# 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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
R-001	COVER SHEET
R-002	GENERAL NOTES AND SITE PLAN
R-101	ELEVATIONS
R-102	ELEVATIONS
R-201	DETAILS
R-202	DETAILS
R-203	DETAILS

### 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



PARTIAL VIEW OF WEST FACADE

NTS



PARTIAL VIEW OF SOUTH FACADE

NTS



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Project No. 2022.7026.1

Date 04/16/2025

Drawn AA

Checked SRW
Scale As Noted

**COVER SHEET** 

Sheet No.

R-001

F

### **GENERAL NOTES**

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 8. 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.
- 8. SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER AND COMPLIANT EXECUTION AND COMPLETION OF THE WORK.
- 9. 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.
- 10. SUPPLY OWNER WITH SAFETY DATA SHEETS (SDS) FOR EACH CHEMICAL THAT WILL BE BROUGHT ONTO OWNER'S
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. MAINTAIN PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH RESULTING FROM THE WORK.
- 16. REFERENCE SITE PLAN FOR LOCATIONS OF ON-SITE STORAGE OF MATERIALS AND EQUIPMENT, CONTRACTOR PARKING, AND MATERIAL DISPOSAL.
- 17. DO NOT ALLOW CONSTRUCTION MATERIALS, EQUIPMENT, OR PROCEDURES TO OVERLOAD OR EXCEED THE STRUCTURAL CAPACITY OF EXISTING CONSTRUCTIONTO 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.
- 18. 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.
- 19. TEMPORARILY RELOCATE AND RESTORE EXISTING EQUIPMENT AND ACCESSORIES (WHETHER OR NOT SHOWN ON THE DRAWINGS) THAT OBSTRUCT ACCESS TO PORTIONS OF THE WORK.
- 20. 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.
- 21. 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.
- 22. IN AN EMERGENCY AFFECTING SAFETY OF PERSONS OR PROPERTY, ACT TO PREVENT OR STOP FURTHER DAMAGE, INJURY, OR LOSS.
- 23. 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.
- 24. 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.
- 25. 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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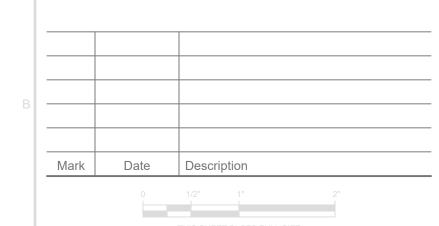
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04/16/2025

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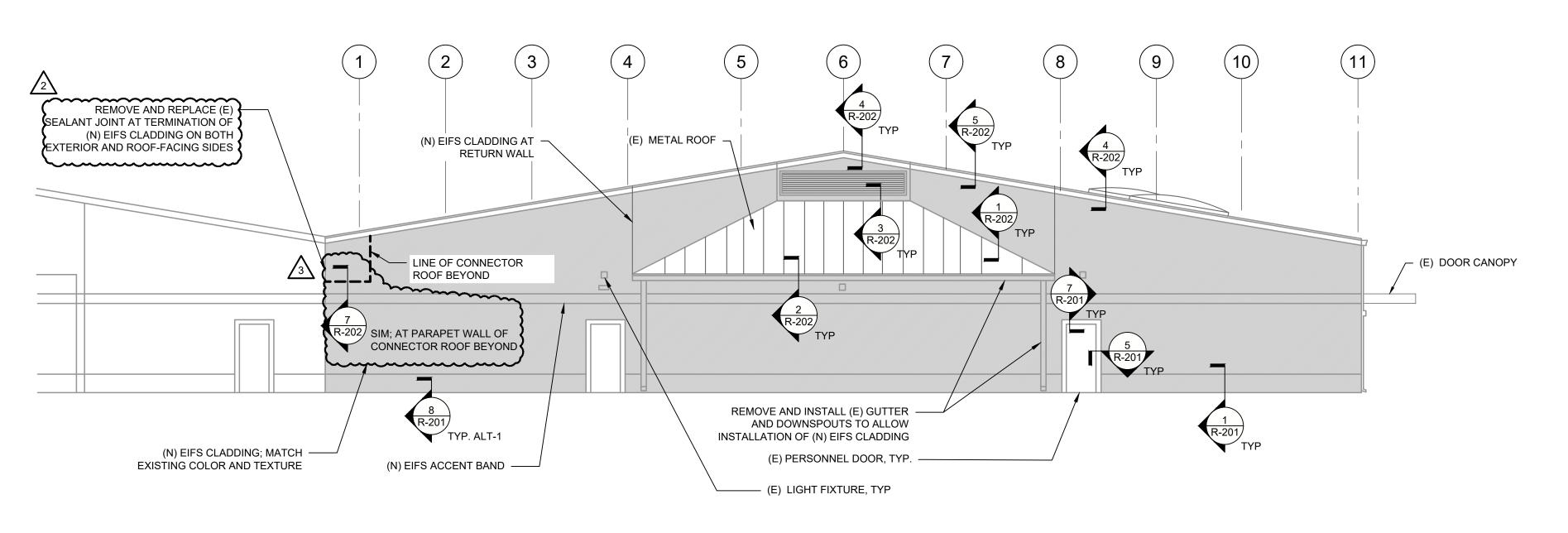
As Noted

