HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, November 02, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Richard Moore

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselman
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission 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. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

MINUTES

1. **Approval of the October 5, 2023, Historic Preservation Commission regular meeting minutes.**

BUSINESS

2. **Discuss and consider recommendation regarding a Professional Services Agreement between the City of Dripping Springs and Post Oak Preservation Solutions for a Historic Resources Survey and Building Inventory related to the Old Fitzhugh Road Historic District Preservation Recommendations.**

3. **Discuss and consider recommendation regarding an Amendment to the Fiscal Year 2024 budget related to Historic Preservation Consulting Services.**

4. **Discuss and consider recommendation to accept the Stephenson Building Project Architectural Development Design and issue Notice to Proceed with Construction Documents.**

    a. Architexas Presentation
    b. Staff Report
    c. Recommendation

EXECUTIVE SESSION

The Historic Preservation Commission 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 Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
December 7, 2023, at 4:00 p.m.
January 4, 2024, at 4:00 p.m.
February 1, 2024, at 4:00 p.m.

City Council Meetings
November 7, 2023, at 6:00 p.m.
November 21, 2023, at 6:00 p.m.
December 5, 2023, at 6:00 p.m.
January 2, 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 Commission may consider a vote to excuse the absence of any Commissioner 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 ***October 27, 2023, at 11:15 a.m.***

_____

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.

HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 05, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:
Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Richard Moore

Staff, Consultants & Appointed/Elected Officials present were:
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselman
Historic Preservation Consultant Meredith Johnson
Intern Ethan Watson

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission 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. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

No one spoke during Presentation of Citizens.

MINUTES

1. **Approval of the September 7, 2023, Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Mallett to approve the September 7, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 7 to 0.

BUSINESS

2. **Discuss and consider the 2024 Historic Preservation Commission meeting calendar.**

   Cathy Gieselman presented the staff report which is on file. Staff recommends approval.

   A motion was made by Commissioner Hunt to approve the 2024 Historic Preservation Commission meeting calendar and to accept the rescheduled holiday date as suggested. Vice Chair Bobel seconded the motion which carried unanimously 7 to 0.

3. **Public hearing and consideration of approval of COA2023-0008: Application for Certificate of Appropriateness for the addition of 300 square feet to the existing building on the northern side, located at 206 Mercer St. in the Mercer Street Historic District.** *Applicant: Mercer Street Holdings, II LLC*

   a. Presentation – Dean Erickson introduced the project and was available for questions from Commissioners.

   b. Staff Report - Meredith Johnson presented the staff report which is on file. Staff recommends approval with the following conditions of approval:

      1. The addition will be attached to the wall in a way that when removed, the wall will be minimally damaged.
      2. The paint color shall match the district's "muted, rustic earth tone hues".
      3. All nonconforming signs shall be removed from the property.

   c. Public Hearing – No one spoke during the Public Hearing.

   d. COA2023-0008 – A motion was made by Commissioner Hunt to approve COA2023-0008: Application for Certificate of Appropriateness for the addition of 300 square feet to the existing building on the northern side, located at 206 Mercer St. in the Mercer Street Historic District with conditions as presented by staff. Minnie Glosson-Needham seconded the motion which carried 6 to 0, with Chair Erickson recused.

4. **Public hearing and consideration of approval of COA2023-0009: Application for Certificate of Appropriateness for the construction of a new single-story single-family home located at 216 S. Bluff St. in the Hays Street Historic District.** *Applicant: Wayland D. Clark*

   a. Presentation – No presentation.

   b. Staff Report – Meredith Johnson presented the staff report which is on file. Staff recommends approval with condition that the paint color shall match the district's "muted, rustic earth tone hues" guidelines.

   c. Public Hearing – No one spoke during the Public Hearing.

   d. COA2023-0009 – A motion was made by Commissioner Mallett to approve COA2023-0009: Application for Certificate of Appropriateness for the construction of a new single-story single-family home located at 216 S. Bluff St. in the Hays Street Historic District with condition as presented by staff. Vice Chair Bobel seconded the motion which carried 7 to 0.

EXECUTIVE SESSION

The Historic Preservation Commission 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 Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
November 2, 2023, at 4:00 p.m.
December 7, 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 Vice Chair Bobel to adjourn the meeting. Commissioner Bassett seconded the motion which carried 7 to 0.

This regular meeting adjourned at 4:42 p.m.

04 October 2023

A PROPOSAL TO THE CITY OF DRIPPING SPRINGS

to complete a

HISTORIC RESOURCES SURVEY AND BUILDING INVENTORY

for the

OLD FITZHUGH ROAD HISTORIC DISTRICT

in

DRIPPING SPRINGS, TX

for a

Fee of $16,250

Post Oak Preservation Solutions, LLC (Post Oak Preservation Solutions/Consultant) proposes to provide the following services on behalf of the City of Dripping Springs (Client) in conjunction with the ongoing preservation efforts of the Old Fitzhugh Road Historic District in Dripping Springs, Texas. The scope of work shall include field work, research, photography, preparation of forms to be submitted to the City of Dripping Springs. The proposed scope of work is as follows:

Task 1: Historic District Survey & Research

The first phase of this project is to research the development of Dripping Springs and all of the buildings within the Old Fitzhugh Road Local Historic District. An intensive-level historic resources survey will be conducted to document changes and integrity within the District. Scope includes:

- Historic research and windshield survey to determine survey boundaries
- Review of existing surveys
- Verification of boundaries with City and community members
- 2-3 days of intensive-level surveying within survey boundaries
- Intensive-level research on individual properties

Timing

Research will begin upon execution of this agreement. Survey fieldwork will occur at a mutually agreed upon time over the course of a few days in winter 2023/2024. Later fieldwork may be completed on an as needed basis.

PO Box 12747 San Antonio, TX 78212
210.228.9500 | postoakpreservation.com

Task 2: Historic Resources Survey Report

The second phase of the project is to analyze, organize, and synthesize the information and research gathered during Task 1 and to generate a Historic Resources Survey Report (HRSR). The report will include:

- Data analysis
- Historic context statement
- Identification of contributing and non-contributing resources
- Inventory table of all surveyed historic-age resources within the survey boundary
- Designation recommendations & mapping

Timing

Draft 1 of the survey report will be submitted to the City within two months of field work completion. The City will have two weeks to provide consolidated feedback on Draft 1 to Post Oak. A final report will be submitted within one month of receipt of consolidated feedback.

Task 3: Historic Preservation Recommendations

The final phase of this project will include analysis of the existing conditions, pressures, strengths, and weaknesses of the historic preservation program in the City of Dripping Springs. Post Oak will provide a recommendations memo to the City pertaining to, but not limited to, the following subjects:

- Historic Preservation Ordinance
- Implementation Standards
- Design Guidelines & Visions Statements
- Future survey and/or designation opportunities (both locally and nationally)

Timing

The preservation recommendations will be delivered to the City within one month of fieldwork completion.

Billing

The fee of **$16,250** covers historic resource survey services.

Post Oak Preservation Solutions will bill for the services provided according to the billing milestones described below:

1.	Retainer due upon execution of this agreement	$1,625
2.	Completion of survey fieldwork	$3,250
3.	Submit HRSR draft to city for comments	$6,500
4.	Revise and finalize HRSR	$3,250
5.	Submit historic preservation recommendations to the city	$1,625

This proposal expires in ninety (90) days if not accepted by the Client.
The Standard Terms and Conditions below apply to this proposal.

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Standard Terms And Conditions

1. ARTICLE 1: PROFESSIONAL SERVICES
   - 1.1. Parties. “Client” refers to the Client on page one and “Professional” refers to Post Oak Preservation Solutions, LLC.
   - 1.2. Services. In connection with the property described in the Proposal (“Property”), Professional shall render the professional services (“Services”) for the project described in the Proposal (“Project”) as outlined in the Proposal and any Amendments.
   - 1.3. Agreement. The Professional Services Agreement includes the Proposal, Amendments to the Proposal, and these Terms and Conditions (collectively, the “Agreement”).
2. ARTICLE 2: PROPOSALS
   - 2.1. Scope. The Proposal(s) shall identify the specific scope of Services to be performed and the amount and type of compensation for the specific Services (“Basic Services”). Additional Services are services expressly denominated as Additional Services . Additionally, any services not expressly included in Basic Services are considered “Additional Services”. Professional is entitled to be paid additional compensation for all Additional Services and as well as additional time to perform. Compensation for Additional Services shall be charged on an hourly basis at Professional’s customary hourly rates unless a fixed fee is agreed upon in writing. Such fees and expenses will be billed monthly to Client.
   - 2.2. Acceptance of Agreement. Client shall authorize and Professional shall commence work upon Professional’s receipt of the properly executed and signed Proposal(s), as may be amended from time to time. If the Agreement is not executed by Client within ninety (90) days of the date tendered, it shall become invalid unless: (1) Professional extends the time in writing; or (2) at the sole option of Professional, Professional accepts Client’s oral authorization to proceed with the Services, in which event the terms of the oral authorization shall be presumed to include all the terms of this Agreement. Professional’s performance of the Services under the oral authorization shall be in reliance on the inclusion of all the terms of this Agreement in the oral authorization.
3. ARTICLE 3: CHANGES
   - 3.1. Changes. The Professional and Client may at any time, by written amendment, make changes within the general scope of individual Proposal(s) or relating to Services to be performed. If Client revises its designs for the construction of the Project after issuance of the Client’s Plans for Submittal for the Project then any additional services necessary as a result of such change shall be considered an Additional Service. If such changes cause an increase or decrease in the Professional’s cost of, or time required for, performance of any Services under individual Proposals, an equitable adjustment shall be made and reflected in a properly executed Amendment or Additional Services Proposal.
   - 3.2. Regulatory Changes. In the event that there are modifications or additions to regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement and subsequent Proposals shall be reflected in an appropriate Proposal Amendment.
4. ARTICLE 4: THE TERM
   - 4.1. Term. Professional shall be retained by Client as of the date Client executes the attached Proposal until the Services have been fully performed or until the Professional’s Services are terminated under provisions of the Agreement. Professional will pursue completion of Services in accordance with the timely completion specified in the Proposal and any amendments thereto. Professional shall not be liable or responsible for any delays caused by circumstances beyond Professional’s control, including, without limitation, previously unknown conditions, market factors, acts or omissions of third parties, decisions by governing jurisdictions, or other factors which may affect the future progress of the Project. In the event the Basic Services are not completed within 48 months after execution of the Agreement through no fault of Professional then all services thereafter shall be considered Additional Services.
5. ARTICLE 5: DUTIES
   - 5.1. Access. Client will provide Professional with access to the Property or to any other site as required by Professional for performance of the Services.
   - 5.2. Client-Furnished Data. Client shall provide all criteria and full information as to Client’s requirements for the Project, designate a person to act with authority on Client’s behalf in respect to all aspects of the Project, examine and respond promptly to Professional’s submissions, coordinate communications with Client’s consultants, and give prompt written notice to Professional whenever he/she observes or otherwise becomes aware of any defect in the Services. Client shall designate a representative to be its authorized representative and person with whom Professional can communicate.
   - 5.3. Other Information. Professional shall be entitled to rely on the accuracy and completeness of information, services, and work provided by others and shall not be liable for same, even when incorporated into Professional’s Services. Professional does not warrant the accuracy of the information obtained from those sources and has not been requested to independently verify such information.
   - 5.4. Reporting Obligations. Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Professional from providing any notices or reports that it may be required by law to give to governmental entities.

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6. ARTICLE 6: COMPENSATION OF SERVICES

6.1. Compensation of Services. Professional's compensation for Basic Services is set forth in individual Proposal(s).

6.2. Compensation. Client agrees to pay Professional for Basic Services in accordance with the Agreement. Expenses directly related to these services, including reproduction, travel, long distance telephone bill, express mail, and special deliveries and subcontractor expenses shall be billed to Client..

6.3. Payments. Professional will invoice Client in accordance with the terms of the Proposal, and amendment(s) for Services and reimbursables. Client agrees to promptly pay Professional at PO Box 12747, San Antonio, Texas 78212, the full amount of each such invoice upon receipt.

6.4. Right to Stop Performance. If Client does not pay any amount due to Professional within thirty (30) days after the invoice date, Professional may, upon three (3) additional days verbal or written notice to Client, stop performance of the Services until payment of the amount owed has been received.

6.5. Interest. Payments due and unpaid to Professional under the Agreement shall bear interest at the rate of five percent (5%) per annum, or lesser if required by law, calculated from the date of the invoice, if the payment is not made within thirty (30) days of the date of the invoice.

6.6. Attorney's Fees. In the event Professionals' invoices for Services are given to any attorney for collection, or if suit is brought for collection, then Client shall pay Professional all cost of collection, including the maximum attorney's fees allowed by law and court costs, in addition to other amounts due.

7. ARTICLE 7: TERMINATION OF SERVICES

7.1. Termination. This Agreement may be terminated without cause at any time prior to completion of Professional's services, either by Client or by Professional, upon seven (7) days written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, Professional shall discontinue work under this Agreement. Notice of termination shall release Professional from any further obligation to provide Services to Client on this Agreement, but all obligations of Client shall continue in regards to payment to Professional for services rendered prior to termination.. In the event Client terminates the Agreement based on Client's reasonable opinion that Professional has failed or refused to prosecute the Services efficiently, promptly or with diligence, Professional shall have ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement or Proposal(s). Client waives any and all claims it has against Professional arising out of termination of this Agreement by Professional. Client waives any and all claims, causes of action, or damages that it has or may have against Professional for failure to perform further Services under this or any other Agreement with Client.

7.2. Compensation in Event of Termination. Upon termination by either Client or Professional, Client shall pay Professional with respect to all contracted Services rendered and expenses incurred before termination an amount fixed by applying Professional's standard hourly rates, in force at the time of termination, to all Services performed to date, in addition to termination settlement costs Professional reasonably incurs relating to commitments which had become firm before the termination. If a Part of the services rendered by Professional is not complete at the time notice of termination is given, then Client shall pay the fee for such Part multiplied by the percentage of the services completed.

8. ARTICLE 8: RELATIONSHIP OF PARTIES

8.1. Independent Contractor. It is understood that the relationship of Professional to Client shall be that of an independent contractor. Neither Professional nor employees of Professional shall be deemed to be employees of Client.

9. ARTICLE 9: LIMITATION OF LIABILITY

9.1. Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY OF PROFESSIONAL, ITS EMPLOYEES AND AGENTS, TO CLIENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER FROM ANY CAUSE OR CAUSES, INCLUDING, BUT NOT LIMITED TO, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR ERRORS OR OMISSIONS SHALL NOT EXCEED THE TOTAL FEE PAID TO PROFESSIONAL. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY PUNITIVE, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES INCURRED DUE TO THE FAULT OF THE OTHER PARTY, REGARDLESS OF THE NATURE OF THIS FAULT OR WHETHER IT WAS COMMITTED BY CLIENT OR BY PROFESSIONAL, THEIR EMPLOYEES OR AGENTS, SUBCONSULTANTS. CONSEQUENTIAL DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF TAX BENEFITS OR CREDITS AND LOSS OF PROFIT.

9.2. No Certification. Professional shall not be required to sign any documents, no matter by whom requested, that would result in Professional having to issue a certification, guarantee, or warranty. Client also agrees not to make resolution of any dispute with Professional or payments of any amount due to Professional in any way contingent upon Professional's signing any such certification.

9.3. Delays. Professional is not responsible for delays caused by factors beyond Professional's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of Professional's Services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond Professional's reasonable control occur, Client agrees Professional is not responsible for damages, nor shall Professional be deemed to be in default of this Agreement. In the event such delay

exceeds ninety (90) days and such delay is not due to the fault of Client or Professional, Professional shall be entitled to an extension of time equal to the delay and an equitable adjustment in compensation as an Additional Service. In the event Professional is delayed by Client and such delay exceeds thirty (30) days, Professional shall be entitled to an extension of time equal to the delay and an equitable adjustment in compensation.

10. ARTICLE 10: MISCELLANEOUS

10.1. Entire Agreement. The Agreement contains the entire agreement between Professional and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by written document executed by both parties.

10.2. Modifications. No one has authority to make variations in, or additions to, the terms of this Agreement on behalf of Professional other than one of its officers, and then only in writing.

10.3. Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

10.4. Venue. Professional and Client agree that the Services will be performed or partially performed in Bexar County, Texas, and the venue of any legal action or lawsuit under the Agreement shall be exclusively in the courts of Bexar County, Texas.

10.5. Severability. If any provision of the Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a party hereof, and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

10.6. Construction of Agreements. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits.

10.7. Successor and Assigns. Client, for him/herself and partners, if any, and Professional, for itself, each binds him/herself or itself and its successors, executors, administrators and assigns to the other party to this Agreement and to partners, successors, executors, administrators and assigns of such other party in respect to all covenants of the Agreement. Neither Client nor Professional shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than Client and Professional. Client's representative signing below warrants that s/he or she has full authority to bind Client to this Agreement and further warrants that Client has an ownership interest in the real property that is part of the Project. Client's representative signing below agrees to indemnify, save, and hold Professional harmless for any and all claims, causes of action, and damages that may arise against Professional if the representations contained in this Paragraph are not correct.

10.8. Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal proceedings by either party. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Bexar County, Texas.

10.9. If such matter relates to or is the subject of a lien arising out of Professional's Services, Professional may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings.

10.10. No Warranty or Guarantee. Professional makes no warranty, either expressed or implied, as to its services which constitute professional judgment. Client recognizes that neither Professional nor any of Professional's subconsultants or subcontractors owes any fiduciary responsibility to Client. Professional makes no guarantee as to its services and makes no guarantee that any governmental authority will approve or grant any tax credits, rebates, approvals or other relief.

10.11. Survival of Provisions. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services or (b) any continuing obligation, liability or responsibility of Professional and of Client which would otherwise survive termination of the Services.

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The above proposal is agreed upon and accepted.

City of Dripping Springs (Client)

For the City, _____

_____

Date: _____

Post Oak Preservation Solutions

For the firm, Ellis Mumford-Russell

_____

Date: _____

PO Box 12747 San Antonio, TX 78212
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Initials _____ _____

OLD FITZHUGH ROAD LOCAL HISTORIC DISTRICT RESURVEY

Rebecca Wallisch
Post Oak Preservation Solutions







Post Oak Preservation Solutions (POPS) ABOUT US

- Texas based consulting firm with offices in San Antonio, Austin, El Paso, and Kansas City, Missouri
- Expertise in Historic Resources Surveys, National Register Nominations, Design Standards and Preservation Ordinances, Historic Tax Credits, and Preservation Consulting

Survey Experience

POPS team members have been involved with 30+ successful surveys completed across the nation, ranging in size, scope, and geographical location

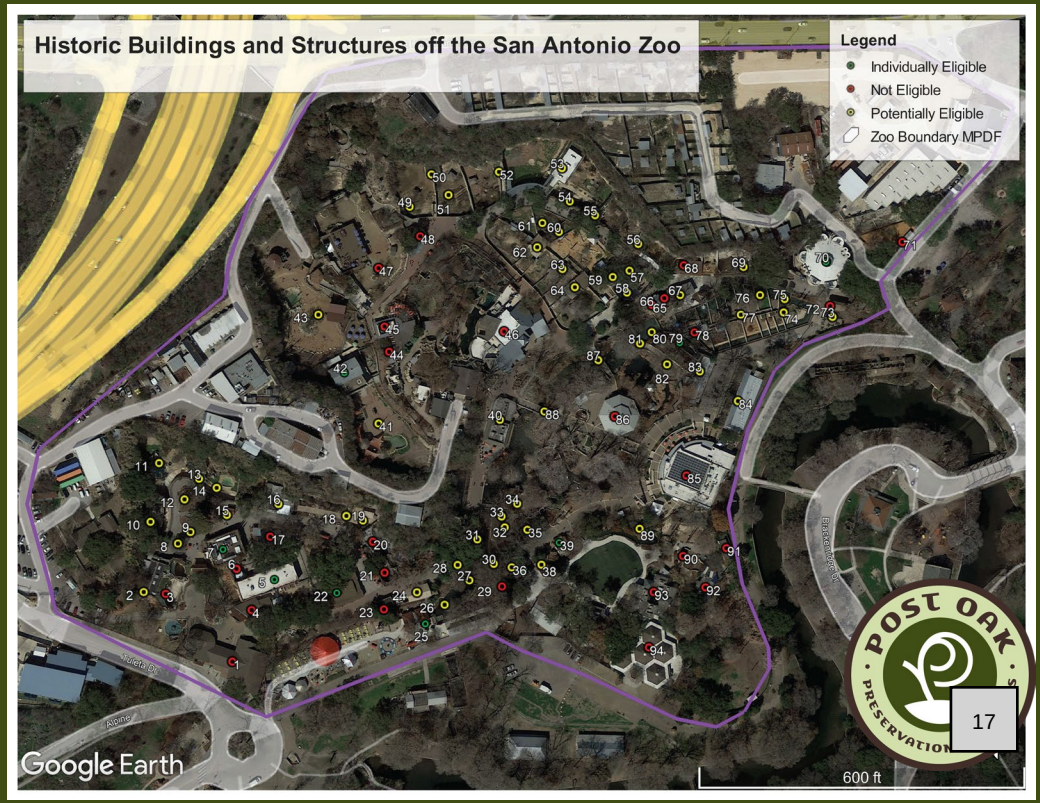
- Bankhead Highway Statewide Survey (Statewide - TX)
- Wimberley Downtown Square Historic District (Hays County, TX)
- Tobin Hill Historic Resources Survey (San Antonio, TX)
- Mount Vernon Downtown Historic District Survey (TX)
- San Antonio Zoo Survey and National Register Nomination (San Antonio, TX)

Wimberley Downtown Square – Hays County, Texas

National Register Historic District, Local Historic District, Local Preservation Ordinance, Design Guidelines

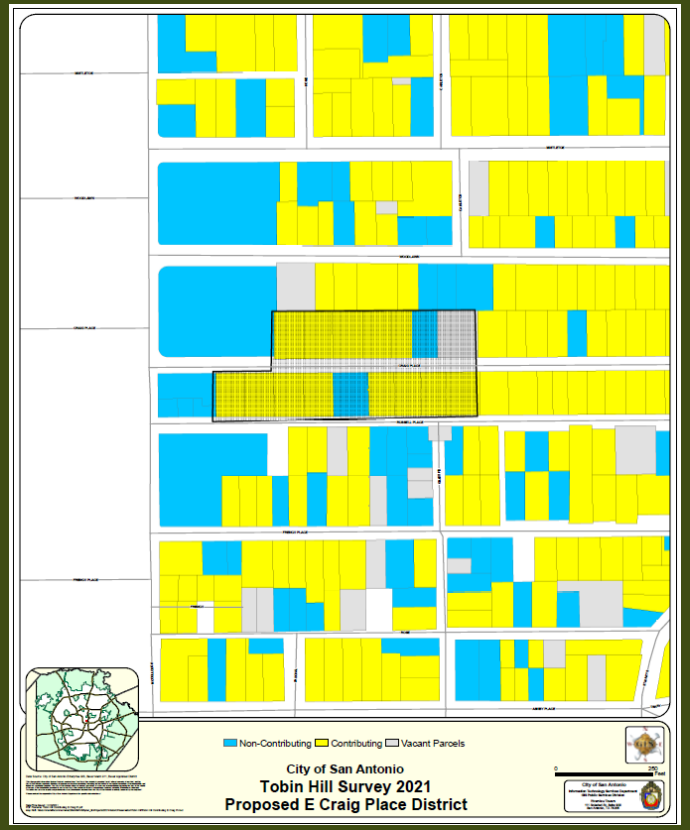
San Antonio Zoo – Bexar County, Texas

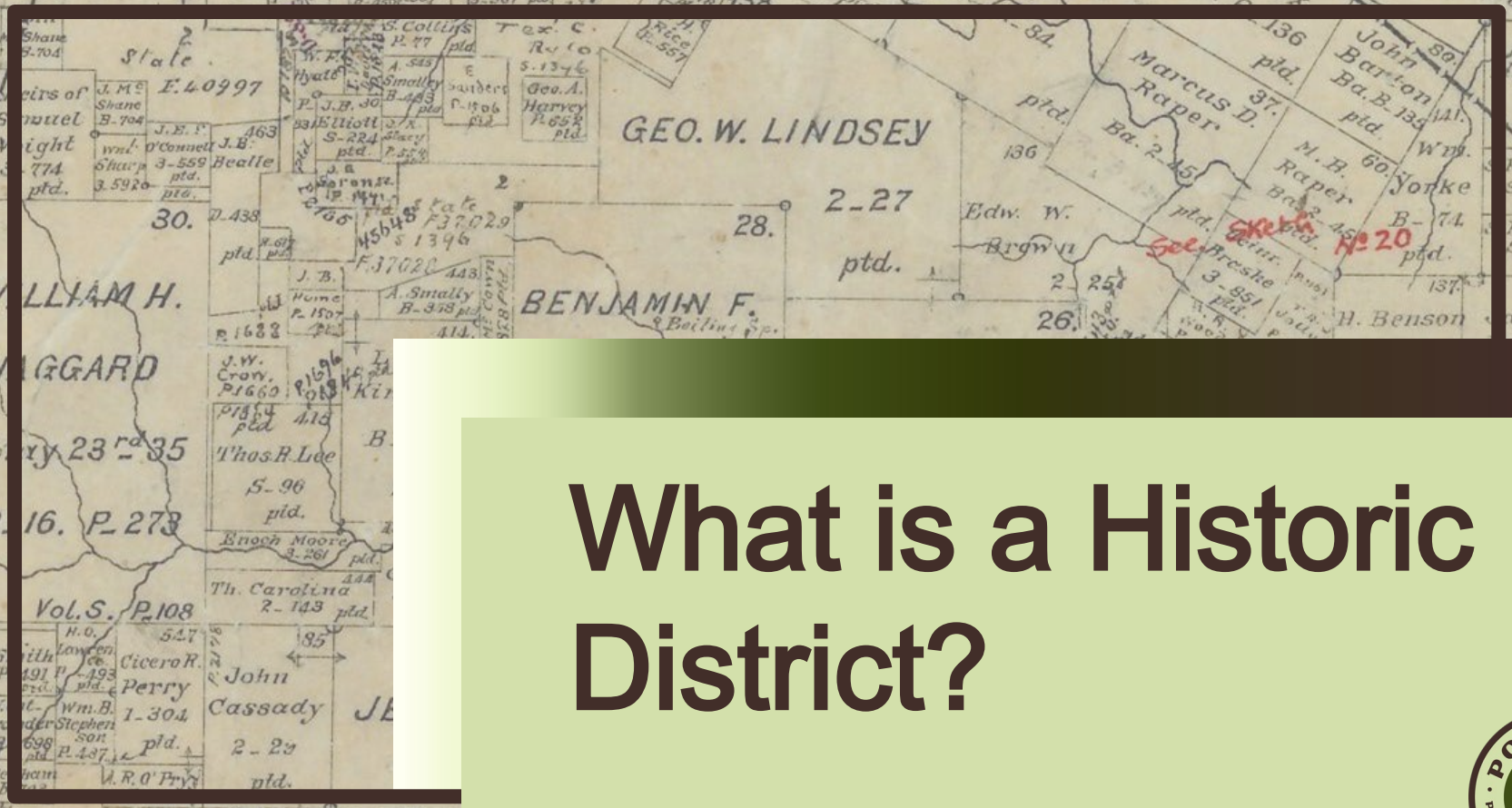
Survey, National Register Nomination, Historic Tax Credits



Tobin Hill – San Antonio, TX

Historic Resources Survey





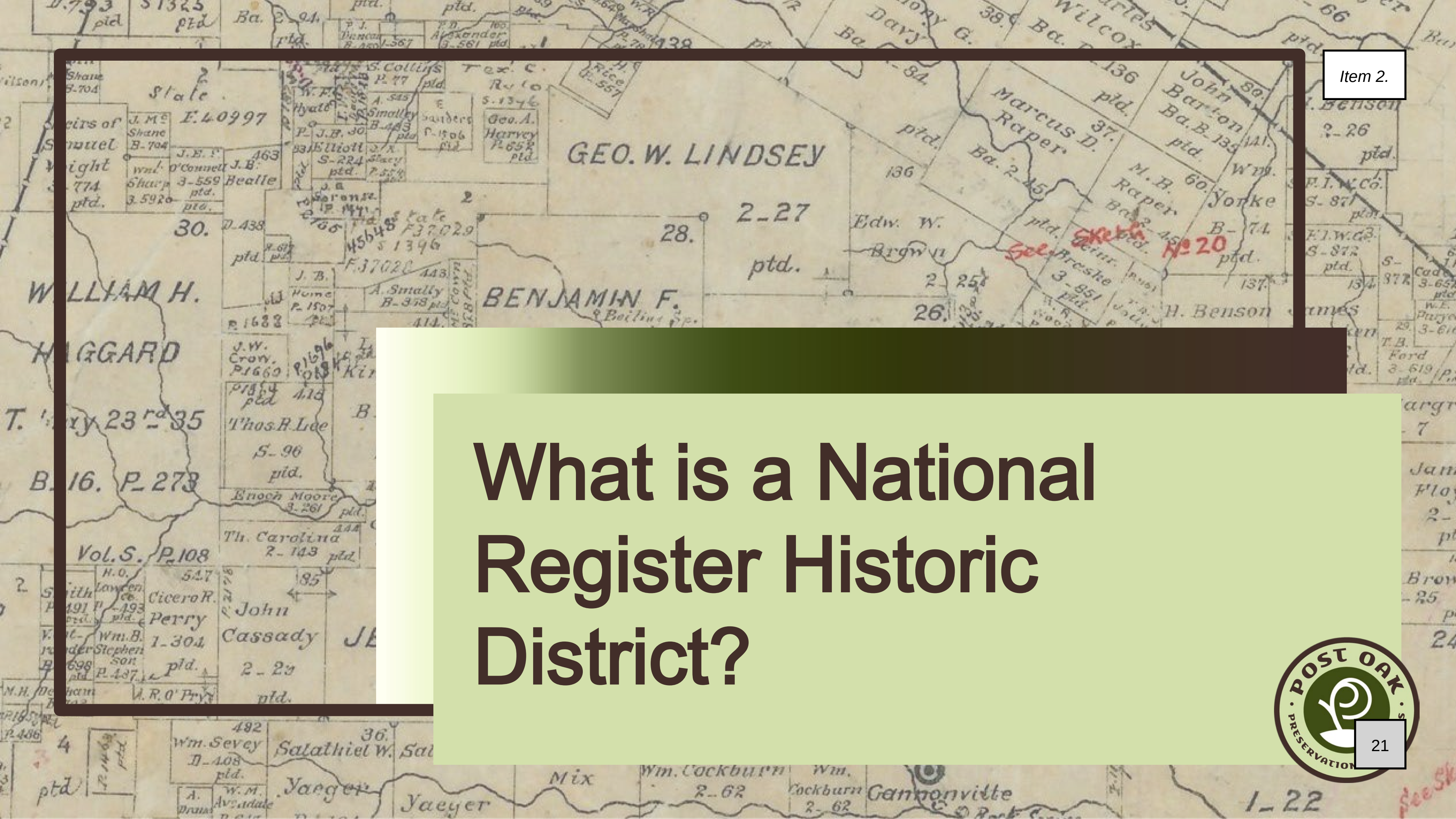
What is a Historic District?

What is a Historic District?

A concentration of resources (buildings, structures, and objects) that are related to one another historically or architecturally.

- While individual buildings tell a specific and unique story, when considered collectively (i.e. as a district) they convey a more comprehensive understanding of the the shared heritage and significance of a community or place.

- A grouping of resources that have been listed on the **National Register of Historic Places** and/or designated as a **Local Historic District** .



What is a National Register Historic District?

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance
- May provide grants or tax credit incentives for rehabilitation projects

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance
- May provide grants or tax credit incentives for rehabilitation projects
- Helps promote tourism and development

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance
- May provide grants or tax credit incentives for rehabilitation projects
- Helps promote tourism and development
- Properties or districts receive extra consideration for federal projects, like highway construction or infrastructure projects

National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance
- May provide grants or tax credit incentives for rehabilitation projects
- Helps promote tourism and development
- Properties or districts receive extra consideration for federal projects, like highway construction or infrastructure projects
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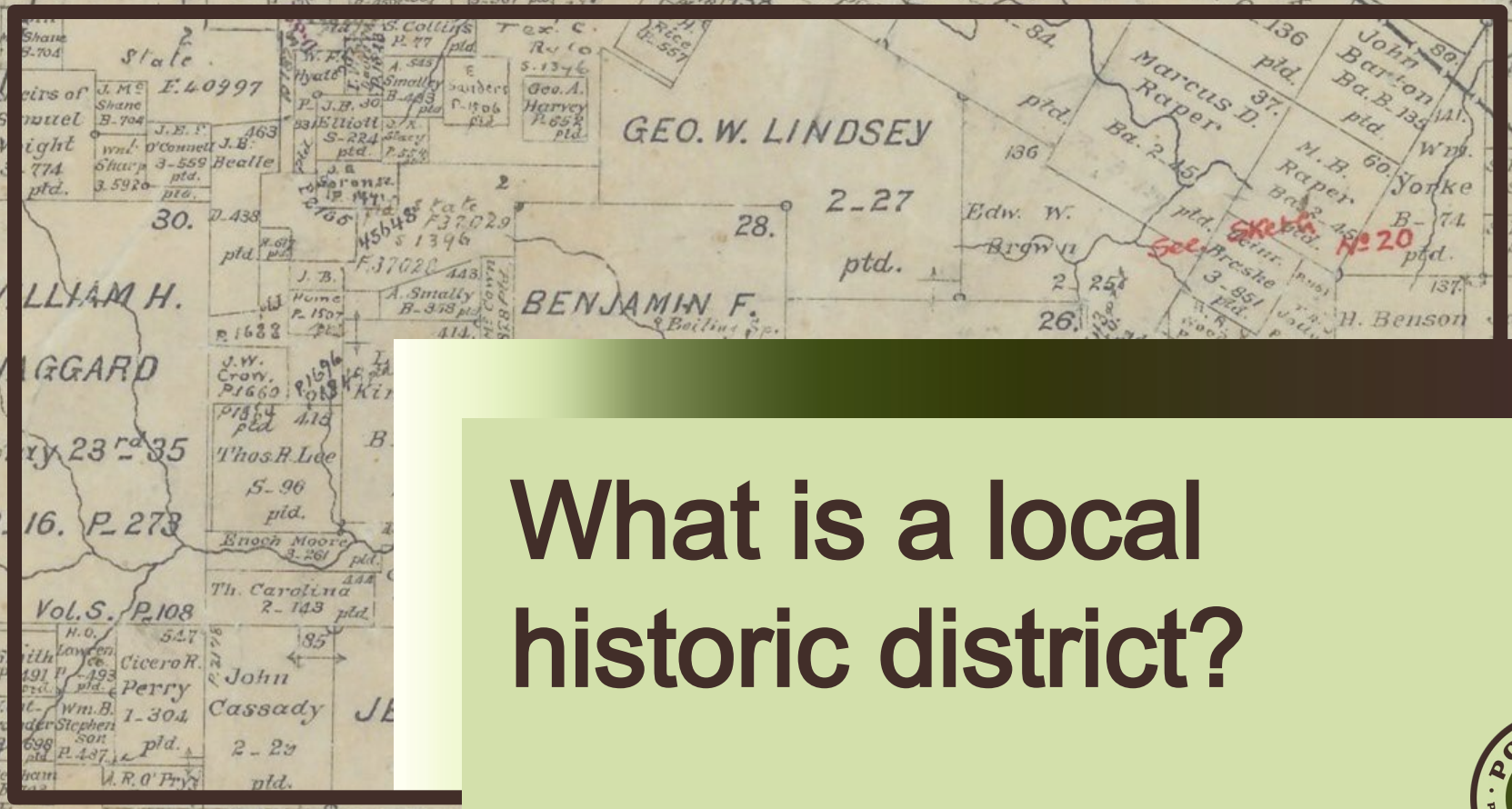
- Properties or districts receive extra consideration for federal projects, like highway construction or infrastructure projects
- Encourages preservation of historic properties
- Imposes NO restrictions on property owners

Contributing Resource:

- Resource that adds to historic associations, architectural qualities, or archeological values that make the district significant
- Retains integrity, or enough historical features to convey its significance

Non-contributing Resource:

- Less than 50 years old
- Significantly altered, no longer conveys historic integrity
- Not associated with a historic theme or time period



What is a local historic district?

