

ROSEDALE DEVELOPMENT

901 SOUTH FWY
FORT WORTH, TX
76104

ROYAL CAPITAL GROUP
111 E. KILBOURN AVE. MILWAUKEE, WI 53202

PROJECT NUMBER: 243789



ISSUED FOR:
CONSTRUCTION PERMIT DRAWINGS 05/15/2026

REVISIONS:
NO. DESCRIPTION DATE

DRAWN BY: Author

CHECKED BY: Checker

OVERALL ARCHITECTURAL
SITE PLAN & DEVELOPMENT
MATRIX

G002

GENERAL INFORMATION - BUILDING TYPE D.1

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	9,337 GSF						
SECOND FLOOR AREA (GSF)	9,429 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	18,766 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 33'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE D.1

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3A	3	2	1,105 SF	1 (UNIT 103)	-	2	-
3B	3	2	1,105 SF		-	3	-
3C	3	2	1,185 SF		-	-	4
3D	3	2	1,185 SF		-	-	4
HV - 1				TOTAL UNITS = 13	-	5	8

GENERAL INFORMATION - BUILDING TYPE D.2

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	9,376 GSF						
SECOND FLOOR AREA (GSF)	9,440 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	18,816 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 33'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE D.2

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3A	3	2	1,105 SF	1 (UNIT 103)	-	2	-
3B	3	2	1,105 SF		-	3	-
3C	3	2	1,185 SF		-	-	4
3D	3	2	1,185 SF		-	-	4
HV - 1				TOTAL UNITS = 13	-	5	8

GENERAL INFORMATION - BUILDING TYPE E

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	9,358 GSF						
SECOND FLOOR AREA (GSF)	9,422 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	18,780 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 33'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE E

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
1A.1 (LIVE/WORK)	1	1	1,105 SF	1	1	-	-
1A.2 (LIVE/WORK)	1	1	1,105 SF		-	1	-
3B	3	2	1,105 SF		-	3	-
3C	3	2	1,185 SF		-	-	4
3D	3	2	1,185 SF		-	-	4
				TOTAL UNITS = 13	1	4	8

GENERAL INFORMATION - BUILDING TYPE F

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	5,672 GSF						
SECOND FLOOR AREA (GSF)	5,672 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	11,344 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 24'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE F

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3A	3	2	1,105 SF		-	1	-
3C	3	2	1,185 SF		-	-	1
3H	3	2	1,196 SF		-	2	-
3J	3	2	1,314 SF		-	-	2
3K	3	2	1,804 SF		-	-	1
				TOTAL UNITS = 7	-	3	4

GENERAL INFORMATION - BUILDING TYPE G

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	4,209 GROSS SF						
SECOND FLOOR AREA (GSF)	4,174 GROSS SF						
TOTAL BUILDING AREA PER BLD. (GSF)	8,383 GROSS SF						
STORIES	2						
APPROX. HEIGHT	APPROX. 24'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE G

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3L	3	2	1,400 SF		-	-	5
3M	3	2	1,400 SF		-	-	1
				TOTAL UNITS = 6	-	-	6

OVERALL SITE DEVELOPMENT UNIT COUNT

DEVELOPMENT UNIT TOTAL	180 UNITS
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GENERAL INFORMATION - BUILDING TYPE A

FIRST FLOOR AREA (GSF)	15,290 GSF						
SECOND FLOOR AREA (GSF)	15,400 GSF						
THIRD FLOOR AREA (GSF)	15,400 GSF						
FOURTH FLOOR AREA (GSF)	15,400 GSF						
FIFTH FLOOR AREA (GSF)	15,400 GSF						
TOTAL BUILDING AREA (GSF)	76,890 GSF						
GROUND FLOOR LOBBY (SF)	293 SF						
CORRIDORS (SF)	APPROX. 7,004 SF						

STORIES	5 STORIES						
APPROX. HEIGHT	APPROX. 60'						
TYPE OF CONSTRUCTION	4 STORIES OF 'TYPE V-A' OVER 1 STORY OF 'TYPE I-B'						

UNIT MATRIX - BUILDING TYPE A

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'
2A	2	2	1,007 SF	2 (UNITS 203,205)	-	24
2B	2	2	1,048 SF		-	8
2C	2	2	1,195 SF		-	4
2D (TYPE A)	2	2	1,090 SF		2	-
2E	2	2	1,090 SF		-	2
2F	2	2	1,036 SF		-	4
HV - 2				TOTAL UNITS = 44	2	42

GENERAL INFORMATION - BUILDING TYPE B

FIRST FLOOR AREA (GSF)	12,000 GSF						
SECOND FLOOR AREA (GSF)	11,830 GSF						
THIRD FLOOR AREA (GSF)	11,965 GSF						
FOURTH FLOOR AREA (GSF)	11,965 GSF						
FIFTH FLOOR AREA (GSF)	11,830 GSF						
TOTAL BUILDING AREA (GSF)	59,890 GSF						
GROUND FLOOR LOBBY (SF)	245 SF						
CORRIDORS (SF)	APPROX. 4,580 SF						

