ADDENDUM NO. 1

Project: **STEPHENSON SCHOOL BUILDING & PARKING IMPROVEMENTS**
Owner: **City of Dripping Springs, Texas**
311 Old Fitzhugh Rd
Dripping Springs, Texas 78620
Architect: **Architexas**
1023 Springdale Rd
Bldg 11, Suite E
Austin, Texas 78721
512.444.4220
Engineer: **Doucet**
Date: **July 8, 2025**

7/9/2025

Respondents are hereby notified of the following revisions and/or clarifications to the construction plans, contract documents and specifications. This Addendum forms a part of the Contract and clarifies, corrects, or modifies original Proposal Documents.

BEGIN REVISIONS

NOTE OPEN BUILDING & SITE VISIT DATE: The building will be available and open on Thursday July 10, 2025 from 10 AM through 4 PM.

Bidder Questions

1. Question: Is a geotechnical report and hazardous material testing and abatement specification available.

   Response: Refer to the specification appendix for both the geotechnical and environmental testing and abatement specification.

2. Question: Has the project been permitted? Have the permit fees been paid?

   Response: The project has received its permit from the City of Dripping Springs and is available for pick up. The permit fee has been paid.

3. Question: Please share the Pre-bid attendance sign-in sheet.

   Response: Pre-bid attendance sign-in sheet is attached.

Specification Revisions

Section B-1 Cost Proposal Form

REPLACE – Cost proposal form in its entirety with updated version that includes building alternates and unit prices.

08 71 00 – Door Hardware

REPLACE – Change of door stop product at specific door locations included in door hardware schedule.

Drawing Revisions

Sheet A0.01 – COVER SHEET
UPDATE – Update Sheet List

Sheet A0.02 - LIFE SAFETY
UPDATE – Update room name for Green Room – Room 16.

Sheet A1.02 – SITE DETAILS
UPDATE – Update handrail dimensioning to show 12 inch extension to back of railing.

Sheet A1.03 - SITE DETAILS
UPDATE – Update handrail dimensioning to show 12 inch extension to back of railing.

Sheet A2.01 – FLOOR PLAN & REFLECTED CEILING PLAN
UPDATE – Update room name for Green Room – Room 16.

Sheet A5.01 – FINISH SCHEDULE
UPDATE – Update room name for Green Room – Room 16.

Sheet A6.01 – ENLARGED PLANS – RESTROOMS
UPDATE – Provide TAS handrail mounting height range in ADA legend.

Sheet A6.02 – ENLARGED PLANS – RESTROOMS
UPDATE – Relocate soap dispenser in accessible restrooms 17 & 19 for TAS compliance. Provide additional dimensions for TAS compliance at room 19.

Sheet A6.04 – ENLARGED PLANS & INTERIOR ELEVATIONS
UPDATE – Update room name for Green Room – Room 16.

Sheet A7.11 – MILLWORK DETAILS
UPDATE – Update room name for Green Room – Room 16.

END REVISIONS

RESPONDANTS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THEIR BID PROPOSAL RESPONSE TO HAVE THEIR PROPOSALS RECOGNIZED.

Approved for Distribution By:

Garrett W. Osborne
City Inspector

DRIPPING SPRINGS
Texas

City of Dripping Springs / Stephenson Building and Parking Improvements

Pre-Bid Conference @ Site

July 2, 2025- 1:00 pm

Sign-In Sheet:

Firm	Attendee	Contact Info
Braun & Butler Const.	Tommy McDow	estimating@braun-butler.com
Trifecta Services	John Flynn	jflynn@trifecta
LEE EVANS/PREMIER COMMERCIAL GROUP		Levans@premier-cg.com INC.
Sisk-Robb, Inc	Esteban Zuniga	Jstafford@sisk-robb.com
ASD Consultant inc	Farid wahidy	officeeng2018@gmail.com
DEHARO RAMIREZ GP TX	Mario Albini	mario@dhrg-gc.com
QA CONSTRUCTION	MICHAEL LINFORD	MICHAEL.LINFORD@QACSI.COM
Sadie Burche	Robert Guerrero	oscar@sadieburche.com
ASD Consultants inc	Vidhi Fouzdar	estimatingconst@gmail.com
G Creek Construction	John Haralson	john@gcreek.com
AirCraft inc	Jose Segura	jose@aircraftinc.net
Doucet	Joe Grasso	jgrasso@kleinfelder.com
CE Contracting	Steve Gola	cecontracting@rocketmail.com
ARC Abatement	Pedro Meza	Pedrogarza@Arcabatement.com
Architexas	Alexis McKinney	amckinney@architexas.com

DRIPPING SPRINGS
Texas

City of Dripping Springs / Stephenson Building and Parking Improvements
Bid Tabulation Summary- References

Bidder's Firm Name:

Bid Item	Project Element	Reference	Scope of Work / Remarks	Bid Amount
1	Stephenson Building- Adaptive Re-Use & Addition- "Base Bid"	Architexas Plans, Specs & Bid Docs Pkg.	Adaptive Re-Use of existing Historic Building, with an attached Addition of New Construction- Building Permit Case #2025-1075	$
2	Stephenson Parking Improvements (excluding Alternate "A" Parking Lot Power)	HDR / Doucet (Kleinfelder) Plans, Specs & Bid Docs Pkg	Parking Lot with associated Site Improvements- Site Development Permit Case #SD 2024-022	$
-		**Bid Items 1+2**	**Subtotal- Building and Parking Improvements:**	**$**
3	Add Alternate "A" Parking Lot Power & Electrical Service	E103, E502, E602 HDR / Doucet set	Add: Convenience Outlets and associated enabling Electrical Service to facilitate use of Parking Lot during City authorized events	$
4	Add Alternate "B" Rambo Lodge (offsite) Supplemental Paving	Rambo Lodge Easement Exhibit B	Add: Paving Mill & Overlay all deteriorated paving in Rambo Lodge parking area, per Agreement	$
Bid Recap	**Total Project (All Elements, including Add Alternates)**	**Bid Items 1+2+3+4**	**Total Bid Summary:**	**$**

DRIPPING SPRINGS
Texas

City of Dripping Springs / Stephenson Building and Parking Improvements
Bid Tabulation Summary- References

Bidder's Firm Name:

Bid Item	Project Element	Reference	Scope of Work / Remarks	Bid Amount
5	Stephenson Building- Alternate No. 1: Replace Windows at Existing Building:	Architexas Plans, Specs & Bid Docs Pkg.	1. Base Bid: Restore wood frames and replace sashes as indicated in Drawings and Section 080283. 2. Alternate Bid: Remove existing windows and frames throughout and replace with Mahogany Marvin Ultimate Wood Single Hung or Marvin Ultimate Wood Single Hung Magnum windows and frames with insulating glazing. Match original windows in style and muntin patterning. Customize as required for height of west elevation windows.	Alternate No. 1: Replace Windows at Existing Building: $_____
6	Stephenson Building- Alternate No. 2: Roof Thermal and Acoustic Insulation at Existing Building:	Architexas Plans, Specs & Bid Docs Pkg.	1. Base Bid: 5 1/2" rigid insulation between existing 2x6 rafters, 1/2" gypsum wallboard thermal barrier at underside of rafters, 2" spray applied acoustic insulation ceiling finish. 2. Alternate Bid: 5 1/2" batt insulation between existing 2x6 rafters, 2" black acoustic board at underside of rafters.	Alternate No. 2: Roof Thermal and Acoustic Insulation at Existing Building: $_____
7	Stephenson Building- Alternate No. 3: Under-platform Storage at Existing Building:	Architexas Plans, Specs & Bid Docs Pkg.	1. Base Bid: Provide wood framed storage space below existing platform in Multi-Use B. Scope includes additional wood framing, reinforcement of existing framing, storage room floor and walls, and hinged access doors. Refer to drawings S2.01, A4.21, A6.05, and A6.11. 2. Alternate Bid: Omit all work associated with under-platform storage.	Alternate No. 3: Under-platform Storage at Existing Building: $_____

DRIPPING SPRINGS
Texas

8	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 1 – Stone Repairs	Architexas Plans, Specs & Bid Docs Pkg.	1. Limestone Removal and Replacement a. Unit of Measurement: Per square foot. 2. Limestone Re-pointing a. Unit of Measurement: Per lineal foot. 3. Limestone Patching Repair a. Unit of Measurement: Per location (not to exceed 6-inch x 6-inch by 1-inch deep). 4. Limestone Crack Repair a. Unit of measurement: Per location (not to exceed 18-inches long).	8.1. Limestone Removal and Replacement $_____/sf 8.2. Limestone Re-pointing $_____/lf 8.3. Limestone Patching Repair $_____/loc. 8.4. Limestone Crack Repair $_____/loc.
9	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 2 – Window Repairs	Architexas Plans, Specs & Bid Docs Pkg.	1. Brick Mold Replacement a. Unit of Measurement: Per window unit. 2. Wood Sill Replacement a. Unit of Measurement: Per window unit. 3. Wood Dutchman Repair at Frame or Blind Stop a. Unit of Measurement: Per location. 4. Frame or Blind Stop Replacement in Lieu of Wood Dutchman Repair a. Unit of Measurement: Per Location. 5. Replace Mullion Cover Board. a. Unit of Measurement: Per location.	9.1. Brick Mold Replacement $_____/unit 9.2. Wood Sill Replacement $_____/loc. 9.3. Wood Dutchman Repair at Frame or Blind Stop $_____/loc.

DRIPPING SPRINGS
Texas

				9.4. Frame or Blind Stop Replacement in Lieu of Wood Dutchman Repair $_____/loc. 9.5. Replace Mullion Cover Board. $_____/loc.
10	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 3 – Plaster Repair / Replacement	Architexas Plans, Specs & Bid Docs Pkg.	1. Plaster Finish Repair / Replacement. a. Unit of Measurement: Per square foot.	10. Plaster Finish Repair / Replacement $_____/sf
11	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 4 – Baseboard Replacement	Architexas Plans, Specs & Bid Docs Pkg.	1. Wood Baseboard Replacement a. Unit of Measurement: Per lineal foot.	11. Baseboard Replacement $_____/lf
12	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 5 – Exterior Wood Trim Replacement	Architexas Plans, Specs & Bid Docs Pkg.	1. Wood Fascia Board Replacement a. Unit of Measurement: Per lineal foot. 2. Wood Roof Eave Soffit Board Replacement: Per lineal foot. 3. Wood Rafter Tail Replacement a. Unit of measurement: Per lineal foot.	12.1. Wood Fascia Board Replacement $_____/lf 12.2. Wood Roof Eave Soffit Board Replacement $_____/lf

DRIPPING SPRINGS
Texas

				12.3. Wood Fascia Board Replacement $_____/lf
13	Stephenson Building- UNIT PRICE SCHEDULE: Unit Price No. 6 – Wood Floor Restoration	Architexas Plans, Specs & Bid Docs Pkg.	1. Wood Floorboard Replacement a. Unit of Measurement: Per lineal foot.	13. Wood Floorboard Replacement $_____/lf

END

* * *

SECTION 087100

DOOR HARDWARE

PART 1 – GENERAL:

1.01 SUMMARY:

A. Section includes the supply and installation of the Finish Hardware.
   1. Include the termination of all Electrified Hardware.
   2. Include field verification of any existing doors, frames, or hardware.

B. Related Sections
   1. Division 1
   2. Sealants – Division 7 / Division 7
   3. Openings – Division 8 / Division 8
   4. Finishes – Division 9 / Division 9
   5. Fire Alarm – Division 13/ Division 28
   6. Electrical – Division 16 / Division 26
   7. Security – Division 16 / Division 28

1.02 REFERENCES:

A. Documents and Institutes that shall be used in estimating, detailing, and installing the items specified.
   1. International Building Code – Current/Adopted Edition
   2. ICC/ANSI A117.1 – Accessible and Usable Building and Facilities - Current/Adopted Edition
   3. NFPA 70 – Current/Adopted Edition
   4. NFPA80 –Standards for Fire Doors and Fire Windows–Current/Adopted Edition
   5. NFPA101 – Life Safety Code – Current/Adopted Edition
   6. NFPA105 – Installation of Smoke-Control Door Assemblies – Current/Adopted Edition.
   7. ANSI - American National Standards Institute
   8. BHMA – Builders Hardware Manufacturers Association
   9. UL – Underwriters Laboratory
   10. DHI – Door and Hardware Institute
   11. Texas Accessibility Standards – Current Adopted Edition
   12. Local Building Codes

1.03 SUBMITTALS

A. Comply with pertinent provisions of Division 01.

B. Finish Hardware Schedule to be in vertical format to include:
   1. Heading #/Hardware Set
   2. Door #, Location, Hand, Degree of Opening, Door Size and Type, Frame Size and Type, Fire Rating
   3. Quantity, type, style, function, product, product number, size, fasteners, finish, and manufacturer of each hardware item.
   4. Location of hardware set cross-referenced to indications on Drawings both on floor plans and in door and frame schedule.
   5. Keying schedule

6. Title Sheet, Index, Abbreviations, Manufacturers List, Template List and Templates.
7. Mounting locations for hardware.
8. Explanation of abbreviations, symbols, and codes contained in schedule. Date of the Finish Hardware Specification and Drawing / Door Schedule used in completing the Finish Hardware Schedule.
9. In Name, Company and Date of Field Verification if required.
10. Door Index; include door number, heading number, and hardware group.
11. Name and phone number for local manufacturer's representative for each product.
12. Submit in conjunction with Door and Frame Submittal.
13. Operation Description of openings with electrified hardware.

C. LEED Submittals:
1. Refer to Division 1 for any LEED submittal requirements.

D. Product Data: Provide product data in the form of a binder, manufacturer's technical product fact sheets for each item of hardware. Include whatever information may be necessary to show compliance with requirements, including instructions for installation and for maintenance of operating parts and finish.

E. Wiring Diagrams: Provide Riser/Elevation and Point to Point Wiring Diagrams for all openings with electrified hardware. Include all information that is necessary for coordination with other trades.

F. Samples: Provide samples as requested by Owner or Architect with Heading # and Door# marked on boxes. All samples will be returned to the contractor and used on doors for which they were marked.

G. Templates: Provide templates of finish hardware items to each fabricator of doors, frames and other work to be factory or shop prepared for the installation of hardware.

H. Keying Schedule: After meeting with the Owner, a keying schedule shall be submitted using keyset symbols referenced in DHI manual "Keying Systems and Nomenclature." The keying schedule shall be indexed by door number, keyset, hardware heading number, cross keying instructions and special key stamping instructions.

I. Operations and maintenance data: At the completion of the job, provide to the Owner one hard copies or one electronic copy of an Owner's operation and maintenance manual. The manual shall consist of a labeled hardcover three ring binder with the following technical information:
1. Title page containing: Project name, address, and phone numbers. Supplier's name, address, and phone numbers.
2. Table of Contents.
3. Copy of final (file and field use/as-installed) Finish Hardware Schedule.
4. Final Keying Schedule.
5. Maintenance instruction, adjustment, and preservation of finishes for each item of hardware.
6. Catalog pages for each item of hardware.
7. Installation Instructions for each item of hardware
8. Parts List for each item of hardware.
9. As installed point to point wiring diagrams for electrified hardware.
10. Warranties include Order #.

1.04 QUALITY ASSURANCES

Substitutions: Request for substitutions shall not be accepted within this project. Architect, Owner and Finish Hardware Consultant have selected one (1) specified and two (2) equals listed hereinafter in the Hardware Schedule. By this selection process they have established three (3) equal products for competitive pricing, while insuring no unnecessary delays by a substitution process. If any specified product is listed as a “No Substitution” product, this product will be supplied as specified, with no alteration or request of substitution. The reason for this is to comply with the uniformity established at this project. Parts and supplies are inventoried for these particular products for ease and standardization of replacement.

A. Supplier Qualifications: Supplier shall be recognized architectural finish hardware supplier, with warehousing facilities, who have been furnishing hardware in the project vicinity for a period of not less than 2 year and who is or employs a DHI Certified AHC, DHC, DHSC or person with a minimum of 10 years of experience as a hardware supplier. This person shall be available at reasonable times during the course of the work for consultation about products hardware requirements, to the Owner, Architect and General Contractor.

B. Installer Qualifications (Mechanical Hardware): All finish hardware shall be installed by the Finish Hardware Installer with a minimum of at least two (2) years documented experience. Installer shall attend a pre-installation meeting between the General Contractor, Finish Hardware Supplier/s, hardware manufacturer’s representative for locks, closers and exit devices, and all door / frame suppliers. The Finish Hardware Installer shall be responsible for the proper installation and function of all doors and hardware.

C. Installer Qualifications (Electrified Hardware): All electrified finish hardware (power source, electrified locking or control device, switching device, through wire device and monitoring device) shall be installed by an Electronic Access Control Installer licensed by the Texas Department of Public Safety. The Electrified Finish Hardware Installer shall have a minimum of at least two (2) years of documented experience. Installer shall attend a pre-installation meeting between the General Contractor, Finish Hardware Supplier/s, Electrical Contractor, Fire Alarm Contractor, Security Contractor, hardware manufacturer’s representative for electrified hardware, all door / frame suppliers. The Electrified Finish Hardware Installer shall be responsible for the proper installation, termination, and function of all opening with electrified hardware. Installation shall include termination of all electrified products (including the required wire to the power supply and/or junction box).

1.05 DELIVERY, STORAGE AND HANDLING

A. Marking and packaging: Mark each item or package separately, with identification related to hardware set number, door number and keyset symbol.

B. Delivery:
1. Deliver individually packaged and properly marked finish hardware at the proper time and location to avoid any delays in construction or installation.
2 At time of delivery, inventory hardware jointly with representatives of hardware supplier and hardware installer until each is satisfied that count is correct.