Local Historic Preservation Ordinance

- Allows the City, with public input, to create historic preservation guidelines to preserve the unique history and culture of the community

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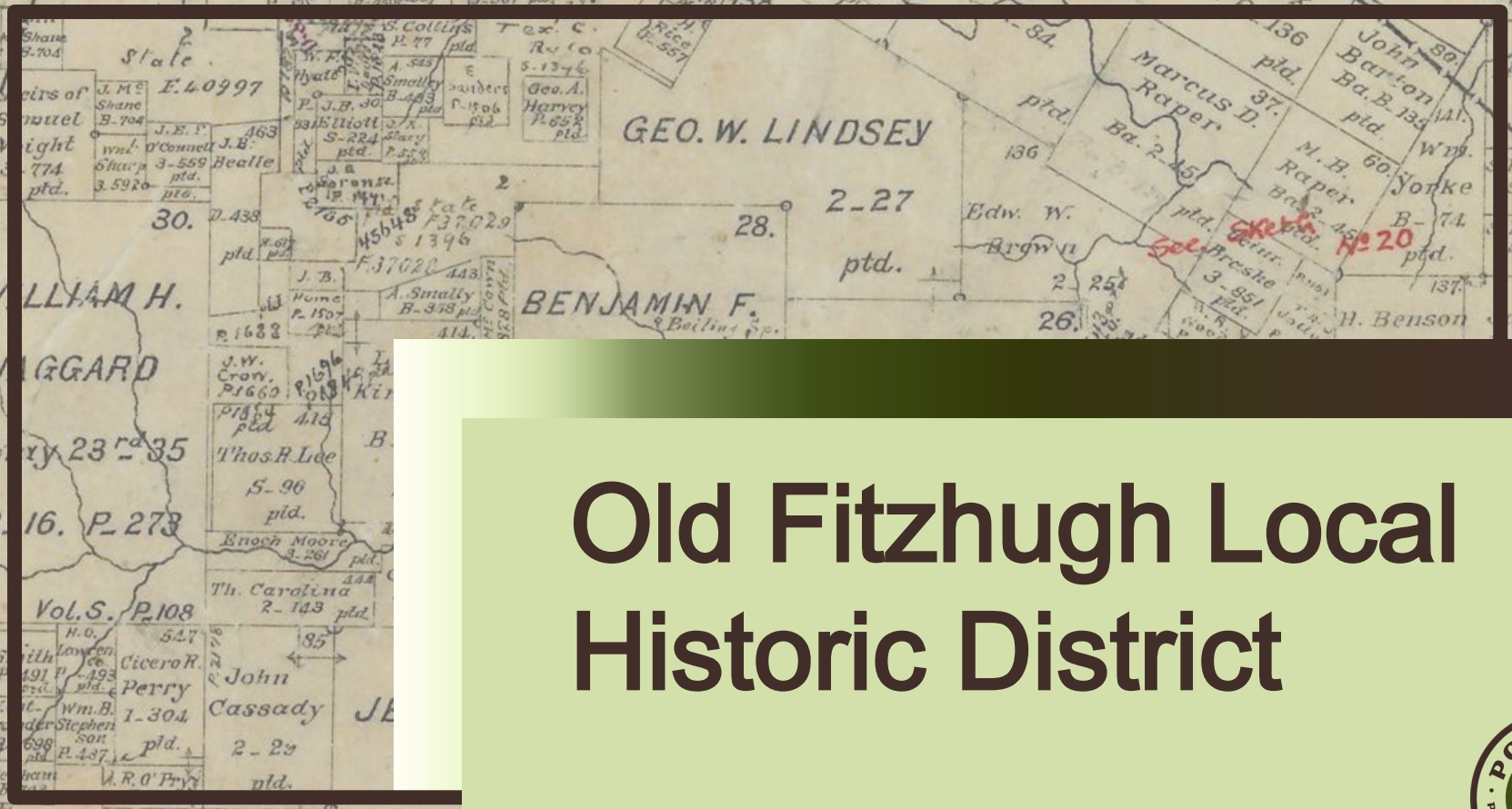
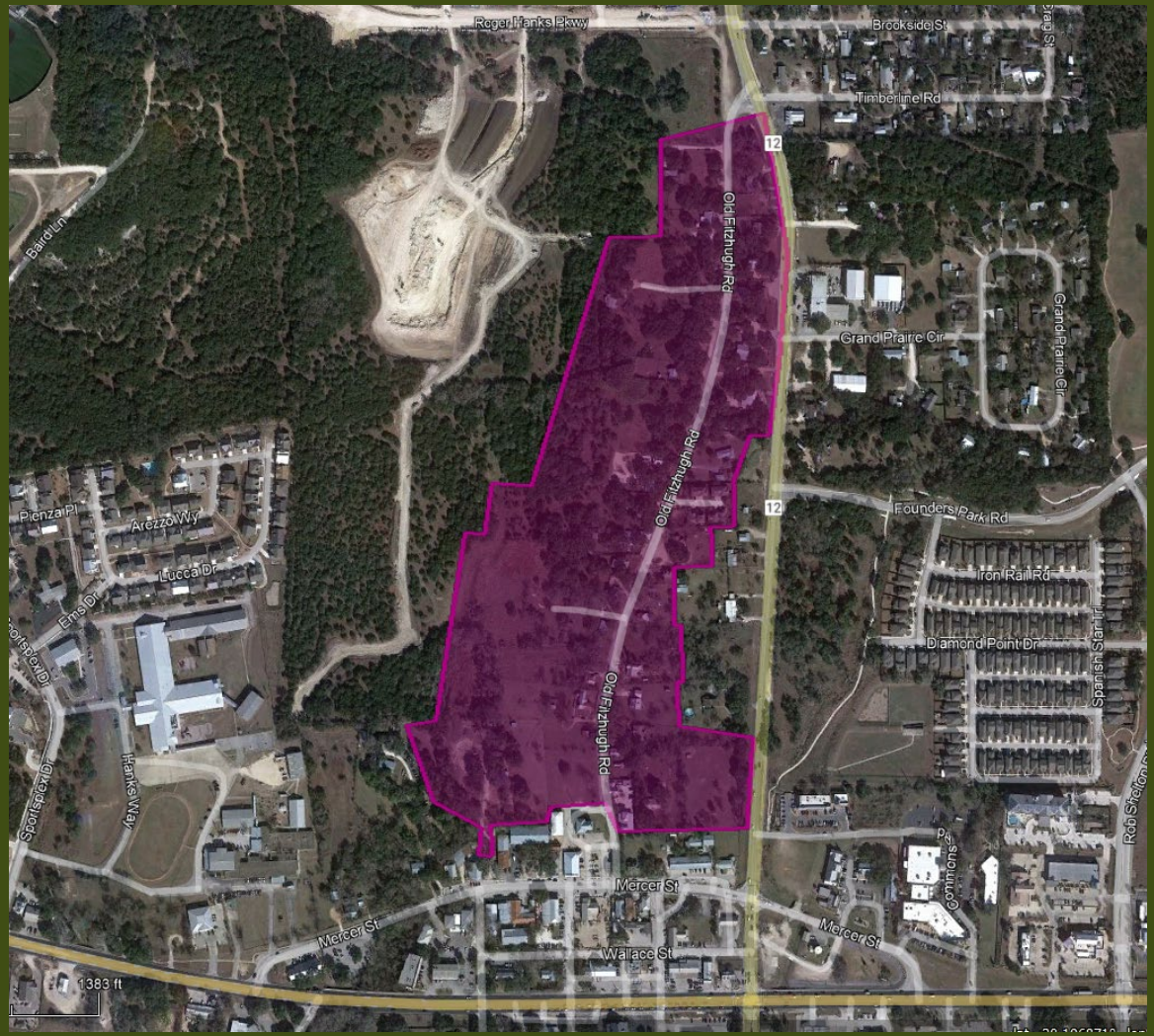
  - In Dripping Springs this is the Historic Preservation Commission [HPC]
  - As the review authority, the HPC acts as the stewards of Dripping Springs' historic resources
- Outlines procedures and standards for reviewing alterations and demolitions within the local historic district boundary



Old Fitzhugh Local Historic District

Area to be resurveyed



Boundaries of the Old Fitzhugh Road Local Historic District

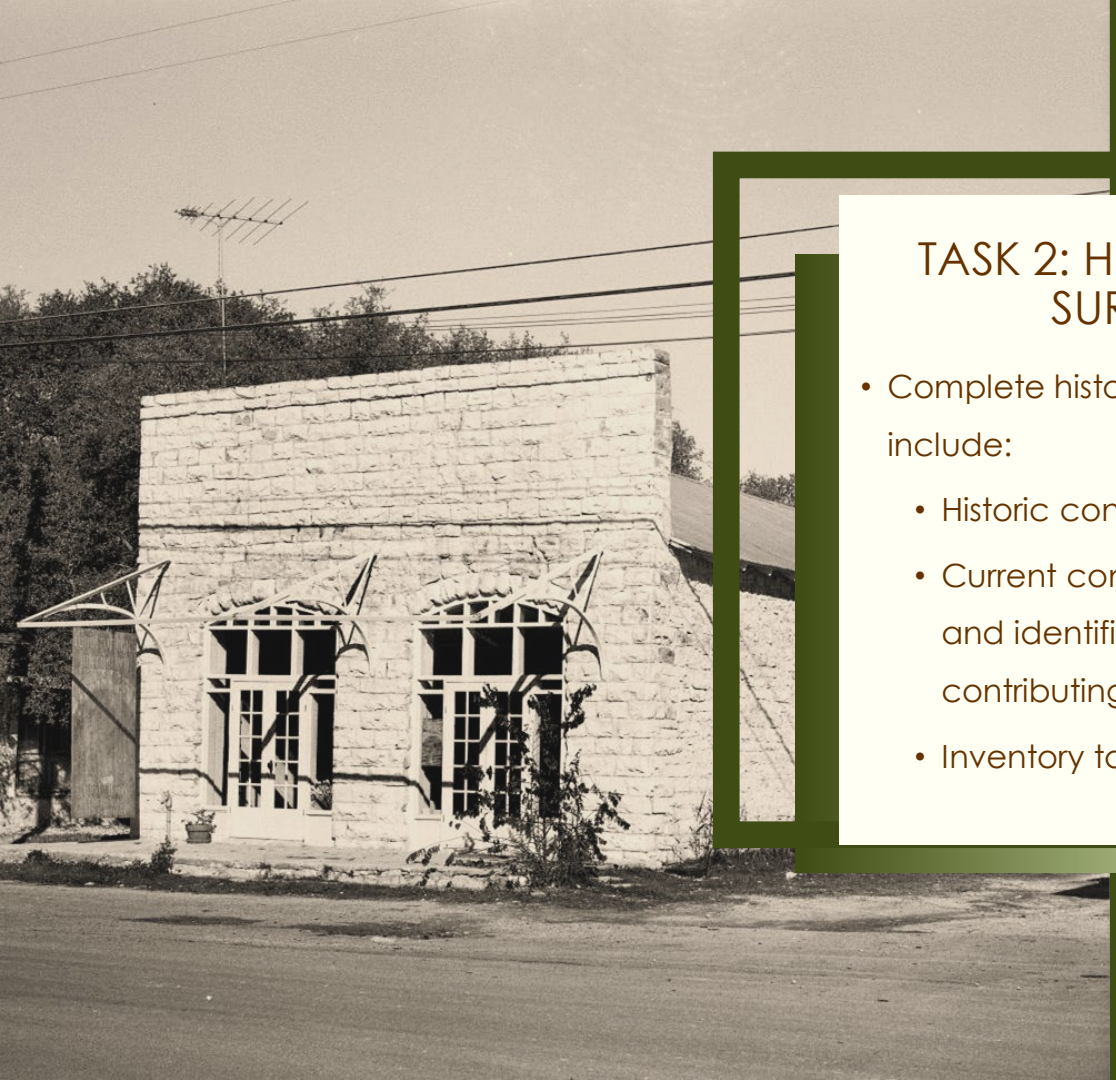
Preliminary Assessments

- Several buildings within the district appear to have been demolished
- Presence of non-historic commercial and residential infill
- Some incompatible alterations
- Area may be facing development pressure

PROPOSED SCOPE OF WORK

TASK 1: HISTORIC SURVEY & RESEARCH

- Work with City to determine current local historic district boundaries and a survey methodology
- Review previous surveys and documentation of Old Fitzhugh Historic District
- Conduct additional research as necessary
- Survey and photograph each building within the district



TASK 2: HISTORIC RESOURCE SURVEY REPORT

- Complete historic resource survey report to include:
  - Historic context statement
  - Current condition of buildings in district and identification and evaluation of contributing/non-contributing resources
  - Inventory table of resources within district

TASK 3: HISTORIC PRESERVATION RECOMMENDATIONS

- Analyze existing conditions, pressures, and strengths and weaknesses of district
- Provide City with recommendations memo regarding:
  - Historic Preservation Ordinance
  - Implementation Standards
  - Design Guidelines and Vision Statements
  - Future survey or designation opportunities

POST OAK
PRESERVATION SOLUTIONS

TIMELINE

PROPOSED TIMELINE*

Dec 2023/Jan 2024	• Historic Survey & Research
February 2024	• Preservation Memo
March 2024	• Draft HRSR
March 2024	• City Review Period
April 2024	• Final HRSR

* Dates are not exact and subject to change. Exact timeline will be determined in coordination with the city

BUDGET

PROPOSED BUDGET

$1,625	• Retainer
$3,250	• Historic Survey & Research
$6,500	• Draft HRSR
$3,250	• Final HRSR
$1,625	• Preservation Recommendations
TOTAL: $16,250	

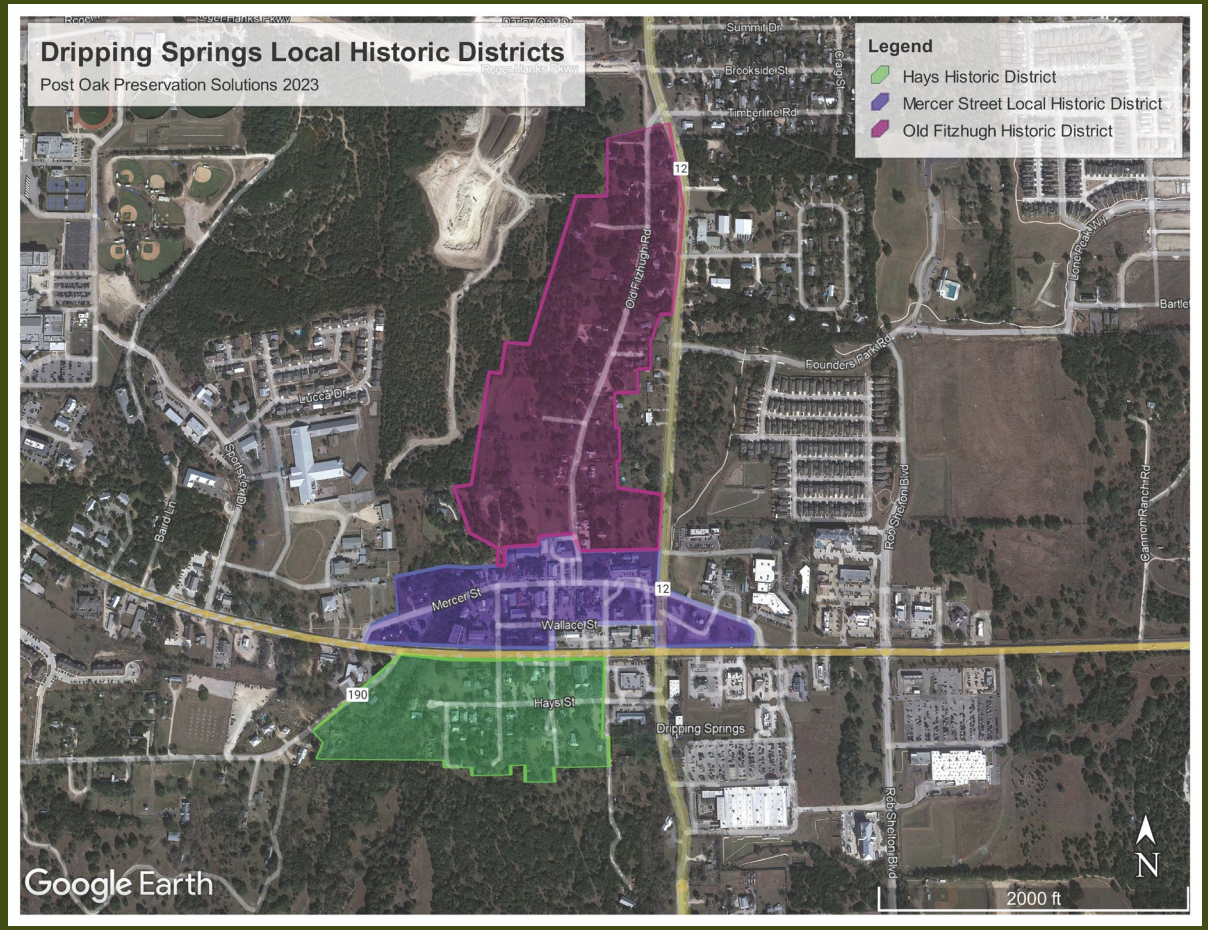
POTENTIAL FUTURE OPPORTUNITIES

Resurvey and **update evaluations** of other local historic districts, including **Hays** Street and **Mercer** Street Districts

Comprehensive design guidelines to help **manage change and assist property owners** with compatible alterations, maintenance and infill

National Register listing of current local historic districts. Creates **eligibility** for contributing buildings to receive state and federal **historic tax credits** for rehabilitation projects

DRIPPING SPRINGS LOCAL HISTORIC DISTRICTS



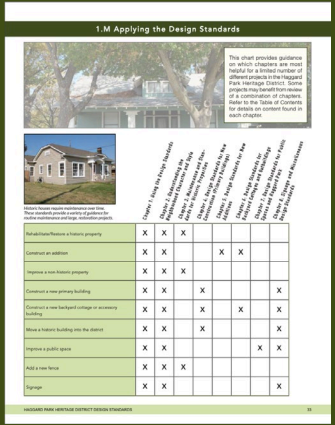
THE POST OAK PRODUCT: DESIGN GUIDELINES

Item 2.

Designed for council members, staff and property owners

Focus on graphics and examples

Custom and comprehensive



1.M Applying the Design Standards

This chart provides guidance on which chapters are most helpful for a limited number of different projects in the Haggard Park Heritage District. Some projects may benefit from review of a combination of chapters. Refer to the Table of Contents for details on content found in each chapter.

Historic houses require maintenance over time. These standards provide a variety of guidance for routine maintenance and large, restoration projects.

	Chapter 1: Using the Design Standards	Chapter 2: Understanding the Neighborhood Character and Style	Chapter 3: Maintenance and Standards for Historic Properties	Chapter 4: Design Standards for New Construction (Primary Buildings)	Chapter 5: Design Standards for New Additions	Chapter 6: Design Standards for Backyard Cottages and Outbuildings	Chapter 7: Design Standards for Public Spaces and Haggard Park	Chapter 8: Signage and Miscellaneous Design Standards
Rehabilitate/Restore a historic property	X	X	X					
Construct an addition	X	X			X	X		
Improve a non-historic property	X	X	X					
Construct a new primary building	X	X		X				X
Construct a new backyard cottage or accessory building	X	X		X		X		X
Move a historic building into the district	X	X		X				X
Improve a public space	X	X					X	X
Add a new fence	X	X	X					
Signage	X	X						X

HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS 33

2.C.3 Building Design: Windows

TYPICAL HISTORIC WINDOW MATERIALS

Original, historic windows in the Heritage District are either painted wood or metal. While historic windows require maintenance over time, with regular care and maintenance, they can last for generations.

Wood (painted)

Metal

PARTS OF A TYPICAL WINDOW

SHUTTERS

Most of the shutters in the Haggard Park Heritage District are fixed and installed at the sides of the window. This is typical of Ranch, Minimal Traditional, and Tudor Revival-style structures. Select examples of shutters installed at the window jamb are extant.

Operable shutter installed at the window jamb.

TYPICAL HISTORIC WINDOW TYPES

Windows are described by the number of lights (or glass panes) on the top and the bottom sash, as well as the functionality of the window (ex: one-over-one, double-hung window).

Types of historic windows in the Heritage District include:

- Double-hung (both sashes are operable)
- Single-hung (only the lower sash is operable)
- Fixed (window is not operable; may be decorative)
- Louvered windows for ventilation on gables or foundation skirting

A six-over-six, single-hung window on a Ranch-style house. Only the bottom sash is operable.

A pair of six-over-one, double-hung windows. Both sashes are operable.

This fixed window is not operable. Fixed windows may have decorative or colored glass.

Louvered window for ventilation.

44 UNDERSTANDING NEIGHBORHOOD CHARACTER AND ARCHITECTURAL STYLE

3.A General Principles for Maintaining a Historic Structure

1. RESPECT HISTORIC STYLES AND AVOID ARTIFICIAL HISTORY

The historic Mathews House on 17th Street.

708 E 16th Street. Courtesy of the Plano Public Library.

Haggard Park Heritage District has a variety of architectural styles that are important to the historical character and integrity of the neighborhood. To preserve this history, changes should reflect the individual architectural style of the building and not attempt to apply inconsistent features or materials that are not compatible. Unauthentic features compromise the historic integrity of the building and its contributing status to the District. Additionally, such actions can create maintenance problems which, in turn, can be expensive to repair and reverse.

APPROPRIATE	INAPPROPRIATE
• Retain historic features, including character-defining features, materials, and original scale and massing. • Removing non-historic alterations that detract from original historic style.	• Adding stylistic elements and incompatible materials that were not originally present or trying to make the building look older than its actual period. • Constructing alterations that have no historic basis and that seek to create the appearance of a different architectural style or a false sense of history.

2. PROTECT HIGHLY VISIBLE FAÇADES

Protected and non-protected façades define which façades are prioritized when implementing rehabilitation and/or maintenance of a building. The standards prioritize the preservation of building façades that are visible from public streets; these are designated as "protected" façades and are defined by Diagram 4 for interior lots and Diagram 5 for corner lots. Protected façades shall be preserved, rehabilitated, or restored, and alternations to these façades should be avoided if possible. Alterations to all exterior façades shall require review; however, greater emphasis is placed on protected façades.

a. Protected primary façades are defined as the front façade and corner side façade and the front 75% of the secondary interior side façades.

b. Non-protected façades are the remaining secondary and rear or tertiary façades of the building. Work to these façades shall also be performed in an appropriate manner, but these standards recognize that additional flexibility may be warranted when changes do not significantly compromise the historic integrity of the building.

Diagram 4. Interior Lot Façades

Diagram 5. Corner Lot Façades

KEY

Primary (Protected) Façade

Secondary (Non-Protected) Façade

Tertiary (Non-Protected) Façade

On an interior lot within a block, the primary protected façade consists of the front façade and 75% of the secondary interior side façades.

On a corner lot, the primary protected façade consists of the front and side, street-facing façade and 75% of the interior façade.

72 MAINTENANCE STANDARDS FOR HISTORIC PROPERTIES

3.L Fences

13. A fence that is directly in front of all or any portion of the rear 50 percent of the corner side façade may be appropriate if:
    a. More screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
    b. The fence does not screen all or any portion of a significant architectural feature of the main building.
14. A fence in the corner side yard shall be set back a minimum of two feet from a public sidewalk.
15. A fence shall run either parallel or perpendicular to a building wall or lot line.
16. Gates shall match the height, style, color, and material of the fence.
17. Rolling gates shall be metal picket or vertical wood.
18. Railroad ties or landscape timbers are out of character and not appropriate.
19. Retaining wall materials shall be concrete and no larger than eight (8) inches high or shall not exceed the height of the slope it retains.

Fence setback illustration.

TYPICAL HISTORIC FENCE TYPES

Metal Fence

Wood capped Vertical Board Fence

Wood Picket Fence with Round Top

Pointed Wood Picket Fence

APPROPRIATE

Front yard fences wood fences should be at least 50% open.

This metal fence is appropriate for the district.

This privacy wooden fence is appropriate for the side and rear yards in the district.

INAPPROPRIATE

Fences with pickets that are too close together are inappropriate for the heritage district.

This style of wood and wire fence is incompatible for the heritage district.

This corrugated metal fence is an inappropriate material for fencing in the heritage district.

HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS 97

POSTOAKPRESERVATION.COM
rebecca@postoakpreservation.com

Let us help you

preserve the unique character of Dripping Springs, Texas.

Historic Preservation Commission
FY 2024 Budget
Proposed *Amendment 11/02/2023*

GL Account	Description	FY 2024 Approved	FY 2024 Amendment	Notes
Expenditures				
	General Fund			
	Historic District Consultant	3,500.00		3,500 COA scoping and city projects
	Update Historic Resource Surveys	10,000.00	16,250.00	Old Fitzhugh Rd District first, then Hays, Mercer Districts
	Training for Commissioners	3,000.00		2,000 Real Places Conference and online training; 1,000 Historic District Consultant training for Commissioners
	Total Other	**16,500.00**	**22,750.00**	
	Special Projects			
	OFR & Hays St. District Signage *	5,000.00		Signs identifying districts
	Mercer Street pedestrian light banners design & production *	1,500.00		print two sets of banners
	Total Special Projects	**6,500.00**		
	Total Expenditures	**23,000.00**		

Support of Projects:
- Support improvements to Stephenson Bldg
- Support of advancement of Old Fitzhugh Rd. Improvement Project

Notes:

***** Eligible for Hotel Occupancy Tax Funds

City of Dripping Springs

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

Agenda Item Report from: TIRZ Project Manager / Keenan Smith

HPC Meeting Date:	November 2, 2023
Agenda Item Wording:	Stephenson Building- Architectural Design Development Update
Agenda Item Requestor:	Michelle Fischer- City Administrator / Historic Preservation Officer
Commission Member Sponsors:	Dean Erickson / Chair

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

The Historic Preservation Commission approved a Certificate of Appropriateness for the adaptive re-use and addition of the Stephenson Building on 4/6/23. The approved COA Concept Design Package and Staff Report are attached.

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 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.

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.

A Condition of Approval of the COA requires Architectural Design Development Documents to be reviewed by the Historic Preservation Commission for consistency with the COA. A further stipulation of the PSA (contract) also requires City Council review and approval of each design phase prior to issuing a Notice to Proceed for the next Phase.

After careful review of the DD submission and discission of comments with the architect, Staff finds that the exterior design under development remains consistent with the approved COA and Historic Preservation Goals and Guidelines.

Staff recommends approval of the Architectural Design Development (DD) package and HPC recommendation to City Council for their like approval and authorization and Notice to Proceed with the Construction Documents Phase.

Respectfully Submitted:

Keenan E. Smith, AIA
TIRZ Project Manager

October 26, 2023 / 1100 hrs.

HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **March 30, 2023**

Project: **Stephenson Building, 101 Old Fitzhugh Rd.**
Dripping Springs, TX 78620

Applicant: **City of Dripping Springs c/o Michelle Fischer, City Administrator** (512) 858-4725

Historic District: **Mercer Street Historic District**

Base Zoning: **GUI-HO**
Proposed Use: Community, Cultural and Civic Uses

Submittals:
- ■ Current Photograph ■ Concept Plans ■ Exterior Elevations Renderings
- ■ Color & Materials Samples Photomontage
- ☐ Sign Permit Application (if applicable) N/A
- ☐ Building Permit Application N/A
- ☐ Alternative Design Standards (if applicable) N/A

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

"Rehabilitation, Adaptive Reuse & Addition" Proposed repairs, refurbishment, and improvements to **Stephenson High School (ca. 1939)** a **Contributing Resource** and **High Preservation Priority** in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: "Approval in Concept Recommended"

General Compliance Determination- ■ Compliant ☐ Non-Compliant ☐ Incomplete

Staff Recommendations / Conditions of Approval:

1. **Approval in Concept:** Architectural Design Development and Construction Documents shall be reviewed by the Historic Preservation Commission for consistency with this COA prior to issuance of Building Permits.
2. **Staff Review and Assistance:** Staff review, and assistance is recommended to provide support as needed during discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(Resource #18) Stephenson High School, ca. 1939. Contributing.

"Stephenson High School is a one-story limestone building with a rectangular footprint. It is located behind Dripping Springs Academy off Old Fitzhugh Road and is accessed by a wide curving driveway. The front, or east, elevation has four rectangular windows and an off-center inset entry porch. The building has a large metal hipped roof.

By the 1930s, Dripping Springs Academy was too small to accommodate students in the town and surrounding area. Under the Works Progress Administration (WPA), local laborers built a new building to be opened for the September 1939 school term. It was named for a popular student, Allen J. Stephenson, who died from complications of a broken leg. The building operated as a high school only eleven years when a new school building was completed in 1949. The Stephenson school building continued to serve the student body as an auditorium for graduation ceremonies and other meetings and has served various educational uses since that time. A window was added on the north wall and an entrance door to the superintendent's office on the south wall. Otherwise, the building is virtually the same as it was originally built. The school building is a contributing resource in the historic district."

(US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

"Stephenson Building- Rehabilitation, Adaptive Reuse & Addition:"

This project seeks to adaptive re-use and bring new life to this significant, surviving and contributing historic resource in the heart of Downtown near Mercer St and Old Fitzhugh Rd. The proposed adaptive re-use will rehabilitate and restore the original building to prepare it for a variety of community, cultural and civic uses. An attached new addition of compatible design is needed provide modern facilities, functional spaces, and operational office support for the new uses.

Recognizing the significance and contribution of the original building, the design approach will preserve its character, materials, and unique craftsmanship, and ensure that all work, including alterations, will

adhere to the established Historic Preservation Standards and Design Guidelines. The proposed new addition will be consistent the existing historic structure and harmonious in design, with and compatible with the massing, scale, color, materials, and character of the Mercer St. Historic District.

Staff finds the proposed project to be exemplary of the city's established Historic Preservation Goals, Design Guidelines and Standards and recommends an **"Approval in Concept,"** subject to review of Architectural Design Development and Construction Documents phases by the Historic Preservation Commission as the concepts are more fully developed and detailed **(Condition of Approval #1).**

Due the public ownership, significance, age of the building and its building envelope, and the sensitivity needed in its rehabilitation, it is recommended that Staff be directed to provide support to the Applicant as needed during the rehabilitation and adaptive re-use, to review any newfound conditions and all proposed replacement elements or materials, and make supportive recommendations consistent with the City's Historic Preservation Program, goals, and Implementation Manual. **(Condition of Approval #2).**

Approval in Concept is recommended, with Conditions of Approval as stated above.

"Mercer Street Design and Development Standards:"

The proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and "Approval with Conditions" is recommended.

Character/Vision: Consistent: "Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization."

Design Principles: Consistent: "Protect Historic Pedestrian Scale & Main Street Character; New Construction shall be compatible with surroundings."

Preferred Uses: Consistent: "Pedestrian- Oriented." Building is walkable to Mercer and Old Fitzhugh.

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A- (Existing) Parking Arrangements are not affected.

Building Footprint / Massing / Scale: Consistent: (Existing) Building Footprint preserved; footprint, massing and scale of proposed Addition is compatible with the existing building and surroundings.

Street Frontage / Articulation: Consistent: (Existing) Building Frontage preserved; massing and articulation of proposed Addition complies, is compatible with the existing building and surroundings.

Porches: N/A- Existing Covered Entry to be preserved and enclosed.

Roofs: Consistent: (Existing) Corrugated Metal Roof to be refurbished "in kind," with new Roof of the proposed Addition to match.

Materials: Conditional Approval Recommended. (Existing) Native Limestone Masonry craftsmanship shall be cleaned and refurbished with non-damaging methods as reviewed by City Staff. New materials, details, and replacement elements (e.g., windows & doors, trim, etc) shall be compatible and consistent with the building's history and reviewed for appropriateness by City Staff. **(Condition of Approval #2).**

Color Palette: Consistent: see Colored Renderings "muted, rustic earth-toned hues."

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED;**

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. ■ Compliant ☐ Non-Compliant ☐ Not Applicable

(b) **MINIMAL ALTERATION**:
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED**: "Compliant with Conditions of Approval."
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(d) **PERIOD APPROPRIATENESS**:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE**:
Cumulative changes with acquired and contributing significance are recognized and respected.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP**:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES**:
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS**:
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods. "Compliant with Conditions of Approval."

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = " Not Eligible"

Expedited process for small projects (cumulative costs < $10,000); must be **"No"** to all:

Building Footprint Expansion/Reduction?	■ Yes	☐ **No**
Façade Alterations facing Public Street or ROW?	■ Yes	☐ **No**
Color Scheme Modifications?	☐ Yes	■ **No**
Substantive/Harmful Revisions to Historic District?	☐ Yes	■ **No**

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.

By: **Keenan E. Smith, AIA**

City Council Action:
Approved for COA Application
March 21, 2023

Item 4.

STEPHENSON HIGH SCHOOL

Dripping Springs, Texas

City of Dripping Springs
TIRZ Board / City Council
March 21-22, 2023

Rehabilitation of the Historic Stephenson High School Building and Proposed Addition

Architexas | CREATE + CONSERVE

Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

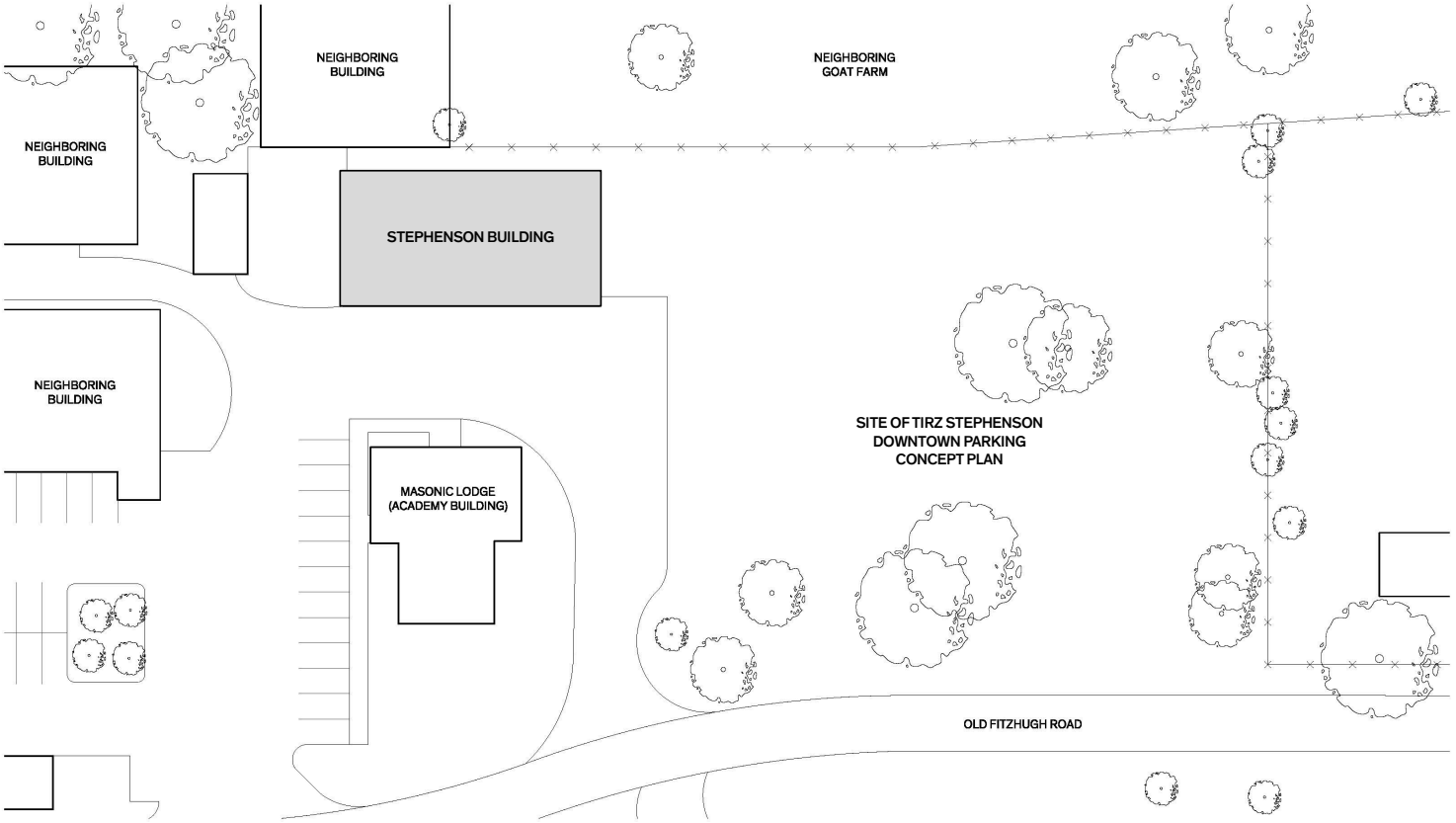
CONCEPTUAL DESIGN SUMMARY

Key Design Updates:

- Accessible stage and dressing room
- Private rear entry to dressing room
- Kitchen with serving window for multi-use space
- Flexible gallery/vestibule
- Addition of Parks & Community Services Department with phasing opportunities

Massing Concepts:

- Addition with limestone façade to match existing with contemporary coursing, and clipped gable roof matching historic roof form
- Addition with corrugated metal siding and limestone base, and gable roof



