

**CODE SUMMARY**

**PROJECT DATA**

PROJECT NAME : Mixed Use Development  
 PROJECT ADDRESS : 3113 Wayside Avenue, Fort Worth, Texas  
 PROPOSED USE : Mixed-Use-Office/Residential  
 OWNER CONTACT : Esmeralda Gutierrez 817-923-2886

**GOVERNING CODE**

BUILDING : 2015 International Building Code w/ CofFW Amendments  
 MECHANICAL : 2015 International Mechanical Code w/ CofFW Amendments  
 ELECTRICAL : 2017 National Electrical Code w/ CofFW Amendments  
 PLUMBING : 2015 International Plumbing Code w/ CofFW Amendments  
 HEALTH : Texas Health and Safety Code  
 FIRE : 2015 International Fire Code w/ CofFW Amendments  
 LIFE SAFETY : 2003 NFPA 101  
 ACCESSIBILITY : Texas Accessibility Standards  
 ENERGY : 2015 International Energy Conservation Code w/ CofFW Amendments

**BUILDING DATA**

TOTAL GROSS SQUARE FOOTAGE : 3,718 SF  
 LARGEST FLOOR SF : 1809 SF  
 OCCUPANCY CLASSIFICATION : B AND R  
 MIXED USE (YES/NO) : YES  
 CONSTRUCTION TYPE : TYPE V  
 AUTO SPRINKLER SYSTEM : NO  
 STANDPIPE SYSTEM : NO  
 OVERALL HEIGHT : 25'-4"  
 NUMBER OF FLOORS/STORIES : 2  
 HIGH RISE (YES/NO) : NO  
 OVERALL PERIMETER : 170'  
 SMOKE CONTROL (YES/NO) : NO  
 FIRE ALARM SYSTEM (YES/NO) : NO

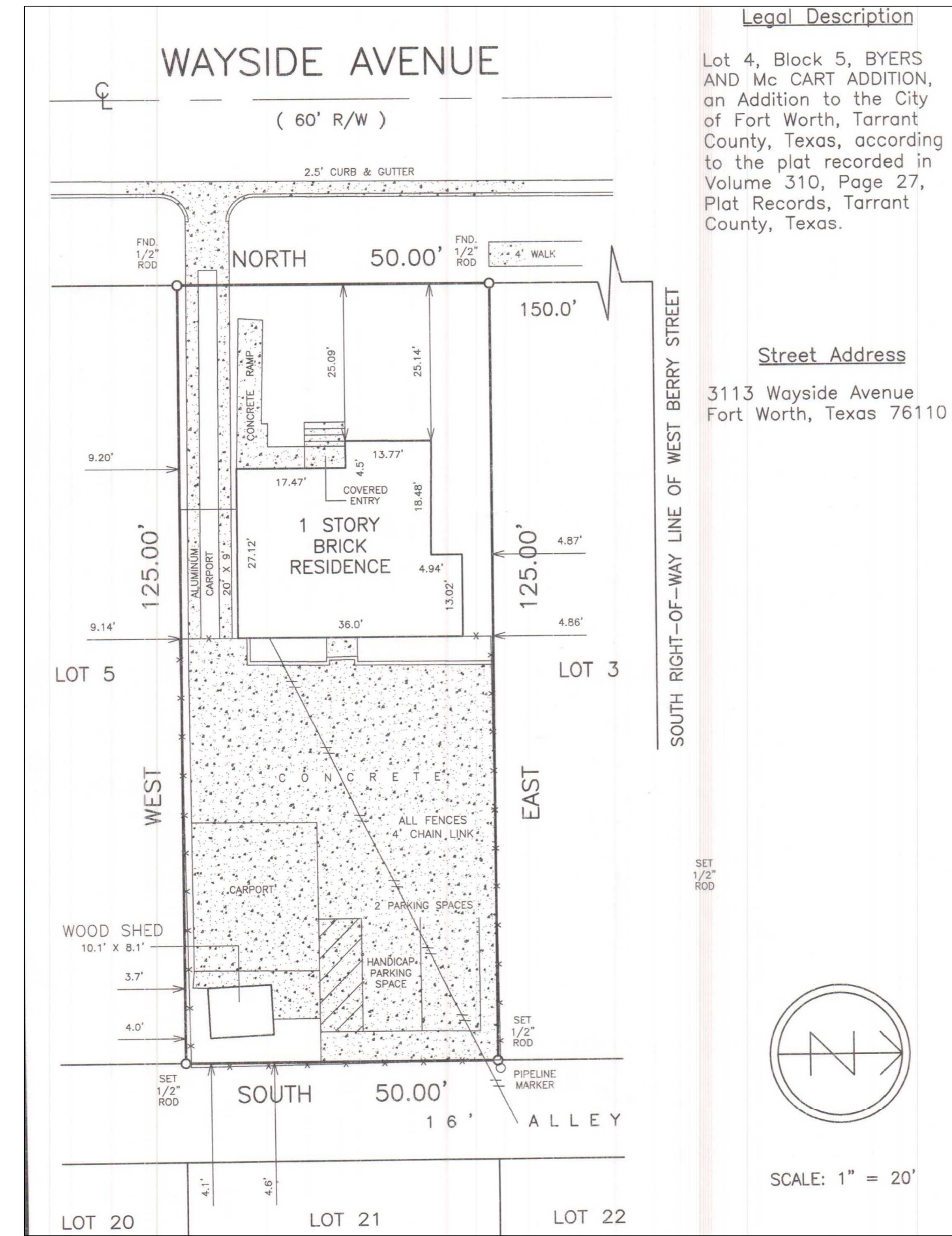
OCCUPANCY	SF/OCCUPANCY	PERCENTAGE
B	1,809 SF	50%
R	1,809 SF	50%
TOTAL	3,718 SF	100%

