

UDC COA Submission Criteria

- Adopted: February 24, 2026
- Last Updated: September 29, 2026

Intent: Provide illustrative guidance on acceptable level detail on required documents necessary for Certificate of Appropriateness (COA) Review. Intake staff will screen applications for this level of detail.

Adequate detail allows staff to review and approve applications faster.

Tips for Designing in Form-Based Codes (1 of 2)

1. **Examine and study surrounding site context**, neighborhood, and block scape. Walk the site, walk the neighborhood. Understand the community where the proposed project is located and the topography of the site.
2. **Read the applicable Standards and Guidelines**, pay close attention to the spirit and intent of the code. Also reference the City's Zoning Ordinance.
3. **Collaborate with local stakeholders**, including neighbors and Inc/redevelopment organizations. A list of redevelopment organizations (e.g., Camp Bowie Inc, Near Southside Inc, Fort Worth Stockyards Inc.) that host community design review committees is listed at the end under Resources.
4. **Design from the outside in**. Begin designing the public realm/site plan/landscape, then design the building envelope (elevations), and conclude with the interior (floor plan). Every design needs to be appropriately rooted in its context and surrounding.

Tips for Designing in Form-Based Codes (2 of 2)

5. Thoroughly **explore design alternatives**/options. There are often multiple options to solve design problems. Home in on alternatives that achieve/advance the applicable code's spirit and intent.
6. Don't be afraid to ask for a **waiver for exceptional design**. The Urban Design Commission (UDC) waiver process is intended to allow flexibility to achieve the code's spirit and intent in ways that do not meet the strict letter of the code's requirements. UDC will consider the context and quality of the overall design in granting waiver requests. Waivers are approved on a case-by-case basis and do not establish policy/precedent.
7. **Don't let cost alone be the driving factor** in design decisions or waiver requests. Staff and the Urban Design Commission are not allowed to consider cost as valid justifications for waiver requests. Staff and Urban Design Commission will look at proposed designs and its ability to achieve the spirit and intent of the code.

File Standards

- ❑ Follow the City of Fort Worth [Online Submittal Guide: Submittal Requirements](#).
 - ❑ Submittal standards and naming conventions are pages 4 through 8. For example, utilize prefixes “SUB 1...” and “SUB 2...” in the file name to delineate plan versions.

Drawing Standards

- ❑ Applicants should submit drawings that are at least in the **Late Schematic/Early Design Development stage**, 40–60% complete with a high level of architectural resolution.
- ❑ Reviewers look for:
 - Detailed façade studies
 - Comprehensive public realm design
 - Thorough landscape coordination
 - Material selection rationale
 - Strong contextual analysis
- ❑ Plans with insufficient information or detail will be rejected and/or reviews delayed.

Architectural Seal/Stamped Drawings

- ❑ Submissions will **not** be accepted with the following phrase: “Not for regulatory approval, permitting or construction.” Applications with this phrase/verbiage will be rejected and not reviewed.
- ❑ Design Review staff will accept plans stamped and sealed by a registered architect.
- ❑ Design Review staff recognize state requirements of 22 Texas Administrative Code § 1.103(b)(1).
- ❑ Since zoning and design review are both regulatory functions, the plans should be sealed but can include clarifying statements.
- ❑ Texas Board of Architectural Examiners typically advises professionals to seal the plans but add a clarifying statement, such as:

“The issuance of these plans are only for the purposes of Design Review before the City of Fort Worth Urban Design Commission and Development Services staff. Plans are not for permitting or construction”... or something to that effect.

Required Documents for COA Submission

- ❑ **EXISTING CONDITIONS/PHOTOGRAPHS.** Current aerial and photographs showing site and surrounding context.
- ❑ **PLAT.** A copy of the property's legally registered & recorded plat. Obtainable from the Tarrant County Court House.
- ❑ **SITE PLAN.** Illustrates existing and proposed site conditions, including building footprint, structures, paving, pedestrian lighting, and utilities. May include grade changes.
- ❑ **LANDSCAPE PLAN.** Existing and proposed vegetation and landscape elements.
- ❑ **BUILDING PLAN.** Dimensioned floorplans and elevations. Enlarged architectural details. Transparency and fenestration calculations. Exterior materials (broken down by percentage). Lighting details.
- ❑ **SIGNAGE PLAN.** Location, size (area and height), type, illumination, materials, mounting method and attachment detail of all proposed signs; plan view and building elevation views where applicable. Setbacks from property line for monument signs.

Existing Conditions

- Existing Conditions, including photographs

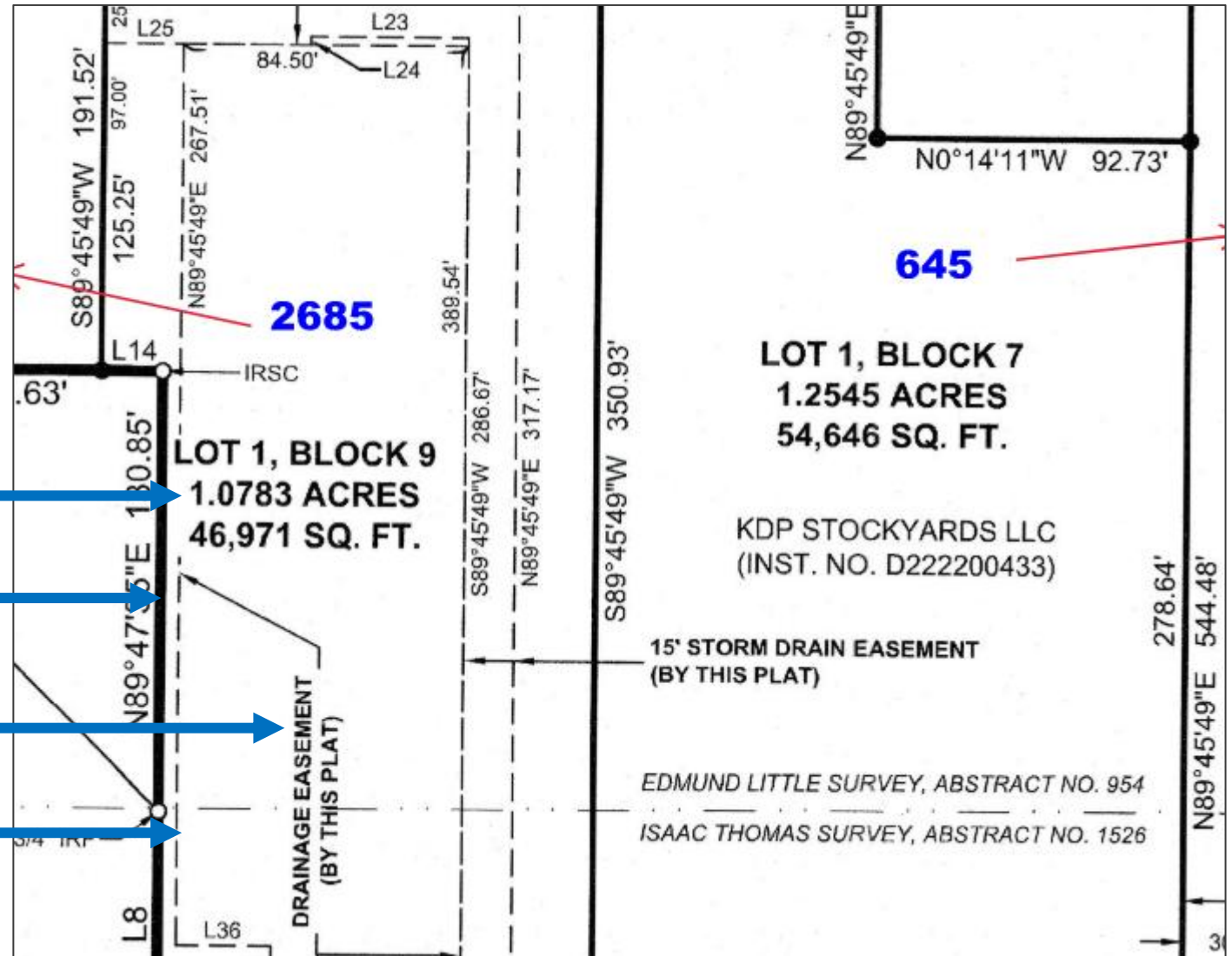


- ☐ Legally recorded plat (should be stamped)
- ☐ Easements
- ☐ Dedications
- ☐ Subdivision name, Lot and Block number
- ☐ POSEs (where applicable)

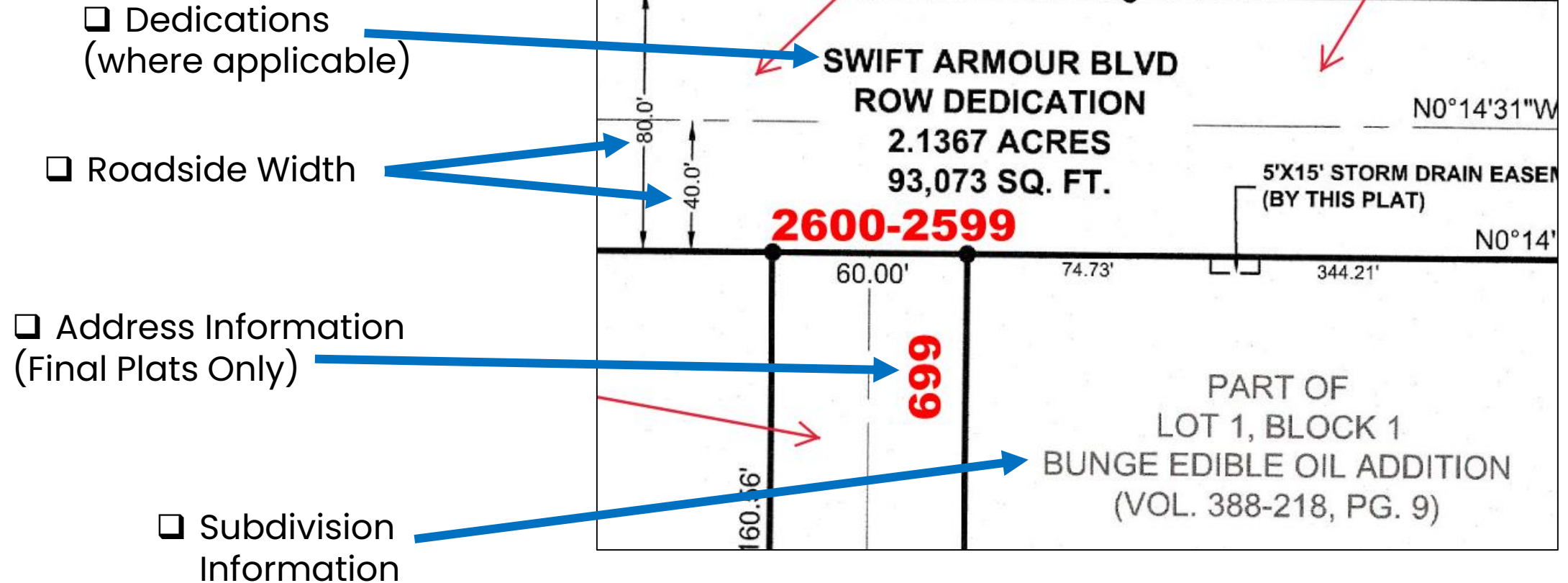


Plat

- ☐ Lot and Block Information
- ☐ Parcel line
- ☐ Easements Title
- ☐ Easements Boundary



