

# COLLIN COUNTY JUVENILE DETENTION CENTER ADDITION

4700 COMMUNITY AVENUE  
MCKINNEY, TX 75071

WJE NO. 2022.7026.1  
04/16/2025 - ISSUED FOR CONSTRUCTION

CLIENT/OWNER: COLLIN COUNTY CONSTRUCTION AND PROJECTS  
2300 BLOOMDALE ROAD  
MCKINNEY, TX 75071

ENGINEER: WISS, JANNEY, ELSTNER ASSOCIATES, INC.  
6363 N. STATE HIGHWAY 161, SUITE 300  
IRVING, TX 75038  
972.550.7777

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#### SCOPE OF WORK

FURNISH ALL LABOR, EQUIPMENT, MATERIALS, ACCESS, AND SUPERVISION NECESSARY TO COMPLETE THE REPAIRS DESCRIBED HEREIN. COORDINATE REPAIR WORK AND PHASING WITH OWNER. WORK INCLUDES THE FOLLOWING ACTIVITIES:

- 1: REMOVE EXISTING STUCCO FACADE.
- 2: REMOVE EXISTING WATER RESISTIVE BARRIER AT CMU AND PRECAST CONCRETE MODULES.
- 3: PATCH/REPAIR CMU AND PRECAST CONCRETE MODULES WHERE SUBSTRATE IS TOO IRREGULAR TO RECEIVE NEW WATER RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE PATCH/REPAIR.
- 4: INSTALL NEW WATER RESISTIVE BARRIER WITH ASSOCIATED FLASHING AND TRANSITION MEMBRANES.
- 5: INSTALL NEW EXTERIOR INSULATION AND FINISH SYSTEM (EIFS), INCLUDING ALL MANUFACTURER RECOMMENDED ACCESSORIES.
6. ALTERNATE 1 - IN LIEU OF REMOVING EXISTING WEATHER BARRIER, INSTALL EXTERIOR SHEATHING OVER CMU AND PRECAST CONCRETE MODULES.
7. ALTERNATE 2 - PAINT NEW AND EXISTING EIFS CLADDING AT FACILITY.



PARTIAL VIEW OF EAST FACADE

NTS



PARTIAL VIEW OF WEST FACADE

NTS



PARTIAL VIEW OF SOUTH FACADE

NTS



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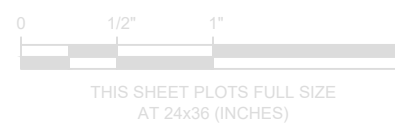
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Project No. 2022.7026.1

Date 04/16/2025

Drawn AAB

Checked SRW

Scale As Noted

Sheet Title

Sheet No.

COVER SHEET

R-001



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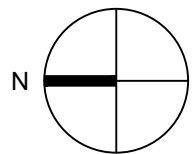
Project: 7/16/2025 8:47 AM by: Eran, Anthony File Name: P:\2022\2022 7026\2022 7026 1 - JUVENILE DETENTION CENTER DESIGN L&B\Drawings by WJE\Sheets\G-002 NOTES.dwg

GENERAL NOTES

- DRAWINGS AND ASSOCIATED SPECIFICATIONS APPLY ONLY TO THE SPECIFIC PROJECT IDENTIFIED IN TITLEBLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT SPECIFIC WRITTEN CONSENT OF ARCHITECT/ENGINEER, ARCHITECT/ENGINEER'S SUB-CONSULTANTS, AND OWNER. ANY UNAUTHORIZED USE OF ARCHITECT/ENGINEER'S WORK PRODUCT SHALL BE AT USER'S SOLE RISK AND USER SHALL INDEMNIFY ARCHITECT/ENGINEER AGAINST ANY LIABILITY OR LEGAL EXPOSURE RELATED TO THE UNAUTHORIZED USE.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, ARE TO BE TAKEN AS A WHOLE, AND SHOULD INCLUDE SUFFICIENT INFORMATION NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK IN A MANNER CONSISTENT WITH THE DESIGN INTENT. IN THE ABSENCE OF EXPLICIT OR REASONABLY INFERABLE INFORMATION ON DRAWINGS OR IN SPECIFICATIONS, PROMPTLY SEEK CLARIFICATION FROM ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION.
- SPECIFIED PRODUCTS ARE BELIEVED TO HAVE PROPERTIES ADEQUATE FOR THE INTENDED PURPOSE. IF CONTRACTOR HAS PREVIOUSLY FOUND SPECIFIED PRODUCTS TO BE UNACCEPTABLE FOR ANY REASON, CONTRACTOR SHALL PROMPTLY INFORM ARCHITECT/ENGINEER AS A REQUEST FOR SUBSTITUTION.
- PROMPTLY REPORT TO ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION KNOWN OR SUSPECTED ERRORS, INCONSISTENCIES, OR OMISSIONS WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS AS WELL AS KNOWN OR SUSPECTED VARIANCE OF DRAWINGS AND SPECIFICATIONS FROM EXISTING CONDITIONS. FOR BIDDING PURPOSES ONLY AND UNLESS OTHERWISE DIRECTED BY ARCHITECT/ENGINEER, THE MORE STRINGENT REQUIREMENT OR BETTER QUALITY SHALL TAKE PRECEDENCE.
- DIMENSIONS, QUANTITIES, AND GEOMETRIES PROVIDED FOR EXISTING CONSTRUCTION ARE BASED ON ORIGINAL DRAWINGS AND LIMITED FIELD DOCUMENTATION BY ARCHITECT/ENGINEER. FIELD VERIFY APPLICABLE INFORMATION PRIOR TO SUBMITTING A BID, ORDERING MATERIALS, OR OTHERWISE COMMITTING RESOURCES TO THE WORK. PROVIDED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PROVIDE LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND COORDINATION DIRECTLY AND INCIDENTALLY NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ACTIVITIES OR DUTIES OF ARCHITECT/ENGINEER OR TESTS, INSPECTIONS, OR APPROVALS REQUIRED OR PERFORMED BY THIRD PARTIES SHALL NOT RELIEVE CONTRACTOR OF ITS OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER AND COMPLIANT EXECUTION AND COMPLETION OF THE WORK.
- COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF AUTHORITIES HAVING JURISDICTION APPLICABLE TO THE WORK.
- SUPPLY OWNER WITH SAFETY DATA SHEETS (SDS) FOR EACH CHEMICAL THAT WILL BE BROUGHT ONTO OWNER'S PROPERTY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR, AND SHALL HAVE SOLE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES. SPECIFIC INSTRUCTION THAT MAY BE GIVEN IN CONTRACT DOCUMENTS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SHALL NOT RELIEVE CONTRACTOR OF ITS RESPONSIBILITY FOR CONTROL AND COORDINATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES BEYOND ITS OWN EMPLOYEES.
- THE WORK WILL BE PERFORMED AT AN OCCUPIED AND OPERATIONAL FACILITY. COORDINATE CONSTRUCTION ACTIVITIES AND PROCEDURES WITH OWNER TO (A) MAINTAIN UNOBSTRUCTED EXISTING MEANS OF EGRESS FROM FACILITY; (B) COMPLY WITH FACILITY'S EXISTING SECURITY PROCEDURES AND REQUIREMENTS; AND (C) PROVIDE NOT LESS THAN 48 HOURS ADVANCE NOTICE TO AND GAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION ACTIVITIES THAT WILL DISRUPT NORMAL USE OF FACILITY (INCLUDING EXCEPTIONAL NOISE AND/OR VIBRATIONS, UNCONTROLLED DUST, OBTRUSIVE ODORS, OR INTERRUPTIONS OF UTILITIES). WORK NOT COORDINATED AND APPROVED IN ADVANCE THAT DISRUPTS THE NORMAL USE OF THE FACILITY MAY BE STOPPED UNTIL PROPER COORDINATION AND APPROVAL IS ACHIEVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A CONSEQUENCE OF STOPPAGE.
- SUBMIT PROPOSED DEMOLITION AND CONSTRUCTION SCHEDULES TO OWNER AND ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK. PROCEED WITH THE WORK ONLY AFTER A MUTUALLY AGREEABLE SCHEDULE HAS BEEN ESTABLISHED. REGULARLY REVISE SCHEDULE TO REFLECT PROGRESS OF THE WORK.
- MAINTAIN PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH RESULTING FROM THE WORK.
- REFERENCE SITE PLAN FOR LOCATIONS OF ON-SITE STORAGE OF MATERIALS AND EQUIPMENT, CONTRACTOR PARKING, AND MATERIAL DISPOSAL.
- DO NOT ALLOW CONSTRUCTION MATERIALS, EQUIPMENT, OR PROCEDURES TO OVERLOAD OR EXCEED THE STRUCTURAL CAPACITY OF EXISTING CONSTRUCTION TO REMAIN, PARTIALLY COMPLETED WORK, OR COMPLETED WORK. MAKE INSPECTIONS AND/OR PERFORM ANALYSES AND TESTS NECESSARY TO VERIFY THAT EXISTING ELEMENTS HAVE ADEQUATE CAPACITY TO SUPPORT PROPOSED CONSTRUCTION LOADS.
- DRAWINGS ILLUSTRATE THE COMPLETED WORK WITH ELEMENTS IN THEIR FINAL INTENDED POSITIONS. PROVIDE SHORING, BRACING, SUPPORT, AND SEQUENCE WORK AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF NEW OR EXISTING CONSTRUCTION DURING THE WORK.
- TEMPORARILY RELOCATE AND RESTORE EXISTING EQUIPMENT AND ACCESSORIES (WHETHER OR NOT SHOWN ON THE DRAWINGS) THAT OBSTRUCT ACCESS TO PORTIONS OF THE WORK.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PREVENT DAMAGE, INJURY, OR LOSS RESULTING FROM THE WORK TO (A) WORKERS, OCCUPANTS, PASSERS-BY, AND OTHER PERSONS; (B) IN-PROGRESS WORK, MATERIALS, AND EQUIPMENT UNDER CARE, CUSTODY, AND CONTROL OF THE CONTRACTOR (WHETHER ON OR OFF SITE); AND (C) OTHER PROPERTY AT THE SITE OR ADJACENT THERETO NOT DESIGNATED AS PART OF THE WORK FOR REMOVAL, RELOCATION, OR REPLACEMENT. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PROVIDE FOR WATERTIGHT INTEGRITY OF WORK IN PROGRESS. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- IN AN EMERGENCY AFFECTING SAFETY OF PERSONS OR PROPERTY, ACT TO PREVENT OR STOP FURTHER DAMAGE, INJURY, OR LOSS.
- ALL WORK SHALL BE SUBJECT TO REVIEW BY ARCHITECT/ENGINEER BEFORE IT IS CONCEALED BY OTHER WORK AND/OR MEANS OF ACCESS IS REMOVED. COORDINATE MANDATORY REVIEWS WITH ARCHITECT/ENGINEER PRIOR TO START OF CONSTRUCTION. PROVIDE REASONABLE NOTIFICATION TO ARCHITECT/ENGINEER TO ALLOW FOR SUCH REVIEW AS WORK PROCEEDS.
- PROMPTLY CORRECT WORK REJECTED BY ARCHITECT/ENGINEER OR FAILING TO CONFORM TO REQUIREMENTS OF THE CONTRACT DOCUMENTS. ASSOCIATED COSTS (INCLUDING ADDITIONAL TESTING OR INSPECTIONS, COST OF UNCOVERING AND CORRECTION, AND COMPENSATION FOR ARCHITECT/ENGINEER'S SERVICES AND EXPENSES MADE NECESSARY THEREBY) SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- IF A HAZARDOUS MATERIAL OR SUBSTANCE NOT ADDRESSED IN THE CONTRACT DOCUMENTS IS ENCOUNTERED, IMMEDIATELY STOP WORK IN AFFECTED AREA AND NOTIFY OWNER AND ARCHITECT/ENGINEER OF THE CONDITION.