C. Storage: Store hardware in enclosed, dry, and locked area.

1.06 WARRANTY

A. All finish hardware products shall be covered by a 1-year factory warranty from the date of substantial completion of the project.

B. Supply warranty verification to the owner for all products that provide factory warranty. Warranty should include Factory Order # and date.

1.07 MAINTENANCE:

A. Maintenance Service
1. None

B. Extra Materials:
1. All extra screws, fasteners, and all special installation tools furnished with the hardware shall be turned over to the owner at the completion of the job.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Screws and Fasteners:
1. All closers and exit devices provided for exterior doors, hollow metal doors, and all other required shall be provided with thru-bolts.
2 All finish hardware shall be installed to manufacturer's recommendations, using screws, attachments and installation tools provided with the hardware. No other screws or attachments are acceptable.

B. Hinges:
1. Template: Provide templated units only.
2 Exterior: All exterior hinges shall be stainless steel base with stainless steel pin and stainless-steel finish.
3. Interior: All interior hinges steel based.
4. Interior corrosive: All interior hinges at corrosive areas shall be stainless steel base with stainless still pin and stainless-steel finish.
5. All hinges on doors over 36" wide, with exit devices, or with push/pull shall be heavy weight.
6. Electric Hinge: Provide minimum 8 wire.
7. Provide non-removable pins for out swinging doors that are locked or are lockable.
8. All hinges on doors with door closers shall be ball bearing.
9. All hinges shall be full mortise.
10. Size: Provide 4 ½ x 4 ½ hinges on doors up to 3'0" in width. Provide 5 x 4 ½ hinges over 3'0" to 4'0" in width. Reference manufacturers catalog for all other sizes.
11. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges for door leaf for doors 90" or less in height and one additional hinge for each 30" of additional height.
12. Adjust hinge width as required for door, frame, trim and wall conditions to allow proper degree of opening.
13. Provide hinges conforming to ANSI/BHMA A156.1.

14. Provide spring hinges where specified. Provide two spring hinges and one bearing hinge per door leaf for doors 90 inches (2286 mm) or less in height. Provide one additional bearing hinge for each 30 inches (762 mm) of additional door height.
15. Supply from the following list of manufacturers:

Ives	IVE
Mckinney	MCK
Bommer	BOM

16. Supply ball tips where indicated in finish to match.

C. Continuous Hinges
1. Continuous hinges to be manufactured of6063-T6aluminum.
2. Continuous hinge shall be certified to ANSI 156.26, Grade 1
3. Continuous hinge should be tested an approvedUL10C.
4. Electrified – Provide minimum 8 wire with removable panel.
5. Provide hinges 1 inch shorter in length than nominal height of door, unless otherwise noted.
6. Provide reinforcing for doors weighing over 450 pounds and up to 600 pounds.
7. Supply from the following list of manufacturers:

Ives	IVE
Select	SEL
Stanley	STA

D. Mortise Locks
1. All locks on this project should be manufactured by the same manufacturer.
2. Mortise locksets shall meet ANSI/BHMA A156.13, Series 1000, Grade 1 Operational with all standard trims and conventional mortise cylinders.
3. All mortise locks shall be UL Listed for 3-hourfire door. Review lock for any height restriction.
4. Provide locks with a standard 2-3/4 inches (70 mm) backset with full 3/4 inch (19 mm) throw stainless steel mechanical anti-friction latch bolt. Provide deadbolt with full 1 inch (25 mm) throw, constructed of stainless steel.
5. Provide dust box.
6. Supply from the following list of manufacturers:

Schlage	SCH
Falcon	FAL
Best	BES

E. Cylindrical Locks
1. All locks on this project should be manufacturer by the same manufacturer.
2. All locks shall meet the new ANSI/BHMA A156.2, Series 4000, Grade1.
3. All cylindrical locks shall be UL Listed for 3-hour fire door. Review lock for any height restriction.
4. Provide locks with standard 2-3/4 inches (70 mm) backset, unless noted otherwise, with a 1/2-inch (13 mm) latch throw. Provide proper latch throw for UL listing at pairs.
5. Provide standard ASA strikes unless extended lip strike is necessary for frame/trim or 7/8” lip strike is necessary at pair with overlapping astragal.
6. Provide dust box.
7. Lockset shall adjust to fit door thickness from 1 ¾” to21/8”.

8. Supply from the following list of manufacturers:
9. Schlage SCH
   Falcon FAL
   Best BES

F. Exit Devices
1. All exit device types on this project should be manufactured by the same manufacturer.
2. Exit devices are to be architectural grade touch bar type. Touchpad to extend one half of door width.
3. Mechanism case to be smooth.
4. Exit devices shall meet ANSI A156.3, Grade 1.
5. All exit devices are UL listed Panic Exit or Fire Exit Hardware.
6. All lever trim to match lock trim in design and finish.
7. Dogging: Non-rated devices are to be provided with dogging. Less dogging where shown in Hardware Sets (some exterior, electrical rooms, electrified) Cylinder dogging as shown in hardware sets.
8. Exit devices are to be supplied and installed with thru-bolts for exterior, hollow metal doors, or as required for application.
9. Provide proper power supply for exit devices as required. Coordinate with Fire Alarm, Electrical and Security Contractor.
10. Push pads shall be metal, no plastic inserts allowed.
11. Exit devices shall have a flush endcap.
12. Exit devices shall be ordered with the correct strike for application.
13. Exit devices shall be order in the proper length to meet door width.
14. Exit devices shall have dead latching.
15. Exit device shall be provided in width/height required based on door size.
16. Install exit devices with fasteners supplied by exit device manufacturer.
17. Mount mechanism case flush on face of doors or provide spacers to fill gaps behind devices. Where glass trim or molding projects off face of door, provide glass bead kits as required.
18. Provide proper concealed vertical rods for wood or hollow metal doors as required.
19. Factory or field drill weep holes for exit devices used in full exterior applications, highly corrosive areas, and where noted in the hardware sets.
20. Supply from the following list of manufacturers:
    Von Duprin VON 35/98 Series
    Falcon FAL
    Detex DET

G. Flush Bolts
1. Provide automatic, constant latching, and manual flush bolts with forged bronze or stainless-steel face plates, extruded brass levers, and with wrought brass guides and strikes. Provide 12 inch (305 mm) steel or brass rods at doors up to 90 inches (2286 mm) in height. For doors over 90 inches (2286 mm) in height increase top rods by 6 inches (152 mm) for each additional 6 inches (152 mm) of door height. Provide dust-proof strikes at each bottom flush bolt.
2. Supply from the following list of manufacturers:
   Ives IVE
   Trimco TRI
   Rockwood ROC

H. Coordinators

1. Where pairs of doors are equipped with automatic flush bolts, an astragal, or other hardware that requires synchronized closing of the doors, provide bar-type coordinating device, surface applied to underside of stop at frame head.
2. Provide filler bar of correct length for unit to span entire width of opening, and appropriate brackets for parallel arm door closers and surface vertical rod exit device strikes. Factory-prep coordinators for vertical rod devices and hardware as required.
3. Supply from the following list of manufacturers:

Ives	IVE
Trimco	TRI
Rockwood	ROCPull Plates/Pulls/Push Plate

4. Pull and Push Plates to meet ANSI 156.6 for .050" thickness.
5. Pull and Push Plate size to 4" x 16".
6. Pull Plate to have 10" center and 1" round on pull plate with concealed fasteners.
7. Provide straight and offset pulls with fasteners as required.
8. Provide concealed fasteners for all applications.
9. Prep plate for cylinder/lock as required.
10. Supply from the following list of manufacturers

Ives	IVE
Trimco	TRI
Rockwood	ROC

I. Door Closers

1. All door closers on this project should be manufactured by the same manufacturer.
2. Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory.
3. Door closers shall be furnished with standard cover. Provide full cover as shown in hardware sets.
4. Size in accordance with the manufacturer's recommendations for door size and condition.
5. Door closers shall be furnished with delayed action, hold-open as listed in the Hardware Sets.
6. Door closers shall be mounted out of the line of sight wherever possible (i.e., room side of corridor doors, etc.) with parallel arm mounting on out swinging doors.
7. All closer installation shall include thru bolts on exterior, hollow metal doors or where required for application.
8. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.
9. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
10. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
11. Supply from the following list of manufacturers

Falcon	FAL SC70 / SC80
LCN	LCN 4011 /4111
Norton	NOR 78B/D

J. Door Protection Plates
1. Protective plates shall meet ANSI A156.6 requirements for .050 thickness.
2 Protection plates should be fabricated from stainless steel or brass based on finish.
3 Protection plate shall be height as shown in Hardware Sets. Width shall be 10" by 2" less than door width on single door or pair with a mullion and 1" less than door width on pair of doors without mullion.
4 Beveled 4 edges.
5 Provide kickplate on all doors with closers, unless not required for aesthetic reasons.
6 Prep protective plates for hardware as required.
7. Supply from the following manufacturers:

Ives	IVE
Rockwood	ROC
Trimco	TRI

K. Door Stops and Holders:
1. Supply wall stops at all openings to protect doors or door hardware. Install so lock does not lock unintentionally. Install blocking in wall where wall stop will be mounted.
2 When wall conditions do not permit use of wall stop provide floor stops with risers as needed to adjust for floor conditions.
3 When wall conditions do not permit use of wall stop provide overhead stops. Jamb mount where required to not be visible from Corridor.
4 Exterior Ground Level Doors: Provide security floor stop.
5 Exterior Roof Doors: Provide heavy duty overhead stop.
6 Supply from the following list of manufacturers:

Glynn Johnson	GLY
Rockwood	ROC
Trimco	TRI

L. Silencers
1. Provide silencers on all doors without seal. 3 for single doors and 2 for pairs.
2 Provide silencers as required for frame conditions. SR64 for hollow metal frames. SR65/SR66 for wood frames.
3 At wood frames, ensure height of stop is compatible with silencer.
4 Supply from the following list of manufacturer's

Ives	IVE
Rockwood	ROC
Trimco	TRI

M. Thresholds/Weatherstripping

1. Thresholds on doors in the accessible path shall conform to accessibility codes.
2 Threshold should be based on sill detail.
3 Smoke seal shall be teardrop design bulb seal.
4 Exterior seal/thresholds shall be silicone or brush as shown in hardware sets.
5 Drip strips shall protrude 2 ½" and be 4" wider than opening.
6 At S Label single doors provide seals on frame to comply with UL1784
7. At S Label pair of doors provide seals on frame and as meeting stile to comply with UL1784.

8. Automatic Door Bottom shall be mortised to comply with accessibility codes.
9. Supply from the following list of manufacturer's

Zero	ZER
National Guard	NGP
Pemko	PEM

N. Top Hung Interior Folding Partitions on Bi-Fold Track System

1. 8 panel unit pivoted to one side with an additional single hung panel leaf.
2. Floor pivot socket to be flush to adjacent floor.
3. Longest track lengths are referred.
4. Supply from the following list of manufacturer's or similar.

Basis of design Brio	BRI

2.03 KEYING:

A. General: Finish Hardware Supplier shall meet in person with owner to finalize keying requirements prior to the locks and exit devices being ordered and match existing or start a new Master Key System for the project. During keying meeting all hardware functions should be reviewed with the owner to finalize lock and exit device functions. During keying meeting determine all expansion required.

B. Cylinders: Provide the correct and quantity of cylinders for all applications. Keys: Provide nickel silver keys only. Furnish 2 change keys for each lock: 5 control keys: 5 master keys for each master system and 5 grandmaster keys for each grandmaster key system. Deliver all keys to Owners Representative.

C. Cores and keys shall be provided with identification stamping.

D. Provide construction keying / construction cores for this project with constructions keys.

E. Provide Bitting List to Owner.

2.04 KEY CONTROL:

A. Key Management: Key control shall be provided, by supplying a complete key storage and management system. Each key shall be fully cut, indexed, tagged, and installed on cabinet hooks by the lock supplier and shipped with the locks. Key cabinet provided shall be wall-mounted type with capacity plus 50%.

PART 3 – EXECUTION:

3.01 EXAMINATION:

A. Examine doors, frames and related items for conditions that would prevent the proper application of any finish hardware items. Do not proceed with installation until all defects are corrected.

B. Existing Door and Frame Compatibility: Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.

C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION:

A. Follow Door and Hardware Institute Publication:
Recommended Location for Architectural Hardware for Standard Steel Doors and Frames
Recommended Location for Builder's Hardware for Custom Steel Doors and Frames
Recommended Locations for Architectural Hardware for Wood Flush Door

B. Install each hardware item in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer.

C. Follow ANSI A117.1-1998 Accessible and Usable Building and Facilities and Texas Accessibility Standards.

D. Review mounting locations with Architect where required.

E. Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Closers should not be visible in corridors, lobbies, and other public spaces where possible.

F. Locate power supplies in accessible location and indicate in as-builts where located.

G. Set threshold in full bed of sealant complying with requirements specified in Division 07.

H. Pre-Installation meeting required with attendees to include Architect, General Contractor, Mechanical Hardware Installer, Electrified Hardware Installer, Finish Hardware Supplier and Manufacturer's Representative for Exit Device, Locks and Closers and Door/Frame Suppliers before installation begins.

3.03 FIELD QUALITY CONTROL:

A. After installation has been completed, obtain the services of an Architectural Hardware Consultant to check for proper installation of finish hardware, according to the finish hardware schedule and keying schedule. In addition, check all hardware for adjustments and proper operation.

3.04 ADJUST AND CLEAN:

A. Adjust, clean, and inspect all hardware, to ensure proper operation and function of every opening. Replace items, which cannot be adjusted to operate freely and smoothly as intended for the application made.

3.05 PROTECTION:

A. The General Contractor shall use all means at his disposal to protect all finish hardware items from abuse, corrosion and other damage until the owner accepts the project as complete.

3.06 TRAINING

A. After installation has been completed, provide training to the Owner on the operation of the Finish Hardware and programming of any electrified hardware.

3.07 HARDWARE SCHEDULE

A. These hardware set shown below are for use as a guideline. Provide hardware as required to meet the requirements of the openings, security, and code requirements.

Door#	HwSet#
1	C714AJ
2A	S711J
2B	SC715J
3A	S711J
3B	001
4	S203JS
5	S711J
6	C2121SJ
7	S203J
8	S403J
9	343JS
10	203JS
11	2121SJ
13C	C715AJ
14	801CJ
15	801J
16	103S
17	343JS
18	203JS
19	343J
20	C714AJ
21	103J
22	103J

106327 OPT0359200 Version 5

Legend:
Link to catalog cut sheet

Hardware Group No. 001

For use on Door #(s):
3B

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)	643e	MCK
1		PUSH/PULL	8311	613	IVES
1		PUSH PLATE	8200	613	613
8		BI-FOLD PANEL ONE SIDE	BRIO	SN	BRI
		TRACK	350 (STANDARD LENGTHS)		
		BRACKET	1SS/250		
1		PIVOT SET	21HP/21HP-C		
3		HANGERS	21/4HN		
1		HANGERS	21HN		
21		HINGES	404/3S		
4		GUIDES	21RB/94		
		CHANNELS	94A,94B,94P,94A		
5		FLUSH PULLS	401		
5		FLUSH BOLTS	456		

COORDINATE WITH ARCHITECT TO RESTORE & UTILIZE EXISTING RECESSED PULL HARDWARE

Hardware Group No. 103J

For use on Door #(s):
21 22

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	OFFICE/ENTRY LOCK	L9050T LATA L583-363		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	WALL STOP	WS406/407CCV		613	IVE
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 103S

For use on Door #(s):
16

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	OFFICE/ENTRY LOCK	L9050T LATA L583-363		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	OH STOP	90S		643E/716	GLY
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 203JS

For use on Door #(s):
10 18

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	STOREROOM LOCK	L9080T LATA		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	OH STOP	90S		643E/716	GLY
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 343J

For use on Door #(s):
19

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	L9040 LATA L583-363 OS-OCC		643e	SCH
1	EA	WALL STOP	WS406/407CCV		613	IVE
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 343JS

For use on Door #(s):
9 17

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	L9040 LATA L583-363 OS-OCC		643e	SCH

1	EA	OH STOP	90S		643E/716	GLY
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 801CJ

For use on Door #(s):
14

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	TRADITIONAL CAST PULL	RM5532		613	ROC
1	EA	TRADITIONAL PLAIN CAST PLATE 3.5" X 15"	RM5598B		613	ROC
1	EA	SPRING ARM CLOSER	UNI78B/D MTG BRKT, SPCR & PLATE AS REQ		613	NOR
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		613	IVE
1	EA	WALL STOP	WS406/407CCV		613	IVE
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 801J

For use on Door #(s):
15

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	TRADITIONAL CAST PULL	RM5532		613	ROC
1	EA	TRADITIONAL PLAIN CAST PLATE 3.5" X 15"	RM5598B		613	ROC
1	EA	REGULAR ARM CLOSER	78B/D-RA		613	NOR
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		613	IVE
1	EA	WALL STOP	WS406/407CCV		613	IVE
3	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. 2121SJ

For use on Door #(s):
11

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
6	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	CONST LATCHING BOLT	FB61P		613	IVE
1	EA	DUST PROOF STRIKE	DP2		643E/716	IVE
1	EA	STOREROOM LOCK	L9080T LATA		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH

~~1~~	~~EA~~	~~OH HOLD-OPEN~~	~~90H~~		~~643E/716~~	~~GLY~~
2	**EA**	**KICK DOWN HOLDER**	**FS455**		**613**	**IVE**
~~1~~ **2**	EA	WALL STOP	WS406/407CCV		613	IVE
2	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE

Hardware Group No. C714AJ

For use on Door #(s):
1 20

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
2	EA	CONTINUOUS HINGE	112XY EPT		313AN	IVE
2	EA	POWER TRANSFER	EPT10 CON		SP313	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-3347A-EO-LBR-CON 24 VDC		313	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-3347A-NL-OP-LBR-388-CON 24 VDC		313	VON
1	EA	RIM CYLINDER	20-057 ICX W/ CONSTRUCTION CORE		613	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
2	EA	TRADITIONAL CAST PULL	RM5510		613	ROC
2	EA	SPRING ARM CLOSER	UNI78B/D MTG BRKT, SPCR & PLATE AS REQ		613	NOR
1	EA	RAIN DRIP	142D DOOR WIDTH + 4"		D	ZER
1	EA	PERIMETER SEAL	BY FRAME MANUFACTURER			B/O
1	EA	MEETING STILE SEAL	BY DOOR MANUFACTURER			B/O
2	EA	DOOR SWEEP	39D		D	ZER
1	EA	THRESHOLD	655D-E-223		D	ZER
1	EA	CREDENTIAL READER	BY SECURITY - DIVISION 28			B/O
2	EA	DOOR POSITION SWITCH	BY SECURITY - DIVISION 28			B/O
1	EA	POWER SUPPLY FOR ELEC PANIC	PS902 900-2RS 120/240 VAC		LGR	SCE

- DOORS NORMALLY CLOSED AND LOCKED.
- ENTRY BY THE CREDENTIAL READER OR KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOORS WILL REMAIN LOCKED UPON LOSS OF POWER.
- COORDINATE POWER SUPPLY WITH SECURITY CONTRACTOR PRIOR TO SUBMITTALS.
- OMIT POWER SUPPLY WHERE PROVIDED BY THE SECURITY CONTRACTOR.

