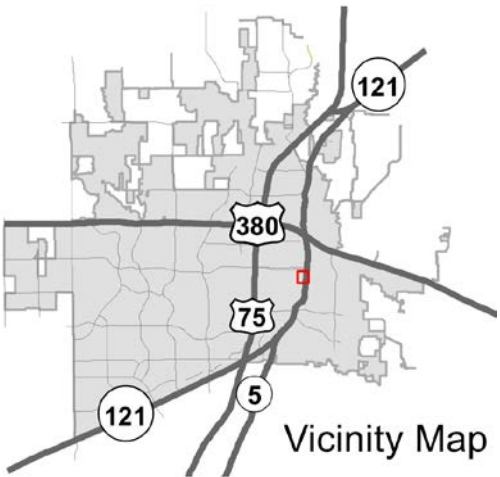
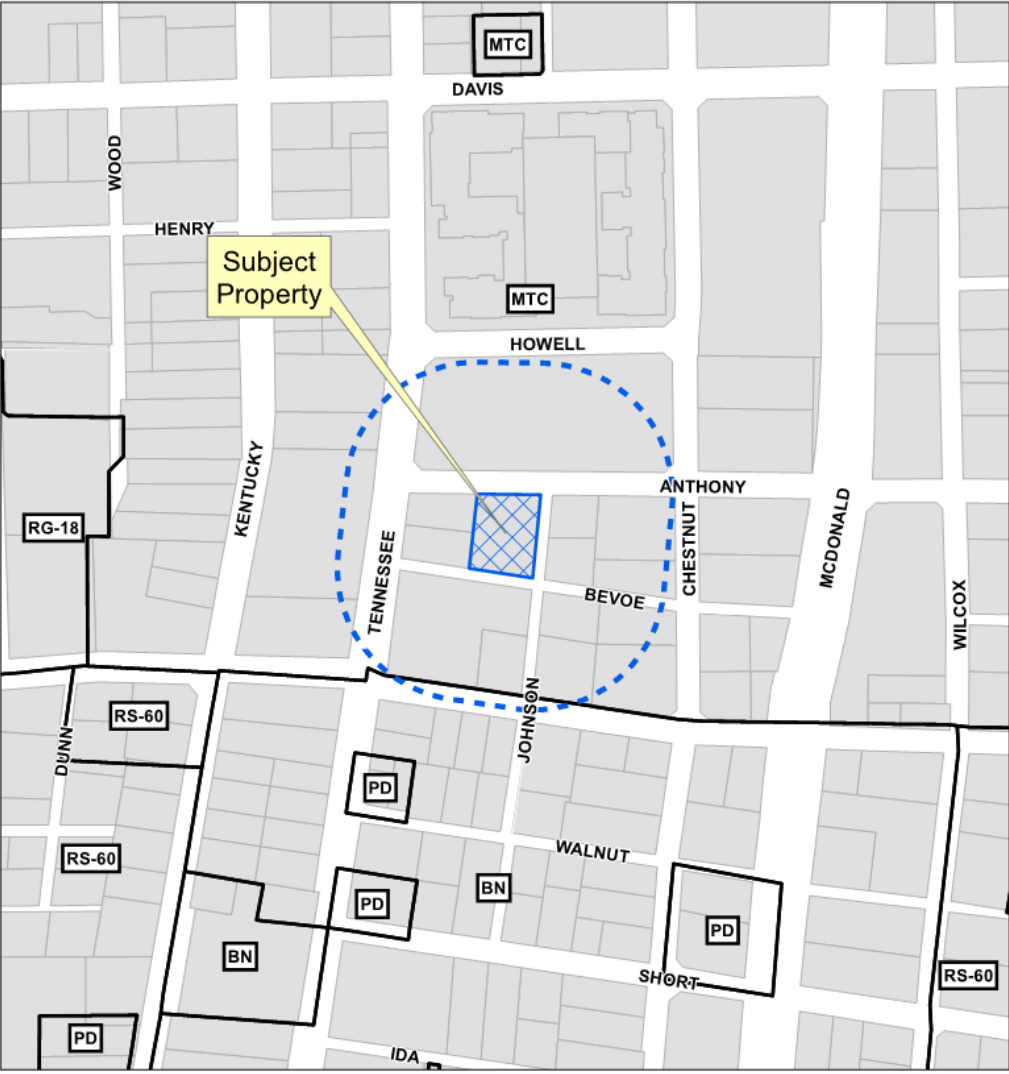


