

# OSBORN & VANE ARCHITECTS INC

July 17, 2025

## **ADDENDUM NO. 1**

From: Osborn & Vane Architects, Inc.

VIA EMAIL

To: Bidders

Re: Outparcel 25B  
Creekside Town Center  
323 Creekside Crossing  
New Braunfels, Texas 78130  
Project No. 24051

This Addendum forms a part of the contract documents identified above. Acknowledge the receipt of this Addendum on the Bid Form. Failure to do so may subject the bidder to disqualification.

1. Sheet E2.0- Revised Circuiting on Panel HB to rebalance the load
2. Sheet E3.0- Updated the lighting control schedule per the updated circuiting
3. Sheet EP1.0- Revised the electrical utility routing per the power company

END OF ADDENDUM NO. 1

2000 Bering Drive  
Suite 410  
Houston, Texas  
77057

713 781 5262  
713 781 5347 Fax





- 19 NOV. 2024 - FOR PERMIT
- 12 DEC. 2024 - Pylon Sign Rev
- 12 MAR. 2025 - ISSUE FOR CONSTRUCTION
- 15 APR. 2025 - REVISIONS
- 10 JUN. 2025 - LIGHTING REVISIONS
- 09 JUL. 2025 - FOR PRICING
- 14 JUL. 2025 - ADDENDUM NO. 1

**ELECTRICAL GENERAL NOTES**

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.  
 2. ALL JUNCTION BOXES, CONDUITS, AND WRES SHALL BE SIZED PER NEC.  
 3. REFER TO SHEET E3.0 FOR SWAGS, SPECIFICATIONS AND ABBREVIATIONS.  
 4. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.  
 5. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.  
 6. ALL EXTERIOR ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.  
 7. MAINTAIN 15'-0" MINIMUM CLEARANCE BETWEEN OVERHEAD LINES AND LIGHTING POLES.  
 8. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD, AND TO MAINTAIN CONTINUITY OF UNDERGROUND CIRCUITS AND FEEDERS.  
 9. FIXTURES MARKED WITH SUBSCRIPT (E) ARE EXISTING TO REMAIN, MAINTAIN CONTINUITY OF CIRCUITS.

COORDINATE EXACT LOCATION OF ALL EQUIPMENT, WIRES, PANELS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.  
 CONTRACTOR TO PAINT ALL EXTERIOR CUTTERS, PANELS, AND ELECTRICAL CABINETS, ETC. TO MATCH BACK OF BUILDING.  
 CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD FOR UNDERGROUND PIPING AND CONDUIT/WIRING ... (E) RESPONSIBILITY OF THE CONTRACTOR.