SITE PLAN  
NTS



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Project

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Client

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Date 04/16/2025  
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GENERAL NOTES AND  
SITE PLAN

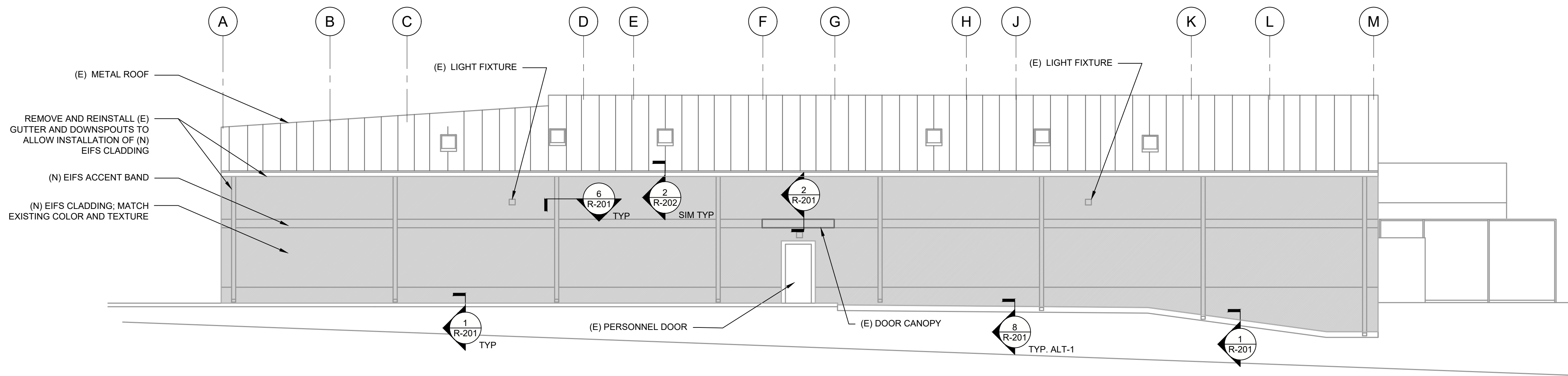
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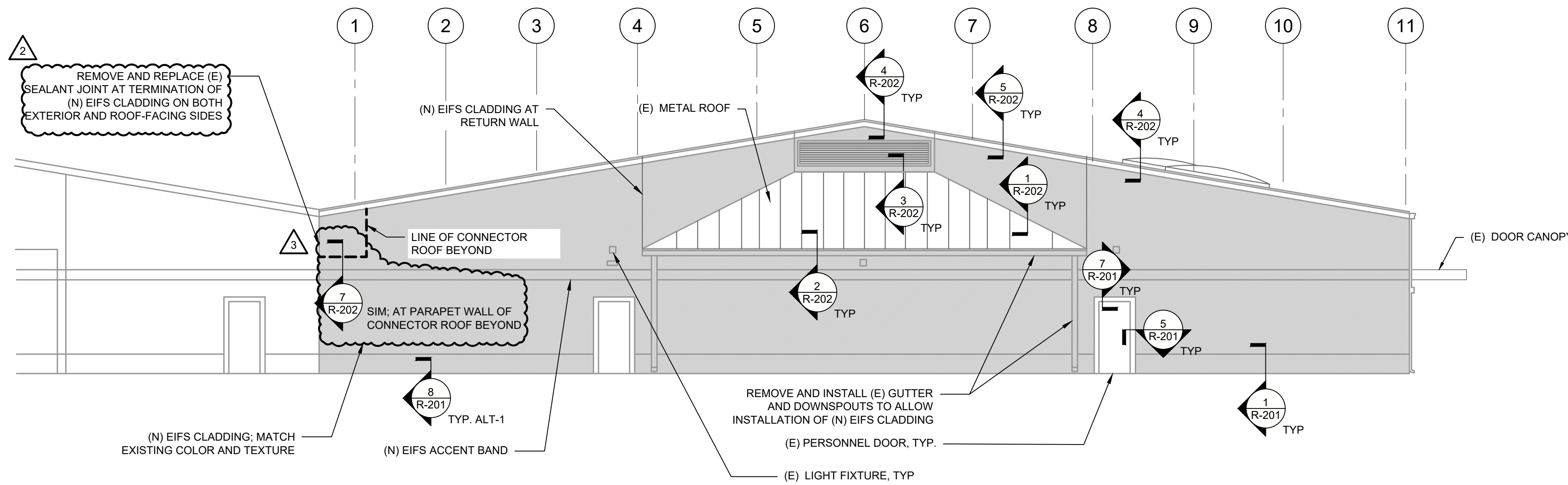
**R-002**



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



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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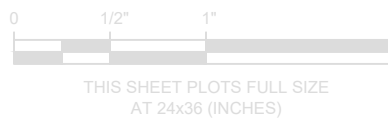
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| 3    | 07/15/2025 | ADDENDUM #2 |
| 2    | 06-27-2025 | ADDENDUM #1 |



Project No. 2022.7026.1

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Sheet Title

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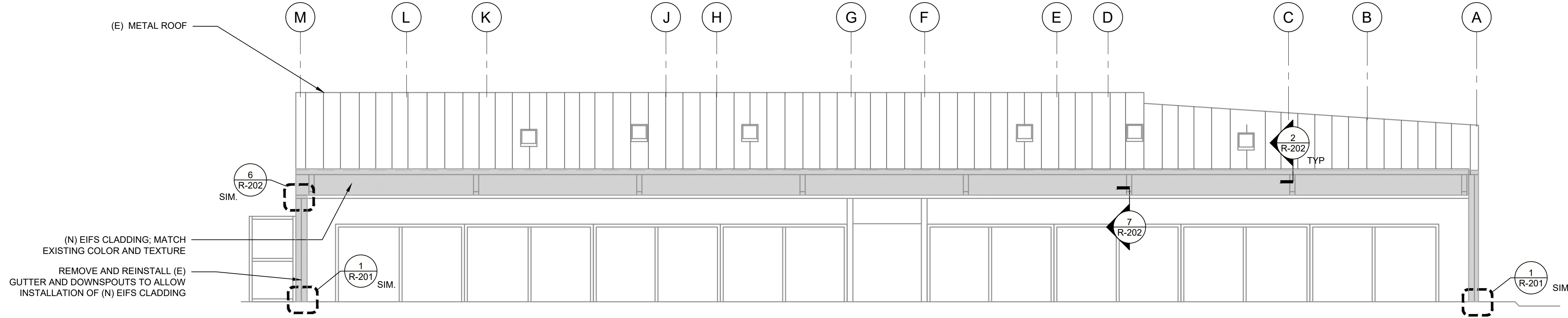
ELEVATIONS

R-101

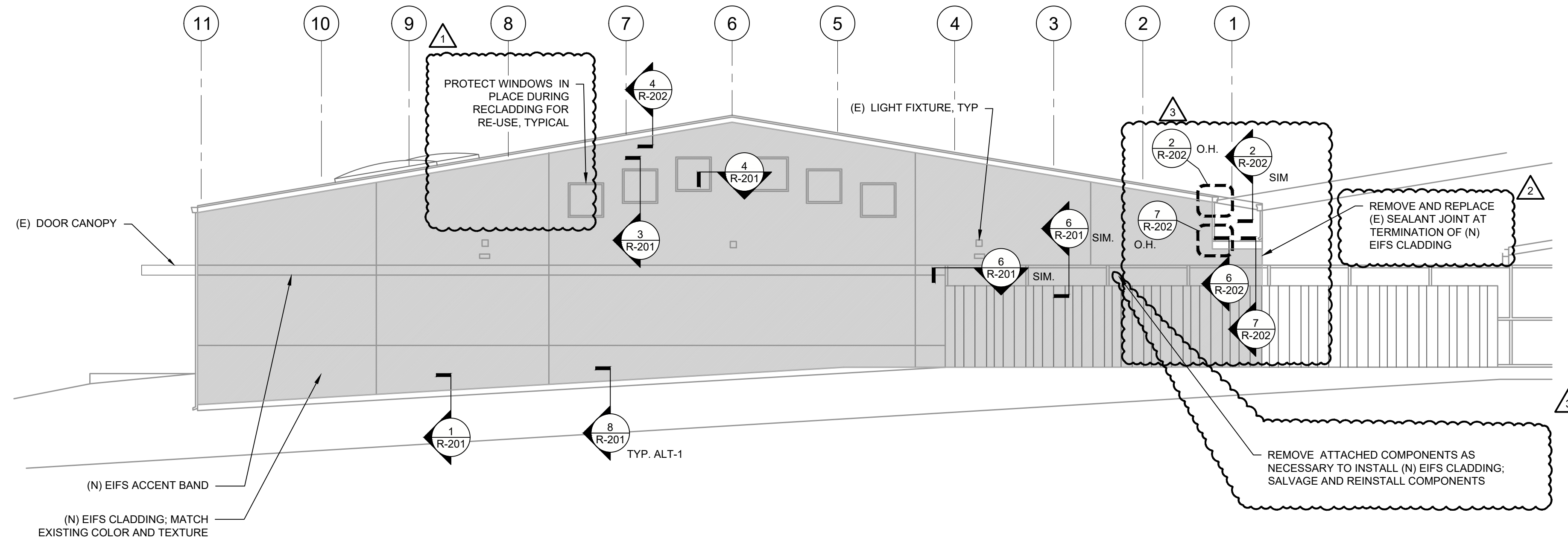


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1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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| 2    | 06-27-2025 | ADDENDUM #1   |
| 1    | 05-29-2025 | NOTE REVISION |



