



**SPECIAL EXCEPTION -**

**VARIANCE -**

We want to have the porch covered more than now exists and the attached drawing from Mark Reynolds is what Guy Giersch recommended.

See 2 attachments.

Items Submitted: Completed application and fee  Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]  
Property Owner Signature (If different from Applicant)

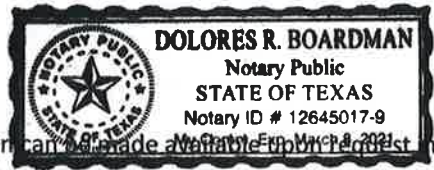
[Signature]  
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 17<sup>th</sup> day of July, 2019

[Signature]  
Notary Public



(seal)

My Commission expires: 3/8/2021

**NOTICE:**

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) Please allow at least 48 hours for your request to be processed.

**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number: \_\_\_\_\_ TOTAL FEE DUE: \$50.00 (non- refundable)

Received by: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Danny Thomas &lt;dannyjoethomas@gmail.com&gt;

**Variance request form**

1 message

mark@mcreynoldsdesigns.com &lt;mark@mcreynoldsdesigns.com&gt;

Mon, Jul 1, 2019 at 7:21 PM

To: Danny Thomas &lt;dannyjoethomas@gmail.com&gt;

Front yard: Ordinance requirement = 25'-0"    Requested dimensions = 20'-0"    Variance from ordinance = 5'-0"

Reasons: We're trying to replicate a porch which would be historically accurate on our home. Typically, homes of this type had a porch that covered more of the front of the home as can be seen in the attached photos of local homes in the historic district. What is existing on the home is not the original front porch as can be seen in the photo. The porch is currently 18'-8" wide. In order for it to be historically accurate we need to widen the porch to be 26'-3" wide, but the porch is currently within the 25'-0" front setback. The house was built prior to the establishment of the 25'-0" front setback and so we're seeking to reduce the front setback by 5' so we can rebuild the front porch. We have already discussed the design with Guy Giersch and he has given a tentative approval; he said that we have to have a variance in order to perform the construction.

~~Print this out on 11x17. When sending to a printer "fit to page" should be unchecked. This one shows the requested 20' front building line.~~

Thank you,

Mark McReynolds

214-551-5014

[mark@mcreynoldsdesigns.com](mailto:mark@mcreynoldsdesigns.com)[www.mcreynoldsdesigns.com](http://www.mcreynoldsdesigns.com)

Like and Follow us on Facebook

Visit my YouTube Channel

 **Site 1.pdf**  
117K



606 N. CHURCH  
MCKINNEY OUTLOTS (CMC), LOT 675A & 675C  
R-0926-000-675A-1  
ZONING RD-30 - DUPLEX RESIDENTIAL

PLEASE NOTE THIS PARCEL IS TWO LOTS



## Sec. 146-75. - RD 30 - Duplex Residence district.

- (a) *Purpose.* The "RD 30" - Duplex Residence zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
  - (2) Other uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed.
- (c) *Permitted accessory uses.* The following accessory uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Signs not to exceed two square feet in area identifying the premises and occupant, but not including advertising matter;
  - (2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;
  - (3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;
  - (4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;
  - (5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard; and
  - (6) Real estate lease or sale signs relating to the property on which the sign is located.
- (d) *Space limits.*
- (1) Minimum lot area: 5,000 square feet for one unit; 6,000 square feet for a duplex; and
  - (2) The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RD 30" - Duplex Residence zone shall apply.
- (e) *Miscellaneous provisions.* Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-70; Ord. No. 1270, § 3.08, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § 1.24, 8-20-2002; Ord. No. 2004-12-124, § 1, 12-15-2004; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2011-04-026, § 4, 4-19-2011; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 7, 3-4-2014)

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
RO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
C1	7,500 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	50%	n/a	n/a
C2	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45'	70%	n/a	n/a
C3	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
LI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45' (8)	70%	n/a	n/a
HI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a

Notes:

- (1) See district regulations.
- (2) Established by ordinance.
- (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30' to 40' in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
- (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
- (5) The density may be increased to 3.4 dwelling units per acre if the design for density criteria outlined in the city's comprehensive plan are satisfied.
- (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
- (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
- (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
- (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the SF5 - Single Family Residential district.
- (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.