Existing Site Plan

Scale: 1/32" = 1'-0" 04/01/2020

Architexas | CREATE + CONSERVE

Project: Stephenson Building
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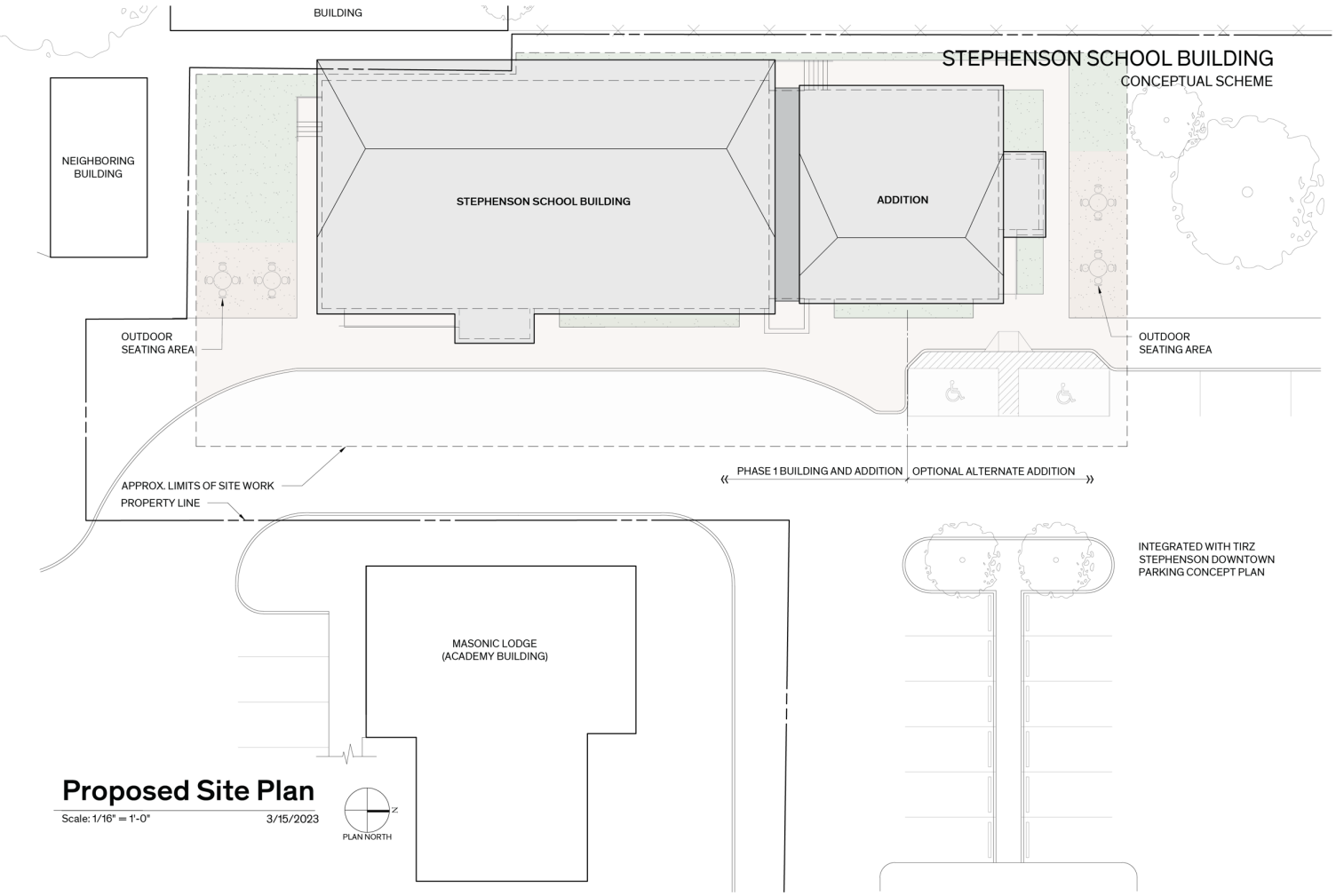
Phase: Conceptual Design
Date: March 17, 2023



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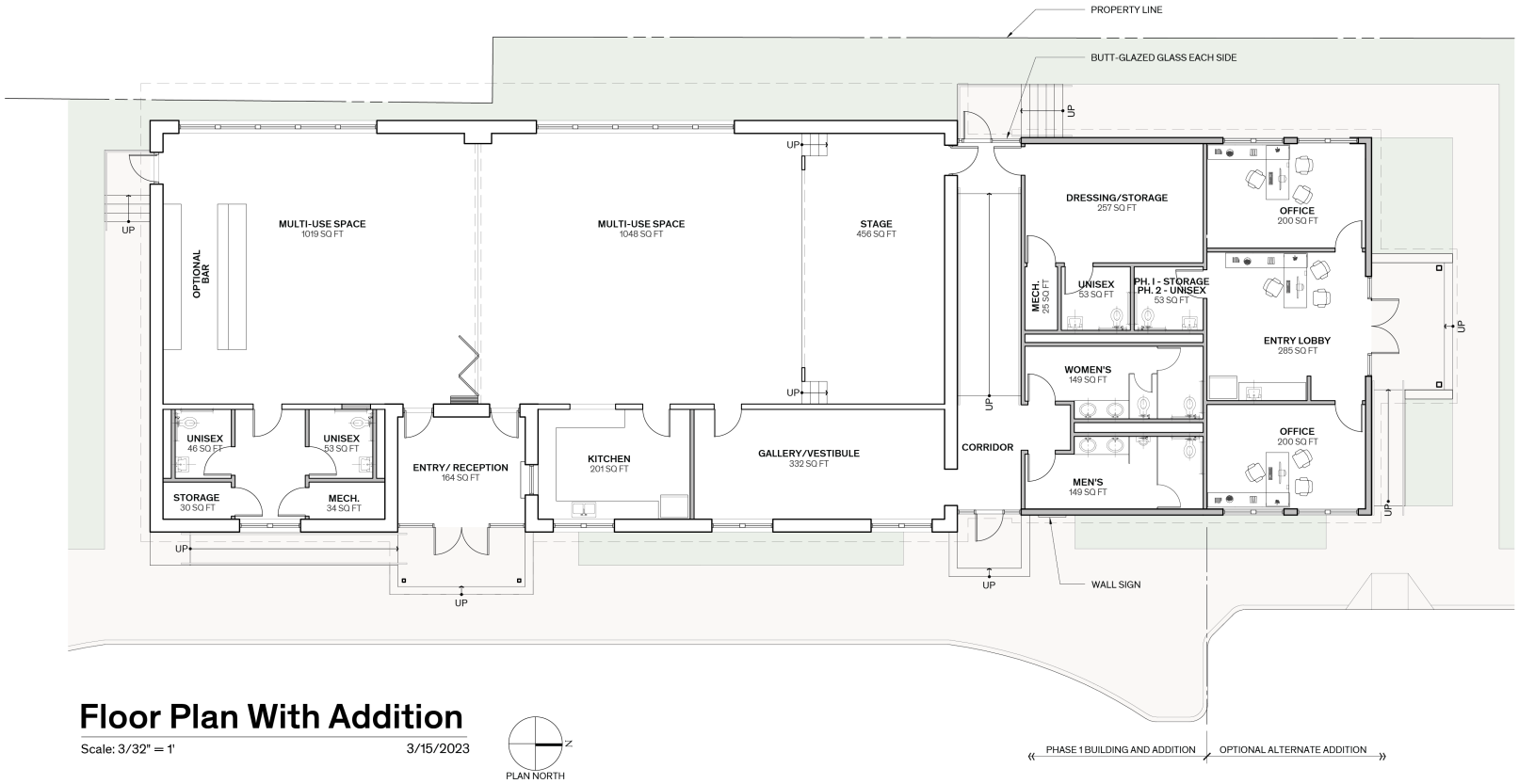
Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME



Floor Plan With Addition

Scale: 3/32" = 1'

3/15/2023

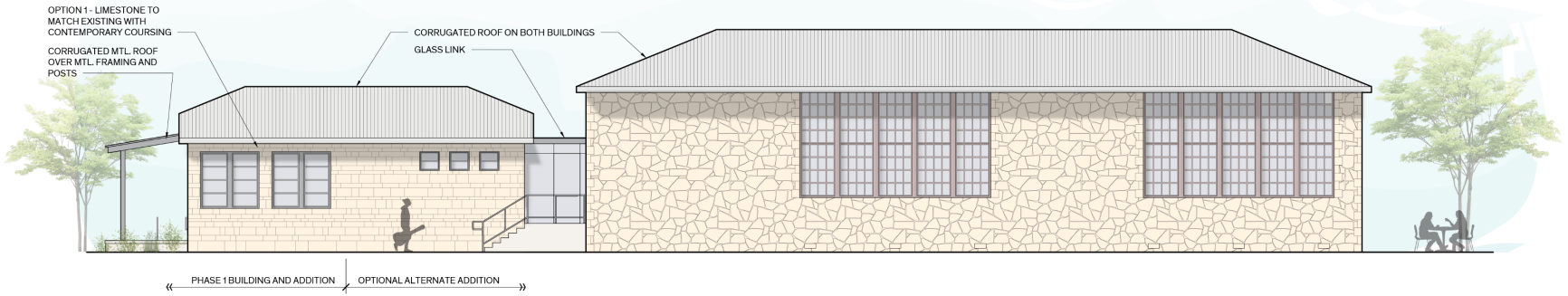
PLAN NORTH

Architexas | CREATE + CONSERVE

Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

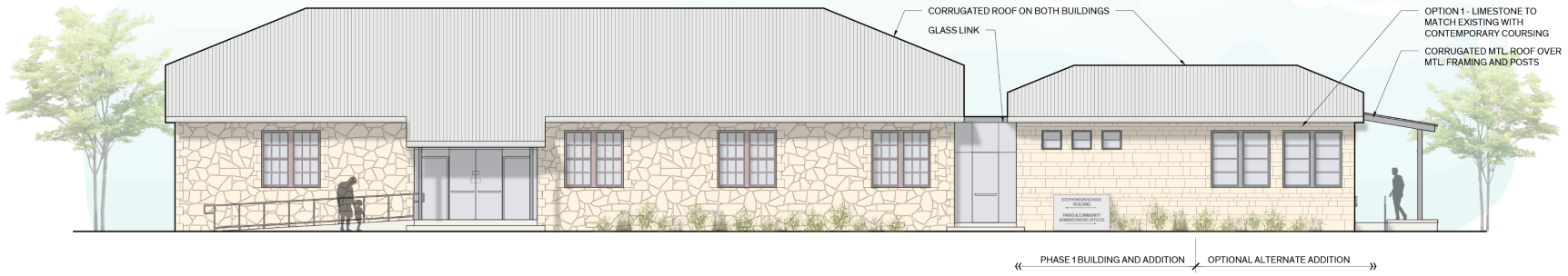
Preferred Option:
Native Limestone

STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME - OPTION 1



Option 1 - West Elevation

Scale: 3/32" = 1' 3/15/2023



Option 1 - East Elevation

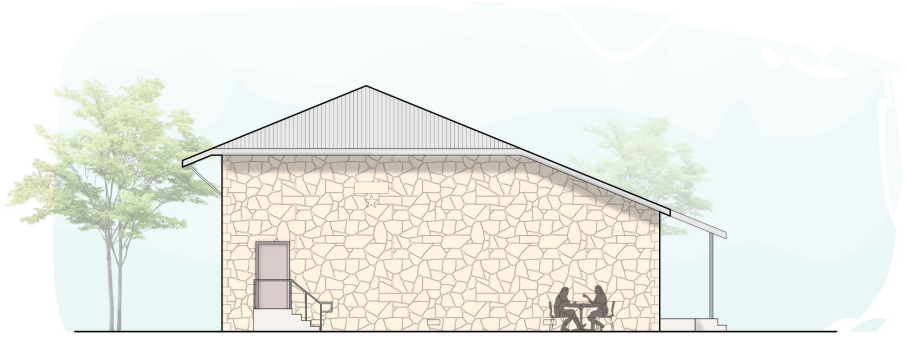
Scale: 3/32" = 1' 3/15/2023

Architexas | CREATE + CONSERVE

Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

Preferred Option:
Native Limestone

STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME - OPTION 1



Option 1 - South Elevation

Scale: 3/32" = 1' 3/15/2023

Option 1 - North Elevation

Scale: 3/32" = 1' 3/15/2023

Architexas | CREATE + CONSERVE

Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

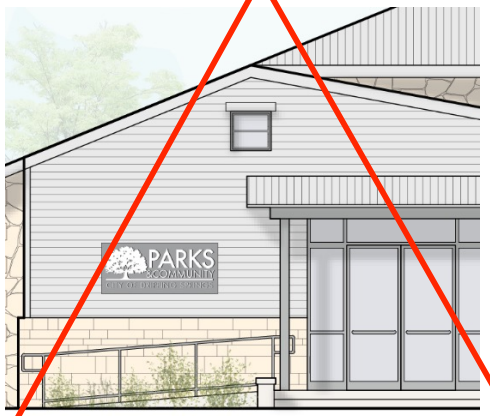
Preferred Option:
Native Limestone

MATERIALS

Existing Limestone

Contemporary Limestone

Corrugated Siding



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Project: Stephenson Building
Location: 311 Old Fitzhugh Rd.
Phase: Conceptual Design
Date: March 17, 2023

STEPHENSON SCHOOL BUILDING

Rehabilitation and Addition

TIRZ PM
Review Comments:
231018- KES

PROJECT MEMBERS

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

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

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

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

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

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

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

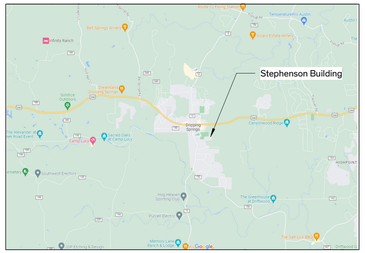
CONTRACTOR
CONTRACTOR, LLC
CONTRACTOR N. STREET
DALLAS, TEXAS 75201
T (999) 999-9999

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

Incorrect RAS
Correct per Contract

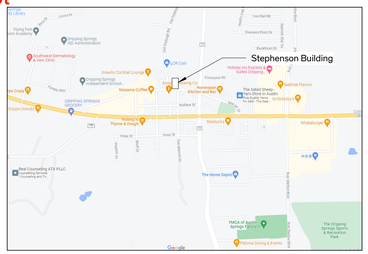
VICINITY MAP

CITY OF DRIPPING SPRINGS



STREET MAP

CITY OF DRIPPING SPRINGS



SHEET INDEX

GENERAL NOTES

GENERAL DEMOLITION NOTES

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

GENERAL CONSTRUCTION NOTES

1. THE WORK SHALL CONFORM WITH THE CURRENT EDITION OF THE FOLLOWING REGULATIONS AS ADOPTED BY THE CITY OF DRIPPING SPRINGS:
   -2018 INTERNATIONAL BUILDING CODE
   -2018 INTERNATIONAL EXISTING BUILDING CODE
   -2018 INTERNATIONAL FIRE CODE
   -2018 INTERNATIONAL PLUMBING CODE
   -2018 INTERNATIONAL MECHANICAL CODE
   -2017 NATIONAL ELECTRICAL CODE
   -2018 INTERNAL ENERGY CONSERVATION CODE
   -U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
2. THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND SURVEY EXISTING CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND PAY ALL APPLICATION FEES.
4. IF THE CONTRACTOR PERFORMS OR PROCEEDS WITH ANY WORK, CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT GIVING PRIOR WRITTEN NOTICE TO THE ARCHITECT, HE/SHE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COST ATTRIBUTABLE.
5. THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT.
6. ALL DRAWINGS AND SPECIFICATIONS FORMING PART OF THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.
7. THE CONTRACT DOCUMENTS SHALL BE INTERPRETED WITH THE FOLLOWING ORDER OF PRECEDENCE: SPECIFICATIONS, DETAILS, ENLARGEMENTS, OVERALL DRAWINGS, AND SUBSEQUENT CLARIFICATIONS. ADDENDA SHALL OVERRIDE THE AFFECTED COMPONENTS IN ALL OF THE ABOVE. ALL VERBAL CLARIFICATIONS ARE TO BE RECORDED BY THE CONTRACTOR AND SENT TO THE ARCHITECT WITHIN SEVEN DAYS OF THE OCCURRENCE.
8. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING, AND AUDIO/VISUAL DOCUMENTS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DOCUMENTS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DOCUMENTS AND THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING, AND AUDIO/VISUAL DOCUMENTS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OR PERFORMANCE OF SAID WORK. ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
9. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN BY FIELD MEASUREMENT AND OBSERVATION. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE CONSTRUCTION DOCUMENTS, EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO REMOVE ELEMENTS AND SYSTEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, ALONG WITH THEIR ASSOCIATED PARTS.
10. ALL AREAS AND ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED PRIOR TO CONSTRUCTION BY FIELD VERIFICATION. EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL NOT BE DAMAGED DURING THE DEMOLITION PROCESS. PROVIDE ALL NECESSARY TEMPORARY PROTECTION.
11. 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.
12. SCAFFOLDING AND SHORING CANNOT BE SECURED TO EXISTING HISTORIC MATERIALS, OR CAUSE DAMAGE TO EXISTING MATERIALS.
13. REINSTALL EACH ELEMENT IN IT'S ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
14. 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.
15. 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.
16. 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.
17. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL EQUIPMENT MANUFACTURER'S ROUGH-IN REQUIREMENTS.
18. 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.
19. 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

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

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

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

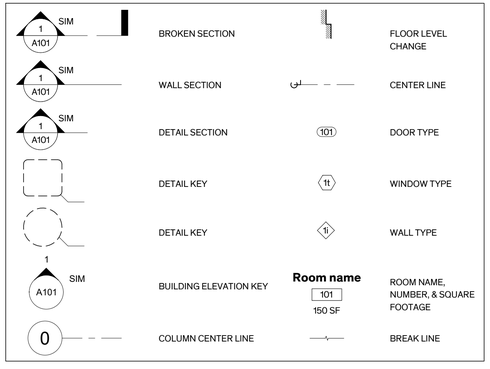
PENETRATIONS AT MASONRY WALLS:

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

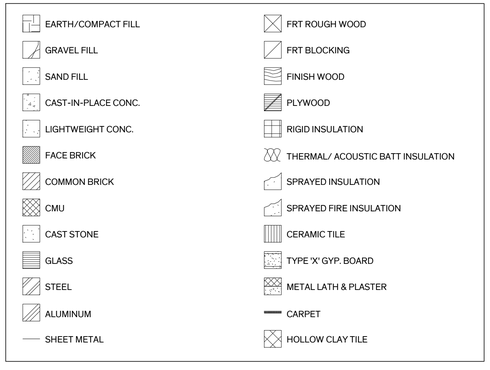
GENERAL MEP, FIRE ALARM/DETECTION, COMMUNICATION, & A/V NOTES

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

SYMBOL LEGEND



MATERIAL LEGEND



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

City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY

DD REV.

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

Larry Irsik

10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Cover Sheet

Sheet Number
A0.01

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

BUILDING CODE ANALYSIS

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

SUMMARY SHEET - BUILDING CODE (IEBC Table 1301.7)

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

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

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

TYPE OF CONSTRUCTION (IBC Section 602.3)

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

SEPARATED OCCUPANCIES

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

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

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

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

AUTOMATIC FIRE SPRINKLER SYSTEMS (IBC Sect. 903)

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

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

Due to occupant load an automatic fire sprinkler is required.

OCCUPANT LOAD (IBC Table 1004.5)

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

100# / sf ?

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

EXITING REQUIREMENTS (IBC Sect. 1005.3)

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

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

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

FIRE HYDRANT SYSTEMS (IFC Sect. 507.5)

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

UNDERFLOOR VENTILATION (IBC 1202.4)

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

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

REQUIRED PLUMBING FIXTURES (IBC Table 2902.1)

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

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

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

Other: 1 service sink

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

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

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

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

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

NON-COMPLIANT ITEMS REQUIRING CODE OFFICIAL APPROVAL/VARIANCES

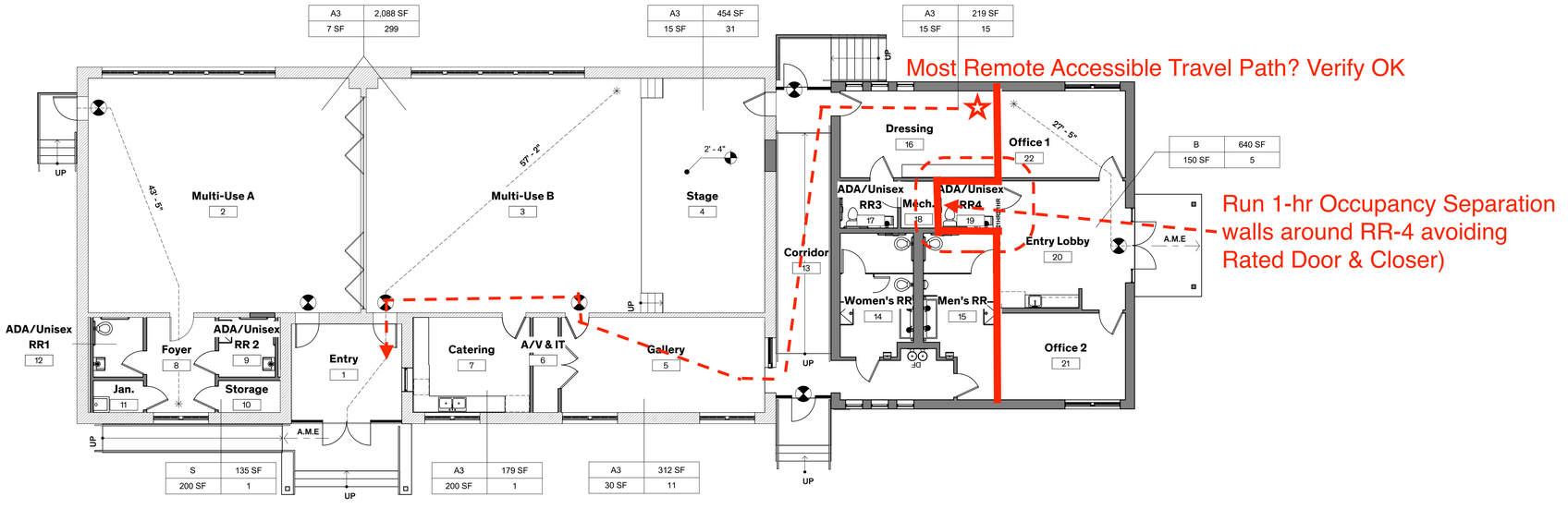
1. Underfloor Ventilation: Per IBC section 1202.4.1.1 the net area of ventilation openings shall not be less than 25.5 sq.ft., proposed Crawl space ventilation provides 23 sq.ft. of ventilation. *May require mechanical ventilation or Class 1 vapor retarder*

LIFE SAFETY LEGEND

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

B	31,939 SF
150 SF	212

Parking Requirements per City Ordinances



Most Remote Accessible Travel Path? Verify OK

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

PLAN NORTH

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

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

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

DD REV.

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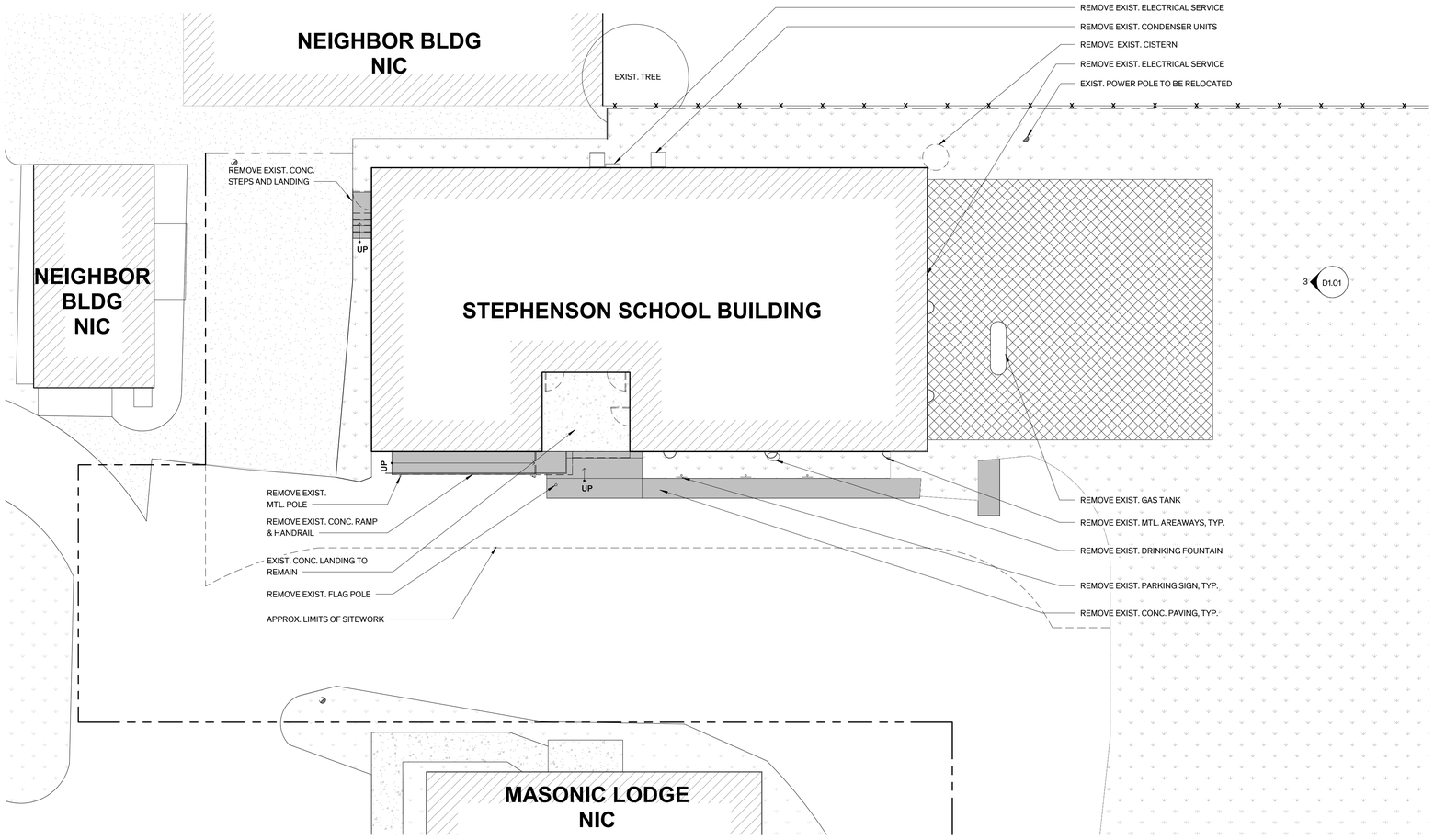
Larry Irsik

10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Life Safety

Sheet Number
A0.02



PLAN NORTH

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

GENERAL NOTES - SITE DEMO

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

LEGEND - DEMO SITE PLAN

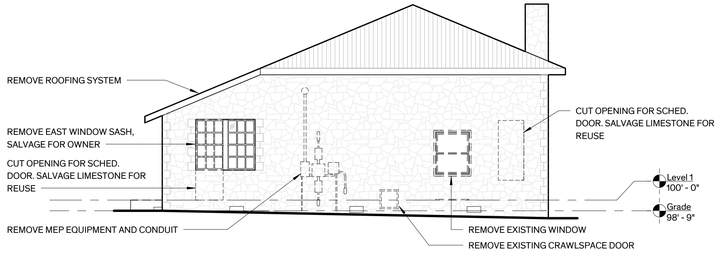
- EXIST. CONCRETE TO BE REMOVED
- EXCAVATION AREA
- EXISTING DECOMPOSED GRANITE
- EXIST. BUILDING
- EXIST. LANDSCAPING
- EXIST. CONCRETE
- EXIST. FENCE
- PROPERTY LINE
- POWER POLE
- EXIST. PARKING SIGN

LEGEND - DEMO LEVEL 1

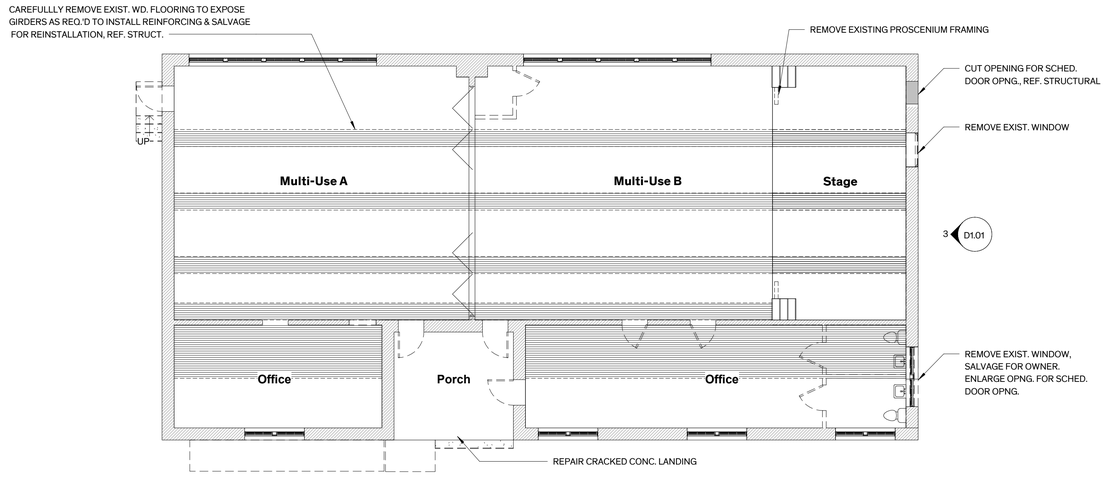
- EXIST. MASONRY WALL TO REMAIN
- MASONRY WALL TO BE REMOVED
- ELEMENT TO BE REMOVED
- WALLS TO BE REMOVED
- REMOVE DOOR & HARDWARE, FRAME TO REMAIN
- EXISTING WOOD FLOOR TO BE REMOVED

GENERAL NOTES - FP DEMO

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



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



PLAN NORTH

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

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City of Dripping Springs
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REVISION HISTORY

DD REV.

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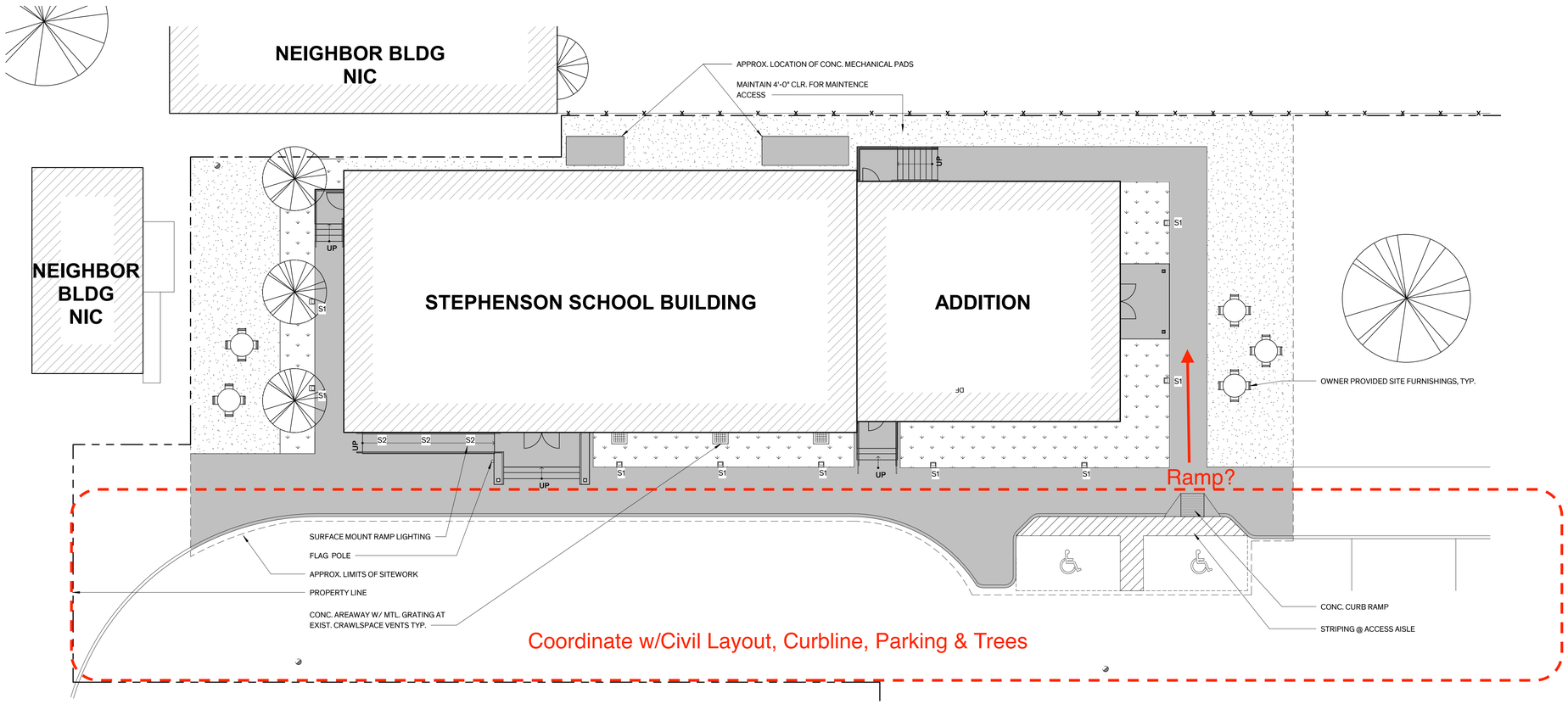
10/11/2023

Architexas No. 2314
Date October 11, 2023

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

Sheet Number
D1.01



GENERAL NOTES - SITE PLAN

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

LEGEND - SITE PLAN

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

PLAN NORTH

TRUE NORTH

1 Site Plan
1" = 10'-0"

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REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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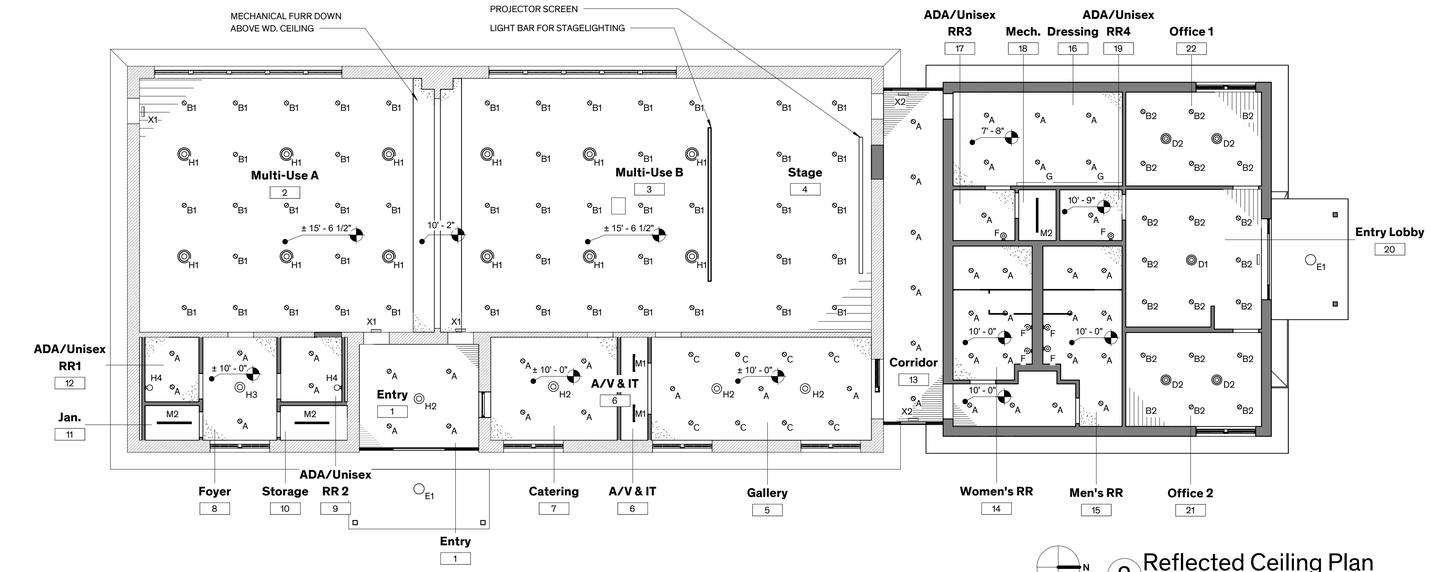
Architexas No.
2314

Date
October 11, 2023

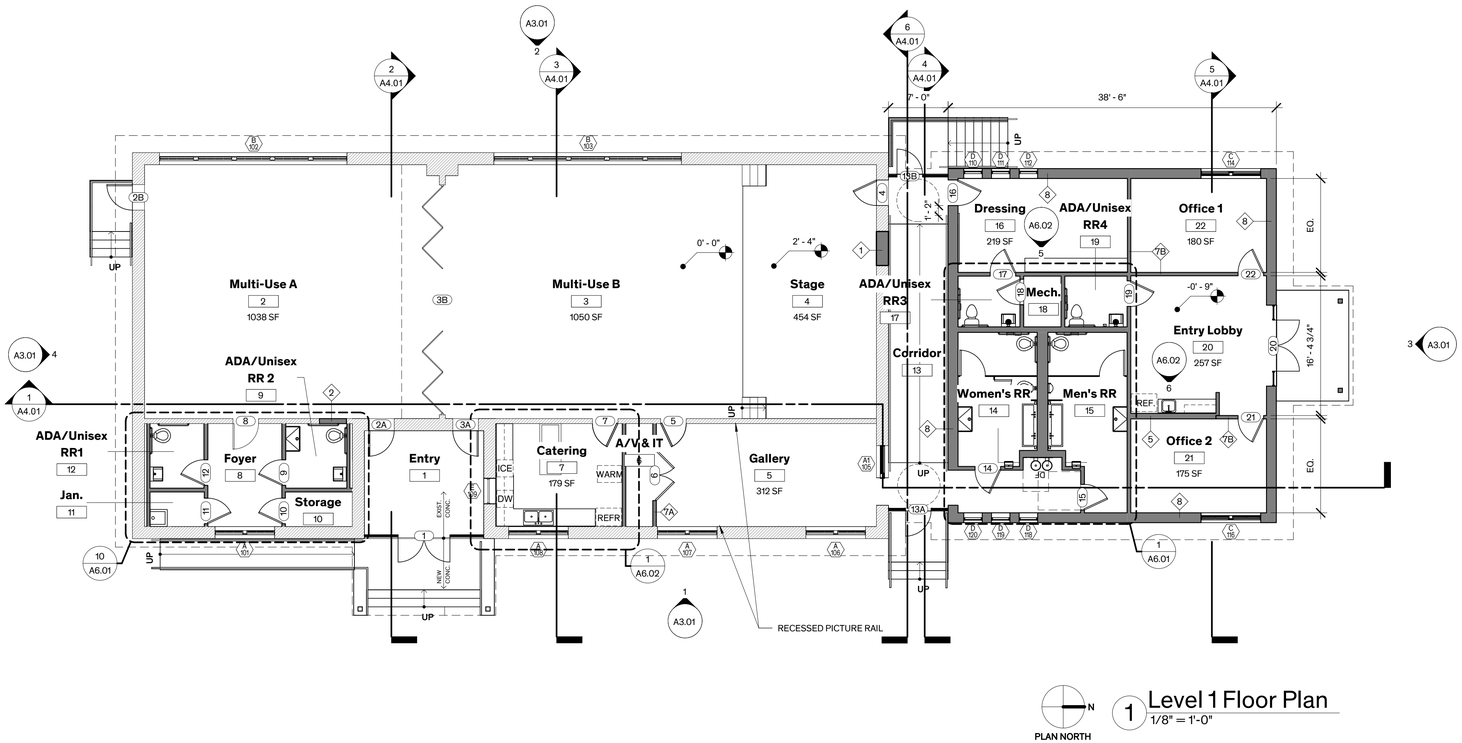
Sheet Name
Site Plan

Sheet Number
A1.01



PLAN NORTH

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



PLAN NORTH

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

GENERAL NOTES - RCP

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

GENERAL NOTES - PLAN

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

LEGEND - RCP

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

LEGEND - FP

	NEW WALL
	EXIST'G WALL

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REVISION HISTORY

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DD REV.

