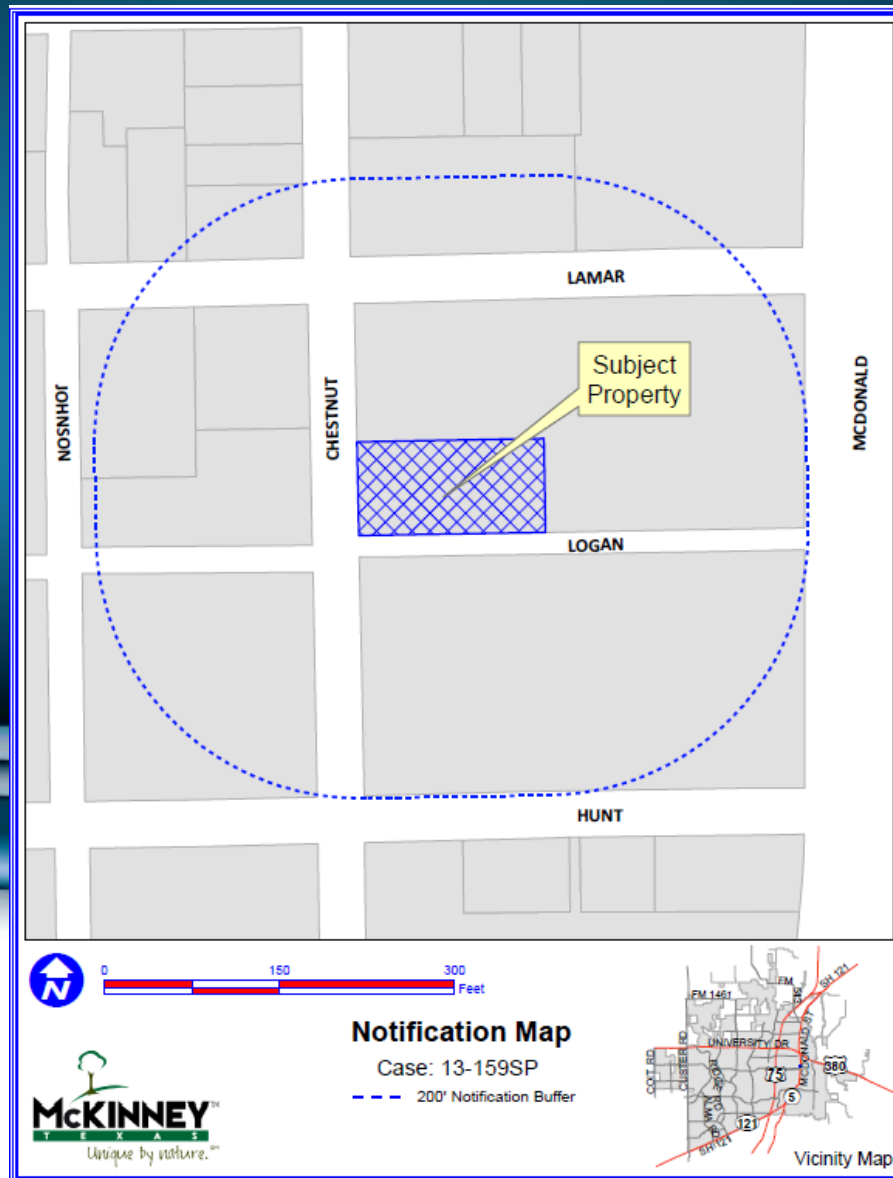


# Case No. 13-159SP

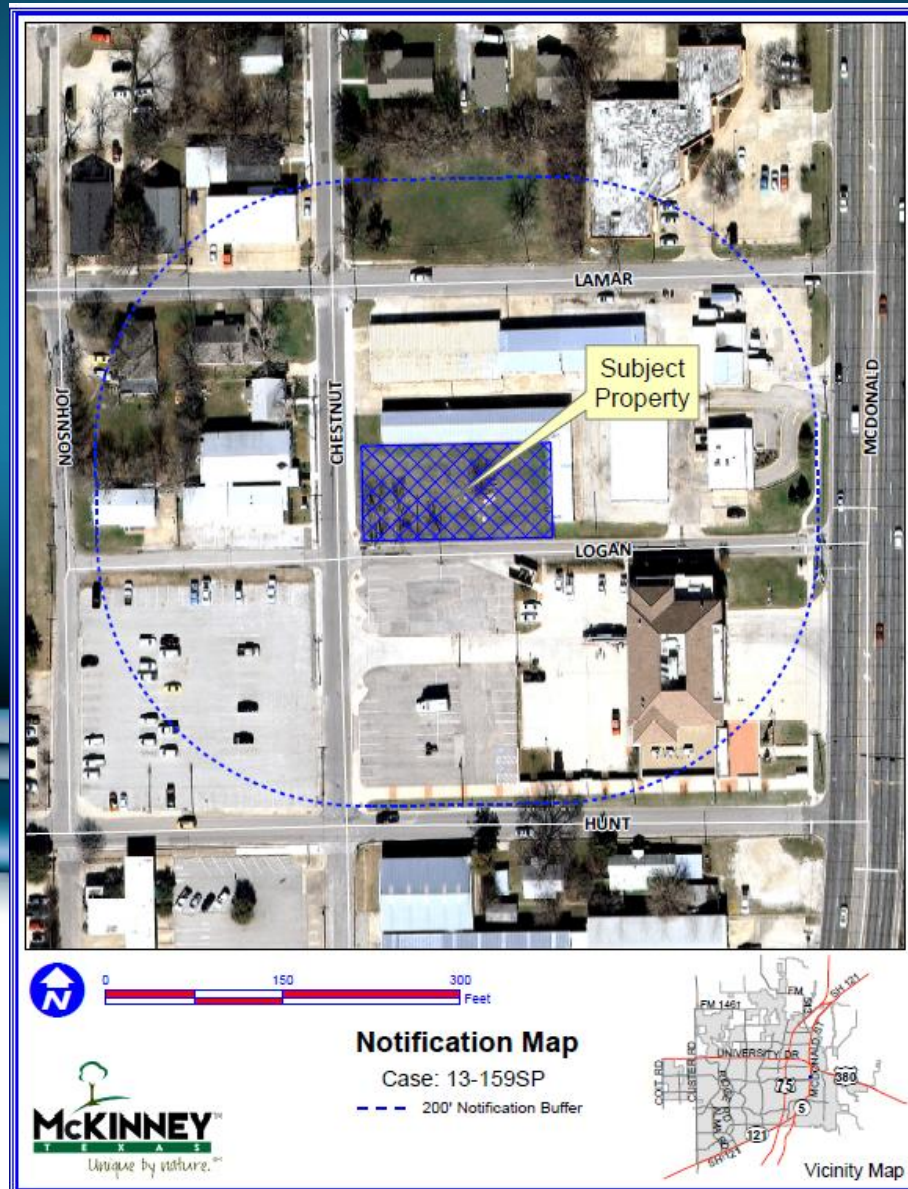
310 N. Chestnut Street



# Location Map