Plat



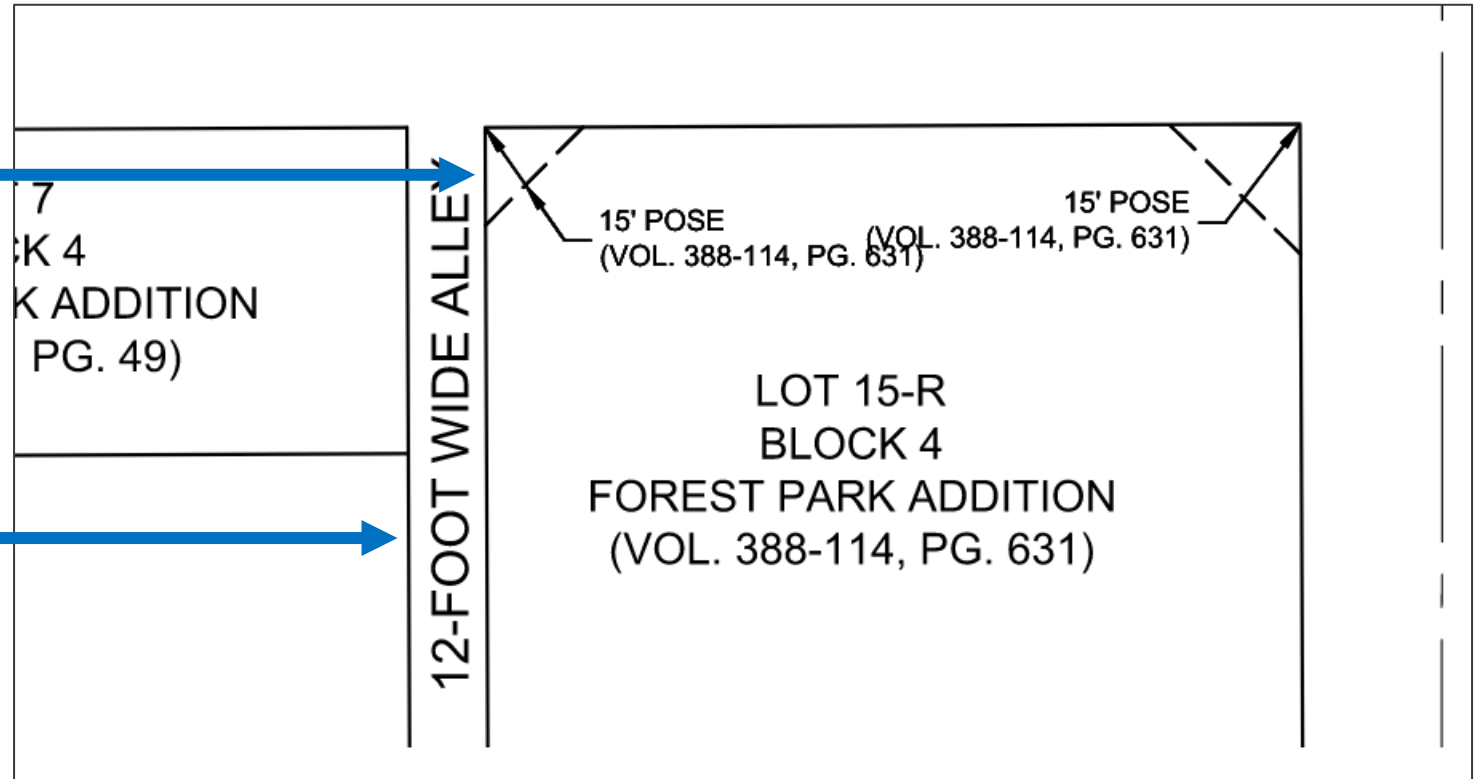
Plat

☐ POSE

*Sometimes called
a "Corner Clip"*

☐ Alley

Should include width

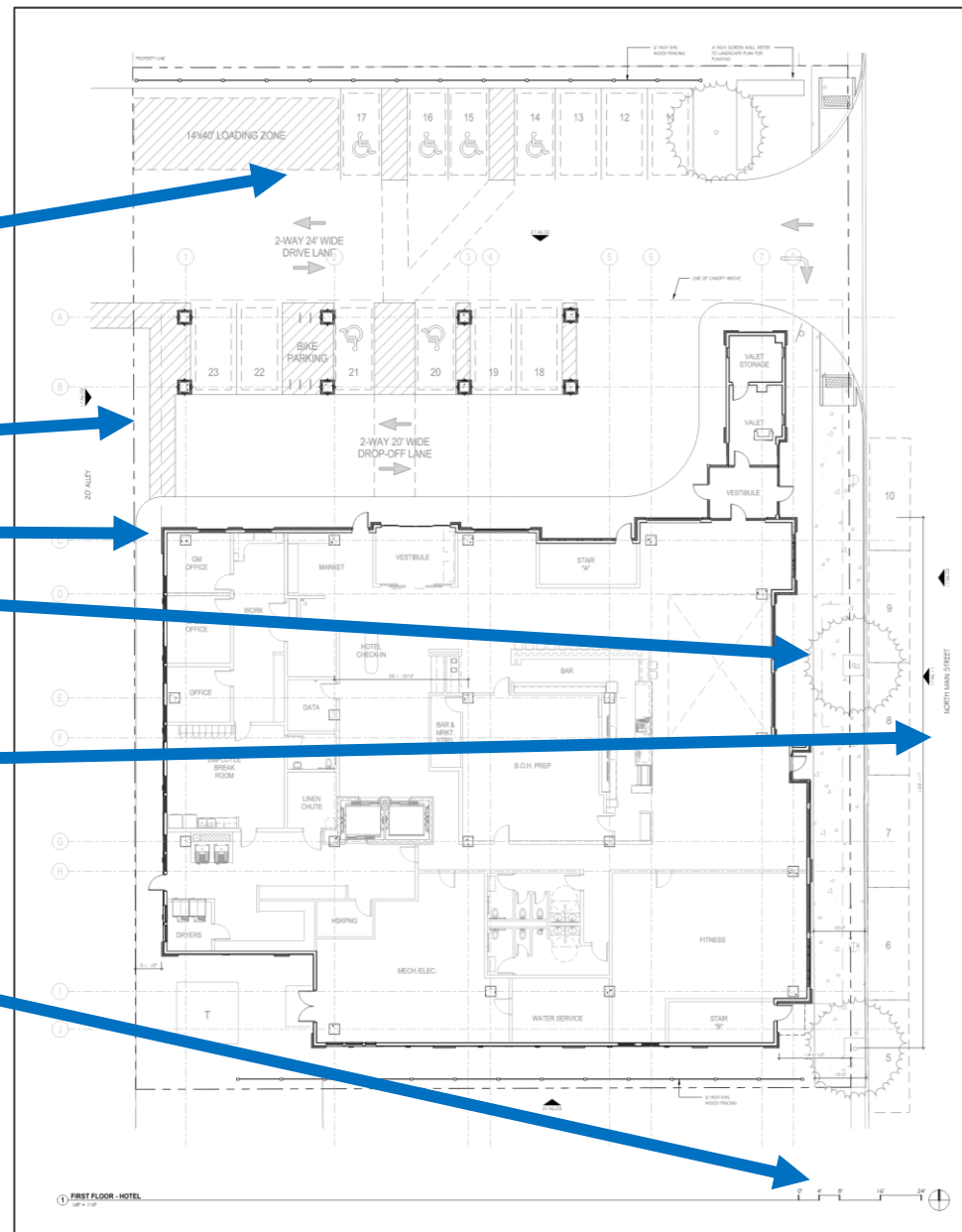


Site Plan

- ☐ Document standards:
 - ☐ graphic scale
 - ☐ property boundaries
 - ☐ dimensions
 - ☐ labels
 - ☐ legible street names
- ☐ Existing conditions
- ☐ Proposed conditions
- ☐ Location and footprint of all structures, adjacent structures sufficient to show context
 - ☐ Labeled/measured setbacks
- ☐ Streets and rights-of-way
- ☐ Easements (utility, drainage, public access), where applicable
- ☐ Parking areas
- ☐ Driveways, sidewalks, walkways, loading areas and access points
- ☐ Walls or fences
- ☐ Utilities (above and below grade)
- ☐ Lighting
- ☐ Estimated Signage location
- ☐ Significant elevation/grade changes
- ☐ Mechanical units (ground or rooftop)
- ☐ Dumpsters and enclosures
- ☐ Grading and drainage patterns
- ☐ Open space or amenity areas

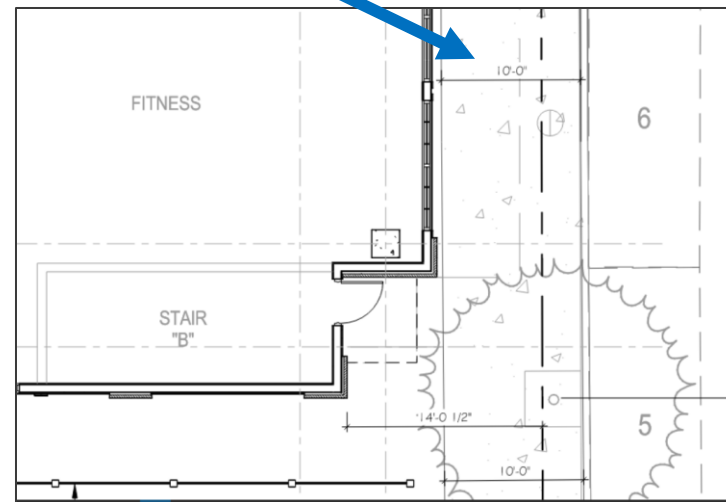
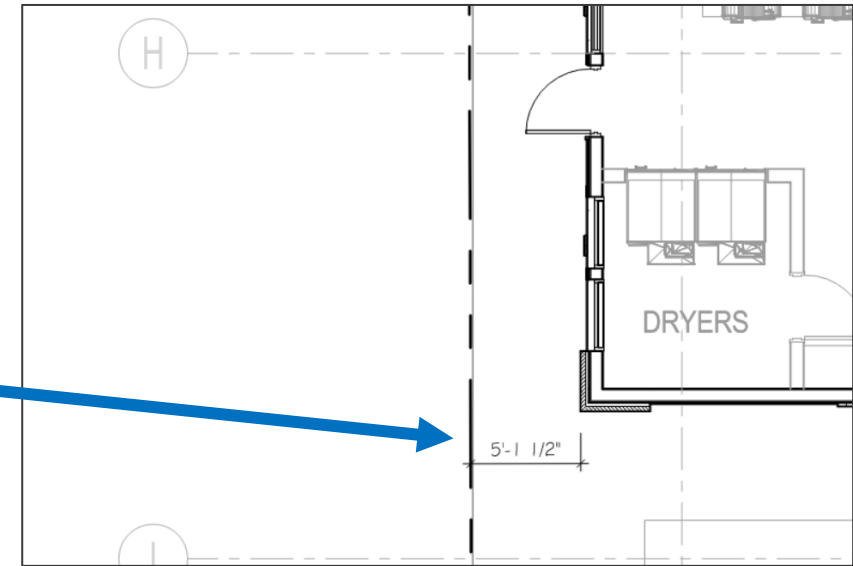
Site Plan: General

- ☐ **Parking**
Including ADA spaces, directional traffic flow, and loading areas
- ☐ **Property Line**
- ☐ **Building Outline**
- ☐ **Public Realm Improvements:**
Sidewalks, Street trees,
Pedestrian lights
- ☐ **Streets**
- ☐ **Scale**



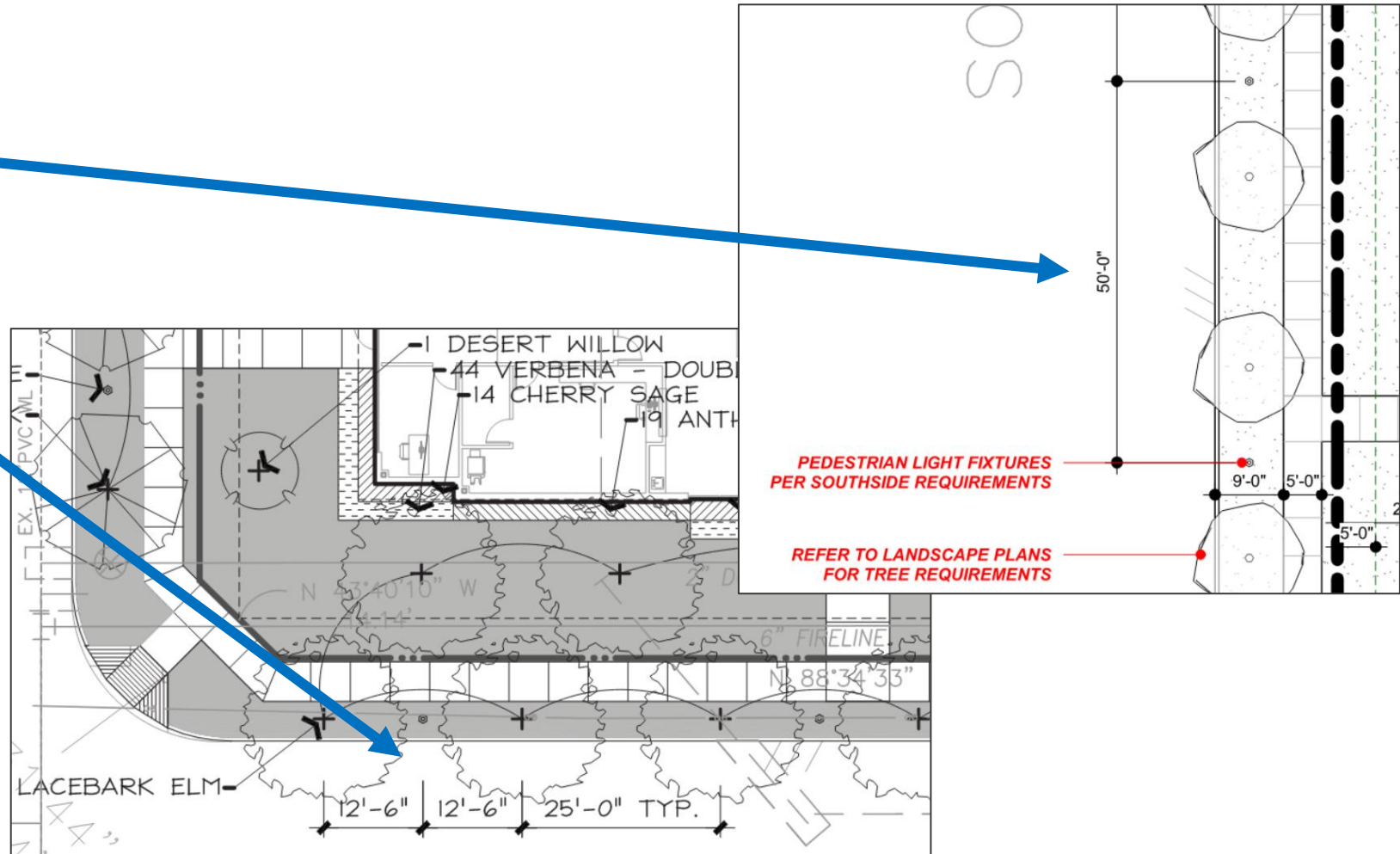
Site Plan: Setbacks

- ❑ Dimensioned setbacks
 - *Setbacks should be measured from the outer edge of the façade wall to the edge of the property line*
 - *Facades with step-backs should include the dimension for each variation in wall plane*



Site Plan: Public Realm Spacing

- Dimensioned spacing of pedestrian lights and street trees

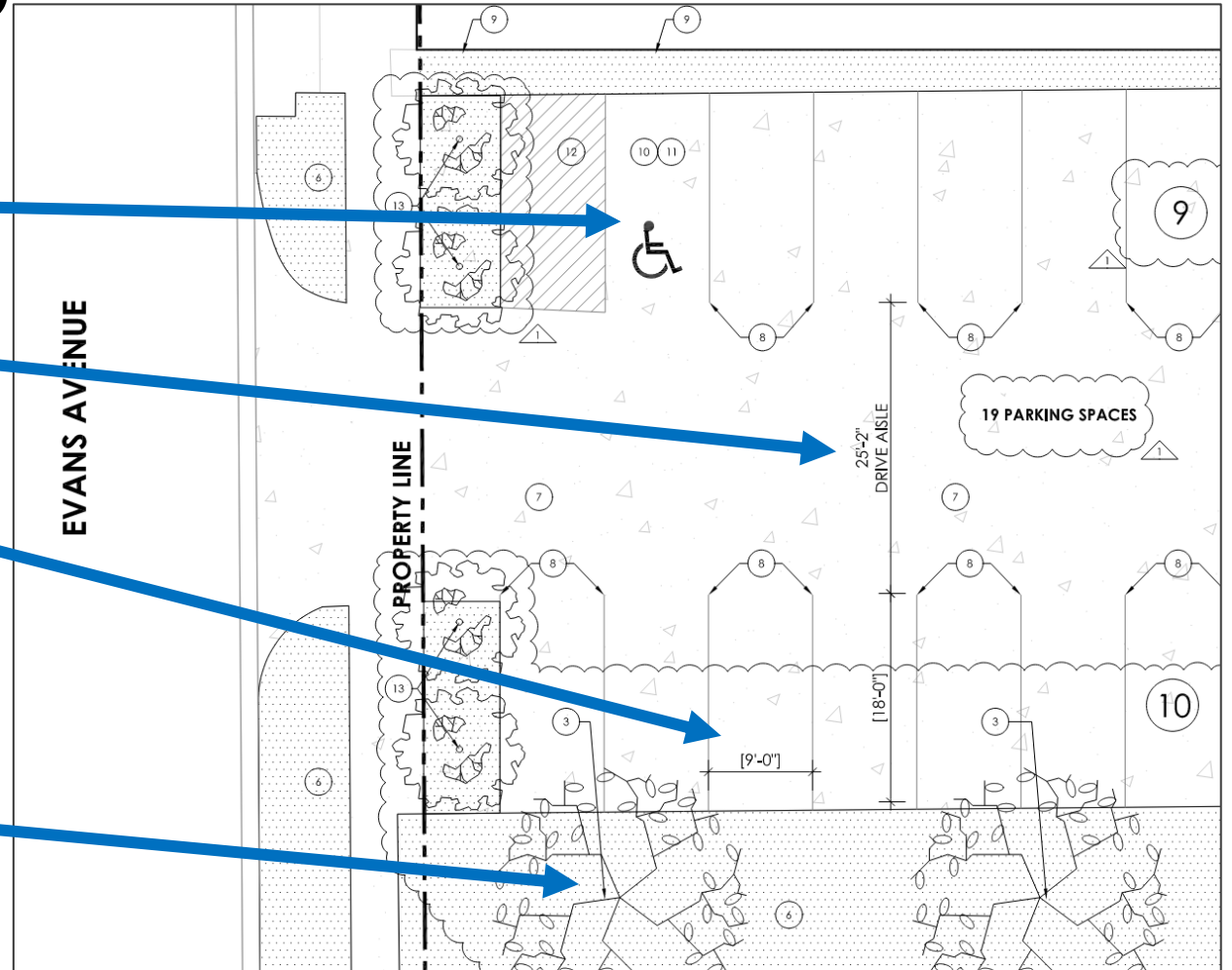


Site Plan: Parking

- ❑ Parking plan should show dimensions of parking stalls, maneuverability room, and ADA spaces

Reference Section §6.202 of the Zoning Ordinance (Parking Lot Design Standards) for parking dimensional requirements

- ❑ Where canopy coverage is required, associated trees/species should be noted



Site Plan: Parking Requirement

- ❑ Parking calculation showing satisfaction with parking requirements and/or 100% required by 6.201. This should demonstrate “the math” for how the applicant is meeting the parking requirements.
- ❑ Indicate any off-site or on-street spaces utilized to satisfy the parking requirement

Many Form-Based Codes reference Section §6.201 of the Zoning Ordinance (Off-Street Parking Requirements) for minimum parking requirements

Room Count

1st Floor - 9 Rooms
2nd Floor - 34 Rooms
3rd Floor - 34 Rooms
4th Floor - 34 Rooms
5th Floor - 34 Rooms

Total Room Count - 145 Rooms

METAL PICKET FENCE (HEIGHT VARIES,
MAX 6FT) ON TOP OF CONCRETE PONY
WALL WITH STUCCO FINISH AND CAST
STONE CAP (HEIGHT VARIES, MAX 3FT)
- MAX COMBINED HEIGHT 8FT.

