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	11/20/2023	A2.3	ROOF PLAN
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M.E.P.			
REVISED	ISSUED	SHEET	SHEET TITLE
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	11/10/23	P3.1	PARTIAL FLOOR - UNDERFLOOR PLUMBING PLANS
	11/10/23	P3.2	PARTIAL FLOOR - PLUMBING PLANS
	11/10/23	P4.1	PLUMBING DETAILS

**GENERAL NOTES**

- THIS SET OF DRAWINGS AND PROJECT MANUAL INDICATES GENERAL SCOPE OF PROJECT IN TERMS OF ARCHITECTURAL DESIGN, DIMENSIONS OF BUILDING, MAJOR ARCHITECTURAL ELEMENTS, STRUCTURAL MECHANICAL AND ELECTRICAL SYSTEMS. DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF REQUIREMENTS OF CONTRACT DOCUMENTS. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF WORK.
- CONTRACTORS TO VERIFY AND DOCUMENT ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION BEGINS. NOTIFY ARCHITECT OF CONFLICTS OR VARIATION PRIOR TO COMMENCEMENT OF WORK.
- VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES AND ADDITIONAL WORK BY OTHERS BEFORE PROCEEDING WITH ANY TRENCHING, DEMOLITION, OR DRILLING.
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FOUNDATION OR FACE OF STUD.
- SUSPENSIONS, BRACING, BLOCKING, ETC. SHOWN AT CEILING FURRING DETAILS ARE SCHEMATIC REPRESENTATION ONLY. PROVIDE SECURE PERMANENT ANCHORAGE IN ACCORDANCE WITH RECOMMENDED INSTALLATION PRACTICES, TYPICAL.
- THE SUBMISSION OF A BID PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND THE SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION OF THE PLANS BEEN MADE.
- EVEN THOUGH THESE DRAWINGS DO NOT CONTAIN EVERY DETAIL, THE CONTRACTOR SHALL PRESENT TO THE OWNER A FULLY DETAILED AND COMPLETE BUILDING READY FOR THE OWNER TO USE.
- ALL WORK SHALL CONFORM TO THE 2012 ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS.
- CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AND THE EXACT LOCATION OF ANY AND ALL UTILITIES WHETHER ABOVE OR BELOW GROUND. THE CONTRACTOR SHALL HIRE A COMPANY TO ESTABLISH THE EXACT LOCATION OF GAS LINES, ELECTRICAL LINES, COMMUNICATION LINES, TELEPHONE LINES, ETC. AND HAVE ALL MARKED.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR AS REQUIRED TO FURNISH THE OWNER A COMPLETELY FINISHED FACILITY READY FOR THE OWNER TO USE.
- COPIES OF THIS SET OF PLANS SHALL BE SUBMITTED TO TARRANT COUNTY FIRE MARSHAL FOR REVIEW FOR A BUILDING PERMIT. ANY COMMENTS MADE BY THE COUNTY SHALL BE INCORPORATED INTO THIS SET OF PLANS AND BECOME A PERMANENT PART OF THE PLANS.
- ANY DEVIATION FROM THE PLANS WITHOUT PRIOR APPROVAL OF THE ARCHITECT SHALL BE CAUSE FOR THE REJECTION OF MATERIALS AND OR METHODS AND ANY COSTS INCURRED TO CORRECT ANY DEVIATION TO THE SATISFACTION OF THE ARCHITECT AND ENGINEERS SHALL BE BORNE BY THE CONTRACTOR.
- ANY QUESTIONS OR CONFLICTS BETWEEN DRAWINGS OF THE ARCHITECT OR BETWEEN THE ARCHITECT'S DRAWINGS AND THE ENGINEERING CONSULTANT'S DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING BEFORE THE BUILDING COST IS SUBMITTED TO THE OWNER.
- ANY CONFLICTS IN DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING THE WALL LAYOUT PROCESS PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF ANY WALLS.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE STRUCTURE WHETHER EXPRESSLY DETAILED OR NOT AND ALL COSTS FOR SAID STRUCTURE SHALL BE INCLUDED IN THE ORIGINAL BUILDING COST SUBMITTED TO THE OWNER. ALL MISCELLANEOUS METALS AS DETAILED OR EVEN AS NECESSARY TO SUPPORT OTHER STEEL OR STRUCTURES OR EQUIPMENT SHOWN IN ARCHITECTURAL, STRUCTURAL, OR CONSULTANTS DRAWINGS SHALL ALSO BE INCLUDED IN THE ORIGINAL COST TO THE OWNER.
- RELEVANT INFORMATION TO A TRADE MAY BE SHOWN ON DRAWINGS OTHER THAN THOSE SPECIFIC TO THAT TRADE. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR INFORMATION SHOWN ON ALL SHEETS AND THE ORIGINAL BUILDING COST SUBMITTED TO THE OWNER SHALL INCLUDE INFORMATION SHOWN ON ALL SHEETS.

**ADOPTED CONSTRUCTION CODES**

- 2017 National Electrical Code, 2023 NEC Per State
- 2018 International Building Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code

**NEW BUILDING CONSTRUCTION**

**BUILDING TABULATIONS:**

PARISH HALL & CONNECTOR  
 BUILDING CONSTRUCTION TYPE: V-B  
 PROPOSED USE: A-3  
 NOTE : BUILDING FURNISHED WITH NEW AUTOMATIC FIRE SPRINKLER SYSTEM  
 EXISTING PARISH HALL: 9,863 S.F.  
 PROPOSED CONNECTOR: 5,980 S.F.  
 TOTAL 15,843 SF

A<sub>a</sub> = {A<sub>t</sub> + [At X If] + [At X Is]} ALLOWABLE BUILDING AREA MODIFICATION (PER 506)  
 A<sub>t</sub> - 6,000 SF (TABLE 503)  
 If = CALCULATED AREA FRONTAGE INCREASE ( NOT USED )  
 Is = 3 (AREA INCREASE FOR SPRINKLER PER 506.3)

A<sub>a</sub> = {6,000 + [6,000 X 0] + [6,000 X 3]} = 24,000 SF ALLOWED PER STORY

**ARCHITECTURE**  
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**ST. JUDE  
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 CHURCH**

**PARISH HALL  
 REMODEL &  
 CONNECTOR**

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 MANSFIELD, TX 76063

1 1/15/24 ADDENDUM #1  
 2 1/18/24 ADDENDUM #2  
 3 3/8/24 CITY COMMENTS

**PERMIT SET**

Drawing Title:  
 INDEX, CODES, NOTES

Project No. 2307 Date: 1/12/2024

Sheet No. **A0.1**

