

SEAL VALID ONLY IF SIGNED AND DATED
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 Project No. 18038
 Drawn By: _____
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Revisions:

Jefferson Rockhill
 McKinney, Texas
JPI

Womack + Hampton
 ARCHITECTS, L.L.C.
 6311 Oak Lawn Ave. Suite 500
 Dallas, Texas 75248
 Phone: (214) 222-9000
 Fax: (214) 222-9000

Sheet _____ **Number** _____
A1.1
 SITE

BUILDING TYPE I (BLDG #9)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 43 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 18,644 SF
 FLOOR 2 (R-2) 18,644 SF
 FLOOR 3 (R-2) 18,644 SF
 TOTAL = 55,932 SF

BUILDING TYPE II (BLDG #7)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 43 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 14,775 SF
 FLOOR 2 (R-2) 14,775 SF
 FLOOR 3 (R-2) 14,775 SF
 TOTAL = 44,325 SF

BUILDING TYPE IV (BLDG #5, #8)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13-R

ALLOWABLE AREA
 12,000 SF / FLOOR
 13 FLOORS
 156,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 4,194 SF
 FLOOR 2 (R-2) 8,071 SF
 FLOOR 3 (R-2) 8,072 SF
 TOTAL = 20,337 SF

BUILDING TYPE VI (BLDG #4)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13-R

ALLOWABLE AREA
 12,000 SF / FLOOR
 13 FLOORS
 156,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 10,004 SF
 FLOOR 2 (R-2) 4,194 SF
 FLOOR 3 (R-2) 4,194 SF
 TOTAL = 18,392 SF

BUILDING TYPE V (BLDG #1)

BUILDING INFORMATION
 CONST. TYPE: V-A
 OCC. TYPE: MIXED USE (SEPARATED)
 R-2 1-A-3 AT 1ST FL.
 R-2 ONLY AT 2ND/3RD FL.
 SPRINKLED W/ NFPA 13 AT R-2
 SPRINKLED W/ NFPA 13 AT A-3

ALLOWABLE AREA
 R-2(A)+36,000 (I+D FL.)
 R-2 ONLY AT 2ND/3RD FL. (A-3)+34,500 (1ST FL.)

BUILDING AREA
 FLOOR 1 (R-2) 12,245 SF / 36,000 SF + 0.30 (A-3) 4,578 SF / 34,500 SF + 0.28
 TOTAL 16,823 SF + 38 (I.D.)
 FLOOR 2 (R-2) 14,600 SF / 36,000 SF + 0.34
 FLOOR 3 (R-2) 14,600 SF / 36,000 SF + 0.34
 TOTAL 29,200 SF + 68
 (A-3) 4,578 SF + 0.28
 TOTAL = 58,705 SF + 166 + 3.00

BUILDING TYPE V (BLDG #1)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 13 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 17,605 SF
 FLOOR 2 (R-2) 17,605 SF
 FLOOR 3 (R-2) 17,605 SF
 TOTAL = 52,815 SF

GARAGE - G1

BUILDING INFORMATION
 CONST. TYPE: V-B
 GARAGES - OCC. U
 BUILDING AREA
 6 BAY GARAGE 1 (U) 1,582 SF

ALLOWABLE AREA
 Agr (A+) (N6x4) / K5q
 A+ = 5,500
 N6 = 5,500
 K5q = 5,500
 Agr 5,500 S.F.

GARAGE - G2

BUILDING INFORMATION
 CONST. TYPE: V-B
 GARAGES - OCC. U
 BUILDING AREA
 6 BAY GARAGE 2 (U) 1,502 SF

ALLOWABLE AREA
 Agr (A+) (N6x4) / K5q
 A+ = 5,500
 N6 = 5,500
 K5q = 5,500
 Agr 5,500 S.F.