Required Parking

HOTEL

- 1 space per bedroom (145 rooms) - 145 spaces *includes 6 ADA
- 1 space per 3 patron seats of rooms open to the public (32 seats) - 8 spaces
- 5 spaces per 1,000 sf of display/ballroom area (4,000 sf) - 20 spaces

COCKTAIL LOUNGE

- 1 space per guest room or suite - N/A
- 1 space per 4 seats - N/A (seating shown in hotel calculation above)
- 5 spaces per 1,000 sf of ballroom available to nonresidents - N/A (meeting rooms in hotel calculation above)
- 1 space per 4 employees - 1 space

Total Required Spaces - 174

Allowed Off-Site Parking Within 1,320ft - 87 (50%)

Proposed Parking (Valet Only)

Houston St (Off-Site) Parking Count

Total Off-Site = 83 (<50% of required parking)

Ellis Ave (On-Site) Parking Count

Underground Garage Level B1 - 62 (6 ADA)
Underground Garage Level B2 - 21
On-Street Parking - 5
Alley Access Parking - 3

Total On-Site = 91 (6 ADA)

Total Proposed Parking - 174 (100% of required)

Site Plan: Parking Requirement

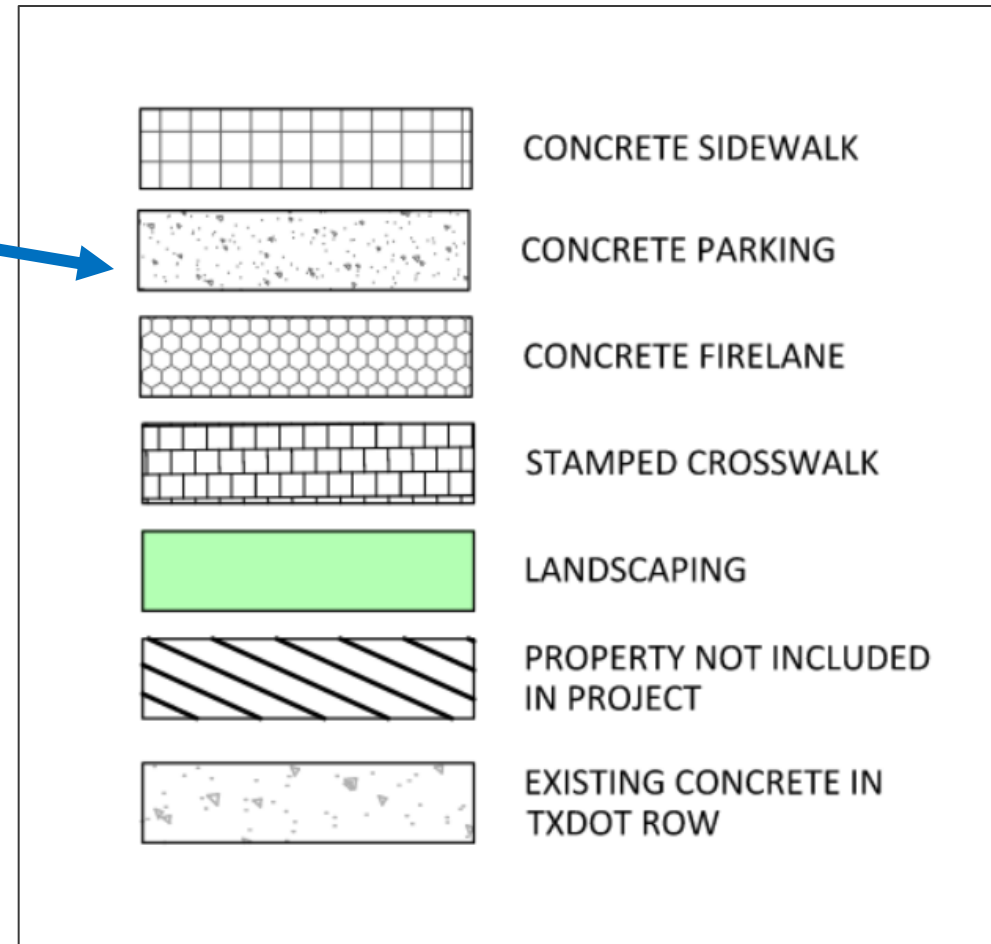
- ❑ Parking calculation showing satisfaction with parking requirements and/or 100% required by 6.201. This should demonstrate “the math” for how the applicant is meeting the parking requirements.

Many Form-Based Codes reference Section §6.201 of the Zoning Ordinance (Off-Street Parking Requirements) for minimum parking requirements

PARKING SUMMARY		
PARKING REQUIREMENTS	60 ONE BEDROOMS (1 SPACE PER BEDROOM)	60 SPACES
	44 TWO BEDROOMS (1 SPACES PER BEDROOM)	88 SPACES
	74 THREE BEDROOMS (1 SPACES PER UNIT)	222 SPACES
	293 SF COMMON AREA (1 SPACE PER 250 SF)	2 SPACES
	3,770 SF LEASING/FITNESS (1 SPACE PER 250 SF)	16 SPACES
	4,645 SF RESTAURANT (1 SPACE PER 100 SF)	47 SPACES
	4,576 SF GROCERY/RETAIL (4 SPACES PER 1,000 SF)	19 SPACES
REQUIRED TOTAL	3,655 SF BUSINESS CENTER (4 SPACES PER 1,000 SF)	10 SPACES
	464 SPACES	
REQUIRED TOTAL WITH 0.75 ZONING REDUCTION		348 SPACES
REQUIRED ACCESSIBLE SPACE	BUILDING A (26-50)	2 SPACES
	BUILDING B (26-50)	2 SPACES
	SURFACE LOT SURFACES (201-300)	7 SPACES
REQUIRED TOTAL ACCESSIBLE SPACES		11 SPACES
REQUIRED TOTAL		348 SPACES
PROVIDED SPACES		
GARAGE SPACES	BUILDING A	42 SPACES
	BUILDING B	32 SPACES
	BUILDINGS C (2 BUILDINGS WITH 6 SPACES EACH)	12 SPACES
	BUILDINGS D (2 BUILDINGS WITH 9 SPACES EACH)	18 SPACES
	BUILDINGS E	9 SPACES
	BUILDINGS F	5 SPACES
EXISTING ON-STREET SPACES		13 SPACES
PROPOSED ON-STREET SPACES		42 SPACES
PROPOSED SURFACE LOT SPACES		120 SPACES
PROPOSED SURFACE LOT ACCESSIBLE SPACES		9 SPACES
PROPOSED PARKING		289 SPACES
TOTAL PARKING		302 SPACES

Site Plan: Surface Material

- ❑ Clear visual indication of various surface material



Site Plan: Ped Light Detail

☐ Pedestrian Light cut sheet/detail



WFCL2
Utility Washington Series Luminaire
Full Cutoff LED2

Mechanical

- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA rated lock photocell receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/2" 1/2" pole lumen
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester powder coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a salt-crystal rating of 8 per ASTM D1544 after over 5,000 hours exposure to salt fog chamber operated per ASTM B117 on standard and RAL finish options.
- RAL (RAL4005) paint colors are Super Durable Corrosion Resistant, 90% gloss.

Electrical

- All surge protection meets ANSI/IEEE C62.41.2 100V/100A.
- Standard SPD meets 100V/30A per ANSI C136.2-2015.
- 200V Option meets 200V/100A per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional ground lead for ease of installation.
- LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are RoHS compliant.
- Maximum operating temperature is 40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical

- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 4000K and 5000K CCT
- 7000K Standard

Control Options

- Field Adjustable Output (FAO) module - Onboard device that adjusts the light output and input voltage to meet site specific requirements. The FAO module is present at the factory to position number 8 (see chart).
- Factory Programmed Driver (FPD) - Customized luminaire output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocell (PLL) - 30 Year Life
- 2 pin photocell receptacle internally (PHI) or externally (PH2) mounted

Testing/Compliance

- UL 1518 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

Manufacturing

- Manufactured in Cowlesville, Indiana, AIAA compliant
- 100% electrical testing on all luminaires before shipment
- Over 100 years maximum experience in manufacturing LED based products

Buy American Act

This product is assembled in the USA and meets the Buy American Act government procurement requirements under RAL, DHS, and DOT regulations. Please refer to www.buyusa.gov for additional information.

Warranty

5 year limited warranty. This is the only warranty provided and no other statements in this specification shall create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.holophane.com/support/warranty/terms-and-conditions

DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Notes: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Height - 57 in
Maximum Effective Projected Area - 1.72 sq. ft.

Accessories: Order or separate catalog number

Accessories	Order or separate catalog number
WFCL2 SP513	Pressure side shock (50g 1/2)
WFCL2 SP515	Pressure side shock (100g 1/2)
WFCL2 SP516	Replacement surge protector kit, 100V/50A 120-277V
WFCL2 SP517	Replacement surge protector kit, 100V/50A 120-277V
WFCL2 SP518	Replacement surge protector kit, 100V/50A 120-277V
WFCL2 SP519	Replacement surge protector kit, 100V/50A 120-277V
WFCL2 SP520	Replacement surge protector kit, 100V/50A 120-277V

WFCL2
Utility Washington Series Luminaire Full Cutoff LED2

ORDERING INFORMATION

Example: WFCL2 P20 30K AS GN L2 N P73

Option	Lead performance package	LED Color temperature	Wattage	Option	Mounting Color	Mount
WFCL2 Utility Washington LED FCO	P10 1,000 nominal lumens (luminaire only)	4000K 4000K CCT	10W 10W CCT	PH2L Auto-voltage (120-277V)	GR	GR None
	P20 4,500 nominal lumens	5000K 5000K CCT	20W 20W CCT	PH2L Auto-voltage (120-277V)	GR	GR Ball
	P30 8,500 nominal lumens			PH2L Auto-voltage (120-277V)	GR	GR Spike
	P40 8,500 nominal lumens			PH2L Auto-voltage (120-277V)	GR	GR Spike
	P50 15,000 nominal lumens			PH2L Auto-voltage (120-277V)	GR	GR Spike

Options: Option Component Matrix on page 1 of 4

Option	Component	Matrix	Option	Component	Matrix
AD	Field Adjustable Output	1000	PH2L	NEMA Subtask Photocell Receptacle	1000
PH2L	Factory Programmed Driver	1000	PH2L	277V, Externally mounted, available with 10' option	1000
PH2L	NEMA Subtask Photocell Receptacle	1000	PH2L	Shocking cap	1000
PH2L	Shocking cap	1000	PH2L	Pressure side shock	1000
PH2L	Pressure side shock	1000	PH2L	Replacement surge protector for solid-state PH2L	1000
PH2L	Replacement surge protector for solid-state PH2L	1000	PH2L	DLC long life luminaire photocell for solid-state PH2L	1000
PH2L	DLC long life luminaire photocell for solid-state PH2L	1000	PH2L	DLC long life luminaire photocell for solid-state PH2L	1000
PH2L	DLC long life luminaire photocell for solid-state PH2L	1000	PH2L	DLC long life luminaire photocell for solid-state PH2L	1000

FINIAL INFORMATION

Mark Appropriate Box for Finial Options

☒ Spike (SK)

☐ Ball (BL)

☐ No Finial (NF)

Acuity Brands | One Lithonia Way, Cary, GA 30013 | Phone: 866-RELIANCE | www.holophane.com | techsupport@acuitybrands.com

© 2018-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 04/19/21 Specifications subject to change without notice.

