Stantec

Highland Park ISD - Scotland Yard Renovation

7015 Westchester Dr, Dallas, TX 75205

Stantec Project Number: 214001368

ABBREVIATIONS

#	POUND
+/-	PLUS OR MINUS (TOLERANCE)
Ø	DIAMETER
AFF	ABOVE FINISH FLOOR
AVB	AIR / VAPOR BARRIER
BC	BOTTOM OF CURB
BF	BARRIER FREE
B/O	BOTTOM OF
BW	BOTTOM OF WALL
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFMF	COLD FORMED METAL FRAMING
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CJ	CONSTRUCTION JOINT / CONTROL JOINT
C/L	CENTER LINE
COL	COLUMN
CONC	CONCRETE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DWG	DRAWING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
F/F	FACE TO FACE
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FTG	FOOTING
GA	GAUGE
HO	HOLD OPEN
HP	HIGH POINT
HR	HOUR
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
LP	LOW POINT
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
M/O	MASONRY OPENING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/C	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPP	OPPOSITE
R	RISERS (STAIRS)
REQ	REQUIRED
R/O	ROUGH OPENING
SIM	SIMILAR
STC	SOUND TRANSMISSION CLASS
T	TREADS (STAIRS)
TC	TOP OF CURB
T/O	TOP OF
TBD	TO BE DETERMINED
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VIF	VERIFY IN FIELD, BY CONTRACTOR
W	WITH
W/O	WITHOUT
WP	WORKING POINT

SYMBOLS

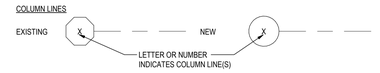
RENOVATION GRAPHICS:

DOOR SWING INDICATION

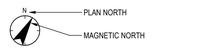
WALL INDICATION (RE: WALL TYPES FOR WALL CONSTRUCTION)

REFERENCE TAGS AND SYMBOLS:

COLUMN LINES



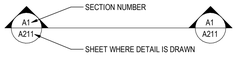
NORTH ARROW



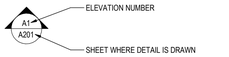
DRAWING / DETAIL TITLE

NOTE:
DRAWING TITLE MAY NOT APPEAR
ON LARGE SCALE DETAIL DRAWINGS

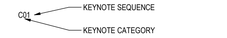
BUILDING SECTION TAG



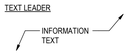
EXTERIOR ELEVATION TAG



KEYNOTES



TEXT LEADER



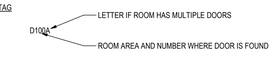
DIMENSION LINE

DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY

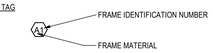
ROOM NAME AND NUMBER

PARTITION TAG

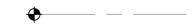
DOOR TAG



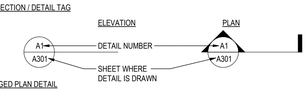
FRAME TAG



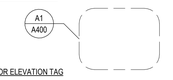
ELEVATION DATUM



WALL SECTION / DETAIL TAG

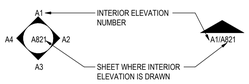


ENLARGED PLAN DETAIL

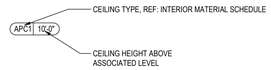


RE: NOTES FOR
DETAIL CUTS

INTERIOR ELEVATION TAG



CEILING TAG



OWNER

Highland Park ISD
7015 Westchester Drive,
Dallas, TX 75205
Tel: (214) 780-3000

GENERAL CONTRACTOR

Paragon Sports Constructors
5001 Saunders Rd.
Fort Worth, TX 76119
Tel: (817) 916-5000

ARCHITECT

Stantec Architecture Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

CIVIL ENGINEER

Stantec Consulting Services Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

STRUCTURAL ENGINEER

Stantec Consulting Services Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

MEP ENGINEER

Stantec Consulting Services Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

LANDSCAPE ARCHITECT

Stantec Consulting Services Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

TECHNOLOGY

Stantec Consulting Services Inc.
6080 Tennyson Parkway
Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400

GENERAL	
SHEET NAME	**DRAWING NAME**
G0-000	COVER SHEET

CIVIL	
C0.01	GENERAL CONSTRUCTION NOTES & LEGEND
C0.02	GENERAL CONSTRUCTION NOTES
C1.00	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	DETAILED SITE PLAN
C3.00	GRADING PLAN
C4.00	PRIVATE UTILITY PLAN
C5.00	PAVING PLAN

LANDSCAPE	
L100	OVERALL PLANTING PLAN
L101	ENLARGEMENT PLANTING PLAN
L200	PLANTING DETAILS

STRUCTURAL

ARCHITECTURE	
AS0100	ARCHITECTURAL SITE PLAN - DEMO
AS0101	ENLARGED PLAN & DETAILS
A011	TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT (ADULT) ANSI 117.1
A041	DOOR SCHEDULE, INFO, DOOR TYPES, AND DETAILS
A211	ENLARGED PLANS, DETAILS, SCHEDULES, EXTERIOR & INTERIOR ELEVATIONS
AS100-1	PROPOSED ARCHITECTURAL SITE PLAN - PHASE 1
AS100-2	PROPOSED ARCHITECTURAL SITE PLAN - PHASE 2

PLUMBING	
SHEET NAME	**DRAWING NAME**

MECHANICAL

ELECTRICAL

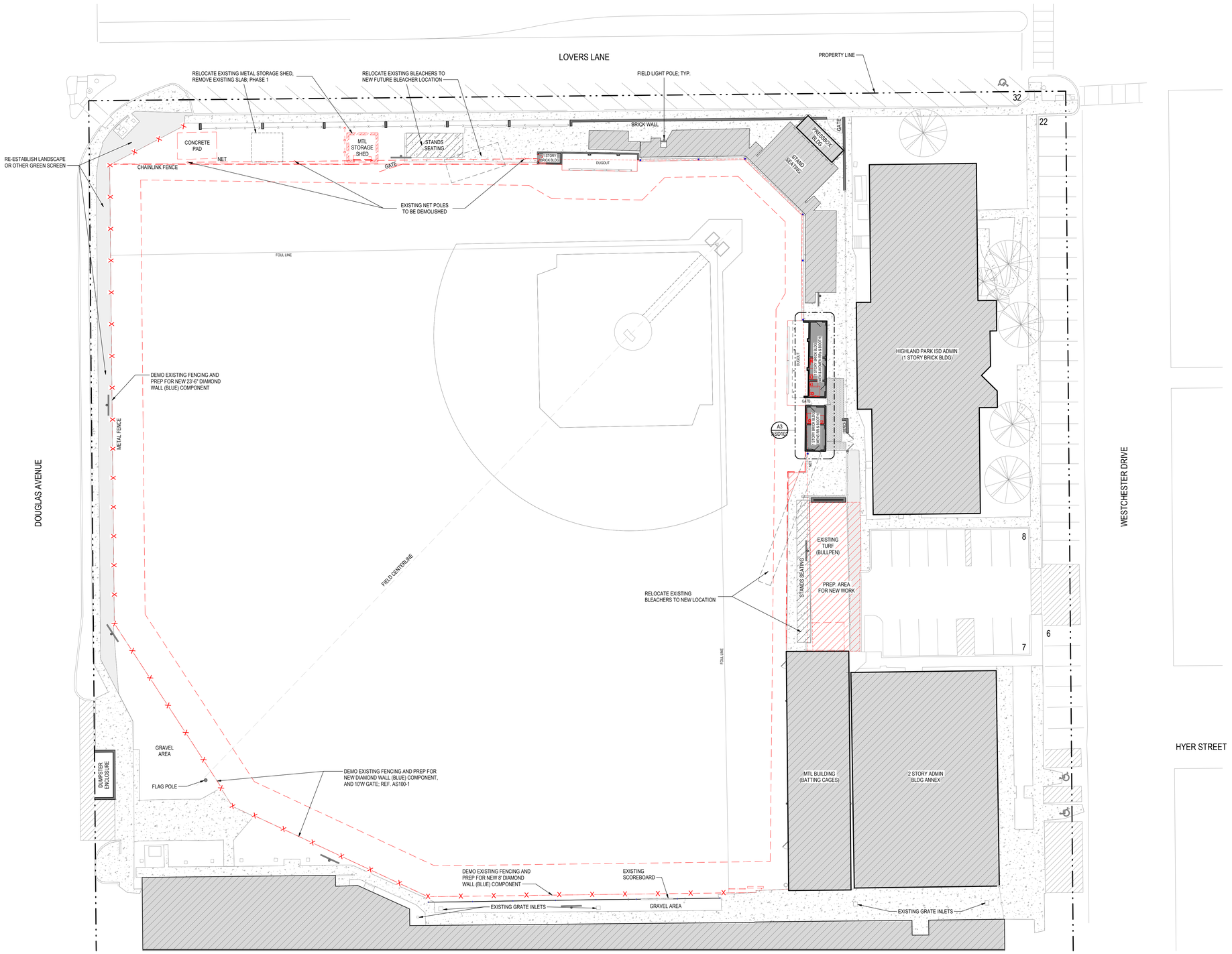
The professional's seal on the cover sheet represents that the information on the cover sheet is accurate in designer's professional opinion but does not assume professional responsibility for documents sealed by others that are referenced on the cover sheet. All professionals sealing drawings as a part of the design are professionally responsible for their own sealed documents.

GENERAL NOTES - SITE DEMOLITION:

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. DEMO ALL EXISTING NETTING & TURF.
3. OBTAIN AVAILABLE PLANS DEPICTING EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL STREET WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ———— STANDARD DETAILS. ADJACENT SIDEWALKS SHALL ALSO CONFORM. OBTAIN NECESSARY CITY PERMITS BEFORE WORKING WITHIN THE STREET RIGHT OF WAY.
5. REPAIR/REPLACE ALL EXISTING SIDEWALKS AND PAVING TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION.
6. WHERE AREAS OF EXISTING PAVING ARE TO BE REMOVED, CUTS SHALL BE VERTICAL, CLEAN, AND SHARP. DEBRIS SHALL BE REMOVED FROM SITE.
7. NEW PAVING INSTALLED SHALL "FLUSH-OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
8. REMOVE ALL SPRINKLER HEADS AND EQUIPMENT IN THE AREAS OCCUPIED BY THE CONSTRUCTION AND STAGING AREAS. TERMINATE/CAP OFF LINES AS REQUIRED. ALL SPRINKLER HEADS AND EQUIPMENT SHALL BE GIVEN TO THE OWNER. MAKE NECESSARY CHANGES TO THE IRRIGATION SYSTEM THAT ARE REQUIRED TO KEEP THE REMAINING AREAS OUTSIDE OF THE CONSTRUCTION AREAS IN WORKING ORDER. THIS INCLUDES RELOCATION OF ANY VALVES, PIPING, CONTROLS, WIRING AND ACCESSORIES NECESSARY TO OPERATE THE REMAINING SYSTEM.
9. AT THE COMPLETION OF THE CONSTRUCTION PROJECT, REINSTALL IRRIGATION SYSTEM THROUGHOUT THE AREAS THAT WERE INVOLVED IN THE CONSTRUCTION. EQUIPMENT INSTALLED SHALL BE THE SAME AS THAT WHICH WAS REMOVED. OWNER WILL PROVIDE THE EQUIPMENT THAT WAS REMOVED FOR INSTALLATION. PROVIDE ANY ADDITIONAL EQUIPMENT REQUIRED.
10. PROTECT ADJACENT PLANTINGS FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. PLACE TEMPORARY CONSTRUCTION FENCE 3' PAST THE DRIP LINE OF TREES TO REMAIN WITHIN THE STAGING AND CONSTRUCTION AREAS. DO NOT USE THE AREA WITHIN THESE CONSTRUCTION FENCES FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
11. KEEP DRIVES AND PARKING AREAS, EXCEPT FRONT DROP OFF LANE, ACCESSIBLE FOR THE SCHOOL DISTRICT EMPLOYEES AND PARENTS AT ALL TIMES DURING SCHOOL SESSION.
12. COORDINATE WITH THE OWNER TO DETERMINE ACCESSIBLE WALKING ROUTES FROM THE PARKING AREAS TO THE SCHOOL FOR SCHOOL DISTRICT EMPLOYEES TO USE. PROVIDE FENCING ALONG ACCESS ROUTE IF REQUIRED TO KEEP SCHOOL EMPLOYEES SEPARATED FROM THE CONSTRUCTION AREAS.
13. REFERENCE CIVIL AND MEP DOCUMENTS FOR ADDITIONAL HARDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND/OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.

DEMO LEGEND:

EXISTING | AREA NOT IN SCOPE | FENCING | TO BE DEMOLISHED | EXISTING FIELD LIGHT POLE(s) (8) | EXISTING NETTING POLE(s) (12)



TRUE NORTH

A6 ASD100

SITE PLAN - SCOTLAND YARD DESIGN - DEMO

1" = 20'-0"

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

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

Consultant

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

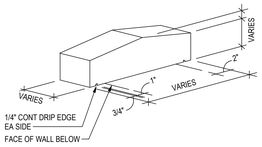
Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
ARCHITECTURAL SITE PLAN - DEMO

Project No.	Scale
214001368	As indicated
Revision	Drawing No.
	ASD100

*Plot location in Project Information
4/14/2026 3:04:24 PM

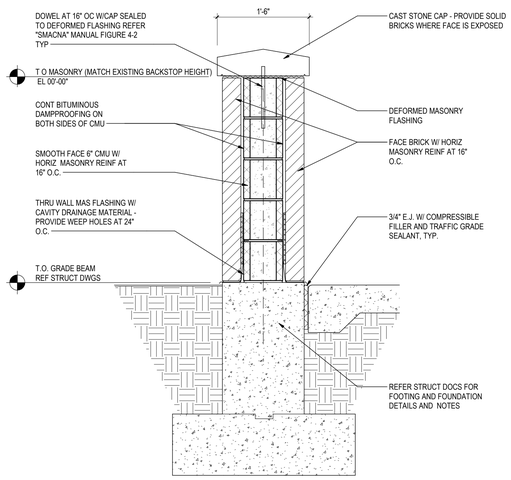
ORIGINAL SHEET - ARCH E1



CAST STONE CAP

C5 G523_RETAINING WALL_CAST STONE CAP

ASD101 — 1 1/2" = 1'-0"



SCREEN WALL

A5 G523_SCREEN WALL_CMU_MAS_BOTH SIDE

ASD101 — 1" = 1'-0"

TRUE NORTH

A3 ENLARGED PLAN - EXISTING RRs

ASD101 — 1/4" = 1'-0"

DEMO LEGEND:

EXISTING	AREA NOT IN SCOPE	X——X	FENCING
TO BE DEMOLISHED	EXISTING FIELD LIGHT POLE(s) (8)		EXISTING NETTING POLE(s) (12)

GENERAL DEMOLITION REQUIREMENTS

GENERAL:

1. VISIT THE SITE TO UNDERSTAND THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. REPORT DISCREPANCIES OR AMBIGUOUS ITEMS TO THE ARCHITECT PRIOR TO BIDDING FOR CLARIFICATION.
2. REMOVE EXISTING PLUMBING FIXTURES & REPLACE WITH NEW.
3. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK.
4. COORDINATE DEMOLITION WORK WITH PLAN SHEETS XXX. REFER TO SHEET XXX FOR DOOR AND WINDOW FRAME TYPES AND DETAILS AT NEW OPENINGS IN EXISTING WALLS.
5. REFER TO CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL DEMOLITION AND ALTERATION REQUIREMENTS. PATCH WALLS WHERE FIXTURES AND EQUIPMENT ARE DEMOLISHED TO MATCH EXISTING ADJACENT SURFACE.
6. THE OWNER HAS FIRST RIGHTS OF SALVAGE OF ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS REMOVED AS PART OF THE DEMOLITION AND NOT REUSED IN THE NEW CONSTRUCTION. REMOVE ALL OTHER DEBRIS AND WASTE FROM THE SITE AND DISPOSE OF PROPERLY, IN ACCORDANCE WITH ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
7. PRIOR TO START OF DEMOLITION, SECURE FROM THE OWNER A LIST OF ADDITIONAL EXISTING BUILDING COMPONENTS TO BE SALVAGED AND DELIVERED TO THE OWNER. EXERCISE SUFFICIENT CARE IN SALVAGE OPERATIONS SUCH THAT SALVAGED COMPONENTS ARE DELIVERED TO THE OWNER IN THEIR EXISTING UNDAMAGED CONDITION.
8. DEMOLITION WORK IS TO BE COORDINATED AND COORDINATE DEMOLITION WORK WITH CONSTRUCTION PHASING PLAN XXX.

EDITORS NOTE:
NOTE NEEDS MODIFICATION.
OWNER SALVAGED ITEMS
SHOULD BE KNOWN

STRUCTURAL INTEGRITY:

1. PROVIDE SHORING, BRACING, AND SUPPORTS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT BEFORE CUTTING OR ALTERING ANY OPENING IN AN EXISTING LOAD BEARING OR NON-LOAD BEARING WALL, FOOTING, OR ROOF DECK.
2. UNLESS OTHERWISE INDICATED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, PROVIDE TEMPORARY STEEL ANGLE MASONRY SUPPORT AT NEW OPENINGS CUT IN EXISTING MASONRY WALLS, WHETHER BEARING OR NON-BEARING, WITH MINIMUM 8" BEARING. REFER TO SHEET XXX FOR NEW WORK.

