

Legend

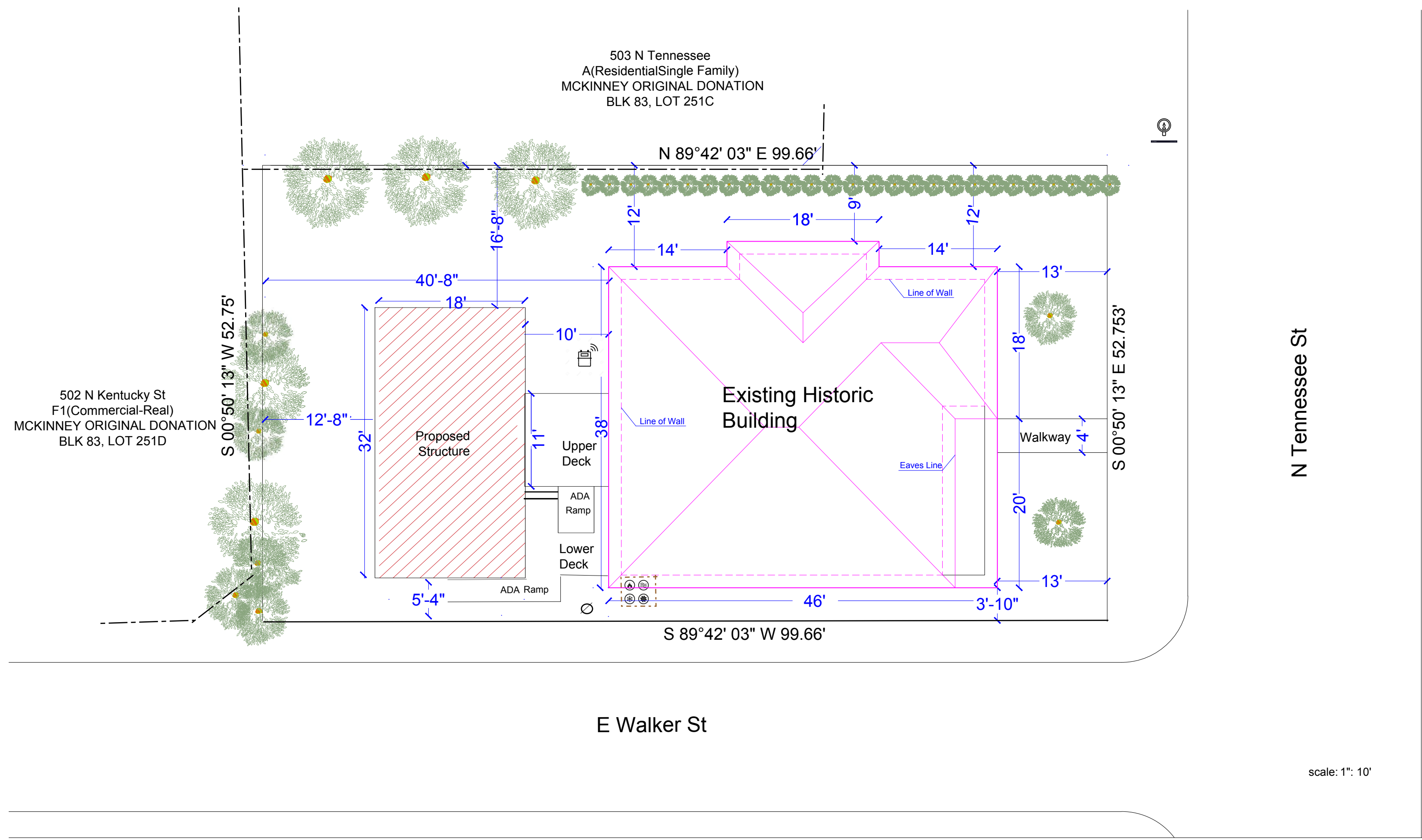
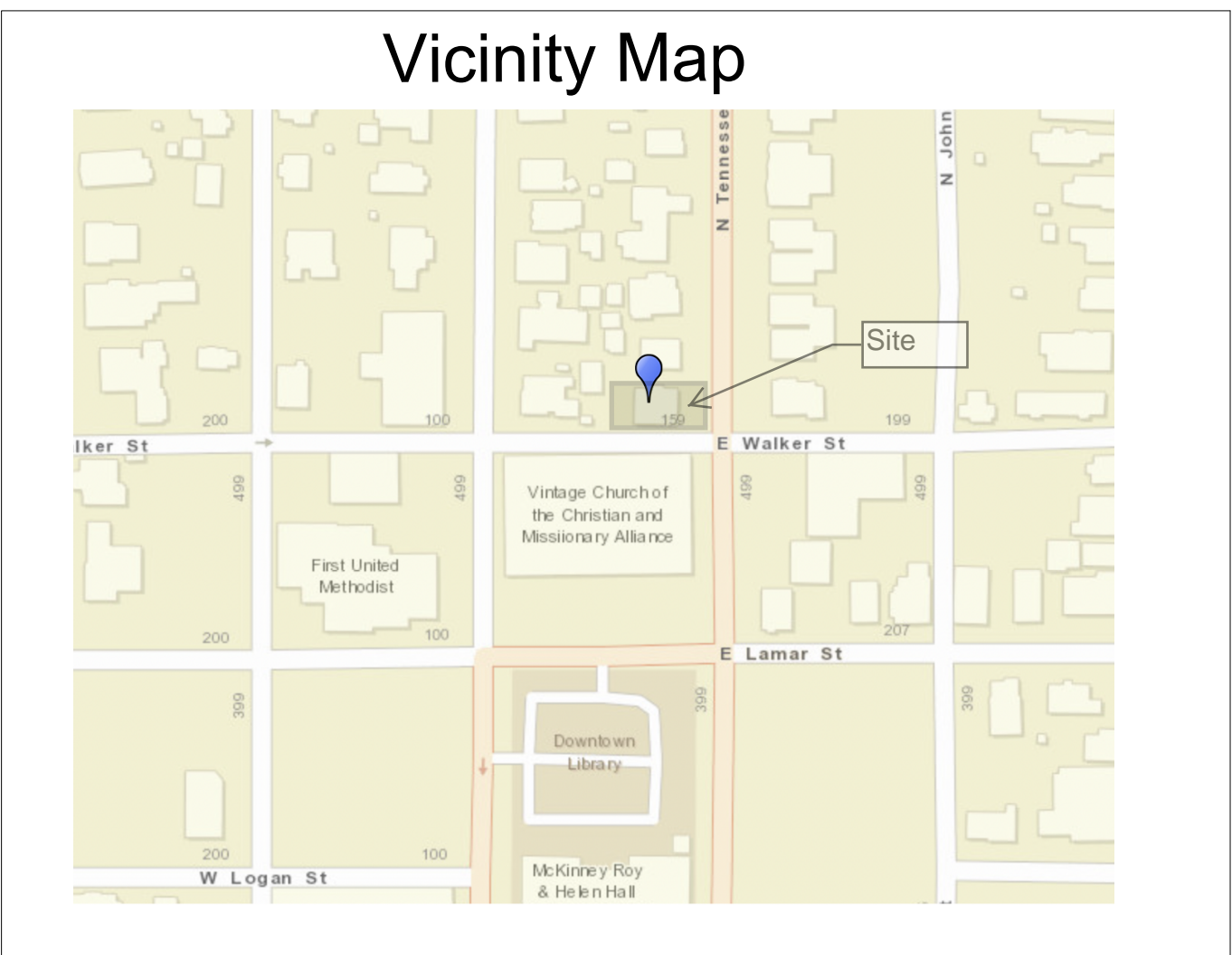
- Property Line
- Existing Fence
- Proposed Structure Area
- Existing Building
- Water Meter
- Gas Meter
- Electric Pole
- Existing Trees
- Proposed Living Screen
Proposed Plant: Wax Leaf Ligustrum
Proposed Height at Planting : 3' to 4'
Planting distance between center: 3'
- HVAC unit
- HVAC screening (wood siding wall 5' height)