STORIES	5 STORIES						
APPROX. HEIGHT	APPROX. 60'						
TYPE OF CONSTRUCTION	4 STORIES OF 'TYPE V-A' OVER 1 STORY OF 'TYPE I-B'						

UNIT MATRIX - BUILDING TYPE B

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'
1A (TYPE A)	1	1	707 SF	-	4	-
1B	1	1	629 SF		-	6
1B.2	1	1	708 SF		-	2
1C	1	1	604 SF		-	8
1D	1	1	580 SF	2 (UNIT 203,205)	-	32
1D.2	1	1	594 SF		-	2
1D.3	1	1	624 SF		-	2
1E	1	1	561 SF		-	4
HV - 2				TOTAL UNITS = 60	4	56

GENERAL INFORMATION - BUILDING TYPE C.1

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	8,508 GSF						
SECOND FLOOR AREA (GSF)	8,556 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	17,064 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 33'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE C.1

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3A	3	2	1,105 SF	1 (UNIT 104)	-	2	-
3B.1 TYPE 'A'	3	1	1,105 SF		1	-	-
3B.2	3	2	1,105 SF		-	1	-
3C	3	2	1,185 SF		-	-	4
3D	3	2	1,185 SF		-	-	2
3F	3	2	1,359 SF		-	1	-
3G	3	2	1,439 SF		-	-	1
HV - 1				TOTAL UNITS = 12	1	4	7

GENERAL INFORMATION - BUILDING TYPE C.2

NUMBER OF BUILDING TYPE	1						
FIRST FLOOR AREA (GSF)	8,473 GSF						
SECOND FLOOR AREA (GSF)	8,590 GSF						
TOTAL BUILDING AREA PER BLD. (GSF)	17,063 GSF						
STORIES	2						
APPROX. HEIGHT	APPROX. 33'						
TYPE OF CONSTRUCTION	TYPE VB						

UNIT MATRIX - BUILDING TYPE C.2

UNIT TYPE	BED	BATH	SF	HEARING / VISUAL	TYPE 'A'	TYPE 'B'	STANDARD
3A	3	2	1,105 SF	1 (UNIT 104)	-	2	-
3B.1 TYPE 'A'	3	1	1,105 SF		1	-	-
3B.2	3	2	1,105 SF		-	1	-
3C	3	2	1,185 SF		-	-	4
3D	3	2	1,185 SF		-	-	2
3F	3	2	1,359 SF		-	1	-
3G	3	2	1,439 SF		-	-	1
HV - 1				TOTAL UNITS = 12	1	4	7

GENERAL NOTES

- CBU = POST-MOUNTED CLUSTER MAILBOX UNIT - NUMBER OF DOORS REQUIRED CORRESPONDS WITH NUMBER OF UNITS IN EACH BUILDING - 1 OR 2 DOORS FOR LARGER PARCELS. FINAL LOCATIONS TO BE VERIFIED WITH OWNER.
- THERE ARE NO PIPELINE EASEMENTS LOCATED ON THE SITE.
- THE OFFICIAL PARKING REQUIREMENT IS 1 SPACE PER BEDROOM - WITH A TOTAL OF 370 BEDROOMS. CITY CODE ALSO ALLOWS FOR A 25% REDUCTION IN REQUIRED AS WELL. ACCOUNTING FOR BOTH RESIDENTIAL AND THE MIXED USED PARKING THAT BRINGS US TO 346 SPACES REQUIRED AND 302 SPACES PROVIDED. THE REASONING BEHIND THE PARKING BEING LESS IS BECAUSE CERTAIN BUILDINGS DO NOT TRIGGER PARKING REQUIREMENTS BASED ON CITY CODE (IE BUILDINGS ON SITE A). THIS WAS APPROVED DURING CERTIFICATE OF ACCURACY APPROVAL WITH THE CITY OF FORT WORTH.
- GENERAL CONDITIONS OF LIMITS:
HUD REGULATIONS IMPLEMENTING SECTION 504 AT 24 CFR 8.22(a)
A) 5% OF THE TOTAL DEVELOPMENT UNITS MUST MEET ADA TYPE 'A' REQUIREMENTS (8 REQUIRED; 10 PROVIDED)
B) 2% OF THE TOTAL DEVELOPMENT UNITS MUST BE DESIGNED FOR THE VISUAL AND HEARING IMPAIRED (4 REQUIRED; 6 PROVIDED)
ALL FIRST FLOOR UNITS NOT DESIGNATED "TYPE A" IN DRAWINGS ARE DESIGNED AS TYPE B UNITS.
- PER 11.08.7.1 AND 11.08.7.1.1 TYPE 'B' UNITS ARE NOT REQUIRED ON THE SECOND STORY OF THE BUILDING.

AP26-1008 (THE ROSEDALE)

REFER TO FS-23-089