

GENERAL NOTES

- THIS CONSTRUCTION DOCUMENT SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REPRESENTATIVE, PROVIDING NOTIFICATION IF ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES EXIST WITHIN THE CONSTRUCTION DOCUMENT SET.
- CONTRACTOR TO PROVIDE THE MOST RECENT APPROVED AND PERMITTED CONSTRUCTION DOCUMENT SET TO ALL SUBCONTRACTORS. ALL SUBCONTRACTORS SHALL BE GIVEN THE ENTIRE SET OF DOCUMENTS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE ENTIRE PLAN SET INCLUDING THE MOST RECENT CONTRACT DOCUMENT ADDENDUMS, AMENDMENTS, RE-ISSUES, BULLETIN DRAWINGS, ETC. AND ENSURE THEY HAVE THE NECESSARY INFORMATION TO ACCURATELY SCOPE THE PROJECT FOR THE SUBCONTRACTORS' RESPECTIVE TRADE. NO ALLOWANCE WILL BE MADE FOR FAILURE TO BECOME FAMILIAR WITH THE COMPLETE SET OF PROJECT DOCUMENTS.
- CONTRACTOR IS ADVISED THAT ADDITIONAL NOTES MAY BE FOUND ON SUBSEQUENT SHEETS OF THE CONSTRUCTION DOCUMENT SET AND THAT SUCH NOTES, WHILE PERTAINING TO THE SPECIFIC DRAWINGS ON WHICH THEY ARE PLACED, SUPPLEMENT THE NOTES LISTED HEREIN. ALL NOTES SHALL BE APPLICABLE TO ALL DRAWINGS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. CONFLICTS OR MISSING INFORMATION SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE ATTENTION IN WRITING.
- DIGITAL BASE FILE MAY BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION THAT CONFLICTS SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE'S ATTENTION. HARDCOPY INFORMATION SHALL PREVAIL. PHYSICAL HARDCOPIES (I.E. PRINTED) AS WELL AS PUBLISHED DIGITAL SETS (I.E. PDF FILE) ARE CONSIDERED HARDCOPY.
- PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION, CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE. THE OWNER, CONTRACTOR, OWNER'S REPRESENTATIVE, AND REPRESENTATIVES FROM AUTHORITIES HAVING JURISDICTION SHALL BE INVITED TO ATTEND THE MEETING.
- CONTRACTOR SHALL VERIFY THAT NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION AND HAVE COPIES AVAILABLE ON JOBSITE.
- CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL APPLICABLE INSPECTIONS AND CERTIFICATIONS THAT MAY BE REQUIRED. ANY ASSOCIATED FEES OR SPECIALTY EQUIPMENT REQUIRED SHALL BE THE CONTRACTOR'S RESPONSIBILITY IN ACCORDANCE WITH THE CONTRACT TERMS.
- THE DESIGN PROFESSIONAL DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS. CONSTRUCTION MEANS/METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CURRENT APPLICABLE BUILDING CODES, ORDINANCES, AND LOCAL REGULATIONS THROUGHOUT CONSTRUCTION OF THE PROJECT.
- CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES' REGULATIONS, STANDARDS, AND SPECIFICATIONS.
- CONSTRUCTION SHALL CONFORM TO OR EXCEED CURRENT REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT AND OTHER CURRENT APPLICABLE STANDARDS AND GOVERNING AUTHORITIES. FIELD CONDITIONS THAT MAY RESULT IN NONCOMPLIANCE WITH ADA REGULATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE TO DETERMINE RESOLUTION PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR IS REQUIRED TO MEET CURRENT APPLICABLE FEDERAL, OSHA, STATE, AND LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES RESPONSIBILITY FOR SAFETY ON THE PROJECT.
- CONTRACTOR SHALL NOT DO WORK BEYOND THE LIMIT OF CONSTRUCTION AS DEFINED ON THE DRAWINGS AND AUTHORIZED BY THE RESPECTIVE AUTHORITIES. IN SOME DRAWINGS, THE LIMIT OF CONSTRUCTION IS GRAPHICALLY SHOWN TO CLEARLY DESCRIBE WORK TO BE PERFORMED. CONTRACTOR SHALL UTILIZE ONLY THAT SPACE WHICH IS REQUIRED TO PERFORM THE WORK AS PERMITTED/APPROVED. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR UNAUTHORIZED WORK BEYOND THE LIMIT OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CORRECTING DISTURBED AREAS BEYOND THAT LIMIT AT NO ADDITIONAL COST TO THE OWNER. CORRECTIVE WORK SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL PROTECT THE PUBLIC FROM CONSTRUCTION AREAS AND ASSOCIATED ACTIVITY DURING LAND DISTURBING ACTIVITY, DEMOLITION, AND CONSTRUCTION.
- CONTRACTOR TO PROVIDE REQUIRED CLEANING AND CONTROL MEASURES TO ENSURE STREETS AND SIDEWALKS ARE KEPT CLEAN FROM DIRT AND DEBRIS TO THE STANDARD ESTABLISHED BY PERMITTING AUTHORITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE OWNER HAS IDENTIFIED EXISTING WETLANDS, STREAMS, AND OTHER WATER BODIES, ESTABLISHED JURISDICTION, AND PERMITTED CONSTRUCTION IMPACTS PRIOR TO CONTRACTOR STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION.
- CONTRACTOR SHALL TIE FIELD SURVEY POINTS TO THE SAME CONTROL POINTS AS THE EXISTING CONDITIONS SURVEY. CONTRACTOR TO MAINTAIN BENCHMARK UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.
- OWNER SHALL PROVIDE GEOTECHNICAL REPORT TO CONTRACTOR FOR DETERMINING EFFECTS OF SUB-SURFACE CONDITIONS ON WORK AND SHALL BID AND CONSTRUCT WORK IN ACCORDANCE WITH FINDINGS.
- PRIOR TO SUBMITTING BID PRICING, CONTRACTOR SHALL VISIT THE PROJECT SITE AND INVESTIGATE CONDITIONS AFFECTING THE WORK INCLUDING BUT NOT LIMITED TO CONDITIONS THAT HAVE BEARING UPON:
 - TRANSPORTATION, DISPOSAL, OR HANDLING AND STORAGE OF MATERIALS
 - AVAILABILITY OF LABOR, WATER, ELECTRICAL POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE PROJECT SITE
 - THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORKCONTRACTOR SHALL BRING UNUSUAL CONDITIONS AND DISCREPANCIES THAT MAY IMPACT CONSTRUCTION COSTS TO THE OWNER'S ATTENTION PRIOR TO SUBMITTING BID PRICING.
- FAILURE BY THE CONTRACTOR TO BECOME ACQUAINTED WITH EXISTING SITE CONDITIONS AND AVAILABLE INFORMATION PRESENTED BY THE CONTRACTOR DRAWINGS, OR ANY OTHER INFORMATION MADE AVAILABLE TO THE CONTRACTOR PRIOR TO RECEIPT OF BIDS, SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEYS AND THE AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION. UNUSUAL CONDITIONS AND DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY "TEXAS811" (811) OR (1-800-344-8377) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATING SERVICES INDEPENDENT OF "TEXAS811". REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL NOT COMMENCE WORK UNTIL UTILITY LINES HAVE BEEN MARKED. UTILITY MARKINGS ARE VALID FOR NO MORE THAN 28 DAYS.
- SHOULD UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION, CONSULT THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY PROVIDER FOR REQUIRED DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING POWER POLES, POWER LINES, TELEPHONE PEDESTALS, WATER METERS, GAS LINES, ETC.

- CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJOINING PROPERTIES DURING LAND DISTURBING ACTIVITY, DEMOLITION, AND CONSTRUCTION. OTHER EXISTING FACILITIES THAT ARE SCHEDULED TO STAY OPEN SHALL REMAIN OPERATIONAL DURING LAND DISTURBING ACTIVITY, DEMOLITION, AND CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE STAGING AREA AND LOCATION OF CONSTRUCTION TRAILER WITH OWNER'S REPRESENTATIVE IF NOT SHOWN ON PLANS.
- CONTRACTOR SHALL ACCEPT, HANDLE, AND STORE PRODUCTS USING MEANS AND METHODS THAT PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT AND VANDALISM. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL PROVIDE INGRESS/EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED.
- EXISTING CONDITIONS SLATED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR AND/OR THEIR SUB-CONTRACTORS, SHALL BE REPLACED/RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- EXISTING TREES TO BE SAVED SHALL HAVE TREE PROTECTION FENCES INSTALLED AROUND THEM AS SHOWN IN THE DETAILED DRAWINGS AND IN THE ALIGNMENT AS SHOWN ON SHEET L1.01 PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION. WORK IN THOSE AREAS TO BE DONE BY HAND. TREE PROTECTION FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED. SEE TREE PROTECTION NOTES FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.

- DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH AFFECTED WORK. CONTRACTOR RECOMMENDED FIELD ADJUSTMENTS SHALL REQUIRE APPROVAL FROM OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK DONE TO RESOLVE DISCREPANCIES IF SUCH NOTIFICATION AND APPROVAL HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED THAT WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. DIFFERENCE IN COST TO THE OWNER TO BE APPROVED THROUGH AN ESTABLISHED CHANGE ORDER PROCEDURE PRIOR TO ORDERING OR INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONDUITS AND SLEEVING FOR PROPOSED UTILITIES TO BE INSTALLED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF UTILITIES PRIOR TO CONCEALMENT AND FIELD ADJUSTMENTS MADE DURING CONSTRUCTION THAT WERE APPROVED BY THE DESIGN PROFESSIONAL OF RECORD AND AUTHORITIES HAVING JURISDICTION. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE DESIGN PROFESSIONAL.
- PLANTS, MATERIAL, AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL PREPARE AND SUBMIT THE FOLLOWING OPERATION AND MAINTENANCE DOCUMENTATION FOR PRODUCTS AND EQUIPMENT:
 - OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY - FOR USE AS AN ORGANIZED REFERENCE TO EMERGENCY, OPERATION, AND MAINTENANCE MANUALS.
 - EMERGENCY MANUAL - A COMPLETE SET OF EMERGENCY INFORMATION INDICATING PROCEDURES FOR USE BY EMERGENCY PERSONNEL AND BY OWNER'S OPERATING PERSONNEL.
 - PRODUCT MAINTENANCE MANUAL - A COMPLETE SET OF MAINTENANCE DATA INDICATING CARE AND MAINTENANCE OF EACH PRODUCT, MATERIAL, AND FINISH INCORPORATED INTO THE WORK.
 - OPERATION AND MAINTENANCE MANUAL - A COMPLETE SET OF OPERATION AND MAINTENANCE DATA INDICATING OPERATION AND MAINTENANCE OF EACH SYSTEM, SUBSYSTEM, AND PIECE OF EQUIPMENT NOT PART OF A SYSTEM.
 - MANUFACTURERS' DATA - WHERE MANUALS CONTAIN MANUFACTURERS' STANDARD PRINTED DATA, INCLUDE ONLY SHEETS PERTINENT TO PRODUCT OR COMPONENT INSTALLED. MARK EACH SHEET TO IDENTIFY EACH PRODUCT OR COMPONENT INCORPORATED INTO THE WORK. PREPARE SUPPLEMENTARY TEXT IF MANUFACTURERS' STANDARD PRINTED DATA IS NOT AVAILABLE AND WHERE THE INFORMATION IS NECESSARY FOR PROPER OPERATION AND MAINTENANCE OF EQUIPMENT OR SYSTEMS.
 - MAINTENANCE SERVICE AGREEMENTS - AS APPLICABLE.
 - PRODUCT SPECIFIC WARRANTY INFORMATION.

- SUBMIT EACH OPERATION AND MAINTENANCE MANUAL IN ITS FINAL FORM FOR OWNER REVIEW AND APPROVAL AT LEAST 30 DAYS PRIOR TO SCHEDULED OPERATION AND MAINTENANCE DEMONSTRATION AND TRAINING EXERCISES. REVISE AS NECESSARY AND RETURN CORRECTED MANUALS PRIOR TO COMMENCING DEMONSTRATION AND TRAINING.

- CONTRACTOR SHALL LEAD OWNER'S PERSONNEL THROUGH DEMONSTRATIONS OF SYSTEMS, SUBSYSTEMS, AND EQUIPMENT TO INSTRUCT AND TRAIN PERSONNEL ON OPERATION AND MAINTENANCE NEEDS AND TO REVIEW WARRANTY INFORMATION.
- CONTRACTOR SHALL GUARANTEE, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF SYSTEMS BY OWNER, EACH AND EVERY PIECE OF APPARATUS WHICH HAS BEEN INSTALLED UNDER THIS CONTRACT.
- REQUIRED MAINTENANCE AND INSPECTIONS AFTER WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL DELIVER TOOLS, SPARE PARTS, EXTRA MATERIALS, AND SIMILAR ITEMS TO LOCATION DESIGNATED BY OWNER. LABEL WITH THE MANUFACTURER'S NAME AND MODEL NUMBER WHERE APPLICABLE.

DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THE DEMOLITION PLAN AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN ACCORDANCE WITH CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
- CONTRACTOR SHALL OBTAIN PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.
- THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES AND SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE AND APPROPRIATE UTILITY COMPANIES PRIOR TO WORK.
- INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION FENCE PRIOR TO STARTING DEMOLITION WORK.
- CONTRACTOR TO COORDINATE UTILITY CUT OFF TO EXISTING STRUCTURES WITH APPROPRIATE UTILITY COMPANY.
 - CONTRACTOR SHALL CARRY COSTS FOR NECESSARY REMOVAL AND RELOCATIONS OF UTILITY APPURTENANCES AS DETERMINED NECESSARY THROUGH THEIR COORDINATION WITH UTILITY PROVIDERS. UTILITY APPURTENANCES TO BE REMOVED MAY INCLUDE BUT ARE NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS, VALVES/VALVE BOXES, STORM DRAIN AND/OR SANITARY SEWER CLEANOUTS, AND STORM DRAIN INLETS. ALL UTILITIES AND ASSOCIATED APPURTENANCES SCHEDULED TO BE SALVAGED SHALL BE RETURNED TO THE APPROPRIATE UTILITY AGENCY. ANY CREDIT/REIMBURSEMENT ASSOCIATED WITH RETURNING SAID APPURTENANCES SHALL BE REMITTED TO THE OWNER.
 - REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELECOMMUNICATIONS AS NOTED ON PLANS.

- CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET END OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THE PLAN. CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT, OR PLUGGED.
- WATER OR SEWER ABANDONMENT OR RELOCATION SHALL BE REQUIRED AT THE MAIN LINE.

CRANES.

- CONTRACTOR SHALL TAKE MEASURES TO AVOID CONFLICTS WITH EXISTING UTILITIES TO REMAIN. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

FINE GRADING NOTES

- AT CRITICAL LOCATIONS WHERE PROPOSED ELEMENTS TIE INTO EXISTING CONDITIONS, CONTRACTOR SHALL FIELD VERIFY THAT THE FIELD SURVEY MATCHES THE DESIGN SURVEY, REPORTING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. TIE-IN LOCATIONS TO FIELD VERIFY ARE INDICATED ON THE PLANS AND MAY INCLUDE BUT ARE NOT LIMITED TO UTILITY CONNECTIONS, PAVEMENT, WALLS, OR FOUNDATIONS.
- CONTRACTOR SHALL REPORT IN WRITING ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- ALL EXISTING DRAINAGE EASEMENTS SHALL REMAIN CLEAR FROM ANY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S OR FIELD CHANGES, ISSUED THROUGH BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO DRAIN TOWARDS THE BUILDING SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN COST.
- CONTRACTOR SHALL PROVIDE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND NON-PERVIOUS PAVED AREAS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S OR FIELD CHANGES, ISSUED THROUGH BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO POOL SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- FINE GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. SEE LANDSCAPE NOTES FOR ADDITIONAL INFORMATION.
- GRADING TOLERANCES SHALL BE WITHIN THE FOLLOWING:
 - ROUGH GRADE: +/- 0.33' (4")
 - FINE GRADE: +/- 0.083' (1")
 - FINISH GRADE: +/- 0.010' (1/8")
 - ELEVATION: 1/4 INCH
 - RUNNING SLOPE: PLUS 0.5%, NO MINUS; BUT IN NO CASE SHALL SLOPE EXCEED THE CODE MAXIMUM
 - CROSS SLOPE: PLUS 0.5%, NO MINUS; BUT IN NO CASE SHALL SLOPE EXCEED THE CODE MAXIMUM
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). RAMP CONDITIONS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (1:12) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). ON CURVED SIDEWALKS AND RAMPS, MAXIMUM LONGITUDINAL SLOPE SHALL BE MEASURED USING THE INSIDE/MOST STRINGENT PART OF THE CURVE AND MAXIMUM LONGITUDINAL RUNS ON RAMPS SHALL BE MEASURED USING THE OUTSIDE PART OF THE CURVE. MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- IF UNAUTHORIZED FIELD ADJUSTMENTS ARE MADE BY THE CONTRACTOR RESULTING IN A RAMP CONDITION (>5% (1:20) LONGITUDINAL SLOPE ALONG A WALKWAY) WHERE A RAMP WAS NOT ORIGINALLY PROPOSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL ELEMENTS REQUIRED BY CODE FOR ACCESSIBLE RAMPS AT NO ADDITIONAL COST TO THE OWNER. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, LANDINGS, HANDRAILS, CURBS, AND BARRIERS. THE MAXIMUM LENGTH OF A RAMP SHALL BE 30 FT. AND RAMPS SHALL NOT EXCEED 8.3% (1:12) LONGITUDINAL SLOPE OR 2% (1:48) CROSS SLOPE. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP RUN. LANDINGS SHALL BE A MINIMUM LENGTH OF 5 FT., EQUAL TO THE WIDTH OF THE RAMP, AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. THE CHANGE IN ELEVATION BETWEEN LANDINGS SHALL NOT EXCEED 2'-6".
- PROVIDE A MINIMUM OF 0.5% CROSS SLOPE AND 1.75% MAXIMUM CROSS SLOPE ON WALKWAYS, LANDINGS, AND TRAILS IN A MANNER THAT ENSURES POSITIVE DRAINAGE AND AVOIDS POOLING ON, OR ADJACENT TO, THESE SURFACES.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, CONTRACTOR MUST OBTAIN WRITTEN PERMISSION AND TEMPORARY CONSTRUCTION EASEMENT(S) FROM THE AFFECTED PROPERTY OWNERS.
- FOR SEGMENTAL BLOCK WALLS (BY OTHERS), TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE BLOCK AND DO NOT INCLUDE THE CAP, UNLESS OTHERWISE NOTED.
- FOR WALLS THAT ARE DETAILED AS PART OF THIS CONSTRUCTION DRAWING SET, THE TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE WALL, INCLUSIVE OF ANY CAPS.
- BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE AT FACE OF WALL.

TREE PROTECTION NOTES

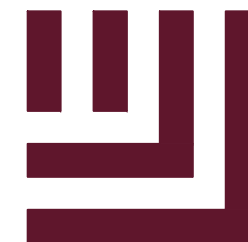
- TREE PROTECTION TO BE INSTALLED PER THE CURRENT APPLICABLE CITY DETAIL FOR THE EXISTING TREES IDENTIFIED TO REMAIN. SEE SHEET L1.01 FOR THE TREE PROTECTION DETAIL. TREE PROTECTION TO BE VERIFIED BY MUNICIPAL STAFF PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
- BEFORE BEGINNING WORK, THE PROJECT MANAGER, LANDSCAPE ARCHITECT AND/OR OWNER OR THEIR AGENTS ARE REQUIRED TO MEET AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES, ANY INTENDED CONSTRUCTION ACTIVITIES INSIDE THE TREE PROTECTION ZONE SHALL BE CLEARLY OUTLINED.
- CONTRACTOR SHALL STAKE IN THE FIELD THE LIMITS OF ALL TREE PROTECTION ZONES. THOSE LIMITS SHALL BE OBSERVED BY ALL CONTRACTORS, SUBCONTRACTORS, OPERATORS, INSPECTORS, ETC.
- FENCES SHALL BE ERECTED TO PROTECT TREES TO BE PRESERVED PRIOR TO CONSTRUCTION EQUIPMENT ARRIVING ON THE PROJECT SITE. FENCES WILL DEFINE THE SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES.
- CONTRACTOR SHALL CONTACT THE CITY, ANY TIME ADJUSTMENT IS NEEDED OR IF ACCESS WITHIN THE FENCE IS REQUIRED, AND BEFORE TREE PROTECTION FENCE REMOVAL. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER IS ALLOWED WITHIN THE TREE PROTECTION ZONE.
- CONSTRUCTION TRAILERS, TRAFFIC, STOCKPILE AREAS, AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION AREAS AT ALL TIMES.
- ONLY THE LANDSCAPE CONTRACTOR SHALL BE PERMITTED INSIDE THE PRIMARY TREE PROTECTION FENCE TO PERFORM ROUTINE MAINTENANCE, COMPOST TOP-DRESSING, AND FINAL PLANTING.
- NO UTILITY WORK OR GRADING ADJUSTMENT SHALL BE EXECUTED WITHIN THE TREE PROTECTION FENCE ZONE.
- IRRIGATION LINE MAY ROUTE IN ANY DIRECTION OUTSIDE THE DRILINE OF RETAINED TREES. IRRIGATION LINES INSIDE THE DRILINE MUST BE IN A STRAIGHT, RADIAL DIRECTION TOWARDS THE TREE TRUNK AND TERMINATE IN A DEAD-END SPRINKLER HEAD NO CLOSER THAN 7 FEET FROM A TREE TRUNK. IRRIGATION LINES SHALL NOT BISECT AND THEREFORE DAMAGE THE "SPOKE-LIKE" ROOT SYSTEM.
- TREE PRUNING PRIOR TO CONSTRUCTION SHALL BE PERFORMED TO REDUCE IMPACT TO TREES DURING CONSTRUCTION AND ANY EXISTING CONDITIONS THAT MAY POSE A SAFETY HAZARD.
- ALL TREES ON PUBLIC STREET RIGHT-OF-WAY/PROPERTY ARE PROTECTED UNLESS OTHERWISE NOTED AND REMOVAL MUST BE PERMITTED BY MUNICIPAL STAFF.
- REFERENCE THE DEMOLITION PLAN FOR EXISTING TREES TO BE REMOVED. TREES TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP COMPLETELY GROUND OUT.
- CONTACT CITY STAFF PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION, OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT PROTECTED TREES, TREE SAVE AREAS, INCLUDING CITY TREES IN PUBLIC RIGHT-OF-WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCRoACHING IN TREE DRIP LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION

CRANES.