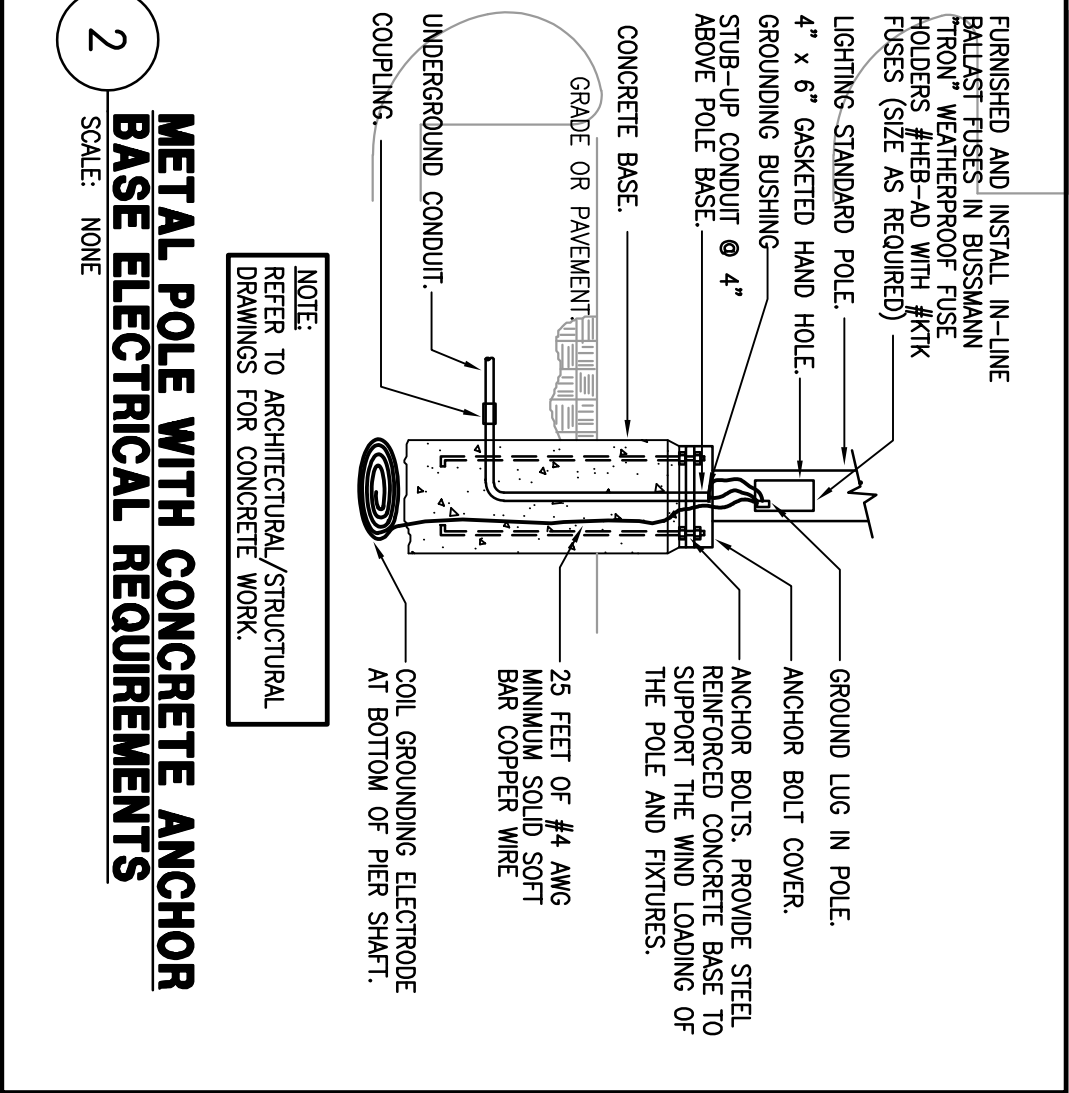
**ELECTRICAL KEYED NOTES**

- 1 PROVIDE (4) 4" PVC EMPTY CONDUITS WITH PULL STRINGS FOR TELEPHONE AND CABLE-TV SERVICES FROM BUILDING TELEPHONE/CABLE-TV CABINETS TO CLOSEST SERVICE DEMARCATION POINT/PEDestal. COORDINATE WITH CIVIL DRAWINGS AND TELEPHONE/CABLE-TV COMPANY SERVING THE AREA FOR EXACT LOCATION AND CONDUIT TERMINATIONS.
- 2 FOR UNDERGROUND ELECTRICAL SERVICE CONDUITCROSS, REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.
- 3 PROPOSED PAD MOUNT UTILITY TRANSFORMER LOCATION. SERVICE SHALL BE CONTRACTOR PRIOR TO INSTALLATION. CONTRACTOR TO MAINTAIN 6' IN FRONT AND 3' ON SIDES AND BACK. INSTALLATION SHALL BE PER UTILITY COMPANY STANDARDS.
- 4 PROVIDE (1) 2" SPARE PVC CONDUIT WITH PULL WIRE, (1) WEATHERPROOF DISCONNECT SWITCH, AND 4#8 x 1#80ND IN 2" CONDUIT FOR FUTURE SERVICE. COORDINATE ROUTING, TERMINATION POINTS, AND OTHER REQUIREMENTS WITH OWNER/SIGN VENDOR PRIOR TO INSTALLATION. CONTRACTOR TO STUB UP SPARE CONDUIT 6" ABOVE GRADE LEVEL AT EACH END, AND TO TAG AND CAP EACH END.