SEPARATION REQUIRED (YES/NO) : NO

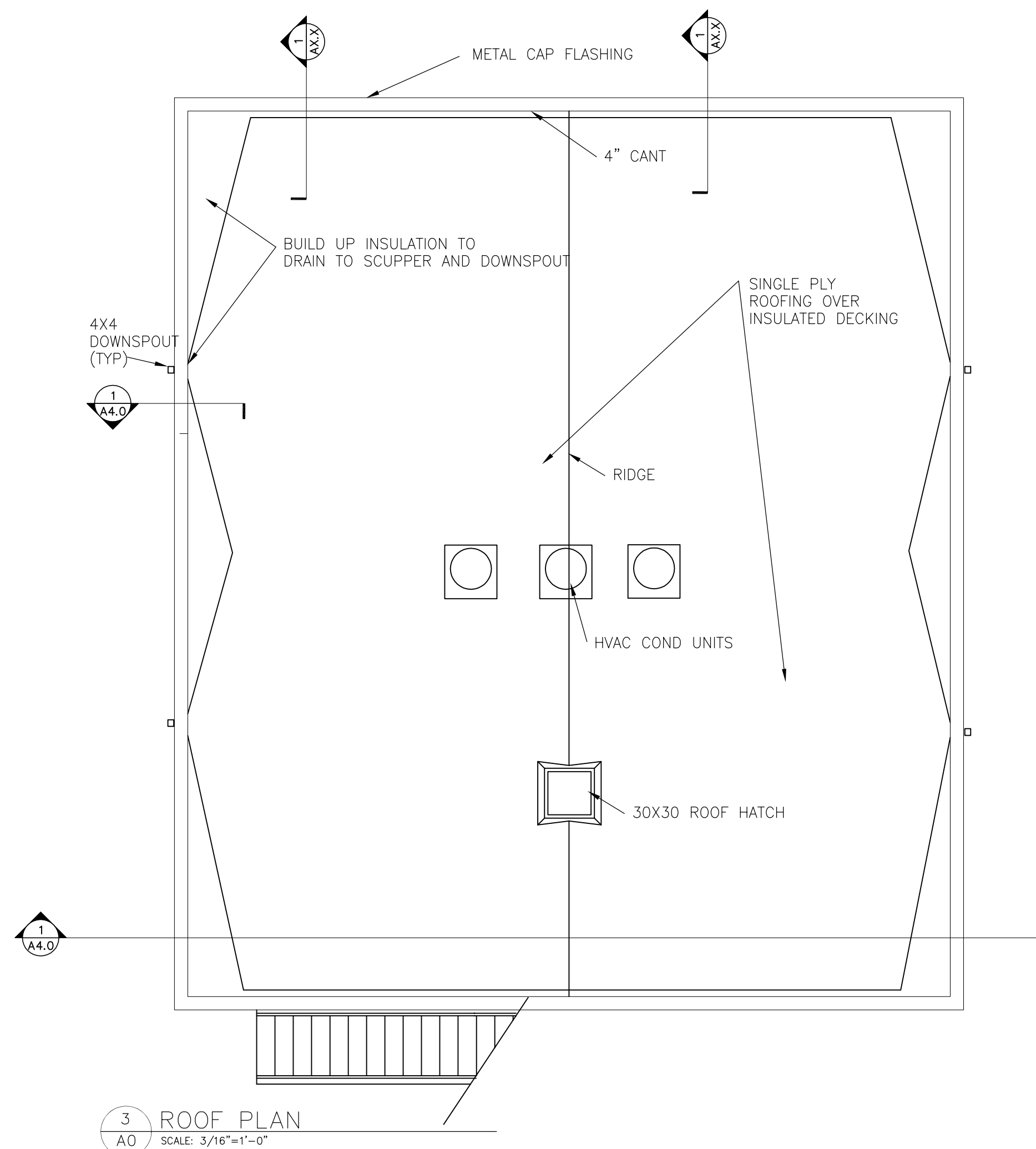
**CALCULATIONS:**

SF ALLOWED PER FLOOR (BASE) : 9000 SF  
 SPRINKLERED INCREASE : -  
 FRONTAGE INCREASE : -  
 TOTAL SF/FLOOR ALLOWED : -  
 HEIGHT/STORY INCREASE (YES/NO) : -  
 TOTAL HEIGHT ALLOWED : -  
 MAXIMUM STORIES ALLOWED : -

