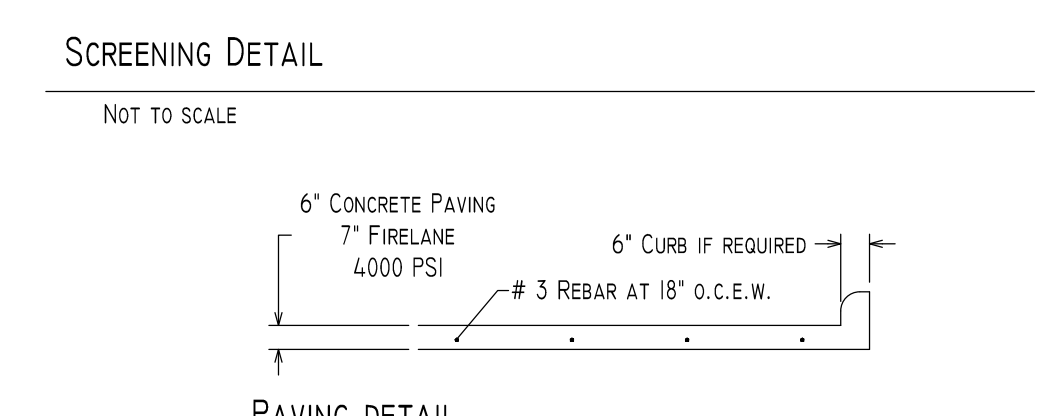
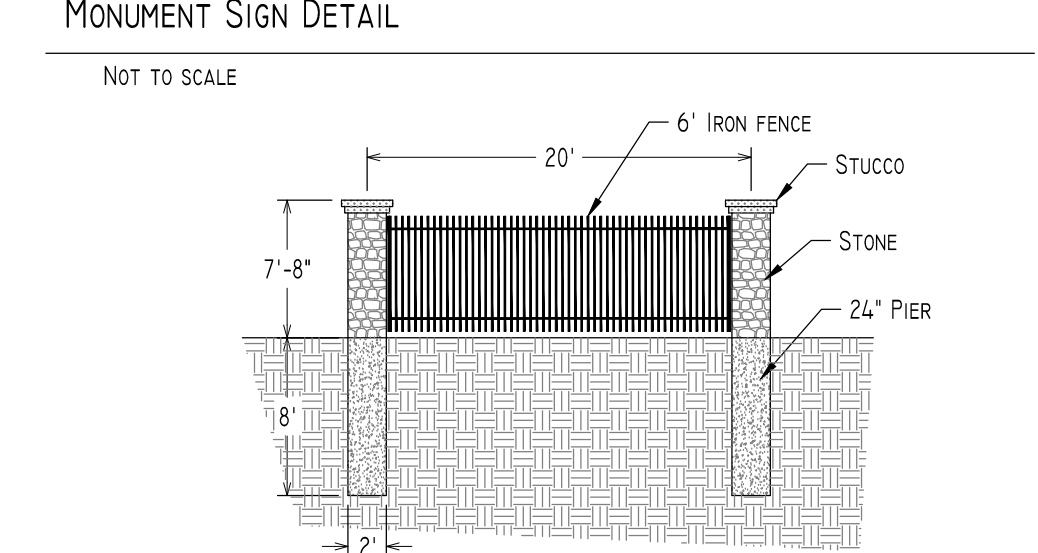