CUTTING AND PATCHING:

1. PROVIDE MATERIALS FOR CUTTING AND PATCHING WHICH WILL RESULT IN EQUAL-OR-BETTER WORK THAN THAT BEING CUT OR PATCHED.
2. REMOVE EXISTING CONSTRUCTION SO AS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. PATCH FLOORS, WALLS AND CEILINGS IN A RECTANGULAR PATTERN TO MATCH EXISTING CONDITIONS AND MAKE THEM READY TO RECEIVE ANY NEW FINISHES INDICATED.
3. CAP PLUMBING LINES THAT ARE TO BE REMOVED BELOW FLOOR OR BEHIND WALL, OR REMOVE THEM COMPLETELY. PATCH FLOORS AND WALLS TO MATCH EXISTING CONDITIONS. REFER PLUMBING DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
4. AT AREAS WHERE EXISTING FLOOR MOUNTED TOILET ROOM FIXTURES ARE TO BE REMOVED, ALSO REMOVE APPROXIMATELY 30 SF OF TILE FROM THE FLOOR AND 40 SF OF TILE FROM THE WALL. PREPARE THIS AREA TO RECEIVE NEW TILE. THE LAYOUT AND EXACT AMOUNT OF TILE TO BE REMOVED SHALL BE AT THE DIRECTION OF THE ARCHITECT.
5. AT AREAS WHERE EXISTING WALL MOUNTED TOILET ROOM FIXTURES ARE TO BE REMOVED, ALSO REMOVE APPROXIMATELY 40 SF OF TILE FROM THE WALL. PREPARE THIS AREA TO RECEIVE NEW TILE. THE LAYOUT AND EXACT AMOUNT OF TILE TO BE REMOVED SHALL BE AT THE DIRECTION OF THE ARCHITECT.
6. WHERE EXISTING FLOORING, CEILINGS OR WALL FINISHES ARE TO BE REMOVED AND REPLACED WITH NEW FINISHES, SURFACES TO REMAIN SHALL BE STRIPPED CLEAN OF ALL EXISTING FINISHES AND MADE READY TO RECEIVE NEW FINISHES.
7. INSPECT FLOORS TO RECEIVE NEW FINISHES PRIOR TO BID. COMPLETELY REMOVE FLOOR FINISHES TO BE REPLACED UON. CLEAN AND PROPERLY PREPARE THE EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH MATERIAL. STRIP, PATCH, AND FILL TO PROVIDE A SMOOTH, DURABLE SURFACE FREE OF BURRS AND ADHESIVE AND SUITABLE FOR APPLICATION OF NEW FINISH MATERIAL. UNDER CUT OF DOORS TO ACCOMMODATE NEW FLOOR FINISH WHERE NEW FINISH IS THICKER THAN ORIGINAL FINISH.
8. WHERE NEW CONCRETE TOPPING IS TO BE PLACED OVER EXISTING CONCRETE SLAB, ABRADE EXISTING CONCRETE FINISH FOR BETTER BOND.
9. TOOTH IN MASONRY WHERE EXISTING MASONRY ABUTS NEW MASONRY IN THE SAME WALL PLANE. NEW MASONRY SHALL MATCH EXISTING COURSING AND BOND PATTERN.
10. PROVIDE A FINISHED EDGE BY TOOTHING IN NEW MASONRY TO MATCH EXISTING WHERE A PORTION OF AN EXISTING MASONRY WALL IS TO BE REMOVED (UON).
11. REMOVE EXISTING WINDOWS AND SILLS COMPLETELY PRIOR TO SEALING OPENINGS (UON).
12. REMOVE FRAME AND PATCH WALL WITH SAME ADJACENT MATERIAL AND FINISH AS EXISTING WHERE EXISTING DOOR OPENINGS ARE TO BE SEALED. ALIGN NEW AND EXISTING WALLS (UON).
13. REMOVE EXPANSION JOINT COVERS (FLOOR, WALL, AND CEILING) THAT ARE DAMAGED DURING DEMOLITION AND REPLACE WITH NEW COVERS OF THE SAME TYPE AND FINISH (OR WITH NEW AS DETAILED, WHERE INDICATED).
14. COORDINATE WITH ROOF PLAN SHEET XXX AND DETAILS FOR SELECTED DEMOLITION OF ROOF AREAS.
15. EXISTING DOORS, FRAMES, AND HARDWARE THAT ARE REMOVED MAY BE REUSED, WHERE INDICATED ON PLANS, IF IN GOOD CONDITION IN THE OPINION OF THE ARCHITECT AND OWNER.
16. WHERE INDICATED, REMOVE TACKBOARDS, CHALKBOARDS, MISCELLANEOUS DISPLAY RAILS, AND TOILET ROOM ACCESSORIES. SALVAGE REMOVED ITEMS FOR OWNER OR REINSTALL AS INDICATED IN DRAWINGS AND SPECIFICATIONS. CLEAN AND PREPARE WALL AS REQUIRED FOR NEW EQUIPMENT OR TO RECEIVE A NEW FINISH.
17. REMOVE WOOD FRAME AND WOOD AT TRANSOM OPENINGS ABOVE DOORS. PATCH WALL TO MATCH EXISTING (1 HR CONSTRUCTION).
18. REMOVE EXISTING EXTERIOR DOWNSPOUTS AT AREAS TO BE REROOFED (COORDINATE WITH ROOF PLAN, SHEET A151).
19. AT CONTRACTOR'S OPTION: SALVAGE EXISTING GSU THAT IS TO BE REMOVED FOR USE IN PATCHING EXISTING. REUSE GSU ONLY IF IN GOOD CONDITION IN THE OPINION OF THE ARCHITECT AND THE OWNER. SALVAGED GSU MAY BE USED TO CONSTRUCT NEW WALLS THAT TIE IN TO EXISTING GSU WALLS. REFER TO ROOM FINISH SCHEDULES FOR ROOMS THAT CALL FOR NEW GSU. ALLOW FOR 200 UNITS OF GSU FOR MISC PATCHING AS DIRECTED BY ARCHITECT.
20. REMOVE ALL EXISTING WINDOW FRAMES, GLAZING, GYP BOARD AND INSULATED PANELS OVER WINDOWS.
21. REMOVE ALL LIGHTING FIXTURES FROM CLASSROOMS (COORDINATE WITH LIGHTING DRAWINGS).
22. REMOVE EXISTING LAY-IN CEILING AND GRID FROM AREAS WHERE THERE IS NEW CONSTRUCTION FOR REINSTALLATION IN NEW CONFIGURATION.

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

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

Consultant

Notes

No.	Revision	By	Appd	Date
1	Revision 1			YYYY.MM.DD

Revision

PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			

Issued

	By	Appd	
			YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation

7015 Westchester Dr, Dallas, TX 75205

Title
ENLARGED PLAN & DETAILS

Project No.
214001368

Scale
As indicated

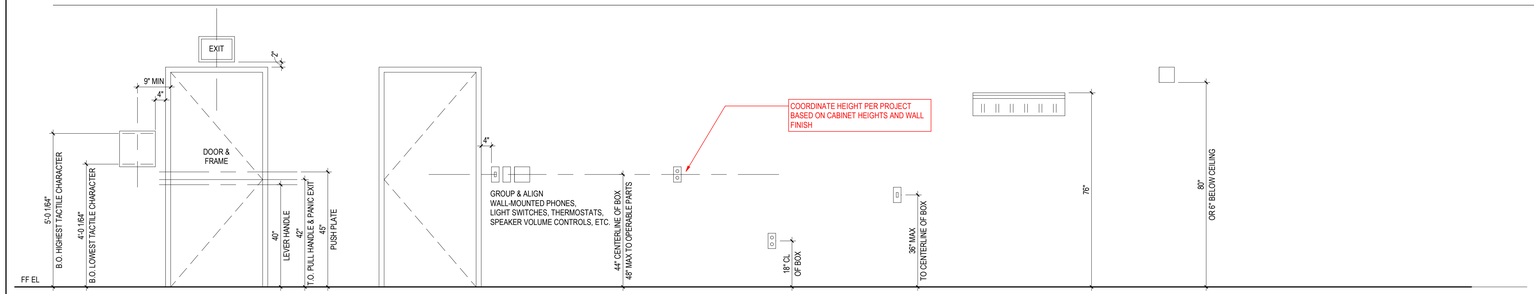
Revision
1

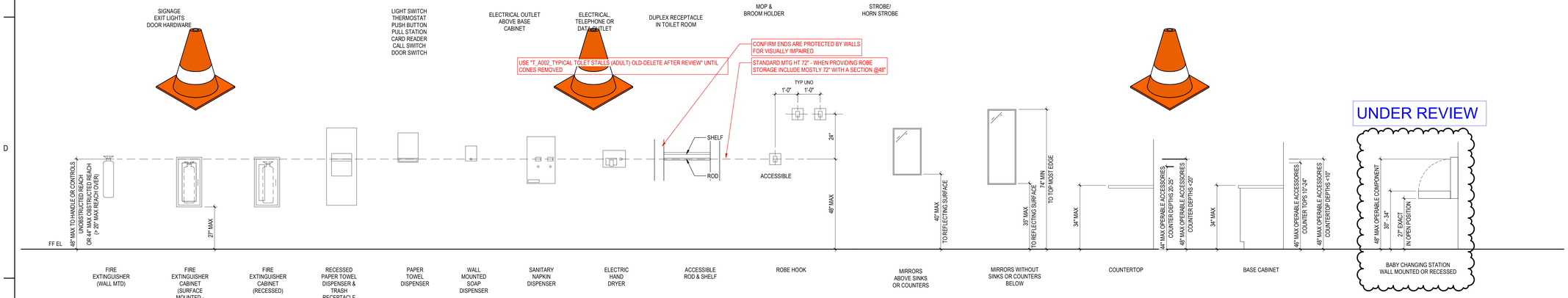
Drawing No.
ASD101

"Plot location in Project Information"
4/14/2026 3:50:34 PM

ORIGINAL SHEET - ARCH E1

TYPICAL MOUNTING HEIGHTS





UNDER REVIEW

NOTES: COORDINATE ALL ELECTRICAL ITEMS W/ CASEWORK, DISPLAY BOARDS, MIRRORS & ACOUSTICAL MATERIAL AS INDICATED ON THE PLANS, CASEWORK ELEVATIONS & INTERIOR ELEVATIONS (TYP).

GENERAL EDITOR NOTES:

1. ITEMS BELOW <80" AND >27" AFF THAT PROJECT MORE THAN 4" INTO THE PATH OF TRAVEL REQUIRE CANE DETECTION OR PROTECTION. THIS MAY INCLUDE WALL MOUNTED MONITORS OR UNDERSIDE OF MONUMTENTAL STAIRS

2. DIMENSIONAL TOLERANCES: USE CAUTION W/ ROUNIDNG DIMENSIONS ON 1/4" SCALE PLANS WHERE STRINGS OR OVERALL COULD ROUND OFF UPWARD PREVENTING MINIMUMS FROM BEING ACHIEVED.

3. DIMENSIONAL TOLERANCES: BE AWARE THAT WALL FINISHES W/T THICKNESSES SUCH AS TILE ARE NOT MODELED AND REQUIRE CONSIDERATION IN LAYOUTS.

4. REVIEW ALL RESTROOM LAYOUTS FOR SIGHT LINES THROUGH OPEN DOORS INCLUDING MIRROS PLACE ON PARALLEL WALLS

5. BE MINDFUL OF ADA SHOWER ACCESS AND APPROACH

ADULT HEIGHTS ARE STANDARD.

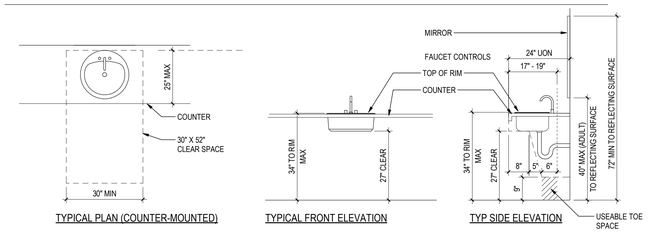
IF CLIENT DECIDES TO USE CHILDRENS HEIGHTS PER ADA/TAS EXCEPTION 604.1, WE MUST FOLLOW 604.9.1-604.9.7. OUR STANDARD GRADES K-8 HEIGHTS ARE PROVIDED ON SEPARATE SHEET.

ADJUST "GRADES K-8" TEXT TO FIT YOUR SPECIFIC PROJECT. E.G., "GRADES K-3" "GRADES 4-8".

PRE-K ADVISORY HEIGHTS NOT INCLUDED. ADD PER PROJECT ONLY UPON CLIENT REQUEST.

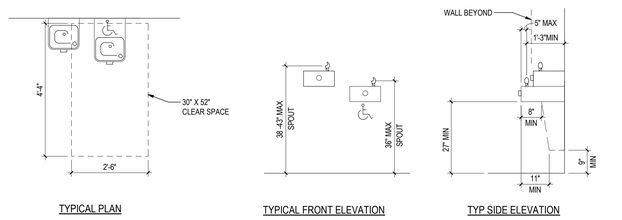
COORDINATE FIXTURE HEIGHTS WITH PLUMBING DOCS.

TYPICAL ACCESSIBLE LAVATORY



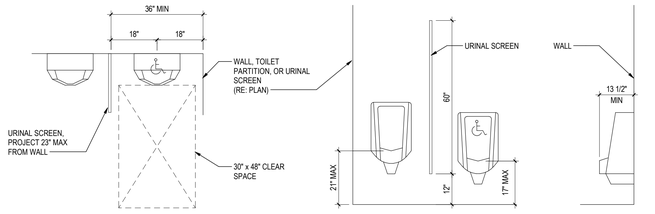
TYPICAL PLAN (COUNTER-MOUNTED) | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

TYPICAL DRINKING FOUNTAINS



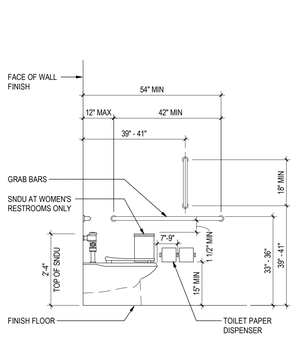
TYPICAL PLAN | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

TYPICAL URINAL LAYOUT

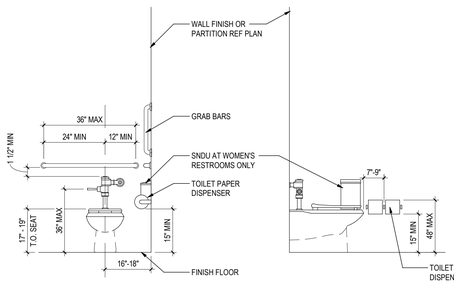


TYPICAL PLAN | TYPICAL FRONT ELEVATION | TYP SIDE ELEVATION

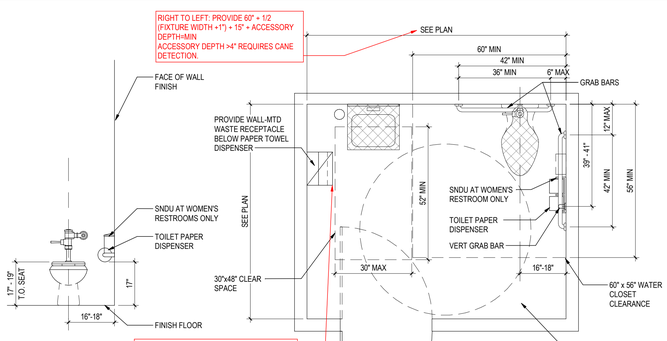
TYPICAL TOILET ROOM LAYOUTS



TYPICAL SIDE WALL ELEVATION AT ACCESSIBLE TOILET



TYPICAL ELEVATION AT ACCESSIBLE TOILET | TYPICAL SIDE WALL ELEVATION AT STANDARD TOILET



TYPICAL SIDE WALL ELEVATION AT STANDARD TOILET | TYPICAL ELEVATION AT STANDARD TOILET | TYPICAL ACCESSIBLE SINGLE TOILET ROOM

TYPICAL NOTES:
1. GRAB BARS ARE PERMITTED TO BE MOUNTED 33"-36" TO TOP OF BAR WHEN REQUIRED TO ACCOMODATE ACCESSORY CONFLICTS.
2. TOILET PAPER DISPNSERR PERMITTED TO BE MOUNTED 15"-48" TO POINT OF OUTLET WHEN REQUIRED TO MAINTAIN 1 1/2" GRAB BAR CLEARANCES.

EDITOR'S NOTE: INCLUDE THE APPROPRIATE MOUNTING HEIGHT SHEET(S) FOR YOUR PROJECT'S USERS.

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

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

Consultant

Notes

No.	Revision	By	Appd	Date
1	Revision 1			YYYY.MM.DD
	PACKAGE G			
	PACKAGE F			
	PACKAGE E			
	PACKAGE D			
	PACKAGE C			
	PACKAGE B			
	PACKAGE A			
	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT (ADULT) ANSI 117.1

Project No.
214001368

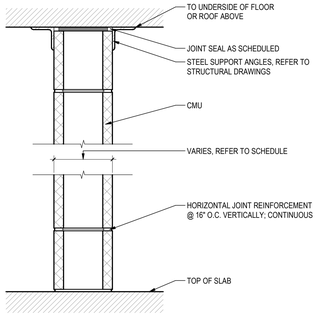
Scale
1/2" = 1'-0"

Revision
1

Drawing No.
A011

*Pick location in Project Information
4/1/2024 3:04:33 PM

ORIGINAL SHEET - ARCH E1

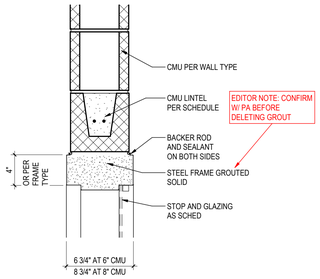


5 **MA SERIES (MASONRY)**
1 1/2" = 1'-0"

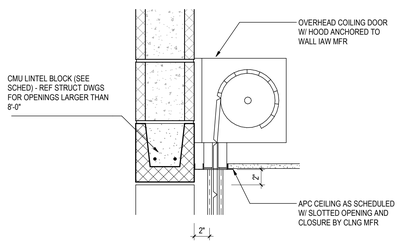
CONSTRUCTION		LIFE SAFETY		ACOUSTICS (AS INDICATED ON PLAN)		
WALL TYPE	OVERALL DEPTH	FIRE RATING	FIRE NUMBER	STC RATING	STC TEST CRITERIA	NOTES
MASN	7 5/8"	0				

DOOR SCHEDULE-BY NUMBER

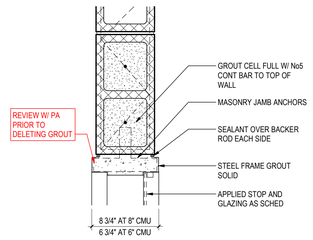
	DOOR									FRAME						HARDWARE		
					PANEL WIDTHS								DETAILS					
NO.	WIDTH	HEIGHT	THICK	NO. OF PANELS	PANEL 1 WIDTH	PANEL 2 WIDTH	TYPE	MAT'L	FIN	FRAME TYPE	MAT'L	FIN	HEAD	JAMB	SILL	HDWR SET	FIRE LABEL	DOOR COMMENTS
Level 1																		
D100	3'-0"	7'-0"	1 3/4"	1	3'-0"	0"	LV											
D101	3'-0"	7'-0"	1 3/4"	1	3'-0"	0"	LV											
D102	8'-0"	7'-0"			0"	0"	OCD											
G100	8'-0"	6'-0"	2"	1	8'-0"	0"	GATE			GATE								
G101	4'-0"	6'-0"	1 3/4"	1	4'-0"	0"	GATE			GATE								
G102	4'-0"	6'-0"	1 3/4"	1	4'-0"	0"	GATE			GATE								
G103	10'-0"	14'-0"	1 3/4"	1	10'-0"	0"	GATE			GATE								



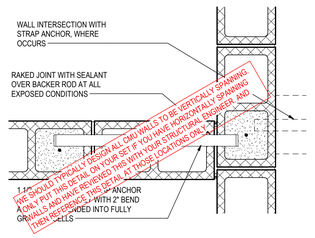
C4 A041 **DETAIL AT HEAD**
1 1/2" = 1'-0"



B5 A041 **A042_OCD_iH_CMU**
1 1/2" = 1'-0"

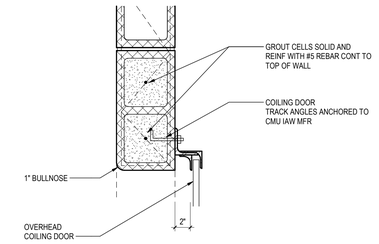


B4 A041 **DETAIL AT JAMB**
1 1/2" = 1'-0"

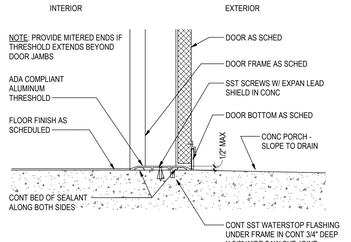


DO NOT USE THIS DETAIL IF YOU HAVE HORIZONTALLY SPANNING CMU WALLS. THIS DETAIL ONLY APPLIES TO VERTICALLY SPANNING WALLS AND HAVE BEEN REVIEWED WITH YOUR STRUCTURAL ENGINEER, AND THEN REFERENCE THIS DETAIL AT THOSE LOCATIONS ONLY.