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10/11/2023

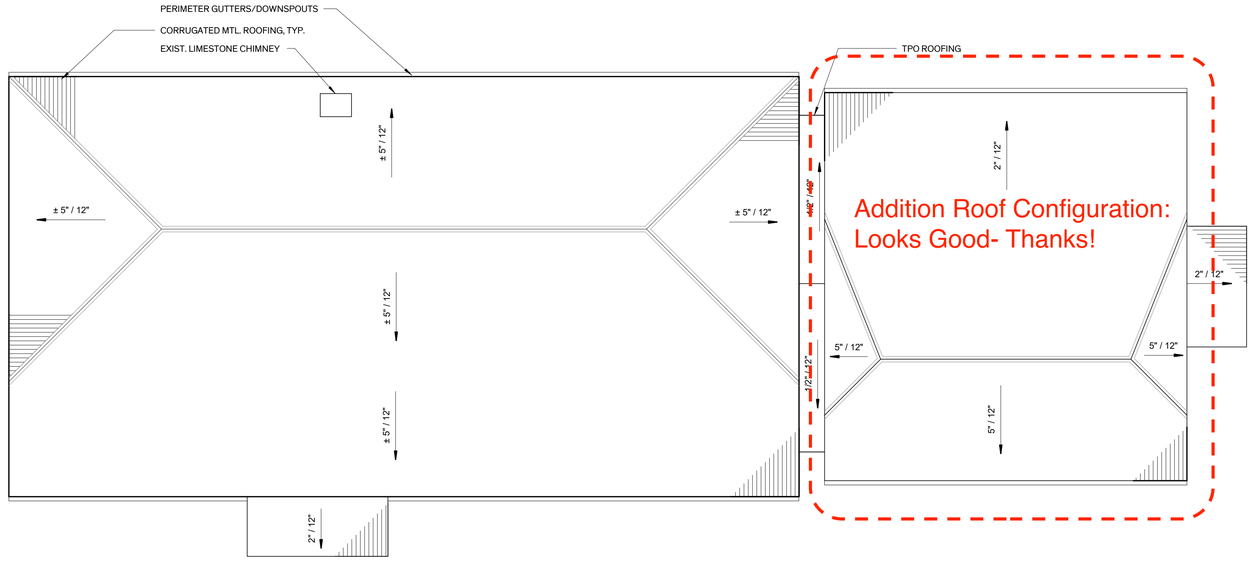
Architexas No. 2314
Date October 11, 2023

Sheet Name
Floor Plan & Reflected Ceiling Plan

Sheet Number
A2.01

GENERAL NOTES - ROOF

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



N
PLAN NORTH

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

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REVISION HISTORY

TIRZ PM
Review Comments:
231018- KES

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10/11/2023

Architexas No.
2314

Date
October 11, 2023

Sheet Name
Roof Plan

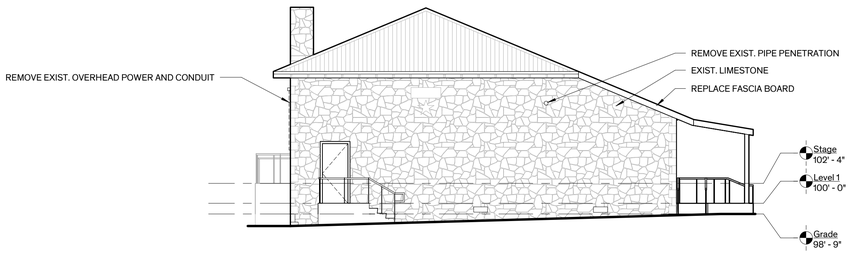
Sheet Number
A2.21

LEGEND - ELEVATIONS

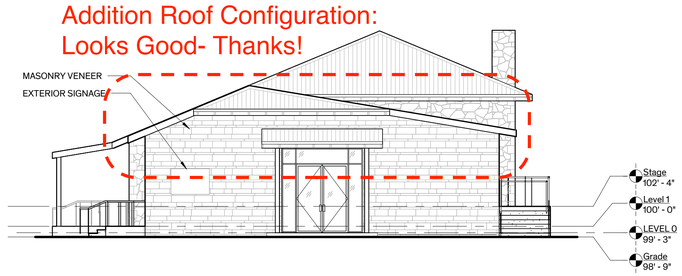
- CORRUGATED MTL. ROOF
- EXIST'G LIMESTONE
- CONTEMPORARY LIMESTONE

GENERAL NOTES - ELEVATIONS

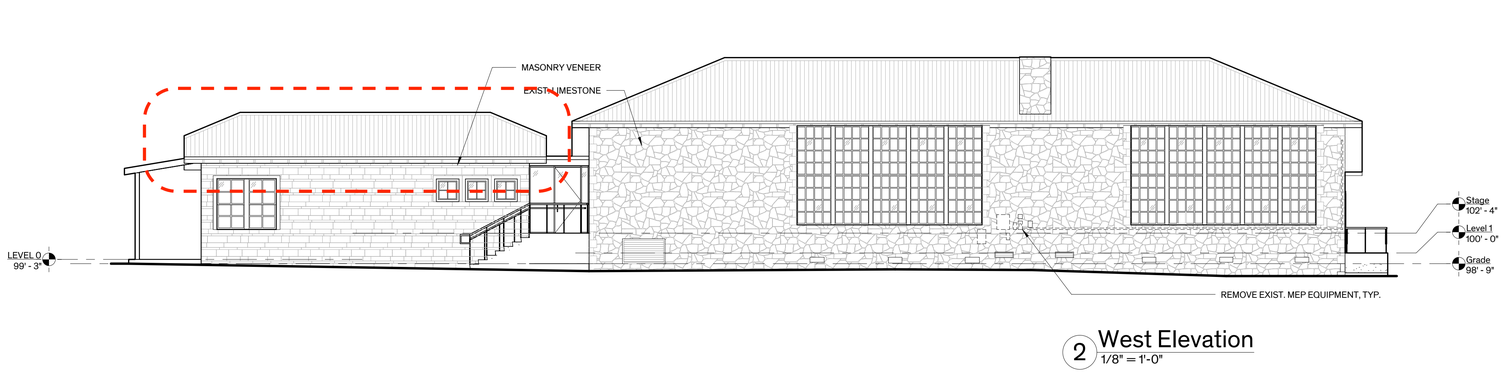
1. **MASONRY CLEANING:**
   - A. PRIOR TO CLEANING OF EXTERIOR, CLEAN & REMOVE DEBRIS (DIRT, BIRD DROPPING, ETC.) FROM EXTERIOR SURFACES.
   - B. CLEAN STONE MASONRY & EAST CONCRETE PORCH 100%
2. **STONE MASONRY RESTORATION:** SELECTIVELY REPAIR STONE MASONRY, SEE BELOW FOR DESCRIPTION OF WORK.
   -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



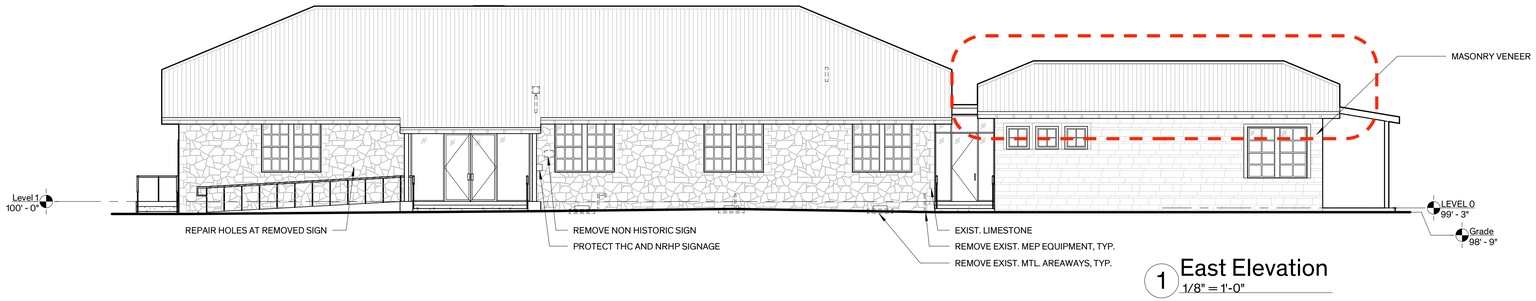
4 South Elevation
1/8" = 1'-0"



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



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



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

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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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10/11/2023

Architexas No.
2314

Date
October 11, 2023

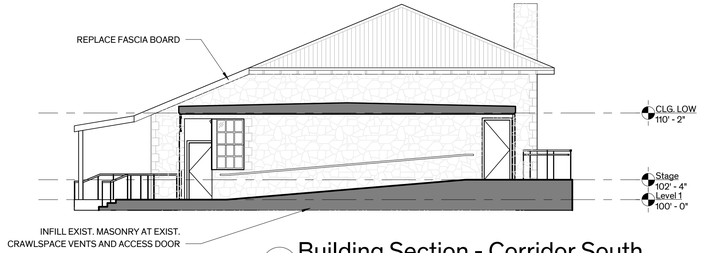
Sheet Name
Exterior Elevations

Sheet Number
A3.01

LEGEND - SECTIONS

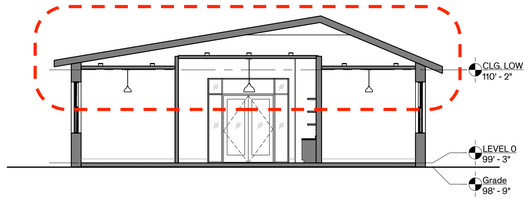
NEW PARITION

EXIST'G PARTITION

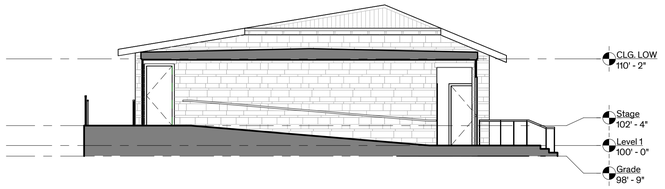


6 Building Section - Corridor South
1/8" = 1'-0"

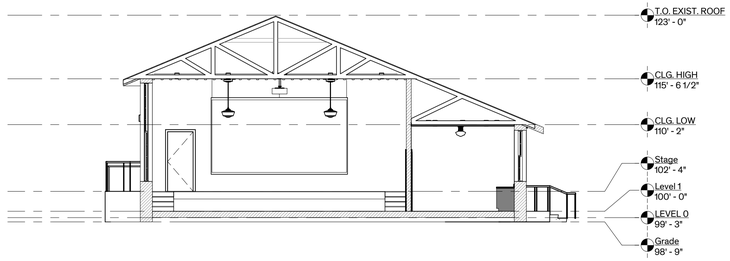
Addition Building Section
Looks Good- Thanks!



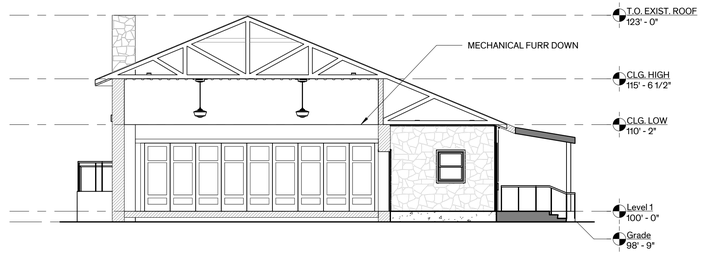
5 Building Section - Office
1/8" = 1'-0"



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

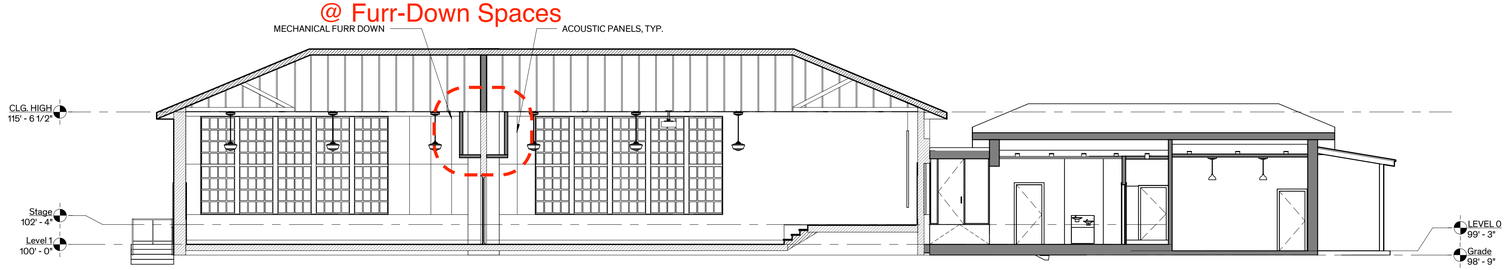


3 Building Section - Stage elevation
1/8" = 1'-0"



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

Confirm Mech Equip Req'mts
@ Furr-Down Spaces



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

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TIRZ PM
Review Comments:
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10/11/2023

Architexas No.
2314

Date
October 11, 2023

Sheet Name
Building Sections

Sheet Number
A4.01

FINISH SCHEDULE

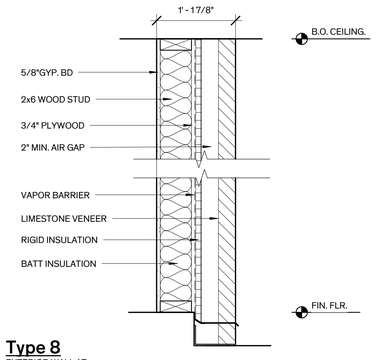
ROOM #	ROOM NAME	FLOOR	WALL BASE				WALLS				CEILING	MILLWORK			REMARKS
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		CABINETS	COUNTER	BACKSPLASH	
1	Entry	EXIST. CONC.	-	-	-	-	EXIST. STONE	GLASS	EXIST. STONE	EXIST. STONE	WD. BEADBOARD				
2	Multi-Use A	EXIST. WD.	WD. TYPE 1	WD. TYPE 1	WD. TYPE 1	WD.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

LEGEND - SECTIONS

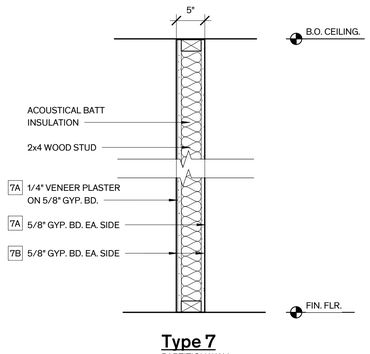
EXISTING CONSTRUCTION

GENERAL NOTES - FINISHES

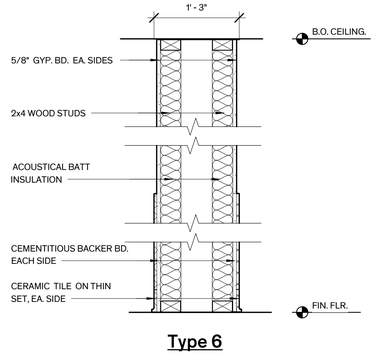
1. SURFACES:
   - A. FINISH EXPOSED SURFACES U.O.N THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE COORDINATION OF THE COMPLETE FINISH-OUT OF THE PROJECT. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT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



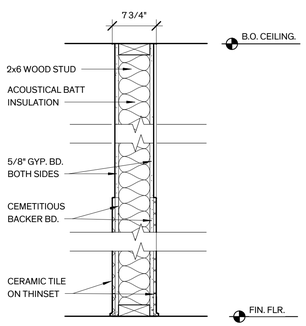
Type 8
EXTERIOR WALL AT ADDITON



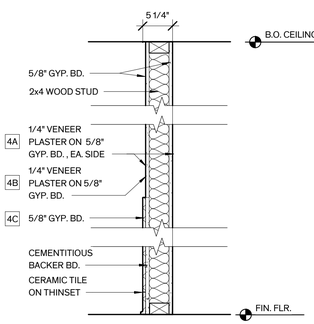
Type 7
PARTITION WALL
UL U305



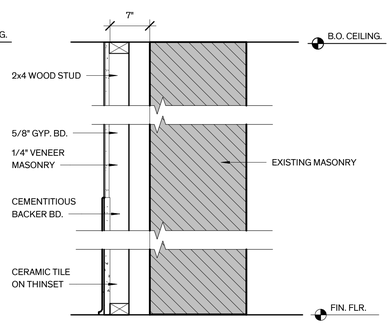
Type 6
RR WALL, PLUMBING
WALL HUNG TOILETS



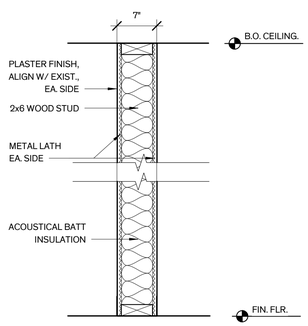
Type 5
RR WALL, PLUMBING
FLOOR MOUNTED TOILETS
TILE ON BOTH SIDES



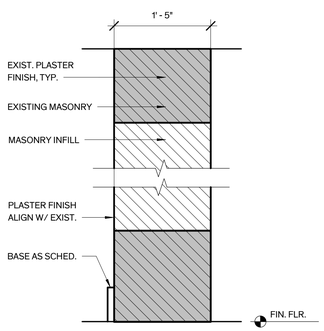
Type 4
RR WALL, TILE ON ONE SIDE



Type 3
FURR OUT WALL @
RESTROOMS



Type 2
WOOD STUD
LATH AND PLASTER INFILL
AT EXISTING WALL



Type 1
LIMESTONE INFILL
AT EXISTING WALL

Wall Types
1" = 1'-0"

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REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
Finish Schedule & Wall Types

Sheet Number
A5.01

WINDOW SCHEDULE

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

Note Champion Asbestos Report:
Validate Base Window Restoration Recommendations!

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

Need Building Envelope Analysis for Base Bid + Alternates…

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

What is Arch’l Team recommendation?

Review all w/City (City will decide)…

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

GENERAL NOTES - WINDOWS

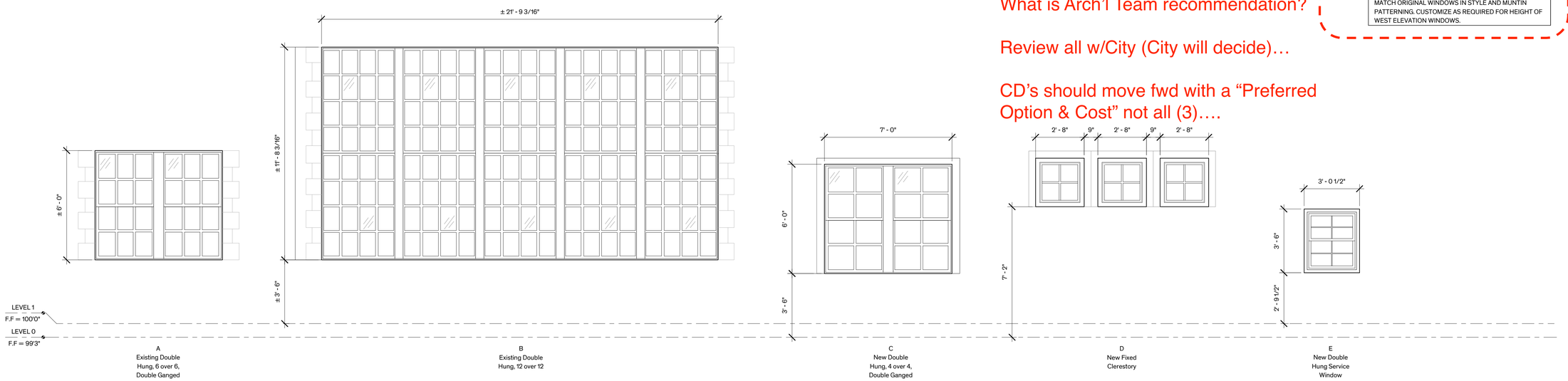
1. **SURVEY:**
   - A. AN EXIST. DETAILED WINDOW INVENTORY IS INCLUDED IN THE APPENDIX OF THE PROJECT MANUAL. COMPLETE WORK INDICATED IN WINDOW INVENTORY. DAMAGED & MISSING WOOD MEMBERS NOTED ON THE DETAILED WINDOW INVENTORY INDICATE ONLY MAJOR AREAS OF REPAIR. CONTRACTOR IS RESPONSIBLE FOR REPAIRS &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

Bid

ALTERNATES

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

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



1 Window Types
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Date October 11, 2023

Sheet Name
Window Schedule & Types

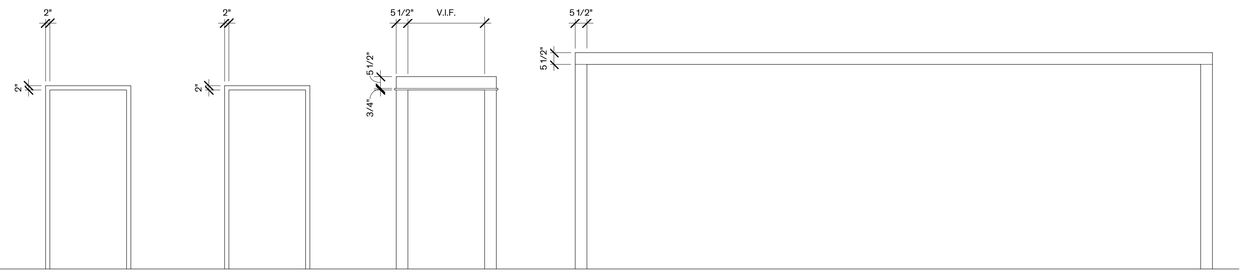
Sheet Number
A5.11

DOOR SCHEDULE

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

GENERAL NOTES - DOORS

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



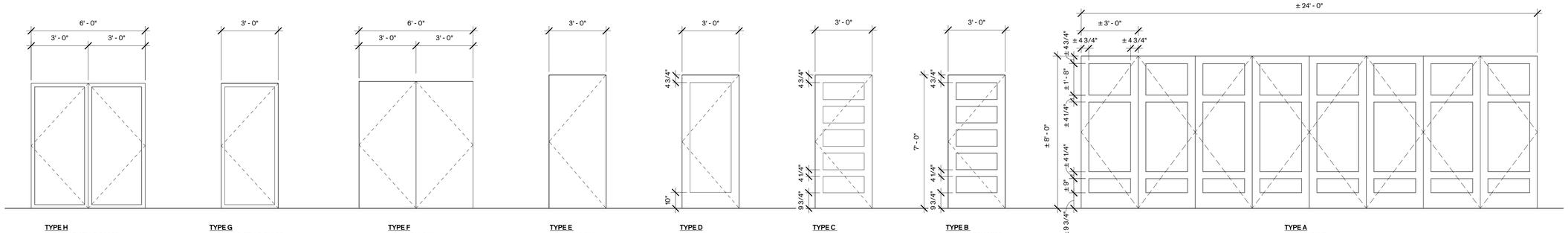
HM-2
HOLLOW METAL
AT INTERIOR

HM-1
HOLLOW METAL
AT EXTERIOR

WD-2
WOOD FRAME

WD-1
HISTORIC
WOOD FRAME

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



TYPE H
EXTERIOR STL. & GLASS
STOREFRONT DOOR PAIR

TYPE G
EXTERIOR STL. & GLASS
STOREFRONT DOOR

TYPE F
NEW HOLLOW
METAL DOOR PAIR

TYPE E
NEW HOLLOW
METAL DOOR

TYPE D
NEW WD.
ONE PANEL DOOR

TYPE C
NEW WD.
FIVE PANEL DOOR

TYPE B
RECONSTRUCTED
HISTORIC WD.
FIVE PANEL DOOR

TYPE A
HISTORIC WD.
FOLDING DOOR

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

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REVISION HISTORY

TIRZ PM
Review Comments:
231018- KES

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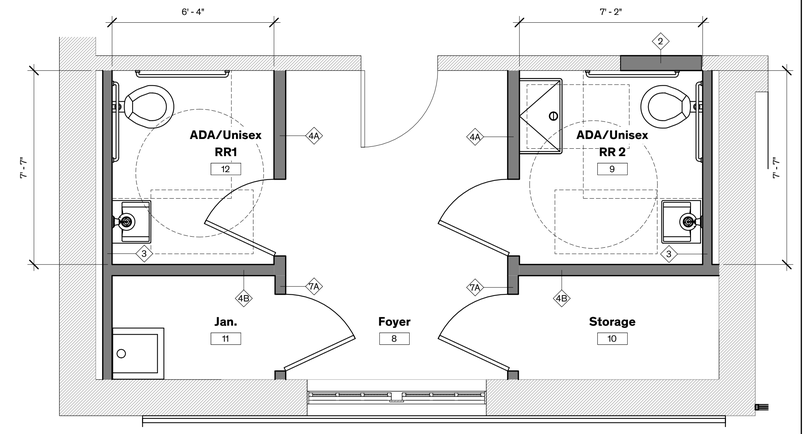
10/11/2023

Architexas No.
2314

Date
October 11, 2023

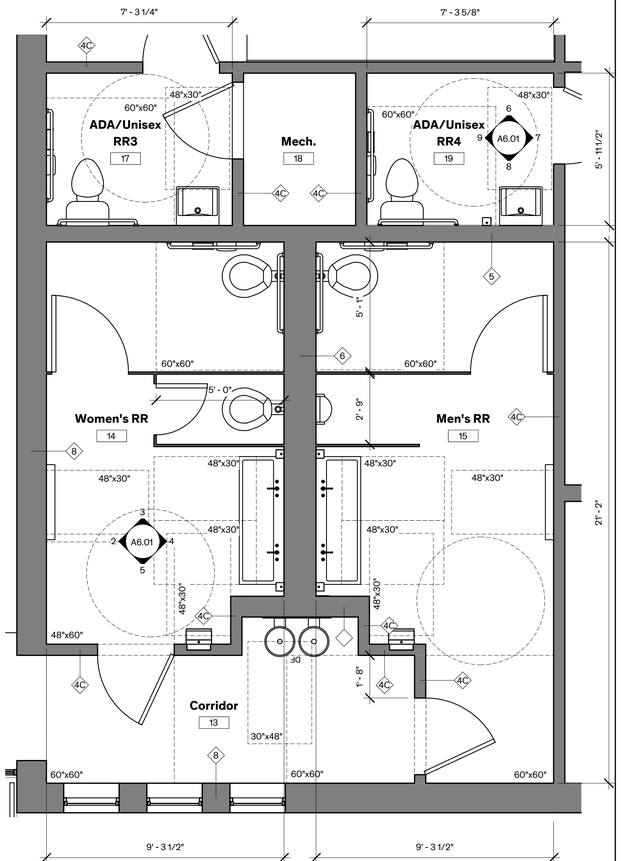
Sheet Name
Door Schedule & Types

Sheet Number
A5.21



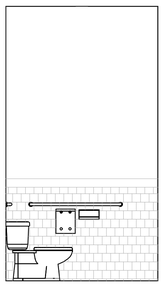
10 HC RR 1 & 2 Enlarged Plan
3/8" = 1'-0"

N
PLAN NORTH

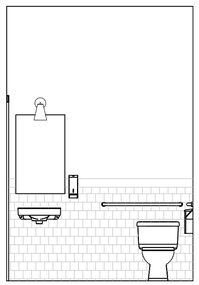


Addition Restrooms Enlarged Plan
1 3/8" = 1'-0"

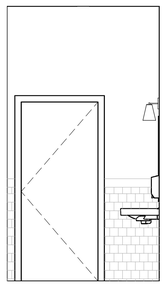
N
PLAN NORTH



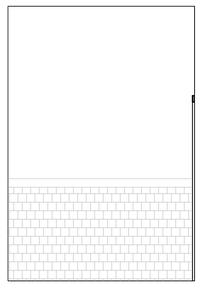
9 HC RR 3 - South
3/8" = 1'-0"



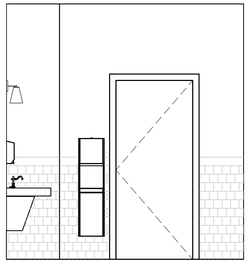
8 HC RR 3 - East
3/8" = 1'-0"



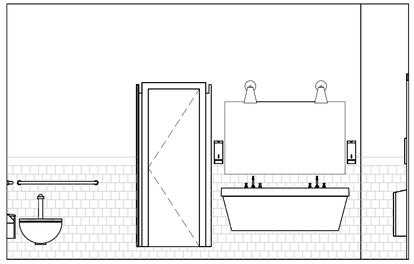
7 HC RR 3 - North
3/8" = 1'-0"



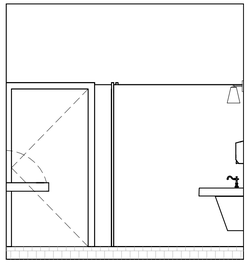
6 HC RR 3 - West
3/8" = 1'-0"



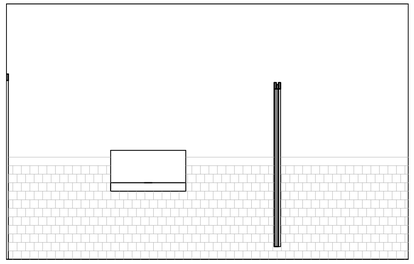
5 Women's RR - East
3/8" = 1'-0"



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



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



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

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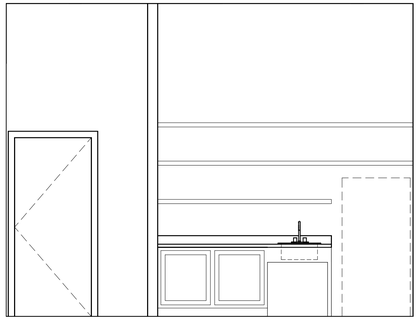
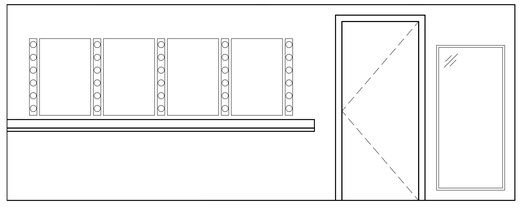
Architexas No. 2314
Date October 11, 2023

Sheet Name
Enlarged Plans & Interior Elevations

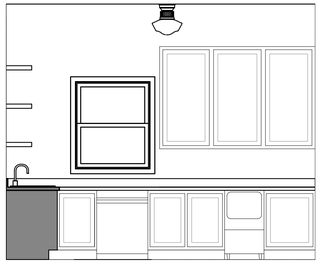
Sheet Number
A6.01



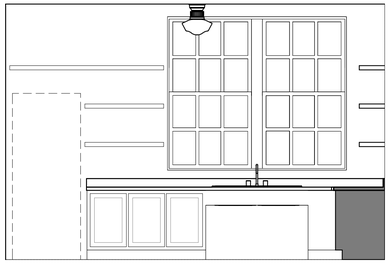
6 Entry Lobby Kitchenette
3/8" = 1'-0"



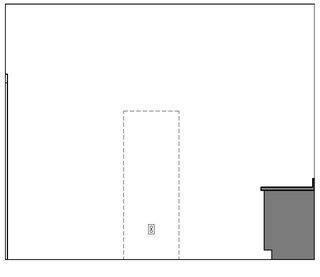
5 Dressing Room
3/8" = 1'-0"



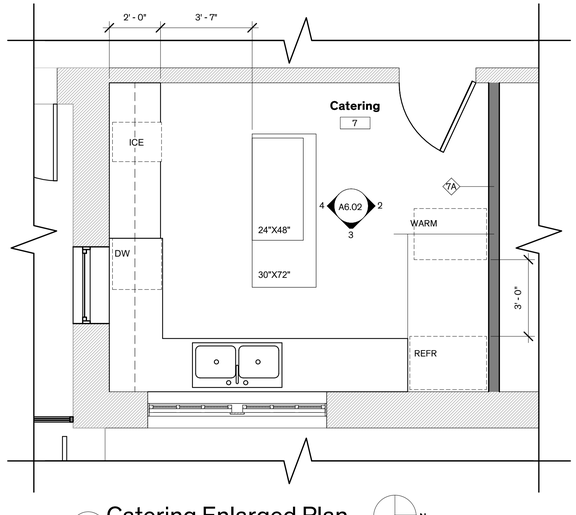
4 Catering - South
3/8" = 1'-0"



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



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



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

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2314

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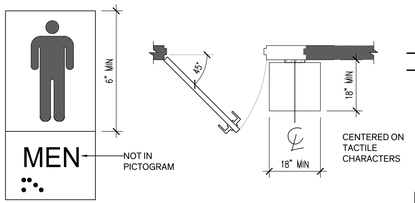
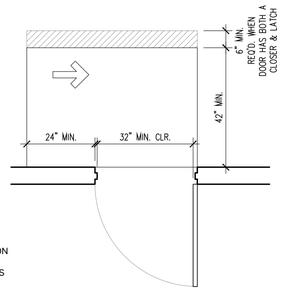
Sheet Name
Enlarged Plans & Interior Elevations

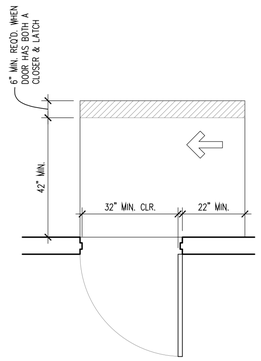
Sheet Number
A6.02



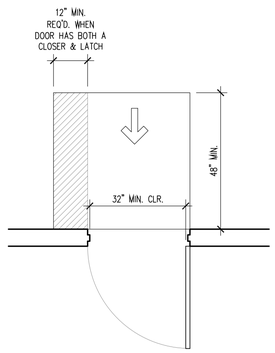
18 ADA Signage
Scale: 1/2" = 1'-0"



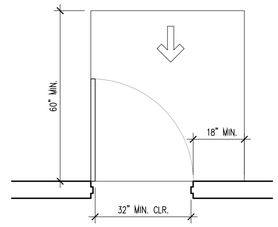
17 Min. Clearance @ Doors Latch Approach, Push Side
Scale: 1/2" = 1'-0"



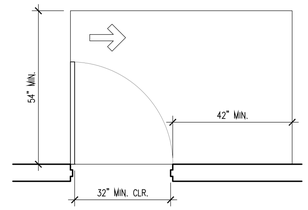
16 Min. Clearance @ Doors Hinge Approach, Push Side
Scale: 1/2" = 1'-0"



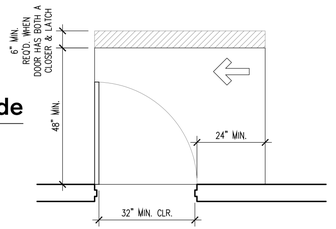
15 Min. Clearance @ Doors Front Approach, Push Side
Scale: 1/2" = 1'-0"



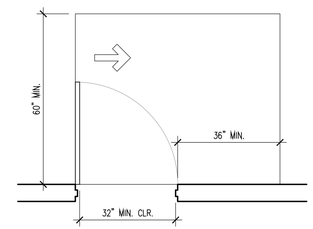
14 Min. Clearance @ Doors Front Approach, Pull Side
Scale: 1/2" = 1'-0"



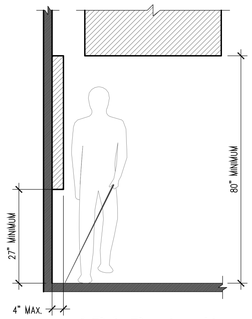
13 Min. Clearance @ Doors Hinge Approach, Pull Side
Scale: 1/2" = 1'-0"



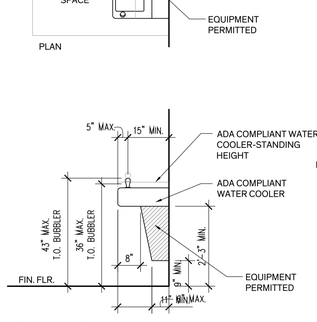
12 Min. Clearance @ Doors Latch Approach, Pull Side
Scale: 1/2" = 1'-0"



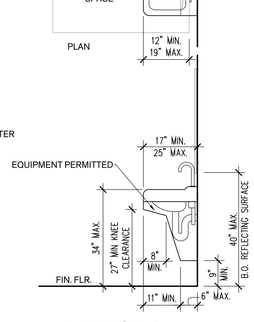
11 Min. Clearance @ Doors Hinge Approach, Pull Side
Scale: 1/2" = 1'-0"



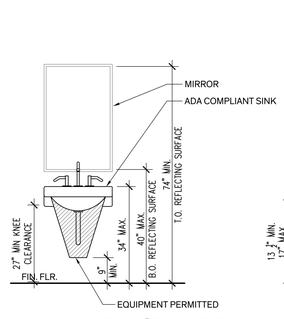
10 ADA Projection Limitations
Scale: 1/2" = 1'-0"



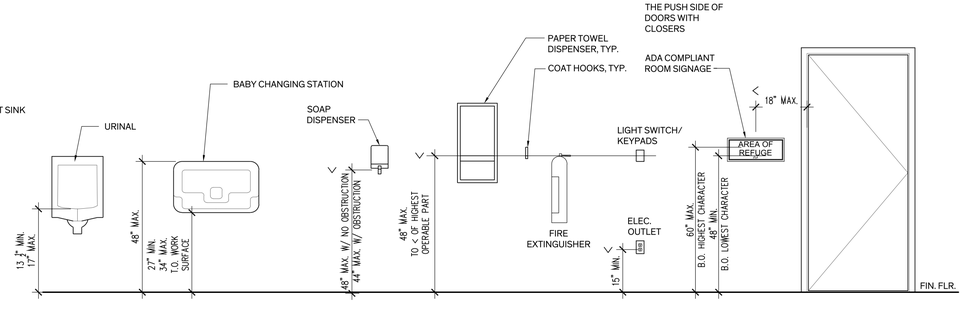
9 ADA Hi/Low Drinking Fountain Elevation
Scale: 1/2" = 1'-0"



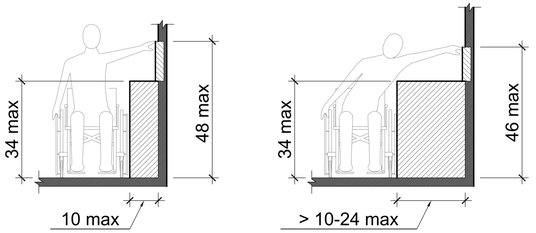
8 ADA Sink (Side Elev. and Plan)
Scale: 1/2" = 1'-0"



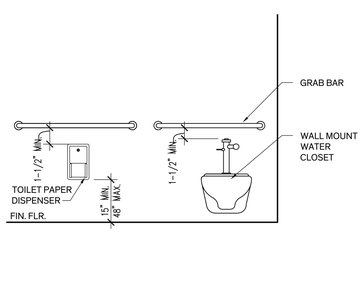
7 ADA Sink, Mirror, and Soap Dispenser
Scale: 1/2" = 1'-0"



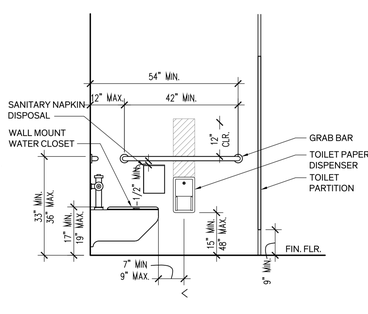
6 Typ. ADA Mounting Heights
Scale: 1/2" = 1'-0"



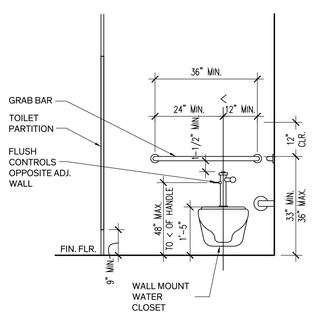
5 ADA Control Reach Limitations (Forward / Side Reach Possible)
Scale: 1/2" = 1'-0"



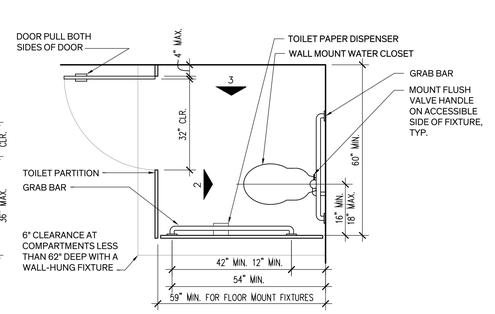
4 ADA Grab Bar Clearances
Scale: 1/2" = 1'-0"



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



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



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

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REVISION HISTORY

TIRZ PM Review Comments: 231018- KES

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10/11/2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ADA Diagrams

Sheet Number
A8.01

COORDINATION

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

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

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

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

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

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

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

SUBSTITUTIONS

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

CODES

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

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

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

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

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

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

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

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

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

BUILDING MOVEMENTS

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

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

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

DEFERRED SUBMITTALS

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

SUBMITTALS

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

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

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

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

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

6. Refer to individual sections for specific submittal requirements.

DESIGN LOADS

1. Live Loads

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

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

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

3. Roof Snow Loads

a.	Ground Snow Load, P_g	5 psf

1. Earthquake Loads

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

Does Stage Floor Framing need Reinforcement? Verify

"Stage" LL or "Platform?"

