


NON-INDUSTRIAL DISTRICT CALCULATION SHEET

Project Name MCKINNEY HOTEL AND EVENT CENTER
 Project Address 1900 GATEWAY BOULEVARD

1. Exterior Finishing Materials (credit for only one below):	Score	
a) 50% Masonry (Minimum) (Calculated exclusive of windows and doors)	0 pts.	0
b) 60% Masonry	10 pts.	
c) 75% Masonry	20 pts.	
d) 85% Masonry	30 pts.	
e) 100% Masonry	40 pts.	
2. Exterior Color:	20 pts.	20
3. Building Massing:	15 pts.	15
4. Roof Treatment:	15 pts.	15
5. Minor Façade Offsets:	15 pts.	15
6. Overhang Enhancements:	5 pts.	5
7. Height Slope Standards (credit for either one below):		
a) 1:2 setback of multi-story building from residential	3 pts.	1
b) 1:3 setback of multi-story building from residential, OR no adjacent residential OR no multi-story buildings	5 pts.	5
8. Doors and Windows Treatment (color standards must be met):	3 pts.	3
9. Glass Treatment (color standards must be met):	3 pts.	3
10. Porte-cocheres, Canopies, or Awnings (color standards must be met):	3 pts.	3
11. Decorative Ornamentation:		
a) Cast stone, limestone, etc. headers and sills at windows, doors	3 pt.	1
b) Corbelled brickwork for decorative effect of pilasters, cornices	3 pt.	1
c) Patterned brickwork of varying types or colors	3 pt.	3
d) Decorative exposed columns, beams or other structural members	3 pt.	1
e) Applied ornamentation such as cornices, medallions	3 pt.	1
Total Points (Minimum Score Required: 85):		87

Signed:  Date: 9/9/13
 Printed Name: DAN HAMMONS

NON-INDUSTRIAL DISTRICT WORKSHEET

USE THIS WORKSHEET TO CALCULATE THE SCORE OF A NON-RESIDENTIAL PROJECT IN A NON-INDUSTRIAL DISTRICT. 85 POINTS IS REQUIRED FOR APPROVAL.

THIS WORKSHEET DOES NOT NEED TO BE SUBMITTED WITH THE APPLICATION.

EXTERIOR FINISHING MATERIALS

At least 50% of each exterior wall is covered with a masonry finish (brick, stone, or synthetic stone). (This item is mandatory)

The following percentage of each exterior wall is covered with a masonry finish:

- Less than 60% 0 points
- At least 60% but less than 75% 10 points
- At least 75% but less than 85% 20 points
- At least 85% but less than 100% 30 points
- 100% 40 points

The remainder of all exterior walls is covered by stucco, EIFS, architectural CMU or concrete tilt-wall. (This item is mandatory)

- ❖ If the building includes a wall of 100% stucco, EIFS, architectural CMU, or concrete tilt-wall, check to see if it meets the screening requirements. There are different screening requirements for walls adjacent to and not adjacent to residential properties.
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COVERED PARKING

All covered parking structures have roofs with a pitch of at least 4:12, are architecturally similar and conforming to the main structure, and have exterior surfaces of 100% brick, stone, or synthetic stone (except the roof, fascia, and soffits). (This item is required for covered parking structures)

EXTERIOR COLOR

At least 90% of all exterior building surfaces are neutrals, cremes, pastels, or deep, rich, non-reflective natural or earth tone colors.

Not more than 10% of the total exterior building surface (exclusive of glass) is bright, reflective, pure tone primary or secondary colors.

No high intensity colors, neon colors, or fluorescent colors are used on the exterior surfaces of any buildings.

Not more than one color is used for visible roof surfaces. (More than one hue of one color is permitted)

Not more than six colors are used. (Natural surfaces such as brick or stone do not count as colors used. Colors applied by paint, the color of colored-surfaced materials or glazed materials, roofing, canopies, awnings, or pre-finished or finished materials count as colors used.)

