

Meritorious Exception Request

Letter of Intent

March 8, 2014

5531 Virginia Parkway, McKinney, Texas 75070

The building we are seeking approval for a Meritorious Exception is the second building within a development originally reviewed and approved for the original building in the plaza. The development was originally submitted as McKinney Medical Plaza, 5561 Virginia Parkway, McKinney.

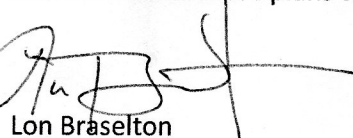
The original building in the plaza has a significant amount of redwood on the frontage. To maintain the integrity of the plaza design concept thru material finishes, we are requesting our building be approved to receive the same material, but it will be limited to an accent material on the street frontage and plaza center elevation.

The total redwood facing the street frontage is 40 s.f., in one location, representing approximately 10% of the finish material on that elevation. The remainder of the material is masonry and is within the city required percentage for masonry at 90%.

The total redwood facing the center of the plaza is 77 s.f. The total amount is from two locations containing 40 s.f. and 37 s.f. respectively. Each wall containing the redwood accent contains approximately 85% masonry in addition to the approximately 15% of redwood.

The use of materials, outside of the accent use of redwood, is in full compliance with the McKinney Architectural Standards and meets the point's requirement set by the city.

It is for maintaining the cohesive design intent, of the originally submitted and approved plaza concept, that we submit these plans to request a Meritorious Exception.



Lon Braselton



Architect