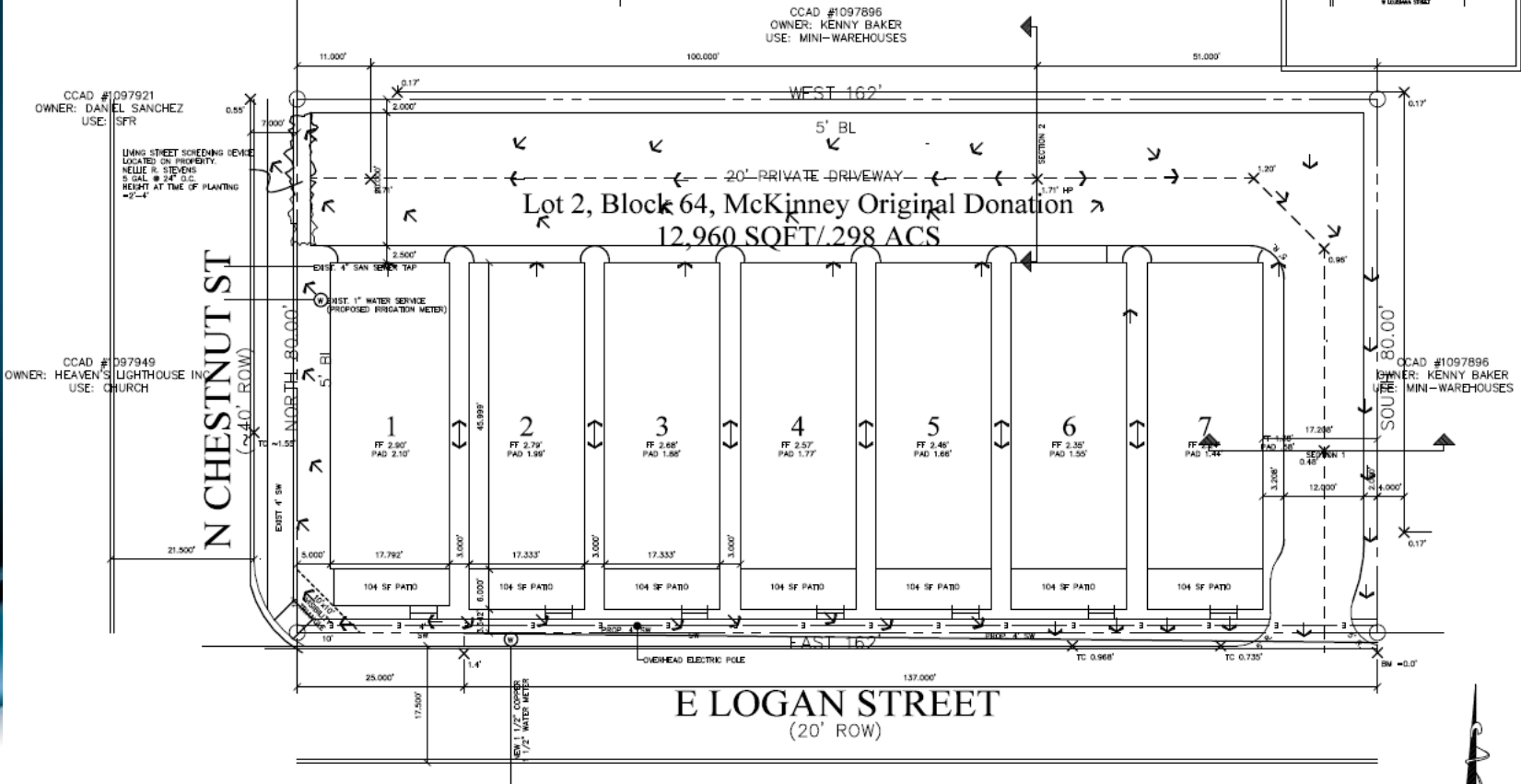
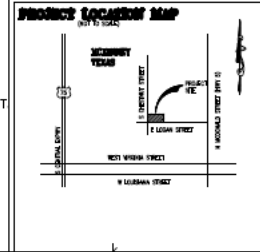
# Aerial Exhibit



# Proposed Site Plan

**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 CHESTNUT DRIVE WITH TOTES FOR EACH UNIT
  7. ZONING: MCKINNEY TOWN CENTER (DOWNTOWN CORE)
  8. UNIT: 1,250 ACSF, 1,892 C'VRDSF, PORCH: 100 SF