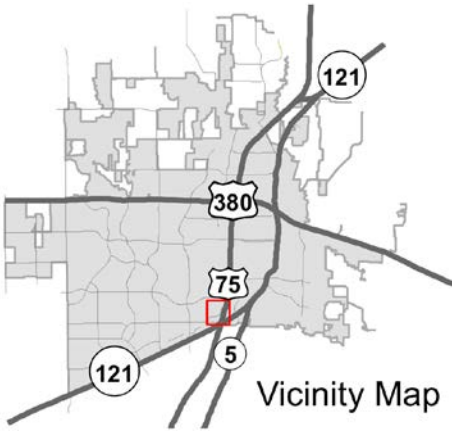
Photography Studio

19-0044SP

Location Map



Aerial Exhibit



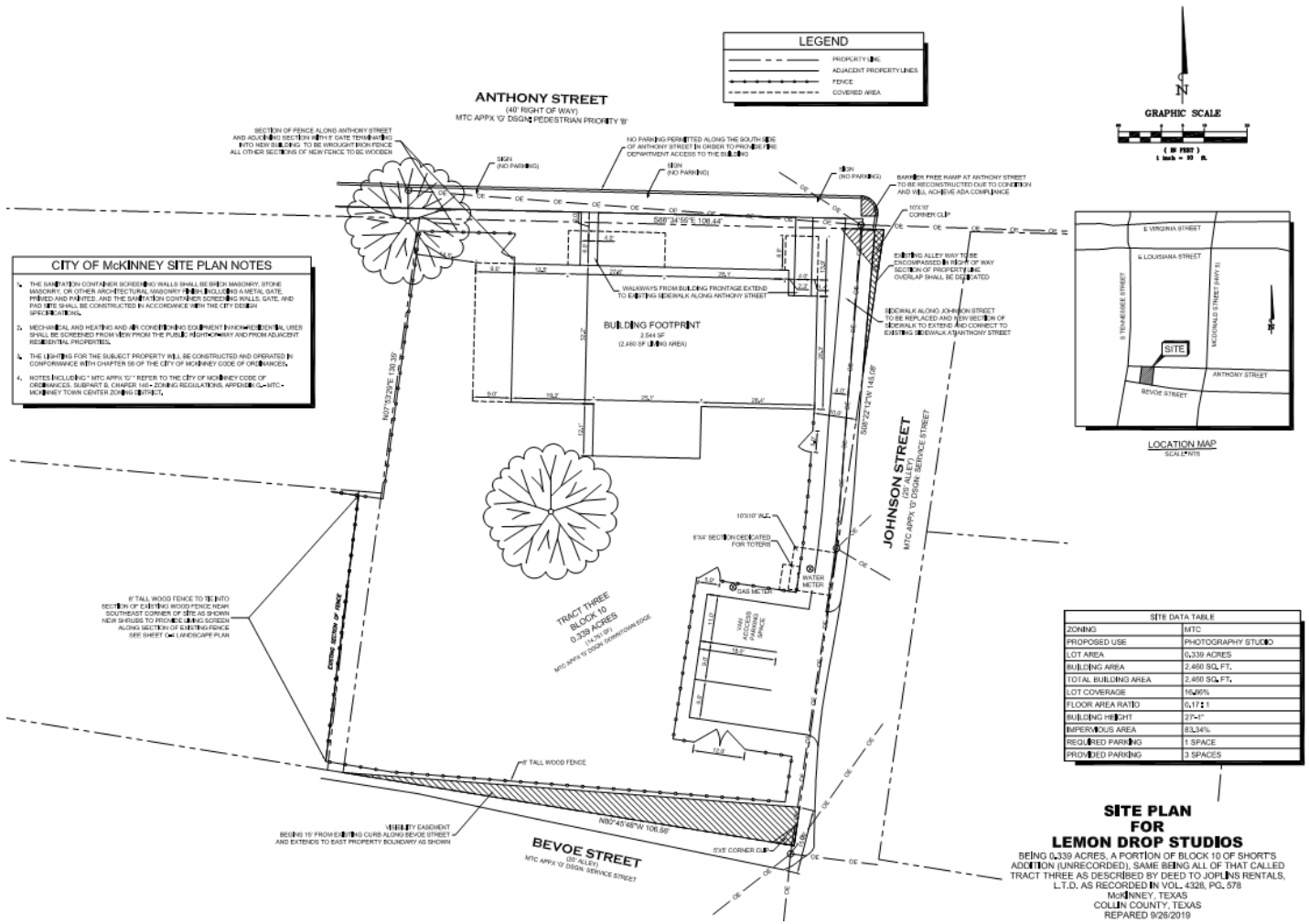
Proposed Façade Plan



North Façade Material Percentage	
Rock	35
Brick	53
Fiber Cement Lap Siding	12
East Façade Material Percentage	
Rock	21
Brick	73
Fiber Cement Lap Siding	6
West Façade Material Percentage	
Rock	0
Brick	14
Fiber Cement Lap Siding	86
South Façade Material Percentage	
Rock	0
Brick	100
Fiber Cement Lap Siding	0

South Elevation

Proposed Site Plan



- CITY OF MCKINNEY SITE PLAN NOTES**
- THE SANITATION CONTAINER SCREEN WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY INCLUDING A METAL GATE, FENCE AND