A6 A041 **CMU CONTROL JOINT**
1 1/2" = 1'-0"

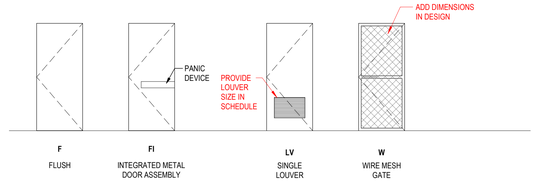


A5 A041 **A042_OCD_iJ_CMU**
1 1/2" = 1'-0"



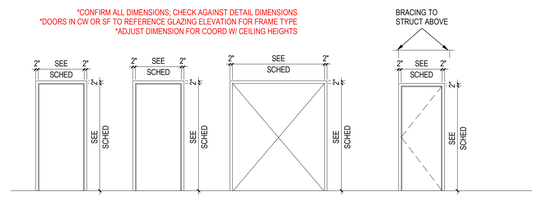
A4 A041 **DETAIL AT THRESHOLD**
1 1/2" = 1'-0"

NOTE: REFER TO DOOR SCHEDULES FOR DOOR HEIGHTS AND WIDTHS
*CONFIRM ALL DIMENSIONS AND ADJUST AS NEEDED PER PROJECT



DOOR PANEL TYPES

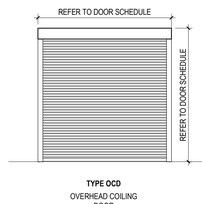
*CONFIRM ALL DIMENSIONS; CHECK AGAINST DETAIL DIMENSIONS
*DOORS IN CW OR SF TO REFERENCE GLAZING ELEVATION FOR FRAME TYPE
*ADJUST DIMENSION FOR COORD W/ CEILING HEIGHTS



*CONFIRM DETAILS IN DRAWINGS OR SPECIFICATION

DOOR FRAME TYPES

NOTE: REFER TO DOOR SCHEDULES FOR DOOR HEIGHTS AND WIDTHS
*CONFIRM PRODUCT DIMENSIONS AND STYLE PER PROJECT & MANUFACTURER CORRESPONDING DETAILS



PACKAGED DOOR TYPES

GENERAL NOTES - DOORS & FRAMES

1. REFER TO STRUCTURAL DRAWINGS FOR DETAILS ON HEADERS AT DOORS IN LOAD BEARING WALLS AND FOR SPECIFIC SEISMIC DESIGN REQUIREMENTS
2. COORDINATE NON-STRUCTURAL STEEL STUD FRAMING OF HEADERS FOR SINGLE DOOR OPENINGS WITH SPECIFICATIONS AND THESE DETAILS
3. REVIEW HEADER REQUIREMENTS FOR HEAVY-DUTY DOORS, LEADLINED DOORS, ACOUSTICAL DOORS, AND/OR THAT UTILIZE AUTOMATIC DOOR OPERATORS - COORDINATE W/ SPECIFICATIONS AND STRUCTURAL DRAWINGS
4. FOR DELEGATED DESIGN OF FRAMING, REFERENCE SPECIFICATIONS AND DELEGATED DESIGN SHOP DRAWINGS FOR HEADER DETAILS
5. COORDINATE BETWEEN PARTITION TYPES SHOWN ON PLANS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO FABRICATION
6. REFER TO SPECIFICATIONS FOR SEALANT TYPE
7. COORDINATE W/ DOOR SCHEDULE FOR RATED AND NON-RATED DOORS AND FRAMES
8. FOR CMU PARTITIONS, COORDINATE R/O TO RECEIVE PROPER MASONRY ANCHOR TYPE
9. COORDINATE FRAME DEPTH WITH PARTITION TYPE.
10. GROUT SOLID HM FRAMES IN MASONRY WALLS, UON.
11. PROVIDE SOUND ATTENUATION INSULATION IN HM FRAMES LOCATED IN ACOUSTICAL PARTITION TYPES.
12. PROVIDE TEMPERED CLEAR GLAZING UON, OR REQUIRED BY APPLICABLE BUILDING CODES.
13. MAX UNDERCUT 3/4" (19mm) AT FIRE RATED DOORS
14. PROVIDE DIAGONAL BRACING AT ALL DOUBLE DOORS AND SINGLE DOORS W/ SIDELIGHTS – BRACE EACH STUD FROM JAMB TO JAMB. EXTEND BRACING TO STRUCTURE ABOVE AND ALTERNATE DIRECTION OF BRACING ON EACH SIDE OF DOOR.
15. REINFORCE AND BRACE HEADS WITH AUTOMATIC OPERATORS.
16. PROVIDE ALL DOOR HARDWARE ACCESSORIES AS REQUIRED TO INSTALL A COMPLETE SYSTEM (INCLUDING, BUT NOT LIMITED TO WEATHER/SOUND STRIPPING, SEALANT, BLOCKING, FIRE STOPPING).
17. COORDINATE ALL HARDWARE REQUIRING ELECTRICAL POWER (BOTH HIGH AND LOW VOLTAGE) WITH HARDWARE SUPPLIER, PRODUCT MANUFACTURERS, INSTALLERS, ELECTRICAL/SECURITY CONTRACTORS AND OWNER VENDORS WHERE APPLICABLE.
18. PROVIDE BLOCKING IN ALL PARTITIONS AS REQUIRED FOR ATTACHMENT AND SUPPORT OF DOOR STOPS.

DOOR SCHEDULE ABBREVIATION LEGEND

PANEL TYPE
SEE DOOR PANEL TYPE LEGEND

FINISH
ANOD ANODIZED
CLR CLEAR COAT
PTD PAINTED
FF FACTORY FINISH
STN STAINED

FIRE RATINGS
20 20 MINUTE RATED DOOR/FRAME
45 45 MINUTE RATED DOOR/FRAME
60 60 MINUTE RATED DOOR/FRAME
90 90 MINUTE RATED DOOR/FRAME

FRAME TYPE
SEE DOOR FRAME TYPE LEGEND

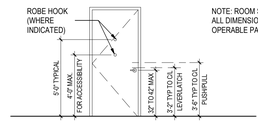
MATERIAL
AL ALUMINUM
GL GLASS
HM HOLLOW METAL
WD WOOD
STL STEEL

GLAZING
TG TEMPERED GLASS
FRG FIRE-RATED GLASS
SG SECURITY GLASS
LG LAMINATED GLASS

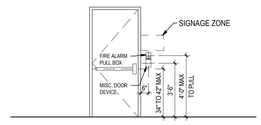
SECURITY/ACCESS CONTROL
DB DOOR BELL
CR CARD READER
DC DOOR CONTACT
DEL DELAYED EGRESS
ELE ELECTROMAGNETICALLY LOCKED EGRESS
MS MOTION SENSOR
RR REMOTE RELEASE
REX REQUEST TO EXIT
ADO AUTOMATIC DOOR OPENER

HARDWARE & ACCESSORIES MOUNTING DIAGRAM

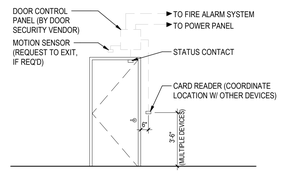
NOTE: REFER TO DOOR SCHEDULES FOR DOOR HEIGHTS AND WIDTHS
*REFERENCE DETAIL ONLY, COORDINATE WITH DOOR HARDWARE SETS WHEN NEEDED



MOUNTING HTS. @DOORS



MOUNTING HTS. @EXIT DOORS



CARD READER INSTALL DIAGRAM
*COORDINATE ALL HARDWARE AND DEVICES W/ ELEC, FIRE ALARM, & LOW VOLTAGE DWGS

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

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

Consultant

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			

Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
DOOR SCHEDULE, INFO, DOOR TYPES, AND DETAILS

Project No.
214001368

Scale
As indicated

Revision

Drawing No.
A041

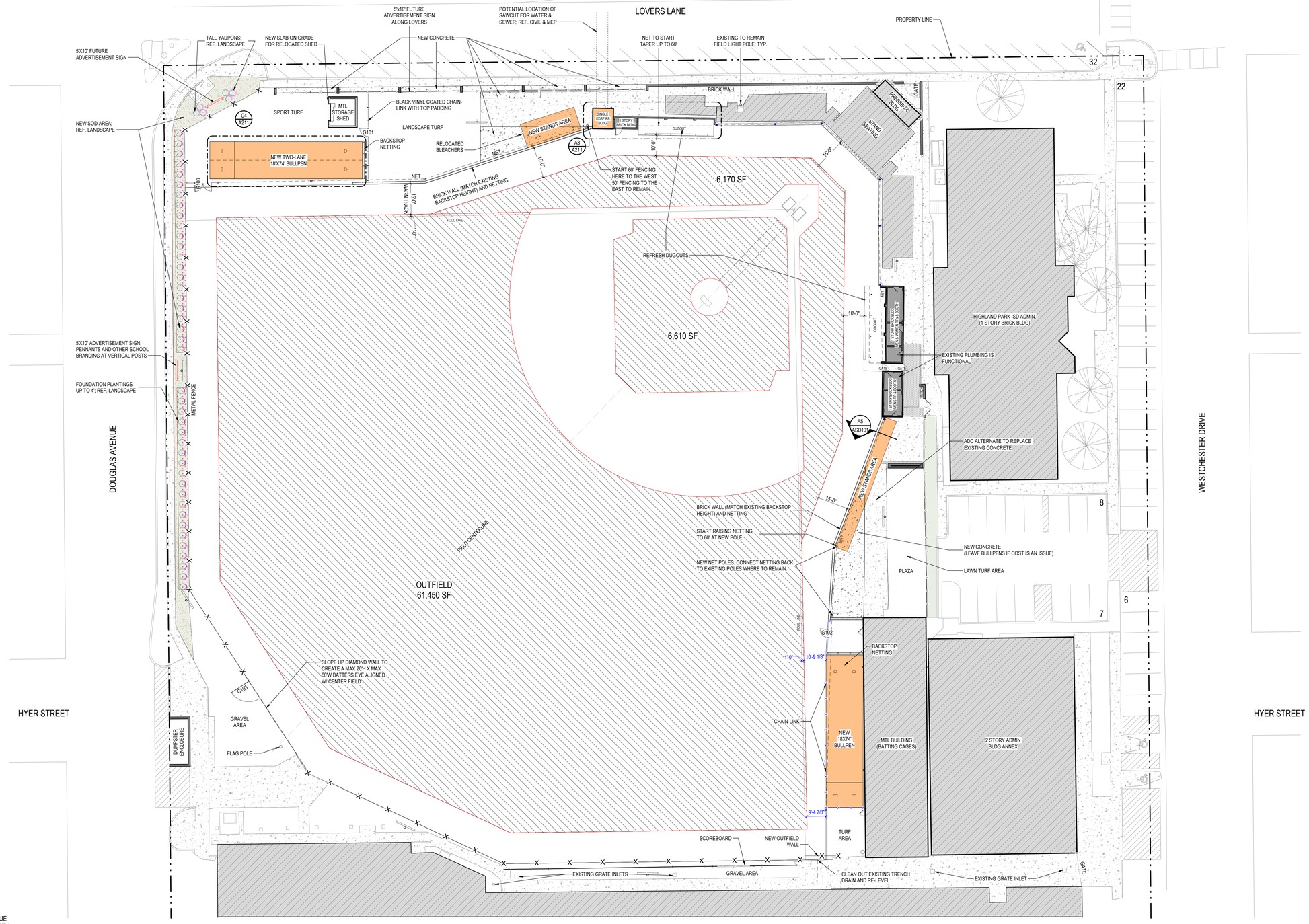
<Plot, location in Project Information>
4" (10.2)/24.3 (62.0)/8.7"(H)
ORIGINAL SHEET - ARCH E1

DIAMOND WALL

NEW CONSTRUCTION LEGEND:

EXISTING | NEW FIELD TURF | NEW WALL | EXISTING NETTING POLE(s) | EXISTING FIELD LIGHT POLE(s) (8)

NEW CONSTRUCTION | NEW CONCRETE | NEW FENCING | NEW NETTING POLE(s) | NEW NETTING



TRUE NORTH

A6 / AS100-1

SITE PLAN - SCOTLAND YARD DESIGN - PHASE 1

1" = 20'-0"

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

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

Consultant

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			

Issued

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
PROPOSED ARCHITECTURAL SITE PLAN - PHASE 1

Project No.
214001368

Scale
As indicated

Revision

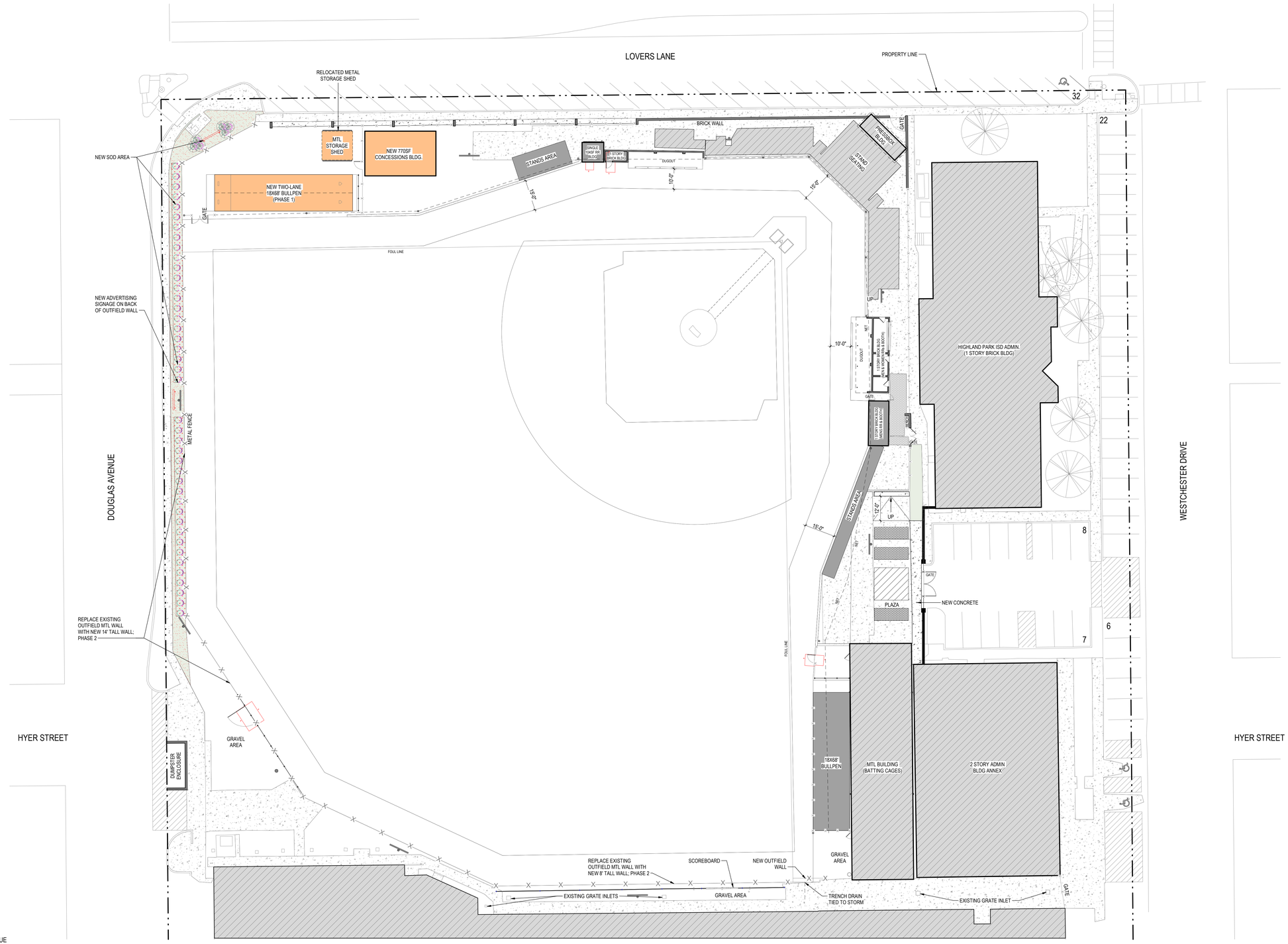
Drawing No.
AS100-1

<Plot location in Project Information>
4/17/2026 3:30:42 PM

ORIGINAL SHEET - ARCH E1

NEW CONSTRUCTION LEGEND:

EXISTING TO REMAIN	NEW FIELD TURF	NEW WALL	EXISTING NETTING POLE(s)
NEW CONSTRUCTION	NEW CONCRETE	NEW FENCING	EXISTING FIELD LIGHT POLE(s) (8)



TRUE NORTH

A6
AS100-2

SITE PLAN - SCOTLAND YARD DESIGN - PHASE 2

1" = 20'-0"

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

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

Consultant

Notes

Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
PROPOSED ARCHITECTURAL SITE PLAN - PHASE 2