Hardware Group No. C715AJ

For use on Door #(s):
13C

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
1	EA	CONTINUOUS HINGE	112XY EPT		313AN	IVE
1	EA	POWER TRANSFER	EPT10 CON		SP313	VON

1	EA	ELEC PANIC HARDWARE	RX-QEL-33A-NL-OP-388-299-CON 24 VDC		643E	VON
1	EA	RIM CYLINDER	20-057 ICX W/ CONSTRUCTION CORE		613	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	TRADITIONAL CAST PULL	RM5510		613	ROC
1	EA	SPRING ARM CLOSER	UNI78B/D MTG BRKT, SPCR & PLATE AS REQ		613	NOR
1	EA	RAIN DRIP	142D DOOR WIDTH + 4"		D	ZER
1	EA	PERIMETER SEAL	BY FRAME MANUFACTURER			B/O
1	EA	DOOR SWEEP	39D		D	ZER
1	EA	THRESHOLD	655D-E-223		D	ZER
1	EA	CREDENTIAL READER	BY SECURITY - DIVISION 28			B/O
1	EA	DOOR POSITION SWITCH	BY SECURITY - DIVISION 28			B/O
1	EA	POWER SUPPLY FOR ELEC PANIC	PS902 900-2RS 120/240 VAC		LGR	SCE

- DOORS NORMALLY CLOSED AND LOCKED.
- ENTRY BY THE CREDENTIAL READER OR KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOORS WILL REMAIN LOCKED UPON LOSS OF POWER.
- COORDINATE POWER SUPPLY WITH SECURITY CONTRACTOR PRIOR TO SUBMITTALS.
- OMIT POWER SUPPLY WHERE PROVIDED BY THE SECURITY CONTRACTOR.

Hardware Group No. C2121SJ

For use on Door #(s):
6

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
5	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	ELECTRIC HINGE	TA2714 4.4 x 4.5 CC8 BT (BALL TIP)		643e	MCK
1	EA	CONST LATCHING BOLT	FB61P		613	IVE
1	EA	DUST PROOF STRIKE	DP2		643E/716	IVE
1	EA	ELEC MORTISE LOCK (FAIL SECURE)	L9092TEU LATA RX CON 12/24 VDC		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	OH STOP	90S		643E/716	GLY
1	EA	WALL STOP	WS406/407CCV		613	IVE
2	EA	SILENCER	SR64 OR SR65 (HM OR WD FRAME)		GRY	IVE
1	EA	CREDENTIAL READER	BY SECURITY - DIVISION 28			B/O
2	EA	DOOR POSITION SWITCH	BY SECURITY - DIVISION 28			B/O
1	EA	POWER SUPPLY FOR ELEC LOCK	PS902 120/24 VAC		LGR	SCE

- DOORS NORMALLY CLOSED AND LOCKED.
- ENTRY BY THE CREDENTIAL READER OR KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOORS WILL REMAIN LOCKED UPON LOSS OF POWER.
- COORDINATE POWER SUPPLY WITH SECURITY CONTRACTOR PRIOR TO SUBMITTALS.
- OMIT POWER SUPPLY WHERE PROVIDED BY THE SECURITY CONTRACTOR.

Hardware Group No. S203J

For use on Door #(s):
7

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	STOREROOM LOCK	L9080T LATA		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	WALL STOP	WS406/407CCV		613	IVE
1	EA	PERIMETER SEAL (FOR SOUND)	117SBK PSA		BK	ZER
1	EA	CONCEALED AUTO DOOR BOTTOM (FOR SOUND)	350AA		AA	ZER

Hardware Group No. S203JS

For use on Door #(s):
4

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	STOREROOM LOCK	L9080T LATA		643e	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	OH STOP	90S		643E/716	GLY
1	EA	PERIMETER SEAL (FOR SOUND)	117SBK PSA		BK	ZER
1	EA	CONCEALED AUTO DOOR BOTTOM (FOR SOUND)	350AA		AA	ZER

Hardware Group No. S403J

For use on Door #(s):
8

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	TA2714 4.4 x 4.5 BT (BALL TIP)		643e	MCK
1	EA	PASSAGE SET	L9010 LATA		643e	SCH
1	EA	WALL STOP	WS406/407CCV		613	IVE

1	EA	PERIMETER SEAL (FOR SOUND)	117SBK PSA		BK	ZER
1	EA	CONCEALED AUTO DOOR BOTTOM (FOR SOUND)	350AA		AA	ZER
~~1~~	~~EA~~	~~KICK DOWN HOLDER~~	~~FS455~~		~~613~~	~~IVE~~
1	**EA**	**OH HOLD-OPEN**	**90H**		**613**	**IVE**

Hardware Group No. S711J

For use on Door #(s):
2A 3A 5

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	T4A3386 4.5 X 4.5 BT (BALL TIP)		613	MCK
1	EA	PANIC HARDWARE	55-L-01-SNB		643E	VON
1	EA	RIM CYLINDER	20-057 ICX W/ CONSTRUCTION CORE		613	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	PARALLEL ARM CLOSER	78B/D-PA		613	NOR
1	EA	ADJUSTABLE THRESHOLD	68 (2), 676		D	ZER
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		613	IVE
1	EA	PERIMETER SEAL (FOR SOUND)	117SBK PSA		BK	ZER
1	EA	CONCEALED AUTO DOOR BOTTOM (FOR SOUND)	350AA		AA	ZER

Hardware Group No. SC715J

For use on Door #(s):
2B

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	T4A3386 4.5 X 4.5 BT (BALL TIP)		613	MCK
1	EA	ELECTRIC HINGE	T4A3386 4.5 X 4.5 -+CC8 BT (BALL TIP)		613	MCK
1	EA	ELEC EXIT DEVICE	RX-QEL-99-NL-OP-110MD-CON 24 VDC		313	VON
1	EA	RIM CYLINDER	20-057 ICX W/ CONSTRUCTION CORE		613	SCH
1	EA	FSIC PERMANENT CORE	23-030		613	SCH
1	EA	TRADITIONAL CAST PULL	RM5510		613	ROC
1	EA	SPRING ARM CLOSER	UNI78B/D MTG BRKT, SPCR & PLATE AS REQ		613	NOR
1	EA	RAIN DRIP	142D DOOR WIDTH + 4"		D	ZER
1	SET	GASKETING	328D H & J		D	ZER
1	EA	DOOR SWEEP	39D		D	ZER
1	EA	ADJUSTABLE THRESHOLD	68 (2), 269 (2), 675 (3)		D	ZER
1	EA	CREDENTIAL READER	BY SECURITY - DIVISION 28			B/O
1	EA	DOOR POSITION SWITCH	BY SECURITY - DIVISION 28			B/O
1	EA	POWER SUPPLY FOR ELEC PANIC	PS902 900-2RS 120/240 VAC		LGR	SCE

- DOORS NORMALLY CLOSED AND LOCKED.
- ENTRY BY THE CREDENTIAL READER OR KEY OVERRIDE.
- FREE EGRESS AT ALL TIMES.
- DOORS WILL REMAIN LOCKED UPON LOSS OF POWER.
- COORDINATE POWER SUPPLY WITH SECURITY CONTRACTOR PRIOR TO SUBMITTALS.
- OMIT POWER SUPPLY WHERE PROVIDED BY THE SECURITY CONTRACTOR.

END SECTION 087100

STEPHENSON SCHOOL BUILDING

Rehabilitation and Addition

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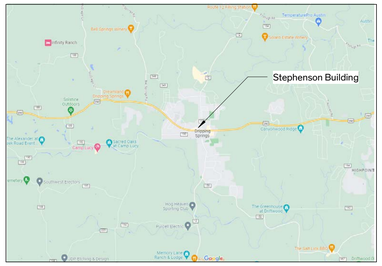
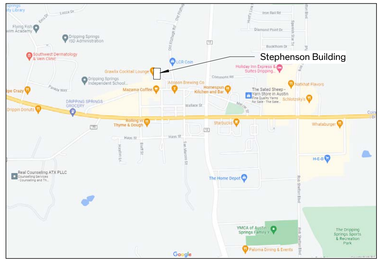
VICINITY MAP

CITY OF DRIPPING SPRINGS



STREET MAP

CITY OF DRIPPING SPRINGS



SHEET INDEX

		REVISED
A0.01	Cover Sheet	07/08/2025
A0.02	Life Safety	07/08/2025
DEMO		
D1.01	Demo Site Plan	1
D1.02	Demo Floor Plan, Roof Plan, & North Elevation	1
CIVIL		SHEETS PROVIDED IN SEPARATE SET
1	Cover Sheet	
2	General Notes	
3	Plat 1 of 2	
4	Plat 2 of 2	
5	Existing Conditions	
6	Demolition Plan	
7	Erosion Control Plan	
8	Site Plan	
9	Utility Plan	
10	Grading Plan	
11	Building Grading Plan	
12	Permeable Paver Plan and Calculations	
13	Existing Drainage Conditions	
14	Proposed Drainage Plan	
15	Rain Garden	
16	Erosion Control Details	
17	Site Details 1	
18	Site Details 2	
19	Site Details 3	
20	Utility Details	
LANDSCAPE		
L1.00	Planting Plan	
L1.01	Planting Details & Schedule	
L2.00	Irrigation Plan	
L2.01	Irrigation Plan	
L2.02	Irrigation Details	
ARCHITECTURAL		
A1.01	Site Plan	1
A1.02	Site Details	07/08/2025
A1.03	Site Details	07/08/2025
A2.01	Floor Plan & Reflected Ceiling Plan	07/08/2025
A2.21	Roof Plan & Details	
A2.22	Roof Details	
A3.01	Exterior Elevations	
A4.01	Building Sections	
A4.02	Wall Sections	
A4.03	Wall Sections	
A4.04	Wall Sections	
A4.21	Plan Details	1
A5.01	Finish Schedule	07/08/2025
A5.02	Wall Types	
A5.11	Window Schedule & Types	
A5.12	Window Details	
A5.13	Window Details	
A5.14	Window Details	
A5.21	Door Schedule & Types	
A5.22	Door Details	1
A6.01	Enlarged Plans - Restrooms	07/08/2025
A6.02	Enlarged Plans - Restrooms	07/08/2025
A6.03	Enlarged Plans & Interior Elevations	
A6.04	Enlarged Plans & Interior Elevations	07/08/2025
A6.05	Interior Elevations	1
A6.10	Enlarged Reflected Ceiling Plan	
A6.11	Details	
A6.12	Details	1
A7.11	Millwork Details	07/08/2025
STRUCTURAL		
S1.01	General Notes	
S1.02	General Notes	
S1.03	Special Inspections	
S2.01	Level 1 Framing Plan	
S2.02	Roof Framing Plan	
S3.01	Concrete Typical Details	
S3.02	Concrete Typical Details	
S3.03	Concrete Typical Details	
S3.10	Concrete Details	
S5.02	Steel Typical Details	
S6.01	Wood Typical Details	
S6.02	Wood Typical Details	
S6.03	Wood Typical Details	
S6.04	Wood Typical Details	
S6.10	Wood Details	
S6.11	Wood Details	
MECHANICAL		
M000	Mechanical Symbols & Abreviations	
MD101	Mechanical Level 1 Demolition Plan	
M101	Mechanical Level 1 Plan	
M101P	Mechanical Piping Level 1 Plan	
M102	Mechanical Roof Plan	
M201	Mechanical Enlarged Plans & Section Views	
M301	Mechanical Schedules	
M302	Mechanical Schedules	
M501	Mechanical Details	
M502	Mechanical Details	
M503	Mechanical Details	
FIRE PROTECTION		
FP001	Fire Protection Legends & Details	
FP101	Fire Protection Floor Plan	
PLUMBING		
P000	Plumbing Symbols & Abreviations	
PD100	Plumbing Underfloor Demolition Plan	
PD101	Plumbing Level 1 Demolition Plan	
P002	Plumbing Site Plan	
P100	Plumbing Underfloor Plan	
P101	Plumbing Level 1 Plan	
P102	Plumbing Roof Plan	
P201	Plumbing Enlarged Plans	
P301	Plumbing Schedules	
P401	Plumbing Risers	
P501	Plumbing Details	
P502	Plumbing Details	
ELECTRICAL		
E000	Electrical Symbols & Abreviations	
ED101	Electrical Level 1 Demolition Plan	
E001	Electrical Site Plan	
E002	Electrical Site Plan Details	
E101	Electrical Lighting Level 1 Plan	
E102	Lighting Fixture Schedule and Details	
E201	Electrical Power Level 1 Plan	
E202	Electrical Mechanical Power Level 1 Plan	
E302	Electrical Special Systems Level 1 Plan	
E401	Electrical One-Line Diagrams	
E501	Electrical Panel Schedule	
ELECTRICAL - SITE		SHEETS PROVIDED IN SEPARATE SET
E-100	Illumination Plan	
E-101	Illumination Photometric Analysis	
E-102	Illumination Photometric Analysis	
E-103	Electrical Plan	
E-501	Illumination Details and Schematic	
E-502	Electrical Details and Schematic	
E-601	Illumination Schedules	
E-602	Electrical Schedules	
AUDIOVISUAL		1
AV0-00	AV Systems - Power & Legend	
AV2-01	AV Systems - First Floor	
AV4-01	AV Systems - Sections & Details	
AV6-01	AV Systems - Plate Details & Rack Elevations	
AV6-02	AV Systems - Oneline	

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
   - -2012 TEXAS ACCESSIBILITY STANDARDS
   - -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 CIVIL, STRUCTURAL, MECHANICAL, FIRE PROTECTION, 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.
11. EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL NOT BE DAMAGED DURING THE DEMOLITION PROCESS. PROVIDE ALL NECESSARY TEMPORARY PROTECTION.
12. CONTRACTOR TO ASSIST THE ARCHITECT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS, SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED CONDITIONS AFFECTING NEW CONSTRUCTION.
13. SCAFFOLDING AND SHORING CANNOT BE SECURED TO EXISTING HISTORIC MATERIALS, OR CAUSE DAMAGE TO EXISTING MATERIALS.
14. REINSTALL EACH ELEMENT IN ITS ORIGINAL LOCATION UNLESS NOTED OTHERWISE.
15. SIZE NOTED IN CONSTRUCTION DOCUMENTS FOR ORIGINAL MATERIALS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO SUBMITTAL OF SHOP DRAWINGS. MATCH EXACT SIZES AND PROFILES OF ORIGINAL ELEMENTS.
16. FIELD VERIFICATIONS OF EXISTING CONDITIONS RELATED TO SPECIFIC PORTIONS OF THE WORK SHALL BE UNDERTAKEN IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF 10 (TEN) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITION AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
17. CONTRACTOR IS TO PROVIDE AND INSTALL ALL ACCESS PANELS, RATED OR OTHERWISE, SIZE AS REQUIRED, AT ALL CONCEALED MECHANICAL AND PLUMBING ITEMS WHICH REQUIRE SERVICE OR ACCESS (VALVES, FIE DAMPERS, DUCT HEATERS, ETC.). ACCESS PANELS IN RATED CEILINGS AND PARTITIONS SHALL HAVE THE APPROPRIATE UL LABELS.
18. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL EQUIPMENT MANUFACTURER'S ROUGH-IN REQUIREMENTS.
19. EXISTING UTILITY SERVICES ARE TO REMAIN, BE PROTECTED, AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION. REFERENCE RELEVANT CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF AND RESTORATION OF SERVICES, AS WELL AS PROVISION OF TEMPORARY UTILITY SERVICES.
20. NOTIFY CITY OF DRIPPING SPRINGS WHEN IT IS NECESSARY TO AFFECT UTILITIES BEFORE PROCEEDING WITH THE WORK. ALL EXISTING UTILITIES MUST BE CHECKED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK. ANY DAMAGES RESULTING FROM LACK OF COMPLIANCE WITH THE PROVISIONS SHOULD BE CORRECTED BY THE CONTRACTOR AT HIS OR HER OWN EXPENSE.