5. Wind Loads

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

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

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

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

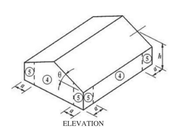
Effective Area:	>100 ft²	(Overhangs)
Zone 1	+16 psf; -33.1 psf	-54.3 psf
Zone 2e	+16 psf; -33.1 psf	-54.3 psf
Zone 2n	+16 psf; -41.2 psf	-65.5 psf
Zone 2r	+16 psf; -41.2 psf	-65.5 psf
Zone 3e	+16 psf; -41.2 psf	-56.6 psf
Zone 3r	+16 psf; -52 psf	-57.9 psf
Zone 4	+26.3 psf; -28.9 psf	
Zone 5	+26.3 psf;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

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

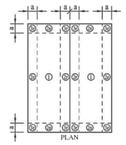
a. Calculate the effective area for each component & cladding element, as defined by ASCE 7, depending on length and location. Effective area shall be the maximum of the following:

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

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



Wall Zones
ASCE 7-16 Fig. 30.3-1



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

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

CONCRETE FOOTINGS

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

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

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

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

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

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

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

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

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

TESTING LABORATORY SERVICES

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

2. Filling and Backfilling operation:

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

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

4. Concrete inspection and testing:

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

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

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

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

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

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

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

BUILDING PAD PREPARATION

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

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

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

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

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

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

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

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

City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

TIRZ PM Review Comments: 231018 KS

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DD REV.

Architectural Engineers Collaborative
Lamar Central
3800 N. Lamar Blvd.
Suite 330
Austin, Tx 78756
P 512.472.2111
www.aecollab.com
FIRM REG.#: F-1985
AEC JOB#: 23039

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TEXAS REGISTRATION No: 109642
(NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES)

Architexas No. 2314
Date OCTOBER 11, 2023

Sheet Name
GENERAL NOTES

Sheet Number
S1.01

CAST IN PLACE CONCRETE

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

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

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

SLAB ON GRADE

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

CONCRETE REINFORCING

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

CONCRETE JOINT SEALANT

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

ADHESIVE DOWELS

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

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

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

EXPANSION ANCHORS

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

ADHESIVE ANCHORS

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

STRUCTURAL STEEL

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

TIMBER FRAMING

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

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

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

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

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

Roof	10 psf

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

TONGUE AND GROOVE DECKING

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

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

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

COMPOSITE WOOD MEMBERS

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

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Austin, Texas 78704
p 512.444.4220

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Architectural Engineers Collaborative
Lamar Central
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Suite 330
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P 512.472.2111
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Architexas No. 2314
Date OCTOBER 11, 2023

Sheet Name
GENERAL NOTES

Sheet Number
S1.02

SPECIAL INSPECTIONS

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

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

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

IBC18.SI.00

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

REQUIRED SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION (IBC Table 1705.3)

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

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

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

IBC18.SI.05-Concrete

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

REQUIRED SPECIAL INSPECTIONS OF WOOD (IBC 1705.5)

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

IBC18-21.SI.09-Wood

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

REQUIRED SPECIAL INSPECTIONS OF SOILS (IBC Table 1705.6)

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

IBC18-21.SI.10-Soils

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

STRUCTURAL ABBREVIATIONS

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

MATERIALS LEGEND

EXISTING CONSTRUCTION

CONCRETE

STEEL IN SECTION

PLYWOOD IN SECTION

CMU

BRICK OR STONE IN SECTION

GROUT/SAND

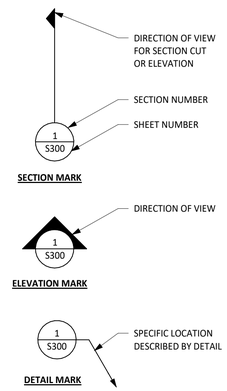
EARTH (UNDISTURBED)

EARTH/FILL (COMPACTED)

ROCK

MECH. UNIT OR ZONE

DRAFTING SYMBOLS



PLAN/DETAIL DESIGNATION

(#) PLAN NAME/DETAIL TITLE

SCALE:

STRUCTURAL DRAWING TYPES

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

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Suite 200
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p 512.444.4220

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aec Architectural Engineers Collaborative
Lamar Central
3800 N. Lamar Blvd.
Suite 330
Austin, Tx 78756
P 512.472.2111
www.aecollab.com
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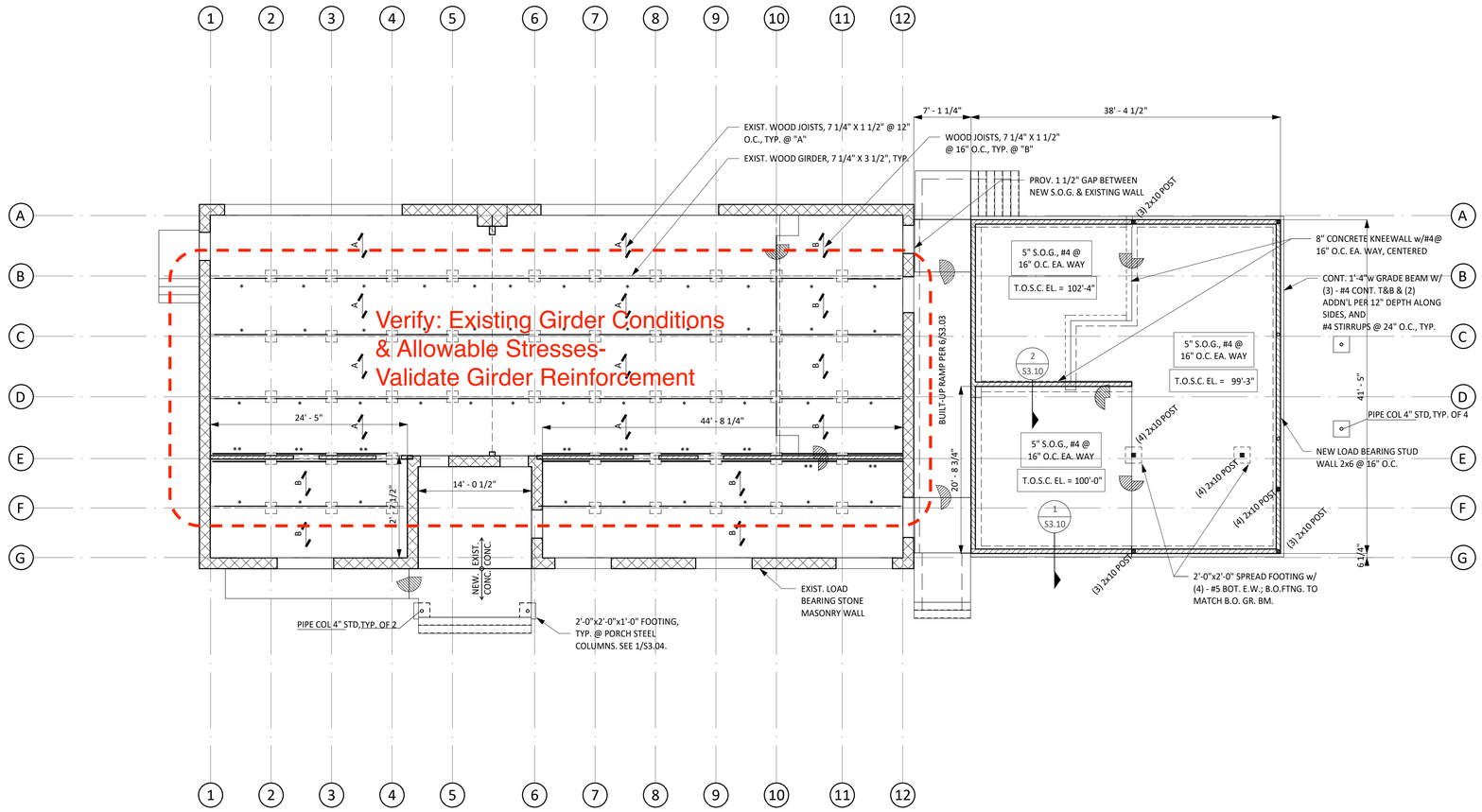
Sheet Name
SPECIAL INSPECTIONS

Sheet Number
S1.04



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

FRAMING PLAN LEGEND:

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

FOUNDATION PLAN NOTES:

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

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Lamar Central
3800 N. Lamar Blvd.
Suite 330
Austin, Tx 78756
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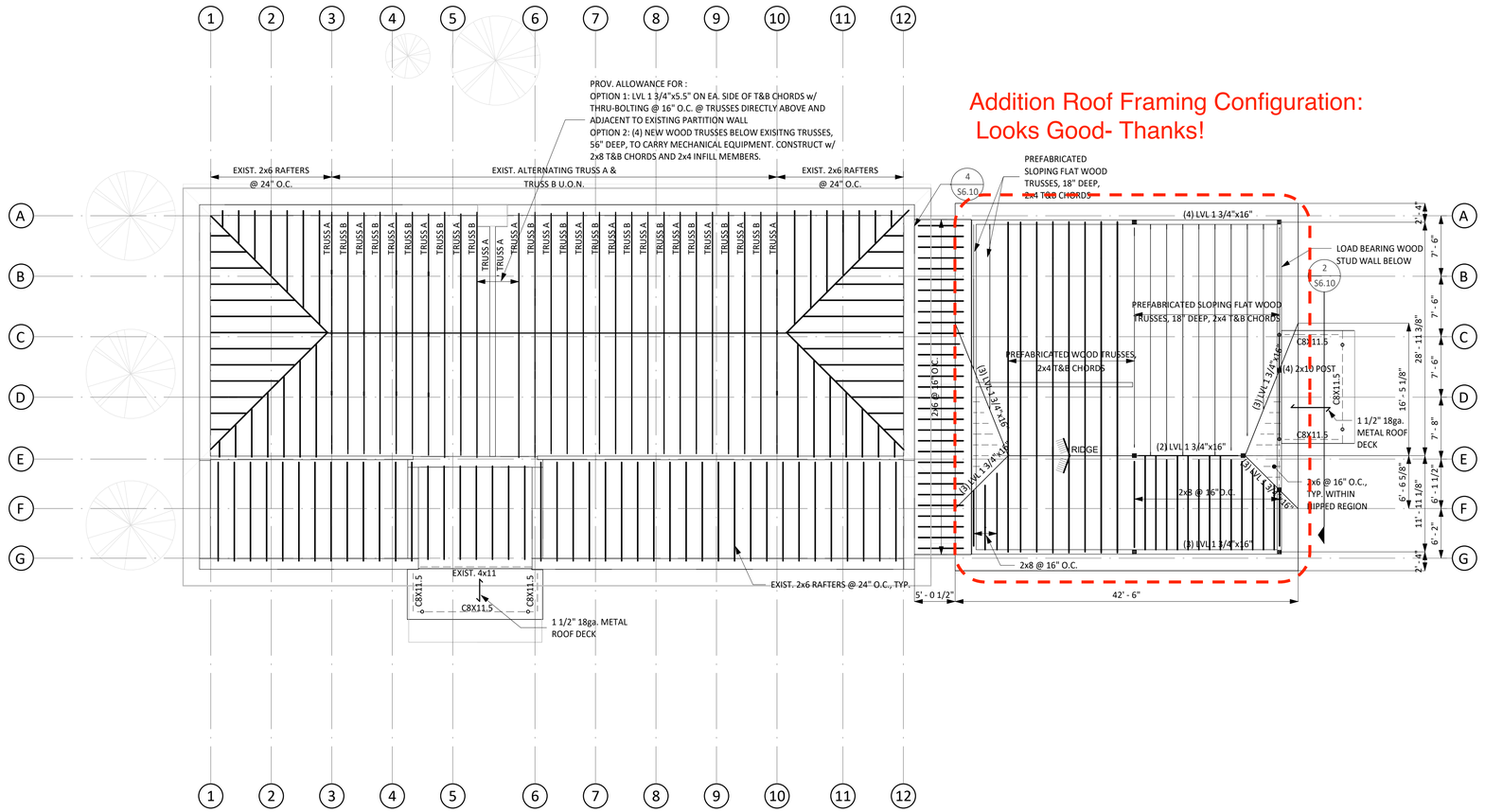
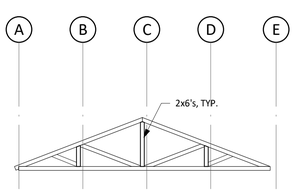
Sheet Name
LEVEL 1 FRAMING PLAN

Sheet Number
S2.01

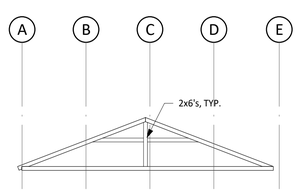


1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



VERIFY DIMENSIONS IN FIELD AS REQUIRED

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



VERIFY DIMENSIONS IN FIELD AS REQUIRED

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

FRAMING PLAN LEGEND:

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

ROOF PLAN NOTES:

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

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Suite 200
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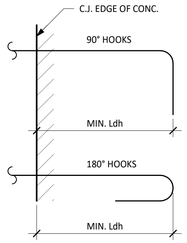
Sheet Name
ROOF FRAMING PLAN

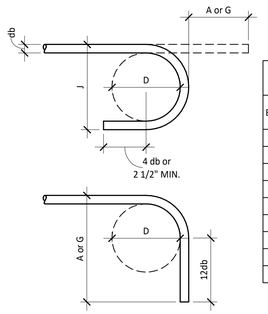
Sheet Number
S2.02



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

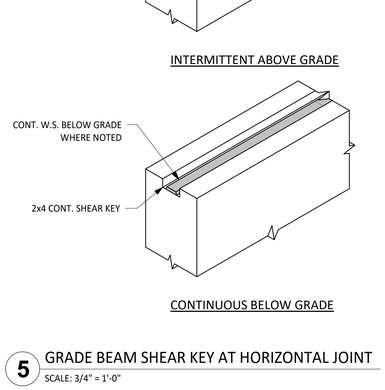
NOTES:

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

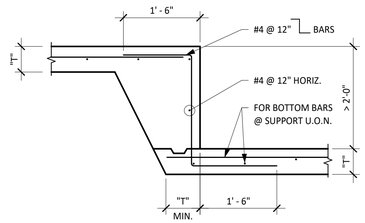


STANDARD HOOK SCHEDULE				
BAR SIZE	D	180° HOOK		90° HOOK
		A or G	J	A or G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	12"
#7	5 1/4"	10"	7"	1'-2"
#8	6"	11"	8"	1'-4"
#9	9 1/2"	1'-3"	11 3/4"	1'-7"
#10	10 3/4"	1'-5"	1'-1 1/4"	1'-10"
#11	12"	1'-7"	1'-2 3/4"	2'-0"

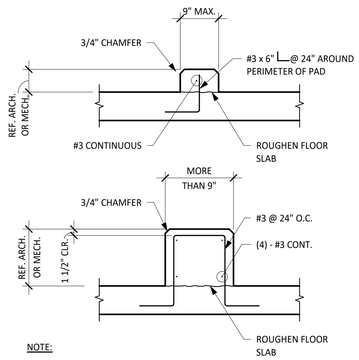
TYPICAL DETAIL
STANDARD HOOK SCHEDULE
1 NO SCALE



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

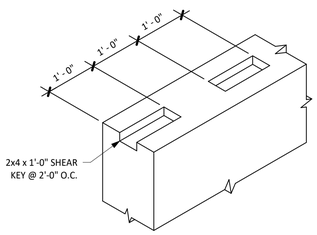


TYPICAL DETAIL
DROP IN SLAB-ON-GRADE GREATER THAN 2 FT
3 NO SCALE



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

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



INTERMITTENT ABOVE GRADE

CONTINUOUS BELOW GRADE

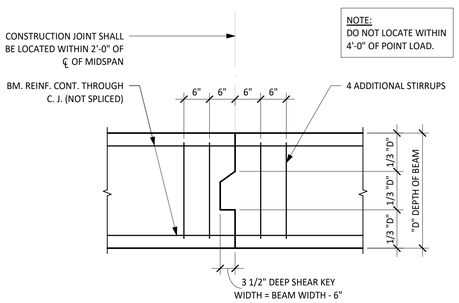
GRADE BEAM SHEAR KEY AT HORIZONTAL JOINT
5 SCALE: 3/4" = 1'-0"

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

NOTES:

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

TYPICAL DETAIL
LAP SPLICE SCHEDULE
6 NO SCALE



ELEVATION

TYPICAL DETAIL
BEAM CONSTRUCTION JOINT
7 NO SCALE

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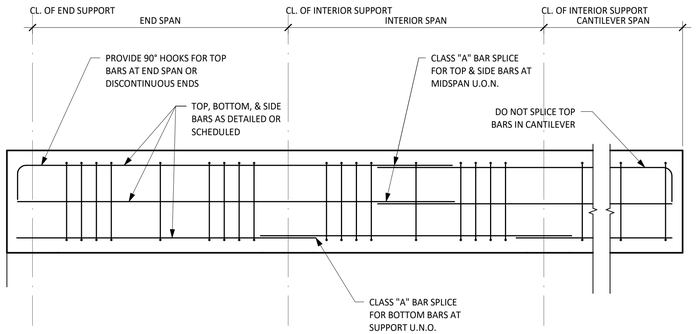
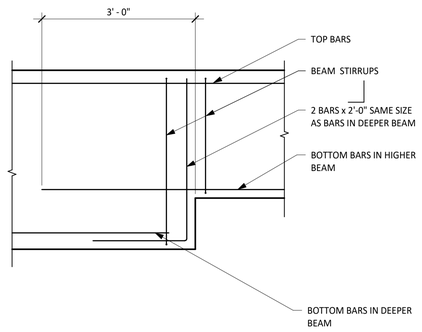
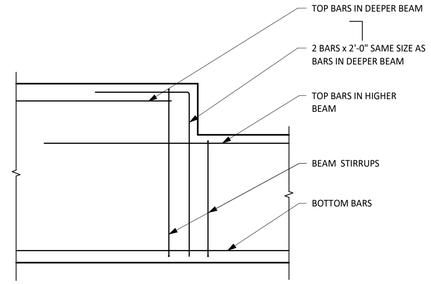
Sheet Number
S3.01



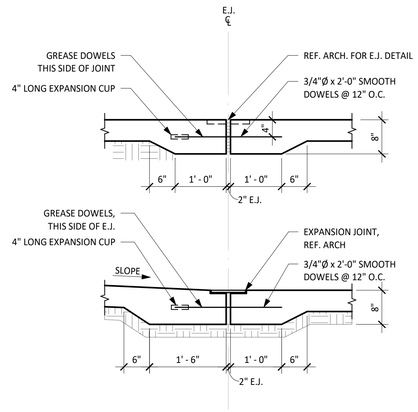
1 TYPICAL DETAIL
GRADE BEAM REINFORCING
NO SCALE



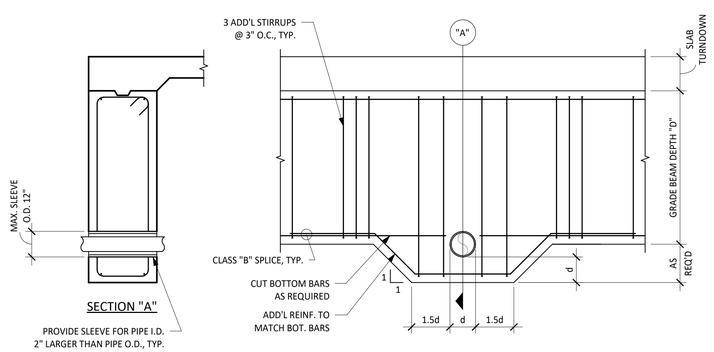
2 TYPICAL DETAIL
STEP IN BOTTOM GRADE BEAM
NO SCALE



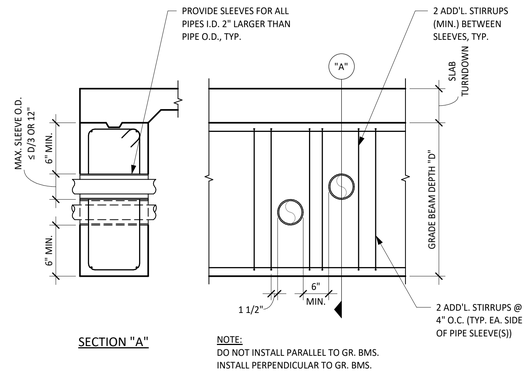
3 STEP IN TOP GRADE BEAM
SCALE: 3/4" = 1'-0"



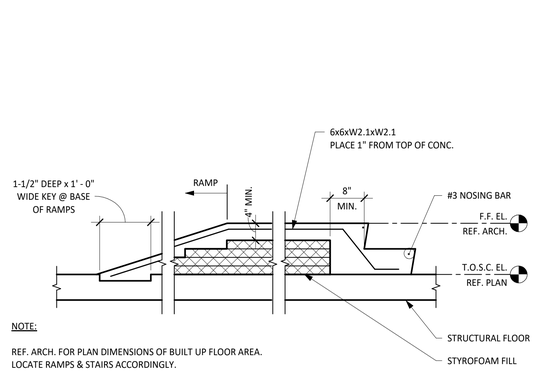
4 TYPICAL DETAIL
EXPANSION JOINT
NO SCALE



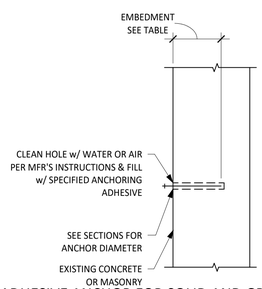
5 TYPICAL DETAIL
HORIZONTAL PENETRATIONS THROUGH BOTTOM OF GRADE BEAM
NO SCALE



6 TYPICAL DETAIL
HORIZONTAL PIPE PENETRATIONS THROUGH GRADE BEAM
NO SCALE



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



ADHESIVE ANCHOR NOTES:

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

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

ADHESIVE ANCHOR FOR SOLID AND GROUTED MASONRY AND CONCRETE

8
SCALE: 3/4" = 1'-0"

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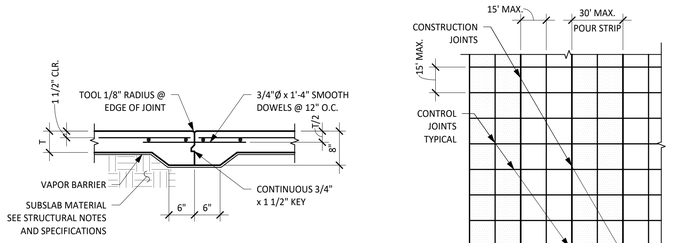
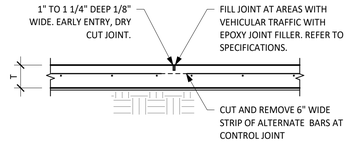


CONSTRUCTION JOINT



CONTROL JOINT

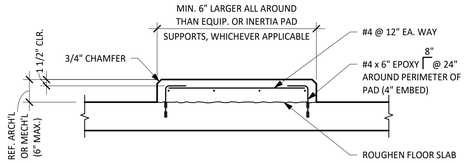
POUR STRIP LAYOUT

NOTES:

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

1 TYPICAL DETAIL SLAB-ON-GRADE

NO SCALE



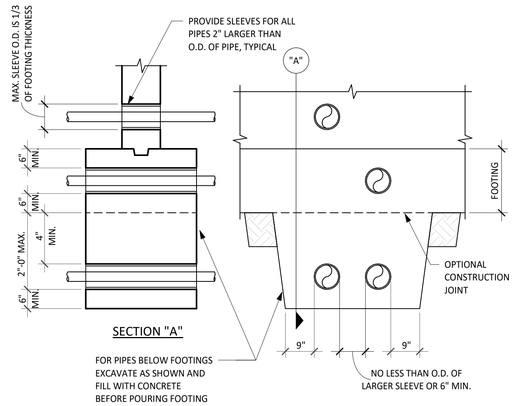
EQUIPMENT PAD

NOTES:

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

2 TYPICAL DETAIL MECHANICAL PAD

NO SCALE

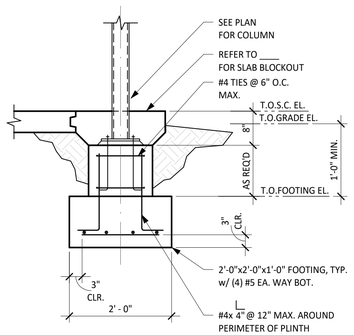


SECTION "A"

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

3 PIPES AND TRENCHES AT FOOTING

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



4 ISOLATED EXTERIOR STEEL PORCH COLUMN FOOTING

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

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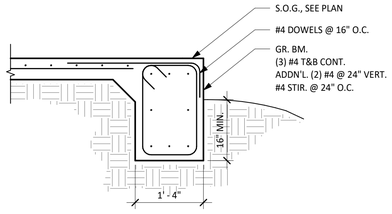
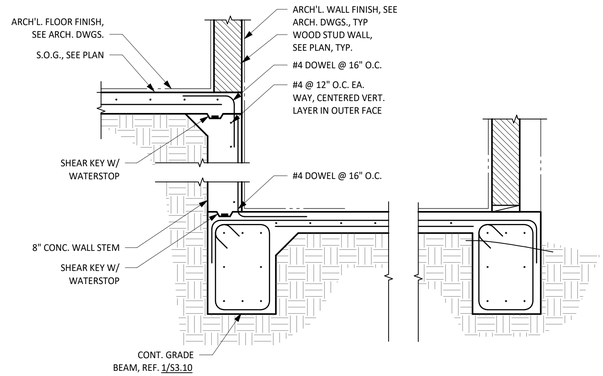


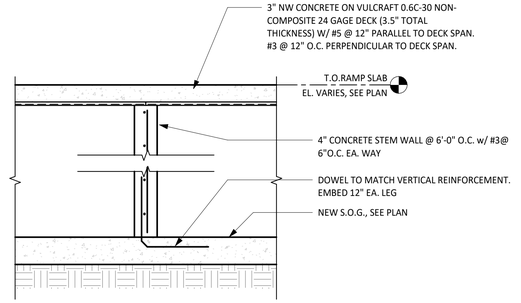
1 NEW CONCRETE GRADE BEAM

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



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

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



3 TYPICAL BUILT UP CONCRETE RAMP DETAIL

SCALE: 1" = 1'-0"

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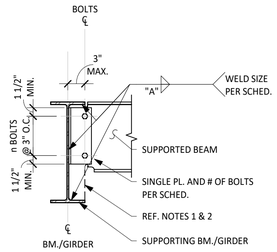
Sheet Name
CONCRETE DETAILS

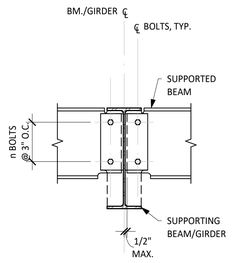
Sheet Number
S3.10



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

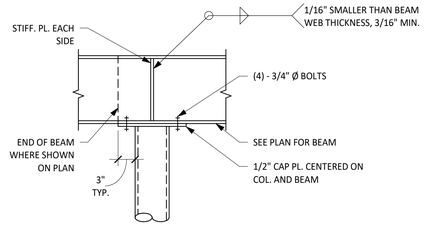
NOTES:

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

C SINGLE PLATE CONNECTION SCHEDULE

1 SCHEMATIC SINGLE-PLATE FRAMING CONNECTIONS

SCALE: 1" = 1'-0"

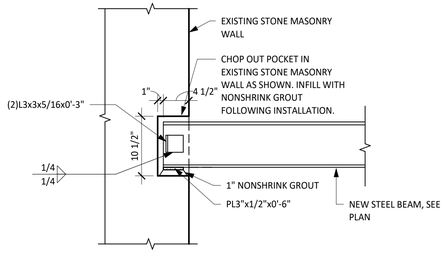


NOTES:

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

2 CAP PLATE - BOLTED CONNECTION (PIPE)

SCALE: 1" = 1'-0"



3 NEW STEEL BEAM TO EXISTING STONE MASONRY WALL CONNECTION

SCALE: 1" = 1'-0"

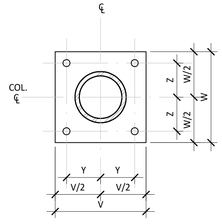
MASONRY LOOSE LINTEL SCHEDULE	
OPENING	LINTEL SIZE
UP TO 5' - 0"	L4x3 1/2x1/2 LLV

NOTE:

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

6 SCHEDULE - MASONRY LOOSE LINTEL

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

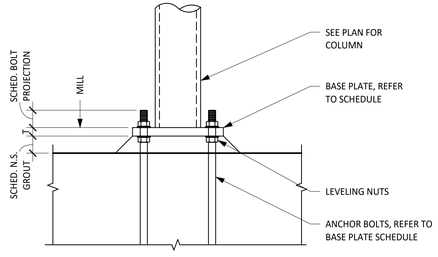


NOTES:

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

4 BASE PLATE - 4 BOLTS (PIPE)

SCALE: 1" = 1'-0"



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

5 COLUMN BASE PLATE (PIPE) SCHEDULE

SCALE: 1" = 1'-0"

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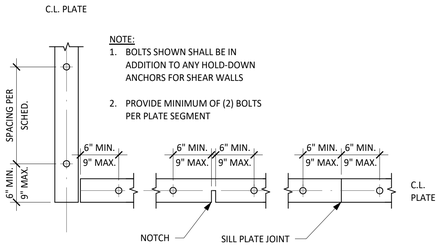
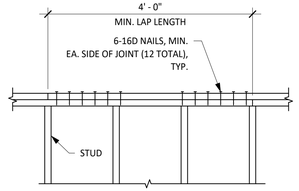
Sheet Name
STEEL TYPICAL DETAILS

Sheet Number
S5.02



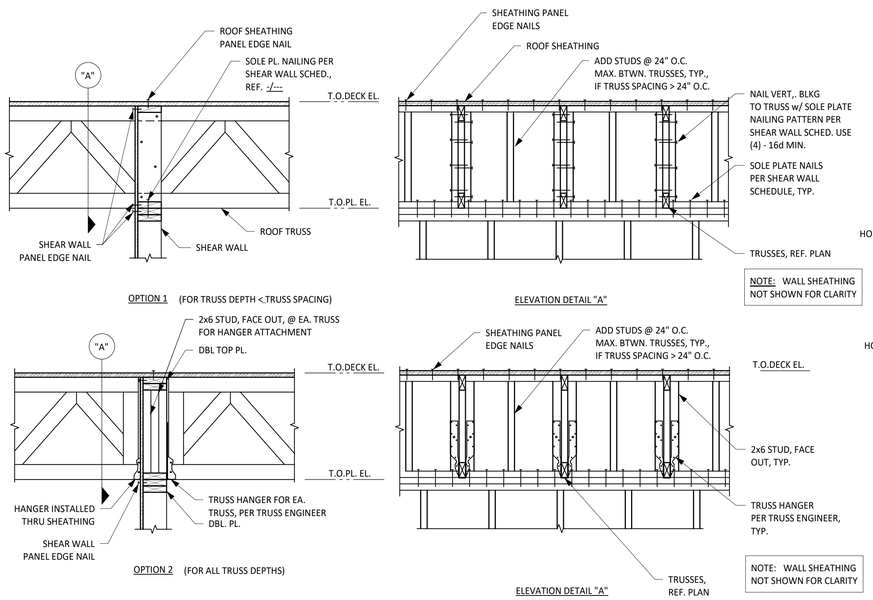
TYPICAL DETAIL
SILL PLATE BOLT LAYOUT

1 NO SCALE



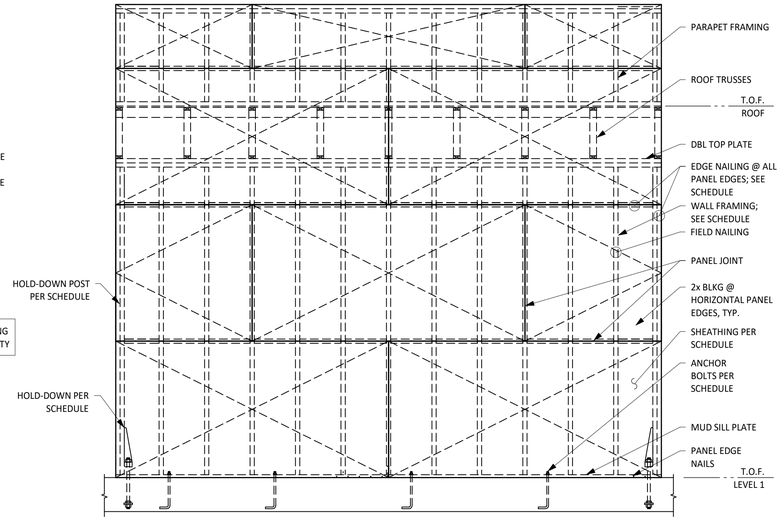
TYPICAL DETAIL
DOUBLE TOP PLATE SPLICE NAILING

2 NO SCALE



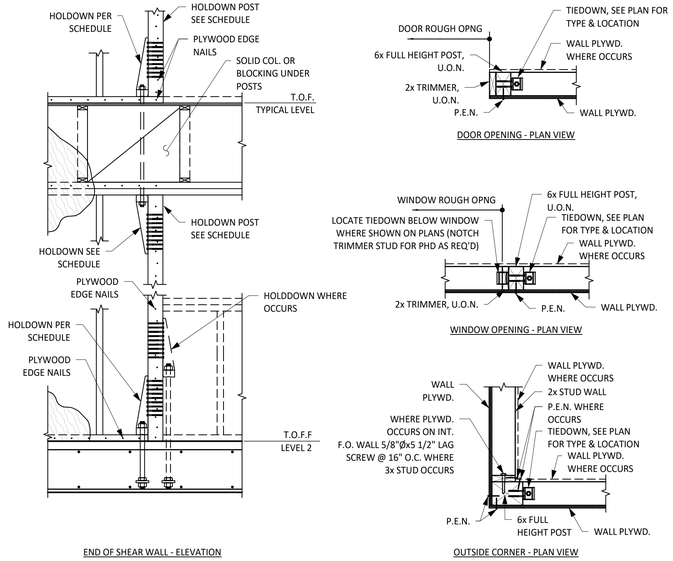
TYPICAL DETAIL
INTERIOR SHEAR WALL CONNECTION AT ROOF

3 NO SCALE



TYPICAL DETAIL
SHEARWALL ELEVATION

6 NO SCALE



TYPICAL DETAIL
SHEARWALL HOLDOWN SCHEDULE

4 NO SCALE

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

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

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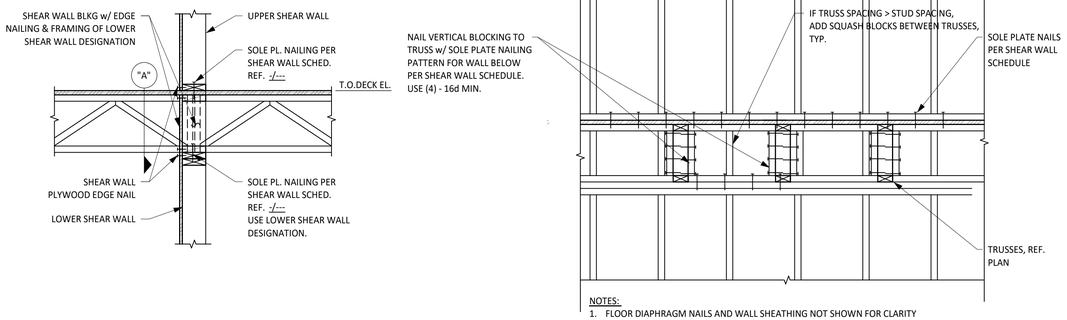

NOTES:

1. FLOOR DIAPHRAGM NAILS AND WALL SHEATHING NOT SHOWN FOR CLARITY

2. WHERE A PENETRATION > 4" IN DIAMETER OCCURS IN A SHEATHING PANEL BETWEEN TRUSSES, DOUBLE THE NUMBER OF PANEL EDGE, SOLE PLATE, AND BLOCKING NAILS IN AN ADJACENT PANEL. IF DOUBLING THE NAILS WOULD REDUCE THE SPACING TO LESS THAN 3", USE 3" NOMINAL BLOCKS AT ALL PANEL EDGES, ADD A SHEATHING PANEL TO THE OPPOSITE FACE OF THE WALL, AND DOUBLE THE SOLE PLATE AND BLOCKING NAILS ONLY.

