



Remodel Commercial Building Permit
Plan Review Comments

Application: PB16-09947

Date Submitted: 09/07/2016

Status: Issued

Date Issued: 09/07/2016

Address: 11477 WOODLAND SPRINGS DR Ste/Unit 131

Parcel: 371657

Zoning: E

Subdivision: WOODLAND SPRINGS PLAZA

Lot/Block: 1/A

Description of Work: DIVIDED EXISTING SUITE 130 BY ADDING A WALL TO CREATE SUITE 131 \ CO FOR SUITE 130 PO16-02545 \ NO CO TO BE ISSUED

ADA TDLR:

Applicant: ALBERT ROSSI

Owner: WOOD SPRINGS PARTNERS LTD

PO BOX 1706

5916 STERLING DR

COLLEYVILLE, TX 76034

COLLEYVILLE, TX 76034 7631

817-881-5704

Building Classification

Occ Class	Const Type	Square Feet	Occ Load	Use Description
M	VB	2100	40	Suite #130 after closing in of cased opening in demising wall which created Suite #131
B	VB	1050		No C.O. to be issued for Suite #131

Sprinkler Sys Req:

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Plan Review Comments:

Planning & Development Department

The City of Fort Worth * 1000 Throckmorton St * Fort Worth, Texas 76102
817-392-2222 * Fax 817-392-8105



Remodel Commercial Building Permit Plan Review Comments

Building

Reviewer: Charles Grantham
Email: Charles.Grantham@fortworthtexas.gov
Phone: 817-392-6128

1. ***** Building Code Review Comments *****

Permit Data confirmed on 09/07/2016
by Charlie Grantham 817.392.6128

ADDRESS: 11477 Woodland Springs Dr (Stes #130 & #131)
09947

PERMIT #PB16-

CONSTRUCTION TYPE: V-B
PROJECT AREA: SUITE #131 - 1,050SF
SUITE #130 - 2,100SF
OCCUPANCY & USE: B/M Retail & Office
OF STORIES: 1
OCCUPANT LOAD: Suite #130 = 40

SCOPE OF WORK:

--COVER CASSED OPENING BETWEEN SUITE #130 & #131 TO CREATE SUITE #131
--NEW SQUARE FOOTAGE FOR SUITE #130 IS 2,100 WITH AN OCCUPANT LOAD OF 40
--SUITE #131 HAS NOT BEEN REVIEWED FOR ANY USE THEREFORE NO C.O. WILL BE
ISSUED WITH THIS PERMIT FOR SUITE #131 (A SEPARATE PERMIT WILL BE REQUIRED)

Must meet all of City of Fort Worth, Tarrant County, State of Texas, and Federal; Zoning, Building, Mechanical, Electrical, Plumbing, Fire or Health, Life or Safety Codes and Ordinances. A review does not dismiss the requirements to be met or fulfilled in this construction project.

Approvals:

Planning & Development Department



City of Fort Worth
Planning & Development Department
Building Permit Application

Project Information:

Address: 11477 Woodland Springs Dr Bldg/Suite/Unit#: 131
Legal Description: _____ Lot _____ Block _____ Addition _____
Description of Work: (Please be Specific) SEPARATE UNIT BY CLOSING
DEMOLISH WALL

Residential:

New Construction (New from the ground up or Addition) _____ (Yes/No) Remodel _____ (Yes/No)
(New) Total Cost of Construction: 500⁰⁰ (materials & labor)
Sq footage: Living Area _____ Garage _____ Porches/Patios _____ Shed _____ Carport _____
(Remodel) Total Cost of Construction: _____ Cost without M/E/P: _____
(materials & labor) Garage Conversion (Cost of Construction without M/E/P): _____

Commercial:

