

**ADDENDUM NO. 4**

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 22, 2025**



07/22/2025

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**

---

**Bidder Questions**

1. Question: Sheet S2.01 – Has note at the ramp referencing detail 6/S3.03. Sheet S3.03 does not show detail 6, please advise.

*Response: The reference detail is incorrect. Please refer to 3/S3.10.*

2. Question: Sheet C6 – Sheet Note states to demo 1,125 SY of existing paving. Sheet D1.01 – Sheet notes states existing paving is to remain. Please advise.

*Response: Refer to the civil sheets for scope of work outside of the project boundary for the building. Delete note on D1.01 located outside of the Project Boundary "EXIST. ASPHALT TO REMAIN, TYP".*

3. Question: Sheet A1.01/Sheet A1.03 Detail 9 – 3" OD PVC Pipe is shown per row of pavers. Please advise pipe termination. Does this tie into storm drainage?

*Response: Delete 3" OD PVC pipe from paver paving at building as shown in 9/A1.03.*

4. Question: Sheet A1.01 – Owner Furnished Benches, Please confirm owner furnished benches are also owner installed.

*Response: Owner Furnished Benches to be installed by the owner.*

5. Question: Sheet C10 – Shows the edge of pavement for the existing Old Fitzhugh Rd as well as the future Old Fitzhugh Rd. Please advise which edge of pavement we are to tie into.

*Response: Recommended to the Future Old Fitzhugh Rd.*

6. Question: The Specifications (2.04 H.1) call for (2) 12RU equipment racks, but the drawings (AV6-01 #13) show (1) 24RU rack. Please advise which is preferred?

*Response: One rack, as per drawings.*

7. Question: Sheet AV0-00 - In the AV Legend, the "ALS" symbol is labeled as a Wi-Fi Access Point, and the "AP" symbol is labeled as the Assisted Listening Device Antenna. It appears these descriptions were swapped. Can you confirm if the quantities plotted on the drawings for these symbols are correct, despite the potential label discrepancy?

*Response: Quantities are correct, as per one line diagram on sheet AV6-02. Both devices have the same conduit type routed between them and the rack, and the devices are located proximate to one another.*

8. Question: We contacted Ivie Technologies regarding the IR-3D Infrared sensor system (Spec: 2.05.N.4) and were informed that this product is no longer available. Do you have a preferred substitute?

*Response: Any IR or photocell sensor with a switch will work. A garage door IR sensor could conceivably be used. The intent is that this senses the state of the operable partition (open or closed) and the AV system use state follows based on logic programmed into the digital signal processor. (I.e., when the wall is closed dividing the room, one IR sensor switch condition signals the processor to divide the rooms' AV; when open, the switch signals combining the rooms' AV.)*

9. Question: Sheet A6.03 / Detail 6 – Drinking Fountain Backsplash is labeled as “N”. Please confirm material.

*Response: Please refer to the ADA legend on A6.01 for the mounting heights of the drinking foundation labeled as “N”. The fixture is schedule on sheet P301.*

10. Question: DV Wall Plate – Spec sheet calls for (3) Visionary Encoders but there are only (2) on the drawing. Which QTY should we spec?

*Response: Wall plate encoders in DV plate: use qty. 2. Other encoders are non-wall-plate-type.*

11. Question: QSC License – Should we include the license fees? Dante; QSYS?

*Response: Yes – any licenses required for functionality of the system. Note - just in the wireless mics there are 8 channels of Dante audio, so a larger channel count will be needed (so the license upgrade will be necessary).*

## Specification Revisions

None

### Drawing Revisions

Sheet A0.01 – COVER SHEET

UPDATE – Sheet revision dates

Sheet A1.03 – SITE DETAILS

UPDATE – Update detail 9/A1.03 – Remove PVC pipe drain from detail.

Sheet A6.01 – Enlarged Plans - Restrooms

UPDATE – Update ADA legend dimension for fixture A & Lav centerline dimension for RR 9.

Sheet A6.02 – SITE DETAILS


UPDATE – Update LAV centerline dimension for RR 17 & RR 19. Re: 1/A6.02.

### END REVISIONS

---

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

Approved for Distribution by:



Garrett Osborne  
City Inspector



# STEPHENSON SCHOOL BUILDING

## Rehabilitation and Addition

### PROJECT MEMBERS

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

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

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

**ACCESSIBILITY**  
ROB ROY PARNELL, INC  
251 MCKELLAR ROAD  
DRIPPING SPRINGS, TEXAS 78620  
T (512) 784-3699

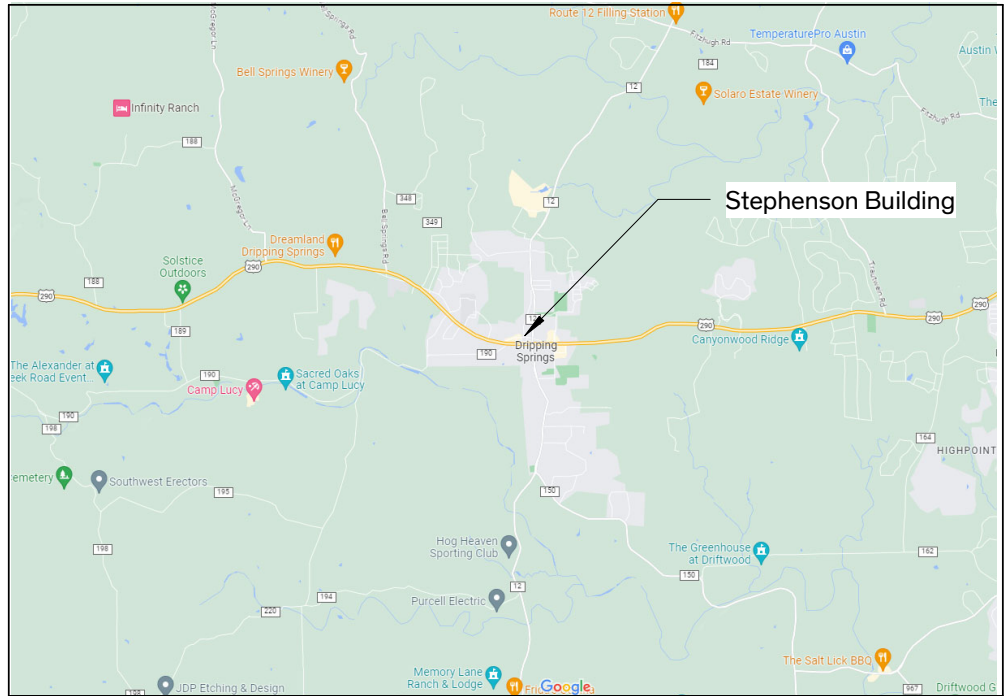
**STRUCTURAL**  
ARCHITECTURAL ENGINEERS  
COLLABORATIVE  
3800 N. LAMAR BLVD., SUITE 300  
AUSTIN, TEXAS 78756  
T (512) 472-2111

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

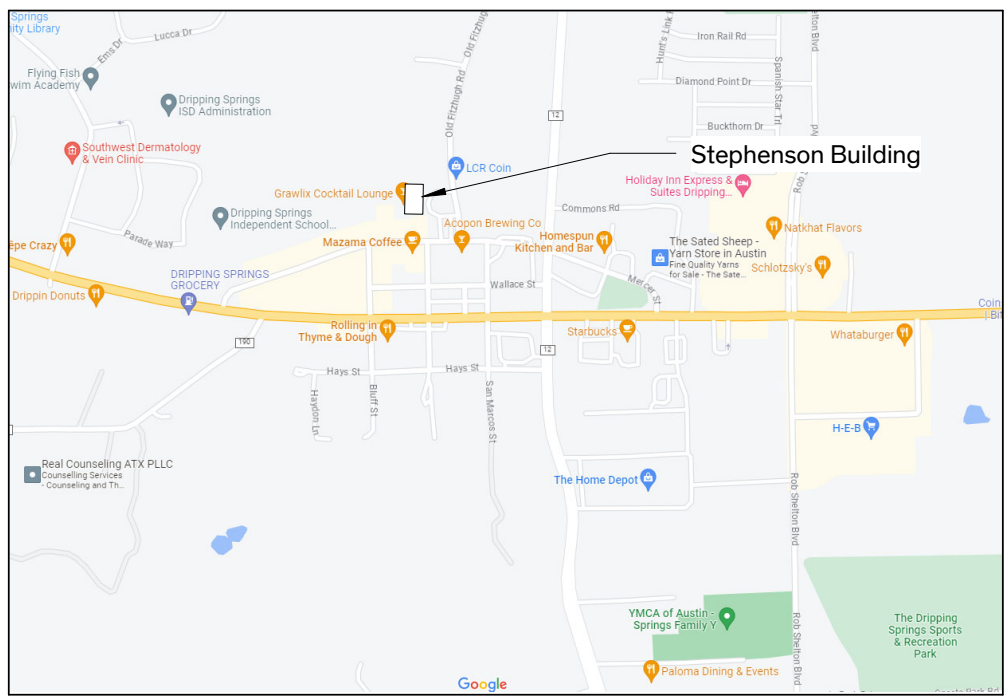
**MEP**  
CLEARY ZIMMERMANN ENGINEERS  
3218 MANOR RD. SUITE 200  
AUSTIN, TEXAS 78723  
T (512) 220-9200

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

### VICINITY MAP



### STREET MAP



### SHEET INDEX

A0.02	Life Safety	A5.02	Window Schedule & Types	<b>FIRE PROTECTION</b>	
		A5.12	Window Details	FP001	Fire Protection Legends & Details
		A5.13	Window Details	FP101	Fire Protection Floor Plan
		A5.14	Window Details	<b>PLUMBING</b>	
		A5.21	Door Schedule & Types	P000	Plumbing Symbols & Abbreviations
		A5.22	Door Details	PD100	Plumbing Underfloor Demolition Plan
		A6.01	Enlarged Plans - Restrooms	PD101	Plumbing Level 1 Demolition Plan
		A6.02	Enlarged Plans - Restrooms	P002	Plumbing Site Plan
		A6.03	Enlarged Plans & Interior Elevations	P100	Plumbing Underfloor Plan
		A6.04	Enlarged Plans & Interior Elevations	P101	Plumbing Level 1 Plan
		A6.05	Interior Elevations	P102	Plumbing Roof Plan
		A6.10	Enlarged Reflected Ceiling Plan	P201	Plumbing Enlarged Plans
		A6.11	Details	P301	Plumbing Schedules
		A6.12	Details	P401	Plumbing Risers
		A7.11	Millwork Details	P501	Plumbing Details
				P502	Plumbing Details
		<b>STRUCTURAL</b>		<b>ELECTRICAL</b>	
		S1.01	General Notes	E000	Electrical Symbols & Abbreviations
		S1.02	General Notes	ED101	Electrical Level 1 Demolition Plan
		S1.03	Special Inspections	E001	Electrical Site Plan
		S2.01	Level 1 Framing Plan	E002	Electrical Site Plan Details
		S2.02	Roof Framing Plan	E101	Electrical Lighting Level 1 Plan
		S3.01	Concrete Typical Details	E102	Lighting Fixture Schedule and Details
		S3.02	Concrete Typical Details	E201	Electrical Power Level 1 Plan
		S3.03	Concrete Typical Details	E202	Electrical Mechanical Power Level 1 Plan
		S3.10	Concrete Details	E302	Electrical Special Systems Level 1 Plan
		S5.02	Steel Typical Details	E401	Electrical One-Line Diagrams
		S6.01	Wood Typical Details	E501	Electrical Panel Schedule
		S6.02	Wood Typical Details	<b>ELECTRICAL - SITE</b>	
		S6.03	Wood Typical Details	<b>SHEETS PROVIDED IN SEPARATE SET</b>	
		S6.04	Wood Typical Details	E-100	Illumination Plan
		S6.10	Wood Details	E-101	Illumination Photometric Analysis
		S6.11	Wood Details	E-102	Illumination Photometric Analysis
				E-103	Electrical Plan
		<b>MECHANICAL</b>		E-501	Illumination Details and Schematic
		M000	Mechanical Symbols & Abbreviations	E-502	Electrical Details and Schematic
		MD101	Mechanical Level 1 Demolition Plan	E-601	Illumination Schedules
		M101	Mechanical Level 1 Plan	E-602	Electrical Schedules
		M101P	Mechanical Piping Level 1 Plan	<b>AUDIOVISUAL</b>	
		M102	Mechanical Roof Plan	AV-00	AV Systems - Power & Legend
		M201	Mechanical Enlarged Plans & Section Views	AV-01	AV Systems - First Floor
		M301	Mechanical Schedules	AV-02	AV Systems - Second & Details
		M302	Mechanical Schedules	AV-03	AV Systems - Plates Details & Rack Elevations
		M501	Mechanical Details	AV-04	AV Systems - Oneline
		M502	Mechanical Details		
		M503	Mechanical Details		