ELEVATION DETAIL "A"

1 TYPICAL DETAIL
INTERIOR SHEAR WALL AT FLOOR TRUSSES

NO SCALE

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

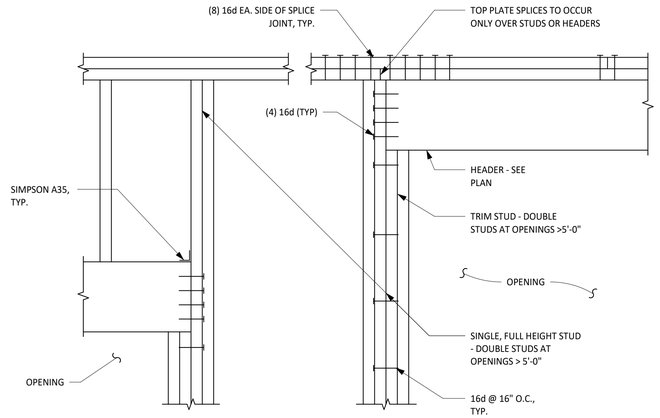
NOTES:
1. PROVIDE NAILING CONNECTIONS INDICATED IN SCHEDULE UNLESS DETAILED OR NOTED OTHERWISE.

TYPICAL WOOD DETAIL
NAILING SCHEDULE
1 NO SCALE

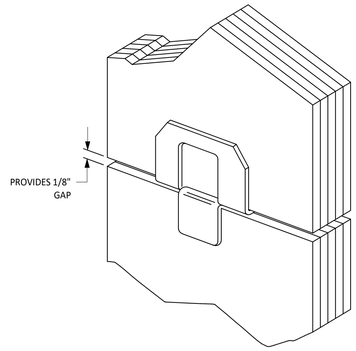
WOOD CONSTRUCTION CONNECTOR NOTES:

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

TYPICAL WOOD DETAIL
WOOD CONSTRUCTION CONNECTOR NOTES
2 NO SCALE

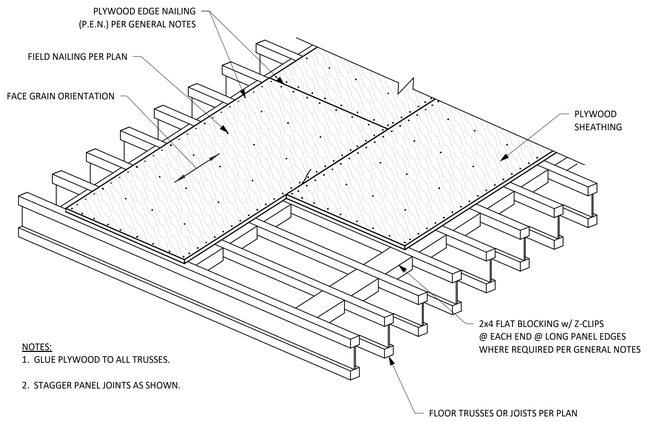


TYPICAL WOOD DETAIL
WALL FRAMING AT OPENING
3 NO SCALE



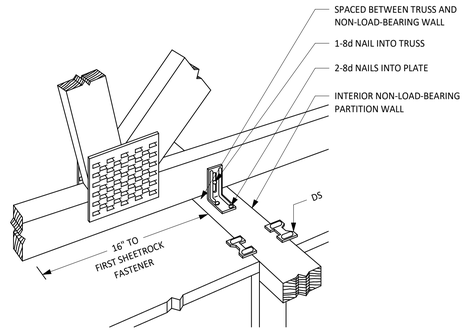
NOTES:
1. USE CLIPS FOR UNBLOCKED DIAPHRAGMS IF NO TONGUE AND GROOVE IN SHEATHING IS SPECIFIED.
2. INSTALL 2 EQUALLY SPACED BETWEEN TRUSSES

TYPICAL WOOD DETAIL
SIMPSON STRONG-TIE PSCL
4 NO SCALE



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

TYPICAL WOOD DETAIL
FLOOR DIAPHRAGM NAILING WITH BLOCKING
5 NO SCALE



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

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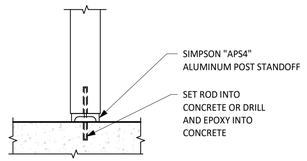
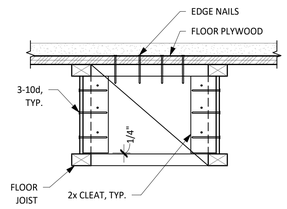
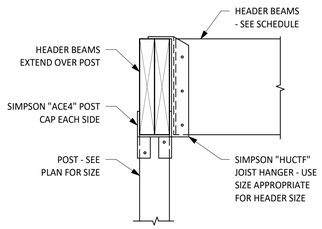


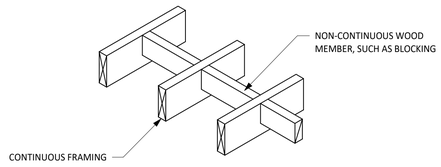
1 TYPICAL WOOD DETAIL
EXTERIOR POST BASE
NO SCALE



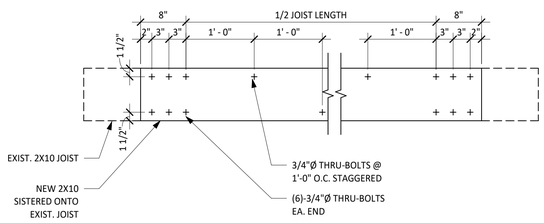
2 TYPICAL WOOD DETAIL
I-JOIST BLOCKING
NO SCALE



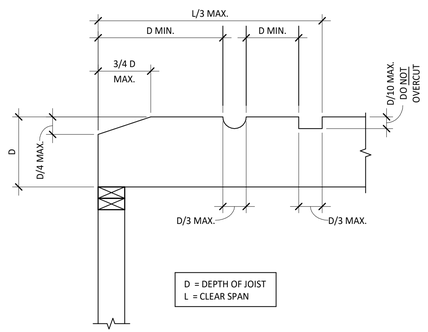
3 TYPICAL WOOD DETAIL
POST CAP
NO SCALE



4 TYPICAL WOOD DETAIL
BLOCKING
NO SCALE

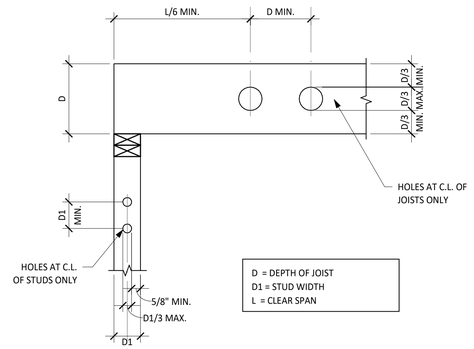


5 TYPICAL DETAIL - WOOD JOIST SISTERING
NO SCALE



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

6 TYPICAL WOOD DETAIL
NOTCHES IN WOOD
NO SCALE



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

7 TYPICAL WOOD DETAIL
HOLES IN WOOD
NO SCALE

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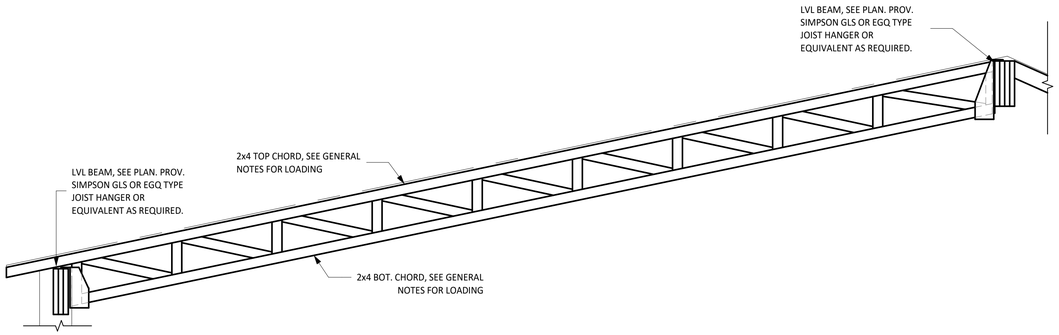
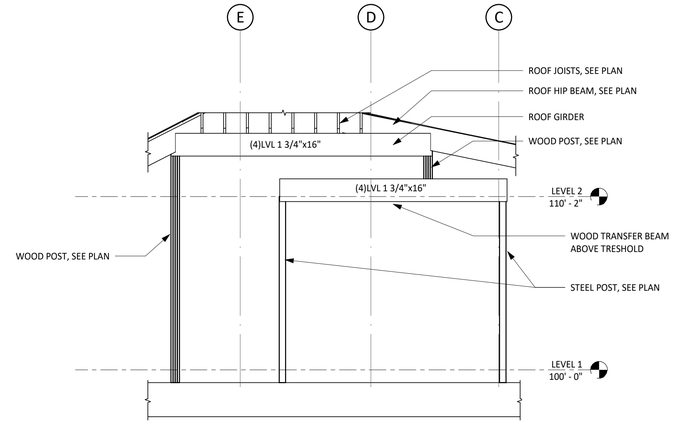
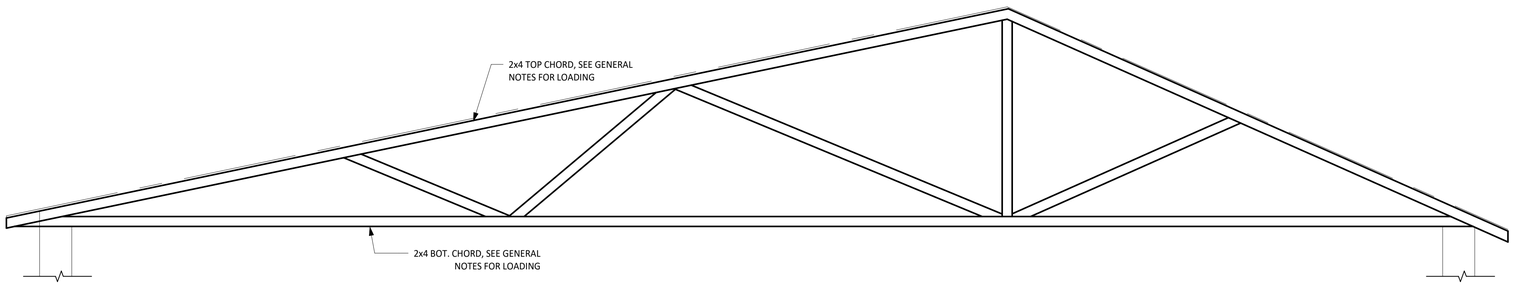


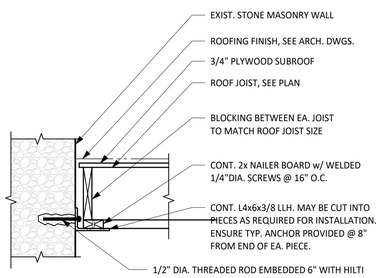
1 NEW SLOPING FLAT WOOD TRUSS ELEVATION
SCALE: 1/2" = 1'-0"



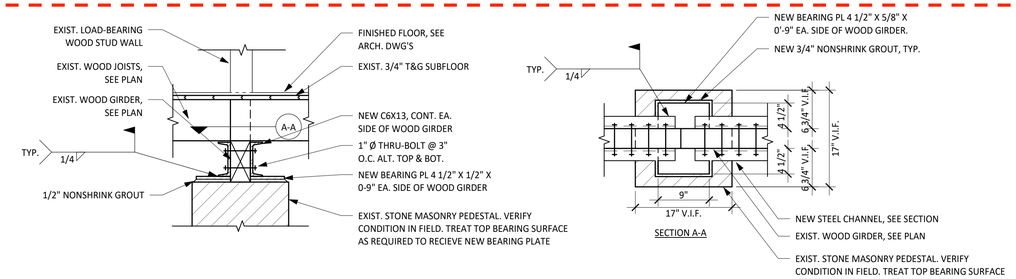
2 NORTH FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



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

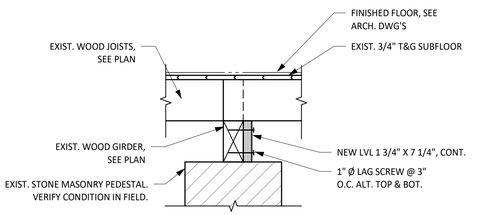


4 WOOD JOIST SUPPORT LEDGER POST INSTALLED INTO STONE MASONRY WALL
SCALE: 1" = 1'-0"



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

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



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

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Austin, Tx 78756
P 512.472.2111
www.aecollab.com
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Date OCTOBER 11, 2023

Sheet Name
WOOD DETAILS

Sheet Number
S6.10

MECHANICAL SYMBOLS AND ABBREVIATIONS

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

DUCTWORK SYMBOLS

SYMBOL	DESCRIPTION
	FLAT OVAL DUCT SECTION
	ROUND DUCT SECTION
30x24	DUCT SECTION, POSITIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN.
30x24ø	FLAT OVAL DUCTWORK, FIRST FIGURE IS SIDE SHOWN
UP	CHANGE OF ELEVATION - UP OR DOWN
A.D.	ACCESS DOORS, VERTICAL OR HORIZONTAL
	ACOUSTICAL LINING (INSULATION)
	DEMOLITION DUCTWORK
	EXISTING DUCT
	EXISTING UNDERGROUND RETURN AIR DUCT
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT (SINGLE LINE REPRESENTATION)
	FLEXIBLE DUCT (DOUBLE LINE REPRESENTATION)
V.D.	MANUAL VOLUME DAMPER
M	MOTORIZED VOLUME DAMPER
F.D.	FIRE DAMPER (WITH ACCESS DOOR)
S.F.D.	SMOKE/FIRE DAMPER (WITH ACCESS DOOR) (OPTIONAL DSD AS INDICATED)
	REFRIGERANT SIGHT GLASS
FD SD	DETECTORS, FIRE AND / OR SMOKE
	DIRECTION OF AIR FLOW
24/8 12/8	DUCT TRANSITION
	ELBOWS WITHOUT TURNING VANES
	ELBOWS WITH TURNING VANES
V.D.	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)
A 300	AIR DEVICE TYPE "A", 300 CFM
A 200	LINEAR SLOT DEVICE TYPE "A", 200 CFM
A 200	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.
RA	RETURN/EXHAUST AIR DEVICE, TYPE "RA"
A	RETURN/EXHAUST GRILLE OR REGISTER, SIDEWALL, DEVICE TYPE "A"
	ROOF VENTILATOR, SUPPLY
	ROOF VENTILATOR, EXHAUST

DUCTWORK SYMBOLS

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

CONTROLS

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

PIPING GENERAL

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

DRAWING SYMBOLS

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

VALVES

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

PIPING GENERAL

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

COOLING

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

HEATING

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

ABBREVIATIONS

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

COMMISSIONING PLAN

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

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

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OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
MECHANICAL SYMBOLS & ABBREVIATIONS

Sheet Number
M000

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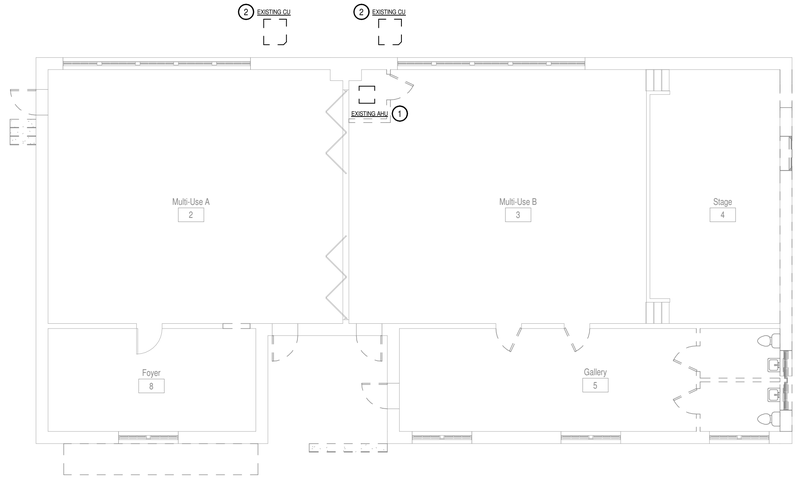
MECHANICAL GENERAL NOTES (APPLIES TO ALL PAGES):

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

MECHANICAL DEMOLITION KEYED NOTES:

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



1 MD101 MECHANICAL LEVEL 1 DEMOLITION PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

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

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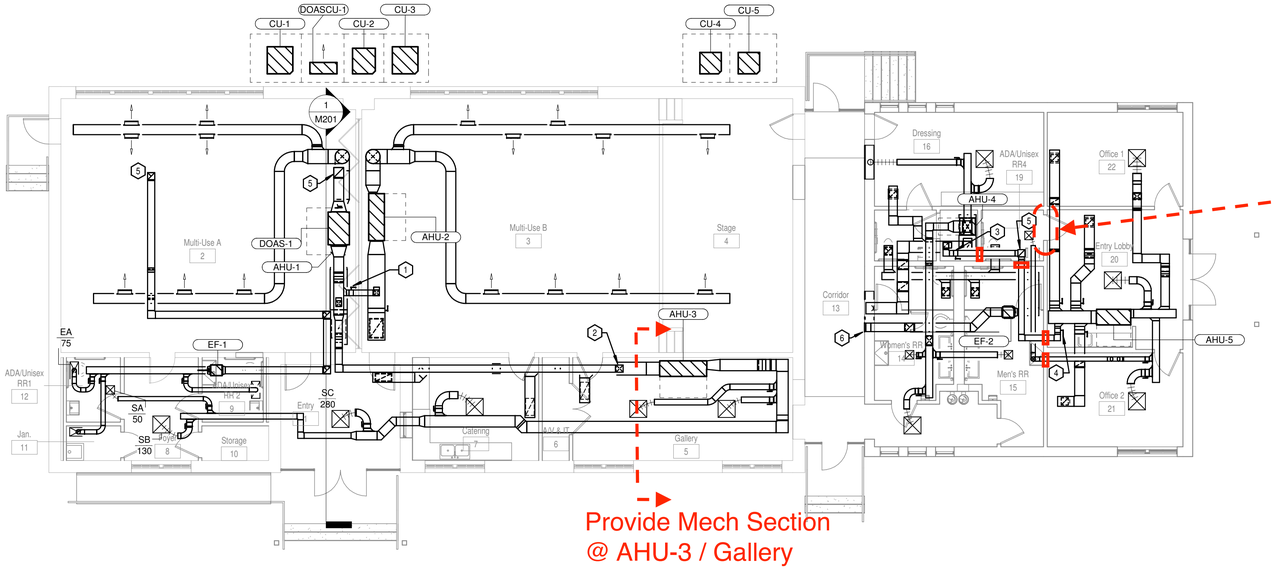
Sheet Name
MECHANICAL LEVEL 1 DEMOLITION PLAN

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

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

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

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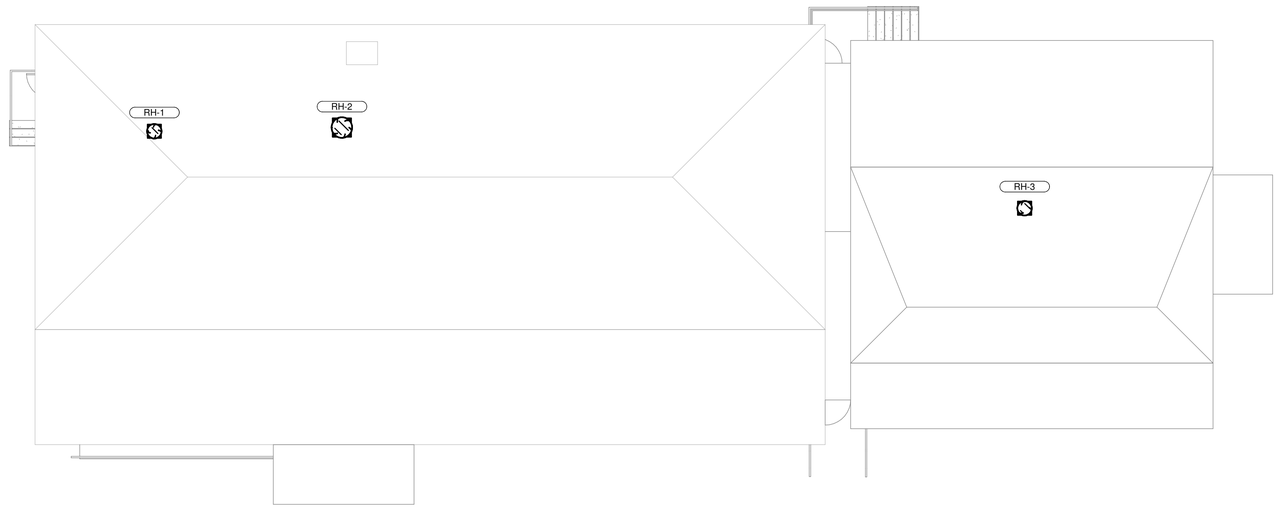
Sheet Name
MECHANICAL LEVEL 1 PLAN

Sheet Number
M101

Roof Penetration Locations Look Good- Thanks!



1 M102 MECHANICAL ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

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

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OCT. 11, 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
MECHANICAL ROOF PLAN

Sheet Number
M102

MECHANICAL KEYED NOTES:

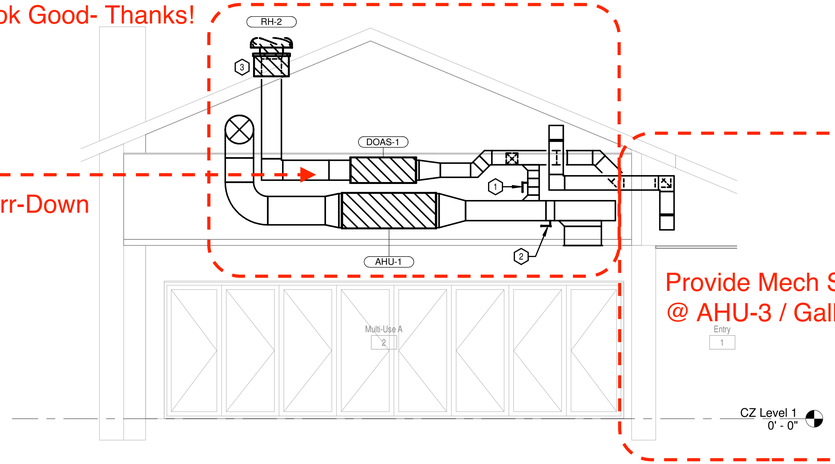
1. BALANCE AIRFLOW BALANCING DAMPER TO 280 CFM.
2. BALANCE AIRFLOW BALANCING DAMPER TO 1470 CFM.
3. DUCTWORK DOWN FROM ROOF HOOD. SEE ROOF PLAN FOR CONTINUATION.

Equipment Locations
& Air Distribution Concepts
look OK- Thanks!

Roof Penetration Locations Look Good- Thanks!

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

Provide Mech Section
@ AHU-3 / Gallery



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

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Sheet Name
MECHANICAL ENLARGED PLANS & SECTION VIEWS

Sheet Number
M201

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DOAS SCHEDULE

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

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

SPLIT-SYSTEM SCHEDULE

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

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

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

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Sheet Name
MECHANICAL SCHEDULES

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FLEX DUCT SCHEDULE

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

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

AIR DEVICE SCHEDULE

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

* AT MAX. CFM

AIR DEVICE SCHEDULE KEYED NOTES:

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

AIR DEVICE SCHEDULE GENERAL NOTES:

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

ROOF HOOD SCHEDULE

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

ROOF HOOD SCHEDULE NOTES:

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

FAN SCHEDULE

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

EXHAUST FAN SCHEDULE NOTES:

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

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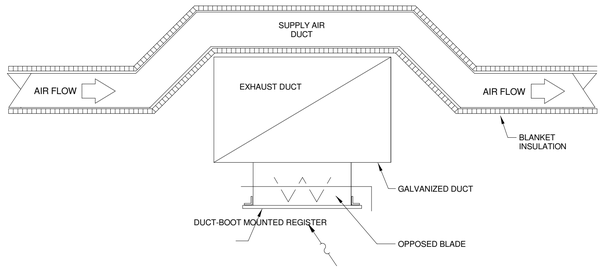
OCT. 11, 2023

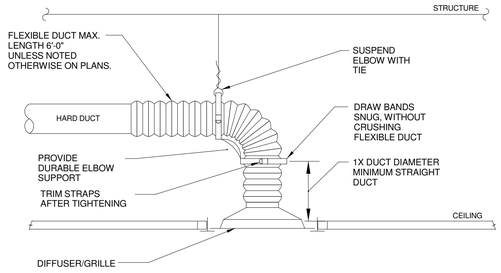
Architexas No. 2314
Date October 11, 2023

Sheet Name
MECHANICAL SCHEDULES

Sheet Number
M302

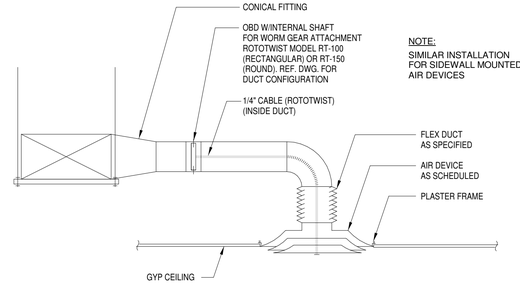


1 M501 DUCT CROSS OVER DETAIL
NOT TO SCALE

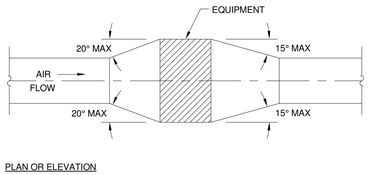


NOTES:
1. TO ATTACH FLEX DUCT TO THE HARD DUCT, TAPE THE INNER LINER TO THE HARD DUCT THEN ATTACH WITH TWO NYLON TIE WRAPS; ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO IT HAS NEAT EDGES PRIOR TO TIE WRAPPING.
2. HART AND COOLEY "SMARTFLOW" ELBOW, THERMAFLEX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

2 M501 DIFFUSER/GRILLE CONNECTION DETAIL
NOT TO SCALE



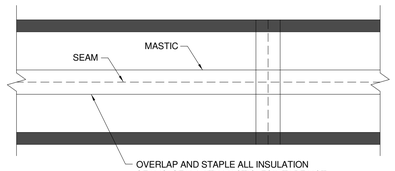
3 M501 REMOTE CABLE OPERATED DAMPER W/ GRILLE ACCESS
NOT TO SCALE



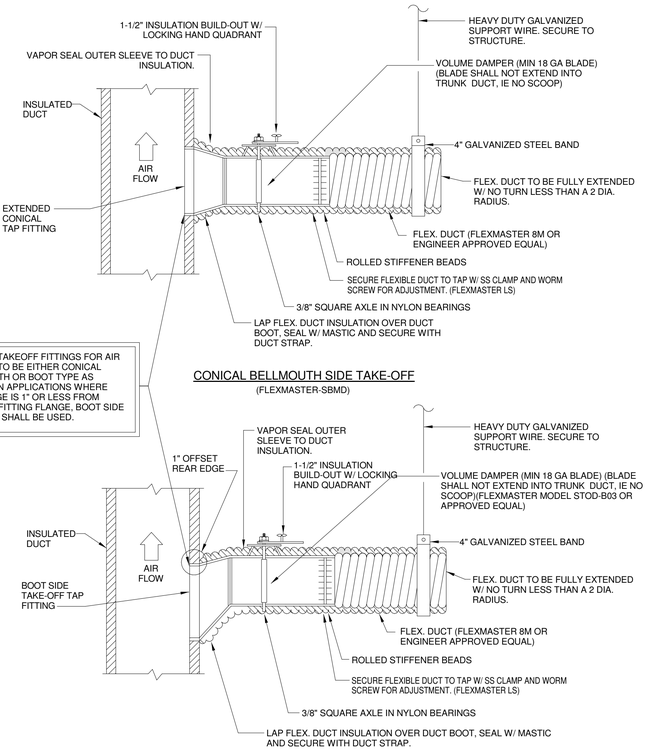
PLAN OR ELEVATION

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

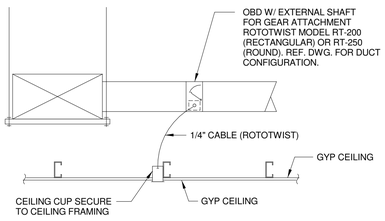
4 M501 DUCT MOUNTED EQUIPMENT
NOT TO SCALE



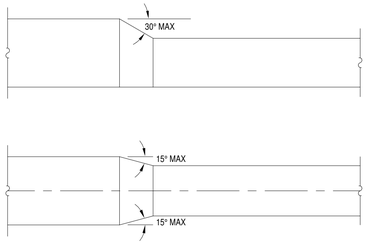
5 M501 DUCT INSULATION SEAMS / MASTIC
NOT TO SCALE



8 M501 SIDE TAKE-OFF DETAILS
NOT TO SCALE



6 M501 REMOTE CABLE OPERATED DAMPER
NOT TO SCALE



NOTE:
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7 M501 DUCT TRANSITION DETAIL
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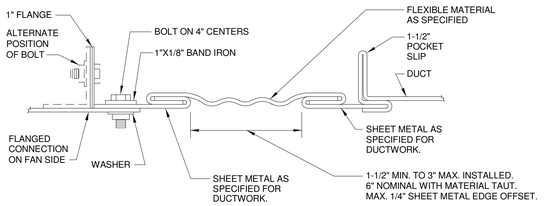
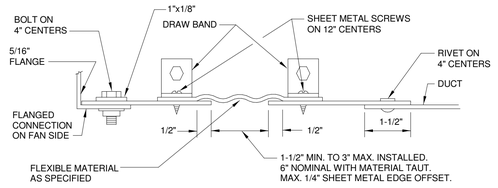


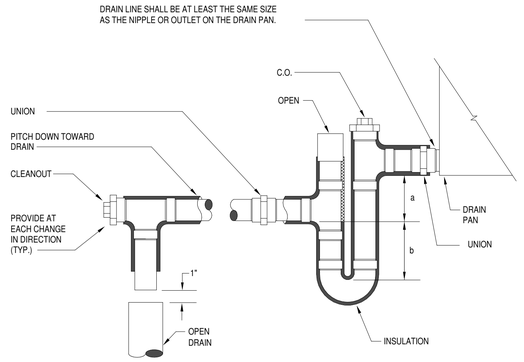
RECTANGULAR FLEXIBLE CONNECTION



ROUND FLEXIBLE CONNECTION

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

1 M502 DUCT FLEXIBLE CONNECTION DETAILS
NOT TO SCALE

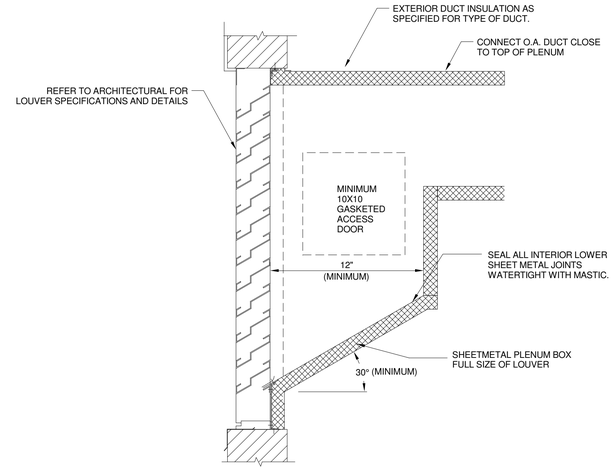


UNIT TOTAL STATIC PRESS.	a	b
0"-1"	1"	2"
1"-2"	2"	3"
2"-3"	3"	4"
3"-4"	4"	5"
4"-5"	5"	6"

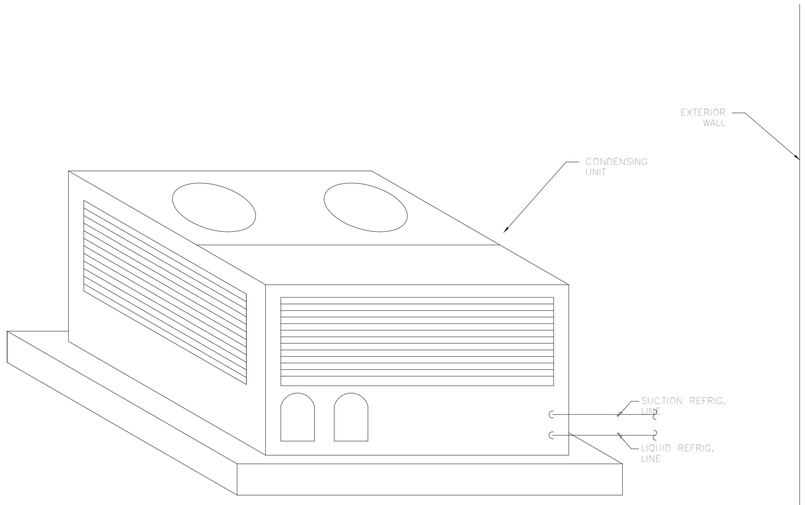
NOTES:
1. FOR DEPTH OF SEAL, SEE SCHEDULE BELOW.
2. LOCATE TRAP SO AS TO BE ACCESSIBLE FOR CLEANING.
3. ALL FITTING TO BE DWV.
4. ALL CONDENSATE TO BE ROUTED TO SANITARY OR DRY-WELL AS INDICATED ON PLANS.

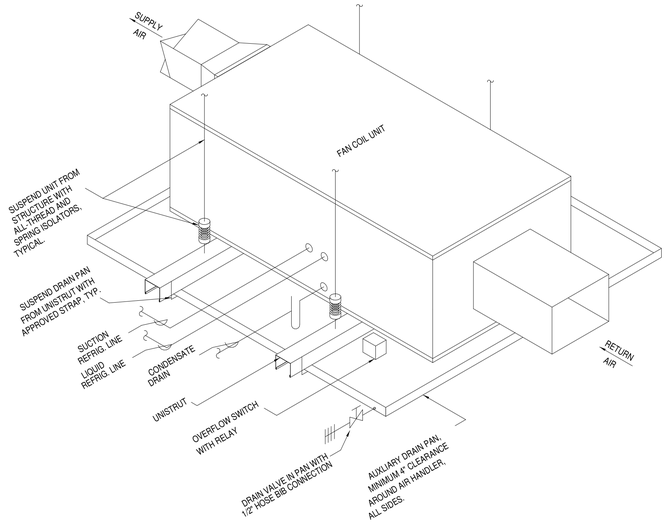
REFERENCE FINAL UNIT SUBMITTAL FOR UNIT TOTAL STATIC PRESSURE.