Project No.
214001368

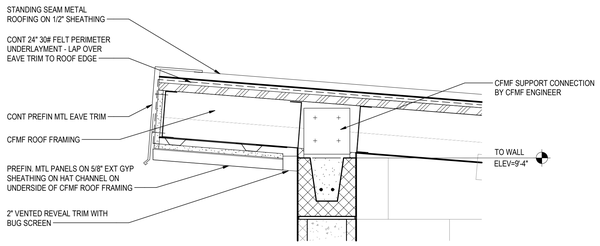
Scale
As indicated

Revision

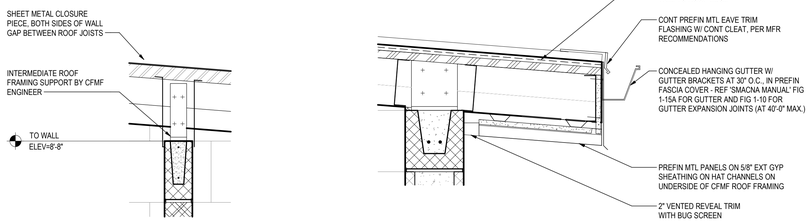
Drawing No.
AS100-2

<Pick location in Project Information>
4/14/2026 3:25:41 PM

ORIGINAL SHEET - ARCH E1



E5 / A211 DETAIL AT HIGH EAVE
1 1/2" = 1'-0"



D6 / A211 DETAIL AT INTERMEDIATE WALL
1 1/2" = 1'-0"

D5 / A211 DETAIL AT LOW EAVE
1 1/2" = 1'-0"

MATERIAL SCHEDULE - EXTERIOR

MARK	MATERIAL	MANUFACTURER	COLOR	STYLE	REMARKS
BK1	BRICK	-	TO MATCH EXISTING	-	-
CL	CHAIN-LINK FENCE	-	BLACK	VYNIL COATED	INCLUDE TOP PADDING
CMU	CONCRETE MASONRY UNIT	FEATHERLITE	TO MATCH EXISTING	PAINTED	EXTERIOR
DS	DOWNSPOUT	-	TO MATCH SSMR		
EP-1	EPOXY PAINT	SHERWIN WILLIAMS	COOL GRAY 1	PAINTED; RGB 217, 217, 214	INTERIOR
MS	METAL SOFFIT	PAC-CLAD	FIELD PAINTED BLUE TO MATCH EXISTING		
SSMR	STANDING SEAM METAL ROOF	PAC-CLAD	FIELD PAINTED BLUE TO MATCH EXISTING	SNAP-CLAD SMOOTH PANEL	12"

ACCESSORY SCHEDULE

MARK	DESCRIPTION	TYPE COMMENTS
A-02	SOAP DISPENSER	SURFACE MOUNTED
A-04	48" GRAB BAR	WALL MOUNTED
A-05	36" GRAB BAR	WALL MOUNTED
A-07	TOILET TISSUE DISPENSER	SURFACE MOUNTED
A-08	FRAMED MIRROR	WALL MOUNTED
A-10	Bobrick B-262 Classic Series Surface Mounted Paper Towel Dispenser	SURFACE MOUNTED

TOILET ROOM ACCESSORY LEGEND:

- WALL MOUNTED WATER CLOSET
- WALL MOUNTED ACCESSIBLE WATER CLOSET
- LAVATORY
- ACCESSIBLE LAVATORY
- URINAL
- ACCESSIBLE URINAL
- MOP RACK
- TOILET TISSUE DISPENSER (TTD)
- SANITARY NAPKIN DISPOSAL UNIT (SNDU)
- SANITARY NAPKIN DISPENSER (SND)
- WALL MOUNTED SOAP DISPENSER
- FRAMED MIRROR (18"X36" UON)
- PAPER TOWEL DISPENSER/ RECEPTACLE
- ROBE HOOK

LINE OF WALL / LINE OF WALL

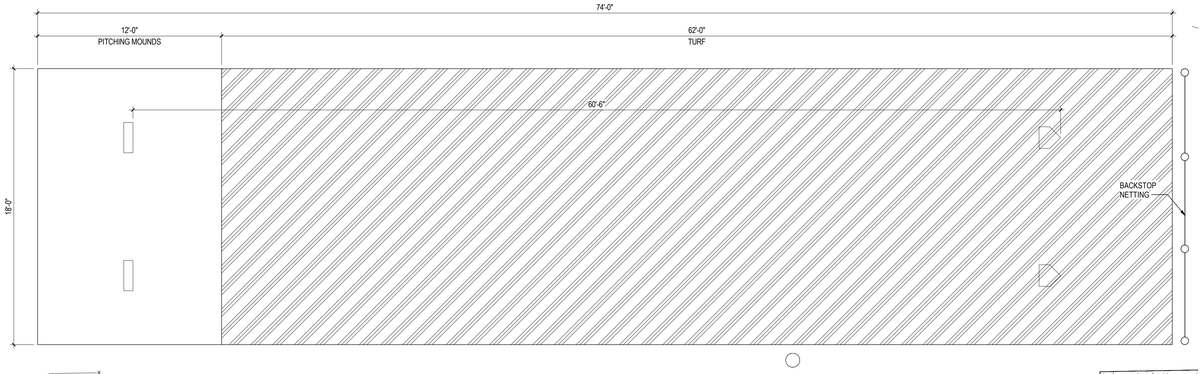
GENERAL NOTES - EXTERIOR ELEVATIONS:

1. PROVIDE MEJs (MASONRY EXPANSION JOINTS) AT LOCATIONS AS SHOWN. FOR LOCATIONS NOT SHOWN, PROVIDE JOINTS 3' - 4" FROM OUTSIDE CORNERS AND SPACED MAX. 20' - 0" O.C.
2. REFER TO SHEET A601 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES.
3. REFER TO ROOF PLAN A151 FOR DOWNSPOUT, GUTTER EJ, SCUPPER, AND LADDER LOCATIONS.
4. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.

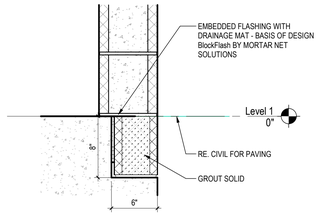
GENERAL NOTES - EXTERIOR FINISH AND COLOR SCHEDULE:

1. MANUFACTURERS NAMES AND IDENTIFICATION NUMBERS ARE LISTED AS A MEANS OF ESTABLISHING A STANDARD OF TYPE, FUNCTION, COLOR, AND QUALITY. REFER TO PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS & PROCEDURES.
2. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SAMPLE OF ALL MATERIALS FOR APPROVAL BEFORE MATERIALS ARE APPLIED ON THE JOB.
3. TERMINATE ALL ACCENT PAINTS & VINYL WALL COVERING ON INSIDE CORNERS ONLY UNLESS OTHERWISE INDICATED.
4. PAINT ALL EXTERIOR EXPOSED PIPING. VERIFY COLOR W/ ARCHITECT.
5. ALL EXTERIOR STEEL LINTELS SHALL BE PAINTED TO MATCH ADJACENT BRICK.
6. ALL FLAGPOLES TO HAVE CLEAR ANODIZED FINISH, (UON).
7. ALL ALUM. WINDOWS & DOOR FRAMES SHALL BE CLEAR ANODIZED; EXTERIOR GLAZING TO BE ACCORDING TO MANUFACTURER PPG "AZURIA" INSULATION GLASS, TYP.
8. ALL EXTERIOR METAL SHALL BE FINISHED AS FOLLOWS:

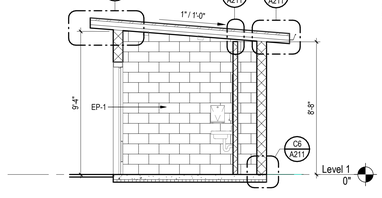
CLEAR ANNOD.	- ALUMINUM STOREFRONT, ALUMINUM WINDOWS
PM	- COPING, AND FLASHING NOTED ON THE DRAWINGS.
PM	- ALL UNDESIGNATED PRE-FINISHED METAL
PM	- PRE-FINISHED LOUVERS
PM	- GUTTERS, DOWNSPOUTS, BRACKETS & D.S. BOOTS
CLEAR ANNOD.	- ALUMINUM HANDRAILS.
MATCH ADJ. WALL	- HOLLOW METAL DOORS, FRAMES AND STEEL HANDRAILS.
MATCH ADJ. WALL	- ALL EXPOSED COUNTER FLASHING, PIPE SUPPORTS AND OTHER MISC. FLASHING (U.O.N.).
PM	- ALL METAL BUILDING SIGNAGE.



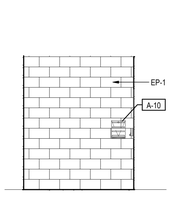
C6 / A211 DETAIL AT MAS LEDGE
1 1/2" = 1'-0"



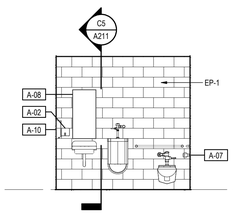
C5 / A211 RR BLDG - SECTION
1/4" = 1'-0"



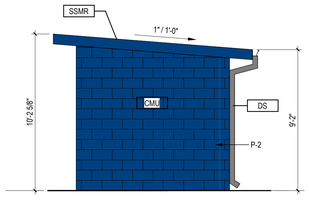
C4 / A211 ENLARGED PLAN - BULLPEN - TYP.
1/4" = 1'-0"



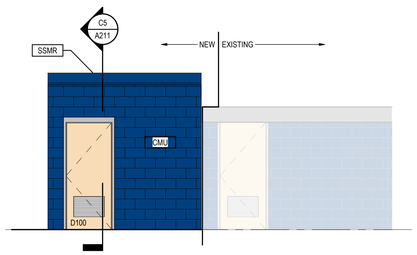
B6 / A211 RR BLDG - WEST WALL
1/4" = 1'-0"



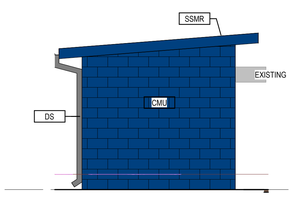
B5 / A211 RR BLDG - NORTH WALL
1/4" = 1'-0"



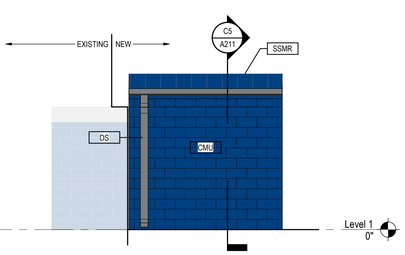
B4 / A211 RR BLDG - EAST ELEVATION
1/4" = 1'-0"



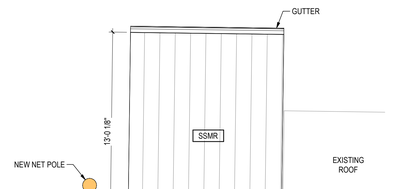
B3 / A211 RR BLDG - SOUTH ELEVATION
1/4" = 1'-0"



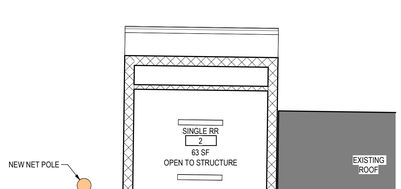
B2 / A211 RR BLDG - WEST ELEVATION
1/4" = 1'-0"



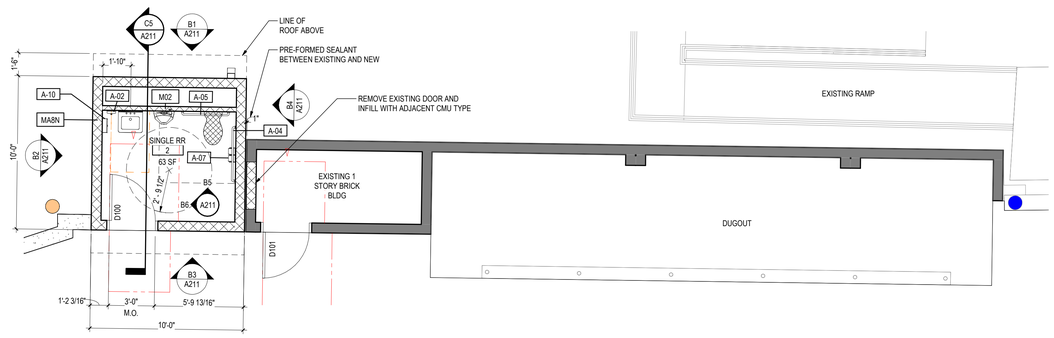
B1 / A211 RR BLDG - NORTH ELEVATION
1/4" = 1'-0"



A6 / A211 ROOF PLAN - SINGLE RR BLDG
1/4" = 1'-0"



A4 / A211 REFLECTED CEILING PLAN - SINGLE RR BLDG
1/4" = 1'-0"



A3 / A211 ENLARGED FLOOR PLAN - SINGLE RR AND 1ST BASE DUGOUT
1/4" = 1'-0"

Stantec
Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

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

Consultant

Notes

No.	Revision	By	Appd	Date YYYY.MM.DD
1	Revision 1			
	PACKAGE G			
	PACKAGE F			
	PACKAGE E			
	PACKAGE D			
	PACKAGE C			
	PACKAGE B			
	PACKAGE A			
	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
ENLARGED PLANS, DETAILS, SCHEDULES, EXTERIOR & INTERIOR ELEVATIONS

Project No.
214001368

Scale
As indicated

Revision
1

Drawing No.
A211

Pick location in Project Information
4/1/2026 3:24:43 PM
ORIGINAL SHEET - ARCH E1

GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: *ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.*

2. EXAMINATION OF SITE: *THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DISTRICT ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DISTRICT.*

3. SUBSURFACE INVESTIGATION: *SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DISTRICT AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.*

4. TOPOGRAPHIC SURVEY: *TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.*

5. COMPLIANCE WITH LAWS: *THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DISTRICT FOR RESOLUTION.*

6. PUBLIC CONVENIENCE AND SAFETY: *IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.*

MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DISTRICT. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DISTRICT RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DISTRICT'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DISTRICT SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DISTRICT SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND THE GOVERNING AUTHORITIES IF ANY STREET IS TO BE CLOSED OR OBSTRUCTED; SUCH NOTICE SHALL IN THE CASE OF MAJOR THOROUGHFARES OR STREETS UPON WHICH TRANSIT BY THE DISTRICT OR THE GOVERNING AUTHORITIES, KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.

7. PERMITS AND LICENSES: *THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DISTRICT BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.*

8. BONDS: *PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.*

9. VENDOR'S CERTIFICATION: *ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER, AND SHALL BE SUBJECT TO VERIFICATION BY TESTING OF SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.*

10. TESTING: *THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DISTRICT. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.*

11. INSPECTION: *INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DISTRICT. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DISTRICT. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DISTRICT FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.*

12. SHOP DRAWINGS: *THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS TO THE ENGINEER IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.*

13. SURVEYING: *ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DISTRICT SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER.*

14. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: *THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.*

15. EXISTING STRUCTURES: *THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DISTRICT AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.*

16. PROTECTION OF EXISTING UTILITIES: *AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.*

THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DISTRICT OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DISTRICT WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.

17. DAMAGE TO EXISTING FACILITIES: *ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.*

18. FIRE AND LIFE SAFETY SYSTEMS: *CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.*

19. TRENCH SAFETY: *IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES, MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES, THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.*

20. SAFETY RESTRICTIONS – WORK NEAR HIGH VOLTAGE LINES: *THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:*

A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING – UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES."

B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.

C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.

D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.

E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.

21. TRAFFIC CONTROL: *IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:*

A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "2011 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.

B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.

C. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.

D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.

E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.

F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.

G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

22. ACCESS TO ADJACENT PROPERTIES: *ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DISTRICT.*

23. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: *ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.*

24. PARKING OF CONSTRUCTION EQUIPMENT: *AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE DISTRICT. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DISTRICT, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.*

25. WATER FOR CONSTRUCTION: *THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.*

26. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: *THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.*

27. FENCES: *ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.*

28. COORDINATION WITH OTHERS: *IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.*

29. CONDITION OF SITE DURING CONSTRUCTION: *DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DISTRICT, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DISTRICT FOR ALL SUCH COSTS.*

30. EXISTING ROADWAYS: *THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.*

31. DUST CONTROL: *THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.*

32. CLEAN-UP FOR FINAL ACCEPTANCE: *THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DISTRICT. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.*

33. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: *ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DISTRICT MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DISTRICT, THE DISTRICT WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE THE CONTRACTOR.*

34. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: *ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.*

35. SEEDING/SODDING: *THE CONTRACTOR SHALL PROVIDE SEEDING AND/OR SODDING, WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT.*

36. RECORD DRAWINGS: *THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DISTRICT EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DISTRICT WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DISTRICT BEFORE REQUESTING FINAL PAYMENT.*

LEGEND

	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			
FINISH FLOOR ELEVATION	FFE=650.00	**FFE=650.00**	N/A
SPOT ELEVATION	+ 650.50	**× 650.50**	N/A
CURB			
ASPHALT PAVEMENT			N/A
RIDGE LINE	N/A	RL	N/A
SWALE or VALLEY GUTTER			N/A
CONTOUR LINE	675	675	675
STORM DRAIN	21"SD		
STORM DRAIN MANHOLE			
CURB INLET	CI	CI	
RECESSED CURB INLET	CI	CI	
GRATE INLET	GI		N/A
WATER LINE	8"W	**8"W**	8"W
FIRE HYDRANT			N/A
WATER VALVE			N/A
WATER METER BOX			N/A
CONTROL VALVE		N/A	N/A
IRRIGATION METER	N/A		N/A
BACKFLOW PREVENTOR	

GENERAL CONSTRUCTION NOTES

DEMOLITION:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.

3. PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.

4. HAZARDOUS AND/OR CONTAMINATED MATERIALS: THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.

5. STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE, ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.

6. FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/ OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICIALLY NOTED OTHERWISE.

7. TREE REMOVAL: NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY.

8. SAWCUTTING OF EXISTING PAVEMENT: SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.

9. REMOVAL OF UTILITIES: THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL UTILITIES WHERE INDICATED ON THE DRAWINGS, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.

10. BACKFILLING: THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.

11. REMOVAL OF MATERIALS FROM SITE: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS; EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; TREES, BRUSH AND STUMPS; FENCING; ROCK; TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.

12. REPLACEMENT OF DAMAGED FACILITIES: ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

LAYOUT & DIMENSIONAL CONTROL:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DISTRICT SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

3. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

4. DIMENSIONAL CONTROL: ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.

5. CURB RADII: ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.

6. BUILDING DIMENSIONS: CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.

7. TOPOGRAPHIC BOUNDARY SURVEY: SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS.

8. HANDICAP PARKING: HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.

9. FIRE LANE: FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.

10. SIGNS: CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

11. PARKING STALL DIMENSIONS: ALL PARKING STALLS SHALL BE 9'X18' UNLESS OTHERWISE NOTED.

12. PAVEMENT MARKINGS: CONTRACTOR SHALL USE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (WHITE). CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION.