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 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 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

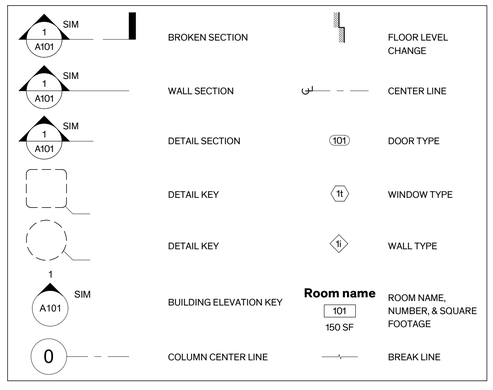
EXISTING BUILDING:
1. CONCEALMENT OF CONDUIT, PIPING, AND DEVICES, GENERAL:
   - A. CONDUIT, PIPING, AND DEVICES ARE NOT TO BE EXPOSED IN ANY LOCATION UNLESS APPROVED BY ARCHITECT.
   - B. ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS, FLOORS, OR BASEBOARDS SO THAT COVER PLATES 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:
   - A. PORTIONS OF WOOD FLOORING AT EXISTING BUILDING ARE SCHEDULED TO BE REMOVED. RUN ALL CONDUIT, PIPING, AND DISTRIBUTION LINES CONCEALED WITHIN CRAWLSPACE. REMOVE AND REINSTALL BASEBOARD AS REQUIRED FOR INSTALLATION OF THE WORK.
4. EXPOSED CONDUIT, PIPING, AND DEVICES AT CEILINGS: RUN CONDUIT AND PIPING CONCEALED IN ATTIC, WITHIN SCHEDULED FURR DOWNS AND SUSPENDED CEILINGS, AND BETWEEN EXISTING CEILING JOISTS.
5. EXPOSED CONDUIT, PIPING, AND DEVICES:
   - A. RUN PARALLEL TO WALLS AND BEAMS
   - B. GANG PIPING AND CONDUIT IN PARALLEL GROUPS WHERE POSSIBLE AND EQUIDISTANT TO EACH OTHER. WHEN GANGED PIPING IS BENT, IT MUST REMAIN EQUIDISTANT TO EACH OTHER.
   - C. ALL EXPOSED DISTIBUTION SYSTEMS SHALL BE PAINTED TO MATCH ADJACENT FINISHES WITH THE EXCEPTION OF MECHANICAL ROOMS WHERE THEY MAY BE LEFT UNFINISHED.
6. NEW FASTENERS:
   - A. ATTACHMENT OF MASONRY (I.E. CONDUIT, METAL FRAMING, WOOD FURRING, ETC.) MUST BE ATTACHED INTO MASONRY JOINTS UNLESS NOTED OTHERWISE. DO NOT DRILL THROUGH, PENETRATE OR ALTER IN ANY WAY THE ORIGINAL MATERIALS OR STRUCTURE UNLESS NOTED OTHERWISE
   - B. REFER TO STRUCTURAL FOR ATTACHMENT REQUIREMENTS OF MEP EQUIPMENT TO STRUCTURE
7. PENETRATION AT MASONRY WALLS:
   - A. CUT/CORE PLASTER AND MASONRY WALLS AS NECESSARY TO ACCOMMODATE NEW MATERIALS, COMPONENTS, AND SYSTEMS INCLUDING CONDUIT, WIRING, PIPING, DUCTS, AND ALL OTHER ITEMS REQUIRED FOR INSTALLATION AND OPERATION OF MEP SYSTEMS. SEE STRUCTURAL DRAWINGS FOR PENETRATION DETAILS AT MASONRY LOAD BEARING WALLS
   - B. FOR BELOW GRADE PENETRATIONS PROVIDE WATERTIGHT SEAL, SUCH AS LINKSEAL OR APPROVED EQUAL
   - C. FOR ABOVE GRADE PENETRATIONS PROVIDE WEATHERTIGHT SEAL WITH BACKER-ROD AND SEALANT
8. 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.

ABBREVIATIONS

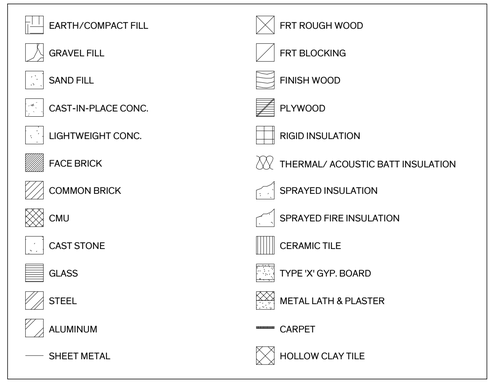
±	PLUS/MINUS
DIAM.	DIAMETER
A/C	AIR CONDITIONER
ACM	ASBESTOS CONTAINING
AHU	AIR HANDLING UNIT
CABS.	CABINETS
CLG.	CEILING
CONC.	CONCRETE
DN.	DOWN
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
FIXT.	FIXTURES
FLR.	FLOOR
F.R.	FIRE RATED
GYP.	GYPSUM
HIST.	HISTORIC
MECH.	MECHANICAL
MIN	MINIMAL
MISC.	MISCELLANEOUS
MTL.	METAL
MFR	MANUFACTURER
NIC	NOT IN CONTRACT
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPNG	OPENING
ORIG.	ORIGINAL
PTD.	PAINTED
PTN.	PARTITION
QTR.	QUARTER
REF.	REFERENCE
REQ'D	REQUIRED
SSTL	STAINLESS STEEL
STRUCT.	STRUCTURAL
T.B.D.	TO BE DETERMINED
TRTD	TREATED
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WD.	WOOD

NOTE: CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR ANY ABBREVIATION NOT LISTED.

SYMBOL LEGEND



MATERIAL LEGEND



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City of Dripping Springs
STEPHENSON SCHOOL BUILDING,
REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY
1 07/08/2025 Addendum 1

Issued for Permit and Construction

REGISTERED ARCHITECT ALEXIS M. MCKINNEY 22892 STATE OF TEXAS

#22892 07/08/2025

Architexas No. 2314
Date January 17, 2025

Sheet Name
Cover Sheet

Sheet Number
A0.01

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) - 2023 Edition
7. International Energy Conservation Code (IECC) - 2018 Edition
8. City of Dripping Springs Code of Ordinances
9. 2012 Texas Accessibility Standards

SUMMARY SHEET - BUILDING CODE (IEBC Table 1301.7)

Existing occupancy:	**B**	Proposed occupancy:	**A-3, B**
Year building was constructed:	**1939**	Number of stories: **1**	Height in feet: **±25'-0"**
Type of construction:	**V-B**	Area per 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:	V-B
Max. height in feet:	60 feet
Max. number of stories:	2 (A-3), 3 (B)
Max. allowable area:	24,000 sq. ft. (A-3), 38,000 sq.ft. (B)

TYPE OF CONSTRUCTION (IBC Section 602.3)

Type V-B construction is that type of construction in which the structural elements, exterior walls, and interior walls 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 V-B buildings having specific fire resistance requirements for Structural Components as follows:

Structural Frame:	0
Exterior Bearing Walls:	0
Interior Bearing Walls:	0
Non-Bearing Walls:	0
Floor Construction:	0
Roof Construction:	0

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.

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 existing fire hydrant is located at northeast corner of Mercer and Old Fitzhugh, near 222 W. Mercer. Fire hydrant is located with 400 ft. per City code. A hydrant will be added near the water meter at Old Fitzhugh under separate contract. Refer to separate site development permit.

UNDERFLOOR VENTILATION (IBC 1202.4)

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*** ***11.6 sq.ft. Provided***

OCCUPANT LOAD (IBC Table 1004.5)

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

Function of Space (area total)	Occupant Load Factor	Occupant Load
A-3		
Assembly (2,088 sq. ft.)	1 person/7 net sq. ft. (Concentrated)	299 persons
Platform (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.	1 persons
Dressing (219 sq. ft.)	1 person/50 gross sq. ft.	5 persons
Accessory Storage/Mech (208 sq. ft.)	1 person/ 300 gross sq. ft.	1 person
B		
Business (640 sq. ft.)	1 person/ 150 gross sq. ft.	5 persons
	Total Building Occupancy:	**353 persons**

EXITING REQUIREMENTS (IBC Sect. 1005.3)

Floor	Sizing base on Occupant Load	Minimum size per Opening	Provided
Assembly			
1st Floor	348 persons x 0.2" = 71.6"	32" min. clear (1010.1.1)	3 Exits @ 32"= 144"
Offices			
1st Floor	5 persons x 0.2" = 1"	32" min. clear (1010.1.1)	1 Exit @ 64"

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 exceeds 49 persons.

PROPOSED NEW BUILDING ELEMENTS AND SYSTEMS:

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 east entry and in addition as part of the accessible route to the building and the platform.
5. Accessible restrooms throughout
6. Class 1 vapor barrier shall be provided at crawl space

PARKING (City of Dripping Springs Code of Ordinances)

Parking to be provided by Stephenson TIRZ Parking Project, NIC

FENESTRATION PERFORMANCE

GLAZED ALUMINUM STOREFRONT & GLAZED ALUMINUM STOREFRONT DOOR
U-factor = .6 max, SHGC = .4 max, VLT = 62% min

METAL CLAD WOOD WINDOWS (ADDITION)- NRRC Labeled
U-factor = .35 max, SHGC = .3 max, VLT = 62% min

EXISTING WOOD WINDOWS (HISTORIC)- Replace sashes only
U-factor = .35 max, SHGC = .3 max, VLT = 62% min

REQUIRED PLUMBING FIXTURES (IBC Table 2902.1)

A-3 OCCUPANCY (358 Persons)

Water Closets	Male		Female	
	174 persons at 1/125 =	1.4	174 persons at 1/65 =	2.7
TOTAL REQUIRED		2		3
TOTAL PROVIDED		**3**		**4**

Lavatories	Male		Female	
	174 persons at 1/200 =	.87	174 persons at 1/200 =	.87
TOTAL REQUIRED		1		1
TOTAL PROVIDED		**4**		**4**

Drinking Fountains		
	348 occupants @ 1/500=	.7
TOTAL REQUIRED		1
TOTAL PROVIDED		**2**

Service Sink		
	348 occupants @ 1/500=	.7
TOTAL REQUIRED		1
TOTAL PROVIDED		**1**

B OCCUPANCY (5 Persons)
Reference IBC 2902.2 for seprate facilities exception for business occupancy under 25

Water Closets		
B Occupancy	5 persons at 1/25 for 1st 50 & 1/50 for remainder =	.2
TOTAL REQUIRED		1
TOTAL PROVIDED		**1**

Lavatories		
B Occupancy	5 persons at 1/40 for 1st 80 & 1/80 for remainder =	.125
TOTAL REQUIRED		1
TOTAL PROVIDED		**1**

Drinking Fountains
Reference IBC 2902.6 for drinking fountain exception for occupant loads under 15

Service Sink
Reference IBC 2902.1 e. for service sink exception for busniss occupancy under 15

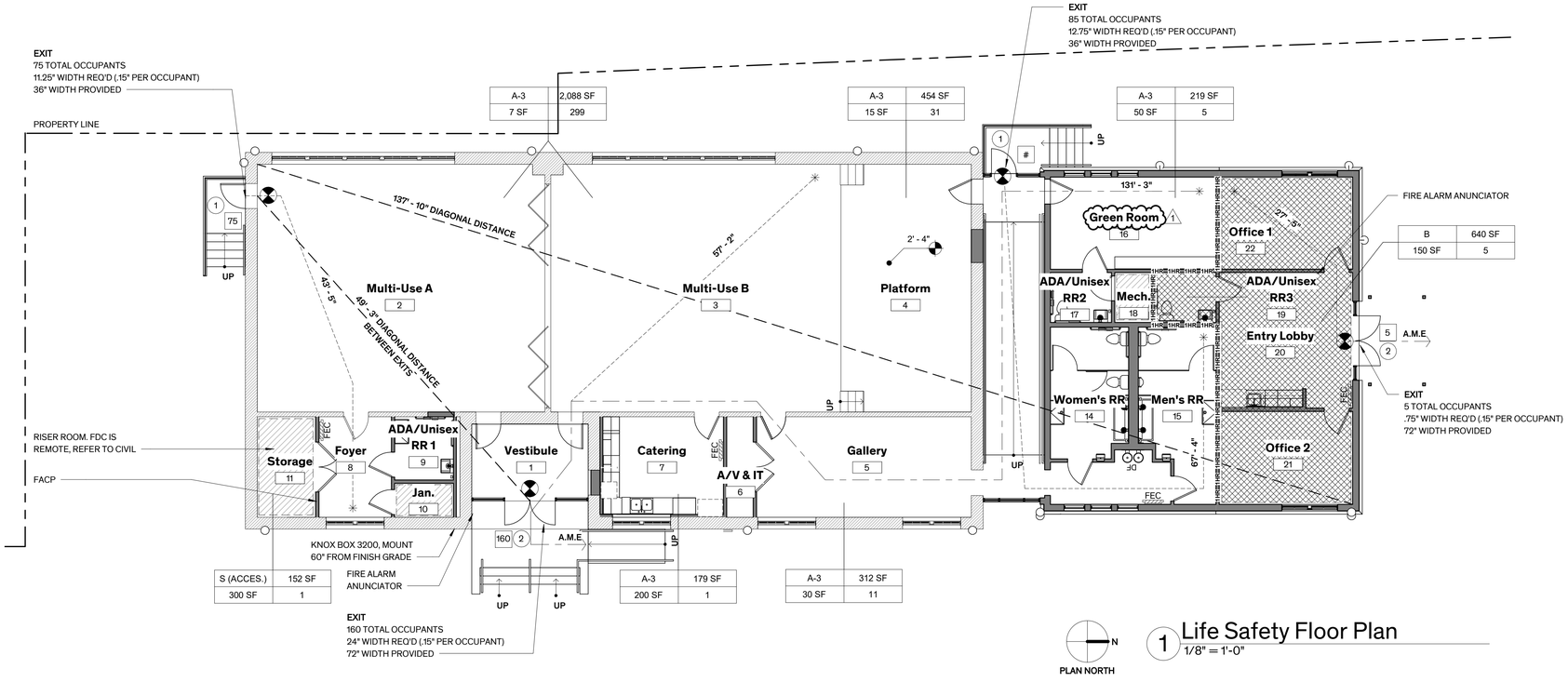
TOTAL FACILITY PROVIDED PLUMBING FIXTURES
Total provided fixture count is 6 water closets, 1 urinal, 7 lavatories, 2 water fountainS, and 1 service sink.

LIFE SAFETY LEGEND

- 1 — 3'-0" DOORS
- 2 — 6'-0" DOORS
- # — # 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 SIGN RE: ELEC
- OCCUPANCY USE AREA

B	31,939 SF
150 SF	212

- OCCUPANT TOTAL PER AREA
- MAX. FLR. AREA ALLOWANCE PER OCCUPANT
- A-3 ASSEMBLY
- B BUSINESS
- ACCESS. STORAGE/MECH



1 Life Safety Floor Plan
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
1 07/08/2025 Addendum 1

Issued for Permit and Construction

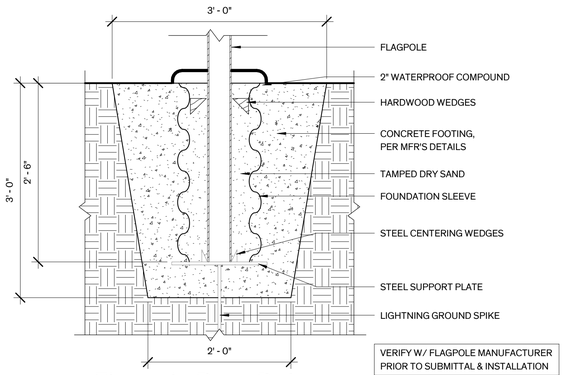
REGISTERED ARCHITECT ALEXIS M. MCKINNEY 22892 STATE OF TEXAS

#22892 07/08/2025

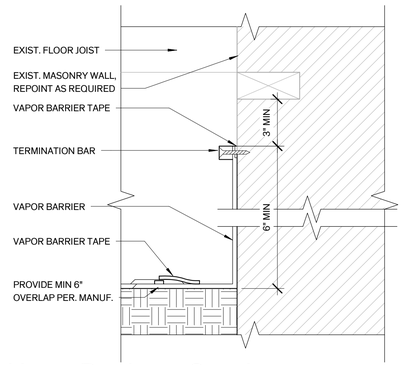
Architexas No. 2314
Date January 17, 2025

Sheet Name
Life Safety

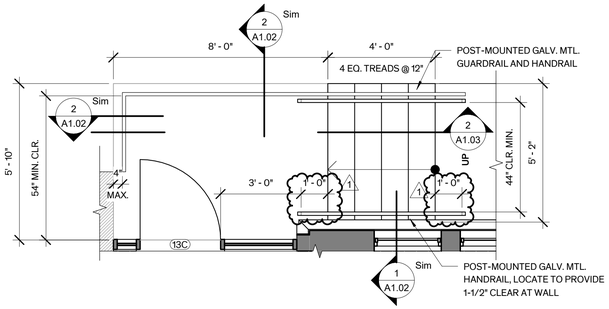
Sheet Number
A0.02



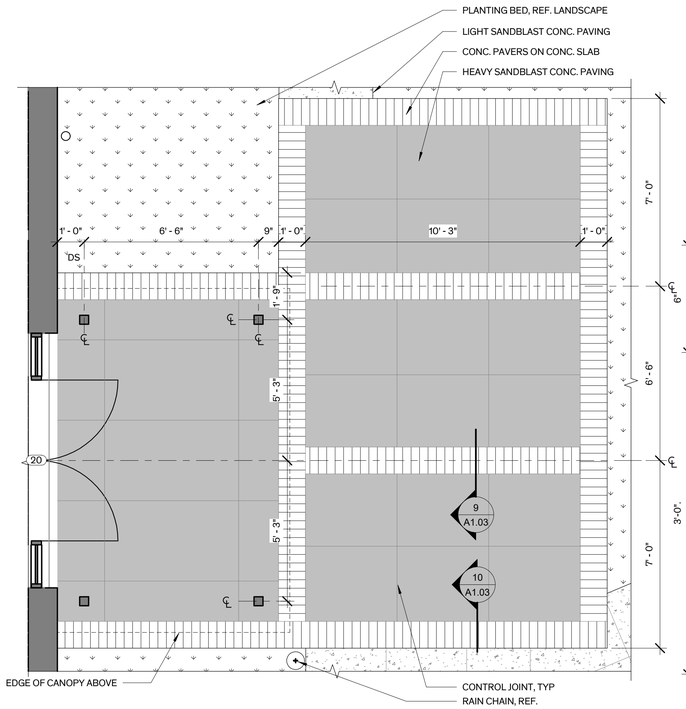
10 Flagpole Base Det.
1" = 1'-0"