CCAD #1097921  
 OWNER: DANIEL SANCHEZ  
 USE: SFR

CCAD #1097949  
 OWNER: HEAVEN'S LIGHTHOUSE INC  
 USE: CHURCH

CCAD #1097896  
 OWNER: KENNY BAKER  
 USE: MINI-WAREHOUSES

CCAD #1097896  
 OWNER: KENNY BAKER  
 USE: MINI-WAREHOUSES

CCAD #1104548  
 OWNER: CITY OF MCKINNEY  
 USE: PARKING LOT

CCAD #1097262  
 OWNER: CITY OF MCKINNEY  
 USE: PARKING LOT OF FIRESTATION

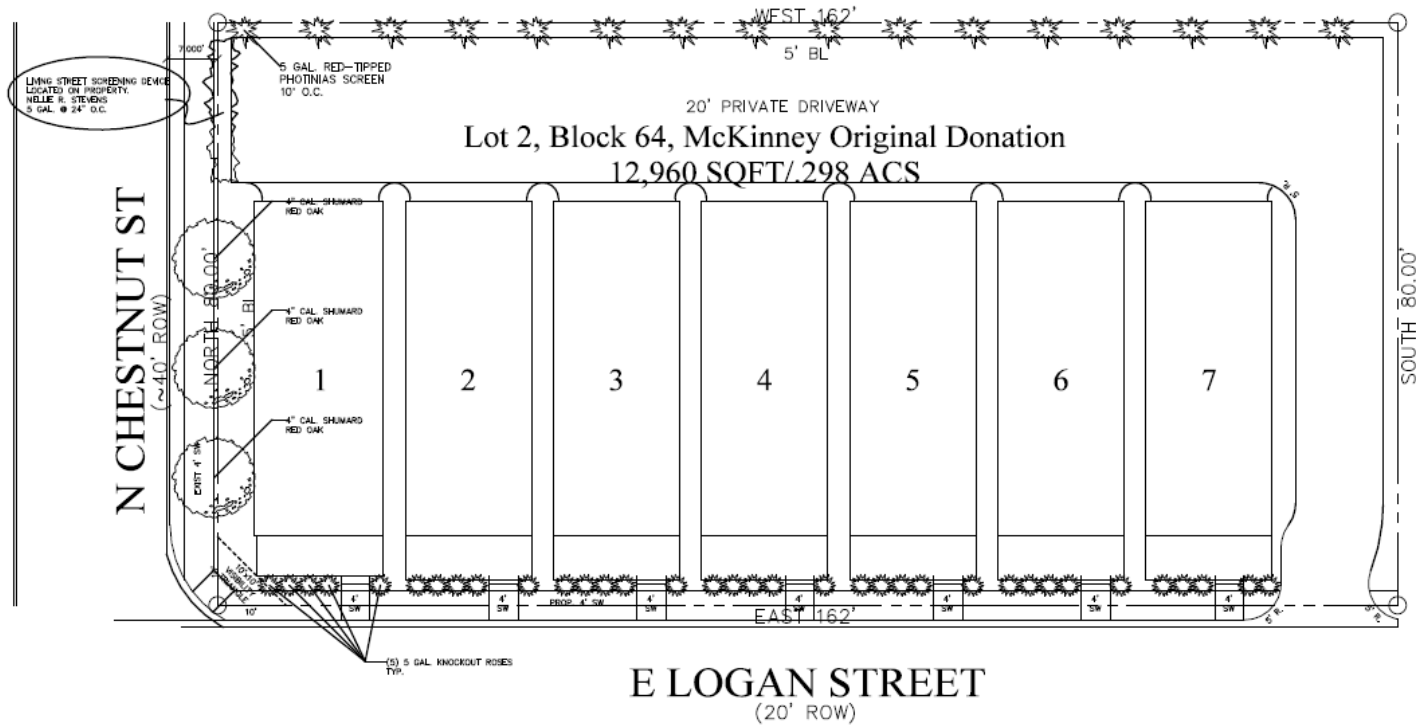
ARCHITECT/DEVELOPER: JASON ROSE  
 ROCKBROOK DEVELOPMENT, LLC; 2120 COSMOS WAY, ARGYLE, TX 76226  
 JASON ROSE, ARCHITECT (214)454-7895 T., (972)534-1850 F.

**01 ARCHITECTURAL SITE PLAN**  
 SCALE 1/16"=1'-0"

# Proposed Landscape Plan

**LEGAL DESCRIPTION**  
 300 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 CVRDSF, PORCH: 100 SF
  9. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDOMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.
  10. ALL UNDERGROUND IRRIGATION 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.