ZONING: MU with Berry Street Overlay

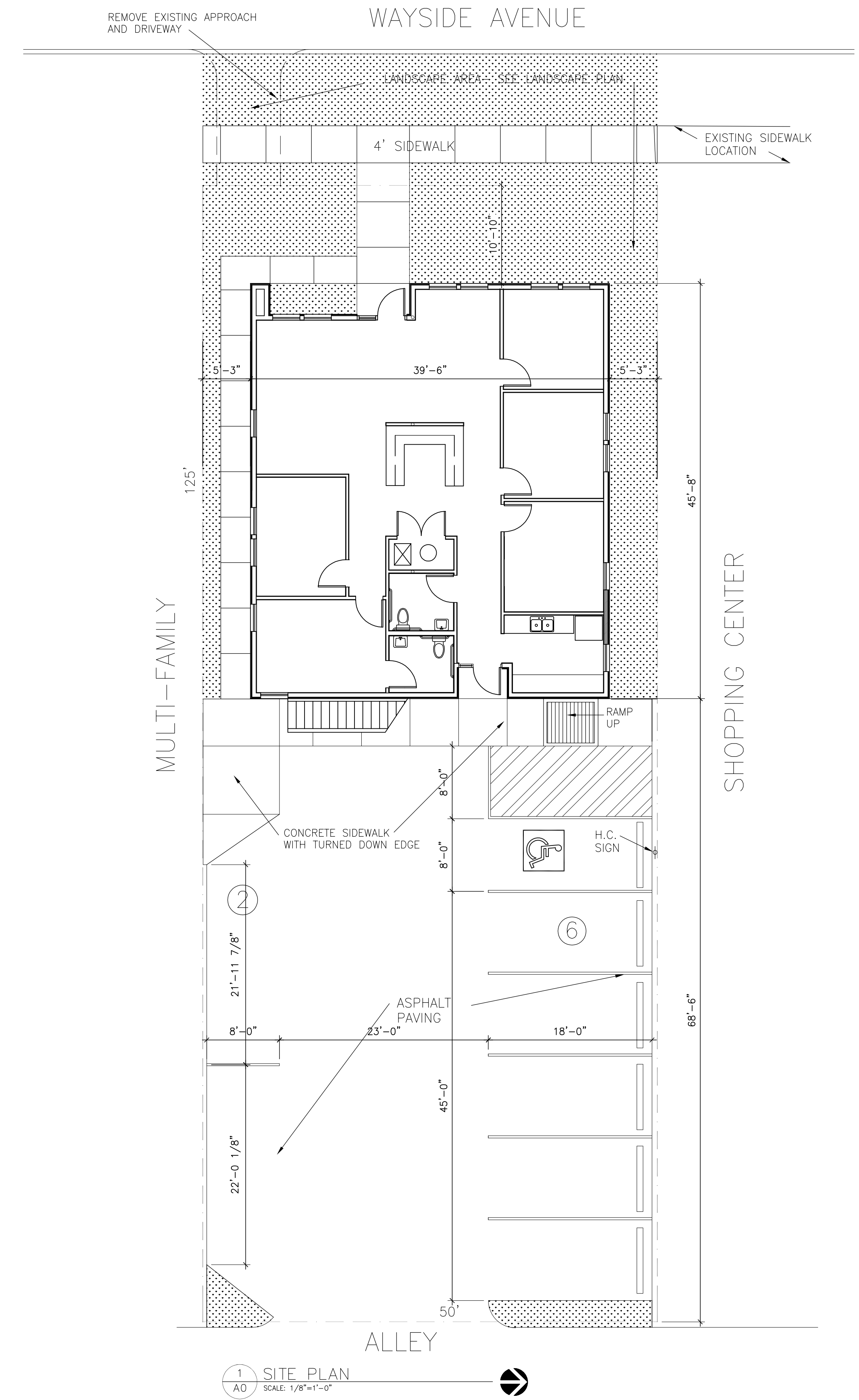


2 SURVEY  
 SCALE: 1"=20'-0"



**INDEX TO DRAWINGS.....**

- A0 SITE PLAN
- A1 FLOOR PLANS
- A2 BUILDING ELEVATIONS
- A3 FLOOR AND ROOF FRAMING
- A4 BUILDING SECTIONS
- A5 WALL SECTIONS
- A6 SCHEDULES
  
- S1 GENERAL NOTES
- S2 FOUNDATION PLAN
- S3 FRAMING PLANS
- S4 FOUNDATION DETAILS
- S5 FRAMING DETAILS
  
- L0 LANDSCAPE PLAN
- L1 LANDSCAPE DETAILS
- IRO IRRIGATION PLAN
- 1R1 IRRIGATION DETAILS
  
- E1 LIGHTING PLAN
- E2 POWER PLAN
- E3 ELECTRICAL SCHEDULES
- M1 HVAC PLANS
- M2 HVAC DETAILS
- M3 HVAC DETAILS
- MEPO NOTES
- P1 WATER PLAN
- P2 SEWER PLAN
- P3 GAS PLAN
- P4 ROOF PLAN
- P5 PLUMBING DETAILS

