doors Latch Approach, Push Side
Scale: 1/2" = 1'-0"



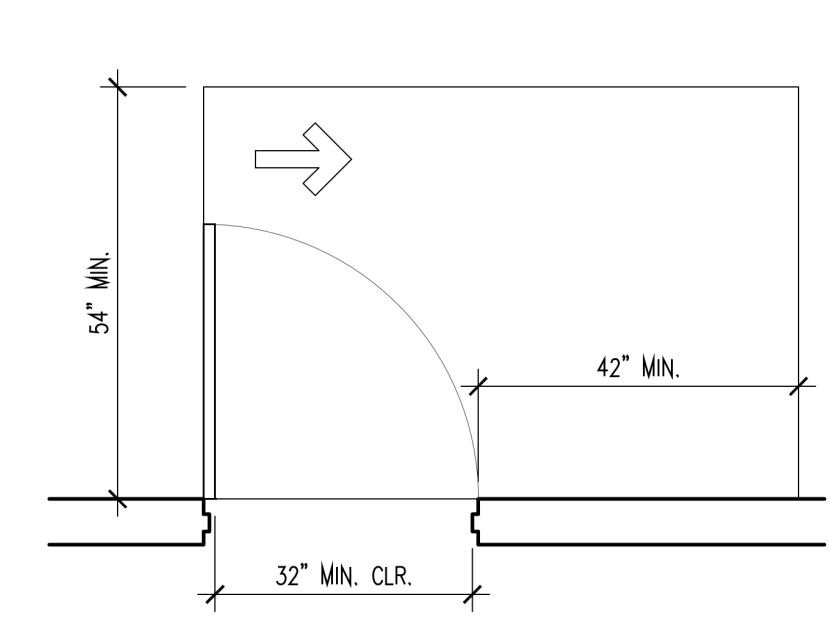
16 Min. Clearance @ Doors Hinge Approach, Push Side
Scale: 1/2" = 1'-0"



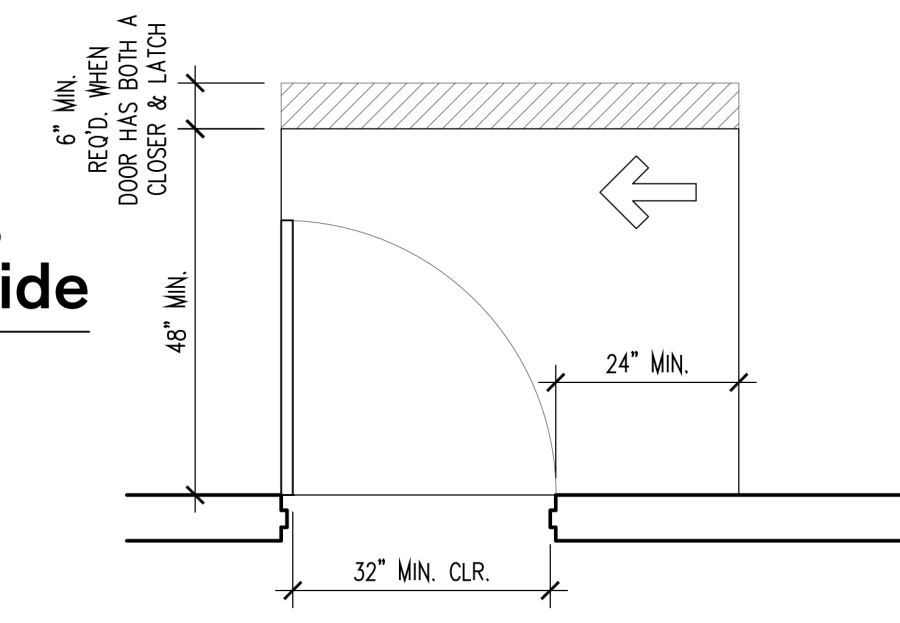
15 Min. Clearance @ Doors Front Approach, Push Side
Scale: 1/2" = 1'-0"



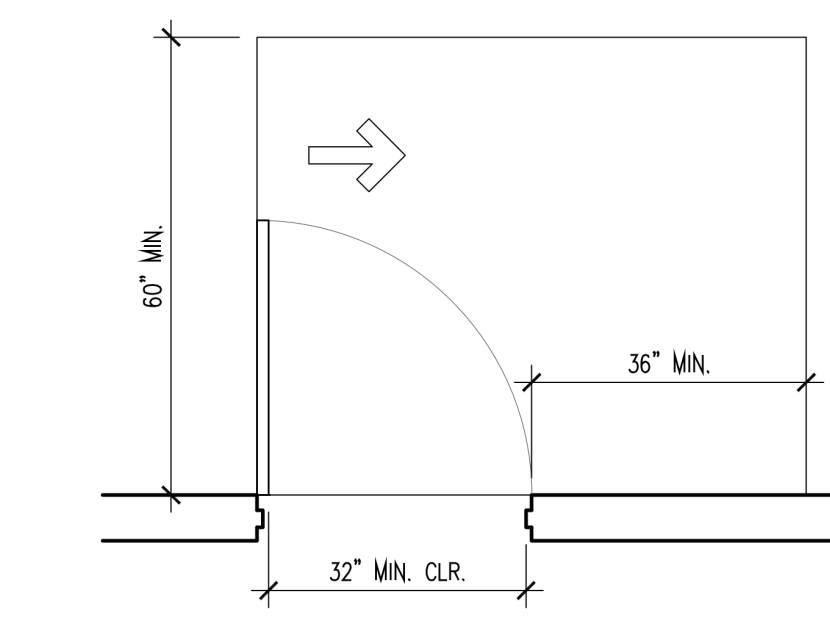
14 Min. Clearance @ Doors Front Approach, Pull Side
Scale: 1/2" = 1'-0"



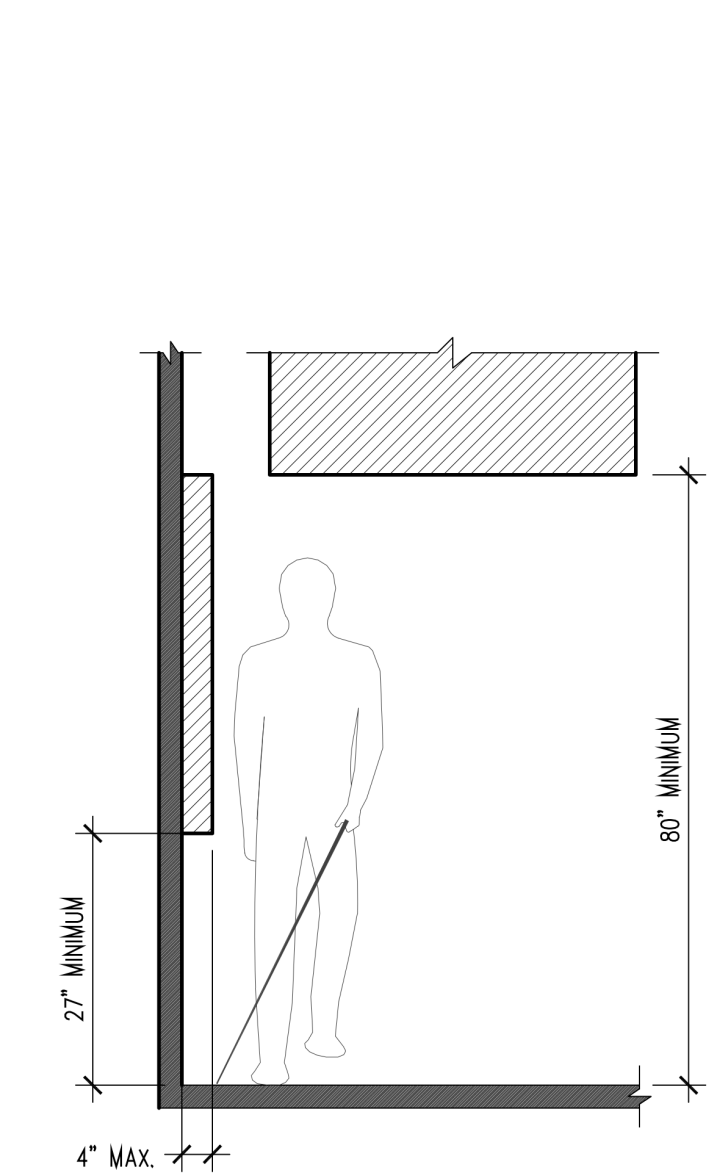
13 Min. Clearance @ Doors Hinge Approach, Pull Side
Scale: 1/2" = 1'-0"



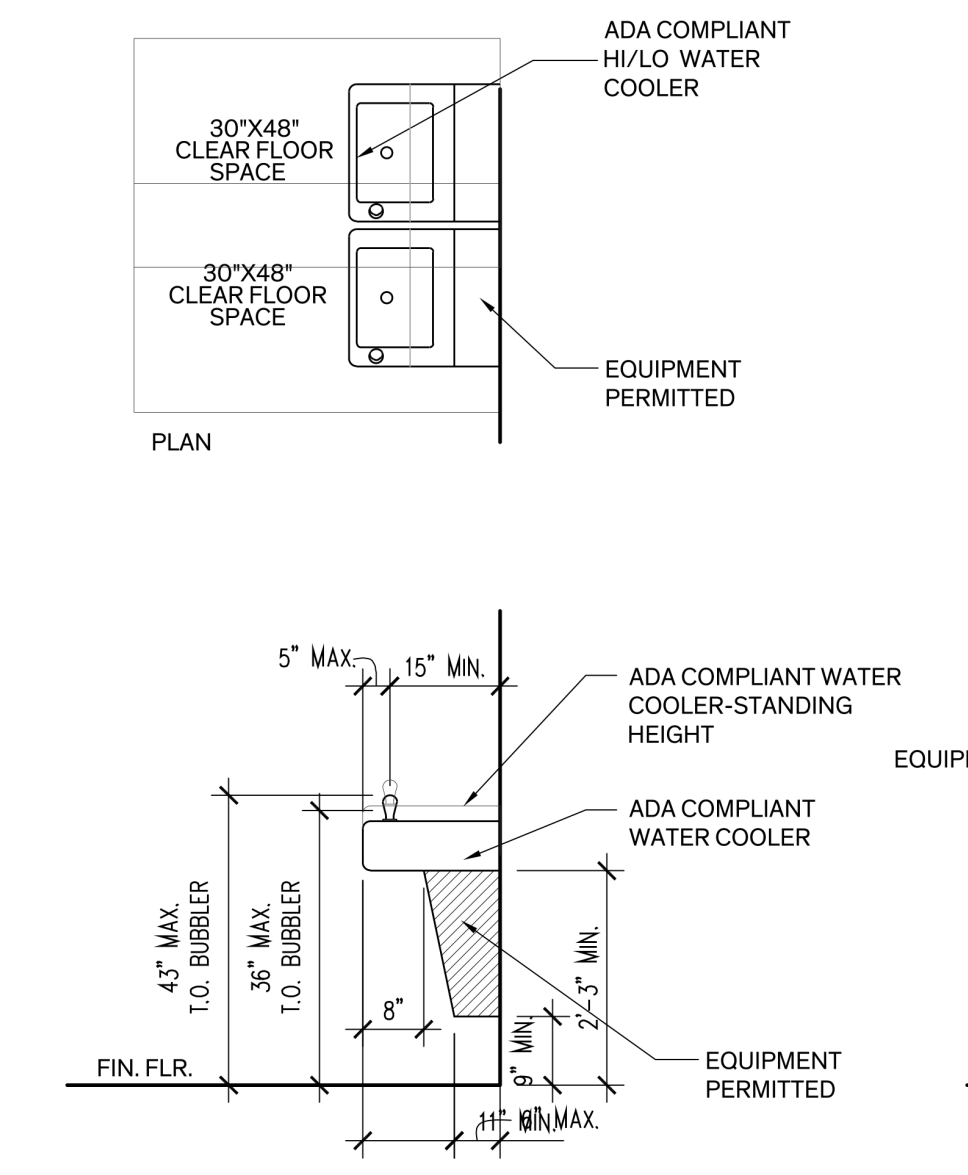
12 Min. Clearance @ Doors Latch Approach, Pull Side
Scale: 1/2" = 1'-0"



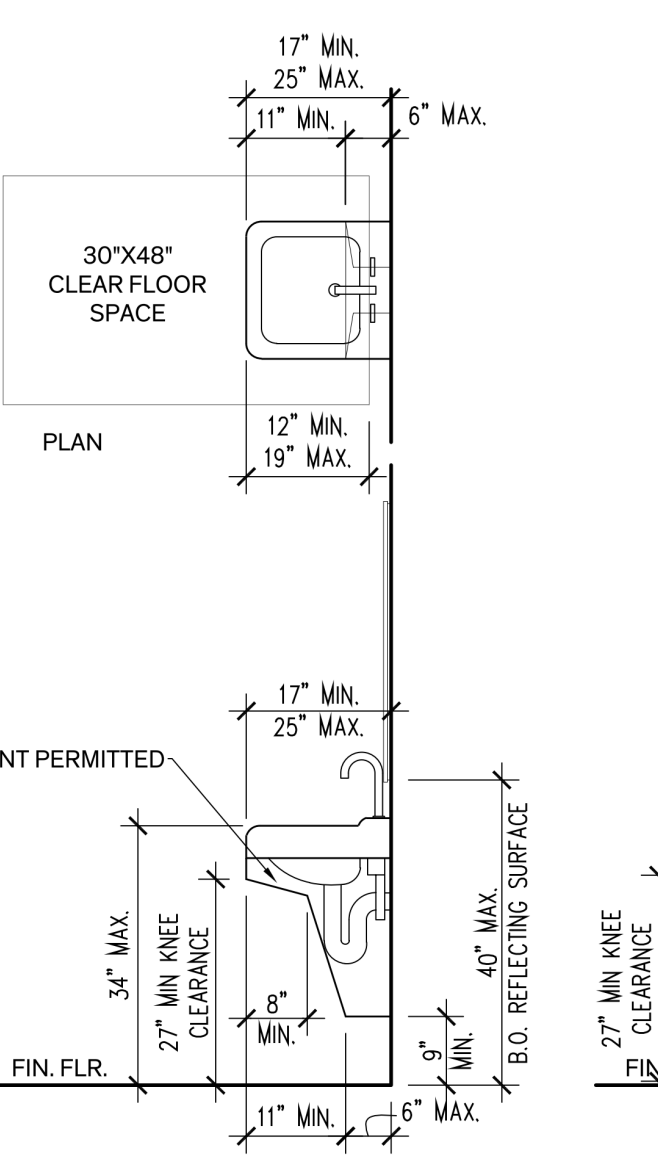
11 Min. Clearance @ Doors Hinge Approach, Pull Side
Scale: 1/2" = 1'-0"



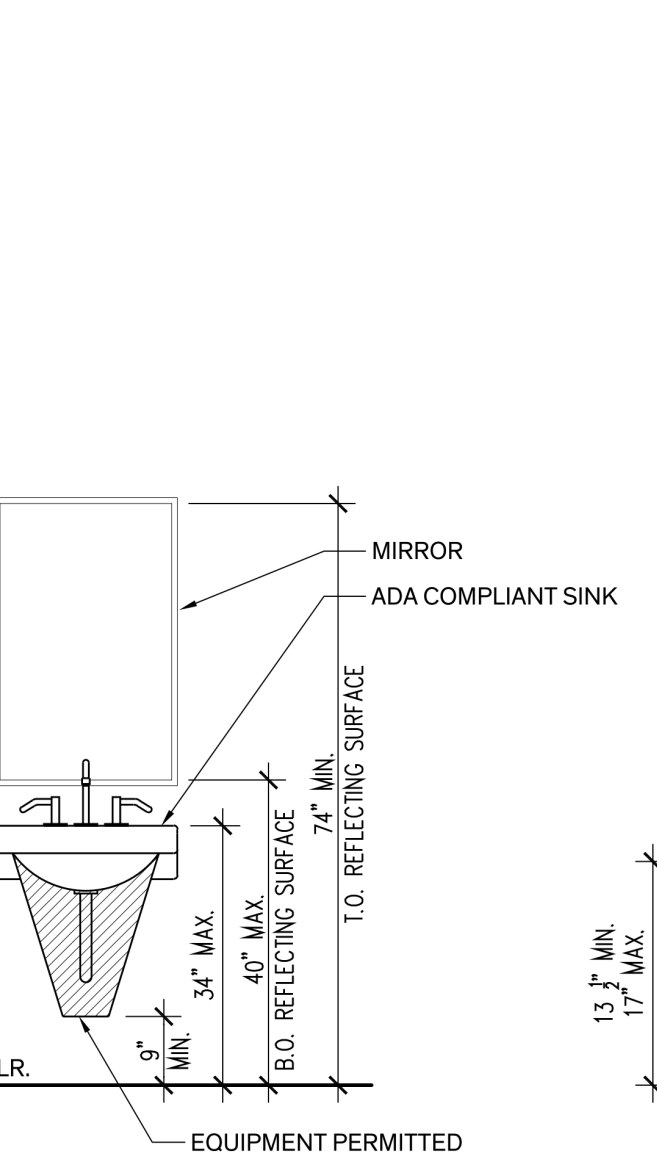
10 ADA Projection Limitations
Scale: 1/2" = 1'-0"



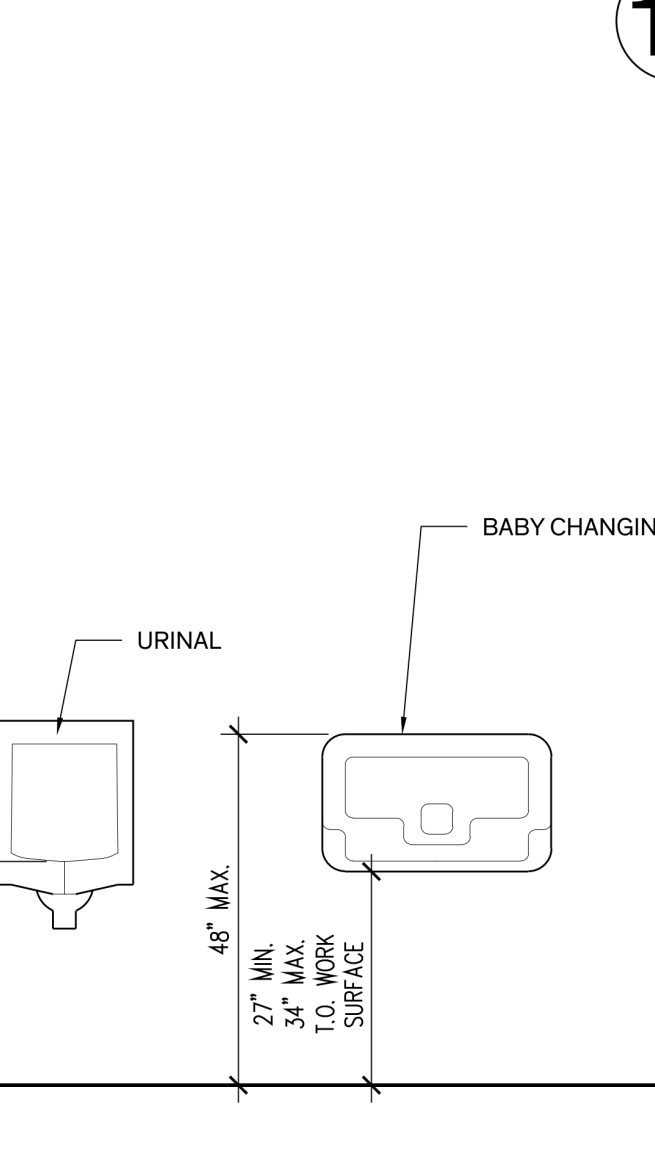
9 ADA Hi/Low Drinking Fountain Elevation
Scale: 1/2" = 1'-0"



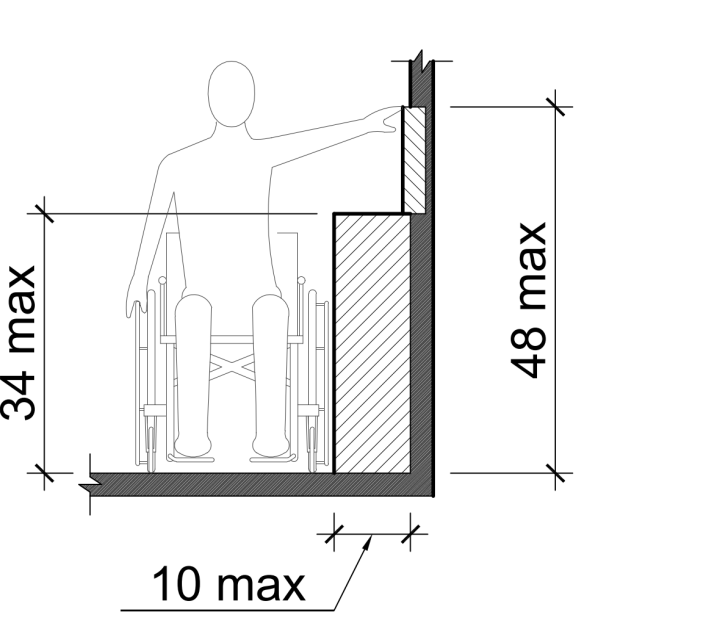
8 ADA Sink (Side Elev. and Plan)
Scale: 1/2" = 1'-0"



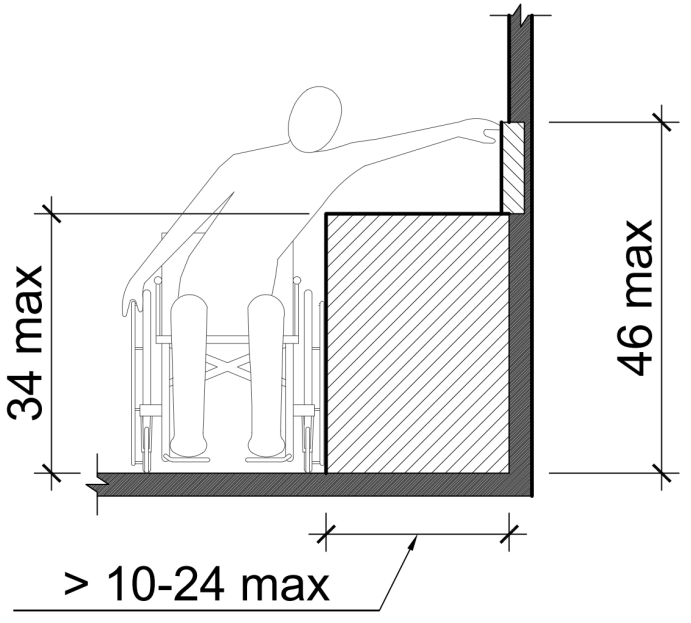
7 ADA Sink, Mirror, and Soap Dispenser
Scale: 1/2" = 1'-0"



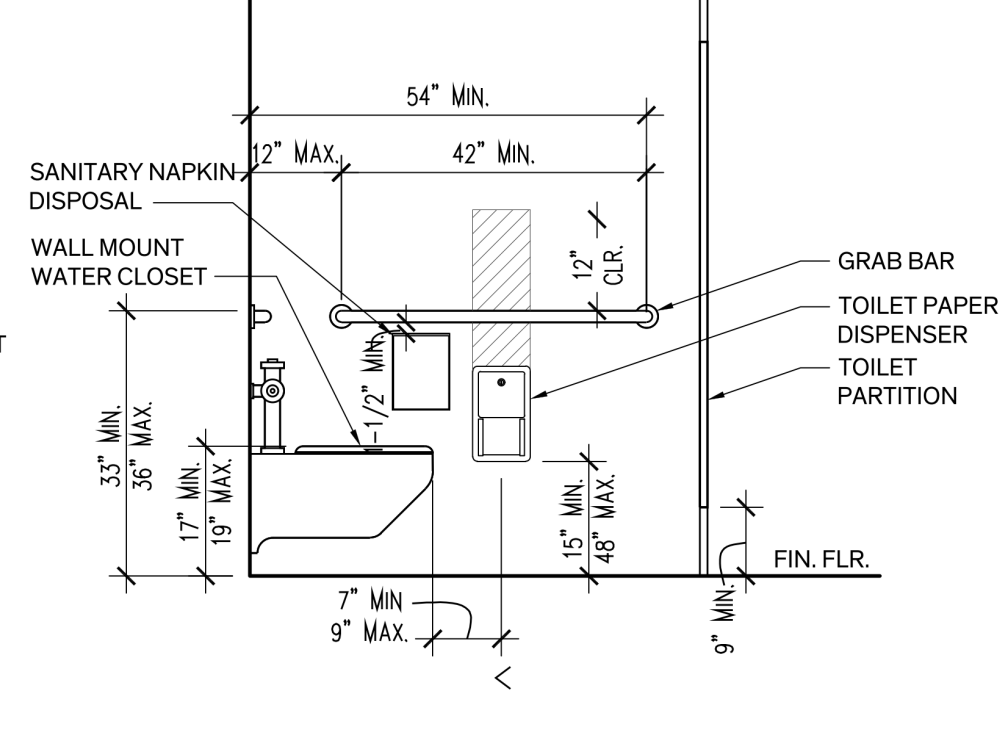
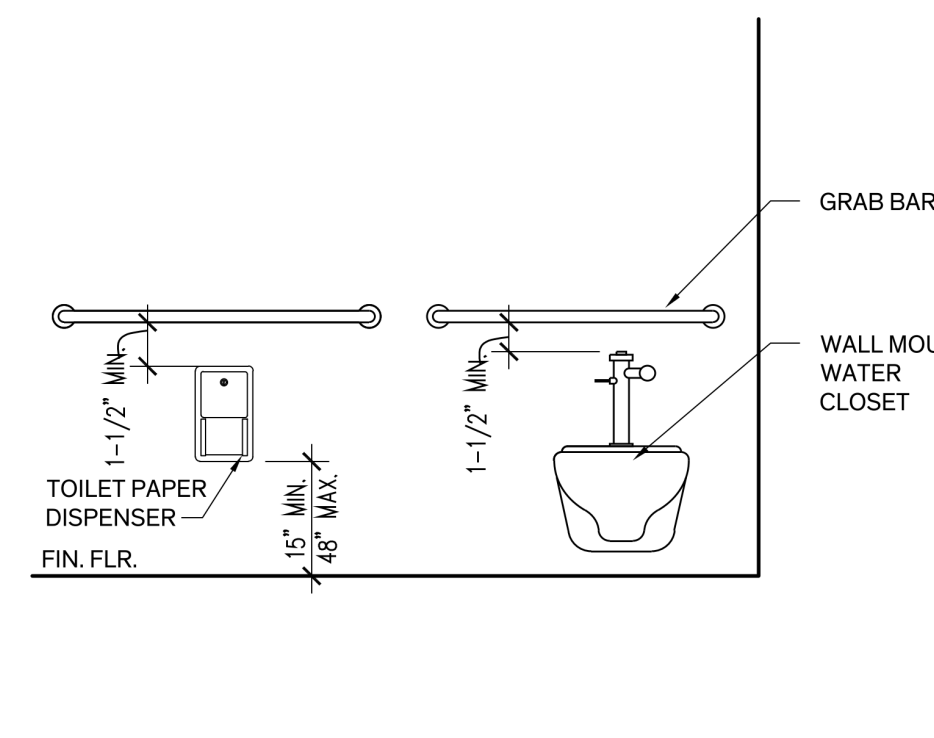
6 Typ. ADA Mounting Heights
Scale: 1/2" = 1'-0"



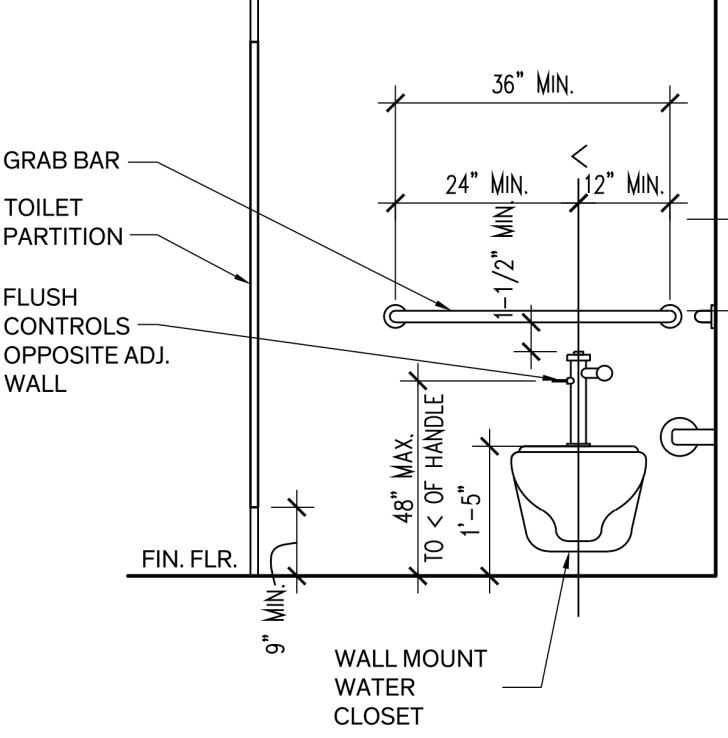
5 ADA Control Reach Limitations (Forward / Side Reach Possible)
Scale: 1/2" = 1'-0"



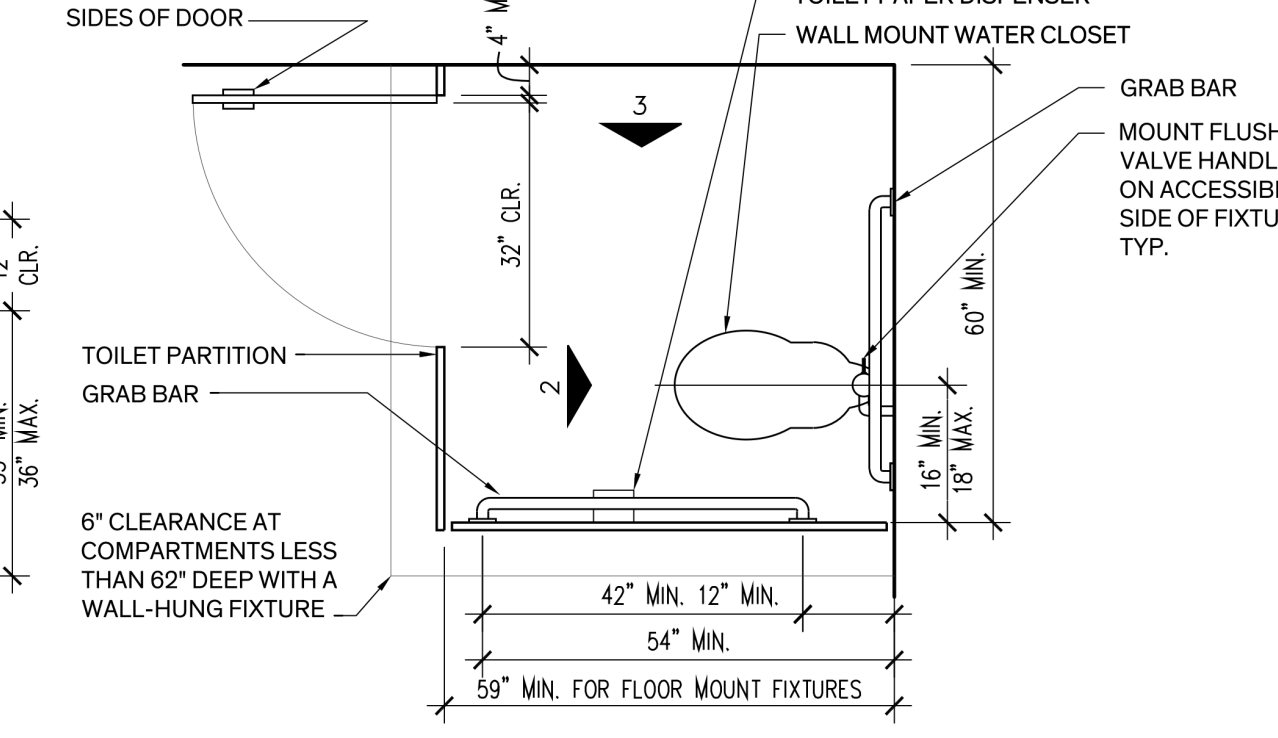
4 ADA Grab Bar Clearances
Scale: 1/2" = 1'-0"



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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Larry Isik
10/11/2023

Architexas No. 2314 Date October 11, 2023
Sheet Name ADA Diagrams
Sheet Number

COORDINATION

- 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.
- Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes and drains.
- 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.
- 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.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the detail
- 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.
- 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.

SUBMITTALS

- 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.
- 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.
- The contractor shall be responsible for delays caused by rejection of inadequate shop drawings.
- 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.
- 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 engineer 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.
- Refer to individual sections for specific submittal requirements.

SUBSTITUTIONS

- 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

- IBC 2018 International Building Code and IBC 2018 International Existing Building Code.
- Wind and Earthquake Loads: Minimum Design Loads and Associated Criteria for Buildings and Other Structures, American Society of Civil Engineers, ASCE 7-16.
- Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-14.
- Structural Masonry: Building Code Requirements for Masonry Structures, reported by the Masonry Standards Joint Committee, TMS 402-16.
- Structural Steel: Steel Construction Manual, American Institute of Steel Construction, Fourteenth Edition. Specification for Structural Steel Buildings, AISC 360-16.
- 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 SDPW5-15.
- 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.
- 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).
- Prefabricated Metal-plate-connected Wood Trusses: National Design Standard for Metal-plate-connected Wood Truss Construction, TPI 1-2014.

BUILDING MOVEMENTS

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

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

5. Wind Loads

- Wind Lateral Load on Structural Frame is based on the following:
 - Ultimate Design Wind Speed (3-sec. gust), V_{ult} 115 mph
 - Nominal Design Wind Speed, V_{nom} 89 mph
 - Risk Category II
 - Wind Exposure Category C
 - Internal Pressure Coefficient, G_{Cp} ±0.18
 - Component & Cladding Ultimate Design Pressures:

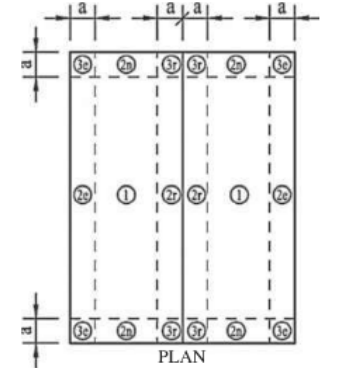
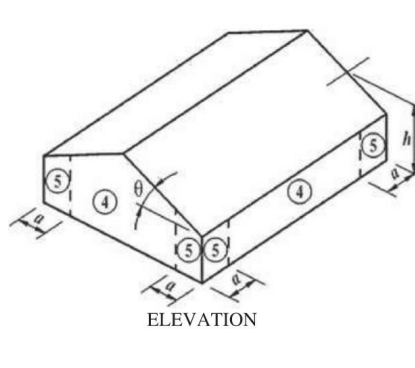
Effective Area:	≤ 10 ft ²	(Overhangs)
Zone 1	+18.8 psf; -44.1 psf	-57.2 psf
Zone 2e	+18.8 psf; -44.1 psf	-57.2 psf
Zone 2n	+18.8 psf; -70.3 psf	-83.5 psf
Zone 2r	+18.8 psf; -70.3 psf	-83.5 psf
Zone 3e	+18.8 psf; -70.3 psf	-99.2 psf
Zone 3r	+18.8 psf; -82.1 psf	-108.2 psf
Zone 4	+31.0 psf; -33.6 psf	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

Effective Area:	50 ft ²	(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 ft ²	(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

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



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

CONCRETE FOOTINGS

- 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
- Bearing stratum shown on the footing details is clayey-silt with gravel stone fragments and cobbles.
- 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.
- 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.
- Footing excavations shall be to neat lines and shall be free of loose or wet materials.
- 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.
- See plans and schedules for footing sizes, reinforcing and depths.
- Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in footings.
- 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

- Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
- Filling and Backfilling operation:
 - Make in place compaction tests for moisture content, moisture density relationship, and density of materials in place. Perform test once for each lift.
- 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.
- Concrete inspection and testing:
 - Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
 - 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.
 - Perform one strength test (three cylinders) for each pour.
 - Make one slump test for each set of cylinders following the procedural requirements of ASTM C143 and C172.
- 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.
- 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.
- 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

- Structural fill material shall have a plasticity index between 7 and 22.
- 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).
- Structural fill shall be placed in 9 inch loose lifts, watered as required and compacted as defined in ASTM D 698.
- 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.
- Slab on grade shall be placed over min. 15" structural fill.
- Provide a 15 mil polyolefin vapor barrier. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.
- Building pad preparation information is based on a geotechnical report provided by Geotechnical Solutions dated July 24, 2023.

DESIGN LOADS

- Live Loads
 - Office (not including partitions) 50 psf
 - Public areas, corridors, lobbies 100 psf
 - Mechanical Rooms 150 psf
 - Storage (minimum) 125 psf
 - Roof 20 psf
 - Restrooms 50 psf
 - Assemble areas and theaters
Auditoriums 100 psf
Stages 100 psf
 - Partition at areas with 80 psf live load or less 20psf
 - Awnings 15 psf

- Dead Loads include the self weight of the structural elements and the following superimposed loads:
 - Ceiling and Mechanical at roof 10 psf
 - Roofing and rigid insulation 15 psf

- Roof Snow Loads
 - Ground Snow Load, P_g 5 psf

- Earthquake Loads
 - Seismic Lateral Load on Structural Frame is based on the following:
 - Seismic Importance Factor, I 1.0
 - Risk Category II
 - Mapped Spectral Response Accelerations

S_s	0.051
S_1	0.029
 - Site Class B
 - Spectral Response Coefficients

S_{ps}	0.03
S_{ps}	0.015
 - Seismic Design Category A
 - Basic Seismic-Force-Resisting System: Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance
 - Design Base Shear 9.9 kips
 - Seismic Response Coefficient, C_s 0.00461
 - Response Modification Factor, R 6.5
 - Analysis Procedure Equivalent Lateral Force Procedure

Does Stage Floor Framing need Reinforcement? Verify

“Stage” LL or “Platform?”

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

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Architexas No. 2314 Date OCTOBER 11, 2023
Sheet Name GENERAL NOTES
Sheet Number

S1.01

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"

Table with 5 columns: SPECIAL INSPECTION TYPE, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC), REFERENCED STANDARD, IBC REFERENCE. Contains 12 rows of inspection requirements for concrete construction.

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

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"

Table with 3 columns: SPECIAL INSPECTION TYPE, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC). Contains 12 rows of inspection requirements for wood construction.

IBC18-21.SI.09-Wood

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

Table with 3 columns: SPECIAL INSPECTION TYPE, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC). Contains 5 rows of inspection requirements for soils.

IBC18-21.SI.10-Soils

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

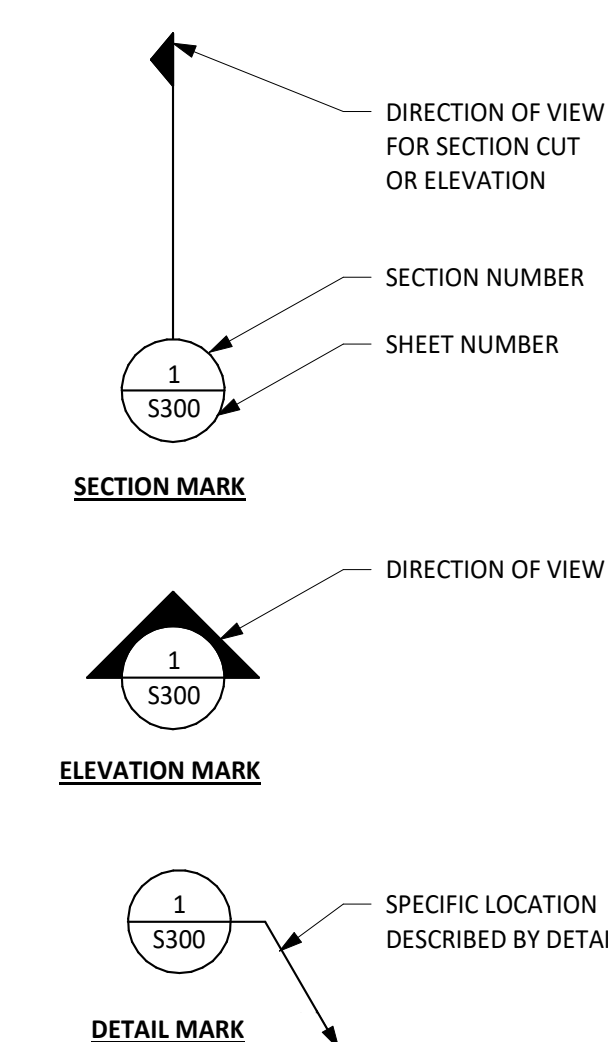
STRUCTURAL ABBREVIATIONS

Comprehensive list of structural abbreviations including terms like ADD'L, ADJ., AGGR., ALTERNATE, ANCHOR ROD, ARCHITECT(URAL), AIR CONDITIONER, AIR HANDLING UNIT, APPROXIMATE(LY), AXIAL LOAD, BACK FACE, BEAM, BEARING, BETWEEN, BLOCKING, BLOCK-OUT, BOTTOM, BOTTOM OF, BOTTOM OF STEEL, BRICK LEDGE, BRIDGING, BUILDING, BUILDING LINE, CAST-IN-PLACE, CENTER LINE, CENTER LINE OF STEEL, CENTER OF GRAVITY, CLEAR(ANCE), COLUMN, COMPLETE JOINT PENETRATION, COMPRESSION, CONCRETE, CONCRETE MASONRY UNIT, CONNECTIONS, CONTINUOUS, CONTRACTOR, CONTROL JOINT, CONSTRUCTION, CONSTRUCTION JOINT, COVER PLATE, DEFORMED BAR ANCHOR(S), DETAIL, DEAD LOAD, DIAGONAL, DIAMETER, DIMENSION(S), DIRECTION, DRAWING(S), DOUBLE, DOUBLE EXTRA STRONG, DOWEL(S), EACH, EACH FACE, EACH WAY, ELECTRICAL, ELEVATION, ELEVATOR, EMBEDMENT, ENGINEER, EQUAL, EQUIPMENT, EXPANSION, EXPANSION JOINT, EXISTING, EXISTING, EXTERIOR, EXTRA STRONG, FACE TO FACE, FABRICATE(ION)(OR), FAR SIDE, FINISH(ED), FINISHED FLOOR, FIREPROOF, FLANGE, FLOOR, FLOOR DRAIN, FOOTING, FOUNDATION, GALVANIZED, GENERAL, GLUE LAMINATED TIMBER, GRADE, GRADE BEAM, HOT DIP(PED), HEADED STUD(S), HEADER, HEIGHT, HORIZONTAL, HORIZONTAL, HOOK, INSIDE DIAMETER, INSIDE FACE, INTERIOR, INTERMEDIATE, JOINT, JOIST(S), LAMINATED VENEER LUMBER, LAMINATED STRAND LUMBER, LIGHTWEIGHT, LIVE LOAD, LONGITUDINAL, LONG LEG HORIZONTAL, LONG LEG VERTICAL, LONG SIDE HORIZONTAL, LONG SIDE VERTICAL, MANUFACTURE(R), MASONRY, MATERIAL, MECHANICAL, METAL, MEZZANINE, MIDDLE, MISCELLANEOUS, MOMENT, MOMENT CONNECTION(S), NEAR FACE, NOMINAL, NON-SHRINK, NORMAL WEIGHT, NOT IN CONTRACT, NOT TO SCALE, ON CENTER, OPENING(S), OPPOSITE, OPPOSITE HAND, ORIENTED STRAND BOARD, OUTSIDE FACE, OUTSIDE DIAMETER, PARALLEL, PARALLEL STRAND LUMBER, PARTIAL JOINT PENETRATION, PENETRATION, PERPENDICULAR, PIECE, PLATE, PLYWOOD, PLYWOOD, POINT, POST-TENSION(ED), POUND(S) X1000, POUNDS PER LINEAR FOOT, POUNDS PER SQUARE FOOT, POUNDS PER CUBIC FOOT, POUNDS PER CUBIC YARD, PRECAST CONCRETE, PREFABRICATED, PRELIMINARY, PRESSURE, PROJECT(ION), RADIUS, REFER TO / REFERENCE, REINFORCE(ING)(ED)(MENT), REMAINDER, REQUIRE, REQUIRED, RETURN, ROOF DRAIN, ROUGH OPENING, ROUND, SCHEDULE(D), SECTION, SHEAR FORCE, SHEET, SIMILAR, SPACE(S)(ING), SPECIFICATION(S), SPECIFIED, SQUARE, STAINLESS STEEL, STANDARD, STEEL, STIFFENER, STRAIGHT, STIRRUPS, STRUCTURE OR STRUCTURAL, SUPPORT(S), TENSION, THICK(NESS), TONGUE AND GROOVE, TOP AND BOTTOM, TOP OF BEAM, TOP OF FOOTING, TOP OF PIER, TOP OF PIER CAP, TOP OF STEEL, TOP OF STRUCTURAL CONCRETE, TOP OF WALL, TREATED, TYPICAL, UNLESS OTHERWISE NOTED, VERTICAL, VOLUME, WATER STOP, WELDED WIRE MESH, WIDE FLANGE, WIND BRACE, WIND LOAD, WITH, WITHOUT, WATER PROOFING, WORK POINT, WOOD.

MATERIALS LEGEND

Table showing material patterns and their corresponding names: 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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City of Dripping Springs STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

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Sheet Number

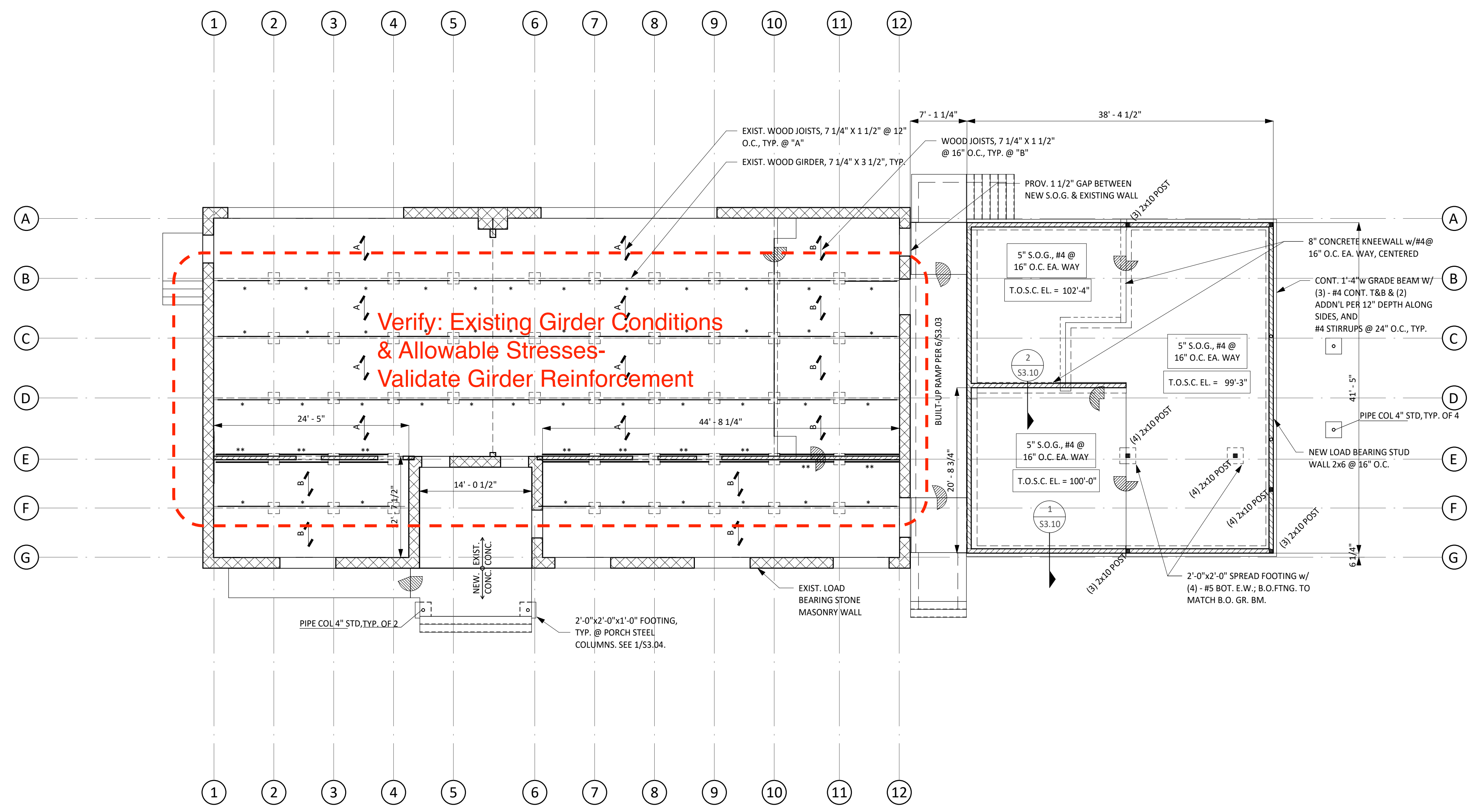
S1.04

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:**
- TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED:

T.O.S.C. EL=XXX'-XX"	T.O.S.C. EL=XXX'-XX"
(AREA ELEVATION)	(SPOT ELEVATION)
 - 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.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
 - REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.
 - AT " ** ", REINFORCE EXISTING WOOD GIRDER PER 6/56.10.
 - AT " * * * ", REINFORCE EXISTING WOOD GIRDER PER 5/56.10.



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

City of Dripping Springs
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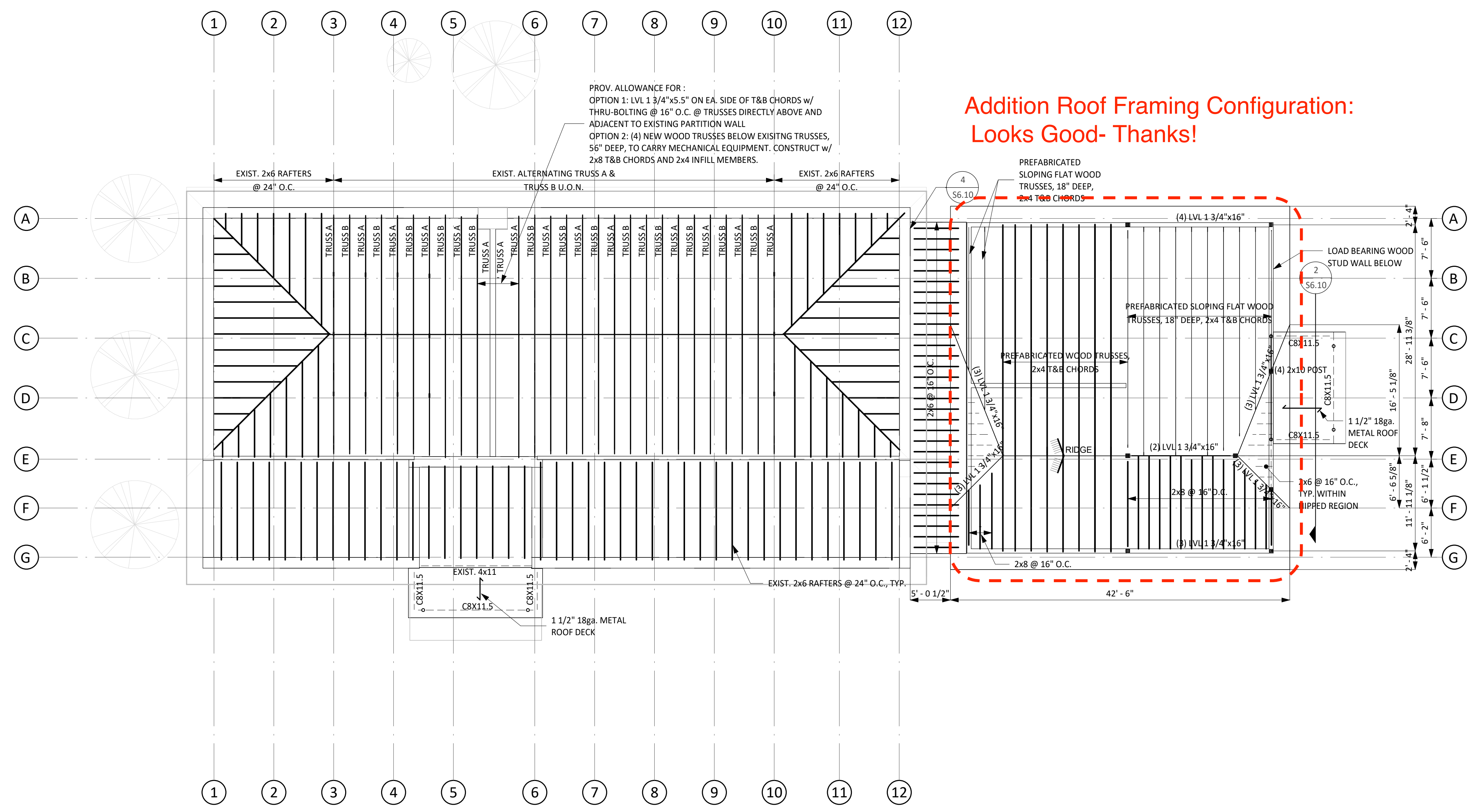
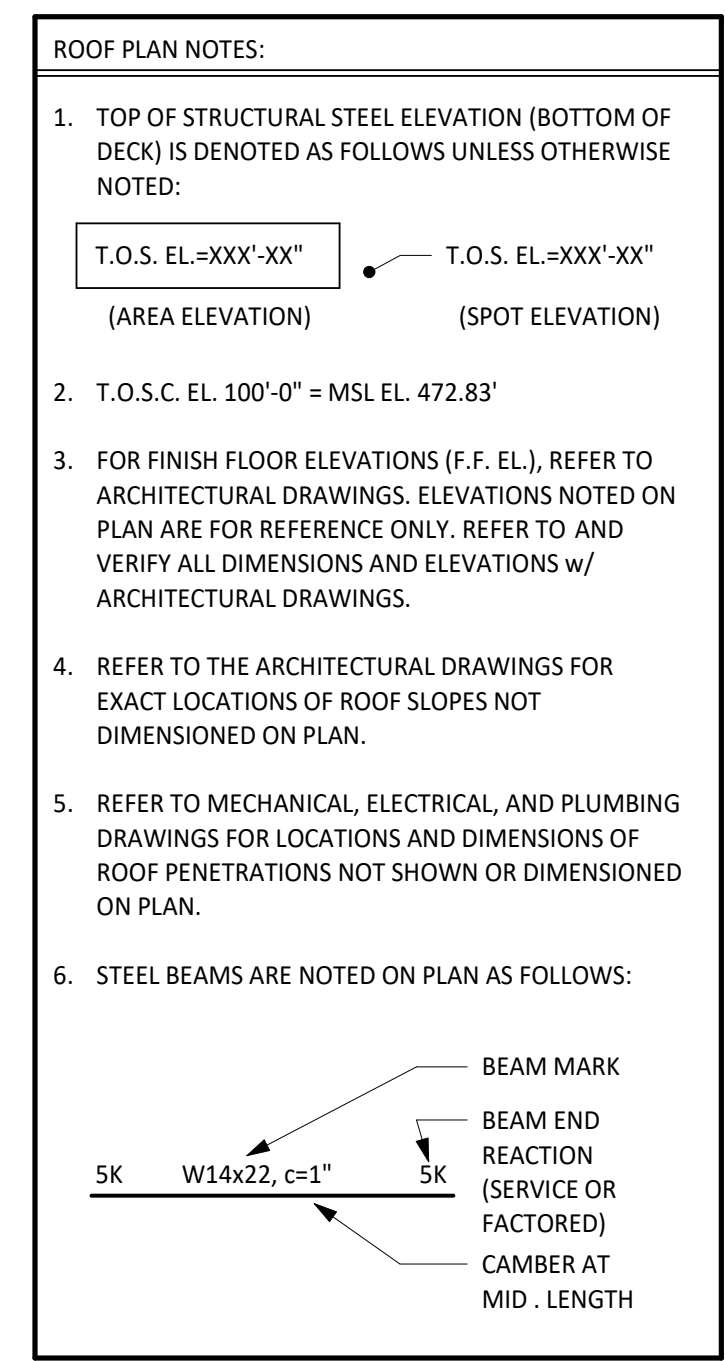
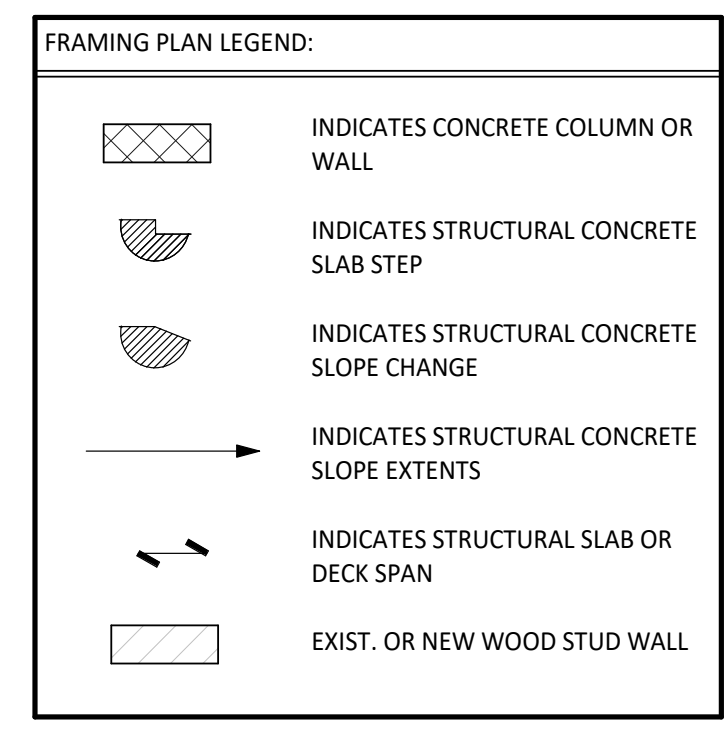
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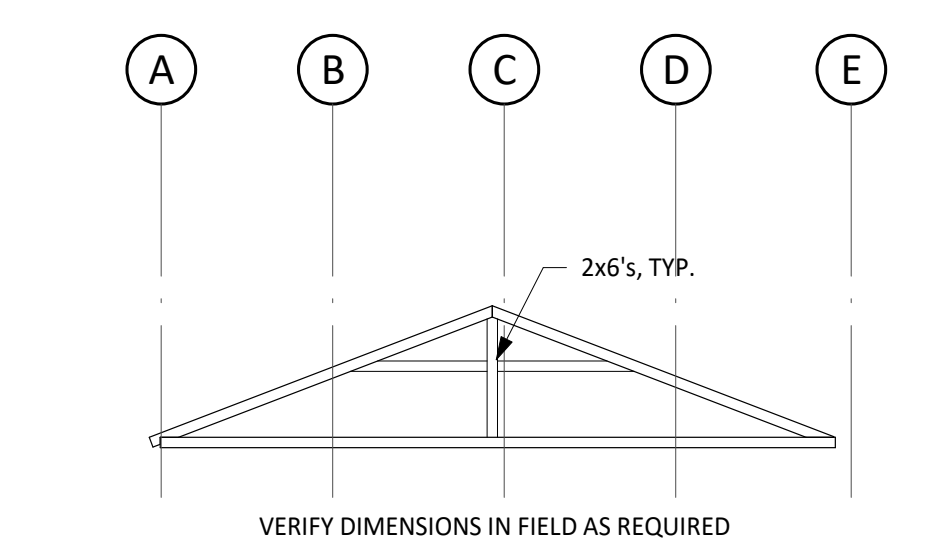
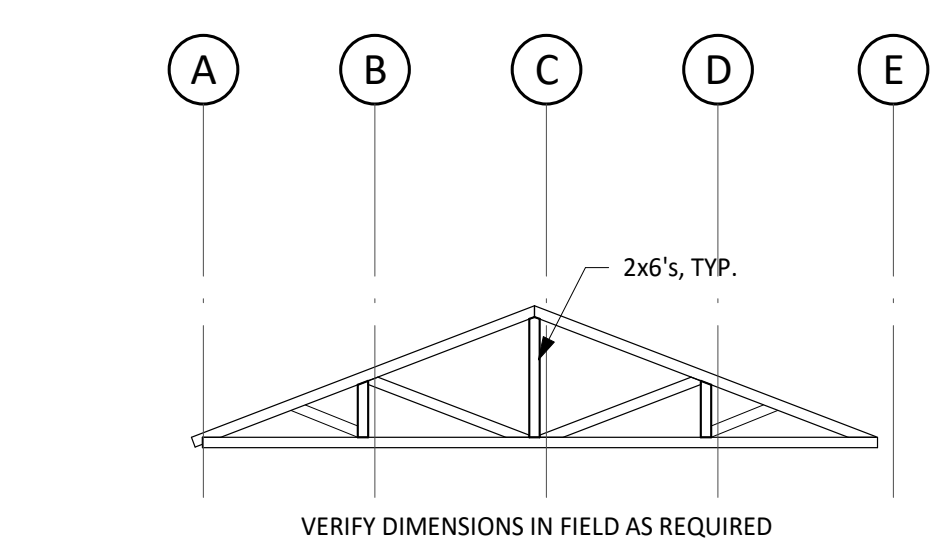
Architexas No. 2314 Date OCTOBER 11, 2023
Sheet Name LEVEL 1 FRAMING PLAN
Sheet Number