WFCL2
Page 1 of 5



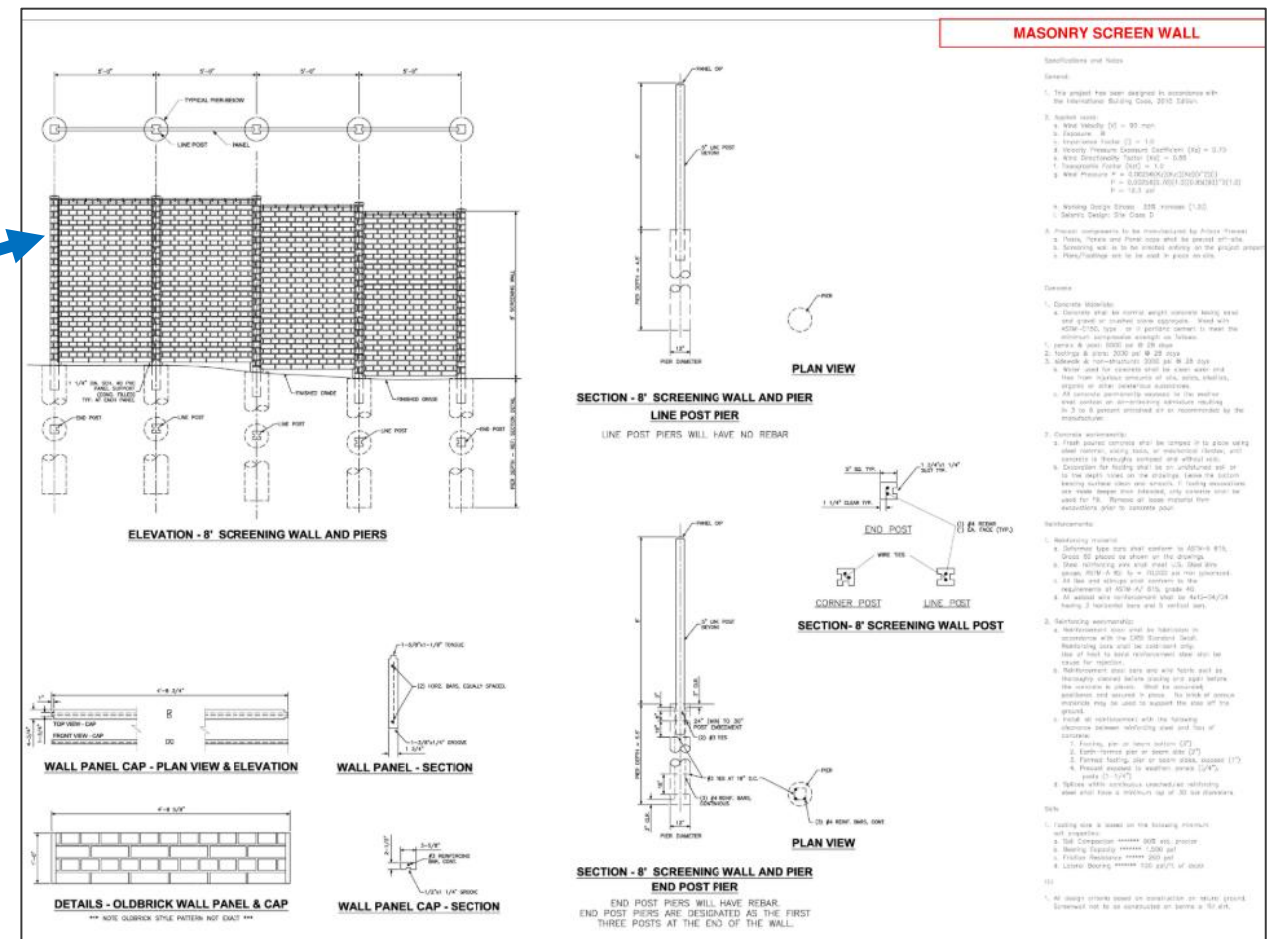
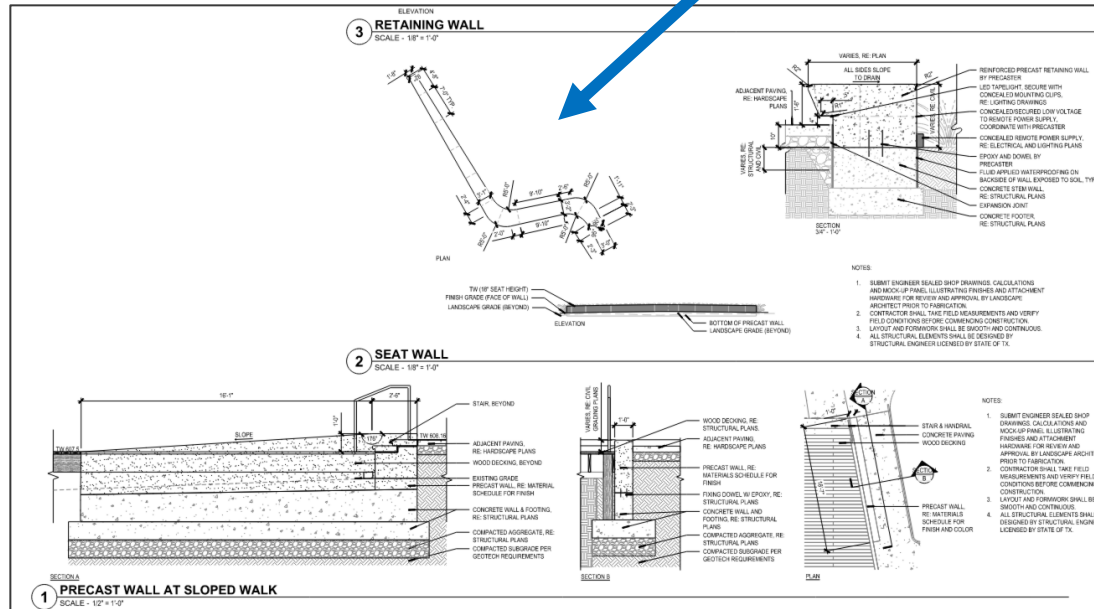
Site Plan: Fence Detail

- ❑ Fence cut sheet with clearly marked options



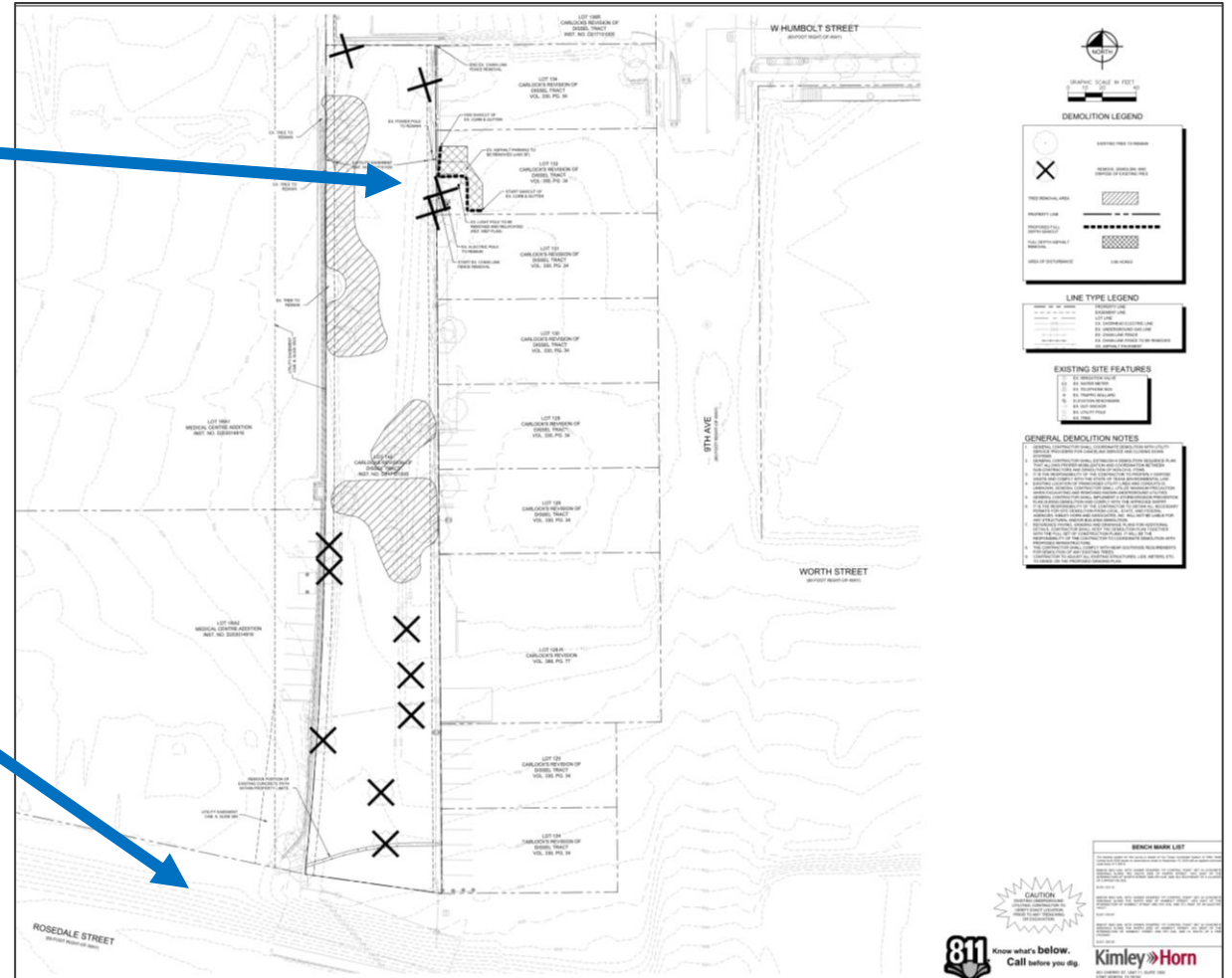
Site Plan: Details

- Elevation and detail of dimensional elements, such as fences, trash-cans, and street furniture drawn to-scale



Site Plan: Grade & Site Changes

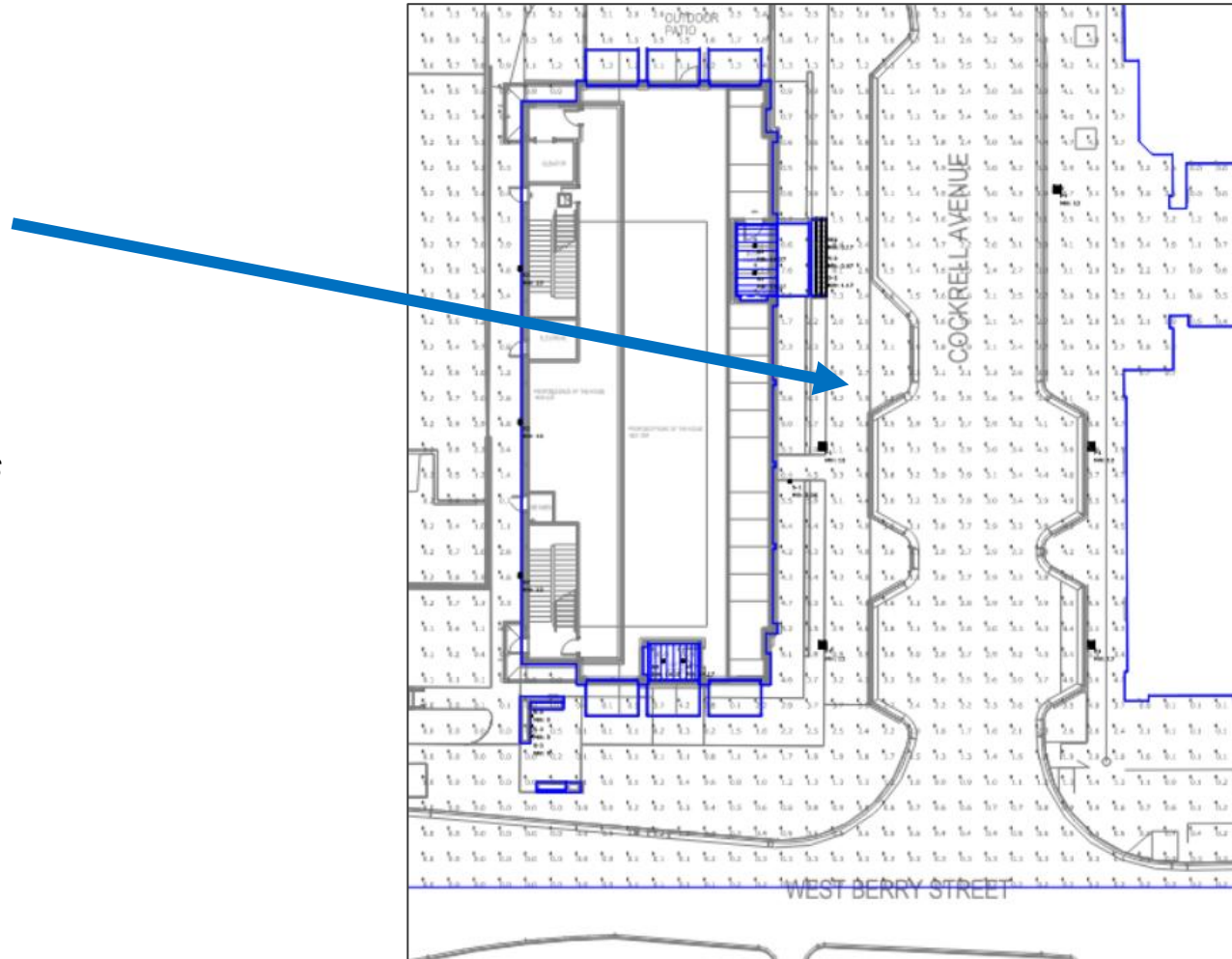
- ❑ Plan showing tree removal/change from current condition
- ❑ Plan showing significant change in grade



Site Plan: Photometric Plan

- ❑ Photometric analysis showing foot candle rating relative to basic property elements (building footprint, ROW, sidewalk, curb, etc.)