- ALL TREES TO BE PRESERVED SHALL HAVE 4 INCHES OF HARDWOOD MULCH APPLIED INSIDE THE TREE PROTECTION ZONE. THIS HARDWOOD MULCH SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 4-INCH DEPTH.
- IF UNINTENTIONAL INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE WITHIN SIX HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN. TIMELINESS IS CRITICAL TO TREE HEALTH. THE COST OF ANY REMEDIAL TREATMENTS WILL BECOME THE BURDEN OF THE OFFENDING CONTRACTING COMPANY.

FINE GRADING NOTES

- AT CRITICAL LOCATIONS WHERE PROPOSED ELEMENTS TIE INTO EXISTING CONDITIONS, CONTRACTOR SHALL FIELD VERIFY THAT THE FIELD SURVEY MATCHES THE DESIGN SURVEY, REPORTING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. TIE-IN LOCATIONS TO FIELD VERIFY ARE INDICATED ON THE PLANS AND MAY INCLUDE BUT ARE NOT LIMITED TO UTILITY CONNECTIONS, PAVEMENT, WALLS, OR FOUNDATIONS.
- CONTRACTOR SHALL REPORT IN WRITING ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- ALL EXISTING DRAINAGE EASEMENTS SHALL REMAIN CLEAR FROM ANY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S OR FIELD CHANGES, ISSUED THROUGH BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO DRAIN TOWARDS THE BUILDING SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN COST.
- CONTRACTOR SHALL PROVIDE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND NON-PERVIOUS PAVED AREAS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S OR FIELD CHANGES, ISSUED THROUGH BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO POOL SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- FINE GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. SEE LANDSCAPE NOTES FOR ADDITIONAL INFORMATION.
- GRADING TOLERANCES SHALL BE WITHIN THE FOLLOWING:
 - ROUGH GRADE: +/- 0.33' (4")
 - FINE GRADE: +/- 0.083' (1")
 - FINISH GRADE: +/- 0.010' (1/8")
 - ELEVATION: 1/4 INCH
 - RUNNING SLOPE: PLUS 0.5%, NO MINUS; BUT IN NO CASE SHALL SLOPE EXCEED THE CODE MAXIMUM
 - CROSS SLOPE: PLUS 0.5%, NO MINUS; BUT IN NO CASE SHALL SLOPE EXCEED THE CODE MAXIMUM
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). RAMP CONDITIONS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (1:12) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). ON CURVED SIDEWALKS AND RAMPS, MAXIMUM LONGITUDINAL SLOPE SHALL BE MEASURED USING THE INSIDE/MOST STRINGENT PART OF THE CURVE AND MAXIMUM LONGITUDINAL RUNS ON RAMPS SHALL BE MEASURED USING THE OUTSIDE PART OF THE CURVE. MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- IF UNAUTHORIZED FIELD ADJUSTMENTS ARE MADE BY THE CONTRACTOR RESULTING IN A RAMP CONDITION (>5% (1:20) LONGITUDINAL SLOPE ALONG A WALKWAY) WHERE A RAMP WAS NOT ORIGINALLY PROPOSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL ELEMENTS REQUIRED BY CODE FOR ACCESSIBLE RAMPS AT NO ADDITIONAL COST TO THE OWNER. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, LANDINGS, HANDRAILS, CURBS, AND BARRIERS. THE MAXIMUM LENGTH OF A RAMP SHALL BE 30 FT. AND RAMPS SHALL NOT EXCEED 8.3% (1:12) LONGITUDINAL SLOPE OR 2% (1:48) CROSS SLOPE. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP RUN. LANDINGS SHALL BE A MINIMUM LENGTH OF 5 FT., EQUAL TO THE WIDTH OF THE RAMP, AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. THE CHANGE IN ELEVATION BETWEEN LANDINGS SHALL NOT EXCEED 2'-6".
- PROVIDE A MINIMUM OF 0.5% CROSS SLOPE AND 1.75% MAXIMUM CROSS SLOPE ON WALKWAYS, LANDINGS, AND TRAILS IN A MANNER THAT ENSURES POSITIVE DRAINAGE AND AVOIDS POOLING ON, OR ADJACENT TO, THESE SURFACES.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, CONTRACTOR MUST OBTAIN WRITTEN PERMISSION AND TEMPORARY CONSTRUCTION EASEMENT(S) FROM THE AFFECTED PROPERTY OWNERS.
- FOR SEGMENTAL BLOCK WALLS (BY OTHERS), TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE BLOCK AND DO NOT INCLUDE THE CAP, UNLESS OTHERWISE NOTED.
- FOR WALLS THAT ARE DETAILED AS PART OF THIS CONSTRUCTION DRAWING SET, THE TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE WALL, INCLUSIVE OF ANY CAPS.
- BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE AT FACE OF WALL.



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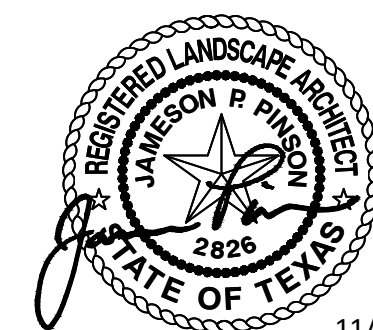
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LAKE AVALON PARK
CONSTRUCTION
DOCUMENTATION

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	LEW24009
FILENAME	LEW24009-N1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	N.A.
DATE	11. 14. 2025

SHEET

GENERAL NOTES

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RELEASED FOR CONSTRUCTION

HARDSCAPE NOTES

- REQUIRED CONDUITS (E.G. IRRIGATION, ELECTRICAL, ETC.) SHALL BE PROVIDED BY AND COORDINATED BETWEEN TRADES AND PROPERLY INSTALLED PRIOR TO HARDSCAPE INSTALLATION.
- ALTERNATIVE PRODUCTS FOR PROPRIETARY HARDSCAPE MATERIAL MAY BE PROVIDED FOR CONSIDERATION, UNLESS THAT PRODUCT IS A DIRECT PURCHASE, OR PROVIDED, BY OWNER. CONTRACTOR SHALL PROVIDE THE ALTERNATIVE PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PROCUREMENT.
- ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS ARE LISTED IN THE SCHEDULE AND ARE USED THROUGHOUT THE DRAWING SET'S PLANS AND DETAILS.
- FULL-SIZE MOCK UPS FOR EACH FORM OF CONSTRUCTION AND FINISH REQUIRED SHALL BE CONSTRUCTED ON-SITE TO DO THE FOLLOWING:
 - ILLUSTRATE FINISHES AND MATERIALS, JOINT PATTERNS, EDGE TREATMENTS, PAVER PATTERNS, MATERIALS, AND COLORS
 - VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS
 - DEMONSTRATE AESTHETIC EFFECTS
 - DEMONSTRATE THE QUALITIES OF PRODUCTS AND WORKMANSHIP
 - DEMONSTRATE ACCEPTABLE COORDINATION BETWEEN COMPONENTS AND SYSTEMS,
 - DEMONSTRATE COMPLIANCE WITH SPECIFIED INSTALLATION TOLERANCES,
 - PERFORM PRE-CONSTRUCTION TESTING
 - ESTABLISH THE STANDARD BY WHICH COMPLETED WORK WILL BE JUDGED.BUILD MOCK UPS IN LOCATION AND OF SIZE AS DIRECTED BY OWNER'S REPRESENTATIVE. MOCK UPS MAY REMAIN PART OF THE COMPLETED WORK IF APPROVED, UNLESS OTHERWISE INDICATED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. MOCKUPS THAT ARE CONSTRUCTED IN THE LOCATION OF COMPLETED WORK AND ARE REJECTED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- FOR COLD WEATHER CONCRETE PLACEMENT, IF AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40° F, CONTRACTOR SHALL UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50° F AND NOT MORE THAN 80° F AT POINT OF PLACEMENT.
- FOR HOT WEATHER CONCRETE PLACEMENT, CONTRACTOR SHALL COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE BELOW 90° F AT TIME OF PLACEMENT.
- PROOF-ROLL PREPARED SUBBASE TO IDENTIFY SOFT POCKETS AND UNSTABLE AREAS. GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ADDITIONAL COMPACTION OR UNDERCUTTING IS NEEDED. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. OBTAIN FINAL APPROVAL OF SUBBASE BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SHALL PLACED WITHIN 72 HOURS OF PROOF ROLLING SUBBASE.
- SET, BRACE, AND SECURE EDGE FORMS AND GUIDES TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
- BEFORE PLACING CONCRETE, INSPECT AND COMPLETE FORMWORK INSTALLATION, STEEL REINFORCEMENT, AND ITEMS TO BE EMBEDDED OR CAST-IN. REMOVE SNOW, ICE, OR FROST FROM SUBBASE SURFACE AND STEEL REINFORCEMENT BEFORE PLACING CONCRETE. DO NOT PLACE CONCRETE ON FROZEN SURFACES. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE IMMEDIATELY BEFORE PLACING CONCRETE. MOISTEN SUBBASE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED. DO NOT PLACE CONCRETE AROUND MANHOLES OR OTHER STRUCTURES UNTIL THEY ARE AT REQUIRED FINISH ELEVATION AND ALIGNMENT.
- CONTROL, EXPANSION, AND OTHER JOINTS FOR CONCRETE SURFACES AND STRUCTURES, SUCH AS STAIRS, WALKS, ETC., SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. IF NOT SHOWN, CONTROL JOINT SPACING SHALL BE EQUAL TO WIDTH OF SIDEWALK BUT IN NO INSTANCE SHALL EXCEED 8'. EXPANSION JOINTS SHALL BE MAXIMUM 30' SPACING.
- CONSTRUCT CONTINUOUS, WATER-TIGHT EXPANSION JOINTS WHERE WALKS MEET RIGID STRUCTURES SUCH AS CURBS, STEPS, WALLS, FIXED SLABS, OR VERTICAL STRUCTURES.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALKWAY, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- PAVEMENT TOLERANCES SHALL BE WITHIN THE FOLLOWING:
 - SEE FINE GRADING NOTES FOR SLOPE TOLERANCES.
 - THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - SURFACE: GAP BELOW 10-FEET-LONG, UNLEVELED STRAIGHT EDGE NOT TO EXCEED 1/4 INCH
 - JOINT AND SCORING SPACING: 1/2 INCH
 - CONTRACTION JOINT DEPTH: PLUS 1/4 INCH (DEEPER), NO MINUS
 - JOINT WIDTH: PLUS 1/8 INCH, NO MINUS
- PAVEMENT TOLERANCES SHALL NOT AFFECT FINISHED GRADE ELEVATIONS DEPICTED ON PLANS.
- PROHIBIT TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. MAINTAIN PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL.
- CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE CONCRETE OR PAVER UNITS AT NO ADDITIONAL CHARGE TO THE OWNER.
- PER ADA GUIDELINES, TRUNCATED DOME DETECTABLE WARNING SURFACES ARE REQUIRED FOR A DISTANCE OF 24" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF ALL CURB RAMP LANDINGS. THE DETECTABLE WARNING SURFACE SHALL START AT THE BACK OF ALL PROPOSED FLUSH CURBS.
- TRUNCATED DOMES ABUTTING PAVEMENT SHALL BE A CONTRASTING COLOR FROM THE ADJACENT PAVEMENT.
- FOR MASONRY CONSTRUCTION, WHEN TEMPERATURE EXCEEDS 100° F OR 90° F WITH A WIND VELOCITY GREATER THAN 8 MPH OR WHEN TEMPERATURE IS BELOW 40° F, COMPLY WITH HOT AND COLD WEATHER CONSTRUCTION REQUIREMENTS OF CURRENT APPLICABLE BUILDING CODES.
- REFER TO RELATED DETAILS FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, PRODUCT SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THE MATERIALS SCHEDULES.

LAYOUT NOTES

- CONTRACTOR SHALL STAKE WALKS, HARDSCAPE, AND OTHER PAVED AREAS AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. WORK PERFORMED WITHOUT APPROVAL IS AT RISK FOR REPLACEMENT BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE TAKEN TO THE FACE OF ELEMENTS UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONAL AND COORDINATE INFORMATION SHALL PREVAIL. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- DIMENSIONS AND COORDINATES ARE PROVIDED IN ARCHITECTURAL INCHES UNLESS OTHERWISE NOTED.
- UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ANGLES TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN.
- FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

FURNISHING NOTES

- INSTALL SITE FURNISHINGS PLUMB, LEVEL, TRUE TO LINE, AND SECURELY ANCHORED AT LOCATIONS INDICATED ON DRAWINGS PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED. COMPLETE FIELD ASSEMBLY OF SITE FURNISHINGS WHERE REQUIRED.
- ABBREVIATIONS FOR SPECIFIC SITE FURNISHINGS ARE LISTED IN THE SCHEDULE AND ARE USED THROUGHOUT THE DRAWING SET'S PLANS AND DETAILS.
- MOVABLE FURNISHINGS LOCATIONS AND QUANTITIES ARE SHOWN FOR REFERENCE ONLY. COORDINATE WITH OWNER FOR MOVABLE FURNISHINGS PRODUCT SELECTIONS, LOCATIONS, STYLES, QUANTITIES, ETC. PRIOR TO PROCUREMENT.
- BRING DISCREPANCIES THAT EXIST BETWEEN THE SITE PLAN AND SUBSEQUENT DRAWINGS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO PROCURING PRODUCTS AND INSTALLATION.
- REFER TO SCHEDULES AND/OR DETAILS FOR SITE FURNISHING PRODUCT INFORMATION AND PRODUCT SUBMITTAL REQUIREMENTS.
- ALTERNATIVE PRODUCTS FOR PROPRIETARY SITE FURNISHINGS MAY BE PROVIDED FOR CONSIDERATION, UNLESS THAT PRODUCT IS A DIRECT PURCHASE, OR OTHERWISE PROVIDED, BY OWNER. CONTRACTOR SHALL PROVIDE THE ALTERNATIVE PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PROCUREMENT
- AFTER COMPLETING SITE FURNISHING INSTALLATION, INSPECT COMPONENTS. REMOVE SPOTS, DIRT, AND DEBRIS. REPAIR DAMAGED FINISHES TO MATCH ORIGINAL FINISH OR REPLACE IF REPAIRS CANNOT BE MADE. REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE OWNER. SHOULD REPAIRS BE DEEMED UNSATISFACTORY, CONTRACTOR SHALL REPLACE FURNISHING OR DAMAGED COMPONENT AS APPLICABLE.

HARDSCAPE DETAILS NOTES

- THESE NOTES SHALL APPLY TO HARDSCAPE DETAILS INCLUDED IN THIS SET OF CONTRACT DOCUMENTS.
- CONCRETE PAVING SHALL BE 4,000 PSI (WITH NO FLY ASH) UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS, PLANS, DETAILS, OR PER GEOTECHNICAL REPORT / RECOMMENDATIONS.
- AGGREGATE BASE SHALL BE COMPACTED PER GEOTECHNICAL REPORT / RECOMMENDATIONS.
- WOOD, IN CONTACT WITH GROUND, UNLESS OTHERWISE SPECIFIED, SHALL BE SOUTHERN YELLOW PINE, SPIB GRADE NO. 2 COMMON OR BETTER, S4S, SIZED AS SHOWN ON DRAWINGS, TREATED AWPB LP22, 10% MAXIMUM MOISTURE CONTENT.
- BOLTS, THREADED RODS, WASHERS, NUTS, AND HARDWARE FOR SITE STRUCTURES AND ELEMENTS SHALL BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.
- THROUGH BOLTS TO BE SMOOTH SHAFT WITH GALVANIZED NUTS, BOLTS, AND WASHERS UNLESS OTHERWISE SPECIFIED.
- NAILS SHALL BE HOT DIPPED GALVANIZED; FINISH NAILS SHALL BE ANNULAR ALLOY ALUMINUM, UNLESS OTHERWISE SPECIFIED.
- WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
- SUBMIT REQUIRED SHOP DRAWINGS, PRODUCT DATA, AND MAINTENANCE DATA FOR APPROVAL PRIOR TO PURCHASING, FABRICATION, AND INSTALLATION.
- DEVIATIONS IN THE DESIGN, MATERIALS OR PRODUCTS INDICATED IN THE DETAILS REQUESTED BY THE CONTRACTOR FOR PURPOSES OF CONSTRUCTION SEQUENCING, EFFICIENCY IN CONSTRUCTION, PRODUCT AVAILABILITY OR VALUE ENGINEERING SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A MINIMUM OF 10 BUSINESS DAYS SHALL BE PROVIDED FOR THE LANDSCAPE ARCHITECT TO ASSESS AND RESPOND TO REQUESTED DEVIATIONS.

LANDSCAPE NOTES

- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE CITY OF LEWISVILLE AND THE STATE OF TX STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, NEW AND PRIOR EXISTING, BEFORE BEGINNING LANDSCAPE INSTALLATION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL VERIFY CONDITIONS AND ELEVATIONS OF EXISTING TREES TO REMAIN ADJACENT TO OR WITHIN LIMITS OF DISTURBANCE PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, AMENDING AND SPREADING OF TOPSOIL PRIOR TO PLANT INSTALLATION, SUPPLEMENTING WITH AMENDMENTS TO ADJUST PH AND FERTILITY AS NECESSARY BASED ON THE TEST RESULTS.
- FINE GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. HAND ROLL AND RAKE, REMOVE RIDGES AND DEBRIS, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- CONTRACTOR SHALL KEEP AREAS OF WORK CLEAN, NEAT, AND ORDERLY. PAVED SURFACES ARE TO BE CLEANED OF SOIL AND DEBRIS AT THE CLOSE OF EACH WORKDAY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTED AREAS IN ADDITION TO IRRIGATED AREAS THROUGHOUT THE WARRANTY PERIOD TO ENSURE PLANT ESTABLISHMENT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND INFORM THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. CONTRACTOR SHALL REMOVE DEAD AND UNHEALTHY PLANT MATERIAL AS DEFINED IN THE SPECIFICATIONS AND IMMEDIATELY REPLACE AT THE CONTRACTOR'S EXPENSE.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.

PERMANENT SODDING SCHEDULE:

SEEDING DATE	SOD MIXTURE	PAD SIZES
AUG 25 - OCT (BEST) FEB - APR 15 (POSSIBLE)	LOCALLY GROWN MIN. 3 VARIETIES OF KENTUCKY BLUEGRASS AND FESCUE	MIN. 48 INCHES x 30 INCHES MAX. 5% DEVIATION IN SIZE BROKEN PADS UNACCEPTABLE

PRODUCT
PROVIDE STRONGLY ROOTED SOD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. MACHINE CUT TO PAD THICKNESS OF 3/4 INCH, EXCLUDING TOP GROWTH AND THATCH. SOD SHALL BE HEALTHY AND GREEN WITH NO DEAD OR DISCOLORED SPOTS LARGER THAN 6".

SUBMITTALS
SUBMIT DATA FOR SOD AND SOURCE.

DELIVERY, STORAGE, HANDLING
DELIVER SOD ON PALLETS IN ROLLS. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 4,000 LB/AC GROUND AGRICULTURE LIMESTONE AND 1000 LB/AC 10-10-10 FERTILIZER.

MAINTENANCE
INSPECT AND REPAIR SOD AS NEEDED. REFERTILIZE IN LATE WINTER OF THE FOLLOWING YEAR; USE SOIL TESTS OR APPLY 150 LB/AC 10-10-10 FERTILIZER. MOW REGULARLY TO A HEIGHT OF 2-4 INCHES.

PERMANENT SODDING INSTALLATION:

EXAMINATION AND PREPARATION

- INSTALLER TO EXAMINE AREAS TO RECEIVE PERMANENT SEEDING WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- REFER TO CIVIL DRAWINGS FOR EROSION AND SEDIMENT CONTROL MEASURES.

SOD BED ESTABLISHMENT

- VERIFY SITE GRADING PRIOR TO INSTALLATION. ELIMINATE UNEVEN AREAS AND LOW SPOTS AND ENSURE POSITIVE DRAINAGE.
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 TO 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. APPLY TOP SOIL, FERTILIZER, LIME AND SOIL AMENDMENTS AND THOROUGHLY BLEND PLANTING SOIL MIX TO CREATE ACCEPTABLE PLANTING SOIL AS DESCRIBED THROUGH ANLA.
- RAKE SOIL SURFACE SMOOTH PRIOR TO SODDING. SOIL SURFACE SHALL BE REASONABLE FREE OF LARGE CLOUDS, STONES GREATER THAN 3/4 INCH IN THE LONGEST DIMENSION, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANT ESTABLISHMENT.
- INSTALL EDGING AT PERIPHERY OF SODDED AREAS IN STRAIGHT LINES TO CONSISTENT DEPTH.