(Apartments are considered commercial construction)
New Construction (New from the ground up or Addition) _____ (Yes/No) Remodel (Yes/No)
Square footage: 1050
(New) Total Cost of Construction: _____ (materials & labor)
(Remodel) Total Cost of Construction: 500⁰⁰ Cost without M/E/P: 500⁰⁰
(materials & labor)
TDLR # (if over \$49,999) _____ Plat Case File # _____

Contractor Information:

City of Fort Worth Registration #: RB 013829
Contractor Name: MEASURE STAL PROPERTIES FUND
Address: P.O. Box 1706 Colleyville, TX 76034
Phone Number: 817-881-5704
*Email Address: albert.rossi@delizon.net

Plan Review Contact:

Name: ALBERT ROSSI
Phone Number: 817-881-5704
*Email Address: albert.rossi@delizon.net

Site Contact:

Name: ALBERT ROSSI
Phone Number: 817-881-5704
*Email Address: albert.rossi@delizon.net

3rd Party Information

Company Name: _____

Inspections: _____ (Yes/No)
Plan Review: _____ (Yes/No)

Contact Info:

Name: _____
Phone: _____
Email: _____

Applicant Name (Printed): ALBERT ROSSI
Applicant Signature: [Signature] Date: Sept 7/10

FORT WORTH



PLANNING AND DEVELOPMENT

Commercial Remodel or Change of Use Questionnaire

Address: 11477 Woodward Springs Dr #131

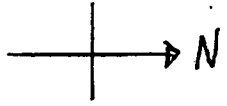
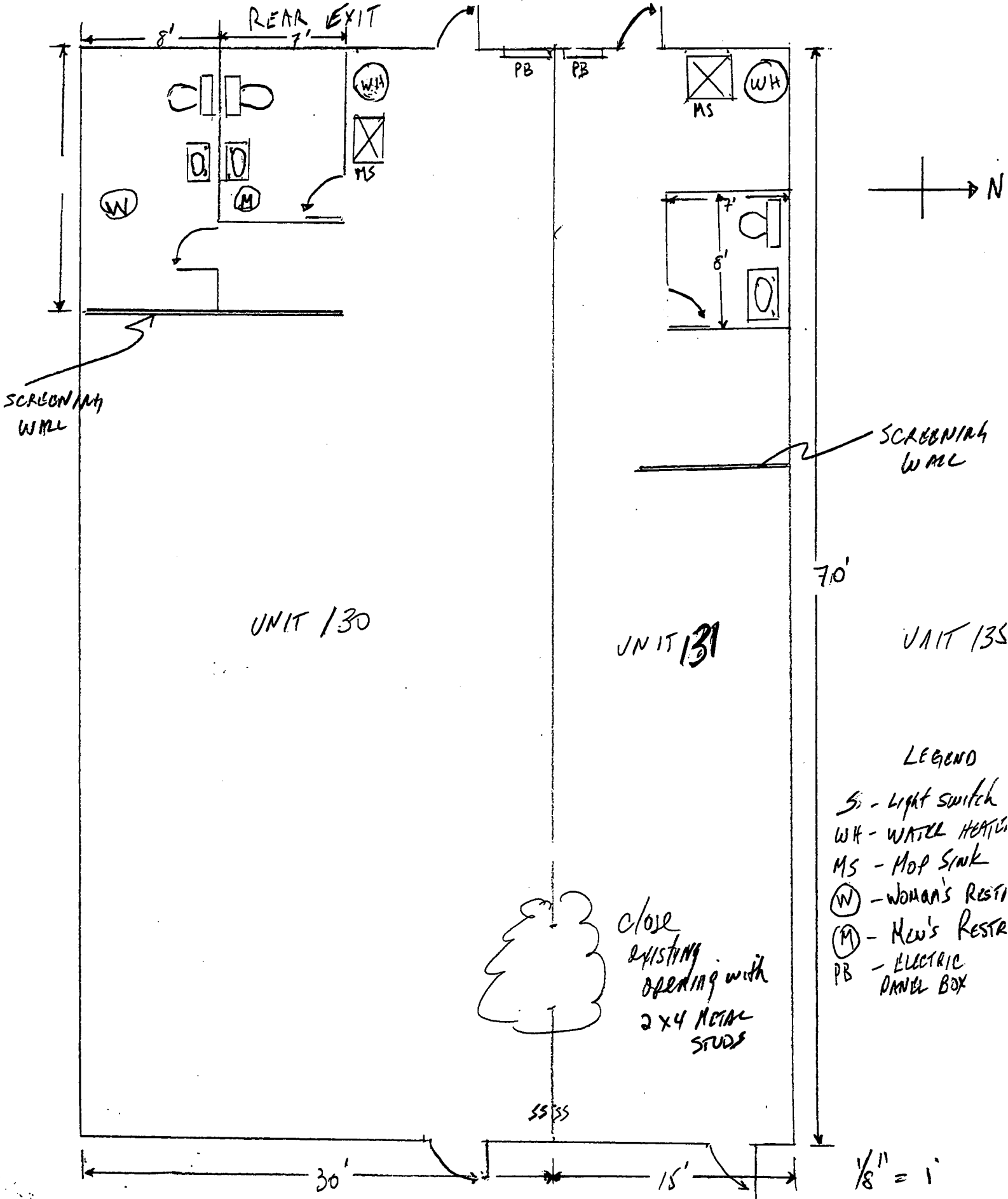
Please circle the correct answer to each question below and provide details for all "yes" answers.