Photometric analysis may not be required for all districts or projects



Landscape Plan

* Reference landscape plan requirements in §6.301(c) of the Zoning Ordinance. For less complex projects, the Site Plan and Landscape Plan may be integrated, provided all elements are clearly legible

- ☐ Document standards:

- ☐ graphic scale
- ☐ north arrow
- ☐ property boundaries
- ☐ Dimensions
- ☐ Labels
- ☐ legible street names

- ☐ Existing and proposed vegetation, identifying trees to remain or be removed

- ☐ All new plantings with botanical and common names, sizes and quantities
- ☐ Irrigation layout where applicable
- ☐ Screening for parking/loading/mechanical areas
- ☐ Landscape buffers
- ☐ Foundation plantings
- ☐ Street trees
- ☐ Any required open space or pedestrian amenity zones

Landscape Plan: Key

□ Plant Schedule

Includes marker, quantity, common/botanical names, size (height, spread, spacing, caliper) for trees, shrubs, ornamental grasses, turf/ground coverage

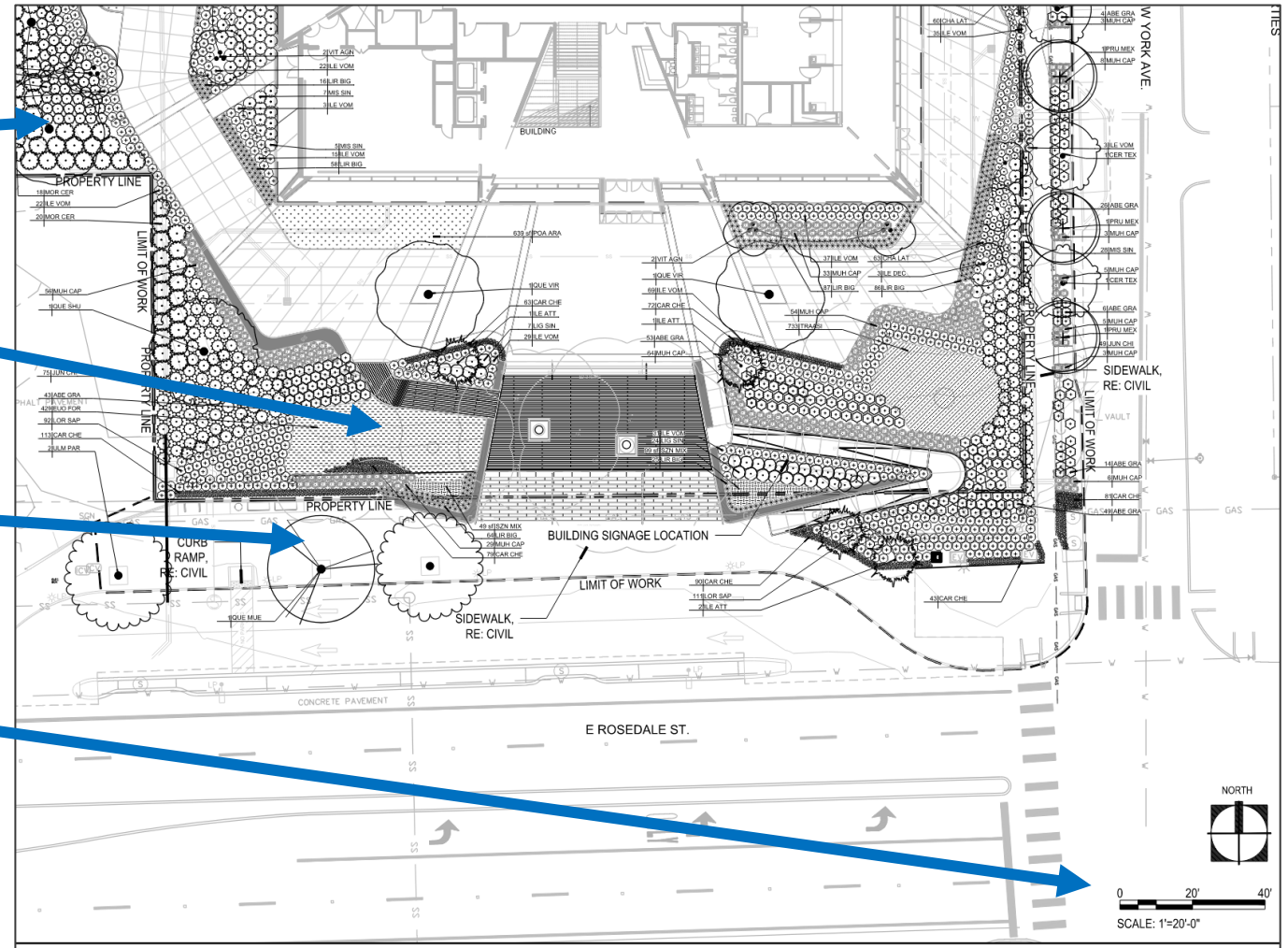
PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CAL	HEIGHT		
TREES						
	13	CHINKAPIN OAK / QUERCUS MUhlenBERGII FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	3"	12'-14'		
	18	SHUMARD RED OAK / QUERCUS SHUMARDII FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	3"	12'-14'		
	13	"HIGH RISE" SOUTHERN LIVE OAK / QUERCUS VIRGINIANA "HIGH RISE" FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	3"	12'-14'		
	25	CEDAR ELM / ULMUS CRASSIFOLIA FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	3"	12'-14'		
MEDIUM TREE						
	18	CADDY MAPLE / ACER SACCHARUM "CADDY" FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	3"	12'-14'		
SCREENING TREES						
	46	SKYROCKET JUNIPER / JUNIPERUS SCOPULORUM "SKYROCKET" FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	30 GAL	7'-8'		
SMALL TREE						
	5	YALPON HOLLY / ILEX VOMITORIA MULTI-STEM, 1" CAL. PER STEM, MIN. 3 STEMS, NO CLUMP FORM	30 GAL	5' - 6'		
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
SHRUBS						
	10	RED YUCCA / HESPERALOE PARVIFLORA	#5	18" MIN	18" MIN	60" o.c.
	56	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACT'	#7	30" MIN	18" MIN	60" o.c.
	39	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	#7	30" MIN	20" MIN	60" o.c.
	18	GIANT TURKS CAP / MALVAVISCUS ARBOREUS DRUMMONDII	#1	12" MIN	12" MIN	36" o.c.
	52	DWARF SOUTHERN WAX MYRTLE / MYRTICA PUSILLA	#5	24" MIN	18" MIN	48" o.c.
	20	ROCK ROSE / PAVONIA LASIOPETALA	#3	15" MIN	15" MIN	48" o.c.
	26	AUTUMN SAGE / SALVIA GREGGII	#3	15" MIN	15" MIN	30" o.c.
ORNAMENTAL GRASSES + SEDGES						
	48	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	#3			30" o.c.
	107	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI	#3	18" MIN	18" MIN	48" o.c.
	14	LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM	#2			24" o.c.
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SPACING		
GROUND COVERS						
	1,705 SF	CRUSHED GRANITE MULCH / UNCOMPACTED	STONE			
	19,555 SF	BERMUDA GRASS / CYNODON DACTYLON	SOD			
	3,23 SF	LILYTURF / LIRIOPE MUSCARI	4" POT			
	1,536	VIRGINIA CREEPER / PARTHENOCISSUS QUINQUEFOLIA	1 GAL	12" o.c.		
	204 SF	LYRELEAF SAGE / SALVIA LYRATA	#1			
	132 SF	WOOD VIOLET / VIOLA MISSOURIENSIS	1 GAL			

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Landscape Plan

- ❑ Shows location of planting
- ❑ Delineates between new plantings/trees and existing's
- ❑ Species types are clearly indicated through graphic symbols.
- ❑ Includes scale



Landscape Plan Statement

☐ Supplemental statements

LANDSCAPE ORDINANCE

CITY OF FORT WORTH

The Rosedale

Final landscape plan will meet all City of Fort Worth development ordinances.

All landscape will be maintained according to city standards.

All required landscape will be 100% watered by an underground irrigation system.

Property owner will be responsible for the water and
electricity bills associated with the irrigation.

Property owner to maintain parkway and R.O.W. landscape and irrigation.

LANDSCAPE ORDINANCE

CITY OF FORT WORTH

The Rosedale

Final landscape plan will meet al City of Fort Worth development ordinances.

All landscape will be maintained according to city standards.

All required landscape will be 100% watered by an underground irrigation system.

STREET TREES

REQUIRED: Street tree spacing shall be at a 30-35 feet.

PROVIDED: Varies; current conditions out of compliance with 30-35 foot spacing.

Building Plans

☐ Document standards:

- ☐ graphic scale
- ☐ north arrow
- ☐ property boundaries
- ☐ Dimensions
- ☐ Labels
- ☐ legible street names

☐ Dimensioned floor plans and elevations of all sides showing height, materials, roof form, fenestration and architectural details

- ☐ A roof plan showing parapets, mechanical equipment, lighting and screening
- ☐ Integrated lighting and signage details

☐ Elevations must include

- ☐ (1) Fenestration (doors, windows, and openings) calculations by facade
- ☐ (2) Transparency (clear glazing) measures for between 2' to 12' on the first floor
- ☐ (3) Window schedule
- ☐ (4) Materiality breakdown: Labeling of exterior materials and colors on elevations or in a separate materials schedule/board

☐ Sections or enlarged details where necessary to demonstrate compliance with the applicable form-based code and design standards

☐ Parking schedule/required parking calculation

Building Plans

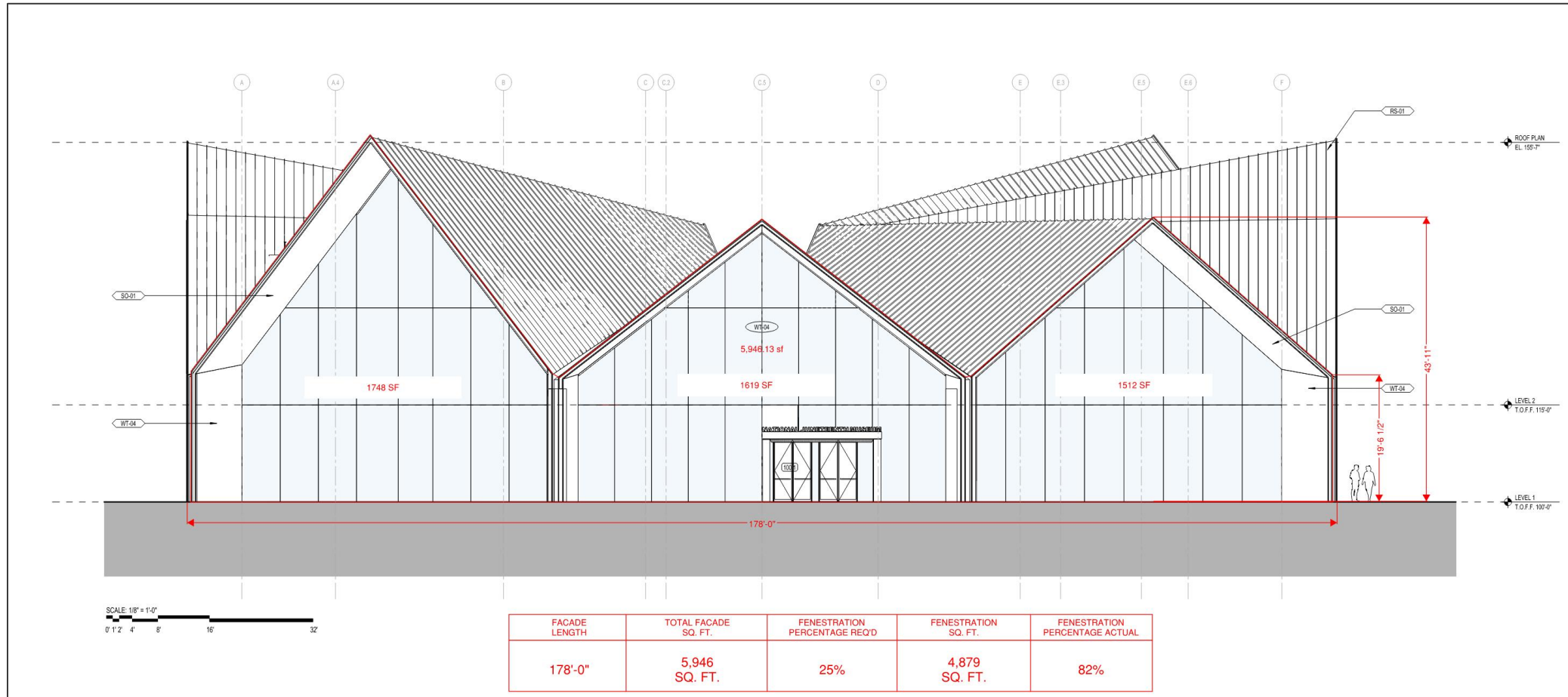
- ❑ Building Elevation
Should label materials and include height/floor plate height



Building Plans

❑ Building Elevation

Elevations should be provided for each public frontage



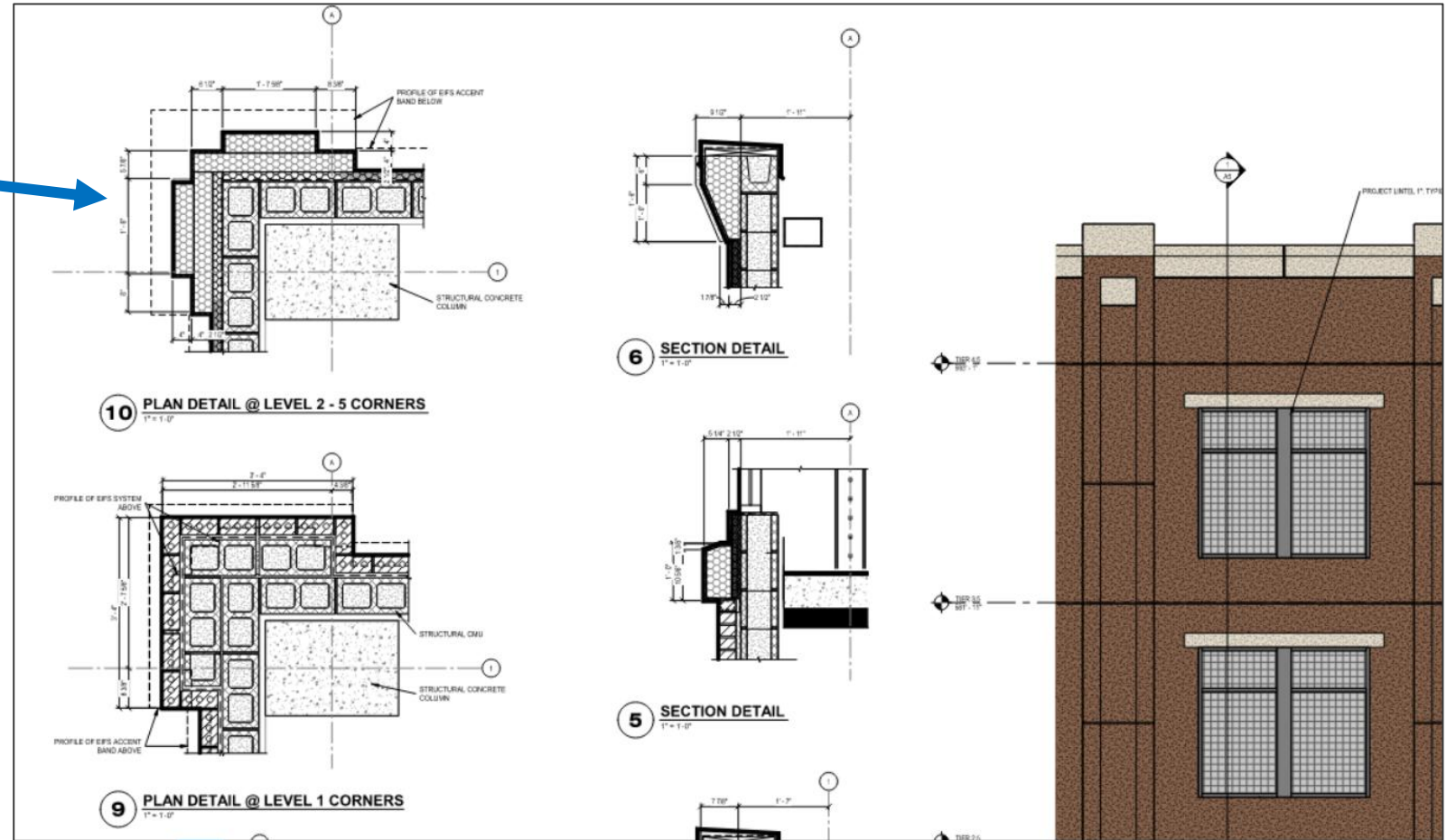
Building Plans

- ❑ Building Elevation
 - Include labeling of architectural dimensions
 - Coloration can help indicate material differentiation