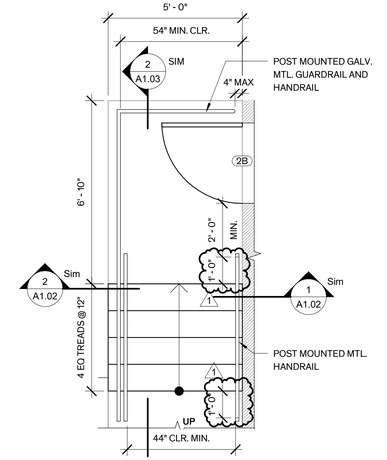
9 Vapor Barrier @ Crawlspace
3" = 1'-0"



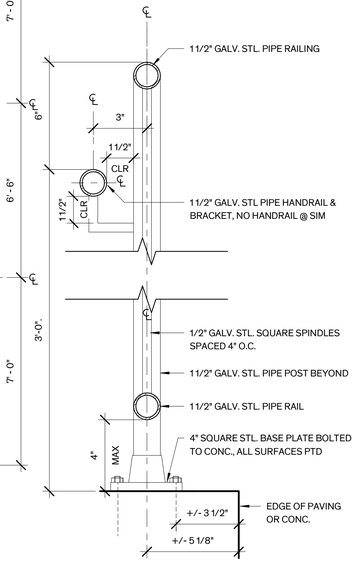
6 Enlarged Site Plan- West Stairs
3/8" = 1'-0"



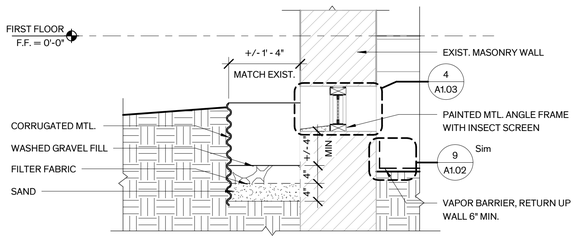
4 Enlarged Site Plan- North Porch
3/8" = 1'-0"



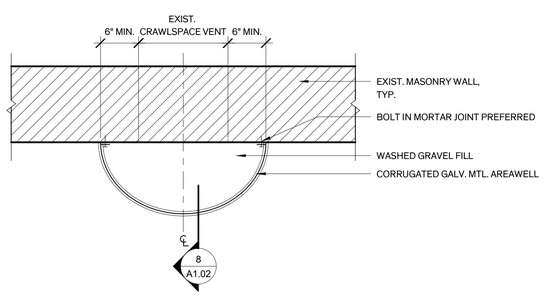
5 Enlarged Site Plan- South Stairs
3/8" = 1'-0"



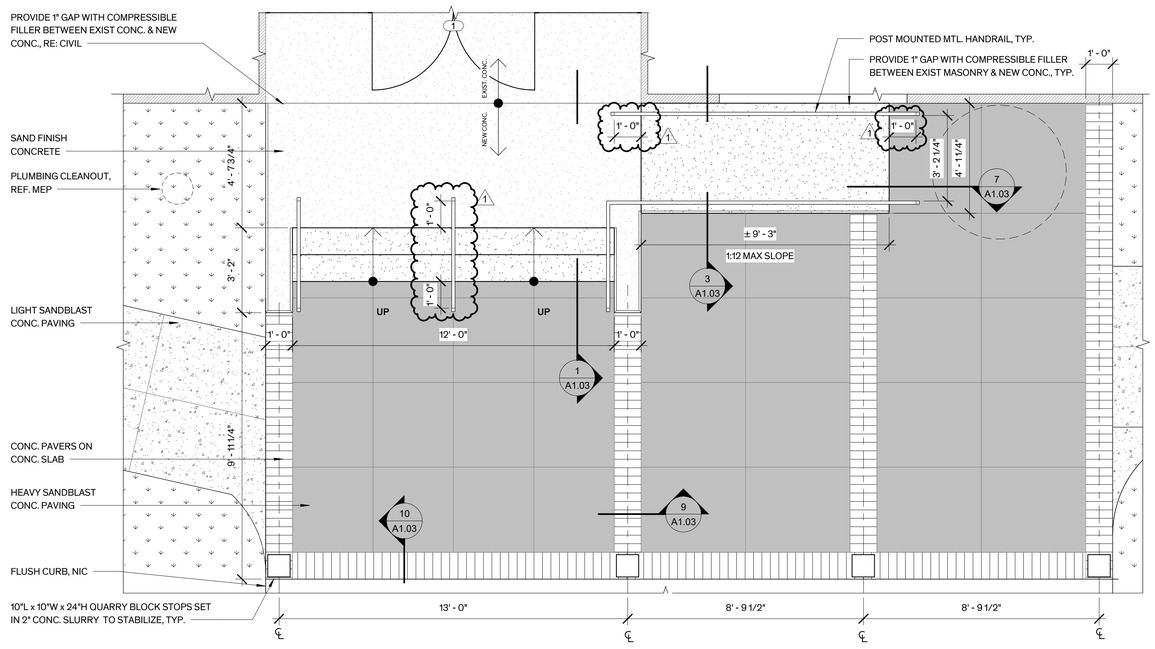
2 Post Mounted Guardrail Det.
3" = 1'-0"



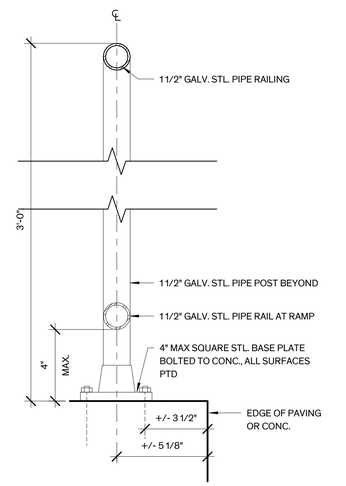
8 Section Through Area Well, Typ.
3/4" = 1'-0"



7 Areawell Foundation Plan
3/4" = 1'-0"



Enlarged Site Plan- East Stairs and Ramp
3/8" = 1'-0"



1 Post Mounted Handrail Det.
3" = 1'-0"

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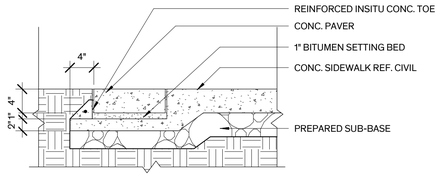
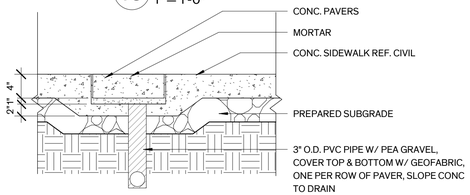
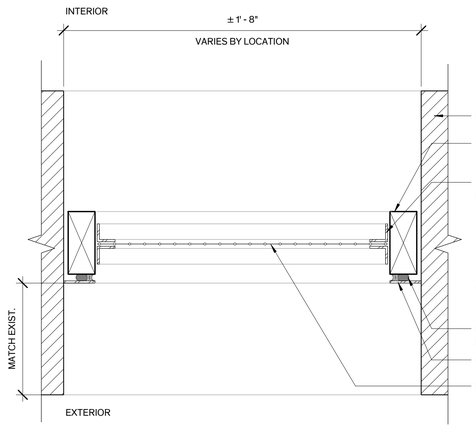
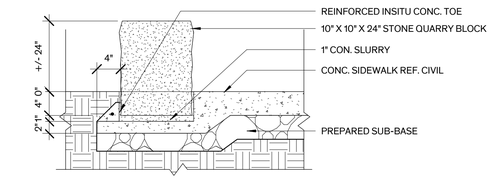


10 Unit Paver Edge
1" = 1'-0"

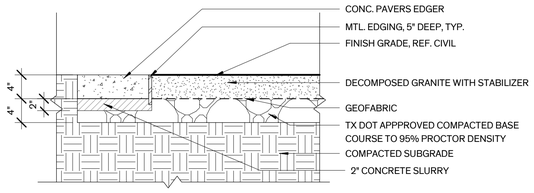


9 Unit Pavers on Concrete Base
1" = 1'-0"

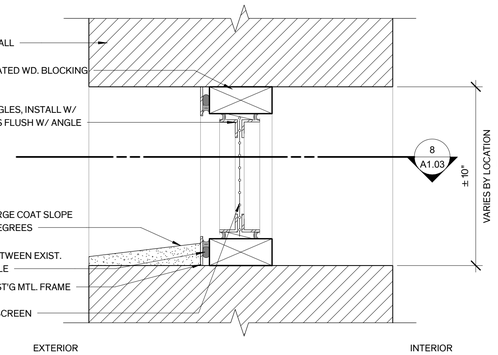


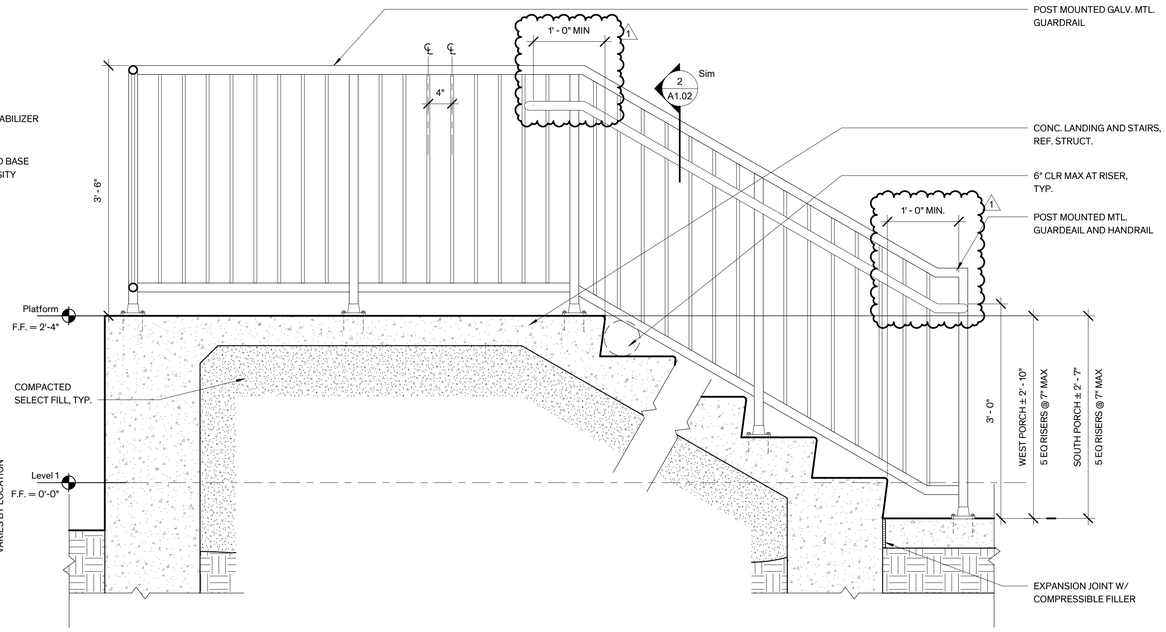


6 QUARRY BLOCK
1" = 1'-0"

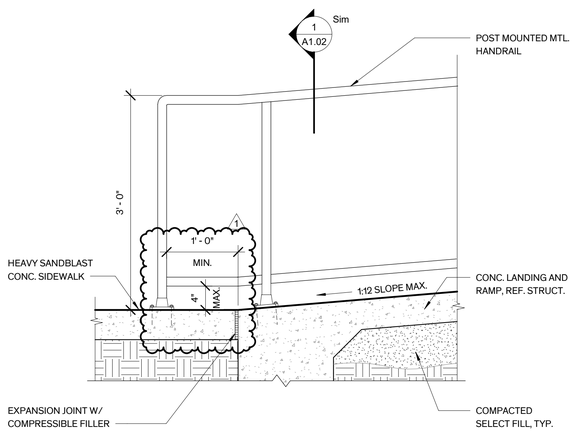


5 Stabilized Decomposed Granite
1" = 1'-0"

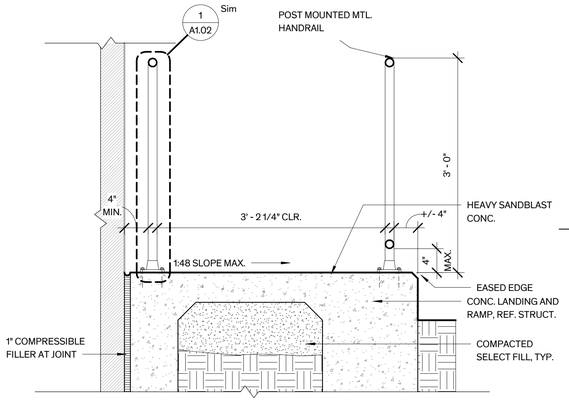




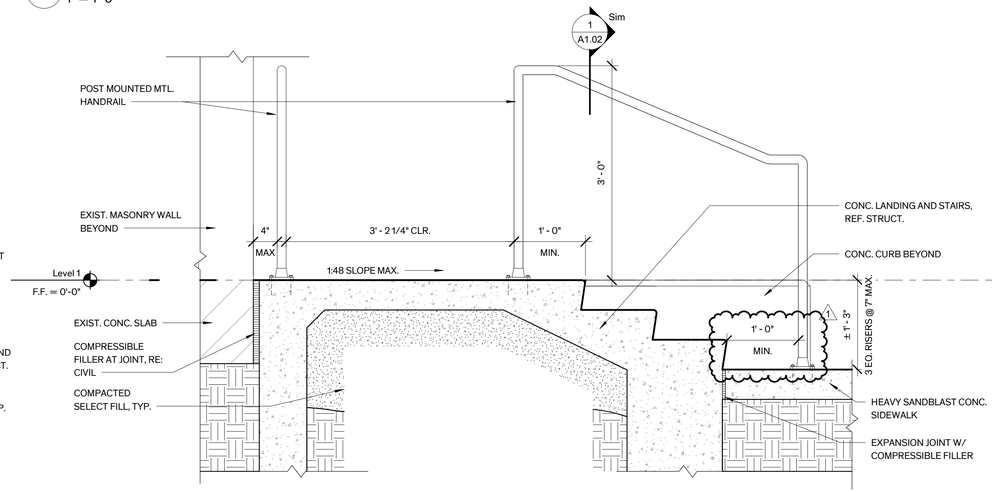
8 Crawlspace Vent Grill Plan
3" = 1'-0"