### GENERAL NOTES

#### GENERAL DEMOLITION NOTES

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

#### GENERAL CONSTRUCTION NOTES

- THE WORK SHALL CONFORM WITH THE CURRENT EDITION OF THE FOLLOWING REGULATIONS AS ADOPTED BY THE CITY OF DRIPPING SPRINGS:
  - 2018 INTERNATIONAL BUILDING CODE
  - 2018 INTERNATIONAL EXISTING BUILDING CODE
  - 2018 INTERNATIONAL FIRE CODE
  - 2018 INTERNATIONAL PLUMBING CODE
  - 2018 INTERNATIONAL MECHANICAL CODE
  - 2017 NATIONAL ELECTRICAL CODE
  - 2018 INTERNAL ENERGY CONSERVATION CODE
  - 2012 TEXAS ACCESSIBILITY STANDARDS
  - U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND SURVEY EXISTING CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND PAY ALL APPLICATION FEES.
- IF THE CONTRACTOR PERFORMS OR PROCEEDS WITH ANY WORK, CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT GIVING PRIOR WRITTEN NOTICE TO THE ARCHITECT, HE/SHE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COST ATTRIBUTABLE.
- THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE ARCHITECT.
- ALL DRAWINGS AND SPECIFICATIONS FORMING PART OF THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.
- THE CONTRACT DOCUMENTS SHALL BE INTERPRETED WITH THE FOLLOWING ORDER OF PRECEDENCE: SPECIFICATIONS, DETAILS, ENLARGEMENTS, OVERALL DRAWINGS, AND SUBSEQUENT CLARIFICATIONS. ADDENDA SHALL OVERRIDE THE AFFECTED COMPONENTS IN ALL OF THE ABOVE. ALL VERBAL CLARIFICATIONS ARE TO BE RECORDED BY THE CONTRACTOR AND SENT TO THE ARCHITECT WITHIN SEVEN DAYS OF THE OCCURRENCE.
- THE 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.
- INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN BY FIELD MEASUREMENT AND OBSERVATION. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE CONSTRUCTION DOCUMENTS, EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS IN NO WAY INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO REMOVE ELEMENTS AND SYSTEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, ALONG WITH THEIR ASSOCIATED PARTS.

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

#### NEW FASTENERS

- ATTACHMENTS TO MASONRY I.E.: CONDUIT, WOOD FRAMING, ETC. MUST BE ATTACHED INTO MASONRY JOINTS UNLESS NOTED OTHERWISE. DO NOT DRILL THROUGH, PENETRATE OR ALTER IN ANY WAY THE ORIGINAL MATERIALS OR STRUCTURES UNLESS NOTED OTHERWISE.
- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS AND CEILINGS:
  - CONDUIT, WIRING, AND PIPING, IS TO BE CONCEALED BEHIND FINISH FACE OF GYPSUM BOARD AND PLASTER WALLS UNLESS NOTED OTHERWISE.
  - ROUTE CONDUIT INTO THE PLASTER AND MASONRY SO THAT A FULL APPLICATION OF LATH AND PLASTER SYSTEM IS INSTALLED OVER THE MATERIAL AND CONDUIT AND PIPING IS CONCEALED IN WALLS BEHIND THE PLASTER.
  - ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE OF THE WALL.

#### PENETRATIONS AT MASONRY WALLS:

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

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

##### EXISTING BUILDING:

- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES, GENERAL:
  - CONDUIT, PIPING, AND DEVICES ARE NOT TO BE EXPOSED IN ANY LOCATION UNLESS APPROVED BY ARCHITECT.
  - ELECTRICAL BOXES AND ASSOCIATED ELEMENTS MUST BE RECESSED INTO WALLS, FLOORS, OR BASEBOARDS SO THAT COVER PLATES ARE FLUSH WITH THE FINISH SURFACE.
- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WALLS:
  - CONDUIT, WIRING, AND PIPING ARE TO BE CONCEALED BEHIND FINISH FACE OF PLASTER WALLS UNLESS NOTED OTHERWISE
  - ROUTE CONDUIT INTO THE PLASTER AND MASONRY SO THAT A FULL APPLICATION OF LATH AND PLASTER SYSTEM IS INSTALLED OVER THE MATERIAL AND CONDUIT AND PIPING IS CONCEALED IN WALLS BEHIND THE PLASTER.
  - AT MASONRY WALLS ROUTE MINIMUM DEPTH REQUIRED FOR INSTALLATION OF CONDUIT TO MAXIMUM 2-INCHES FOR HORIZONTAL RUNS AND 4 INCHES FOR VERTICAL RUNS. MINIMIZE HORIZONTAL RUNS WHEREVER POSSIBLE.
- CONCEALMENT OF CONDUIT, PIPING, AND DEVICES AT WOOD FLOORS:
  - 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.
- 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.
- EXPOSED CONDUIT, PIPING, AND DEVICES:
  - RUN PARALLEL TO WALLS AND BEAMS
  - 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.
  - ALL EXPOSED DISTRIBUTION SYSTEMS SHALL BE PAINTED TO MATCH ADJACENT FINISHES WITH THE EXCEPTION OF MECHANICAL ROOMS WHERE THEY MAY BE LEFT UNFINISHED.
- NEW FASTENERS:
  - 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
  - REFER TO STRUCTURAL FOR ATTACHMENT REQUIREMENTS OF MEP EQUIPMENT TO STRUCTURE
- PENETRATION AT MASONRY WALLS:
  - 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
  - FOR BELOW GRADE PENETRATIONS PROVIDE WATERTIGHT SEAL, SUCH AS LINKSEAL OR APPROVED EQUAL
  - FOR ABOVE GRADE PENETRATIONS PROVIDE WEATHERTIGHT SEAL WITH BACKER-ROD AND SEALANT
- MEP SHOP DRAWINGS:
  - MECHANICAL DUCTWORK AND PIPING SHOP DRAWINGS ARE TO INCLUDE SPOT ELEVATIONS TO THE BOTTOM OF THESE SYSTEMS ABOVE FINISH FLOOR TO VERIFY CLEARANCES AT SUSPENDED CEILINGS AND FURR DOWNS.

### 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
OFCl	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

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

### MATERIAL LEGEND

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

#### COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

#### REVISION HISTORY

	07/08/2025	Addendum 1
	07/22/2025	Addendum 4

Issued for Permit and Construction



#22892

07/22/2025

Architexas No. 2314 Date January 17, 2025

Sheet Name  
Cover Sheet

Sheet Number



City of Dripping Springs  
STEPHENSON SCHOOL  
BUILDING,  
REHABILITATION AND  
ADDITION

311 Old Fitzhugh Rd.  
Dripping Springs, TX  
78620

COPYRIGHT  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY		
1	07/08/2025	Addendum 1
2	07/22/2025	Addendum 4

Issued for Permit and Construction



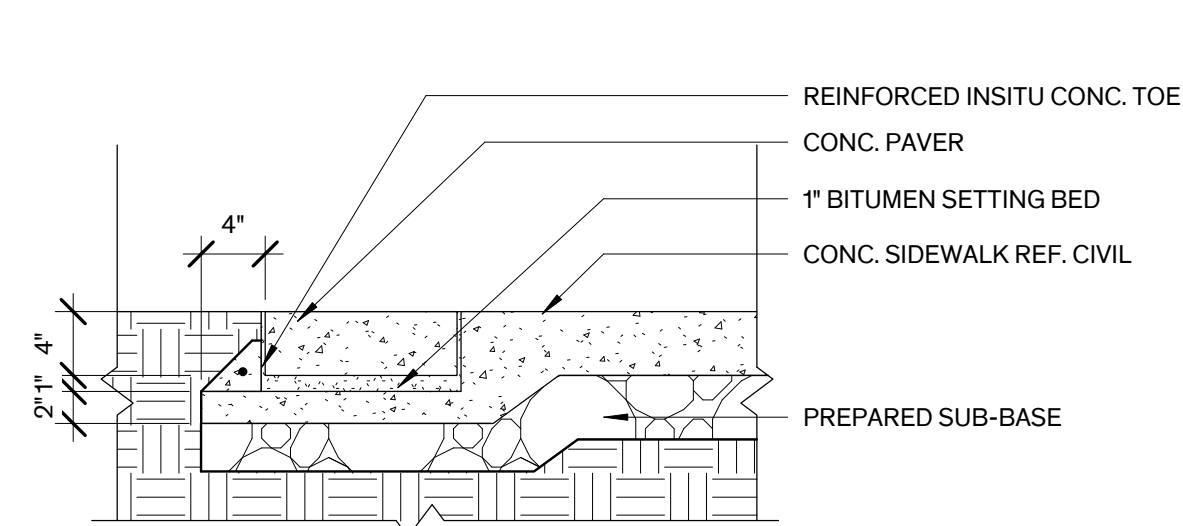
#22892 07/22/2025

Architexas No. 2314 Date January 17, 2025

Sheet Name Site Details

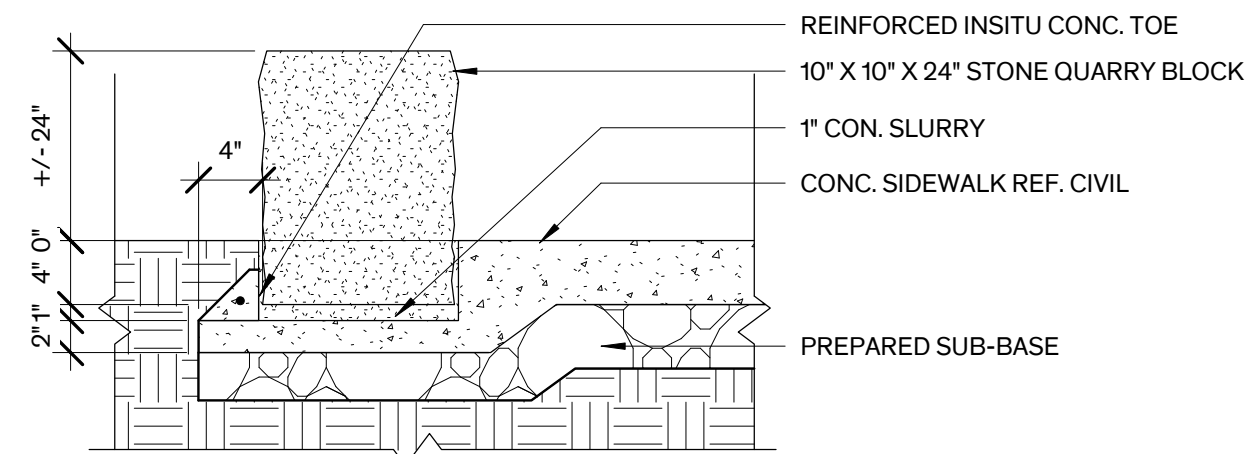
Sheet Number

AI.03



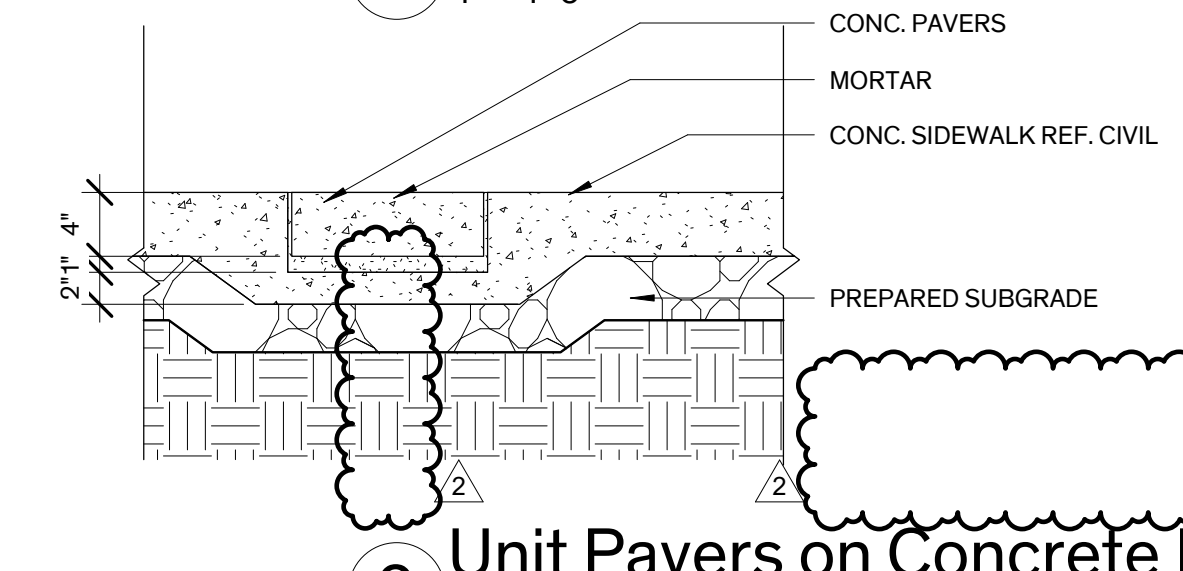
10 Unit Paver Edge

1" = 1'-0"