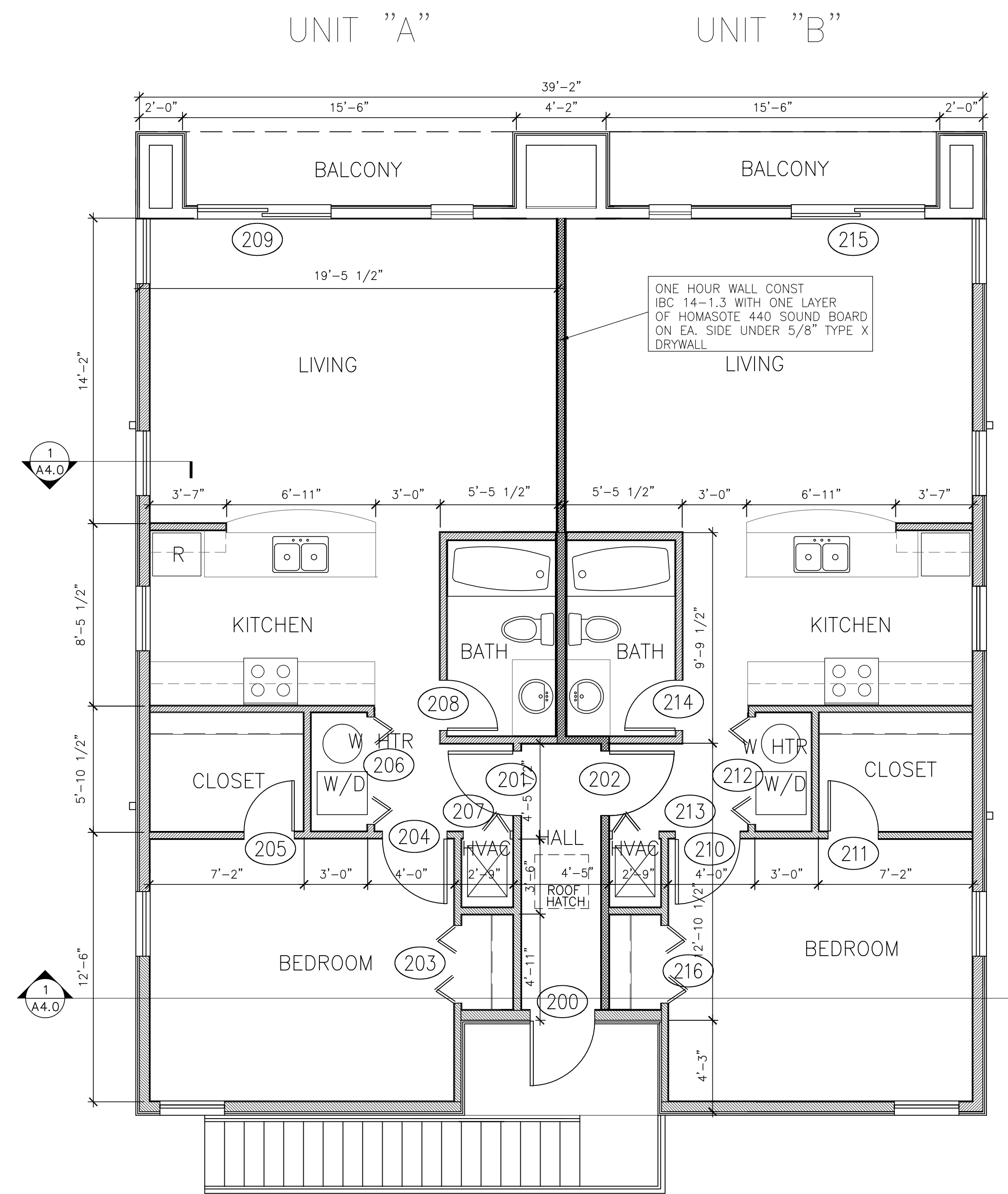


Mixed Use Development  
**3113 Wayside Avenue**  
 Fort Worth, Texas