PILLARS, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PILLARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN ROOMS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC HIGHWAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN COMPLIANCE WITH CHAPTER 56 OF THE CITY OF MCKINNEY CODE OF ORDINANCES, SUBJECT TO CHANGE PER ZONING REGULATIONS AND CITY OF MCKINNEY TOWN CENTER ZONING DISTRICT.
 - NOTES INCLUDING MTC APPX 'G' REFER TO THE CITY OF MCKINNEY CODE OF ORDINANCES, SUBJECT TO CHANGE PER ZONING REGULATIONS AND CITY OF MCKINNEY TOWN CENTER ZONING DISTRICT.

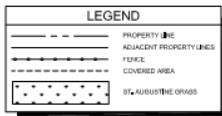
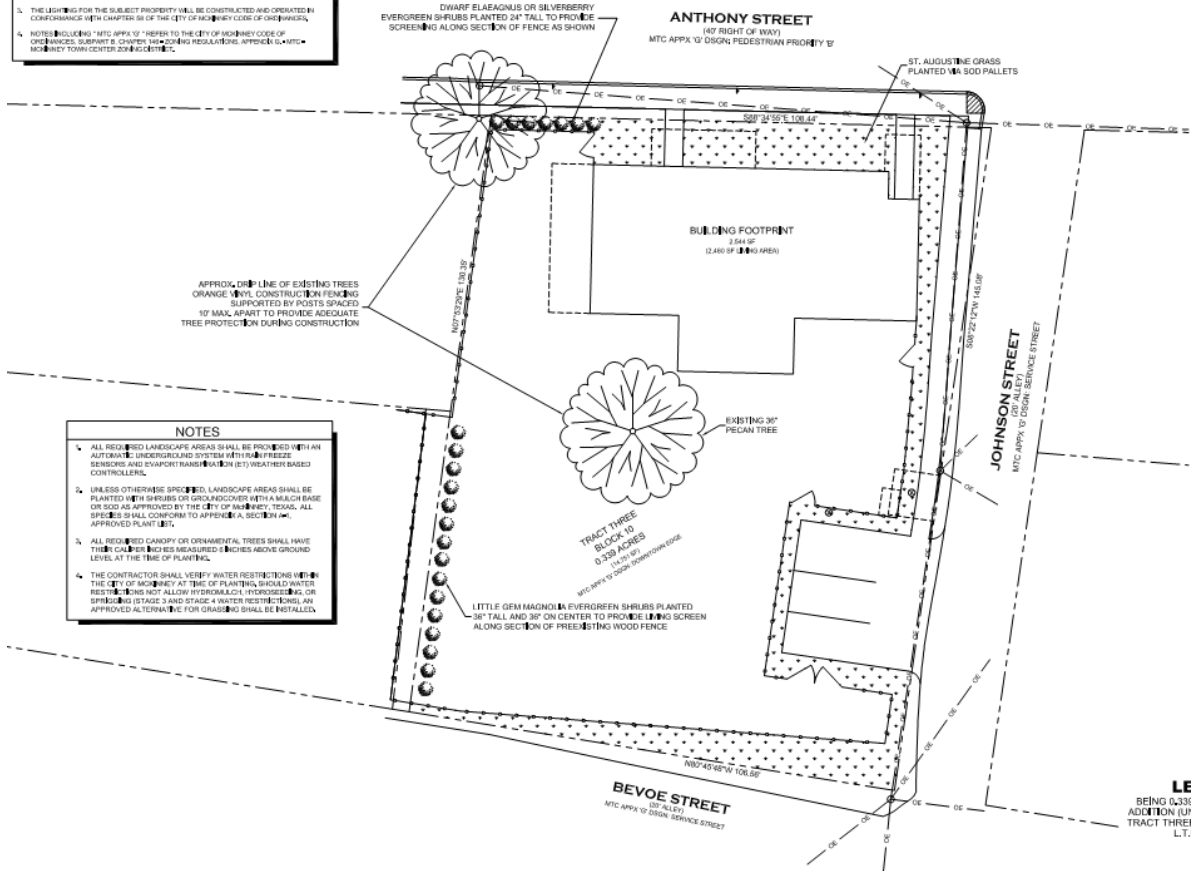
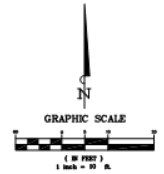
SITE DATA TABLE