GENERAL NOTES AND
SITE PLAN
Sheet Title

Sheet No.

R-002





WEST ELEVATION

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



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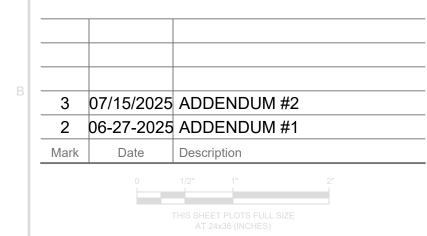
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Checked SRW

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**ELEVATIONS** 

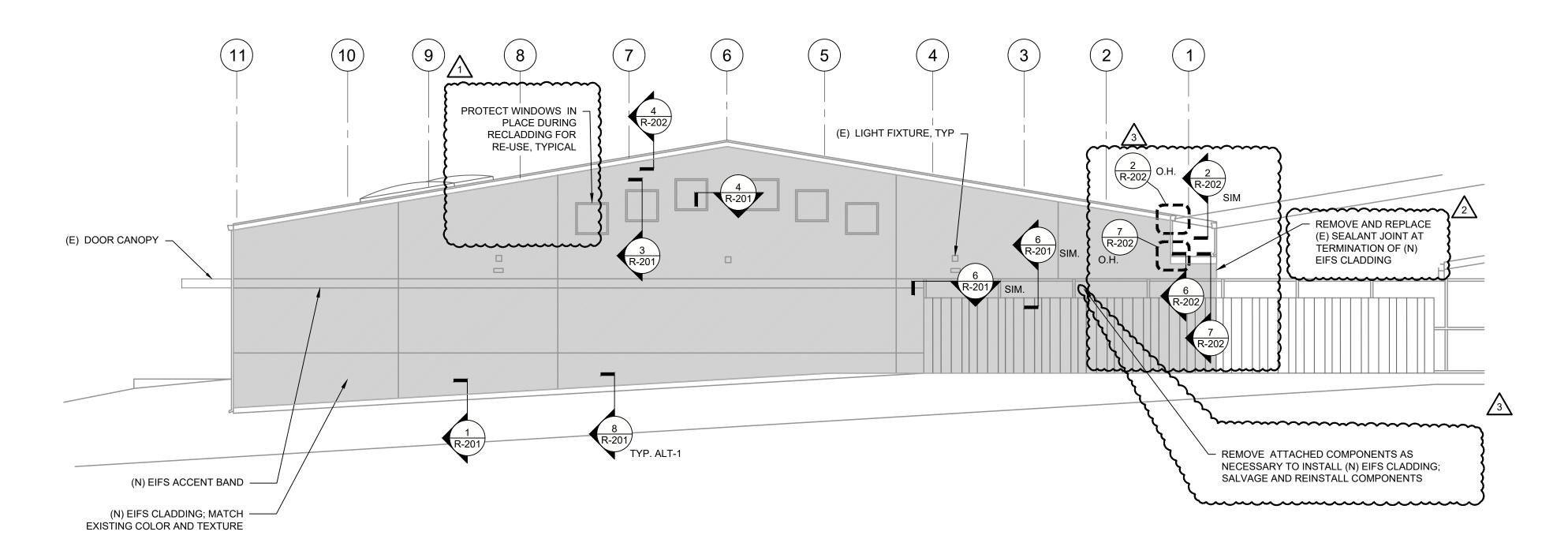
Sheet Title

R-101

Sheet No.