If the five conditions above are met: 20 points

BUILDING MASSING

All buildings greater than 10,000 square feet feature at least one major offset on each elevation fronting on a public right of way which is the full height of the wall and is of a depth equal to or greater than 3% of the length of the elevation and is of a length equal to or greater than 20% of the elevation.



All buildings up to 10,000 square feet feature at least one major offset on each elevation fronting on a public right of way which is the full height of the wall and is of a depth equal to or greater than 3 feet and is of a length equal to or greater than 20% of the elevation.



❖ For a multi-story building, a setback of at least four feet along not more than one elevation facing a public street may substitute for either of the above offsets.

If either of the above two boxes are checked:

15 points

ROOF TREATMENT

All buildings comply with the color standards listed above



All buildings feature one of the following roof treatments:

- A pitched roof covering 100% of the total roof area (excluding porches or porte-cochères), with a pitch of at least 3:12 and no visible flat roof line.
- A partial pitched roof constructed around the entire perimeter so that no flat roof line is visible, with a pitch of at least 6:12.
- A parapet wall constructed so that no flat roof line is visible.

All rooftop mechanical equipment is completely screened by the roof or parapet wall.



If the three above conditions are met:

15 points

MINOR FAÇADE OFFSETS

At least two elevations of all buildings feature structural or ornamental minor façade offsets at least one foot deep and two feet wide, totaling not less than 20% and not more than 50% of the length of each elevation, and of a height not less than 75% of the height of the elevation.



All buildings feature structural or ornamental minor façade offsets at least three inches deep and twelve inches wide, spaced at not more than twenty feet on center, and of a height at least 75% of the height of the elevation.



❖ A multi-story building can feature a minor façade setback not less than three inches deep in lieu of the above described offsets.

If either of the above two boxes are checked:

15 points

OVERHANG ENHANCEMENTS

All buildings comply with the color standards listed above.

All buildings feature an overhang of either a pitched or partial pitched roof at least four feet beyond the primary façade, OR a covered porch at least twelve feet long and extending at least six feet beyond the primary façade.

If both of the above two boxes are checked:

5 points

HEIGHT SLOPE STANDARDS

The site is not adjacent to residential property, OR no multi-story buildings are to be constructed. 5 points

The site is adjacent to residential property, multi-story buildings are to be constructed, and:

❖ All multi-story buildings are set back from residential properties at least three times their height. 5 points

❖ All multi-story buildings are set back from residential properties at least twice their height, but less than three times their height. 3 points

Three story buildings on sites adjacent to residential property MUST be set back from residential properties at least twice their height.

DOORS AND WINDOW TREATMENTS

All buildings comply with the above color standards.

Doors and windows compose not less than 10% and not more than 75% of the total surface area of each elevation visible from the public right-of-way.

If the above two boxes are checked:

3 points

GLASS TREATMENT

All buildings comply with the above color standards.

The maximum reflectivity of all exterior glass is not more than 27%.

If the above two boxes are checked:

3 points

PORTE-COCHERES, CANOPIES, AND AWNINGS

All buildings comply with the above color standards.

A comprehensive awning plan is being submitted, which indicates either a porte-cochere or canopy (column supported or wall-and-column supported), or wall-supported awnings extending at least three feet beyond doors and/or windows, or both.

If both of the above two boxes are checked:

3 points

DECORATIVE ORNAMENTATION

All buildings feature cast stone, limestone, or other decorative masonry headers and sills at all windows and doors.

All buildings feature corbelled brickwork for decorative effect on pilasters, cornices, and other architectural detailing.

All buildings feature patterned brickwork of varying types or natural shades.

All buildings feature decorative exposed columns, beams, or other structural members.

All buildings feature applied ornamentation, such as cornices, medallions, or similar detailing.

Each of the above five boxes checked is worth three points. 3 points

Total Points: 87 points