LAYING SOD

- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD.
- LAY SOD WITHIN 24 FROM TIME OF STRIPING.
- LAY SOD TIGHT TO FORM A SOLID MASS WITH NO OPEN JOINTS VISIBLE AND NO STRETCHING OR OVERLAPPING. STAGGER END JOINTS 12 INCHES MINIMUM. LEAVE A 36 INCH RADIUS AROUND ALL TREE TRUNKS FOR MULCH. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS.
- SOD ROLL LENGTH SHALL RUN PERPENDICULAR TO ALL SLOPE FALL LINES. PIN OR STAKE SOD STRIPS THAT ARE PLANTED ON SLOPES GREATER THAN 3:1 (33 PERCENT).
- SOD SHALL LAY FLUSH WITH PAVING, CURBS AND IRRIGATION HEADS AND ONE INCH BELOW THE TOP OF STEEL EDGING.
- WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
- AFTER SECOND WATERING AND WHEN SOIL AND SOD ARE MOIST, ROLL SOD LIGHTLY AS SOON AS POSSIBLE AFTER ITS LAID.
- ADD TOPSOIL ALONG EXPOSED EDGES TO MATCH ADJACENT GRADE. FEATHER TOPSOIL OUT APPROXIMATELY ONE FOOT FROM EDGE OF SOD.

SOD MAINTENANCE

- MOW GRASS AT REGULAR INTERVALS. DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT EACH MOWING. PERFORM FIRST MOWING WHEN SEEDLINGS ARE 40 PERCENT HIGHER THAN DESIRED HEIGHT.
- IMMEDIATELY REMOVED CLIPPINGS AFTER MOWING. DO NOT LET CLIPPINGS LAY IN CLUMPS.
- WATER TO PREVENT SOD AND SOIL FROM DRYING OUT.
- INSPECT AND REPAIR ACCORDING TO THE SOD SCHEDULE.



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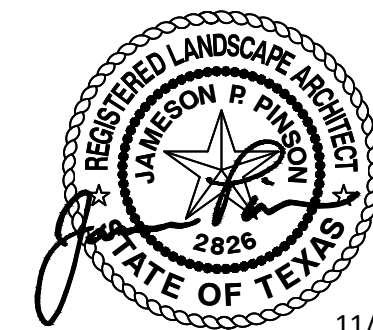
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**LAKE AVALON PARK
CONSTRUCTION
DOCUMENTATION**

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

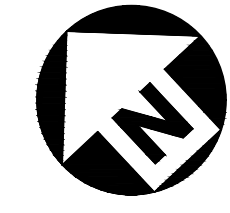
PROJECT NO.	LEW24009
FILENAME	LEW24009-N1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	N.A.
DATE	11. 14. 2025

SHEET

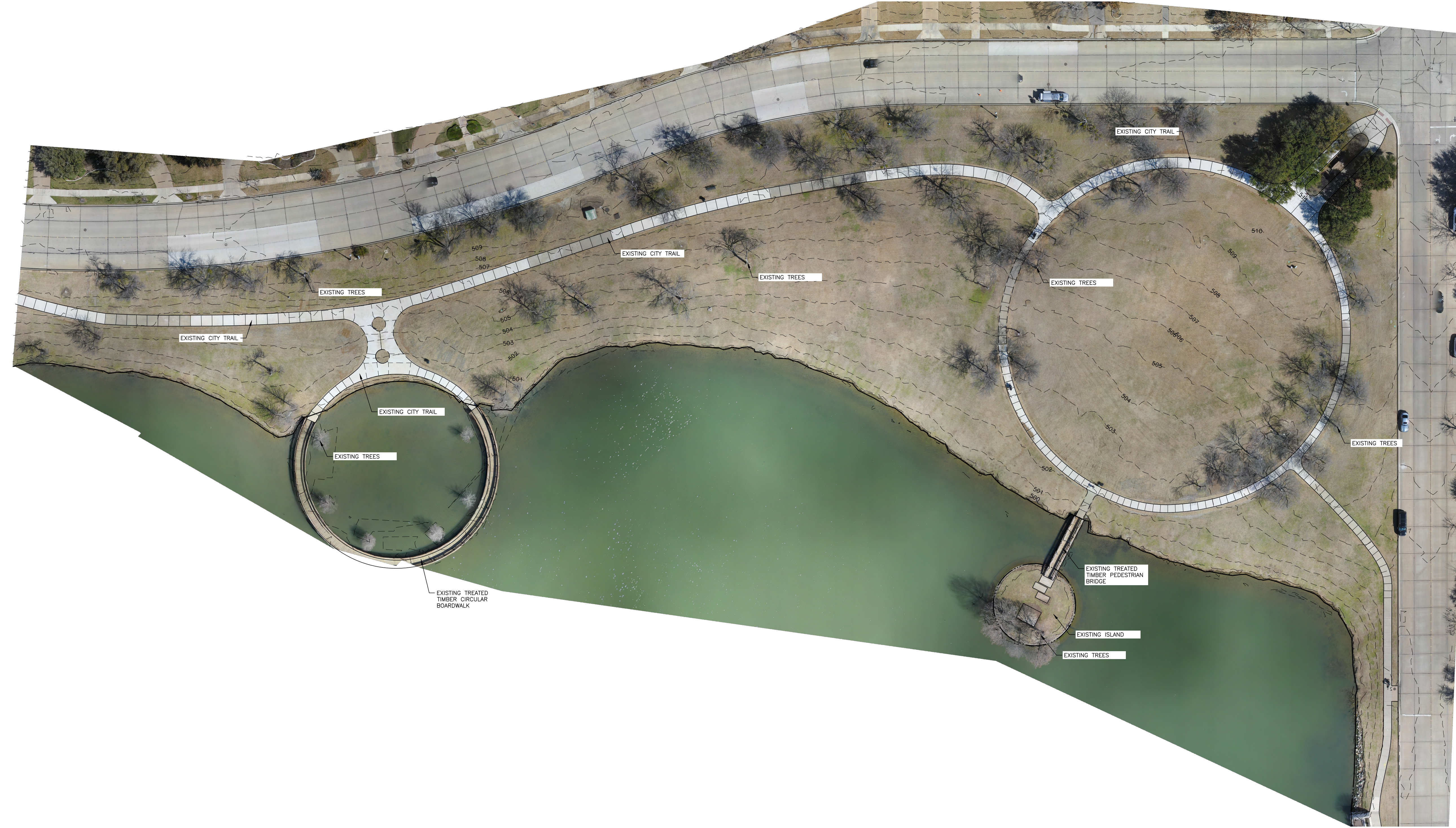
GENERAL NOTES

L0.02

RELEASED FOR CONSTRUCTION



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.



NOTE: ALL TREES TO REMAIN AND SHOULD BE PROTECTED DURING CONSTRUCTION

Z:\2024\Projects\LEW\LEW24009\04_Production\Planning - Design\Construction Drawings\Current Drawings\LEW24009-XC.dwg, 12/17/2025 4:18:40 PM, Magan Heider



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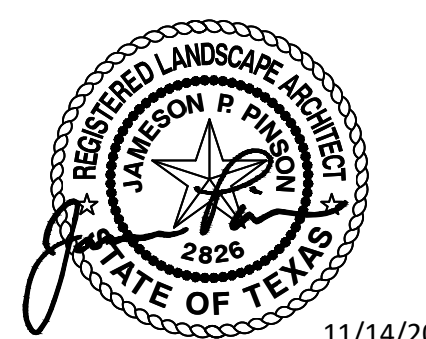
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469. 219. 3550
MARCUS GALLEGOS



**LAKE AVALON PARK
CONSTRUCTION
DOCUMENTATION**

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

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CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 40'
DATE	11. 14. 2025

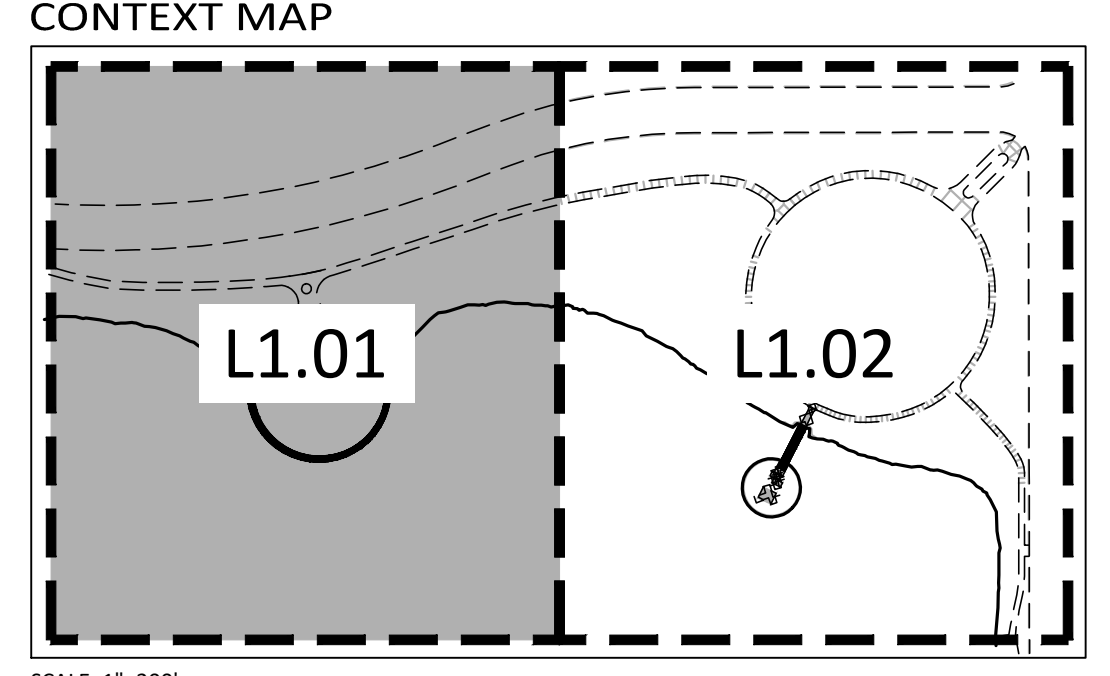
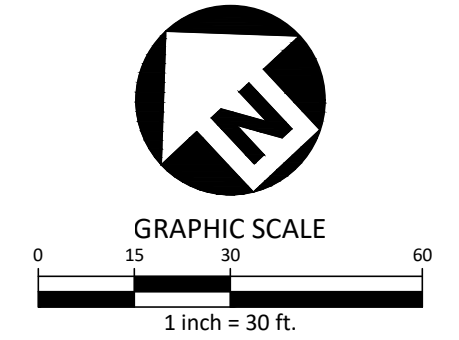
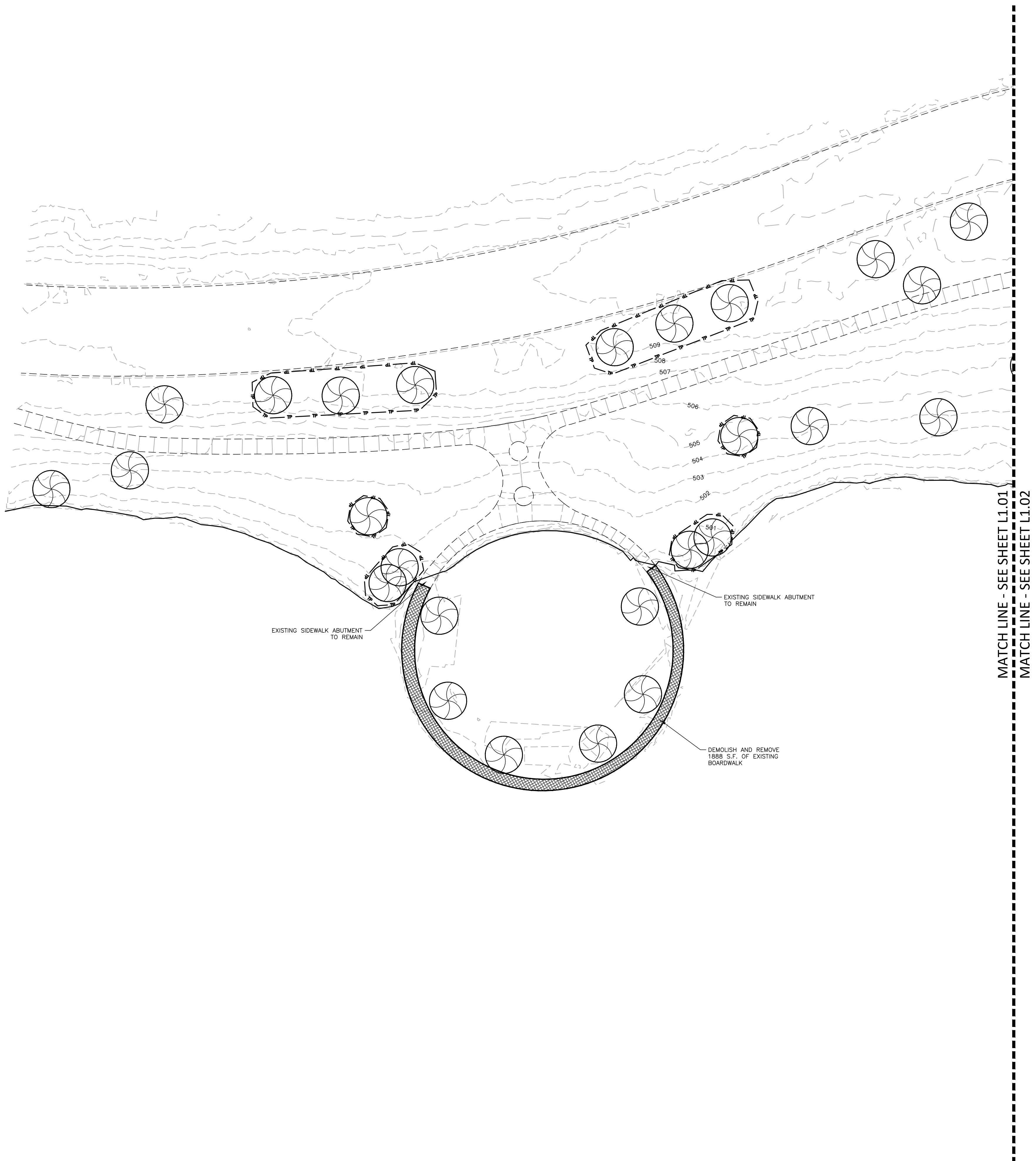
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EXISTING CONDITIONS

L1.00

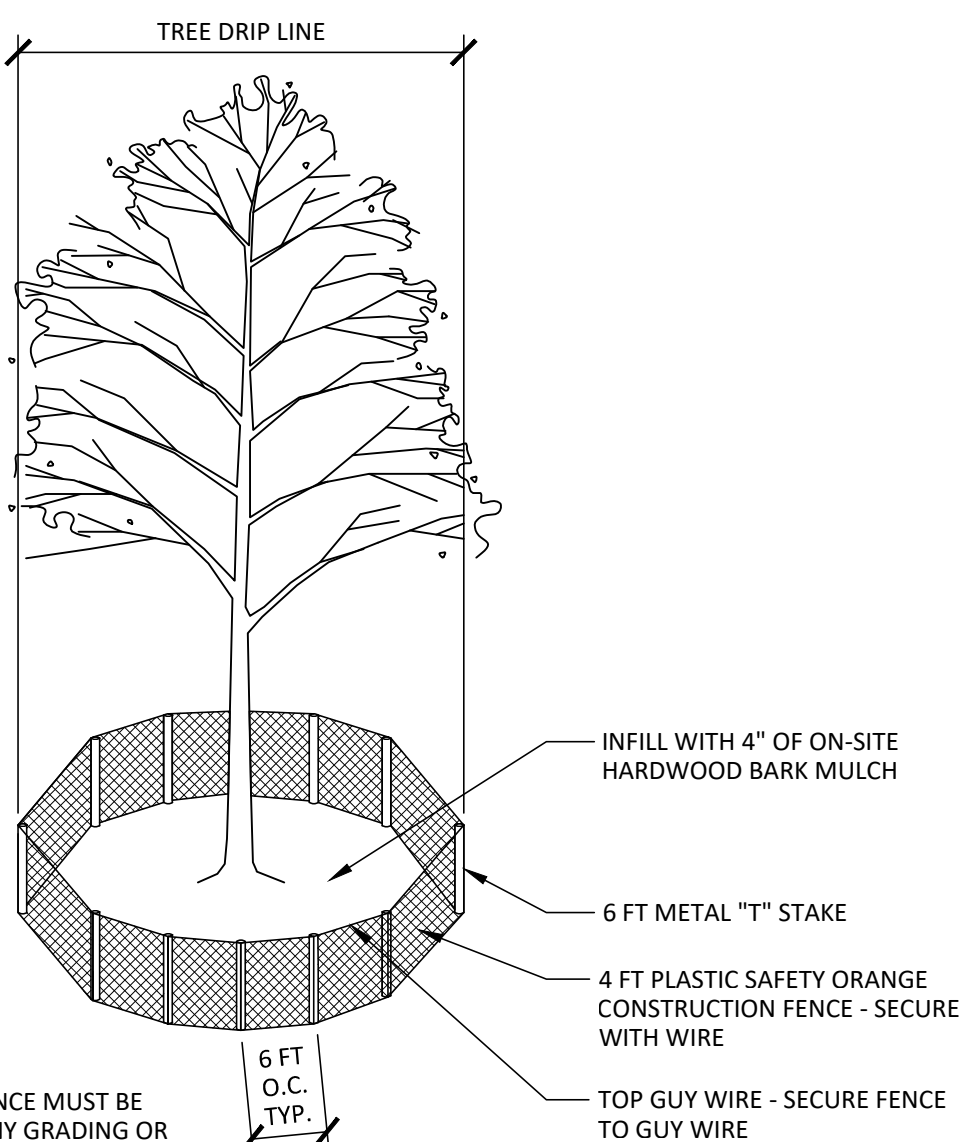
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MATERIALS LEGEND

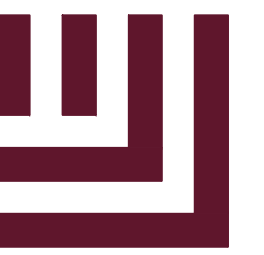
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	BRIDGE AND BOARDWALK TO BE DEMOLISHED. (CONTRACTOR TO CONFIRM DEMOLITION MEANS AND METHODS FOR EXISTING PILES)
	TREE PROTECTION FENCE



- NOTES:**
- TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
 - LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

01 TREE PROTECTION FENCING
SCALE: NTS

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**LAKE AVALON PARK
CONSTRUCTION
DOCUMENTATION**

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

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CHECKED BY MAH
DRAWN BY AAO
SCALE 1" = 30'
DATE 11. 14. 2025