Standard Notations

City Of McKinney Site Plan Notes:

1. Sanitation container screening walls will be brick masonry, stone, masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications
2. Mechanical and heating and air conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties
3. Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances

Project Name: **Art and Pottery Studio**
 Applicant : **Mruthyunjaya Shastry**
 Address: **3846 NW Devoto Ln Portland OR 97229**
 Owner: **Same as Applicant**
 Development Location: **MCKINNEY ORIGINAL DONATION, BLK 83 Lot 251E : 501 N Tennessee St McKinney Texas 75069**



Site Data Table	
Existing Zoning	McKinney Town Center: Downtown Edge Character District
Proposed Use	Art Studio
Building Area	1941 Sqft : 1365sqft Existing Building + 576 Sqft addition
Building Height	Existing 22 ' Proposed Addition 16' 6"
Lot Coverage	5300 Sqft
Floor Area Ratio	0.366
Impervious Area	2,378 Sqft : Existing: 1802 Sqft + 576 sqft addition
Parking Required	No
Parking Provided	No
Building Construction :	Existing: Wood Framed Proposed addition: Wood Framed

- Notes:**
1. No new utility Services are planned. The new structure will use the existing water , Sewer and Electric services from the main building. There will be no Natural Gas connection to the new proposed addition.
 2. Screening with Adjacent Residential 503 N Tennessee st will be live screen with existing trees and new plants approved by city.
 3. Related Fire Variance Request (Code Deviation) FIREVAR2022-03-00020

