

RENOVATIONS for CALVARY BAPTIST CHURCH

700 Woodard Ave., Cleburne, Texas, 76033

ARCHITECT
 W.K. HOUP, ARCHITECT, INC.
 816 ROYAL TERRACE, HURST, TEXAS, 76053
 CONTACT: William "Kim" Houp
 PHONE: 817-938-8294
 E-MAIL: kimandkathy@sbcglobal.net

STRUCTURAL ENGINEER
 FWN & A STRUCTURAL ENGINEERING
 1015 W. BROADWAY AVE.
 PHONE: 817-332-1944
 E-MAIL: fneal@fwna-eng.com

MPE Engineer
 LARRY L. BLACKMON, INC.
 6716 AZLE AVE., LAKE WORTH, TEXAS 76135
 PHONE: 817-238-9801 FAX: 817-238-9804
 E-MAIL: regina@blackmonconsultingengineers.com

CONSTRUCTION MANAGER
 DSA, Inc. Construction Mgr.
 207 N. RIDGEWAY, CLEBURNE, TEXAS, 76033
 PHONE: 817-645-8864

MECHANICAL CONTRACTOR
 CLEBURNE HEAT AND AIR
 496 PARK ST.
 CLEBURNE, TEXAS, 76031
 PHONE: 817-774-2471

FACILITY SQUARE FOOTAGE BREAKDOWN
 TOTAL BUILDING S.F. 10,817 S.F.
 REMODELED AREA 8,435 S.F.

GENERAL NOTES / PROVISIONS

NOTE: AS DIRECTED BY THE OWNER, ANY OR ALL OF THE GENERAL PROVISIONS MAY BE REVISED OR OMITTED BY THE OWNER AND CONTRACTOR.

- THE SUBMISSION OF A BID/PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR/SUBCONTRACTORS HAVE FAMILIARIZED THEMSELVES WITH THE PLANS, CITY ORDINANCES, FACILITY STANDARDS, AND EXISTING CONDITIONS AT THE SITE.
 - CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BID.
 - REFER TO "BID DOCUMENTS" FOR SITE "WALK-THRU", DATE AND TIME TO BE ESTABLISHED BY THE CONSTRUCTION MGR.
- PRIOR TO START OF THE CONSTRUCTION, CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR/SUBCONTRACTOR HAVE RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING, AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR/SUBCONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE "WORK" MANDATED BY ANY REGULATORY AUTHORITY.
- SHOP DRAWINGS AND SAMPLES (AS APPLICABLE) SHALL BE SUBMITTED TO THE OWNER AND CONSTRUCTION MGR. FOR APPROVAL FOR THE FOLLOWING ITEMS TO INCLUDE, BUT NOT LIMITED TO: (ALL COLORS TO BE SELECTED BY OWNER)
 FLOORING: REFER TO ROOM FINISH "KEY" SHEET A3.0;
 LUXURY VINYL FLOORING, CARPET SQUARES, AND CERAMIC TILE
 DOOR/WINDOW FRAMES AND HARDWARE
 TOILET ACCESSORIES
 MILLWORK "SHOP" DRAWINGS.
 LIGHT FIXTURES
 PLUMBING FIXTURES AND FITTINGS
 METAL STAIRS
 HANDRAILS AND GUARDRAILS
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- THE CONTRACTOR/SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES REQUIRED FOR THE "WORK" AND WITHIN THE SCOPE OF THE WORK.
- UPON REVIEW OF THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2), TYPE "ABC" FIRE EXTINGUISHERS AND ADDITIONAL PROTECTION, AS NECESSARY, DURING CONSTRUCTION, AS REQUIRED BY THE CITY OF CLEBURNE, TEXAS ORDINANCES AND FIRE DEPARTMENT REGULATIONS.
- ALL PARTITIONS SHALL BE CAPABLE OF SUPPORTING A UNIFORM LATERAL LOAD OF 5 PSI OR GREATER AS PER CODE.