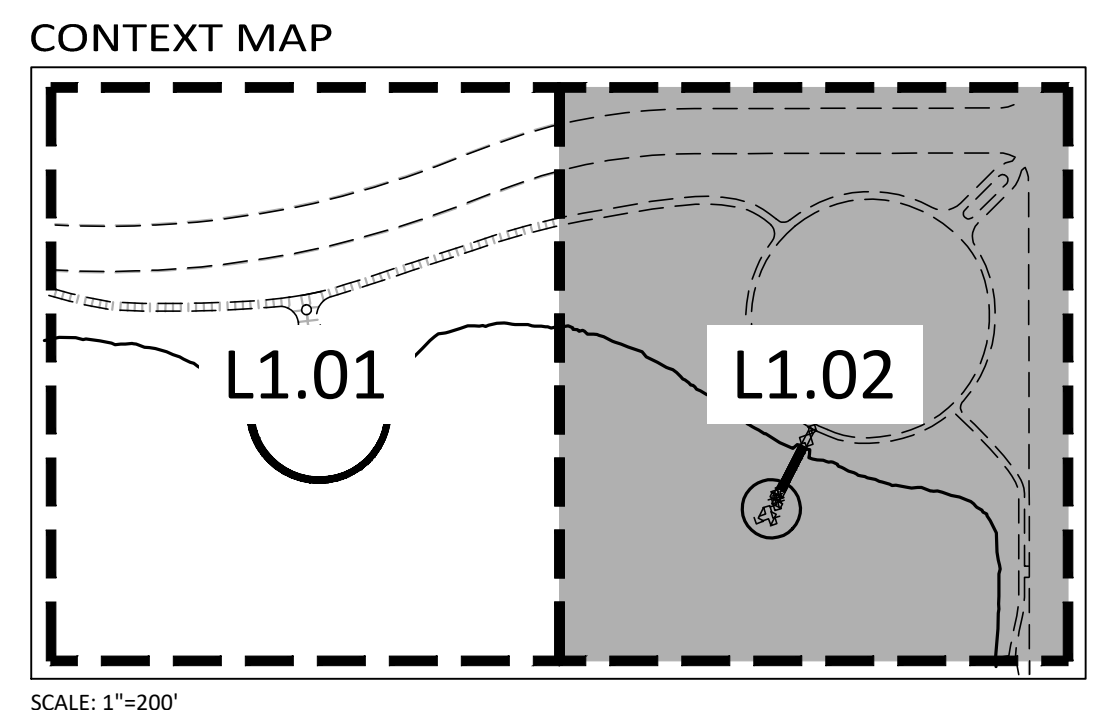
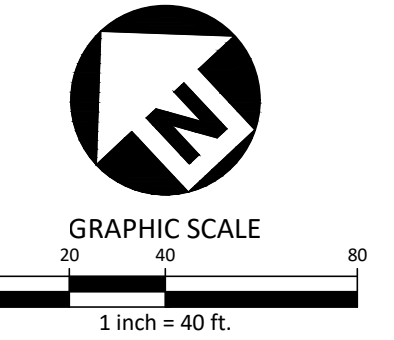
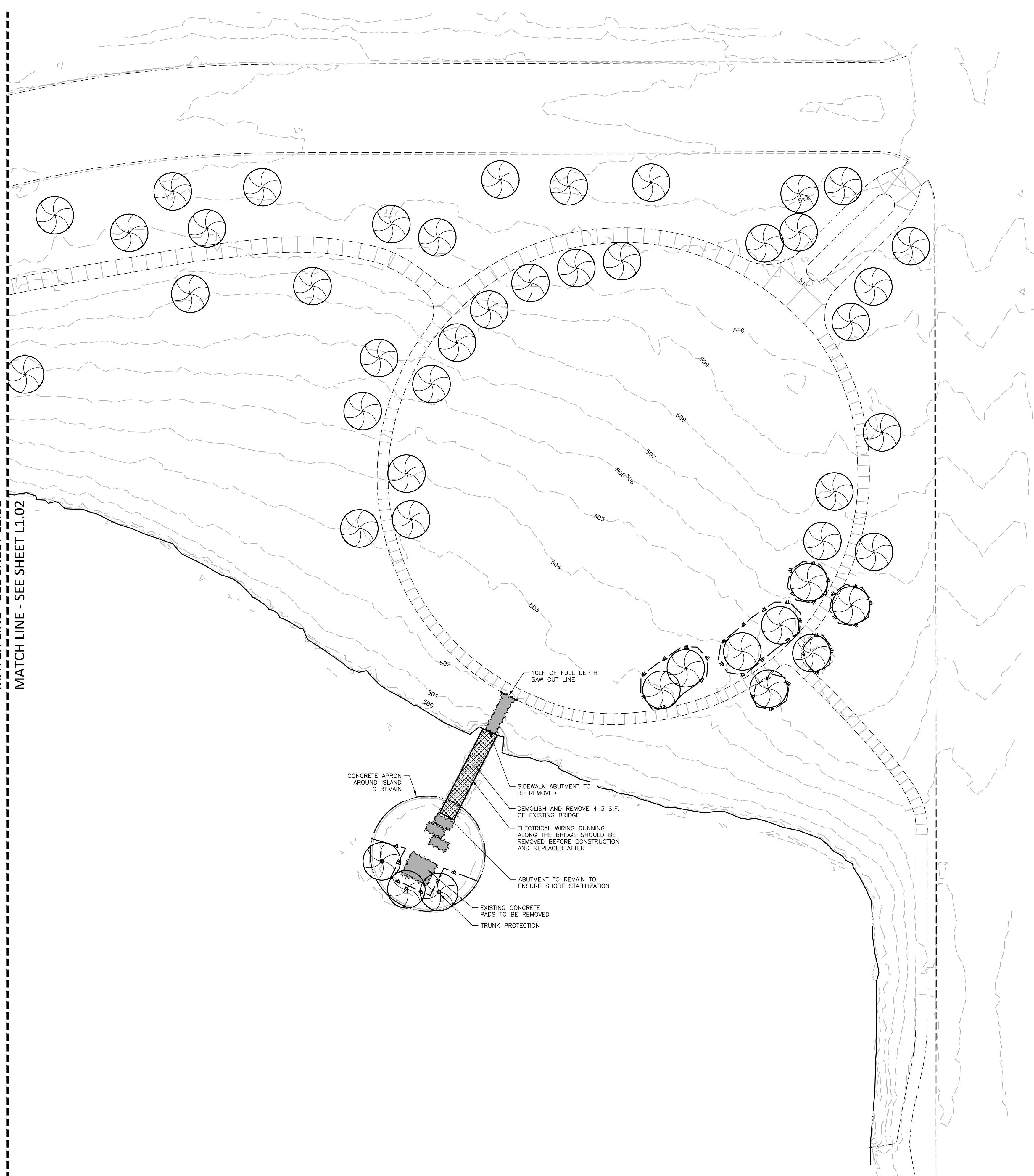
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DEMOLITION PLAN

L1.01

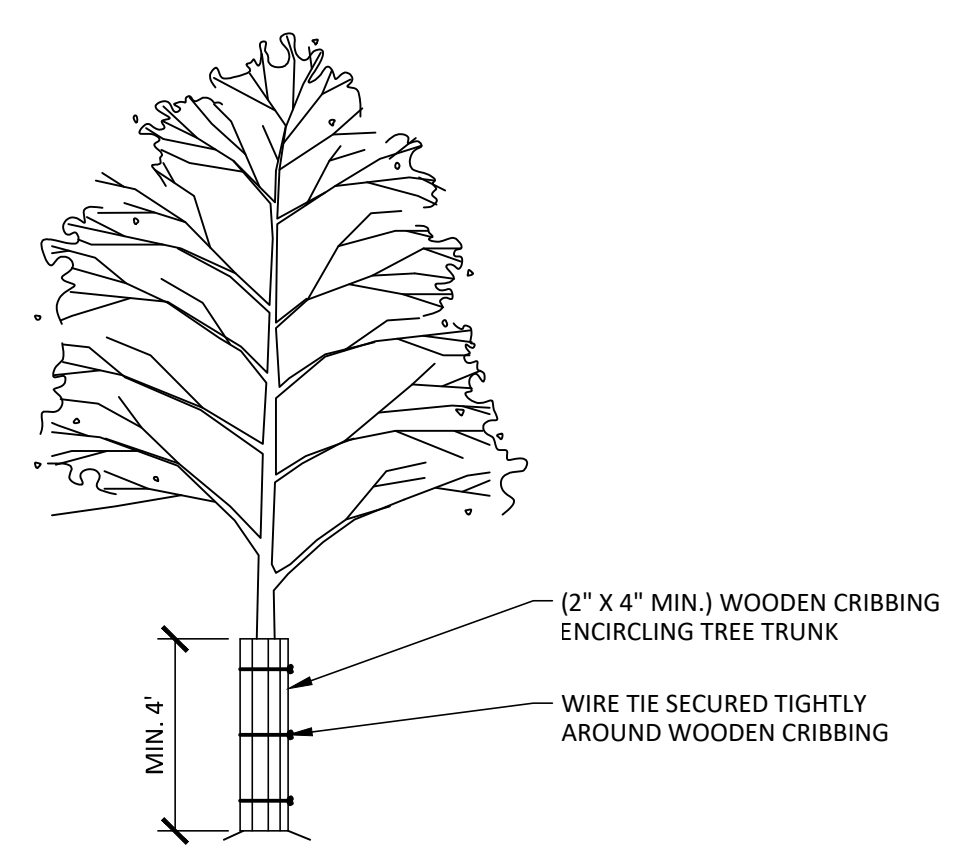
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MATCH LINE - SEE SHEET L1.01
MATCH LINE - SEE SHEET L1.02



MATERIALS LEGEND

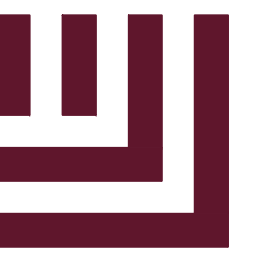
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	PAVEMENT TO BE REMOVED. (TO BE SAWCUT)
	BRIDGE AND BOARDWALK TO BE DEMOLISHED. (CONTRACTOR TO CONFIRM DEMOLITION MEANS AND METHODS FOR EXISTING PILES)
	TREE PROTECTION FENCE



NOTES:
1. WHERE HIGH QUALITY SPECIMEN TREES OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOOD CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT INADVERTENTLY STRIKES THE TREE.

01 TREE TRUNK PROTECTION
SCALE: NTS

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TBAE: BR3185
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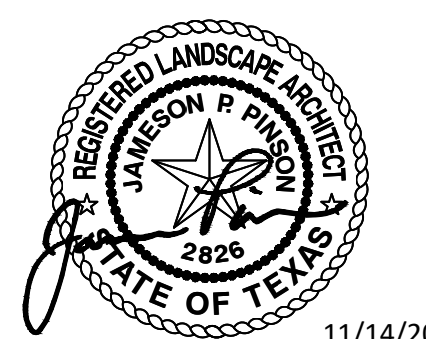
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**LAKE AVALON PARK
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DOCUMENTATION**

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

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PLAN INFORMATION

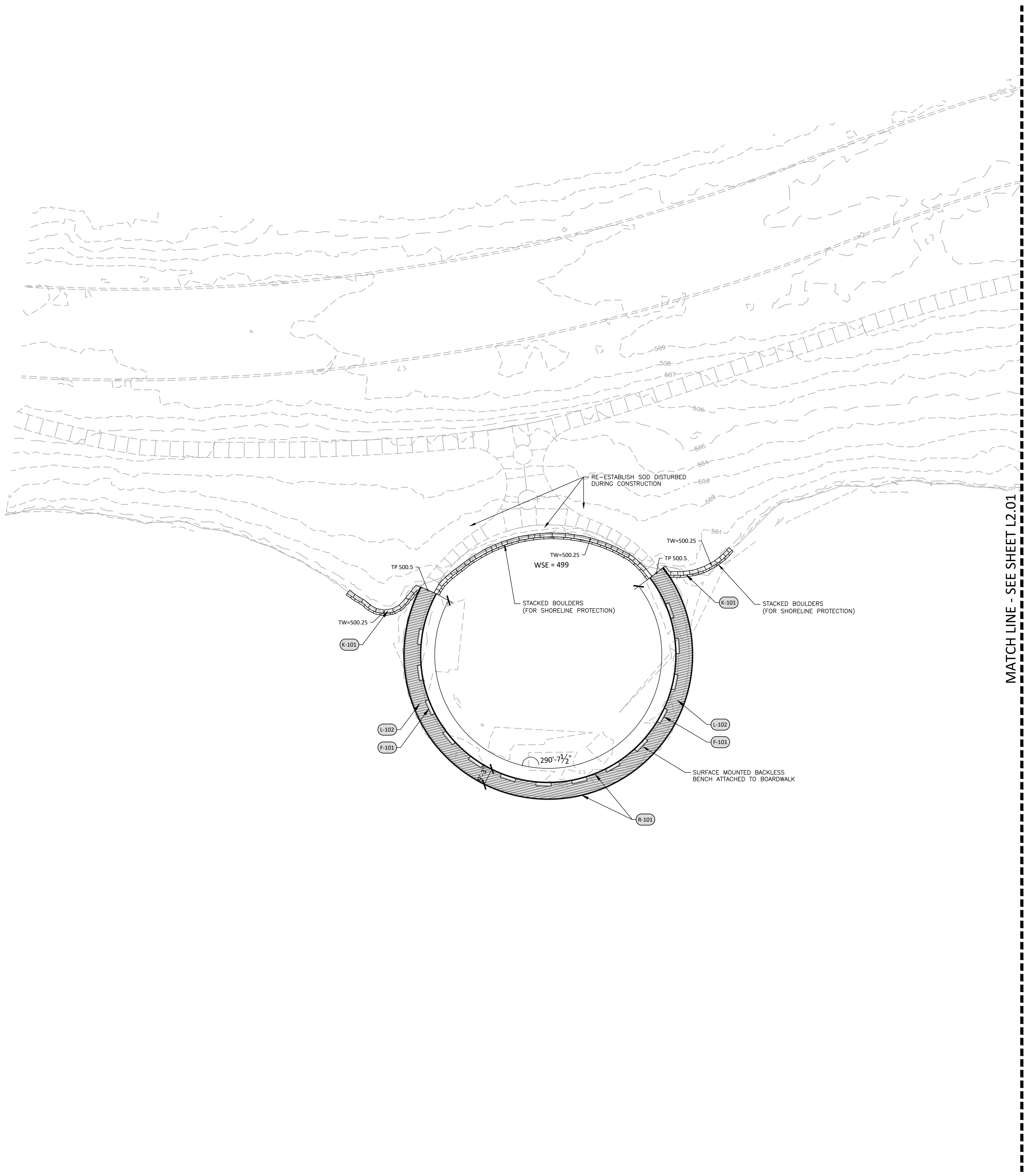
PROJECT NO.	LEW24009
FILENAME	LEW24009-DM.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 30'
DATE	11. 14. 2025

SHEET

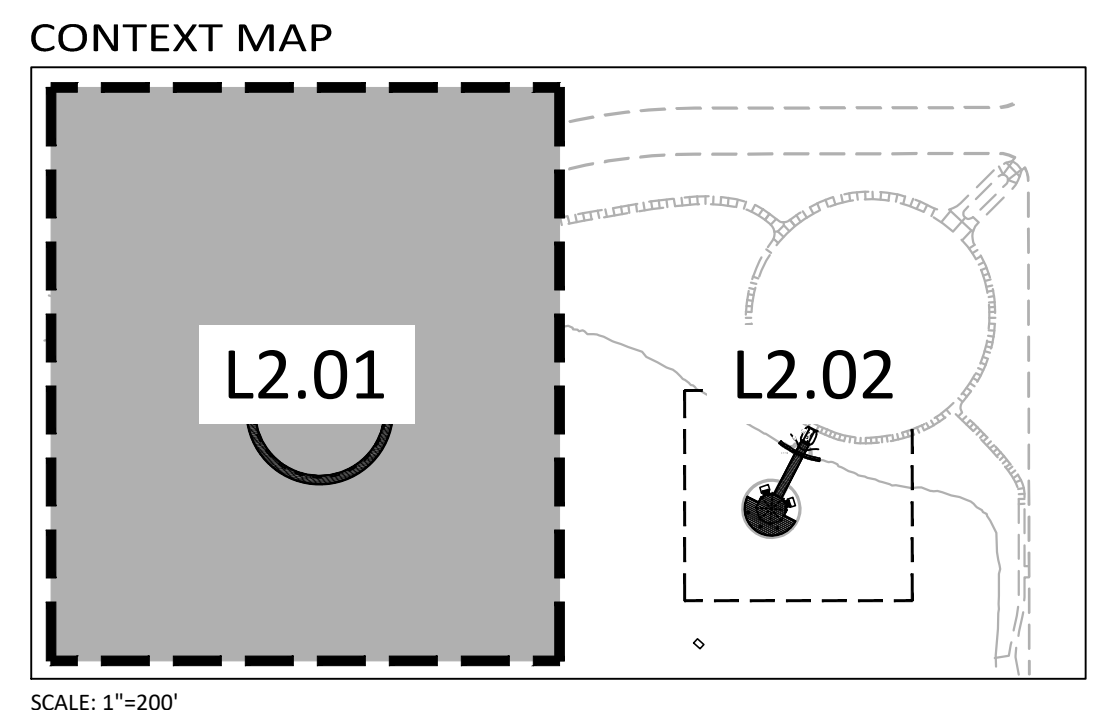
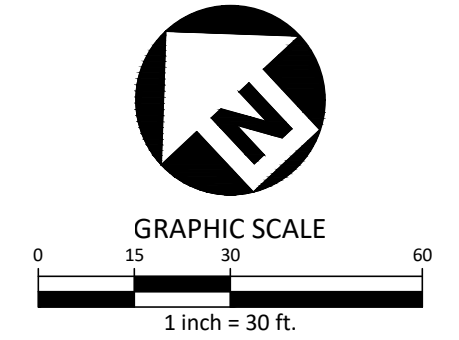
DEMOLITON PLAN

L1.02

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MATCH LINE - SEE SHEET L2.01
MATCH LINE - SEE SHEET L2.02



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	BOARDWALK BENCH	04/L4.01
	F-102	PICNIC TABLES	03/L4.01
	F-103	6' BENCH	05/L4.01
ROCK			
	K-101	STACKED BOULDER	02/L4.01
LANDSCAPE FEATURES			
	L-101	BRIDGE	02/L4.02
	L-102	CIRCULAR BOARD WALK	01/L4.02
	L-103	WOOD DECK	01/L4.03
	L-104	SHADE STRUCTURE	03/L4.04
PAVING			
	P-101	CONCRETE PAVING TO CONNECT WITH EXISTING SIDEWALK AND GRADE CONCRETE COLOR TO MATCH EXISTING	01/L4.01
RAILING, FENCES, AND GATES			
	R-101	GUARDRAIL	01/L4.03
	R-102	HANDRAIL	01/L4.03

WSE = WATER SURFACE ELEVATION

LEGEND

ABBREVIATIONS:

Ex TC	EXISTING TOP OF CURB
Ex TP	EXISTING TOP OF PAVEMENT
EG	EXISTING GRADE
TC	TOP OF CURB
G	GUTTER
TP	GRADE AT TOP OF PAVEMENT
TA	GRADE AT TOP OF ASPHALT
TS	GRADE AT TOP OF STEP
BS	GRADE AT BOTTOM OF STEP
TW	GRADE AT TOP OF WALL
BW	GRADE AT BOTTOM OF WALL
RW	GRADE AT RETAINING WALL
TG	GRADE AT TOP OF GRATE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FP	FINISHED PAD
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
PC	POOL COPING
DI	DRAIN INLET

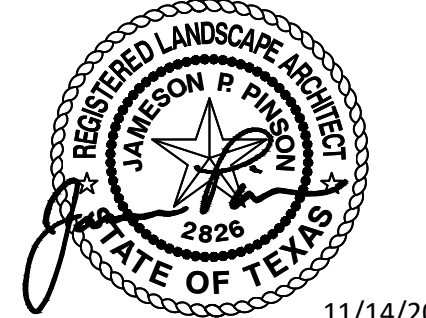
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PLAN INFORMATION

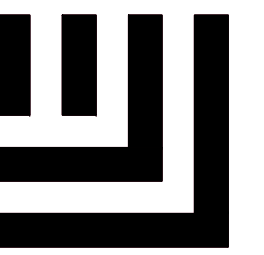
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FILENAME LEW24009-HS.DWG
CHECKED BY MAH
DRAWN BY AAO
SCALE 30 SCALE
DATE 11. 14. 2025

SHEET

HARDSCAPE PLAN

L2.01

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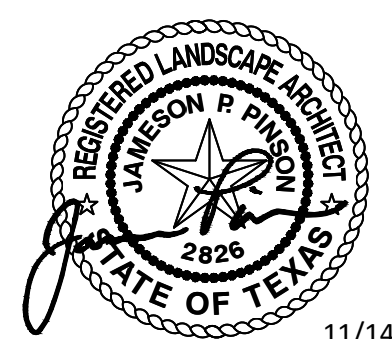
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LAKE AVALON PARK CONSTRUCTION DOCUMENTATION

LEWISVILLE, TX 75056, DENTON COUNTY



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NO.	DATE	DESCRIPTION

PLAN INFORMATION

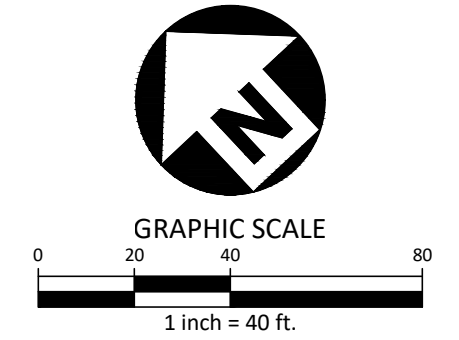
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CHECKED BY	MAH
DRAWN BY	AAO
SCALE	1" = 30'
DATE	11. 14. 2025

SHEET

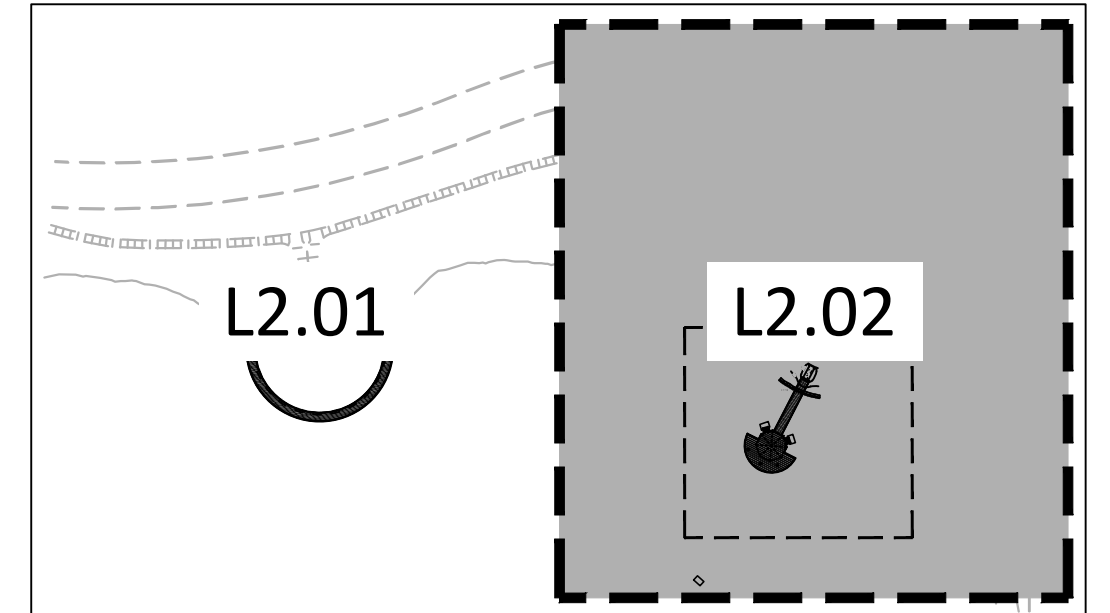
HARDSCAPE PLAN

L2.02

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CONTEXT MAP



SCALE: 1"=200'