Building Plans

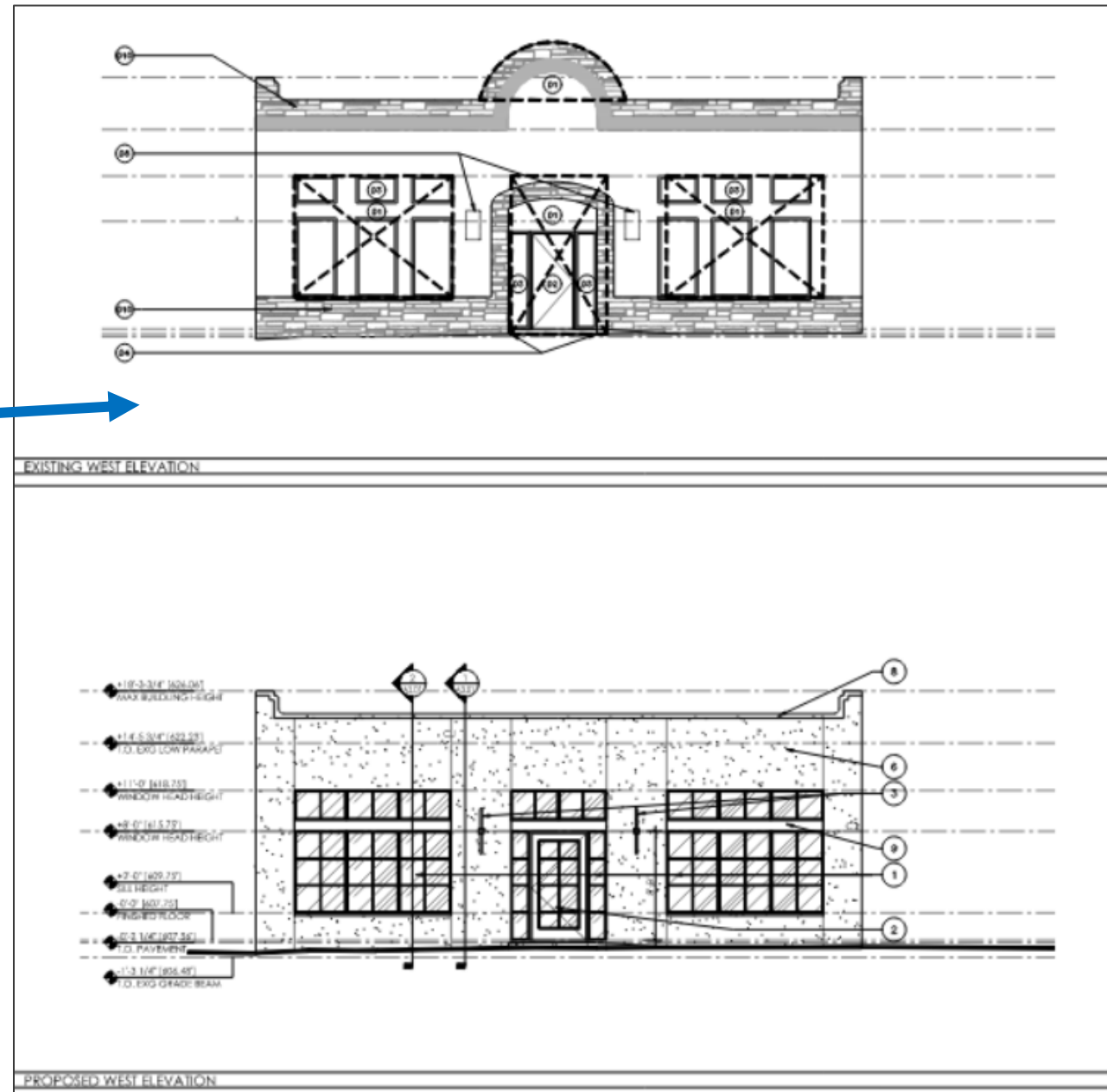
- Details/cross sections can illustrate articulation and architectural detail



Building Plans

- ❑ Changes to Building Facades from Renovations (for rehabs only)

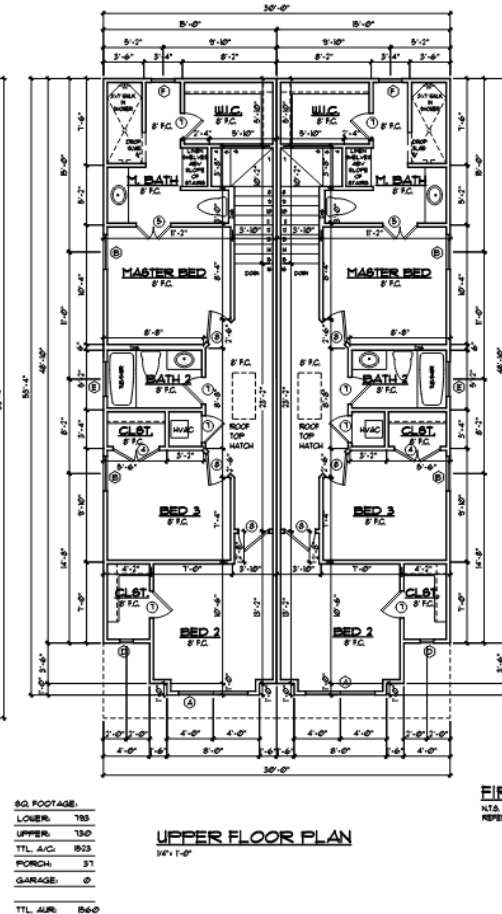
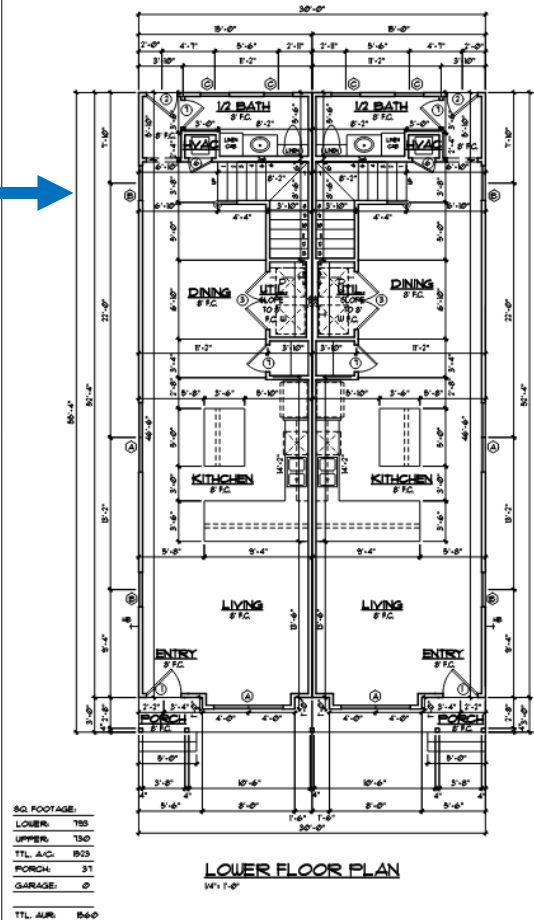
*Should make clear
current vs proposed
conditions*



Building Plans

□ Floor Plans

Should include scale,
square footage,
window/door locations,
and fire walls

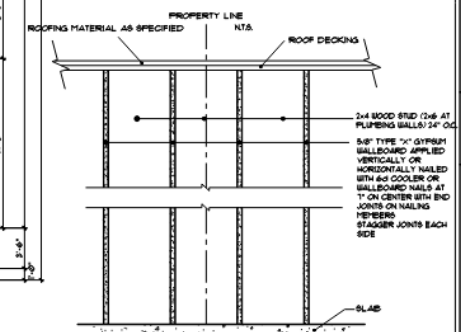
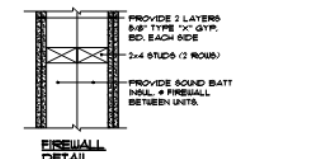


WINDOWS		
A 1-3090	SH	PULLED
B 3090	SH	
C 1610	FX	
D 00	FX	
E 3090	FX	
F 1040	FX	TEMP. CBL
G 1616	FX	CBL

DOORS		
1 3068	EXT.	SPECIAL FRONT DR.
2 1868	EXT.	1-LITE
3 1-2668	INT.	TUN
4 1-2068	INT.	TUN
5 1-3068	INT.	TUN
6 2068	INT.	TUN
7 2668	INT.	TUN
8 2668	INT.	TUN

FX = FIXED
SH = SINGLE HANG
CH = DOUBLE HANG
CBLT = CASEMENT

INT. = INTERIOR
EXT. = EXTERIOR
DL = DIVIDED LITE



FIREWALL DETAIL
NTS
REFERENCE IRC 2009 TABLE T301.2.1, ITEM 14-13

1408 EVANS AVENUE
LOT 3 BLOCK 1
GREENWOOD SUBDIVISION
CITY OF FORT WORTH
TARRANT COUNTY

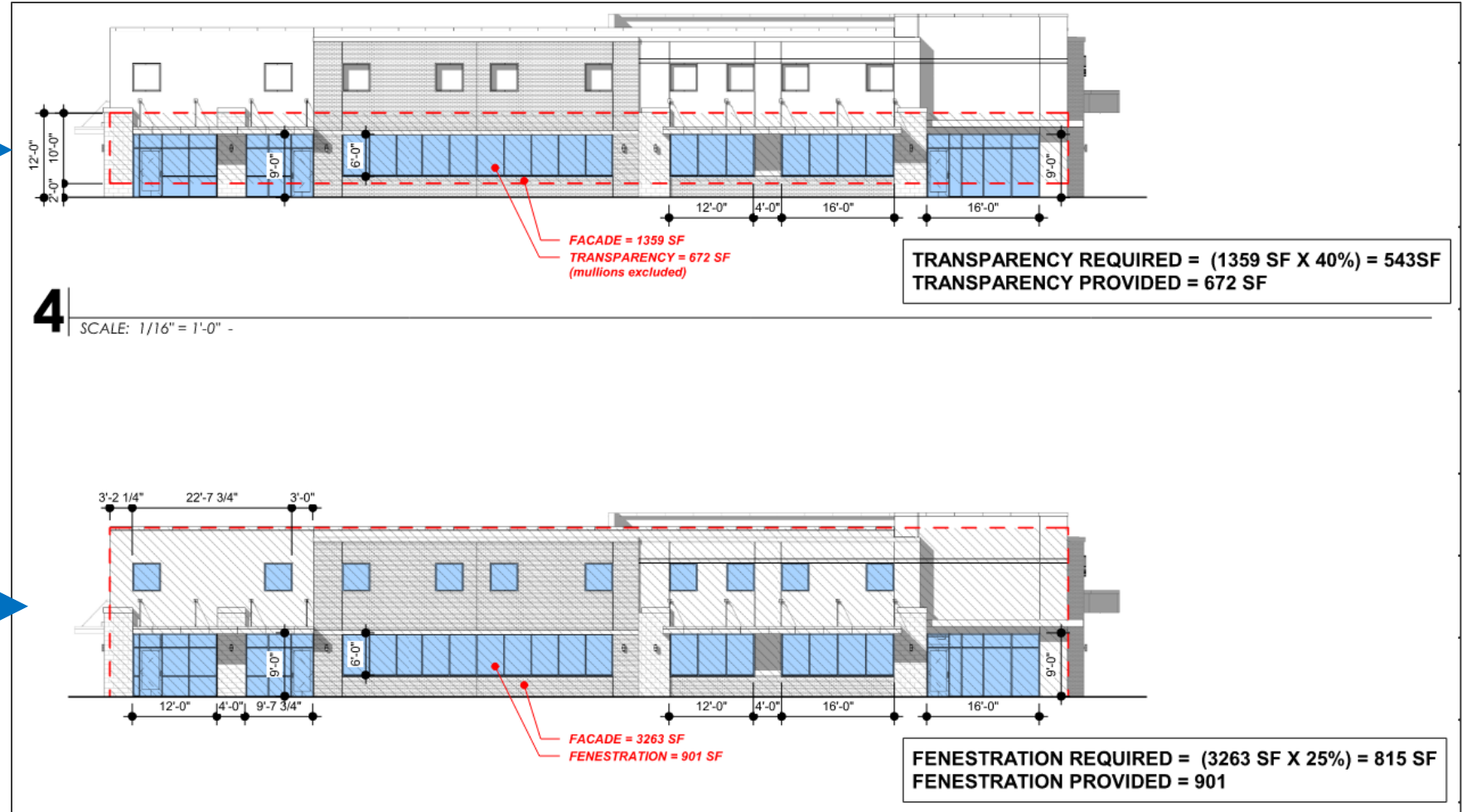
NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS.



Building Plans

□ Transparency Analysis

Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the transparency requirement



□ Fenestration Analysis

Fenestration is all openings and transparent glazing within the frame/casing (i.e., doors, windows including mullions, muntins, framings, sash, jambs)

Building Plans

□ Transparency Statement

Applicants are encouraged to provide cut-sheets for glass showing transmittance rating or include statement indicating compliance with transmittance rating requirements



GUARDIAN[®] GLASS
See what's possible™



Double Glazed



Triple Glazed

Visible Light				Ultraviolet	Solar Energy						Thermal Properties		Light to Solar Gain (LSG)
Transmittance	Reflectance		General Color Rendering Index (Ra)	Trans UV(tuv %)	Transmittance	Reflectance		Absorptance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value		
Visible (tv %)	pv % out	pv % in			Solar (te %)	pe % out	pe % in				Solar (ae %)	Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)
Double Glazed: 6-12.7-6 SunGuard™ SNX 51/23, SunGuard® SNX 51/23 on Clear Float #2, Clear Float, 100% Air Fill													
51	14	14	92.0	10	19	35	44	47	0.23	0.27	0.286	0.266	2.18
Triple Glazed: 6-12.7-6-12.7-6 SunGuard™ SNX 51/23, SunGuard® SNX 51/23 on Clear Float #2, Clear Float, Clear Float, 100% Air Fill													
46	16	16	99.6	9	17	35	35	46	0.21	0.24	0.215	0.214	2.18

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

www.guardianglass.com

	x GL-1	<u>GLAZING</u> ALL GLAZING WILL BE CLEAR AND HAVE A VISIBLE LIGHT TRANSMITTANCE RATING OF 0.5 OR GREATER
---	---	--

Building Plans

Articulation Techniques Utilized

Illustration of articulation techniques

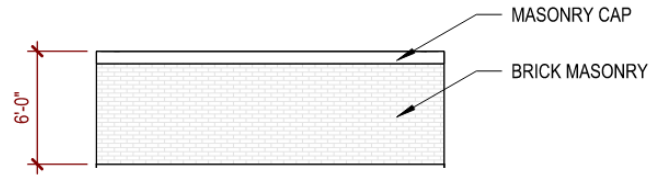
This applicant clearly identified their horizontal and moldings, and their wall notch.