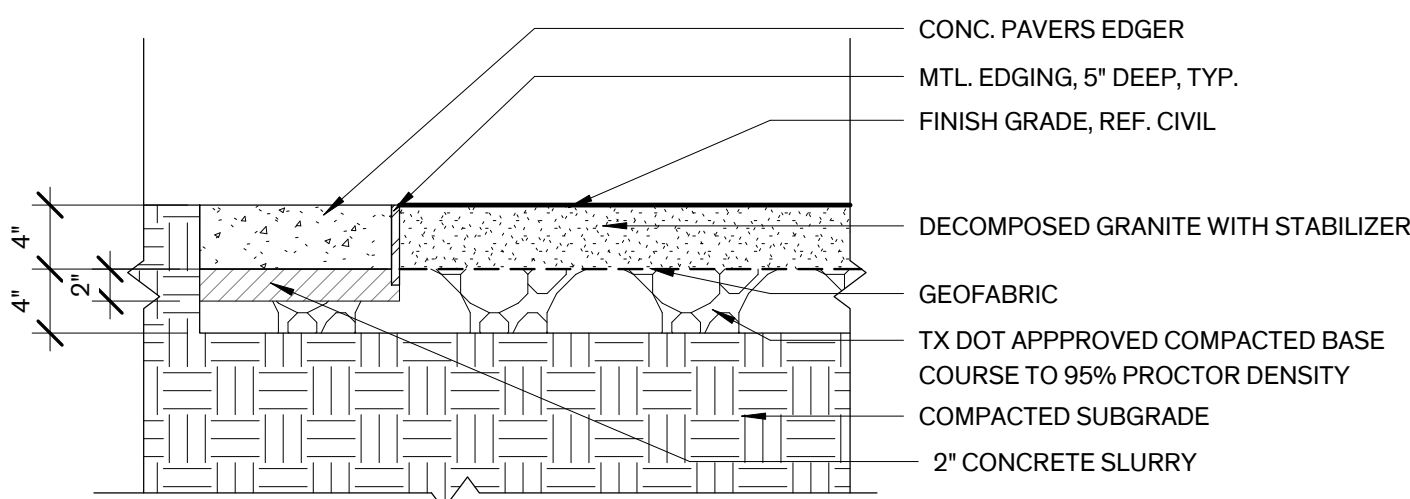
6 QUARRY BLOCK

1" = 1'-0"



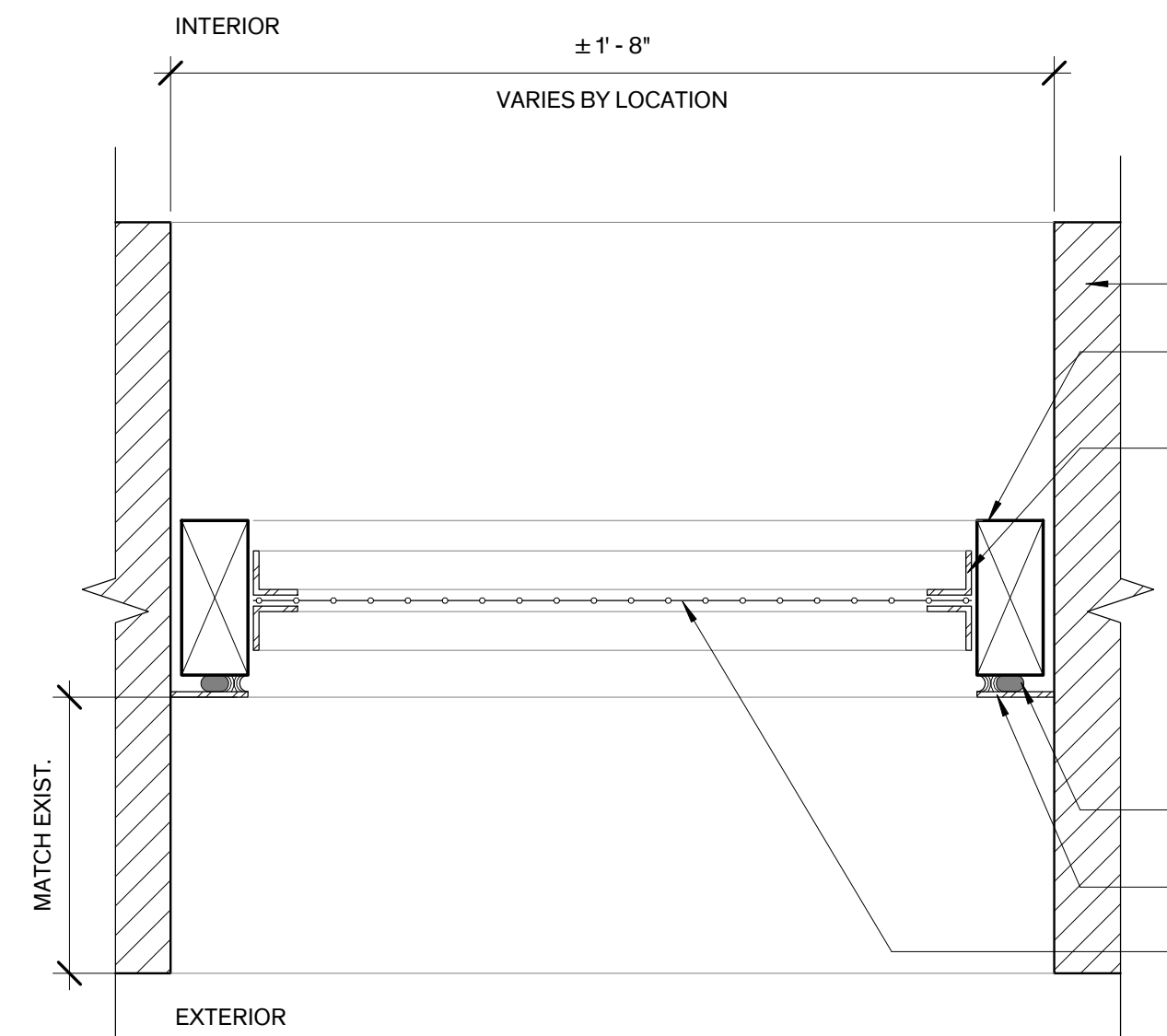
9 Unit Pavers on Concrete Base

1" = 1'-0"



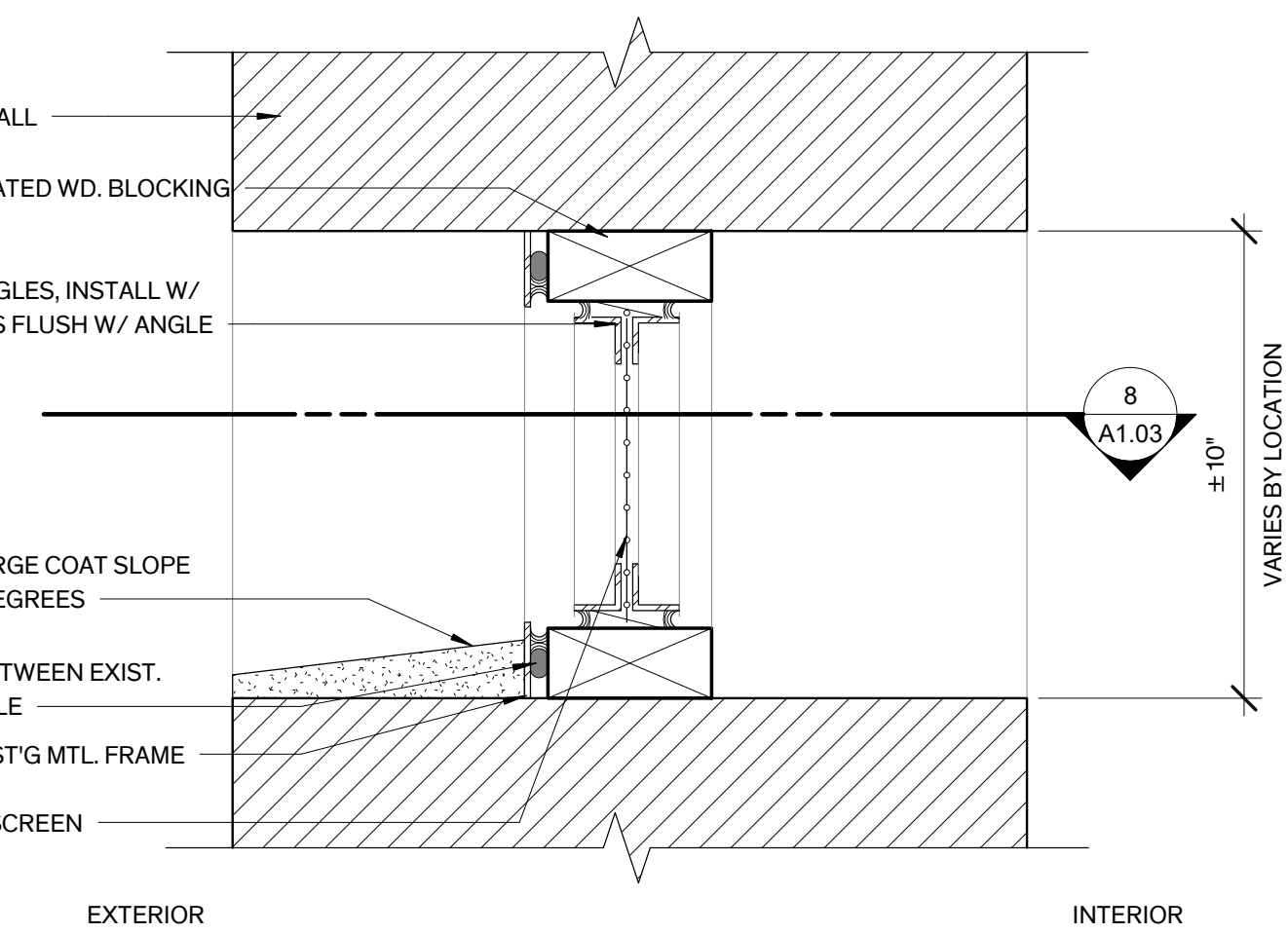
5 Stabilized Decomposed Granite

1" = 1'-0"