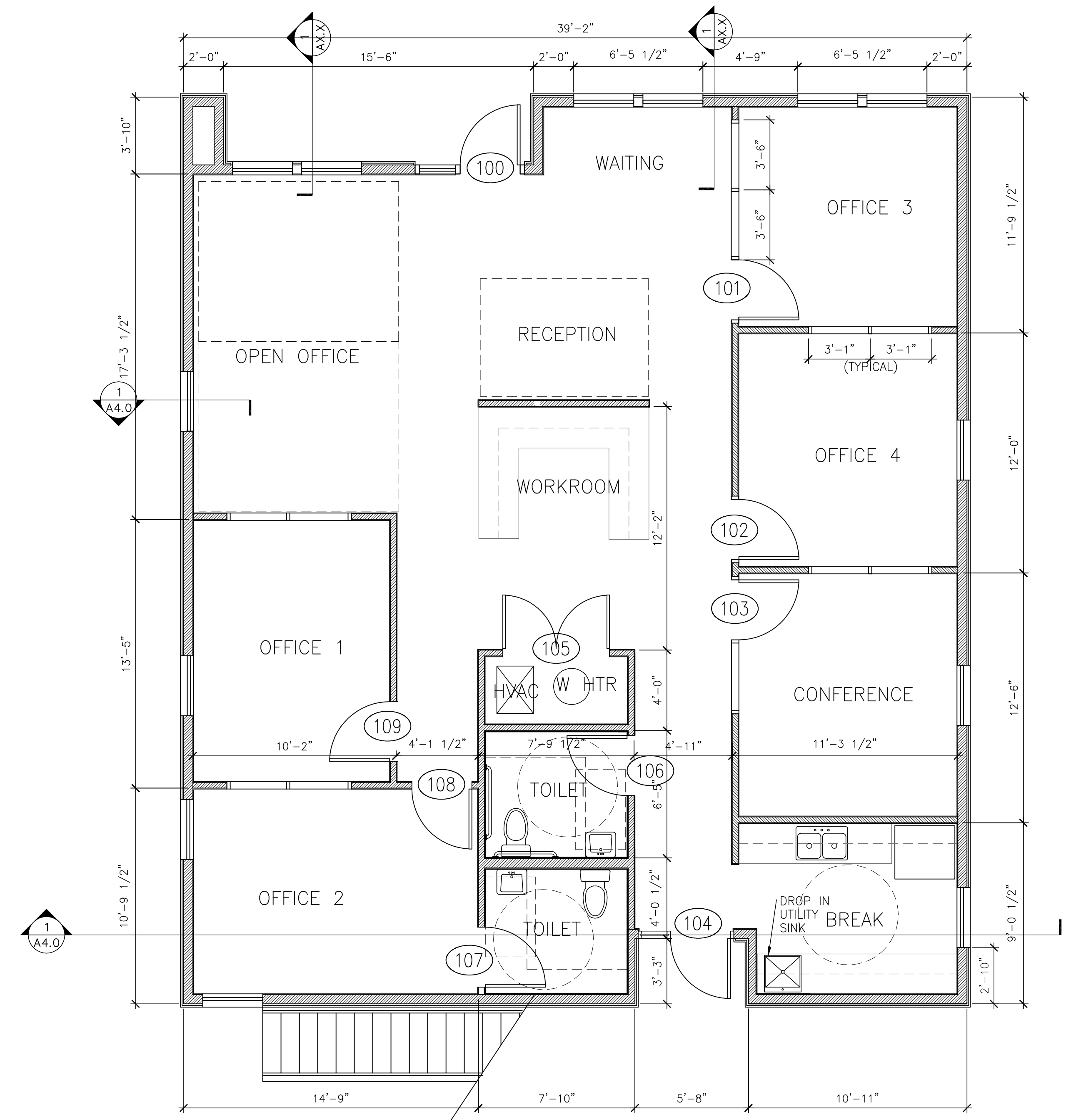
DATE: 5-7-21  
 REVISION#: 5-25-21 PERMIT COM.