ZONING	MTC
PROPOSED USE	PHOTOGRAPHY STUDIO
LOT AREA	0.339 ACRES
BUILDING AREA	2,400 SQ. FT.
TOTAL BUILDING AREA	2,400 SQ. FT.
LOT COVERAGE	16.60%
FLOOR AREA RATIO	0.17:1
BUILDING HEIGHT	27'-1"
IMPERVIOUS AREA	83.34%
RESERVED PARKING	1 SPACE
PROVIDED PARKING	3 SPACES

SITE PLAN FOR LEMON DROP STUDIOS
 BEING 0.339 ACRES, A PORTION OF BLOCK 10 OF SHORT'S ADDITION (UNRECORDED), SAME BEING ALL OF THAT CALLED TRACT THREE AS DESCRIBED BY DEED TO JOPLIN RENTALS, L.T.D. AS RECORDED IN VOL. 4328, PG. 373
 MCKINNEY, TEXAS
 COLLIN COUNTY, TEXAS
 PREPARED 9/26/2019

Proposed Landscape Plan

- CITY OF MCKINNEY SITE PLAN NOTES**
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK/MASONRY STONE MASONRY OR OTHER MASONRY. MASONRY SHALL BE A METAL GATE, PIERED AND FINISHED, AND THE SANITATION CONTAINER SCREENING WALLS GATE AND PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE SPECIFICATIONS.
 - MULTIMATERIAL AND HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE PUBLIC HIGHWAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE DESIGN FOR THIS SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - NOTES INCLUDING "MTC APPX '12" REFER TO THE CITY OF MCKINNEY CODE OF ORDINANCES, SUBPART B, CHAPTER 58-02 AND REGULATIONS, APPLICABLE TO MCKINNEY TOWN CENTER DEVELOPMENT.



- NOTES**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH FREEZE SENSORS AND EVAPORIT RAINFALL OR ETI WEATHER BASED CONTROLLER.
 - UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUNDCOVER WITH A MULCH BASE OR SOIL AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPROVED A. SECTION.
 - ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CANOPY HEIGHTS MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRINKLING STAGE 3 AND STAGE 4 WATER RESTRICTIONS, AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE PLAN FOR LEMON DROP STUDIOS
 BEING 0.338 ACRES, A PORTION OF BLOCK 10 OF SHORT'S ADDITION (UNRECORDED), SAME BEING ALL OF THAT CALLED TRACT THREE AS DESCRIBED BY DEED TO JOHNSON RENTALS, L.T.D. AS RECORDED IN VOL. 4328, PG. 578
 MCKINNEY, TEXAS
 COLLIN COUNTY, TEXAS
 REPAIRED 9/26/2019