- 5 PROVIDE (1) 3/4" AND (1) 1" EMPTY CONDUITS WITH PULL STRINGS FROM ORDER POINT TO WITHIN 5'-0" INSIDE OF BUILDING. CONTRACTOR TO STUB-UP CONDUIT 6" ABOVE GRADE LEVEL, CAP AND MARK BOTH ENDS, AND TO COORDINATE EXACT ROUTING AND TERMINATION POINTS WITH LANDLORD AND TENANTS IN FIELD PRIOR TO INSTALLATION.
- 6 PROVIDE (1) 1-1/2" EMPTY CONDUIT WITH PULL STRINGS FROM FUTURE DIRECTIONAL SIGN LOCATION TO WITHIN 5'-0" INSIDE OF BUILDING. CONTRACTOR TO STUB-UP CONDUIT 6" ABOVE GRADE LEVEL, CAP AND MARK BOTH ENDS, AND TO COORDINATE EXACT ROUTING AND TERMINATION POINTS WITH LANDLORD AND TENANTS IN FIELD PRIOR TO INSTALLATION.
- 7 PROVIDE (2) 1" EMPTY CONDUITS WITH PULL STRING FROM FURTHEST PATIO SHADE STRUCTURE SUPPORTS TO INSIDE TENANT STORE FRONT AS SHOWN. CONTRACTOR TO STUB-UP CONDUIT 6" ABOVE GRADE LEVEL, CAP AND MARK BOTH ENDS, AND TO COORDINATE EXACT ROUTING AND TERMINATION POINTS WITH LANDLORD/TENANT REPRESENTATIVE IN FIELD PRIOR TO INSTALLATION.