S2.01



**Addition Roof Framing Configuration:
 Looks Good- Thanks!**

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



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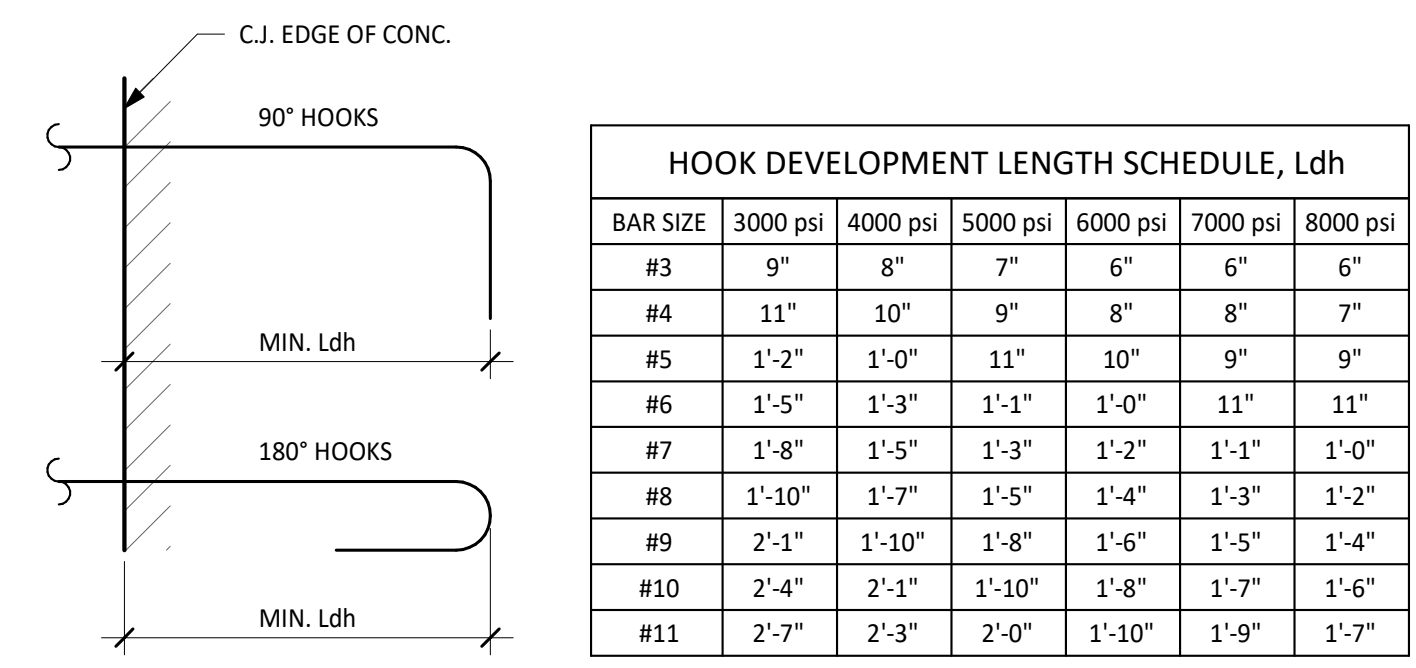
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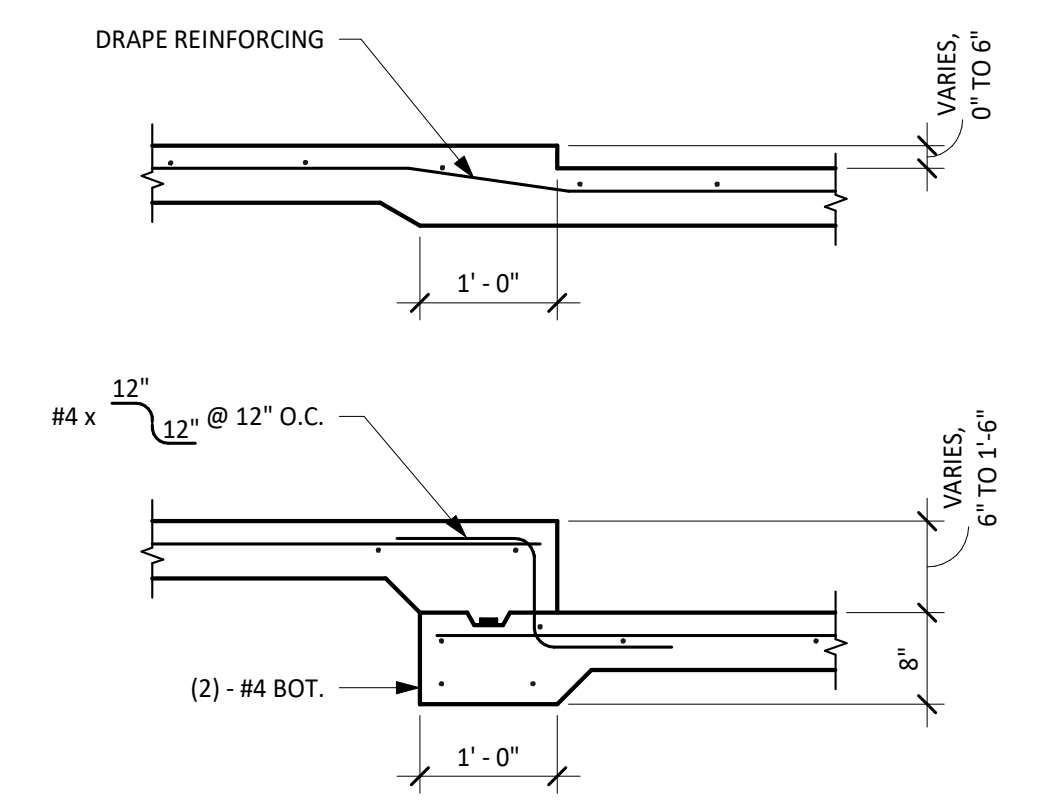
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 Sheet Number

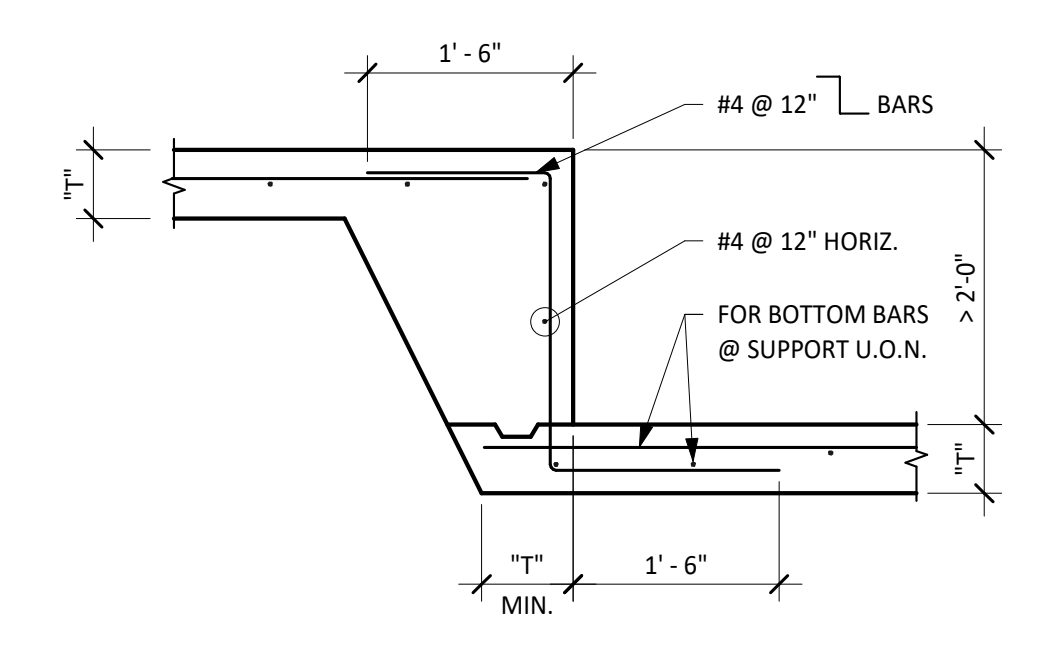


BAR SIZE	3000 psi	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi
#3	9"	8"	7"	6"	6"	6"
#4	11"	10"	9"	8"	8"	7"
#5	1'-2"	1'-0"	11"	10"	9"	9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	11"	11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"	1'-0"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"	1'-4"
#10	2'-4"	2'-1"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

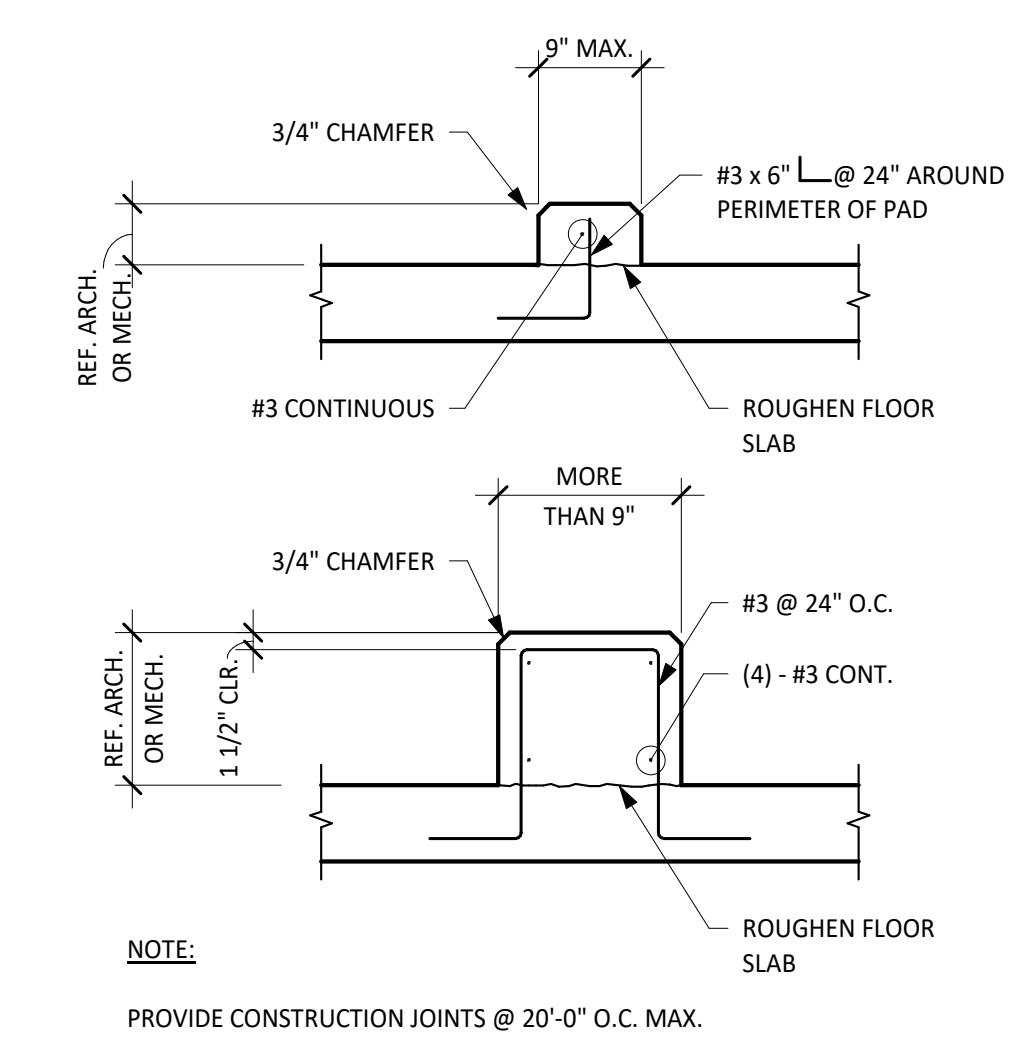
- NOTES:**
- TABULATED VALUES ARE BASED ON THE GRADES PER THE GENERAL NOTES REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
 - FOR TABULATED BARS SIZES ONLY:
 - IF CONCRETE COVER PER ACI 318-14, SECTION 25.4.3.2, TABLE 25.4.3.2, THEN A MODIFICATION FACTOR OF 0.7 MAY BE APPLIED BUT THE LENGTH MUST NOT BE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



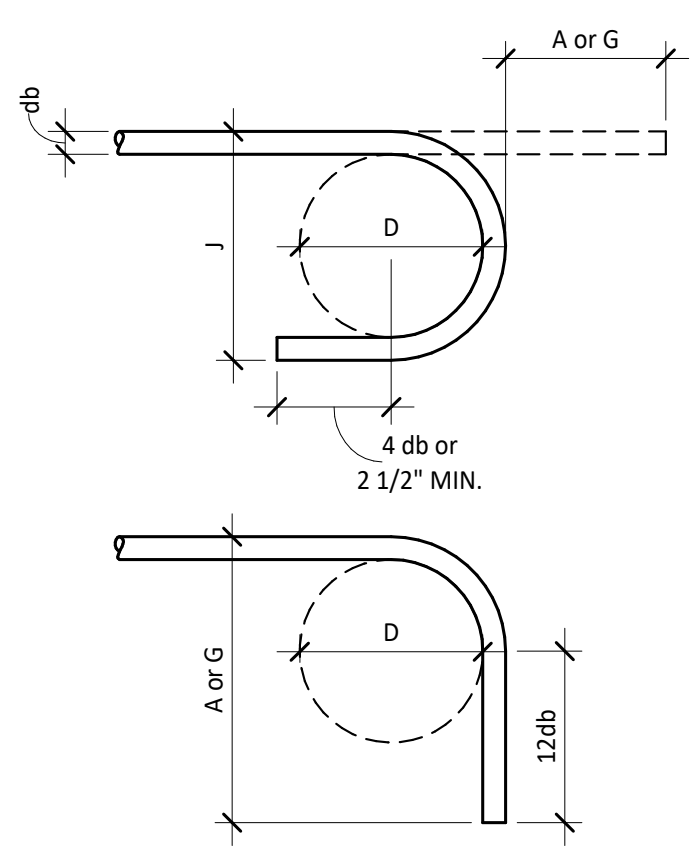
2 TYPICAL DETAIL
 DROP IN SLAB-ON-GRADE ≤ 1' - 6"
 NO SCALE



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

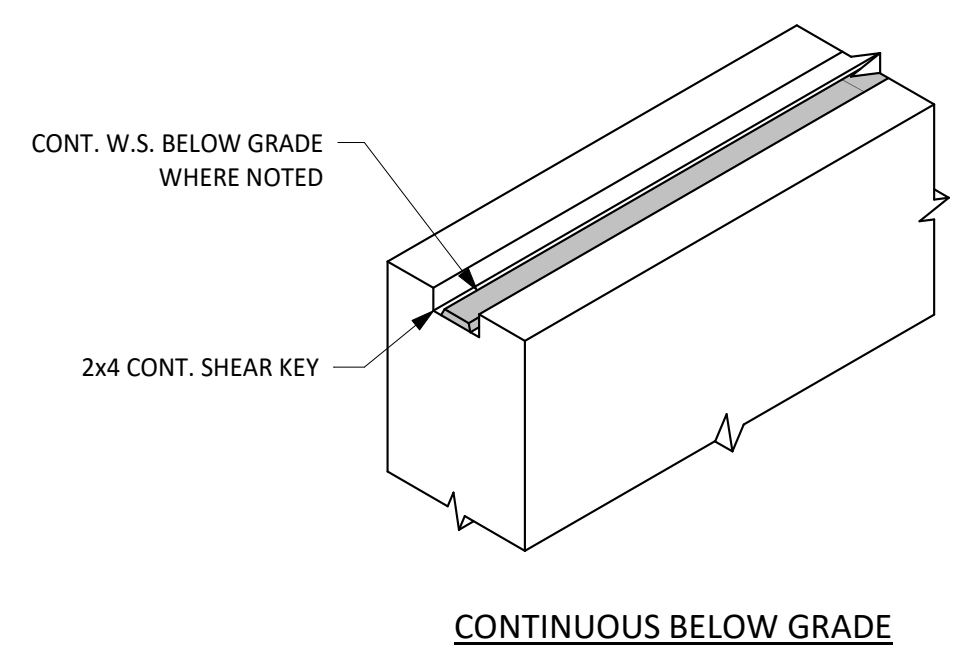
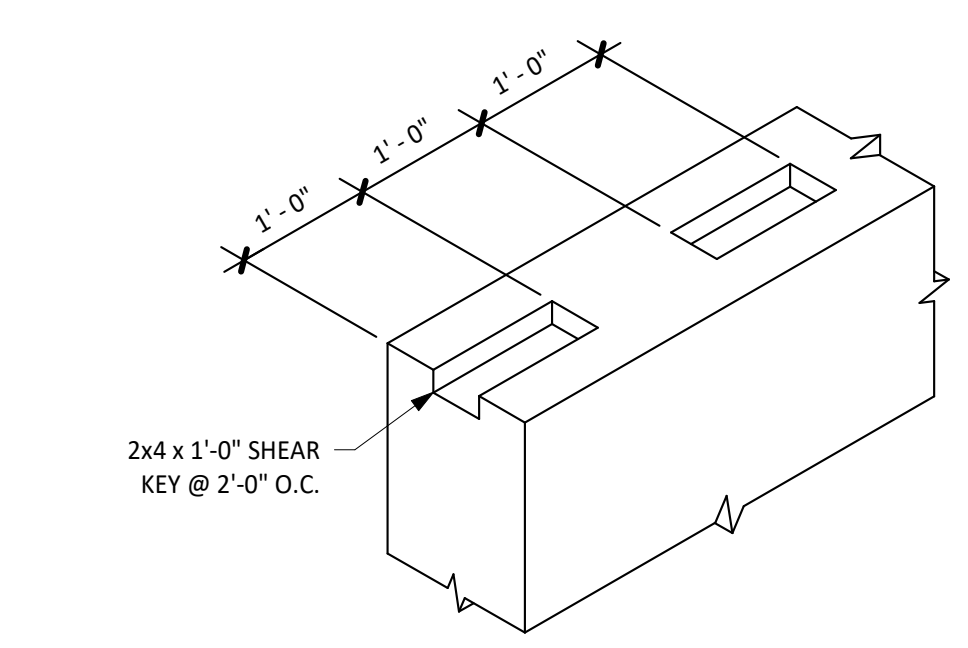


4 TYPICAL DETAIL
 SLAB-ON-GRADE OR STRUCTURAL SLAB MECHANICAL CURB
 NO SCALE



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

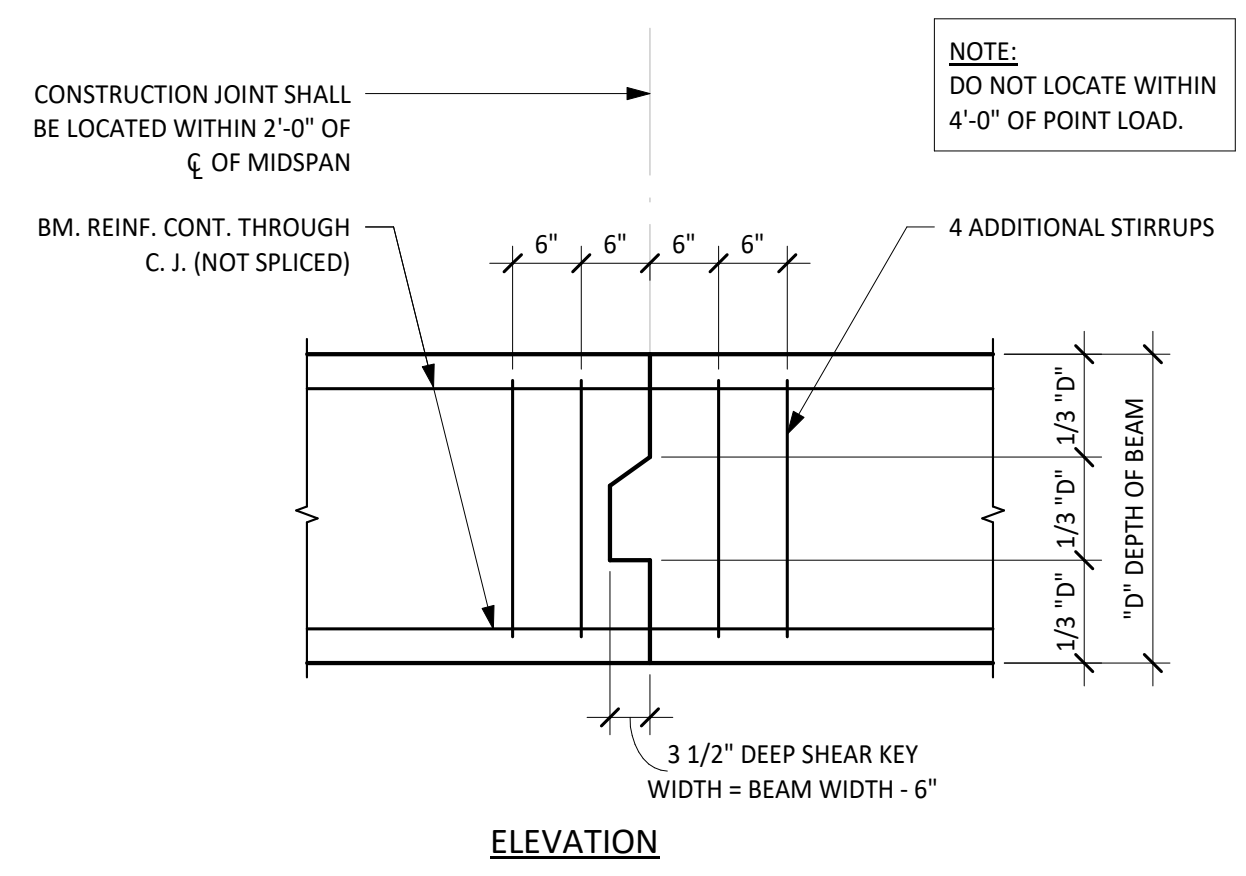


5 GRADE BEAM SHEAR KEY AT HORIZONTAL JOINT
 SCALE: 3/4" = 1'-0"

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



7 TYPICAL DETAIL
 BEAM CONSTRUCTION JOINT
 NO SCALE

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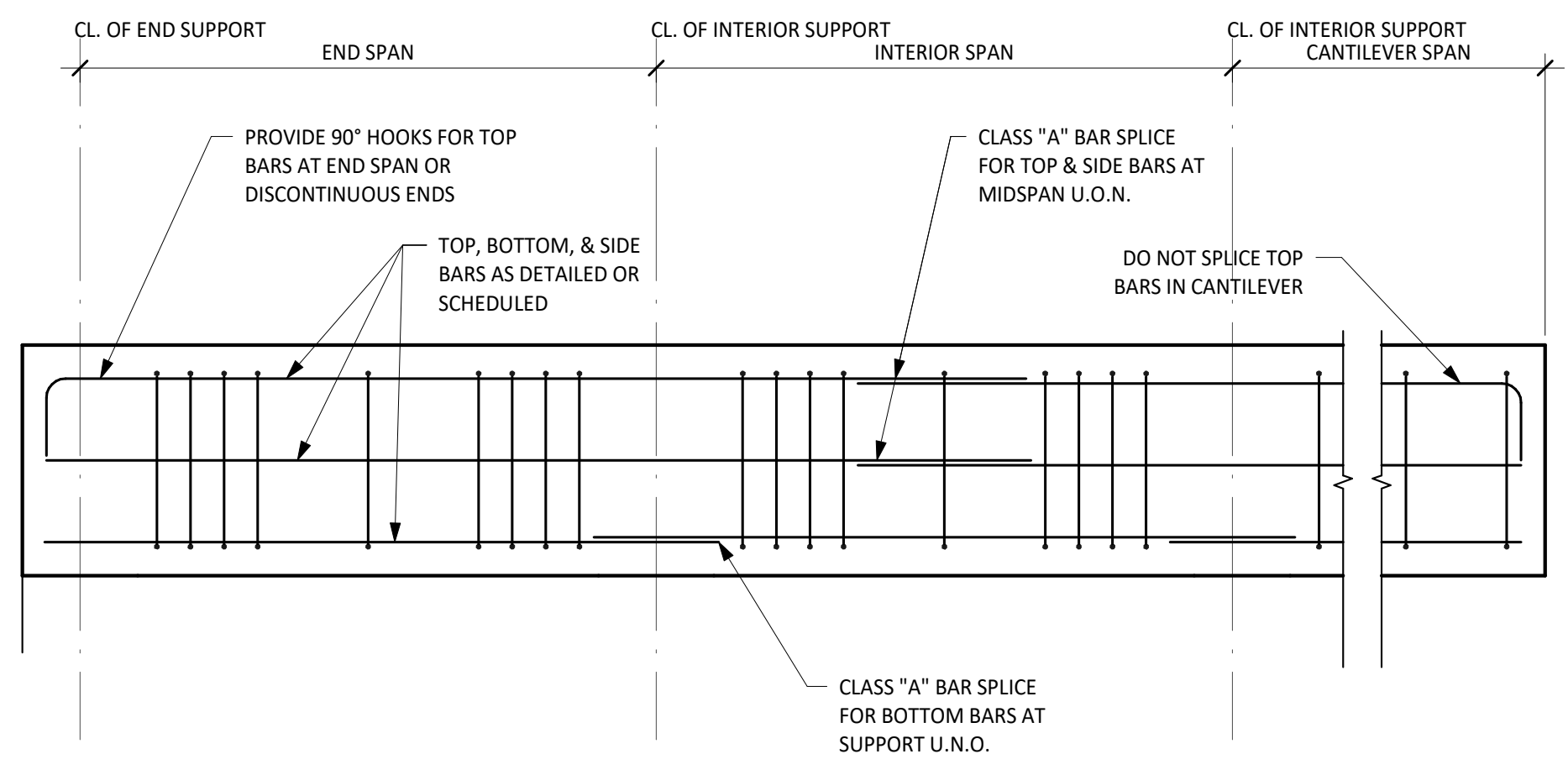
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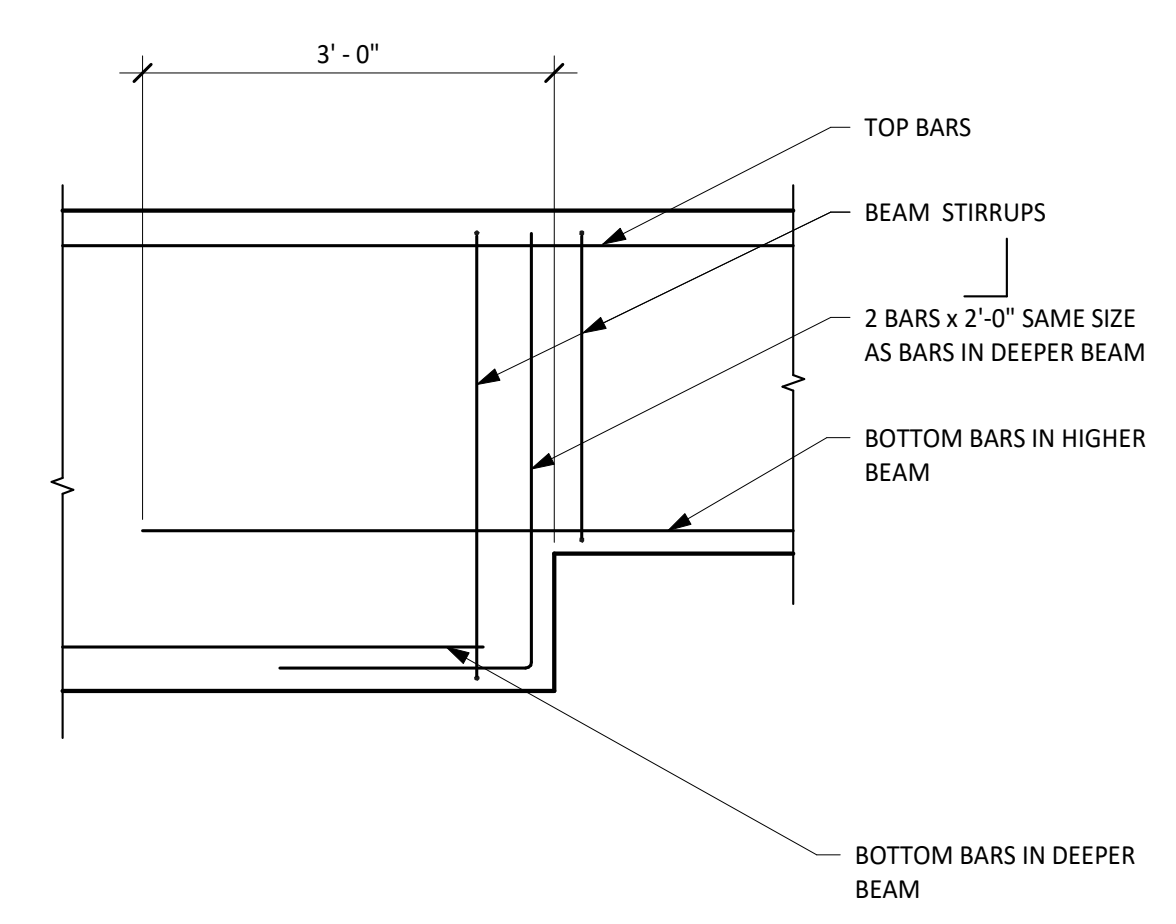
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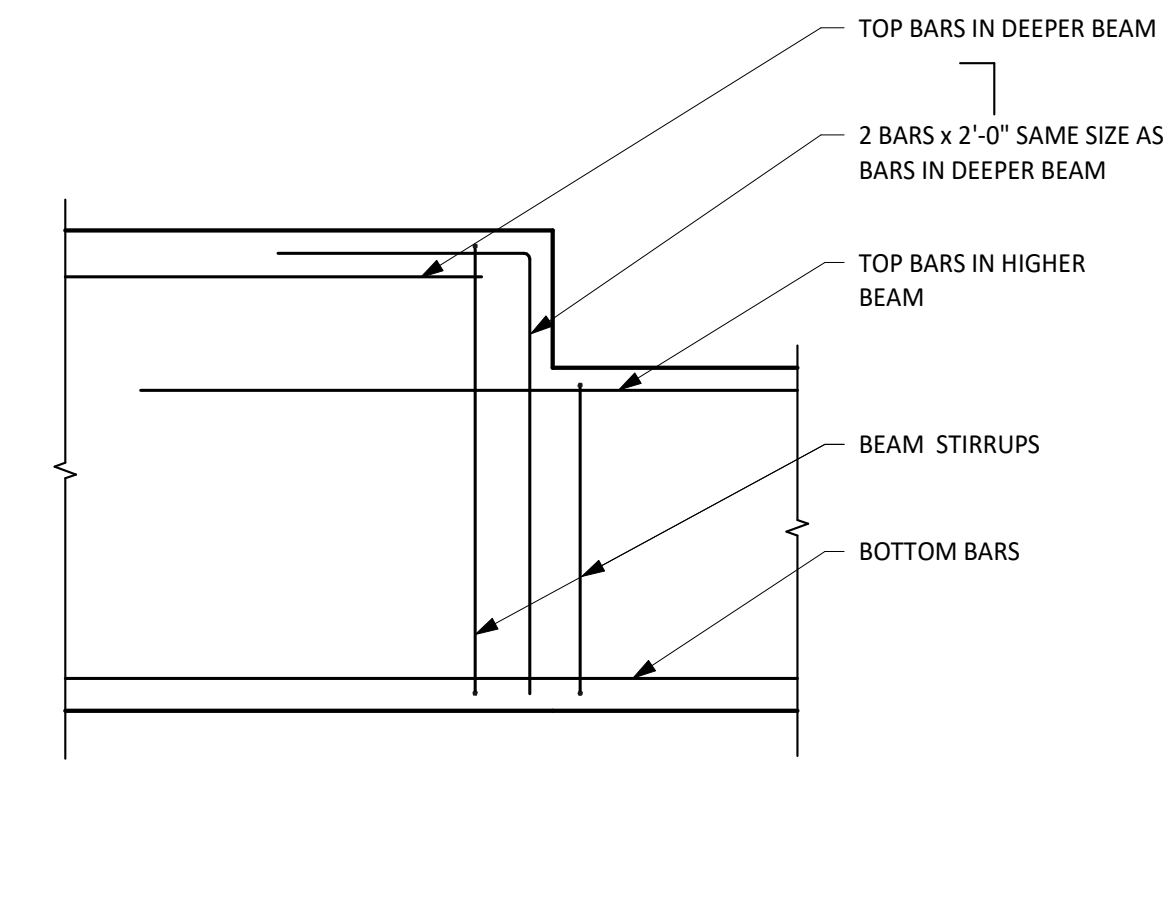
Architexas No. 2314 Date OCTOBER 11, 2023
 Sheet Name CONCRETE TYPICAL DETAILS
 Sheet Number



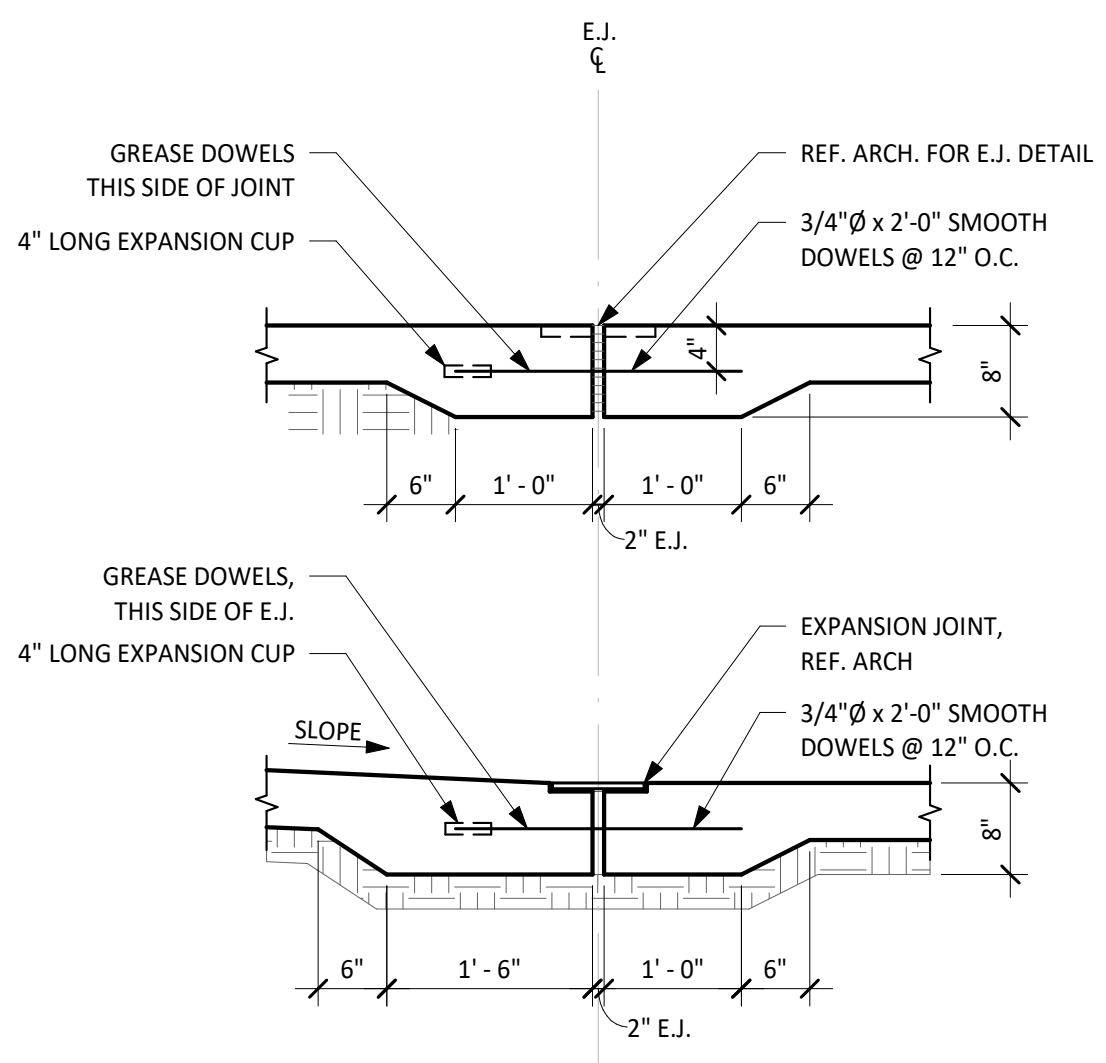
1 TYPICAL DETAIL
 GRADE BEAM REINFORCING
 NO SCALE



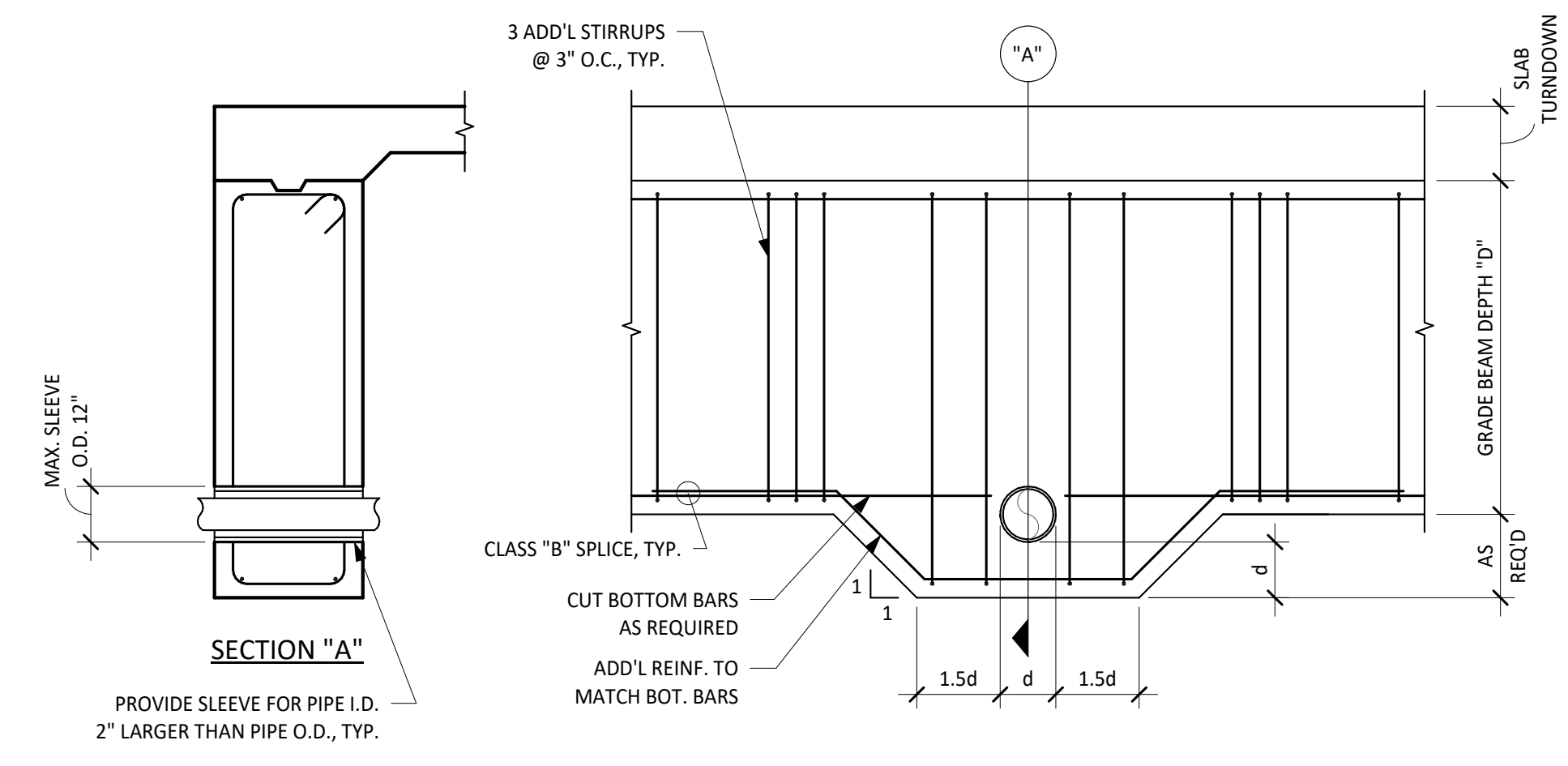
2 TYPICAL DETAIL
 STEP IN BOTTOM GRADE BEAM
 NO SCALE



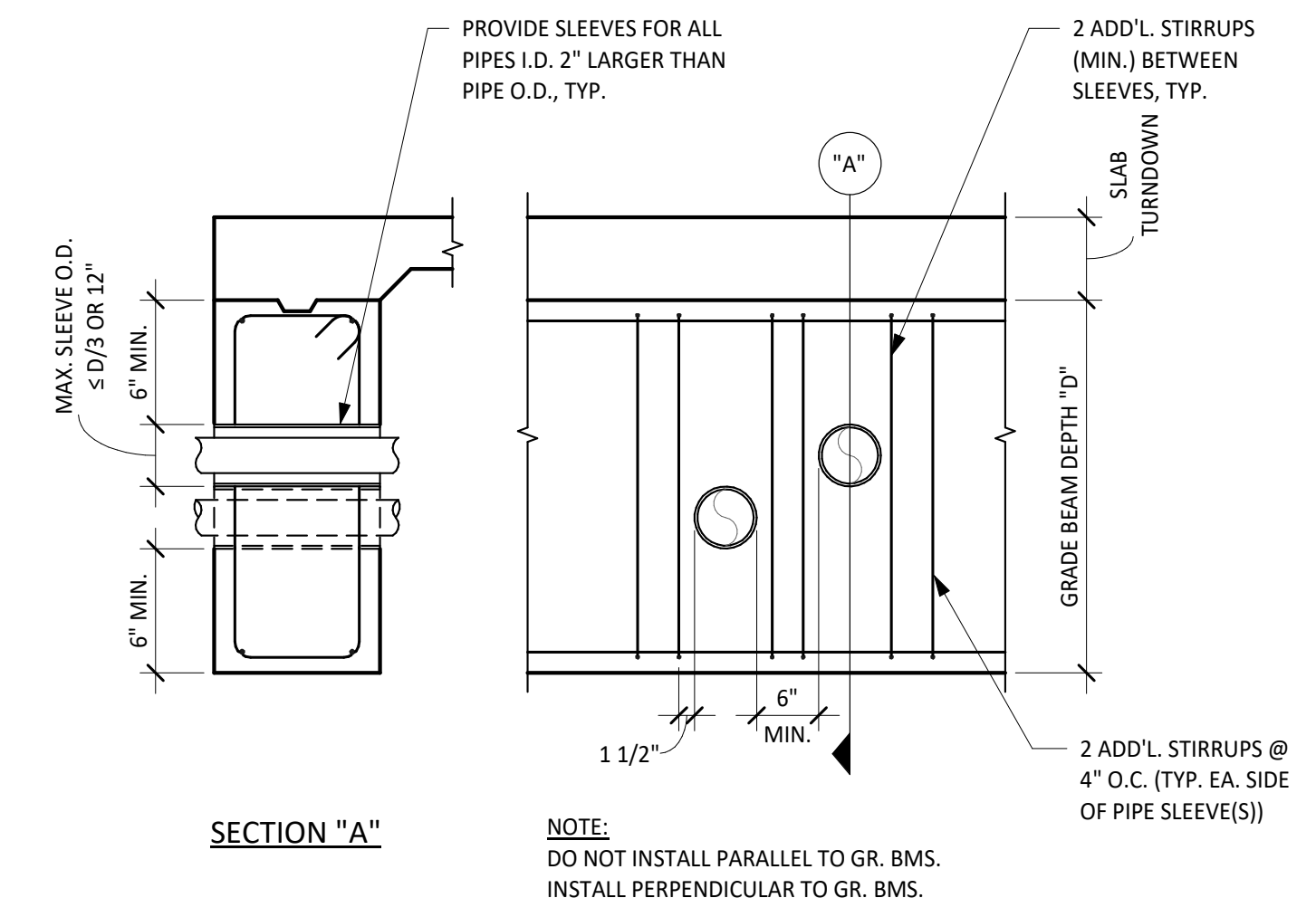
3 TYPICAL DETAIL
 STEP IN TOP GRADE BEAM
 SCALE: 3/4" = 1'-0"



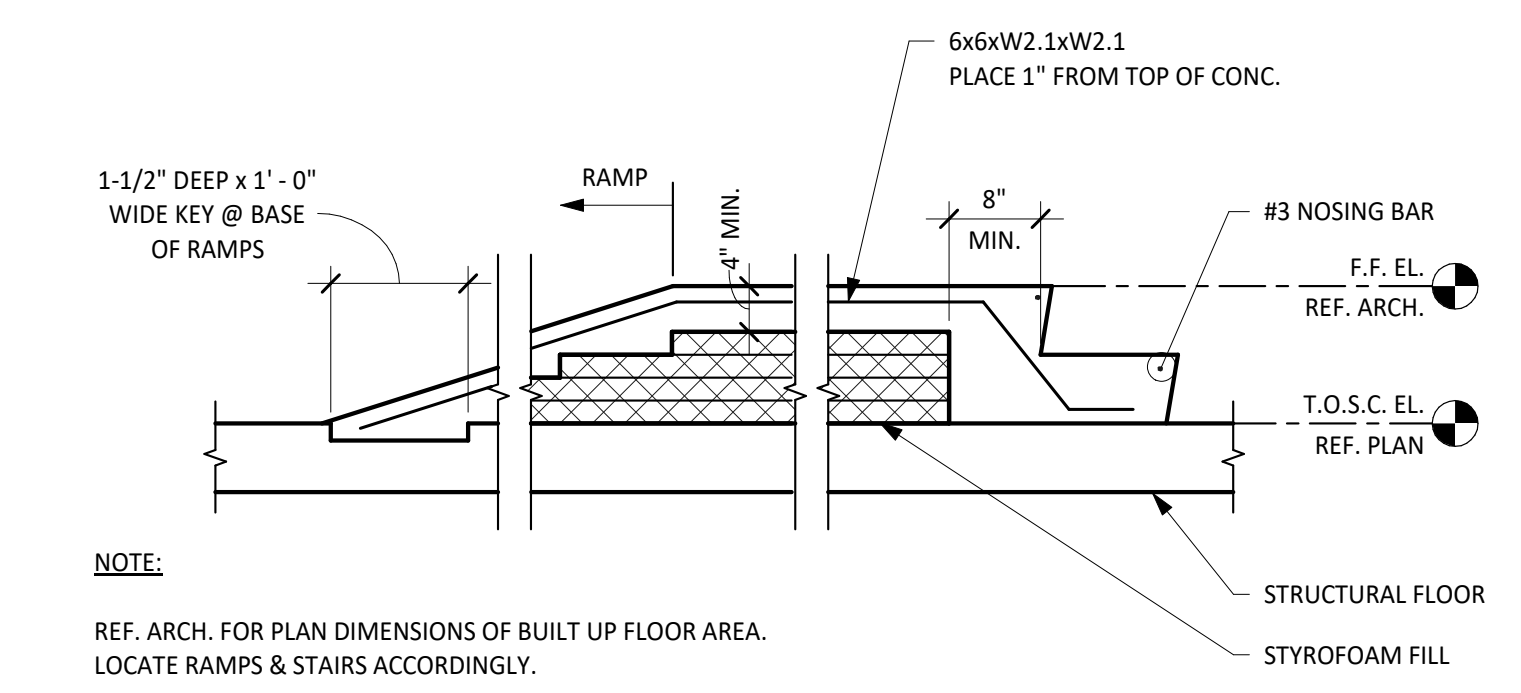
4 TYPICAL DETAIL
 EXPANSION JOINT
 NO SCALE



5 TYPICAL DETAIL
 HORIZONTAL PENETRATIONS THROUGH BOTTOM OF GRADE BEAM
 NO SCALE



6 TYPICAL DETAIL
 HORIZONTAL PIPE PENETRATIONS THROUGH GRADE BEAM
 NO SCALE



7 TYPICAL DETAIL
 BUILT-UP FLOOR CONSTRUCTION
 SCALE: 3/4" = 1'-0"

5 TYPICAL DETAIL
 HORIZONTAL PENETRATIONS THROUGH BOTTOM OF GRADE BEAM
 NO SCALE

ADHESIVE ANCHOR NOTES:

- REFER TO GENERAL NOTES FOR ADHESIVE ANCHOR TYPE.
- 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.
- BASED ON FIELD VERIFIED LOCATIONS OF REINFORCING STEEL & EMBEDDED ITEMS, THE CONTRACTOR SHALL CREATE TEMPLATES FOR EACH ANCHOR GROUP.
- ALL ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.
- 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

ADHESIVE ANCHOR FOR SOLID AND GROUTED MASONRY AND CONCRETE
 SCALE: 3/4" = 1'-0"

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

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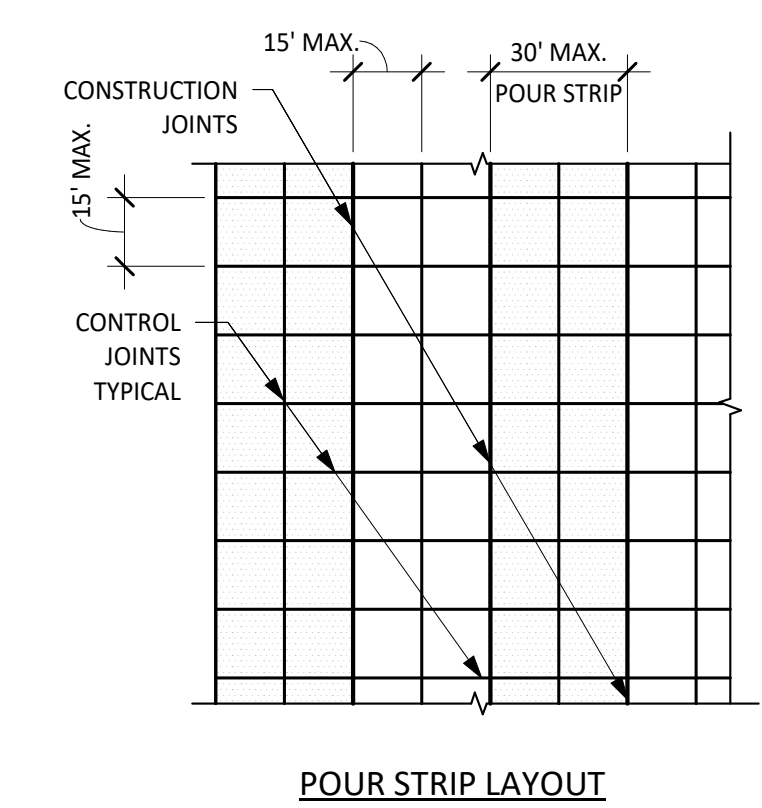
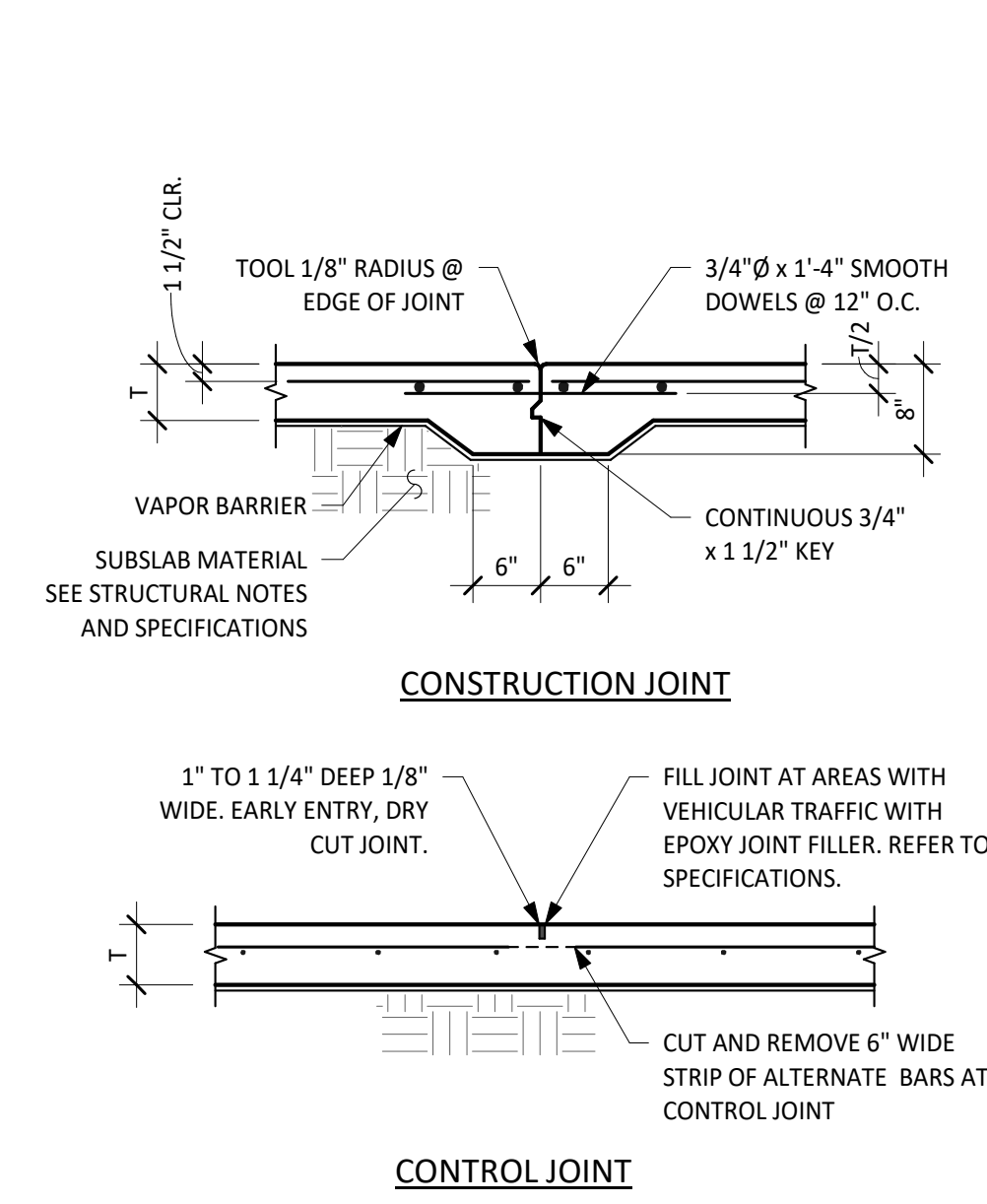
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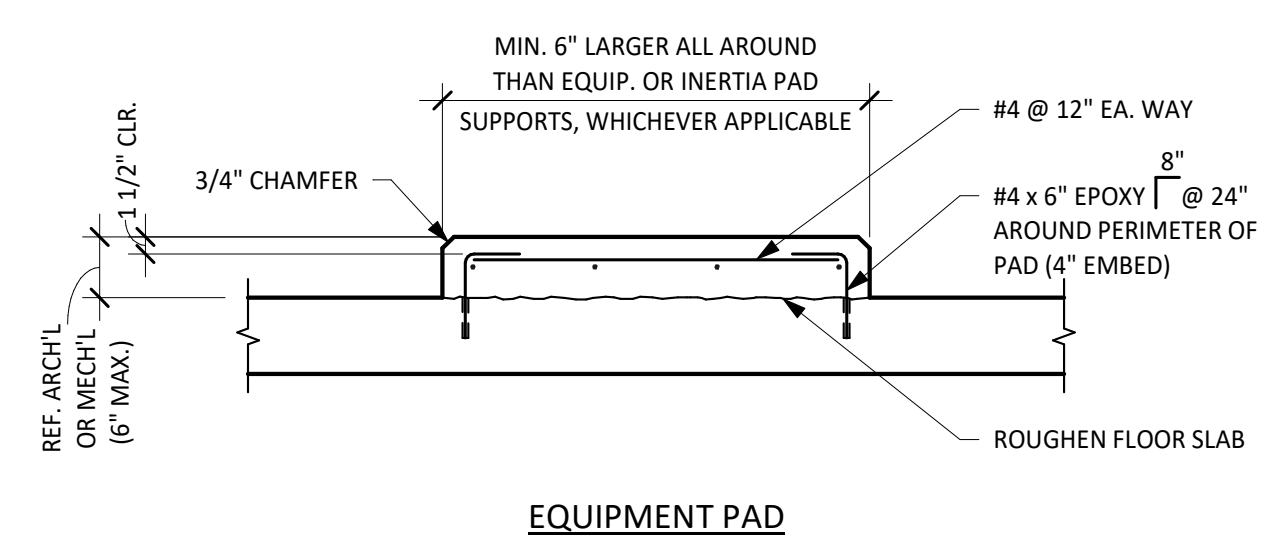
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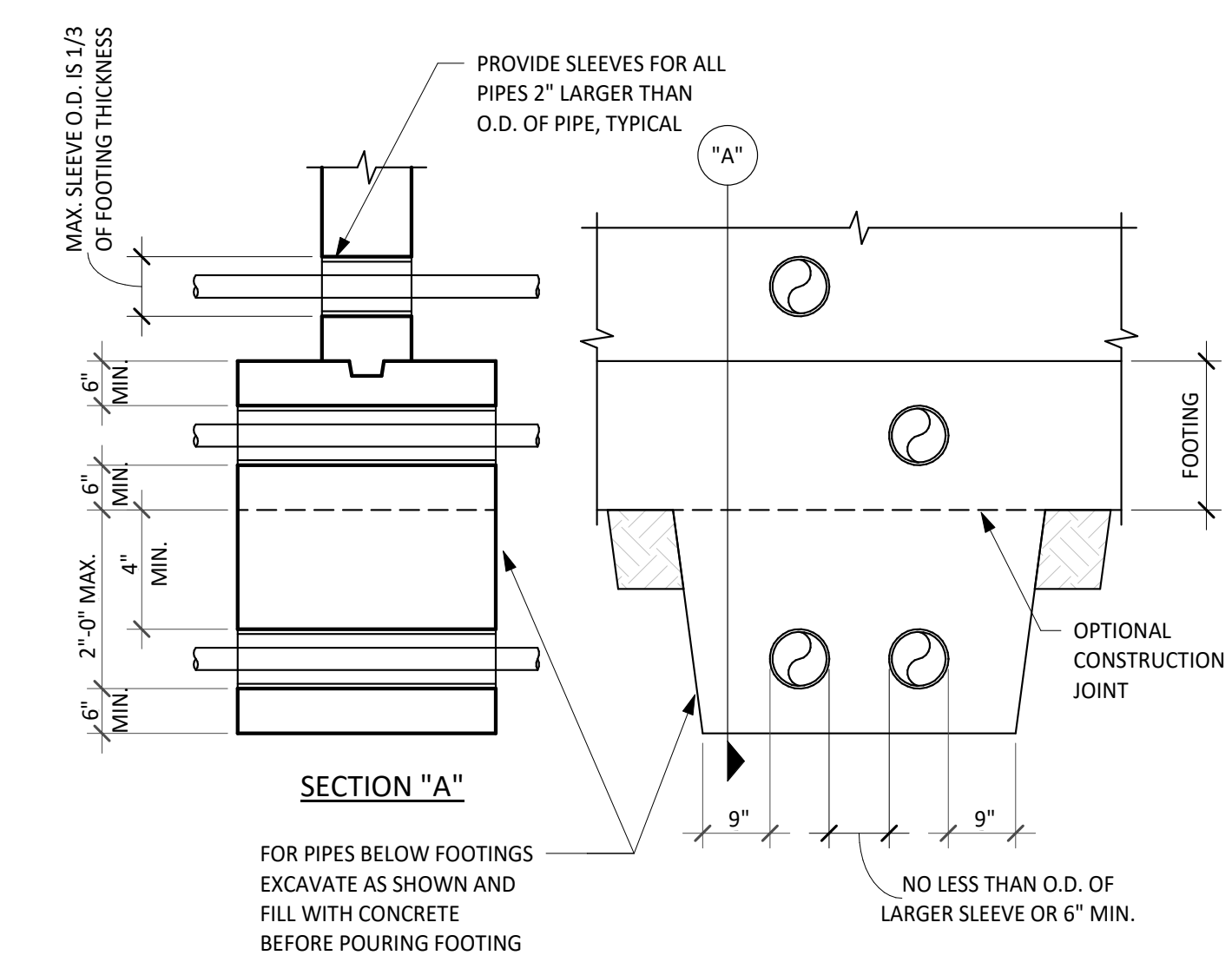
- NOTES:**
- SEE PLAN FOR THICKNESS OF SLAB (T) AND REINFORCING.
 - PROVIDE A CONSTRUCTION OR A CONTROL JOINT ON THE CENTERLINES OF COLUMNS, U.O.N.
 - SLABS SHALL BE POURED IN A STRIP PATTERN AND CUT IN A JOINT PATTERN w/ WIDTHS NOT EXCEEDING THOSE SHOWN, U.O.N. CONTRACTOR SHALL SUBMIT JOINT PATTERNS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

1 TYPICAL DETAIL SLAB-ON-GRADE
 NO SCALE



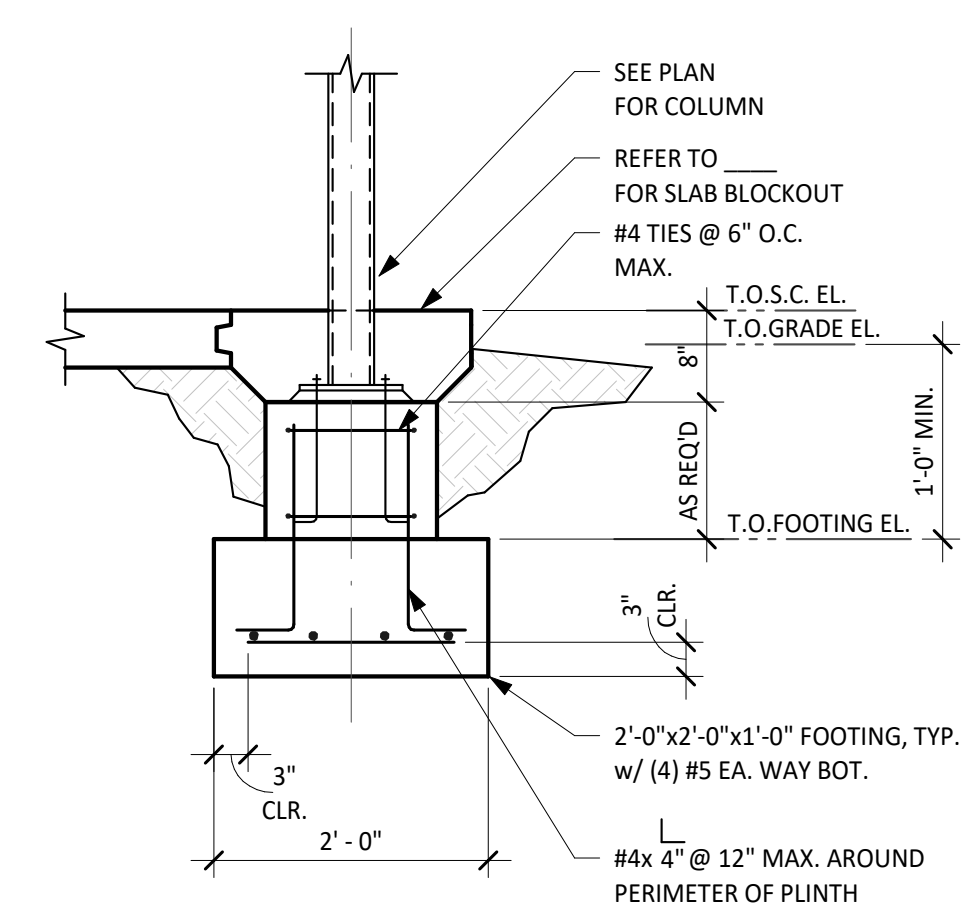
- NOTES:**
- PADS PER DETAIL TO BE PROVIDED UNDER EQUIPMENT SUPPORTED ON SLAB-ON-GRADE OR ELEVATED SLABS.
 - COORDINATE MECHANICAL PAD SIZE, LOCATION AND EMBEDDED ITEMS WITH MEP DRAWINGS AND EQUIPMENT MANUFACTURER.

