



PROJECT NAME:

CoHo APARTMENTS

PROJECT ADDRESS:
WEST TERRELL AVE
FORT WORTH TX, 76104

SUBMISSION:
ISSUE FOR CONSTRUCTION
JANUARY 25, 2019



325 N. St. Paul Street,
 Suite 3100, Dallas, Texas 75201

Email: info@acerts.us
 Web: www.acerts.us

POD 1-4 LEVEL 1		POD 1-4 LEVEL 3	
POD 1 LEVEL 1		POD 1 LEVEL 3	
UNIT 1-1	640 SF	UNIT 3-1	1280 SF
UNIT 1-2	320 SF	UNIT 3-2	640 SF
UNIT 1-3	320 SF	POD 2 LEVEL 2	
UNIT 1-4	320 SF	UNIT 3-3	960 SF
UNIT 1-5	320 SF	POD 3 LEVEL 2	
POD 2 LEVEL 1		UNIT 3-4	1280 SF
UNIT 1-6	640 SF	UNIT 3-5	640 SF
UNIT 1-7	320 SF	POD 4 LEVEL 2	
POD 3 LEVEL 1		UNIT 3-6	960 SF
UNIT 1-8	640 SF	PODS 1-4 LEVEL 2 TOTAL SF	5,760 SF
UNIT 1-9	320 SF	POD 5 LEVEL 1-3	
UNIT 1-10	320 SF	POD 5 LEVEL 1	
UNIT 1-11	320 SF	UNIT 5-1	320 SF
UNIT 1-12	320 SF	UNIT 5-2	640 SF
POD 4 LEVEL 1		POD 5 LEVEL 2	
UNIT 1-13	640 SF	ROOF TOP	960 SF
UNIT 1-14	320 SF	POD 5 LEVEL 3	
PODS 1-4 LEVEL 1 TOTAL SF	5,760 SF	UNIT 3-4	160 SF
POD 1-4 LEVEL 2		PODS 1-4 LEVEL 2 TOTAL SF	2,080 SF
POD 1 LEVEL 2		POD 6-7 LEVEL 1	
UNIT 2-1	960 SF	POD 6-7 LEVEL 1	
UNIT 2-2	960 SF	UNIT 6-1	960 SF
POD 2 LEVEL 2		UNIT 6-2	320 SF
UNIT 2-3	960 SF	UNIT 6-3	960 SF
POD 3 LEVEL 2		UNIT 6-4	320 SF
UNIT 2-4	960 SF	POD 6-7 LEVEL 2	
UNIT 2-5	960 SF	UNIT 1-6	960 SF
POD 4 LEVEL 2		UNIT 1-7	960 SF
UNIT 2-6	960 SF	POD 6-7 LEVEL 3	
PODS 1-4 LEVEL 2 TOTAL SF	5,760 SF	UNIT 1-8	640 SF
		UNIT 1-9	640 SF
		PODS 6-7 TOTAL SF	5,760 SF