4 Crawlspace Vent Grill Section
3" = 1'-0"



2 West Stair Detail Section
1" = 1'-0"



7 Detail at Bottom of Ramp
1" = 1'-0"

3 East Ramp Detail Section
1" = 1'-0"

1 East Stair Detail Section
1" = 1'-0"

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Architexas No. 2314
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Sheet Name
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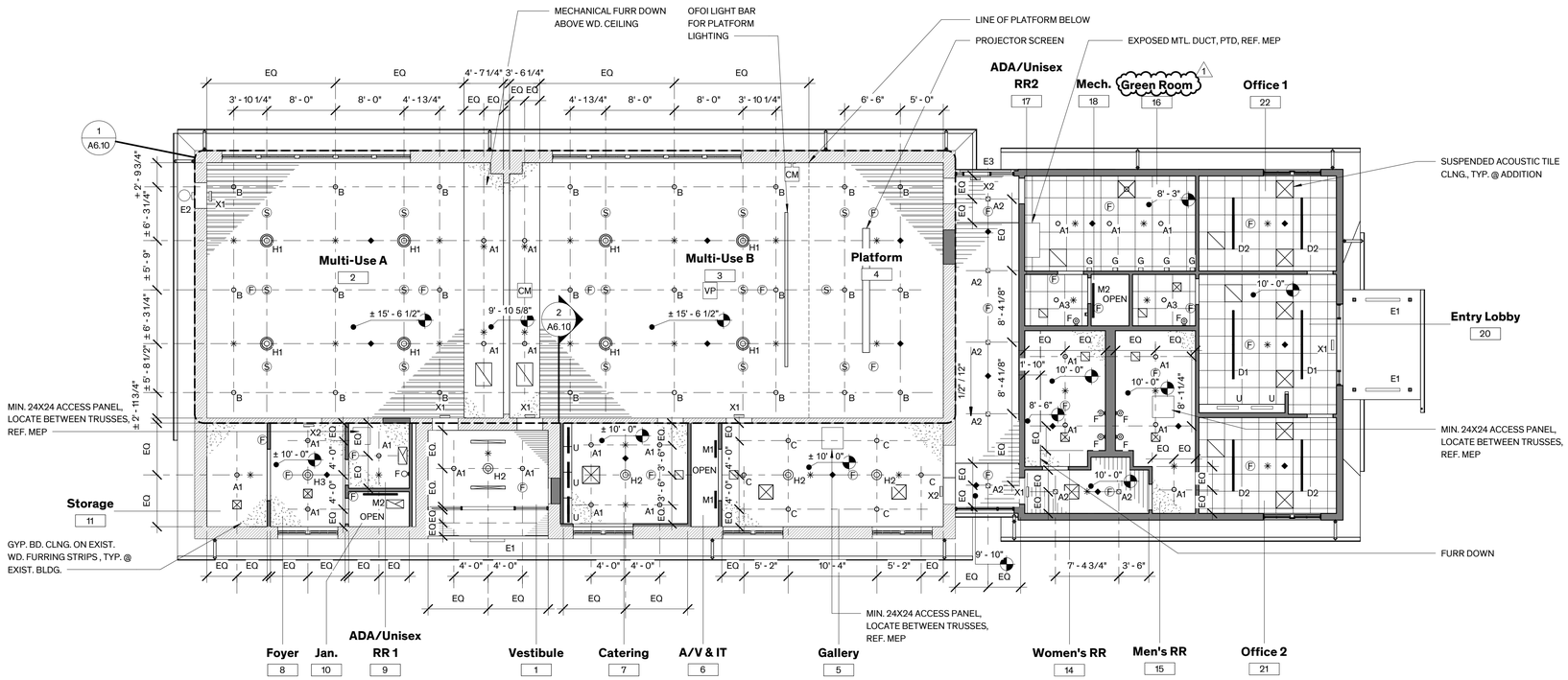
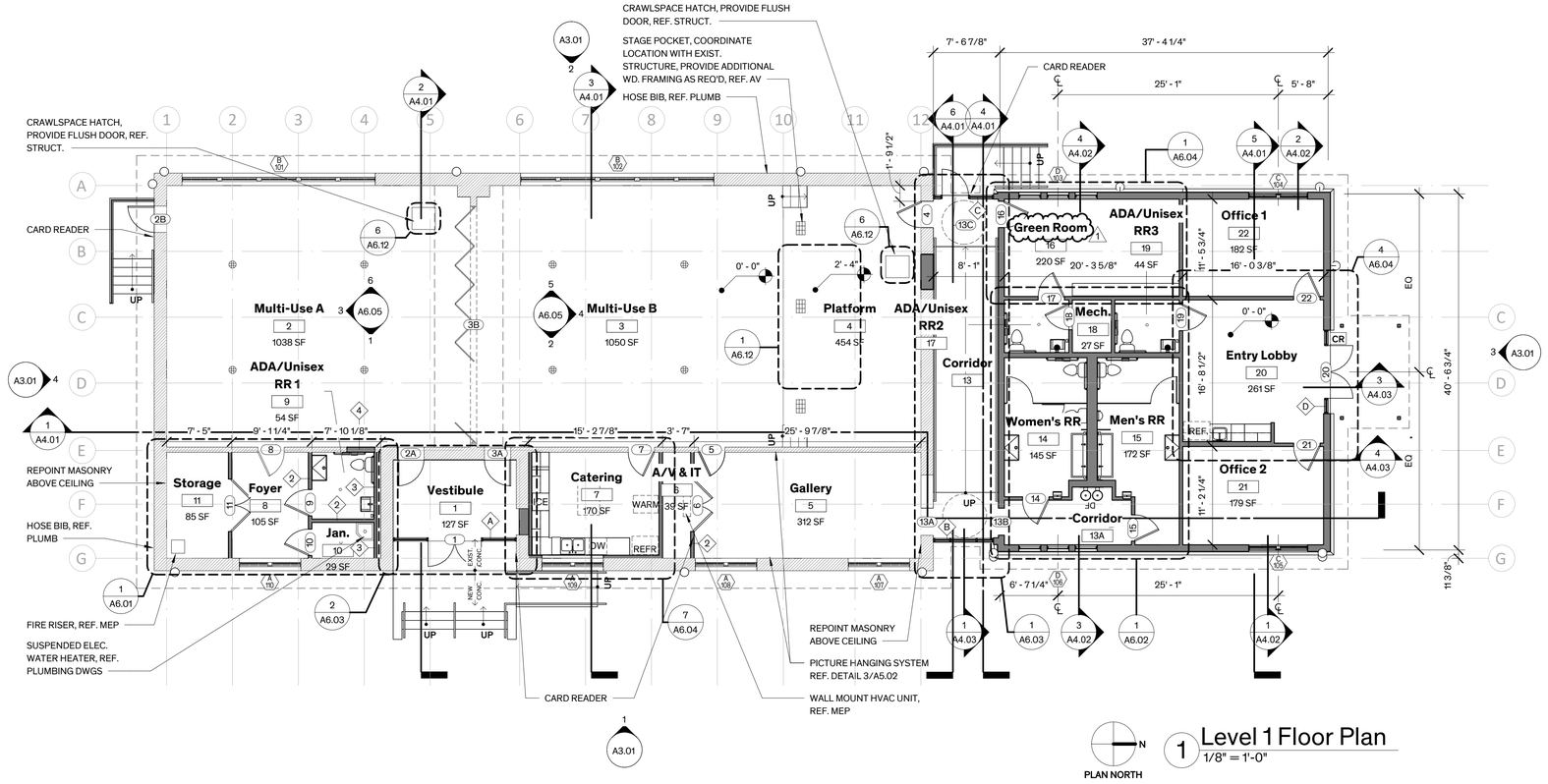
A1.03



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



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

GENERAL NOTES - RCP

1. **LIGHT FIXTURE LOCATIONS:**
   A. LIGHT FIXTURES ARE TO BE LOCATED IN THE FIELD AS DIMENSIONED ON THE ARCHITECTURAL REFLECTED CEILING PLANS U.O.N
   B. LIGHT FIXTURES & CEILING DEVICES SHALL BE LOCATED IN SPACES BETWEEN EXISTING WOOD FURRING STRIP CEILING AT MULTI-USE A & B AND PLATFORM.
   C. LIGHT FIXTURE LOCATIONS HAVE PRIORITY OVER LOCATION OF DEVICES FOR OTHER MEP EQUIPMENT OR A/V DEVICES. CONTRACTOR TO COORDINATE LOCATION OF MEP SYSTEMS AND A/V DEVICES AWAY FROM LIGHT FIXTURES. MEP AND A/V 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 OR PHOTO, 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 ABOVE 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-5.01 FOR SCOPE OF WORK.
7. MULTI-PURPOSE ROOM - PAINT ALL EXPOSED PIPING, CONDUIT, UNISTRUT, DUCT, ETC ABOVE FURRING, TYP

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 WHERE INDICATED 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: 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. **CRAWL SPACE VENTS:**
   A. REPLACE EXIST. VENTS WITH PAINTED MTL. ANGLE FRAME AND WIRE CLOTH INSECT SCREEN. REPLACE PARGED SILL. REFER TO A1.03.
10. **FINISHES:**
    A. REFER TO ROOM FINISH SCHEDULE GENERAL FINISH NOTES ON SHT. A5.01 FOR SCOPE OF WORK.
11. **FLAT PLASTER WALL RESTORATION:**
    A. REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
12. **FLOOR FINISH RESTORATION:**
    A. REFER TO ROOM FINISH SCHEDULE SHT. A5.01 FOR SCOPE OF WORK
13. **TOILET ACCESSORIES:**
    A. REFER TO TOILET ACCESSORIES SCHEDULE IN SPECIFICATIONS.
14. **SIGNAGE:** PROVIDE SIGNAGE TO COMPLY WITH TAS, REF. SPEC. SECT. 101423 INTERIOR PANEL SIGNS.
15. **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
- ACOUSTIC TILE CEILING
- SUPPLY DIFFUSER
- RETURN GRILLE
- ACCESS PANEL, SIZE NOTED
- A1 4" ROUND RECESSED DOWNLIGHT
- A2 4" SQUARE RECESSED DOWNLIGHT
- A3 4" RECESSED DOWNLIGHT
- B 4" CYLINDER DOWNLIGHT
- C 4" ROUND RECESSED WALLWASH
- D1 8' LINEAR PENDANT
- D2 6' LINEAR PENDANT
- E1 EXTERIOR SIDE MOUNT LINEAR
- E2 EXTERIOR SCONCE
- E3 EXTERIOR STRIP LIGHT
- F WALL SCONCE
- G SURFACE MTD. MARQUEE STRIP LIGHT
- H1 PENDANT WITH 16" GLASS SHADE
- H2 SURFACE MOUNT WITH 14" GLASS SHADE
- H3 SURFACE MOUNT WITH 12" GLASS SHADE
- M1 2' SURFACE MOUNT STRIP LIGHT
- M2 4' SURFACE MOUNT STRIP LIGHT
- U UNDERCABINET LIGHT
- X1 WALL MOUNT EMERGENCY EXIT LIGHT
- X2 CEILING MOUNT EMERGENCY EXIT LIGHT
- SPRINKLER
- S SPEAKER
- CM CAMERA
- VACANCY SENSOR
- F FIRE ALARM
- VP CEILING-HUNG VIDEO PROJECTOR

LEGEND - PLAN

- NEW WALL
- EXIST'G WALL
- FLOOR OUTLET, REF. MEP
- STAGE POCKET, REF. AV & MEP
- CR CARD READER

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Architexas No. 2314
Date January 17, 2025

Sheet Name
Floor Plan & Reflected Ceiling Plan

Sheet Number
A2.01

FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALL BASE				WALLS				CEILING	REMARKS
			NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST		
1	Vestibule	EX-CONC	-	-	-	-	EX-LS	STR	EX-LS	EX-LS	EX-BB-PT	
2	Multi-Use A	EX-WD	WB1-PT	WB1-PT	WB1-PT	WB1-PT	EX-PL-PT	EX-PL-PT	EX-PL-PT	EX-PL-PT	EX-WDF, GYP4-PT4	GYP. BD. SOFFIT AT NORTH; OPEN TO ABOVE BETWEEN FURRING STRIPS, PAINT ALL SURFACES AND EQUIPMENT ABOVE FLAT BLACK
3	Multi-Use B	EX-WD	EX-WB1-PT	EX-WB1-PT	EX-WB1-PT	EX-WB1-PT	EX-BB-PT	EX-PL-PT	EX-PL-PT	EX-PL-PT	EX-WDF, GYP2-PT4	GYP. BD. SOFFIT AT SOUTH; OPEN TO ABOVE BETWEEN FURRING STRIPS, PAINT ALL SURFACES AND EQUIPMENT ABOVE FLAT BLACK
4	Platform	EX-WD	WB1-PT	WB1-PT	-	WB1-PT	EX-PL-PT	EX-PL-PT	-	EX-PL-PT	EX-WDF	OPEN TO ABOVE BETWEEN FURRING STRIPS, PAINT ALL SURFACES AND EQUIPMENT ABOVE FLAT BLACK
5	Gallery	EX-WD	WB1-PT	EX-WB1-PT	WB1-PT	WB1-PT	EX-PL-PT	EX-PL-PT	GYP1-PT	EX-PL-PT	GYP2-PT4	
6	A/V & IT	EX-WD	RB	RB	RB	RB	GYP1-PT	EX-PL-PT	GYP1-PT	EX-PL-PT	-	
7	Catering	EX-WD	EX-WB1-PT	EX-WB1-PT	EX-WB1-PT	EX-WB1-PT	GYP1-PT	EX-PL-PT	EX-PL-PT	EX-PL-PT	GYP2-PT4	
8	Foyer	EX-WD	WB1-PT	WB1-PT	WB1-PT	WB1-PT	GYP1-PT	EX-PL-PT	GYP1-PT	EX-PL-PT	GYP2-PT4	
9	ADA/Unisex RR 1	CT7	CT1	CT4	CT4	CT4	GYP1-PT	GYP1-PT	GYP1-PT	EX-PL-PT1	GYP2-PT4	
10	Jan.	CT7	FRP	FRP	FRP	FRP	EX-PL-PT	EX-PL-PT	GYP1-PT	GYP1-PT	-	
11	Storage	EX-WD	RB	RB	RB	RB	GYP1-PT	EX-PL-PT	EX-PL-PT	EX-PL-PT	GYP2-PT4	
13	Corridor	CF1	WB2-PT	WB2-PT	WB2-PT	WB2-PT	WSL-PT	STR	EX-LS	STR	WSL-PT4	BASE AT STOREFRONT: ARCH. FINISH CONC. CURB
13A	Corridor	CF1	WB2-PT, CT1	WB2-PT	WB2-PT, CT1	WB2-PT, CT1	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	WSL-PT4	
14	Women's RR	CF1	CT3	CT6	CT6	CT6	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP3-PT4	
15	Men's RR	CF1	CT5	CT5	CT2	CT5	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP3-PT4	
16	Green Room 1	CPT	WB2-PT	WB2-PT	WB2-PT	WB2-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	ACT	
17	ADA/Unisex RR2	CF1	CT5	CT2	CT5	CT5	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP3-PT4	
18	Mech.	CF1	RB	RB	RB	RB	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	-	
19	ADA/Unisex RR3	CF1	CT6	CT3	CT6	CT6	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP3-PT4	
20	Entry Lobby	CPT	WB2-PT	WB2-PT	WB2-PT	WB2-PT	GYP1-PT	GYP1-PT	WSL-PT	GYP1-PT	ACT	
21	Office 2	CPT	WB2-PT	WB2-PT	WB2-PT	WB2-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	ACT	
22	Office 1	CPT	WB2-PT	WB2-PT	WB2-PT	WB2-PT	GYP1-PT	GYP1-PT	GYP1-PT	GYP1-PT	ACT	

FINISH LEGEND

ACT - SUSPENDED 2X2 ACOUSTIC TILE CEILING, TEGULAR

BB - WOOD BEAD BOARD

CF1 - CONCRETE FLOOR - POLISHED

CPT - CARPET TILE

EX - EXISTING

FRP - FIBER REINFORCED PANEL WAINSCOT

GYP1 - GYPSUM BOARD
GYP2 - GYPSUM BOARD ON EXISTING FURRING
GYP3 - SUSPENDED GYPSUM BOARD

PL - PLASTER

LS - LIMESTONE

CT1 - TILE WAINSCOT TYPES 3, 4A, 5A
CT2 - TILE WAINSCOT TYPES 3, 4B, 5B, METAL BASE TRIM
CT3 - TILE WAINSCOT TYPES 3, 4C, 5C, METAL BASE TRIM
CT4 - TILE BASE TYPE 5A
CT5 - TILE BASE TYPE 5B, METAL BASE TRIM
CT6 - TILE BASE TYPE 5C, METAL BASE TRIM
CT7 - MOSAIC TILE FLOOR, "WINDMILL" PATTERN, TILE TYPES 1 & 2

PT1 - PAINT, INTERIOR
PT2 - PAINT, INTERIOR
PT3 - PAINT, INTERIOR TRIM
PT4 - PAINT, INTERIOR CEILING

PTE1 - PAINT COLOR 1, EXTERIOR
PTE2 - PAINT COLOR 2, EXTERIOR

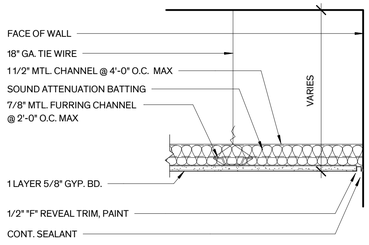
PLAM1- PLASTIC LAMINATE

RB - RUBBER BASE 4"

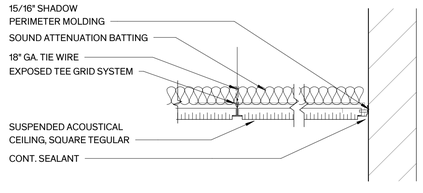
SS - SOLID SURFACE, COLOR:

STR - SCHED. STOREFRONT

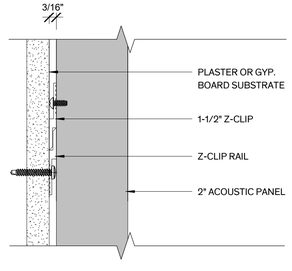
WB1 - WOOD BASE, TYPE 1
WB2 - WOOD BASE, TYPE 2
WD - WOOD FLOOR TO MATCH EXISTING
WDF - WD FURRING STRIPS - STAIN
WSL - WOOD SHIPLAP



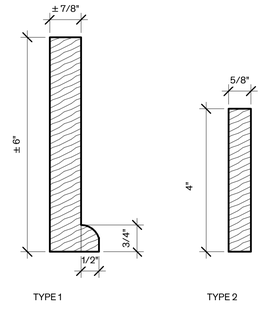
8 Suspended Gyp. Bd Ceiling
11/2" = 1'-0"



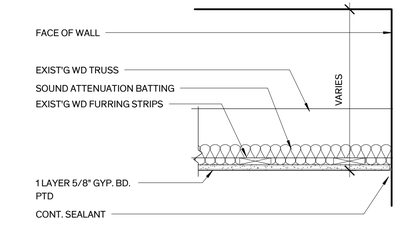
6 Suspended Acoustical Ceiling
11/2" = 1'-0"



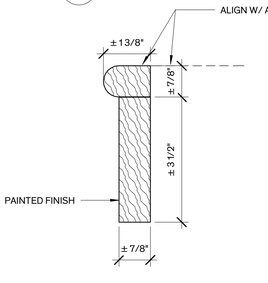
4 Acoustic Wall Panel Detail
6" = 1'-0"



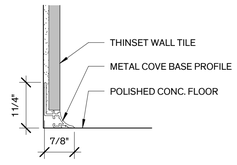
2 Baseboard Types
6" = 1'-0"



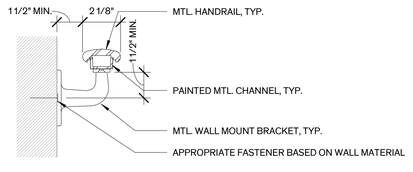
7 Gyp. Bd Ceiling over Wd Furring
11/2" = 1'-0"



5 Platform Edge Trim
6" = 1'-0"



3 Tile Base Detail
6" = 1'-0"



1 Int. Wall Mount Handrail Det.
3" = 1'-0"

7. DOORS:
   A. STILE & RAIL DOORS: DOOR ASSEMBLIES INCLUDING CASINGS TO HAVE A PAINTED FINISH, ASSUME ONE COLOR.
   B. EXTERIOR HOLLOW METAL DOORS: PAINT FINISH. ASSUME ONE COLOR AT THE INTERIOR AND A SECOND COLOR AT THE EXTERIOR.
8. WINDOWS:
   A. RESTORED WINDOWS: WINDOW ASSEMBLIES INCLUDING CASINGS AND STOOL TO HAVE A PAINTED FINISH. ASSUME ONE COLOR ON THE INTERIOR AND ONE ON THE EXTERIOR.
   B. ADDITION WINDOWS: WINDOW ASSEMBLIES INCLUDING CASINGS, STOOL, AND APRON TO HAVE A PAINTED FINISH. ASSUME ONE COLOR ON THE INTERIOR.
9. LOUVERS AND CRAWL SPACE VENTS: PAINTED FINISH, ASSUME ONE COLOR.