- CONSTRUCTION MANAGER SHALL COORDINATE ALL DELIVERIES OF BUILDING EQUIPMENT AND MATERIALS, TO THE SITE OR OFF SITE, IN A SECURED LOCATION. SUB-CONTRACTORS SHALL INSURE MATERIALS CERTIFICATION INDICATING THE "OWNER" AS THE BENEFICIARY OF THE POLICY.
- CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND FIXTURES, AND SERVICE REQUIRED FOR THE PROPER EXECUTION OF THE "WORK" AS SHOWN.
- CONTRACTOR SHALL SUPERVISE THE "WORK" AND COORDINATE ALL PORTIONS THEREOF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF EMPLOYEES AND SUB-CONTRACTORS.
- MATERIALS AND EQUIPMENT INCORPORATED IN THE "WORK" SHALL BE NEW, GOOD QUALITY, AND FREE FROM DEFECTS.
- CONTRACTOR AND SUB-CONTRACTS SHALL WARRANT ALL WORK FOR ONE (1) YEAR FROM THE DATE OF THE "CERTIFICATE OF OCCUPANCY".
- CONTRACTOR/SUBCONTRACTORS SHALL PROVIDE A "CERTIFICATE OF INSURANCE" PRIOR TO START OF "WORK". IN ACCORDANCE WITH OWNER'S REQUEST.
- CONTRACTOR/SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF "WORK" DAMAGED FOR ANY REASON AND SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER.
- REVISIONS, CHANGES, OR SUBSTITUTIONS MAY BE PERMITTED IF ITEMS ARE SUBMITTED TO THE OWNER IN A TIMELY MANNER, IN WRITING, AND APPROVED BY THE OWNER IN WRITING AND THE CITY OF HURST, TEXAS. CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE/LIABLE FOR REPLACEMENT OF UNAUTHORIZED SUBSTITUTIONS NOT "APPROVED", AS NOTED. THE OWNER RESERVES THE RIGHT TO REJECT SUBMITTED SUBSTITUTIONS FOR ANY REASON.
- ALL GLAZING SHALL BE TEMPERED AND/OR SAFETY GLAZING TO CONFORM TO LOCAL CODES/ORDINANCES, 2015 IBC, CHAPTER 24 AND IN ACCORDANCE WITH THE RESIDENTIAL IECC. REFER TO WINDOW SCHEDULE SHEET A4.0.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER REQUIREMENTS FOR EACH PIECE OF EQUIPMENT FURNISHED BY THE OWNER. ALL ELECTRIC WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC AND LOCAL ORDINANCES.
- ALL CONCRETE SHALL BE 3,500 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF FOUR INCHES (4") UNLESS NOTED OTHERWISE. REFER TO AND COORDINATE WITH STRUCTURAL DOCUMENTS.
- ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 23, OF THE INTERNATIONAL BUILDING CODE. REFER TO AND COORDINATE WITH STRUCTURAL DOCUMENTS.
- CONTRACTOR/SUB-CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH THE CITY OF HURST, TEXAS, CODES AND ORDINANCES. CONTRACTOR SHALL ALSO PROVIDE PROTECTION OF PEDESTRIANS, IN ACCORDANCE WITH THE CITY OF HURST, TEXAS, CODES, AND ORDINANCES, INCLUDING COMPLIANCE WITH IBC CHAPTER 33 AND SECTION 3306, "PROTECTION OF PEDESTRIANS."

- CONTRACTOR/SUBCONTRACTORS SHALL KEEP THE "AREA OF WORK", THE PROJECT SITE, CLEAN AND FREE FROM THE ACCUMULATION OF DEBRIS AND WASTE AND SHALL REMOVE "DEBRIS AND WASTE" FROM THE SITE IN ACCORDANCE WITH THE CITY OF CLEBURNE, TX. REQUIREMENTS AND ORDINANCES AND AS REQUIRED BY THE FACILITY MANAGER AND SECURITY PERSONNEL.
- CONTRACTOR SHALL ASSEMBLE, IN 3-RING BINDERS, AND PRESENT TO THE OWNER, ALL LABOR AND MATERIALS WARRANTIES, AND ALL "LABOR AND MATERIALS" LIEN RELEASES PRIOR TO "FINAL" PAYMENT OF "RETAINAGE" PREVIOUSLY HELD.
- ALL FIRE EXTINGUISHERS SHALL BE: 5LB, ABC, MULTIPURPOSE, FIRE EXTINGUISHERS AS SHOWN.
- PROTRUDING OBJECTS SHALL COMPLY WITH IBC, SECTION 1003.3 THROUGH SECTION 1003.5.
- ALL INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8, INTERIOR FINISHES, SECTION 803.1.1, INTERIOR WALL AND CEILING FINISH MATERIALS, CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. REFER TO TABLE 803.1.1, INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY.
- CONCEALED INSULATION IN WALLS AND CEILINGS TO HAVE A FLAME SPREA INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPE INDEX OF MORE THAN 450. CODE REFERENCE 720.2.
- TO THE GREATEST EXTENT POSSIBLE ALL MATERIALS SHALL COME FROM LOCAL VENDORS LOCATED WITHIN 100 MILES OF THE SITE.
- TEXAS ACCESSIBILITY STANDARDS: OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR "PROJECT REGISTRATION, IF REQUIRED, BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- PAYMENTS TO CONTRACTOR
 - PAYMENTS TO THE CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH THE TERMS SET FORTH IN THE AGREED CONTRACT WITH THE OWNER AND CONSTRUCTION MANAGER.
 - VERIFICATION OF "REQUEST FOR PAYMENT" AND "PERCENTAGE OF WORK COMPLETED", SHALL BE PERFORMED, IF REQUESTED BY THE OWNER, BY THE ARCHITECT OR AS AGREED UPON BY THE OWNER AND CONSTRUCTION MGR.