Project No. 2022.7026.1

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Drawn AAB/AKF

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Scale As Noted

Sheet Title

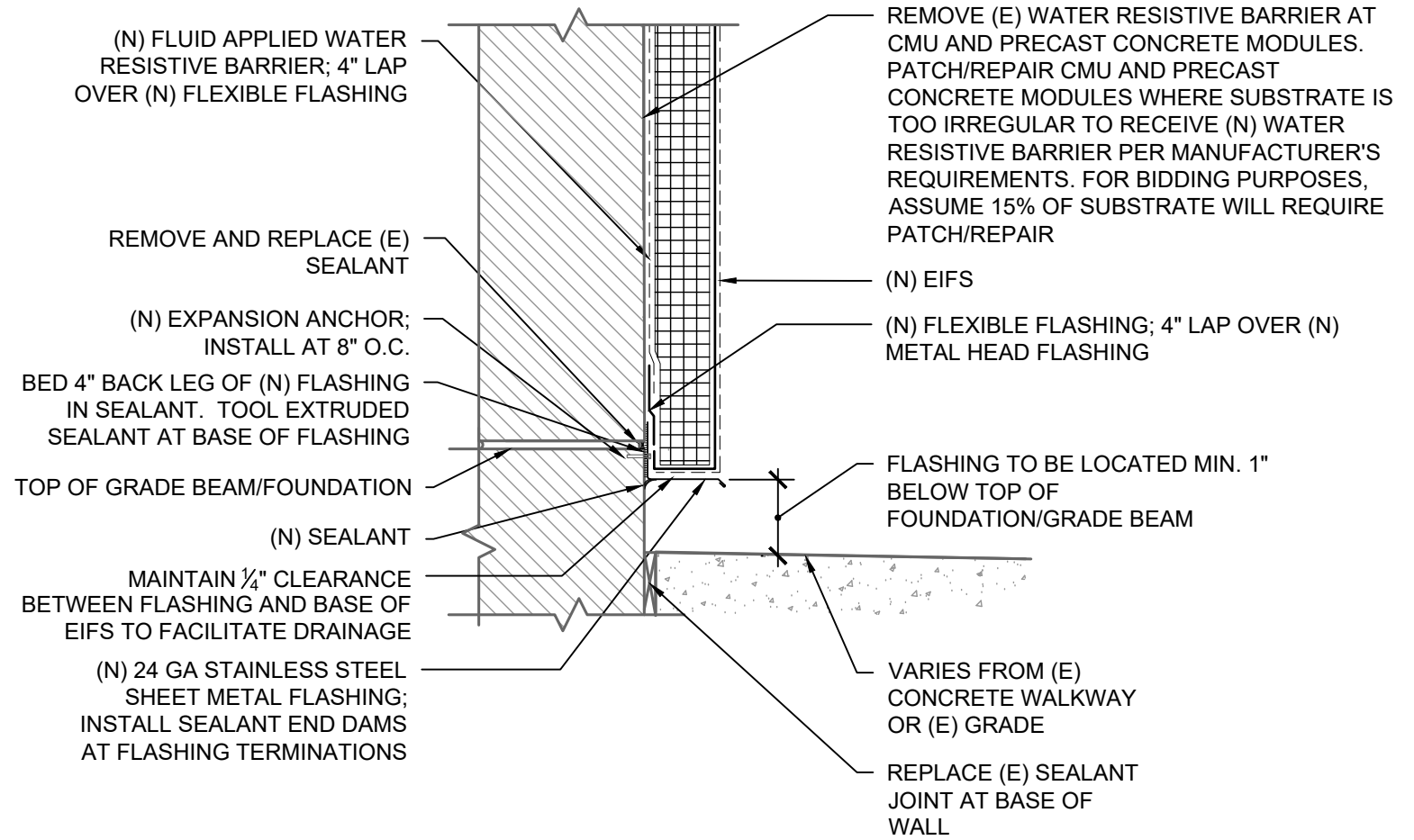
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ELEVATIONS

R-102

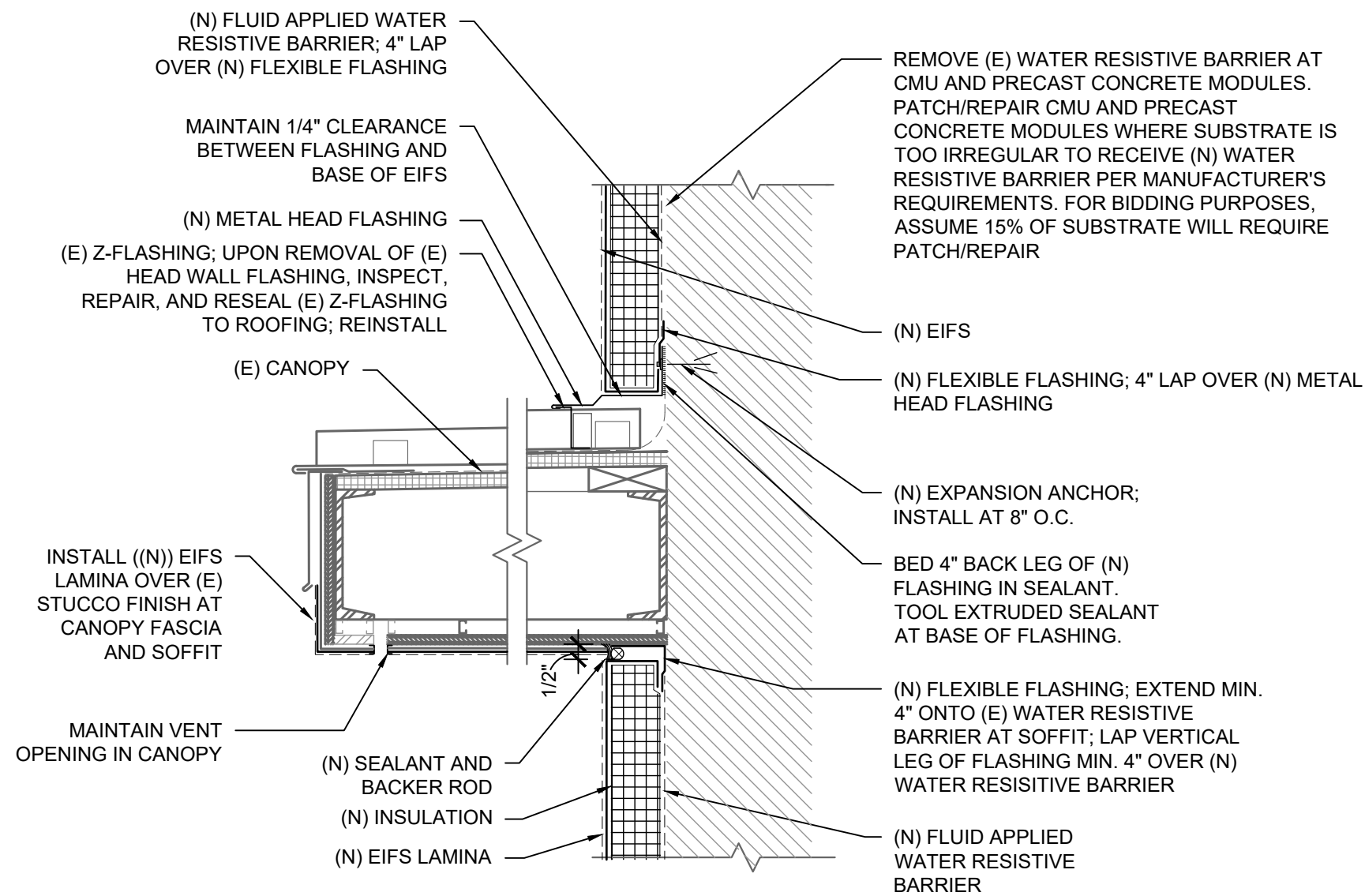


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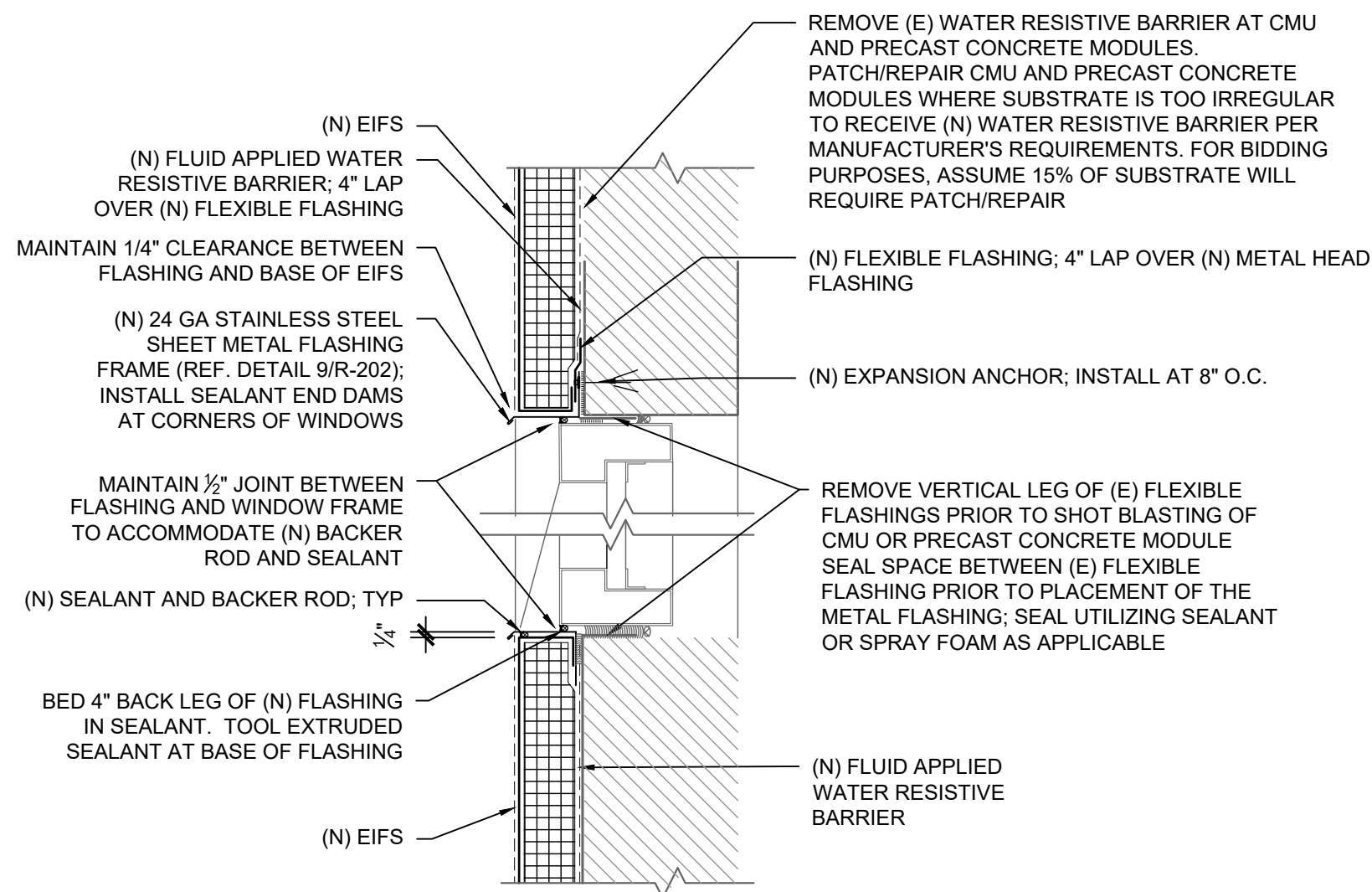
1 EIFS AT BASE OF WALL