REGISTERED ARCHITECT  
**ROBERT W. KELLY**  
 ARCHITECT INC.  
 201 SOUTH CALHOUN STREET, SUITE 1125B  
 FORT WORTH, TEXAS 76104  
 817-332-5014  
 Bob@rvk-architecture.com

SHEET NO.  
**A0**  
 OF SEVEN



2 SECOND FLOOR PLAN  
A1 SCALE: 1/4"=1'-0"



1 GROUND FLOOR PLAN  
A1 SCALE: 1/4"=1'-0"

Mixed Use Development  
**3113 Wayside Avenue**  
 Fort Worth, Texas

DATE: 5-7-21  
 REVISION#: \_\_\_\_\_  
 5-25-21 PERMIT COM.

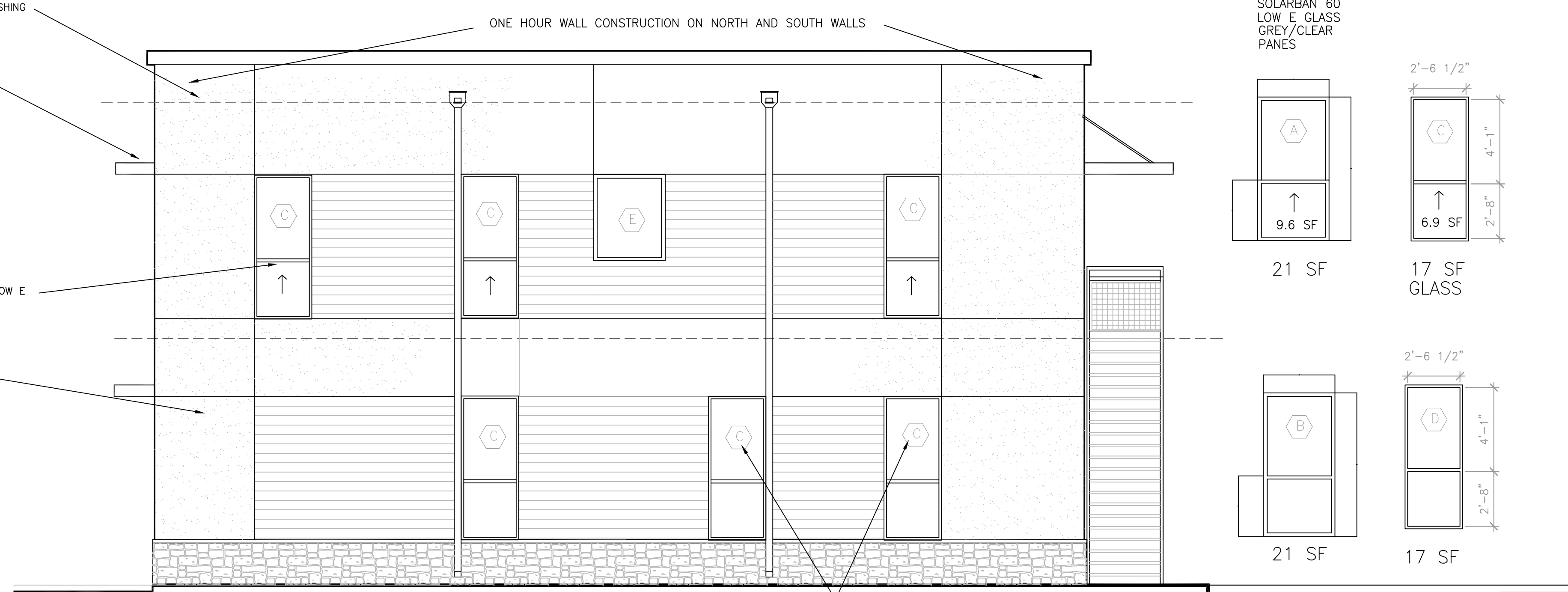
REGISTERED ARCHITECT  
**ROBERT W. KELLY**  
 ARCHITECT INC.  
 201 SOUTH CALHOUN STREET, SUITE 1250  
 FORT WORTH, TEXAS 76104  
 817-332-5014  
 Bob@rwk-architecture.com