2 TYPICAL DETAIL MECHANICAL PAD
 NO SCALE



- NOTES:**
- FOR PIPES BELOW FOOTINGS EXCAVATE AS SHOWN AND FILL WITH CONCRETE BEFORE POURING FOOTING
- WHERE PIPES ARE MORE THAN 2'-0" BELOW FOOTING.
 - 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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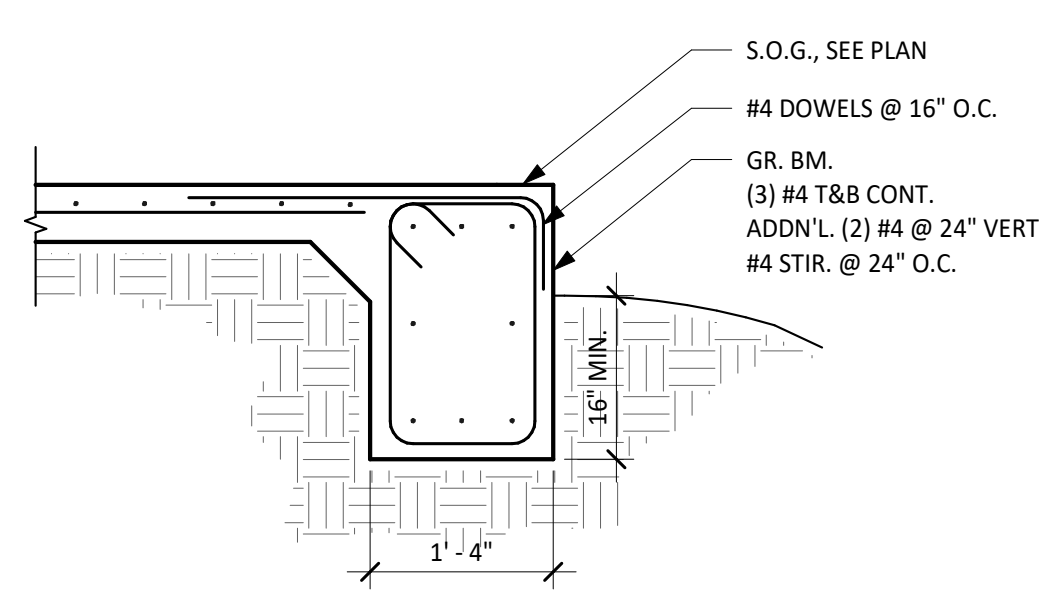
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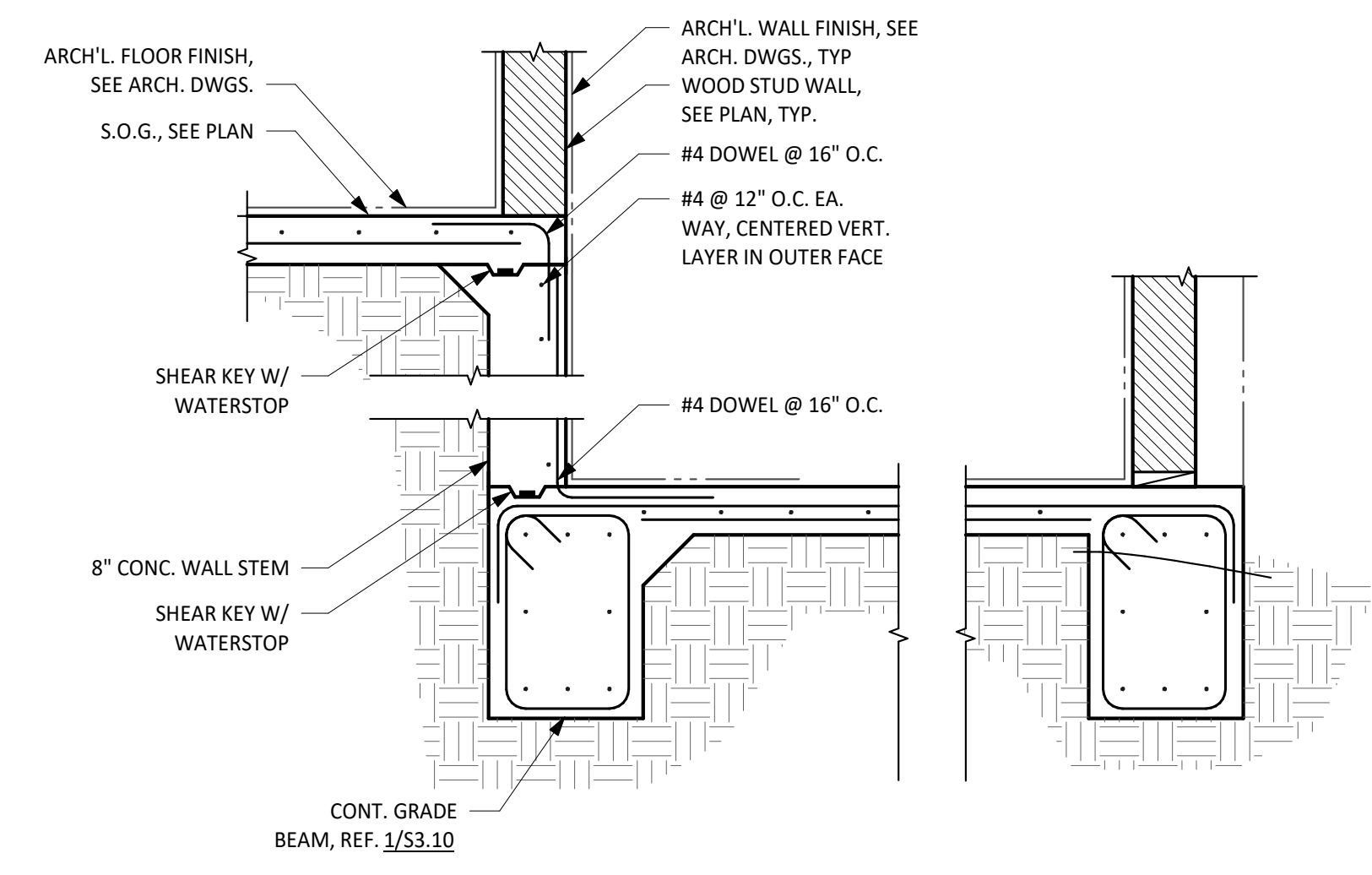
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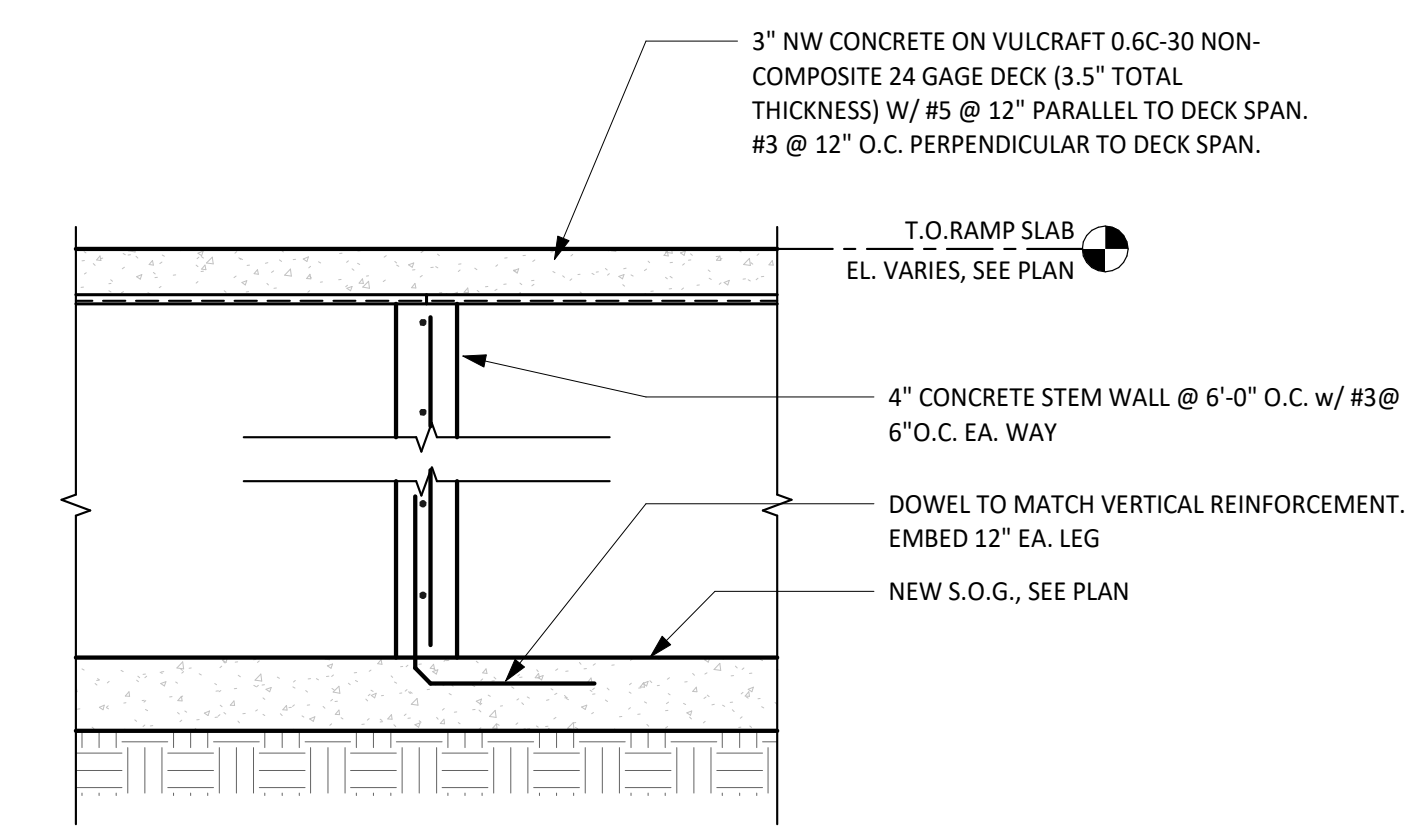
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 Sheet Number



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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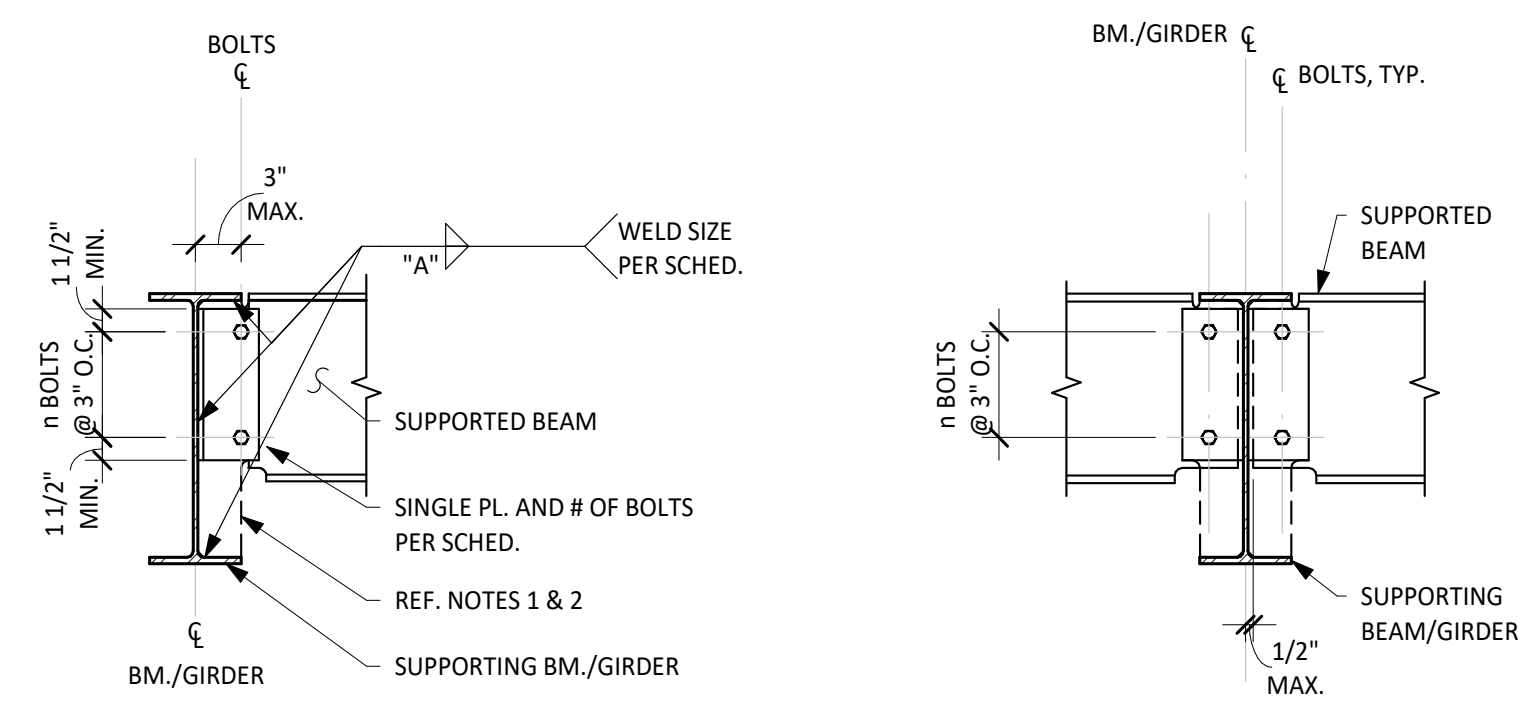
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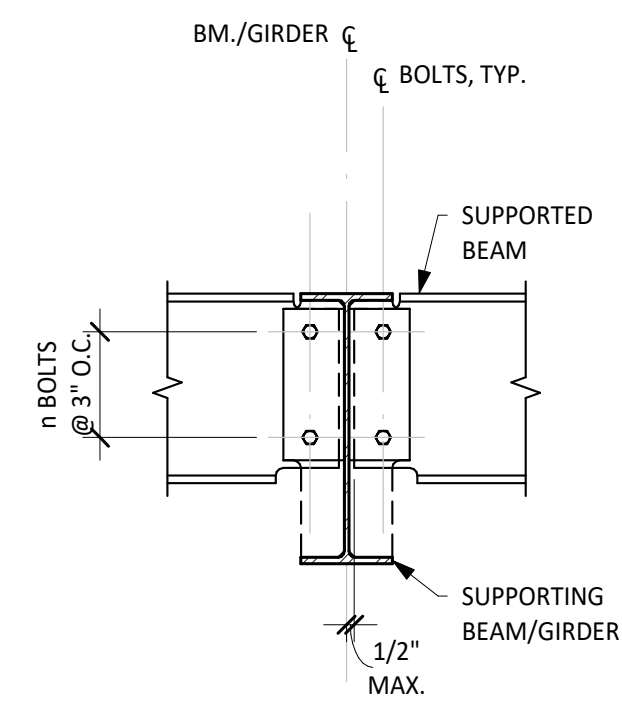
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Sheet Number

S3.10



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

A ONE-SIDED CONNECTION - BEAMS TO GIRDER



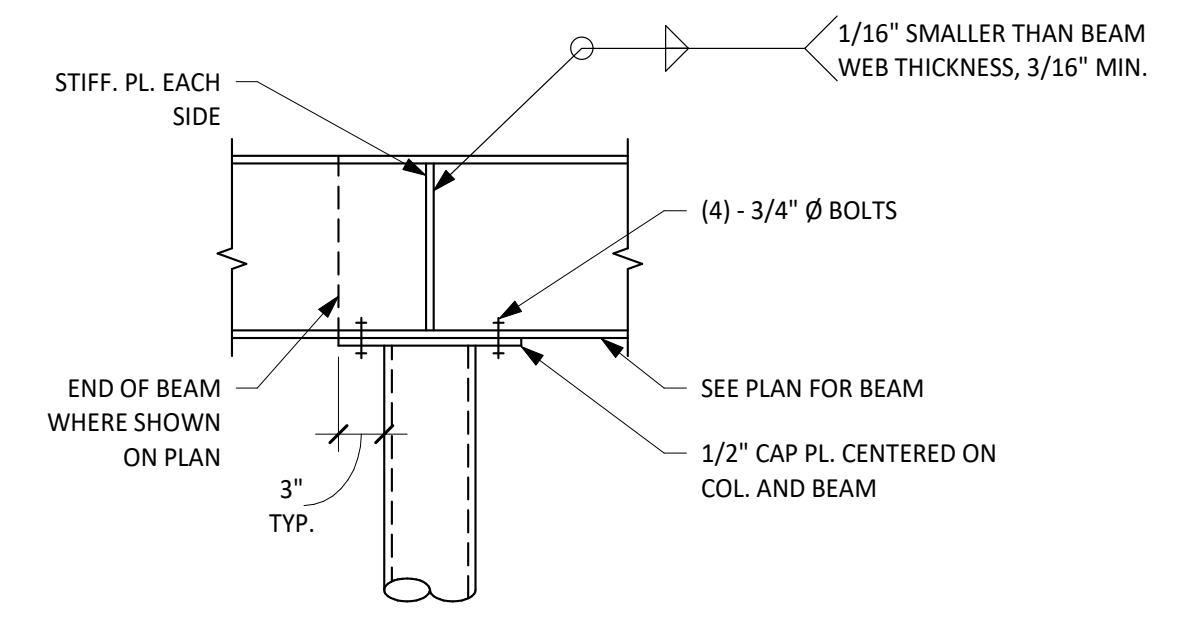
NOTE:
REF. DETAIL "A" FOR INFO NOT SHOWN

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

C SINGLE PLATE CONNECTION SCHEDULE

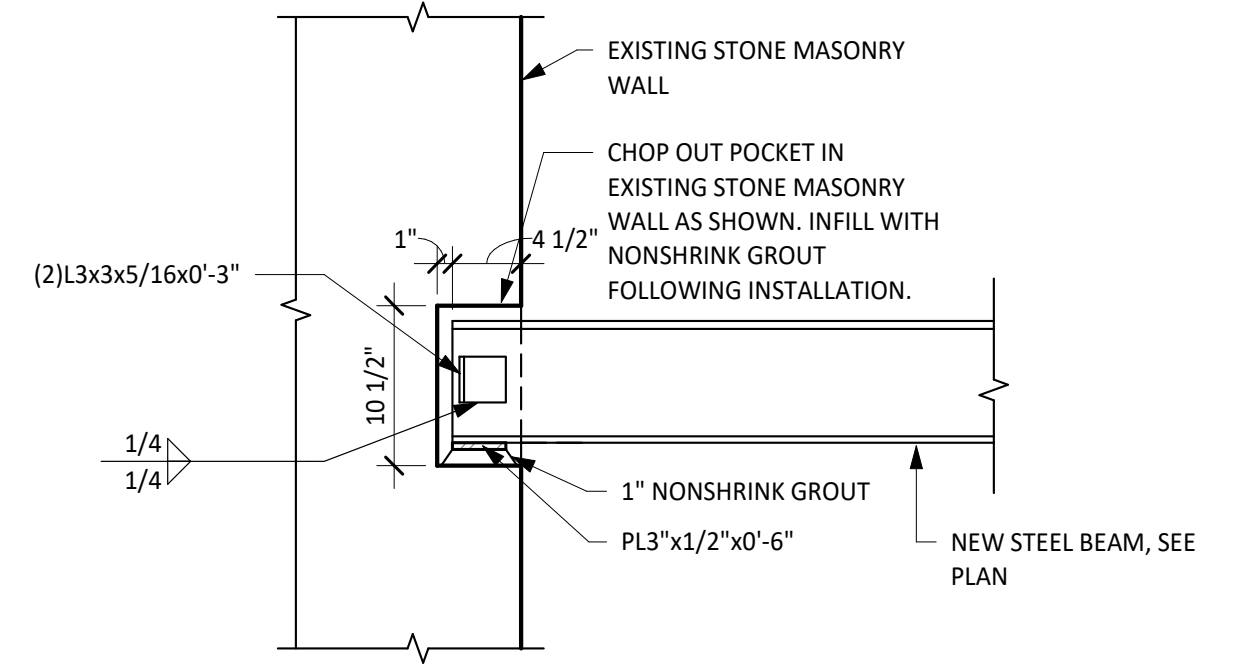
- NOTES:**
- ALL OTHER CONNECTIONS DEVIATING FROM TYPICAL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER WORKING UNDER THE GUIDANCE OF THE CONTRACTOR. REF. GENERAL NOTES UNDER "STRUCTURAL STEEL CONNECTIONS."
 - NOTED REACTIONS ARE FOR SERVICE LOADS.
 - BOLTS ARE A325N WITH STANDARD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



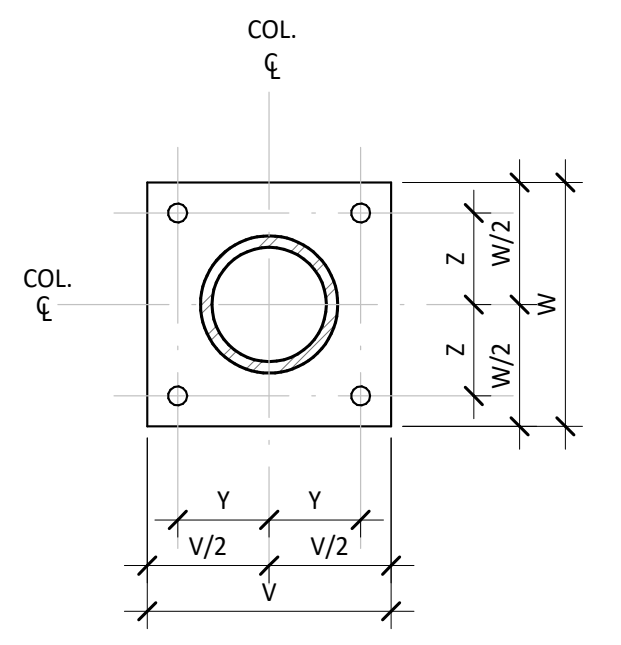
- NOTES:**
- SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
 - STIFFENER PLATES SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
 - CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM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

2 CAP PLATE - BOLTED CONNECTION (PIPE)
SCALE: 1" = 1'-0"

1 SCHEMATIC SINGLE-PLATE FRAMING CONNECTIONS
SCALE: 1" = 1'-0"

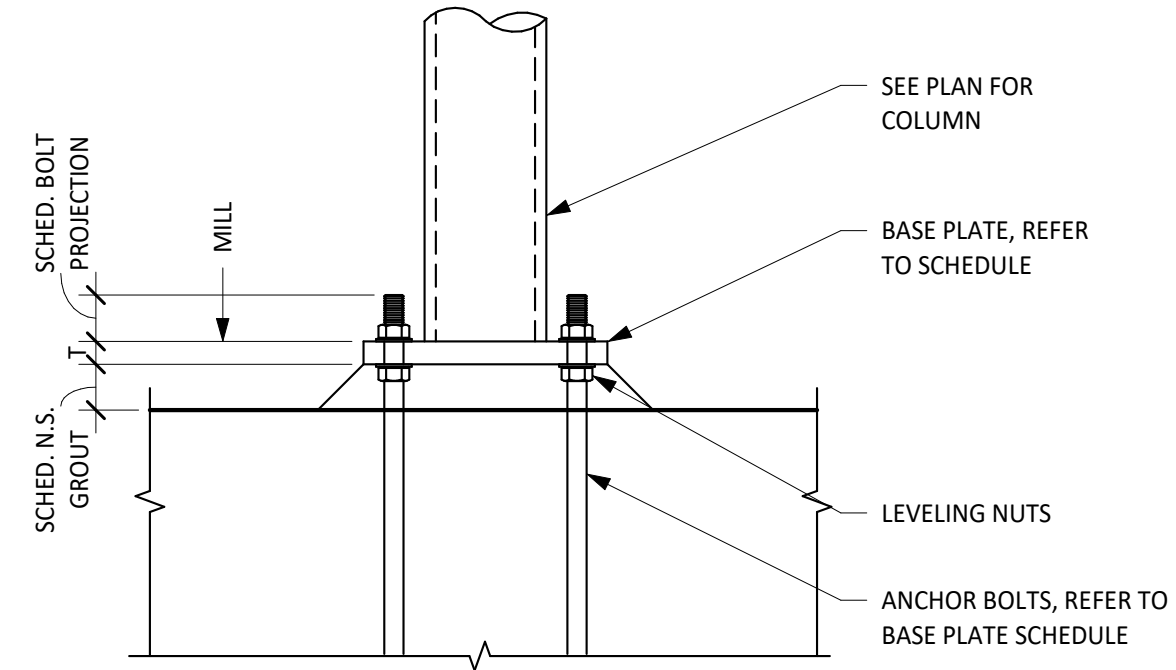


3 NEW STEEL BEAM TO EXISTING STONE MASONRY WALL CONNECTION
SCALE: 1" = 1'-0"



- NOTES:**
- WELD TO BE 1/16" SMALLER THAN THICKNESS OF TUBE.
 - SEE DETAIL _____ FOR BASE PLATE ELEVATION.

4 BASE PLATE - 4 BOLTS (PIPE)
SCALE: 1" = 1'-0"



5 COLUMN BASE PLATE (PIPE) SCHEDULE
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"

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

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

6 SCHEDULE - MASONRY LOOSE LINTEL
SCALE: 3/4" = 1'-0"

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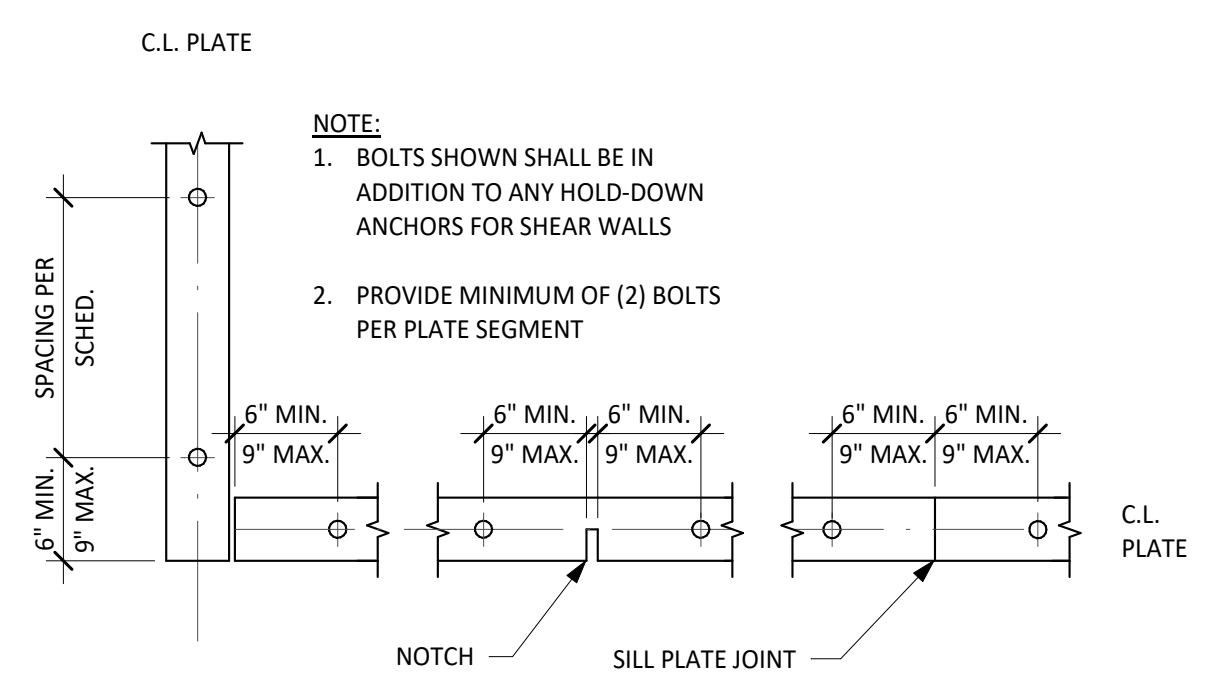
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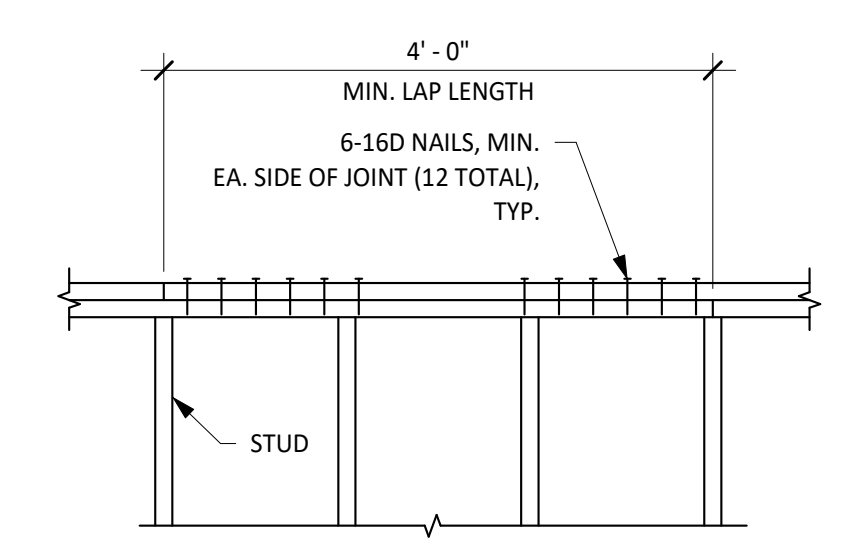
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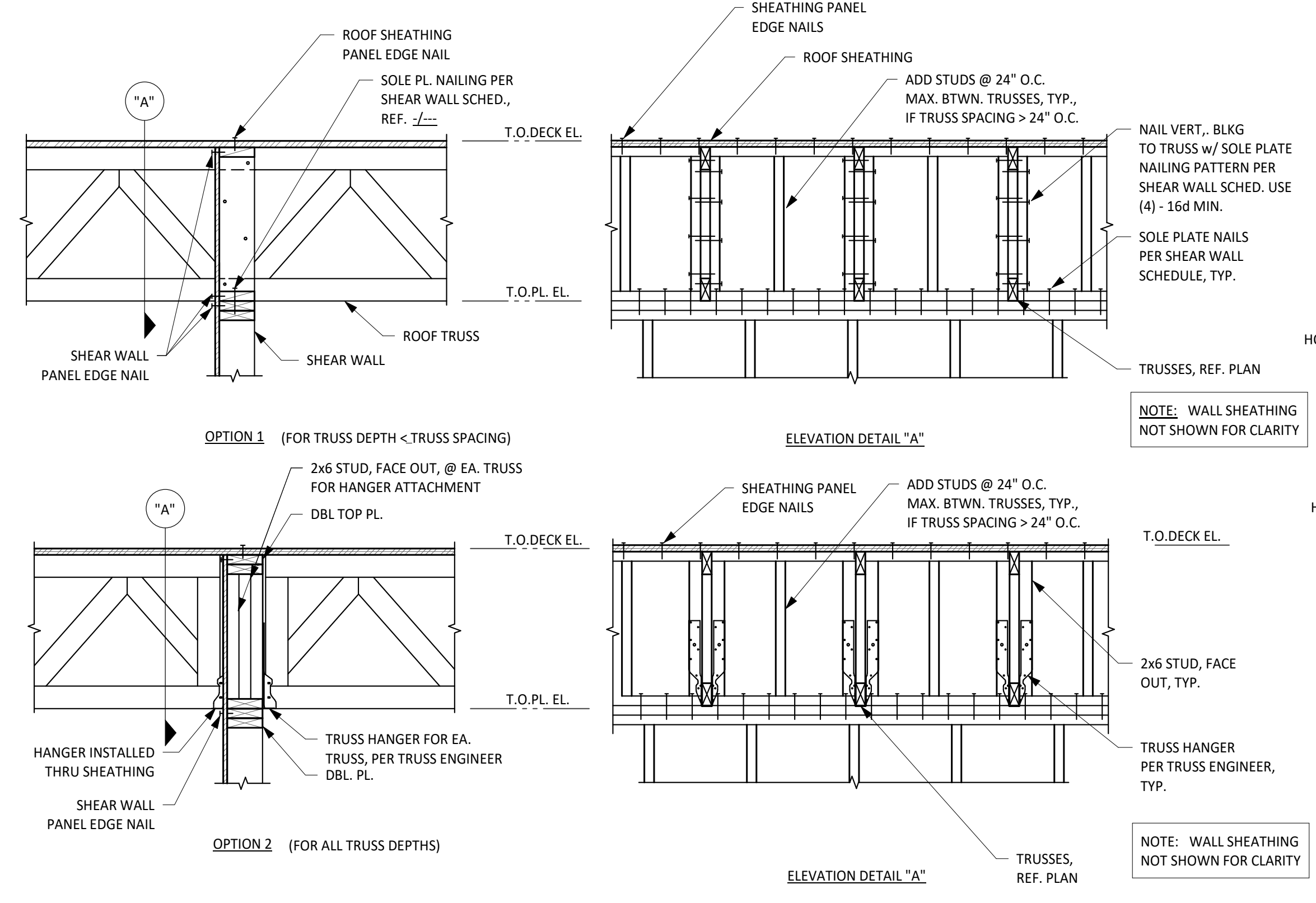
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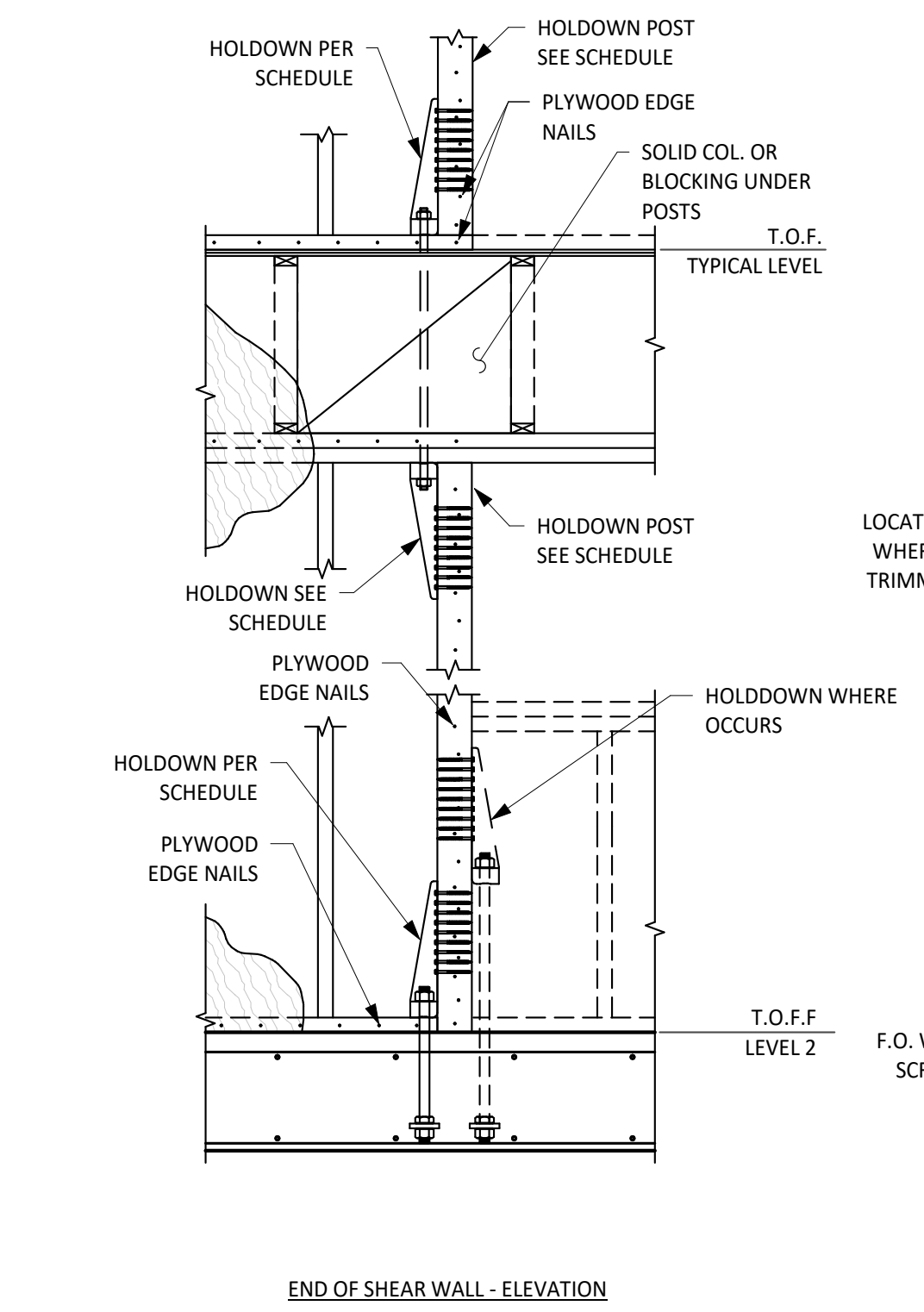
1 TYPICAL DETAIL SILL PLATE BOLT LAYOUT
NO SCALE



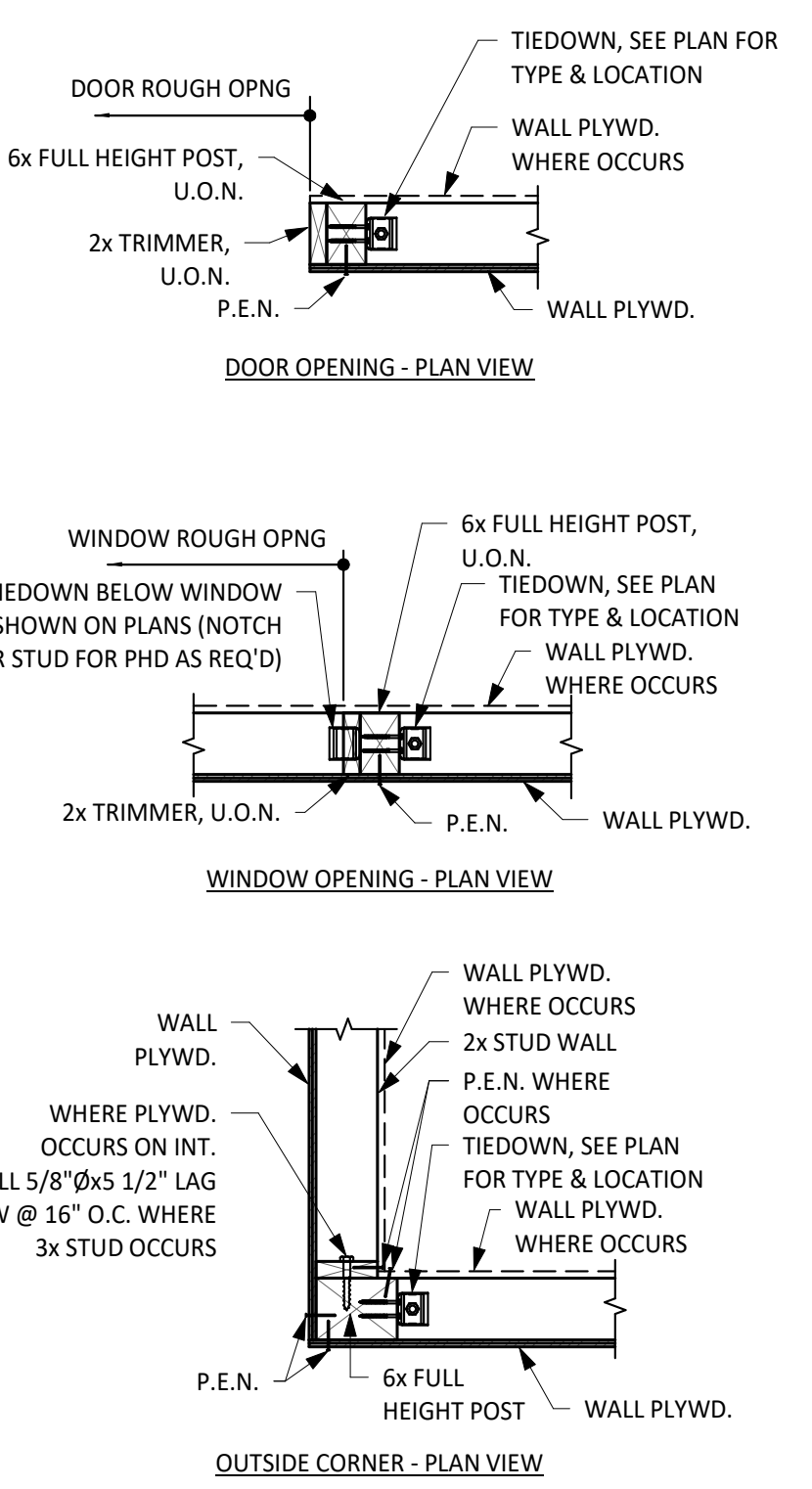
2 TYPICAL DETAIL DOUBLE TOP PLATE SPLICE NAILING
NO SCALE



3 TYPICAL DETAIL INTERIOR SHEAR WALL CONNECTION AT ROOF
NO SCALE

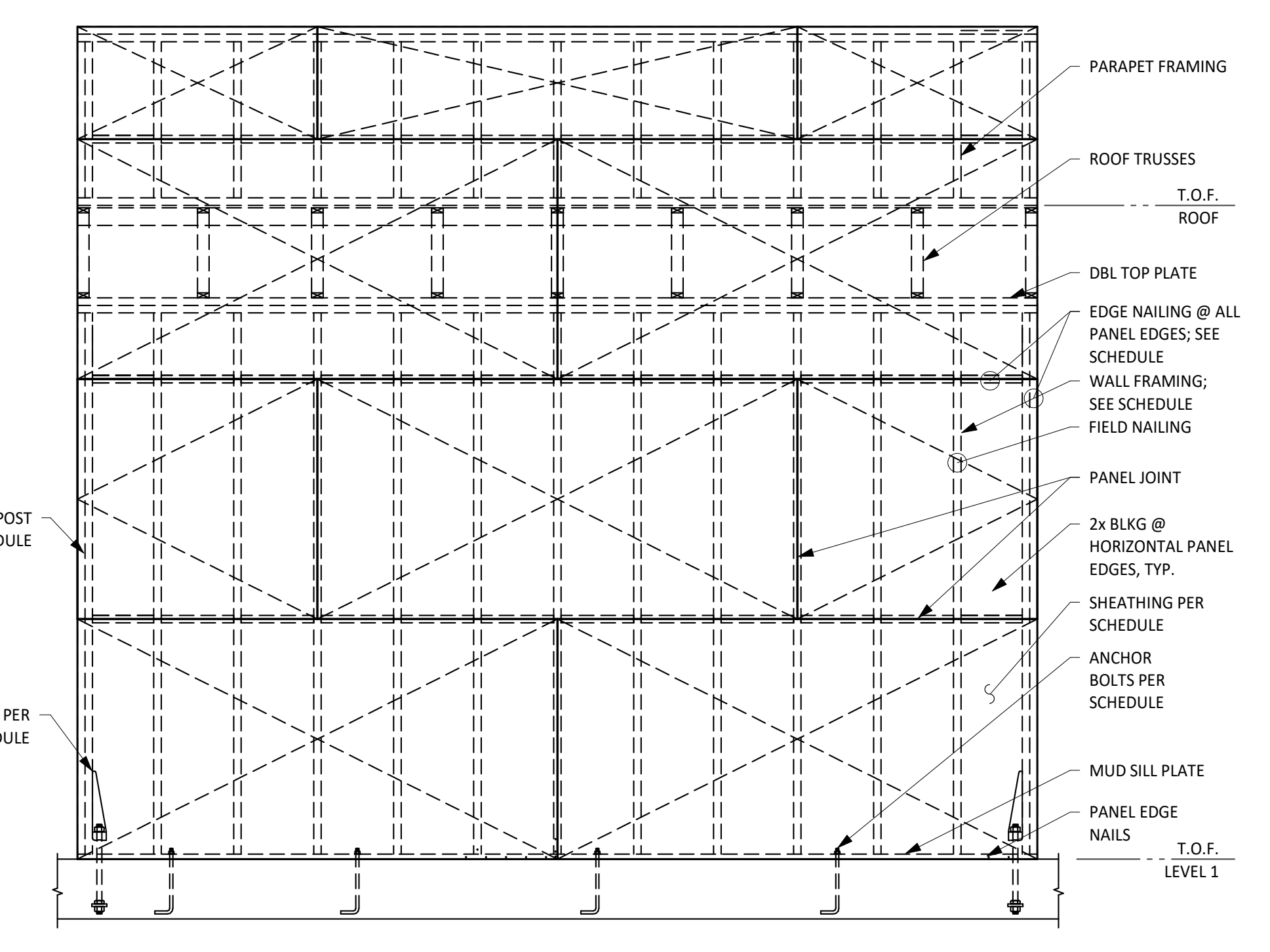


4 TYPICAL DETAIL SHEARWALL HOLDDOWN SCHEDULE
NO SCALE



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 HOLDDOWNS ARE PRE-DEFLECTED STEEL HOLDDOWN ANCHORS BY "SIMPSON STRONG-TIE."



6 TYPICAL DETAIL SHEARWALL ELEVATION
NO SCALE

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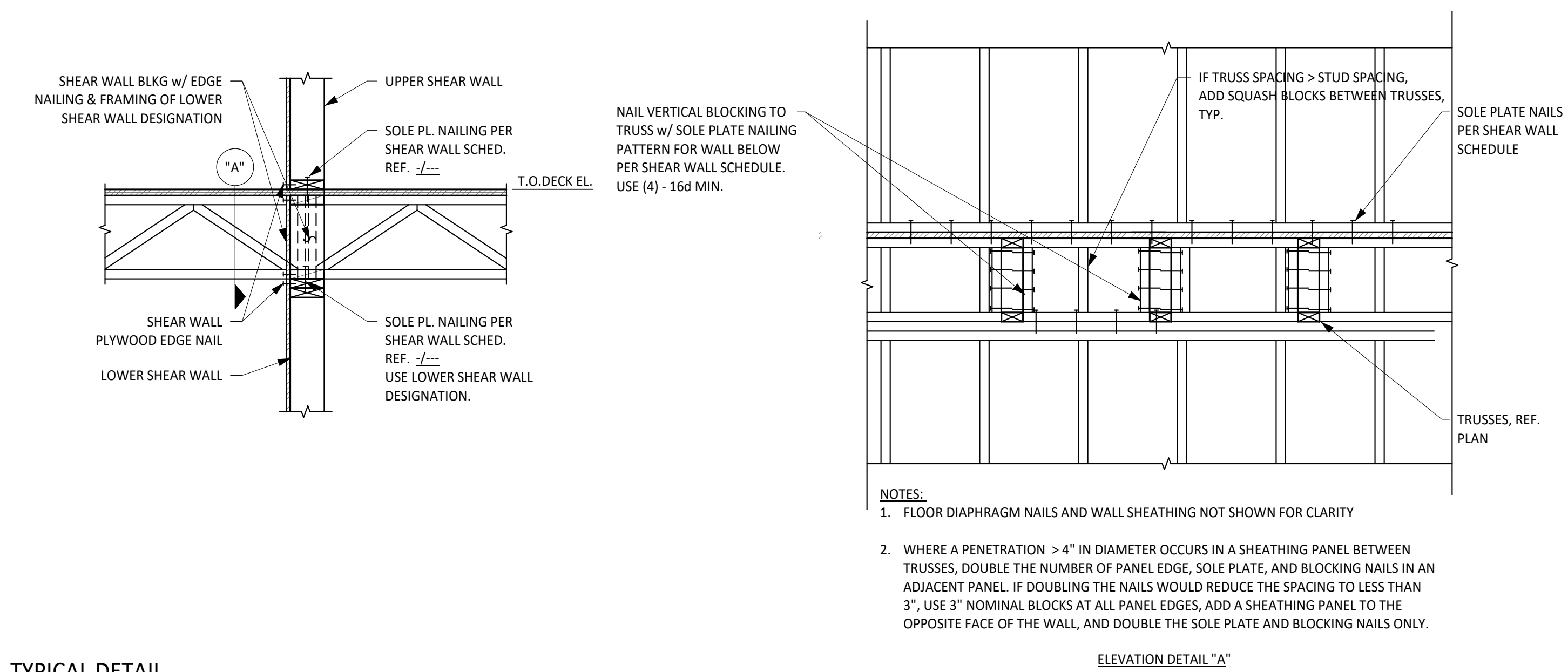
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1 TYPICAL DETAIL
INTERIOR SHEAR WALL AT FLOOR TRUSSES
NO SCALE

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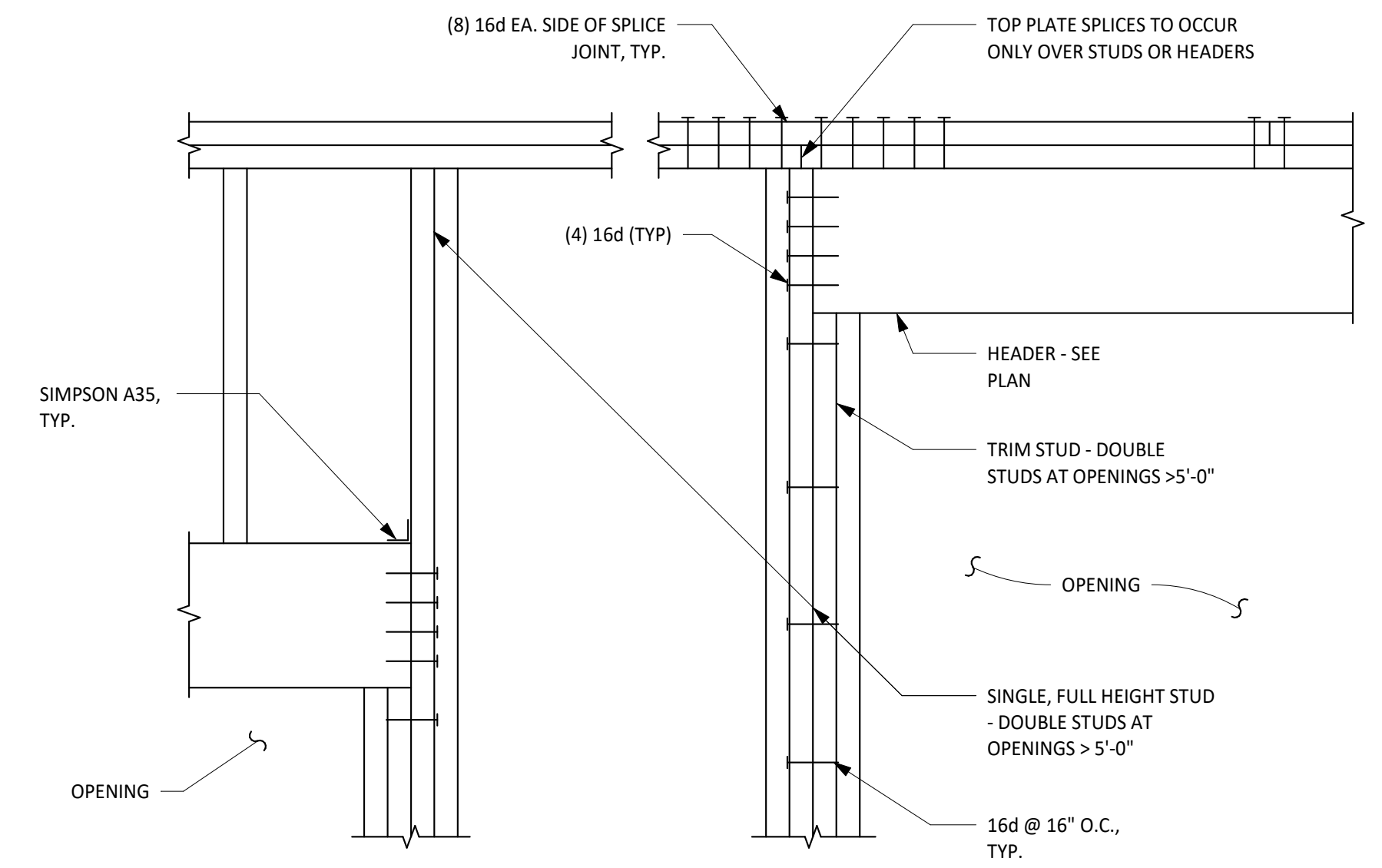
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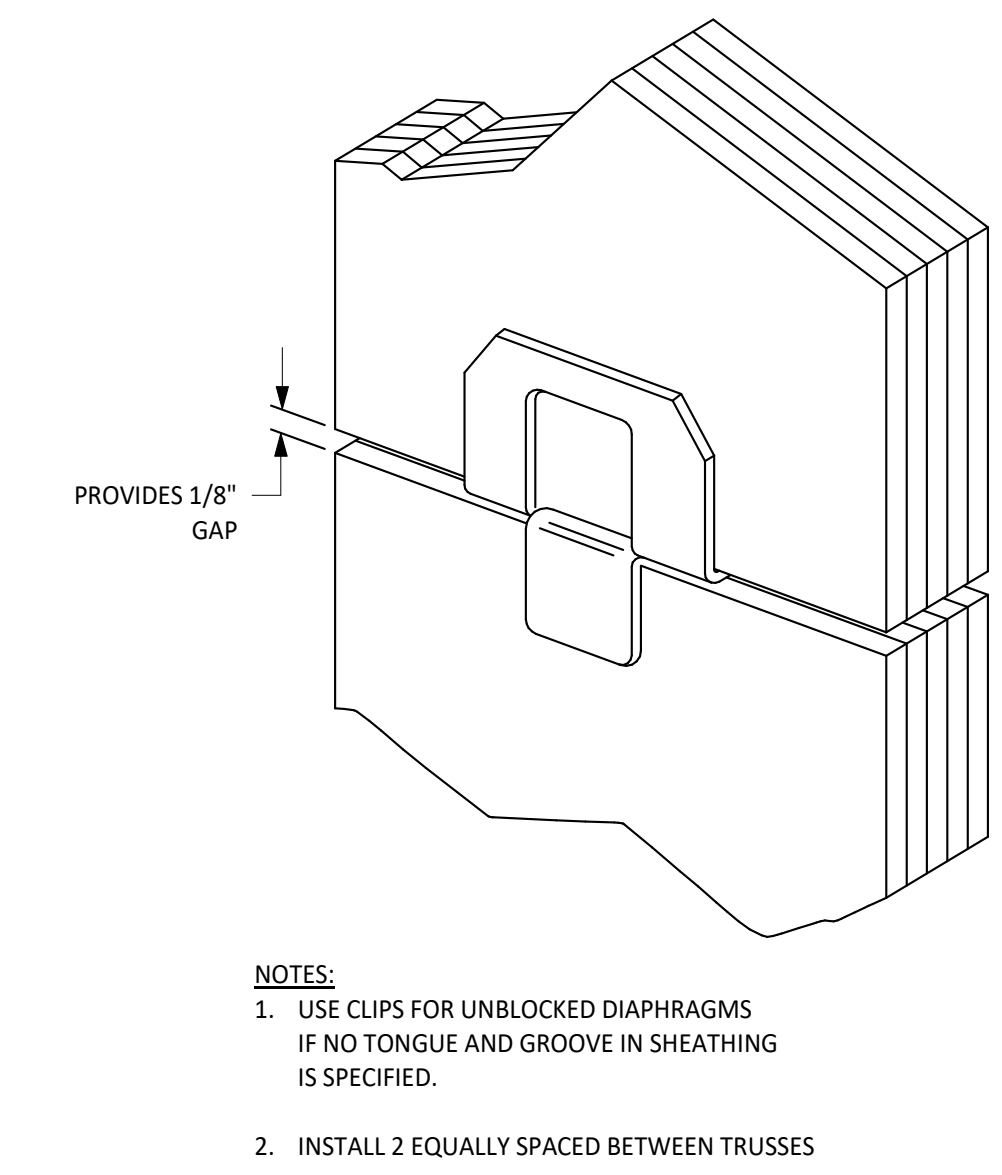
NAILING SCHEDULE	
CONNECTION	NAILING
1. FLOOR JOIST TO BAND JOIST, FACE NAIL	3-16d
2. FLOOR JOIST TO SILL PLATE OR GIRDER, TOE NAIL	3-8d
3. BRIDGING TO JOISTS, TOE NAIL OR END NAIL EACH END	2-8d
4. SILL PLATE TO BAND JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
5. TOP PLATE TO STUD, END NAIL	2-16d
6. 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.