SCALE: 1 1/2" = 1'-0"



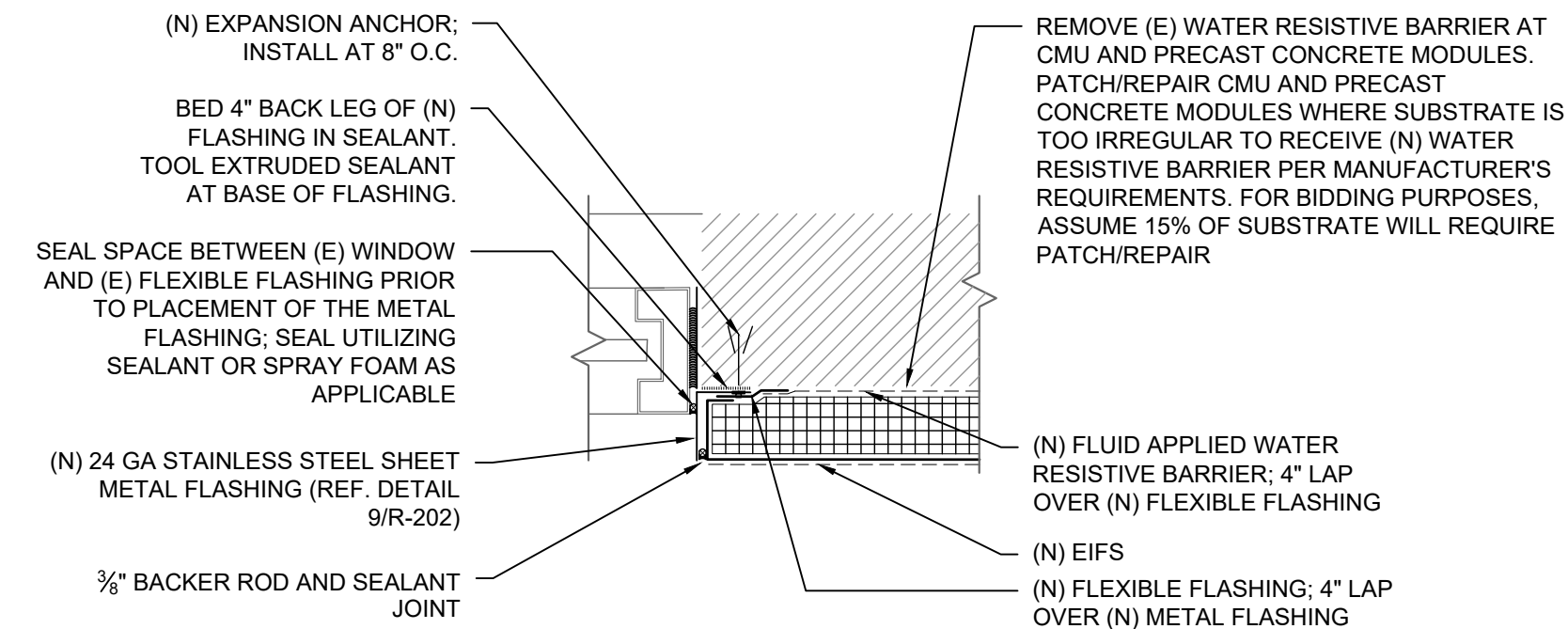
2 SECTION DETAIL AT DOOR CANOPY

SCALE: 1 1/2" = 1'-0"



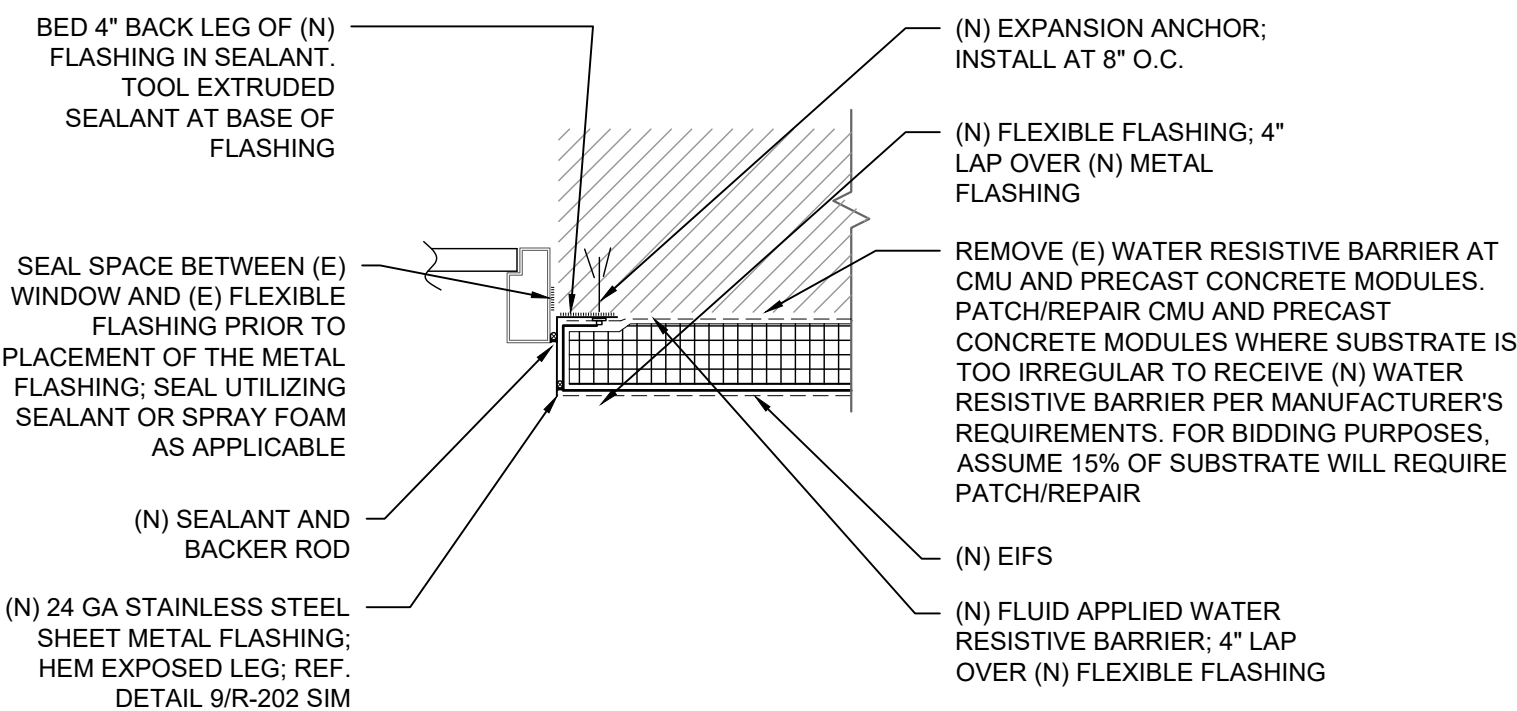
3 WINDOW HEAD AND SILL DETAIL

SCALE: 1 1/2" = 1'-0"



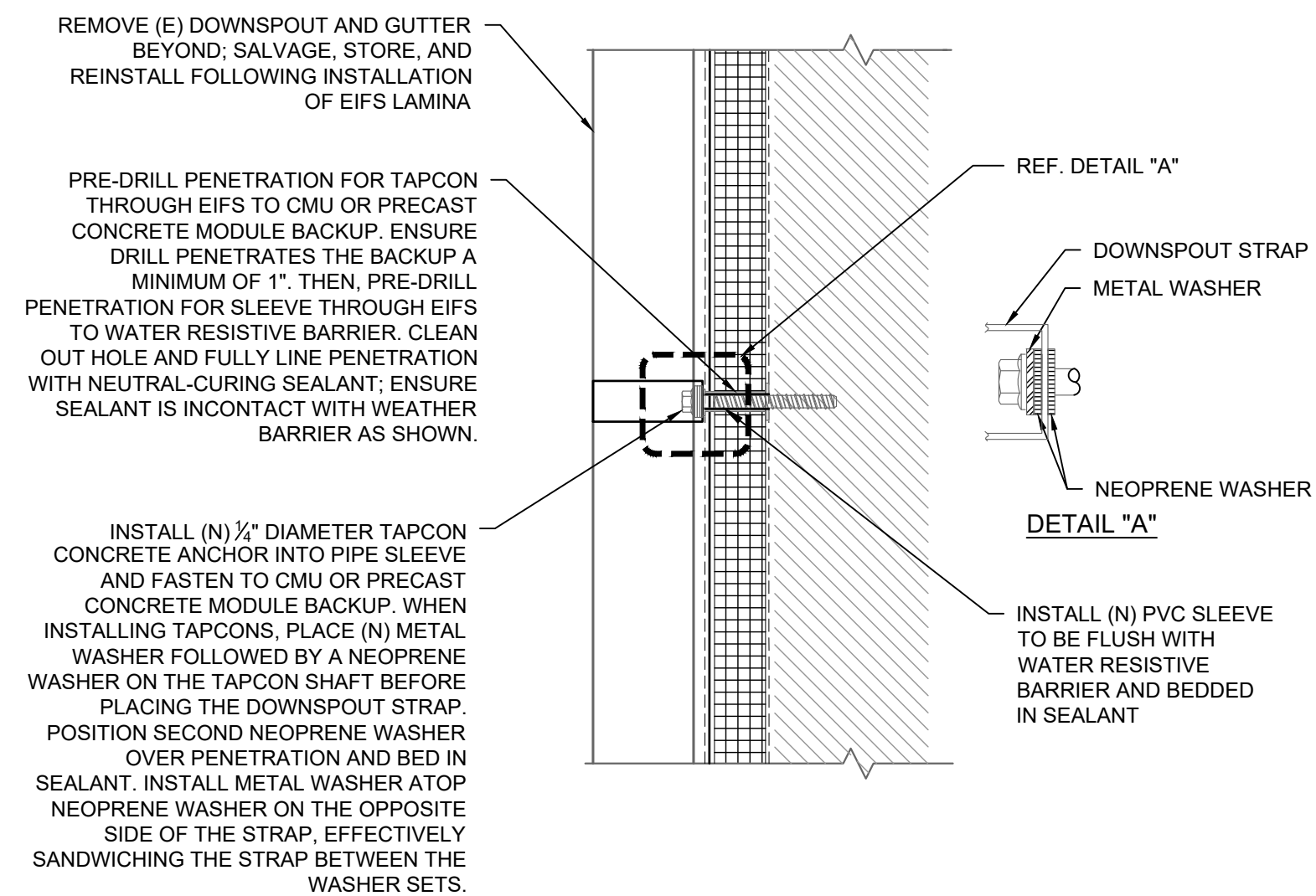
4 DETAIL OF WINDOW JAMB

SCALE: 1 1/2" = 1'-0"