SHEET INDEX		SHEET INDEX CONT'D		SHEET INDEX CONT'D		SHEET INDEX CONT'D	
Sheet No	Sheet Title	ARCHITECTURAL		MEP			
GENERAL							
CVR	COVER SHEET	M-001	MECHANICAL LEGEND, NOTES AND SPECIFICATIONS	P-122	SANITARY SEWER PLAN - LEVEL 2 - AREA B		
C-0.0	COVER SHEET	M-110	MECHANICAL PLAN - LEVEL 0 - AREA A & B	P-123	SANITARY SEWER PLAN - LEVEL 2 - AREA C		
CIVIL							
AN-2	GENERAL NOTES & SYMBOLS	M-111	MECHANICAL PLAN - LEVEL 1 - AREA A	P-124	SANITARY SEWER PLAN - LEVEL 2 - AREA D		
C-0.1	PLAT	M-112	MECHANICAL PLAN - LEVEL 1 - AREA B	P-131	SANITARY SEWER PLAN - LEVEL 3 - AREA A		
C-1.1	GENERAL NOTES	M-113	MECHANICAL PLAN - LEVEL 1 - AREA C	P-132	SANITARY SEWER PLAN - LEVEL 3 - AREA B		
C-2.1	DEMOLITION PLAN	M-114	MECHANICAL PLAN - LEVEL 1 - AREA D	P-133	SANITARY SEWER PLAN - LEVEL 3 - AREA D		
C-2.2	PAVING PLAN	ASD-1	DUMPSTER ENCLOSURE	M-121	MECHANICAL PLAN - LEVEL 2 - AREA A	P-211	DOMESTIC WATER AND GAS PLAN - LEVEL 1 - AREA A
C-2.3	GARAGE PAVING PLAN	AS-1	UNDERGROUND PARKING SITE PLAN	M-122	MECHANICAL PLAN - LEVEL 2 - AREA B	P-212	DOMESTIC WATER AND GAS PLAN - LEVEL 1 - AREA B
C-3.1	GRADING PLAN	AS-2	OVERALL SITE PLAN LEVEL 1	M-123	MECHANICAL PLAN - LEVEL 2 - AREA D	P-213	DOMESTIC WATER AND GAS PLAN - LEVEL 1 - AREA C
C-3.2	GARAGE GRADING PLAN	AS-3	OVERALL SITE PLAN LEVEL 2	M-131	MECHANICAL PLAN - LEVEL 3 - AREA A	P-214	DOMESTIC WATER AND GAS PLAN - LEVEL 1 - AREA D
C-3.3	STORM SEWER PLAN	AS-4	OVERALL SITE PLAN LEVEL 3	M-132	MECHANICAL PLAN - LEVEL 3 - AREA B	P-221	DOMESTIC WATER AND GAS PLAN - LEVEL 2 - AREA A
C-4.1	DRAINAGE AREA MAP	A-1	ENLARGED STAIR & STAIR SECTION	M-133	MECHANICAL PLAN - LEVEL 3 - AREA D	P-222	DOMESTIC WATER AND GAS PLAN - LEVEL 2 - AREA B
C-5.1	WATER PLAN	A-2	STAIR DETAILS	M-511	MECHANICAL DETAILS	P-223	DOMESTIC WATER AND GAS PLAN - LEVEL 2 - AREA C
C-5.2	WASTEWATER PLAN	A-3	STAIR DETAILS	M-711	MECHANICAL SCHEDULES	P-224	DOMESTIC WATER AND GAS PLAN - LEVEL 2 - AREA D
C-6.1	EROSION CONTROL PLAN	A-4	POD 1 & 2 LEVEL 1	E-001	ELECTRICAL LEGEND AND ABBREVIATIONS	P-231	DOMESTIC WATER AND GAS PLAN - LEVEL 3 - AREA A
C-6.2	EROSION CONTROL DETAILS	A-5	POD 3 & 4 LEVEL 1	E-002	ELECTRICAL NOTES AND SPECIFICATIONS	P-232	DOMESTIC WATER AND GAS PLAN - LEVEL 3 - AREA B