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2 EAST ELEVATION

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



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3 07/15/2025 ADDENDUM #2
2 06-27-2025 ADDENDUM #1
1 05-29-2025 NOTE REVISION

Mark Date Description

0 1/2" 1" 2"

THIS SHEET PLOTS FULL SIZE
AT 24x36 (NCHES)

Project No. 2022.7026.1

Date 04/16/2025

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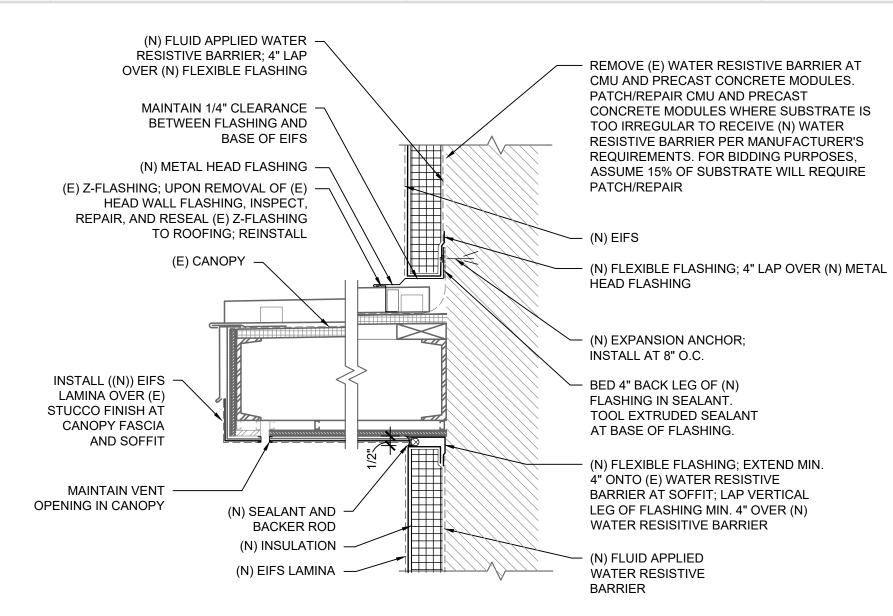
**ELEVATIONS** 

Sheet Title

R-102

Sheet No.

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(N) EXPANSION ANCHOR;

(N) FLEXIBLE FLASHING; 4"

- REMOVE (E) WATER RESISTIVE BARRIER AT

CMU AND PRECAST CONCRETE MODULES.

CONCRETE MODULES WHERE SUBSTRATE IS

PATCH/REPAIR CMU AND PRECAST

INSTALL AT 8" O.C.