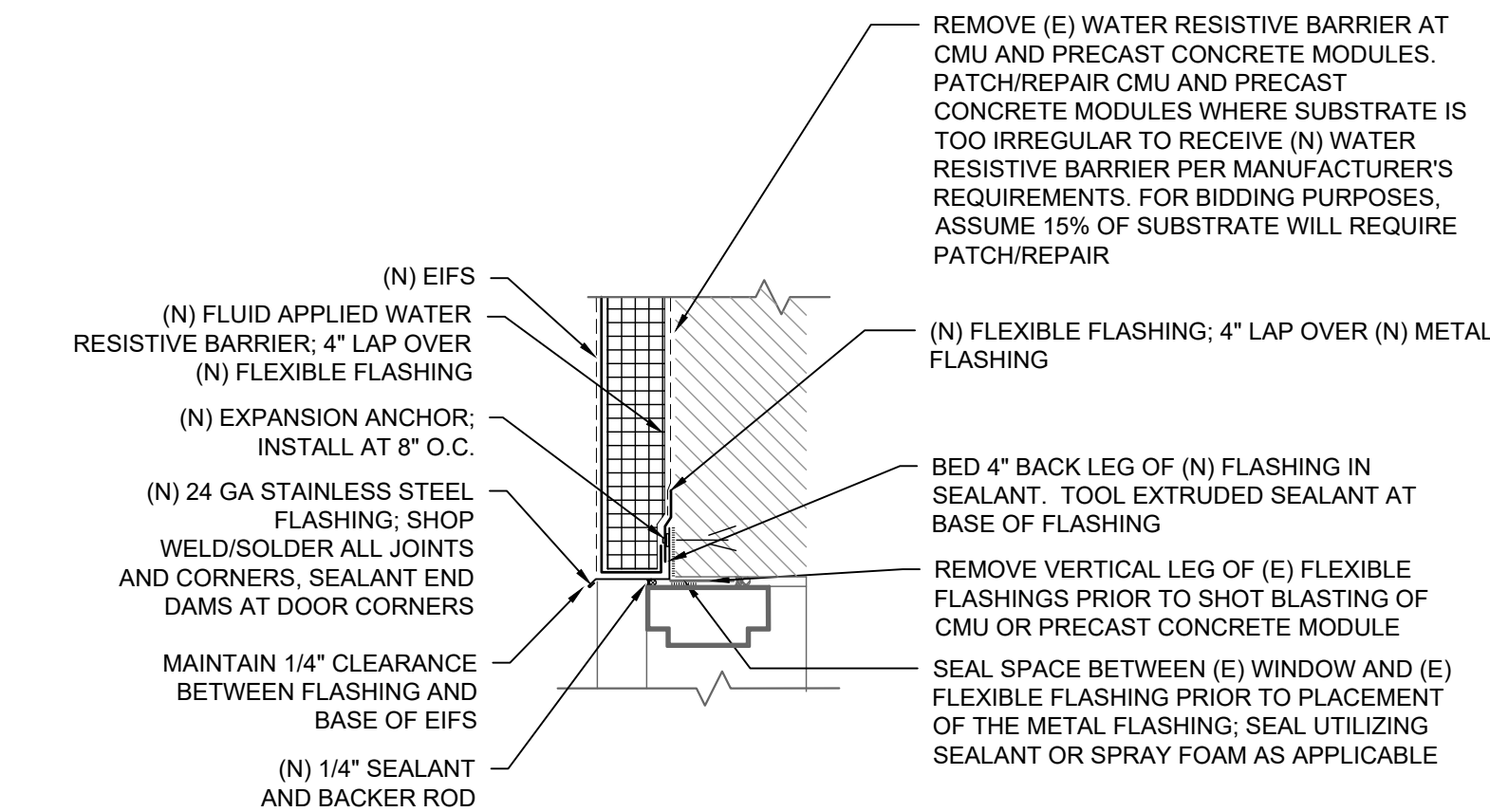
5 DETAIL OF DOOR JAMB

SCALE: 1 1/2" = 1'-0"



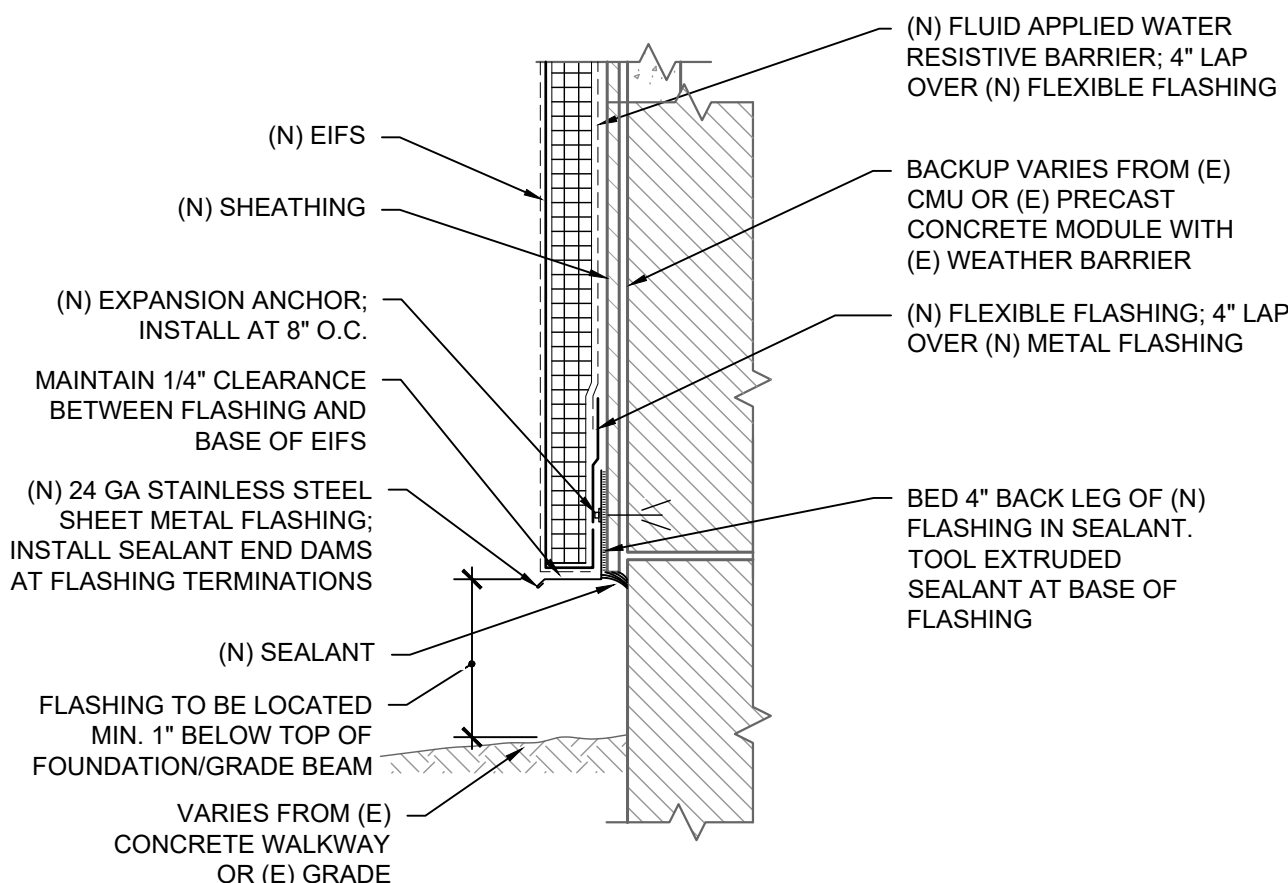
6 DETAIL OF PENETRATION AT EIFS

SCALE: 1 1/2" = 1'-0"



7 DETAIL OF DOOR HEAD

SCALE: 1 1/2" = 1'-0"



8 ALT 1 - SHEATHING INSTALLATION

SCALE: 1 1/2" = 1'-0"