- WOOD CONSTRUCTION CONNECTOR NOTES:**
- 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.
 - 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.
 - BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
 - INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
 - USE PROPER SAFETY EQUIPMENT.
 - WELDING GALVANIZED STEEL MAY PRODUCE HARMFUL FUMES; FOLLOW PROPER WELDING PROCEDURES AND SAFETY PRECAUTIONS. WELDING SHOULD BE IN ACCORDANCE WITH AWS STANDARDS.
 - 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.
 - UNLESS OTHERWISE NOTED, BOLTS AND NAILS SHALL NOT BE COMBINED. SIMILARLY, WELDS SHALL NOT BE COMBINED WITH BOLTS OR NAILS.
 - 8d, 10d, 12d, 16d AND 20d SPECIFY COMMON NAILS AND MAY NOT BE REPLACED WITH BOX OR SINKER NAILS UNLESS OTHERWISE SPECIFIED.
 - BOLTS SHALL BE ASTM A307, GRADE A OR BETTER.
 - 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.
 - 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.



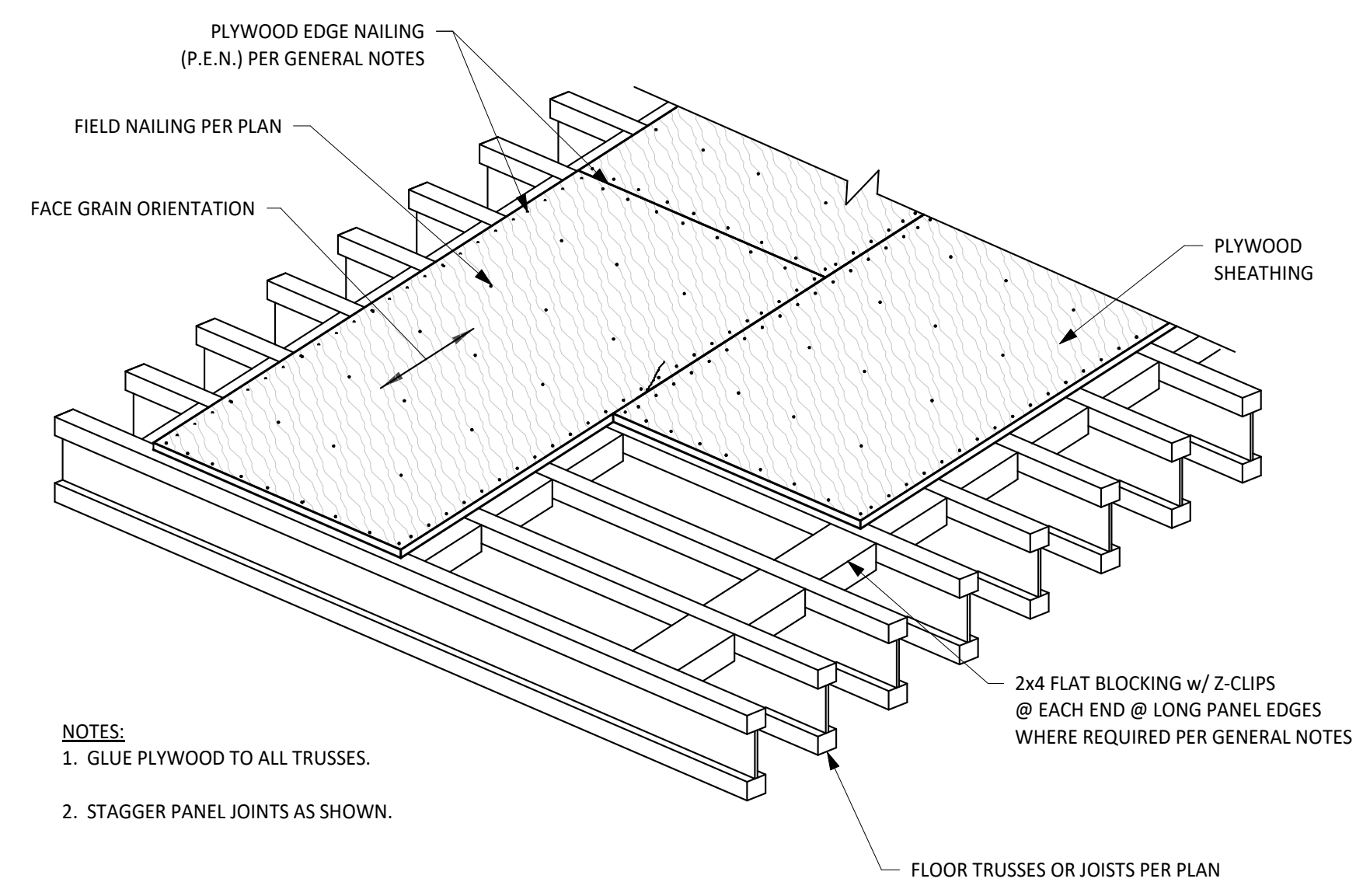
3 TYPICAL WOOD DETAIL WALL FRAMING AT OPENING
NO SCALE



4 TYPICAL WOOD DETAIL SIMPSON STRONG-TIE PSCL
NO SCALE

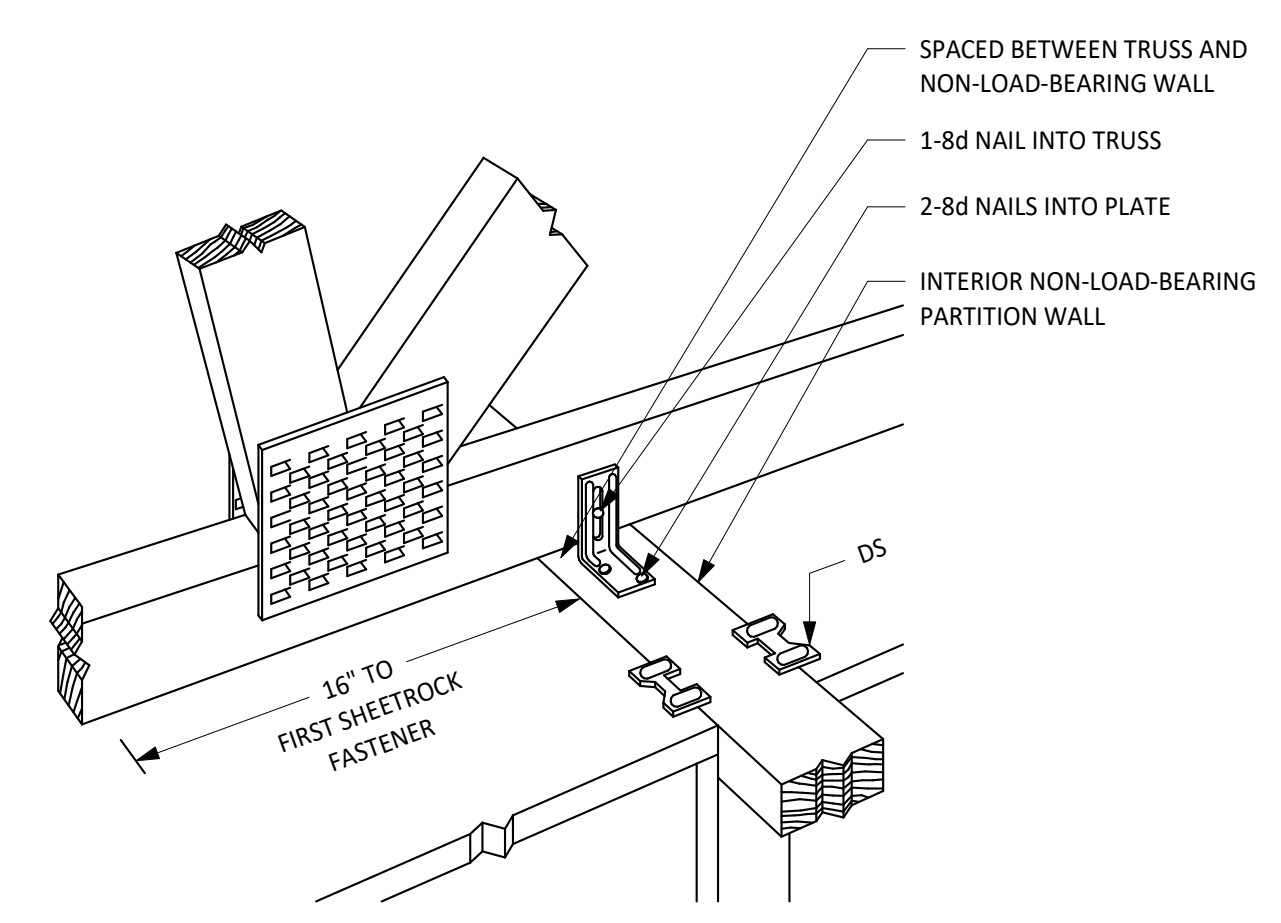
1 TYPICAL WOOD DETAIL NAILING SCHEDULE
NO SCALE

2 TYPICAL WOOD DETAIL WOOD CONSTRUCTION CONNECTOR NOTES
NO SCALE



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

5 TYPICAL WOOD DETAIL FLOOR DIAPHRAGM NAILING WITH BLOCKING
NO SCALE



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

City of Dripping Springs
 STEPHENSON SCHOOL BUILDING,
 REHABILITATION AND ADDITION

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 Sheet Name WOOD TYPICAL DETAILS
 Sheet Number

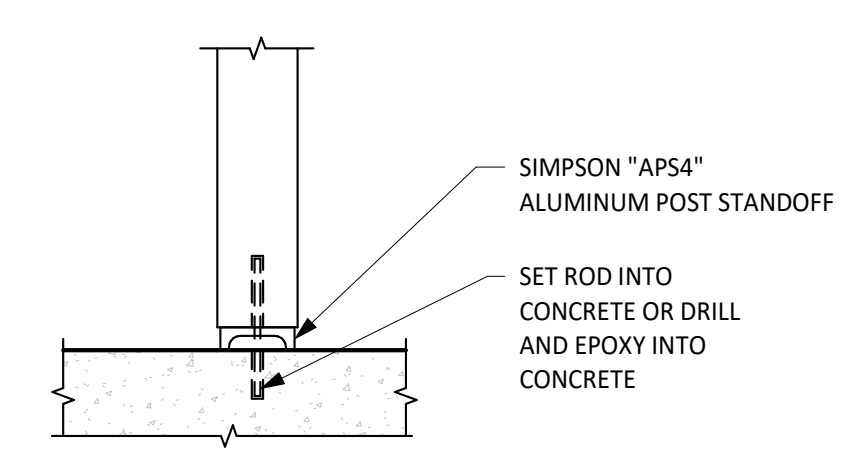
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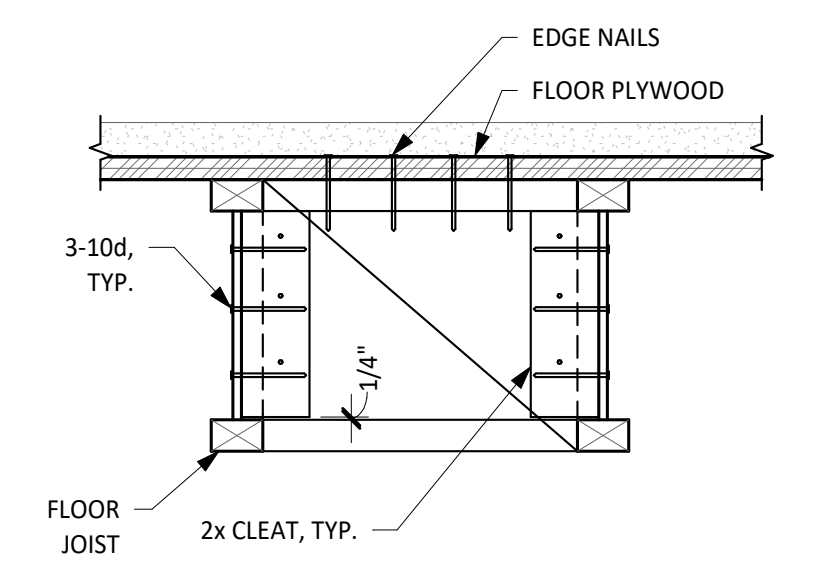
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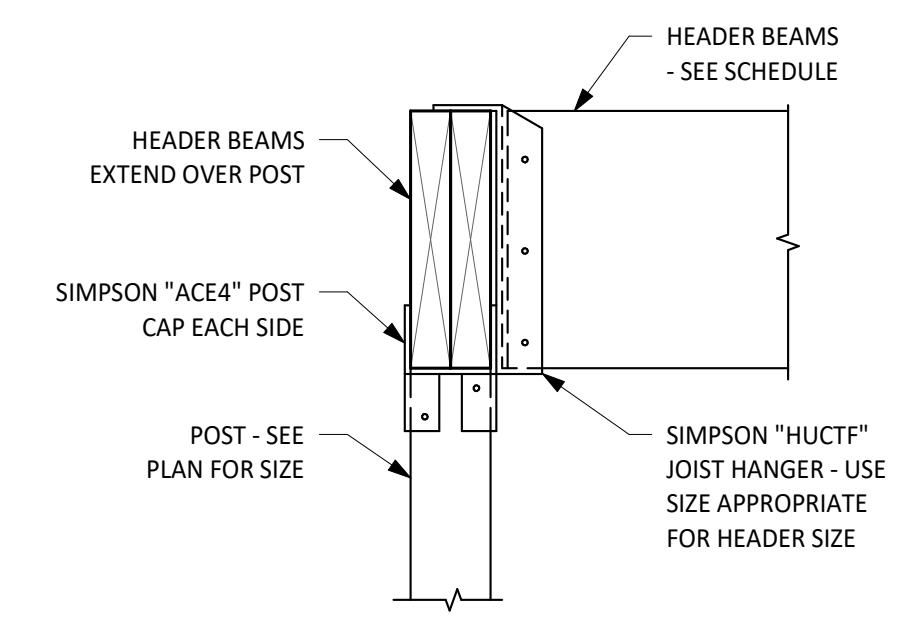
Architexas No. 2314 Date OCTOBER 11, 2023
Sheet Name WOOD TYPICAL DETAILS
Sheet Number



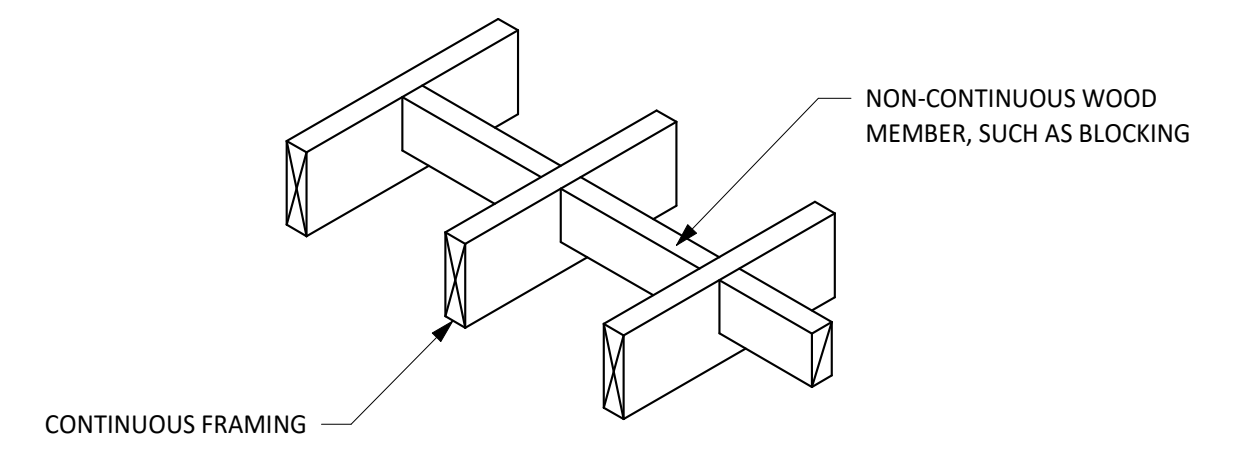
1 TYPICAL WOOD DETAIL
EXTERIOR POST BASE
NO SCALE



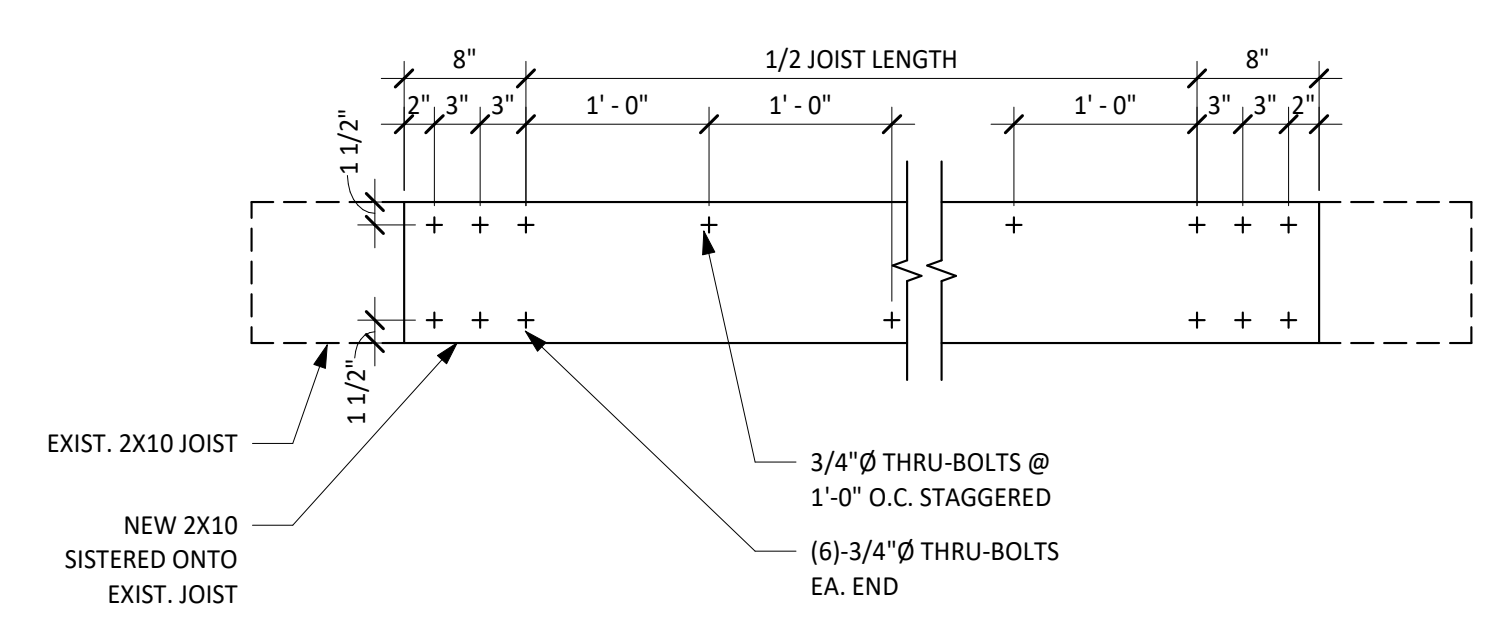
2 TYPICAL WOOD DETAIL
I-JOIST BLOCKING
NO SCALE



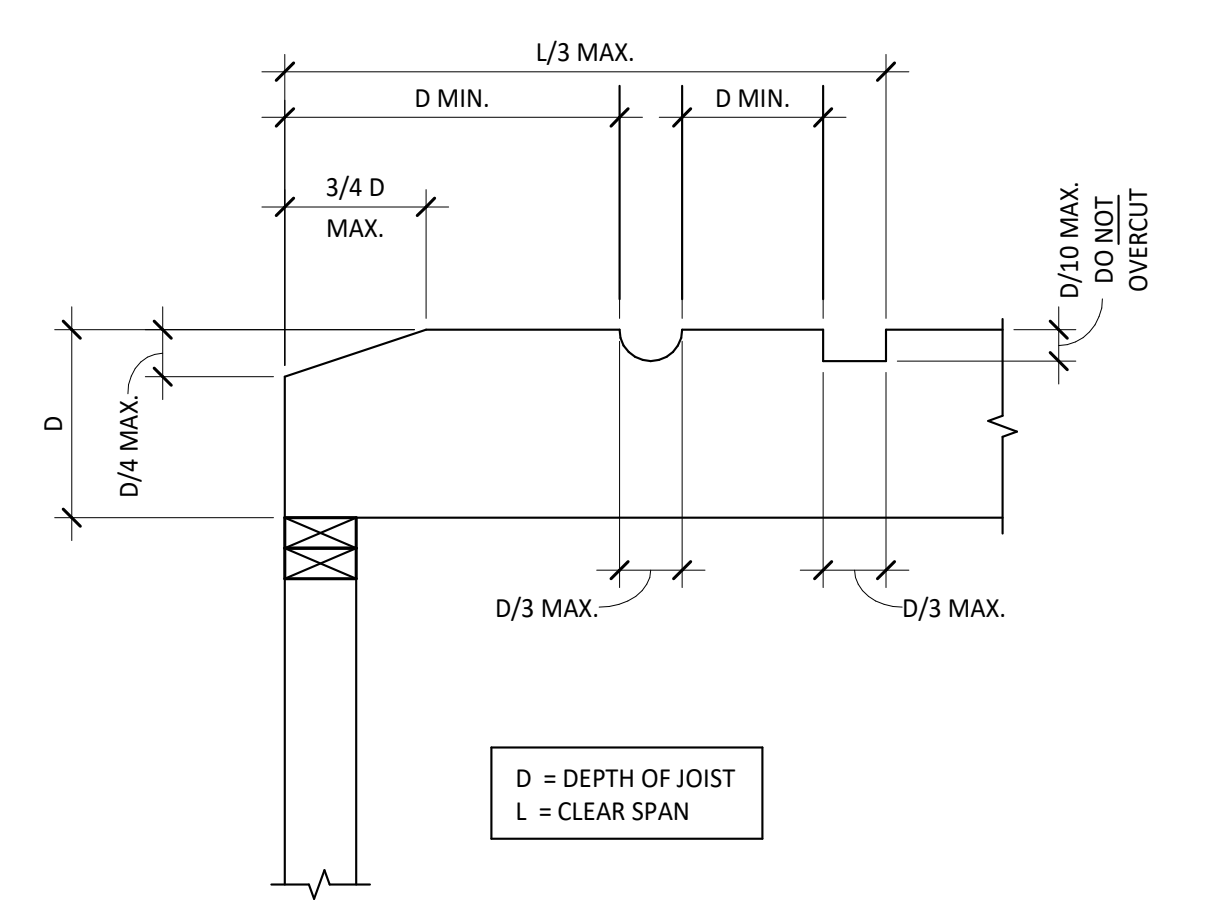
3 TYPICAL WOOD DETAIL
POST CAP
NO SCALE



4 TYPICAL WOOD DETAIL
BLOCKING
NO SCALE

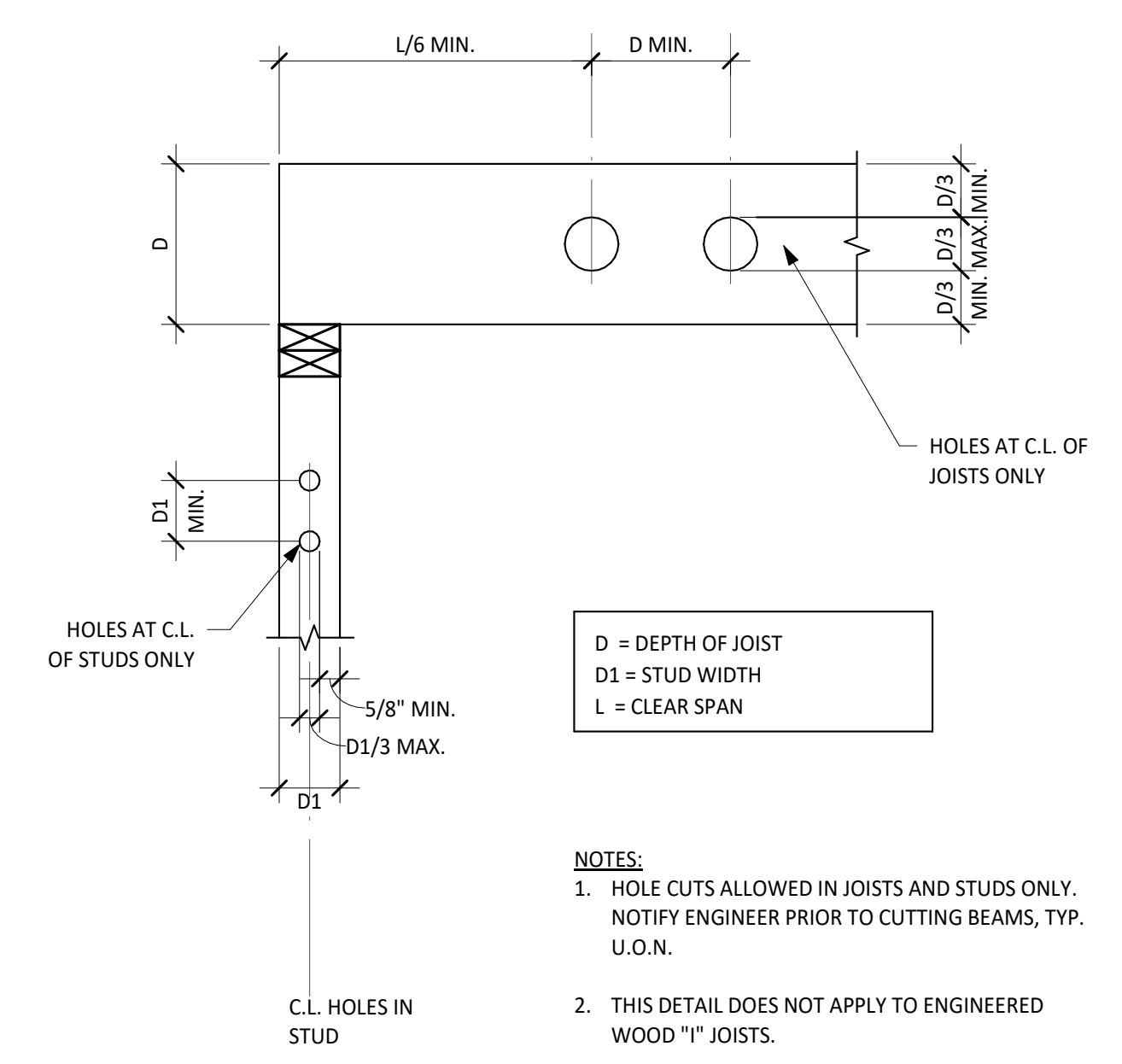


5 TYPICAL DETAIL - WOOD JOIST SISTERING
NO SCALE



6 TYPICAL WOOD DETAIL
NOTCHES IN WOOD
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.



7 TYPICAL WOOD DETAIL
HOLES IN WOOD
NO SCALE

D = DEPTH OF JOIST
D1 = STUD WIDTH
L = CLEAR SPAN

- 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.

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

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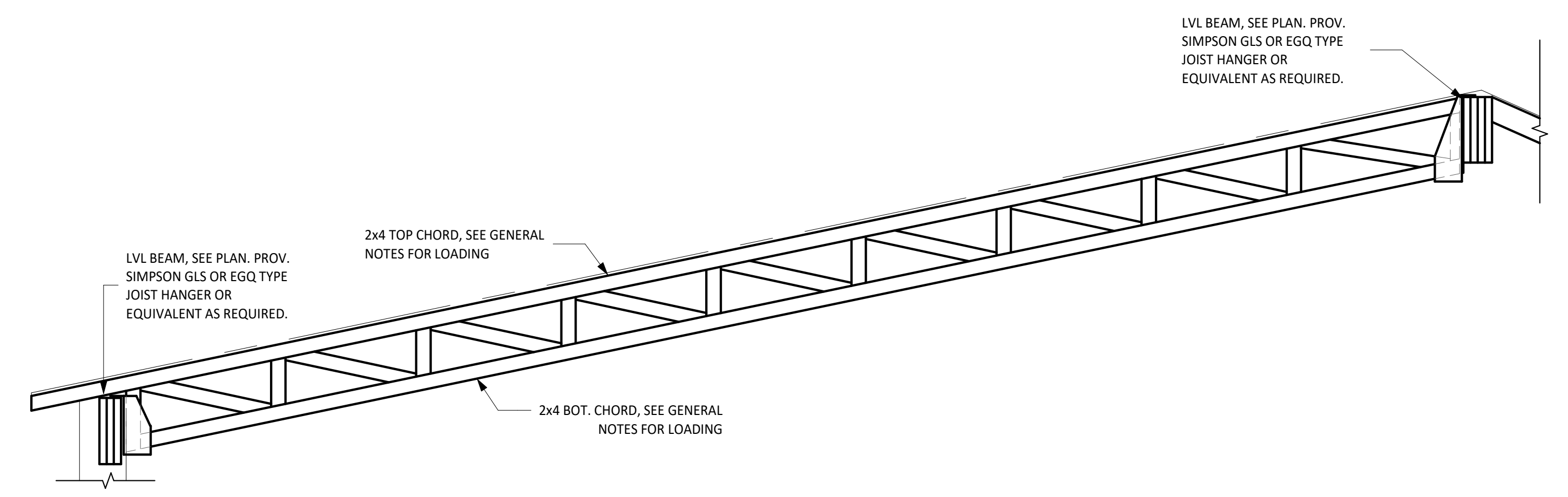


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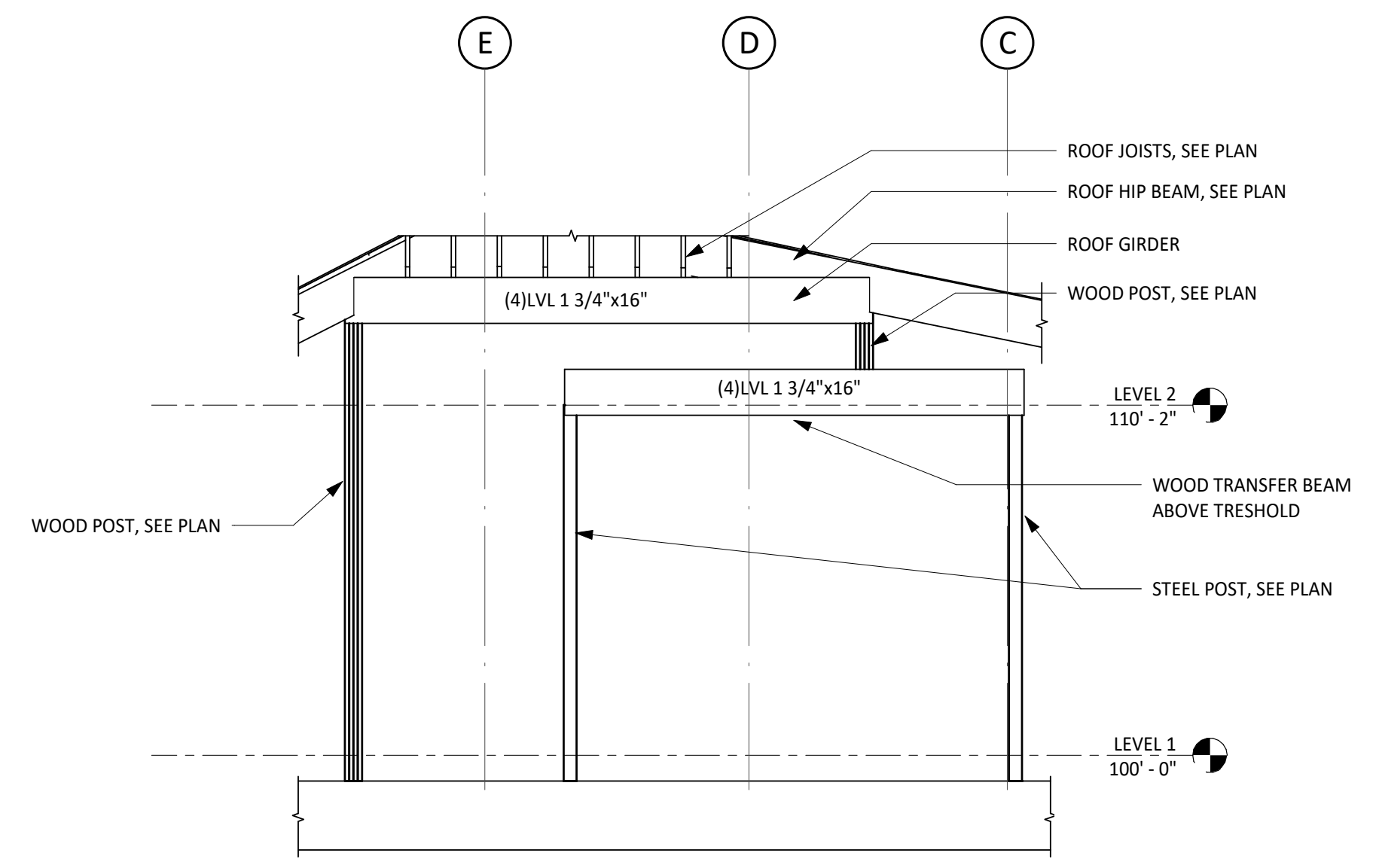
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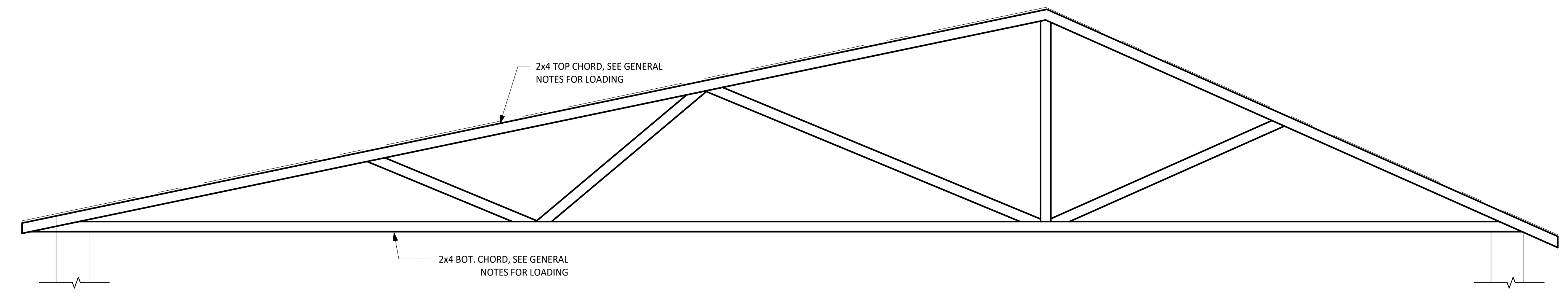
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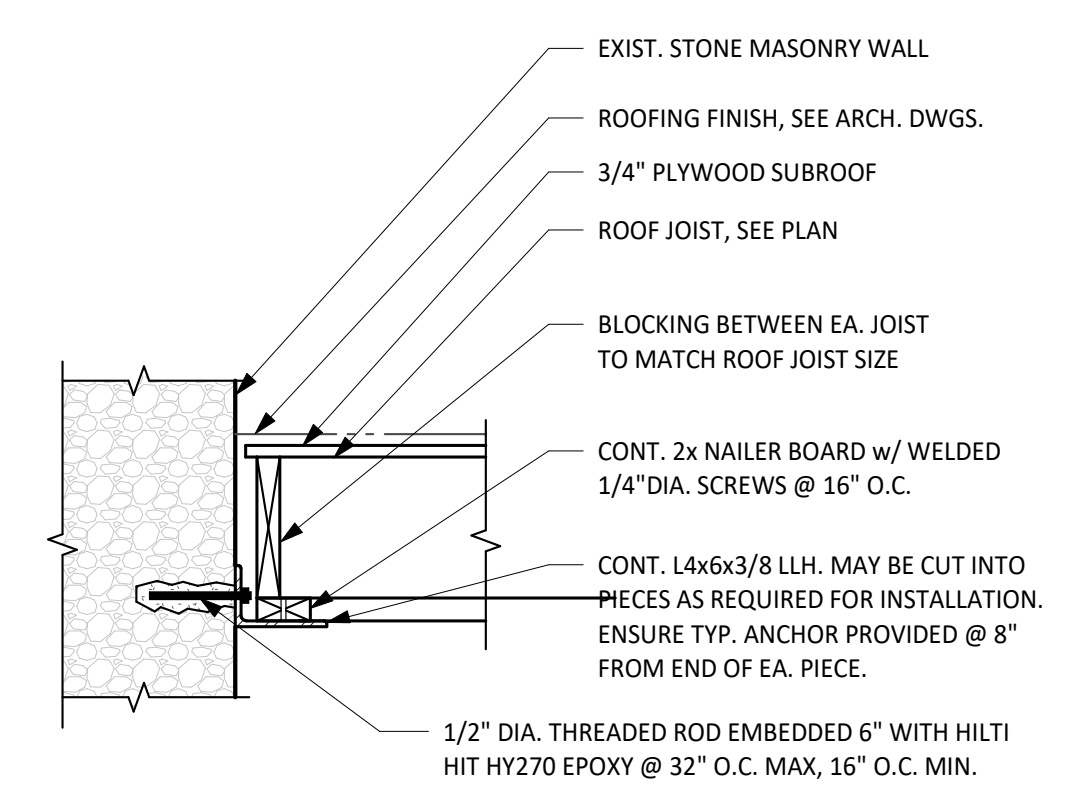
1 NEW SLOPING FLAT WOOD TRUSS ELEVATION
SCALE: 1/2" = 1'-0"



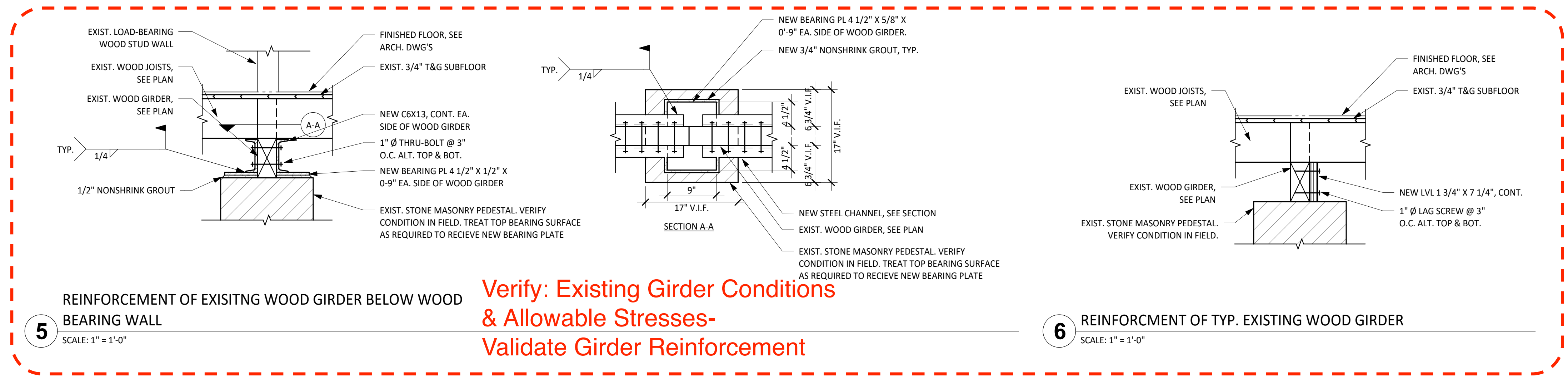
2 NORTH FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



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

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
	DUCT SECTION, POSITIVE PRESSURE, FIRST FIGURE IS TOP
	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP
	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN.
	FLAT OVAL DUCTWORK, FIRST FIGURE IS SIDE SHOWN
	CHANGE OF ELEVATION - UP OR DOWN
	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)
	MANUAL VOLUME DAMPER
	MOTORIZED VOLUME DAMPER
	FIRE DAMPER (WITH ACCESS DOOR)
	SMOKE/FIRE DAMPER (WITH ACCESS DOOR) (OPTIONAL DSD AS INDICATED)
	REFRIGERANT SIGHT GLASS
	DETECTORS, FIRE AND/ OR SMOKE
	DIRECTION OF AIR FLOW
	DUCT TRANSITION
	ELBOWS WITHOUT TURNING VANES
	ELBOWS WITH TURNING VANES
	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)
	AIR DEVICE TYPE "A", 300 CFM
	LINEAR SLOT DEVICE TYPE "A", 200 CFM
	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.
	RETURN/EXHAUST AIR DEVICE, TYPE "RA"
	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
	THERMOSTAT
	THERMOSTAT, REMOTE BULB
	TEMPERATURE SENSOR
	HUMIDISTAT
	HUMIDITY SENSOR
	FIRESTAT

PIPING GENERAL	
SYMBOL	DESCRIPTION
	FLOW SWITCH
	PRESSURE SWITCH
	STRAINER, WYE WITH DRAIN VALVE
	STRAINER - VERTICAL BASKET TYPE
	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
	PIPE RISE (R) OR DROP (D)
	FLOW - IN DIRECTION OF ARROW
	WATER SUPPLY PIPING (2 PIPE)
	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 & NUMBERS
	KEY NOTES

VALVES

SYMBOL	DESCRIPTION
	AUTOMATIC FLOW CONTROL VALVE
	CALIBRATED BALANCING VALVE
	COMBINATION BALANCING AND FLOW METER
	EXPANSION VALVE
	VALVE, SELF-OPERATING
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	TEMPERATURE AND PRESSURE RELIEF VALVE
	THREE WAY VALVE (AUTOMATIC)
	TWO WAY VALVE (AUTOMATIC)
	NON-SLAM CHECK VALVE
	BALL VALVE
	BALL VALVE (MEMORY STOP)
	OUTSIDE STEM AND YOKE GATE VALVE
	GATE VALVE
	FLOAT VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	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)
	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
	CHILLED WATER SUPPLY
	CHILLED WATER RETURN
	CONDENSOR WATER SUPPLY
	CONDENSOR WATER RETURN
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION
	REFRIGERANT HOT GAS
	HOT GAS BYPASS
	MAKE-UP WATER
	DRAIN LINE

HEATING

SYMBOL	DESCRIPTION
	HOT WATER SUPPLY
	HOT WATER RETURN
	HIGH PRESSURE STEAM CONDENSATE
	LOW PRESSURE STEAM CONDENSATE
	PUMPED CONDENSATE RETURN
	STEAM SUPPLY (PRESSURE AS INDICATED)
	BOILER FEED WATER
	THERMOSTATIC TRAP
	FLOAT AND THERMOSTATIC TRAP

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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
CONN/CONX.	CONNECTION	H2O	WATER	T/A	THROW AWAY (FILTERS)
CONT	CONTINUATION	HW	HOT WATER	T-STAT	THERMOSTAT
CP	CENTRAL PLANT	HZ	HERTZ	TEMP	TEMPERATURE
CL	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	NO	NORMALLY OPEN	W.C.	WATER COLUMN
EG	EXHAUST GRILLE	NTS	NOT TO SCALE	W/	WITH
ELECT	ELECTRICAL	OA	OUTSIDE AIR	W/O	WITHOUT
ELEV	ELEVATION	QBD	OPPOSED BLADE DAMPER	ANGLE IRON	ANGLE IRON
EMCS	REFRIGERANT MONITORING CONTROL SYSTEM				

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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2900 S. Congress Ave. Suite 200
Austin, Texas 78704
p 512.444.4220

CLEARY ZIMMERMANN ENGINEERS

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Austin, TX 78723
p 512.220.9200

City of Dripping Springs STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/23

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
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

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.

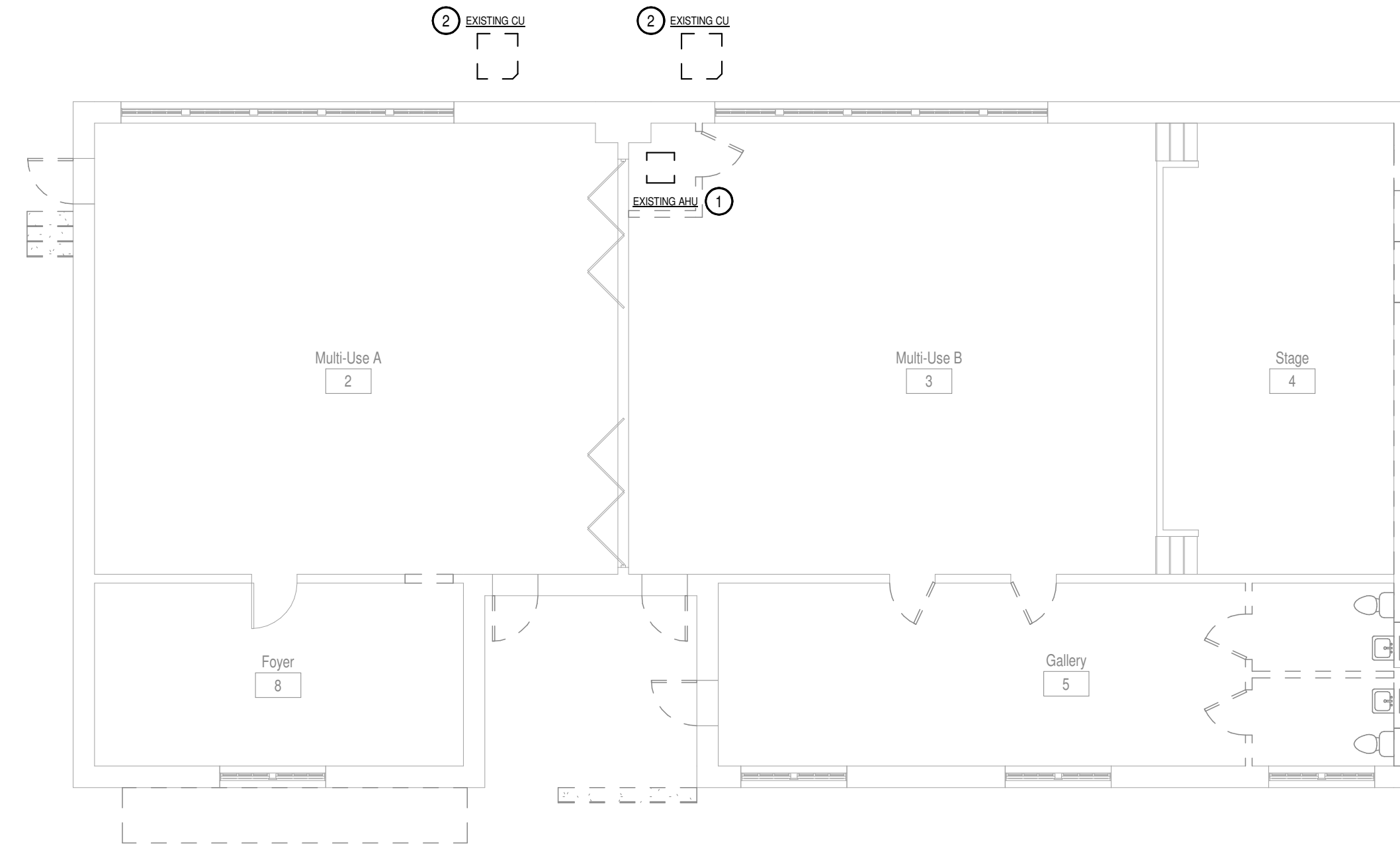
MECHANICAL DEMOLITION KEYED NOTES:

- 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.

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

City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
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OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

Sheet Name
MECHANICAL LEVEL 1 DEMOLITION PLAN

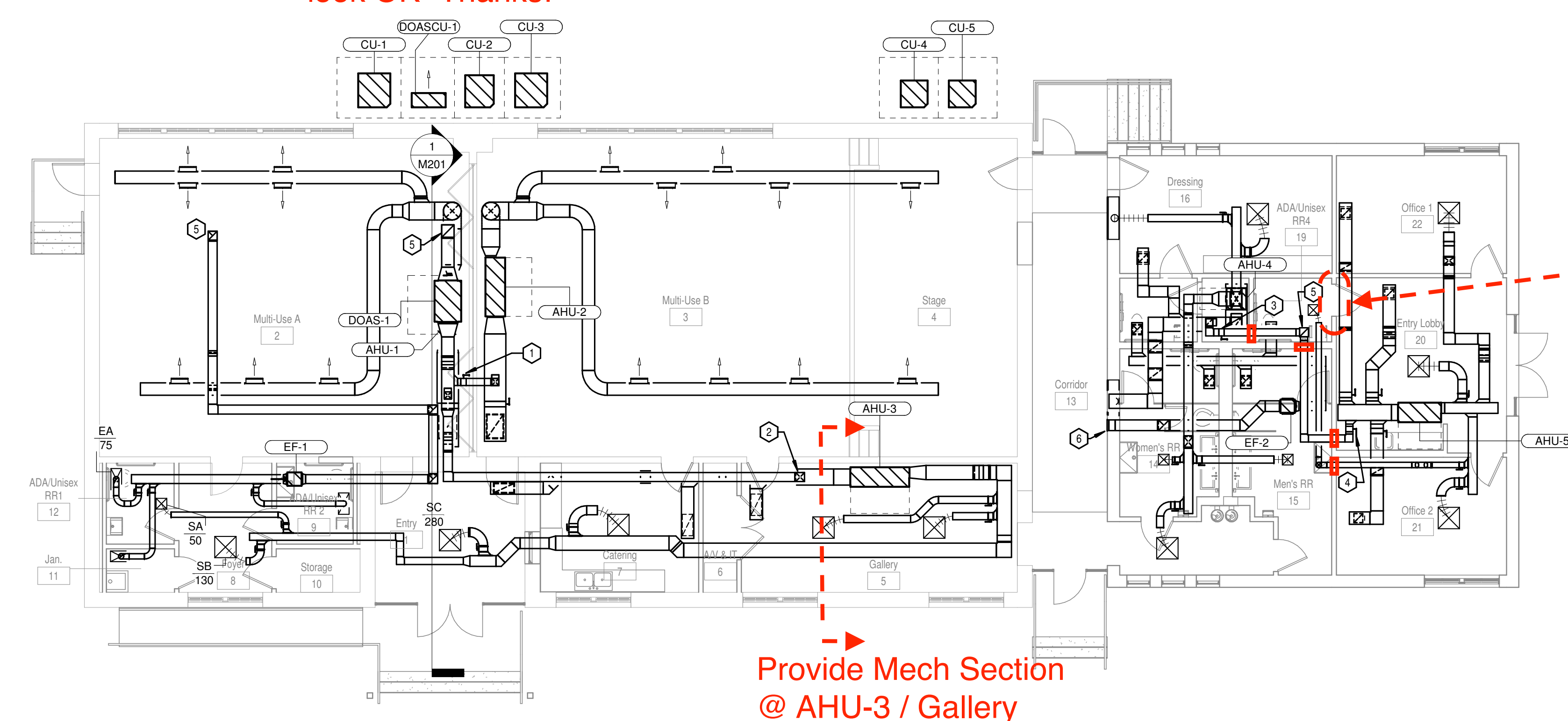
Sheet Number

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!



Rated Door?
Coord. Occupancy Separation w/Arch'l

= = Fire Dampers @ 1 Hr Rated Construction- Verify Locations

Provide Mech Section @ AHU-3 / Gallery

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

City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
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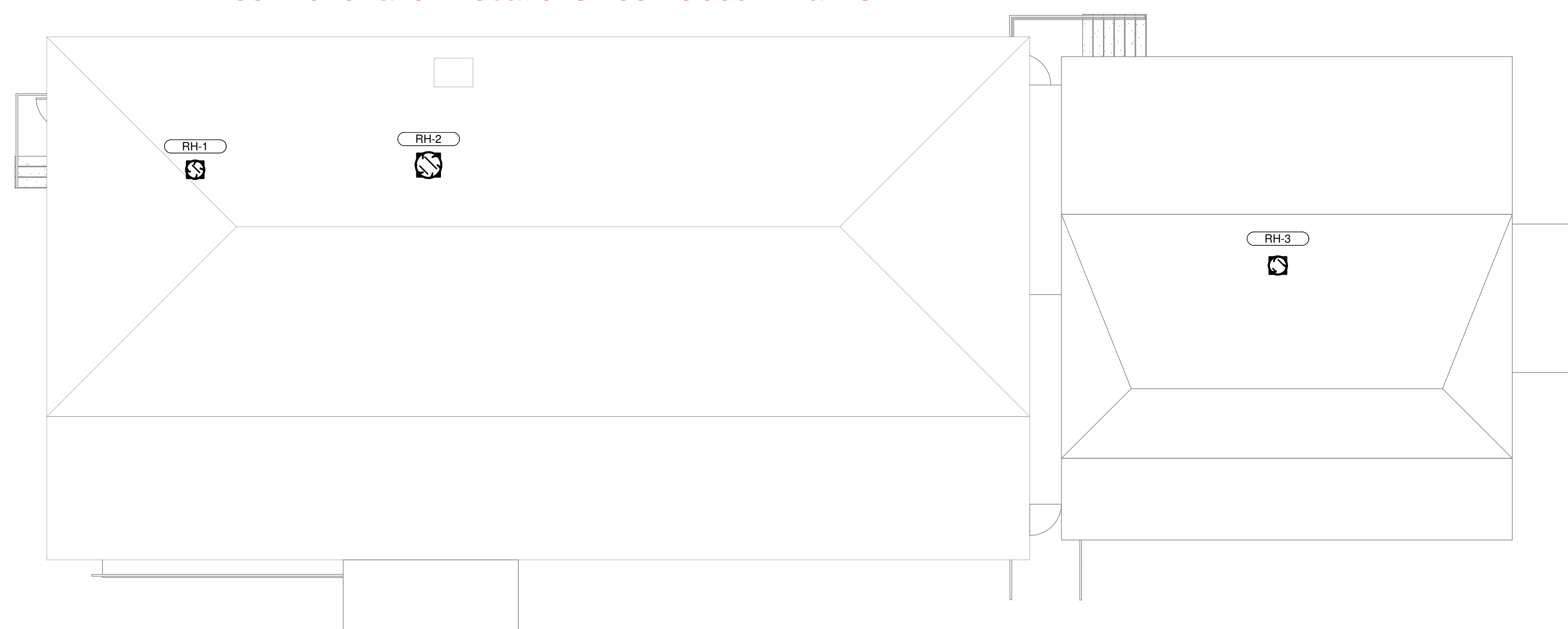
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OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023
Sheet Name MECHANICAL LEVEL 1 PLAN

Sheet Number
M101



Roof Penetration Locations Look Good- Thanks!



1 MECHANICAL ROOF PLAN
M102 1/8" = 1'-0"

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

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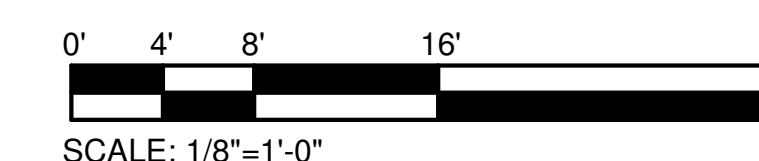
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Architexas No. 2314 Date October 11, 2023

Sheet Name
MECHANICAL ROOF PLAN

Sheet Number

M102



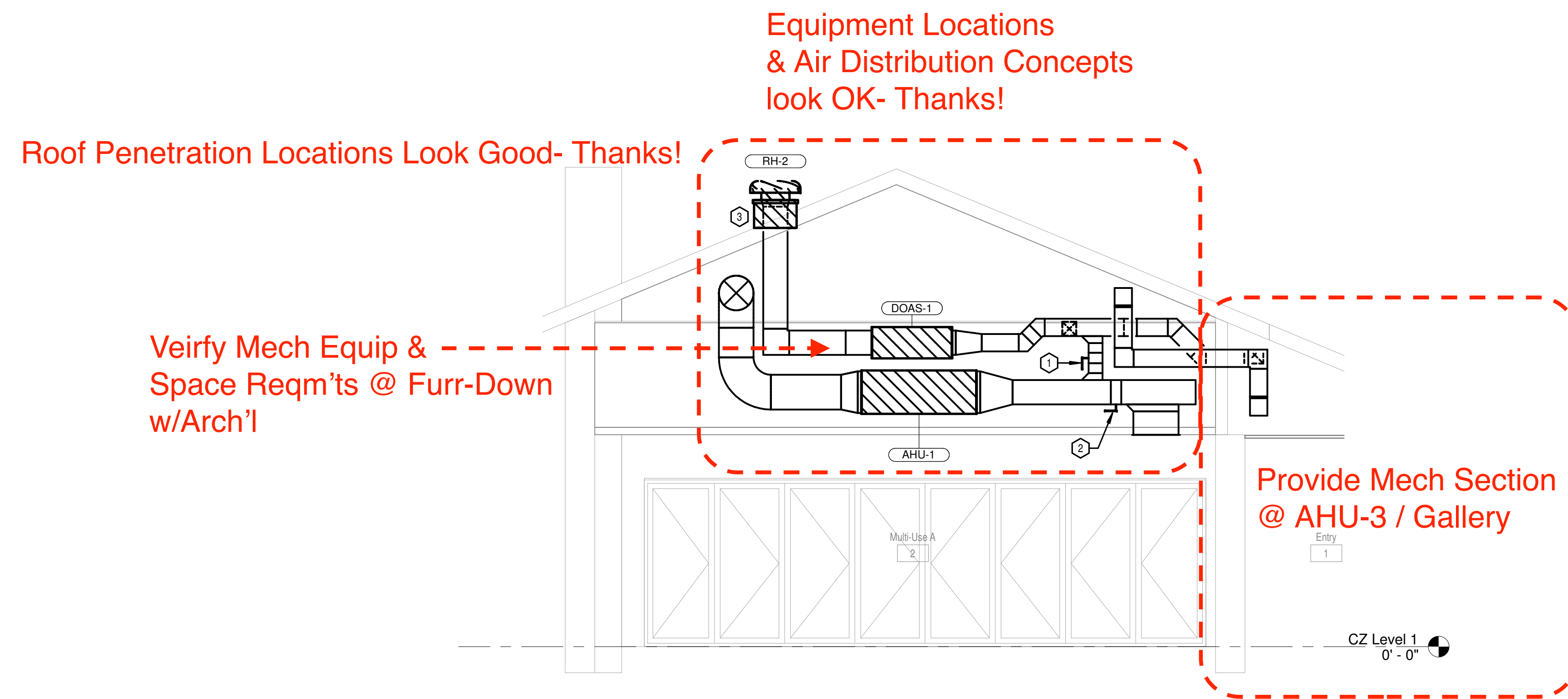
MECHANICAL KEYED NOTES:

- 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.

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

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OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

Sheet Name
MECHANICAL ENLARGED PLANS & SECTION VIEWS

Sheet Number
M201



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 AUXILIARY STAINLESS STEEL DRAIN PAN AND EMERGENCY OVERFLOW CUT OFF SWITCH.
 7. PROVIDE WITH FIELD INSTALLED COIL GUARD.
 8. UNIT TO BE PROGRAMMED TO RUN CONTINUOUSLY 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

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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.