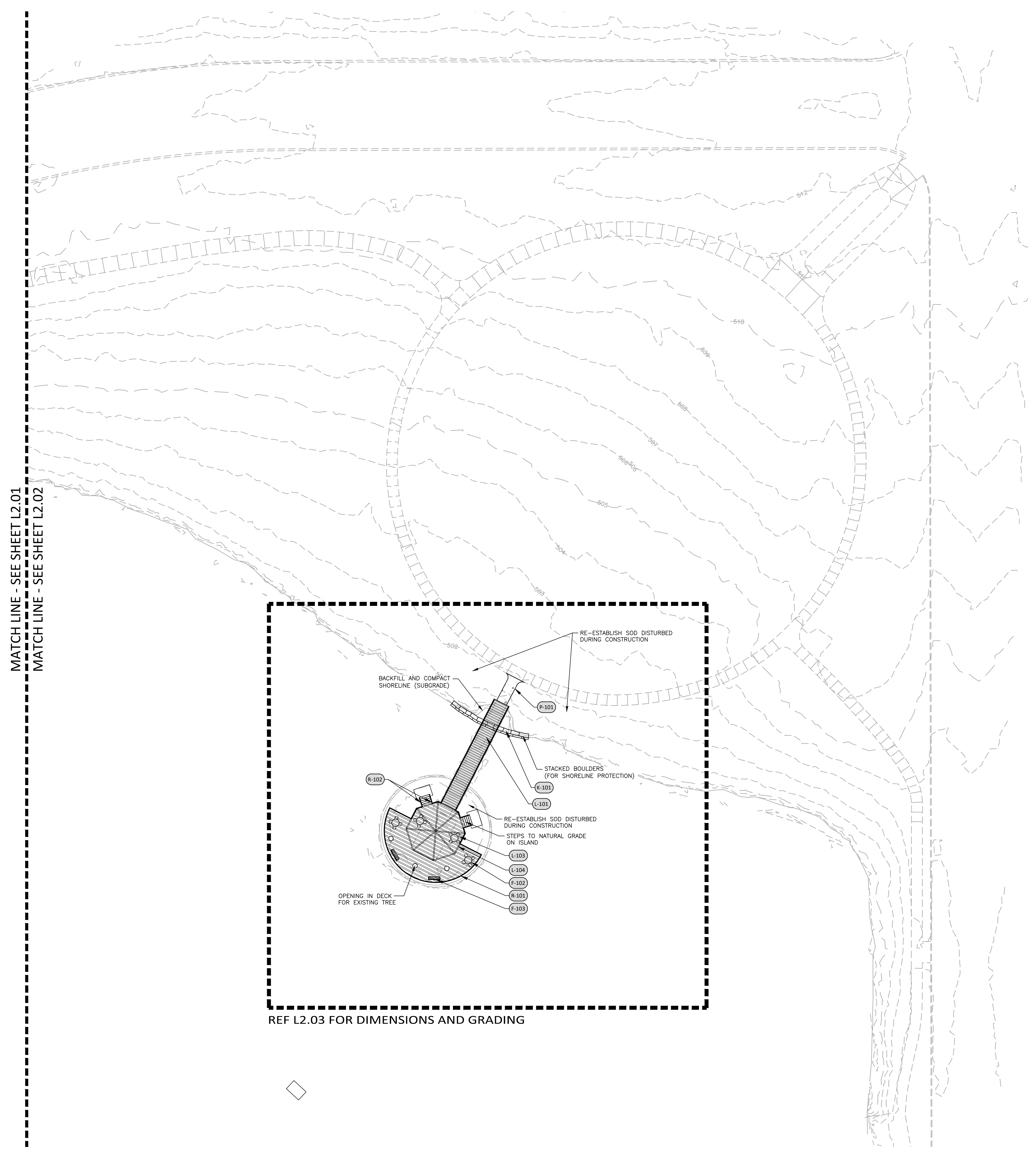
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FURNISHINGS			
	F-101	BOARDWALK BENCH	04/L4.01
	F-102	PICNIC TABLES	03/L4.01
	F-103	6' BENCH	05/L4.01
ROCK			
	K-101	STACKED BOULDER	02/L4.01
LANDSCAPE FEATURES			
	L-101	BRIDGE	02/L4.02
	L-102	CIRCULAR BOARD WALK	01/L4.02
	L-103	WOOD DECK	01/L4.03
	L-104	SHADE STRUCTURE	03/L4.04
PAVING			
	P-101	CONCRETE PAVING TO CONNECT WITH EXISTING SIDEWALK AND GRADE CONCRETE COLOR TO MATCH EXISTING	01/L4.01
RAILING, FENCES, AND GATES			
	R-101	GUARDRAIL	01/L4.03
	R-102	HANDRAIL	01/L4.03

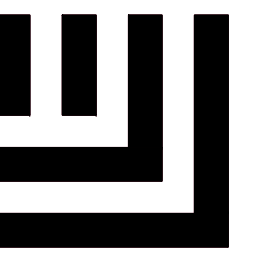
WSE = WATER SURFACE ELEVATION

BID ALTERNATE:

- ALL IMPROVEMENTS PROPOSED FOR THE WOOD DECK AND SHADE STRUCTURE ARE TO BE BID AS ALTERNATES.
- SITE ELEMENTS INCLUDED IN THIS BID ALTERNATE ARE AS FOLLOWS:
 - WOOD DECK
 - SHADE STRUCTURE
 - STEPS AT SHADE STRUCTURE
 - GUARDRAIL AT WOOD DECK
 - PICNIC TABLES
 - 6' BENCHES
 - 6.1 BENCH ANCHORING
 - WEED BARRIER AND PET MULCH



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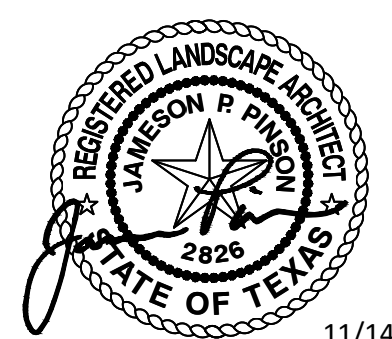
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LAKE AVALON PARK CONSTRUCTION DOCUMENTATION

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

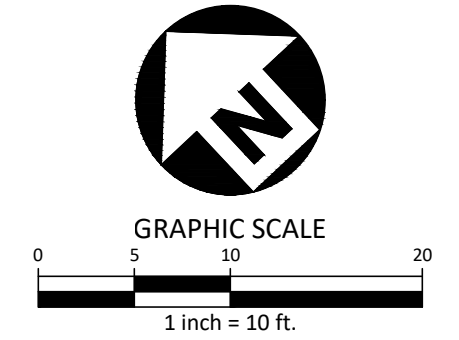
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CHECKED BY MAH
DRAWN BY AAO
SCALE AS NOTED
DATE 11. 14. 2025

SHEET

HARDSCAPE PLAN

L2.03

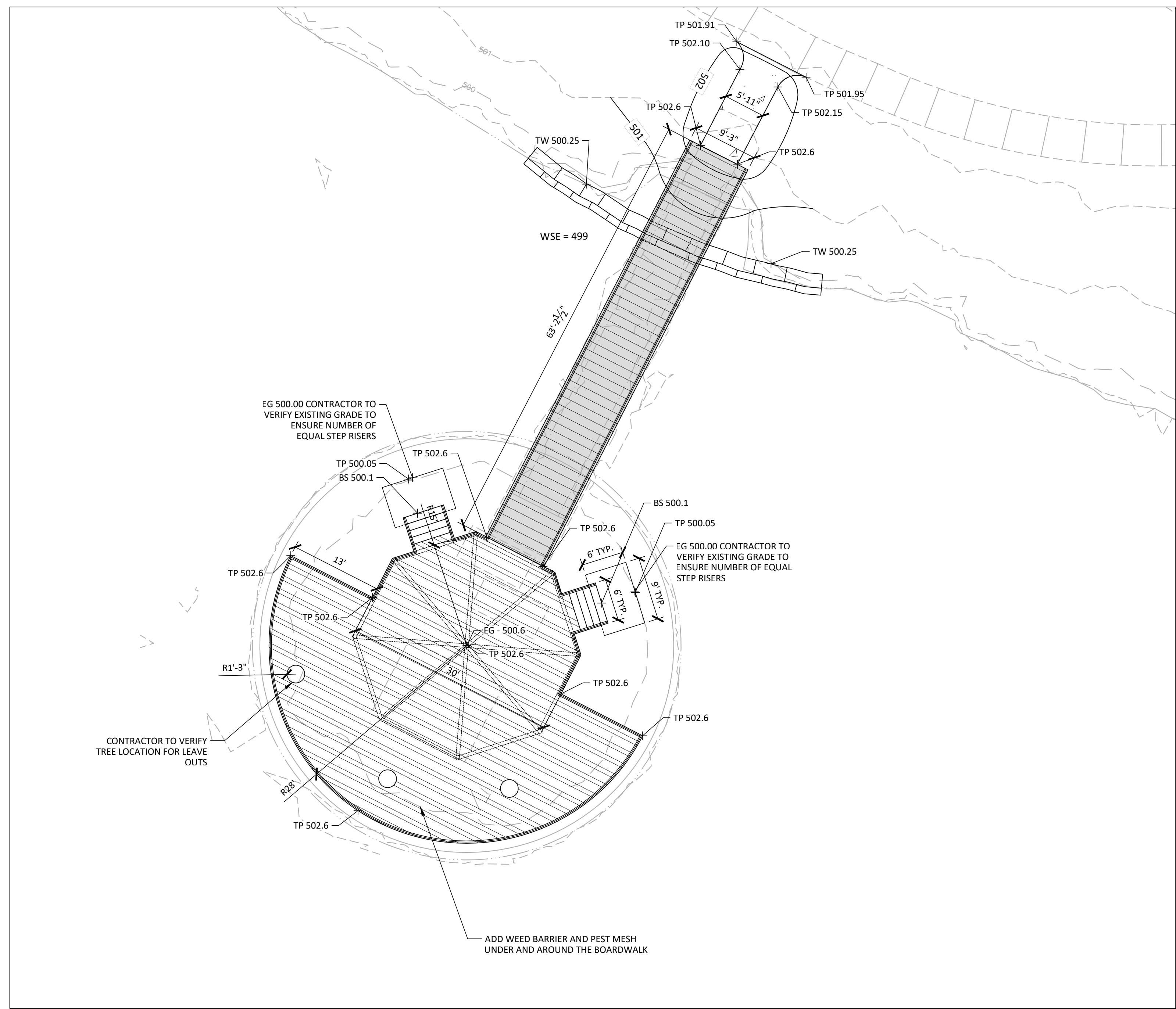
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LEGEND	
ABBREVIATIONS:	
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EX TP	EXISTING TOP OF PAVEMENT
EG	EXISTING GRADE
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FP	FINISHED PAD
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
PC	POOL COPING
DI	DRAIN INLET

BID ALTERNATE:

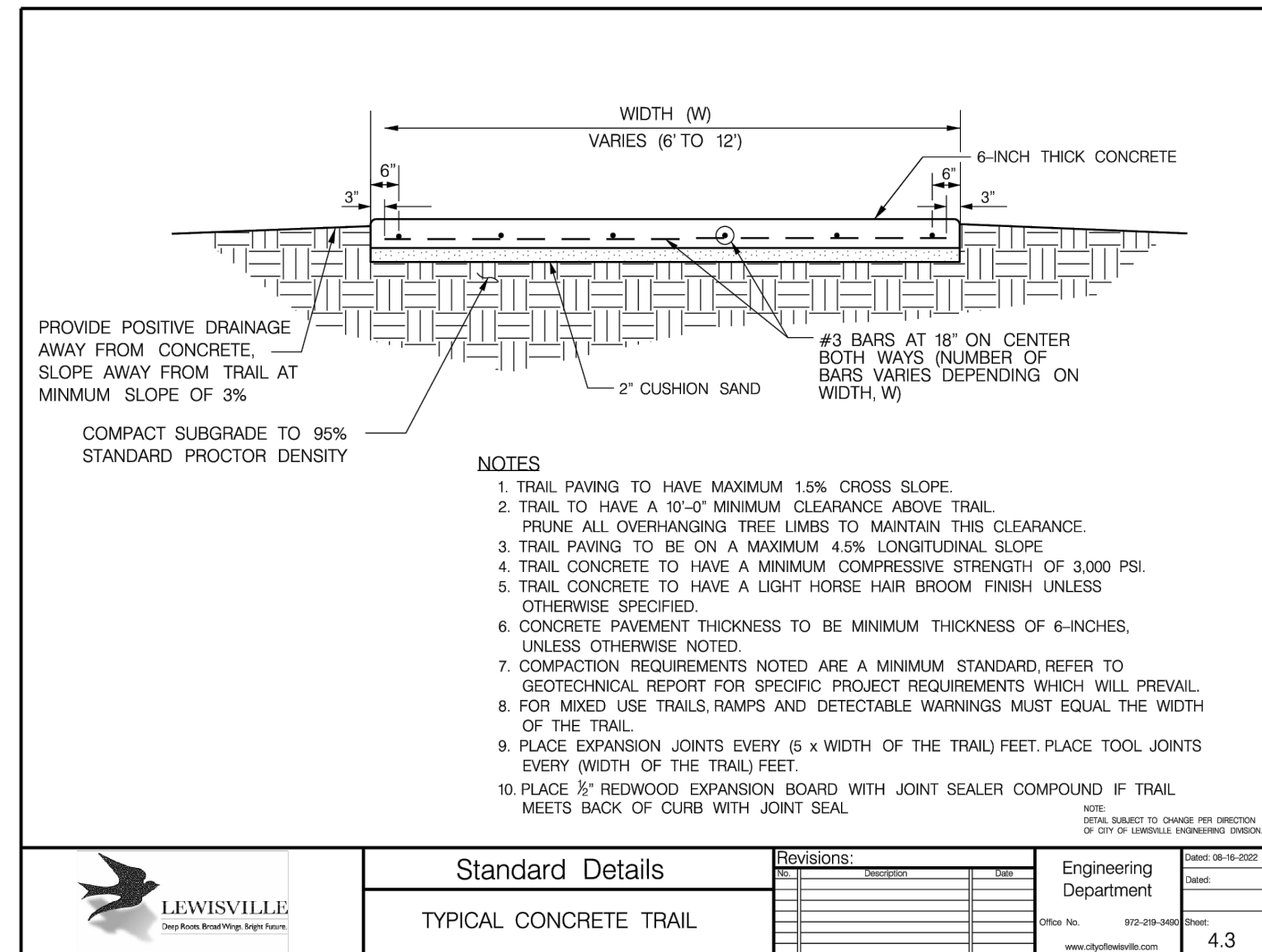
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- SITE ELEMENTS INCLUDED IN THIS BID ALTERNATE ARE AS FOLLOWS:
 - WOOD DECK
 - SHADE STRUCTURE
 - STEPS AT SHADE STRUCTURE
 - GUARDRAIL AT WOOD DECK
 - PICNIC TABLES
 - 6' BENCHES
 - BENCH ANCHORING
 - WEED BARRIER AND PET MULCH



01 BRIDGE AND DECK LAYOUT

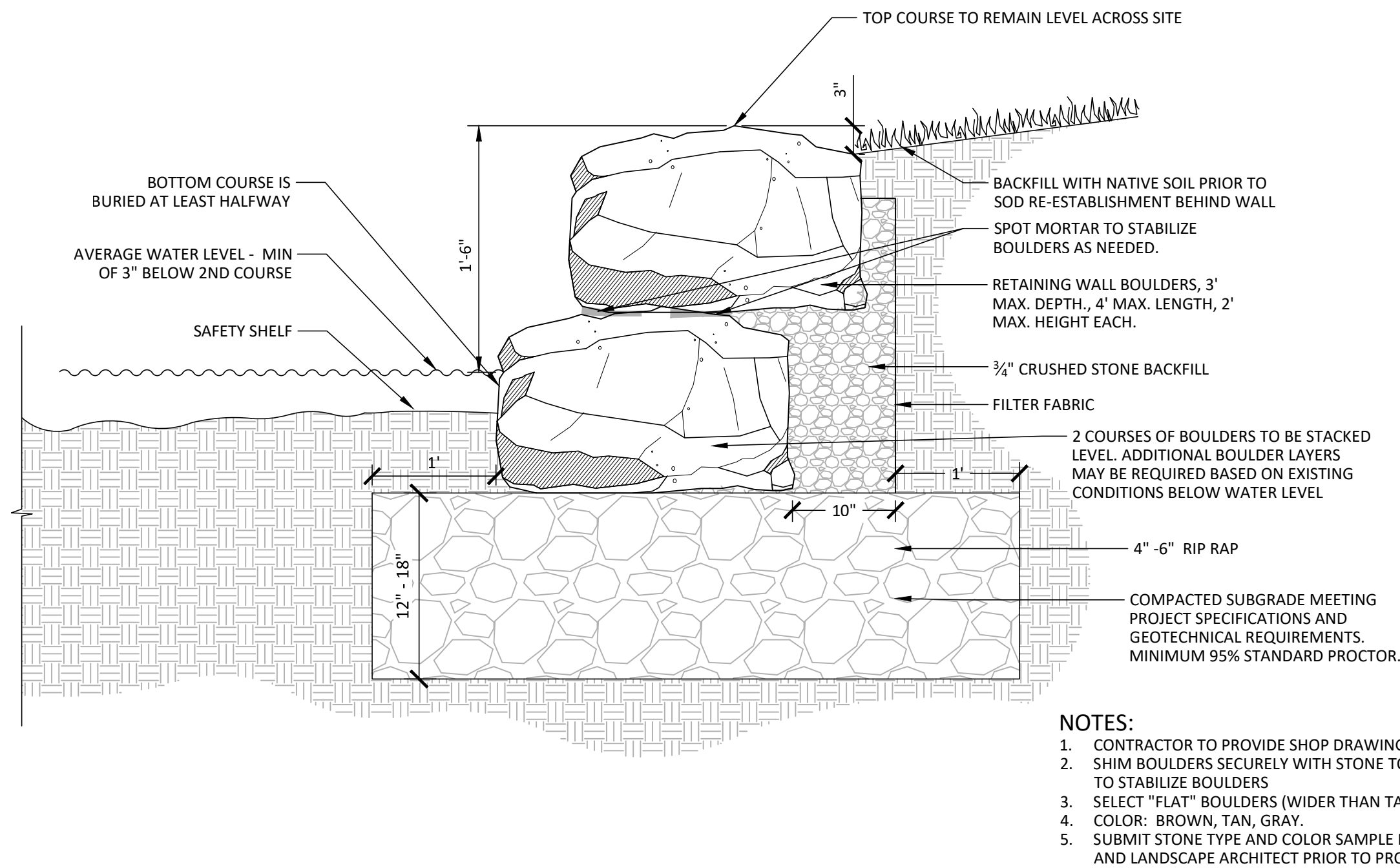
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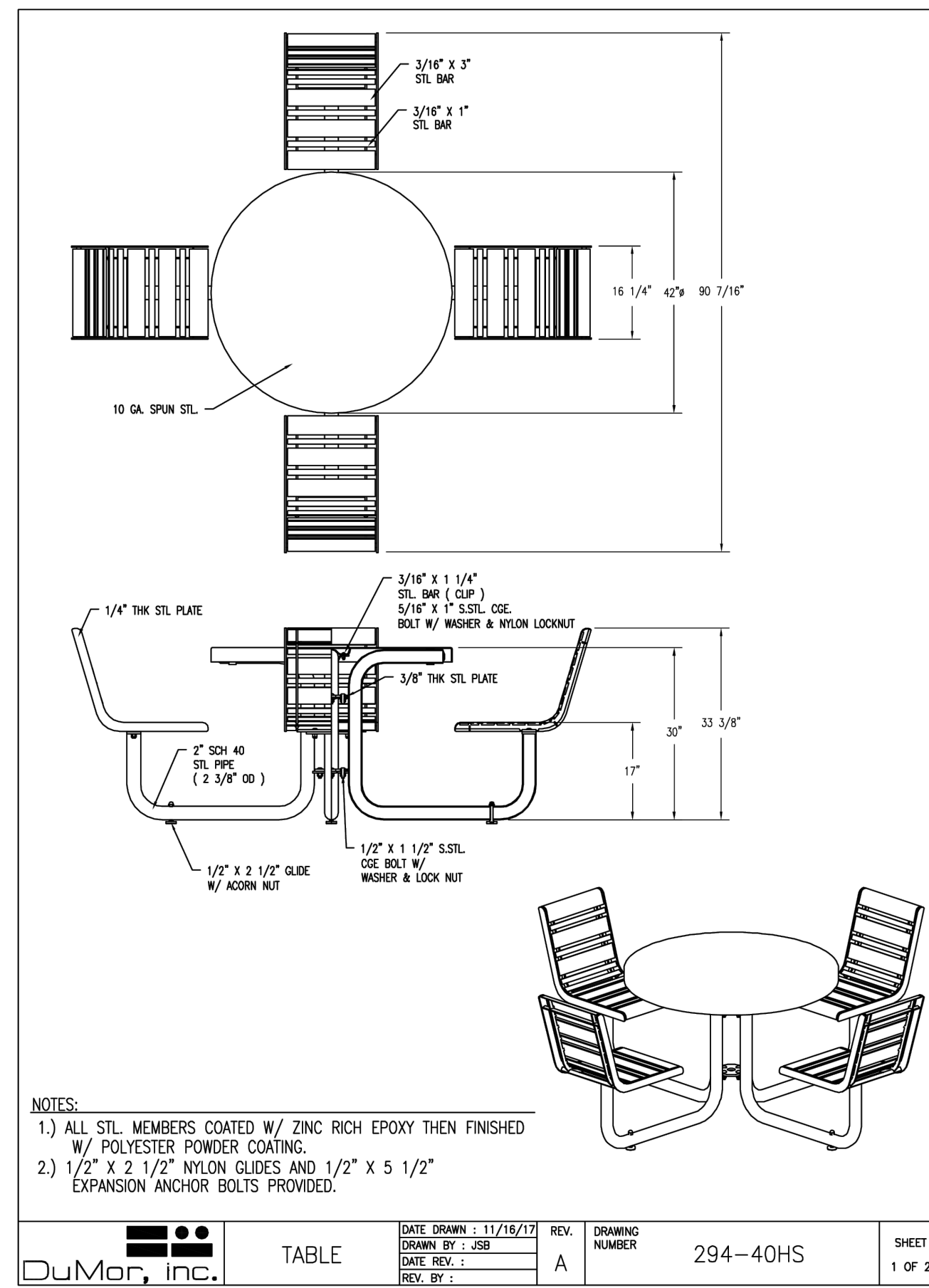
01 CONCRETE PAVING

SCALE: 1" = 1'-0"



02 STACKED BOULDER - SHORELINE STABILIZATION

SCALE: 1" = 1'-0"



03 PICNIC TABLE

SCALE: 1" = 1'-0"

ANOVA.