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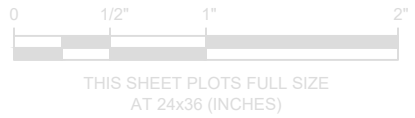
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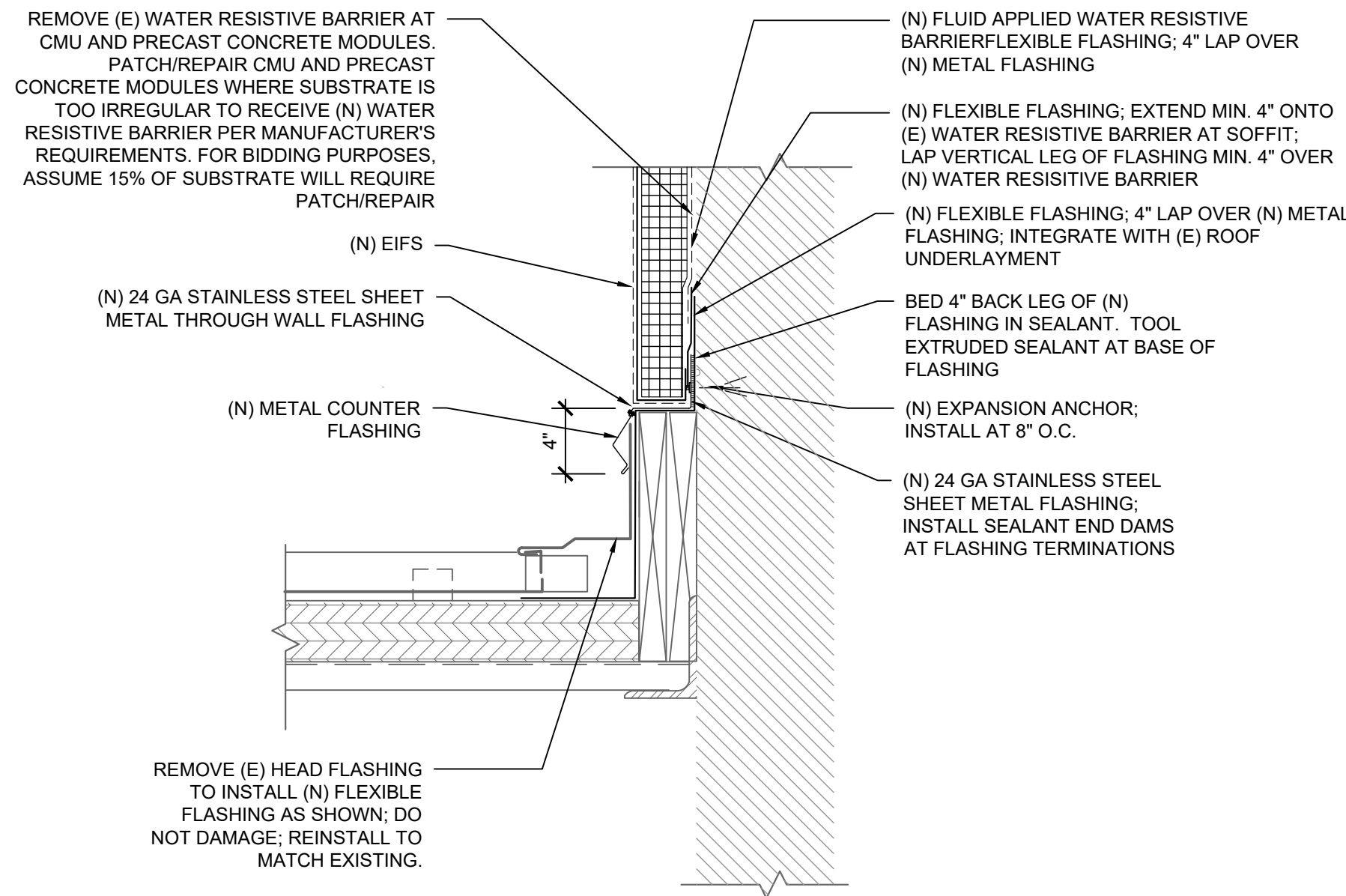
DETAILS

R-201



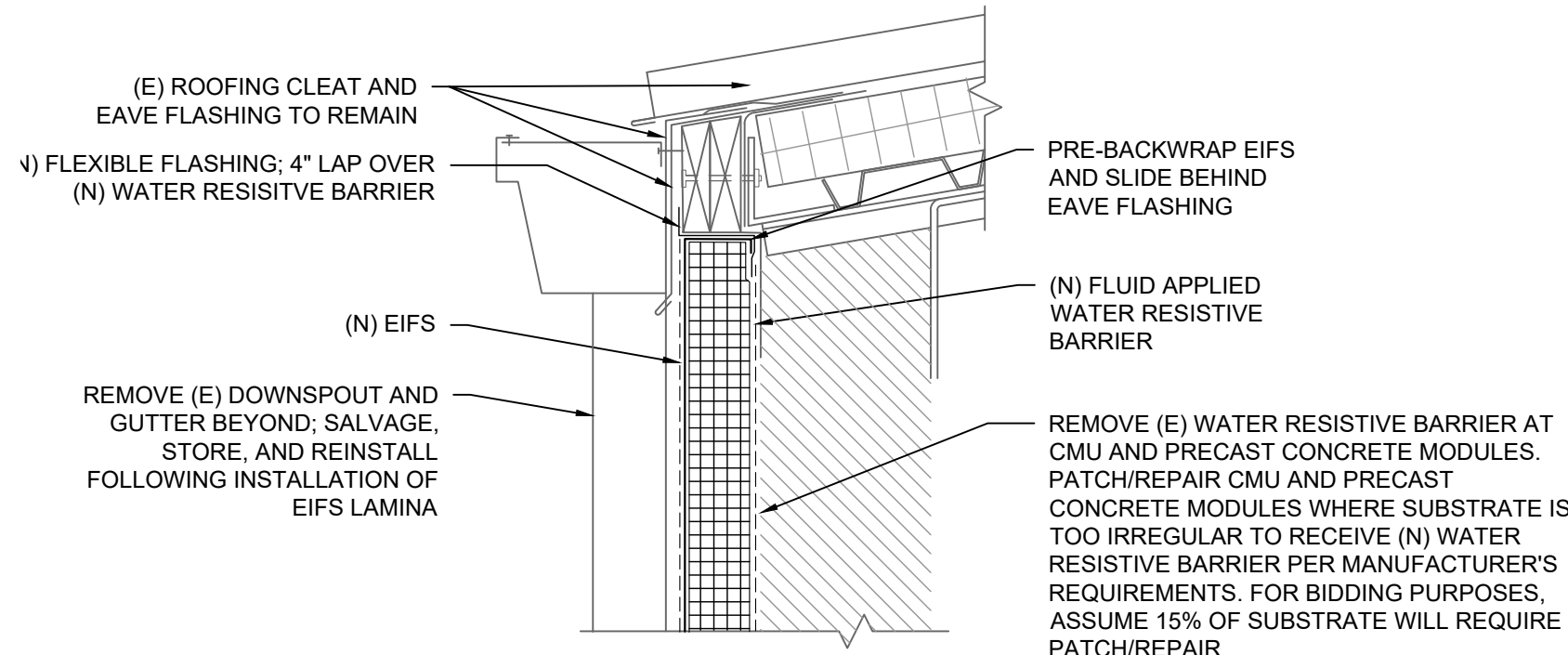
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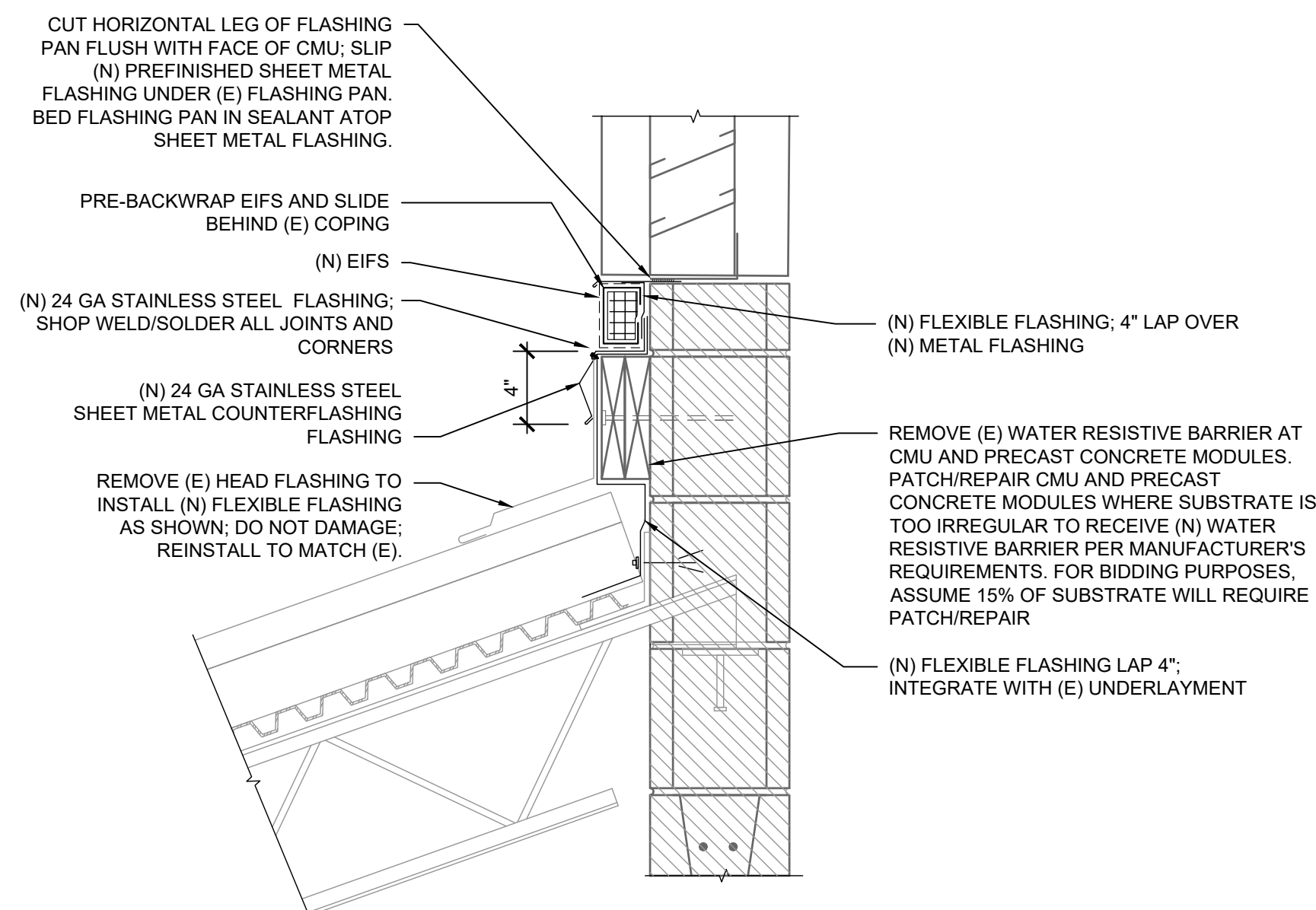
1 INSET ROOF TO BASE OF WALL FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



