

architettura

7 Sept 2015

Brandon Opiela
Planning Manager
City Of McKinney
221 N. Tennessee St.

RE: Post Oak Apartments, McKinney, Texas.

Dear Mr. Opiela,

The following is a request for façade plan review with the following items called to your attention for consideration as to be reconciled with PD 2013-03-025.

Per our discussions, the five architectural items requested for approval in the PD under IV.6.included:

- 1.) *Item d. All chimneys are finished on all sides with 100 percent masonry finishing materials.*
- 2.) *Item f. 95% windows emphasized thru the use of molding around the windows.....*
- 3.) *Item g. 95% of units shall have a private balcony or porch that is at lease 24 square feet in area.*
- 4.) *Item k. Amenities conforming to the regulations provided herein are provided.*
 - a. *Development with between 180 – 259 dwelling units shall provide at least 4 amenities*
 - i. *1). Swimming Pool (Min 1,000 sf.) with cooling deck 10 Sf.*
 - ii. *2.) At least 2 BBQ grills with shades seating for 8 people.*
 - iii. *3. Ramada, arbor and or trellis areas at least covering 1,000 sf.*
 - iv. *Fitness Center at least 500 sf.*
- 5.) *Item n. All mechanical HVAC equipment is roof – mounted.*

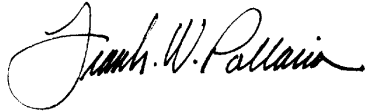
The architectural “look” of the buildings and lease office has been discussed with the context of the existing PD. We would ask that the image proposed in the enclosed documents is an improved rendition of the characterize concepts contained in the PD and projects an image of new urbanism and life style that is more appealing to the current market place and a progressive image for the City of McKinney. While the main tenants of the characteristics uses of elements contained in the PD remains intact, the application of appearance, image has is improved thru the use of proportional geometry and cleanly defined element oriented shapes. The use of these elements works in harmony to distribute for forms of the structure to a human scale and experience without the foreboding presences of a four level structure. The application has complied with the use of character listed design elements, including window treatments, hip roofs, balconies

and masonry. The character usage in colors selection utilizes the stated earth tone colors, including the use of Burgundy, ochre colors.

The applicant would request that the attached images of the development know as Post Oak Apartment is an acceptable interpretation version of the PD.

If you have any questions please do not hesitate to contact me at 972-509-0088 or Cell phone 972-567-0445 if there is anything that I can do to assist you.

Sincerely,

A handwritten signature in black ink, reading "Frank W. Pollacia". The signature is written in a cursive style with a large, stylized initial "F".

Frank W. Pollacia AIA, NCARB
Principal

Cc Brandon Bolin
Martin Sanchez
Alan McDonald
Don Jones