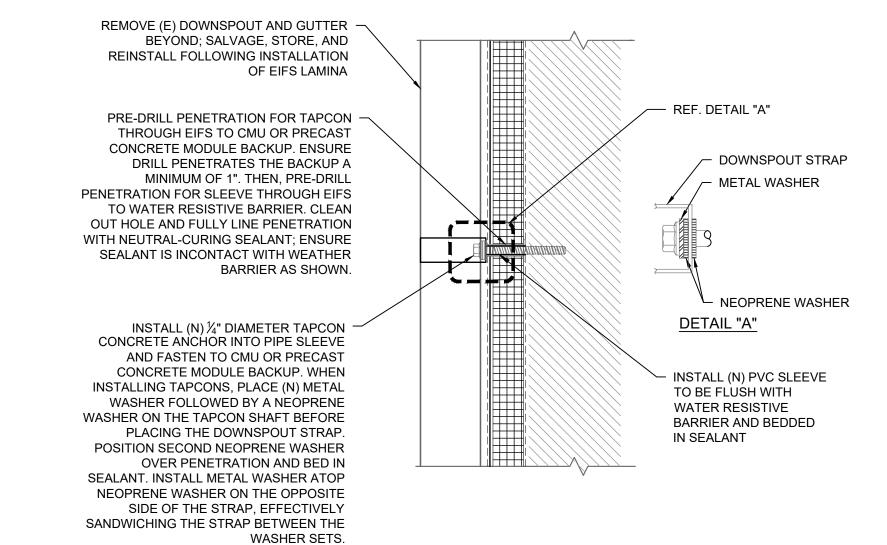
LAP OVER (N) METAL

REMOVE (E) WATER RESISTIVE BARRIER AT CMU AND PRECAST CONCRETE MODULES. PATCH/REPAIR CMU AND PRECAST CONCRETE MODULES WHERE SUBSTRATE IS TOO IRREGULAR TO RECEIVE (N) WATER RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. FOR BIDDING (N) FLUID APPLIED WATER PURPOSES, ASSUME 15% OF SUBSTRATE WILL RESISTIVE BARRIER; 4" LAP REQUIRE PATCH/REPAIR OVER (N) FLEXIBLE FLASHING MAINTAIN 1/4" CLEARANCE BETWEEN -(N) FLEXIBLE FLASHING; 4" LAP OVER (N) METAL HEAD FLASHING AND BASE OF EIFS FLASHING (N) 24 GA STAINLESS STEEL SHEET METAL FLASHING FRAME (REF. DETAIL 9/R-202); (N) EXPANSION ANCHOR; INSTALL AT 8" O.C. **INSTALL SEALANT END DAMS** AT CORNERS OF WINDOWS MAINTAIN ½" JOINT BETWEEN REMOVE VERTICAL LEG OF (E) FLEXIBLE FLASHING AND WINDOW FRAME FLASHINGS PRIOR TO SHOT BLASTING OF TO ACCOMMODATE (N) BACKER CMU OR PRECAST CONCRETE MODULE ROD AND SEALANT SEAL SPACE BETWEEN (E) FLEXIBLE FLASHING PRIOR TO PLACEMENT OF THE (N) SEALANT AND BACKER ROD; TYP METAL FLASHING; SEAL UTILIZING SEALANT OR SPRAY FOAM AS APPLICABLE BED 4" BACK LEG OF (N) FLASHING IN SEALANT. TOOL EXTRUDED SEALANT AT BASE OF FLASHING (N) FLUID APPLIED WATER RESISTIVE BARRIER

SECTION DETAIL AT DOOR CANOPY

WINDOW HEAD AND SILL DETAIL

(N) EIFS



DETAIL OF PENETRATION AT EIFS

(N) EXPANSION ANCHOR; REMOVE (E) WATER RESISTIVE BARRIER AT INSTALL AT 8" O.C. CMU AND PRECAST CONCRETE MODULES. PATCH/REPAIR CMU AND PRECAST BED 4" BACK LEG OF (N) -CONCRETE MODULES WHERE SUBSTRATE IS FLASHING IN SEALANT. TOO IRREGULAR TO RECEIVE (N) WATER TOOL EXTRUDED SEALANT RESISTIVE BARRIER PER MANUFACTURER'S AT BASE OF FLASHING. REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE SEAL SPACE BETWEEN (E) WINDOW -PATCH/REPAIR AND (E) FLEXIBLE FLASHING PRIOR TO PLACEMENT OF THE METAL FLASHING; SEAL UTILIZING SEALANT OR SPRAY FOAM AS APPLICABLE (N) FLUID APPLIED WATER (N) 24 GA STAINLESS STEEL SHEET RESISTIVE BARRIER; 4" LAP METAL FLASHING (REF. DETAIL OVER (N) FLEXIBLE FLASHING 9/R-202) % BACKER ROD AND SEALANT (N) FLEXIBLE FLASHING; 4" LAP

PLACEMENT OF THE METAL TOO IRREGULAR TO RECEIVE (N) WATER FLASHING; SEAL UTILIZING RESISTIVE BARRIER PER MANUFACTURER'S SEALANT OR SPRAY FOAM REQUIREMENTS. FOR BIDDING PURPOSES. AS APPLICABLE ASSUME 15% OF SUBSTRATE WILL REQUIRE PATCH/REPAIR (N) SEALANT AND -BACKER ROD (N) EIFS (N) 24 GA STAINLESS STEEL (N) FLUID APPLIED WATER SHEET METAL FLASHING; **RESISTIVE BARRIER: 4" LAP** HEM EXPOSED LEG; REF. OVER (N) FLEXIBLE FLASHING OVER (N) METAL FLASHING DETAIL 9/R-202 SIM

BED 4" BACK LEG OF (N)

FLASHING IN SEALANT.