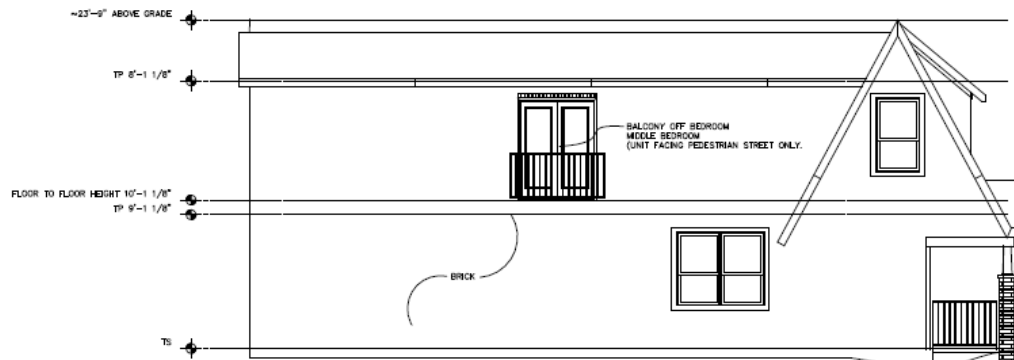
**RECEIVED**  
 By Brandon Opiela at 9:12 am, Dec 26, 2013

ARCHITECT/DEVELOPER: JASON ROSE  
 ROCKBROOK DEVELOPMENT, LLC; 2120 COSMOS WAY, ARGYLE, TX 76226  
 JASON ROSE, ARCHITECT (214)454-7895 T., (972)534-1850 F.

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



# Proposed Elevations

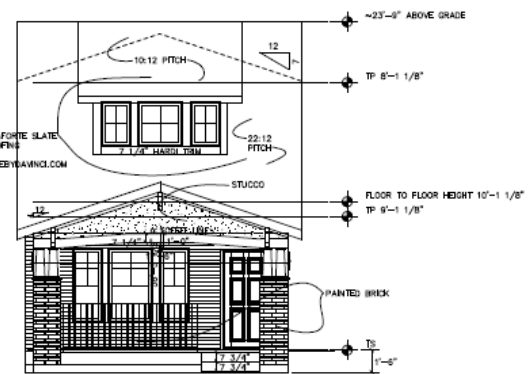


**02 LEFT SIDE ELEVATION**  
SCALE 1/8"=1'-0"

MATERIALS:  
100% BRICK FACING STREET  
100% STUCCO ALL OTHERS

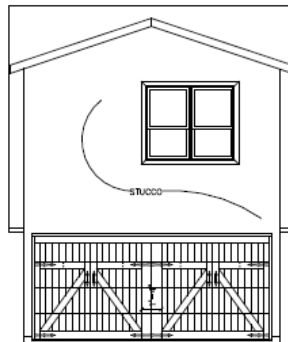
ROOFING: BELLAIRITE SLATE  
BY DAVINCI ROOFING  
COLOR: MILANO  
WWW.BELLAIRITEBYDAVINCI.COM

UNIT FACING CHESTNUT  
STEPS TO PORCH  
FOR ENTRY



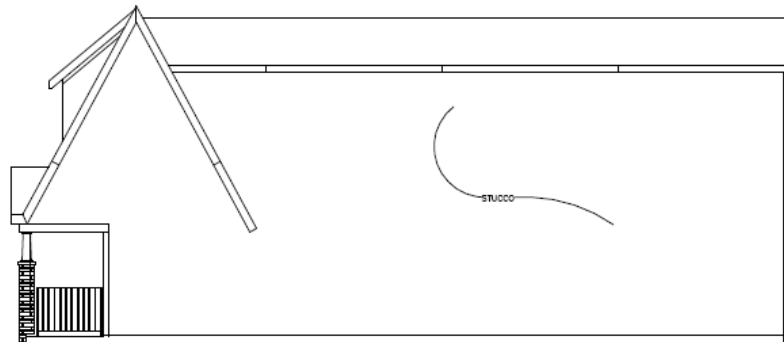
**01 FRONT ELEVATION**  
SCALE 1/8"=1'-0"