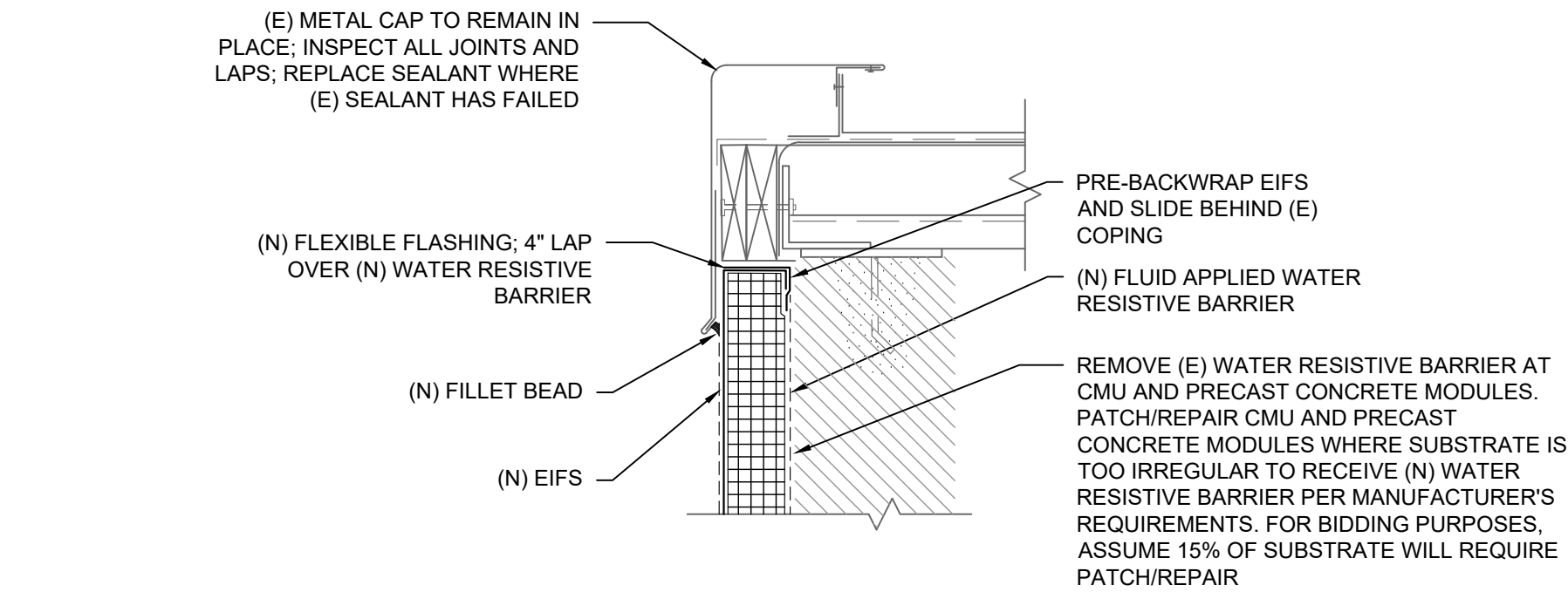
2 ROOF TO TOP OF WALL FLASHING DETAIL AT GUTTER

SCALE: 1 1/2" = 1'-0"



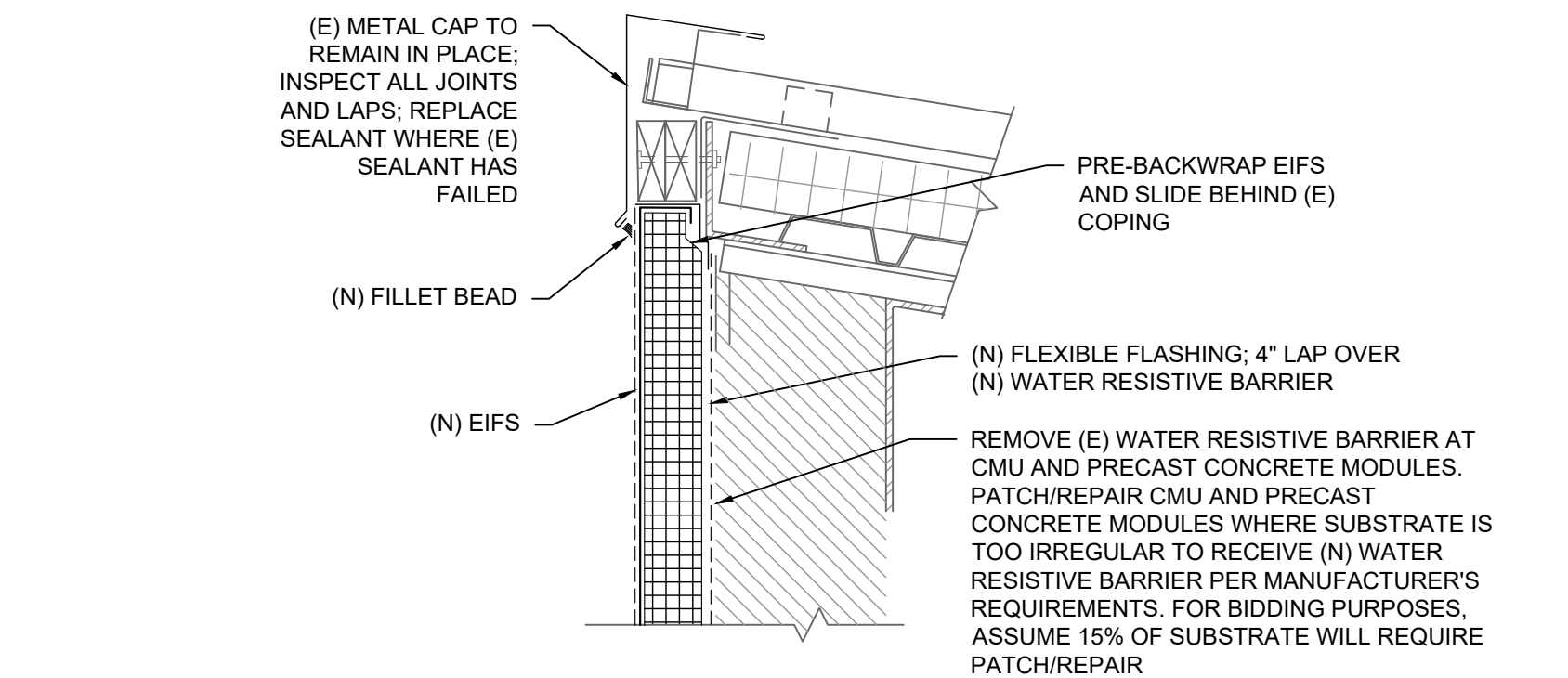
3 LOUVER TO ROOF FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



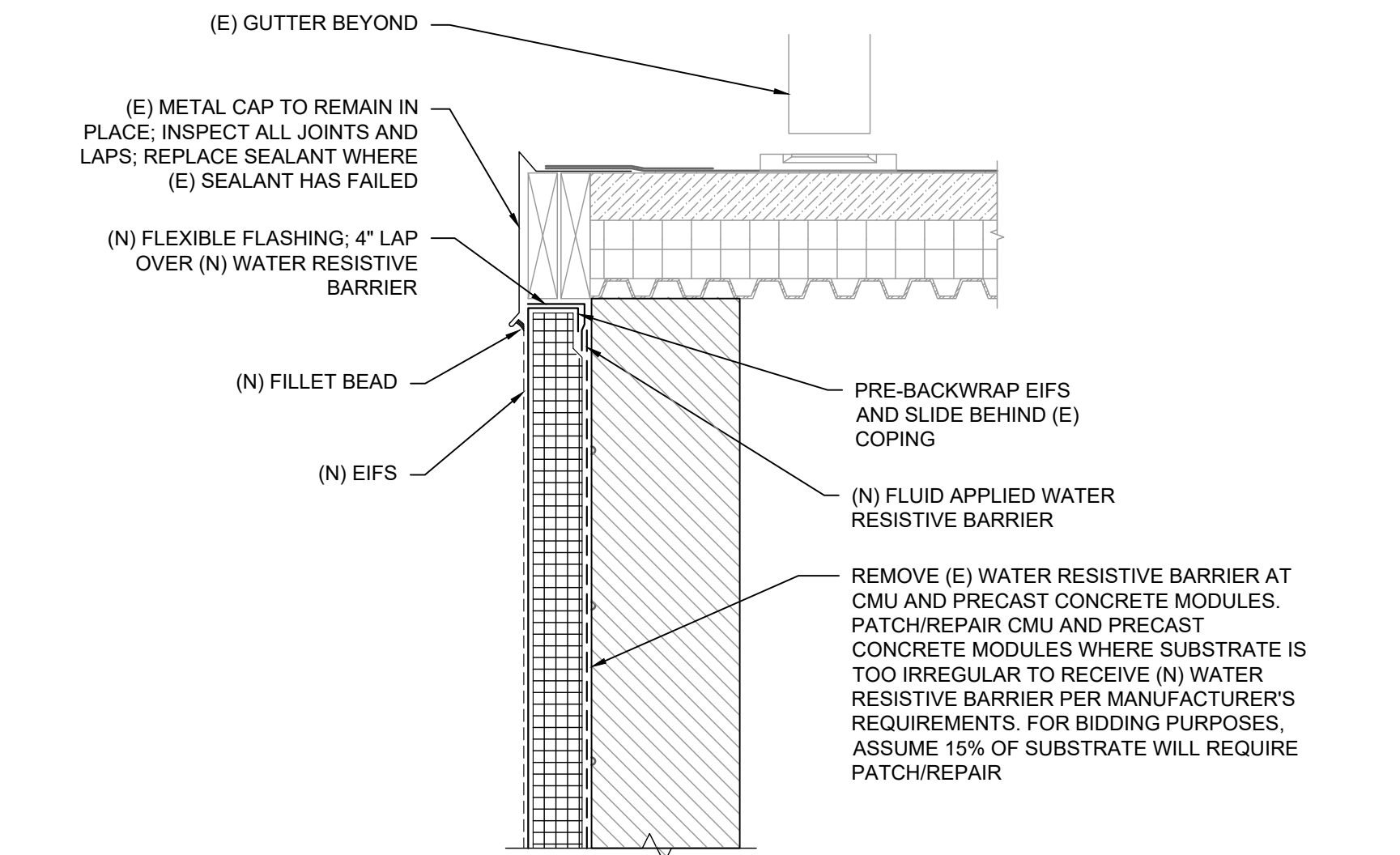
4 ROOF TOP OF WALL FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