SEALANT AT BASE OF

WINDOW AND (E) FLEXIBLE

TOOL EXTRUDED

SEAL SPACE BETWEEN (E)

FLASHING PRIOR TO

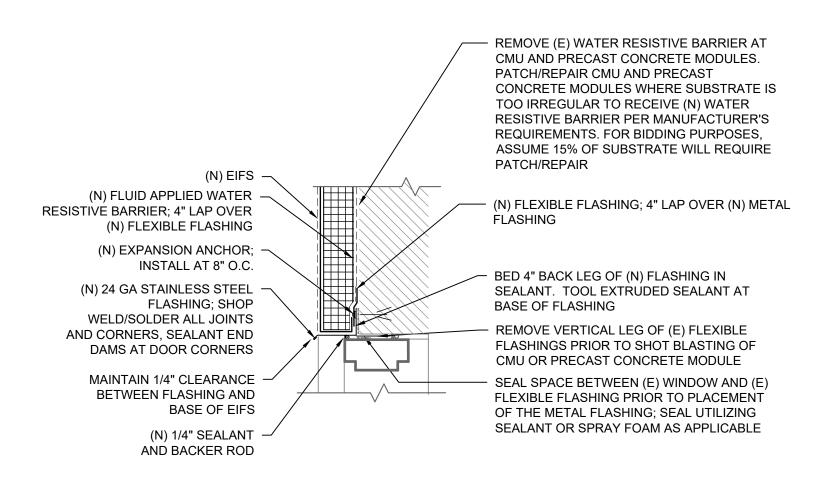
FLASHING

DETAIL OF DOOR JAMB

DETAIL OF WINDOW JAMB

DETAIL OF DOOR HEAD

EIFS AT BASE OF WALL



(N) FLUID APPLIED WATER RESISTIVE BARRIER; 4" LAP OVER (N) FLEXIBLE FLASHING (N) EIFS BACKUP VARIES FROM (E) CMU OR (E) PRECAST (N) SHEATHING -CONCRETE MODULE WITH (E) WEATHER BARRIER (N) EXPANSION ANCHOR; (N) FLEXIBLE FLASHING; 4" LAP INSTALL AT 8" O.C. OVER (N) METAL FLASHING MAINTAIN 1/4" CLEARANCE BETWEEN FLASHING AND BASE OF EIFS (N) 24 GA STAINLESS STEEL BED 4" BACK LEG OF (N) SHEET METAL FLASHING; FLASHING IN SEALANT. **INSTALL SEALANT END DAMS** TOOL EXTRUDED AT FLASHING TERMINATIONS SEALANT AT BASE OF FLASHING (N) SEALANT FLASHING TO BE LOCATED -MIN. 1" BELOW TOP OF FOUNDATION/GRADE BEAM VARIES FROM (E) CONCRETE WALKWAY OR (E) GRADE

ALT 1 - SHEATHING INSTALLATION

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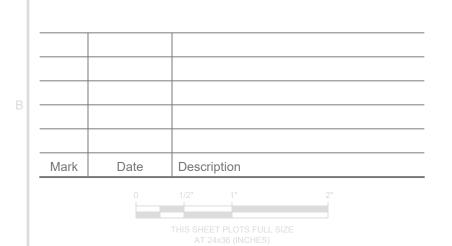