The following is a legend for interpreting the applicability of the various zoning districts:

These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

For a listing of a specific PD - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § I.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

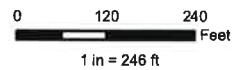




# Board of Adjustments Map

## 606 N CHURCH ST

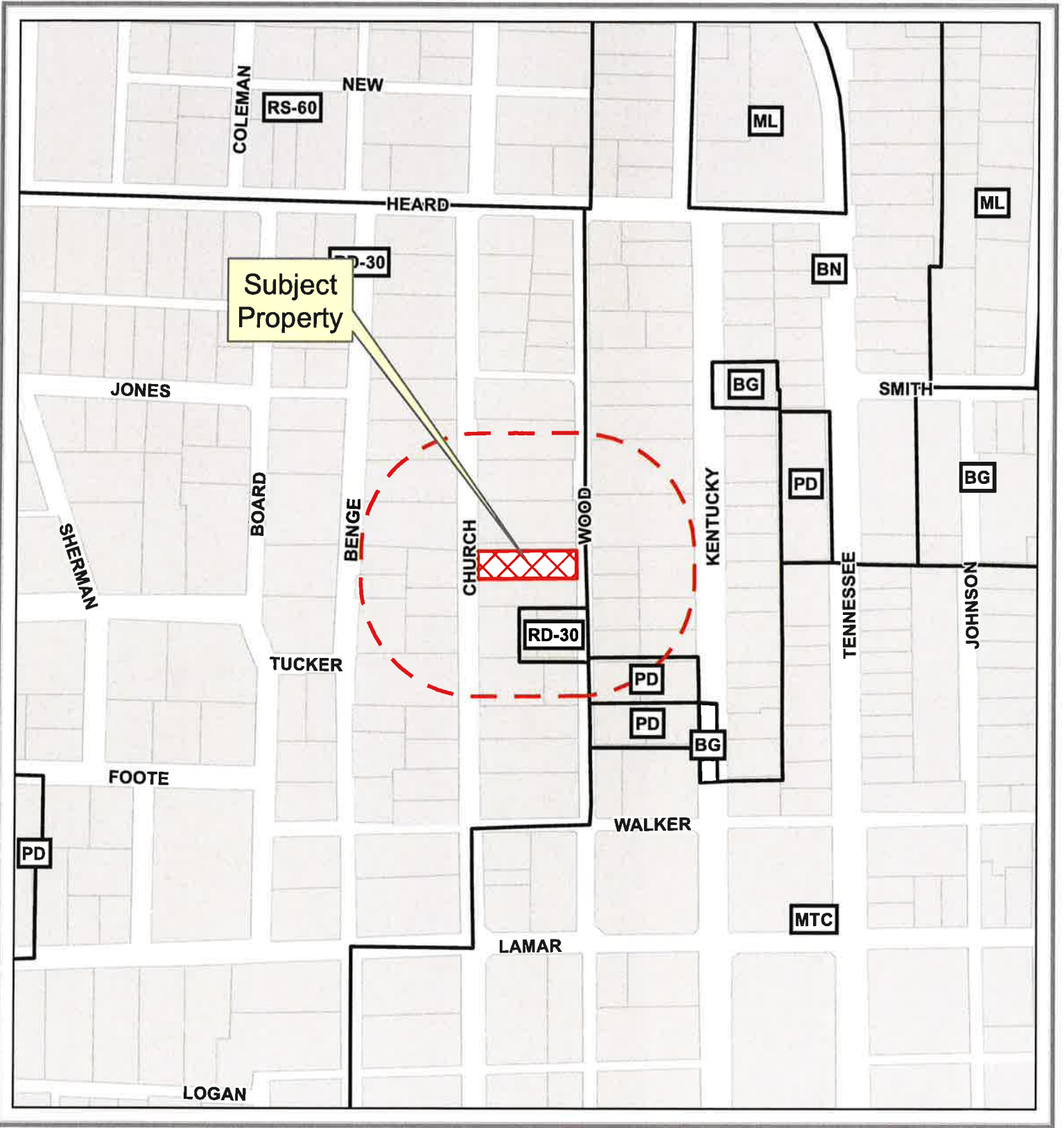
--- 200' Buffer



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



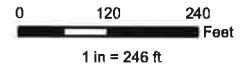




# Board of Adjustments Map

606 N CHURCH ST

--- 200' Buffer



Source: City of McKinney GIS  
Date: 7/16/2019

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**606 N Church – RESEARCH TO SEE IF ABLE TO PERMIT**

**Sec. 146-40. - Nonconforming uses and nonconforming structures**

(e) *Expansion of nonconforming uses or structures.* A nonconforming use or structure shall not be expanded or increased, except as follows:

(3) In the MTC—McKinney Town Center zoning district, a nonconforming structure may be altered or enlarged, provided that such alteration or enlargement shall neither create any new nonconformity nor shall increase the degree of the existing nonconformity of all or any part of such structure. An alteration for a non-air-conditioned space (e.g. patio, porch, roof terrace, balcony, arcade) shall be allowed under any circumstance.