2 M502 TYPICAL DRAIN TRAP DETAIL
NOT TO SCALE



3 M502 LOUVER PLENUM DETAIL
NOT TO SCALE





4 M502 TYPICAL SPLIT DX FAN COIL UNIT WITH CONDENSING UNIT
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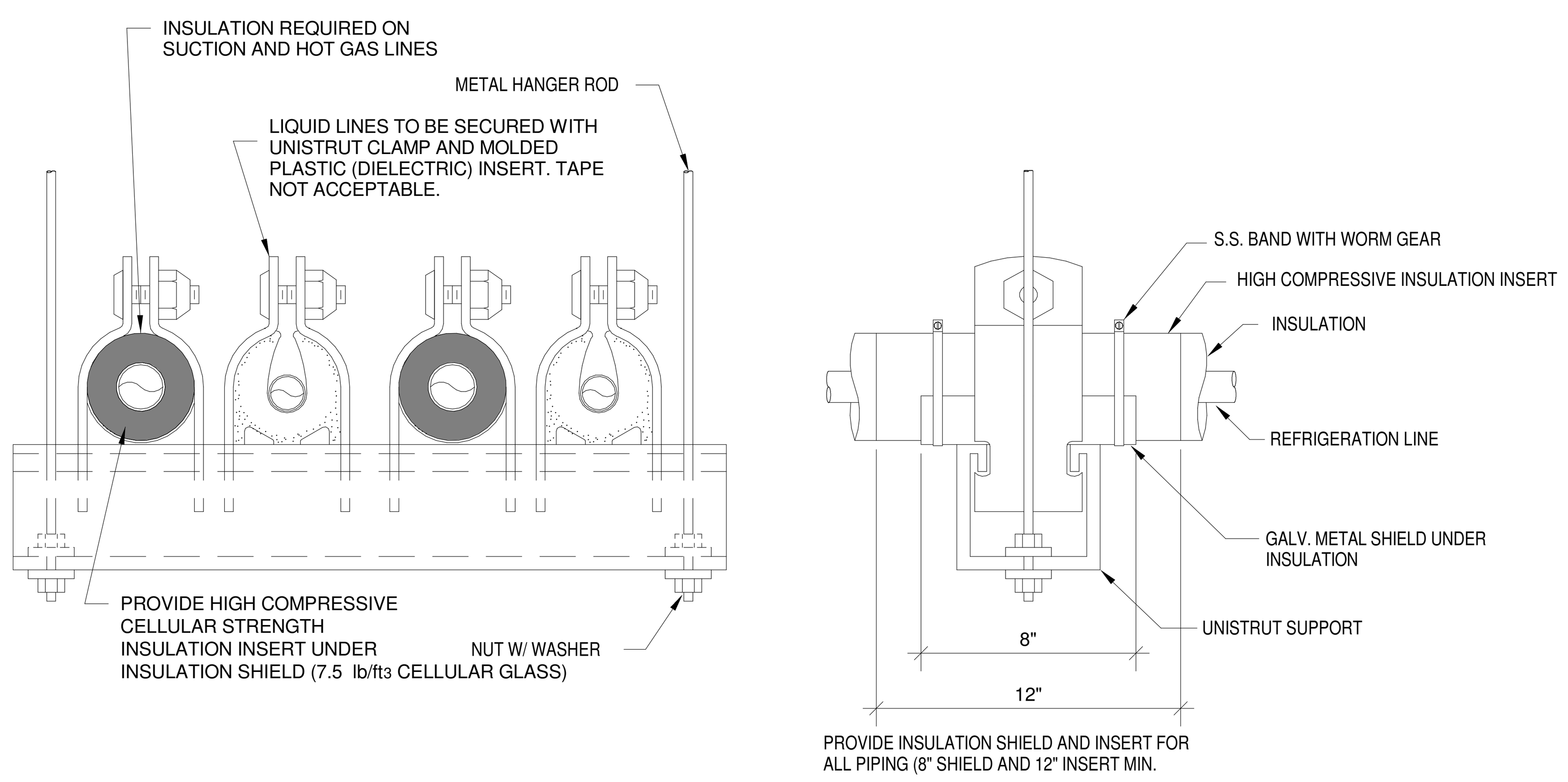
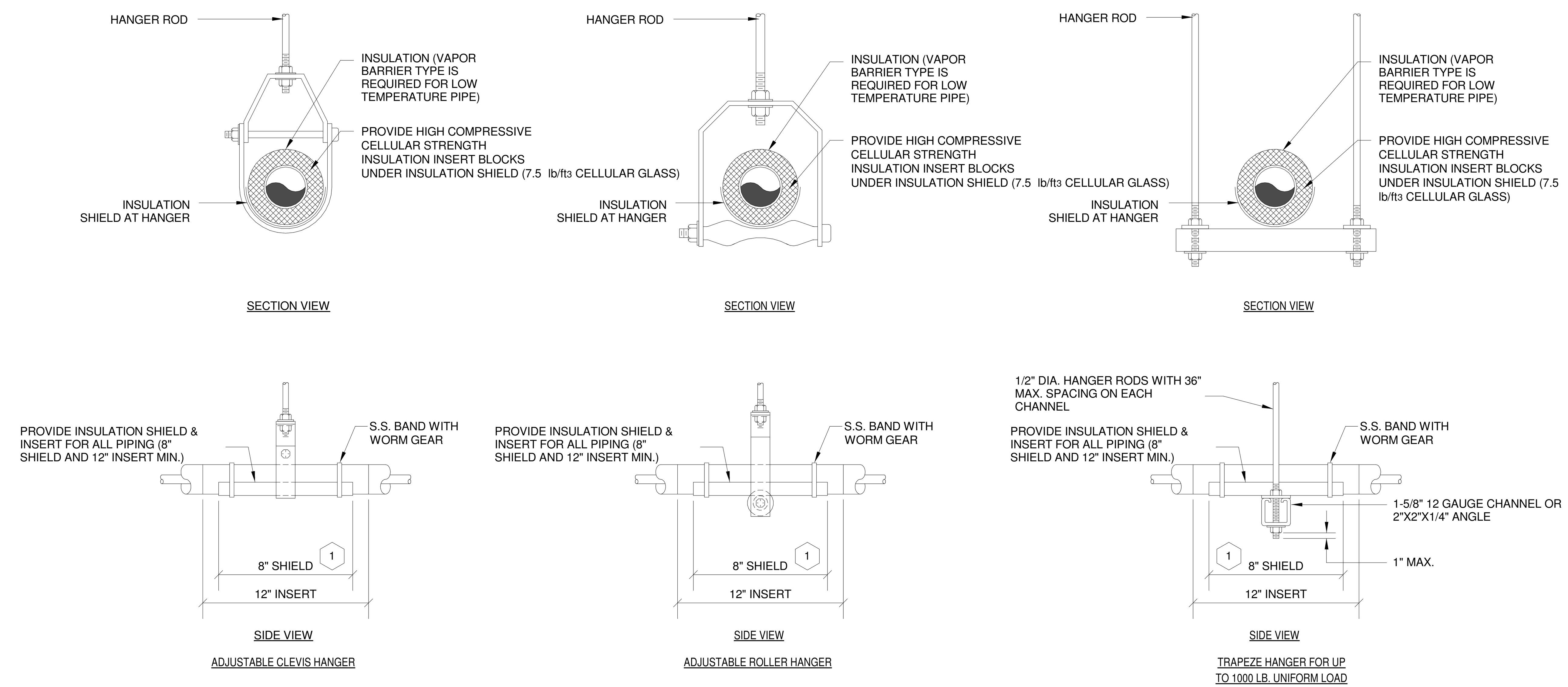


1 TYPICAL HANGER DETAIL FOR MULTIPLE INSULATED REFRIGERATION LINES
M503
NOT TO SCALE



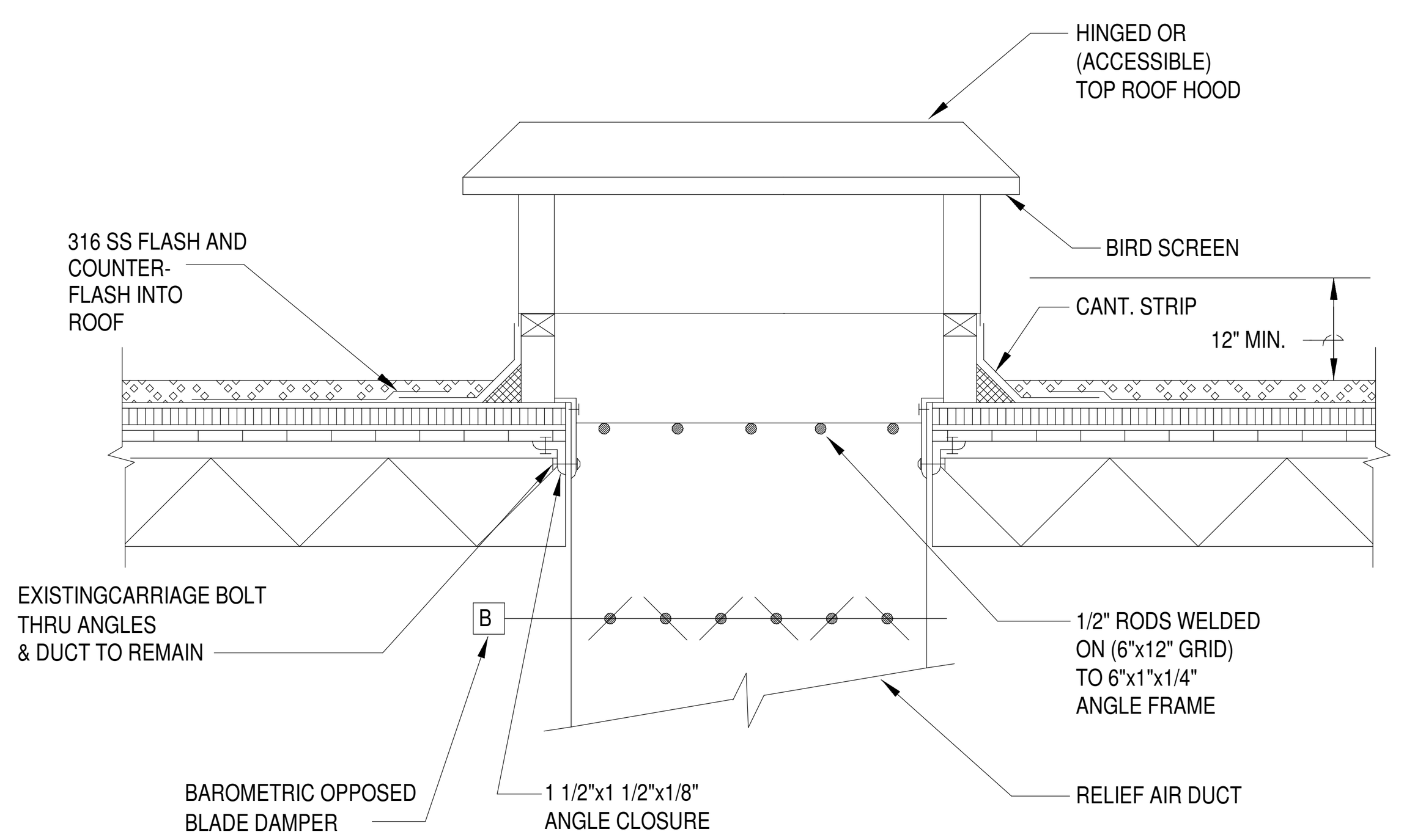
MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																	
NOM. SIZE	THRU 3/4"	1	1-1/4	1-1/2	2	2-1/2	3	4	5	6	8	10	12	14	16	18	20	24
PIPE	7 FT	7	7	9	10	10	10	10	10	10	10	5	5	5	5	5	5	5
TUBING	5 FT	6	7	8	8	9	10	12	13	14	16	-	-	-	-	-	-	-

NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.

NOTES:

1 COORDINATE SHIELD LENGTHS WITH PRE-INSULATED PIPE MANUFACTURER.

2 TYPICAL PIPE HANGERS
M503
NOT TO SCALE



NOTE:

LOUVERED TYPE SHOWN; OVERHUNG TYPE ARE ALSO PERMISSABLE.

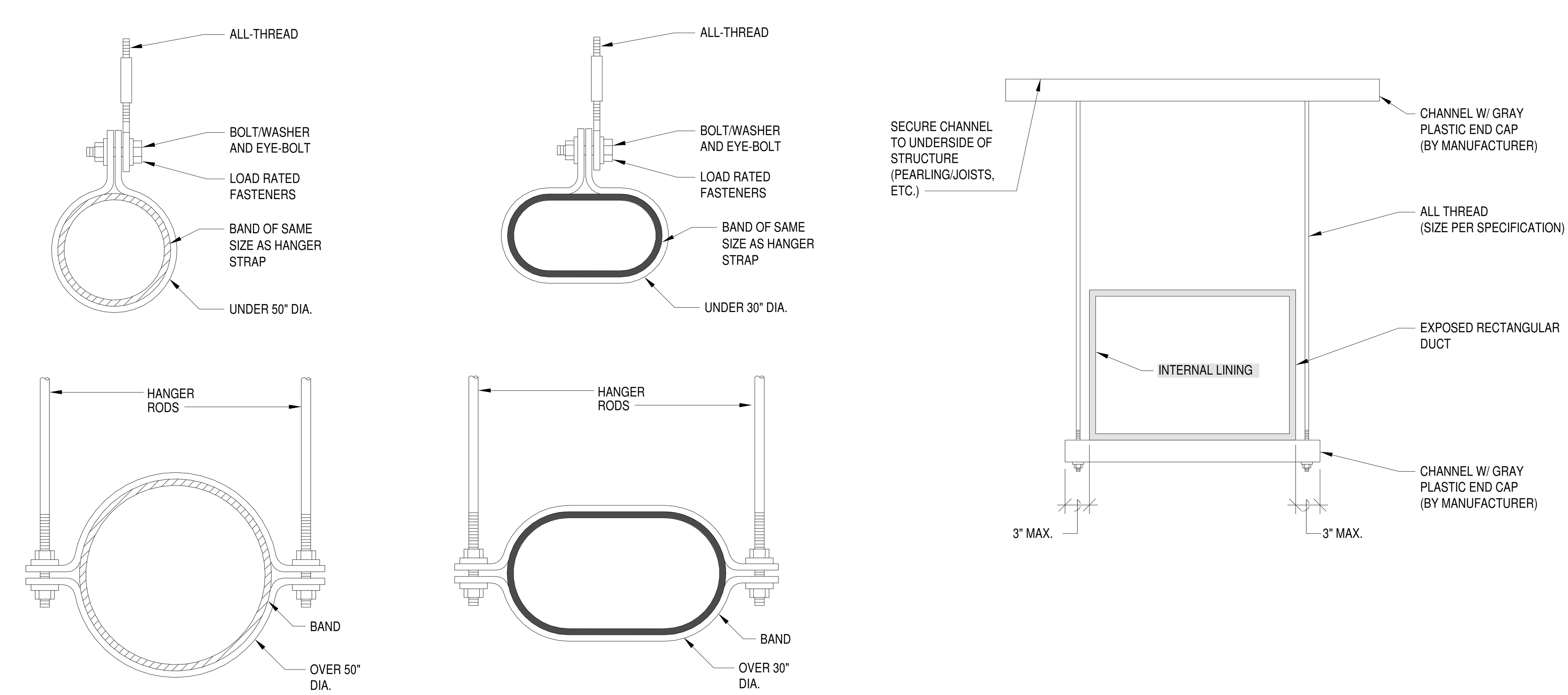
3 ROOF HOOD AND DAMPER ASSEMBLY
M503
NOT TO SCALE

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

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

NOTE:

1. TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOAD.
2. STRAPS SHALL NOT BE USED ON EXPOSED DUCTWORK TO SECURE TO STRUCTURE. ALL-THREAD TO CONNECT TO STRAP AND EXTEND TO STRUCTURE.



4 EXPOSED DUCT HANGER DETAIL
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CLEARY ZIMMERMANN ENGINEERS
ClearyZimmermann
3218 Manor Rd
Suite #200
Austin, TX 78723
p 512.220.9200

City of Dripping Springs
STEPHENSON SCHOOL BUILDING, REHABILITAION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX 78620

REVISION HISTORY

No.	Description	Date
	DD REV.	

TIRZ PM Review Comments: 231018- KES

PRELIMINARY REVIEW SET
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 DETAILS

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

LUMINAIRES

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

RACEWAYS

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

P.A. / INTERCOM

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

PANEL AND RELATED ITEMS

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

OUTLETS

- COLOR BY ARCHITECT/OWNER SIMPLEX RECEPTACLE.
- DUPLEX RECEPTACLE, 20A, 1P, (5-20R) COLOR BY ARCHITECT/OWNER WITH COVER PLATE.
- WP, T, GFI, IG, TV — DUPLEX RECEPTACLE; GFI=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF, T=TAMPER RESISTANT, IG=ORANGE ISOLATED GROUND, TV=TV RECEPTACLE WITH COMBINATION DUPLEX/RJ 45 JACK MODULAR PLATE MOUNTED 7'6" AFF, UON.
- C — CONTROLLED DUPLEX RECEPTACLE. DUPLEX TO HAVE TOP/BOTH RECEPTACLES(S) CONTROLLED AND INDICATED AS CONTROLLED ON THE RECEPTACLE. PROVIDE WITH A nLIGHT #NPP20 PL-BP (OR EQUAL) AND CONTROL THROUGH THE LOCAL OCCUPANCY SENSOR.
- DOUBLE DUPLEX (QUADRUPLEX) RECEPTACLE, COLOR BY ARCHITECT/OWNER, WITH COVERPLATE.
- RED DUPLEX RECEPTACLE WITH COLOR BY ARCHITECT/OWNER COVERPLATE. CONNECTED TO EMERGENCY POWER BRANCH.
- RED QUAD RECEPTACLE WITH COLOR BY ARCHITECT/OWNER COVERPLATE. CONNECTED TO EMERGENCY POWER BRANCH.
- SPECIAL PURPOSE RECEPTACLE. SEE PANEL SCHEDULES AND FLOOR PLAN NOTES FOR TYPE. RECEPTACLE SHALL BE FLUSH MOUNT. PROVIDE TWO GANG BACKBOX, PLASTER RING, AND STAINLESS STEEL PLATE.
- ROUND FLUSH FLOOR BOX WITH DUPLEX POWER, AND BRASS COVER PLATE. HUBBELL B2529 WITH SF3925 COVER.
- FLOOR BOX HUBBELL CFB6G30CR (OR EQUIV.). PROVIDE (1) 3/4" CONDUIT FOR POWER AND (1) 1" CONDUIT FOR DATA/IT EQUIPMENT AND (1) 1-1/2" CONDUIT FOR AUDIO/VIDEO. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING , CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD. PROVIDE FLOOR INSERT. COORDINATE FINISH OF COVER WITH ARCHITECT OR OWNER.
- 8 INCH FIRE RATED POKE-THROUGH HUBBELL #S1R8PTFIT1 (OR EQUIV.). PROVIDE 3/4" CONDUIT FOR POWER WITH TWO(2) #S1R8PSPZ AND 1-1" CONDUIT FOR DATA/IT EQUIPMENT WITH ONE (1) S1R8CSPK AND 1-1/2" CONDUIT FOR AUDIO/VIDEO WITH ONE (1) S1R8CSPM. PROVIDE TWO (2) 20A SINGLE POLE DUPLEX RECEPTACLES, AND TWO (2) TWO SPACE MODULAR RJ-45 JACK PLATES. SEE FLOOR PLANS/SPECS FOR DATA FILL AND WHETHER IT CONDUIT IS TO ABOVE ACCESSIBLE CEILING, CABLE TRAY, OR BACK TO IDF/MDF/PHONE BOARD. PROVIDE FLOOR INSERT. COORDINATE FINISH OF COVER WITH ARCHITECT OR OWNER.
- PT — TELEPHONE OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING AND TWO PLENUM RATED CAT6 CABLES TO TELEPHONE BACKBOARD. PROVIDE EXTRA 10' CABLE FOR TERMINATION AT BOARD.
- TELEVISION OUTLET: FEMALE COAX JACK, WALL PLATE, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING, PLENUM RATED RG-59U BACK TO LOCAL (WITHIN 50 FEET) SPLITTER/TAP/CATV ENTRANCE OR PLENUM RATED RG-11U TO SPLITTER/TAP/CATV ENTRANCE IF RUN IS LONGER THAN 50 FEET.
- DATA OUTLET: TWO GANG BOX, CONDUIT BUSHINGS, PLASTER RING, TWO (2) RJ-45 JACK MODULAR WALL PLATE, 1" CONDUIT TO ABOVE ACCESSIBLE CEILING AND TWO PLENUM RATED CAT 6 CABLES TO IDF/MDF SWITCHES. PROVIDE EXTRA 10' CABLE FOR TERMINATION IN ROOM.
- COMBINATION DATA/POWER 2 GANG SPLIT BOX MOUNTED IN CEILING. PROVIDE 1" CONDUIT FROM BOX TO CABLE TRAY. PROVIDE 3/4" CONDUIT TO DUPLEX.

SWITCHES

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

FIRE ALARM

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

SITE UTILITY

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

SECURITY

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

DISTRIBUTION

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

ABBREVIATIONS

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

COMMISSIONING PLAN

REFER TO SPECIFICATIONS FOR PRE-COMMISSIONING AND COMMISSIONING SERVICES.

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

REFER TO SPECIFICATION SECTIONS 019100 AND 260800 FOR ADDITIONAL REQUIREMENTS.

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

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

Architexas No. 2314
Date October 11, 2023

Sheet Name
ELECTRICAL SYMBOLS & ABBREVIATIONS

Sheet Number
E000

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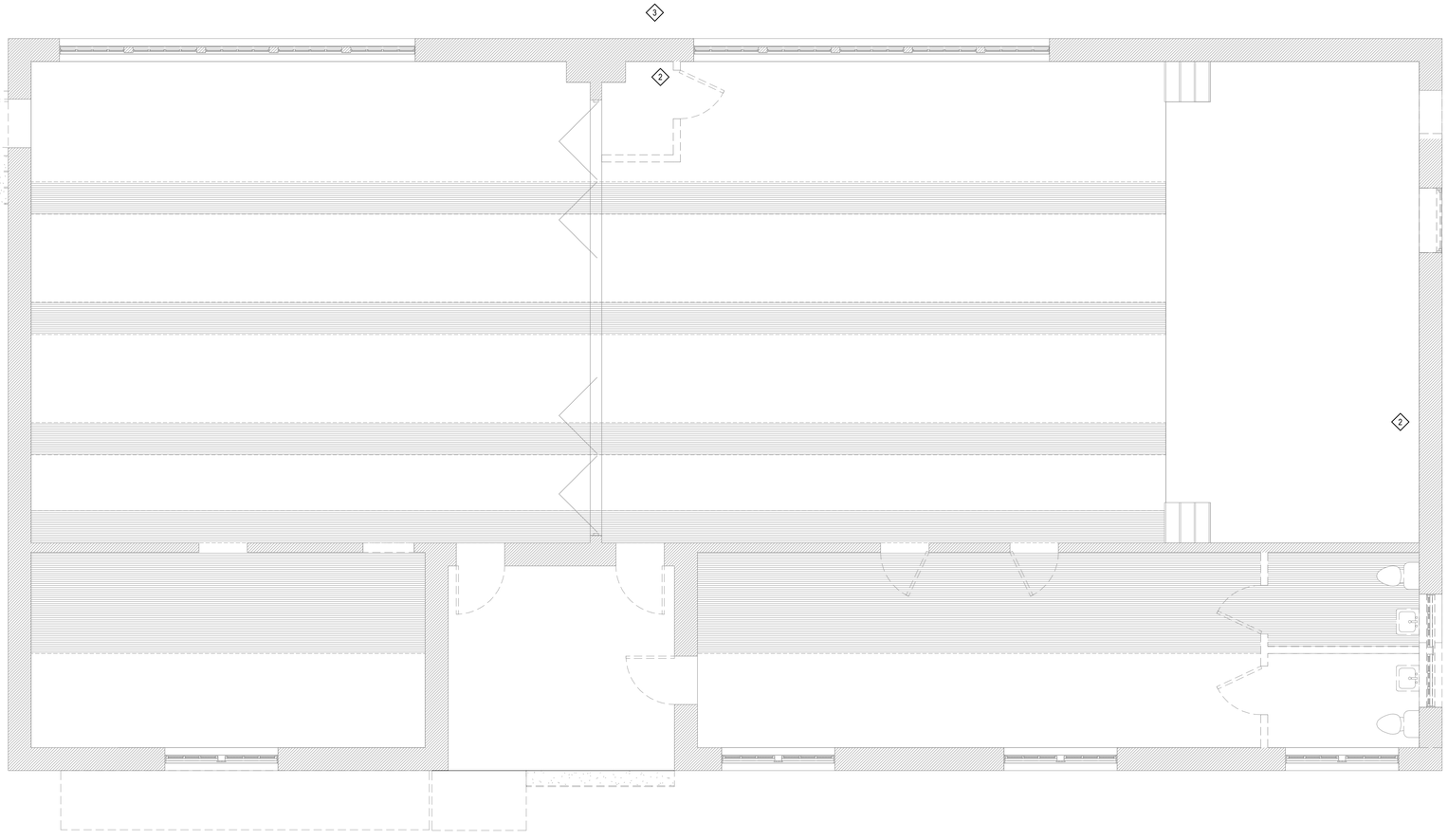

1 ED101 ELECTRICAL LEVEL 1 DEMOLITION PLAN
1/4" = 1'-0"

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

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ELECTRICAL DEMOLITION KEYED NOTES:

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

ELECTRICAL DEMOLITION KEYED NOTES:

1. SEE OTHER SHEETS FOR ADDITIONAL DEVICES

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

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

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

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

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

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

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

Architexas
Dallas | Austin | San Antonio
www.architexas.com
2900 S. Congress Ave.
Suite 200
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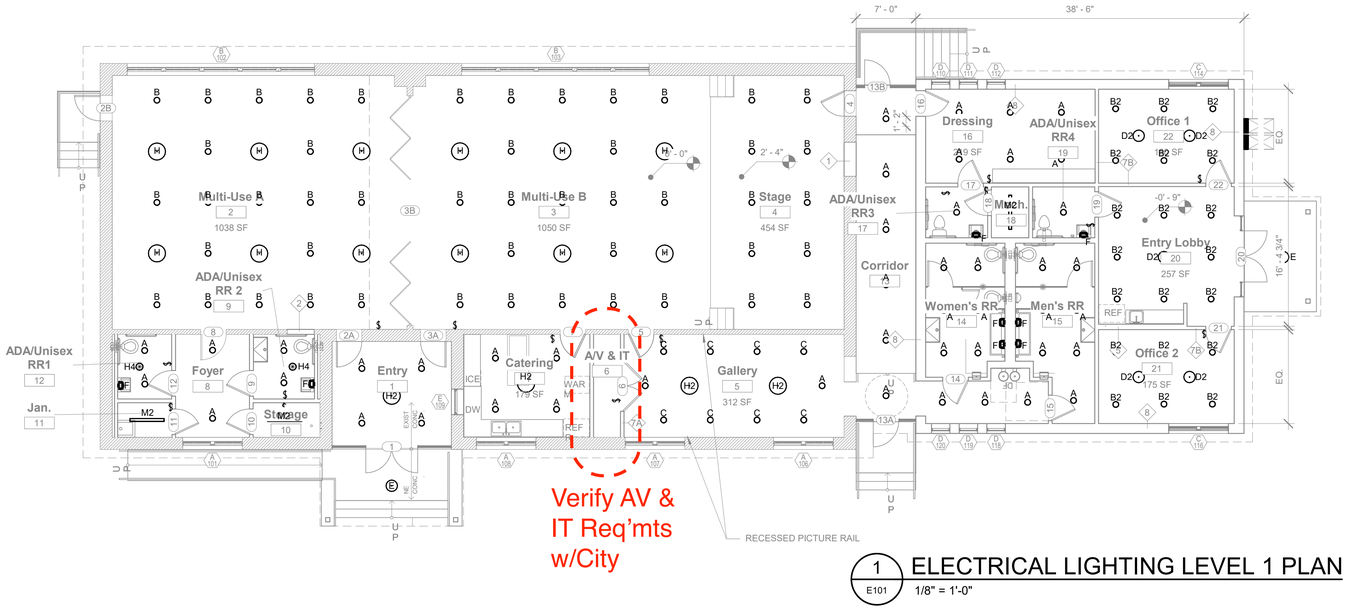
Sheet Name
ELECTRICAL LEVEL 1 DEMOLITION PLAN

Sheet Number
ED101



Verify AV & IT Req'mts w/City

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

ELECTRICAL LIGHTING KEYED NOTES:

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

ELECTRICAL LIGHTING GENERAL NOTES:

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

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

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

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

5. HATCHED FIXTURES ARE UNSWITCHED.

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

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

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

LIGHTING CONTROL SCHEDULE

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

GENERAL NOTES:

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

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

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

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No.	Description	Date

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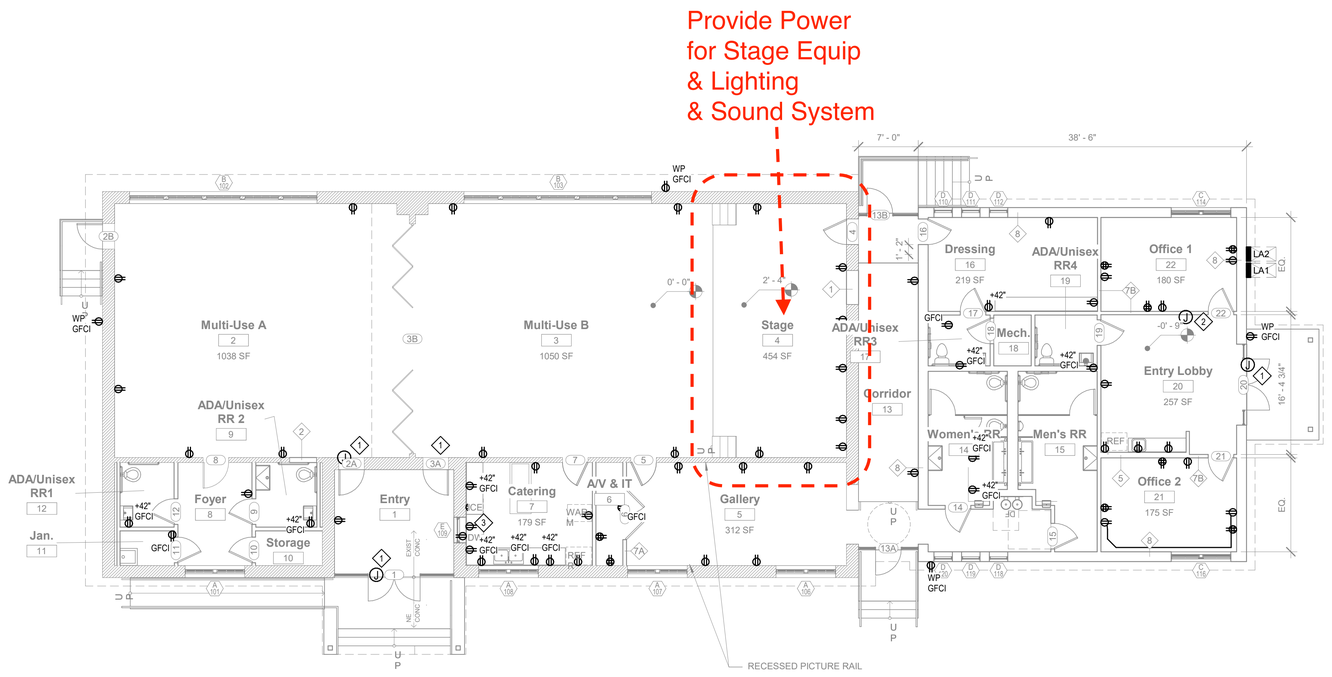
OCT 11 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ELECTRICAL LIGHTING LEVEL 1 PLAN

Sheet Number
E101



1 E201 ELECTRICAL POWER LEVEL 1 PLAN

1/8" = 1'-0"

ELECTRICAL POWER KEYED NOTES:

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

ELECTRICAL POWER GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

11. PROVIDE FIRE RATED SLEEVES IN ALL FLOOR PENETRATIONS.

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

0' 4' 8' 16' 32'

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

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OCT 11 2023

Architexas No. 2314
Date October 11, 2023

Sheet Name
ELECTRICAL POWER LEVEL 1 PLAN

Sheet Number
E201

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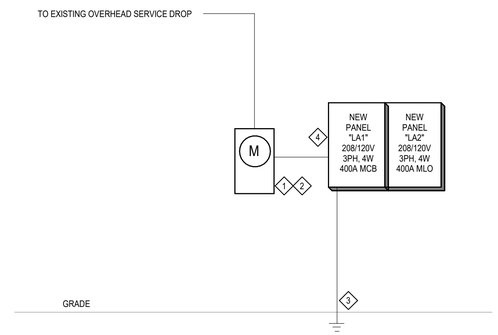
ELECTRICAL ONE LINE KEYED NOTES:

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



1 / E301 ELECTRICAL ONE-LINE DIAGRAM
NOT TO SCALE

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Architexas No. 2314
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Sheet Name
ELECTRICAL ONE-LINE DIAGRAMS

Sheet Number
E301

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Branch... LA1

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

Notes:

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

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

Notes:

Branch... LA2

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

Notes:

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

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

Notes:

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Sheet Name
ELECTRICAL PANEL SCHEDULE

Sheet Number
E401

LIGHTING FIXTURE SCHEDULE

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

EXTERIOR LIGHT FIXTURES

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

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

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Sheet Name
ELECTRICAL LIGHTING FIXTURE SCHEDULE

Sheet Number
E402

SYMBOLS LEGEND

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

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

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

FIRE PROTECTION GENERAL NOTES

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

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

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

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

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

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

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

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Sheet Name
FIRE PROTECTION LEGENDS AND DETAILS

Sheet Number
FP001

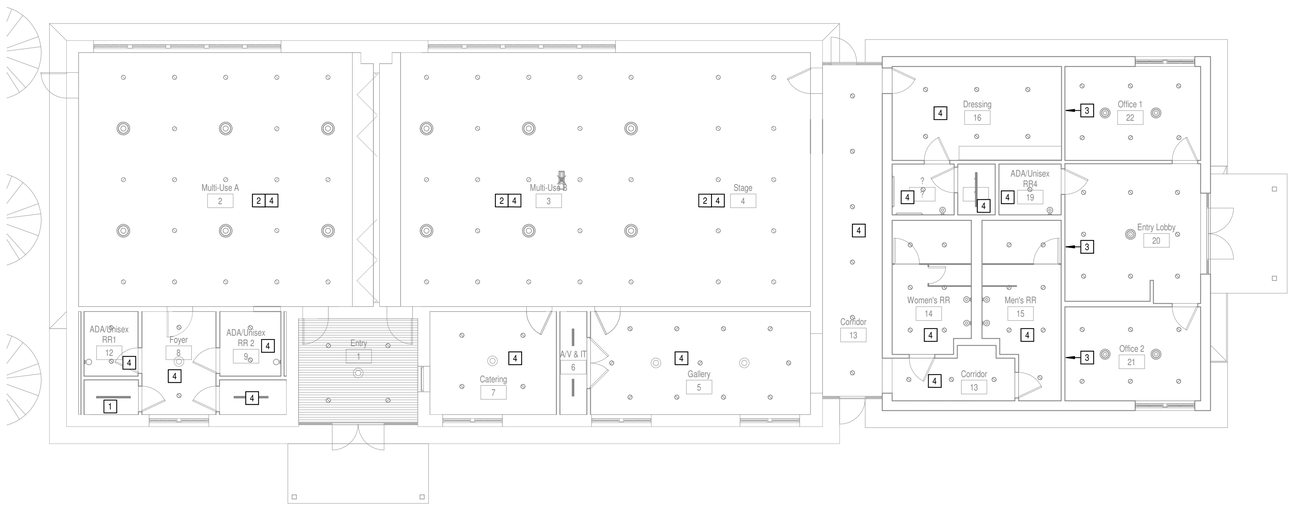
10/9/2023 4:23:05 PM

FIRE PROTECTION GENERAL NOTES:

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

FIRE PROTECTION KEYED NOTES:

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



1 FP101 FIRE PROTECTION LEVEL 1 PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

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

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

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

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

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

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

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

PLUMBING GENERAL NOTES (APPLY TO ALL SHEETS):

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

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

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

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

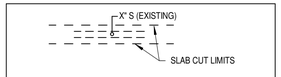
5. CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND INCLUDE ALL NECESSARY MODIFICATIONS TO ACCOMMODATE THEIR WORK.

6. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE OWNER.