GRADING:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. UNDISTURBED AREAS: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DISTRICT AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.

3. TESTING: ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY PREPARED BY _____, PROJECT NO. _____, DATED _____ WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.

4. STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DISTRICT. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

5. BURNING: BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DISTRICT.

6. PROOF ROLLING: UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

7. UNSTABLE MATERIAL: WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.

8. CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 1'-5" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 1'-5" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.

9. PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.

10. MASS GRADE ELEVATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:

- 7" BELOW FINISHED GRADE FOR ALL DUMPSTER DUTY PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR ALL MEDIUM DUTY PAVEMENT AREAS.
- 5" BELOW FINISHED GRADE FOR ALL STANDARD DUTY PAVEMENT AREAS.
- 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

A TOLERANCE OF +/- 0.10 FEET OF THE FINISHED GRADE WILL BE ALLOWED FOR ALL AREAS UNDER PROPOSED BUILDING PADS AND UNDER PROPOSED PAVEMENT. ALL LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

11. BUILDING ENTRANCE GRADES: REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.

12. LANDSCAPE AREAS: ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.

13. EARTHWORK QUANTITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

EROSION CONTROL:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. SWP3 COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE (SWP3) DURING PROJECT CONSTRUCTION. THE SWP3 PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWP3 BEYOND WHAT IS HEREIN PROVIDED.

3. BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWP3 MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWP3 MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.

4. CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL REFER TO THE SWP3 FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.

5. SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.

6. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWP3.

7. RE-VEGETATION: AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.

8. BMP REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DISTRICT.

STORM DRAIN:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.

3. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12 (PRIVATE USE ONLY)

15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12 (PRIVATE USE ONLY)

4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12 (PRIVATE USE ONLY)

4. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.

5. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.

6. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN PIPE SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.

7. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.

8. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

9. BENDS & WYE CONNECTIONS: ALL STORM BENDS & WYE CONNECTIONS SHALL BE PREFABRICATED "FACTORY" BENDS & WYES.

UTILITIES:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. INSPECTION AND TESTING: THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.

3. TRENCH COMPACTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.

4. CONFLICTS: THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.

5. CONNECTION TO EXISTING UTILITIES: THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGULATION OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.

6. WATER METERS: THE CONTRACTOR SHALL ACQUIRE BOTH DOMESTIC AND IRRIGATION METERS FROM THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING METERS INSTALLED IN BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.

7. PIPE COVER: TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48".

8. HORIZONTAL BLOCKING: HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY, HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES 'STANDARD DETAILS'.

9. THRUST BLOCKING: THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

10. ADDITIONAL BENDS: THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

11. POLYETHYLENE WRAP: ALL VALVES, DUCTILE IRON AND CAST IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.

12. ADJUSTMENTS: THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

13. APPURTENANCES: ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

14. FIRE PROTECTION WORK: ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITIES FIRE DEPARTMENT. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DISTRICTS' INSURANCE CARRIER.

15. SANITARY SEWER PIPE: ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4" THROUGH 15", AND ASTM F-879 FOR 15" THROUGH 27".

16. WATER PIPE: ALL WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (DR - 14).

17. FIRE HYDRANTS: FIRE HYDRANTS SHALL BE INSTALLED 4' TO 7' FROM THE BACK OF CURB PER CITY STANDARDS.

PAVING:

1. GENERAL CONSTRUCTION NOTES: REFER TO DRAWING NO. C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. PROTECTION OF EXISTING IMPROVEMENTS: THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVEMENT OPERATIONS.

3. SUBGRADE PREPARATION: PREPARATION OF THE SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.

PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.

4. PROOF-ROLL SUBGRADE: THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.

5. HYDRATED LIME: HYDRATED LIME (IF REQUIRED) SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 260, LIME TREATMENT USED AS SUBGRADE. LIME SHALL BE APPLIED AT THE RATE STATED IN THE GEOTECHNICAL REPORT, THOROUGHLY MIXED AND BLENDED WITH THE TOP 6" OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR (ASTM D698) AND 0 TO +4% OF OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. LIME STABILIZATION SHALL EXTEND ONE (1) FOOT OUTSIDE THE LIMITS OF THE PAVED AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED. PER THE GEOTECHNICAL REPORT, LIME STABILIZATION OF THE SUBGRADE MAY BE ELIMINATED BY INCREASING THE RESPECTIVE CONCRETE THICKNESS BY 1 INCH.

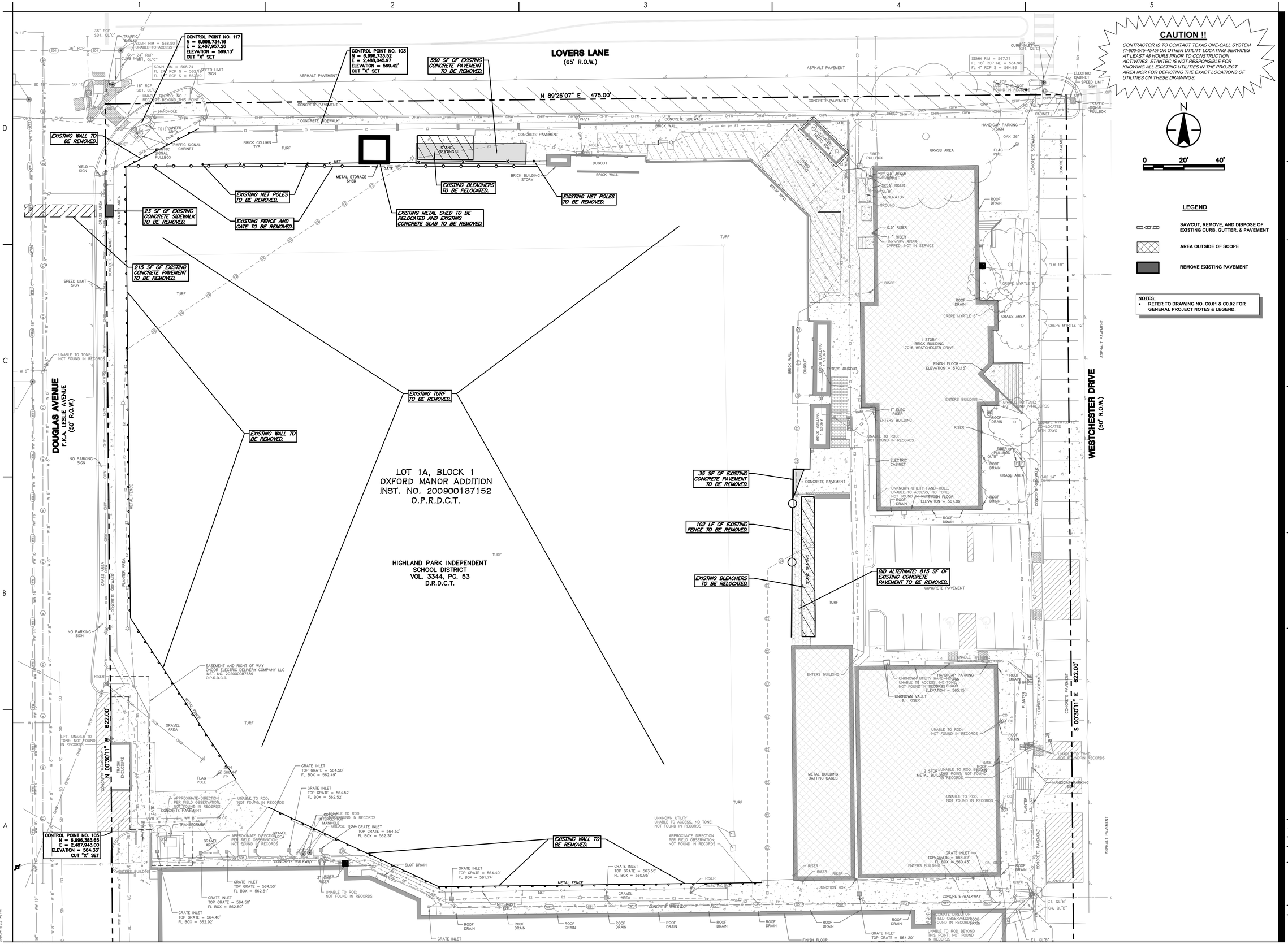
6. SAND CUSHION PROHIBITED: THE USE OF SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.

7. REINFORCING BARS: ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS, PAVING LEGEND AND CITY STANDARDS.

8. BAR CHAIRS: ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.

9. CONNECTION TO EXISTING PAVEMENT: WHERE PROPOSED PAVEMENT TO EXISTING PAVEMENT IS TO BE CONSTRUCTED BY THE CONTRACTOR, AT LEAST 15" OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS.

10. TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT: CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELO



CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND

- SAWCUT, REMOVE, AND DISPOSE OF EXISTING CURB, GUTTER, & PAVEMENT
- AREA OUTSIDE OF SCOPE
- REMOVE EXISTING PAVEMENT

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.

Stantec

TBPELS # F-6324
TBPELS # 10194488

Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6033
Tel: 214-234-1042
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. Copyright reserved. The information contained in this Drawing is the property of Stantec and may not be reproduced or used for any purpose other than that authorized by Stantec is forbidden.

Consultant

Issued	By	Appd	YYYY.MM.DD

Revision	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 03/10/2026

Client/Project
HIGHLAND PARK ISD

SCOTLAND YARD RENOVATION

7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: 01368C01_DEM_01

Scale:

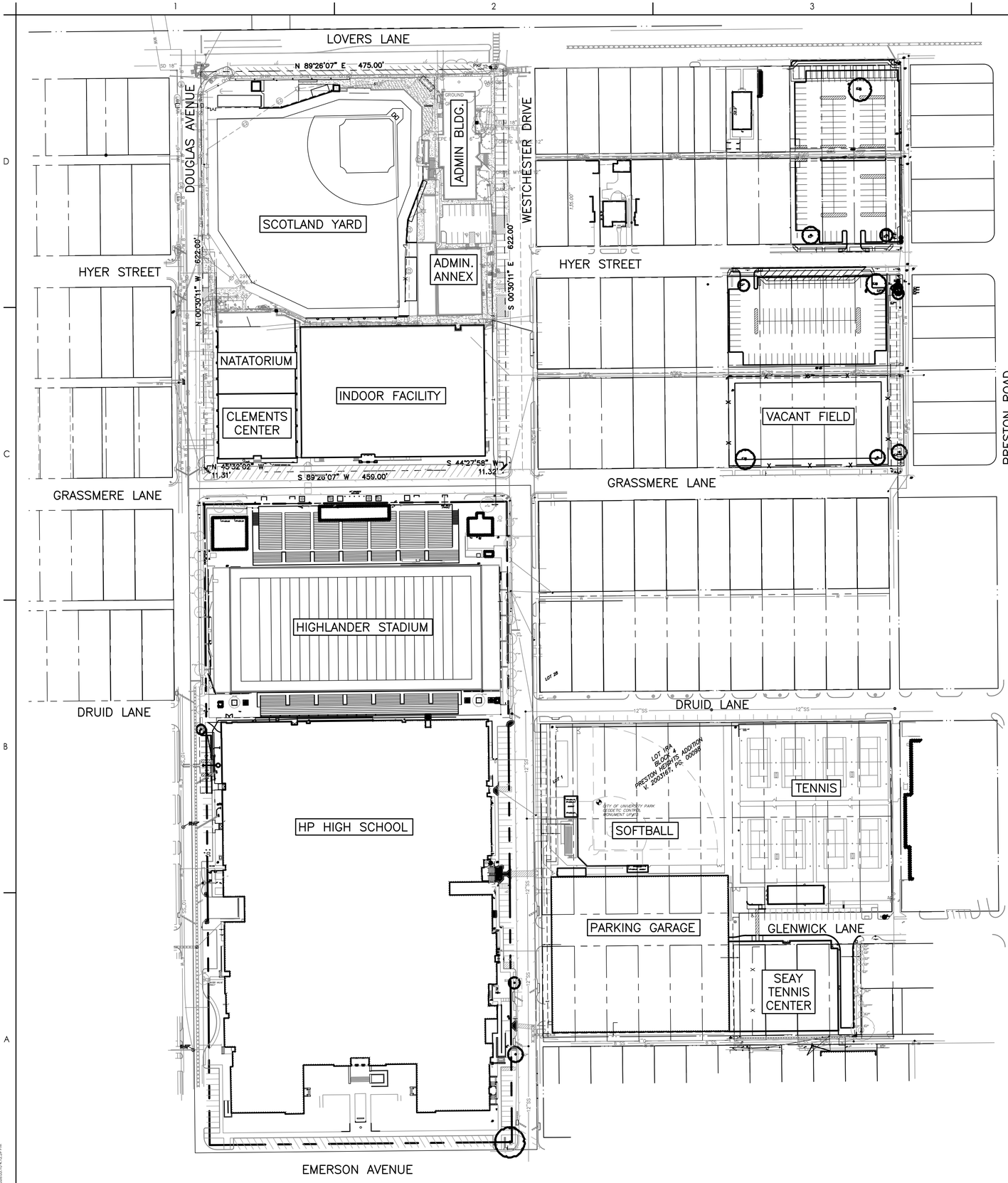
JQ	JGW	PMH	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

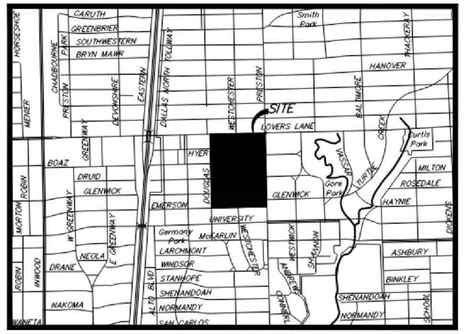
Title
DEMOLITION PLAN

Revision:0 Sheet: 3 of 8

Drawing No.
C1.00

ORIGINAL SHEET - ARCH D





VICINITY MAP
NOT TO SCALE

MAPSCO 35-B

CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

N

0 80' 160'

SITE DATA SUMMARY TABLE

ZONING: PD-17

SITE AREA:
430,730 SF
9.888 ACRES

GROSS FLOOR AREA (GFA): 103,324 SF

USE	FLOOR AREA
OFFICE SPACE	2,066 SF
CLASSROOM	25,373 SF
RESTROOMS	4,732 SF
STORAGE	4,065 SF
ELECT/IDF	2,150 SF
JANITOR	189 SF
MISC. LEARNING SPACES	39,853 SF

PARKING COUNT:
EXIST DEVELOPMENT: 1065 SPACES
PROP DEVELOPMENT:
REQUIRED – 808 SPACES
PROPOSED – 986 SPACES

PROP USE:
EDUCATIONAL USE – CLASSROOMS, BAND, GYMNASIUM AND ADDITIONAL STORAGE

Stantec
Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6003
Tel: (214) 234-1000
www.stantec.com
TBPELS # F-6324
TBPELS # 10194488

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. Copyright reserved. The information contained in this drawing is the property of Stantec and may not be reproduced or used for any purpose other than that authorized by Stantec is forbidden.

Consultant

No.	Revision	By	Appd	YYYY.MM.DD

No.	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 03/10/2026

Client/Project
HIGHLAND PARK ISD

SCOTLAND YARD RENOVATION

7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: 01368C01_OSP_01

Scale:

JQ	JGW	PMH	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

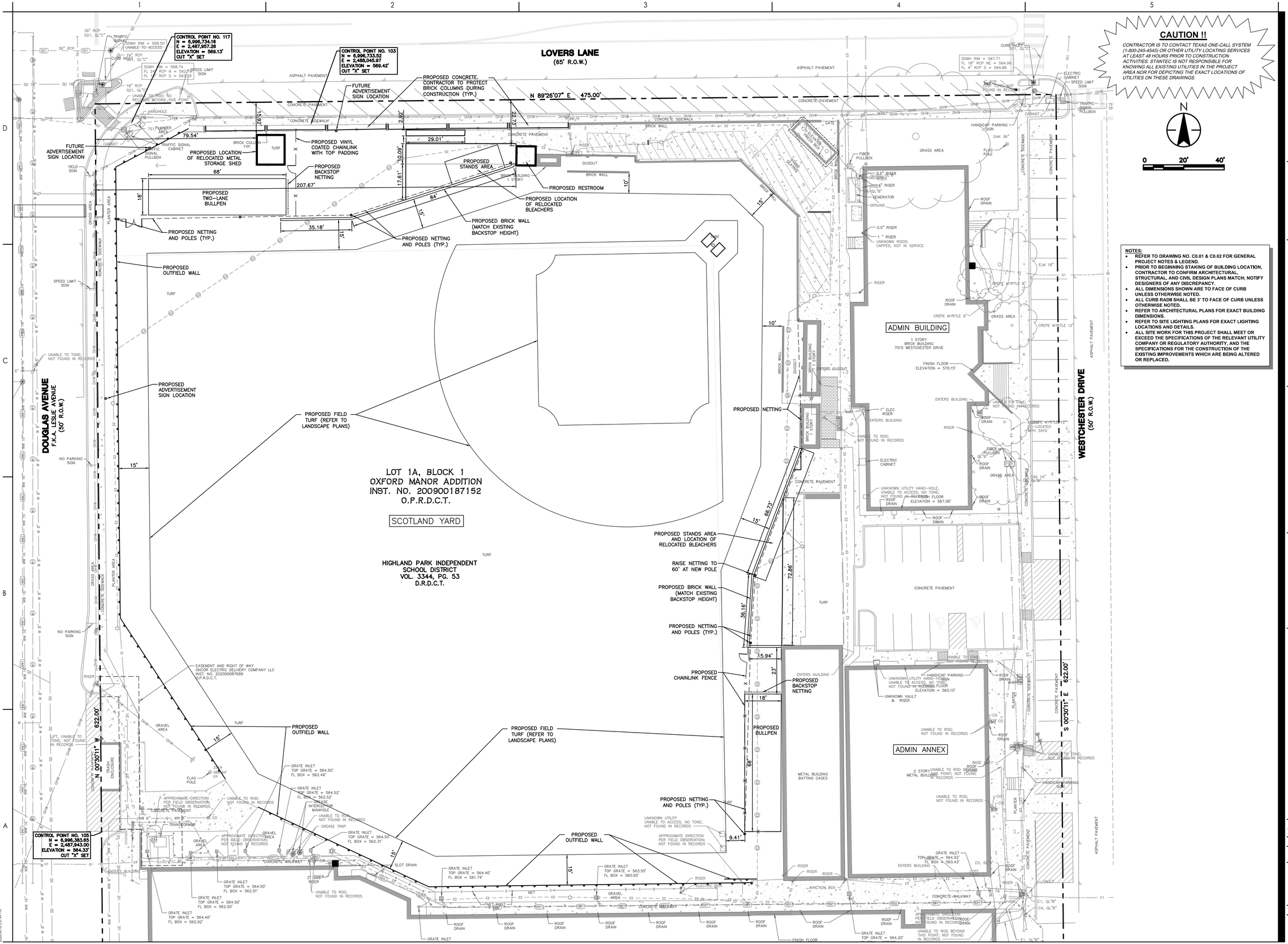
Title
OVERALL SITE PLAN

Revision:0 Sheet: 4 of 8

Drawing No.
C2.00

c:\21400\1368\Landscaping_Plan\01_Land\02_sheets\01368C01_osp_01
2026.03.10 4:12:39 PM

ORIGINAL SHEET - ARCH D



CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.
- PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR TO CONFIRM ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- REFER TO SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND DETAILS.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED.