THMF6

Madison 6' Thermory® Flat Bench



Material
The 6' flat bench seat is composed of 1.5" x 3.5" (2" x 4" nominal dimensions) Thermory planks made from thermally modified North American White Ash—a sustainably harvested and renewable temperate hardwood.
Legs are made of .50" thick formed steel. The bench will support 200 lbs. per linear foot.

Features
Thermory is a low-maintenance, environmentally-friendly hardwood and a great alternative to commonly used tropical rainforest hardwoods because of its dimensional stability and Class 1 durability (25+ years). Thermory has a lower carbon footprint than tropical hardwoods.
The bench is designed to be portable for flexibility in placement or surface mounted using pre-drilled .50" diameter holes in feet to prevent movement. **Mounting hardware is not included.**

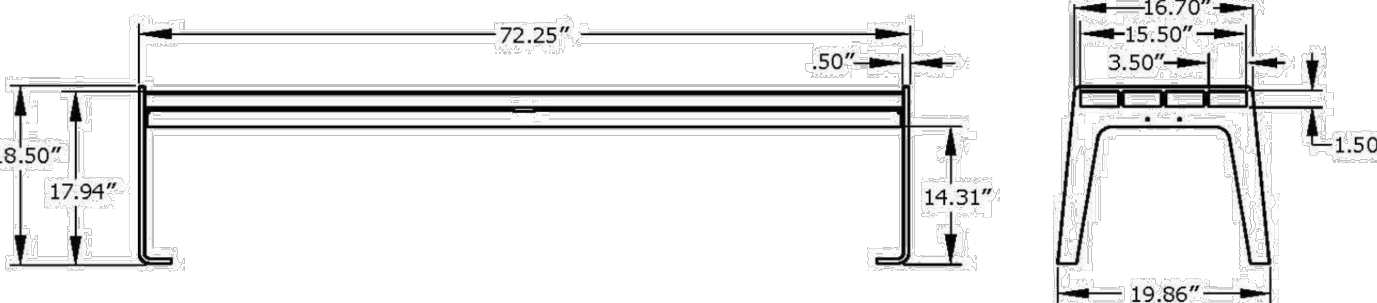
Finish
Thermory is a lustrous chocolate brown color when new and will naturally age to uniform silver/gray over time. The color-changing process begins immediately and varies with the amount of UV-exposure.
Fade-resistant, powder coated steel components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Assembly
This product requires some assembly. Stainless steel assembly hardware is included.

Color
See website or sales representative for color choices.

Maintenance
Clean with mild soap and water. Let dry thoroughly. To maintain original wood color, regularly apply standard deck oil, such as Cutex® Extreme Wood Protection Oil.

Warranty
20-year limited structural warranty, 10-year warranty on Thermory, and 3-year finish warranty from the date of purchase. See full details on multi-year warranties for components at anovafurnishings.com/warranty.
Manufactured in the U.S.



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- NOTES:**
- FRAME/METAL COLOR - BLACK
 - SPECIFIED PRODUCT OR APPROVED EQUAL SUBJECT TO CITY APPROVAL
 - INSTALLATION SHOULD BE DONE PER MANUFACTURERS SPECS

04 BOARDWALK BENCH - SURFACE MOUNTED

SCALE: 1" = 1'-0"

ANOVA.

THMC6

Madison 6' Thermory® Contour Bench



Material
The 6' contour bench seat and back is composed of 1.5" x 3.5" (2" x 4" nominal dimensions) Thermory planks made from thermally modified North American White Ash—a sustainably harvested and renewable temperate hardwood.
Legs and the 3.5" wide armrests are made of .50" thick formed steel. The bench will support 200 lbs. per linear foot.

Features
Thermory is a low-maintenance, environmentally-friendly hardwood and a great alternative to commonly used tropical rainforest hardwoods because of its dimensional stability and Class 1 durability (25+ years). Thermory has a lower carbon footprint than tropical hardwoods.
The armrests have individual right end and left end orientations. The bench is designed to be portable for flexibility in placement or surface mounted using pre-drilled .50" diameter holes in feet to prevent movement. **Mounting hardware is not included.**

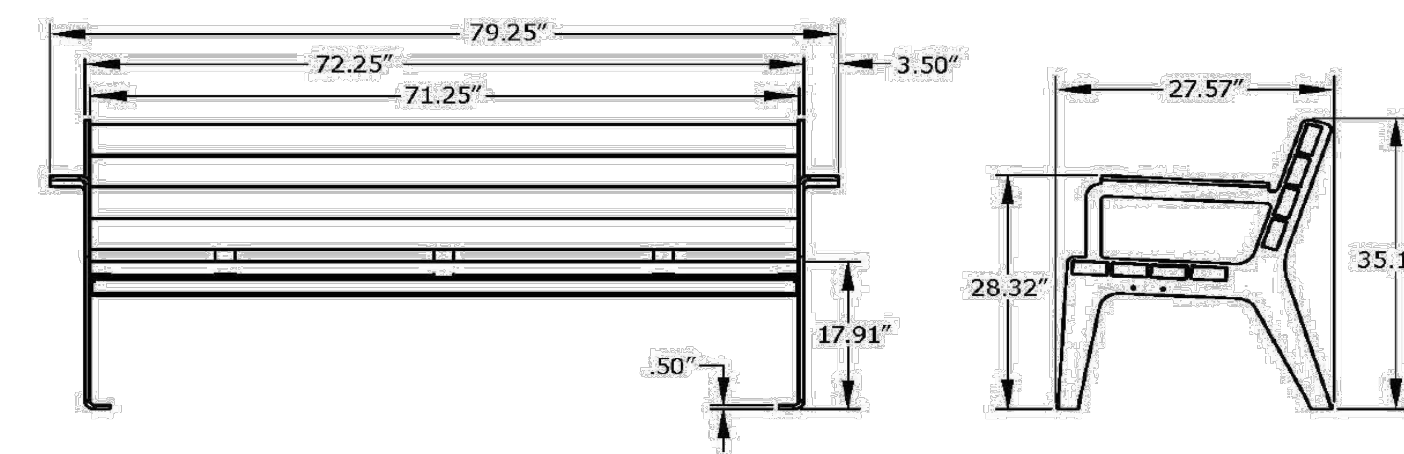
Finish
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This product requires some assembly. Stainless steel assembly hardware is included.

Color
See website or sales representative for color choices.

Maintenance
Clean with mild soap and water. Let dry thoroughly. To maintain original wood color, regularly apply standard deck oil, such as Cutex® Extreme Wood Protection Oil.

Warranty
20-year limited structural warranty, 10-year warranty on Thermory, and 3-year finish warranty from the date of purchase. See full details on multi-year warranties for components at anovafurnishings.com/warranty.
Manufactured in the U.S.

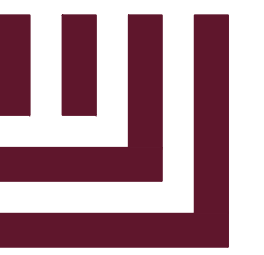


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- NOTES:**
- FRAME/METAL COLOR - BLACK
 - SPECIFIED PRODUCT OR APPROVED EQUAL SUBJECT TO CITY APPROVAL
 - INSTALLATION SHOULD BE DONE PER MANUFACTURERS SPECS

05 6' BENCH - SURFACE MOUNTED

SCALE: 1" = 1'-0"



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TBAE: BR3185
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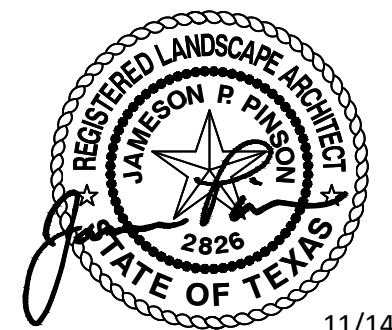
CLIENT

CITY OF LEWISVILLE
191 CIVIC CIRCLE
LEWISVILLE, TX 75067
469. 219. 3550
MARCUS GALLEGOS



LAKE AVALON PARK CONSTRUCTION DOCUMENTATION

LEWISVILLE, TX 75056, DENTON COUNTY



11/14/2025

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

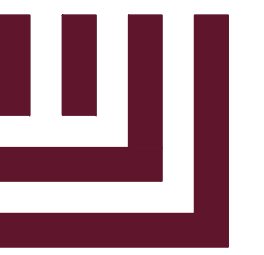
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FILENAME LEW24009-HD1.DWG
CHECKED BY MAH
DRAWN BY AAO
SCALE AS NOTED
DATE 11. 14. 2025

SHEET

HARDSCAPE DETAILS

L4.01

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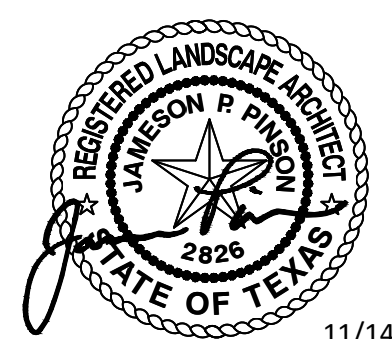
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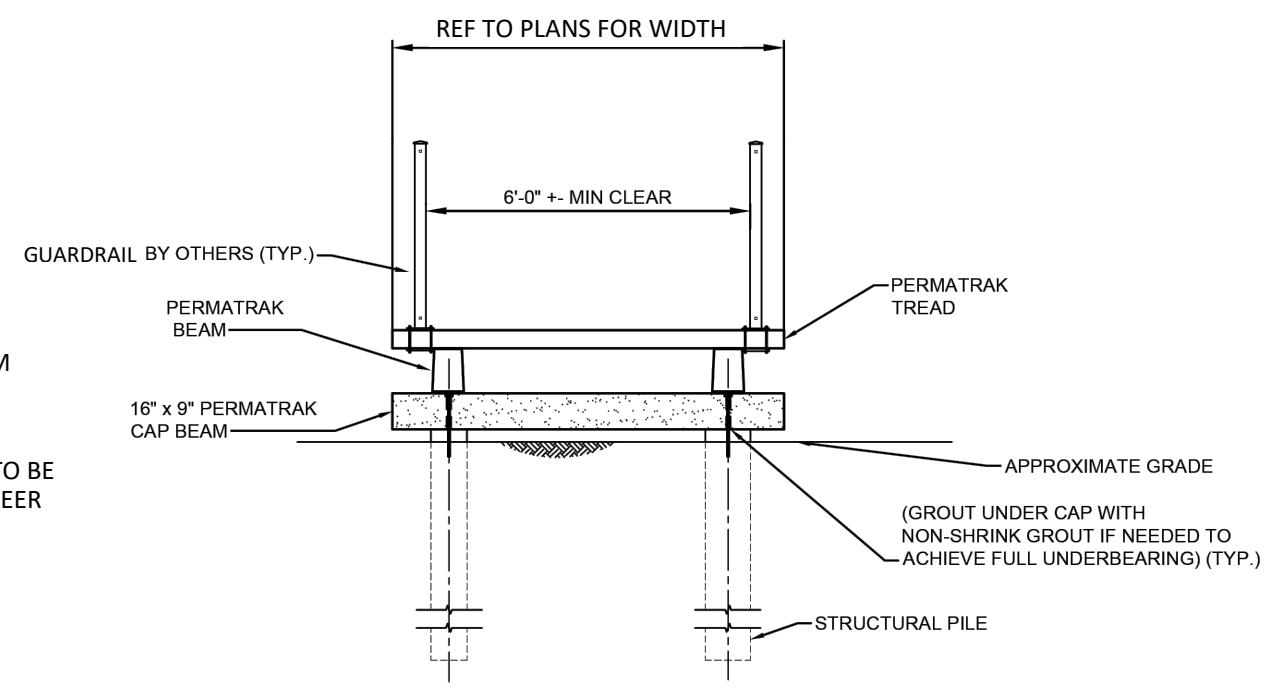
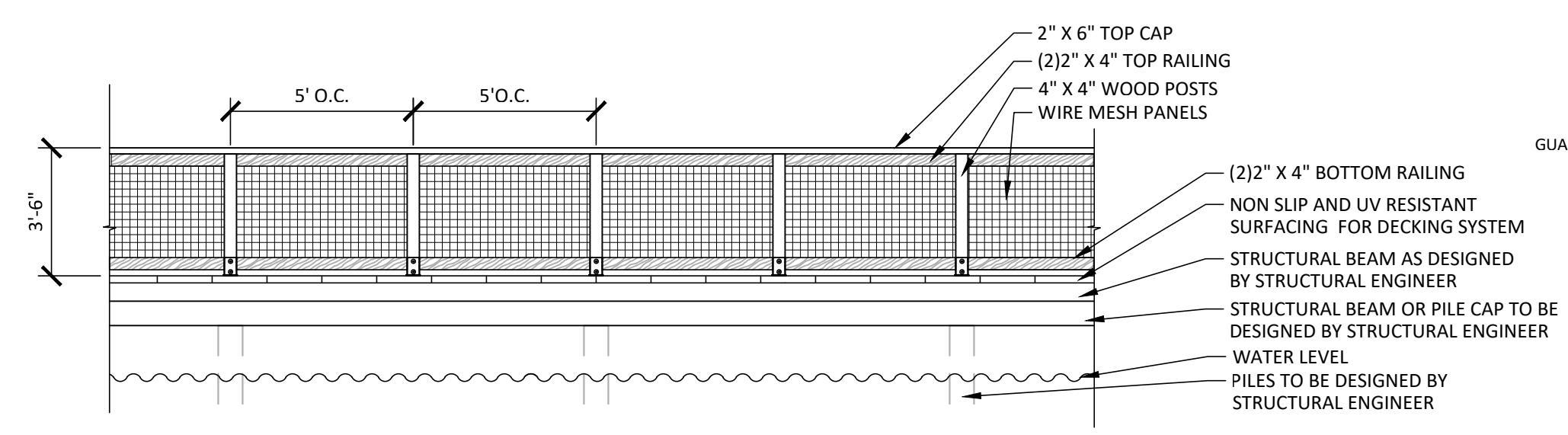
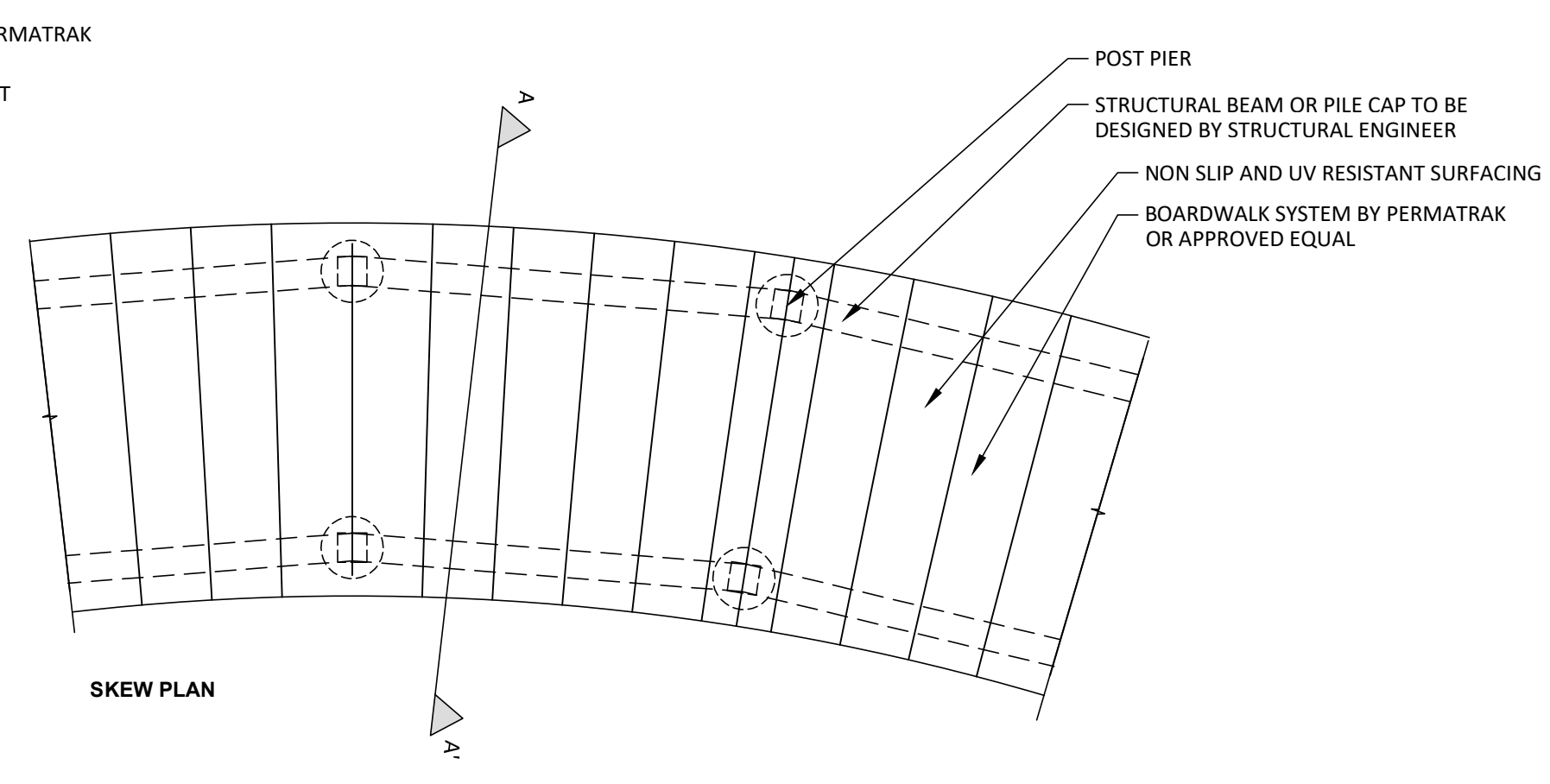
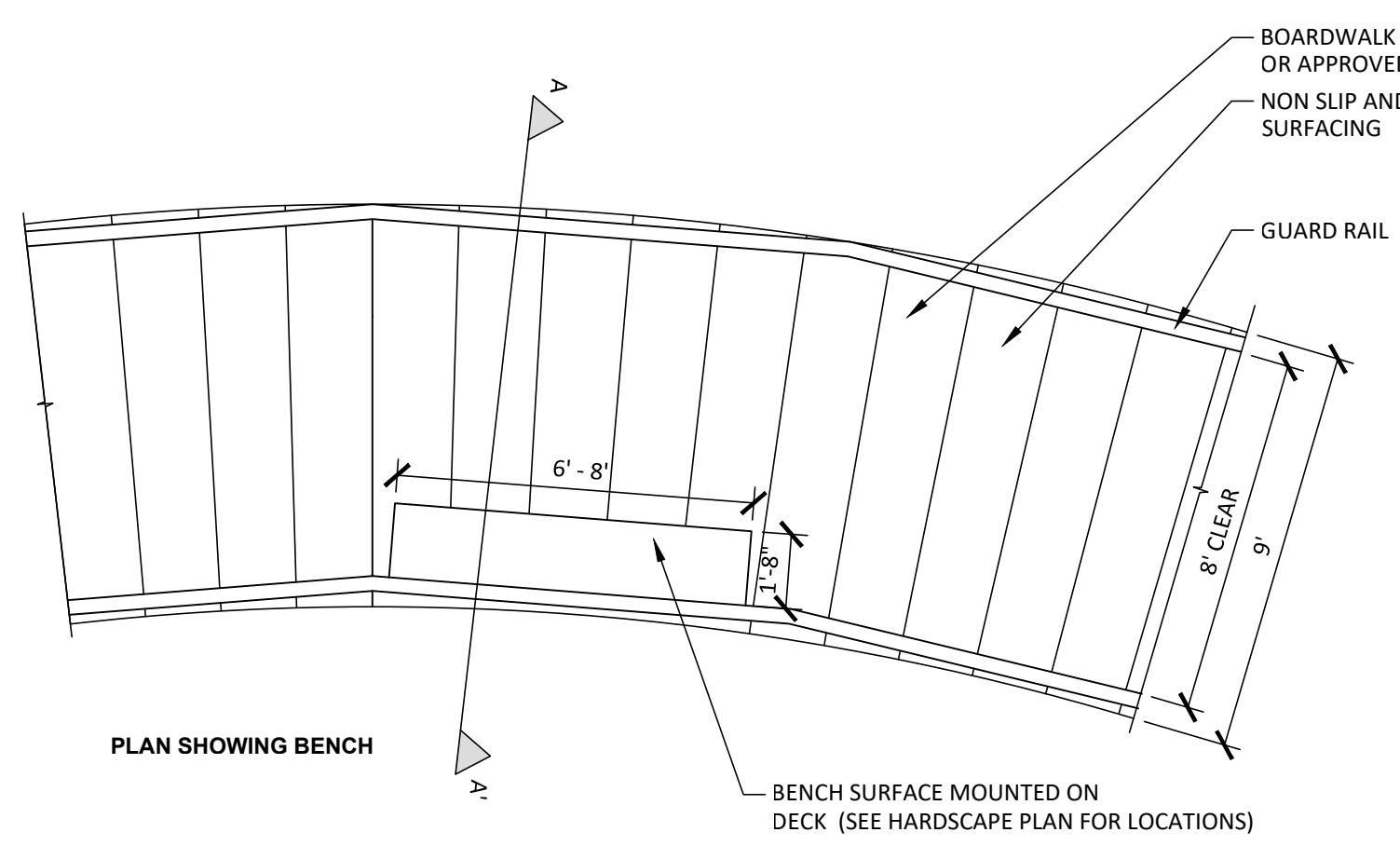
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FILENAME	LEW24009-HD1.DWG
CHECKED BY	MAH
DRAWN BY	AAO
SCALE	AS NOTED
DATE	11. 14. 2025

