

Architecture • Design • Planning

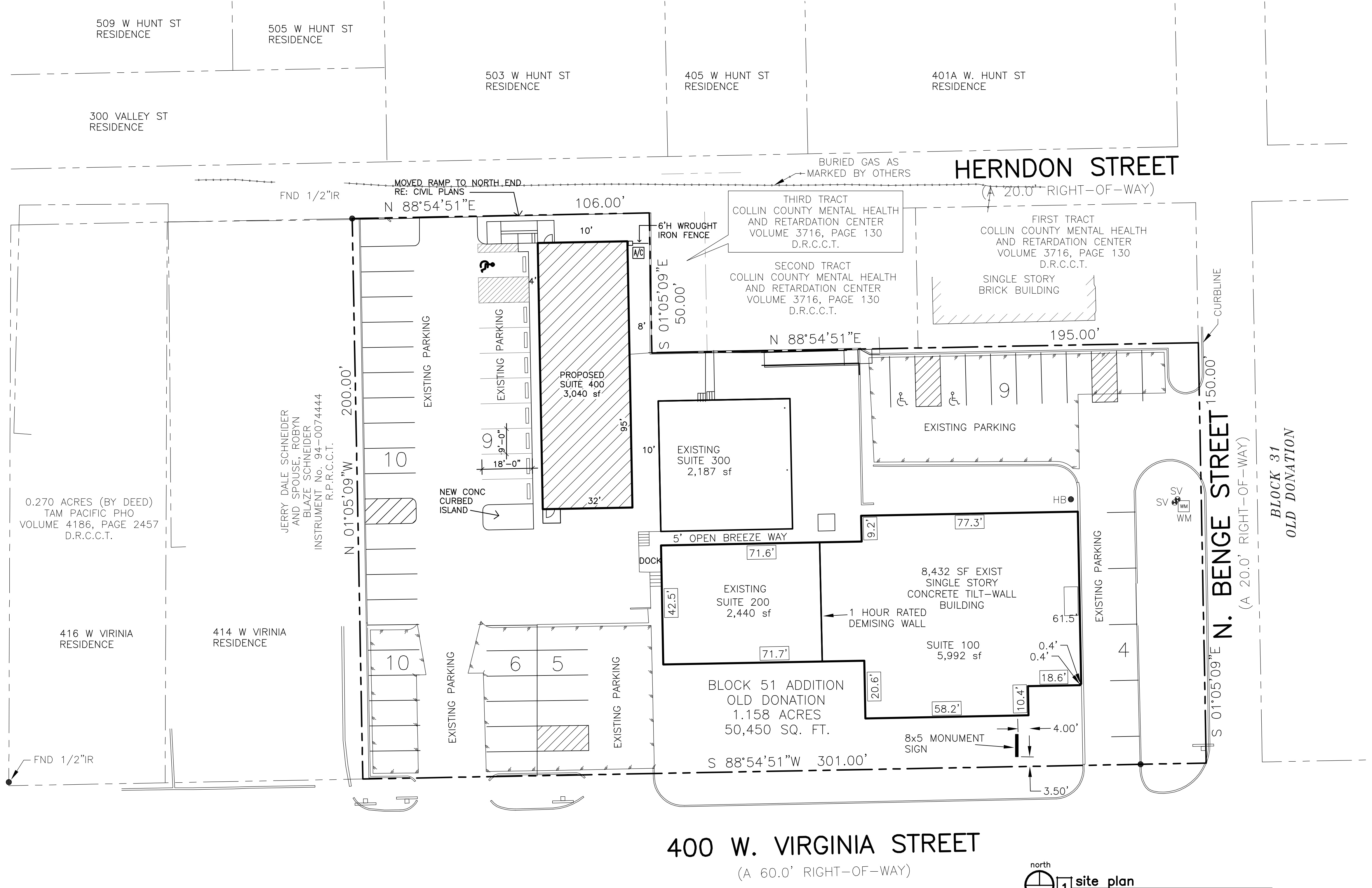
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Architect

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February 11, 2016



**400 W. VIRGINIA STREET**  
(A 60.0' RIGHT-OF-WAY)

1 **site plan**  
scale: 1" = 20'

**SITE DATA**

PROJECT: 400 W. VIRGINIA SUITE 400  
 OWNER: DON DAY  
 ZONING: BG  
 LOT AREA: 50,450 SF OR 1.158 ACRES  
 LOT COVERAGE: 13,659 SF BLDG FOOT PRINT (3,040 SF NEW #400)  
 FLOOR TO AREA RATIO: 27.0%  
 BUILDING INFO: 1 STORY OFFICE BLDG 3,040 SF PROPOSED  
 BUILDING HEIGHT: 13'-6"  
 LOCATION: 400 W. VIRGINIA  
 CITY OF MCKINNEY - COLLIN COUNTY, TEXAS  
 McKinney Original Donation, Blk 51, Lot 209b 210 223a  
 223c Outlots 599b & 599c, 1.158 Acres  
 PARKING: 16,099 SF TOTAL OFFICE BUILDING AREA (INCL 3,040 SF #400)  
 16,099 / 400 = 41 SPACES REQ'D, 53 PROVIDED

**PROJECT NOTES:**

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.  
 THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.  
 THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE CITY DESIGN SPECIFICATIONS.

Owner:  
 DFA 400 LLC  
 110 E. Louisiana Street #202A  
 McKinney, TX 75069  
 Phone: 972-562-0267

Project:  
**New Sales Room**  
 3,040 sq ft

400 W. Virginia Suite 400  
 McKinney, Texas 75070

Scale: as noted  
 Issue For:  
 Permit: December 11, 2015  
 1 City Comments 1-26-16  
 Site Plan Application: 2-11-16  
 2 City Comments 3-7-16  
 3 City Comments 3-11-16  
 4 City Comments 3-16-16

**ST1** Site Plan  
 Sheet Number

**RECEIVED**  
 By Planning Department at 1:26 pm, Mar 16, 2016