OWNER
 CALVARY BAPTIST CHURCH
 700 WOODARD AVE.
 CLEBURNE, TEXAS, 76033
 Owner's Representative:
 KERY WILLIAMS
 DSA, Inc. Construction Manager
 207 N. Ridgeway
 Cleburne, Texas, 76033
 817-645-8864

CODE ANALYSIS

2015	INTERNATIONAL BUILDING CODE
2015	INTERNATIONAL COMMERCIAL ENERGY CONSERVATION CODE, IECC
2015	INTERNATIONAL PLUMBING CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL FIRE CODE
2017	INTERNATIONAL ELECTRICAL CODE

"SCOPE OF WORK"

INTERIOR RENOVATION;
 TOILET RENOVATIONS TO COMPLY WITH "TEXAS ACCESSIBILITY STANDARDS" ENLARGE PARTITION OPENINGS TO RECEIVE NEW 3'-0" WIDE, AND "HARDWARE" TO COMPLY WITH T.A.S. REQUIREMENTS. REPLACE AUDITORIUM HVAC EQUIPMENT, REFER TO ELECTRICAL DOCUMENTS FOR NEW LIGHTING LAYOUT, AND "EXIT" FIXTURES. REPLACE "LAY-IN" ACOUSTIC TILE CEILING AND "LED" LIGHT FIXTURES, TAPE, BED, TEXTURE ALL NEW AND DAMAGED GYPSUM BOARD. REPLACE FLOORING, CARPET, LUXURY VINYL TILE, AND BASE. NEW "SOUND EQUIPMENT AND SYSTEM. (SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER) RESTRIPE PARKING ADJACENT TO FACILITY, REFER TO SHEET A.1.1.

EXTERIOR RENOVATION;
 WALKS AND RAMPS TO COMPLY WITH "TEXAS ACCESSIBILITY STANDARDS" AND REQUIREMENTS FOR "ACCESSIBLE ROUTES".