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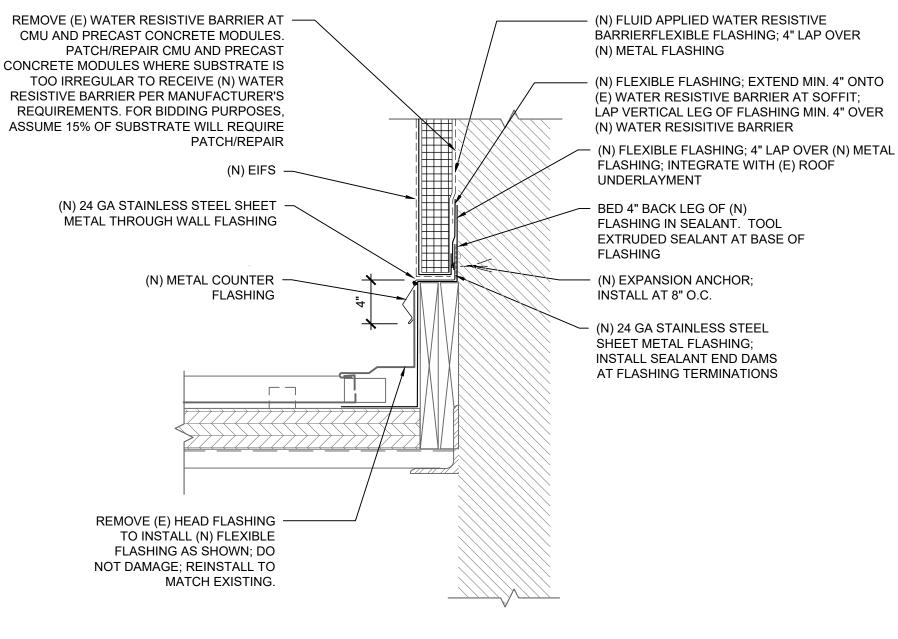
As Noted Scale

**DETAILS** 

Sheet Title

Sheet No.

R-201



(E) ROOFING CLEAT AND -EAVE FLASHING TO REMAIN PRE-BACKWRAP EIFS N) FLEXIBLE FLASHING; 4" LAP OVER AND SLIDE BEHIND (N) WATER RESISITVE BARRIER EAVE FLASHING (N) FLUID APPLIED WATER RESISTIVE (N) EIFS — BARRIER REMOVE (E) DOWNSPOUT AND — GUTTER BEYOND; SALVAGE, REMOVE (E) WATER RESISTIVE BARRIER AT STORE, AND REINSTALL CMU AND PRECAST CONCRETE MODULES. FOLLOWING INSTALLATION OF PATCH/REPAIR CMU AND PRECAST EIFS LAMINA CONCRETE MODULES WHERE SUBSTRATE IS TOO IRREGULAR TO RECEIVE (N) WATER RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE PATCH/REPAIR

CUT HORIZONTAL LEG OF FLASHING PAN FLUSH WITH FACE OF CMU; SLIP (N) PREFINISHED SHEET METAL FLASHING UNDER (E) FLASHING PAN. BED FLASHING PAN IN SEALANT ATOP SHEET METAL FLASHING. PRE-BACKWRAP EIFS AND SLIDE BEHIND (E) COPING (N) 24 GA STAINLESS STEEL FLASHING; (N) FLEXIBLE FLASHING; 4" LAP OVER SHOP WELD/SOLDER ALL JOINTS AND (N) METAL FLASHING CORNERS (N) 24 GA STAINLESS STEEL SHEET METAL COUNTERFLASHING REMOVE (E) WATER RESISTIVE BARRIER AT FLASHING -CMU AND PRECAST CONCRETE MODULES. PATCH/REPAIR CMU AND PRECAST REMOVE (E) HEAD FLASHING TO -CONCRETE MODULES WHERE SUBSTRATE IS INSTALL (N) FLEXIBLE FLASHING TOO IRREGULAR TO RECEIVE (N) WATER AS SHOWN; DO NOT DAMAGE; REINSTALL TO MATCH (E). RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE PATCH/REPAIR (N) FLEXIBLE FLASHING LAP 4"; INTEGRATE WITH (E) UNDERLAYMENT

1 INSET ROOF TO BASE OF WALL FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"

PRE-BACKWRAP EIFS

RESISTIVE BARRIER

AND SLIDE BEHIND (E)

(N) FLUID APPLIED WATER

REMOVE (E) WATER RESISTIVE BARRIER AT

CONCRETE MODULES WHERE SUBSTRATE IS

CMU AND PRECAST CONCRETE MODULES.