Stantec
TBPELS # F-5324
TBPELS # 10194488
Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6033
Tel: (214) 473-4640
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. Drawings are not to be used for construction unless issued for construction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

No.	Revision	By	Appd	YYYY.MM.DD

No.	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 03/10/2026

Client/Project
HIGHLAND PARK ISD
SCOTLAND YARD RENOVATION
7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: 01368C01_SPN_01

Scale:

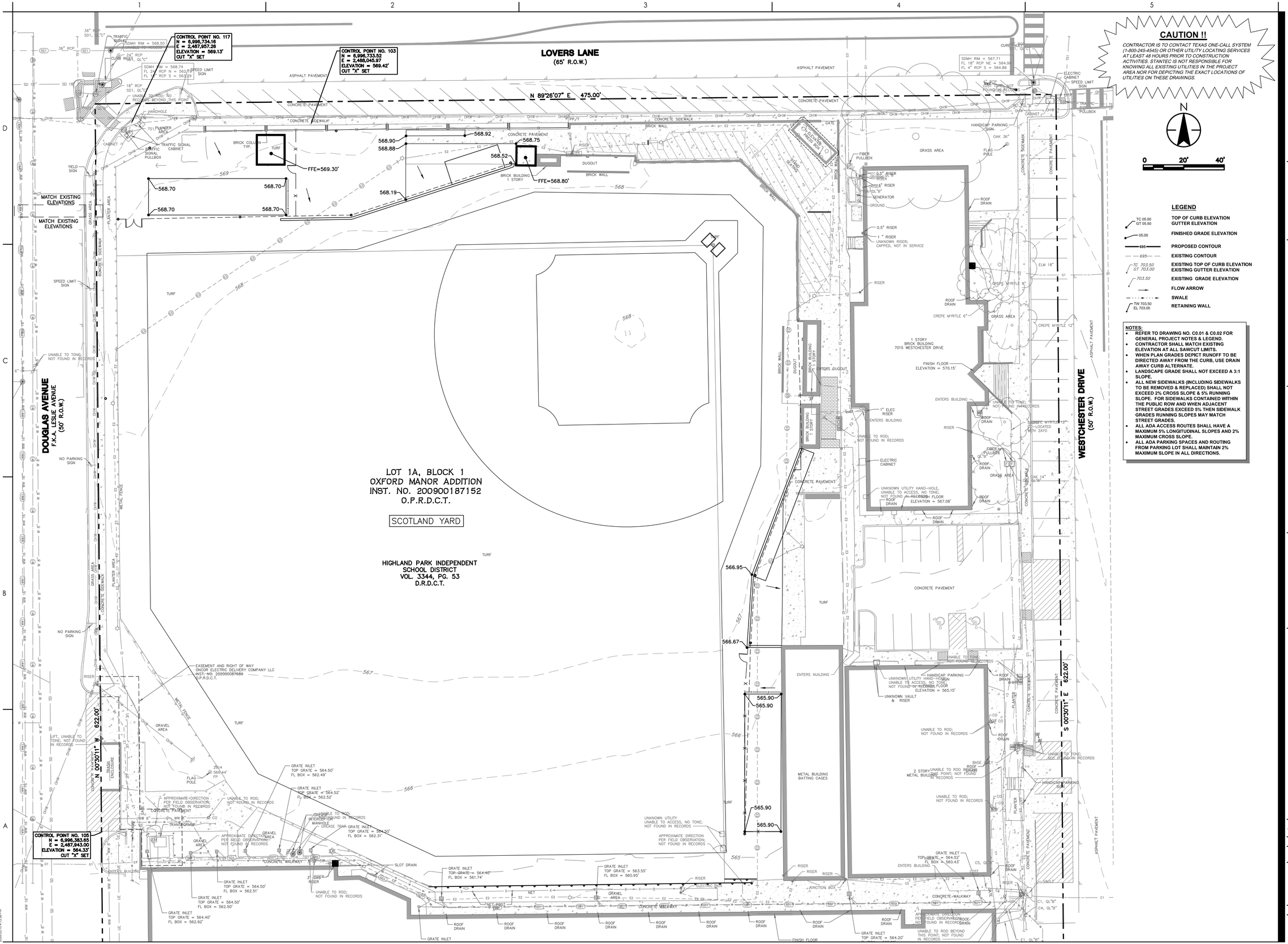
JQ	JGW	PMH	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
DETAILED SITE PLAN

Revision:0 Sheet: 5 of 8

Drawing No.
C2.01

v:\214001368\fs_working_files\01_civil\01_cad\02_sheets\01368c01_spn_01
2026.04.14 2:33:49 PM
ORIGINAL SHEET - ARCH D



CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND

TC 05.00 GT 05.50	TOP OF CURB ELEVATION GUTTER ELEVATION
05.00	FINISHED GRADE ELEVATION
695	PROPOSED CONTOUR
695	EXISTING CONTOUR
TC 703.50 GT 703.00	EXISTING TOP OF CURB ELEVATION EXISTING GUTTER ELEVATION
703.50	EXISTING GRADE ELEVATION
	FLOW ARROW
	SWALE
TW 703.50 EL 703.00	RETAINING WALL

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.
- CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS.
- WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE.
- LANDSCAPE GRADE SHALL NOT EXCEED A 3:1 SLOPE.
- ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT STREET GRADES EXCEED 5% THEN SIDEWALK GRADES RUNNING SLOPES MAY MATCH STREET GRADES.
- ALL ADA ACCESS ROUTES SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPES AND 2% MAXIMUM CROSS SLOPE.
- ALL ADA PARKING SPACES AND ROUTING FROM PARKING LOT SHALL MAINTAIN 2% MAXIMUM SLOPE IN ALL DIRECTIONS.

Stantec
TBPELS # F-6324
TBPELS # 10194488
Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6033
Tel: (214) 473-4640
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the Drawing - any errors or omissions shall be reported to Stantec without delay. Copyright Reserved - The reproduction, modification or use of this drawing in any manner for any purpose other than that authorized by Stantec is forbidden.

Consultant

No.	Revision	By	Appd	YYYY.MM.DD

No.	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 03/10/2026

Client/Project
HIGHLAND PARK ISD
SCOTLAND YARD RENOVATION
7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: 01368C01_GRP_01

Scale:

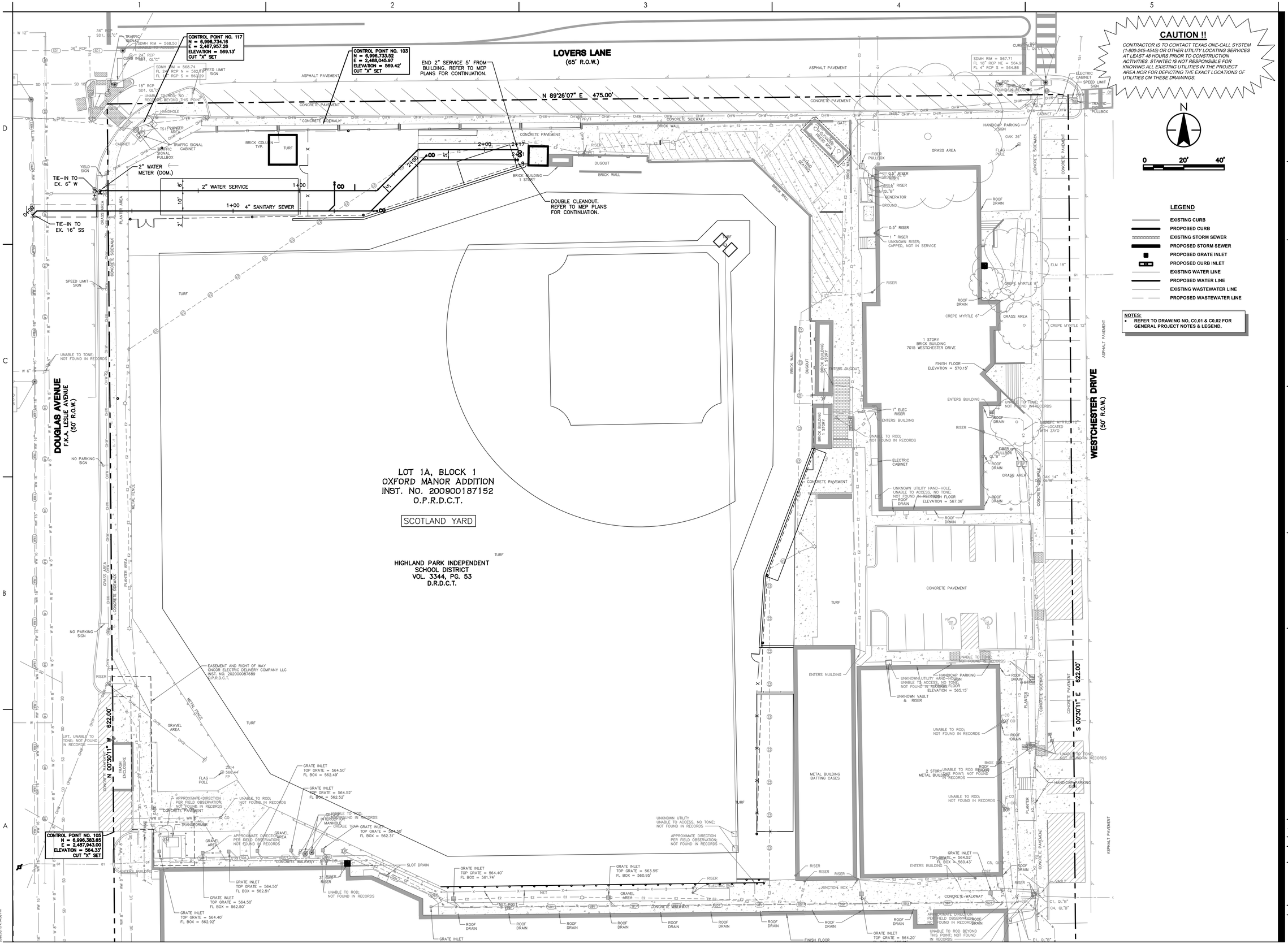
JQ	JGW	PMH	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
GRADING PLAN

Revision:0 Sheet: 7 of 8

Drawing No.
C3.00

v:\214001368\4_working_files\01_civil\01_cad\02_sheets\01368c01_grp_01
2026.03.10 4:13:28 PM
ORIGINAL SHEET - ARCH D



Stantec
TBPELS # F-6324
TBPELS # 10194488
Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-8013
Tel: (214) 473-4640
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. Stantec will not be responsible for any deviations from these drawings during construction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

No.	Revision	By	Appd	YYYY.MM.DD

No.	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E No. 66751 Date 03/10/2026

Client/Project
HIGHLAND PARK ISD
SCOTLAND YARD RENOVATION
7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: 01368C01_UPP_01

Scale:

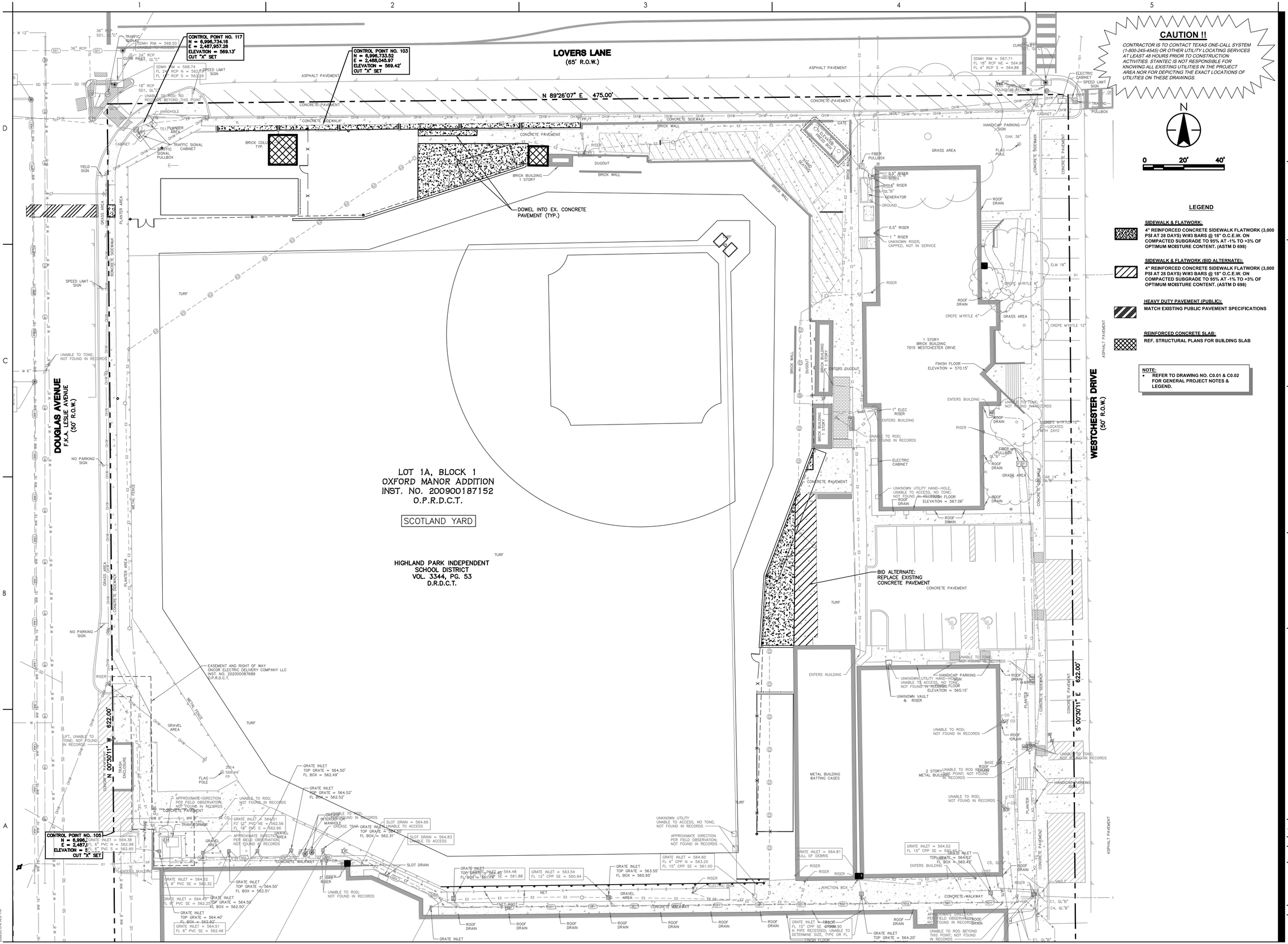
JQ	JGW	PMH	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

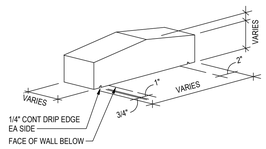
Title
PRIVATE UTILITY PLAN

Revision:0 Sheet: 7 of 8

Drawing No.
C4.00

ORIGINAL SHEET - ARCH D

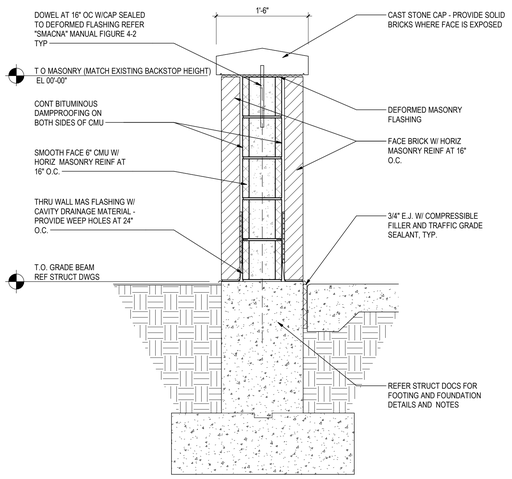

LOVERS LANE
(65' R.O.W.)
DOUGLAS AVENUE
F.K.A. LESUE AVENUE
(50' R.O.W.)
WESTCHESTER DRIVE
(50' R.O.W.)
CONTROL POINT NO. 117
N = 6,996,734.16
E = 2,487,957.26
ELEVATION = 569.13'
CUT "X" SET
CONTROL POINT NO. 103
N = 6,996,733.52
E = 2,488,040.97
ELEVATION = 569.42'
CUT "X" SET
CONTROL POINT NO. 105
N = 6,996,
E = 2,487,
ELEVATION = FL 6" PVC S = 562.95
CUT "X" SET
N 89°26'07" E 475.00'
S 00°30'11" E 622.00'
N 00°30'11" W 622.00'
LOT 1A, BLOCK 1
OXFORD MANOR ADDITION
INST. NO. 200900187152
O.P.R.D.C.T.
SCOTLAND YARD
HIGHLAND PARK INDEPENDENT
SCHOOL DISTRICT
VOL. 3344, PG. 53
D.R.D.C.T.
1 STORY
BRICK BUILDING
7015 WESTCHESTER DRIVE
2 STORY
METAL BUILDING
METAL BUILDING
BATTING CAGES
BRICK BUILDING
1 STORY
BRICK WALL
DUGOUT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
ASPHALT PAVEMENT
CONCRETE WALKWAY
GRASS AREA
TURF
PLANTER AREA
GRAVEL AREA
METAL FENCE
CHAIN LINK FENCE
BID ALTERNATE:
REPLACE EXISTING
CONCRETE PAVEMENT
DOWEL INTO EX. CONCRETE
PAVEMENT (TYP.)
EASEMENT AND RIGHT OF WAY
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 202000087689
O.P.R.D.C.T.
SLOT DRAIN = 564.66
UNABLE TO ACCESS
SLOT DRAIN = 564.83
UNABLE TO ACCESS
SLOT DRAIN
FINISH FLOOR
ELEVATION = 570.15'
FINISH FLOOR
ELEVATION = 567.06'
FINISH FLOOR
ELEVATION = 565.15'
UNABLE TO ROD;
NOT FOUND IN RECORDS
UNABLE TO TONE;
NOT FOUND IN RECORDS
UNKNOWN UTILITY HAND-HOLE,
UNABLE TO ACCESS, NO TONE;
NOT FOUND IN RECORDS
UNKNOWN VAULT
& RISER
UNABLE TO ROD BEYOND
THIS POINT; NOT FOUND
IN RECORDS
APPROXIMATE DIRECTION
PER FIELD OBSERVATION;
NOT FOUND IN RECORDS
ENTERS BUILDING
ENTERS NUILDING
ENTERS DUGOUT
ENTERS BUILDING
METAL BUILDING
BATTING CAGES
BASE
BOOK
BOOK
BOOK