**NA – NOT IN THE MTC**

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**Sec. 146-100. - TMN traditional McKinney neighborhood overlay district (suffix).**

(a) *General purpose and description.* The TMN traditional McKinney neighborhood overlay district allows for a modified set of standards of the underlying zoning district for those lots substandard because they may have been in place before zoning was established, or were encroached upon as a result of past or future easement or right-of-way dedication.

(b) *Applicability.* The provisions of the traditional McKinney neighborhood overlay district (TMN) apply only to single family detached residential uses and structures.

(c) *Boundaries.* The TMN overlay district establishes the boundaries of an area within which properties shall be subject to the regulations for this district, in addition to the regulations of the applicable zoning district. (The properties that are to be located within this overlay district are generally located on the south side of U.S. Highway 380, on the east side of Graves Street, and generally extending southward to Industrial Boulevard and eastward to the airport area.)

(d) *Space limits.* The following space limits shall apply to the TMN traditional McKinney neighborhood overlay district:

- (1) Minimum lot width: 90 percent of width of underlying district.
- (2) Minimum lot depth: 90 percent of depth of underlying district.
- (3) Minimum lot area: 80 percent of lot area of underlying district.
- (4) Minimum front yard: 80 percent of front yard setback of underlying district.
- (5) Minimum rear yard: 80 percent of rear yard setback of underlying district.
- (6) Minimum side yard: as defined in underlying district.
- (7) Minimum side at corner: 80 percent of side at corner setback of underlying district.
- (8) Maximum lot coverage: 50 percent.