SHEET

HARDSCAPE DETAILS

L4.02

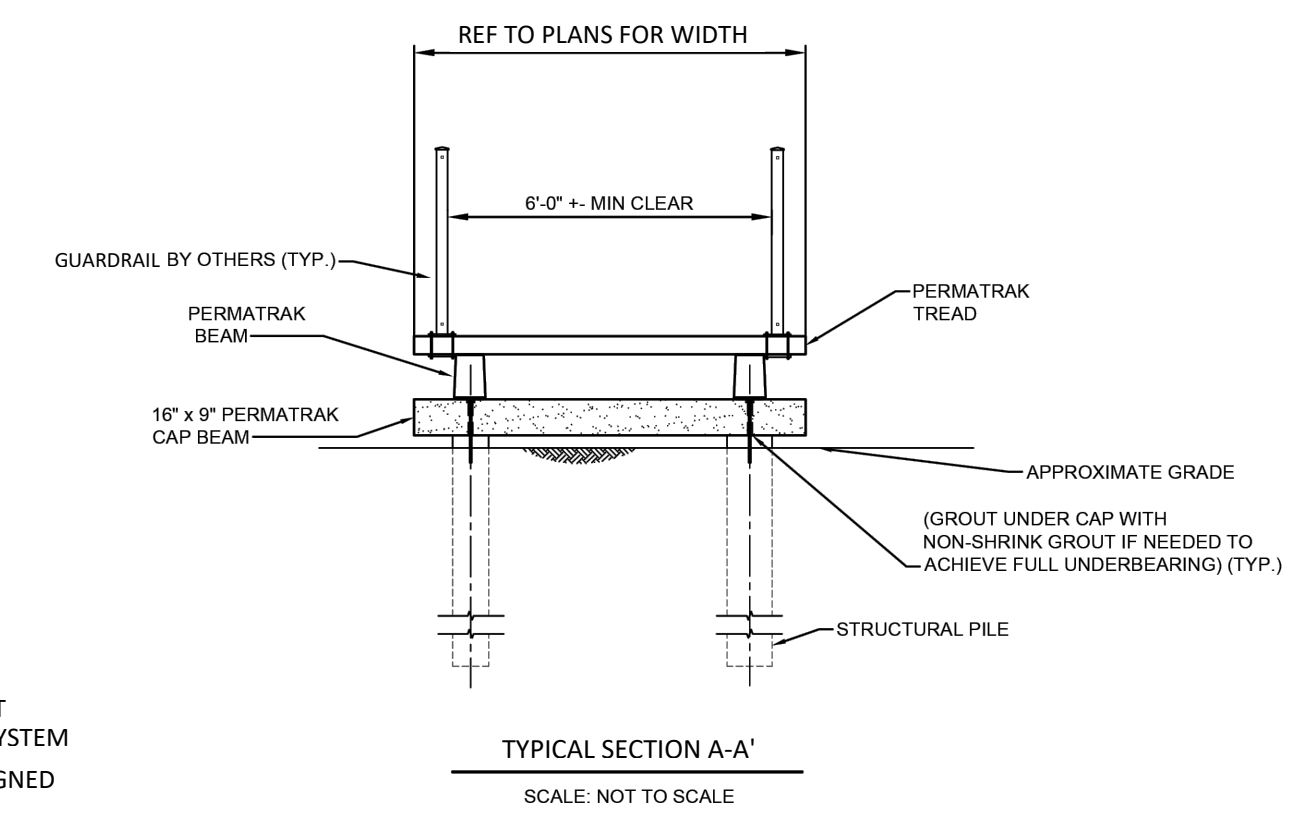
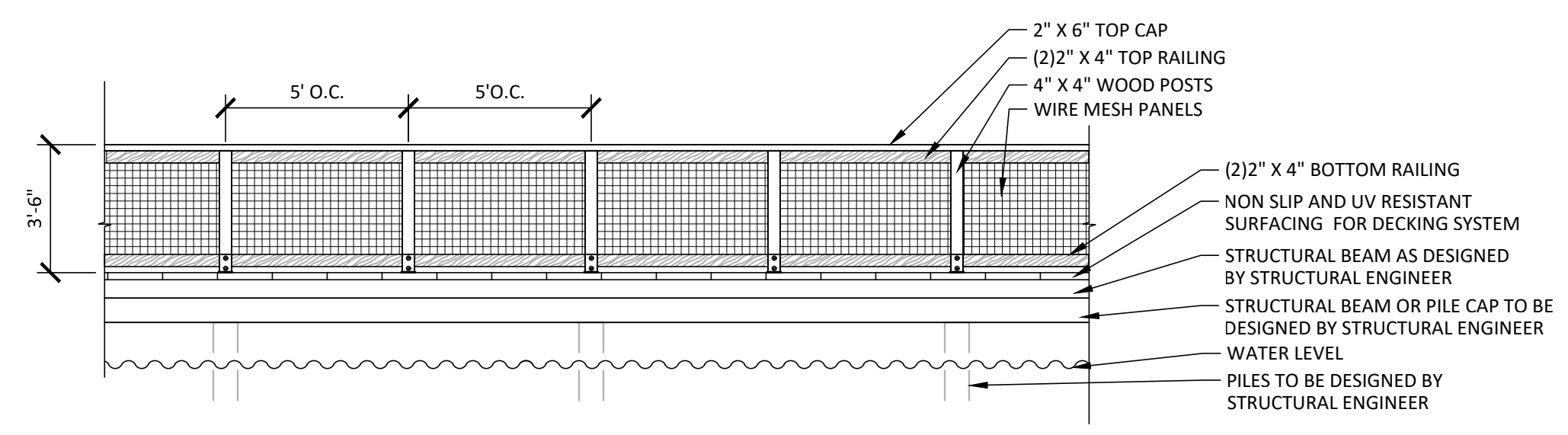
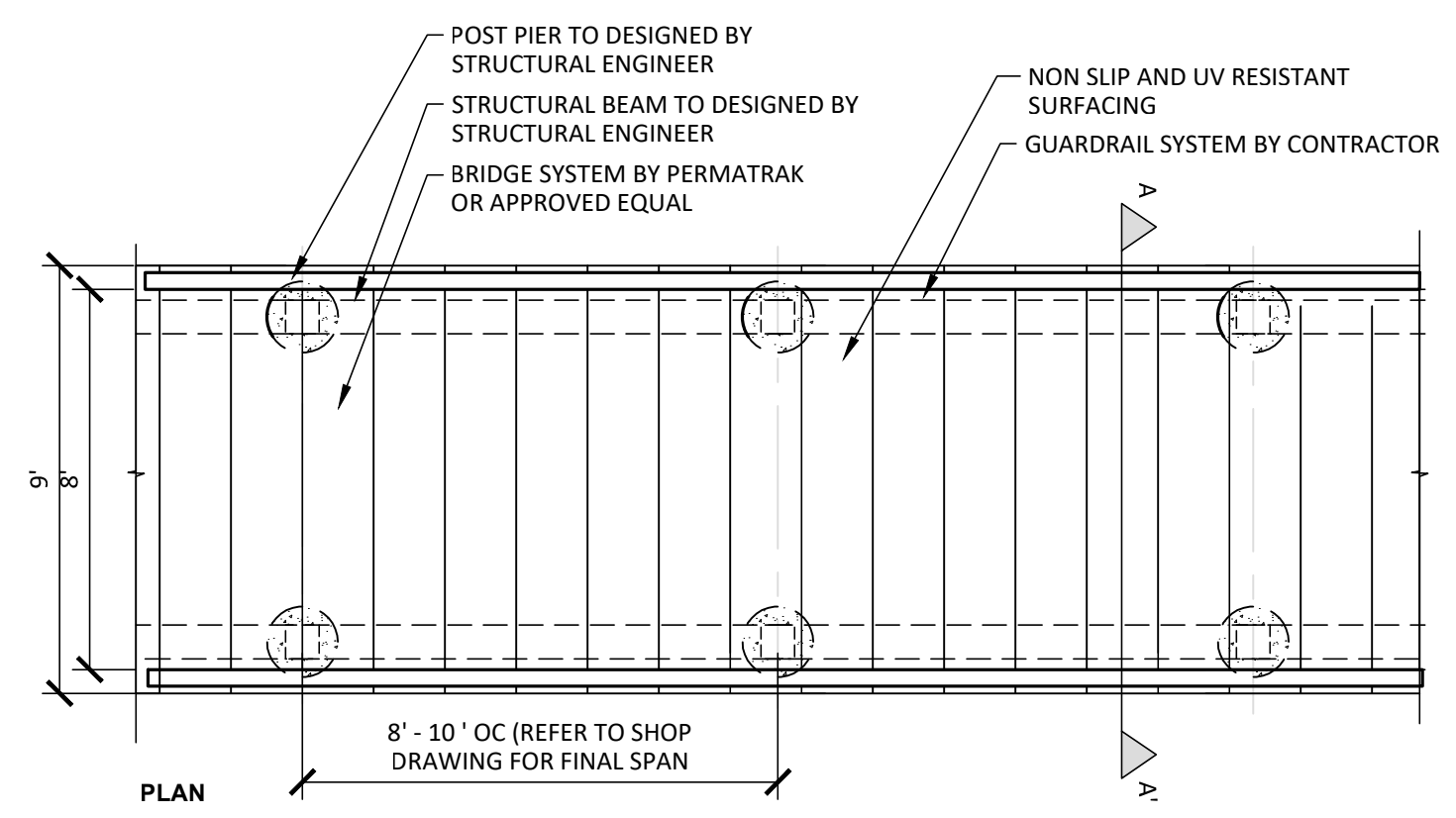
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- NOTE:**
1. DETAILS FOR DESIGN REFERENCE ONLY
 2. BOARDWALK SYSTEM BY PERMATRAK OR APPROVED EQUAL
 3. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS
 4. DRAWINGS MUST BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
 5. SEE GEOTECH REPORT FOR SOIL CONDITIONS AND RECOMMENDATIONS
 6. REFER TO MANUFACTURER FOR INSTALLATION GUIDE - <https://www.permatrak.com/boardwalk-system>

BOARDWALK DETAILS ARE FOR REFERENCE ONLY CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER SIGNED AND SEALED SHOP DRAWINGS

01 CIRCULAR BOARDWALK
SCALE: 1/4" = 1'-0"



- NOTE:**
1. DETAILS FOR DESIGN REFERENCE ONLY
 2. BRIDGE SYSTEM BY PERMATRAK OR APPROVED EQUAL
 3. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS
 4. DRAWINGS MUST BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
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DETAILS ARE FOR REFERENCE ONLY CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER SIGNED AND SEALED SHOP DRAWINGS

02 BRIDGE
SCALE: 1/4" = 1'-0"

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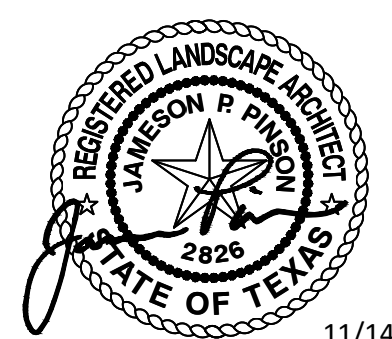
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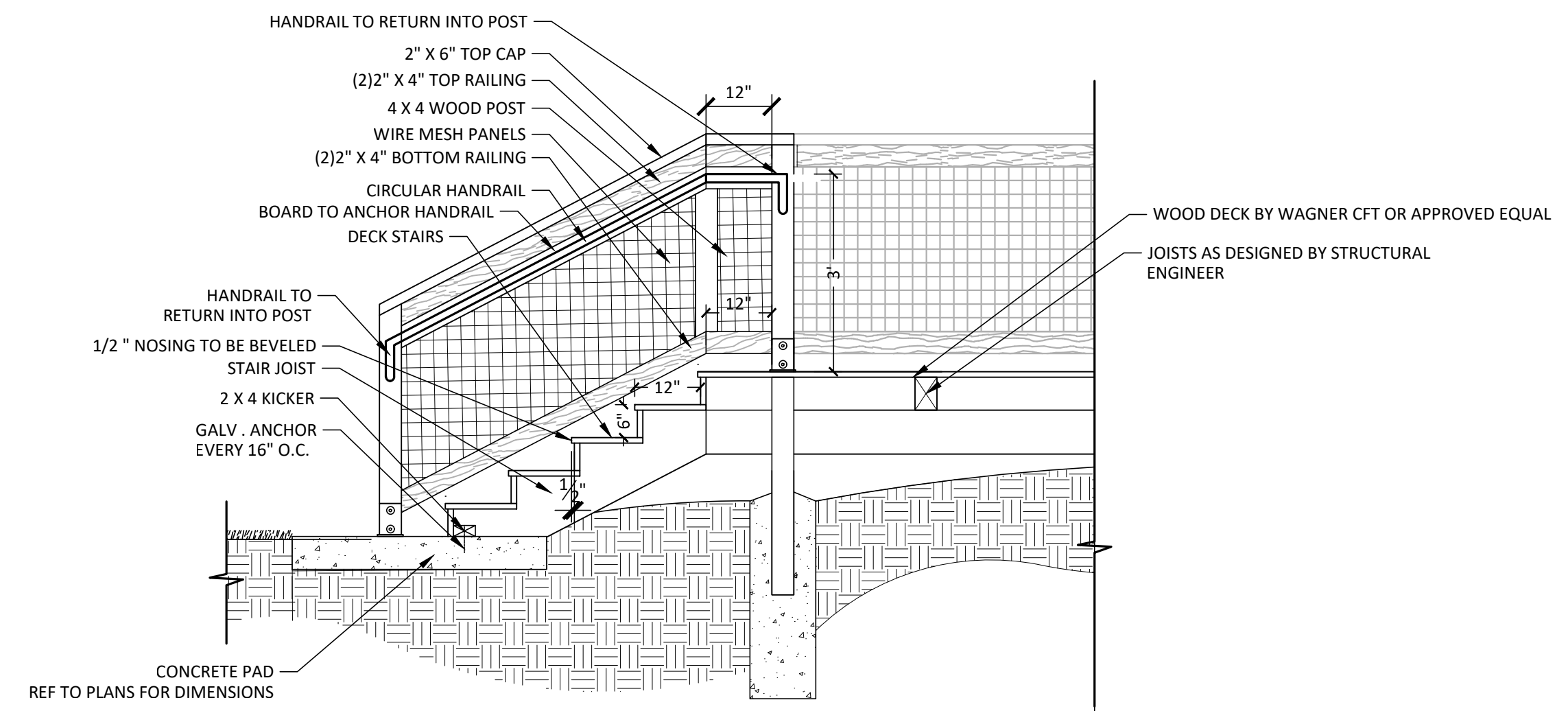
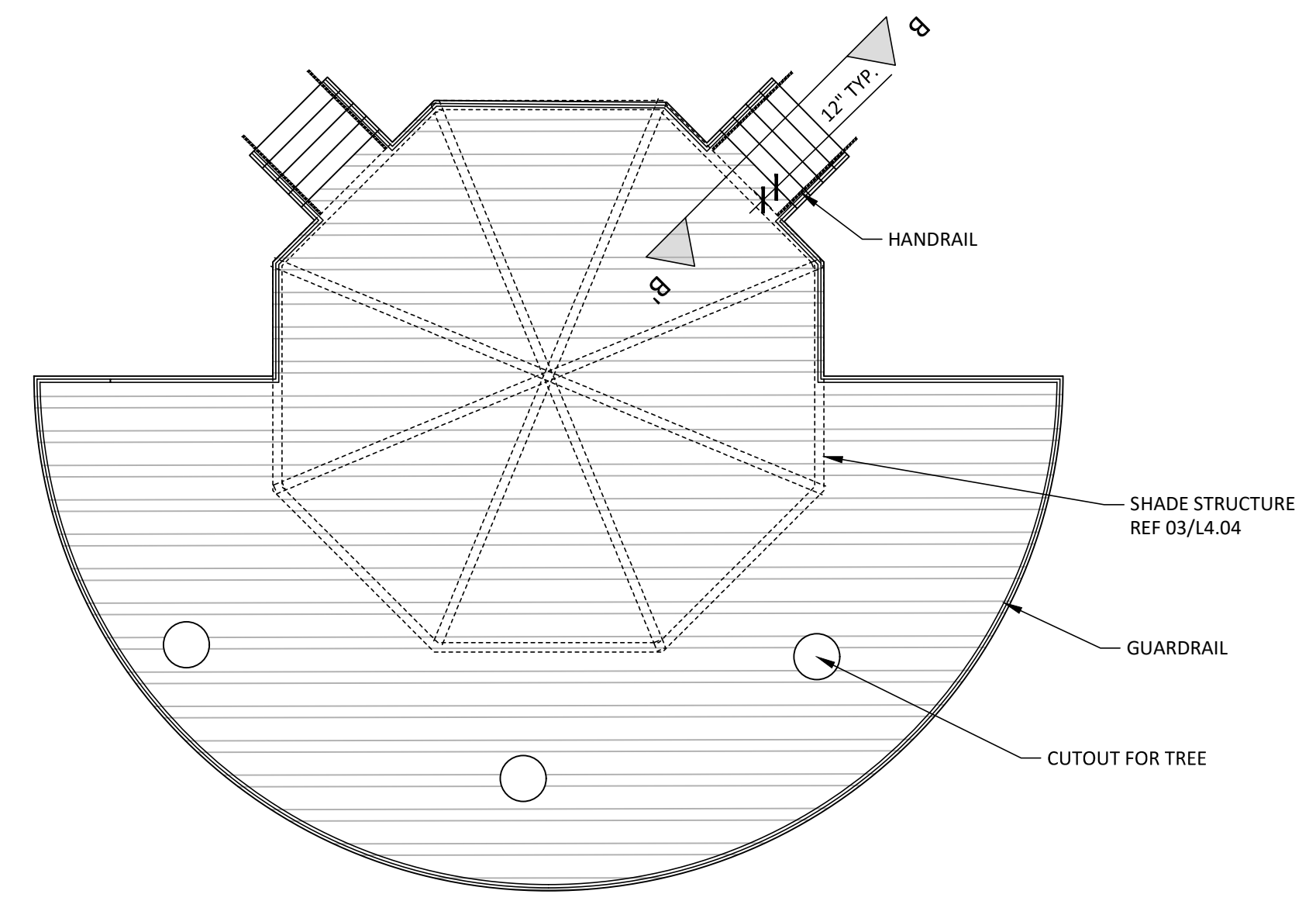
PLAN INFORMATION

PROJECT NO.	LEW24009
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CHECKED BY	MAH
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SCALE	AS NOTED
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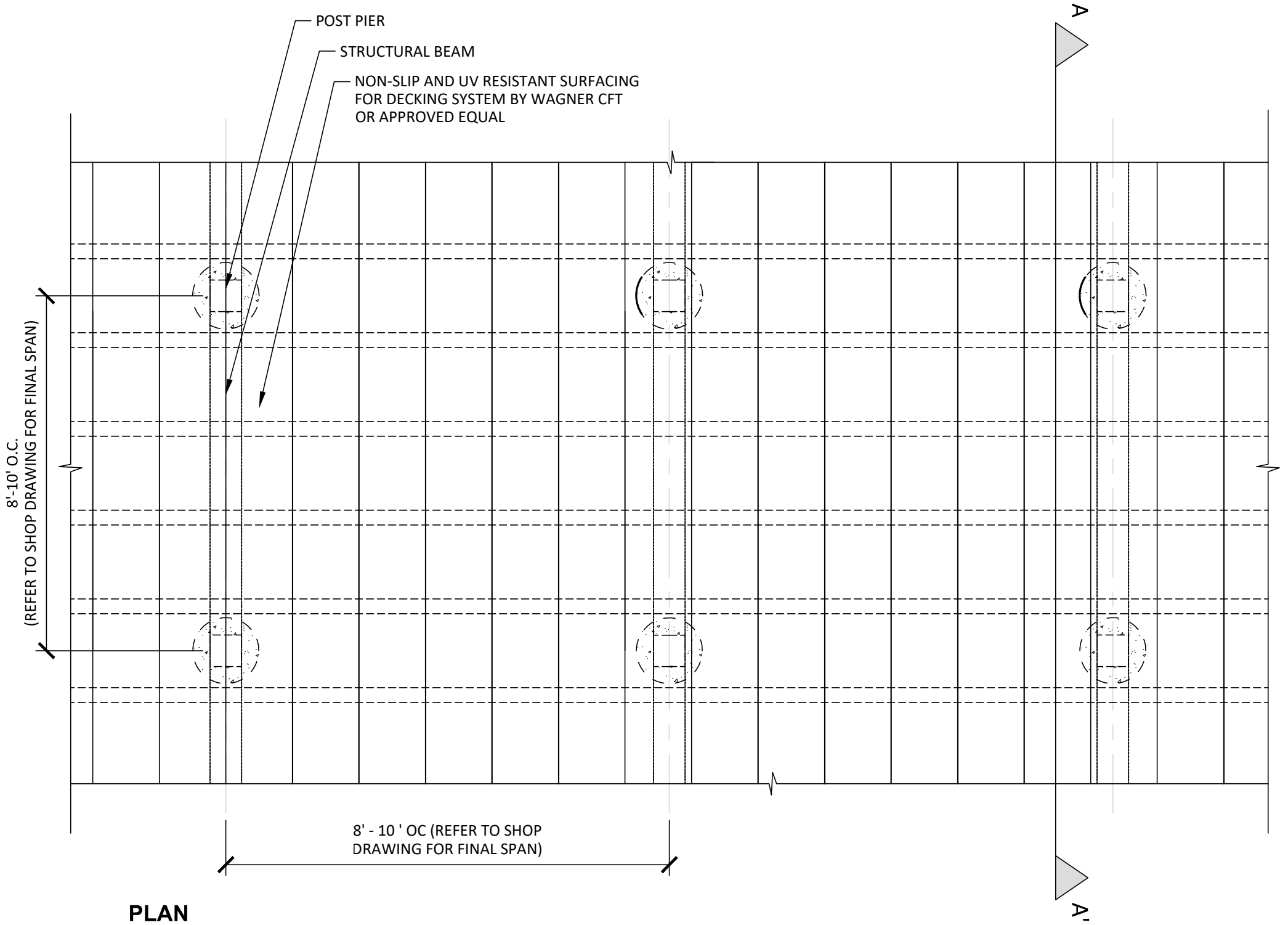
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HARDSCAPE DETAILS