MATERIALS:  
95% FACEBRICK  
EXCLUSIVE OF COLUMNS  
HEIGHT TO INTERIOR PORCH SCFFIT  
95% STUCCO  
5% MASONRY FACEBRICK



MATERIALS:  
100% STUCCO

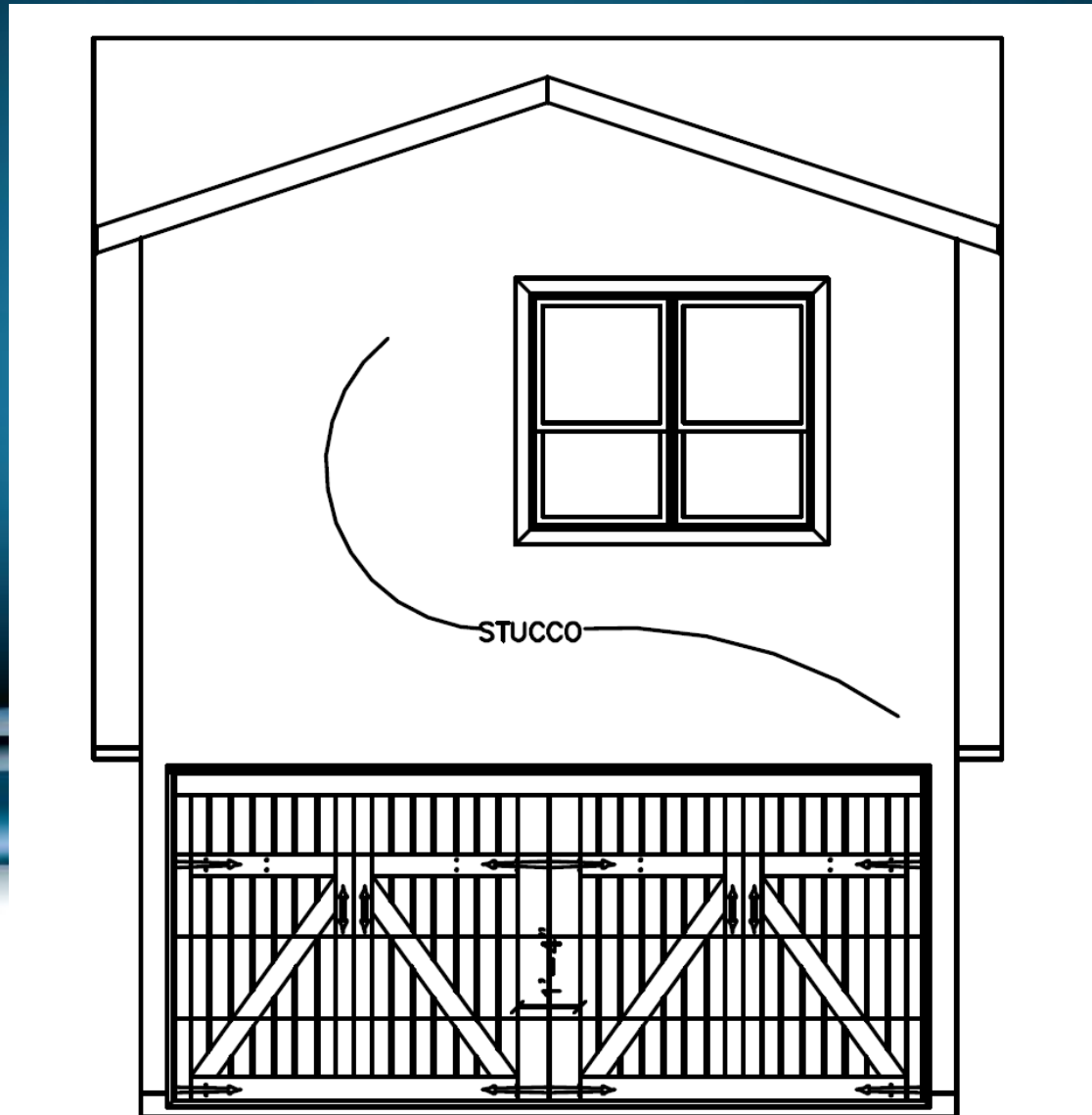
**03 REAR ELEVATION**  
SCALE 1/8"=1'-0"



MATERIALS:  
100% STUCCO

**04 RIGHT SIDE ELEVATION**  
SCALE 1/8"=1'-0"

# Proposed Garage Detail



# Proposed Rendering



ROOFING  
BY DAV  
COLOR:  
WWW.BE