CAST STONE CAP

C2 ASD101 G523_RETAINING WALL_CAST STONE CAP

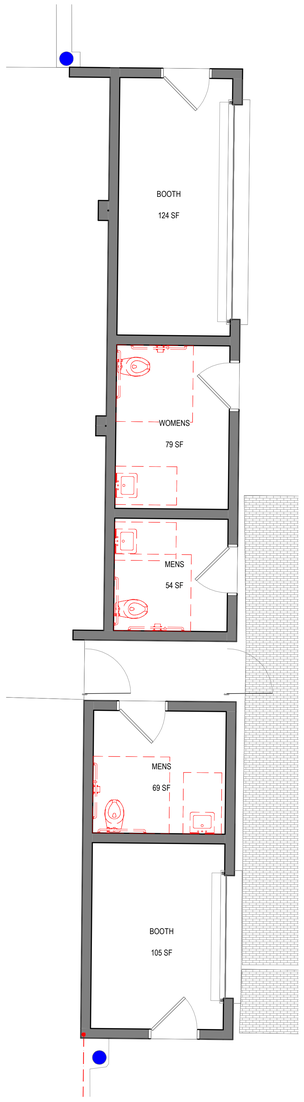
1 1/2" = 1'-0"



SCREEN WALL

A2 ASD101 G523_SCREEN WALL_CMU_MAS_BOTH SIDE

1" = 1'-0"



TRUE NORTH

A4 ASD101 ENLARGED PLAN - EXISTING RRs

1/4" = 1'-0"

DEMO LEGEND:

EXISTING	AREA NOT IN SCOPE	X X	FENCING
TO BE DEMOLISHED	EXISTING FIELD LIGHT POLE(s) (8)		EXISTING NETTING POLE(s) (12)

GENERAL DEMOLITION REQUIREMENTS

GENERAL:

1. VISIT THE SITE TO UNDERSTAND THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. REPORT DISCREPANCIES OR AMBIGUOUS ITEMS TO THE ARCHITECT PRIOR TO BIDDING FOR CLARIFICATION.
2. REMOVE EXISTING PLUMBING FIXTURES & REPLACE WITH NEW.
3. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK.
4. COORDINATE DEMOLITION WORK WITH PLAN SHEET XXX. REFER TO SHEET XXX FOR DOOR AND WINDOW FRAME TYPES AND DETAILS AT NEW OPENINGS IN EXISTING WALLS.
5. REFER TO CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL DEMOLITION AND ALTERATION REQUIREMENTS. PATCH WALLS WHERE FIXTURES AND EQUIPMENT ARE DEMOLISHED TO MATCH EXISTING ADJACENT SURFACE.
6. THE OWNER HAS FIRST RIGHTS OF SALVAGE OF ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS REMOVED AS PART OF THE DEMOLITION AND NOT REUSED IN THE NEW CONSTRUCTION. REMOVE ALL OTHER DEBRIS AND WASTE FROM THE SITE AND DISPOSE OF PROPERLY, IN ACCORDANCE WITH ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
7. PRIOR TO START OF DEMOLITION, SECURE FROM THE OWNER A LIST OF ADDITIONAL EXISTING BUILDING COMPONENTS TO BE SALVAGED AND DELIVERED TO THE OWNER. EXERCISE SUFFICIENT CARE IN SALVAGE OPERATIONS SUCH THAT SALVAGED COMPONENTS ARE DELIVERED TO THE OWNER IN THEIR EXISTING UNDAMAGED CONDITION.
8. DEMOLITION WORK IS TO BE COORDINATED WITH DEMOLITION WORK WITH CONSTRUCTION PHASING PLAN XXX.

EDITORS NOTE:
NOTE NEEDS MODIFICATION.
OWNER SALVAGED ITEMS
SHOULD BE KNOWN

STRUCTURAL INTEGRITY:

1. PROVIDE SHORING, BRACING, AND SUPPORTS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT BEFORE CUTTING OR ALTERING ANY OPENING IN AN EXISTING LOAD BEARING OR NON-LOAD BEARING WALL, FOOTING, OR ROOF DECK.
2. UNLESS OTHERWISE INDICATED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, PROVIDE TEMPORARY STEEL ANGLE MASONRY SUPPORT AT NEW OPENINGS CUT IN EXISTING MASONRY WALLS, WHETHER BEARING OR NON-BEARING, WITH MINIMUM 8" BEARING. REFER TO SHEET XXX FOR NEW WORK.

CUTTING AND PATCHING:

1. PROVIDE MATERIALS FOR CUTTING AND PATCHING WHICH WILL RESULT IN EQUAL-OR-BETTER WORK THAN THAT BEING CUT OR PATCHED.
2. REMOVE EXISTING CONSTRUCTION SO AS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. PATCH FLOORS, WALLS AND CEILINGS IN A RECTANGULAR PATTERN TO MATCH EXISTING CONDITIONS AND MAKE THEM READY TO RECEIVE ANY NEW FINISHES INDICATED.
3. CAP PLUMBING LINES THAT ARE TO BE REMOVED BELOW FLOOR OR BEHIND WALL, OR REMOVE THEM COMPLETELY. PATCH FLOORS AND WALLS TO MATCH EXISTING CONDITIONS. REFER PLUMBING DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
4. AT AREAS WHERE EXISTING FLOOR MOUNTED TOILET ROOM FIXTURES ARE TO BE REMOVED, ALSO REMOVE APPROXIMATELY 30 SF OF TILE FROM THE FLOOR AND 40 SF OF TILE FROM THE WALL. PREPARE THIS AREA TO RECEIVE NEW TILE. THE LAYOUT AND EXACT AMOUNT OF TILE TO BE REMOVED SHALL BE AT THE DIRECTION OF THE ARCHITECT.
5. AT AREAS WHERE EXISTING WALL MOUNTED TOILET ROOM FIXTURES ARE TO BE REMOVED, ALSO REMOVE APPROXIMATELY 40 SF OF TILE FROM THE WALL. PREPARE THIS AREA TO RECEIVE NEW TILE. THE LAYOUT AND EXACT AMOUNT OF TILE TO BE REMOVED SHALL BE AT THE DIRECTION OF THE ARCHITECT.
6. WHERE EXISTING FLOORING, CEILINGS OR WALL FINISHES ARE TO BE REMOVED AND REPLACED WITH NEW FINISHES, SURFACES TO REMAIN SHALL BE STRIPPED CLEAN OF ALL EXISTING FINISHES AND MADE READY TO RECEIVE NEW FINISHES.
7. INSPECT FLOORS TO RECEIVE NEW FINISHES PRIOR TO BID. COMPLETELY REMOVE FLOOR FINISHES TO BE REPLACED UON. CLEAN AND PROPERLY PREPARE THE EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH MATERIAL. STRIP, PATCH, AND FILL TO PROVIDE A SMOOTH, DURABLE SURFACE FREE OF BURRS AND ADHESIVE AND SUITABLE FOR APPLICATION OF NEW FINISH MATERIAL. UNDER CUT OF DOORS TO ACCOMMODATE NEW FLOOR FINISH WHERE NEW FINISH IS THICKER THAN ORIGINAL FINISH.
8. WHERE NEW CONCRETE TOPPING IS TO BE PLACED OVER EXISTING CONCRETE SLAB, ABRADE EXISTING CONCRETE FINISH FOR BETTER BOND.
9. TOOTH IN MASONRY WHERE EXISTING MASONRY ABUTS NEW MASONRY IN THE SAME WALL PLANE . NEW MASONRY SHALL MATCH EXISTING COURSING AND BOND PATTERN.
10. PROVIDE A FINISHED EDGE BY TOOTHING IN NEW MASONRY TO MATCH EXISTING WHERE A PORTION OF AN EXISTING MASONRY WALL IS TO BE REMOVED (UON).
11. REMOVE EXISTING WINDOWS AND SILLS COMPLETELY PRIOR TO SEALING OPENINGS (UON).
12. REMOVE FRAME AND PATCH WALL WITH SAME ADJACENT MATERIAL AND FINISH AS EXISTING WHERE EXISTING DOOR OPENINGS ARE TO BE SEALED. ALIGN NEW AND EXISTING WALLS (UON).
13. REMOVE EXPANSION JOINT COVERS (FLOOR, WALL, AND CEILING) THAT ARE DAMAGED DURING DEMOLITION AND REPLACE WITH NEW COVERS OF THE SAME TYPE AND FINISH (OR WITH NEW AS DETAILED, WHERE INDICATED).
14. COORDINATE WITH ROOF PLAN SHEET XXX AND DETAILS FOR SELECTED DEMOLITION OF ROOF AREAS.
15. EXISTING DOORS, FRAMES, AND HARDWARE THAT ARE REMOVED MAY BE REUSED, WHERE INDICATED ON PLANS, IF IN GOOD CONDITION IN THE OPINION OF THE ARCHITECT AND OWNER.
16. WHERE INDICATED, REMOVE TACKBOARDS, CHALKBOARDS, MISCELLANEOUS DISPLAY RAILS, AND TOILET ROOM ACCESSORIES. SALVAGE REMOVED ITEMS FOR OWNER OR REINSTALL AS INDICATED IN DRAWINGS AND SPECIFICATIONS. CLEAN AND PREPARE WALL AS REQUIRED FOR NEW EQUIPMENT OR TO RECEIVE A NEW FINISH.
17. REMOVE WOOD FRAME AND WOOD AT TRANSOM OPENINGS ABOVE DOORS. PATCH WALL TO MATCH EXISTING (1 HR CONSTRUCTION).
18. REMOVE EXISTING EXTERIOR DOWNSPOUTS AT AREAS TO BE REROOFED (COORDINATE WITH ROOF PLAN, SHEET A151).
19. AT CONTRACTOR'S OPTION: SALVAGE EXISTING GSU THAT IS TO BE REMOVED FOR USE IN PATCHING EXISTING. REUSE GSU ONLY IF IN GOOD CONDITION IN THE OPINION OF THE ARCHITECT AND THE OWNER. SALVAGED GSU MAY BE USED TO CONSTRUCT NEW WALLS THAT TIE IN TO EXISTING GSU WALLS. REFER TO ROOM FINISH SCHEDULES FOR ROOMS THAT CALL FOR NEW GSU. ALLOW FOR 200 UNITS OF GSU FOR MISC PATCHING AS DIRECTED BY ARCHITECT.
20. REMOVE ALL EXISTING WINDOW FRAMES, GLAZING, GYP BOARD AND INSULATED PANELS OVER WINDOWS.
21. REMOVE ALL LIGHTING FIXTURES FROM CLASSROOMS (COORDINATE WITH LIGHTING DRAWINGS).
22. REMOVE EXISTING LAY-IN CEILING AND GRID FROM AREAS WHERE THERE IS NEW CONSTRUCTION FOR REINSTALLATION IN NEW CONFIGURATION.

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Consultant

Notes

No.	Revision	By	Appd	Date
1	Revision 1			YYYY.MM.DD

Issued/Revision

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation

7015 Westchester Dr, Dallas, TX 75205

Title
ENLARGED PLAN & DETAILS

Project No.
214001368

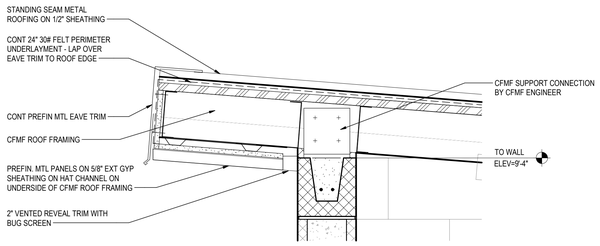
Scale
As indicated

Revision
1

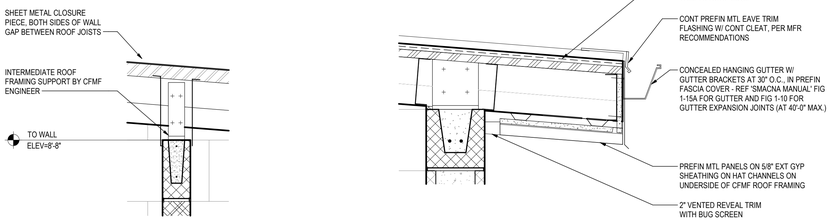
Drawing No.
ASD101

Pick location in Project Information
3/10/2026 11:04:53 AM

ORIGINAL SHEET - ARCH E1



E5 / A211 DETAIL AT HIGH EAVE
1 1/2" = 1'-0"



D6 / A211 DETAIL AT INTERMEDIATE WALL
1 1/2" = 1'-0"

D5 / A211 DETAIL AT LOW EAVE
1 1/2" = 1'-0"

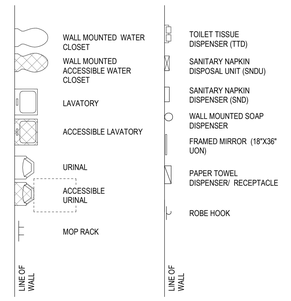
MATERIAL SCHEDULE - EXTERIOR

MARK	MATERIAL	MANUFACTURER	COLOR	STYLE	REMARKS
BK1	BRICK	-	TO MATCH EXISTING	-	-
CL	CHAIN-LINK FENCE	-	BLACK	VYNIL COATED	INCLUDE TOP PADDING
CMU	CONCRETE MASONRY UNIT	FEATHERLITE	TO MATCH EXISTING	PAINTED	EXTERIOR
DS	DOWNSPOUT	-	TO MATCH SSMR		
EP-1	EPOXY PAINT	SHERWIN WILLIAMS	COOL GRAY 1	PAINTED; RGB 217, 217, 214	INTERIOR
MS	METAL SOFFIT	PAC-CLAD	FIELD PAINTED BLUE TO MATCH EXISTING		
SSMR	STANDING SEAM METAL ROOF	PAC-CLAD	FIELD PAINTED BLUE TO MATCH EXISTING	SNAP-CLAD SMOOTH PANEL	12"

ACCESSORY SCHEDULE

MARK	DESCRIPTION	TYPE COMMENTS
A-02	SOAP DISPENSER	SURFACE MOUNTED
A-04	48" GRAB BAR	WALL MOUNTED
A-05	36" GRAB BAR	WALL MOUNTED
A-07	TOILET TISSUE DISPENSER	SURFACE MOUNTED
A-08	FRAMED MIRROR	WALL MOUNTED
A-10	Bobrick B-262 Classic Series Surface Mounted Paper Towel Dispenser	SURFACE MOUNTED

TOILET ROOM ACCESSORY LEGEND:



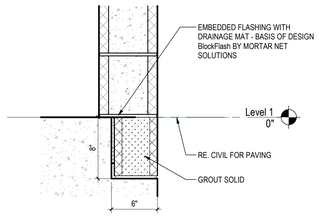
GENERAL NOTES - EXTERIOR ELEVATIONS:

1. PROVIDE MEJs (MASONRY EXPANSION JOINTS) AT LOCATIONS AS SHOWN. FOR LOCATIONS NOT SHOWN, PROVIDE JOINTS 3' - 4" FROM OUTSIDE CORNERS AND SPACED MAX. 20' - 0" O.C.
2. REFER TO SHEET A601 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES.
3. REFER TO ROOF PLAN A151 FOR DOWNSPOUT, GUTTER EJ, SCUPPER, AND LADDER LOCATIONS.
4. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.

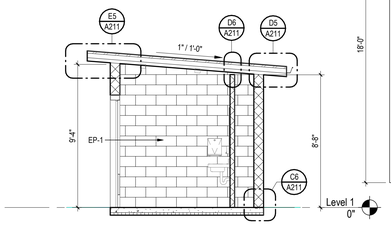
GENERAL NOTES - EXTERIOR FINISH AND COLOR SCHEDULE:

1. MANUFACTURERS NAMES AND IDENTIFICATION NUMBERS ARE LISTED AS A MEANS OF ESTABLISHING A STANDARD OF TYPE, FUNCTION, COLOR, AND QUALITY. REFER TO PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS & PROCEDURES.
2. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SAMPLE OF ALL MATERIALS FOR APPROVAL BEFORE MATERIALS ARE APPLIED ON THE JOB.
3. TERMINATE ALL ACCENT PAINTS & VINYL WALL COVERING ON INSIDE CORNERS ONLY UNLESS OTHERWISE INDICATED.
4. PAINT ALL EXTERIOR EXPOSED PIPING. VERIFY COLOR W/ ARCHITECT
5. ALL EXTERIOR STEEL LINTELS SHALL BE PAINTED TO MATCH ADJACENT BRICK.
6. ALL FLAGPOLES TO HAVE CLEAR ANODIZED FINISH, (UON).
7. ALL ALUM. WINDOWS & DOOR FRAMES SHALL BE CLEAR ANODIZED; EXTERIOR GLAZING TO BE ACCORDING TO MANUFACTURER PPG "AZURIA" INSULATION GLASS, TYP.
8. ALL EXTERIOR METAL SHALL BE FINISHED AS FOLLOWS:

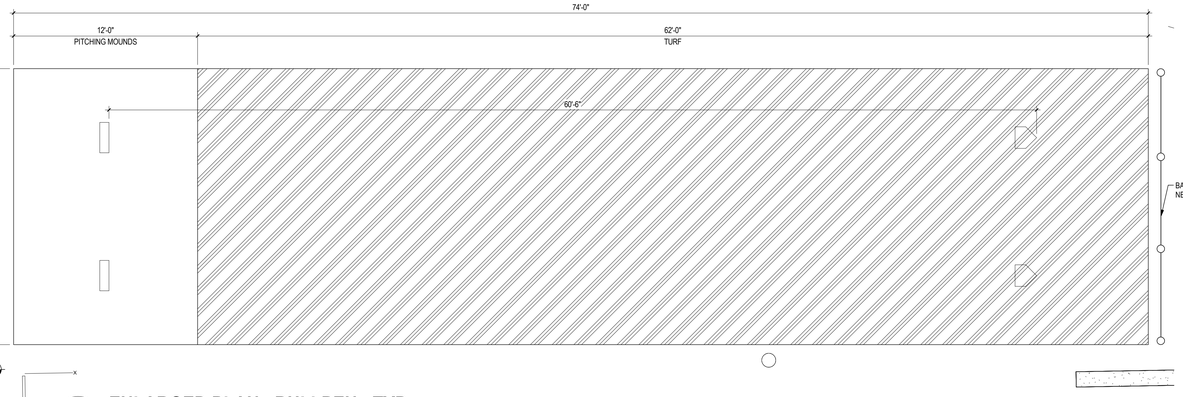
CLEAR ANNOD.	- ALUMINUM STOREFRONT, ALUMINUM WINDOWS
PM	- COPING, AND FLASHING NOTED ON THE DRAWINGS.
PM	- ALL UNDESIGNATED PRE-FINISHED METAL
PM	- PRE-FINISHED LOUVERS
PM	- GUTTERS, DOWNSPOUTS, BRACKETS & D.S. BOOTS
CLEAR ANNOD.	- ALUMINUM HANDRAILS.
MATCH ADJ. WALL	- HOLLOW METAL DOORS, FRAMES AND STEEL HANDRAILS.
MATCH ADJ. WALL	- ALL EXPOSED COUNTER FLASHING, PIPE SUPPORTS AND OTHER MISC. FLASHING (U.O.N.).
PM	- ALL METAL BUILDING SIGNAGE.



