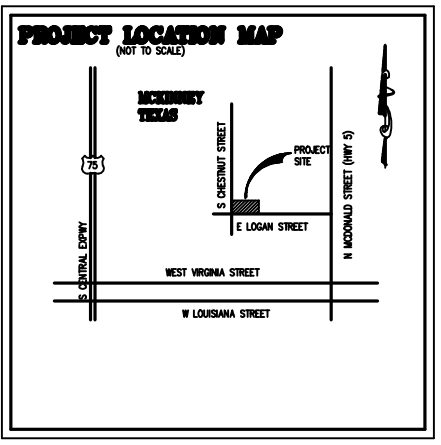


JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C. Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.

LEGAL DESCRIPTION
 310 N CHESTNUT STREET, LOT 2, BLOCK 64
 MCKINNEY ORIGINAL DONATION
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- GENERAL NOTES:**
1. LOT COVERAGE: 46%; FLOOR AREA RATION: 0.89
 2. STRUCTURE TOTAL FLOOR AREA: 1,300 ACSQFT/1,589 CVRDSQFT
 3. STRUCTURE HEIGHT: 26'-6 1/2" ABOVE AVERAGE GRADE
 4. 2 COVERED GARAGE PARKING SPACES PER UNIT PROVIDED
 5. NO PARKING WILL BE ALLOWED ON LOGAN AND WILL BE SIGNED AS SUCH
 6. TRASH PICKUP WILL BE HANDLED ALONG CHESNUT DRIVE
 7. ZONING: MCKINNEY TOWN CENTER (DOWNTOWN CORE)
 8. UNIT: 1,250 ACSF, 1,692 C'VRDSF, PORCH: 100 SF
 9. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.
 10. ALL REQUIRED LANDSCAPE SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

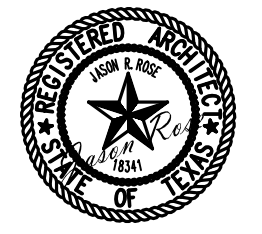


Drawn By:
 Jason R. Rose
Preparation Date:

Revisions:

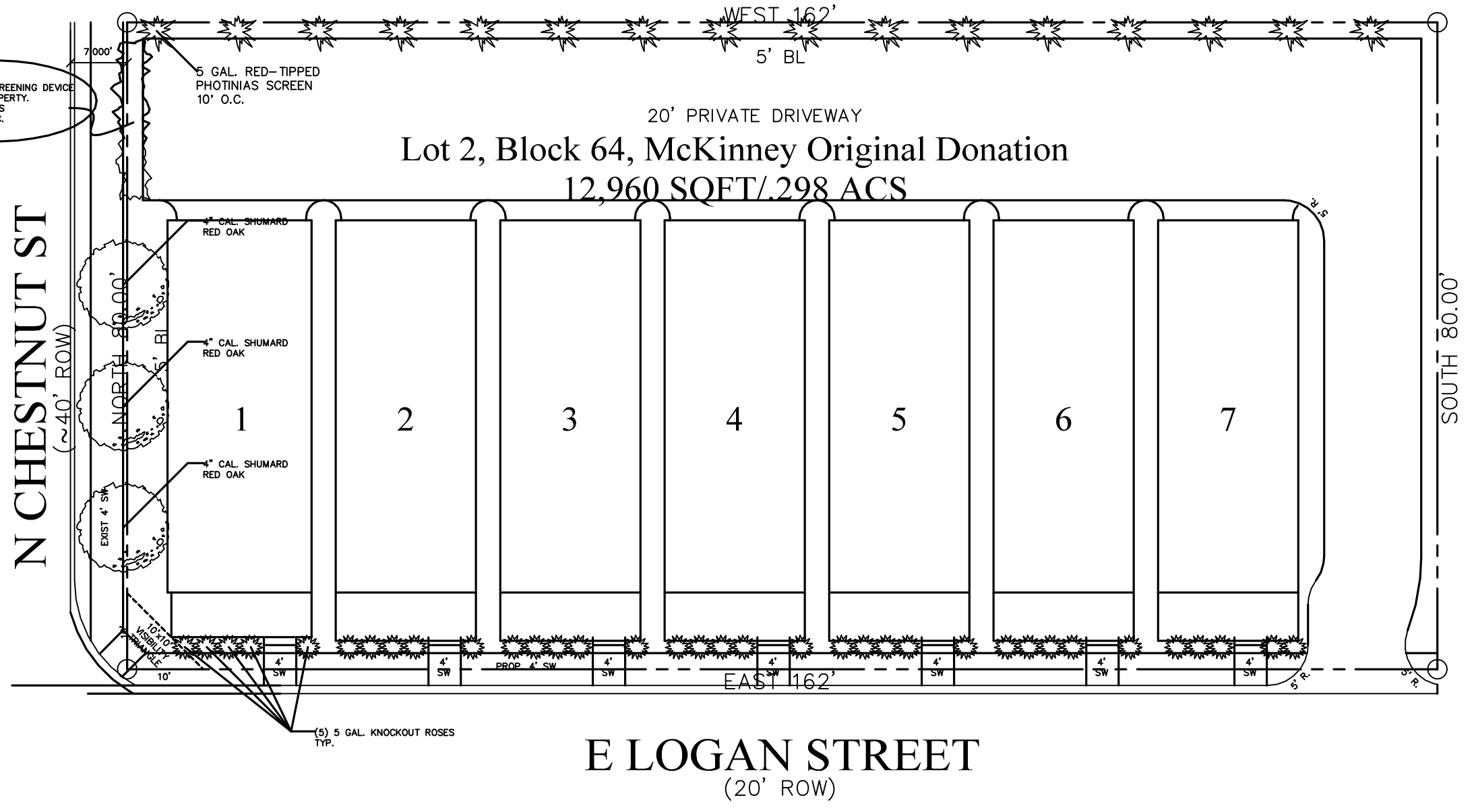
Notes:

310 N CHESTNUT
 MCKINNEY TEXAS



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 ARCHITECTURE
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SHEET
 L1



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 By Brandon Opiela at 9:12 am, Dec 26, 2013

ARCHITECT/DEVELOPER: JASON ROSE
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 JASON ROSE, ARCHITECT (214)454-7895 T., (972)534-1850 F.

01 LANDSCAPE PLAN
 SCALE 1/16"=1'-0"