C-7.1	CONSTRUCTION DETAILS	A-6	POD 5 CLUB HOUSE LEVEL 1-3	E-003	ELECTRICAL SPECIFICATIONS	P-233	DOMESTIC WATER AND GAS PLAN - LEVEL 3 - AREA D
LANDSCAPE							
A-7	POD 6 & 7 LEVEL 1	E-100	ELECTRICAL SITE PLAN	P-511	PLUMBING DETAILS		
L-1.0	LANDSCAPE NOTES	A-8	POD 1 & 2 LEVEL 2	E-110	POWER PLAN - LEVEL 0 - AREA A & B	P-611	DOMESTIC WATER RISER DIAGRAMS
L-1.1	LANDSCAPE NOTES	A-9	POD 3 & 4 LEVEL 2	E-111	POWER PLAN - LEVEL 1 - AREA A	P-612	SANITARY SEWER RISER DIAGRAMS
SHEET INDEX							
STRUCTURAL							
S1.10	GENERAL NOTES	A-10	POD 6 & 7 LEVEL 2	E-112	POWER PLAN - LEVEL 1 - AREA B	P-613	GAS RISER DIAGRAMS
S2.10	LEVEL -1 FOUNDATION PLAN AREA A	A-11	POD 1 & 2 LEVEL 3	E-113	POWER PLAN - LEVEL 1 - AREA C	P-711	PLUMBING CALCULATIONS AND SCHEDULES
S2.11	LEVEL -1 FOUNDATION PLAN AREA B	A-12	POD 3 & 4 LEVEL 3	E-114	POWER PLAN - LEVEL 1 - AREA D		
S2.20	LEVEL FRAMING PLAN 1 AREA A	AR-4	POD 1 & 2 LEVEL 1 REFLECTED CEILING PLAN	E-122	POWER PLAN - LEVEL 2 - AREA B		
S2.21	LEVEL 1 FRAMING PLAN AREA B	AR-5	POD 3 & 4 LEVEL 1 REFLECTED CEILING PLAN	E-123	POWER PLAN - LEVEL 2 - AREA C		
S2.22	LEVEL 1 FOUNDATION PLAN AREA C	AR-6	POD 5 CLUB HOUSE LEVEL 1-3 REF. CLG PLAN	E-124	POWER PLAN - LEVEL 2 - AREA D		
S2.23	LEVEL 1 FOUNDATION PLAN AREA D	AR-7	POD 6 & 7 LEVEL 1 REFLECTED CEILING PLAN	E-131	POWER PLAN - LEVEL 3 - AREA A		
S2.30	LEVEL 2 FRAMING PLAN AREA A	AR-8	POD 1 & 2 LEVEL 2 REFLECTED CEILING PLAN	E-132	POWER PLAN - LEVEL 3 - AREA B		
S2.31	LEVEL 2 FRAMING PLAN AREA B	AR-9	POD 3 & 4 LEVEL 2 REFLECTED CEILING PLAN	E-133	POWER PLAN - LEVEL 3 - AREA D		
S2.32	LEVEL 2 FRAMING PLAN AREA C	AR-10	POD 6 & 7 LEVEL 2 REFLECTED CEILING PLAN	E-210	LIGHTING PLAN - LEVEL 0 - AREA A & B		
S2.33	LEVEL 2 FRAMING PLAN AREA D	AR-11	POD 1 & 2 LEVEL 3 REFLECTED CEILING PLAN	E-211	LIGHTING PLAN - LEVEL 1 - AREA A		
S2.40	LEVEL 3 FRAMING PLAN AREA A	AR-12	POD 3 & 4 LEVEL 3 REFLECTED CEILING PLAN	E-212	LIGHTING PLAN - LEVEL 1 - AREA B		
S2.41	LEVEL 3 FRAMING PLAN AREA B	AR-13	POD 6 & 7 LEVEL 3 REFLECTED CEILING PLAN	E-213	LIGHTING PLAN - LEVEL 1 - AREA C		
S2.42	LEVEL 3 FRAMING PLAN AREA D	AF-4	POD 1 & 2 LEVEL 1 FINISH PLAN	E-214	LIGHTING PLAN - LEVEL 1 - AREA D		
S2.50	ROOF FRAMING PLAN AREA A	AF-5	POD 3 & 4 LEVEL 1 FINISH PLAN	E-221	LIGHTING PLAN - LEVEL 2 - AREA A		