SHEET NO.  
**A1**  
 OF  
 SEVEN

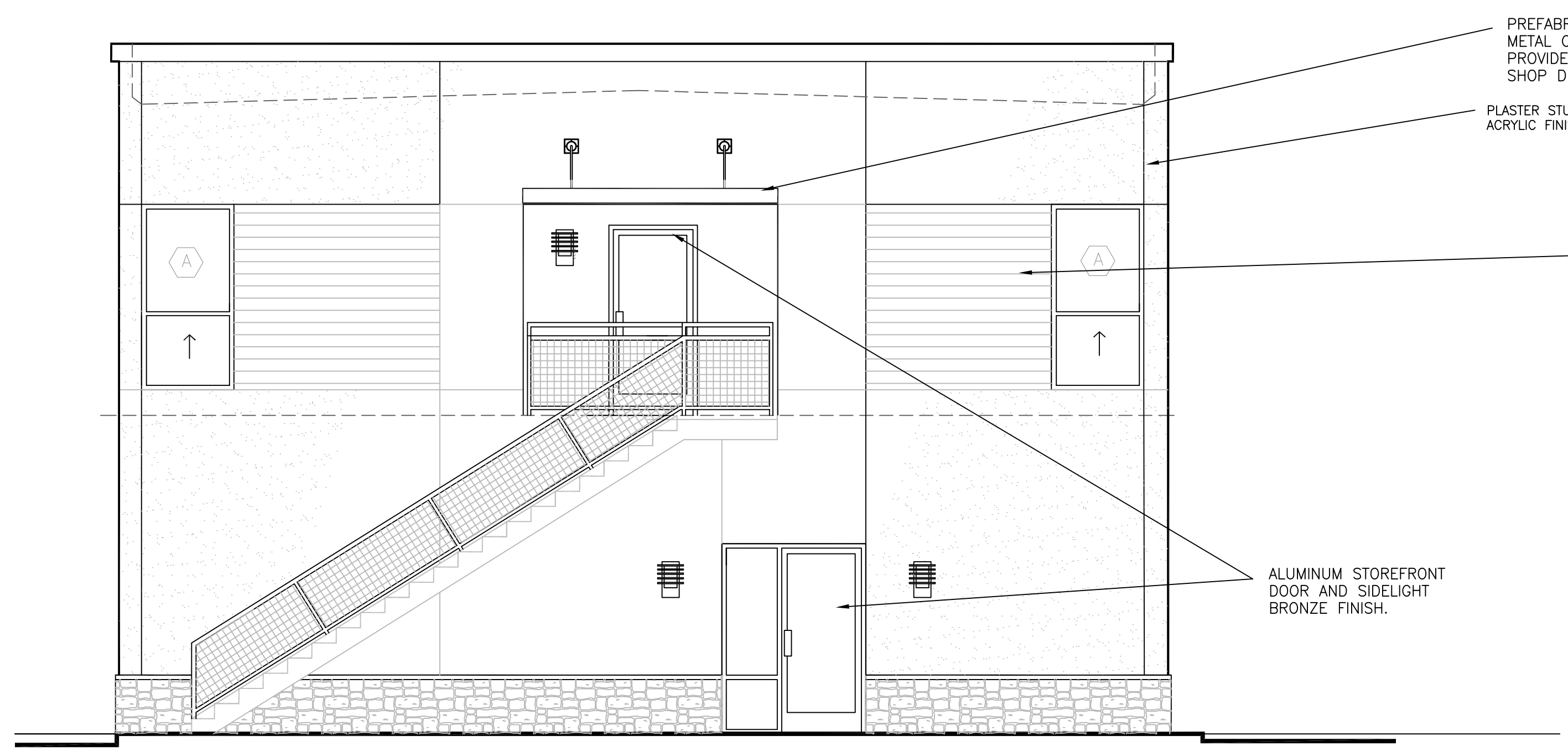
APARTMENT WINDOWS ARE ALUMINUM, VINYL, OR FIBERGLASS FRAMED WITH SINGLE HUNG SASH.  
 NOTE: ALL WINDOWS SOLARBAN 60 LOW E GLASS GREY/CLEAR PANES