1. Does your project involve an addition or alteration to a drive thru, truck dock, loading zone, dumpster enclosure, or head-in parking? (T/PW)
 No
Yes, Please Explain _____
2. Does your project involve a Day Care Center, Hotel/Motel, or Retirement Center? (Health)
 No
Yes, Please Explain _____
3. Does your project involve an addition or alteration to the parking lot, side walks, curb ramps, or drive approach? (T/PW)
 No
Yes, Please Explain _____
4. Does your project involve the addition of a fire sprinkler system or landscape irrigation system? (Water)
 No
Yes, Please Explain _____
5. Does your project involve a restaurant, catering kitchen, grocery store, Bar/Lounge, or other food operation that will serve food to the public? (Health, Backflow, Grease Trap)
 No
Yes, Please Explain _____
6. Do you discharge any industrial operation wastewater into the sanitary sewer? (Grease Trap)
 No
Yes, Please Explain _____
7. Are there any plumbing connections to fixtures other than standard restroom fixtures, hand sink(s), or drinking fountain(s)? (Backflow)
 No
Yes, Please Explain _____
8. Is this currently a single family residence or duplex that is changing to a commercial, industrial, or institutional use such as a daycare, church, or community home? (Urban Forestry, Backflow, Grease Trap)
 No
Yes, Please Explain _____
9. Are you removing any trees or adding/reconstructing any parking areas? (Urban Forestry)
 No
Yes, Please Explain _____

Signature [Signature] Date Sept 21/16

Print Name: ASCENT ROSSI

11477 Woodland Springs Dr #130
 FT WORTH, TX



LEGEND

- Si - Light switch
- WH - WATER HEATER
- MS - MOP SINK
- (W) - WOMAN'S REST
- (M) - MEN'S REST
- PB - ELECTRIC PANEL BOX

close
 existing
 opening with
 2x4 METAL
 STUDS

1/8" = 1'

FRONT ENTRANCE

APPROVED
SUBJECT TO THE PROVISIONS OF
SECTION 303(C) ORDINANCE NO. **19601**

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. No permit permitting to give authority to issue or cancel the provisions of this code shall be void.

The issuance of a permit based upon plans, specifications and other data shall not prevent a building official from thereafter issuing orders or citations of errors in said plans, specifications and other data, or from stopping building operations being carried out thereunder when a violation of this code or of any other ordinances of this jurisdiction.

DATE 07/25/16 [Signature]
BUILDING OFFICIAL