BUILDING TYPE III (BLDG #2)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 43 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 14,246 SF
 FLOOR 2 (R-2) 14,246 SF
 FLOOR 3 (R-2) 14,246 SF
 TOTAL = 42,738 SF

BUILDING TYPE III (BLDG #2)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 43 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 4,241 SF
 FLOOR 2 (R-2) 4,064 SF
 FLOOR 3 (R-2) 4,064 SF
 TOTAL = 12,369 SF

BUILDING TYPE IVa (BLDG #3)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13-R

ALLOWABLE AREA
 12,000 SF / FLOOR
 13 FLOORS
 156,000 SF MAX.
 (NO INCREASED REQ'D)

BUILDING AREA
 FLOOR 1 (R-2) 4,194 SF
 FLOOR 2 (R-2) 8,071 SF
 FLOOR 3 (R-2) 8,072 SF
 TOTAL = 20,337 SF

BUILDING TYPE VII (BLDG #6)

BUILDING INFORMATION
 CONST. TYPE: V-A
 APARTMENTS - OCC. R-2 (1ST, 2ND, 3RD)
 GARAGES - OCC. U (1ST FL.)
 SPRINKLED W/ NFPA 13

ALLOWABLE AREA
 36,000 SF / FLOOR
 43 FLOORS
 1,548,000 SF MAX.
 (NO INCREASED REQ'D)

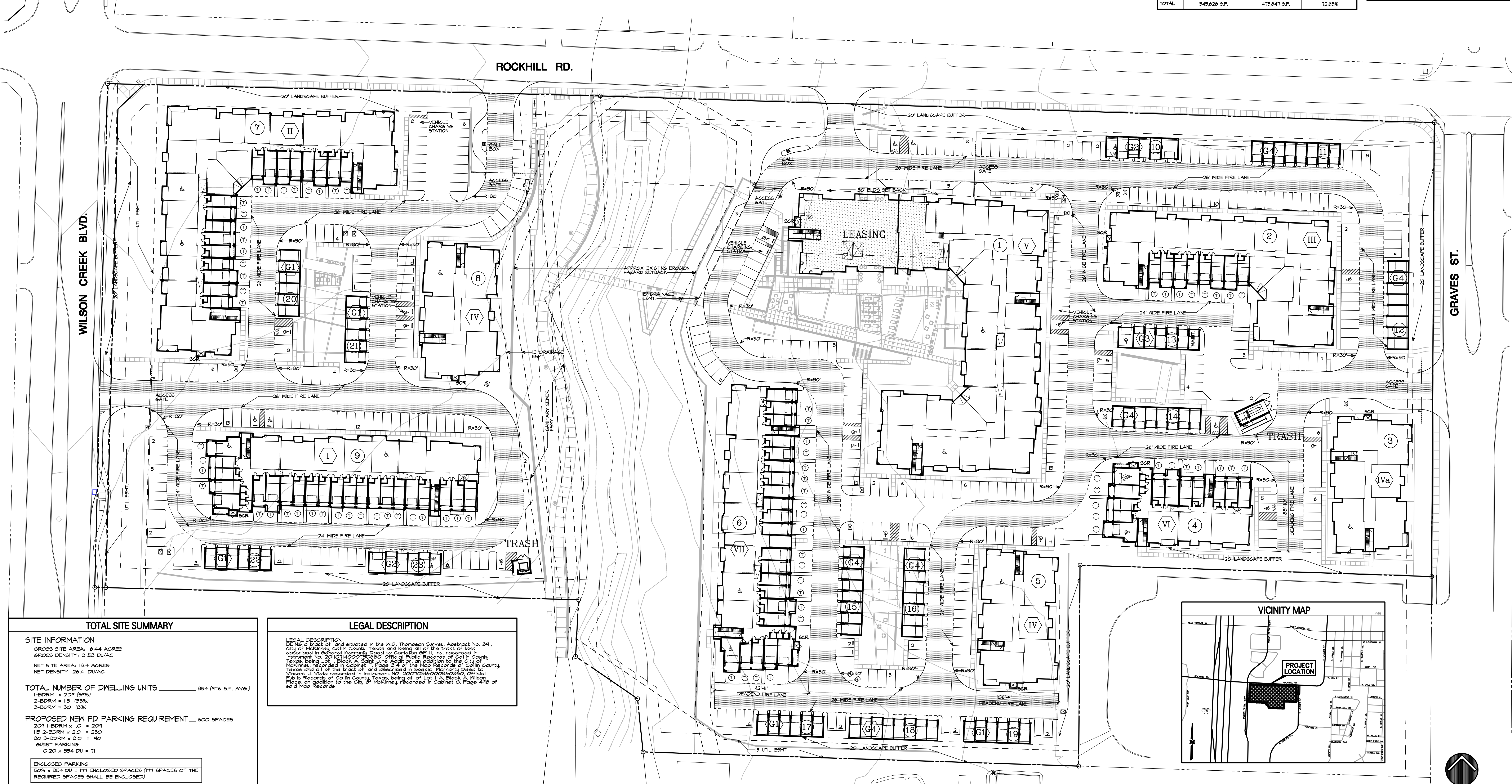
BUILDING AREA
 FLOOR 1 (R-2) 14,424 SF
 FLOOR 2 (R-2) 14,424 SF
 FLOOR 3 (R-2) 14,424 SF
 TOTAL = 43,272 SF