TOO IRREGULAR TO RECEIVE (N) WATER

RESISTIVE BARRIER PER MANUFACTURER'S

REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE

PATCH/REPAIR CMU AND PRECAST

(N) FLUID APPLIED WATER RESISTIVE

(N) FLEXIBLE FLASHING; 4" LAP OVER

- (N) EXPANSION ANCHOR; INSTALL AT 8" O.C.

REMOVE (E) WATER RESISTIVE BARRIER AT

CMU AND PRECAST CONCRETE MODULES.

TOO IRREGULAR TO RECEIVE (N) WATER

CONCRETE MODULES WHERE SUBSTRATE IS

RESISTIVE BARRIER PER MANUFACTURER'S

ASSUME 15% OF SUBSTRATE WILL REQUIRE

REQUIREMENTS. FOR BIDDING PURPOSES,

METAL FLASHING; INSTALL SEALANT END

PATCH/REPAIR CMU AND PRECAST

(N) 24 GA STAINLESS STEEL SHEET

DAMS AT FLASHING TERMINATIONS

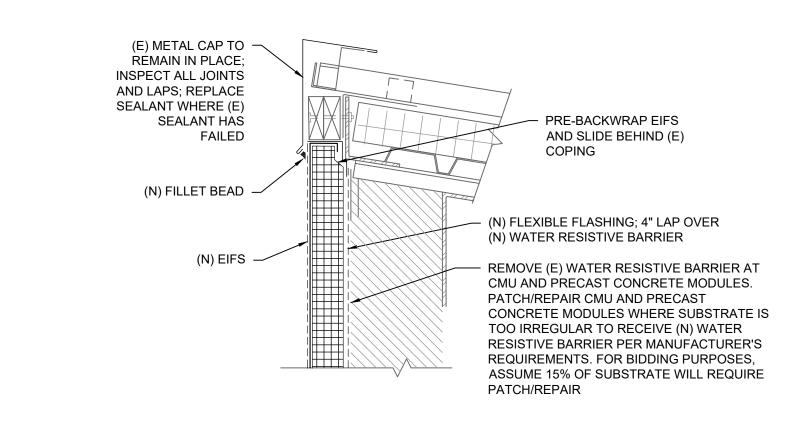
INSTALL (N) COMPATIBLE FLEXIBLE

(N) METAL FLASHING

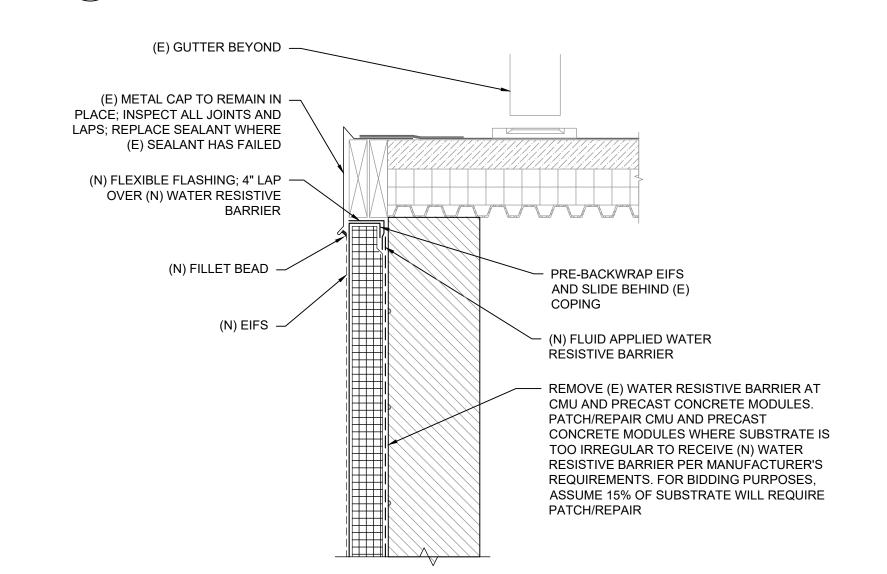
PATCH/REPAIR

BARRIER; 4" LAP OVER (N) FLEXIBLE FLASHING

ROOF TO TOP OF WALL FLASHING DETAIL AT GUTTER



3 LOUVER TO ROOF FLASHING DETAIL



ROOF TOP OF WALL FLASHING DETAIL

(E) METAL CAP TO REMAIN IN

(E) SEALANT HAS FAILED

(N) FLEXIBLE FLASHING; 4" LAP -

OVER (N) WATER RESISTIVE

**BARRIER** 

(N) EIFS

(N) FILLET BEAD

PLACE; INSPECT ALL JOINTS AND

LAPS; REPLACE SEALANT WHERE

REMOVE (E) DOWNSPOUT AND GUTTER BEYOND; SALVAGE, STORE,