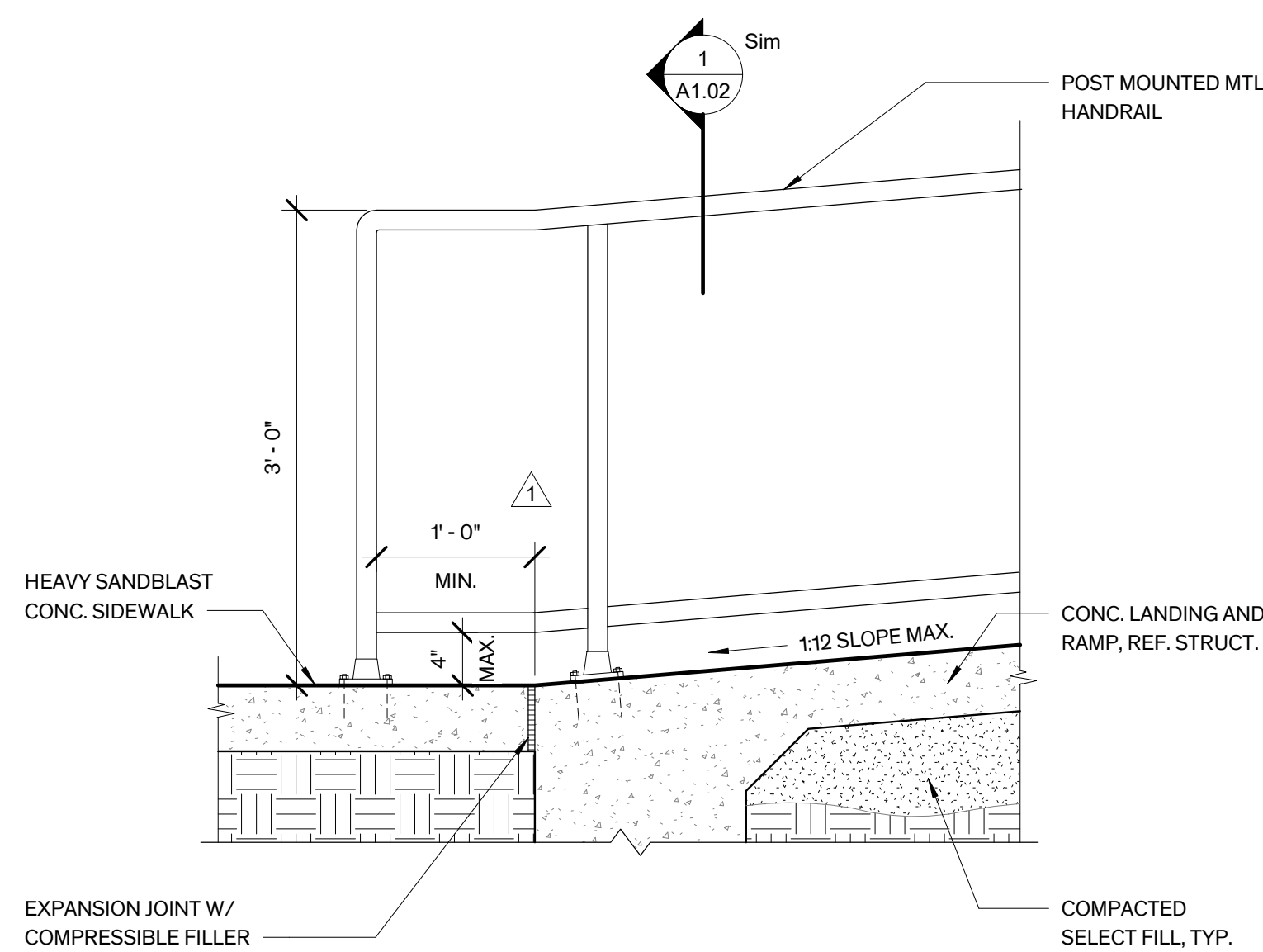
8 Crawlspace Vent Grill Plan

3\"/>



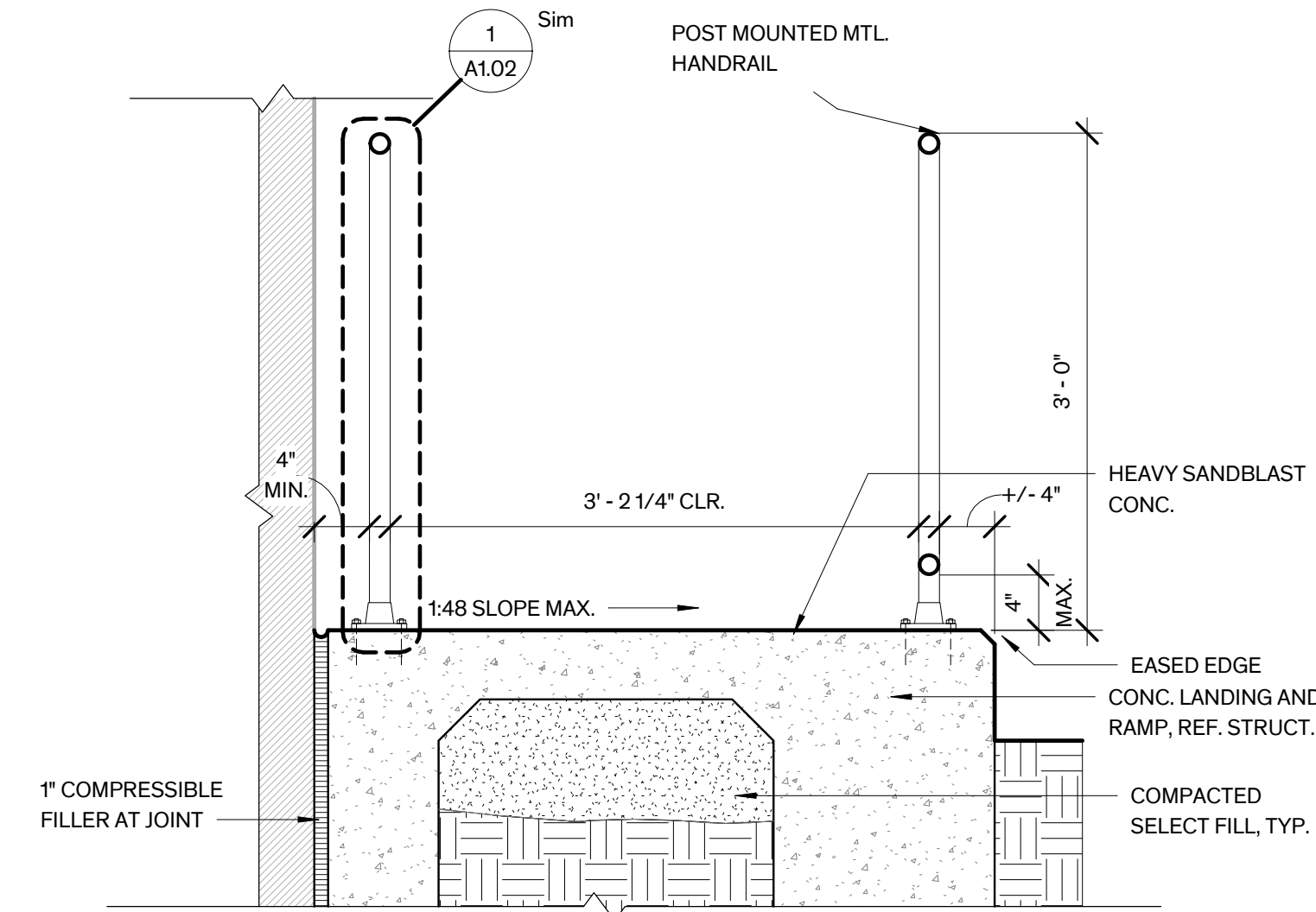
4 Crawlspace Vent Grill Section

3\"/>



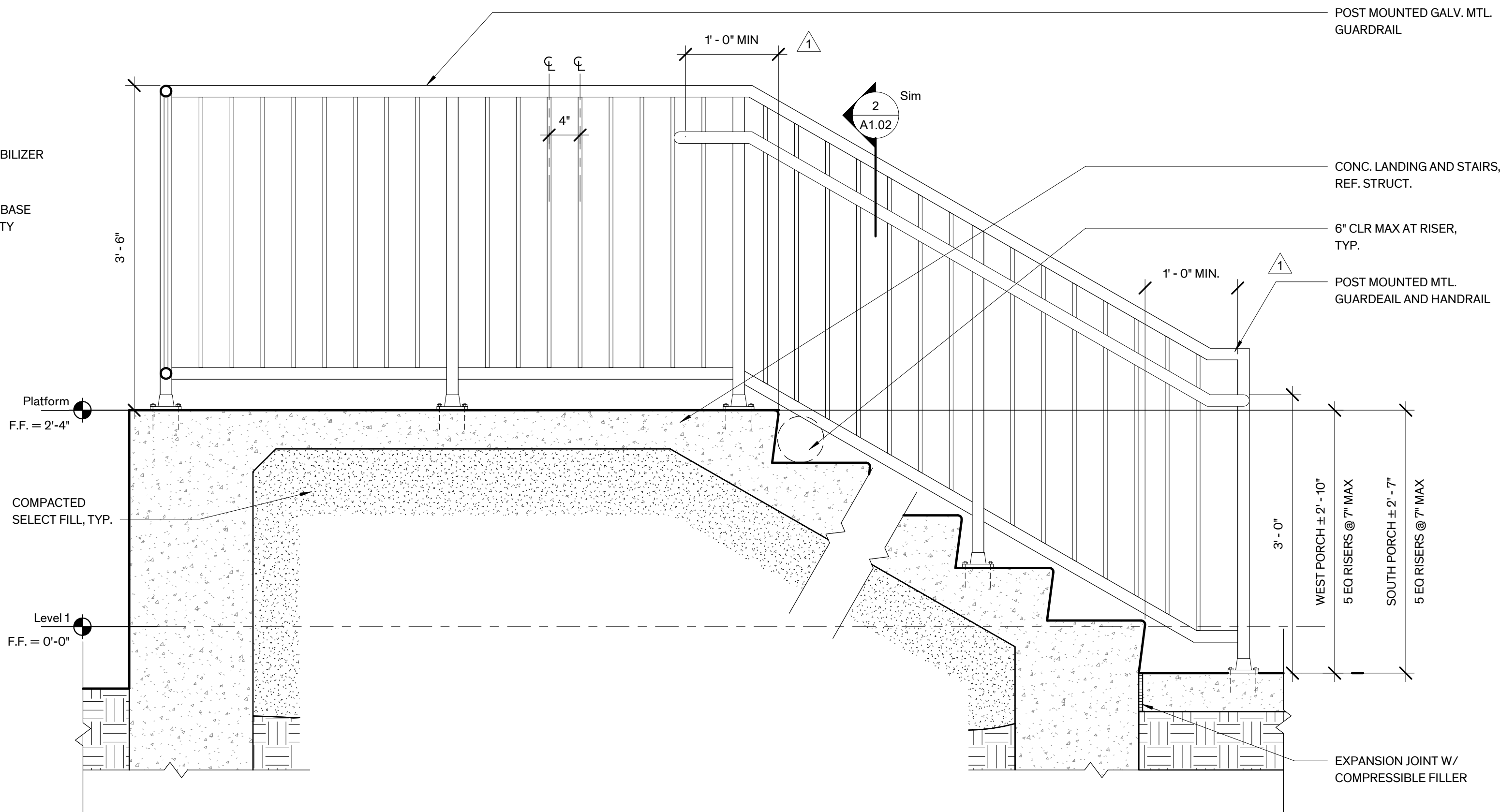
7 Detail at Bottom of Ramp

1" = 1'-0"



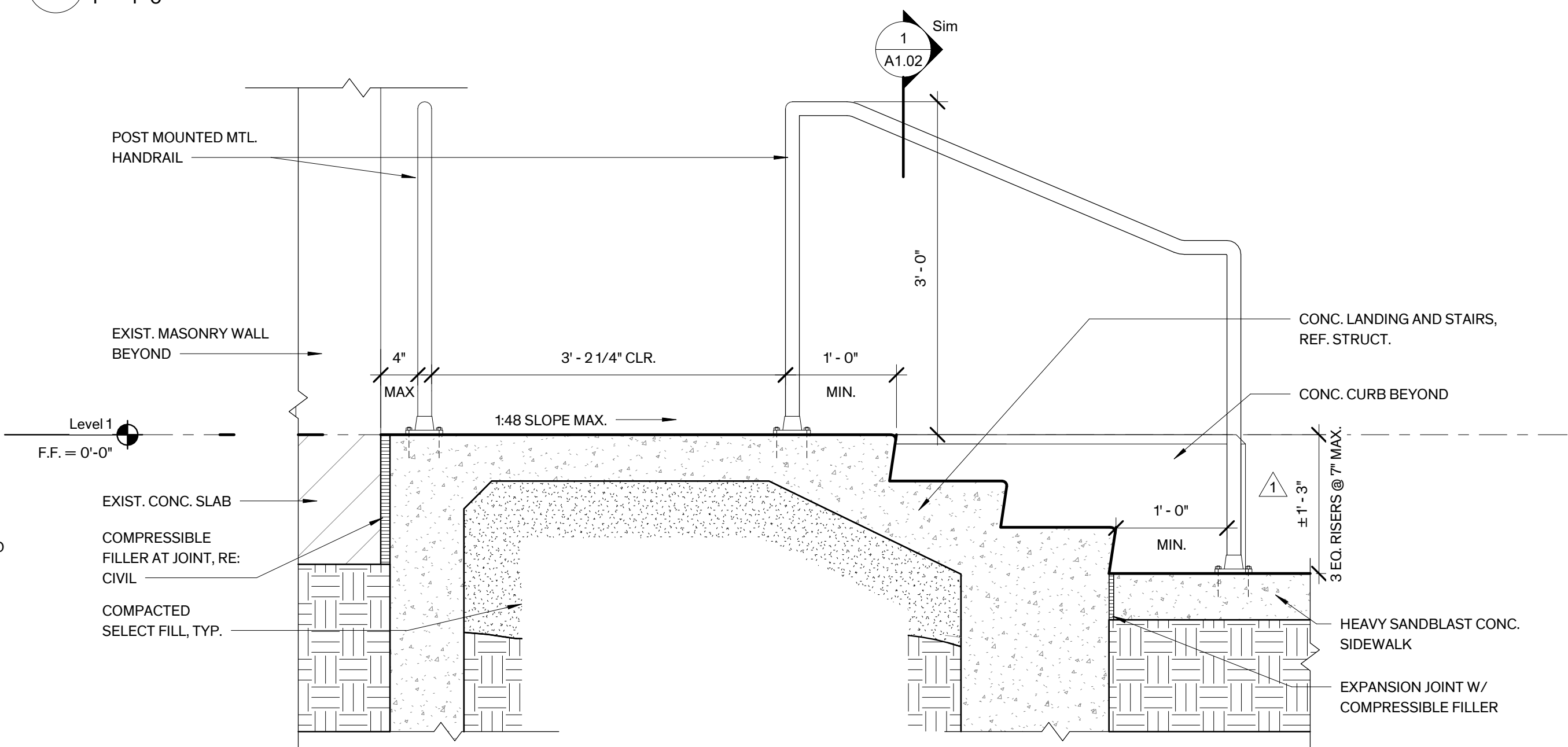
3 East Ramp Detail Section

1" = 1'-0"