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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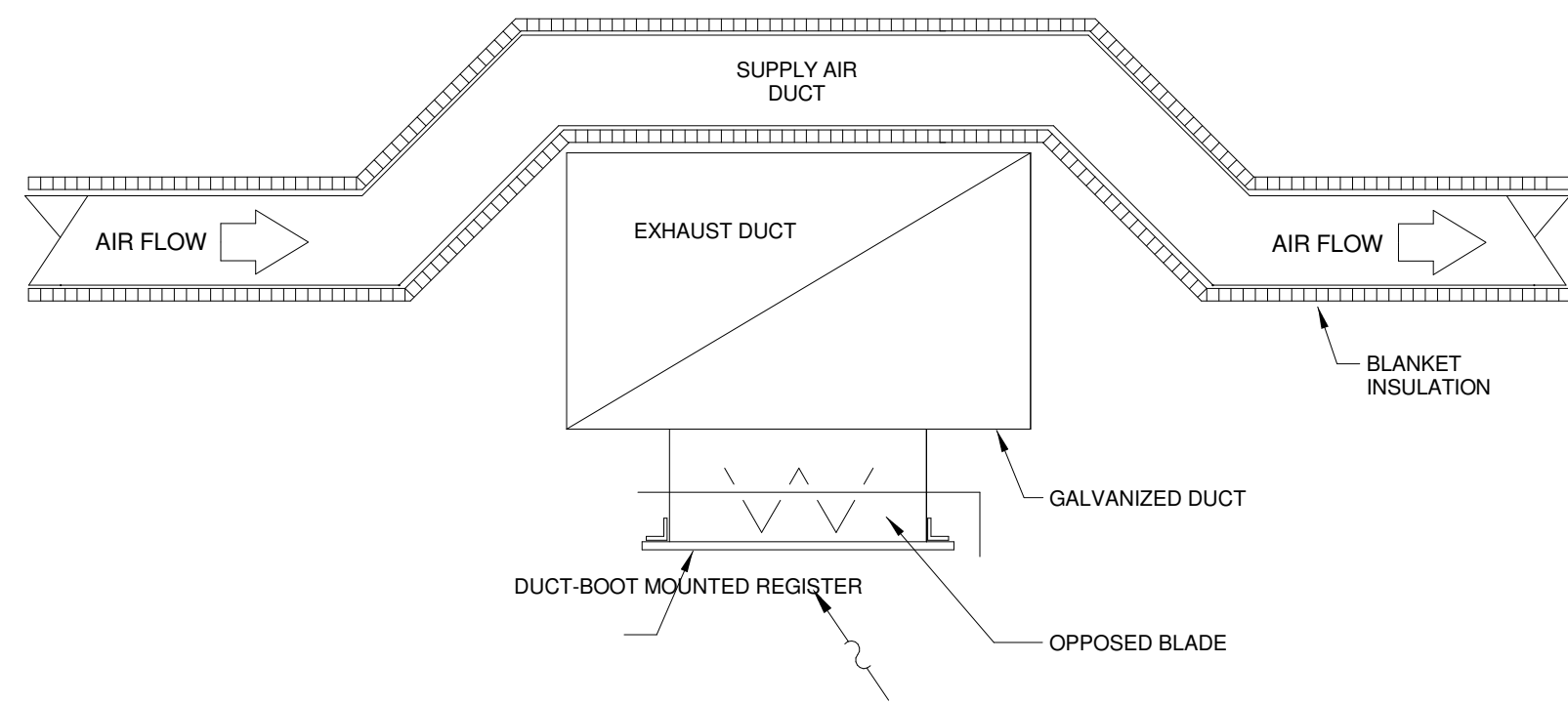
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OCT. 11, 2023

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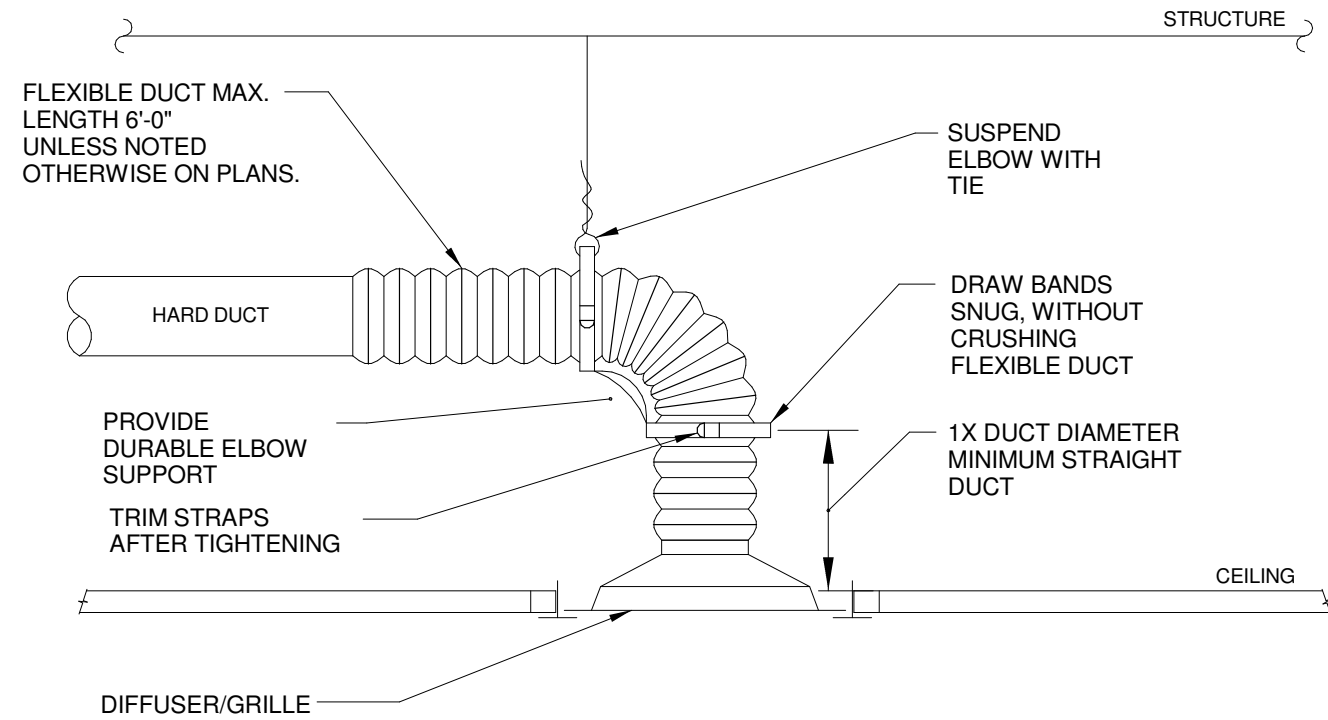
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M302

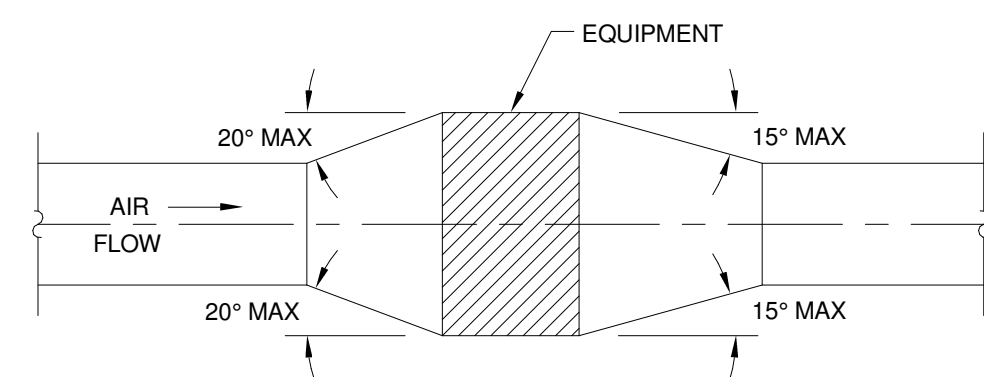


1 DUCT CROSS OVER DETAIL
 M501 NOT TO SCALE

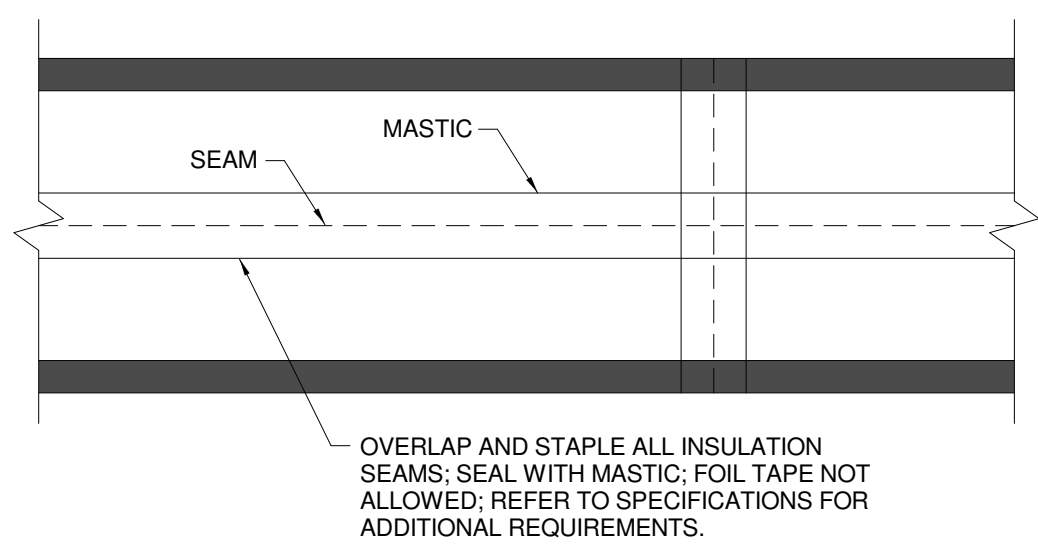


NOTES:
 1. TO ATTACH FLEX DUCT TO THE HARD DUCT, TAPE THE INNER LINER TO THE HARD DUCT THEN ATTACH WITH TWO NYLON TIE WRAPS, ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO IT HAS NEAT EDGES PRIOR TO THE WRAPPING.
 2. HART AND COOLEY "SMARTFLOW" ELBOW, THERMAFLEX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

2 DIFFUSER/GRILLE CONNECTION DETAIL
 M501 NOT TO SCALE

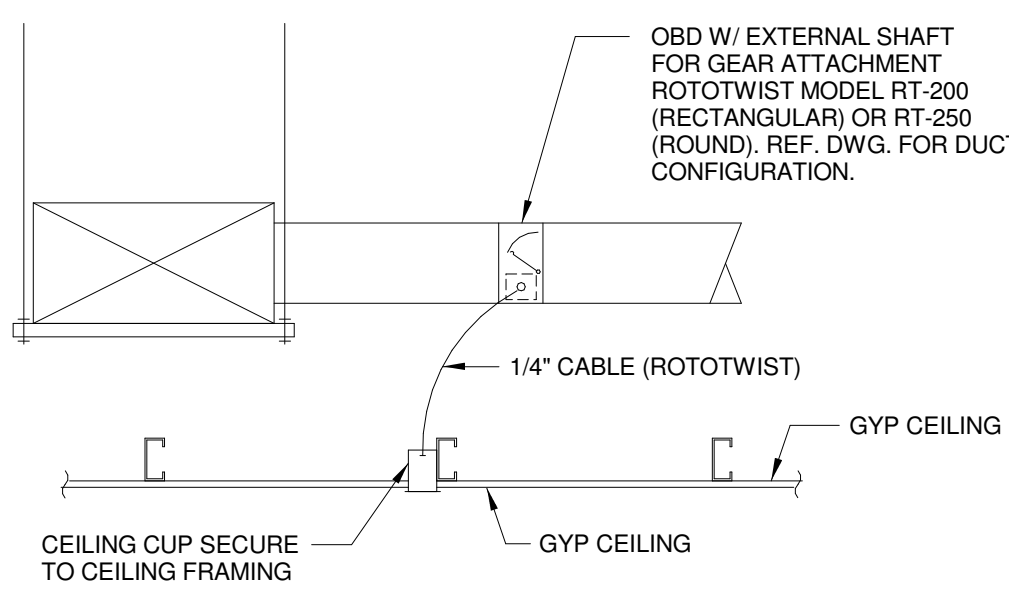


PLAN OR ELEVATION
NOTE:
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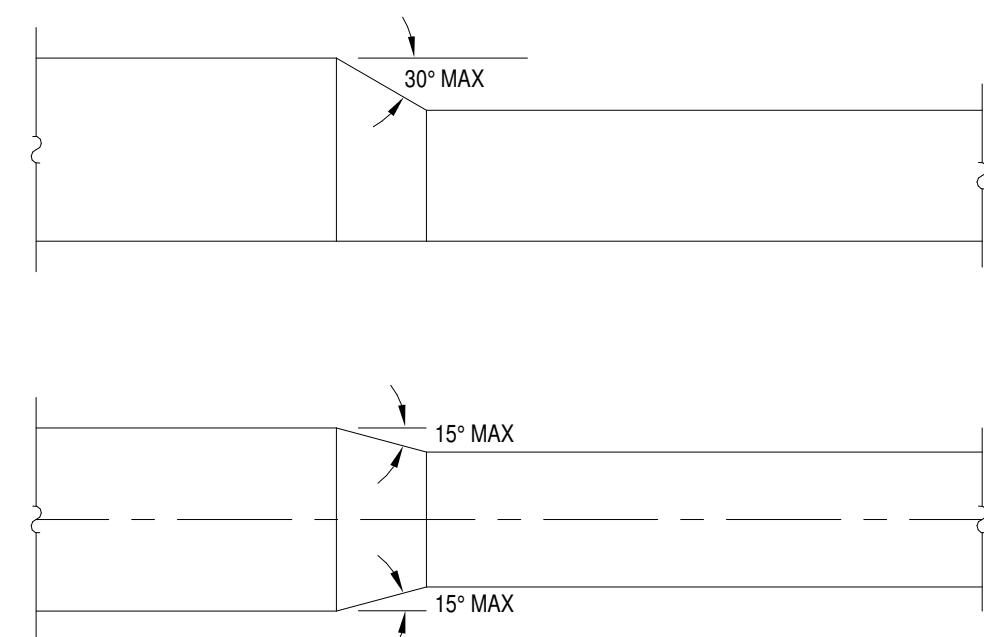


5 DUCT INSULATION SEAMS / MASTIC
 M501 NOT TO SCALE

4 DUCT MOUNTED EQUIPMENT
 M501 NOT TO SCALE



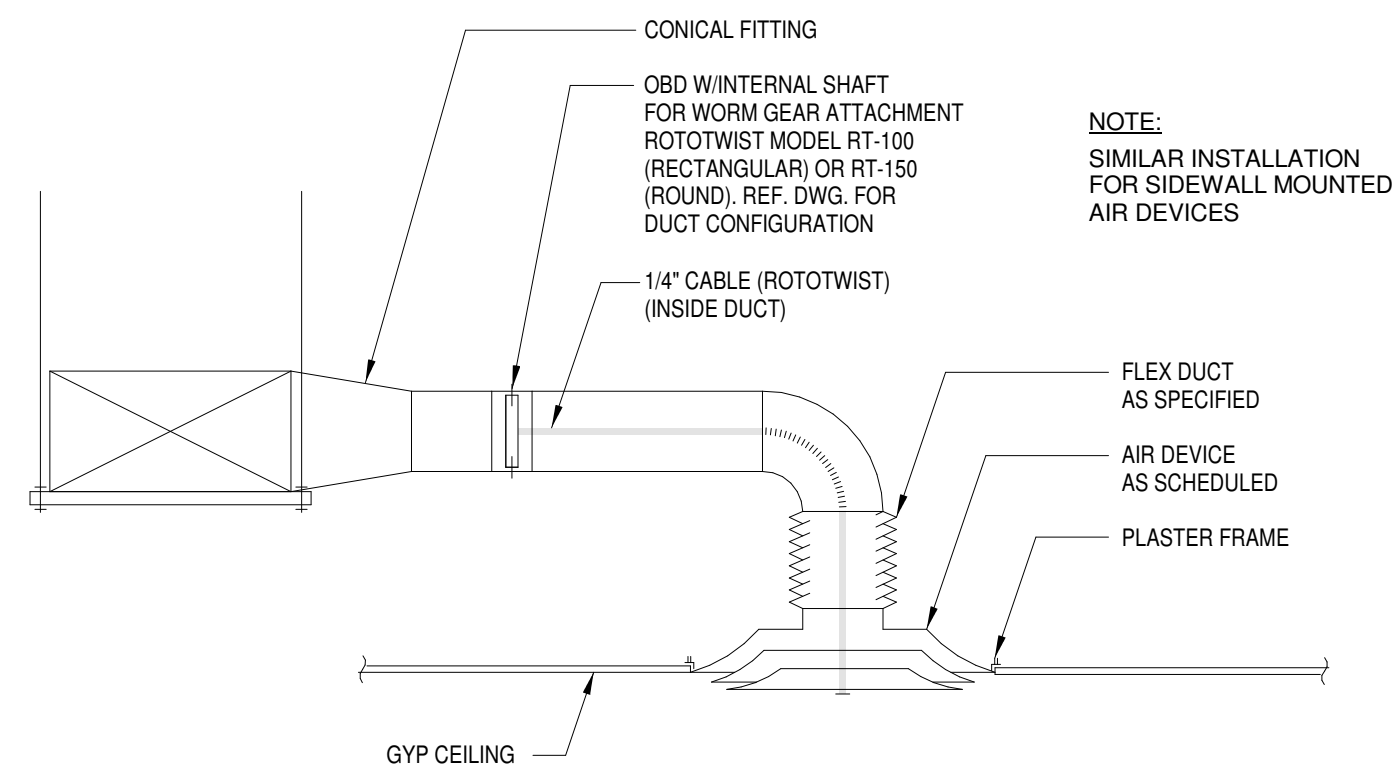
6 REMOTE CABLE OPERATED DAMPER
 M501 NOT TO SCALE



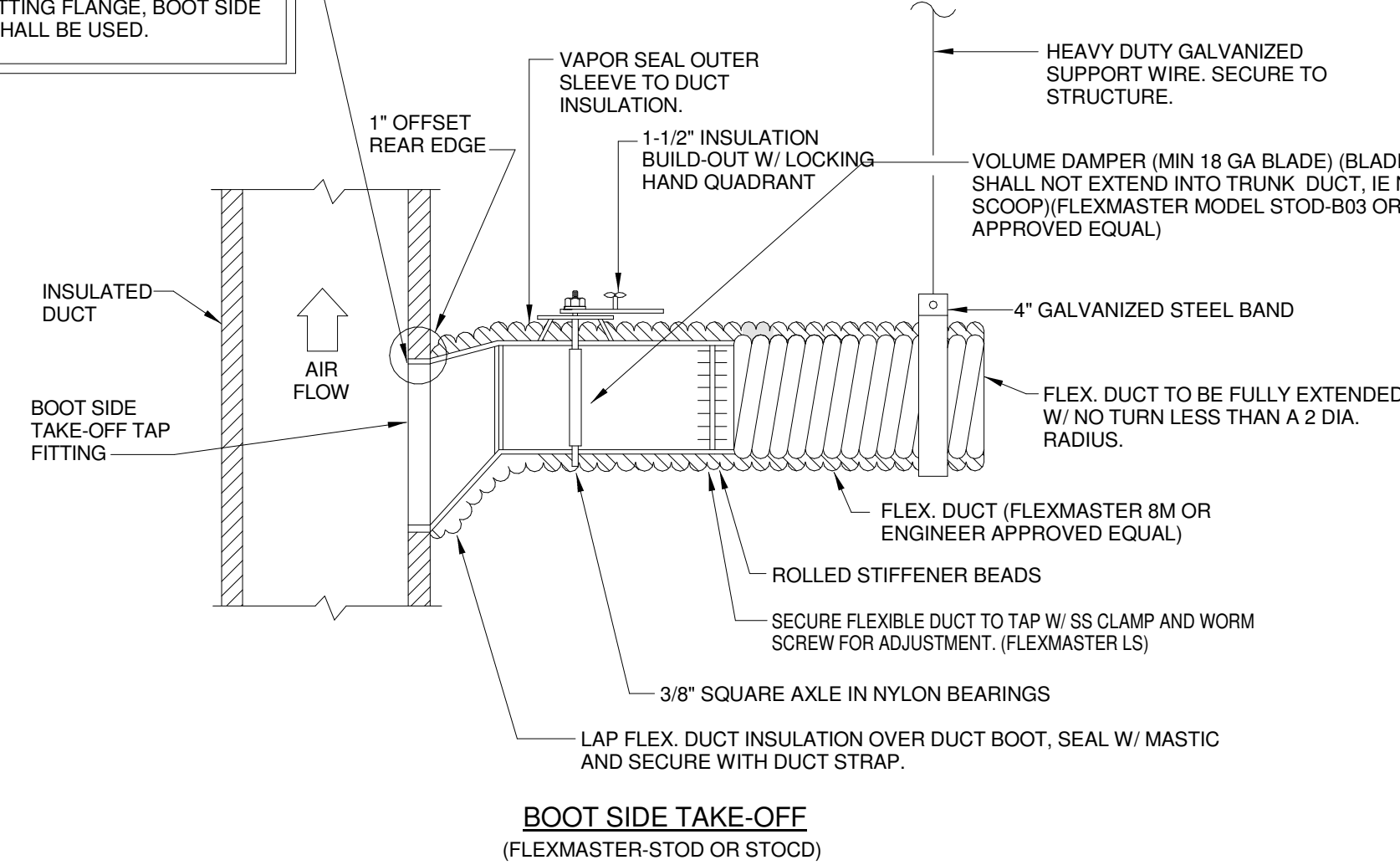
NOTE:
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7 DUCT TRANSITION DETAIL
 M501 NOT TO SCALE

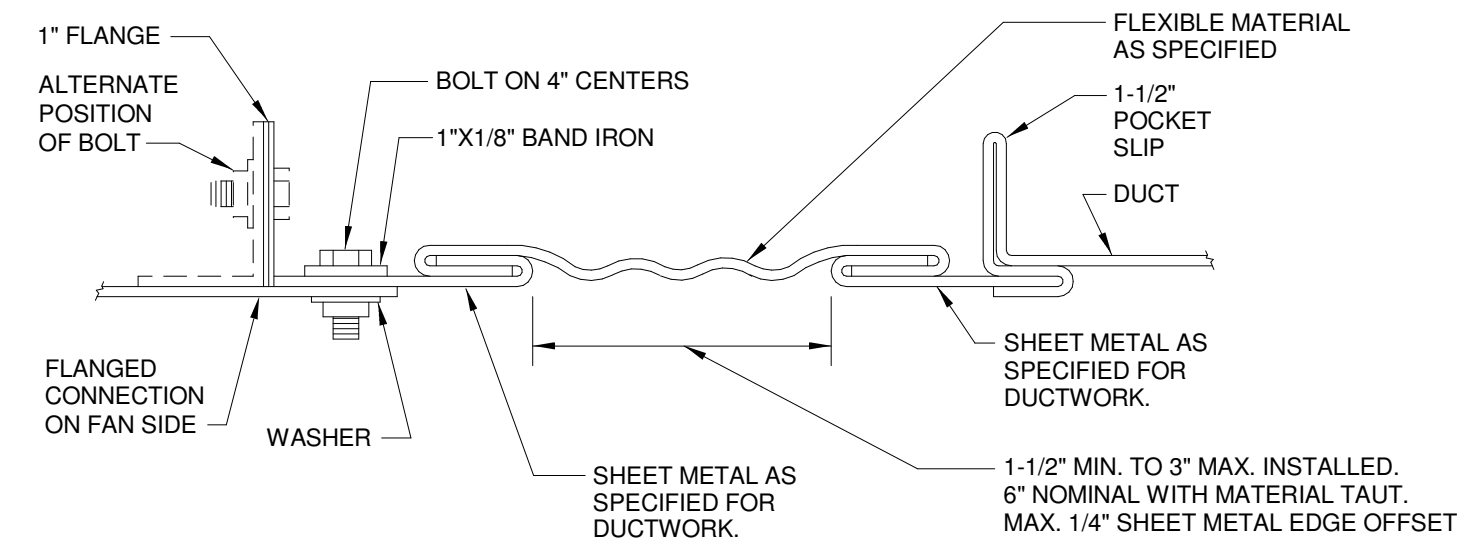
3 REMOTE CABLE OPERATED DAMPER W/ GRILLE ACCESS
 M501 NOT TO SCALE



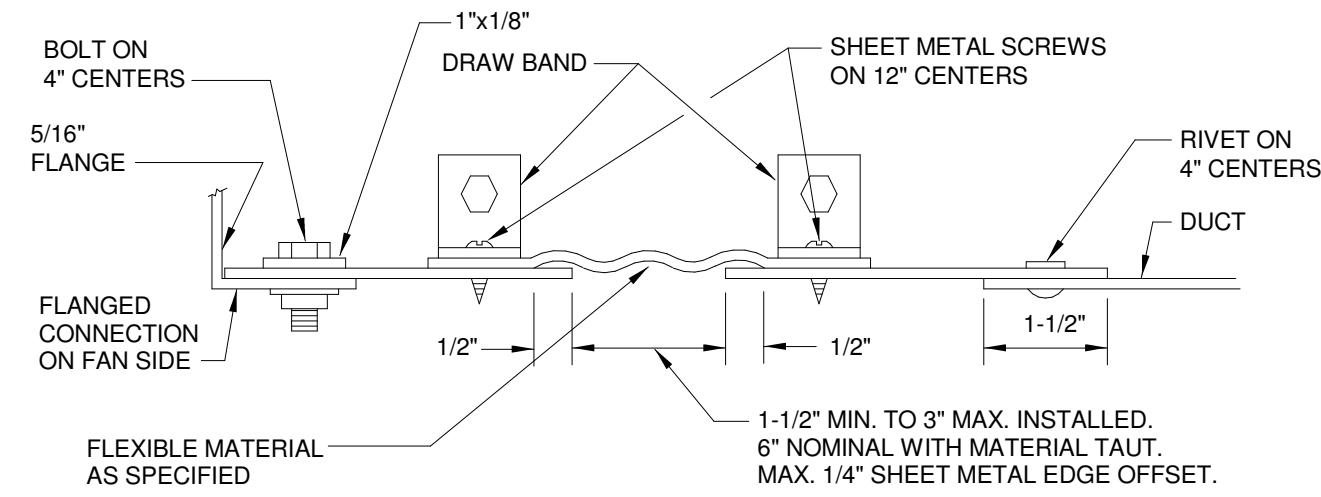
ALL SIDE TAKEOFF FITTINGS FOR AIR DEVICES TO BE EITHER CONICAL BELLMOUTH OR BOOT TYPE AS SHOWN. IN APPLICATIONS WHERE DUCT EDGE IS 1" OR LESS FROM EDGE OF FITTING FLANGE, BOOT SIDE TAKE OFF SHALL BE USED.



8 SIDE TAKE-OFF DETAILS
 M501 NOT TO SCALE



RECTANGULAR FLEXIBLE CONNECTION

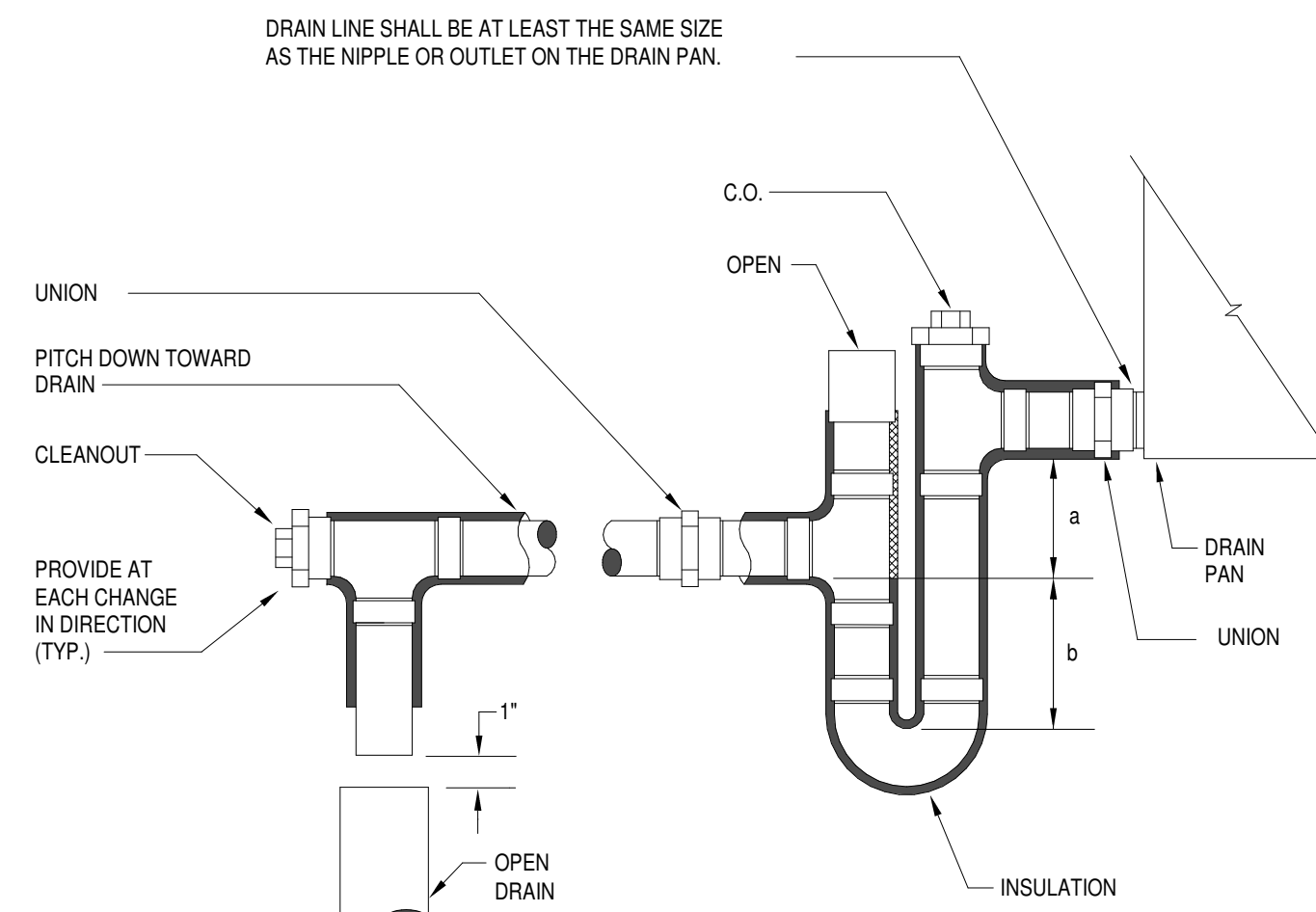


ROUND FLEXIBLE CONNECTION

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

1 DUCT FLEXIBLE CONNECTION DETAILS

M502 NOT TO SCALE



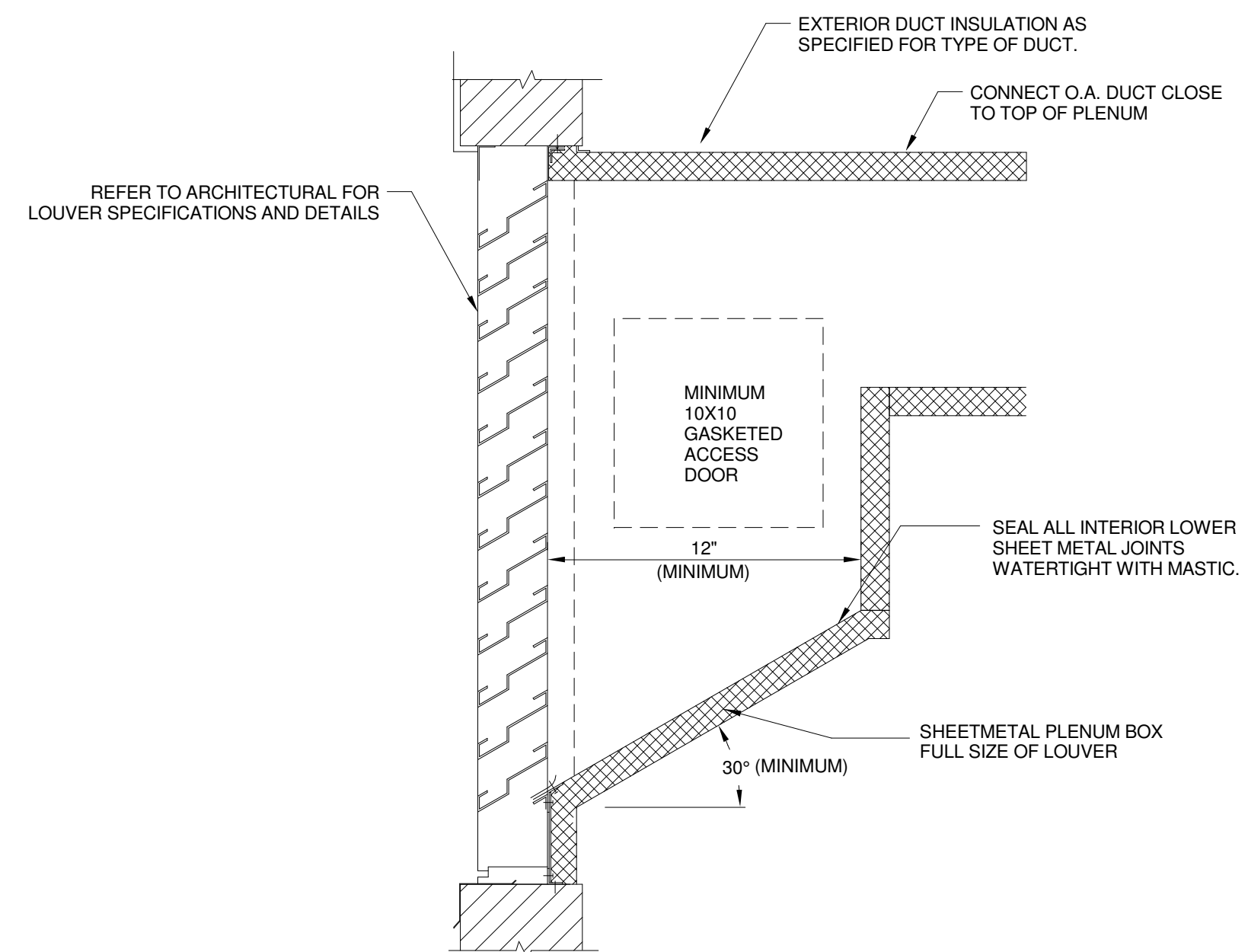
UNIT TOTAL STATIC PRESS.	a	b
0'-1'	1"	2"
1'-2'	2"	3"
2'-3'	3"	4"
3'-4'	4"	5"
4'-5'	5"	6"

- 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.

REFERENCE FINAL UNIT SUBMITTAL FOR UNIT TOTAL STATIC PRESSURE.

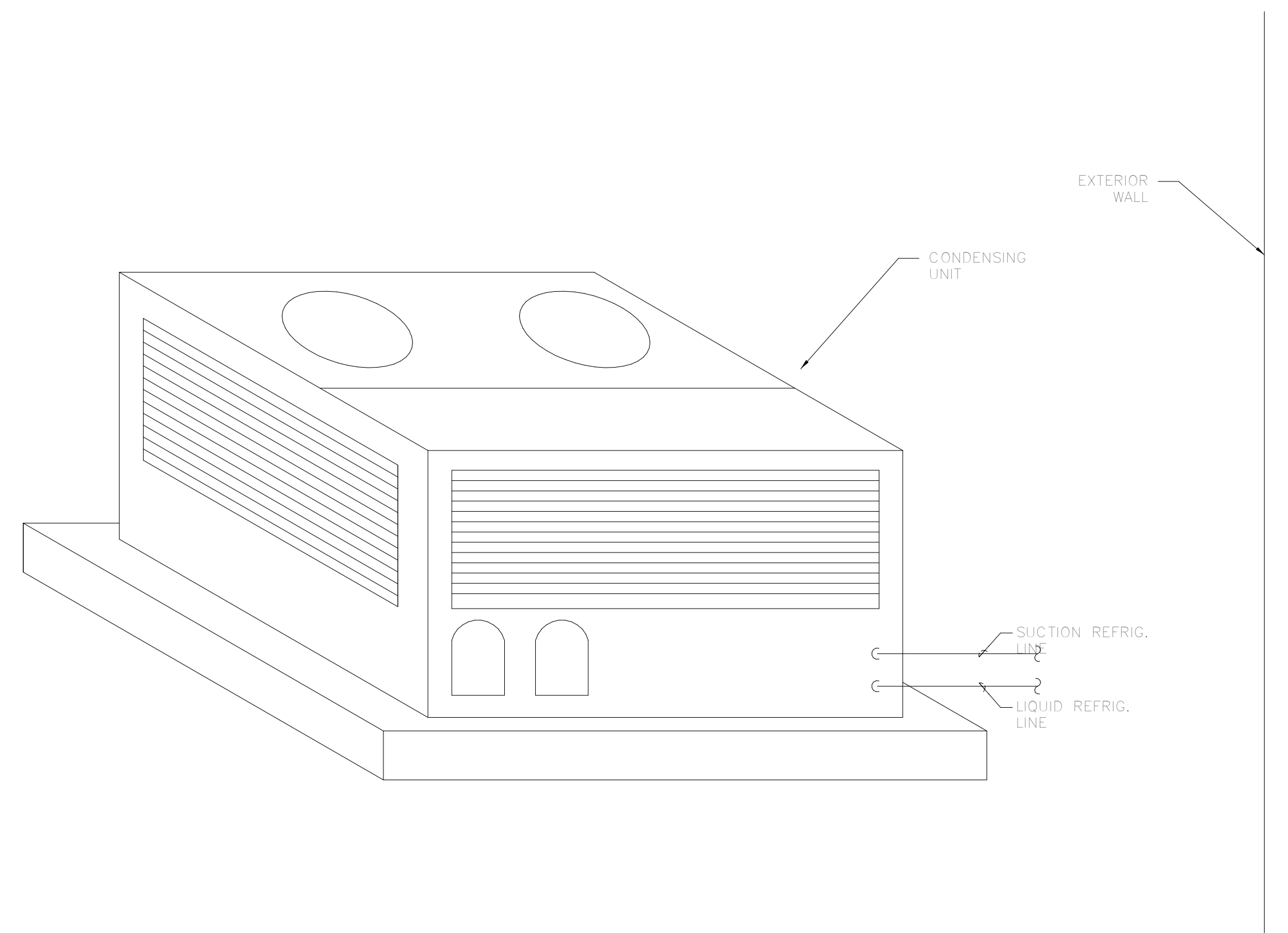
2 TYPICAL DRAIN TRAP DETAIL

M502 NOT TO SCALE



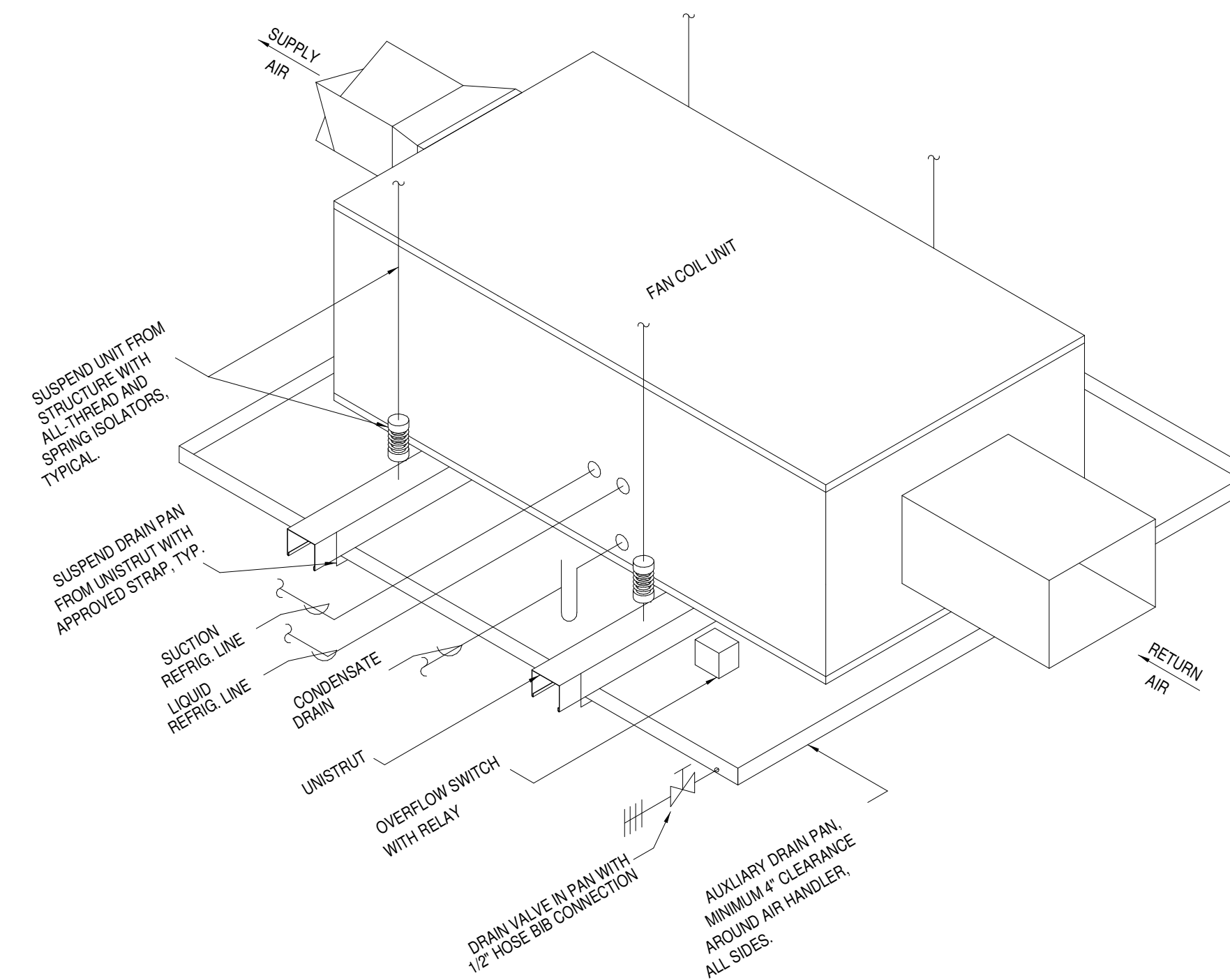
3 LOUVER PLENUM DETAIL

M502 NOT TO SCALE



4 TYPICAL SPLIT DX FAN COIL UNIT WITH CONDENSING UNIT

M502 NOT TO SCALE



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 AARON J HEAPS
 P.E. REG. NO. 137145

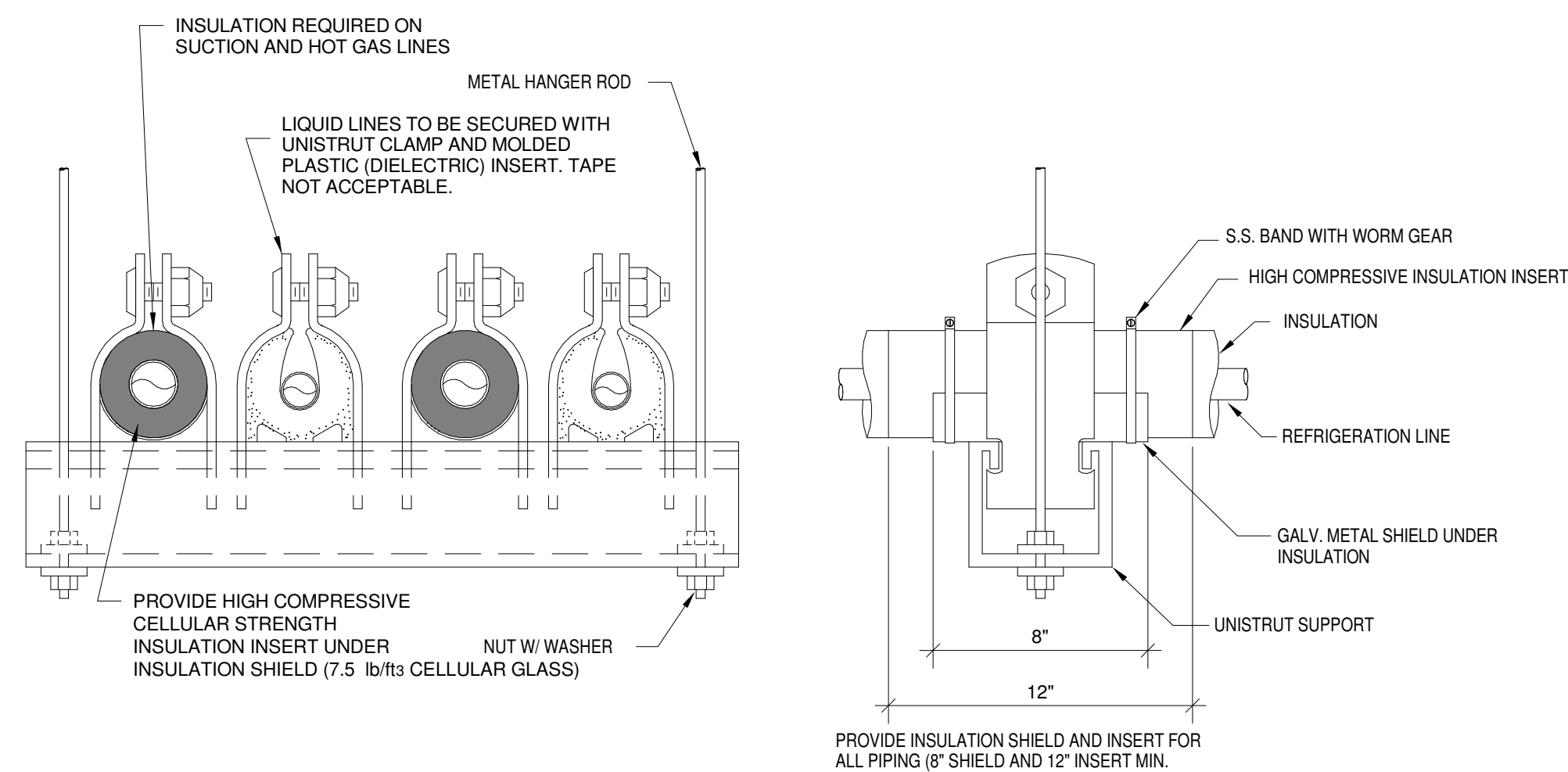
OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

Sheet Name
MECHANICAL DETAILS

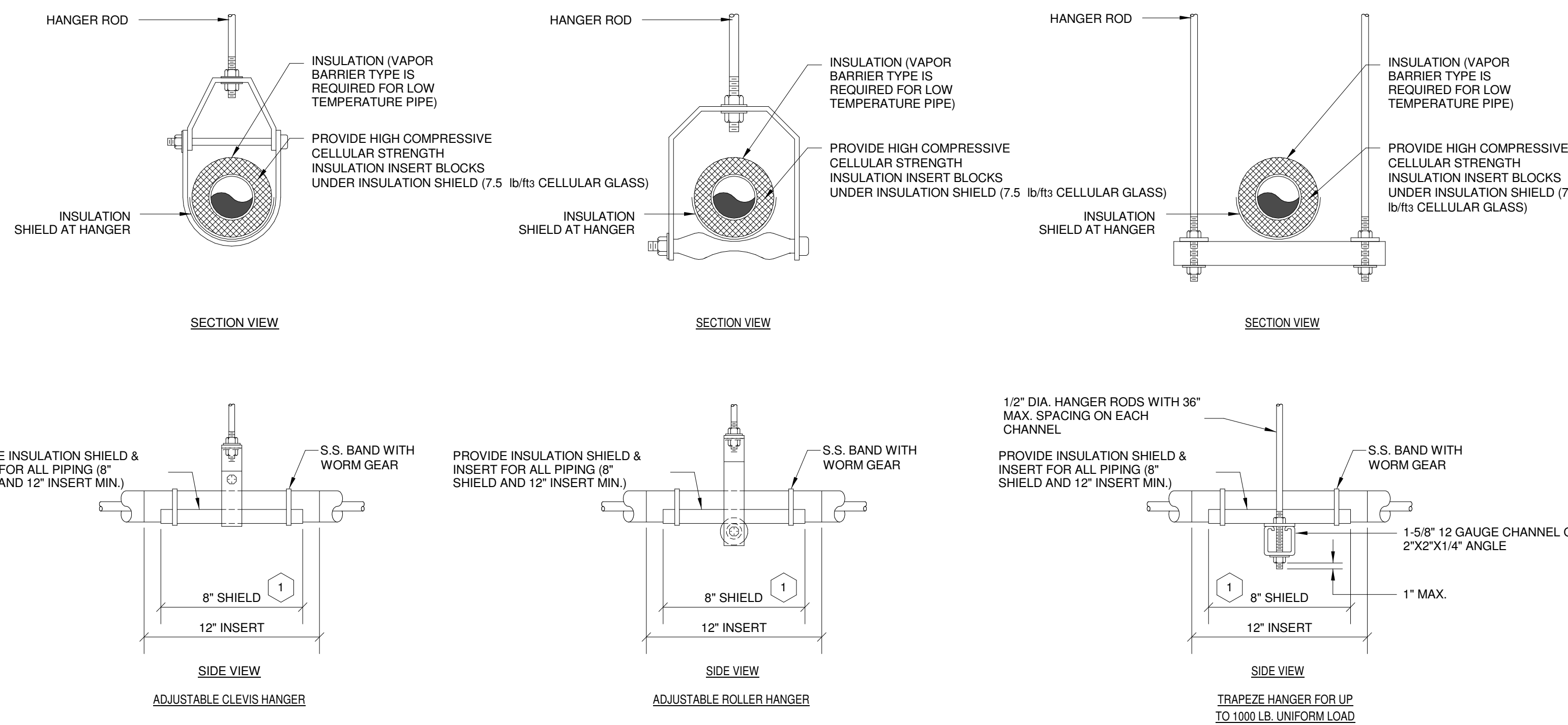
Sheet Number

M502



1 TYPICAL HANGER DETAIL FOR MULTIPLE INSULATED REFRIGERATION LINES
 NOT TO SCALE

M503

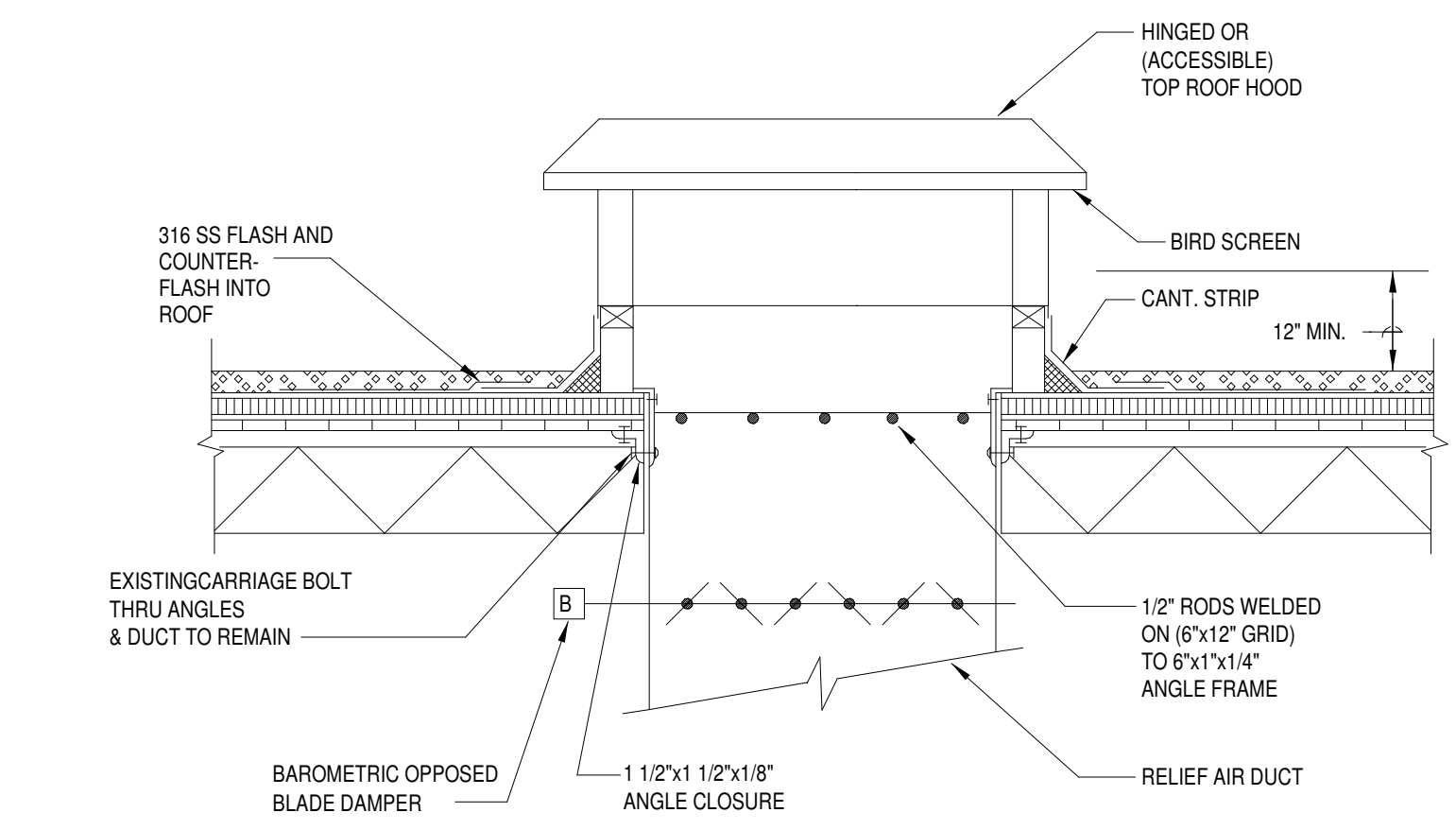


NOTES:

1 COORDINATE SHIELD LENGTHS WITH PRE-INSULATED PIPE MANUFACTURER.

2 TYPICAL PIPE HANGERS
 NOT TO SCALE

M503



NOTE:
 LOUVERED TYPE SHOWN; OVERHUNG TYPE ARE ALSO PERMISSIBLE.

3 ROOF HOOD AND DAMPER ASSEMBLY
 NOT TO SCALE

M503

ROUND DUCT HANGER SIZING AND SPACING SCHEDULE

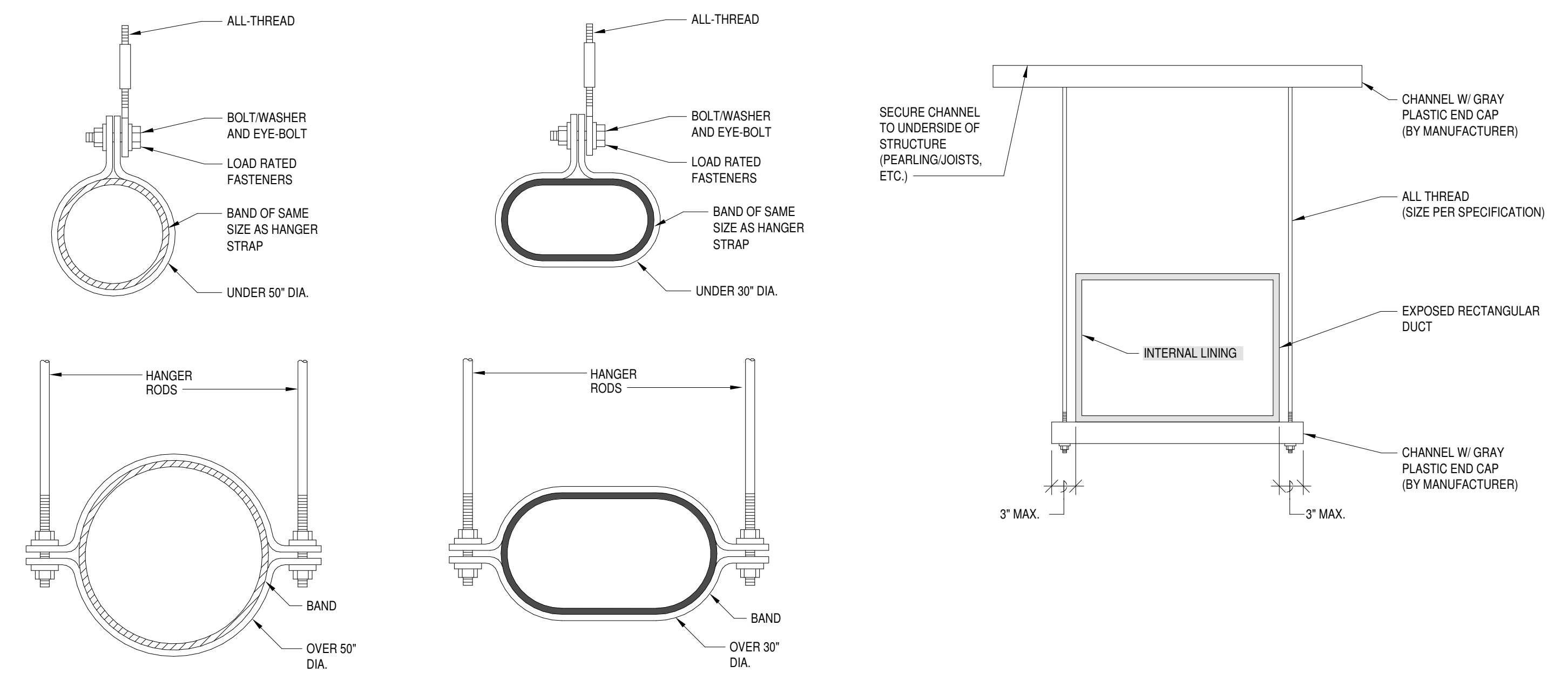
MAX. DUCT DIA.	ROD	STRAP	MAX. LOAD LBS.	MAX. SPACING FT.*
10"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
18"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
24"	ONE 3/8"	ONE 3" x 22 GA.	260	12'
36"	ONE 3/8"	ONE 3" x 22 GA.	320	12'
50"	TWO 3/8"	TWO 3" x 20 GA.	700	8'
60"	TWO 3/8"	TWO 3" x 18 GA.	1320	8'
84"	TWO 1/2"	TWO 3" x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



4 EXPOSED DUCT HANGER DETAIL
 NOT TO SCALE

M503

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
	GROUNDING REFERENCE POINT
	JUNCTION BOX, CEILING MOUNTED
	JUNCTION BOX, WALL MOUNTED
	PHOTO CELL; WP= WEATHERPROOF AND SHALL BE INSTALLED FACING NORTH DIRECTION, UON
	RELAY
	TIME CLOCK
	CONTACTOR
	BELL
	BUZZER
	CEILING MOUNTED CLOCK
	WALL MOUNTED CLOCK; WG INDICATED WIRE GUARD
	WALL MOUNTED DOUBLE FACE CLOCK-HEIGHT AS DESIGNATED BY ARCHITECT; WG INDICATES WIRE GUARD
	HORN; WP = WEATHERPROOF
	TRANSFORMER AS INDICATED
	AUTOMATIC TRANSFER SWITCH
	EQUIPMENT CONNECTION
	KEYED NOTE NO. 2
	MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL EQUIPMENT SCHEDULES.