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 EXISTING MATERIALS & PLACE IN ORIGINAL POSITION OF ALIGNMENT WHERE MOVEMENT HAS OCCURRED. SECURE LOOSE BLOCKING & PROVIDE SUPPLEMENTAL BLOCKING AS NECESSARY FOR ATTACHMENT OF EXIST. & NEW MATERIALS
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 30% OF TOTAL FLOOR AREA
      b. CLEAN & FINISH PER SPECIFICATIONS.
   B. EXIST. CONC. FLOORS: ETCH & SEAL.
   C. ADDITION CONCRETE FLOORS:
      a. POLISHED FINISH PER SPECIFICATIONS.
      b. SEALED WHERE SPECIFIED
4. WALLS:
   A. EXIST. PLASTER:
      a. CONTRACTOR SHALL SOUND/TAP PLASTER FINISH THROUGHOUT WITH A PLASTIC MALLET TO DETERMINE EXTENT OF DETACHED PLASTER FINISH AND MARK AREAS ON WALL. CONTACT ARCHITECT TO REVIEW PRIOR TO COMPLETE REMOVAL.
      b. REPLACE DAMAGED, DETERIORATED, & DETACHED PLASTER FINISH TO SOUND SUBSTRATE, ASSUME REPLACEMENT OF 5% OF TOTAL WALL AREA. INCLUDES POOR PRIOR PATCHES, CRACKED AREAS.
      c. REPAIR PLASTER AT REMOVED INTERIOR PARTITIONS, CEILINGS, AND OTHER DAMAGED AREAS, ASSUME 10% OF TOTAL WALL AREA.
      d. REPLACE COMPLETE PLASTER ASSEMBLY AND LATH WHERE MISSING AT EXISTING OPENINGS IN WOOD FRAMED WALLS, ASSUME 5% OF TOTAL WALL AREA.
      e. PROVIDE NEW PLASTER AND LATH ASSEMBLY AT INFILLED FORMER WINDOW AND DOOR OPENINGS IN MULTI-USE SPACES, ASSUME 50 SQUARE FEET.
      f. REPAIR PLASTER DAMAGE FROM CHANNELING FOR MEP/AV/IT CONDUIT AND DEVICES.
      g. REPOINT DETERIORATED MORTAR JOINTS BEHIND PLASTER FINISH WHERE REPLACEMENT IS REQUIRED.
      h. REPAIR PLASTER FINISH FOLLOWING INSTALLATION OF MEP DEVICES & DISTRIBUTION SYSTEMS & FOLLOWING RESETTING OF STANDING & RUNNING TRIM.
      i. 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: REPAIR EXISTING BEADBOARD AND PERIMETER TRIM. SUPPLEMENT WITH NEW AS REQUIRED TO MATCH EXISTING SPECIES, DIMENSIONS, & PROFILE.
   B. EXIST. OPEN WOOD FURRING STRIP CEILING AT MULTI-USE A & B AND PLATFORM:
      a. REMOVE AREAS OF EXIST. WOOD FURRING STRIPS AS INDICATED ON A6.10 AND SALVAGE FOR RE-USE.
      b. REPLACE MISSING LATH AS REQUIRED WITH SALVAGED MATERIAL.
      c. ALL MEP EQUIPMENT, DUCTWORK, HANGERS, AIR DEVICES, PIPING, HANGERS, AND SUPPORTS ABOVE WOOD FURRING STRIP CEILING IN MULTI-USE A & B AND PLATFORM TO BE PAINTED FLAT BLACK.
   C. WOOD TONGUE & GROOVE CEILING: TUNG OIL FINISH PER SPECIFICATION.
   D. GYPSUM BOARD: PAINTED FINISH.
6. MILLWORK:
   A. WOOD BASEBOARD AT EXIST. BUILDING:
      a. REPLACE SHOE MOLD 100%.
      b. REPLACE MISSING AND DAMAGED WOOD BASEBOARDS TO MATCH EXISTING, ASSUME 60%.
      c. BASEBOARD AND SHOE MOLD SHALL HAVE A PAINTED FINISH.
   B. WOOD BASEBOARD AT ADDITION: PAINTED FINISH.

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STEPHENSON SCHOOL BUILDING, REHABILITATION AND ADDITION

311 Old Fitzhugh Rd.
Dripping Springs, TX
78620

REVISION HISTORY
1 07/08/2025 Addendum 1

Issued for Permit and Construction

REGISTERED ARCHITECT ALEXIS M. MCKINNEY 22892 STATE OF TEXAS

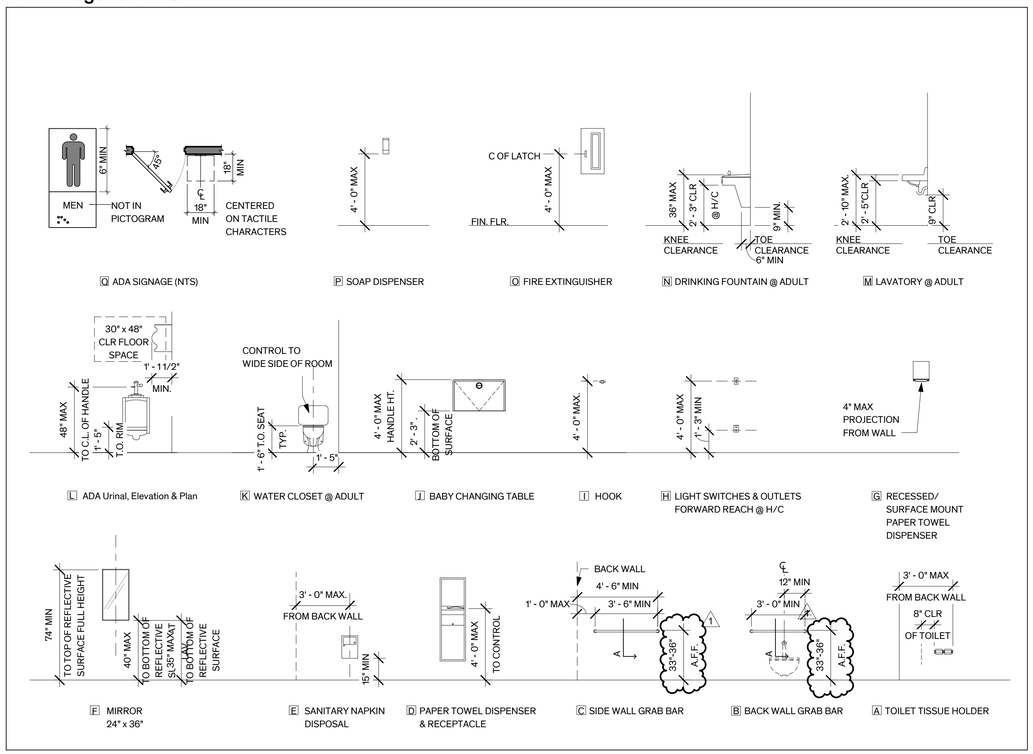
#22892 07/08/2025

Architexas No. 2314
Date January 17, 2025

Sheet Name
Finish Schedule

Sheet Number
A5.01

ADA Legend - NTS.



LEGEND - ENLARGED PLAN

- NEW WALL
- EXIST'G WALL
- FEC — FIRE EXTINGUISHER SEMI-RECESSED CABINET

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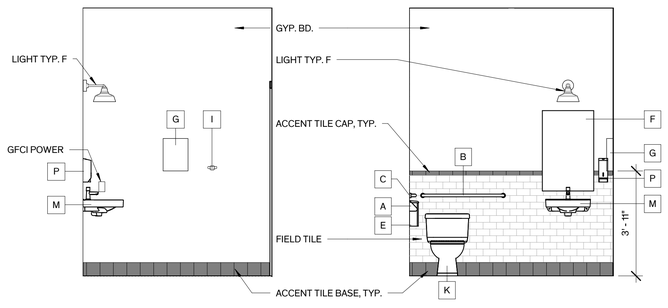
#22892 07/08/2025

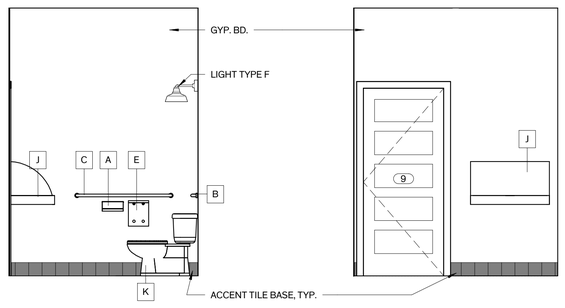
Architexas No. 2314
Date January 17, 2025

Sheet Name
Enlarged Plans - Restrooms

Sheet Number
A6.01



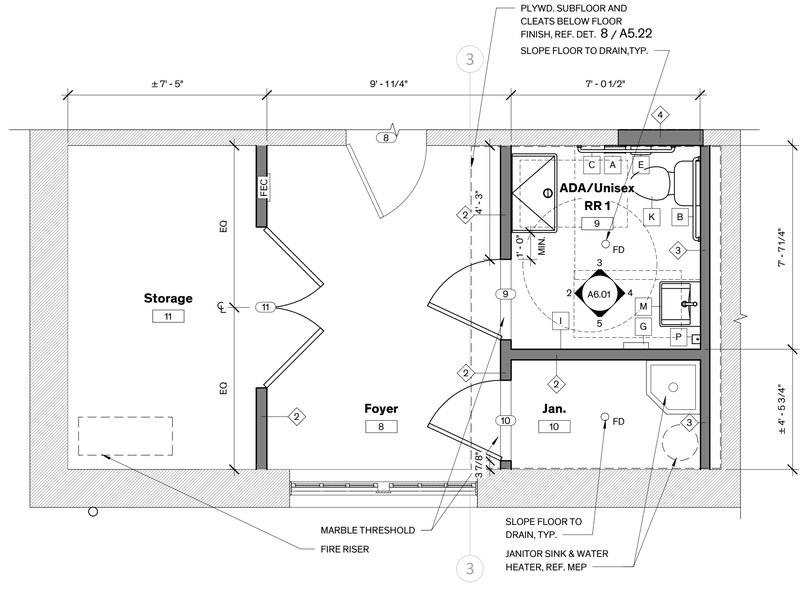
5 ADA/Unisex RR 1 - East
3/8" = 1'-0"



4 ADA/Unisex RR 1 - North
3/8" = 1'-0"

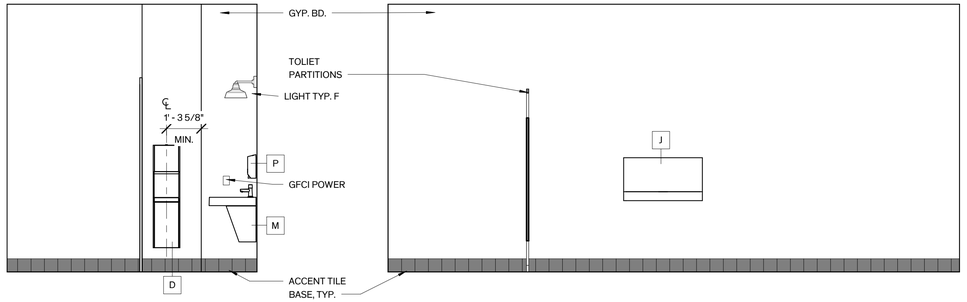
3 ADA/Unisex RR 1 - West
3/8" = 1'-0"

2 ADA/Unisex RR 1 - South
3/8" = 1'-0"

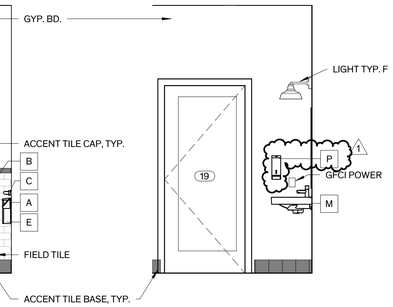


1 HC RR 1 Enlarged Plan
3/8" = 1'-0"

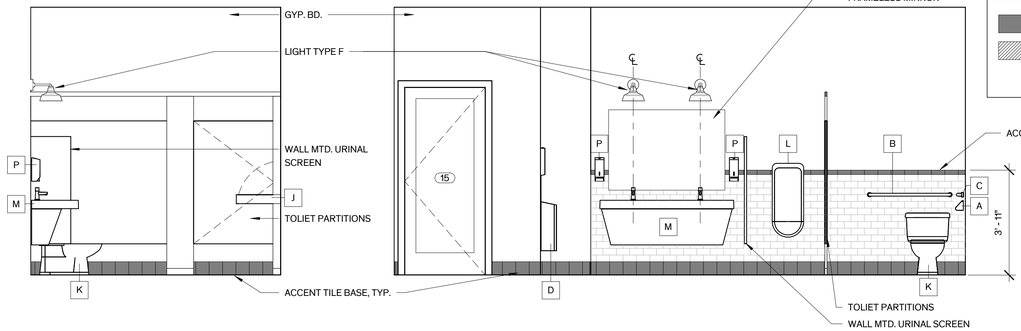
N
PLAN NORTH



17 Men's RR - East
3/8" = 1'-0"



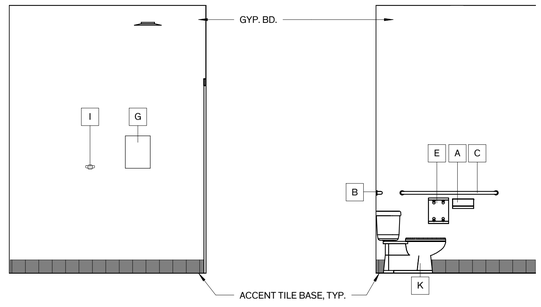
16 Men's RR - North
3/8" = 1'-0"



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

14 Men's RR - South
3/8" = 1'-0"

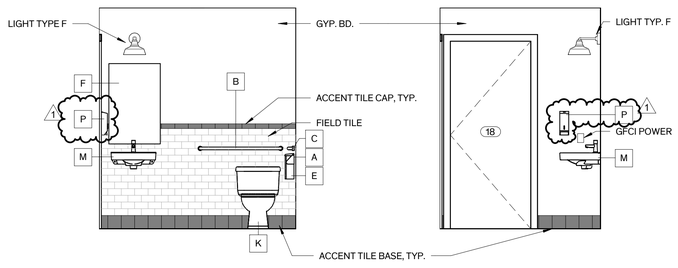
13 ADA/Unisex RR 3 - East
3/8" = 1'-0"



12 ADA/Unisex RR 3 - North
3/8" = 1'-0"

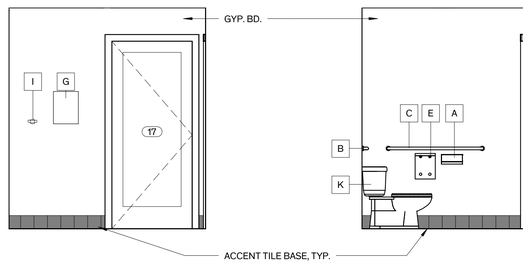
11 ADA/Unisex RR 3 - West
3/8" = 1'-0"

10 ADA/Unisex RR 3 - South
3/8" = 1'-0"



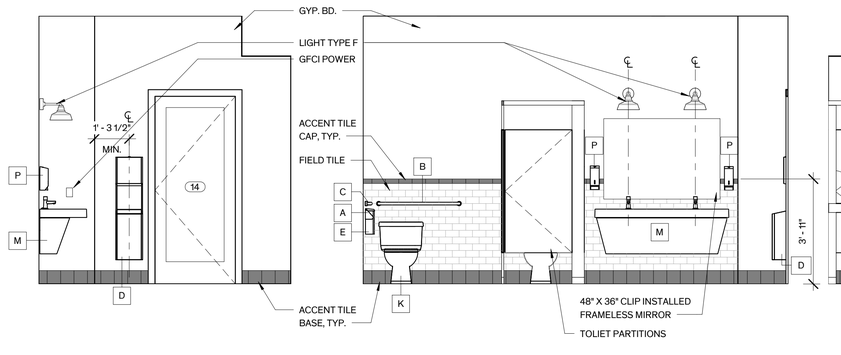
9 ADA/Unisex RR2 - East
3/8" = 1'-0"