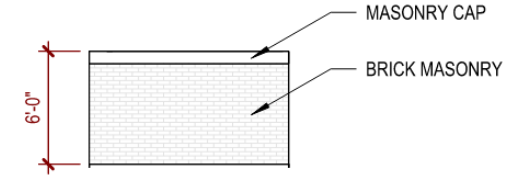
Building Plans

❑ Utility Screens/ Enclosures

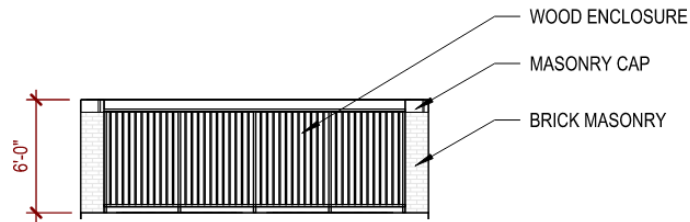
*Elevations to scale,
materials labeled*



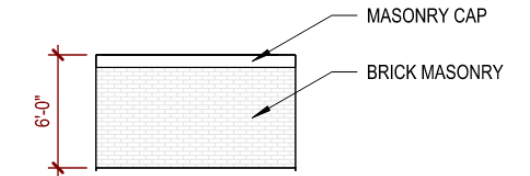
5 DUMPSTER - NORTH ELEVATION
1/8" = 1'-0"



3 DUMPSTER - WEST ELEVATION
1/8" = 1'-0"



4 DUMPSTER - SOUTH ELEVATION
1/8" = 1'-0"



2 DUMPSTER - EAST ELEVATION
1/8" = 1'-0"

Building Plans

- ❑ Program Area Schedule
Breaks down square footage per use



PROGRAM AREA SCHEDULE		
Room Number	Room Name	Area
1ST FLOOR		
100	ELEV. LOBBY	365
101	GARAGE	10,097
102	REFUSE / RECYCLE	155
103	MECH. 1	74
104	MECH. 2	149
2ND FLOOR		
200	CORRIDOR	1,143
200.A	ELEV. LOBBY	274
200.B	MECH.	92
200.C	REFUSE	36
200.D	MECH.	25
200.E	MECH.	19
3RD FLOOR		
300	CORRIDOR	1,143
300.A	ELEV. LOBBY	275
300.B	MECH.	92
300.C	REFUSE	36
300.D	MECH.	19
300.E	MECH.	25
4TH FLOOR		
400	CORRIDOR	1,143
400.A	ELEV. LOBBY	275
400.B	MECH.	92
400.C	REFUSE	36
400.D	MECH.	19
400.E	MECH.	25
5TH FLOOR		
500	CORRIDOR	1,143
500.A	ELEV. LOBBY	275
500.B	MECH.	92
500.C	REFUSE	36
500.D	MECH.	19
500.E	MECH.	25

Building Plans

☐ Material List

- Lists materials and how they are visually represented on plan-set.
- If the FBC uses any numbering/alphanumeric organization to the materials, utilize that organization for your material specifications
 - (e.g., Stockyards FBC lists synthetic (scored) stucco as "1.B")



EXTERIOR ELEVATION - FINISH KEY			
CLASSIFIED ACCORDING TO SEC. 5.2.4 OF THE FORT WORTH STOCKYARDS FORM-BASED CODE & DESIGN GUIDELINES			
ACTUAL	GRAPHIC	FINISH TAG	DESCRIPTION
TBD		X B-1	MASONRY - BRICK - 2.A MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X CS-1	MASONRY - CAST STONE - 2.G MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X STU-1	STUCCO - AUTHENTIC - 1.A MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X STU-2	STUCCO - SYNTHETIC (SCORED) - 1.B MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X STU-3	STUCCO - SYNTHETIC (SCORED) - 1.B MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X S-1	SIDING - HORIZONTAL LAP - 3.B MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X S-2	SIDING - HORIZONTAL - 3.B MANUFACTURER: TBD COLOR: WOOD LOOK - REFER TO ELEVATIONS
TBD		X WD-1	WOOD MANUFACTURER: TBD COLOR: REAL WOOD - REFER TO ELEVATION
TBD		X MTL-1	METAL - METAL PANELS - 4.A MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X MTL-2	METAL - HVAC LOUVERS/DOOR/FRAME MANUFACTURER: TBD COLOR: REFER TO ELEVATIONS
TBD		X GL-1	GLAZING ALL GLAZING WILL BE CLEAR AND HAVE A VISIBLE LIGHT TRANSMITTANCE RATING OF 0.5 OR GREATER

☐ Material Schedule

Material use by percent,
ideally by floor



MATERIAL CALCULATIONS HOTEL WEST ELEVATION										
FLOOR LEVEL	B-1	STU-1	STU-2	STU-3	S-1	S-2	MTL-1	MTL-2	GL-1	TOTAL
FIFTH FLOOR	100	480	83	203	166	N/A	N/A	148	455	1426
FOURTH FLOOR	84	340	70	170	166	N/A	N/A	148	455	1101
THIRDFLOOR	84	340	70	170	166	N/A	N/A	148	455	1101
SECOND FLOOR	84	340	68	170	166	N/A	N/A	148	455	1228
FIRST FLOOR	204	631	62	192	189	223	N/A	45	228	1835
TOTAL (SF overall facade)	556	2131	353	905	853	223	N/A	637	2048	7706
TOTAL (% overall facade)	7.2%	27.7%	4.6%	11.7%	11.1%	2.9%	0.0%	8.3%	26.6%	100%

Building Plans

☐ Material List

Lists materials and how they are visually represented on plan-set

EXTERIOR MATERIALS KEY



FCB-1
FIBER CEMENT
4'X8' SMOOTH
COLOR: LIGHT



FCB-2
FIBER CEMENT
4" LAP
COLOR: DARK



FCB-4
FIBER CEMENT
6" LAP
WOOD LOOK



M-1
MASONRY
STACK BOND
DARK

☐ Material Schedule

Material use by percent

MATERIAL

PERCENTAGE

M-1:	66%
FCB-1:	4%
FCB-2:	--%
FCB-4:	2%
FENESTRATIONS:	28%

Building Plans

❑ Door Schedule



DOOR SCHEDULE			
MARK	QTY.	SIZE	TYPE
1	4	3'x8'	EXT.ENTRY FR.DR.
2	12	2'x6'8"	INT.HC.
3	10	2'8'x6'8"	INT.HC.
6	4	2-2'x6'8"	INT.DBL.HC.
7	4	3'X8'	INT.SC.
8	2	3'X8'	EXT.ENTRY FR.DR.
EXT. -EXTERIOR DOOR FR.DR. -FRENCH DOOR SL. -SLIDING DOOR SC.-SOLID CORE DOOR INT. -INTERIOR DOOR (HOLLOW CORE) PKT.DR. - POCKET DOOR			
WINDOW SCHEDULE			
MARK	QTY.	SIZE	TYPE
		3'x6' SH/ MULL 4'x6' FIX UNIT	3'x6' 4'x6'
A	2		
B	10	3'x6'	SH.
C	2	6'x6'	FIX.
D	2	8'x4'	FIX.
E	3	2'x2'	FIX.
SH. -SINGLE HUNG DL. -DIVIDED LIGHT FIX. -FIXED WINDOW OBS. -OBSCURED HLF.RND. -HALF ROUND ARCH. -ARCH-TOP HRZ.SLDR. -HORIZONTAL SLIDER			

❑ Window Schedule



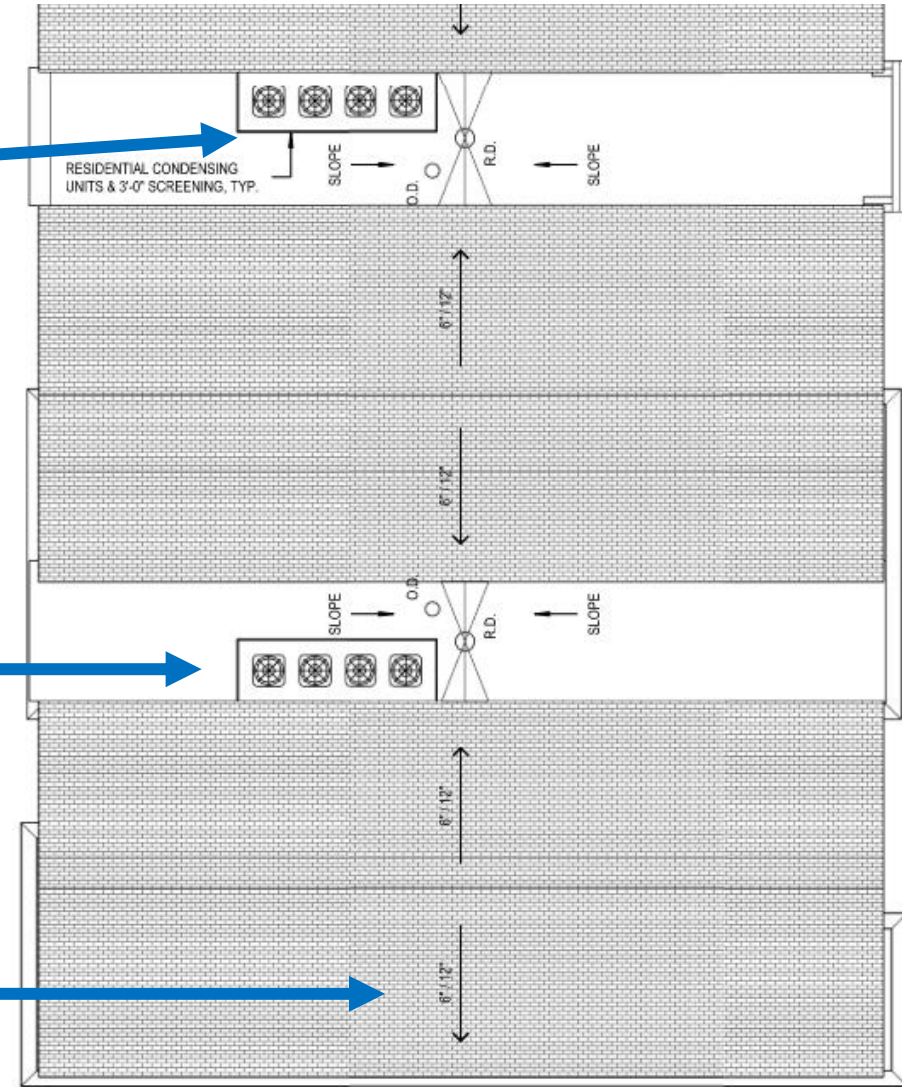
Building Plans

☐ Roof Plan Mechanical Screen

Screen detail should include height of required screening

☐ Roof Plan Mechanical Location

☐ Roof Slope

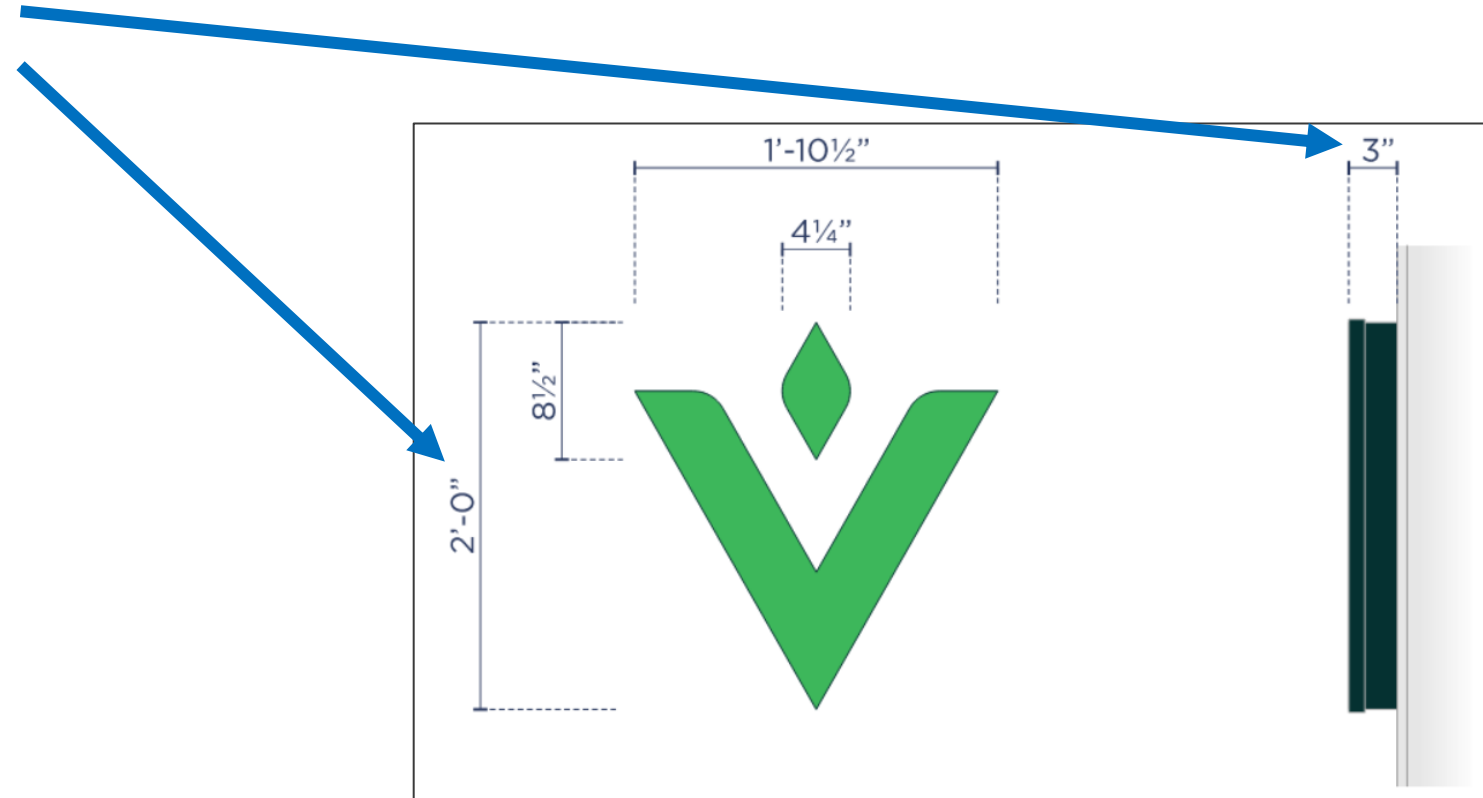


Signage Plan

- ❑ Building and landscape plans are not required for signage only applications
 - ❑ Monument signs require plats and site plans—setbacks must be shown and marked
 - ❑ Wall, projecting, overhang, canopy, awning signs require dimensions/floor plans of suite space frontage
- ❑ Location, size (area and height), type, illumination, materials, mounting method and attachment detail of all proposed signs; plan view and building elevation views where applicable
- ❑ Setbacks from property lines and rights-of-way, easements, pedestrian sight triangles, and visibility clearances
- ❑ Exhibit all wall-mounted, projecting, detached/monument, canopy, electronic changeable copy or digital message signs, and any unified sign program if part of a multi-tenant complex
- ❑ Engineering and foundation details for signs exceeding the height or structural thresholds set by permit requirements.