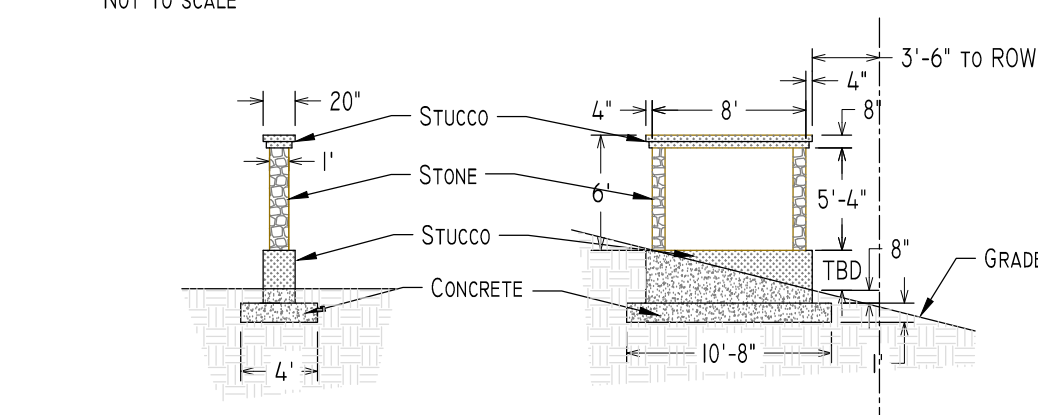