LUMINAIRES

	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
	BRANCH CIRCUIT HOMERUN SUBSCRIPT "P1A" INDICATES PANEL AND 2,4,6 INDICATES BREAKER POSITION. MINIMUM SIZE 3/4", 2#12 AND 1#12 GND. MIN.
	SURFACE RACEWAY (PANDUIT TWIN 70 OR WIREMOLD EQUIV)
	TELEPHONE
	BUS DUCT WITH TAKE OFF DEVICE

P.A. / INTERCOM

	REMOTE INTERCOM STATION
	INTERCOM MASTER STATION
	SPEAKER, CEILING MOUNTED WITH BACKBOX AND GRILLE. SEE SPECIFICATIONS.
	SPEAKER, WALL MOUNTED.
	AMPLIFIER AND ASSOCIATED TUNERS, MIXERS, ETC., AS REQUIRED. REFER TO DETAILS AND SPECIFICATIONS.
	MICROPHONE JACK
	INTERCOM CALL BOX

	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.
	DUPLEX RECEPTACLE; GFIC=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF, T=TAMPER RESISTANT, IG=ORANGE ISOLATED GROUND, TV=TV RECEPTACLE WITH COMBINATION DUPLEX/RJ 45 JACK MODULAR PLATE MOUNTED 7'8" AFF. UON.
	CONTROLLED DUPLEX RECEPTACLE. DUPLEX TO HAVE TOP/BOTH RECEPTACLE(S) CONTROLLED AND INDICATED AS CONTROLLED ON THE RECEPTACLE. PROVIDE WITH A NIGHT #NFP20 PL-BP (OR EQUAL) AND CONTROL THROUGH THE LOCAL OCCUPANCY SENSOR.
	DOUBLE DUPLEX (QUADRUPLE) 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 CF8R30CR (OR EQUIV.). PROVIDE (1) 3/4" CONDUIT FOR POWER AND (1) 1" CONDUIT FOR DATA/EQUIPMENT AND (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.
	8 INCH FIRE RATED POKE-THROUGH HUBBELL #S1R8PTFIT1 (OR EQUIV.). PROVIDE 3/4" CONDUIT FOR POWER WITH TWO (2) #18RSPZ AND 1-1/2" CONDUIT FOR DATA/EQUIPMENT WITH ONE (1) #18R8CSPK AND 1-1/2" CONDUIT FOR AUDIO/VIDEO WITH ONE (1) #18R8CSPM. 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 1/2" 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 1/2" 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

	SINGLE POLE SWITCH, LOWERCASE SUBSCRIPT INDICATES NUMBER OF CONTROL ZONE WITHIN SWITCH.
	DOUBLE POLE SWITCH
	SWITCH 3 = 3-WAY, 4 = 4-WAY
	MULTIPLE SWITCHES, GANGED.
	KEY OPERATED SWITCH
	SWITCH WITH PILOT LIGHT IN HANDLE (ON LIGHTED UNLESS OTHERWISE NOTED)
	WEATHERPROOF SWITCH
	MANUAL MOTOR STARTER SWITCH (T=THERMAL OVERLOAD SIZED FOR MOTOR)
	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.
	EXPLOSION PROOF SWITCH
	TIMER SWITCH
	WALL SWITCH INFRARED (LEGRAND #PW-100 OR EQUAL)
	WALL SWITCH DUAL TECHNOLOGY SENSOR WITH PUSH BUTTON OVERRIDE AND ADJUSTABLE FIELD OF VIEW (COLOR BY ARCHITECT). "OS" 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.
	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
	LOW VOLTAGE LIGHT SWITCH COMPATIBLE WITH CEILING MOUNTED MOTION SENSOR. LV2=2 BUTTON STATION-PROVIDE W/ CAT 5a CABLES.
	2 HOUR OVERRIDE PUSHBUTTON
	CEILING MOUNTED DUAL TECHNOLOGY EXTENDED RANGE 90 DEGREE MOTION SENSOR. PC=INTERGATED PHOTOCELL; BMS= INTEGRATED AUX CONTACT. PROVIDE WITH A #PP20 POWER PACK FOR NON-DIMMING AND #PP16D POWER PACK FOR DIMMING

PANEL AND RELATED ITEMS

	FIRE ALARM CONTROL PANEL
	FIRE ALARM EXPANSION PANEL
	REMOTE FIRE ALARM ANUNCIATOR
	AUXILIARY POWER BOOSTER PANEL
	MANUAL PULL STATION 48" AFF
	SMOKE DETECTOR; DASHED INDICATES BELOW RAISED FLOOR
	SMOKE DETECTOR, DUCT MOUNTED
	TEST SWITCH
	HEAT DETECTOR
	FLOW SWITCH
	TAMPER SWITCH
	PRESSURE SWITCH
	FIRE ALARM AUDIO-VISUAL ANUNCIATOR; WP=WEATHERPROOF; MH=MINI HORN; WG=WIRE GUARD
	FIRE ALARM VISUAL ANUNCIATOR; WP=WEATHERPROOF; MH=MINI HORN; WG=WIRE GUARD
	MAGNETIC DOOR HOLDER
	FIRE FIGHTERS PHONE JACK
	MANHOLE NUMBER 1; CMH-INDICATES COMMUNICATIONS MANHOLE.
	PULLBOX OR HANDHOLE AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS.
	POWER POLE
	POLE MOUNTED TRANSFORMERS
	AERIAL PRIMARY
	AERIAL SECONDARY
	AERIAL TELEPHONE; CATV = CABLE TELEVISION.
	UNDERGROUND PRIMARY
	UNDERGROUND SECONDARY
	UNDERGROUND TELEPHONE/COMMUNICATIONS
	UNDERGROUND ELECTRICAL
	SECURITY PANEL
	DOOR CONTACT
	CCTV CAMERA WITH FIXED WIDE ANGLE LENS WALL MOUNTED TO SET CAMERA 6" BELOW CEILING.
	CCTV CAMERA; PT=PAN AND TILT. Z=ZOOM LENS
	EXTERIOR CAMERA IN WEATHERPROOF ENCLOSURE WITH ANTI-FOG HEATERS.
	DOOR LOCK
	CARD READER ACCESS, PROVIDE WITH 1" CONDUIT TO PLENUM SPACE
	DURESS PUSHBUTTON
	KEYPAD
	MOLDED CASE CIRCUIT BREAKER
	DRAWOUT POWER CIRCUIT BREAKER AIR, VACUUM OR SF AS SPECIFIED
	DISCONNECT SWITCH
	FUSIBLE DISCONNECT SWITCH
	TRANSFORMER
	SHIELDED INSULATION TRANSFORMER
	VOLTMETER
	AMMETER
	VOLTMETER SELECTOR SWITCH
	AMMETER SELECTOR SWITCH
	SHUNT TRIP
	CT AND METER
	GROUND ROD

FIRE ALARM

ABBREVIATIONS

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

SITE UTILITY

SECURITY

DISTRIBUTION

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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Dallas | Austin | San Antonio | www.architexas.com | 2900 S. Congress Ave. Suite 200 | Austin, Texas 78704 | p 512.444.4220

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City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

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Review Comments:
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P.E. REG. NO. 104985
OCT 11 2023

Architexas No.	Date
2314	October 11, 2023

Sheet Name
ELECTRICAL SYMBOLS &
ABBREVIATIONS

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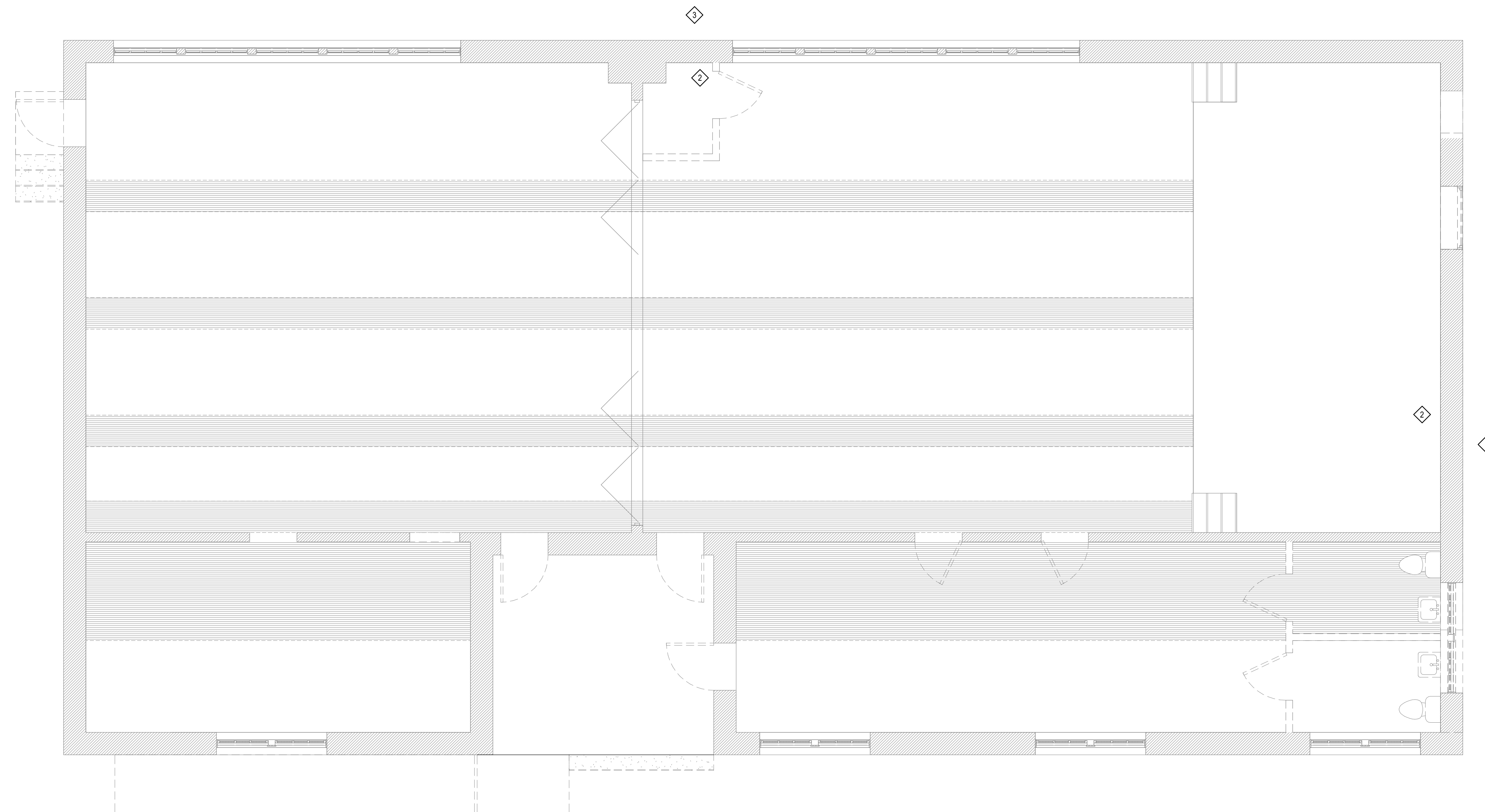
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ELECTRICAL DEMOLITION KEYED NOTES:

- 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.



City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
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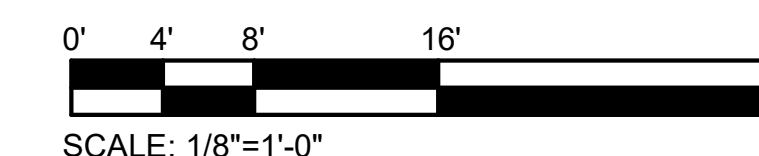
Architexas No. 2314 Date October 11, 2023

Sheet Name
**ELECTRICAL LEVEL 1
DEMOLITION PLAN**

Sheet Number

ED101

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

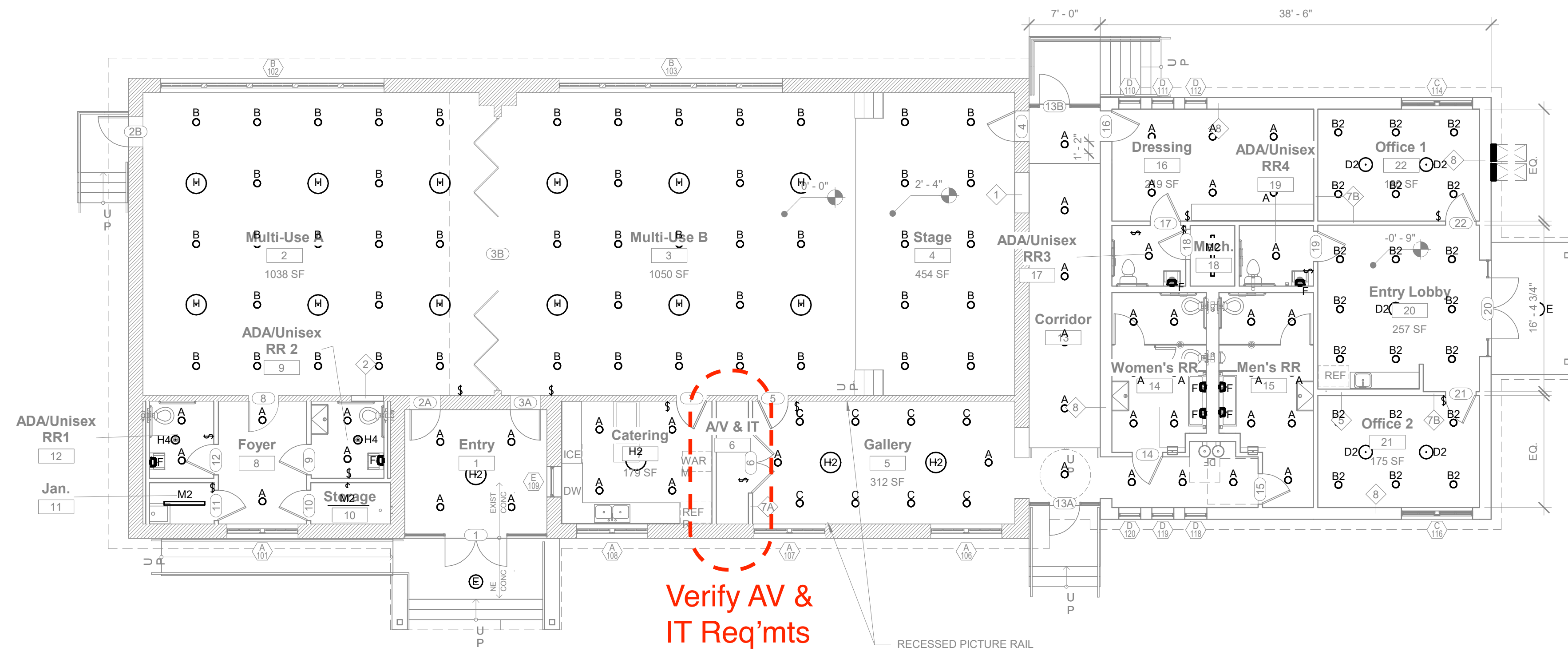


ELECTRICAL LIGHTING KEYED NOTES:

- 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 12 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 1/2" 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.



Verify AV & IT Req'mts w/City

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

LIGHTING CONTROL SCHEDULE

TYPE	LIGHTING CONTROL TYPE	OCCUPANCY SENSOR MODE	DAYLIGHT SENSOR	MANUAL LIGHT CONTROL TYPE	MANUAL CONTROL BUTTON						DAYLIGHT HARVESTING	PROGRAMMING REQUIREMENTS	NOTES	
					1	2	3	4	5	6				
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 1/2" = 1'-0"

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

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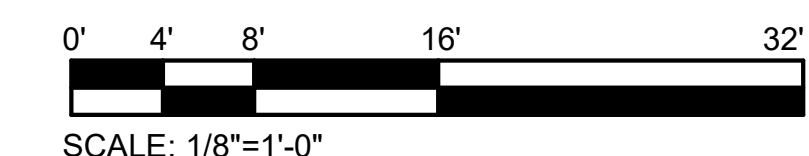
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OCT 11 2023

Architexas No. 2314 Date October 11, 2023

Sheet Name
ELECTRICAL LIGHTING LEVEL 1 PLAN

Sheet Number



E101

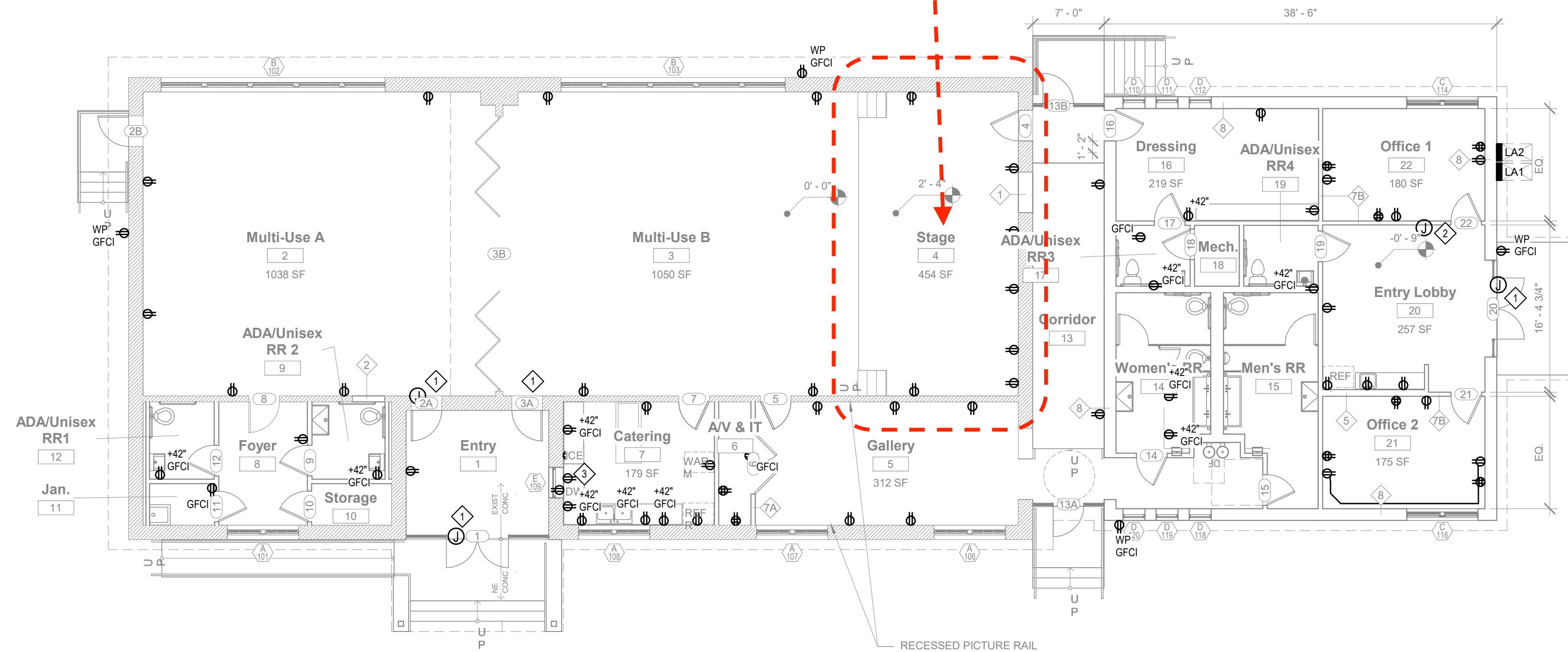
ELECTRICAL POWER KEYED NOTES:

- 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 SWEEP 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 408. MOUNT RECEPTACLES 18" AFF. 6" ABOVE BACKSPASH AT COUNTERS, 48" IN TOILET ROOMS. AT EQUIPMENT ROUGH-IN LOCATIONS FOR APPLIANCES, AND AS INDICATED FOR TV'S. 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.

Provide Power for Stage Equip & Lighting & Sound System



1 ELECTRICAL POWER LEVEL 1 PLAN
E201 1/8" = 1'-0"

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**ELECTRICAL POWER LEVEL 1
PLAN**

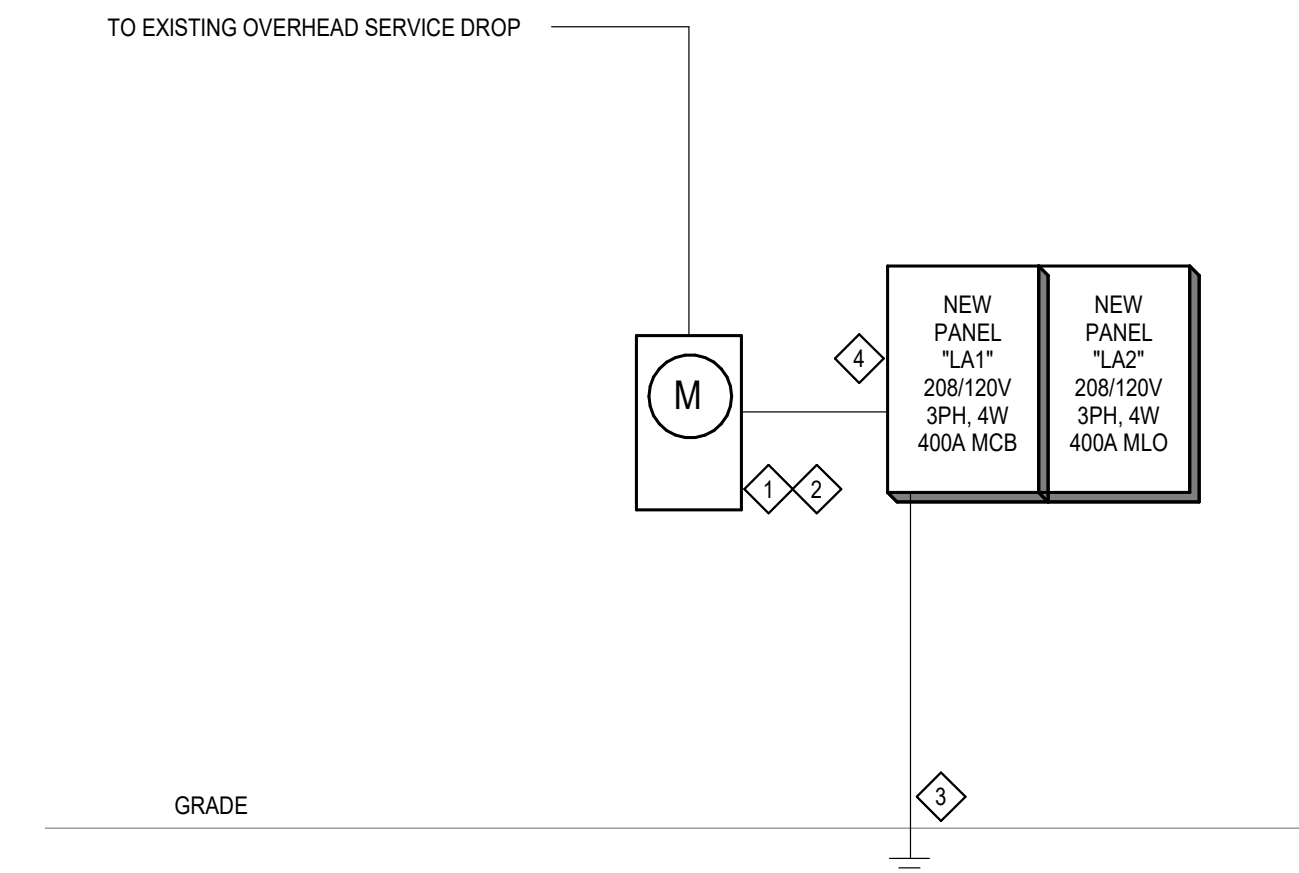
Sheet Number

E201



ELECTRICAL ONE LINE KEYED NOTES:

- 1 PROVIDE METER PER UTILITY PROVIDER STANDARDS.
- 2 PROVIDE NEW FEEDER WITH 4-600KCMIL, 3 1/2".
- 3 PROVIDE NEW GROUNDING ELECTRODE.
- 4 PROVIDE MAIN BONDING JUMPER INTERIOR TO NEW PANELS.



1 ELECTRICAL ONE-LINE DIAGRAM
E301 NOT TO SCALE

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Architexas No. 2314 Date October 11, 2023

Sheet Name
**ELECTRICAL ONE-LINE
DIAGRAMS**

Sheet Number

E301

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	
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	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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



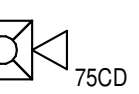

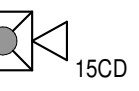

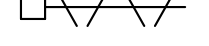

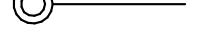

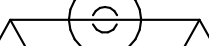

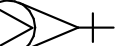

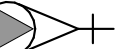









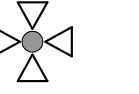




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OCT 11 2023

Architexas No. 2314 Date October 11, 2023
 Sheet Name ELECTRICAL PANEL SCHEDULE
 Sheet Number

E401

SYMBOLS LEGEND

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

	FIRE CONTROL PANEL		"RFP" INDICATED A DEVICE LOCATED IN THE RAISED FLOOR PLENUM, OR INDICATING AN ALARM FROM A DEVICE LOCATED IN THE RAISED FLOOR PLENUM.
	GRAPHIC ANNUNCIATOR PANEL		HSSD ALARM BELL, LABELED "HSSD"
	HIGH-SENSITIVITY SMOKE DETECTION PANEL		BUILDING ALARM (INCLUDES FIRE SPRINKLER SYSTEM ALARMS) MULTI-SIGNAL SYNCHRONIZED HORN/STROBE LABELED "FIRE" (WITH CANDELA AND DBA RATINGS).
	CLEAN AGENT PURGE PANEL		CLEAN AGENT ALARM (INCLUDES PREACTION FIRE SPRINKLER MULTI-SIGNAL SYNCHRONIZED HORN/STROBE LABELED "AGENT" (WITH CANDELA AND DBA RATINGS).
	PHOTOELECTRIC SMOKE DETECTOR		QUICK-CLOSING DUCT DAMPER / ACTUATOR
	IONIZATION SMOKE DETECTOR		CLEAN AGENT STORAGE CONTAINER WITH RISER TO ABOVE CEILING
	PHOTOELECTRIC DUCT/HVAC EQUIPMENT - MOUNTED SMOKE DETECTOR		CLEAN AGENT STORAGE CONTAINER WITH DISCHARGE HEADS
	HEAT DETECTOR (RATE OF RISE)		FIRE SPRINKLER (WET/DRY) SYSTEM ALARM VALVE ASSEMBLY
	SHUTDOWN RELAY		FIRE SPRINKLER PREACTION SYSTEM ALARM VALVE ASSEMBLY (WITH RELEASE CONTROL PANEL)
	BUILDING FIRE ALARM MANUAL PULL STATION		TAMPER SWITCH
	CLEAN AGENT MANUAL RELEASE WITH ABORT SWITCH AND COUNTDOWN TIMER		FLOW SWITCH
	BUILDING ALARM STROBE LIGHT - LABELED "FIRE" (WITH CANDELA RATING).		PRESSURE SWITCH
	CLEAN AGENT STROBE LIGHT - LABELED "AGENT" (WITH CANDELA RATING).		DOOR LOCK
	HSSD (SAMPLING TUBE) DETECTOR		CLEAN AGENT DISCHARGE HEAD (CEILING TYPE) (NUMBER "2" INDICATES HIGH-LOW DROP)
	CLEAN AGENT ROOM MANUAL RELEASE		WATER DETECTION ALARM PANEL
	CLEAN AGENT ABORT SWITCH		ALARM BELL

FIRE PROTECTION GENERAL NOTES

- ENTIRE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF NFPA.
- SPRINKLER COVERAGE DENSITY SHALL BE HYDRAULICALLY CALCULATED FOR LIGHT HAZARD DENSITY, EXCEPT WHERE OTHERWISE INDICATED AND/OR REQUIRED BY NFPA 13.
- ALL NEW SPRINKLER HEADS IN FINISHED AREAS SHALL BE SEMI-RECESSED HEADS.
- IN ROOMS WITH 14'-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.
- ALL RECOMMENDATIONS IN NFPA 13 (INDICATED AS SHOULD) SHALL BE CONSIDERED AS MANDATORY ("SHALL").
- 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.
- 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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 FIRE PROTECTION LEGENDS
 AND DETAILS

Sheet Number

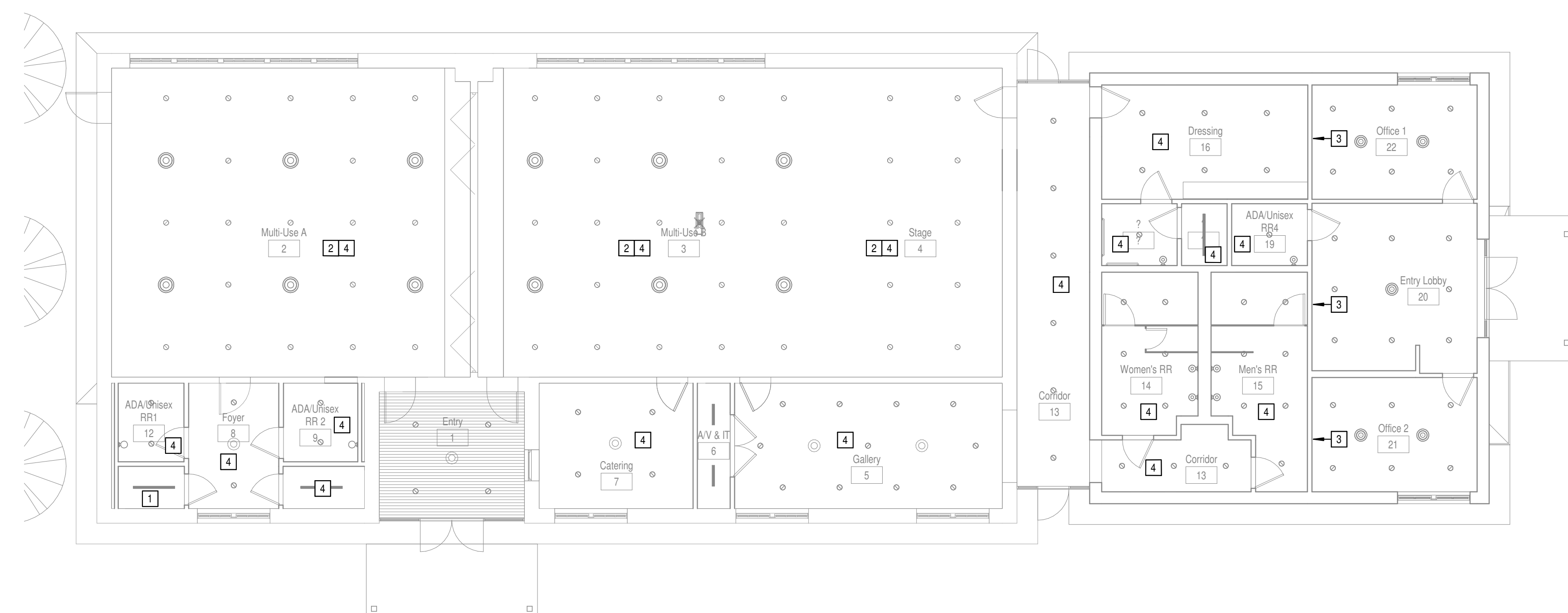
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FIRE PROTECTION GENERAL NOTES:

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 PRVIDE SEMI-RECESSED SPRINKLER HEADS.



1 FIRE PROTECTION LEVEL 1 PLAN
 FP101 1/8" = 1'-0"

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

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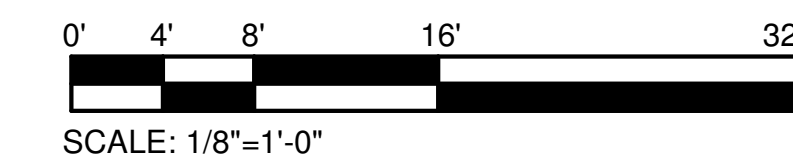
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 JACOB FRITSCH
 P.E. REG. NO. 136264
 OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

Sheet Name FIRE PROTECTION FLOOR PLAN

Sheet Number

FP101

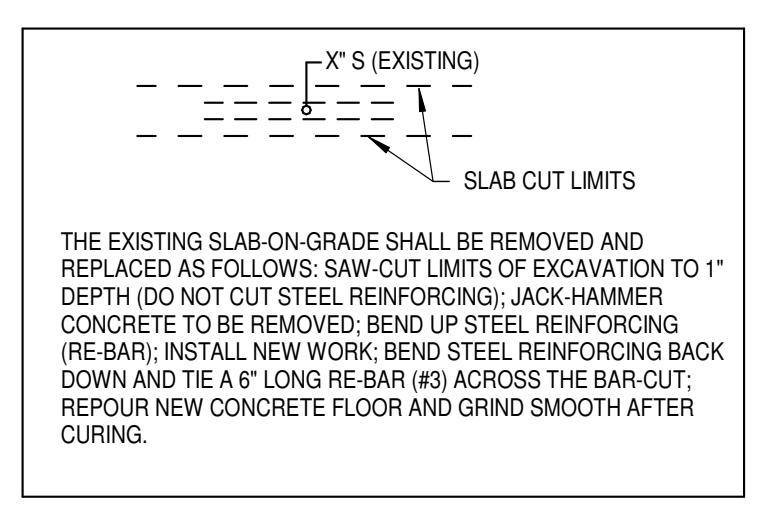


PLUMBING SYMBOLS AND ABBREVIATIONS

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

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GAS COCK OR PLUG VALVE		YARD CLEANOUT OR CLEANOUT TO GRADE		COLD WATER PIPING		WASTE PIPING (ACID RESISTANT)	ABV	ABOVE	HB	HOSE BIBB
	PRESSURE RELIEF VALVE		VALVE IN RISER (TYPE AS SPEC'D OR NOTED)		HOT WATER PIPING		VENT PIPING (ACID RESISTANT)	AC	ABOVE CEILING	HC	HANDICAPPED
	TEMPERATURE AND PRESSURE RELIEF VALVE		PLUMBING FIXTURES		HOT WATER RETURN PIPING		FIRE PROTECTION PIPING	AD	ACCESS DOOR	HD	HUB DRAIN
	VACUUM BREAKER		NOTES (NEW CONSTRUCTION)		VENT PIPING		AUTOMATIC SPRINKLER	ADA	AMERICANS WITH DISABILITIES ACT	HTR	HEATER
	FLOW SWITCH		DEMOLITION NOTES		120° HOT WATER PIPING		SOFT WATER PIPING	ADJUST	ADJUSTABLE	H.W.B.F.	HOT WATER PIPING BELOW FLOOR
	FLOOR DRAIN, (TYPE)		EQUIPMENT IDENTIFICATION		140° HOT WATER PIPING		DEIONIZED WATER PIPING	AFF	ABOVE FINISHED FLOOR	H.W.O.H.	HOT WATER PIPING OVERHEAD
	FLOOR SINK, (TYPE)		PLUMBING FIXTURE AND EQUIPMENT MARK		120° HOT WATER RETURN PIPING		GREASE WASTE PIPING	AFG	ABOVE FINISHED GRADE	INV	INVERT
	PRESSURE SWITCH		PLUMBING RISER		140° HOT WATER RETURN PIPING		GREASE VENT PIPING	AP	ACCESS PANEL	IN	INCHES
	GATE VALVE		GAS METER		COMPRESSED AIR PIPING		TRAP-PRIMER PIPING (1/2" COPPER)	ASSY	ASSEMBLY	MAX	MAXIMUM
	TAMPER SWITCH		UNION (FLANGED)		MEDICAL AIR PIPING		PUMPED DRAIN PIPING	AV	AIR VENT	MECH	MECHANICAL
	O.S.&Y VALVE		CLEANOUT PLUG		MEDICAL VACUUM PIPING		TEMPERED WATER PIPING	AVTR	ACID VENT THRU ROOF	MIN	MINIMUM
	BUTTERFLY VALVE		FLOOR CLEANOUT		MEDICAL OXYGEN PIPING		SANITARY SEWER PIPING (WASTE)	BF	BELOW FLOOR	MTD	MOUNTED
	SOLENOID VALVE		CONNECT TO EXISTING (PROVIDE AND INSTALL ALL NECESSARY TRANSITION FITTINGS)		MED NITROGEN PIPING		DRAIN PIPING	BV	BALL VALVE	NC	NORMALLY CLOSED
	POST INDICATOR VALVE		DETAIL REFERENCE NUMBER ON SHEET		WASTE ANESTHETIC GAS DISPOSAL PIPING		DRAIN VENT PIPING	CI	CAST IRON	NIC	NOT IN CONTRACT
	SWING CHECK VALVE		SHEET NUMBER		COMBUSTION AIR EXHAUST		NATURAL GAS PIPING	CLG	CEILING	NO	NORMALLY OPEN
	NON-SLAM CHECK VALVE		PRIMARY ROOF DRAIN (OUTLET SIZE)		COMBUSTION AIR INTAKE		NATURAL GAS PIPING (MED PRESS)	CO	CLEANOUT	NTS	NOT TO SCALE
	BALL VALVE		SECONDARY (EMERGENCY OVERFLOW DRAIN) ROOF DRAIN (OUTLET SIZE)				ROOF DRAIN PIPING (PRIMARY SYSTEM)	CONG	CONCRETE	OPD	OVERFLOW ROOF DRAIN
	PIPE RISE (R) OR DROP (D)						ROOF DRAIN PIPING (SECONDARY "EMERGENCY OVERFLOW DRAIN" SYSTEM)	COND	CONDENSATE	OH	OVERHEAD
	FLOW - IN DIRECTION OF ARROW						SITE STORM DRAIN PIPING	CONNX	CONNECTION	PA	PIPE ANCHOR
	CAP ON END OF PIPE							CONT	CONTINUATION	PD	PRESSURE DROP
	CONCENTRIC REDUCER							C.W.B.F.	COLD WATER PIPING BELOW FLOOR	PLBG	PLUMBING

- 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.



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

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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.

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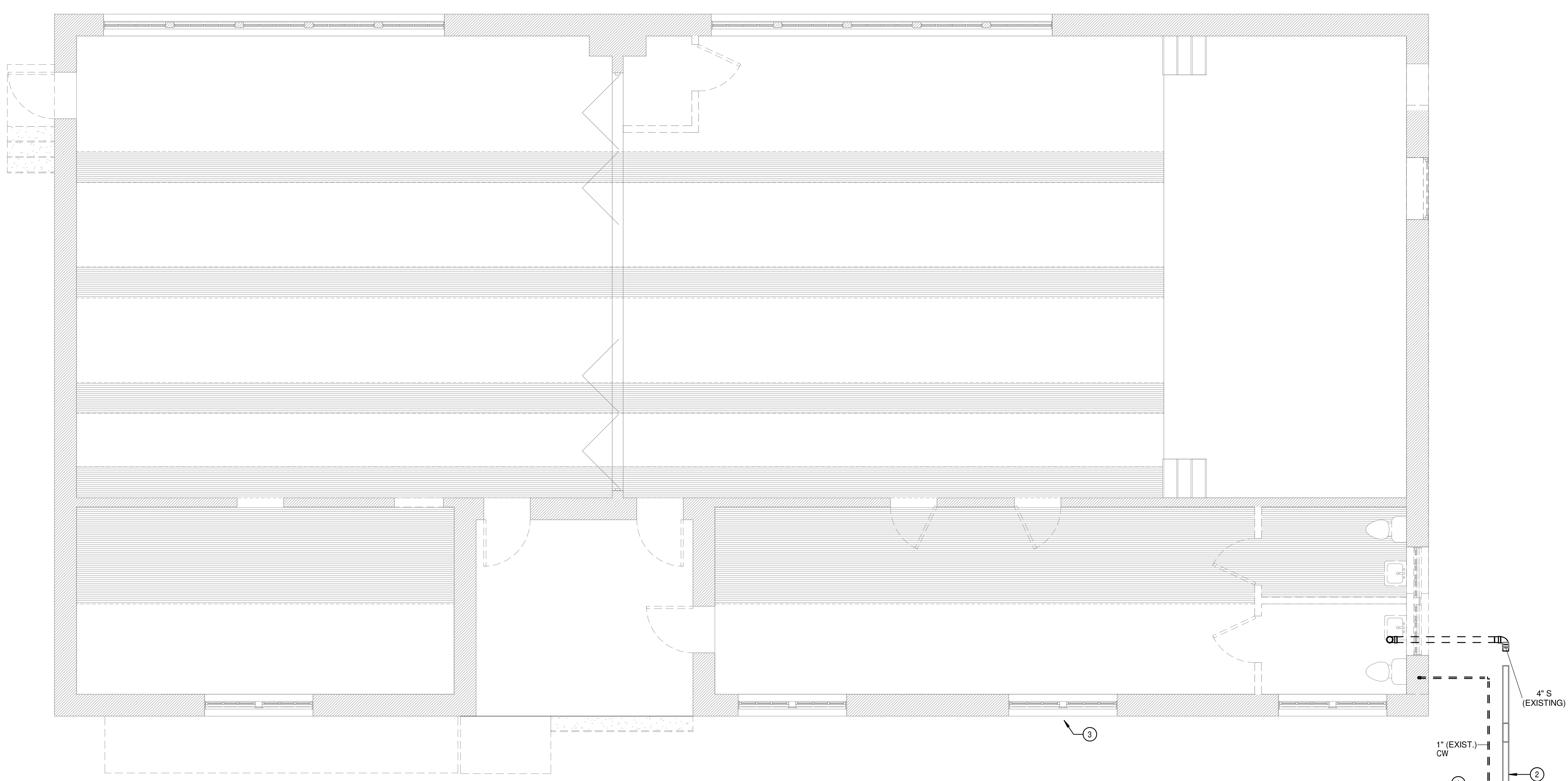
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Architexas No. 2314 Date October 11, 2023
 Sheet Name PLUMBING UNDERFLOOR DEMOLITION PLAN
 Sheet Number

PD100



1 PLUMBING UNDERFLOOR DEMOLITION PLAN
 PD100 1/4" = 1'-0"

10/9/2023 4:23:18 PM

PLUMBING KEYED NOTES:

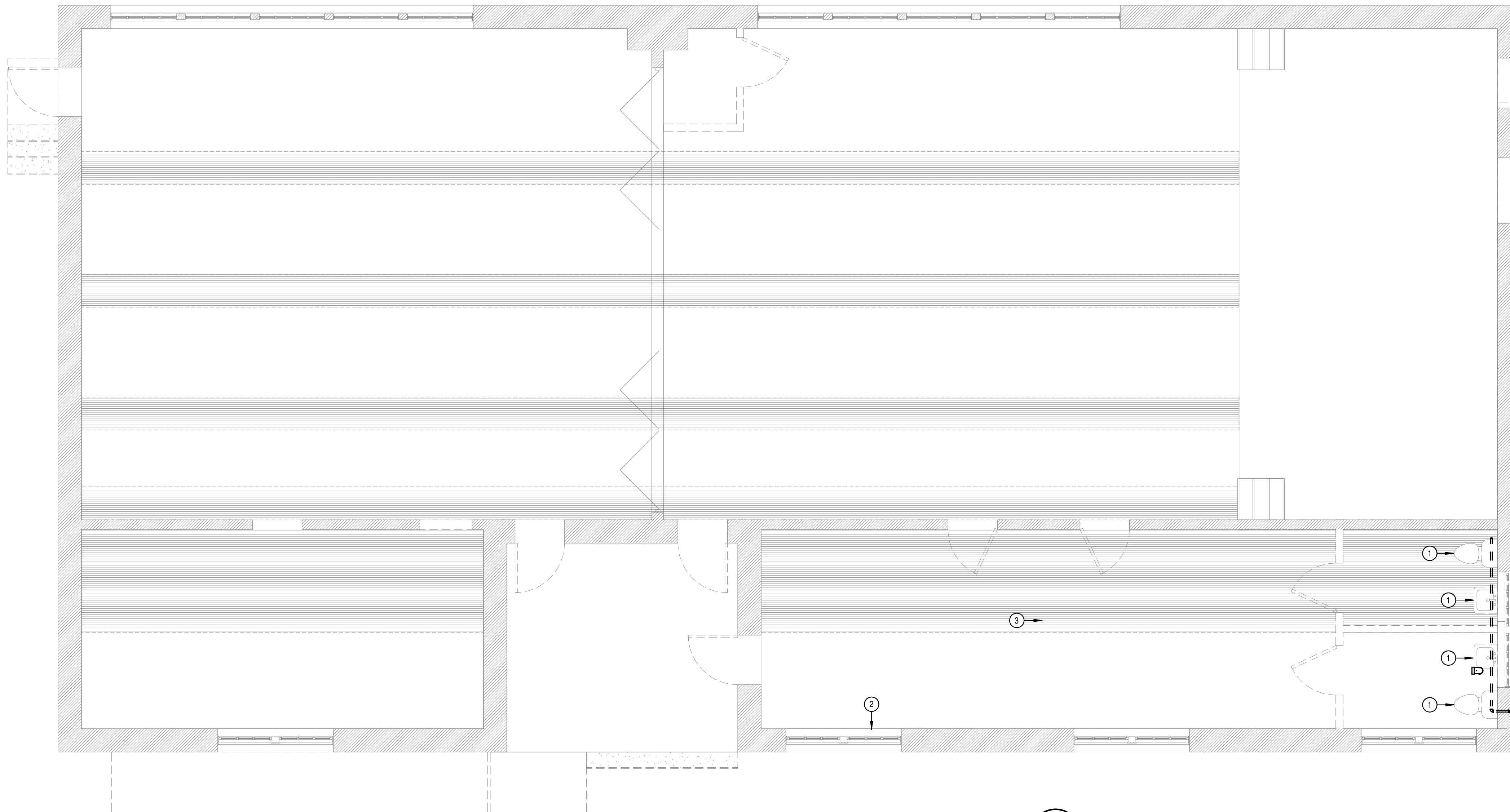
- ① EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED TO DEMOLISHED.
- ② DEMOLISH EXISTING PIPE BACK TO MAIN.
- ③ DEMOLISH EXISTING FLOOR CLEANOUT BACK TO MAIN.

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

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OCT. 11, 2023

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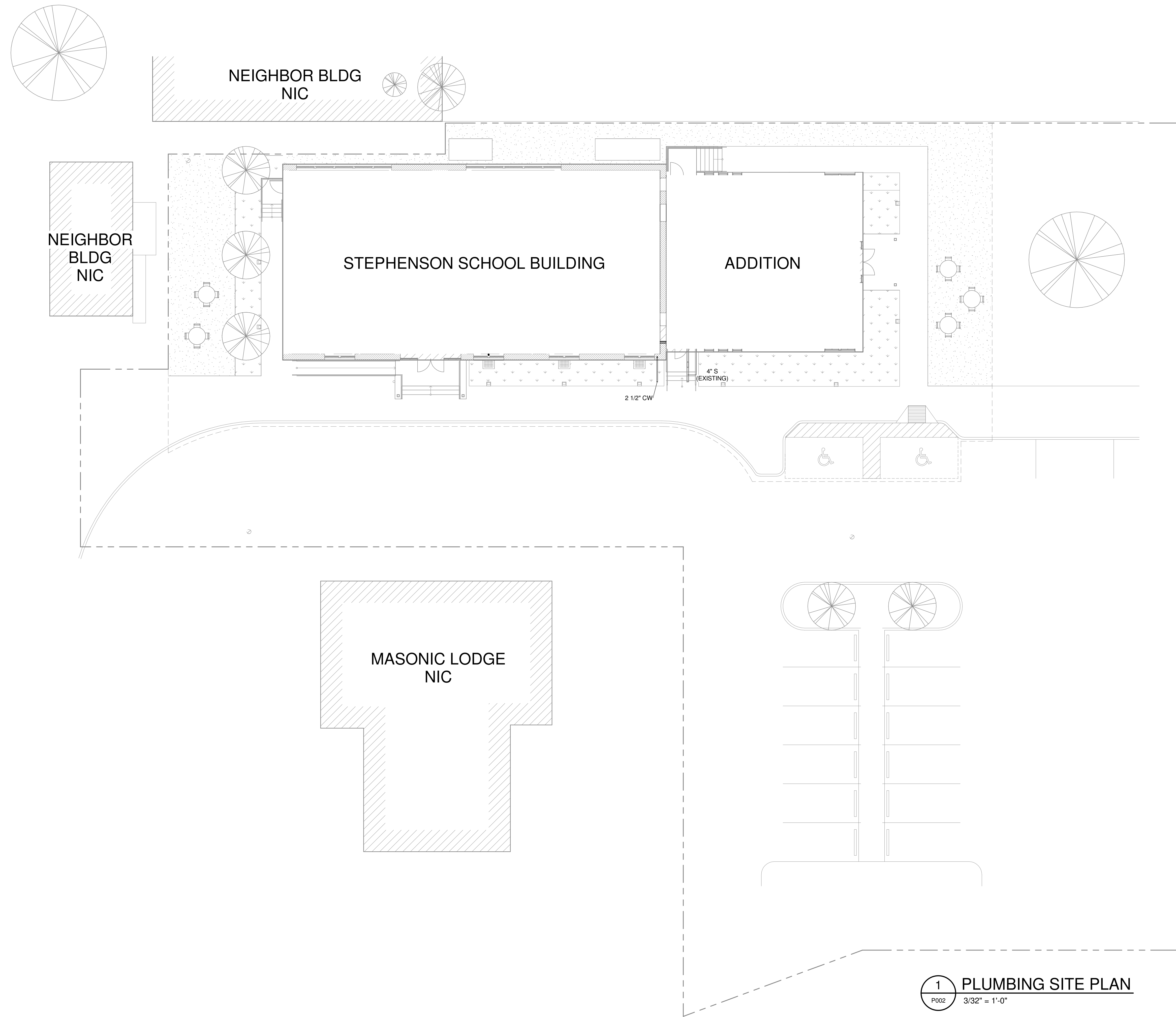
Sheet Name
**PLUMBING LEVEL 1
 DEMOLITION PLAN**

Sheet Number

PD101

PLUMBING KEYED NOTES:

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



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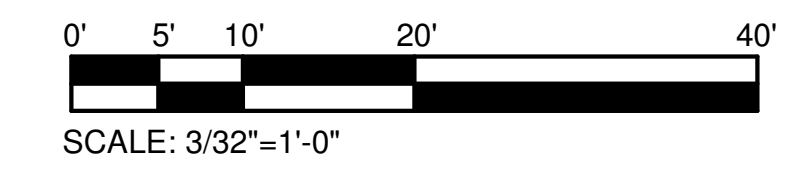
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Architexas No. 2314
 Date October 11, 2023
 Sheet Name PLUMBING SITE PLAN

Sheet Number **P002**

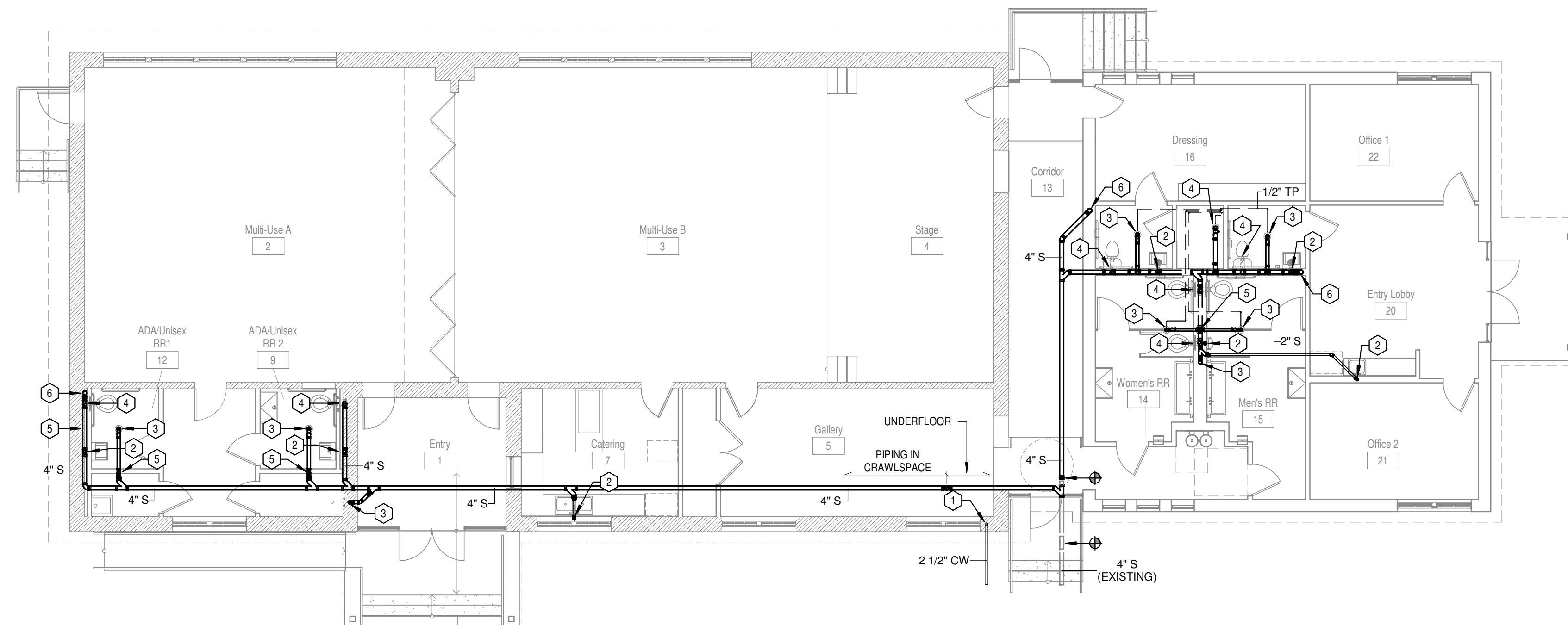
1 PLUMBING SITE PLAN
 P002 3/32" = 1'-0"



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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 PLUMBING UNDERFLOOR PLAN
 P100 1/8" = 1'-0"

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Sheet Name
PLUMBING UNDERFLOOR PLAN

Sheet Number

P100



PLUMBING KEYED NOTES:

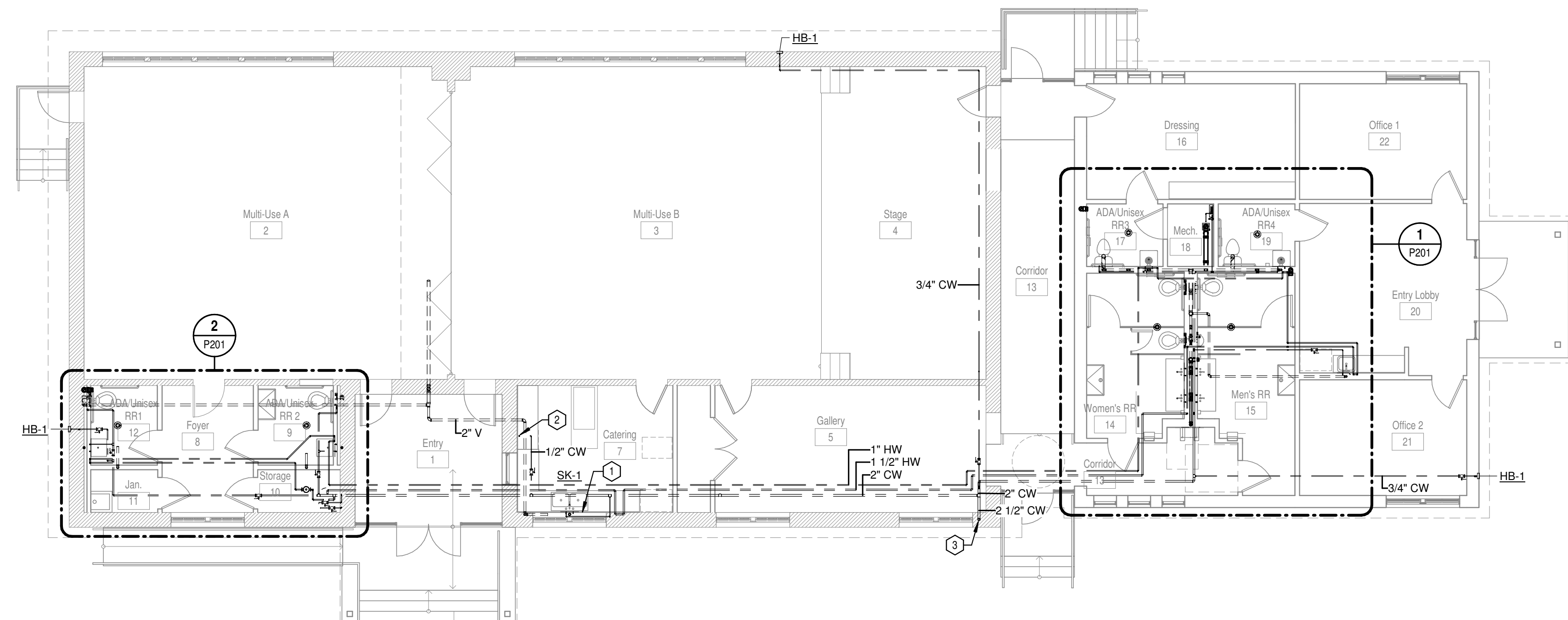
- ① 1/2" CW & HW DOWN IN WALL. 2" SAN AND 2" VENT.
- ② 1/2" CW DOWN TO ICE MAKER.
- ③ 2 1/2" CW FROM BELOW.

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1 PLUMBING LEVEL 1 PLAN
 P101 1/8" = 1'-0"

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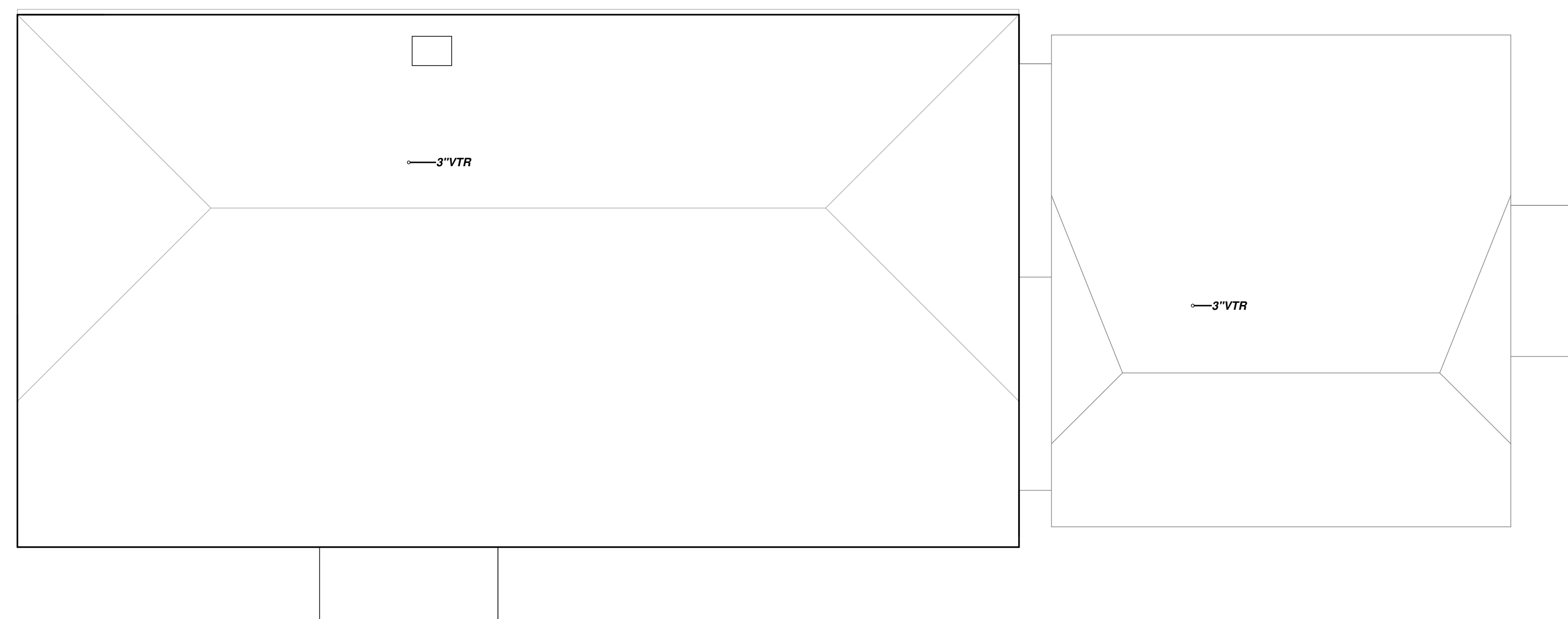
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OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023
 Sheet Name **PLUMBING LEVEL 1 PLAN**

Sheet Number **P101**



Roof Penetration Locations Look Good- Thanks!



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

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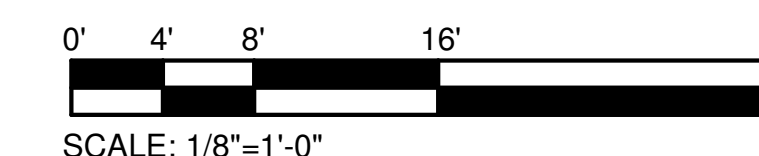
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P.E. REG. NO. 137145
OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

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.