2 West Stair Detail Section

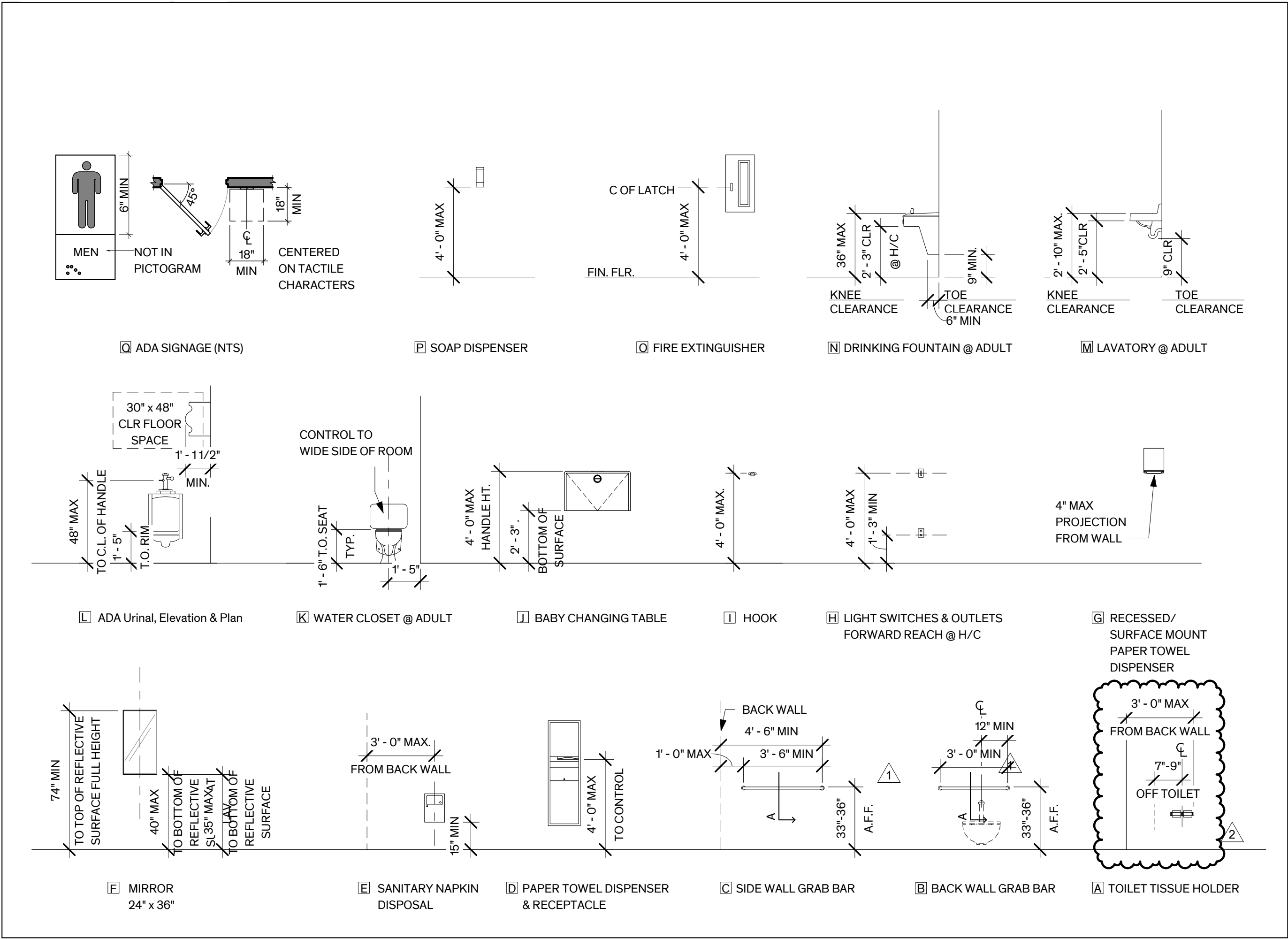
1" = 1'-0"



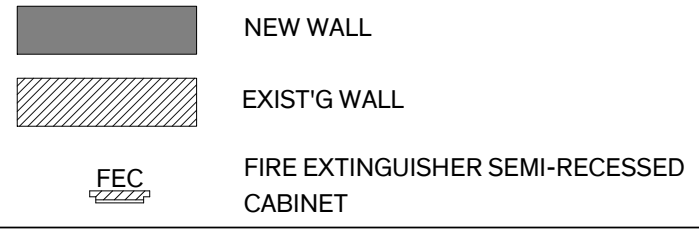
1 East Stair Detail Section

1" = 1'-0"

ADA Legend - NTS.



LEGEND - ENLARGED PLAN



City of Dripping Springs  
STEPHENSON SCHOOL  
BUILDING,  
REHABILITATION AND  
ADDITION

311 Old Fitzhugh Rd.  
Dripping Springs, TX  
78620

COPYRIGHT  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY		
1	07/08/2025	Addendum 1
2	07/22/2025	Addendum 4

Issued for Permit and Construction

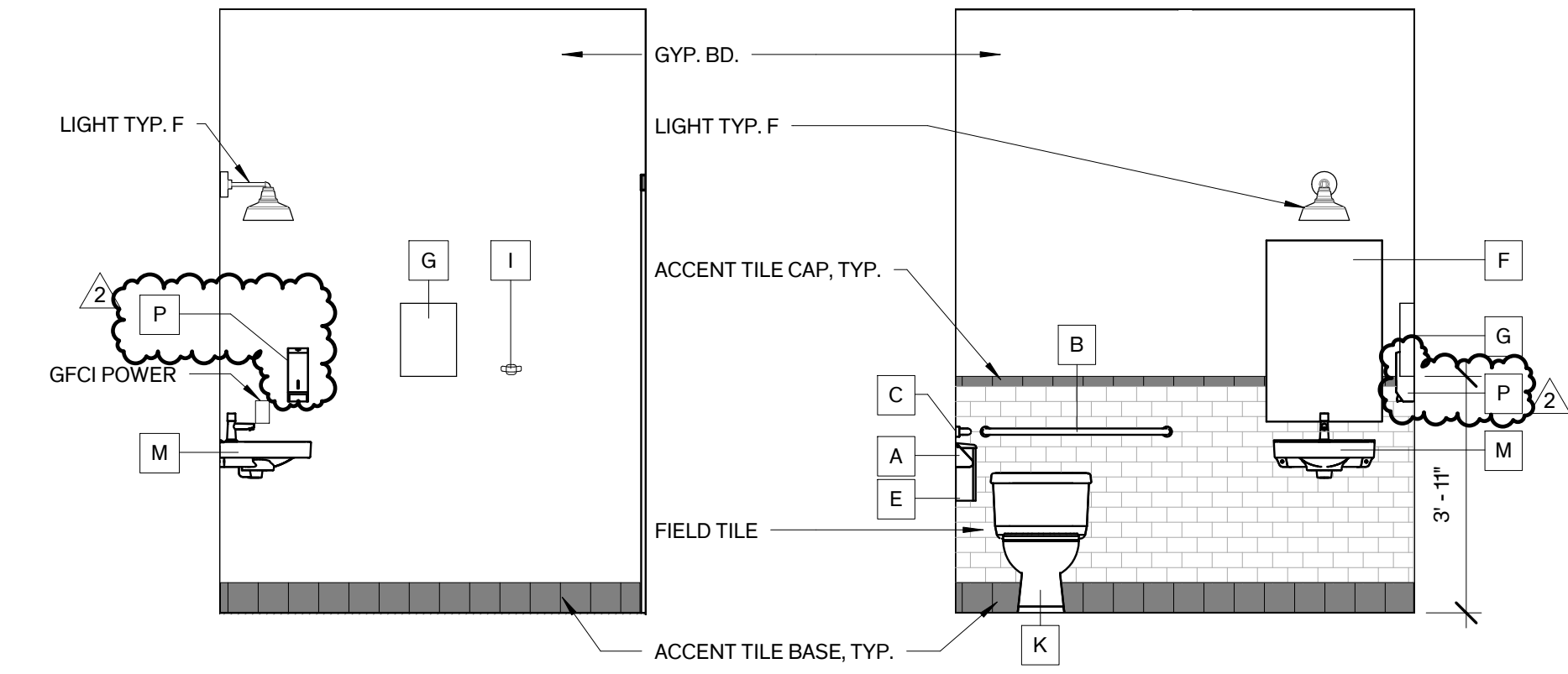


#22892 07/22/2025

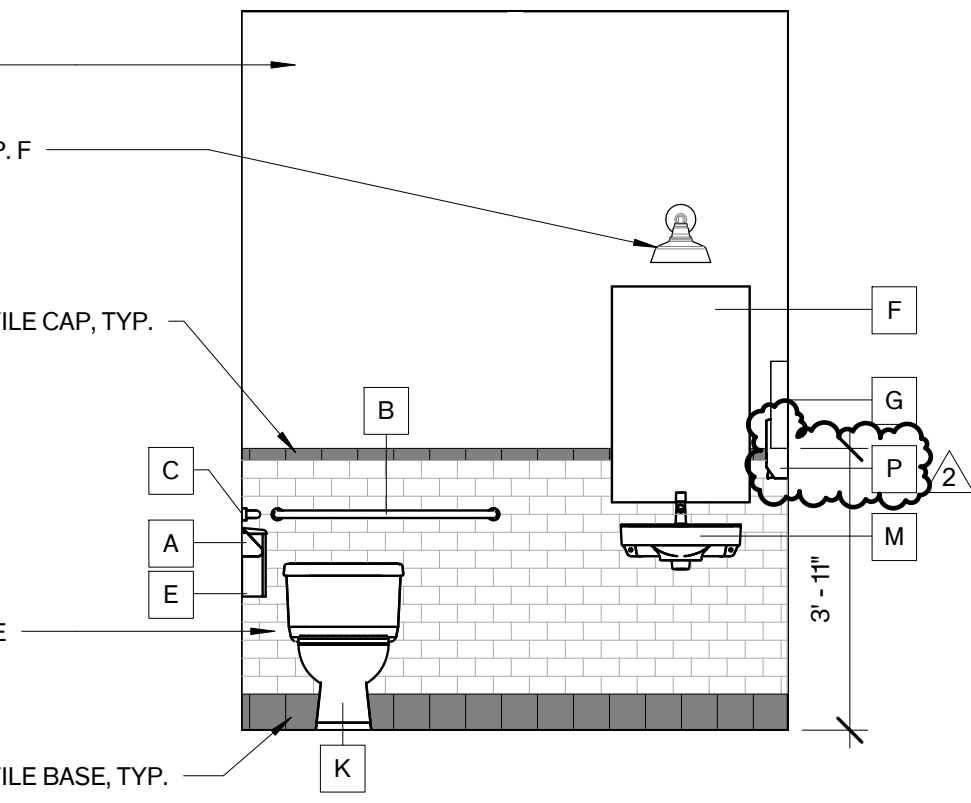
Architexas No. 2314 Date January 17, 2025