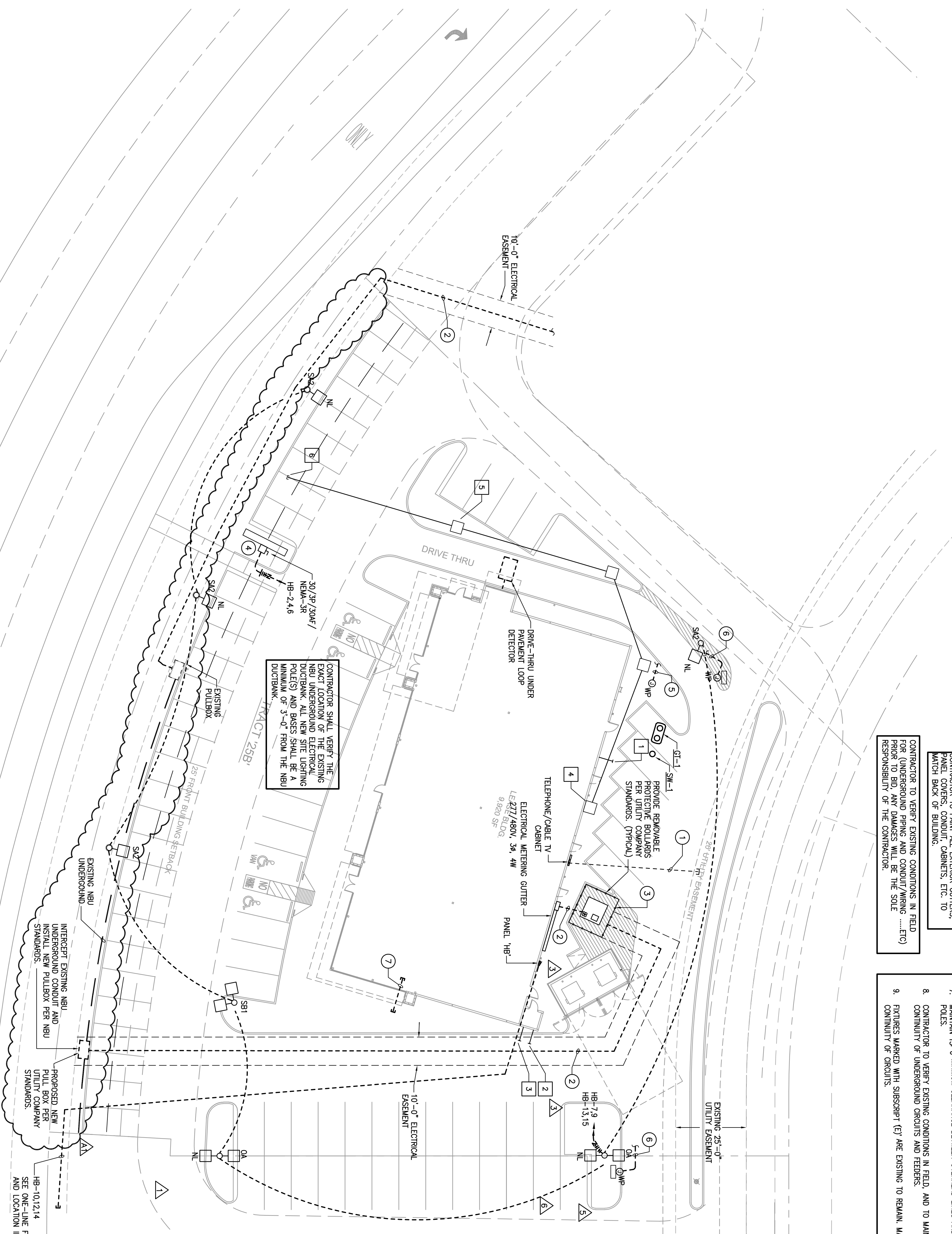
**PLUMBING KEYED NOTES**

- 1 6" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
- 2 2-1/2" DOMESTIC COLD WATER AT 50 PSI MINIMUM. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 3 6" FIRE WATER SERVICE. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 4 4"x4" LEAVE-OUT IN CONCRETE FOR FUTURE NATURAL GAS PIPING/METER. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 5 PROVIDE 6" PVC STEEP FOR FUTURE NATURAL GAS PIPING BELOW GRADE. CONTRACTOR TO FLARE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY.
- 6 VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY PRIOR TO INSTALLATION.

**METAL POLE WITH CONCRETE ANCHOR BASE ELECTRICAL REQUIREMENTS**



CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING NBU UNDERGROUND ELECTRICAL DUCTBANK. ALL NEW SITE LIGHTING POLES(S) AND BASES SHALL BE A MINIMUM OF 3'-0" FROM THE NBU DUCTBANK.



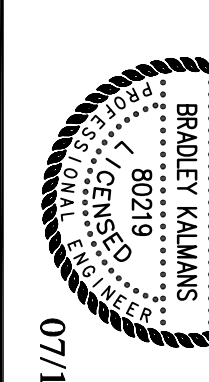
**ELECTRICAL / PLUMBING SITE PLAN**

SCALE: 1" = 20'-0"

OUTPARCEL 25-B  
 CREEKSIDE  
 TOWN CENTER  
 323 CREEKSIDE CROSSING  
 NEW BRAUNFELS, TEXAS 78130

Project No. 24051  
 Drawn AN/KC  
 Checked JK

ELECTRICAL / PLUMBING  
 SITE PLAN  
 EP1.0



**Salas O'Brien**  
 10890 W. Sam Houston Pkwy North, Suite 800  
 Houston, TX 77064  
 Sales Office Registration: F-4111  
 Sales Office Project Number: 245070252-00

**OSBORN & VANE ARCHITECTS**  
 2000 Bering Drive, Suite 410  
 Houston, Texas 77057  
 Houston, Texas 77057  
 Fax 713 781 5347  
 Members American Institute of Architects