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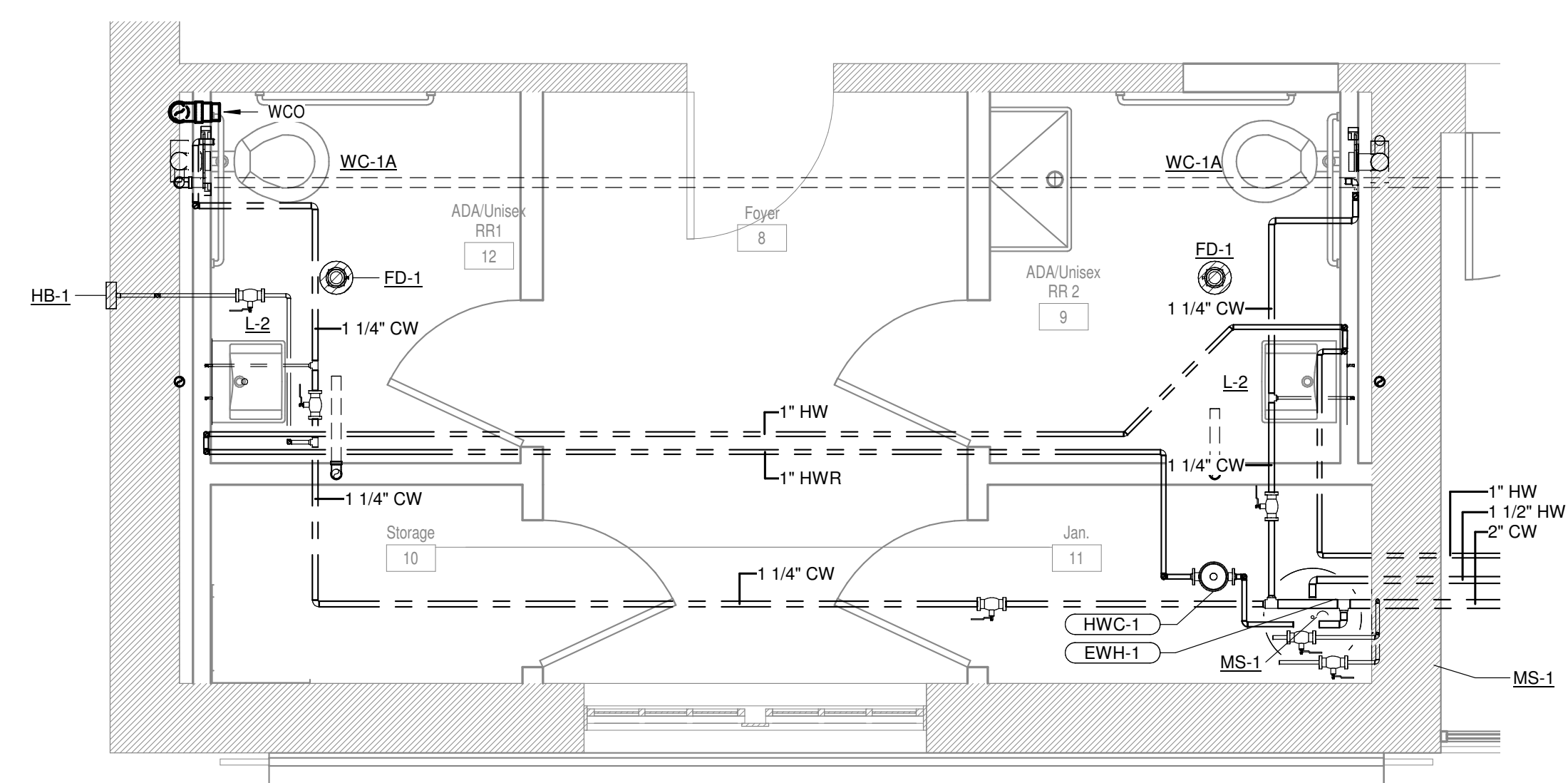
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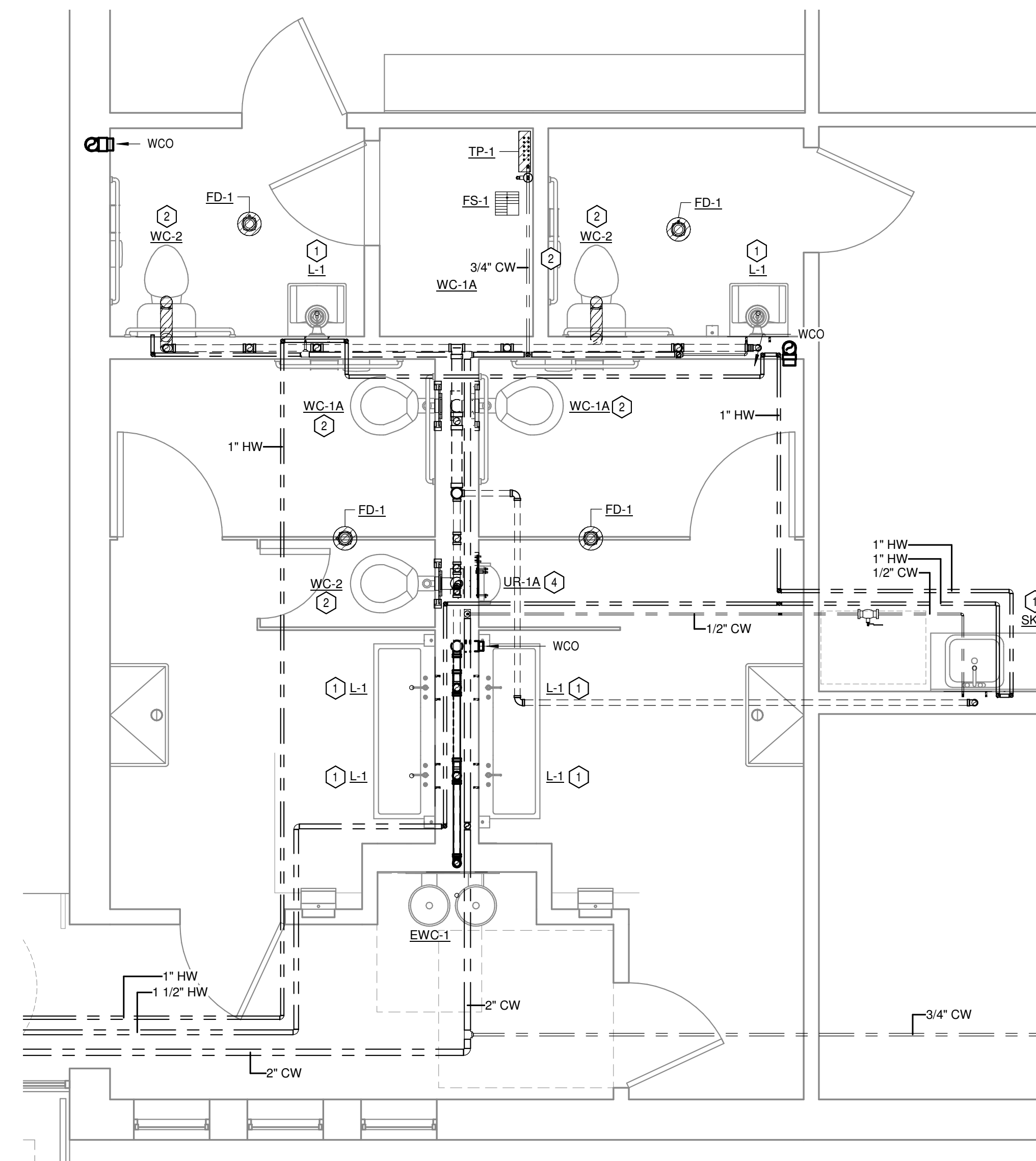
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 Sheet Name PLUMBING ENLARGED PLANS

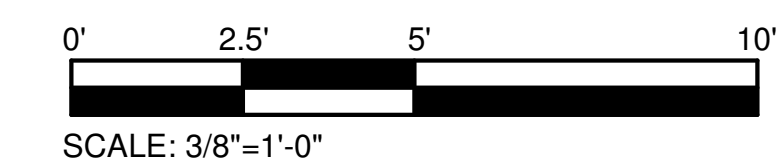
Sheet Number **P201**



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



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



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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 / ECTRUJ2179TFC	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 / Awall 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-12LW	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.

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
 ADDITION

311 Old Fitzhugh Rd.
 Dripping Springs, TX
 78620

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REVISION HISTORY		
No.	Description	Date

TIRZ PM
Review Comments:
231018- KES

DD REV.

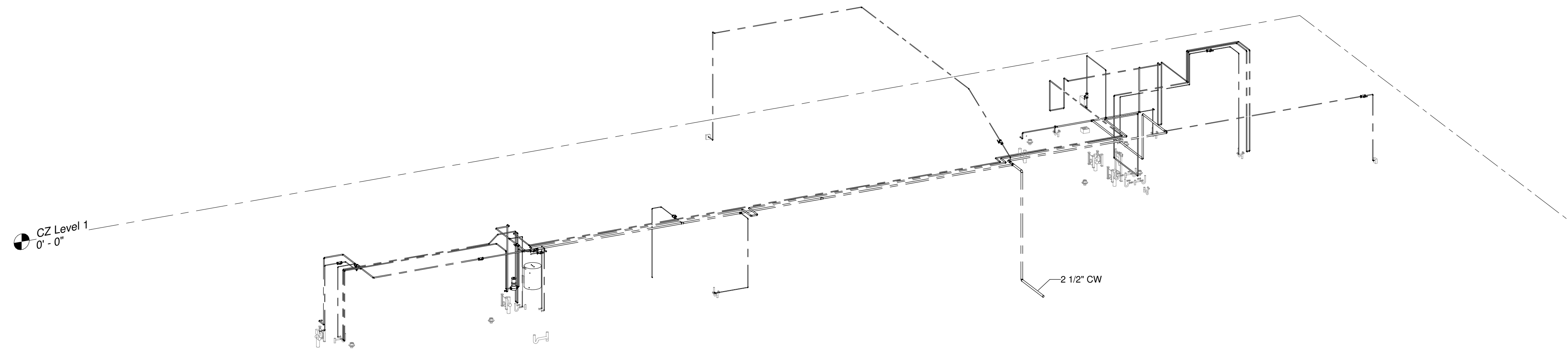
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 REVIEW SET**
 NOT FOR REGULATORY
 APPROVAL, PERMITTING, OR
 CONSTRUCTION
 JACOB FRITSCH
 P.E. REG. NO. 136264
OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023

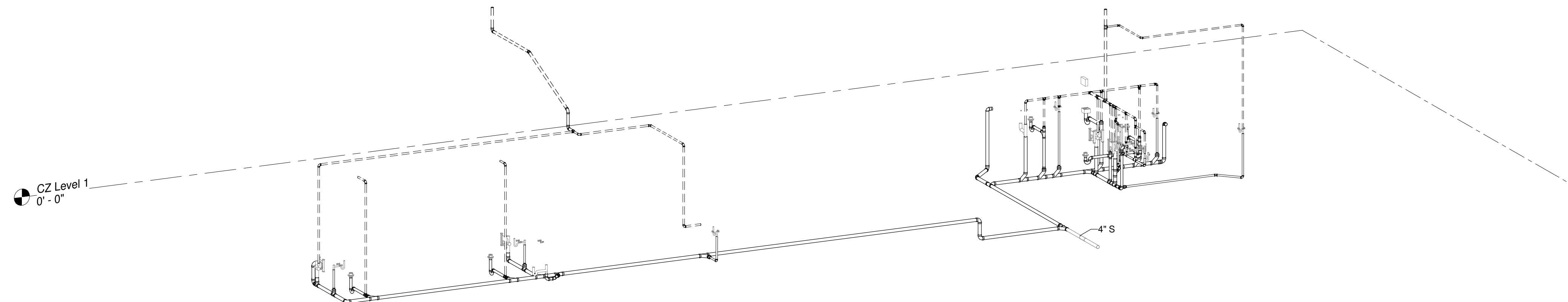
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PLUMBING SCHEDULES

Sheet Number

P301



1 PLUMBING RISER - DOMESTIC WATER
P401



2 PLUMBING RISER - SANITARY WASTE AND VENT
P401

City of Dripping Springs
STEPHENSON SCHOOL
BUILDING,
REHABILITATION AND
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REVISION HISTORY

No.	Description	Date
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TIRZ PM
Review Comments:
231018- KES

DD REV.

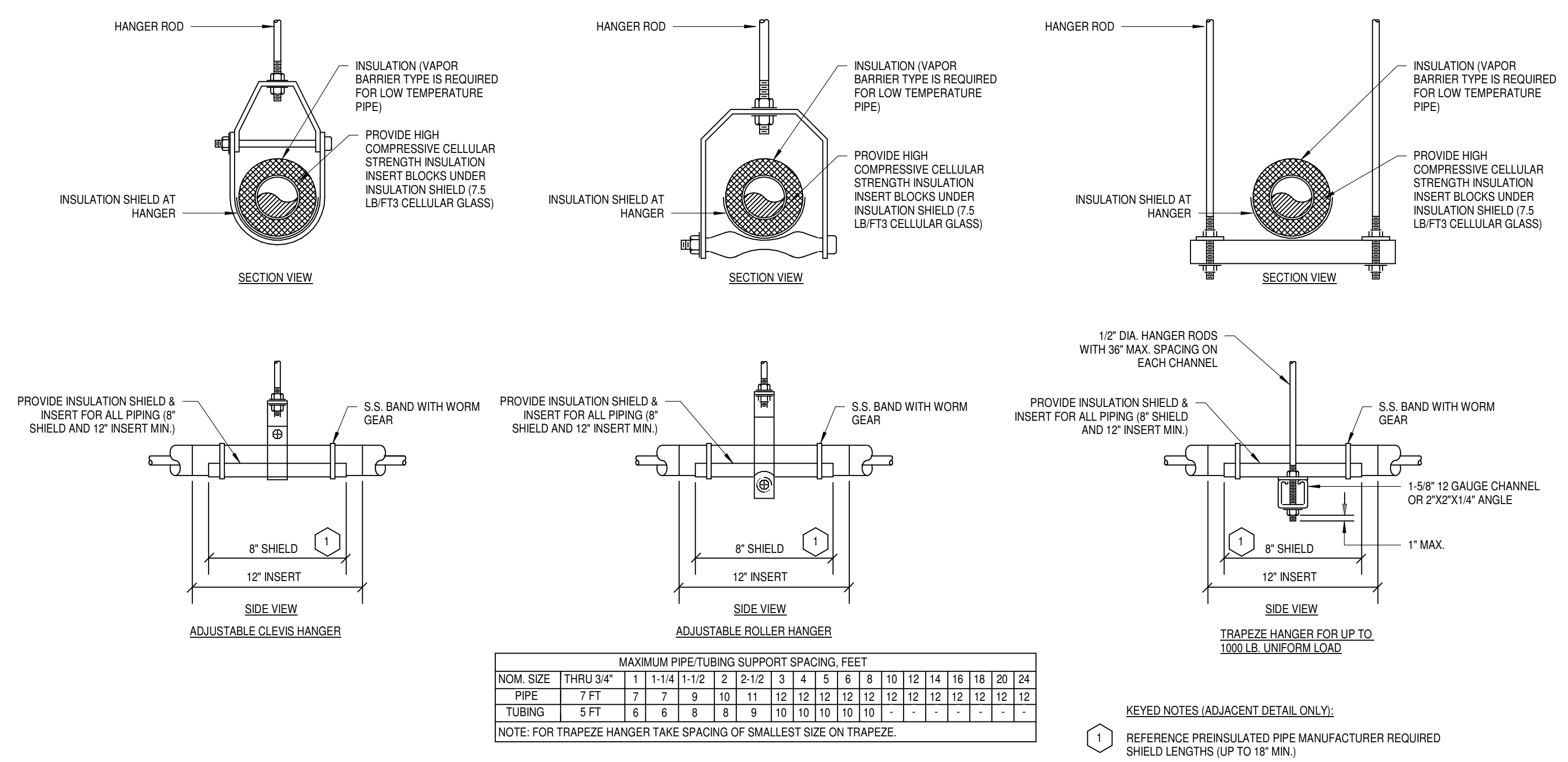
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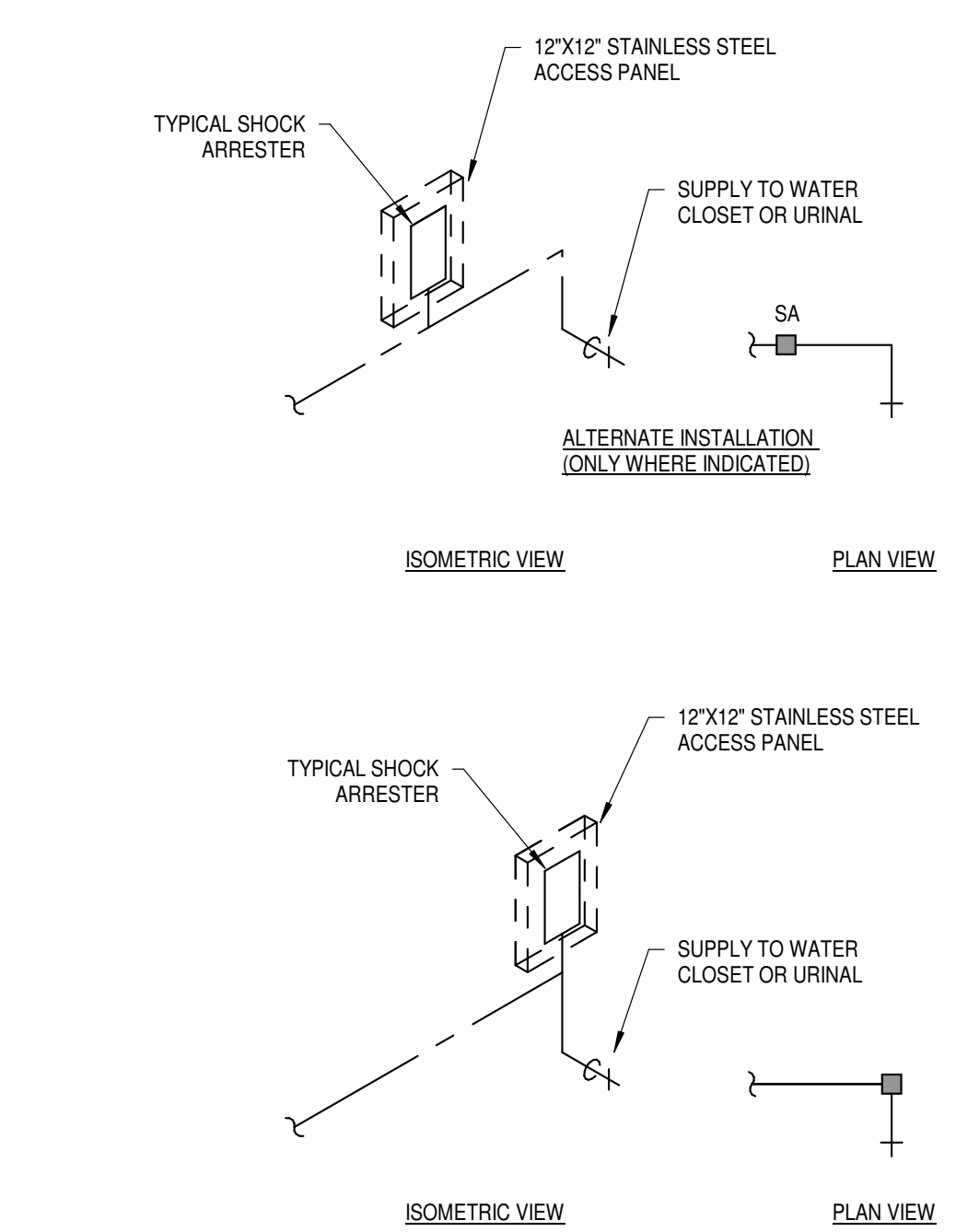
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PLUMBING RISERS

Sheet Number

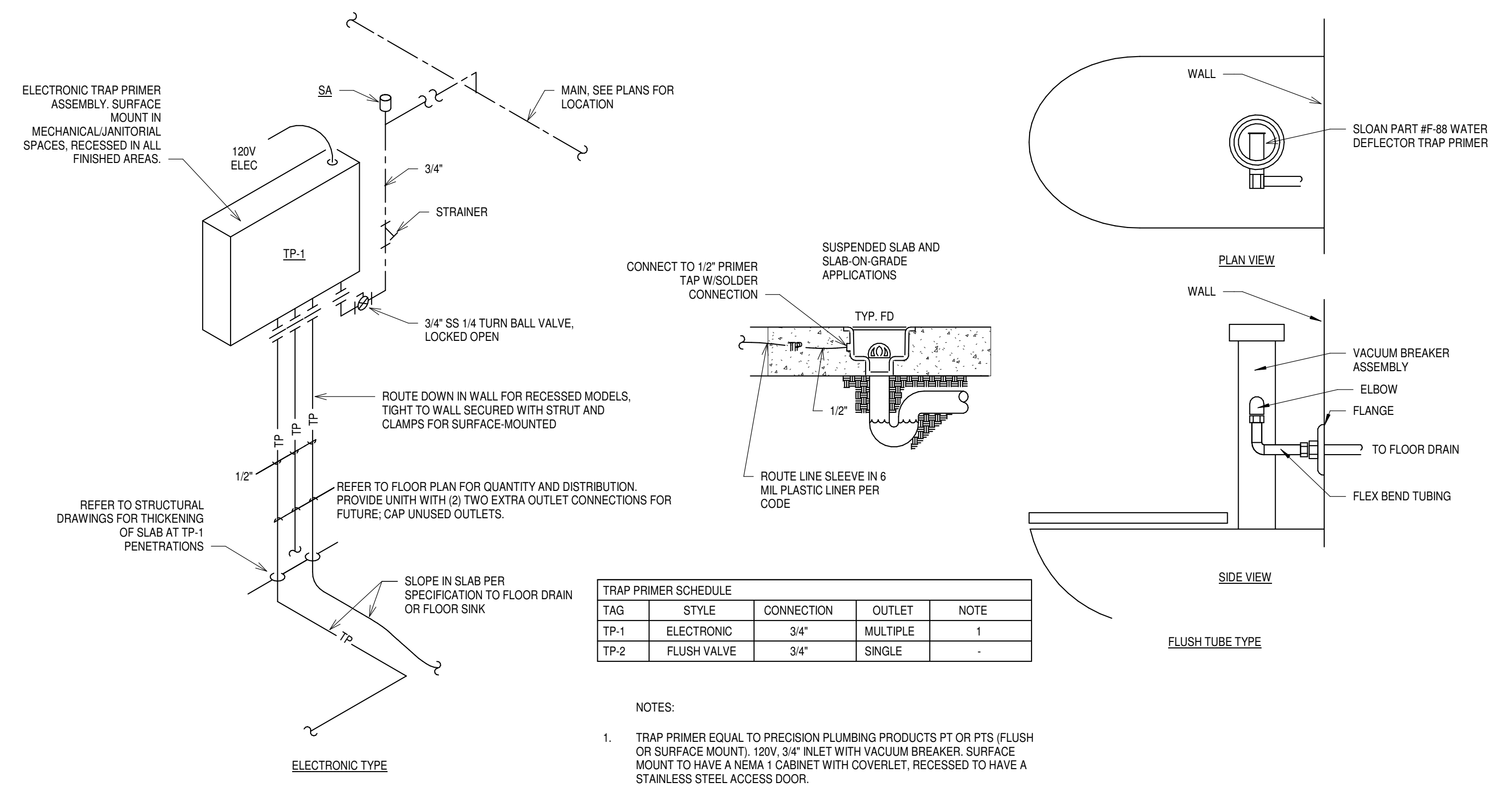
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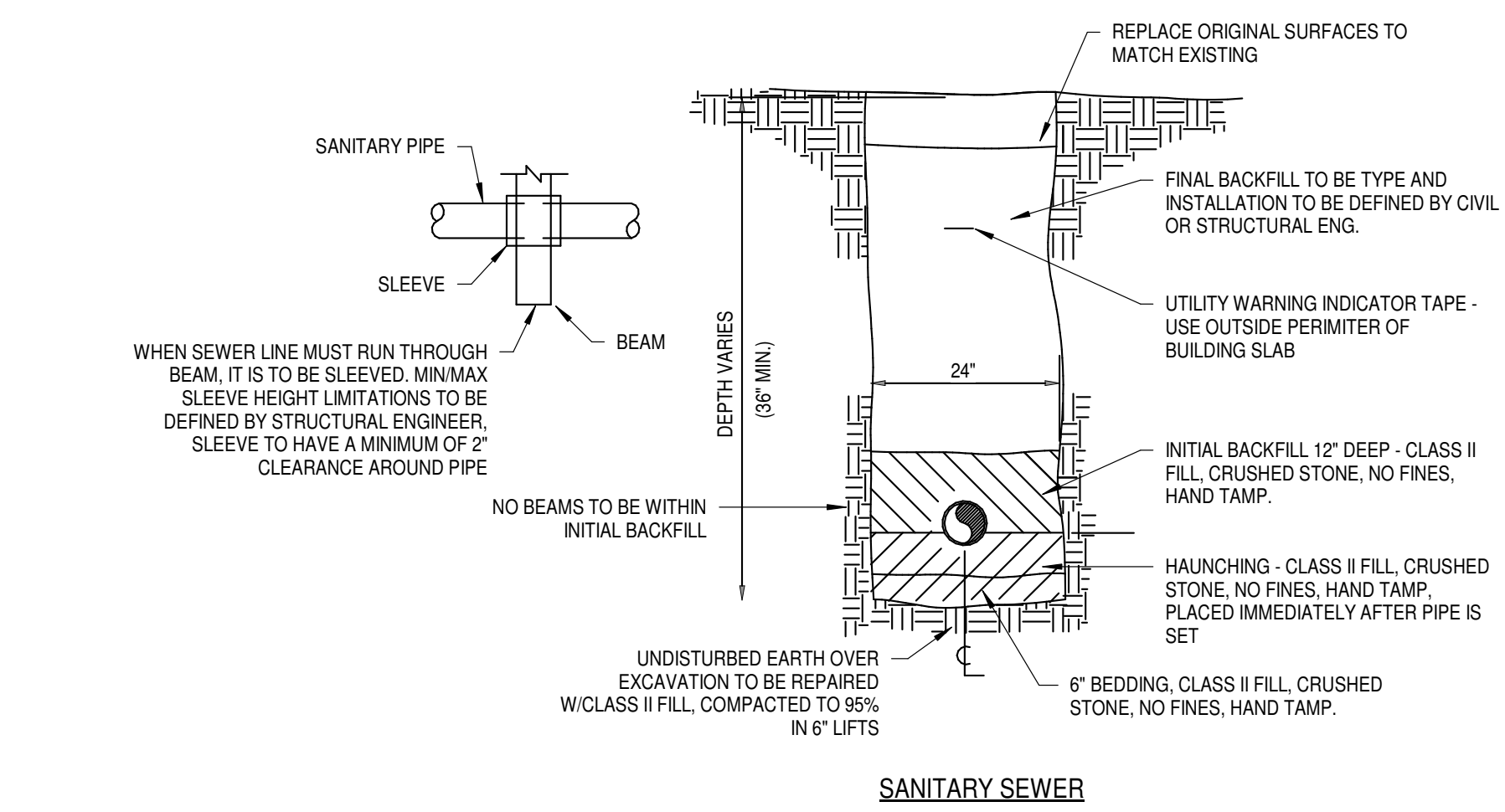
1 TYPICAL PIPE HANGERS
 P501 NOT TO SCALE



2 TYPICAL SHOCK ARRESTER
 P501 NOT TO SCALE



3 TYPICAL TRAP PRIMERS
 P501 NOT TO SCALE



4 TYPICAL TRENCHES
 P501 NOT TO SCALE

City of Dripping Springs
 STEPHENSON SCHOOL
 BUILDING,
 REHABILITATION AND
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REVISION HISTORY

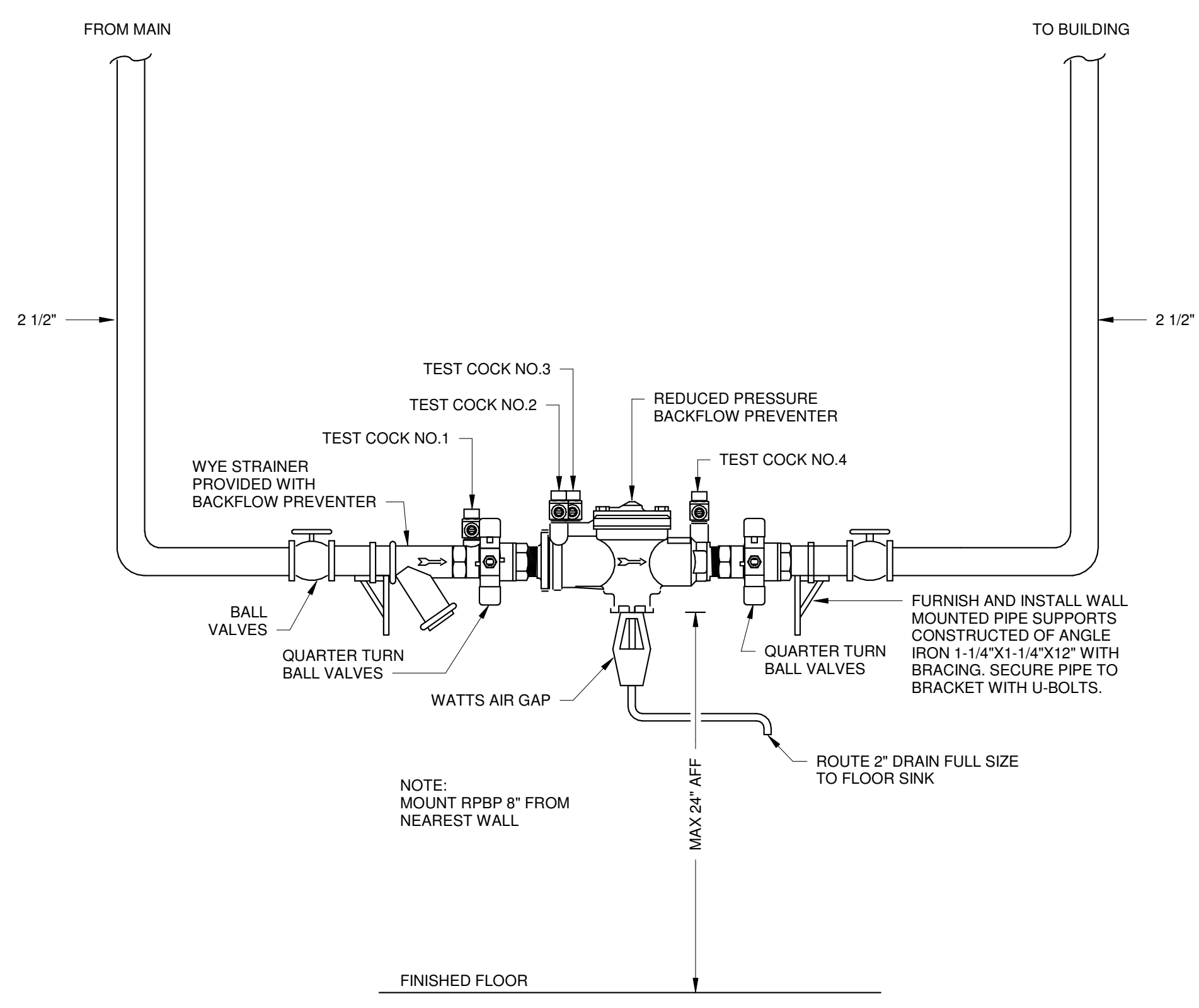
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DD REV.

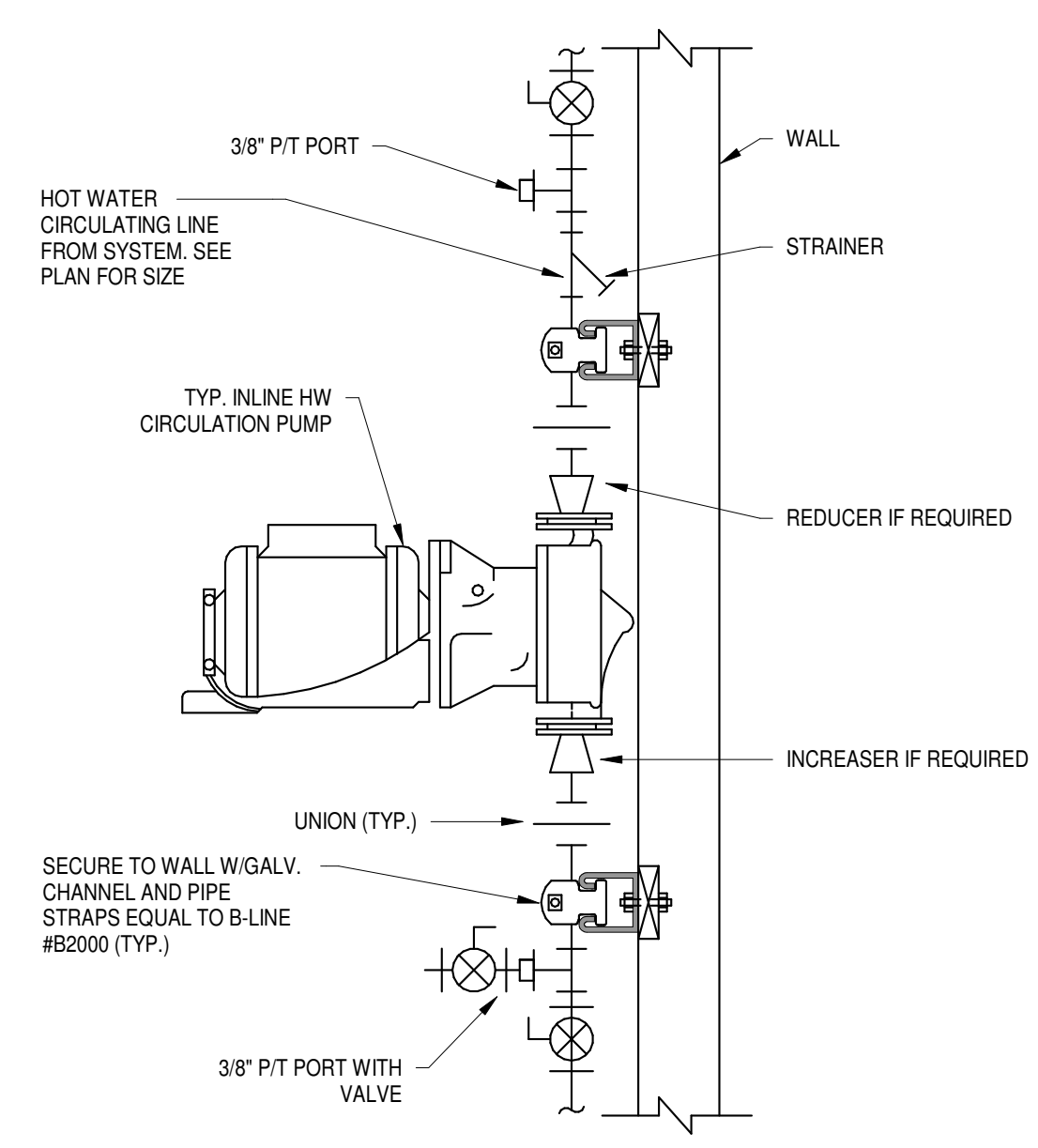
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 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
 JACOB FRITSCH
 P.E. REG. NO. 136264
OCT. 11, 2023

Architexas No. 2314 Date October 11, 2023
 Sheet Name PLUMBING DETAILS

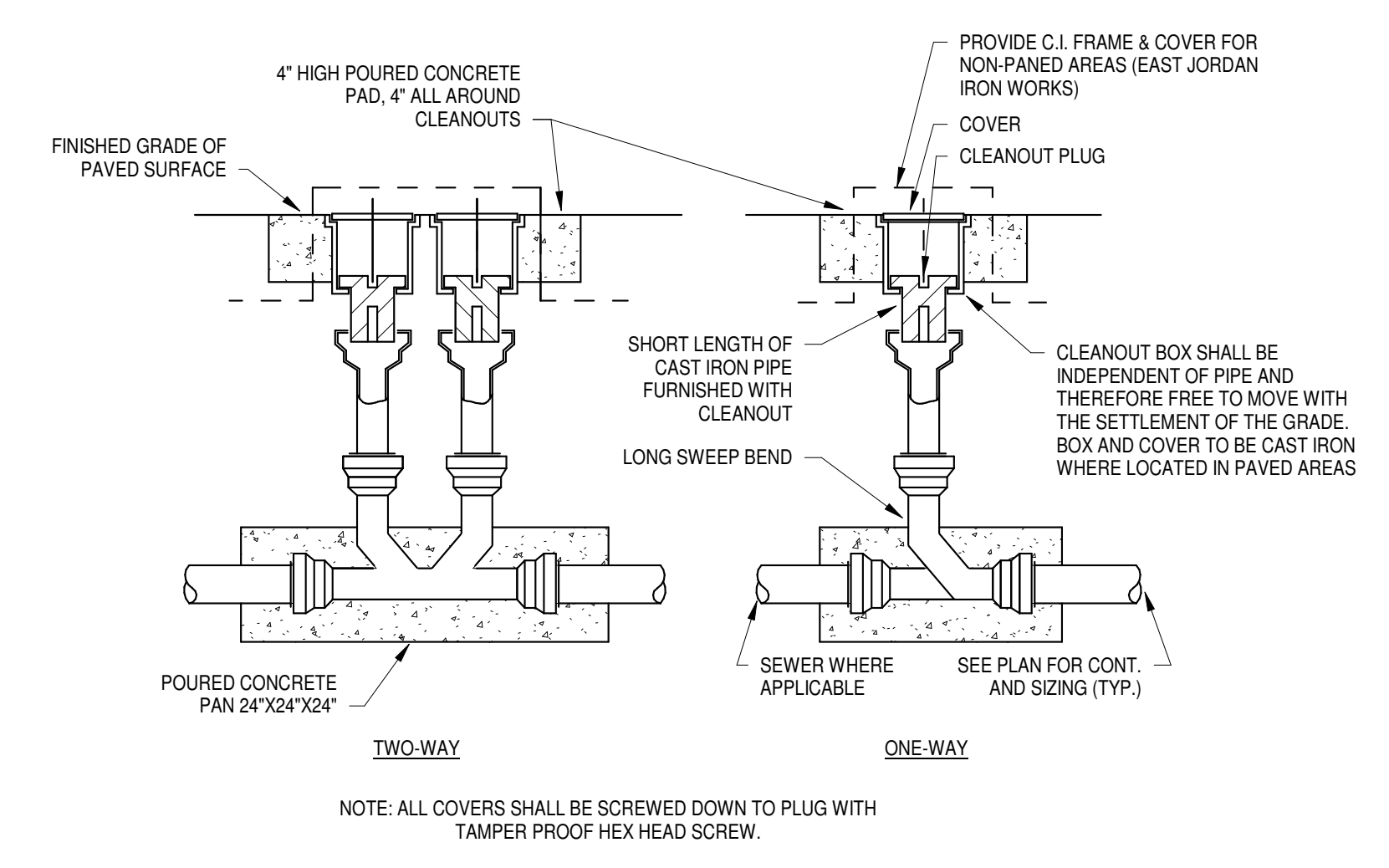
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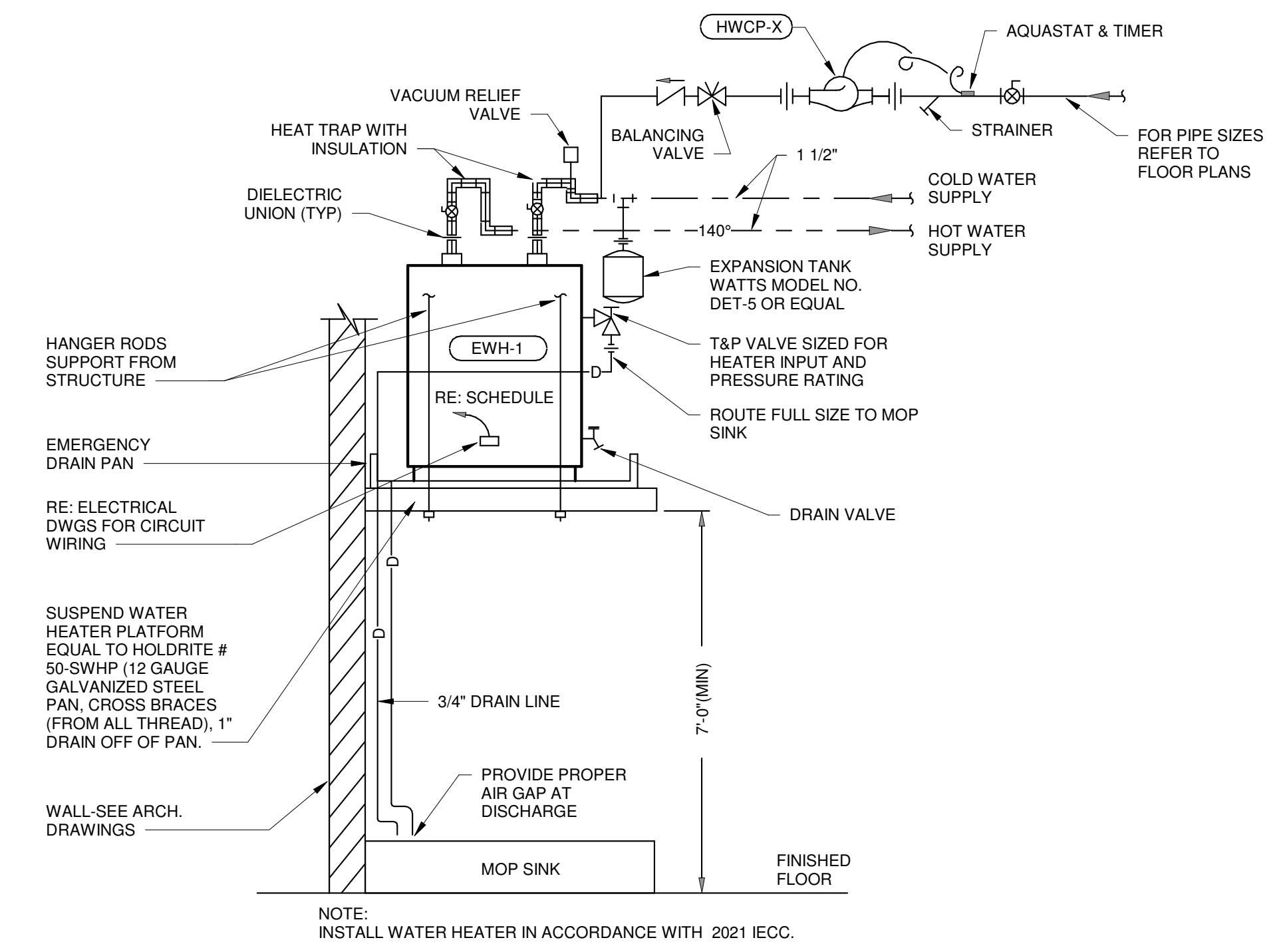
1 BACKFLOW PREVENTOR MOUNTING SCHEMATIC
 P502 NOT TO SCALE



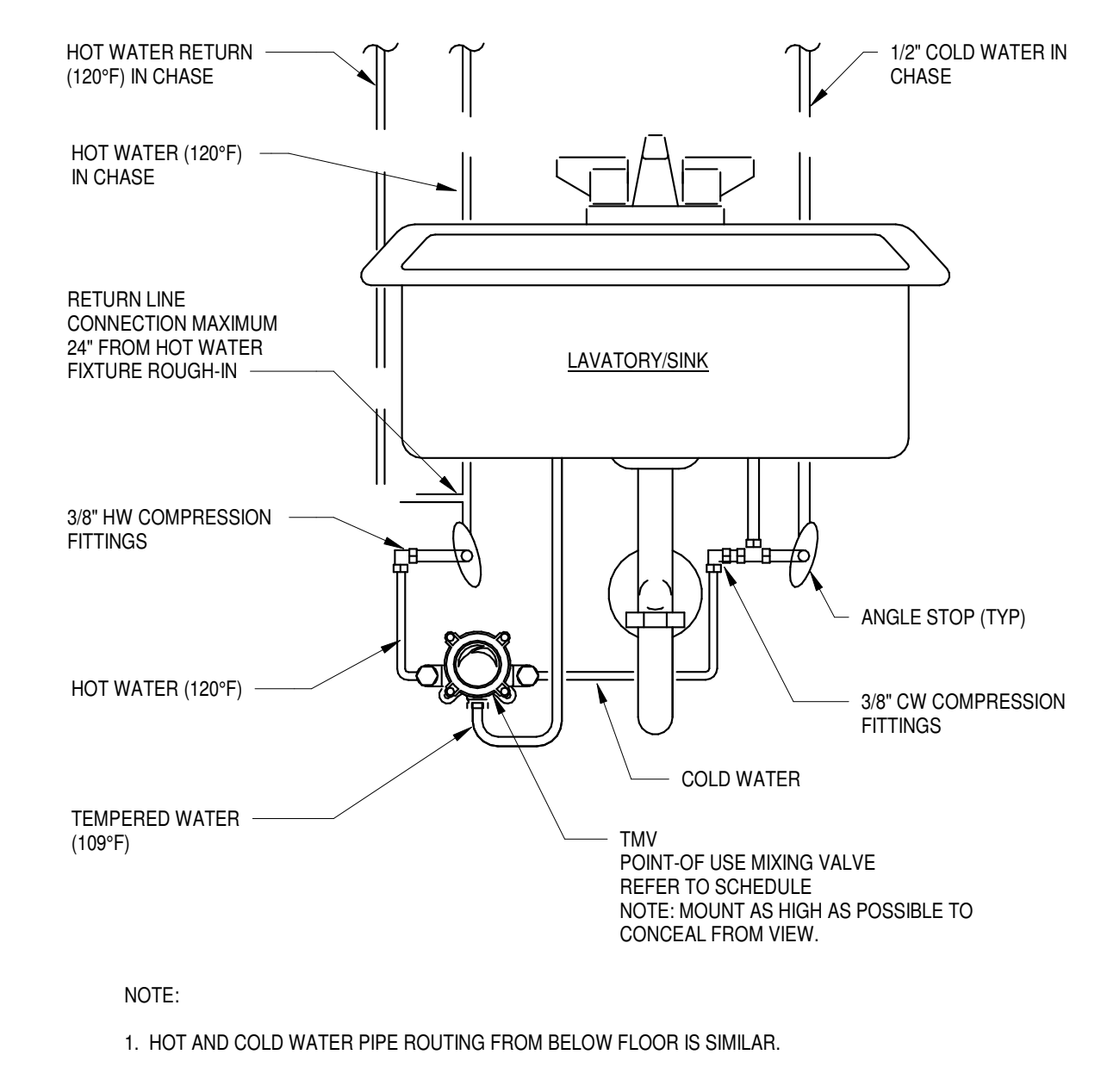
2 INLINE CIRCULATION PUMP
 P502 NOT TO SCALE



3 TYPICAL YARD CLEANOUT
 P502 NOT TO SCALE



4 WATER HEATER DETAIL
 P502 NOT TO SCALE



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

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:
City of Dripping Springs
Attn: City Administrator
P.O. Box 384
Dripping Springs, TX 78620

For the Contractor:
Architexas
Attn: Larry Irsik, AIA, Senior Principal
2900 S Congress Avenue, Suite 200
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-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, 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

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	<i>Architect of Record</i>
AEC	<i>Structural Engineering</i>
Cleary Zimmerman	<i>MEP Engineering</i>

Specialty Consultant Services

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

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.

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 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 contractor'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.

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
<u>Cleary Zimmerman (MEP)</u>	<u>\$10,325</u>
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)
<u>Vermeulens (Cost Estimating)</u>	<u>\$3,500</u>
TOTAL	\$23,950

TASK Order 2 – CONSTRUCTION DOCUMENTS \$110,250

Basic Services Consultants

Architexas (Architect)	\$74,000
AEC (Structural)	\$7,600
<u>Cleary Zimmerman (MEP)</u>	<u>\$14,750</u>
TOTAL	\$96,350

Specialty Consultants

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

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

Basic Services Consultants

Architexas (Architect)	\$46,250
AEC (Structural)	\$4,750
<u>Cleary Zimmerman (MEP)</u>	<u>\$4,425</u>
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
<u>Rob Roy Parnell, Inc. (RAS Reviewer)</u>	<u>\$2,775 (TDLR Registration / Plan Review / Inspection Fee)</u>
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

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

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 Isik, AIA, Senior Principal
ARCHITEXAS

05.22.2023
Date

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.

Limitation of Liability: To the fullest extent permitted by law, and notwithstanding 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

1 of 1

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

1 of 1

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

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05/25/2023

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Architexas
Austin, TX United States

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City of Dripping Springs

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ARC05062023
Architectural Services

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			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

For vendor doing business with local governmental entity

FORM CIQ

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

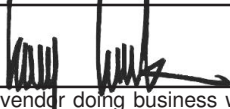
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

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



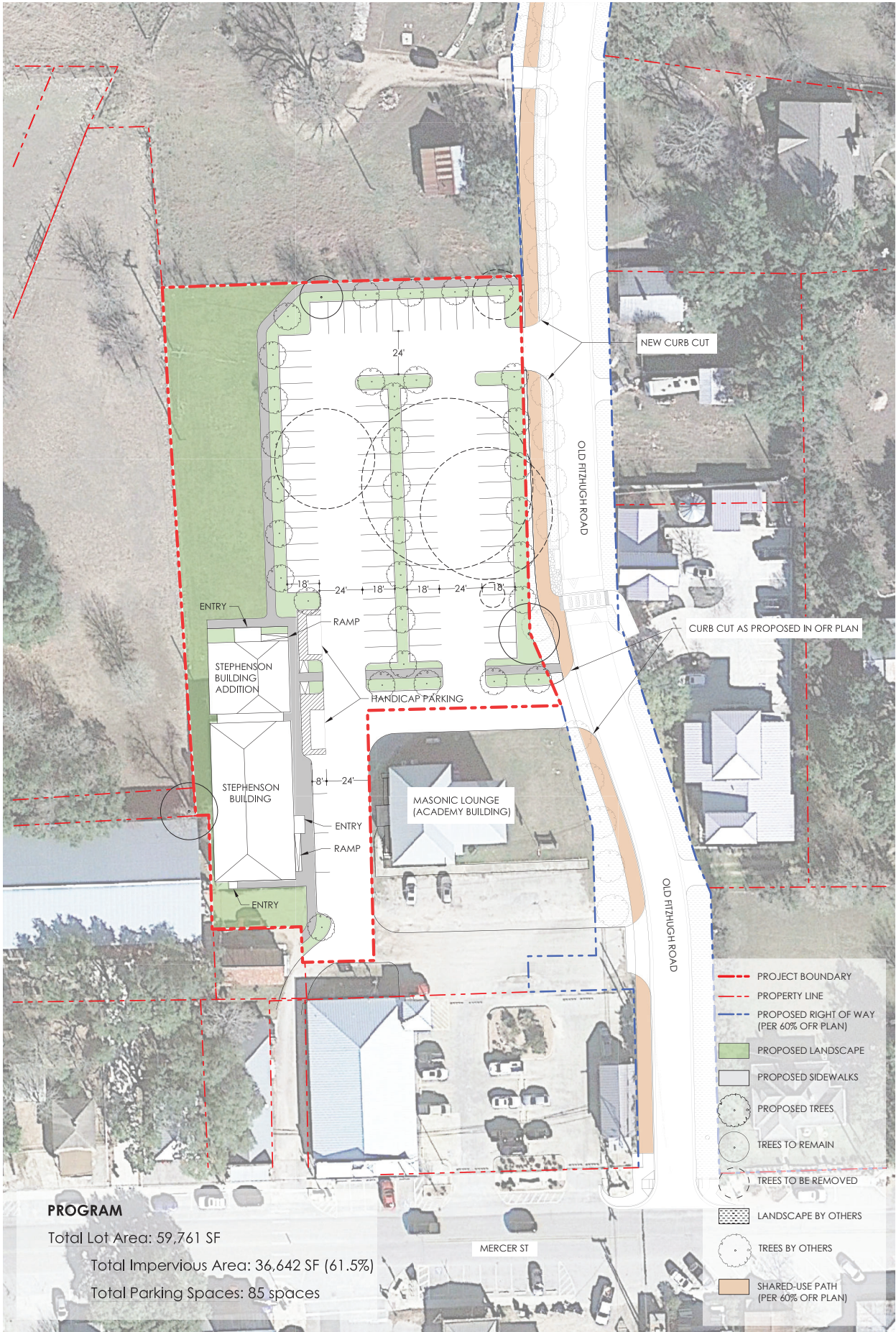
City of Dripping Springs

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

Agenda Item Report from: TIRZ Project Manager / Keenan Smith

TIRZ Board Meeting Date:	November 07, 2023								
Agenda Item Wording:	Discuss and consider possible action regarding the TIRZ Downtown Parking Project related to PSA for Supplemental Geotechnical Investigations - Atlas Technical Consulting								
Agenda Item Requestor:	City Administrator, City Attorney, TIRZ Project Manager								
Board Member Sponsors:	Dave Edwards, Chair								
Summary/Background:	<p>“TIRZ Downtown Parking Lot” project engineering design is currently being advanced in support of the City’s adaptive re-use project for the Stephenson Building, and to provide needed parking supply for Downtown. A concept plan for the parking lot has been produced by the TIRZ Project Team, and supplemental geotechnical investigations are needed to support the drainage design concept, which depends on determining suitable subsurface Soil Infiltration rates. The results of the geotechnical report will also be used to support pavement design of the proposed parking lot.</p> <p>A Request for Proposal with an outline scope of work was issued to three qualified geotechnical testing firms (see attached exhibit). Responses and proposals were received from two firms. After review of the proposals by the City Engineer, TIRZ Project Manager and Project Engineers, the proposal by Atlas Technical Consultants, LLC was approved by the City Engineer. Atlas proposes a lump sum fee of \$8,900 to perform the subsurface field work, collect needed data and produce the Geotechnical Report.</p> <p>Staff Recommendation / Proposed Contracting Approach & TIRZ Budget Funding:</p> <p>Staff recommends that the City enter into a Professional Services Agreement (PSA) with Atlas Technical Consultants to perform the Downtown Parking Lot Supplemental Geotechnical Investigations, for a total compensation amount not to exceed \$8,900. This work would be funded by the “Miscellaneous Consulting” line of the Approved TIRZ FY ’24 Budget.</p> <p>“PSA for Supplemental Geotechnical Investigations” TIRZ Downtown Parking:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">TIRZ Miscellaneous Consulting:</td> <td style="text-align: right;">\$25,000 (FY ’24 TIRZ Budget)</td> </tr> <tr> <td style="text-align: right;">PSA to Atlas Technical Consultants:</td> <td style="text-align: right;">\$ 8,900 (Not to Exceed)</td> </tr> <tr> <td></td> <td style="text-align: right;">-----</td> </tr> <tr> <td></td> <td style="text-align: right;">\$16,100 (Balance: Misc Consulting)</td> </tr> </table>	TIRZ Miscellaneous Consulting:	\$25,000 (FY ’24 TIRZ Budget)	PSA to Atlas Technical Consultants:	\$ 8,900 (Not to Exceed)		-----		\$16,100 (Balance: Misc Consulting)
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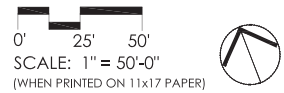
	\$16,100 (Balance: Misc Consulting)								
Respectfully Submitted:									
Keenan E. Smith, AIA TIRZ Project Manager									
November 7, 2023 / 1620 hrs.									



PROGRAM

Total Lot Area: 59,761 SF
 Total Impervious Area: 36,642 SF (61.5%)
 Total Parking Spaces: 85 spaces

Parking Lot Scheme 2
Dripping Springs - Stephenson Lot
 Prepared by McCann Adams Studio
 Draft 8.31.2023





October 31, 2023

City of Dripping Springs

c/o City Lights Design Alliance
P.O. 1166
Dripping Springs, Texas 78620

Attn: Keenan Smith, A.I.A.

Subject: Proposal for Professional Geotechnical Engineering Services
Stephenson Lot
Old Fitzhugh Road and Mercer Street
Dripping Springs, Texas
ATLAS Proposal No. 23-12418

Atlas Technical Consultants, LLC. appreciates the opportunity to submit this proposal to provide professional geotechnical engineering services for the above referenced project. This proposal includes our project understanding, our scope of services, estimated fee, and terms and conditions.

Project Understanding

Based on the information provided, we understand the project will consist of the new parking lot to be located off Old Fitzhugh Road in Dripping Springs, Texas. The project will include pavements consisting of a general parking lot and driveways. We understand an asphalt pavement system will be considered.

We understand the infiltration rate of the pavement area will be required at this site. The infiltration rate will be evaluated by performing percolation tests within five (5) test holes at a depth of about 3 ft. *Note: The percolation testing will generally follow the City of Austin "1.6.7.4 - Infiltration Rate Evaluation" guidelines.*

Scope of Services

ATLAS will provide the following scope of services:

3989 E. Highway 290, Dripping Springs, Texas 78620
512-858-2993 | oneatlas.com

Field Subsurface Exploration Services: As requested, a total of five (5) borings to a depth of about 5 ft (or auger refusal, if shallower) as listed in Table 1:

Table 1 – Field Subsurface Exploration Services

Boring Location(s)	Number of Boring(s)	Anticipated Boring Depths (ft)
Pavement Area	5	5

The boreholes will be backfilled with borehole cuttings upon completion of drilling and sampling. Excess cuttings will be spread evenly across the site. Soil samples will be collected at 2-ft. intervals to a depth of 10-ft. and 5-ft. intervals to the total depth explored at the borehole locations. Soil samples will be obtained in conjunction with Standard Penetration Tests (SPT) in accordance with (ASTM D1586) procedures or other appropriate sampling methods. Upon completion of the field sampling activities, the soil samples will be sealed and transported to our AASHTO accredited soil testing laboratory for further analysis.

Soil Mechanics Laboratory Testing Services: The study will also include laboratory tests to evaluate the classification, gradation and certain physical characteristics of the subsurface soils. Our laboratories are fully equipped with modern equipment for soil and rock testing and tests are performed by trained qualified technicians in compliance with the applicable specifications. All laboratory staff are supervised by professional engineers.

Report: Results of the field exploration and laboratory tests will be utilized in the engineering analysis and the formulation of our recommendations. Results of our study, including the substantiating data and our recommendations, will be presented in a written report prepared by a Licensed Professional Engineer.

The report will contain:

- Field subsurface data and the laboratory test results;
- Site preparation recommendations;
- Groundwater data (if encountered);
- Fill material and placement;
- Compaction requirements;
- Grading and drainage requirements;
- Pavement section recommendations; and
- Provide infiltration rate based on percolation test results.
- Recommendations for construction testing procedures and frequency of tests.

The report(s) will be submitted to the Client via email.

Fee and Invoicing

Our fee for performance of the geotechnical study on the site described will be as noted below in Table 2. We guarantee not to exceed this figure without your approval.

Table 2 – Estimated Fee

Service(s)	Estimated Fee
Geotechnical Lump Sum Fee ¹	\$3,900.00
Soil Infiltration Rate Testing	\$5,000.00
Total:	\$8,900.00

¹ Fee does not include cost for site clearing or permitting.

Field operations would commence within about two to three weeks from your notification to proceed. We estimate the field operations will take up to three days to complete. The complete written report will be electronically sent to you within two to three weeks following completion of the field operations. Inclement weather could result in delays to the referenced boring operations schedule.

The client represents that it has full authority from the current landowner to engage ATLAS to perform this study. The pricing provided in Table 2 assumes the bore locations can be accessed using standard, truck-mounted drilling equipment. If difficult site conditions are encountered, alternate pricing may be provided using an All-Terrain Drilling Unit.

Utility Locate

Prior to start of drilling, ATLAS will contact Texas One-Call utility clearance (Texas811) to mark and clear utilities at the boring locations. The Client shall provide any known site-specific utility information/plans upon acceptance of this proposal. If private utility information/plans are not available, we recommend the client hire a subcontractor directly to locate utilities using GPR equipment. However, if you choose to have ATLAS assist with this process the activities will be charged on a time and expense basis and all subcontractor invoices will be subject to a 30 percent mark-up. Ground Penetrating Radar (GPR) service can be performed to aid in locating below-grade utilities. This service is an increased level of due diligence in conjunction with Texas One-Call utility clearance; however, it does not guarantee the absence of below-grade utility conflicts. Client understands ATLAS is not responsible for damage to any below-grade utilities of which we are not made aware.

Terms and Conditions

Atlas provides complete construction materials testing and observation services. We would appreciate the opportunity to provide a proposal for these services for the construction phase of the project when plans and specifications have been finalized and available for use.

If this proposal is acceptable, please sign, return the attached Client Services Agreement, and return via email to joe.fiello@oneatlas.com. ATLAS will execute the agreement and return one copy for your files.