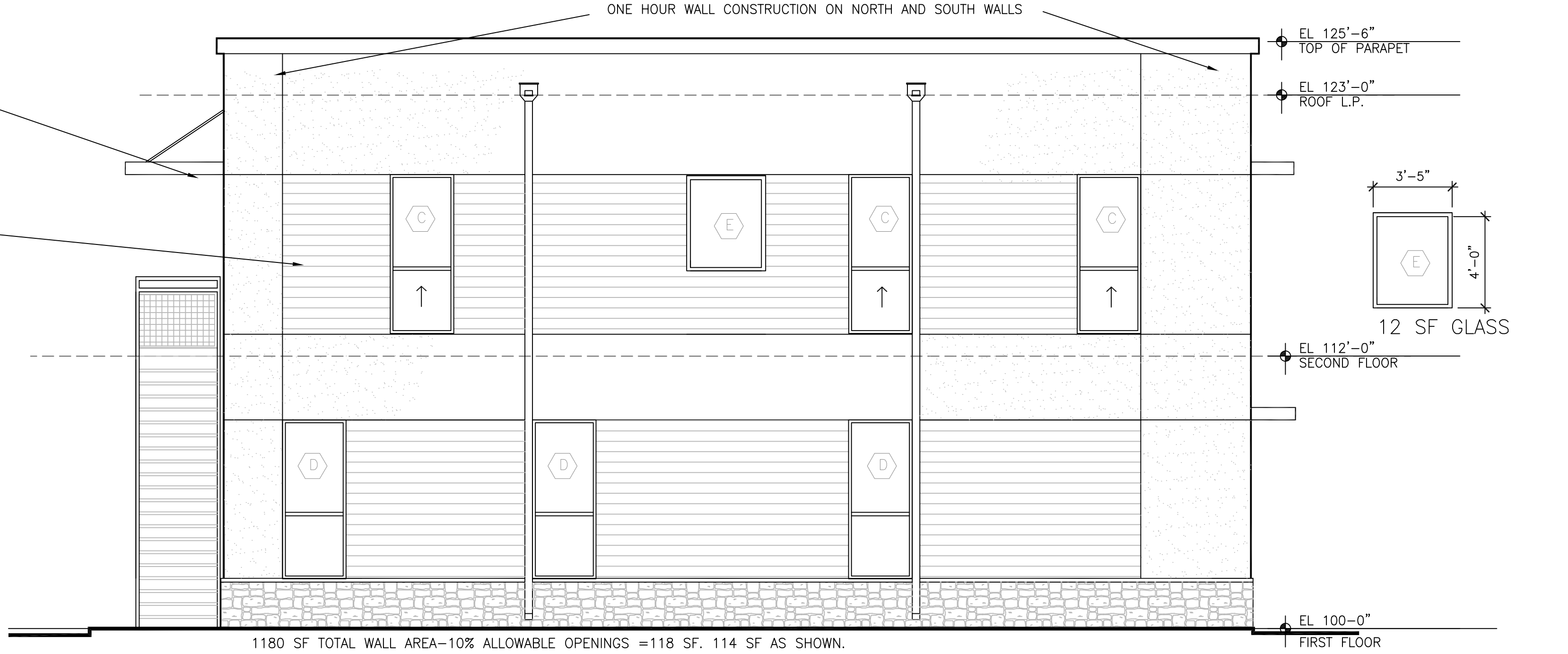
1 WEST ELEVATION  
 P3 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION  
 P3 SCALE: 1/4"=1'-0"



3 EAST ELEVATION  
 P3 SCALE: 1/4"=1'-0"



4 NORTH ELEVATION  
 P3 SCALE: 1/4"=1'-0"

Mixed Use Development  
**3113 Wayside Avenue**  
 Fort Worth, Texas

DATE: 5-7-21			SHEET NO. <b>A2</b> OF SEVEN
REVISION#: 5-25-21 PERMIT COM.			

5-7-21