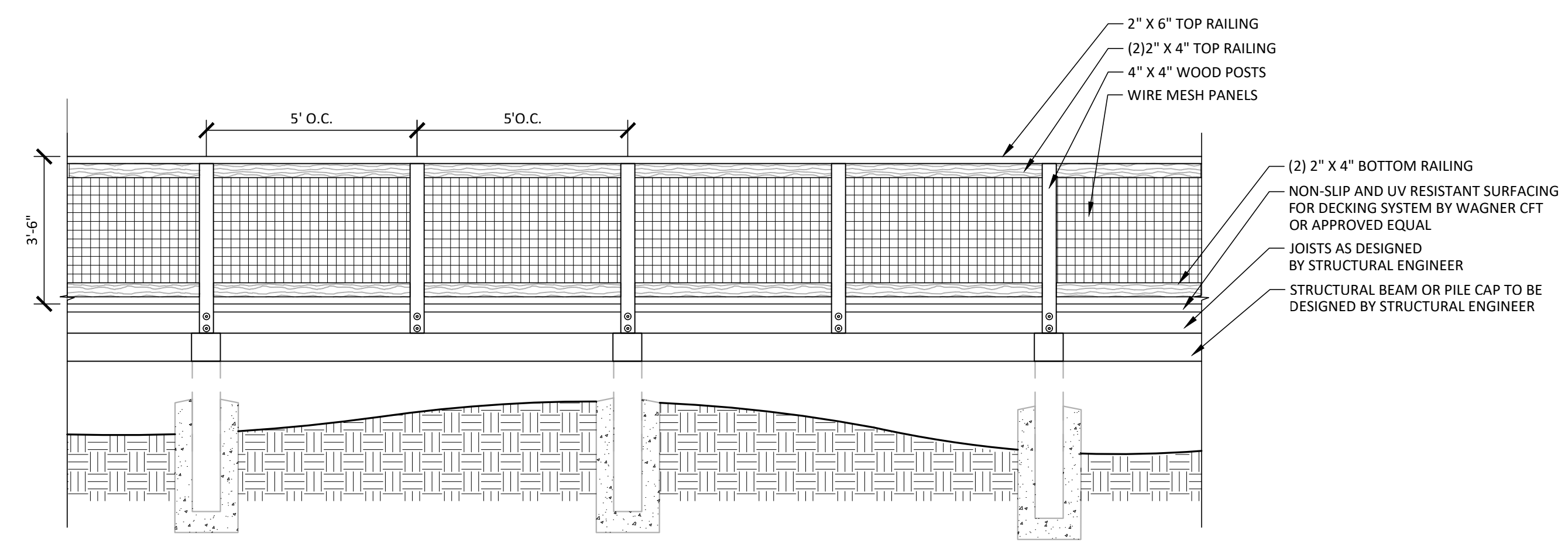
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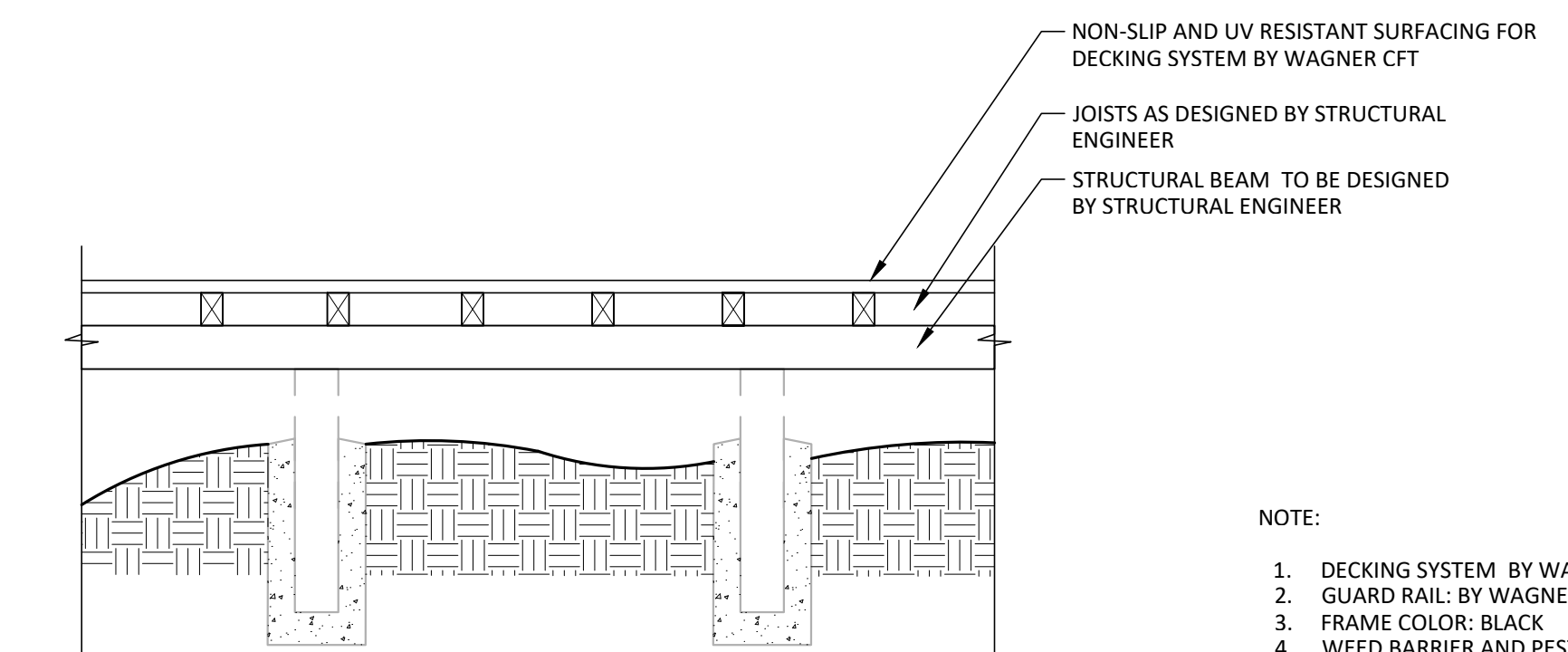
SECTION B-B' - STEP DETAIL WITH GUARDRAIL AND HANDRAIL
1/2" = 1'-0"



PLAN



ELEVATION - WOOD DECK WITH GUARDRAIL



SECTION A-A'

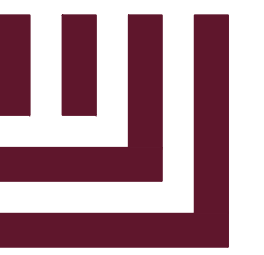
- NOTE:
1. DECKING SYSTEM BY WAGNER CFT OR APPROVED EQUAL
 2. GUARD RAIL: BY WAGNER CFT OR APPROVED EQUAL
 3. FRAME COLOR: BLACK
 4. WEED BARRIER AND PEST MESH SHOULD BE ADDED UNDER THE BOARDWALK
 5. DETAILS FOR DESIGN REFERENCE ONLY
 6. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS
 7. DRAWINGS MUST BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
 8. REFER TO MANUFACTURER FOR INSTALLATION GUIDE - https://www.wagnerscft.com/wp-content/uploads/2022/08/cft_usa-installation-guide_2021_compressed.pdf

BOARDWALK DETAILS ARE FOR REFERENCE ONLY
CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER
SIGNED AND SEALED SHOP DRAWINGS

01 WOOD DECK
SCALE: 3/8" = 1'-0"

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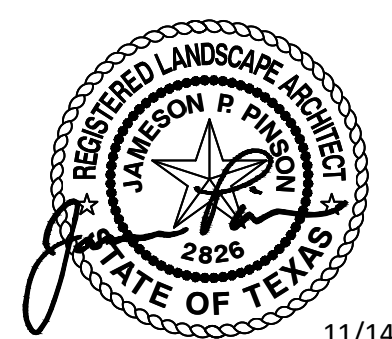
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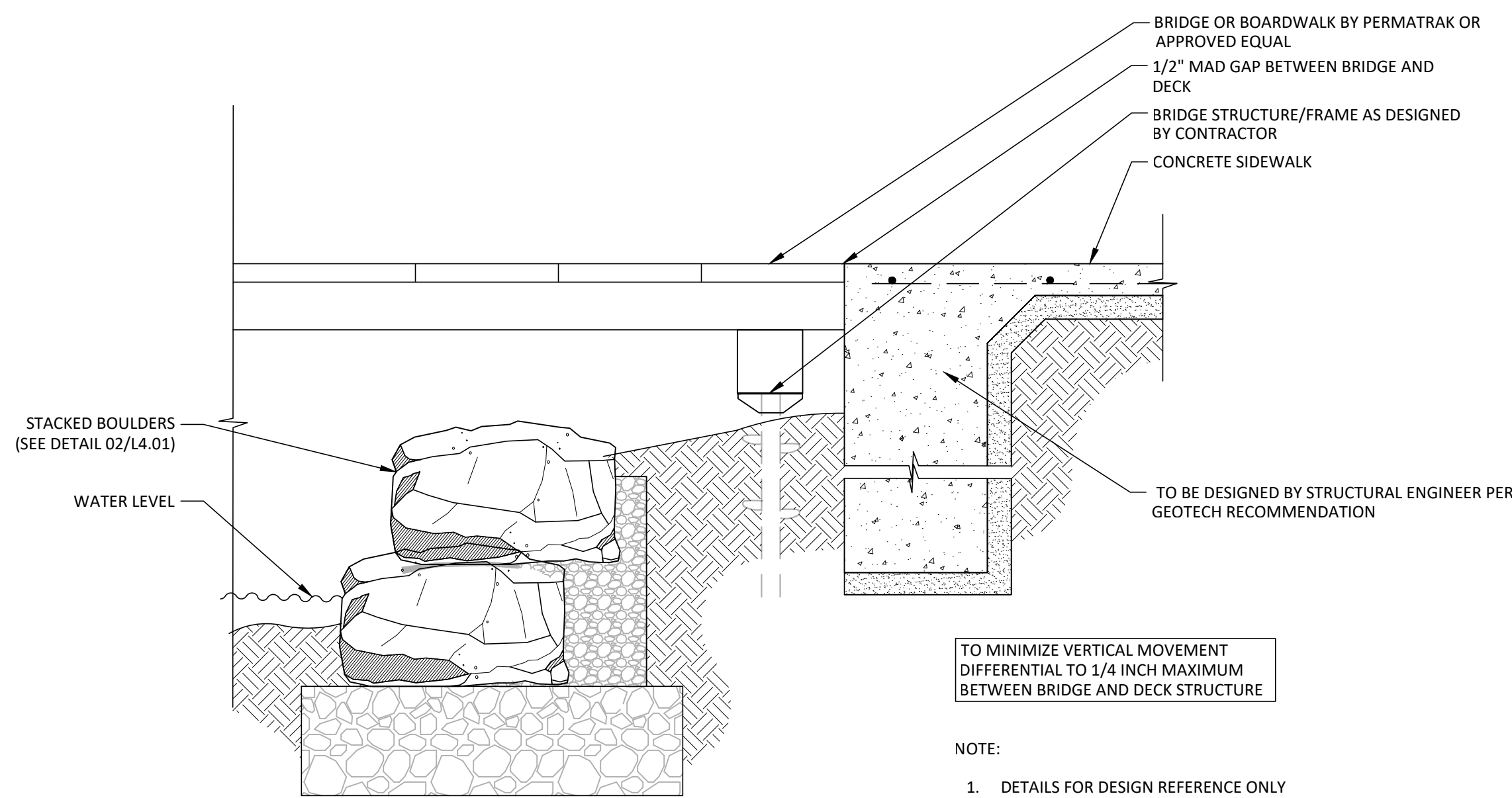
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HARDSCAPE DETAILS

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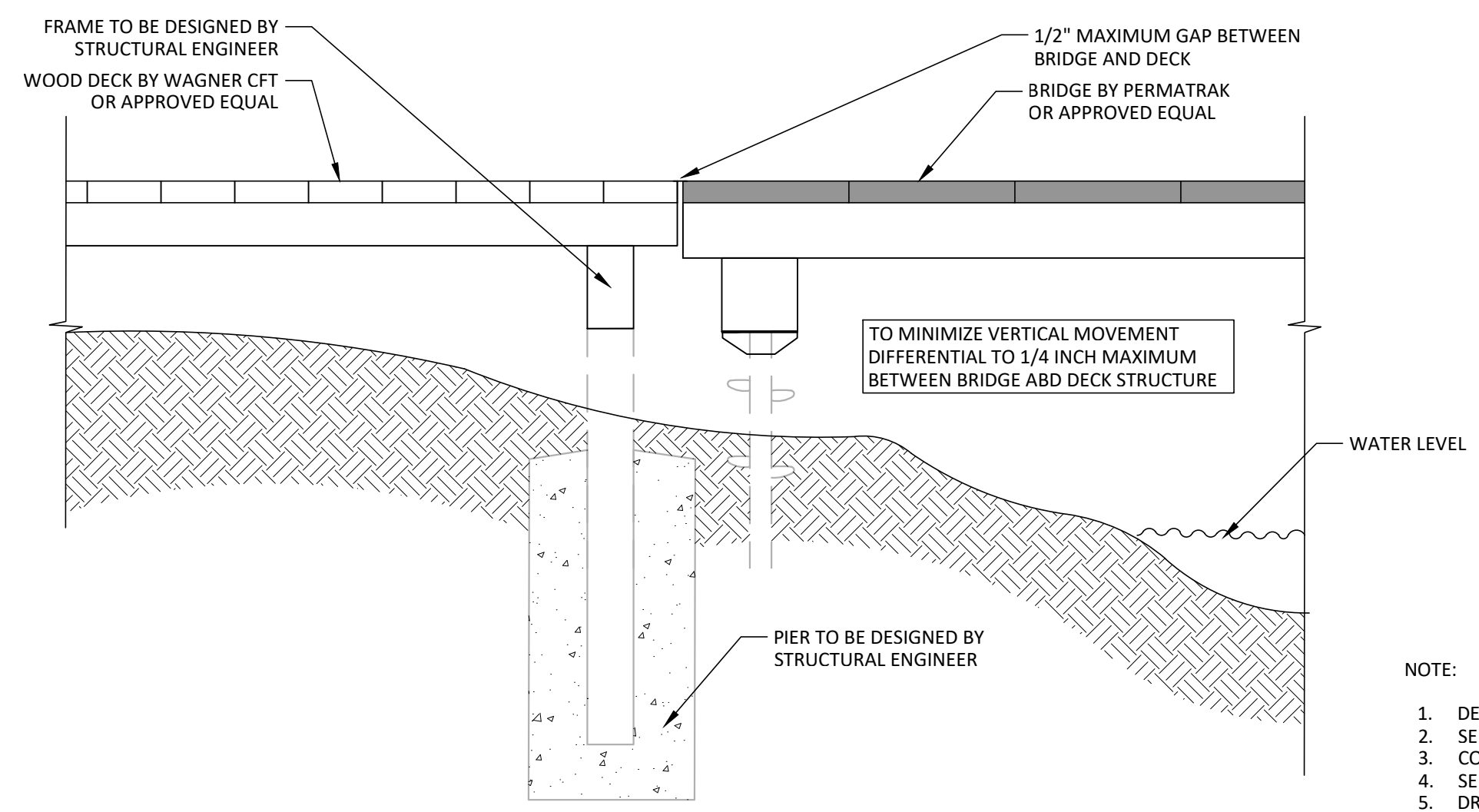
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TO MINIMIZE VERTICAL MOVEMENT DIFFERENTIAL TO 1/4 INCH MAXIMUM BETWEEN BRIDGE AND DECK STRUCTURE

- NOTE:
1. DETAILS FOR DESIGN REFERENCE ONLY
 2. SEE HARDSCAPE PLANS FOR FINAL GRADES
 3. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS
 4. SEE GEOTECH FOR SOIL CONDITIONS AND RECOMMENDATIONS
 5. DRAWINGS MUST BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.

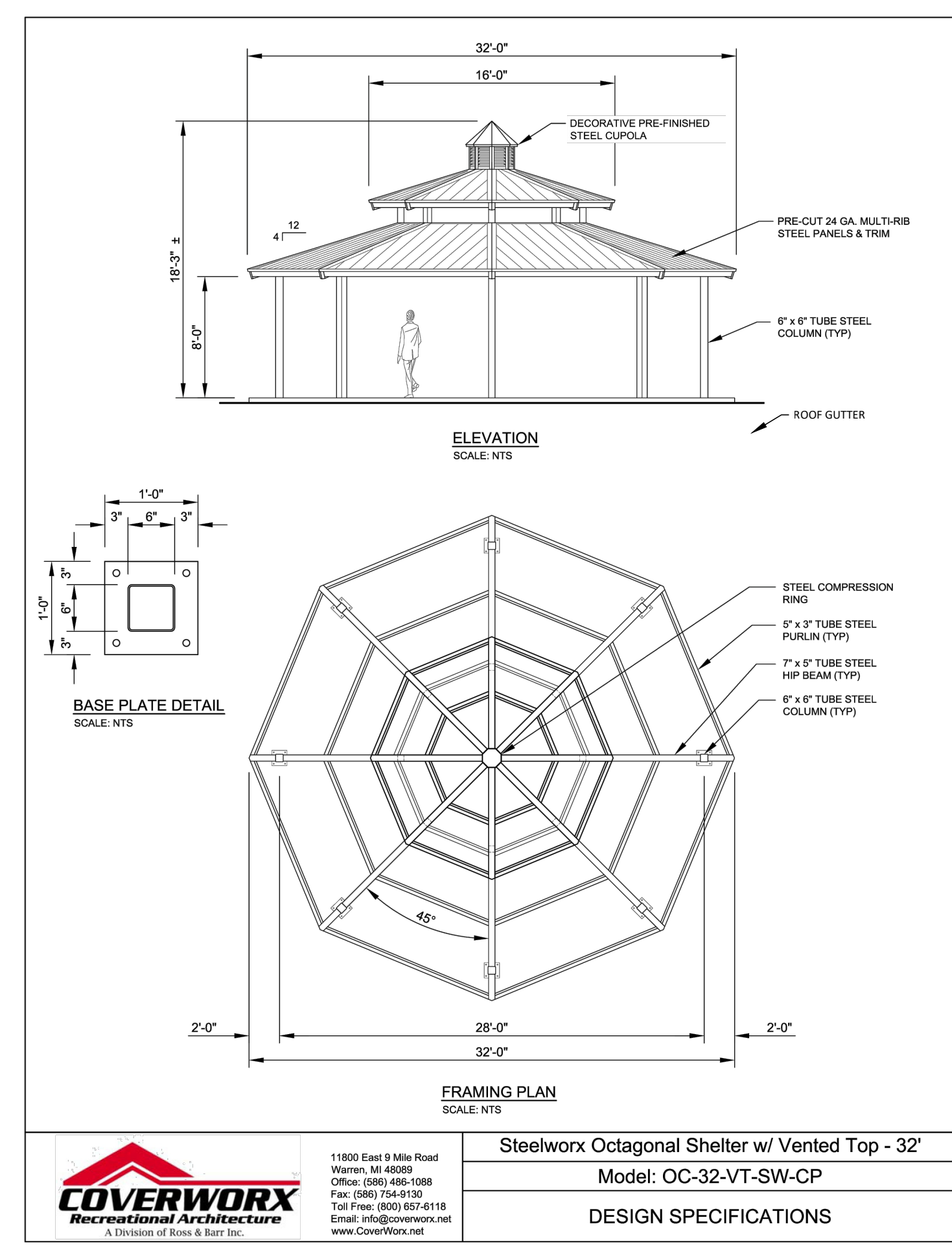
01 BRIDGE ABUTMENT FROM SIDEWALK
SCALE: 3/4" = 1'-0"



TO MINIMIZE VERTICAL MOVEMENT DIFFERENTIAL TO 1/4 INCH MAXIMUM BETWEEN BRIDGE AND DECK STRUCTURE

- NOTE:
1. DETAILS FOR DESIGN REFERENCE ONLY
 2. SEE HARDSCAPE PLANS FOR FINAL GRADES
 3. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS
 4. SEE GEOTECH FOR SOIL CONDITIONS AND RECOMMENDATIONS
 5. DRAWINGS MUST BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS

02 BRIDGE AND DECK CONNECTION
SCALE: 3/4" = 1'-0"



- NOTES:
1. SPECIFIED PRODUCT OR APPROVED EQUAL SUBJECT TO CITY APPROVAL
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL
 3. ROOF GUTTER SHOULD BE ADDED AND PIPED DOWN UNDER THE WOOD DECK AND INTO THE LAKE
 4. INSTALLATION SHOULD BE DONE PER MANUFACTURERS SPECS

03 SHADE STRUCTURE
SCALE: 1" = 1'-0"

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