S2.51	ROOF FRAMING PLAN AREA B	AF-6	POD 5 CLUB HOUSE LEVEL 1-3 FINISH PLAN	E-222	LIGHTING PLAN - LEVEL 2 - AREA B		
S2.52	ROOF FRAMING PLAN AREA D	AF-7	POD 6 & 7 LEVEL 1 FINISH PLAN	E-223	LIGHTING PLAN - LEVEL 2 - AREA C		
S3.10	TYPICAL FOUNDATION DETAILS	AF-8	POD 1 & 2 LEVEL 2 FINISH PLAN	E-224	LIGHTING PLAN - LEVEL 2 - AREA D		
S3.20	FOUNDATION DETAILS	AF-9	POD 3 & 4 LEVEL 2 FINISH PLAN	E-231	LIGHTING PLAN - LEVEL 3 - AREA A		
S3.30	FOUNDATION DETAILS	AF-10	POD 6 & 7 LEVEL 2 FINISH PLAN	E-232	LIGHTING PLAN - LEVEL 3 - AREA B		
S3.40	FOUNDATION DETAILS	AF-11	POD 1 & 2 LEVEL 3 FINISH PLAN	E-233	LIGHTING PLAN - LEVEL 3 - AREA D		
S5.10	TYPICAL STEEL DETAILS	AF-12	POD 3 & 4 LEVEL 3 FINISH PLAN	E-611	ELECTRICAL DIAGRAMS		
S5.20	TYPICAL LIGHT GAUGE STEEL FRAMING DETAILS	AF-13	POD 6 & 7 LEVEL 3 FINISH PLAN	E-612	ELECTRICAL DIAGRAMS		
S5.30	ELEVATIONS	AE-1	NORTH ELEVATION POD 1 - 4	E-711	ELECTRICAL CALCULATIONS AND SCHEDULES		
S5.31	ELEVATIONS	AE-2	SOUTH ELEVATION POD 1 - 4	P-001	PLUMBING LEGEND NOTES AND SPECIFICATIONS		
S5.32	ELEVATIONS	AE-3	EAST ELEVATION POD 1 - 3	P-100	PLUMBING SITE PLAN		
S5.33	ELEVATIONS	AE-4	WEST ELEVATION POD 2 - 4	P-110	PLUMBING PLAN - LEVEL 0 - AREA A & B		
S5.34	ELEVATIONS	AE-5	NORTH & SOUTH ELEVATION POD 6-7	P-111	SANITARY SEWER PLAN - LEVEL 1 - AREA A		
S5.35	ELEVATIONS	AE-6	EAST & WEST ELEVATION POD 6-7	P-112	SANITARY SEWER PLAN - LEVEL 1 - AREA B		
S5.36	ELEVATIONS	AE-7	N.E.W.S. ELEVATION POD 5/CLUB HOUSE	P-113	SANITARY SEWER PLAN - LEVEL 1 - AREA C		
S5.40	FRAMING DETAILS	R-1	ROOF PLAN PODS 1-7	P-114	SANITARY SEWER PLAN - LEVEL 1 - AREA D		
S5.50	FRAMING DETAILS			P-121	SANITARY SEWER PLAN - LEVEL 2 - AREA A		

BUILDING INFORMATION			
ALLOWABLE AREA	9000 SF PER TABLE 503		
ALLOWABLE HEIGHT	40 FEET PER TABLE 503		
MAXIMUM STORY	3 STORIES PER TABLE 503		
OCUPANT LOAD	SQ. FT. OCC.	OCC. LOAD FACTOR	TOTAL
	TOTAL OCC.		
OCUPANCY GROUP	R2		
CONSTRUCTION TYPE	II-B		
BUILDING SPRINKLER	YES		
APPLICABLE CODES	"AS AMENDED BY THE CITY OF FORT WORTH"		
	BUILDING- 2015 IBC		
	ELECTRICAL- 2017 NEC		
	MECHANICAL- 2015 IMC		
	PLUMBING- 2015 IPC		
	ENERGY-2015 IECC		
	FIRE-2015 IFC		
	FUEL GAS-2015 IFGC		
	RESIDENTIAL CODE-2015		