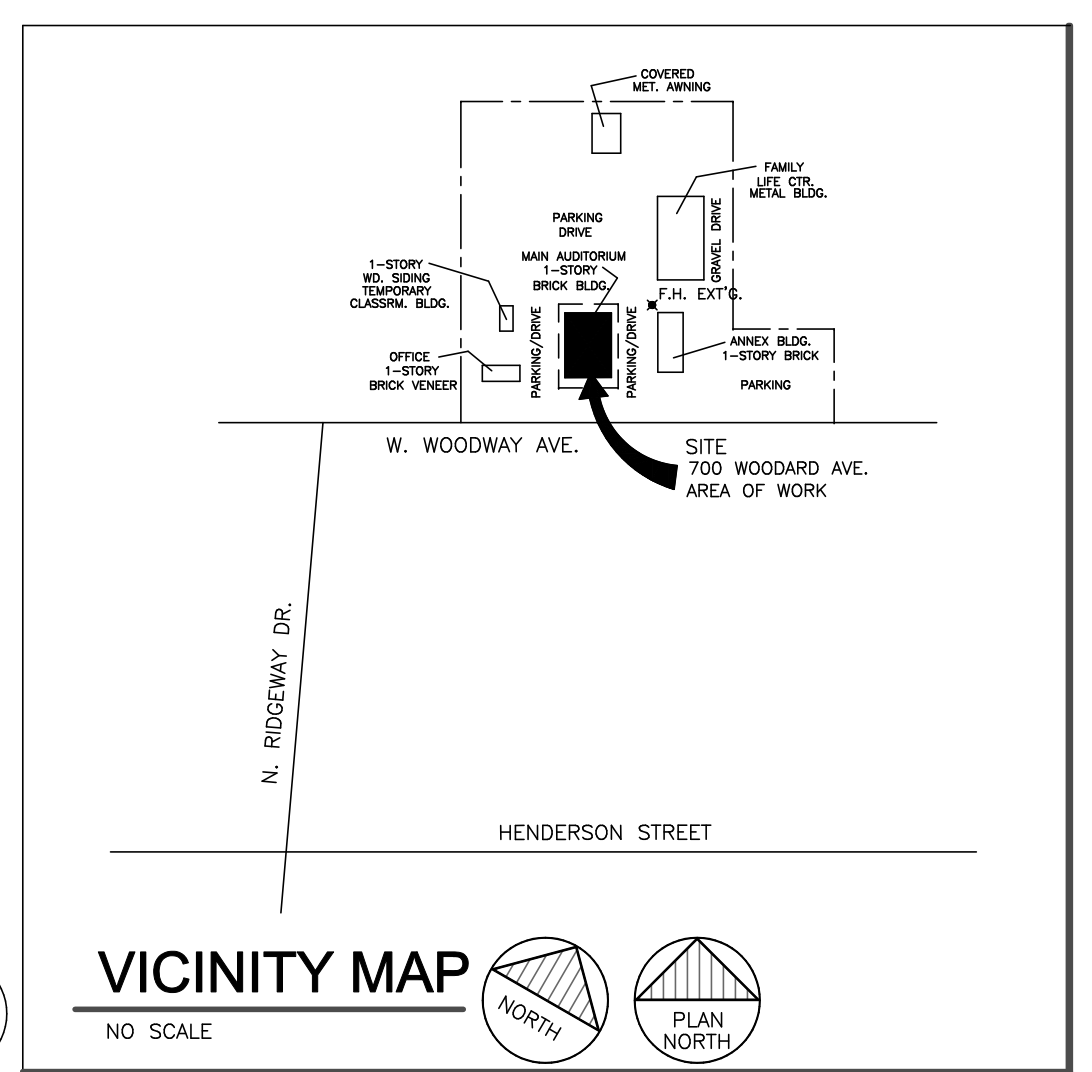
NOTES:
 THE INTENT OF THE "SCOPE OF WORK" IS TO GIVE A GENERAL OVERVIEW OF THE PROJECT, AND NOT TO BE CONSTRUED AS A "DETAILED" ITEMIZED LIST OF WORK.
 THE SUBMISSION OF A BID/PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR/SUBCONTRACTORS HAVE FAMILIARIZED THEMSELVES WITH THE PLANS, CITY ORDINANCES, FACILITY STANDARDS, AND EXISTING CONDITIONS AT THE SITE. THE CONSTRUCTION MANAGER SHALL SET THE TIME/DATE OF A PRE-BID (ON-SITE) MEETING TO WALK THE PROJECT.

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A1.1	PARTIAL FINISH "SPOT GRADES"
A2.0	EXISTING FLOOR PLAN
A2.1	DEMOLITION PLAN / NOTES
A2.2	REFERENCE FLOOR PLAN / GENERAL NOTES
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P100	PLUMBING PLAN / GENERAL NOTES / FIXTURE SCH'D.
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E100	ELECTRICAL POWER PLAN / FIXTURE SCHEDULE
E101	ELECTRICAL LIGHTING PLAN / FIXTURE SCHEDULE

LEGAL DESCRIPTION
 CALVARY BAPTIST CHURCH, CLEBURNE FACILITY, TEXAS
 700 WOODWAY AVE. CLEBURNE, TEXAS, 76033
 5.581 ACRES OF LAND IN THE THOMAS HARLOW SURVEY
 ABSTRACT NO. 335, CITY OF CLEBURNE,
 JOHNSON COUNTY, TEXAS

PROPERTY ZONING:
 SF "SINGLE FAMILY"

OCCUPANCY CLASSIFICATION
 ASSEMBLY GROUP A-3 REFERENCE CHAPTER 3, SECTION 303.4
 OCCUPANCIES INCLUDING ASSEMBLY USES INTENDED FOR WORSHIP....



OCCUPANCY GROUP: A-3
CONSTRUCTION TYPE: TYPE-VB

wkh

Architect:
 William K. Houp
 Lic. no. 7937

Date: 08.03.22
 Exp: 10.31.22

REGISTERED ARCHITECT
 STATE OF TEXAS
 07937

William K. Houp, Architect, Inc.
 816 Royal Terrace, Hurst, Texas 76053
 Phone: (817) 938-8294
 e-mail: wkharchinc@sbcglobal.net

COVER SHEET

RENOVATIONS for CALVARY BAPTIST CHURCH
 700 Woodard Ave., Cleburne, Texas, 76033

Proj. no. 21001
 Drawn by: KH
 Date: 08.03.22
 Revision Number
 Date
 08.05.22

Sheet no.
CO.0

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