Thank you for the opportunity to propose on this project. If you have any questions or require further information, please email, or call the undersigned.

Respectfully submitted,

Atlas Technical Consultants, LLC.
TBPE Firm Registration No. F-19813

Joe Fiello, P.E.
General Manager

ATLAS
CLIENT SERVICES AGREEMENT

This AGREEMENT is made this _____ day of _____, 20____, by and between _____ its employees, officers, directors, affiliates, subsidiaries, and agents (CLIENT) at _____ and ATLAS TECHNICAL CONSULTANTS LLC, its employees, officers, directors, affiliates, subsidiaries, and agents (ATLAS) at 1211 Arion Parkway, Suite 100, San Antonio, Texas 78216.

Whereas, CLIENT intends to employ ATLAS to provide geotechnical engineering services for the **Stephenson Lot, ATLAS Proposal 23-12418** (hereinafter referred to as "Services");

Whereas, ATLAS desires to contract with CLIENT and perform such Services and CLIENT desires to accept such Services;

Now, therefore, in consideration of the terms and conditions hereinafter set forth, the parties mutually agree as follows:

DESIGNATED REPRESENTATIVES Except as expressly specified otherwise in writing, the parties designate the following named individuals as their authorized representatives to provide approvals, directives, and permissions, including changes, and to receive notices or other communications under this agreement at the following addresses:

ATLAS: _____

CLIENT: _____

PROPOSAL NAME/NUMBER/DATE: _____

1. SERVICES TO BE PERFORMED ATLAS shall perform the Services as described in the Proposal referenced above, which is attached hereto as Exhibit A and incorporated into this Agreement by reference. The Proposal describes the work to be performed (Services), the location (Site), fees and/or rates to be charged, certain special conditions of performance including equipment, sampling protocols, and necessary reimbursable expenses. ATLAS will be authorized to proceed with the Services, when CLIENT indicates its acceptance by signing this Agreement or, if not practical because of timing or other constraints, by e-mail to ATLAS. The Proposal, this Agreement and any attachments pertaining thereto shall comprise the Contract Document.

2. ADDITIONAL SERVICES If any additional or different Services are required to complete an existing Proposal, these additional Services shall be conveyed to CLIENT and approved by the CLIENT in writing.

3. COMPENSATION CLIENT will pay ATLAS for Services and expenses in accordance with the Proposal. ATLAS will make reasonable, good faith efforts to perform the Services and accomplish the objectives defined in this Agreement within any written cost estimate provided by ATLAS. CLIENT recognizes that unforeseen circumstances along with changes in scope and schedule can influence the completion of Services within the estimated costs. The use of an estimate of fees or a "not to exceed" limitation is ATLAS's professional judgment of costs, given the information that was provided but is not a guarantee that the Services will be completed for that amount. ATLAS will submit periodic invoices to CLIENT together with reasonable supporting documentation requested by CLIENT and a final bill upon completion of its services. Unless otherwise agreed in writing, there shall be no retainage. Payment is due within thirty (30) days of the invoice date regardless of whether CLIENT has been reimbursed by any other party. ATLAS reserves the right to assess a finance charge of 1.5% per month, calculated from the invoice due date, on any invoices not paid within thirty (30) days. ATLAS reserves the right to withhold reports until payment is received and may further suspend work and vacate the site if all undisputed payment amounts are not received within sixty (60) days after the invoice date. CLIENT will indemnify ATLAS for all claims concerning the suspension of work for nonpayment regardless of whether the claims

are made by the CLIENT, someone claiming through the CLIENT, or by a third party. CLIENT agrees to pay ATLAS's attorney's fees, and all other costs incurred in collecting past due amounts.

If CLIENT objects in good faith to any portion of an invoice, CLIENT must so notify ATLAS within ten (10) days of the invoice date, identifying the cause of disagreement, and pay when due the portion of the invoice not in dispute. The parties will immediately make every effort to resolve the disputed portion of the invoice. Any dispute over invoiced amounts due which cannot be resolved within fourteen (14) days by direct negotiation between the parties shall be resolved in accordance with the Dispute Resolution provisions of this Agreement. Payment thereafter will first be applied to accrued interest and then to the unpaid principal amount. Finance charges as stated above shall be paid by the CLIENT on all disputed invoice amounts that are subsequently resolved in ATLAS's favor, calculated on the unpaid balance from the due date of the invoice.

4. PREVAILING WAGE It shall be CLIENT's sole responsibility to notify ATLAS in writing of any prevailing wage requirements before any services are performed for the project. In the event notification is not given to ATLAS, CLIENT shall be fully responsible for payment of all fines, penalties, and/or damages imposed upon ATLAS.

5. EXPENSES Unless otherwise stated in the Proposal, CLIENT agrees to pay ATLAS for its reimbursable expenses, in addition to its fees. Reimbursable expenses are expenditures made by ATLAS in the interest of the contracted Services. Reimbursable expenses shall be billed, and paid, in accordance with the schedule included with the Proposal. ATLAS will submit a Change Order to CLIENT detailing other reimbursable expenses not outlined in the Proposal.

6. INSURANCE ATLAS agrees that it now carries, and will continue to carry during the performance of any Services under this Agreement, Workers' Compensation and Employer's Liability, Commercial General Liability (including Contractual Liability), Commercial Automobile Liability, Professional Liability and Contractor's Pollution Liability insurance coverage with limits at or above those described, as follows:

a.	Workers' Compensation (statutory)	
	Employer's Liability	
	Each accident	\$1,000,000
	Disease – Each Employee	\$1,000,000
	Disease – Policy Limit	\$1,000,000
b.	Commercial General Liability	
	Each Occurrence	\$1,000,000
	Personal and Advertising Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products and Completed Operations Aggregate	\$2,000,000
c.	Commercial Automobile Liability	
	Combined Single Limit	\$1,000,000
d.	Errors and Omissions / Professional Liability	
	Each Claim	\$1,000,000
	Annual Aggregate	\$1,000,000
e.	Contractor's Pollution Liability	
	Each Claim	\$1,000,000
	Annual Aggregate	\$1,000,000

7. OBLIGATIONS OF CLIENT CLIENT warrants that all information provided to ATLAS concerning the required Services is complete and accurate to the best of CLIENT's knowledge. CLIENT agrees to advise ATLAS prior to commencement of the Services, and during the work, of any hazardous conditions on or near the Site known to CLIENT. CLIENT understands that ATLAS is relying upon the completeness and accuracy of information supplied to it by CLIENT and ATLAS will not independently verify such information unless otherwise provided in the Service Order. CLIENT shall be solely responsible for and shall indemnify and hold harmless ATLAS for any costs, expenses or damages incurred by

ATLAS due to CLIENT's failure to follow applicable reporting and governmental requirements. CLIENT will not hold ATLAS liable if ATLAS's recommendations are not followed and expressly waives any claim against ATLAS, and agrees to defend, indemnify and hold ATLAS harmless from any claim or liability for injury or loss that results from failure to properly implement ATLAS's recommendations.

8. STANDARD OF CARE ATLAS's Services as defined by the Proposal shall be performed in accordance with generally accepted industry principles and practices, consistent with a level of care and skill ordinarily practiced by members of the same profession currently providing similar services under similar circumstances at the time the Services were provided. No other representation nor a warranty of any kind, express or implied, is made or intended by ATLAS, its employees or agents, in connection with the Services provided under this Agreement. CLIENT agrees to give ATLAS written notice of any breach or default under this Section 8 within one (1) year of the completion of the Services and to provide ATLAS a reasonable opportunity to cure such breach or default, without the payment of additional fees to ATLAS, as a condition precedent to any claim for damages.

9. LIMITATIONS OF METHOD RELIABILITY The CLIENT recognizes and agrees that all testing and remediation methods have inherent reliability limitations; no method or number of sampling locations can guarantee that a condition will be discovered within the performance of the Services as authorized by the CLIENT. The CLIENT further acknowledges and agrees that reliability of testing or remediation methods varies according to the sampling frequency and other variables and that these factors, including cost, have been considered in the CLIENT's selection of Services. ATLAS's observations and standardized sampling, inspection and testing procedures employed only represent conditions observed and activities only at the precise location and time where and when Services were performed at the time of the Site visit. CLIENT recognizes that conditions of materials and activities at other locations may vary from those measured or observed, and that conditions at one location and time do not necessarily indicate the conditions of apparently identical material(s) at other locations and times. ATLAS is not responsible for changes that may occur to the Site after ATLAS completes the Services.

10. CONTROL OF WORK AND JOB-SITE SAFETY ATLAS shall be responsible for its activities and that of its employees and subcontractors, and CLIENT acknowledges that ATLAS will not direct, supervise or control the work of other consultants and contractors or their subcontractors. Furthermore, ATLAS shall not guarantee or be responsible for health and safety, procedures, construction means, methods, techniques, sequences, or procedures, nor be responsible for the acts or omissions of contractors or other parties on the Site. ATLAS's testing, observation, or inspection of the work of other parties on a project, even if performed on a continuous basis, shall not relieve such parties of their responsibility to perform their work in accordance with applicable plans, specifications and safety requirements. Continuous monitoring by ATLAS's employees does not mean that ATLAS is observing or verifying all Site work or placement of all materials. CLIENT agrees that ATLAS will only make on-Site observations appropriate to the Services provided by ATLAS and will not relieve others of their responsibilities to perform the work.

11. TEST AND SAMPLING LOCATIONS Unless otherwise specified in the Proposal, the Services do not include surveying the Site or precisely identifying sampling, inspection or test locations, depths or elevations, and any sampling, inspection and test locations, depths and elevations will be based on field estimates and information furnished by CLIENT and its representatives. Unless stated otherwise in the report, the accuracy of any test or sampling locations and elevations will be commensurate only with approximate measurements or estimates. CLIENT should retain the services of a professional surveyor if greater accuracy is required. CLIENT will furnish a diagram indicating the accurate location of the Site. Sample locations may also be indicated on the diagram. ATLAS reserves the right to deviate a reasonable distance from the boring and sampling locations unless the CLIENT specifically revokes this right in writing at the time the diagram is supplied.

12. INTERPRETATION OF DATA ATLAS is responsible only for those data, interpretations, and recommendations regarding the actual materials and activities observed, sampled, inspected or tested, and shall not be responsible for the use or interpretation of ATLAS data by third parties, or the information developed by third parties from such data. CLIENT acknowledges that subsurface conditions may vary from those encountered at the locations where the borings, surveys, or explorations are made by ATLAS. CLIENT further recognizes that the data interpretations and recommendations of ATLAS's personnel are based solely on the information available to them, and that ATLAS may make certain inferences based upon the information derived from these observations, samples, inspections, or tests to formulate professional opinions regarding conditions in other areas.

13. THIRD PARTY INFORMATION ATLAS is dependent on information available from various governmental agencies and private database firms to aid in evaluating the history of the Site. ATLAS shall not be liable for any such agency's or database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

14. SITE ACCESS CLIENT grants or shall obtain for ATLAS a right of entry to all parts of the Site necessary to complete the requested Services and unless otherwise specified in the Proposal, it represents that it has obtained the applicable permits and licenses for the proposed Services. If CLIENT does not own the Site, CLIENT represents that it has or will obtain prior to the commencement of the Services, the authority and permission of the owner and/or the occupant of the Site. CLIENT acknowledges that due to the nature of some Services unavoidable damage may occur. CLIENT waives its right of recovery for such unavoidable damage, and if CLIENT is not the owner of the Site, CLIENT agrees to indemnify and defend ATLAS against any claims by the owner and/or occupant for any such damage.

Unless otherwise specified in the Proposal, ATLAS is not liable for damages caused by exploratory demolition or investigation to identify, quantify, or evaluate building materials, systems, and/or components not readily accessible to ATLAS during ATLAS's performance of the Services. ATLAS is not responsible for unforeseen conditions that exist on the Site within building systems that prohibit or deter ATLAS from gaining access to building materials, systems, and/or components.

15. ENGINEERING AND CONSTRUCTION SERVICES If the Services requested only require geotechnical engineering, subsurface exploration, construction materials testing, and/or engineering, ATLAS assumes that there are no hazardous substances or constituents in the soils or groundwater underlying the Site. ATLAS's duties and responsibilities are limited to performing tests and monitoring of specific construction activities as outlined in the Proposal. Unless otherwise specified in the Proposal, any consulting, testing or monitoring related to environmental conditions, including, but not limited to hazardous waste, soil or groundwater contamination, or air pollutants are not part of ATLAS's engineering and construction Services. If it becomes apparent during the field exploration that hazardous substances or constituents may be present, field operations will be terminated without liability.

16. OPINIONS OF COSTS ATLAS may, subject to the terms and limitations set forth in this Agreement, provide estimates relative to costs for remediation or construction as appropriate based on available data, designs, or recommendations. However, these opinions are intended to provide information on the range of costs and are not intended for reliance or use in firm budgeting or negotiation unless specifically agreed to in writing by ATLAS. CLIENT acknowledges that ATLAS's estimate may end up being substantially different than the ultimate cost, and CLIENT agrees it will not hold ATLAS liable for any variances between actual and estimated quantities, and further agrees to defend, indemnify and hold ATLAS harmless from any claim or liability for any such increased costs.

17. UTILITIES Unless otherwise specified in the Proposal, it is CLIENT's responsibility to mark or furnish the locations of all underground man-made obstructions at all Sites that the CLIENT owns and/or operates. CLIENT shall indemnify, defend and hold harmless ATLAS from and against any claims, losses or damages incurred or asserted against ATLAS related to the CLIENT's or a third party's failure to mark, protect or advise ATLAS of underground structures or utilities.

18. ROOF CUTS Unless otherwise specified in the Proposal, if roof cuts/samples are required by the Services, it is the CLIENT's responsibility to make appropriate repairs. If a roofing contractor or maintenance personnel selected by CLIENT is not on the roof to make repairs at the time samples are obtained, ATLAS may make temporary repairs, which may result in additional charges. ATLAS personnel are not certified in roofing repair, therefore under no circumstances, shall ATLAS be responsible for any water damage to the roofing system, building, or its contents resulting from ATLAS's temporary repairs.

19. SAMPLES AND EQUIPMENT Unless otherwise specified in the Proposal or required by law, ATLAS will not retain any samples obtained from the Site. At no time does ATLAS assume title to the samples; all samples shall remain the property of the CLIENT.

All laboratory and field equipment contaminated during ATLAS's Services that cannot readily and adequately cleansed of its hazardous contaminants shall become the property and responsibility of CLIENT. CLIENT shall purchase all such equipment as an expense of the Services, and it shall be turned over to CLIENT for proper disposal unless otherwise specified in the Service Order.

20. HAZARDOUS CONDITIONS OR SUBSTANCES The CLIENT acknowledges that Services that include hazardous or toxic materials and/or investigations of chemicals involve inherent uncertainties, such as limitations on laboratory analytical methods and variations in subsurface conditions. Such uncertainties may adversely affect a Service Order's result, even though the Services are performed with skill and care. CLIENT further acknowledges that ATLAS has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, substance or constituent at the Site. All Site generated hazardous and non-hazardous waste, including used disposable protective gear and equipment, are the property of the CLIENT.

CLIENT agrees to defend, indemnify and hold harmless ATLAS against all claims for injury or loss sustained by any party, including the United States, from exposure, release, or the presence of any such hazardous, radioactive, toxic, irritant, pollutant, substance or constituent at the Site. This indemnity includes but is not limited to, ATLAS acting as CLIENT's agent to sign waste manifests, allegations that ATLAS is a handler, generator, operator, treater or storer, transporter or disposer under any federal, state or local, law, regulation or ordinance, and CLIENT's or third party's violation of federal, state or local, law, regulation or ordinance, related to the handling, storage, or disposal of hazardous substances or constituents at/or introduced to the Site, before or after the completion of the Services.

21. RIGHT TO STOP WORK If, during the performance of the Services, any unforeseen hazardous substance, material, element, constituent, condition, or occurrence is encountered which, in ATLAS 's reasonable judgment significantly affects or may affect the Services provided, the risk involved in providing the Services, or the recommended scope of Services, ATLAS may immediately suspend work.

22. ATLAS AND CLIENT INDEMNIFICATION To the fullest extent permitted by law, ATLAS shall indemnify and hold harmless CLIENT against claims, demands, and lawsuits to the extent arising out of or caused by the negligence or willful misconduct of ATLAS in connection with activities conducted in the performance of the Services.

To the fullest extent permitted by law, the CLIENT shall indemnify and hold harmless ATLAS, its affiliates, shareholders, directors, officers, employees and agents, from and against claims, demands, and lawsuits, to the extent arising out of or caused by CLIENT's breach of this Agreement or the negligence or willful misconduct of the CLIENT or other contractors retained by CLIENT in connection with activities conducted in the performance of the Services. CLIENT agrees that all indemnifications granted to ATLAS shall also be granted to those subcontractors retained by ATLAS for the performance of the Services.

23. LIMIT OF LIABILITY ATLAS 's total liability for all claims or causes of action of any kind, including but not limited to negligence, bodily injury or property damage, breach of contract or warranty, shall not exceed Fifty Thousand Dollars (\$50,000) or ATLAS's total fee for the Services rendered under this Agreement, whichever is greater.

24. CONSEQUENTIAL DAMAGES In no event shall either party be liable to the other party for any consequential, incidental, punitive, liquidated or indirect damages, including but not limited to loss of income, loss of profits, loss or restriction of use of property, or any other business losses, regardless if such damages are caused by breach of contract, negligent act or omission, other wrongful act, or whether ATLAS shall be advised, shall have other reason to know, or in fact shall know of the possibility of such damages.

25. WARRANTY ATLAS is not a manufacturer. If any equipment is used or purchased by ATLAS for a Proposal the manufacturer's warranties if any on the equipment are solely those of the manufacturer. ATLAS makes no other representation, guarantee, or warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose or otherwise, concerning any of the goods or Services which may be furnished by ATLAS to CLIENT.

26. DOCUMENTS Project-specific documents and data produced by ATLAS under this Agreement shall become the property of CLIENT upon completion of the Services and payment of amounts owed ATLAS. ATLAS shall have the right, but not the obligation, to retain copies of all such materials.

27. RELIANCE Documents and data (including reports) produced by ATLAS pursuant to this Agreement relate solely to the Services for which Atlas has been retained, and are not intended or represented by ATLAS to be suitable for use or reliance beyond the scope or purpose for which they were originally prepared. No third party may rely upon such documents and data without the prior written consent of Atlas. Any such unauthorized use or dissemination will be at the sole risk and expense of the CLIENT or such third party.

28. THIRD-PARTY CLAIMS CLIENT agrees to pay ATLAS 's costs (including reasonable attorney's fees) for defending ATLAS against any claims that a third party or a regulatory agency asserts against ATLAS related to the Services that were provided to CLIENT. Claims include legal actions by a third party or regulatory agency that are based upon the discoveries, findings or conclusions disclosed in documents or reports supplied to CLIENT by ATLAS.

29. SUBPOENAS The CLIENT is responsible for payment of ATLAS's time and expenses resulting from ATLAS's response to subpoenas issued by any party, involving any legal or administrative proceeding in which ATLAS is not named as a party, in connection with any Services performed under this Agreement. Charges are based on fee schedules in effect at the time the subpoena is served. ATLAS shall not object on CLIENT's behalf to any subpoena, but will make reasonable efforts to cooperate with CLIENT if CLIENT chooses to object.

30. TERMINATION OF CONTRACT This Agreement may be terminated by either party upon seven (7) days written notice provided that any incomplete or unfinished Services will remain in effect until completed, unless otherwise agreed to in writing. In the event of termination or suspension, by the CLIENT, ATLAS shall be paid for Services performed prior to the termination date plus reasonable termination and suspension expenses.

31. ASSIGNMENT Neither the CLIENT nor ATLAS may assign, or transfer its benefits, rights, duties, or interest in this Agreement without the written consent of the other party. This Agreement shall be binding on and inure to the benefit of the successors and assigns of the parties.

32. FORCE MAJEURE Neither CLIENT nor ATLAS shall hold the other responsible for damages or delays in performance caused by uncontrollable events, which could not reasonably have been anticipated or prevented, including but not limited to, acts of God, the public enemy, acts or directives of the Government of the United States or of the several states, or any foreign country, or any of them acting in their sovereign capacity, materially different Site conditions, wars, riots, terrorism, rebellions, sabotage, fires, explosions, accidents, floods, strikes, epidemics, pandemics, viral outbreaks, or other conceded acts of workers, lockouts, or changes in laws, regulations, or ordinances.

33. NOTICES All notices given by either party to the other under this Agreement shall be in writing and may be delivered by: (i) regular mail, postage prepaid; (ii) certified or registered mail; (iii) facsimile; (iv) email; or (v) hand-delivery, to the parties at the addresses, facsimile numbers, and email addresses appearing on the first page of this Agreement , unless otherwise designated in writing. Notices sent by mail will be deemed to be received three (3) days after deposit in the mail, properly addressed. Notices sent by certified or registered mail will be deemed to be received upon the date of the acknowledgment. Notices sent by facsimile or email will be deemed to be received upon successful transmission to the proper facsimile number, provided that the sender can produce a facsimile transmission confirmation report, or upon transmission to the proper email address (with confirmation of transmission). Notices delivered by hand-delivery will be deemed to be received upon acceptance by the respective party or its agent.

34. DISPUTE RESOLUTION In any dispute arising out of or relating to this Agreement, or a breach thereof, the parties shall first make all good faith attempts to resolve any difference by businesslike negotiations. If the conflict is not settled through negotiation, it shall be submitted to nonbinding mediation unless otherwise mutually agreed to in writing. This mediation process shall be a condition precedent to either party pursuing arbitration, litigation, or some other dispute resolution procedure, and the parties agree that any such legal action taken without first submitting to dispute resolution in accordance herewith will not be ripe for adjudication. The costs of the mediation shall be equally shared by all involved parties.

35. GENERAL PROVISIONS The captions and headings throughout this Agreement are for convenience only and do not define, limit, modify, or add to the meaning of any provision of this Agreement. If any provision of this Agreement is in conflict with any provision of the Proposal, the terms and conditions of this Agreement shall prevail unless the conflict concerns the scope of Services to be provided. If any provision shall to any extent be deemed invalid, it shall be modified if possible to fulfill the intent of the parties as reflected in the original provision and the remainder of this Agreement shall not be affected.

This Contract Document represents the entire understanding between the parties and supersedes any and all prior contracts whether written or oral. Nothing contained in this Contract Document shall be construed to be for the benefit of any persons not a party to this Agreement. No third party beneficiary rights are created.

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state in which the Site is located. Any legal action arising out of this Agreement shall be venued in a court of competent jurisdiction within the state and county of the Site.

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

ATLAS is solely responsible for the performance of this Agreement, and no parent, subsidiary or affiliated company, or any of its directors, officers, employees, or agents shall have any legal responsibility whether in contract or tort, including negligence.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

ATLAS TECHNICAL CONSULTANTS LLC:

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

CLIENT:
(Person authorized to execute contracts)

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the _____ day of _____, 2023 by and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **Atlas Technical Consultants, LLC**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein:

1. **Project Summary:** Complete Professional Geotechnical Engineering Services for the Stephenson Lot.
2. **Scope of Work:** Scope of Work includes all work in Attachment “A”.
3. **Description of Services:** The Contractor shall perform the below duties as needed by the City:
 - a) Geotechnical Services; and
 - b) Soil Infiltration Testing.
4. **Payment for Services:** The City will pay the Contractor for the performance of the Contract, in current funds, not to exceed eight thousand, nine hundred dollars and zero cents (**\$8,900.00**). Invoice will be paid within 30 days of City’s receipt and approval of the invoice. Any additional fees for services or reimbursable expenses will only be paid if approved in writing.
5. **Duration:** This Agreement shall be in effect for a period of one year (12 months), unless terminated as provided below or if all work associated with the Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.
6. **Termination:** Either party may terminate this Agreement by a seven (7) day written notice.
7. **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. The 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 engineering services.
8. **Limitations:** During the period the Contractor is covered by this agreement, the Contractor will contact the City in writing if a potential conflict of interest with a third-party client may exist. If the City Council finds that a project for a third-party client of the Contractor has a direct conflict with the City, the City Council shall contact the Contractor in writing. If the conflict of interest cannot be resolved to either party’s satisfaction, either the Contractor or the City Council may terminate this Agreement with seven (7) days’ notice to the other party.
9. **Employees:** Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor’s employees.
10. **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).

11. Injuries/Insurance: Contractor acknowledges his/her obligation to obtain appropriate insurance coverage for the benefit of Contractor’s employees, if any. Contractor waives the rights to recovery from City for any injuries that Contractor and/or Contractor’s employees may sustain while performing services under this Agreement. Contractor is to provide a copy of a certificate of insurance coverage to City at least ten (10) days prior to end of any existing coverage period if Contractor uses the services of any of Contractor’s employees for the provision of services to the City.

12. INDEMNIFICATION: CONTRACTOR AGREES TO INDEMNIFY AND HOLD CITY HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES, FEES, INCLUDING REASONABLE ATTORNEY’S FEES, COSTS, AND JUDGMENTS THAT MAY BE INCURRED BY CITY TO THE EXTENT THAT RESULT FROM NEGLIGENT ACTS OR OMISSIONS OF CONTRACTOR, CONTRACTOR’S EMPLOYEES, IF ANY, AND CONTRACTOR’S AGENTS.

13. 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 the City.

14. 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:

Attention: City Administrator
City of Dripping Springs City
P.O. Box 384
Dripping Springs, TX 78620
512-858-4725

For the Contractor:

Attention: Joe Fiello, P.E.
Atlas Technical Consultants, LLC
1211 Arion Parkway
San Antonio, Tx 78216

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.

15. 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. This

Agreement supersedes and prior written agreements between the parties. If a conflict exists between this Agreement and Attachment "A" Stephenson Lot, ATLAS Proposal 23-12418, this Agreement shall prevail.

16. Amendment: This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.

17. 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.

18. 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.

19. Applicable Law: The laws of the State of Texas shall govern this Agreement.

20. Venue: The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

21. Consequential Damages. Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages.

22. Site Access and Safety. City shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Contractor will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including City's contractors, subcontractors, or other parties present at the site.

CITY OF DRIPPING SPRINGS:

ATLAS

Michelle Fischer, City Administrator

Joe Fiello, P.E.

Date

Date

ATTACHMENT A



October 31, 2023

City of Dripping Springs

c/o City Lights Design Alliance
P.O. 1166
Dripping Springs, Texas 78620

Attn: Keenan Smith, A.I.A.

Subject: Proposal for Professional Geotechnical Engineering Services
Stephenson Lot
Old Fitzhugh Road and Mercer Street
Dripping Springs, Texas
ATLAS Proposal No. 23-12418

Atlas Technical Consultants, LLC. appreciates the opportunity to submit this proposal to provide professional geotechnical engineering services for the above referenced project. This proposal includes our project understanding, our scope of services, estimated fee, and terms and conditions.

Project Understanding

Based on the information provided, we understand the project will consist of the new parking lot to be located off Old Fitzhugh Road in Dripping Springs, Texas. The project will include pavements consisting of a general parking lot and driveways. We understand an asphalt pavement system will be considered.

We understand the infiltration rate of the pavement area will be required at this site. The infiltration rate will be evaluated by performing percolation tests within five (5) test holes at a depth of about 3 ft. *Note: The percolation testing will generally follow the City of Austin "1.6.7.4 - Infiltration Rate Evaluation" guidelines.*

Scope of Services

ATLAS will provide the following scope of services:

3989 E. Highway 290, Dripping Springs, Texas 78620
512-858-2993 | oneatlas.com

Field Subsurface Exploration Services: As requested, a total of five (5) borings to a depth of about 5 ft (or auger refusal, if shallower) as listed in Table 1:

Table 1 – Field Subsurface Exploration Services

Boring Location(s)	Number of Boring(s)	Anticipated Boring Depths (ft)
Pavement Area	5	5

The boreholes will be backfilled with borehole cuttings upon completion of drilling and sampling. Excess cuttings will be spread evenly across the site. Soil samples will be collected at 2-ft. intervals to a depth of 10-ft. and 5-ft. intervals to the total depth explored at the borehole locations. Soil samples will be obtained in conjunction with Standard Penetration Tests (SPT) in accordance with (ASTM D1586) procedures or other appropriate sampling methods. Upon completion of the field sampling activities, the soil samples will be sealed and transported to our AASHTO accredited soil testing laboratory for further analysis.

Soil Mechanics Laboratory Testing Services: The study will also include laboratory tests to evaluate the classification, gradation and certain physical characteristics of the subsurface soils. Our laboratories are fully equipped with modern equipment for soil and rock testing and tests are performed by trained qualified technicians in compliance with the applicable specifications. All laboratory staff are supervised by professional engineers.

Report: Results of the field exploration and laboratory tests will be utilized in the engineering analysis and the formulation of our recommendations. Results of our study, including the substantiating data and our recommendations, will be presented in a written report prepared by a Licensed Professional Engineer.

The report will contain:

- Field subsurface data and the laboratory test results;
- Site preparation recommendations;
- Groundwater data (if encountered);
- Fill material and placement;
- Compaction requirements;
- Grading and drainage requirements;
- Pavement section recommendations; and
- Provide infiltration rate based on percolation test results.
- Recommendations for construction testing procedures and frequency of tests.

The report(s) will be submitted to the Client via email.

Fee and Invoicing

Our fee for performance of the geotechnical study on the site described will be as noted below in Table 2. We guarantee not to exceed this figure without your approval.

Table 2 – Estimated Fee

Service(s)	Estimated Fee
Geotechnical Lump Sum Fee ¹	\$3,900.00
Soil Infiltration Rate Testing	\$5,000.00
Total:	\$8,900.00

¹ Fee does not include cost for site clearing or permitting.

Field operations would commence within about two to three weeks from your notification to proceed. We estimate the field operations will take up to three days to complete. The complete written report will be electronically sent to you within two to three weeks following completion of the field operations. Inclement weather could result in delays to the referenced boring operations schedule.

The client represents that it has full authority from the current landowner to engage ATLAS to perform this study. The pricing provided in Table 2 assumes the bore locations can be accessed using standard, truck-mounted drilling equipment. If difficult site conditions are encountered, alternate pricing may be provided using an All-Terrain Drilling Unit.

Utility Locate

Prior to start of drilling, ATLAS will contact Texas One-Call utility clearance (Texas811) to mark and clear utilities at the boring locations. The Client shall provide any known site-specific utility information/plans upon acceptance of this proposal. If private utility information/plans are not available, we recommend the client hire a subcontractor directly to locate utilities using GPR equipment. However, if you choose to have ATLAS assist with this process the activities will be charged on a time and expense basis and all subcontractor invoices will be subject to a 30 percent mark-up. Ground Penetrating Radar (GPR) service can be performed to aid in locating below-grade utilities. This service is an increased level of due diligence in conjunction with Texas One-Call utility clearance; however, it does not guarantee the absence of below-grade utility conflicts. Client understands ATLAS is not responsible for damage to any below-grade utilities of which we are not made aware.

Terms and Conditions

Atlas provides complete construction materials testing and observation services. We would appreciate the opportunity to provide a proposal for these services for the construction phase of the project when plans and specifications have been finalized and available for use.

If this proposal is acceptable, please sign, return the attached Client Services Agreement, and return via email to joe.fiello@oneatlas.com. ATLAS will execute the agreement and return one copy for your files.

Thank you for the opportunity to propose on this project. If you have any questions or require further information, please email, or call the undersigned.

Respectfully submitted,

Atlas Technical Consultants, LLC.
TBPE Firm Registration No. F-19813

Joe Fiello, P.E.
General Manager

ATLAS
CLIENT SERVICES AGREEMENT

This AGREEMENT is made this _____ day of _____, 20____, by and between _____ its employees, officers, directors, affiliates, subsidiaries, and agents (CLIENT) at _____ and ATLAS TECHNICAL CONSULTANTS LLC, its employees, officers, directors, affiliates, subsidiaries, and agents (ATLAS) at 1211 Arion Parkway, Suite 100, San Antonio, Texas 78216.

Whereas, CLIENT intends to employ ATLAS to provide geotechnical engineering services for the **Stephenson Lot, ATLAS Proposal 23-12418** (hereinafter referred to as "Services");

Whereas, ATLAS desires to contract with CLIENT and perform such Services and CLIENT desires to accept such Services;

Now, therefore, in consideration of the terms and conditions hereinafter set forth, the parties mutually agree as follows:

DESIGNATED REPRESENTATIVES Except as expressly specified otherwise in writing, the parties designate the following named individuals as their authorized representatives to provide approvals, directives, and permissions, including changes, and to receive notices or other communications under this agreement at the following addresses:

ATLAS: _____

CLIENT: _____

PROPOSAL NAME/NUMBER/DATE: _____

1. SERVICES TO BE PERFORMED ATLAS shall perform the Services as described in the Proposal referenced above, which is attached hereto as Exhibit A and incorporated into this Agreement by reference. The Proposal describes the work to be performed (Services), the location (Site), fees and/or rates to be charged, certain special conditions of performance including equipment, sampling protocols, and necessary reimbursable expenses. ATLAS will be authorized to proceed with the Services, when CLIENT indicates its acceptance by signing this Agreement or, if not practical because of timing or other constraints, by e-mail to ATLAS. The Proposal, this Agreement and any attachments pertaining thereto shall comprise the Contract Document.

2. ADDITIONAL SERVICES If any additional or different Services are required to complete an existing Proposal, these additional Services shall be conveyed to CLIENT and approved by the CLIENT in writing.

3. COMPENSATION CLIENT will pay ATLAS for Services and expenses in accordance with the Proposal. ATLAS will make reasonable, good faith efforts to perform the Services and accomplish the objectives defined in this Agreement within any written cost estimate provided by ATLAS. CLIENT recognizes that unforeseen circumstances along with changes in scope and schedule can influence the completion of Services within the estimated costs. The use of an estimate of fees or a "not to exceed" limitation is ATLAS's professional judgment of costs, given the information that was provided but is not a guarantee that the Services will be completed for that amount. ATLAS will submit periodic invoices to CLIENT together with reasonable supporting documentation requested by CLIENT and a final bill upon completion of its services. Unless otherwise agreed in writing, there shall be no retainage. Payment is due within thirty (30) days of the invoice date regardless of whether CLIENT has been reimbursed by any other party. ATLAS reserves the right to assess a finance charge of 1.5% per month, calculated from the invoice due date, on any invoices not paid within thirty (30) days. ATLAS reserves the right to withhold reports until payment is received and may further suspend work and vacate the site if all undisputed payment amounts are not received within sixty (60) days after the invoice date. CLIENT will indemnify ATLAS for all claims concerning the suspension of work for nonpayment regardless of whether the claims

are made by the CLIENT, someone claiming through the CLIENT, or by a third party. CLIENT agrees to pay ATLAS's attorney's fees, and all other costs incurred in collecting past due amounts.

If CLIENT objects in good faith to any portion of an invoice, CLIENT must so notify ATLAS within ten (10) days of the invoice date, identifying the cause of disagreement, and pay when due the portion of the invoice not in dispute. The parties will immediately make every effort to resolve the disputed portion of the invoice. Any dispute over invoiced amounts due which cannot be resolved within fourteen (14) days by direct negotiation between the parties shall be resolved in accordance with the Dispute Resolution provisions of this Agreement. Payment thereafter will first be applied to accrued interest and then to the unpaid principal amount. Finance charges as stated above shall be paid by the CLIENT on all disputed invoice amounts that are subsequently resolved in ATLAS's favor, calculated on the unpaid balance from the due date of the invoice.

4. PREVAILING WAGE It shall be CLIENT's sole responsibility to notify ATLAS in writing of any prevailing wage requirements before any services are performed for the project. In the event notification is not given to ATLAS, CLIENT shall be fully responsible for payment of all fines, penalties, and/or damages imposed upon ATLAS.

5. EXPENSES Unless otherwise stated in the Proposal, CLIENT agrees to pay ATLAS for its reimbursable expenses, in addition to its fees. Reimbursable expenses are expenditures made by ATLAS in the interest of the contracted Services. Reimbursable expenses shall be billed, and paid, in accordance with the schedule included with the Proposal. ATLAS will submit a Change Order to CLIENT detailing other reimbursable expenses not outlined in the Proposal.

6. INSURANCE ATLAS agrees that it now carries, and will continue to carry during the performance of any Services under this Agreement, Workers' Compensation and Employer's Liability, Commercial General Liability (including Contractual Liability), Commercial Automobile Liability, Professional Liability and Contractor's Pollution Liability insurance coverage with limits at or above those described, as follows:

a.	Workers' Compensation (statutory)	
	Employer's Liability	
	Each accident	\$1,000,000
	Disease – Each Employee	\$1,000,000
	Disease – Policy Limit	\$1,000,000
b.	Commercial General Liability	
	Each Occurrence	\$1,000,000
	Personal and Advertising Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products and Completed Operations Aggregate	\$2,000,000
c.	Commercial Automobile Liability	
	Combined Single Limit	\$1,000,000
d.	Errors and Omissions / Professional Liability	
	Each Claim	\$1,000,000
	Annual Aggregate	\$1,000,000
e.	Contractor's Pollution Liability	
	Each Claim	\$1,000,000
	Annual Aggregate	\$1,000,000

7. OBLIGATIONS OF CLIENT CLIENT warrants that all information provided to ATLAS concerning the required Services is complete and accurate to the best of CLIENT's knowledge. CLIENT agrees to advise ATLAS prior to commencement of the Services, and during the work, of any hazardous conditions on or near the Site known to CLIENT. CLIENT understands that ATLAS is relying upon the completeness and accuracy of information supplied to it by CLIENT and ATLAS will not independently verify such information unless otherwise provided in the Service Order. CLIENT shall be solely responsible for and shall indemnify and hold harmless ATLAS for any costs, expenses or damages incurred by

ATLAS due to CLIENT's failure to follow applicable reporting and governmental requirements. CLIENT will not hold ATLAS liable if ATLAS's recommendations are not followed and expressly waives any claim against ATLAS, and agrees to defend, indemnify and hold ATLAS harmless from any claim or liability for injury or loss that results from failure to properly implement ATLAS's recommendations.

8. STANDARD OF CARE ATLAS's Services as defined by the Proposal shall be performed in accordance with generally accepted industry principles and practices, consistent with a level of care and skill ordinarily practiced by members of the same profession currently providing similar services under similar circumstances at the time the Services were provided. No other representation nor a warranty of any kind, express or implied, is made or intended by ATLAS, its employees or agents, in connection with the Services provided under this Agreement. CLIENT agrees to give ATLAS written notice of any breach or default under this Section 8 within one (1) year of the completion of the Services and to provide ATLAS a reasonable opportunity to cure such breach or default, without the payment of additional fees to ATLAS, as a condition precedent to any claim for damages.

9. LIMITATIONS OF METHOD RELIABILITY The CLIENT recognizes and agrees that all testing and remediation methods have inherent reliability limitations; no method or number of sampling locations can guarantee that a condition will be discovered within the performance of the Services as authorized by the CLIENT. The CLIENT further acknowledges and agrees that reliability of testing or remediation methods varies according to the sampling frequency and other variables and that these factors, including cost, have been considered in the CLIENT's selection of Services. ATLAS's observations and standardized sampling, inspection and testing procedures employed only represent conditions observed and activities only at the precise location and time where and when Services were performed at the time of the Site visit. CLIENT recognizes that conditions of materials and activities at other locations may vary from those measured or observed, and that conditions at one location and time do not necessarily indicate the conditions of apparently identical material(s) at other locations and times. ATLAS is not responsible for changes that may occur to the Site after ATLAS completes the Services.

10. CONTROL OF WORK AND JOB-SITE SAFETY ATLAS shall be responsible for its activities and that of its employees and subcontractors, and CLIENT acknowledges that ATLAS will not direct, supervise or control the work of other consultants and contractors or their subcontractors. Furthermore, ATLAS shall not guarantee or be responsible for health and safety, procedures, construction means, methods, techniques, sequences, or procedures, nor be responsible for the acts or omissions of contractors or other parties on the Site. ATLAS's testing, observation, or inspection of the work of other parties on a project, even if performed on a continuous basis, shall not relieve such parties of their responsibility to perform their work in accordance with applicable plans, specifications and safety requirements. Continuous monitoring by ATLAS's employees does not mean that ATLAS is observing or verifying all Site work or placement of all materials. CLIENT agrees that ATLAS will only make on-Site observations appropriate to the Services provided by ATLAS and will not relieve others of their responsibilities to perform the work.

11. TEST AND SAMPLING LOCATIONS Unless otherwise specified in the Proposal, the Services do not include surveying the Site or precisely identifying sampling, inspection or test locations, depths or elevations, and any sampling, inspection and test locations, depths and elevations will be based on field estimates and information furnished by CLIENT and its representatives. Unless stated otherwise in the report, the accuracy of any test or sampling locations and elevations will be commensurate only with approximate measurements or estimates. CLIENT should retain the services of a professional surveyor if greater accuracy is required. CLIENT will furnish a diagram indicating the accurate location of the Site. Sample locations may also be indicated on the diagram. ATLAS reserves the right to deviate a reasonable distance from the boring and sampling locations unless the CLIENT specifically revokes this right in writing at the time the diagram is supplied.

12. INTERPRETATION OF DATA ATLAS is responsible only for those data, interpretations, and recommendations regarding the actual materials and activities observed, sampled, inspected or tested, and shall not be responsible for the use or interpretation of ATLAS data by third parties, or the information developed by third parties from such data. CLIENT acknowledges that subsurface conditions may vary from those encountered at the locations where the borings, surveys, or explorations are made by ATLAS. CLIENT further recognizes that the data interpretations and recommendations of ATLAS's personnel are based solely on the information available to them, and that ATLAS may make certain inferences based upon the information derived from these observations, samples, inspections, or tests to formulate professional opinions regarding conditions in other areas.

13. THIRD PARTY INFORMATION ATLAS is dependent on information available from various governmental agencies and private database firms to aid in evaluating the history of the Site. ATLAS shall not be liable for any such agency's or database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

14. SITE ACCESS CLIENT grants or shall obtain for ATLAS a right of entry to all parts of the Site necessary to complete the requested Services and unless otherwise specified in the Proposal, it represents that it has obtained the applicable permits and licenses for the proposed Services. If CLIENT does not own the Site, CLIENT represents that it has or will obtain prior to the commencement of the Services, the authority and permission of the owner and/or the occupant of the Site. CLIENT acknowledges that due to the nature of some Services unavoidable damage may occur. CLIENT waives its right of recovery for such unavoidable damage, and if CLIENT is not the owner of the Site, CLIENT agrees to indemnify and defend ATLAS against any claims by the owner and/or occupant for any such damage.

Unless otherwise specified in the Proposal, ATLAS is not liable for damages caused by exploratory demolition or investigation to identify, quantify, or evaluate building materials, systems, and/or components not readily accessible to ATLAS during ATLAS's performance of the Services. ATLAS is not responsible for unforeseen conditions that exist on the Site within building systems that prohibit or deter ATLAS from gaining access to building materials, systems, and/or components.

15. ENGINEERING AND CONSTRUCTION SERVICES If the Services requested only require geotechnical engineering, subsurface exploration, construction materials testing, and/or engineering, ATLAS assumes that there are no hazardous substances or constituents in the soils or groundwater underlying the Site. ATLAS's duties and responsibilities are limited to performing tests and monitoring of specific construction activities as outlined in the Proposal. Unless otherwise specified in the Proposal, any consulting, testing or monitoring related to environmental conditions, including, but not limited to hazardous waste, soil or groundwater contamination, or air pollutants are not part of ATLAS's engineering and construction Services. If it becomes apparent during the field exploration that hazardous substances or constituents may be present, field operations will be terminated without liability.

16. OPINIONS OF COSTS ATLAS may, subject to the terms and limitations set forth in this Agreement, provide estimates relative to costs for remediation or construction as appropriate based on available data, designs, or recommendations. However, these opinions are intended to provide information on the range of costs and are not intended for reliance or use in firm budgeting or negotiation unless specifically agreed to in writing by ATLAS. CLIENT acknowledges that ATLAS's estimate may end up being substantially different than the ultimate cost, and CLIENT agrees it will not hold ATLAS liable for any variances between actual and estimated quantities, and further agrees to defend, indemnify and hold ATLAS harmless from any claim or liability for any such increased costs.

17. UTILITIES Unless otherwise specified in the Proposal, it is CLIENT's responsibility to mark or furnish the locations of all underground man-made obstructions at all Sites that the CLIENT owns and/or operates. CLIENT shall indemnify, defend and hold harmless ATLAS from and against any claims, losses or damages incurred or asserted against ATLAS related to the CLIENT's or a third party's failure to mark, protect or advise ATLAS of underground structures or utilities.

18. ROOF CUTS Unless otherwise specified in the Proposal, if roof cuts/samples are required by the Services, it is the CLIENT's responsibility to make appropriate repairs. If a roofing contractor or maintenance personnel selected by CLIENT is not on the roof to make repairs at the time samples are obtained, ATLAS may make temporary repairs, which may result in additional charges. ATLAS personnel are not certified in roofing repair, therefore under no circumstances, shall ATLAS be responsible for any water damage to the roofing system, building, or its contents resulting from ATLAS's temporary repairs.

19. SAMPLES AND EQUIPMENT Unless otherwise specified in the Proposal or required by law, ATLAS will not retain any samples obtained from the Site. At no time does ATLAS assume title to the samples; all samples shall remain the property of the CLIENT.

All laboratory and field equipment contaminated during ATLAS's Services that cannot readily and adequately cleansed of its hazardous contaminants shall become the property and responsibility of CLIENT. CLIENT shall purchase all such equipment as an expense of the Services, and it shall be turned over to CLIENT for proper disposal unless otherwise specified in the Service Order.

20. HAZARDOUS CONDITIONS OR SUBSTANCES The CLIENT acknowledges that Services that include hazardous or toxic materials and/or investigations of chemicals involve inherent uncertainties, such as limitations on laboratory analytical methods and variations in subsurface conditions. Such uncertainties may adversely affect a Service Order's result, even though the Services are performed with skill and care. CLIENT further acknowledges that ATLAS has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, substance or constituent at the Site. All Site generated hazardous and non-hazardous waste, including used disposable protective gear and equipment, are the property of the CLIENT.

CLIENT agrees to defend, indemnify and hold harmless ATLAS against all claims for injury or loss sustained by any party, including the United States, from exposure, release, or the presence of any such hazardous, radioactive, toxic, irritant, pollutant, substance or constituent at the Site. This indemnity includes but is not limited to, ATLAS acting as CLIENT's agent to sign waste manifests, allegations that ATLAS is a handler, generator, operator, treater or storer, transporter or disposer under any federal, state or local, law, regulation or ordinance, and CLIENT's or third party's violation of federal, state or local, law, regulation or ordinance, related to the handling, storage, or disposal of hazardous substances or constituents at/or introduced to the Site, before or after the completion of the Services.

21. RIGHT TO STOP WORK If, during the performance of the Services, any unforeseen hazardous substance, material, element, constituent, condition, or occurrence is encountered which, in ATLAS 's reasonable judgment significantly affects or may affect the Services provided, the risk involved in providing the Services, or the recommended scope of Services, ATLAS may immediately suspend work.

22. ATLAS AND CLIENT INDEMNIFICATION To the fullest extent permitted by law, ATLAS shall indemnify and hold harmless CLIENT against claims, demands, and lawsuits to the extent arising out of or caused by the negligence or willful misconduct of ATLAS in connection with activities conducted in the performance of the Services.

To the fullest extent permitted by law, the CLIENT shall indemnify and hold harmless ATLAS, its affiliates, shareholders, directors, officers, employees and agents, from and against claims, demands, and lawsuits, to the extent arising out of or caused by CLIENT's breach of this Agreement or the negligence or willful misconduct of the CLIENT or other contractors retained by CLIENT in connection with activities conducted in the performance of the Services. CLIENT agrees that all indemnifications granted to ATLAS shall also be granted to those subcontractors retained by ATLAS for the performance of the Services.

23. LIMIT OF LIABILITY ATLAS 's total liability for all claims or causes of action of any kind, including but not limited to negligence, bodily injury or property damage, breach of contract or warranty, shall not exceed Fifty Thousand Dollars (\$50,000) or ATLAS's total fee for the Services rendered under this Agreement, whichever is greater.

24. CONSEQUENTIAL DAMAGES In no event shall either party be liable to the other party for any consequential, incidental, punitive, liquidated or indirect damages, including but not limited to loss of income, loss of profits, loss or restriction of use of property, or any other business losses, regardless if such damages are caused by breach of contract, negligent act or omission, other wrongful act, or whether ATLAS shall be advised, shall have other reason to know, or in fact shall know of the possibility of such damages.

25. WARRANTY ATLAS is not a manufacturer. If any equipment is used or purchased by ATLAS for a Proposal the manufacturer's warranties if any on the equipment are solely those of the manufacturer. ATLAS makes no other representation, guarantee, or warranty, expressed or implied, in fact or by law, whether of merchantability, fitness for any particular purpose or otherwise, concerning any of the goods or Services which may be furnished by ATLAS to CLIENT.

26. DOCUMENTS Project-specific documents and data produced by ATLAS under this Agreement shall become the property of CLIENT upon completion of the Services and payment of amounts owed ATLAS. ATLAS shall have the right, but not the obligation, to retain copies of all such materials.

27. RELIANCE Documents and data (including reports) produced by ATLAS pursuant to this Agreement relate solely to the Services for which Atlas has been retained, and are not intended or represented by ATLAS to be suitable for use or reliance beyond the scope or purpose for which they were originally prepared. No third party may rely upon such documents and data without the prior written consent of Atlas. Any such unauthorized use or dissemination will be at the sole risk and expense of the CLIENT or such third party.

28. THIRD-PARTY CLAIMS CLIENT agrees to pay ATLAS 's costs (including reasonable attorney's fees) for defending ATLAS against any claims that a third party or a regulatory agency asserts against ATLAS related to the Services that were provided to CLIENT. Claims include legal actions by a third party or regulatory agency that are based upon the discoveries, findings or conclusions disclosed in documents or reports supplied to CLIENT by ATLAS.

29. SUBPOENAS The CLIENT is responsible for payment of ATLAS's time and expenses resulting from ATLAS's response to subpoenas issued by any party, involving any legal or administrative proceeding in which ATLAS is not named as a party, in connection with any Services performed under this Agreement. Charges are based on fee schedules in effect at the time the subpoena is served. ATLAS shall not object on CLIENT's behalf to any subpoena, but will make reasonable efforts to cooperate with CLIENT if CLIENT chooses to object.

30. TERMINATION OF CONTRACT This Agreement may be terminated by either party upon seven (7) days written notice provided that any incomplete or unfinished Services will remain in effect until completed, unless otherwise agreed to in writing. In the event of termination or suspension, by the CLIENT, ATLAS shall be paid for Services performed prior to the termination date plus reasonable termination and suspension expenses.

31. ASSIGNMENT Neither the CLIENT nor ATLAS may assign, or transfer its benefits, rights, duties, or interest in this Agreement without the written consent of the other party. This Agreement shall be binding on and inure to the benefit of the successors and assigns of the parties.

32. FORCE MAJEURE Neither CLIENT nor ATLAS shall hold the other responsible for damages or delays in performance caused by uncontrollable events, which could not reasonably have been anticipated or prevented, including but not limited to, acts of God, the public enemy, acts or directives of the Government of the United States or of the several states, or any foreign country, or any of them acting in their sovereign capacity, materially different Site conditions, wars, riots, terrorism, rebellions, sabotage, fires, explosions, accidents, floods, strikes, epidemics, pandemics, viral outbreaks, or other conceded acts of workers, lockouts, or changes in laws, regulations, or ordinances.

33. NOTICES All notices given by either party to the other under this Agreement shall be in writing and may be delivered by: (i) regular mail, postage prepaid; (ii) certified (i) or registered mail; (iii) facsimile; (iv) email; or (v) hand-delivery, to the parties at the addresses, facsimile numbers, and email addresses appearing on the first page of this Agreement , unless otherwise designated in writing. Notices sent by mail will be deemed to be received three (3) days after deposit in the mail, properly addressed. Notices sent by certified or registered mail will be deemed to be received upon the date of the acknowledgment. Notices sent by facsimile or email will be deemed to be received upon successful transmission to the proper facsimile number, provided that the sender can produce a facsimile transmission confirmation report, or upon transmission to the proper email address (with confirmation of transmission). Notices delivered by hand-delivery will be deemed to be received upon acceptance by the respective party or its agent.

34. DISPUTE RESOLUTION In any dispute arising out of or relating to this Agreement, or a breach thereof, the parties shall first make all good faith attempts to resolve any difference by businesslike negotiations. If the conflict is not settled through negotiation, it shall be submitted to nonbinding mediation unless otherwise mutually agreed to in writing. This mediation process shall be a condition precedent to either party pursuing arbitration, litigation, or some other dispute resolution procedure, and the parties agree that any such legal action taken without first submitting to dispute resolution in accordance herewith will not be ripe for adjudication. The costs of the mediation shall be equally shared by all involved parties.

35. GENERAL PROVISIONS The captions and headings throughout this Agreement are for convenience only and do not define, limit, modify, or add to the meaning of any provision of this Agreement. If any provision of this Agreement is in conflict with any provision of the Proposal, the terms and conditions of this Agreement shall prevail unless the conflict concerns the scope of Services to be provided. If any provision shall to any extent be deemed invalid, it shall be modified if possible to fulfill the intent of the parties as reflected in the original provision and the remainder of this Agreement shall not be affected.

This Contract Document represents the entire understanding between the parties and supersedes any and all prior contracts whether written or oral. Nothing contained in this Contract Document shall be construed to be for the benefit of any persons not a party to this Agreement. No third party beneficiary rights are created.

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state in which the Site is located. Any legal action arising out of this Agreement shall be venued in a court of competent jurisdiction within the state and county of the Site.

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

ATLAS is solely responsible for the performance of this Agreement, and no parent, subsidiary or affiliated company, or any of its directors, officers, employees, or agents shall have any legal responsibility whether in contract or tort, including negligence.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

ATLAS TECHNICAL CONSULTANTS LLC:

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

CLIENT:
(Person authorized to execute contracts)

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrea Cunningham

Council Meeting Date: November 14, 2023

Agenda Item Wording: Update and discussion regarding seat expirations.

Agenda Item Requestor: Dave Edwards, Chair

Summary/Background: The TIRZ No. 1 & No. 2 Board will have 3 members with terms expiring December 31, 2023.

- Craig Starcher, Place 2 At-Large
- James Alexander, Place 4, At-Large
- Susan Kimball, Place 6, Hays County Representatives

The City accepts applications year round and runs a continuous notice in the [News & Announcement](#) section on the city website. One application for an At-Large seat has been received and is attached for review.

Interview & Appointment Process

The interview and appointment process involves several steps and is completed by a team of individuals.

	Activity	Responsibility
Step 1	Advertise for applications on city website and with Century News and News Dispatch (newspaper notice in April only)	City Secretary
Step 2	Request members with seat expirations provide notice of reappointment, resignation or roll-off. Resignations are immediate and create a vacancy.	City Secretary

Step 2a	Provide Hays County Commissioners Court with notice of expirations and request their appointment(s).	City Secretary and County Commission 4, Walt Smith
Step 3	Review submitted applications for qualifications – at least 18 years of age and resident of Hays County.	City Secretary
Step 4	Forward qualified applications to Chair and Vice Chair for review and interview selection.	Chair & Vice Chair
Step 5	Coordinate interviews with Chair, Vice Chair, designated staff, and applicant.	City Secretary
Step 6	Conduct interviews.	Chair, Vice Chair, Designated Staff
Step 7	Provide City Secretary with applicant(s) recommended for appointment – At-Large and Hays County Representative.	Vice Chair and Walt Smith
Step 8	City Council appointment.	City Secretary

Recommended Board Actions:

Staff recommends Craig, Jason and Susan provide the City Secretary with appointment status. Should Susan seek reappointment, Walt Smith will need to provide the Commissioners Court minutes approving the appointment.

Attachments:

Application received from Luke Caraway.

Next Steps/Schedule:

1. Work with Chair and staff on interview and appointment schedule.



Search Meeting Files

Submission #9

Print Resend e-mails

[Previous submission](#) [Next submission](#)

Submission information

Form: [APPLICATION FOR APPOINTMENT TO COMMISSION/COMMITTEE/BOARD](#)

Submitted by Visitor (not verified)

Sat, 06/03/2023 - 11:08am

70.114.237.63

BOARD, COMMISSION, COMMITTEE

- Economic Development Committee
- Parks and Recreation Commission
- Planning and Zoning Commission
- TIRZ No. 1 and No. 2 Board
- Transportation Committee
- Utility Commission

NAME

Luke Caraway

MAILING ADDRESS

197 Stockman Dr.

EMAIL

lwcaraway@gmail.com

OCCUPATION

Professional Engineer (Land Development)

PHONE NUMBER

5127799464

ARE YOU A RESIDENT OF THE CITY OF DRIPPING SPRINGS?

No

IF NO, ARE YOU A RESIDENT OF THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ)?

Yes

HOW LONG HAVE YOU LIVED IN THE CITY OF DRIPPING SPRINGS OR THE ETJ?

1

ARE YOU CURRENTLY OR HAVE YOU EVER SERVED ON ANY CITY COMMISSION/COMMITTEE/BOARD?

No

PLEASE DESCRIBE ANY QUALIFICATIONS OR EXPERTISE THAT YOU HAVE THAT RELATED DIRECTLY TO BOARD/COMMISSION/COMMITTEE YOU ARE APPLYING FOR.

I have been a land development engineer for 12 years and have presented to P&Z and City council on a number of occasions. I have acted as a MuD engineer and worked on a # of developments some of which are in Dripping Springs or its ETJ (Arrowhead/Headwaters/Founders Ridge). I am currently President of Viewpoint Engineering. I am no longer working on any projects in the ETJ or City Limits in any capacity.

PLEASE DESCRIBE ANY CIVIC/VOLUNTEER ORGANIZATIONS OR ACTIVITIES THAT YOU ARE INVOLVED IN THE CITY OF DRIPPING SPRINGS.

None currently.

DO YOU HAVE ANY RELATIVES WHO CURRENTLY WORK FOR THE CITY OF DRIPPING SPRINGS?

No

PLEASE PROVIDE ANY ADDITIONAL INFORMATION THAT YOU WOULD LIKE US TO KNOW WHEN CONSIDERING THIS APPLICATION:**STATEMENT OF INTENT**

"IF APPOINTED, I AGREE TO SERVE AT LEAST TWO YEARS ON THE COMMISSION/COMMITTEE/BOARD FOR WHICH I HAVE APPLIED. I UNDERSTAND THAT IF I SHOULD BE APPOINTED TO A COMMISSION/COMMITTEE/BOARD, I WILL BE EXPECTED TO PARTICIPATE ACTIVELY IN ALL MEETINGS, USE THE CITY'S ONLINE AGENDA PROGRAM, AND BECOME FAMILIAR WITH RELEVANT CITY ORDINANCES. I WILL PREPARE FOR MEETINGS BY REVIEWING AGENDAS AND ALL RELATED MATERIALS PRIOR TO THE START OF THE MEETING USING THE CITY'S ONLINE AGENDA PROGRAM

Item 5.

(TRAINING WILL PROVIDED FOR BY THE CITY). I UNDERSTAND THAT I WILL BE REQUIRED TO ATTEND ONE HOUR EACH OF ONLINE TRAINING FOR THE TEXAS OPEN MEETINGS ACT AND CITY D THE TEXAS PUBLIC INFORMATION ACT WITHIN 30 DAYS OF TAKING OATH OF OFFICE. I AGREE TO ADHERE TO THE ATTENDANCE REQUIREMENTS AND TO CONTACT THE CITY SECRETARY’S OFFICE IF THERE IS ANY CHANGE IN MY INFORMATION AS SUBMITTED ON THIS APPLICATION. I WILL SUBMIT A CONFLICT OF INTEREST AFFIDAVIT AND ABSTAIN FROM ANY DISCUSSION OR VOTE ON ANY MATTER FOR WHICH I HAVE A SUBSTANTIAL PROHIBITED INTEREST. I HAVE READ, UNDERSTOOD, AND COMPLETED THIS APPLICATION TO THE BEST OF MY ABILITY.”

DATE

Sat, 06/03/2023

Resume, Education, etc. (Optional)

[Previous submission](#) [Next submission](#)

[Home](#) [Logout](#) [Dashboard](#)