Sheet Name  
Enlarged Plans - Restrooms

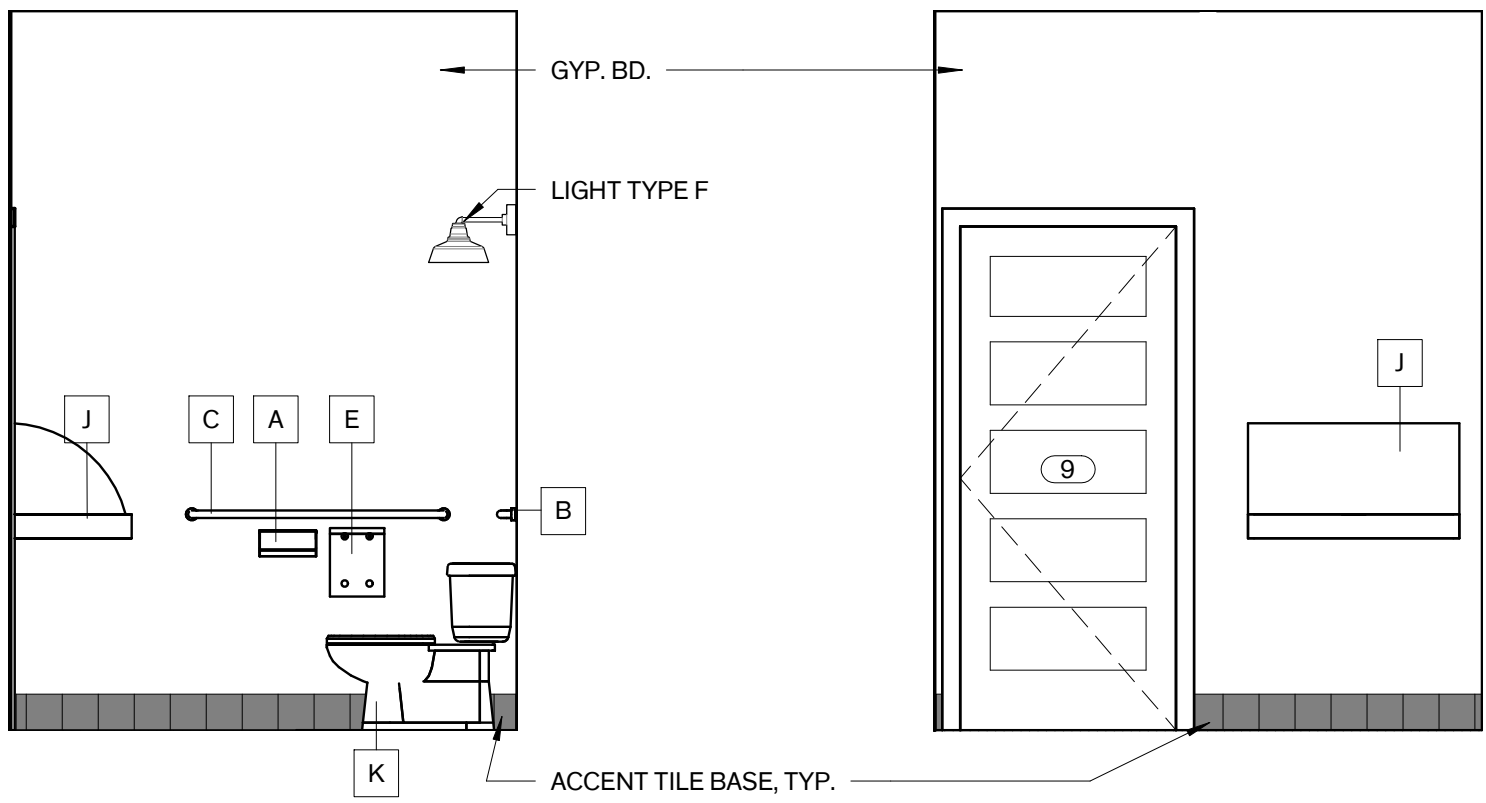
Sheet Number



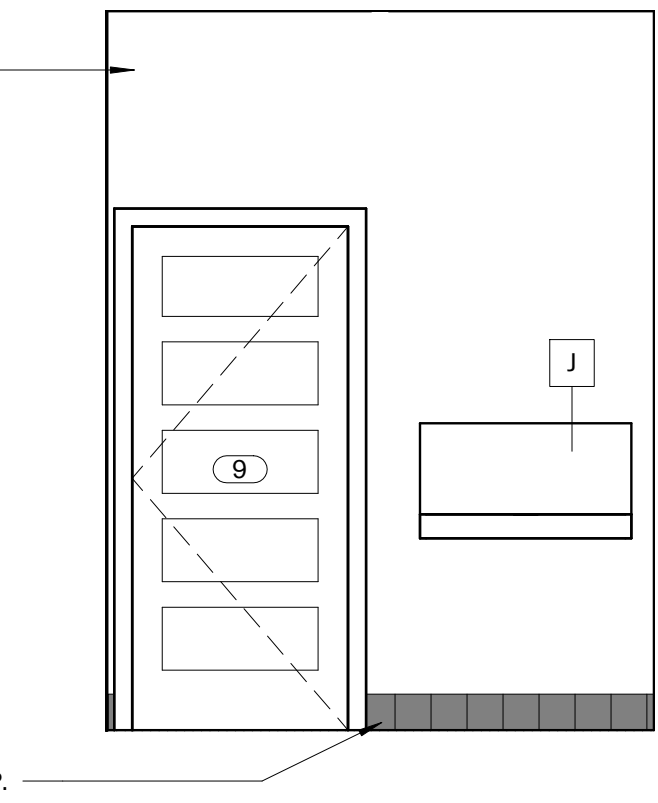
5 ADA/Unisex RR 1 - East  
3/8" = 1'-0"



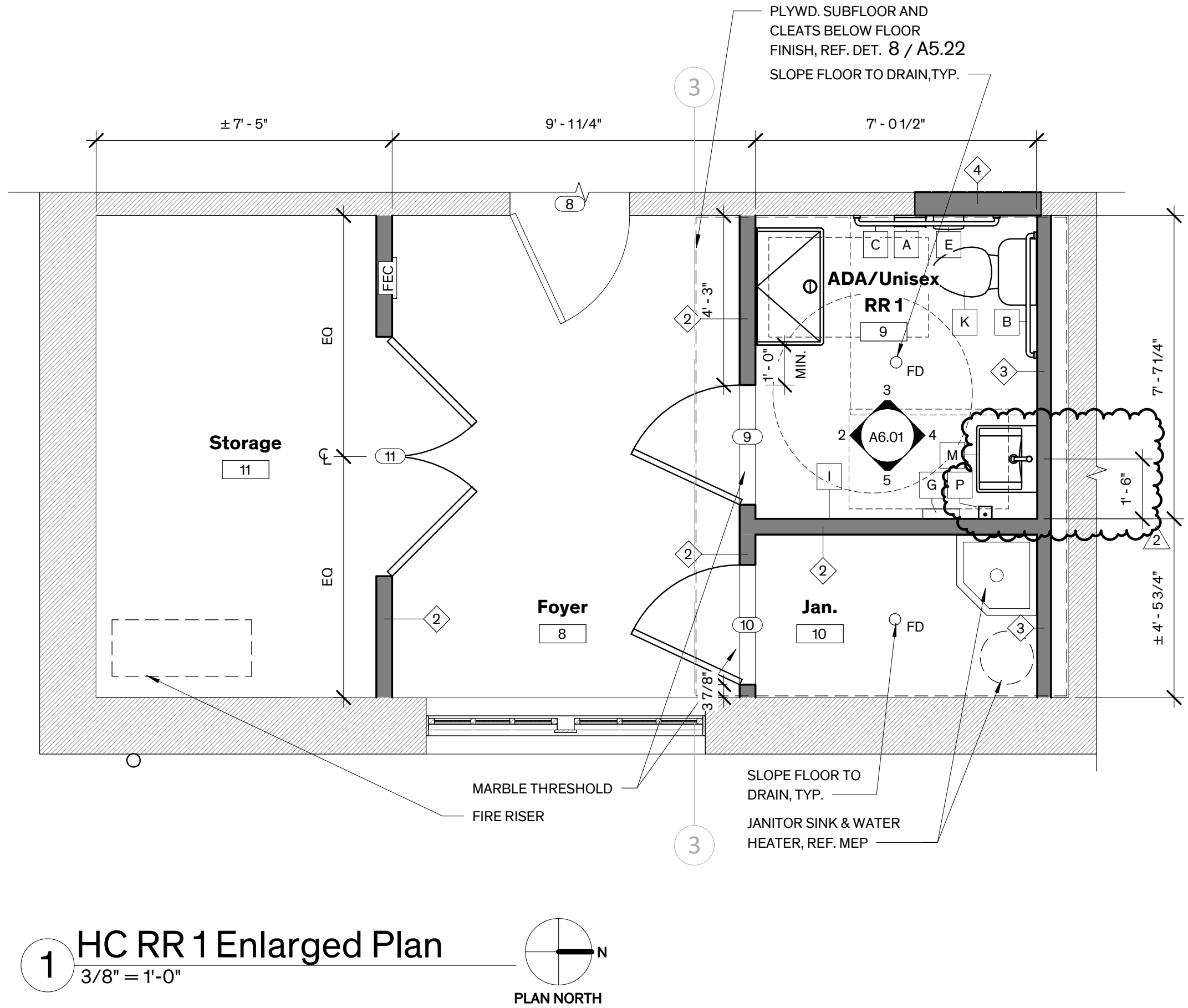
4 ADA/Unisex RR 1 - North  
3/8" = 1'-0"