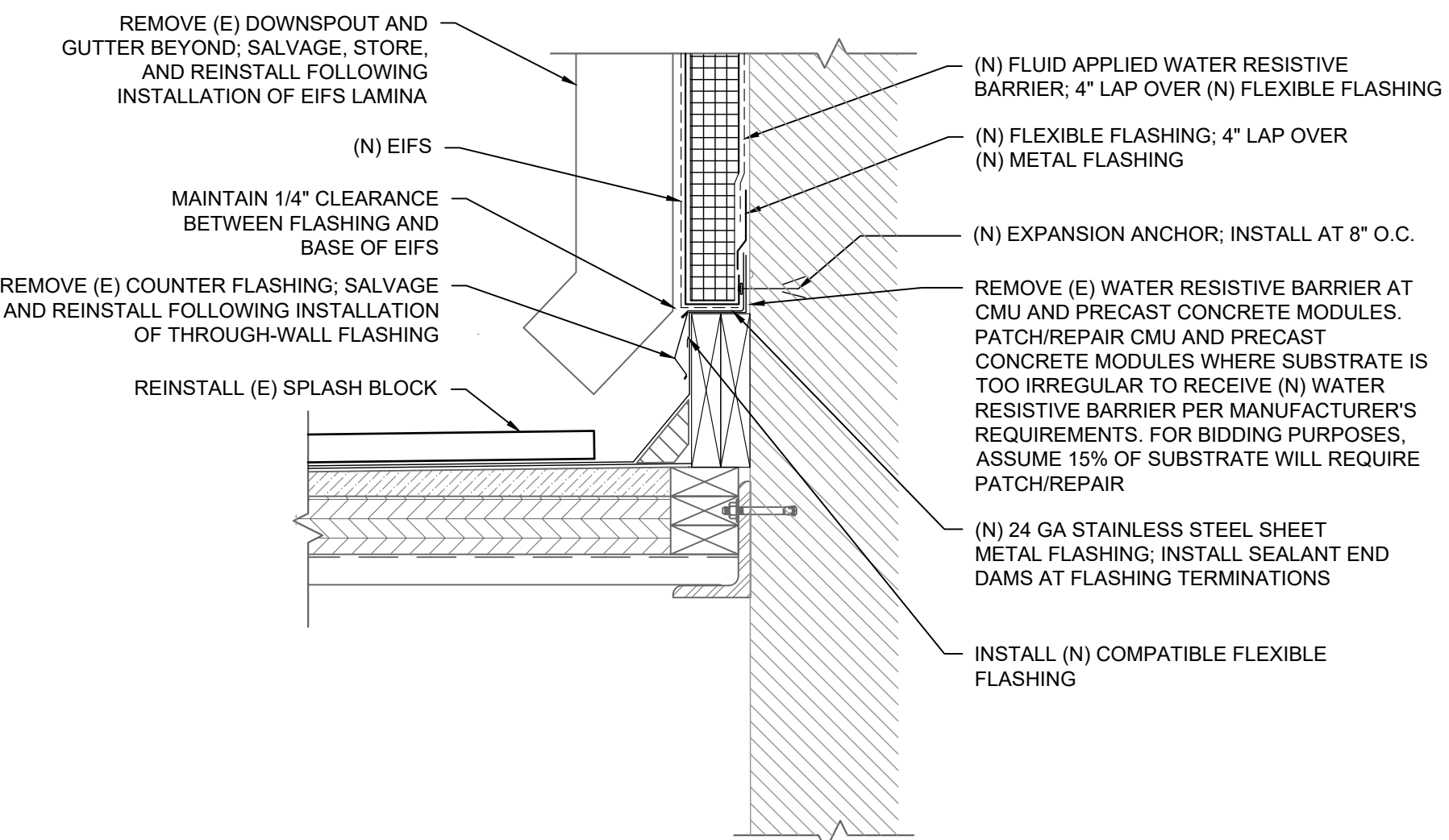
5 INSET ROOF TO TOP OF WALL FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



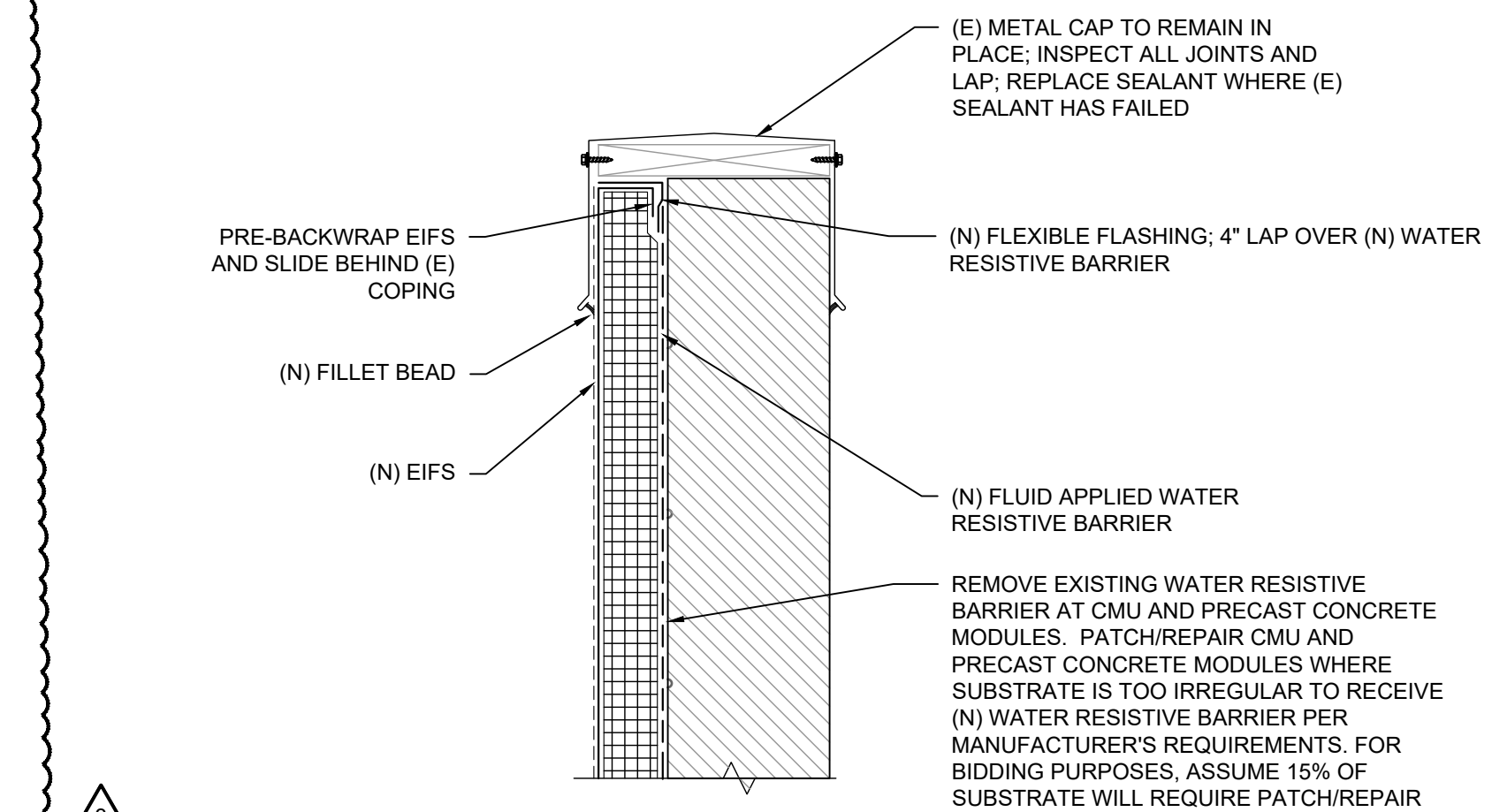
6 TOP OF WALL TO CONNECTOR ROOF FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



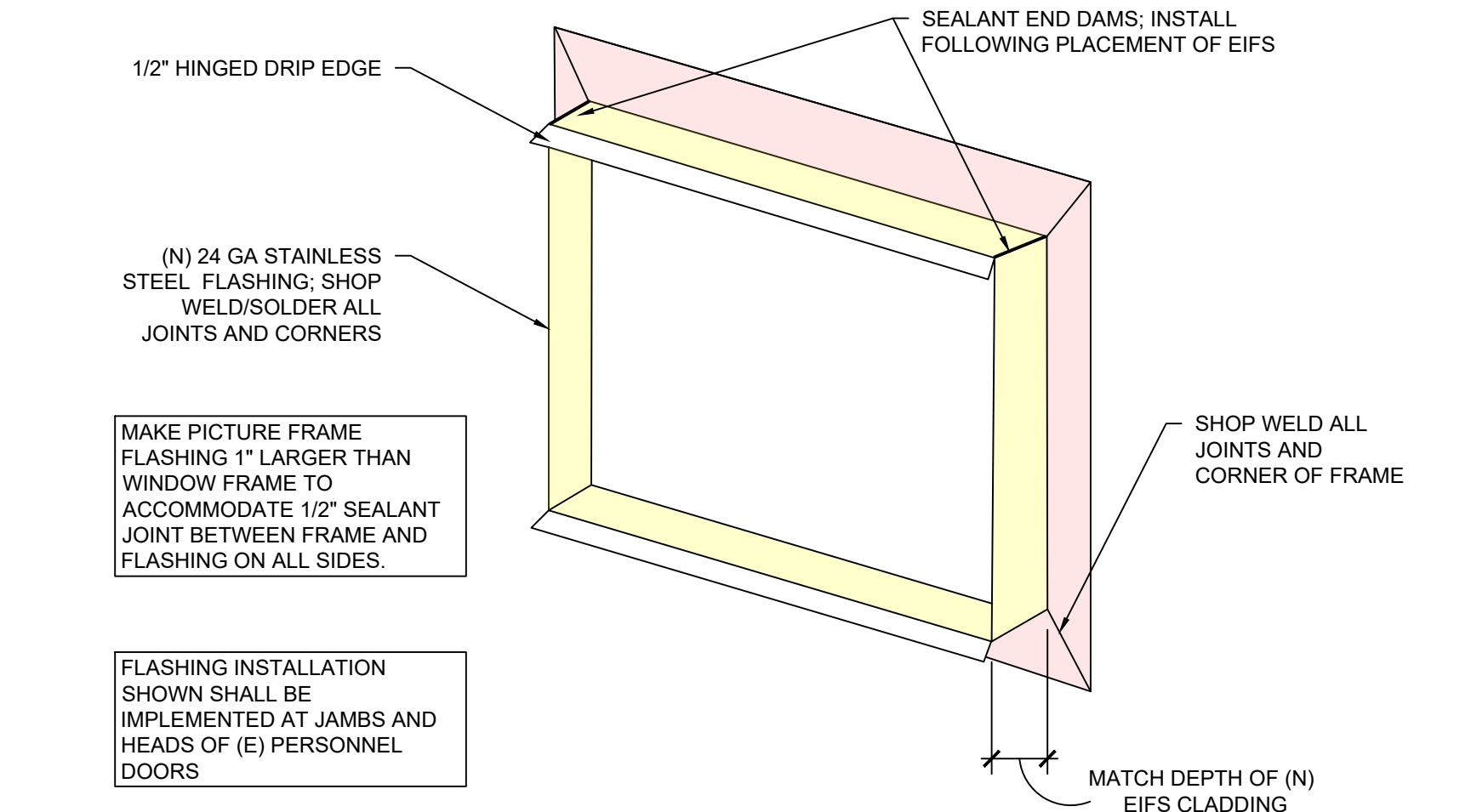
7 ROOF TO BASE OF WALL FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



8 PARAPET AT CONNECTOR ROOF DETAIL

SCALE: 1 1/2" = 1'-0"



9 ISOMETRIC DETAIL OF PICTURE FRAME FLASHING AT WINDOWS

SCALE: 1 1/2" = 1'-0"



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| Mark | Date       | Description |
|------|------------|-------------|
| 3    | 07/15/2025 | ADDENDUM #2 |



Project No. 2022.7026.1

Date 04/16/2025

Drawn AAB

Checked SRW

Scale As Noted

Sheet Title

Sheet No.

DETAILS

R-202