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

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

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



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

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

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

Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING SYMBOLS & ABBREVIATIONS

Sheet Number
P000

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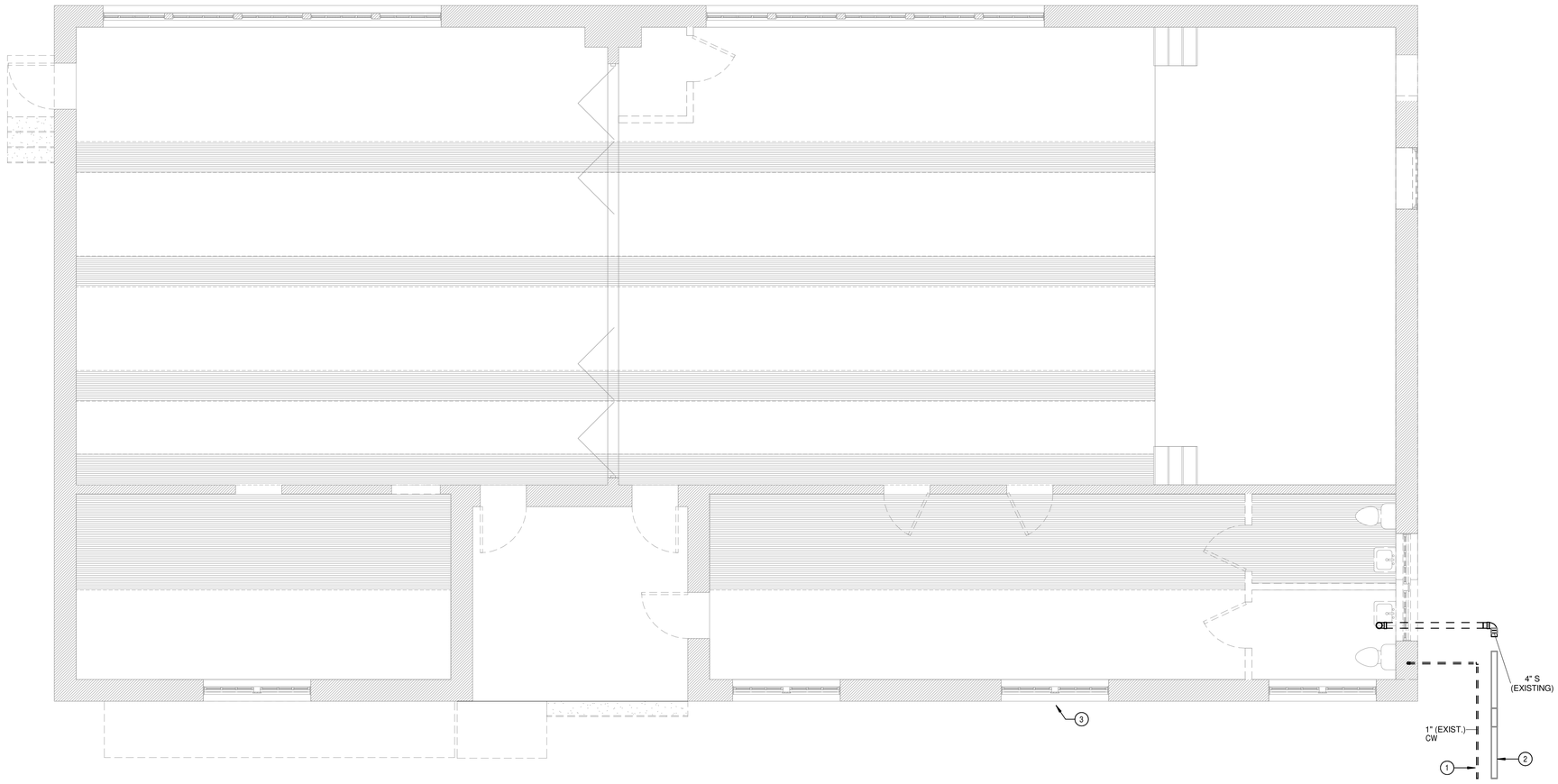
PLUMBING KEYED NOTES:

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



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

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

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OCT. 11, 2023

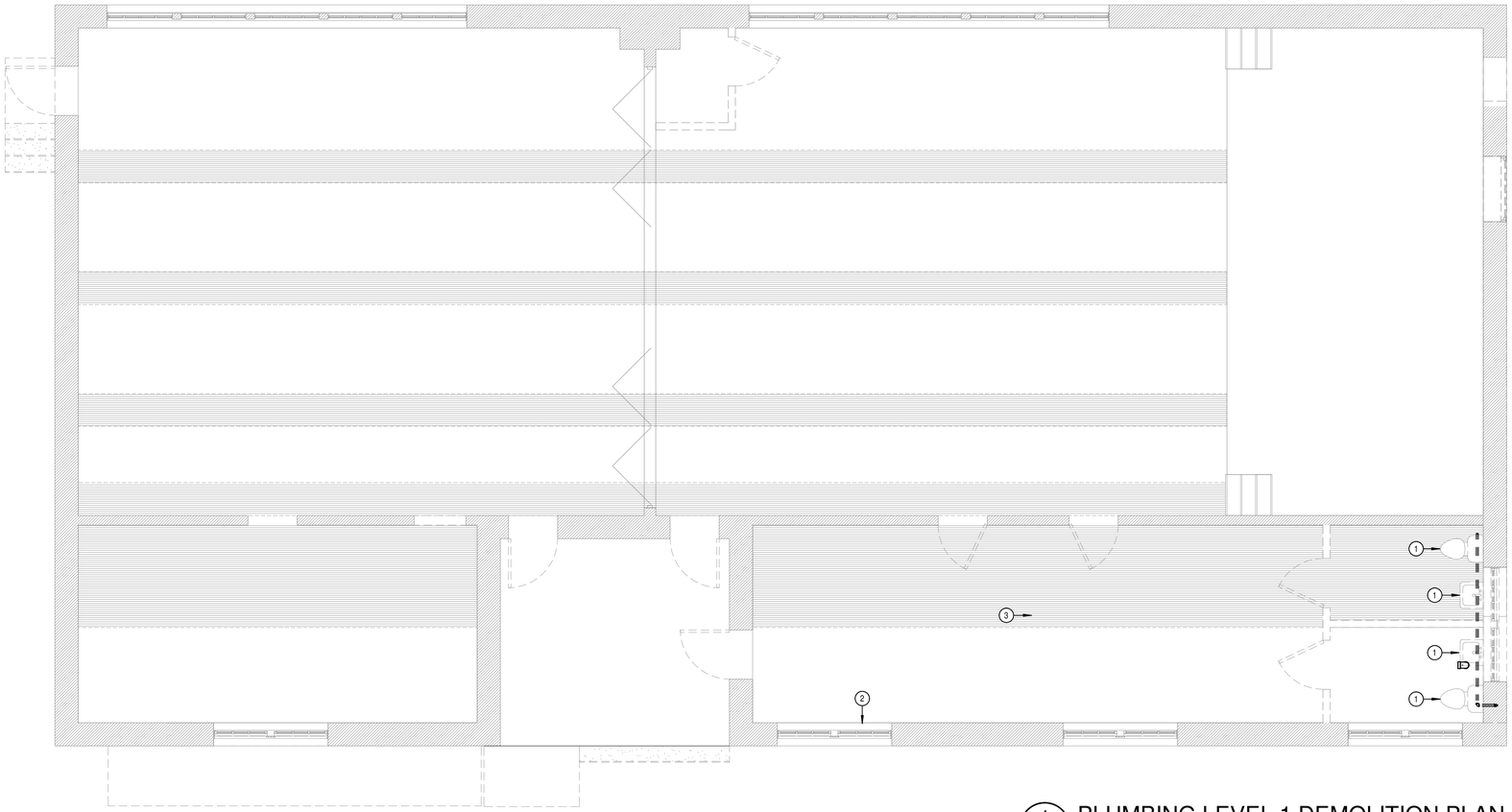
Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING UNDERFLOOR DEMOLITION PLAN

Sheet Number
PD100

PLUMBING KEYED NOTES:

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



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

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OCT. 11, 2023

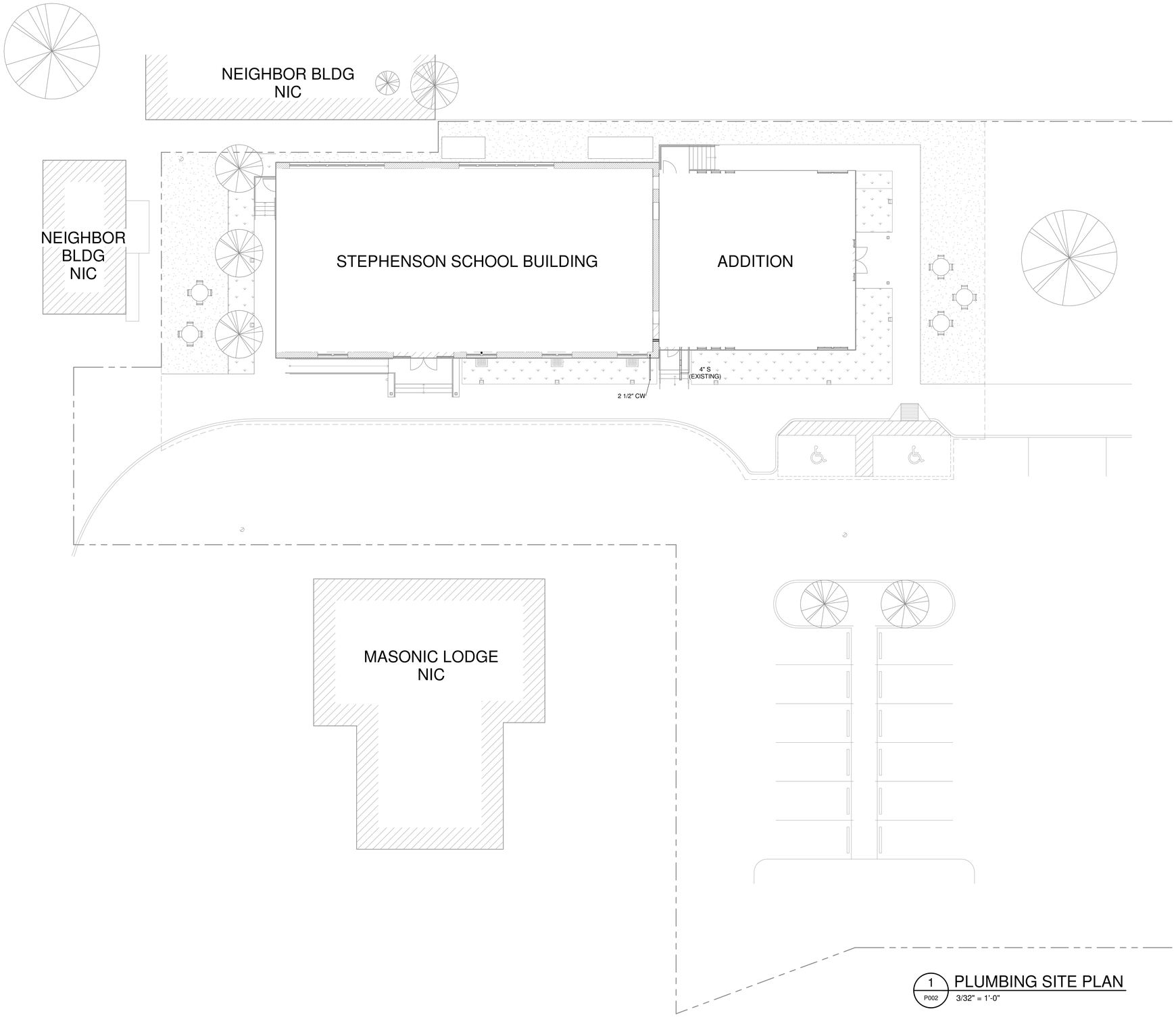
Architexas No. 2314
Date October 11, 2023

Sheet Name
PLUMBING LEVEL 1 DEMOLITION PLAN

Sheet Number
PD101

PLUMBING KEYED NOTES:

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



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

0' 5' 10' 20' 40'

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

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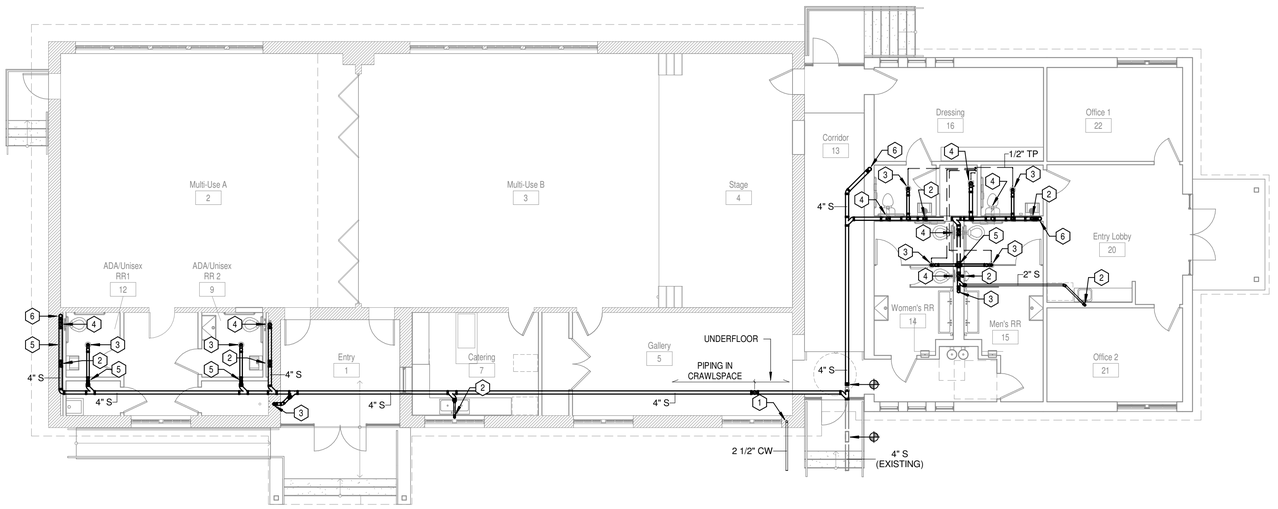
Sheet Name
PLUMBING SITE PLAN

Sheet Number
P002

PLUMBING KEYED NOTES:

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



1 P100 PLUMBING UNDERFLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

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

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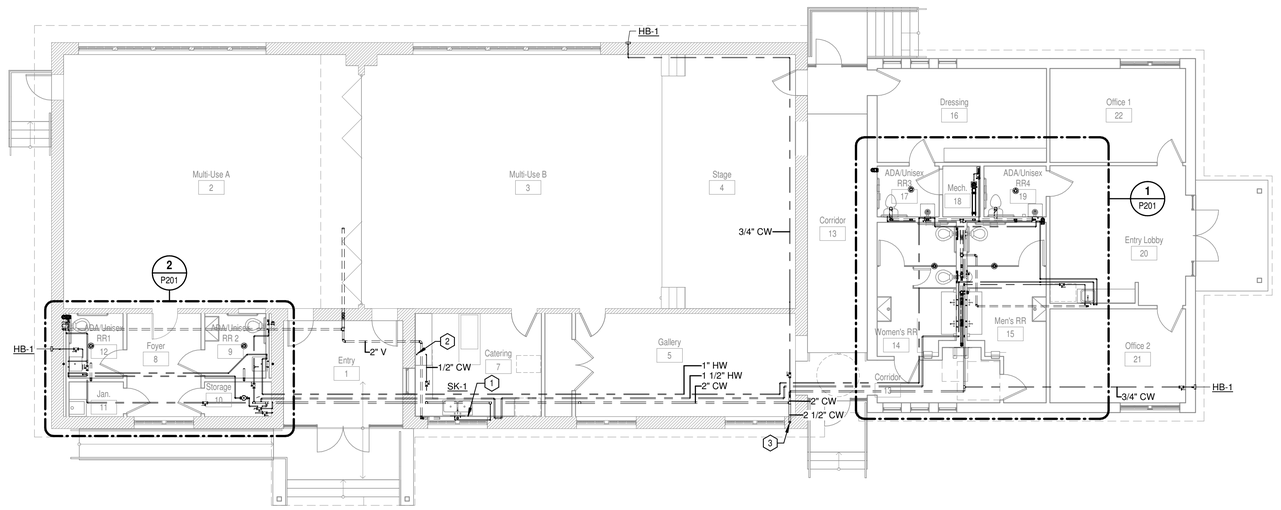
Sheet Name
PLUMBING UNDERFLOOR PLAN

Sheet Number
P100

PLUMBING KEYED NOTES:

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



1 P101 PLUMBING LEVEL 1 PLAN

1/8" = 1'-0"

0' 4' 8' 16' 32'

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

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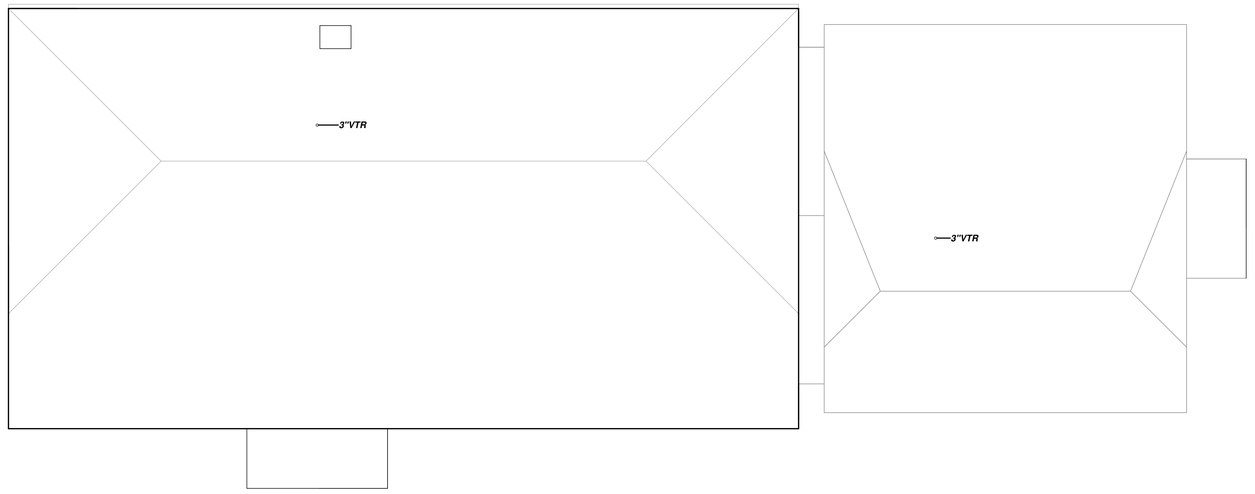
PLUMBING LEVEL 1 PLAN

Sheet Number
P101

Roof Penetration Locations Look Good- Thanks!



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

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

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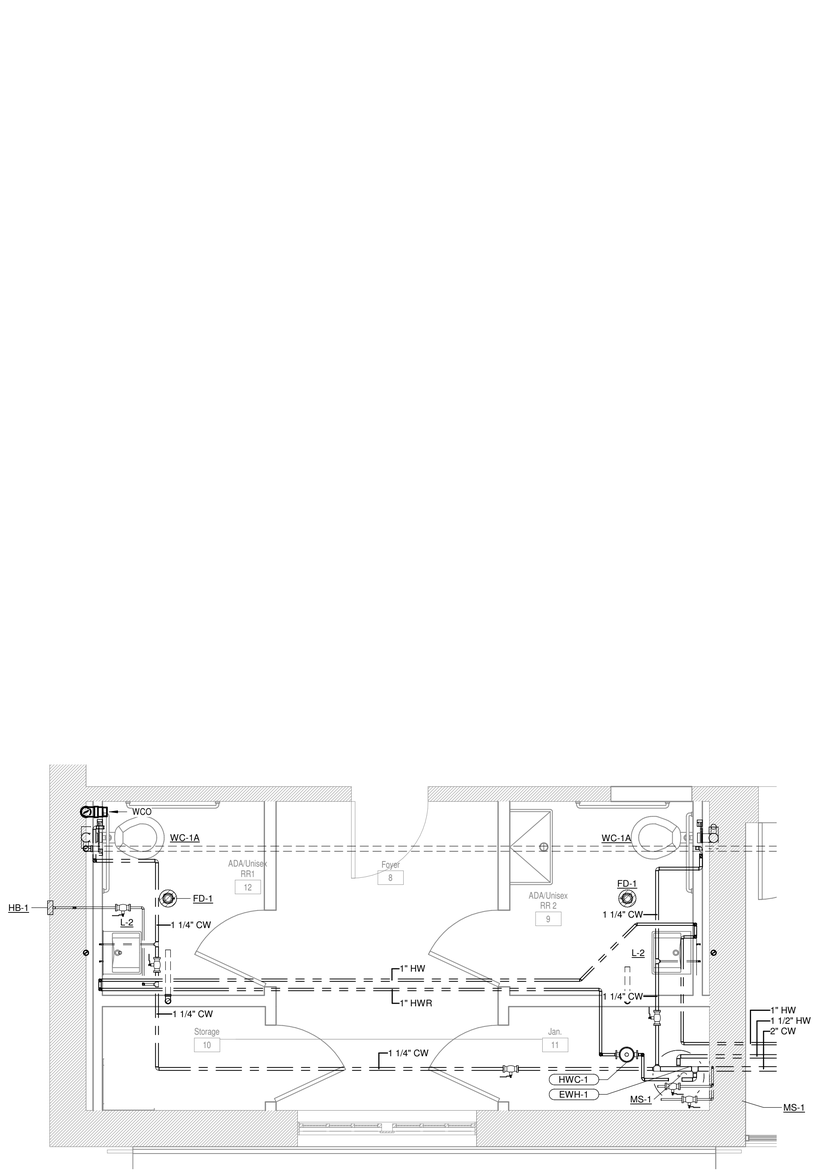
Sheet Name
PLUMBING ROOF PLAN

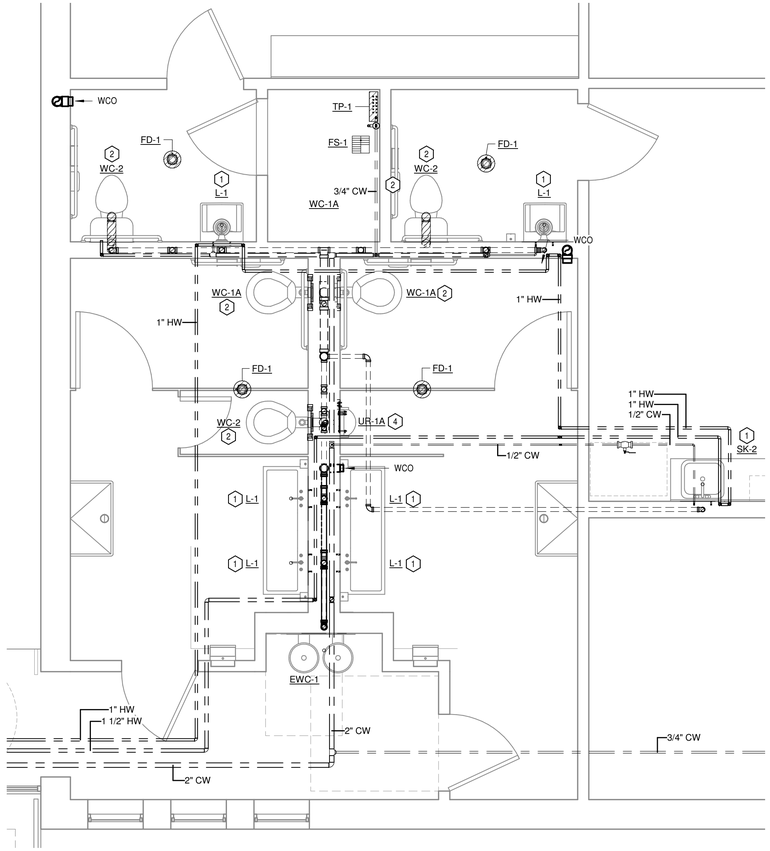
Sheet Number
P102

PLUMBING KEYED NOTES:

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



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



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

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

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Sheet Name
PLUMBING ENLARGED PLANS

Sheet Number
P201

PLUMBING FIXTURE SCHEDULE

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

PLUMBING DRAIN SCHEDULE

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

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

PUMP SCHEDULE

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

ELECTRIC WATER HEATER SCHEDULE

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

SHOCK ARRESTOR SCHEDULE

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

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

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PLUMBING SCHEDULES

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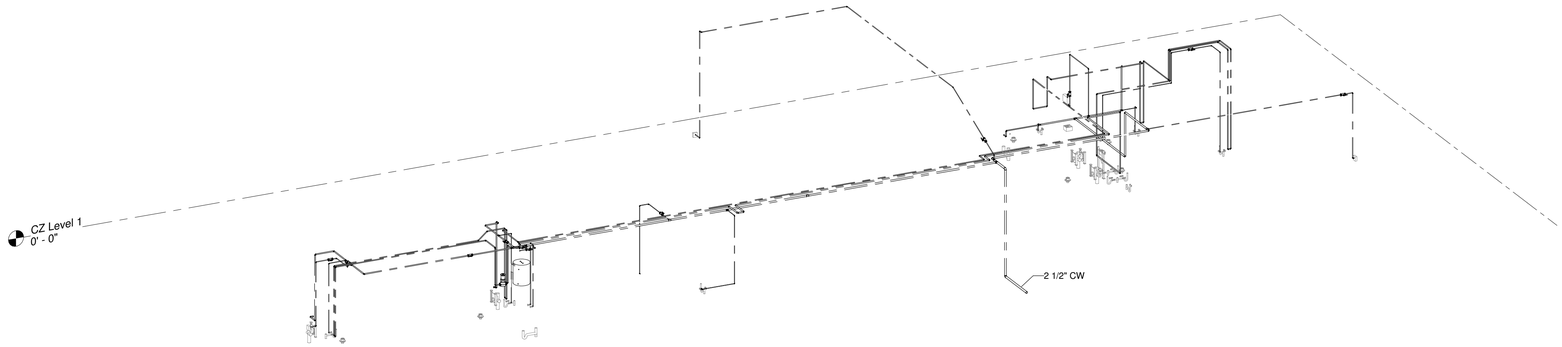
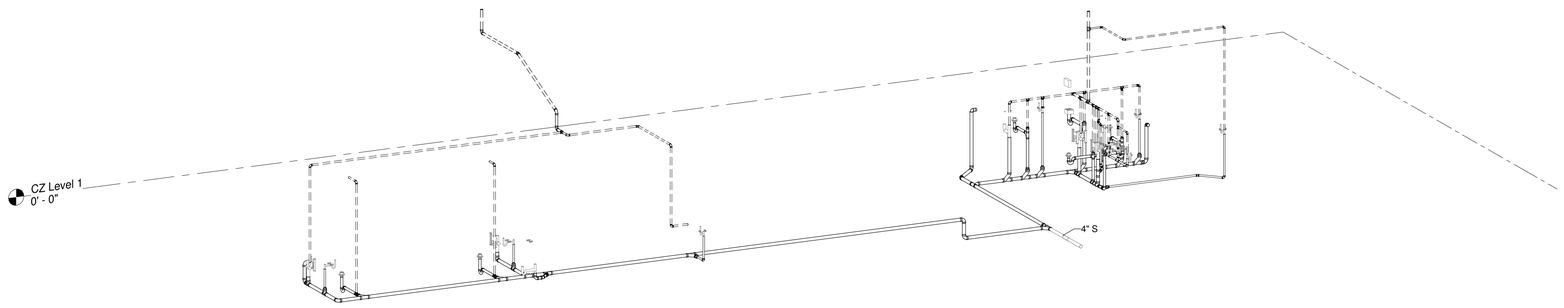
P301



1 P401 PLUMBING RISER - DOMESTIC WATER



2 P401 PLUMBING RISER - SANITARY WASTE AND VENT

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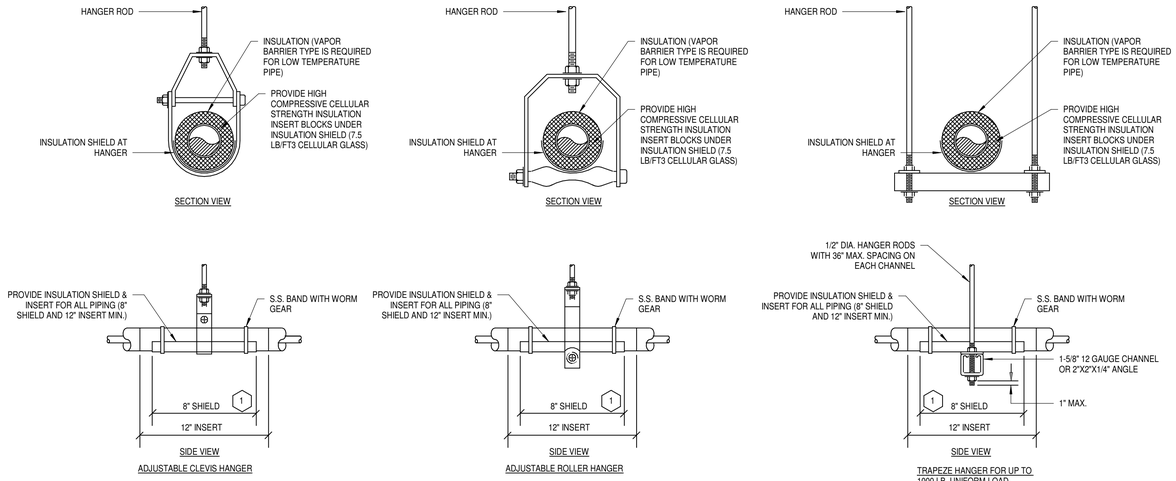
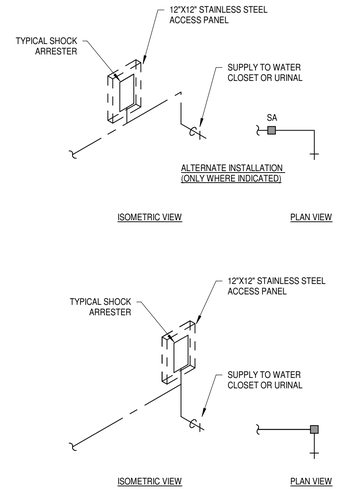


MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																	
NOM. SIZE	THRU 3/4"	1	1-1/4	1-1/2	2	2-1/2	3	4	5	6	8	10	12	14	16	18	20	24
PIPE	7 FT	7	7	9	10	11	12	12	12	12	12	12	12	12	12	12	12	12
TUBING	5 FT	6	6	8	8	9	10	10	10	10	-	-	-	-	-	-	-	-
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																		

1 P501 TYPICAL PIPE HANGERS

NOT TO SCALE



2 P501 TYPICAL SHOCK ARRESTER

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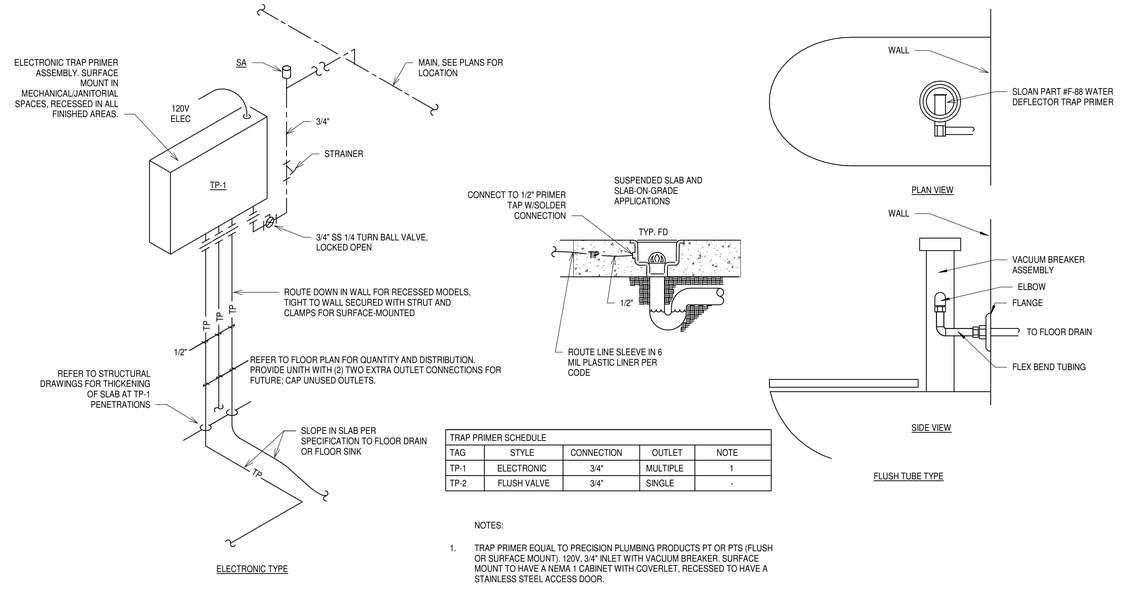

TRAP PRIMER SCHEDULE				
TAG	STYLE	CONNECTION	OUTLET	NOTE
TP-1	ELECTRONIC	3/4"	MULTIPLE	1
TP-2	FLUSH VALVE	3/4"	SINGLE	-

NOTES:

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

3 P501 TYPICAL TRAP PRIMERS

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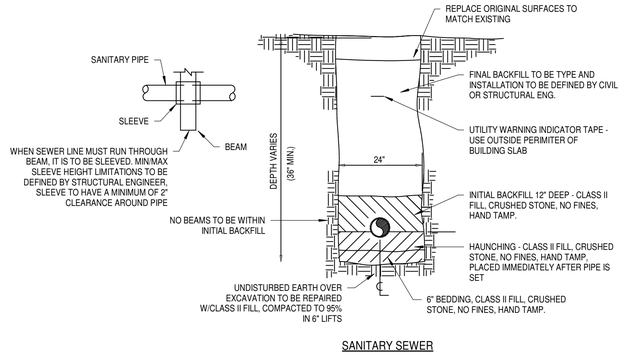

4 P501 TYPICAL TRENCHES

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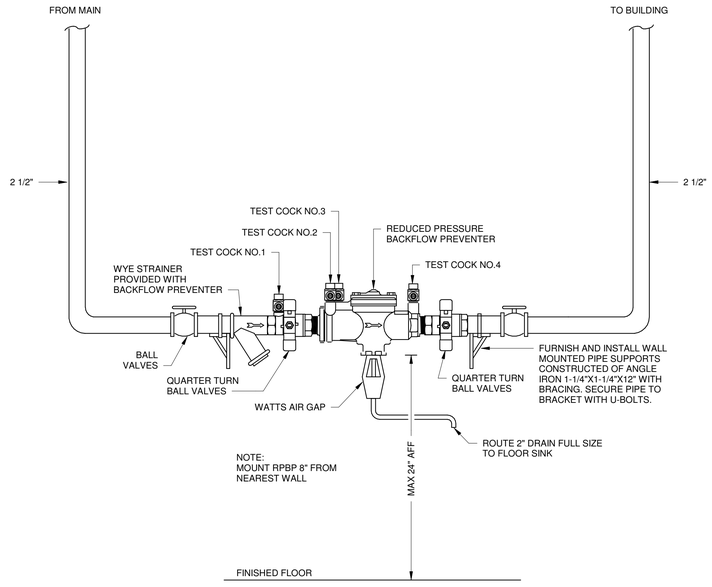

1 P502 **BACKFLOW PREVENTOR MOUNTING SCHEMATIC**
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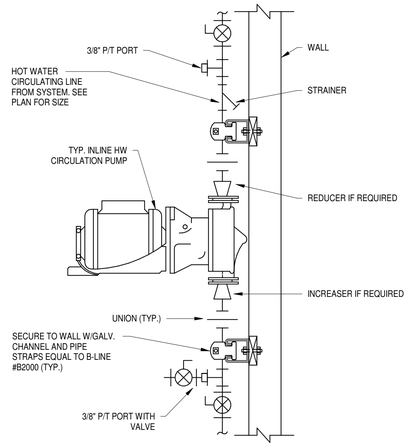

2 P502 **INLINE CIRCULATION PUMP**
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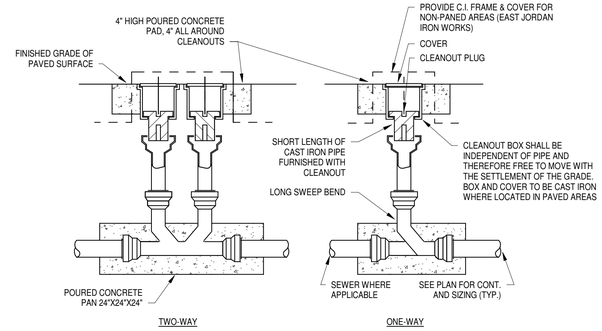
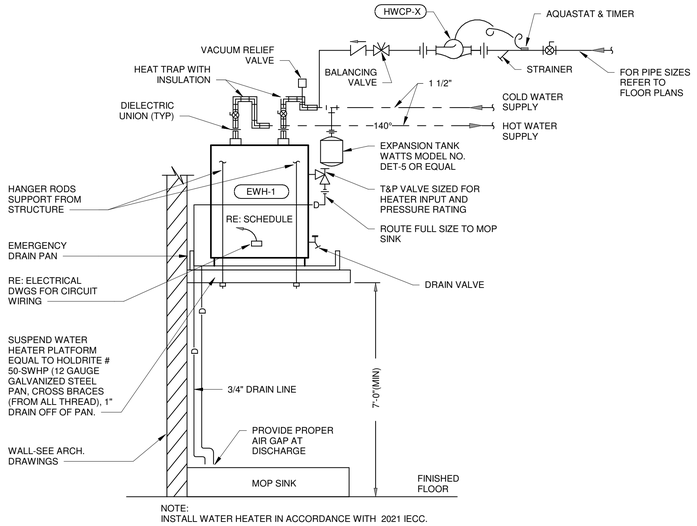


3 P502 **TYPICAL YARD CLEANOUT**
NOT TO SCALE



4 P502 **WATER HEATER DETAIL**
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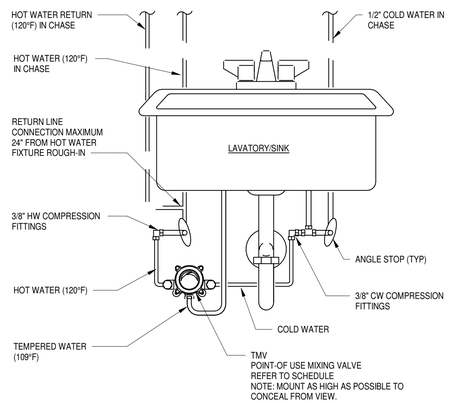

NOTE:

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

5 P502 **POINT-OF-USE MIXING VALVE DETAIL**
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