AND REINSTALL FOLLOWING

MAINTAIN 1/4" CLEARANCE

OF THROUGH-WALL FLASHING

REINSTALL (E) SPLASH BLOCK

BETWEEN FLASHING AND

(N) EIFS -

BASE OF EIFS

INSTALLATION OF EIFS LAMINA

REMOVE (E) COUNTER FLASHING; SALVAGE

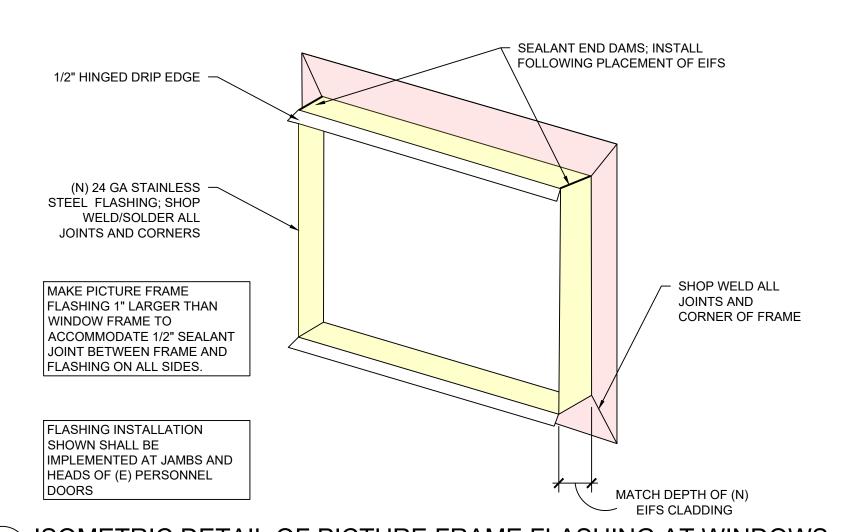
AND REINSTALL FOLLOWING INSTALLATION

(E) METAL CAP TO REMAIN IN PLACE; INSPECT ALL JOINTS AND LAP; REPLACE SEALANT WHERE (E) SEALANT HAS FAILED (N) FLEXIBLE FLASHING; 4" LAP OVER (N) WATER PRE-BACKWRAP EIFS AND SLIDE BEHIND (E) RESISTIVE BARRIER COPING (N) FILLET BEAD (N) EIFS (N) FLUID APPLIED WATER RESISTIVE BARRIER REMOVE EXISTING WATER RESISTIVE BARRIER AT CMU AND PRECAST CONCRETE MODULES. PATCH/REPAIR CMU AND PRECAST CONCRETE MODULES WHERE SUBSTRATE IS TOO IRREGULAR TO RECEIVE (N) WATER RESISTIVE BARRIER PER MANUFACTURER'S REQUIREMENTS. FOR BIDDING PURPOSES, ASSUME 15% OF SUBSTRATE WILL REQUIRE PATCH/REPAIR

INSET ROOF TO TOP OF WALL FLASHING DETAIL

6 TOP OF WALL TO CONNECTOR ROOF FLASHING DETAIL

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



7 ROOF TO BASE OF WALL FLASHING DETAIL

PARAPET AT CONNECTOR ROOF DETAIL

ISOMETRIC DETAIL OF PICTURE FRAME FLASHING AT WINDOWS

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DETAILS

Sheet Title

R-2

Sheet No.