8 ADA/Unisex RR2 - North
3/8" = 1'-0"



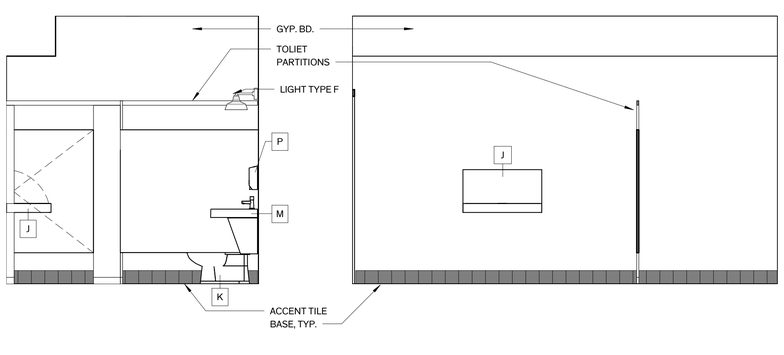
7 ADA/Unisex RR2 - West
3/8" = 1'-0"

6 ADA/Unisex RR2 - South
3/8" = 1'-0"



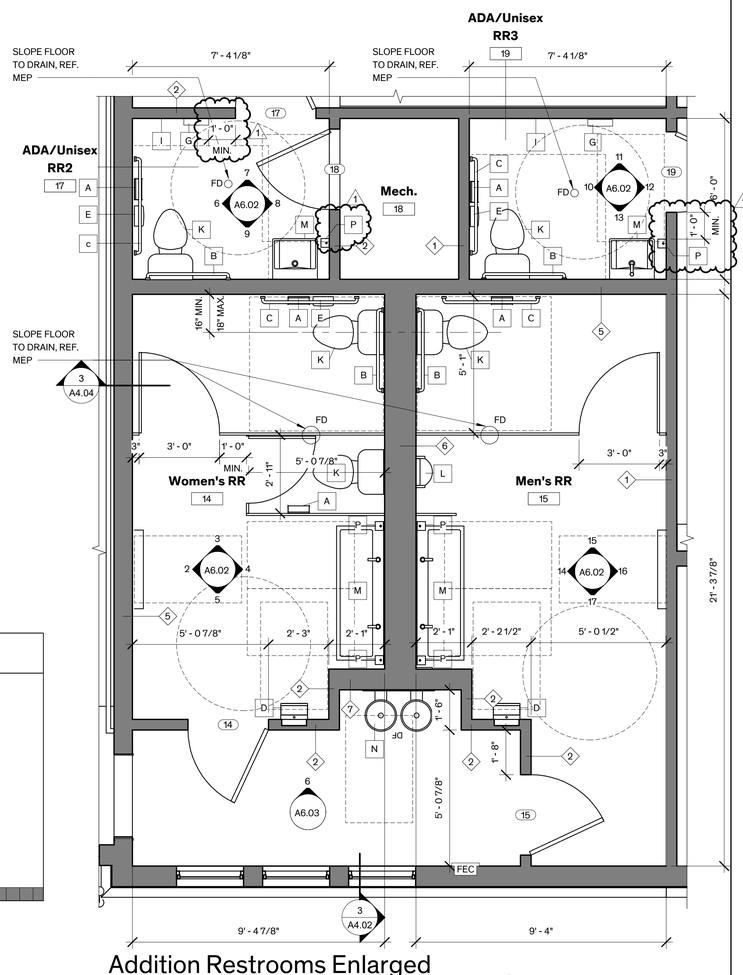
5 Women's RR - East
3/8" = 1'-0"

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"



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

PLAN NORTH

LEGEND - ENLARGED PLAN

- NEW WALL
- EXIST'G WALL
- FEC — FIRE EXTINGUISHER SEMI-RECESSED CABINET

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REVISION HISTORY

1	07/08/2025	Addendum 1

Issued for Permit and Construction

REGISTERED ARCHITECT — ALEXIS M. MCKINNEY — 22892 — STATE OF TEXAS

#22892 07/08/2025

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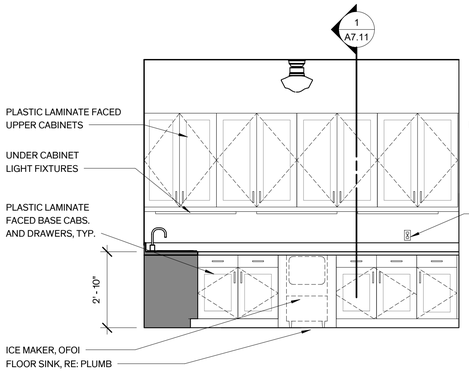
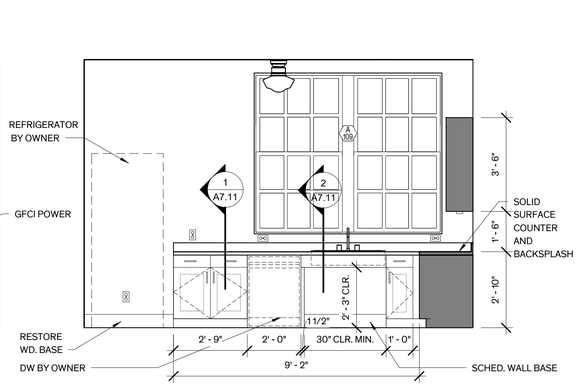
Sheet Name
Enlarged Plans - Restrooms

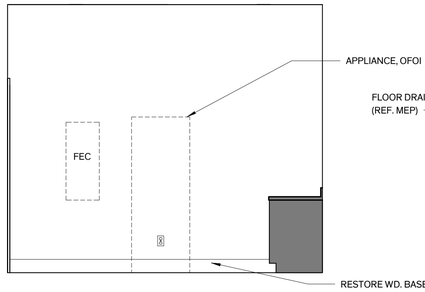
Sheet Number
A6.02



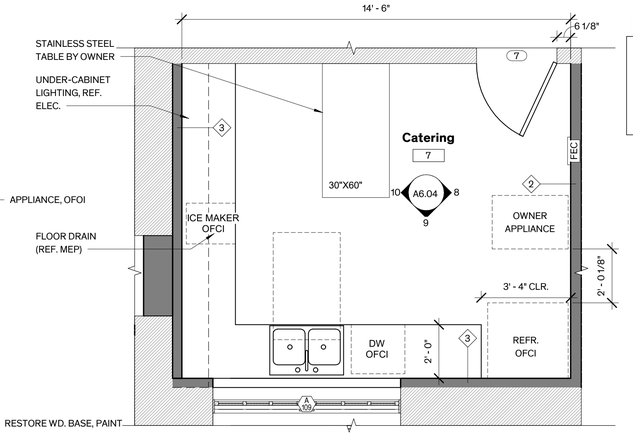
10 Catering - South
3/8" = 1'-0"



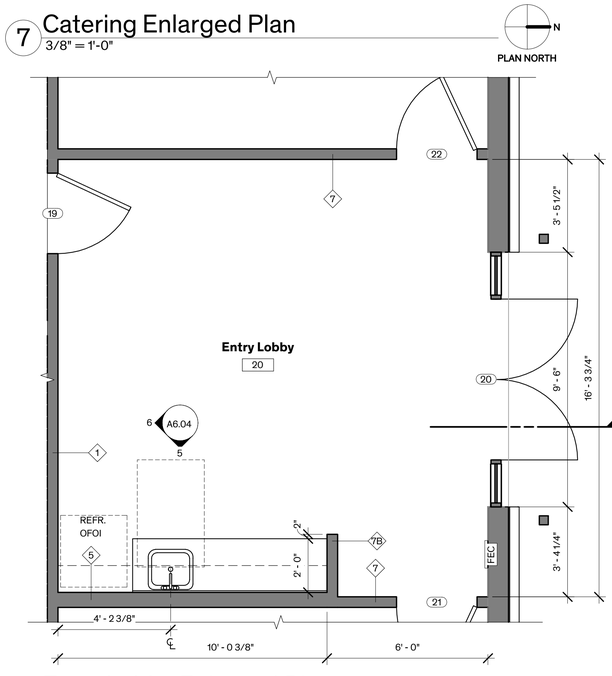
9 Catering - East
3/8" = 1'-0"



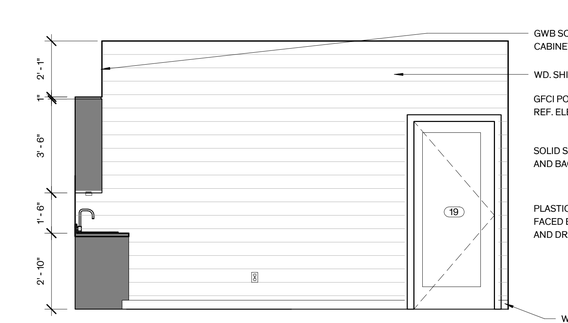
8 Catering - North
3/8" = 1'-0"



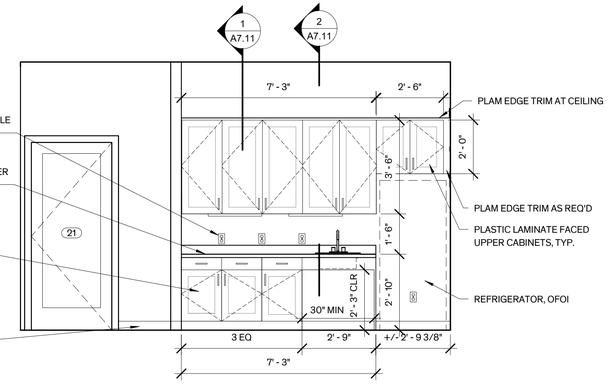
7 Catering Enlarged Plan
3/8" = 1'-0"



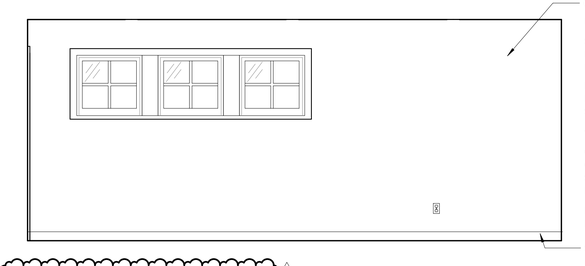
4 Entry Lobby Enlarged Plan
3/8" = 1'-0"



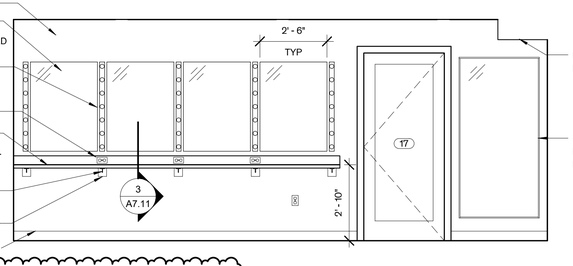
6 Entry Lobby - South
3/8" = 1'-0"



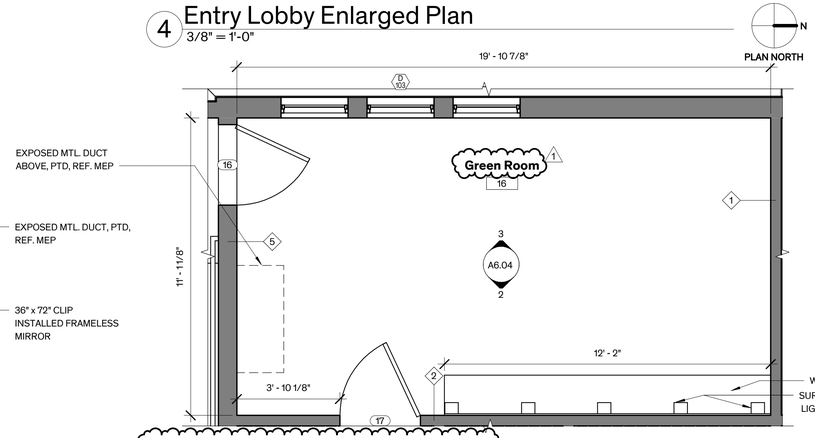
5 Entry Lobby - East
3/8" = 1'-0"



3 Green Room - West
3/8" = 1'-0"



2 Green Room - East
3/8" = 1'-0"



1 Green Room Enlarged Plan
3/8" = 1'-0"

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LEGEND - ENLARGED PLAN

- NEW WALL
- EXIST'G WALL
- FEC — FIRE EXTINGUISHER SEMI-RECESSED CABINET

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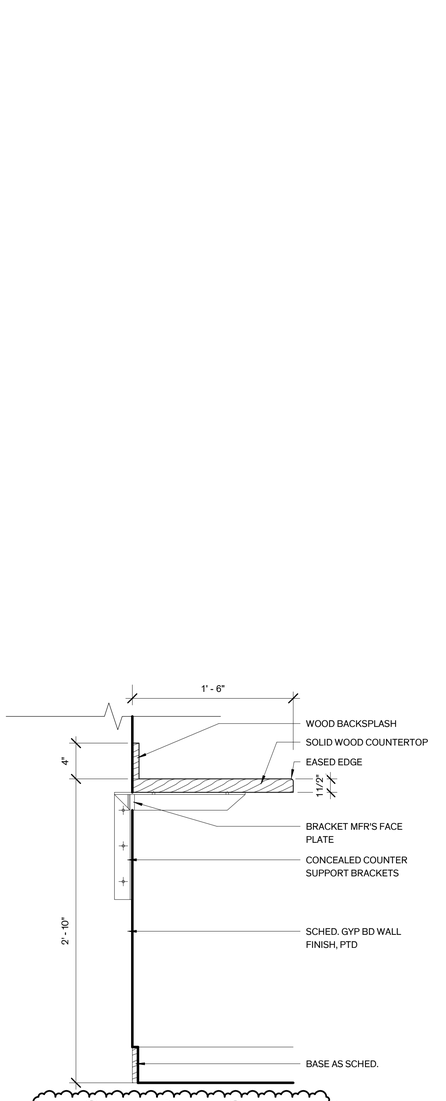
#22892 07/08/2025

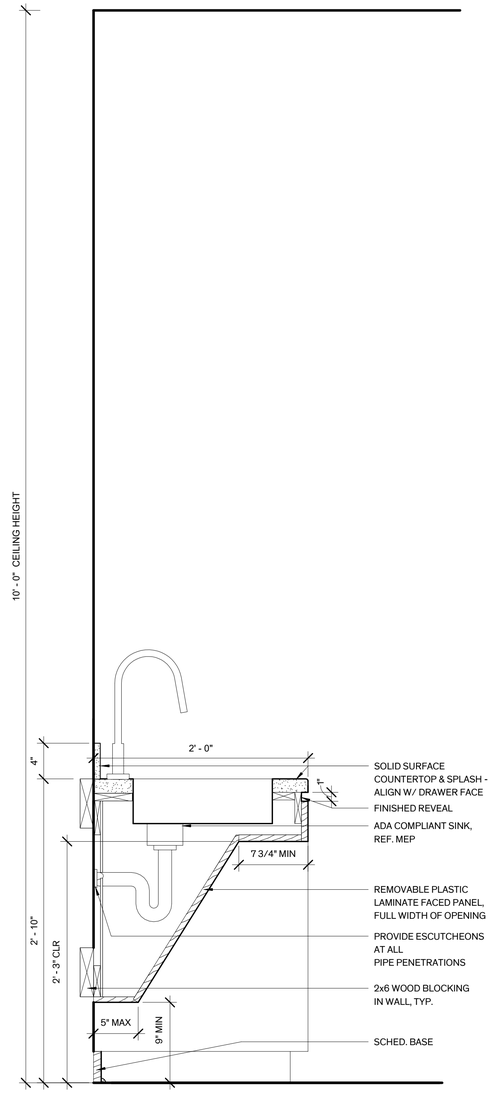
Architexas No. 2314
Date January 17, 2025

Sheet Name
Enlarged Plans & Interior Elevations

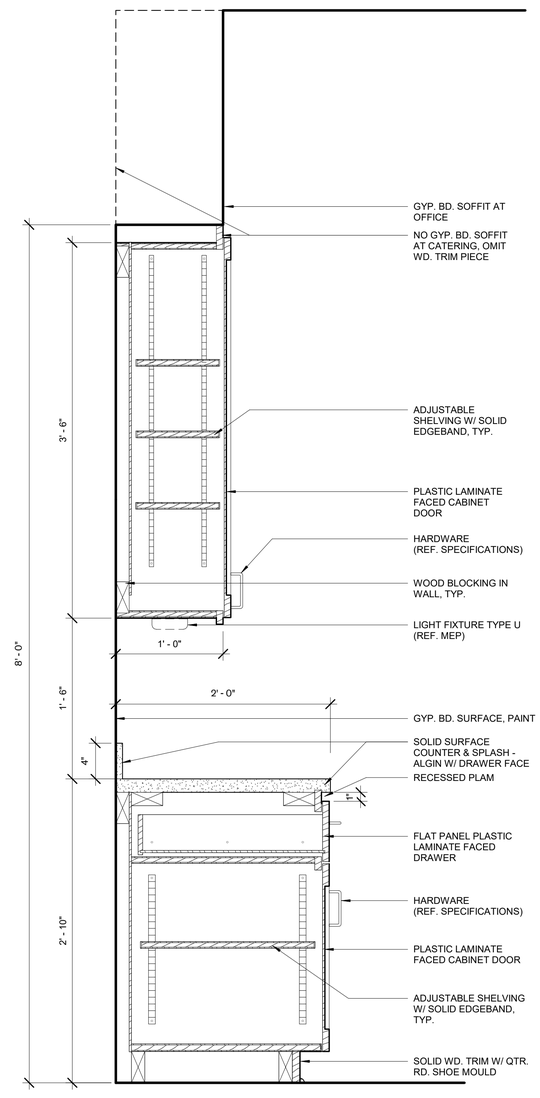
Sheet Number
A6.04



3 Green Room Counter 1
11/2" = 1'-0"



2 Sink Detail
11/2" = 1'-0"



1 Cabinet Detail
11/2" = 1'-0"

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1 07/08/2025 Addendum 1

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#22892 07/08/2025

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Millwork Details

Sheet Number
A7.11