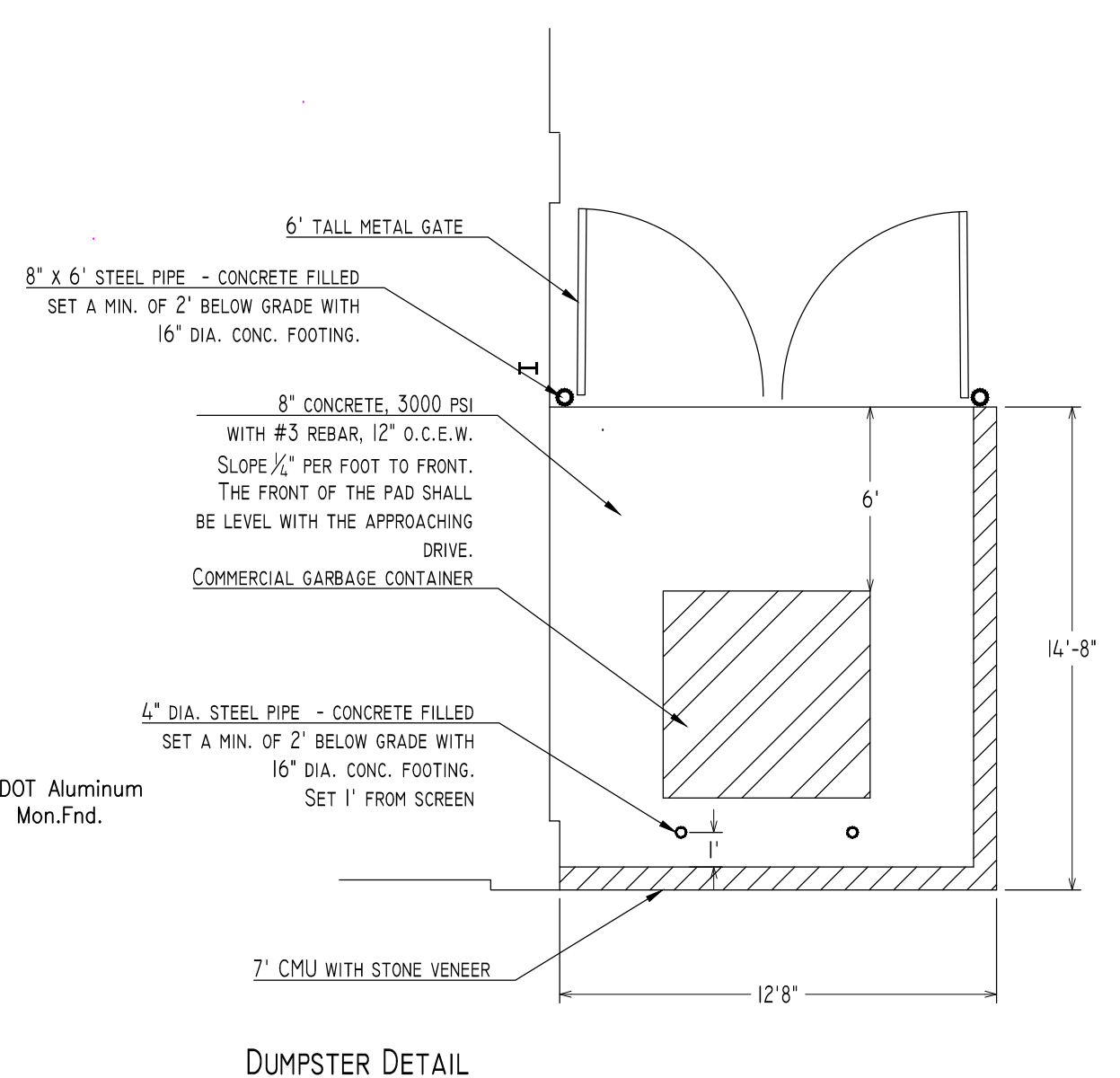
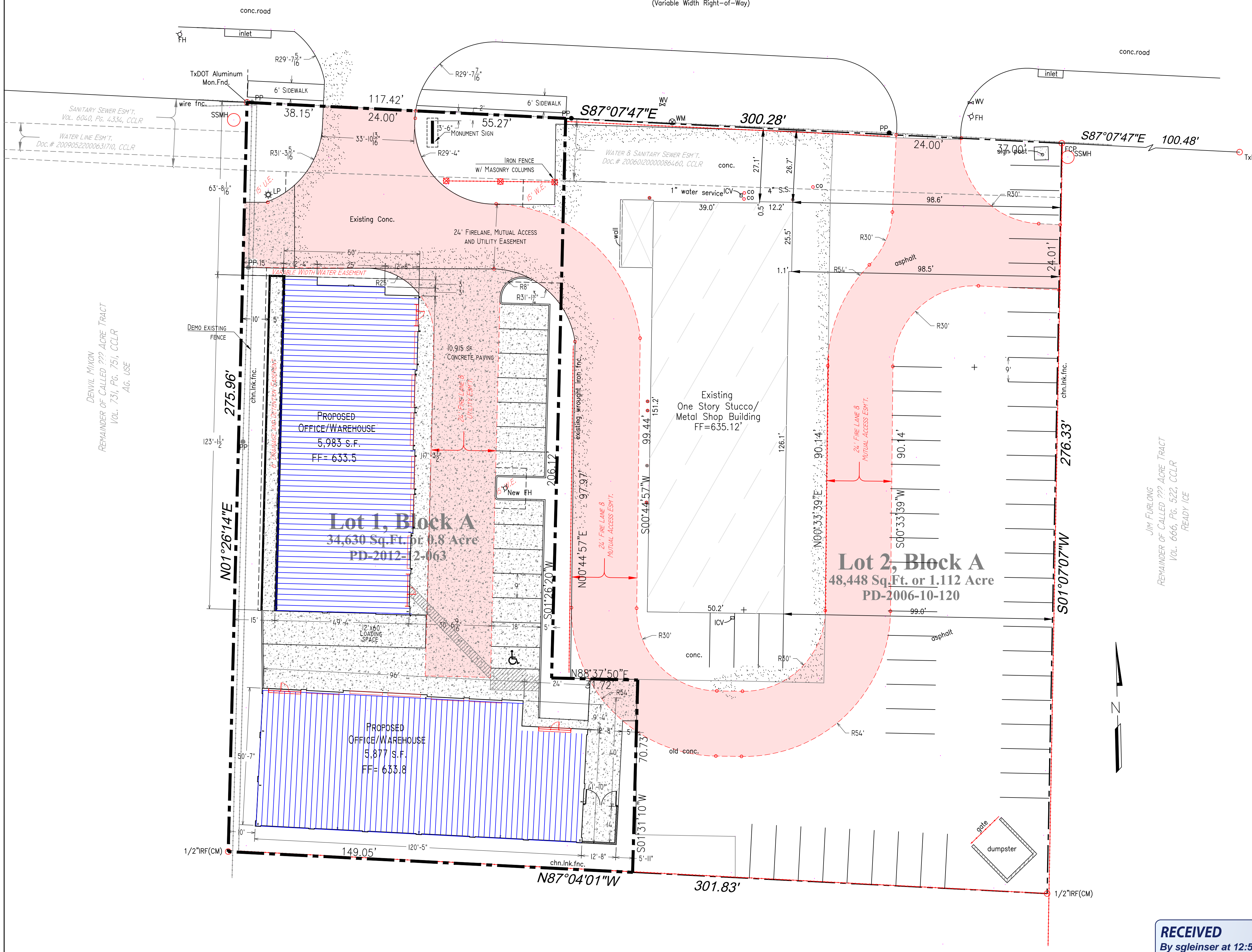