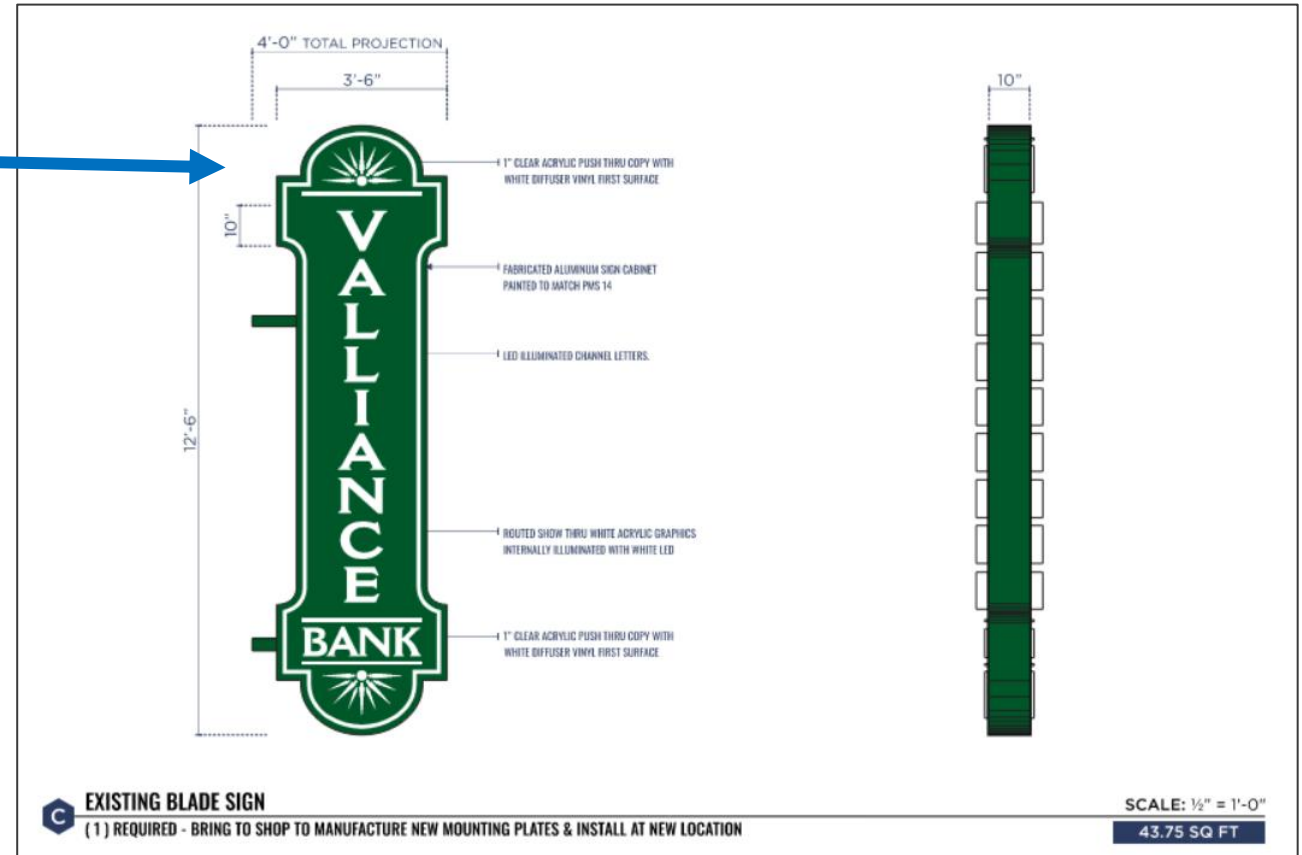
Signage

- ❑ Signage dimension and depth included



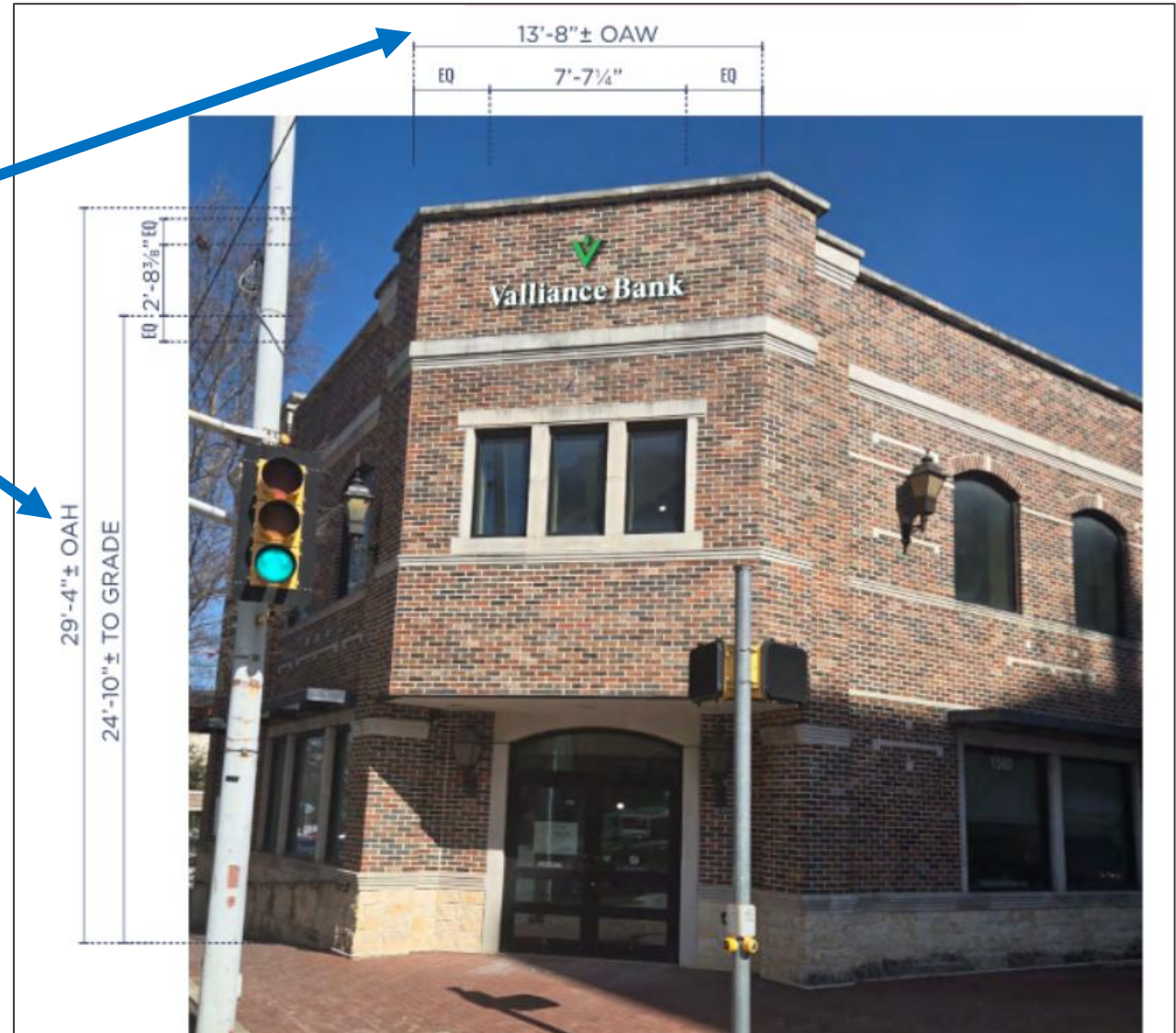
Signage

- ❑ Signage dimension and depth included



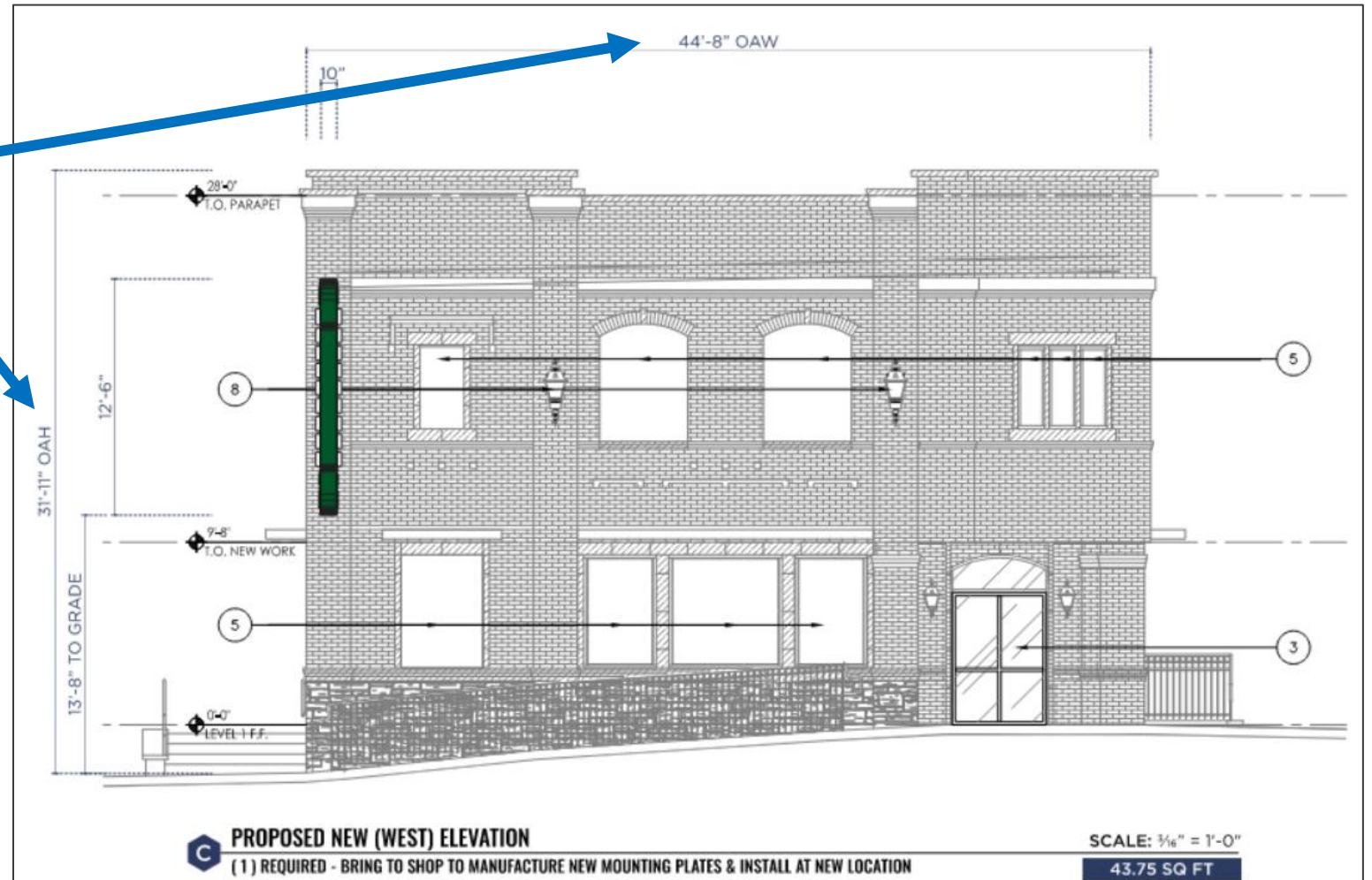
Signage

- ❑ Renderings show façade width and height above grade



Signage

- ❑ Renderings show façade width and height above grade

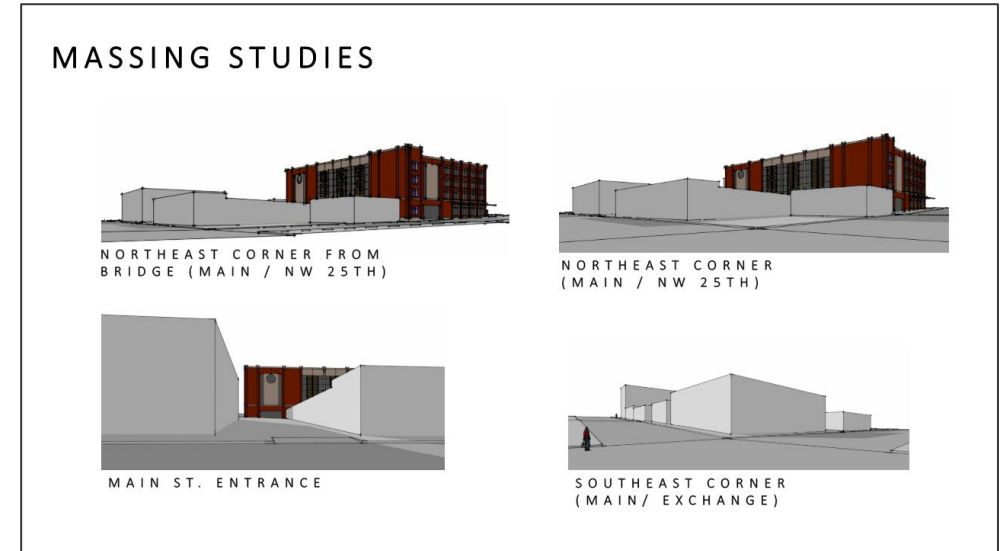


Tree Survey

- ❑ Tree Survey is required for any application in Near Southside where a Google street view shows a large tree (larger than 19" in diameter)

Supplemental Documents

- ❑ Applicants are encouraged to upload and submit supplemental documents **renderings** and, in some cases, **contextual/massing studies** to support the evaluation of their project



Residential and Use Supplemental Standards/Requirements

Unit Count	Additional Requirements
3 units	Building is considered Commercial MFD permit is required (non FBCs)
4 units	Building must have at least one ADA accessible unit.
5 units	Building must have sprinkler system

[§ CHAPTER 5: SUPPLEMENTAL USE STANDARDS](#) of the Zoning Ordinance contains Supplemental Development Standards for specific uses. Supplemental Standards apply in Form-Based Zoning Code Districts.

Resources

- ❑ Applicants developing in the following districts are strongly encouraged to contact the following redevelopment organizations. These organizations also host design review committees to review projects and offer feedback. Design review committees
 - ❑ Near Southside: [Near Southside, Inc.](#)
 - ❑ Stockyards: [Fort Worth Stockyards, Inc.](#)
 - ❑ Camp Bowie: [Camp Bowie District, Inc.](#)
 - ❑ Panther Island: [Tarrant Regional Water District.](#)
- ❑ Applicants are encouraged to outreach to neighbors and other neighborhood associations about the intended project early in the development process. Utilize the [City of Fort Worth Neighborhood Database](#).