SYMBOL LEGEND

- II BUILDING TYPE
- 10 BUILDING NUMBER
- SCR SPRINKLER CONTROL ROOM (RUC)
- 26' FIRE LANE
- HANDICAP PARKING SPACE, GARAGE OR ANSI UNIT
- APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER UNIT (DOTTED LINE INDICATES ASSOCIATED METER BANK)
- T TANDEM PARKING

BUILDING TYPE EFFICIENCY

BUILDING TYPE	UNIT AREA (NET S.F.)	BUILDING AREA (GROSS S.F.)	EFFICIENCY
I	37,252 S.F.	35,507 S.F.	67.1%
II	61,914 S.F.	84,348 S.F.	72.7%
III	44,162 S.F.	57,114 S.F.	77.32%
IV	49,814 S.F.	53,276 S.F.	82.24%
IVa	21,807 S.F.	26,638 S.F.	82.24%
V	74,582 S.F.	111,612 S.F.	71.30%
VI	18,465 S.F.	24,240 S.F.	64.75%
VII	39,621 S.F.	59,062 S.F.	65.46%
TOTAL	345,628 S.F.	475,417 S.F.	72.65%



TOTAL SITE SUMMARY

SITE INFORMATION
 GROSS SITE AREA: 16.44 ACRES
 GROSS DENSITY: 21.55 DU/AC
 NET SITE AREA: 15.4 ACRES
 NET DENSITY: 26.41 DU/AC

TOTAL NUMBER OF DWELLING UNITS 354 (476 S.F. AVG.)
 2-BDRM = 15 (33%)
 3-BDRM = 30 (8%)

PROPOSED NEW PD PARKING REQUIREMENT 600 SPACES
 204 1-BDRM x 1.0 = 204
 115 2-BDRM x 2.0 = 230
 80 3-BDRM x 3.0 = 240
 GUEST PARKING
 0.20 x 354 DU = 71

ENCLOSED PARKING
 50% x 354 DU = 177 ENCLOSURED SPACES (177 SPACES OF THE REQUIRED SPACES SHALL BE ENCLOSURED)