**NA – LOT IS NOT SUBSTANDARD**

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Google Maps 606 N Church St

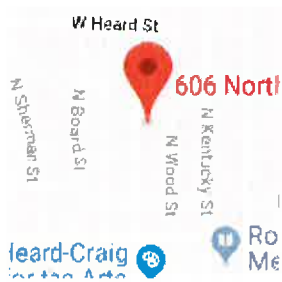


Image capture: Oct 2018 © 2019 Google

McKinney, Texas

Google

Street View - Oct 2018



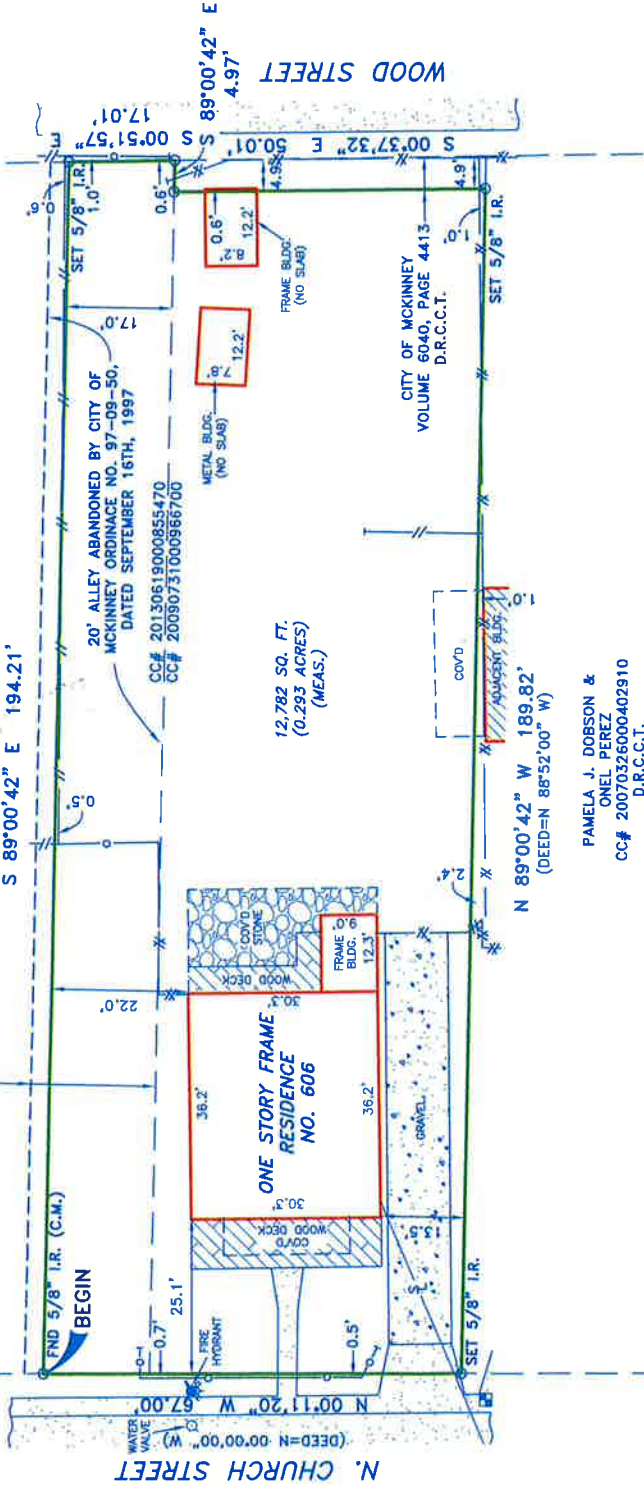


**\*SURVEY PLAT**

CHRIS HUTTON &  
HELEN HUTTON  
D.R.D.C.T.  
CC# 2014052000497580

20' DRAINAGE & UTILITY ESMT.  
PER CITY OF MCKINNEY  
ORDINANCE NO. 97-08-50

BASIS OF BEARINGS  
CC# 2014052000497580  
D.R.D.C.T.  
S 89°00'42" E 194.21'



PAMELA J. DOBSON &  
ONEL PEREZ  
D.R.D.C.T.  
CC# 200703926000402910

*Handwritten signature: Pamela J. Dobson*  
5/15/17

ADDRESS: 606 N. CHURCH STREET

NOTE:

ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "GLS 100163".

**FLOOD STATEMENT:**

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 460135 02801, DATED 09/02/2009, OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND SHOULD BE SHOWN TO BE WITHIN FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**PROPERTY DESCRIPTION:**

BEING SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO COUNTY CLERK J. THOMAS AND KAREN M. THOMAS, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2009073100096700, DEED DESCRIBED IN A DEED TO CLAM DEED, DANNY J. THOMAS AND KAREN M. THOMAS, RECORDED UNDER COUNTY CLERK'S FILE NO. 2013061900085470, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY OF N. CHURCH STREET, AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CHRIS HUTTON AND HELEN HUTTON, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014052000497580, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°00'42" EAST ALONG THE SOUTH LINE OF HUTTON TRACT, A DISTANCE OF 184.21 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER THEREOF, IN THE WEST RIGHT-OF-WAY LINE OF WOOD STREET;

THENCE SOUTH 00°51'57" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WOOD STREET, A DISTANCE OF 17.01 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF MCKINNEY, OF RECORD IN VOLUME 6040, PAGE 4413, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°00'42" WEST ALONG THE NORTH LINE OF SAID CITY OF MCKINNEY TRACT, A DISTANCE OF 4.97 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00°37'32" EAST ALONG THE PRESENT WEST RIGHT-OF-WAY LINE OF SAID WOOD STREET AND WEST LINE OF SAID CITY OF MCKINNEY TRACT, A DISTANCE OF 50.01 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID CITY OF MCKINNEY TRACT, IN THE SOUTH LINE OF SAID THOMAS TRACT;

THENCE NORTH 89°00'42" WEST ALONG THE SOUTH LINE OF SAID THOMAS TRACT, A DISTANCE OF 189.82 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER THEREOF, IN THE EAST RIGHT-OF-WAY LINE OF SAID N. CHURCH STREET;

THENCE NORTH 00°11'20" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N. CHURCH STREET, A DISTANCE OF 67.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.782 SQUARE FEET OR 0.293 ACRES OF LAND.

**SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:**

CERTIFIED TO: ALLIANCE TITLE GROUP, LLC BUYER: THOMAS IRON PIPE I.P.= IRON PIPE  
 DRAFTSMAN: JF#2017-252MCK DATE: 04/03/2017 JOB NO: 17-03-199  
 ESMT.= EASEMENT B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT

SYMBOL	LEGEND	FIND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE
---	WOOD FENCE			
---	CHAIN LINK FENCE			
---	WIRE FENCE			
---	IMPERIUM BOND FENCE			
---	COLUMN			
---	POWER POLE			
---	WATER METER			
---	POWELL			
---	OUTREACH SERVICE LINE			
---	CONCRETE			
---	ASPHALT SURFACE			
---	GRAVEL			
---	CONCRETE			