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

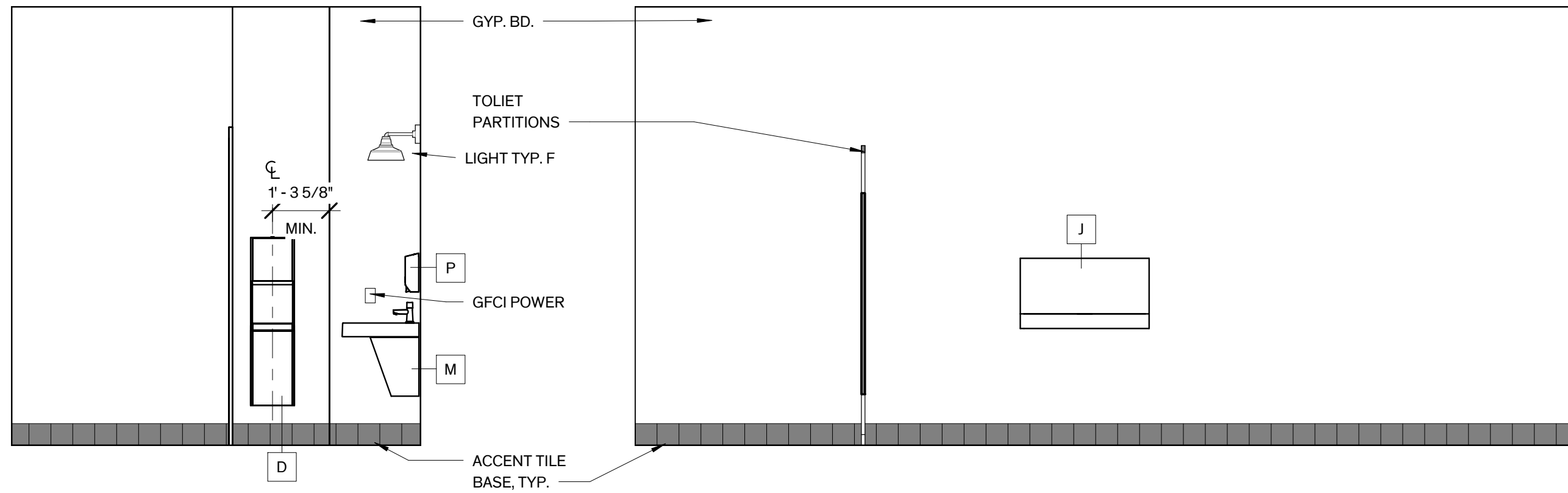


2 ADA/Unisex RR 1 - South  
3/8" = 1'-0"

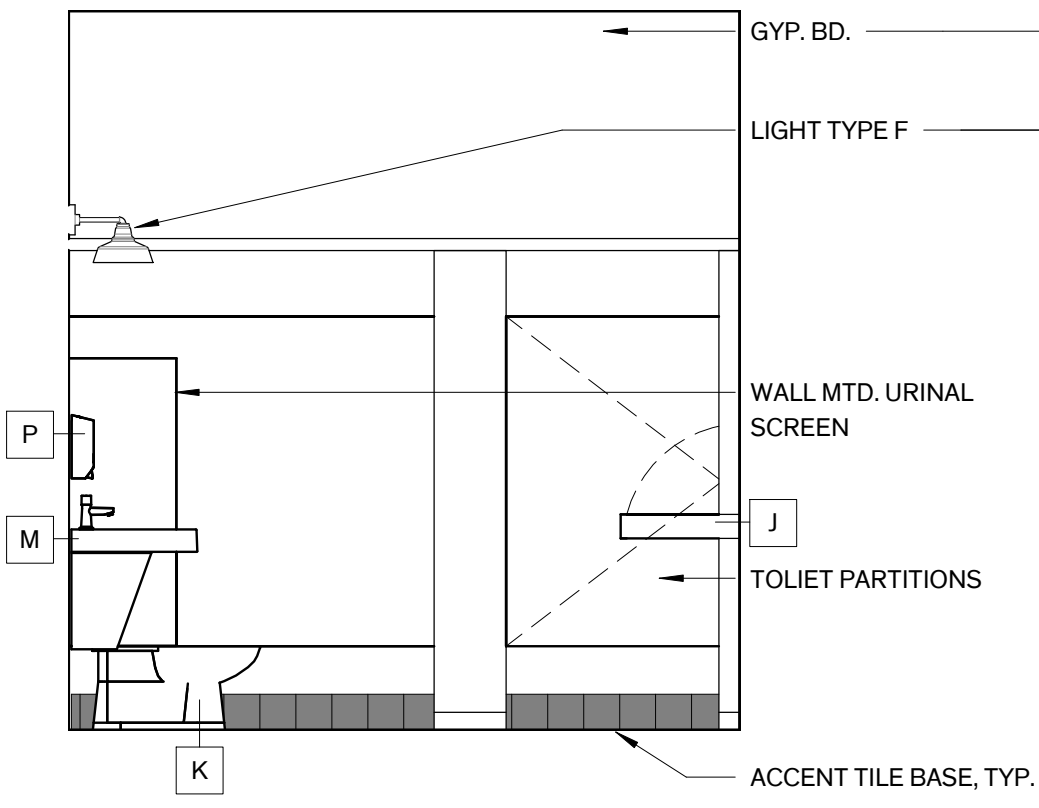


1 HC RR 1 Enlarged Plan  
3/8" = 1'-0"

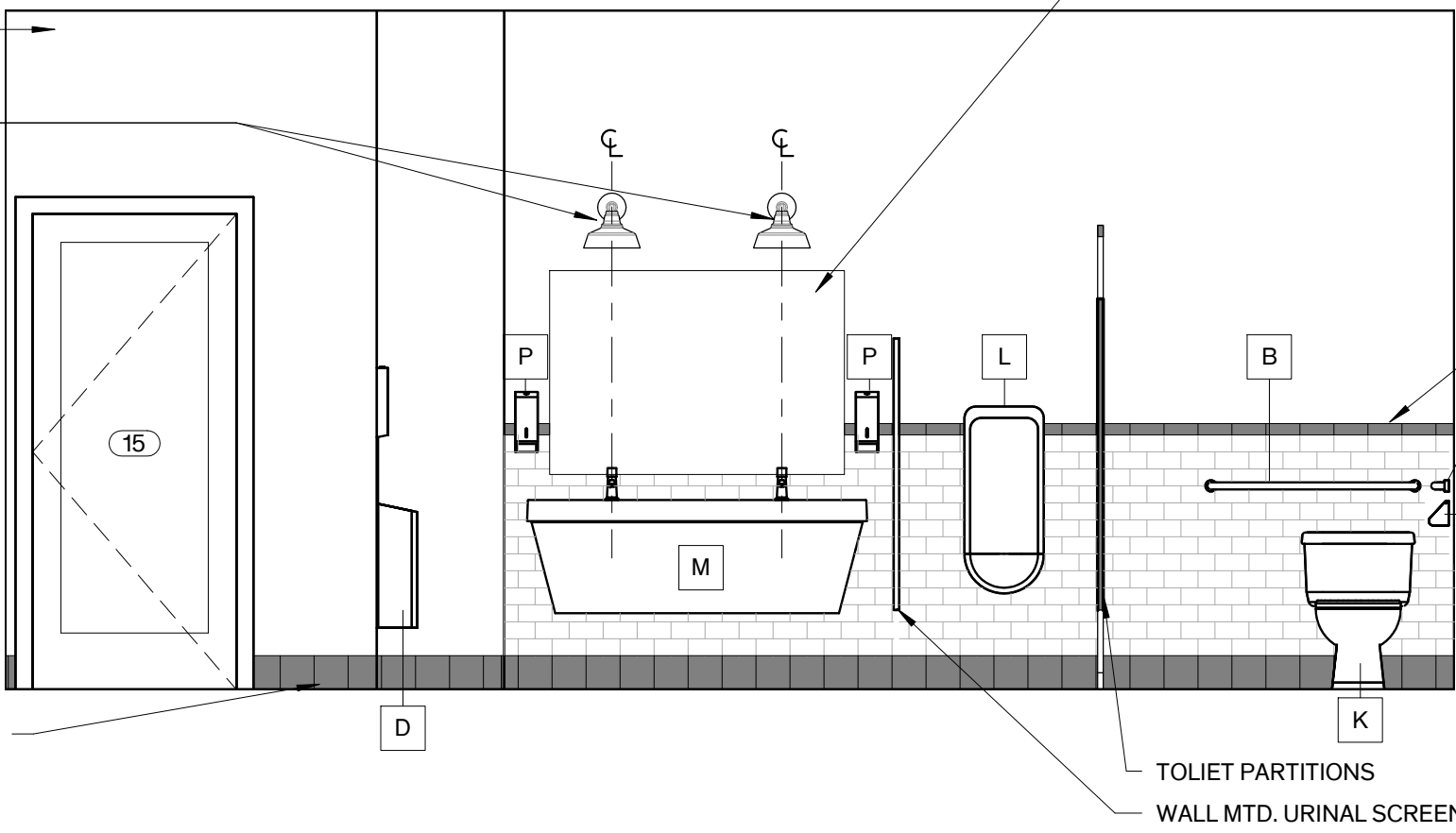




17 Men's RR - East  
3/8" = 1'-0"



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

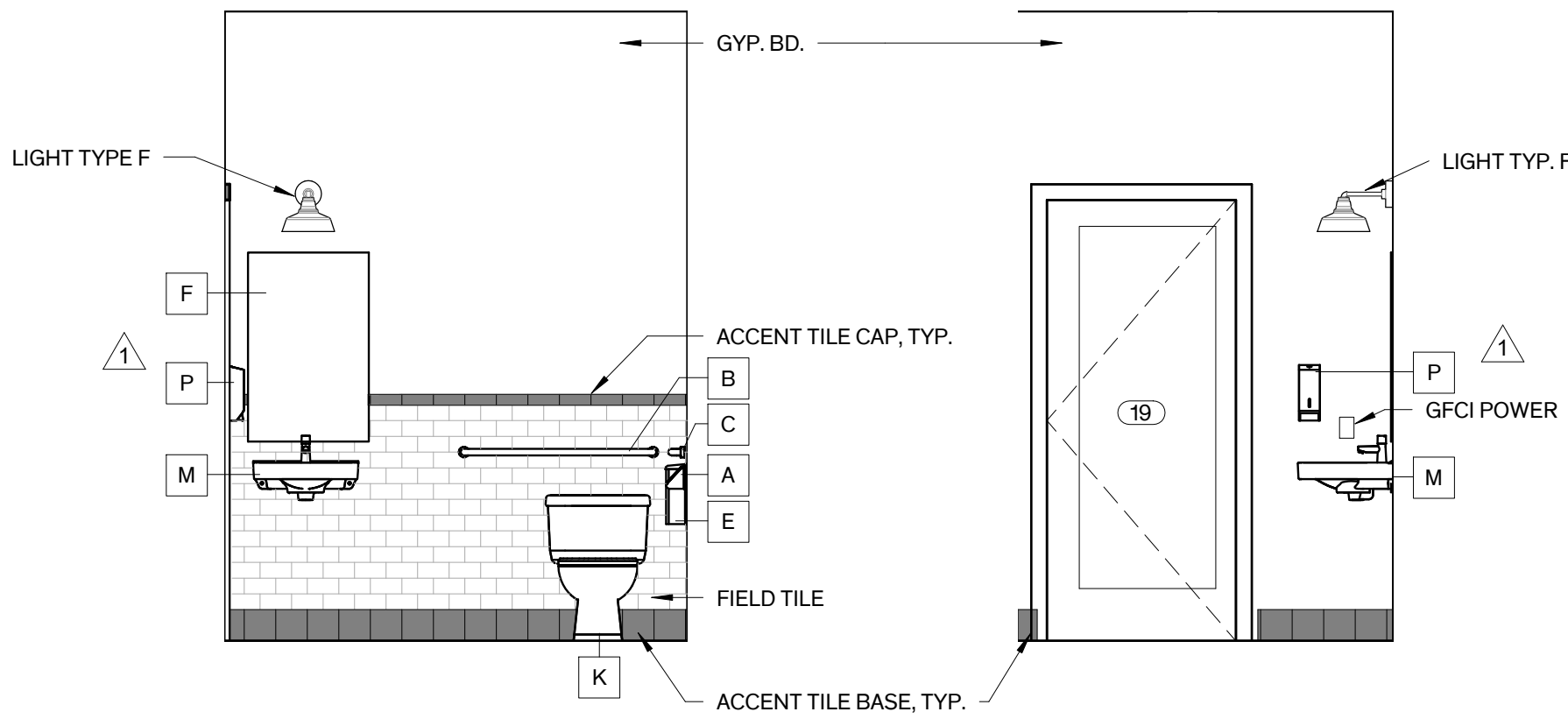


15 Men's RR - West  
3/8" = 1'-0"

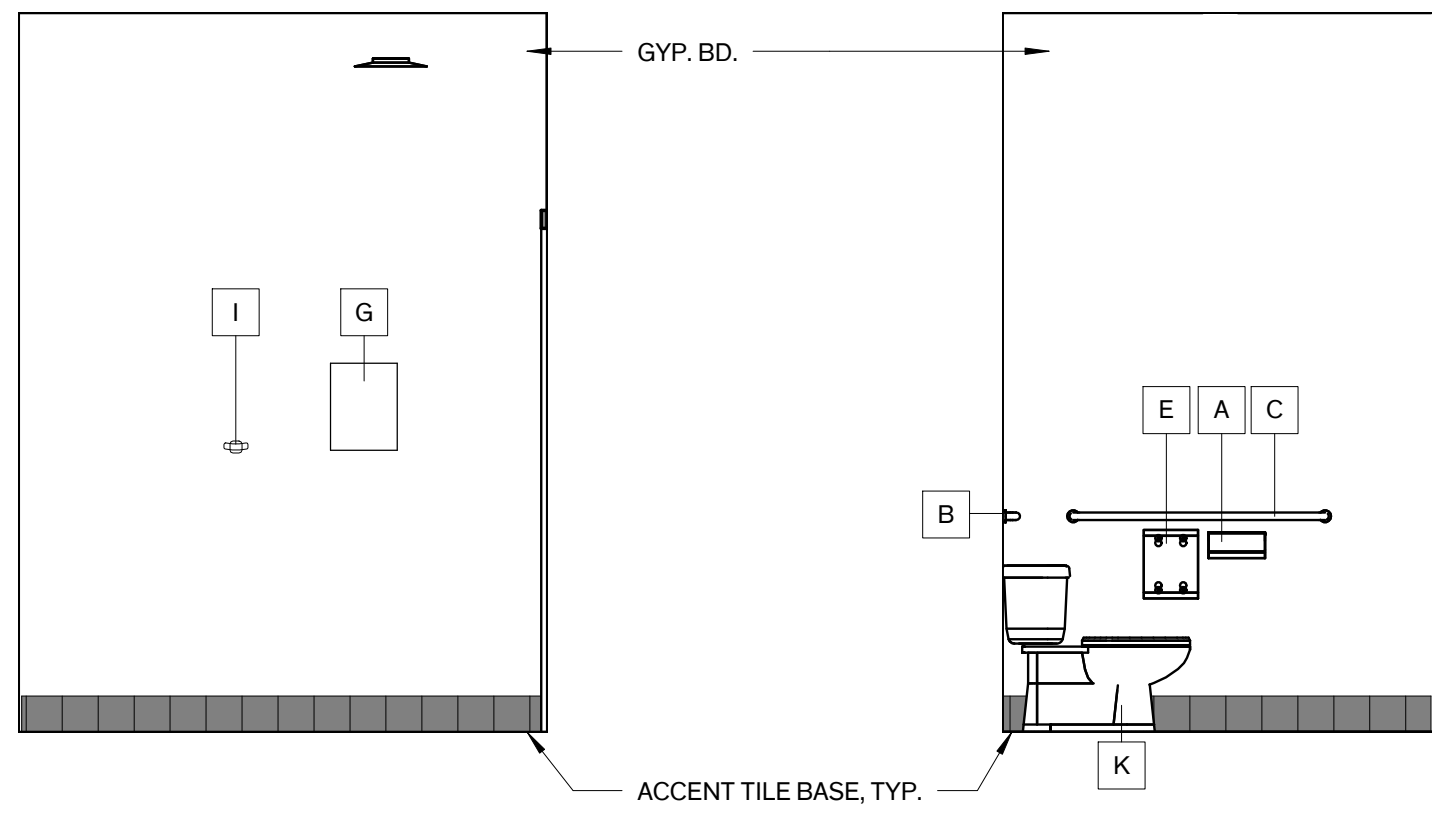
**LEGEND - ENLARGED PLAN**

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

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