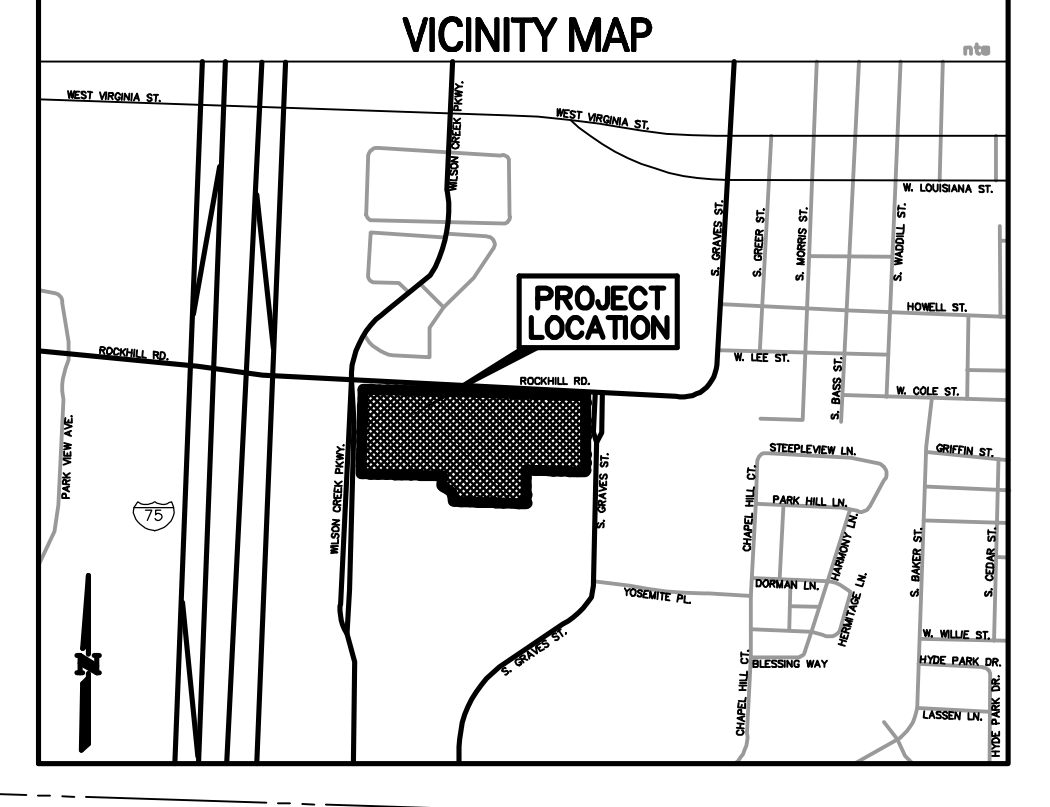
PARKING PROVIDED 601 SPACES
 SURFACE: 326 SPACES
 PARALLEL: 4 SPACES
 GARAGE: 5 SPACES
 TANDEM: 113 SPACES
 DETACHED GARAGE: 46 SPACES
 LEASING: 11 SPACES

PARKING RATIO W/ TANDEM: 1.64 SPACE/UNIT
PARKING RATIO W/ TANDEM: 1.47 SPACE/UNIT

PARKING COUNT INCLUDES: 14 H.C. SURFACE SPACES, 4 H.C. VAN SURFACE, 3 H.C. GARAGE SPACES, 1 H.C. VAN GARAGE SPACE, 2 H.C. DETACHED GARAGE SPACES AND 1 H.C. VAN DETACHED

LEGAL DESCRIPTION

LEGAL DESCRIPTION
 BEING a tract of land situated in the N.D. Thompson Survey, Abstract No. 841, City of McKinney, Collin County, Texas and being all of the tract of land described in General Warranty Deed to Corporation of II, Inc. recorded in Instrument No. 201714000000000000 Official Public Records of Collin County, Texas, being Lot 1, Block A, said same Addition, on addition to the City of McKinney, recorded in Cabinet 1, Page 516 of the Map Records of Collin County, Texas and all of the tract of land described in Special Warranty Deed to Property, Inc. recorded in Instrument No. 201714000000000000 Official Public Records of Collin County, Texas, being all of Lot 1-A, Block A, said same Addition, on addition to the City of McKinney, recorded in Cabinet 6, Page 416 of said Map Records



01 SITE PLAN
 SCALE: 1" = 40'
 0 40 80 160

PLOT DATE: 9-10-2019 07:02 TIME: 9:09 AM PATHNAME: H:\PROJECTS\18038\JEFFERSON\18038_0042_TITLED.DWG