W. University Drive
(U.S. Hwy. No. 380)
(Variable Width Right-of-Way)

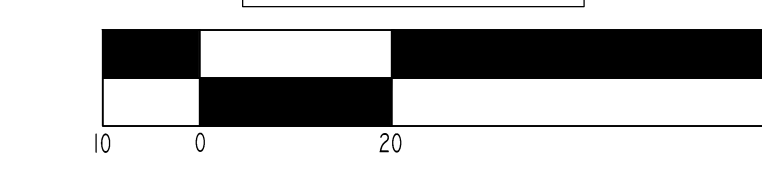


- SCREENING DETAIL**
NOT TO SCALE
1. THE MINIMUM COMPRESSIVE STRENGTH SHALL MEET OR EXCEED 4,000 PSI AT 28 DAYS FOR ALL CONCRETE PLACED WITHIN THE ROW AND ALL FIRE LANES.
 2. UP TO A MAXIMUM OF 20% CEMENT MAY BE REPLACED WITH FLY ASH AT A RATIO OF 1 LB. OF CEMENT TO 1 LB. OF FLY ASH.
 3. THE SLUMP FOR ALL MACHINE PLACED CONCRETE MAY HAVE A MINIMUM SLUMP OF 1 INCH AND A MAXIMUM OF 3 INCHES. THE SLUMP FOR ALL HAND PLACED CONCRETE MAY HAVE A MINIMUM SLUMP OF 3 INCHES AND A MAXIMUM OF 5 INCHES.
 4. ALL MIX DESIGNS SHALL BE GENERATED BY A CERTIFIED LABORATORY, SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY OF MCKINNEY FOR REVIEW & APPROVAL A MINIMUM OF 10 DAYS PRIOR TO THE SCHEDULED PLACEMENT OF THE CONCRETE.
 5. FIRE LANES SHALL BE 6 INCHES THICK, BUT MAY BE INCREASED BY ONE (1) INCHES AND A MINIMUM OF 6 INCH FLEXIBLE BASE COURSE IN LIEU OF TREATING THE SUBGRADE WITH LIME OR CEMENT.

OWNER: DEBBY ANN PROPERTIES, LTD
12207 DARK HOLLOW ROAD,
ROCKWALL, TEXAS 75087
972-979-9188
ROBERT DAFFRON
CONTRACTOR: DALLAS DESIGN BUILD
6916 ECHO CANYON DR.
MCKINNEY, TEXAS 75070
972-877-6630
SAM ELLIS
BUILDING AREA: 11,860 SF / 34,630 SF LOT = 34.33%
BUILDING A: 5,983 SF (MIN OF 1,196 SF OF OFFICE)
BUILDING B: 5,877 SF (MIN OF 1,175 SF OF OFFICE)
TOTAL: 11,860 SF (MIN OF 2,371 SF OF OFFICE)

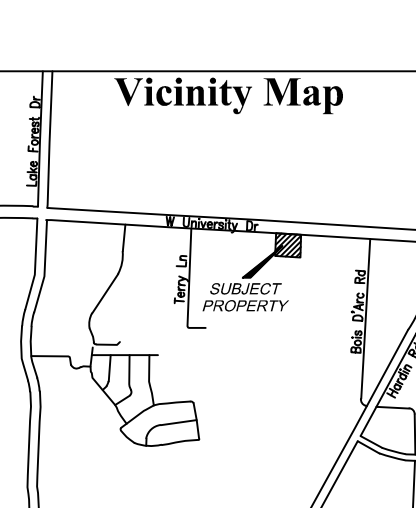
PARKING:
OFFICE 11,860 x 41.3% = 4,904 SF/400 = 12.26 SPACES
WAREHOUSE 11,860 x 58.66% = 6,956 SF/4000 = 1.74 SPACES
SPACES REQUIRED = 14 SPACES
SPACES PROVIDED = 14 SPACES

PRELIMINARY PLANS
FINAL PLANS TO BE SEALED
BY RYAN KIM, PE 93939
817-308-6243



GENERAL NOTES

OFFICE / WAREHOUSE
4023 WEST UNIVERSITY, MCKINNEY, TEXAS



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No.	REVISION/ISSUE	DATE
1	CITY MARK-UP	12/10

DALLAS DESIGN BUILD
7980 SOUTH FM 549
ROCKWALL, TEXAS 75087
972-877-6630
DALLASDESIGNBUILD@YAHOO.COM

PROJECT
DAP 380 Addition
Lot 1, Block A
being part of a 1.908 acre tract of land as recorded under
Dec. # 2012040900040200, CCLR
William H. Hunt Survey, Abstract No. 450
City of McKinney, Collin County, Texas
September 21, 2012
City File No.:

DESCRIPTION
SITE PLAN

DATE
11/1/12

DRAWN BY
SLE

SCALE
1"=20'

SP-1

- GENERAL NOTES:**
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

DENVER MIXON
REMAINDER OF CALLED ??? ACRE TRACT
VOL. 731, PG. 751, CCLR
AG. USE

JIM FURLONG
REMAINDER OF CALLED ??? ACRE TRACT
VOL. 666, PG. 522, CCLR
READY/ICE

DENVER MIXON
REMAINDER OF CALLED ??? ACRE TRACT
VOL. 731, PG. 751, CCLR
AG. USE

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By sglesiner at 12:54 pm, Jan 18, 2013