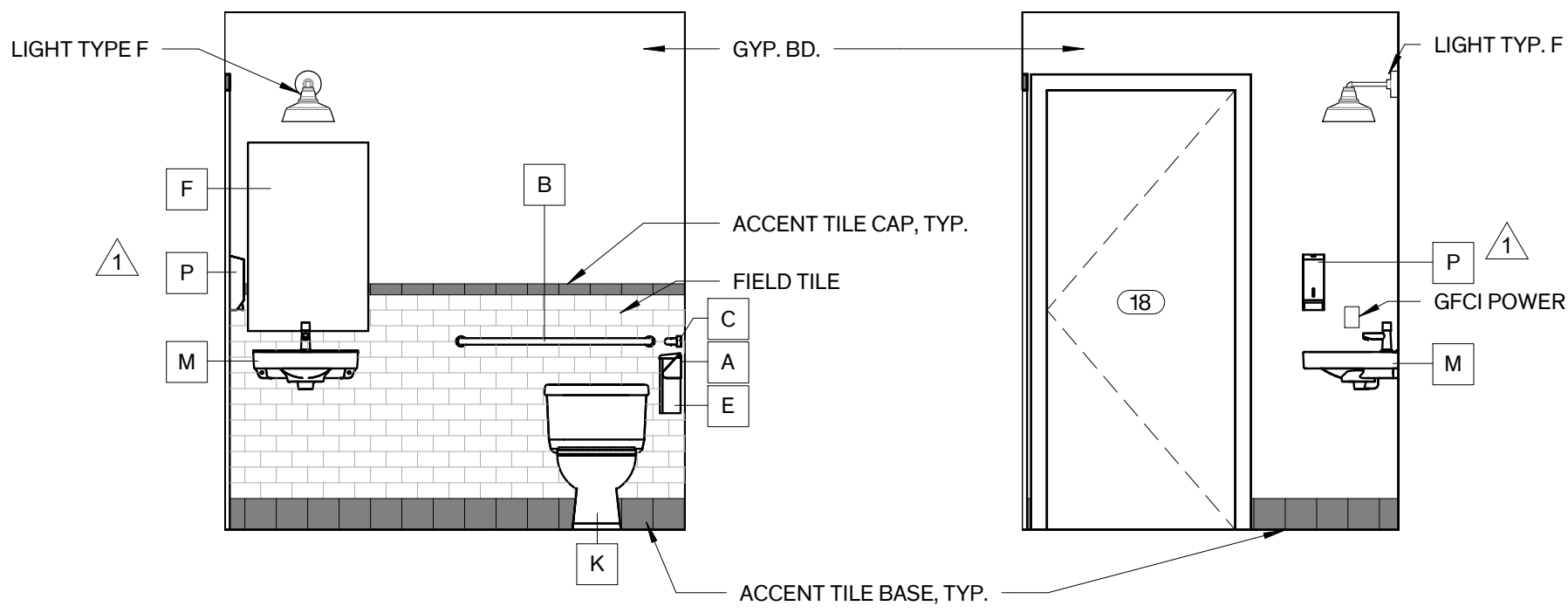
13 ADA/Unisex RR 3 - East  
3/8" = 1'-0"



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

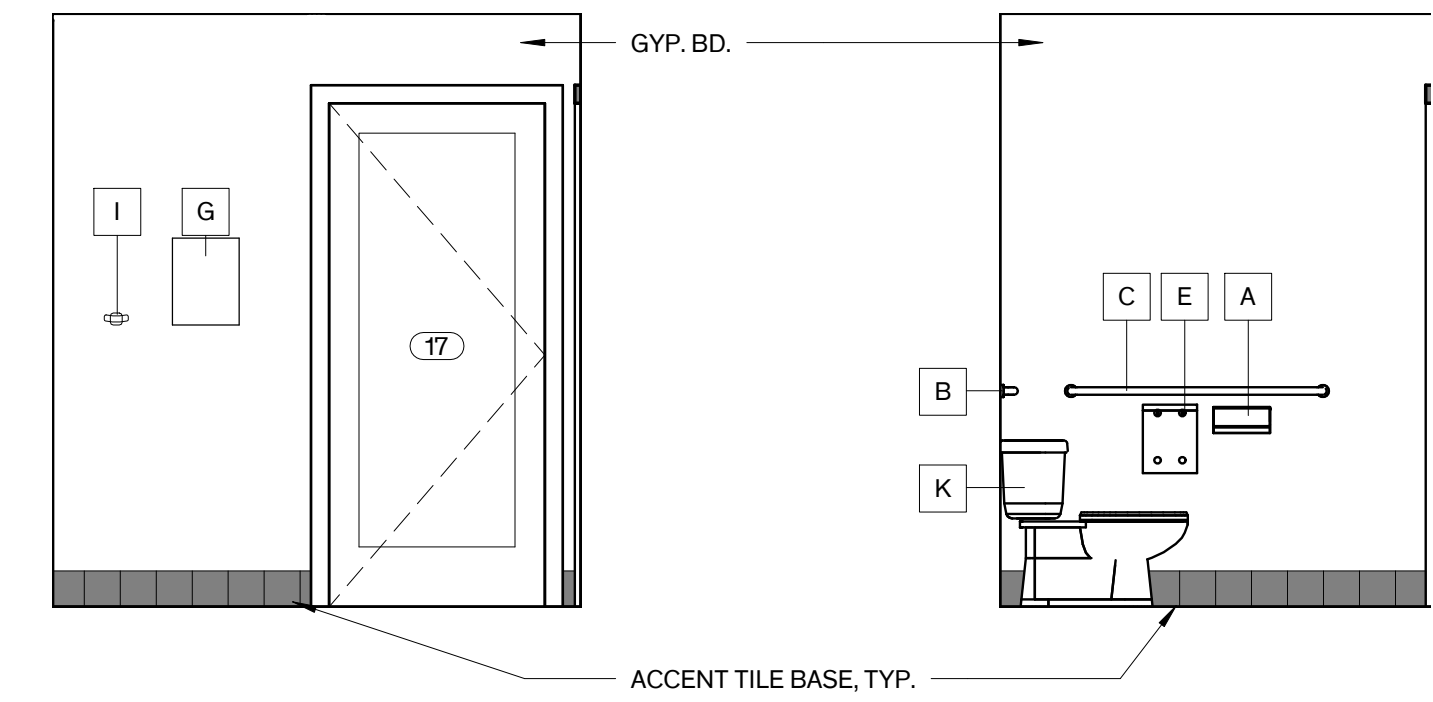
11 ADA/Unisex RR 3 - West  
3/8" = 1'-0"

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



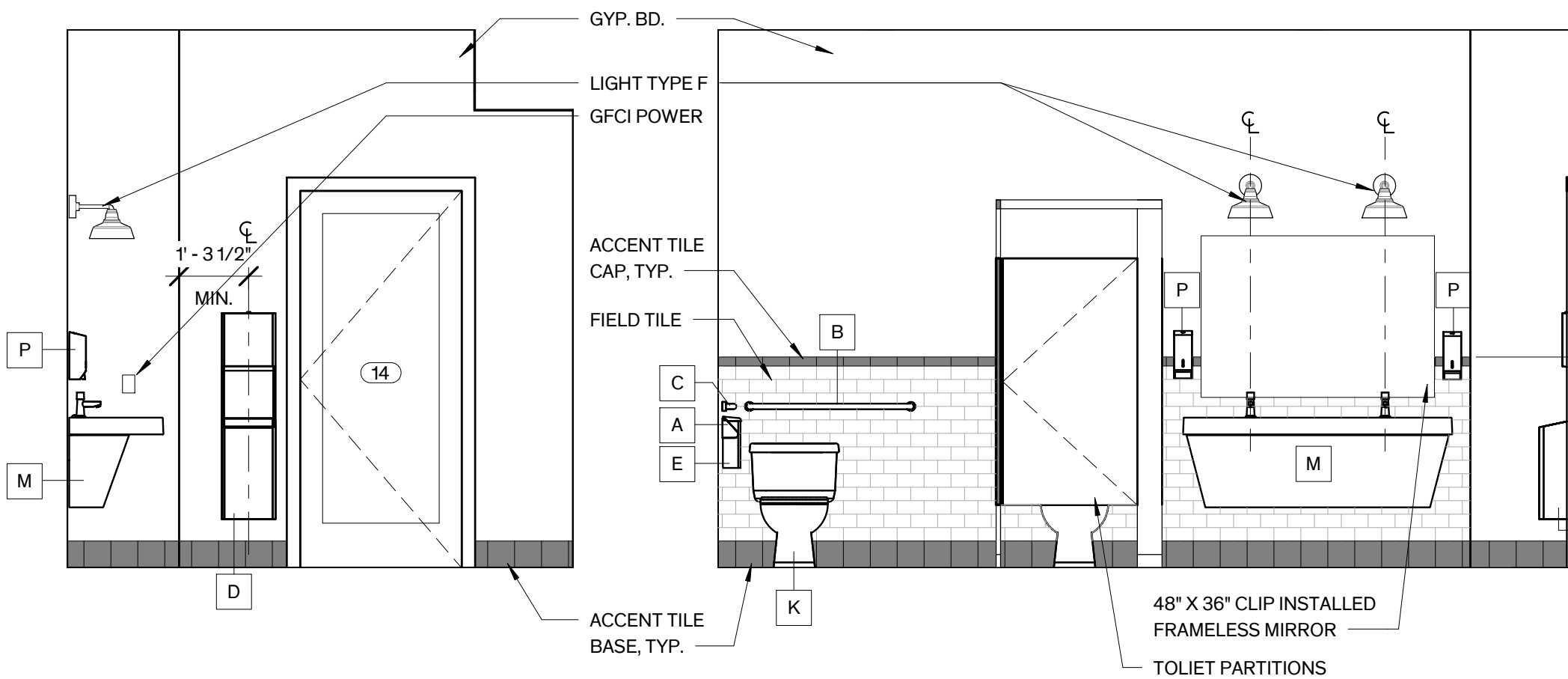
9 ADA/Unisex RR2 - East  
3/8" = 1'-0"

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"

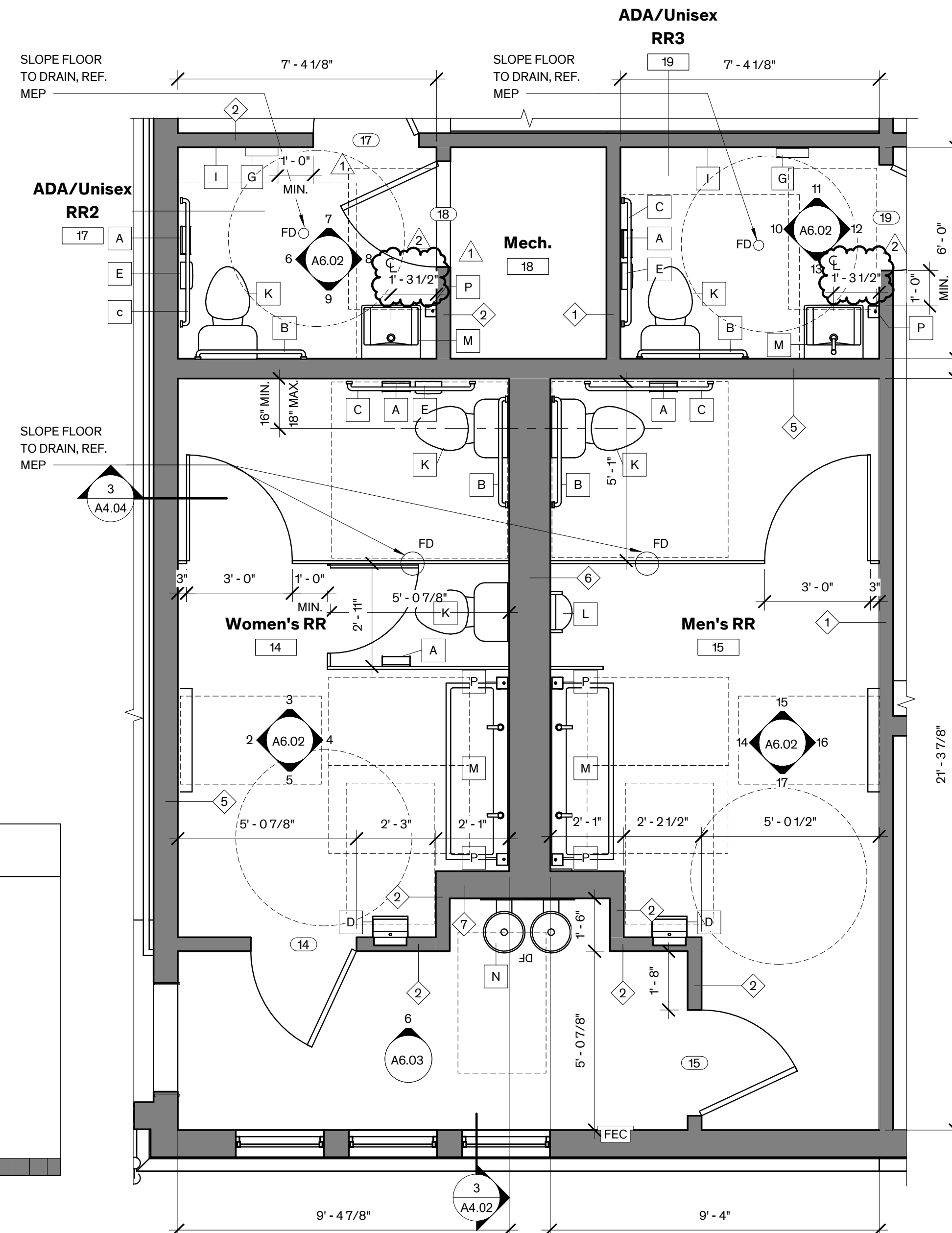


5 Women's RR - East  
3/8" = 1'-0"

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

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