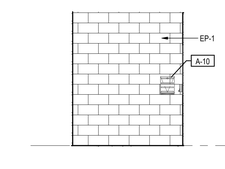
C6 / A211 DETAIL AT MAS LEDGE
1 1/2" = 1'-0"



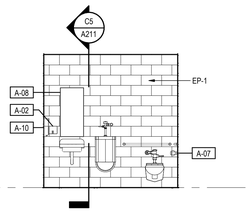
C5 / A211 RR BLDG - SECTION
1/4" = 1'-0"



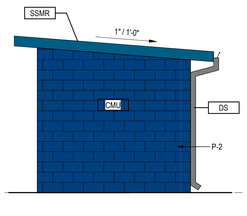
C4 / A211 ENLARGED PLAN - BULLPEN - TYP.
1/4" = 1'-0"



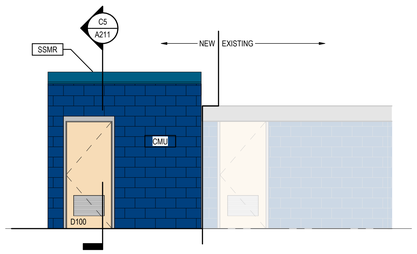
B6 / A211 RR BLDG - WEST WALL
1/4" = 1'-0"



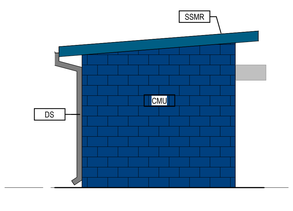
B5 / A211 RR BLDG - NORTH WALL
1/4" = 1'-0"



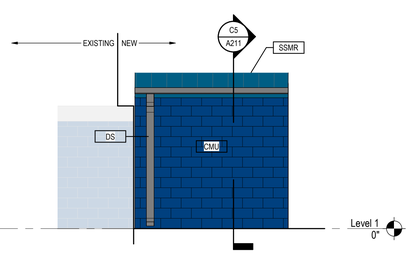
B4 / A211 RR BLDG - EAST ELEVATION
1/4" = 1'-0"



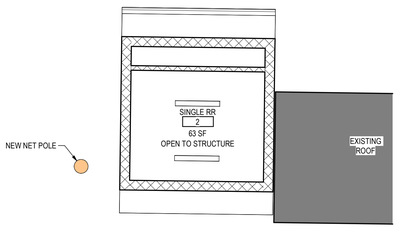
B3 / A211 RR BLDG - SOUTH ELEVATION
1/4" = 1'-0"



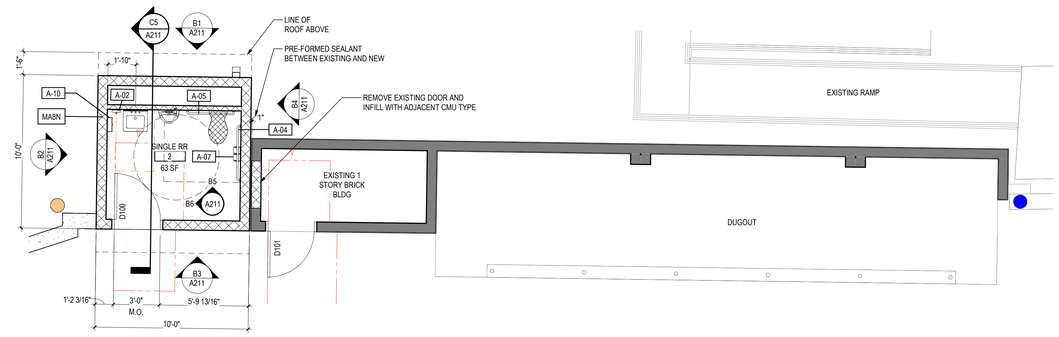
B2 / A211 RR BLDG - WEST ELEVATION
1/4" = 1'-0"



B1 / A211 RR BLDG - NORTH ELEVATION
1/4" = 1'-0"



A5 / A211 REFLECTED CEILING PLAN - SINGLE RR BLDG
1/4" = 1'-0"



A3 / A211 ENLARGED FLOOR PLAN - SINGLE RR AND 1ST BASE DUGOUT
1/4" = 1'-0"

Stantec
Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Tel: (214) 473-2400 • www.stantec.com

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

Consultant

Notes

1 Revision 1			Date 1
Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued	By	Appd	YYYY.MM.DD

Permit/Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
<Professional of Record>, #<Registration #>

Client/Project Logo

Client/Project
Highland Park ISD

Highland Park ISD - Scotland Yard Renovation
7015 Westchester Dr, Dallas, TX 75205

Title
ENLARGED PLANS, DETAILS, SCHEDULES, EXTERIOR & INTERIOR ELEVATIONS

Project No.
214001368

Scale
As indicated

Revision
1

Drawing No.
A211

<Pick location in Project Information>
1/31/2026 11:06:58 AM
ORIGINAL SHEET - ARCH E1

1 ENLARGEMENT PLANTING PLAN
L101

N 89°26'07" E 475.00'

S 00°30'11" E 622.00'

N 00°30'11" W 622.00'

C4 A211

A3 A211

OAK 36"

ELM 18"

CREPE MYRTLE 8"

CREPE MYRTLE 6"

CREPE MYRTLE 12"

OAK 14"

GROUND

IRRIGATION NOTE:
CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PROPOSED LANDSCAPE BED & TURF AREAS. OWNER IS TO PROVIDE THE WATER SOURCE/METER FOR SUPPLY OF WATER TO THE LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE INSTALLED ACCORDING TO ALL CODE REQUIREMENTS WHICH INCLUDE APPLICATION FOR A BACKFLOW PERMIT AND INSTALLATION OF A PRESSURE VACUUM BREAKER ASSEMBLY (APPROVED ANTI-SIPHON DEVICE TO PROTECT POTABLE WATER SUPPLY). SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR'S LICENSED IRRIGATOR AS REQUIRED BY STATE LAW AND INCLUDE REQUIREMENTS AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. REFER TO IRRIGATION DRAWINGS.

N

0 20' 40'

Stantec

Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6003
Phone: 214-234-8900
www.stantec.com

TBPELS # F-6324
TBPELS # 10194488

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

Consultant

Stantec
Landscape Architecture
910 Louisiana Street Suite 2600
Houston TX 77002-4916
Tel: (713) 548-5700
www.stantec.com

By	Appd	YYYY.MM.DD	Revision
ZL	BC	2026.03.10	FOR PRICING ONLY
ZL	BC	2026.03.10	Issued

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
HIGHLAND PARK ISD

SCOTLAND YARD RENOVATION

7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368

File Name: L100

Scale:

Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
ZL	ZL	BC	2026.03.10

Title

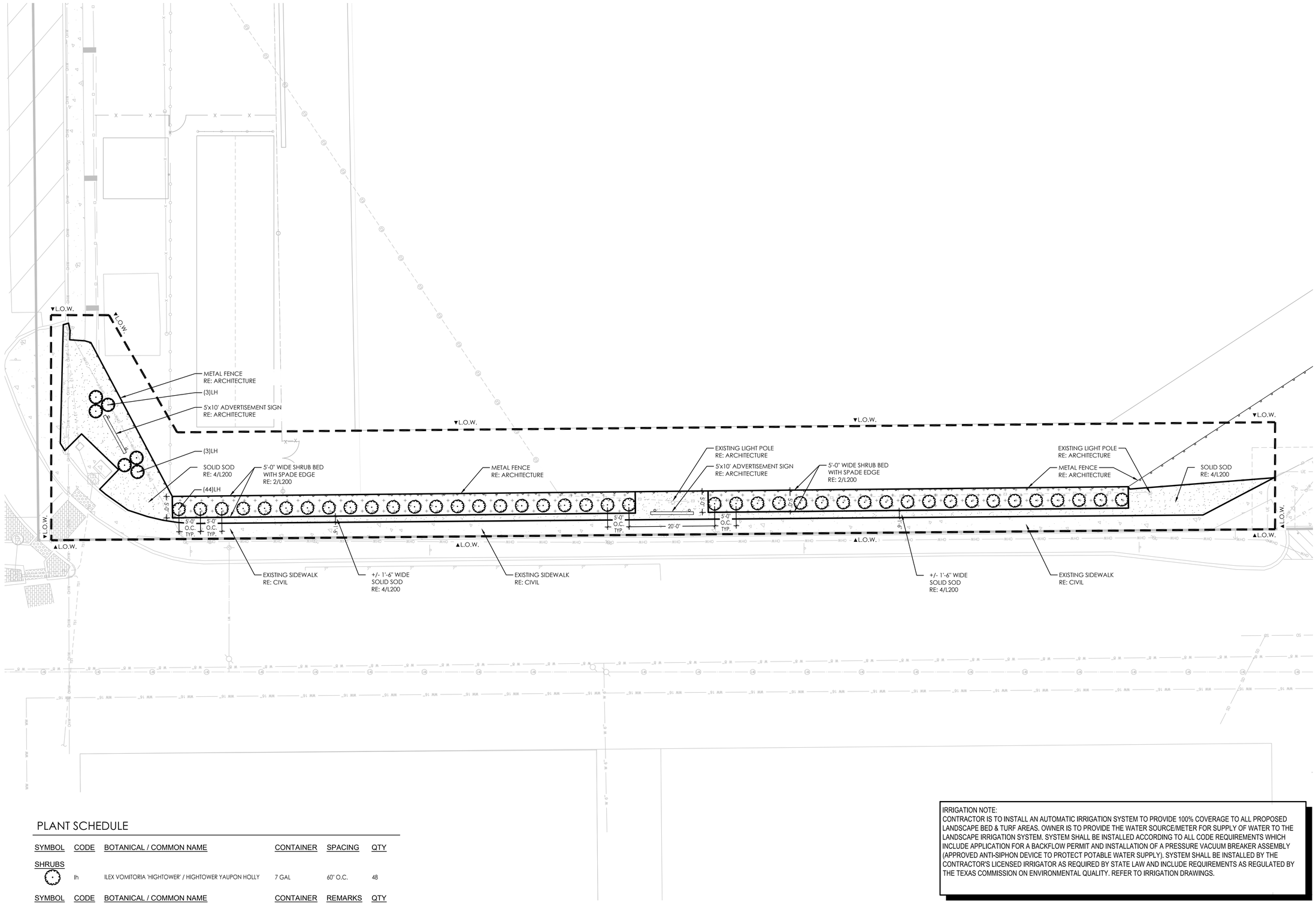
OVERALL PLANTING PLAN

Drawing No.

L100

ORIGINAL SHEET - ARCH D

x:\1720\business_development\landscape architecture houston\active\214001368_highland park isd_scotland yard renovation\06_plan\06_cd\04_planting\L100
2026.03.09 4:22:58 PM



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY
SHRUBS					
	Ih	ILEX VOMITORIA 'HIGHTOWER' / HIGHTOWER YAUPON HOLLY	7 GAL	60" O.C.	48

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	REMARKS	QTY
GROUND COVERS					
	SOD1	CYNODON DACTYLON `PRINCESS` / PRINCESS BERMUDA GRASS	SOD		1,089 SF
	SH	SHRUB BED MULCH / SHRUB BED MULCH	SF		1,030 SF

IRRIGATION NOTE:
CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PROPOSED LANDSCAPE BED & TURF AREAS. OWNER IS TO PROVIDE THE WATER SOURCE/METER FOR SUPPLY OF WATER TO THE LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE INSTALLED ACCORDING TO ALL CODE REQUIREMENTS WHICH INCLUDE APPLICATION FOR A BACKFLOW PERMIT AND INSTALLATION OF A PRESSURE VACUUM BREAKER ASSEMBLY (APPROVED ANTI-SIPHON DEVICE TO PROTECT POTABLE WATER SUPPLY). SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR'S LICENSED IRRIGATOR AS REQUIRED BY STATE LAW AND INCLUDE REQUIREMENTS AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. REFER TO IRRIGATION DRAWINGS.

1 **PLANTING PLAN**
SCALE: 1" = 10'-0"

N

0 10' 20'

Stantec

Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6003
Phone: 214-473-6400
www.stantec.com

TBPELS # F-6324
TBPELS # 10194488

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

Consultant

Stantec
Landscape Architecture
910 Louisiana Street Suite 2600
Houston TX 77002-4916
Tel: (713) 548-5700
www.stantec.com

Revision	By	Appd	YYYY.MM.DD
FOR PRICING ONLY Issued	ZL	BC	2026.03.10

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
HIGHLAND PARK ISD

SCOTLAND YARD RENOVATION

7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368
File Name: L100

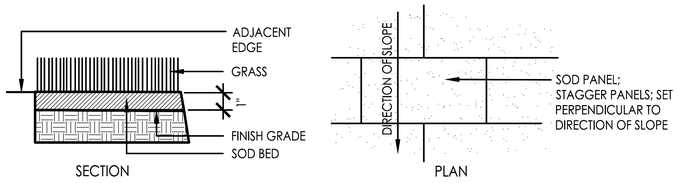
Scale:

ZL	ZL	BC	2026.03.10
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
ENLARGEMENT PLANTING PLAN

Drawing No.
L101

ORIGINAL SHEET - ARCH D

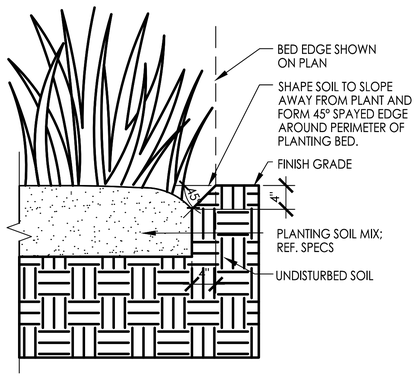


4 SOLID SOD
SCALE: N.T.S

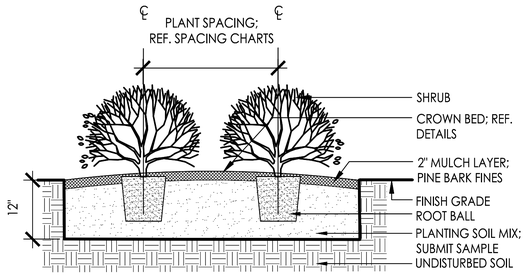
PLANTING NOTES

1. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
4. ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A TWO (2") INCH MULCH LAYER.
5. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
6. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
9. ALL QUANTITIES ON THIS PLAN ARE FOR INFORMATION ONLY. (PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE'

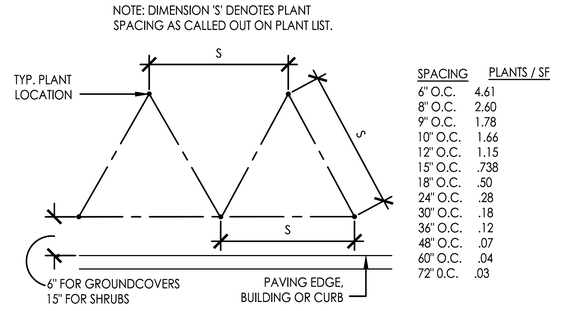
5 GENERAL PLANTING NOTES
SCALE: N.T.S



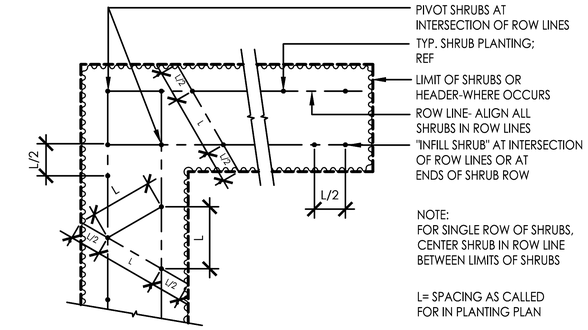
3 SPADE EDGE
SCALE: N.T.S



2 TYP. SHRUB PLANTING
SCALE: N.T.S



SPACING	PLANTS / SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
15" O.C.	.738
18" O.C.	.50
24" O.C.	.28
30" O.C.	.18
36" O.C.	.12
48" O.C.	.07
60" O.C.	.04
72" O.C.	.03



1 TYP. PLANTING SPACING CHARTS
SCALE: N.T.S

Stantec
Stantec Consulting Services Inc.
6080 Tennyson Parkway Suite 200
Plano TX 75024-6003
Tel: 214-473-6400
Fax: 214-473-6405
www.stantec.com
TBPELS # F-6324
TBPELS # 10194488

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

Consultant

Stantec
Landscape Architecture
910 Louisiana Street Suite 2600
Houston TX 77002-4916
Tel: (713) 548-5700
www.stantec.com

Revision	By	Appd	YYYY.MM.DD
FOR PRICING ONLY Issued	ZL	BC	2026.03.10

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
HIGHLAND PARK ISD

SCOTLAND YARD RENOVATION

7015 WESTCHESTER DRIVE
DALLAS, TEXAS

Project No.: 214001368

File Name: L200

Scale:

Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
ZL	ZL	BC	2026.03.10

Title

PLANTING DETAILS

Drawing No.

L200

x:\1720\business_development\landscape architecture houston\active\214001368_highland park isd_scotland yard renovation\ds_pln\06_cd\04_planting\l200 2026.03.09 4:23:14 PM

ORIGINAL SHEET - ARCH D