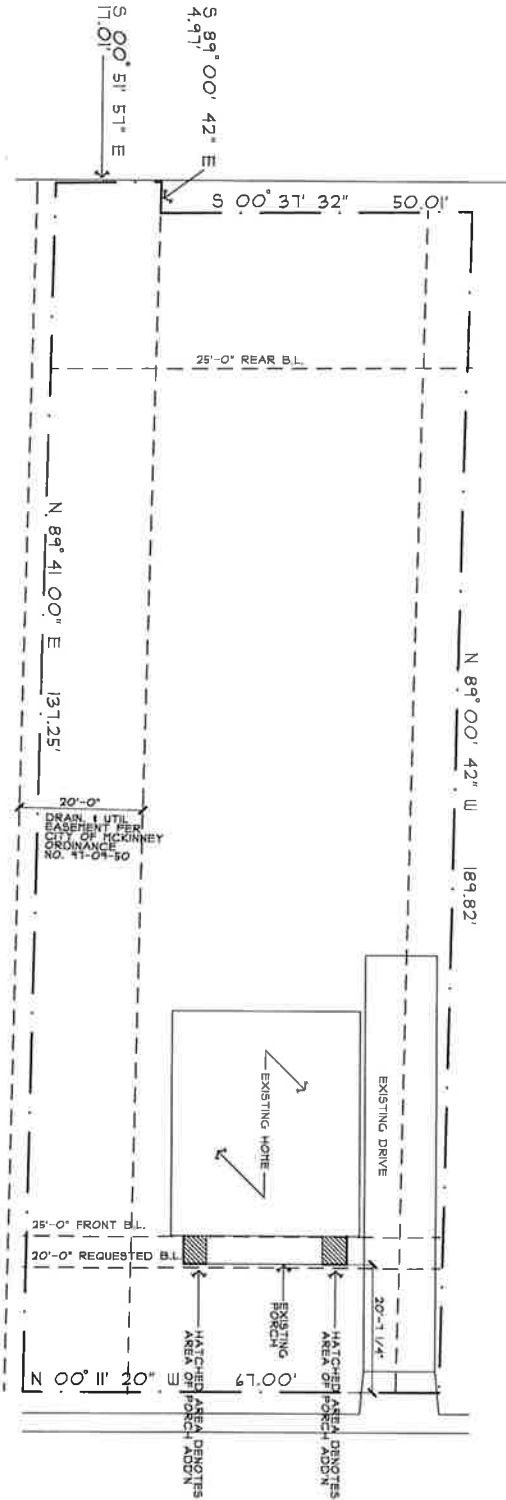


JASON L. MORGAN  
TAPES 5587



GLOBAL LAND SURVEYING, INC.  
2030 W. ARDEN, SUITE 1104  
PLANO, TEXAS 75074  
PHONE: 972.422.8000  
WWW.GLSURV.COM  
FIRM NO. 10016300

**Global Land Surveying, Inc.**  
SERVING THE GREATER DALLAS-FORT WORTH METROPOLIS SINCE 2002



1  
**PLOT PLAN**  
 SCALE: 1" = 30'-0"

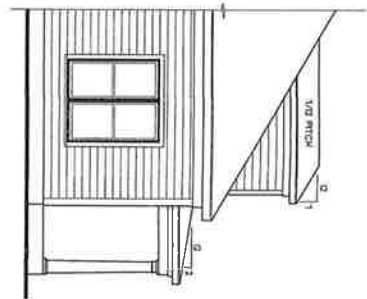
TOTAL LOT = 17849 S.F.  
 TOTAL COVERAGE = 1341 S.F. AT 24%



SHEET INDEX	
A1	COVER SHEET/SITE PLAN
A2	FOUNDATION/PLUMBING PLAN
A3	DEMOLITION PLAN
A4	ADDITION PLAN
A5	EXT. ELEVATIONS
A6	ROOF PLAN

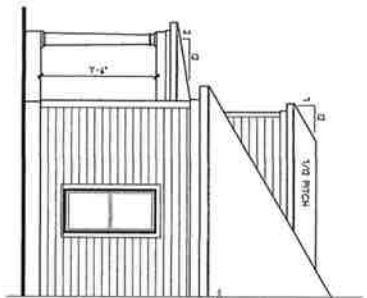
606 N. CHURCH STREET

<b>A1</b>	An Addition To: The Thoms Residence Location: 606 N. Church Street McKinney, TX	Date: 04-14-18	<b>COVER SHEET/          PLOT PLAN</b>	<small>THIS DOCUMENT, IN WHOLE OR IN PART, IS THE PROPERTY OF MCRREYNOLDS DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCRREYNOLDS DESIGNS.</small>	Revisions:	<b>McREYNOLDS DESIGNS</b> NEW HOMES • REMODELS • RENOVATIONS 214-551-5014 mark@mc Reynoldsdesigns.com
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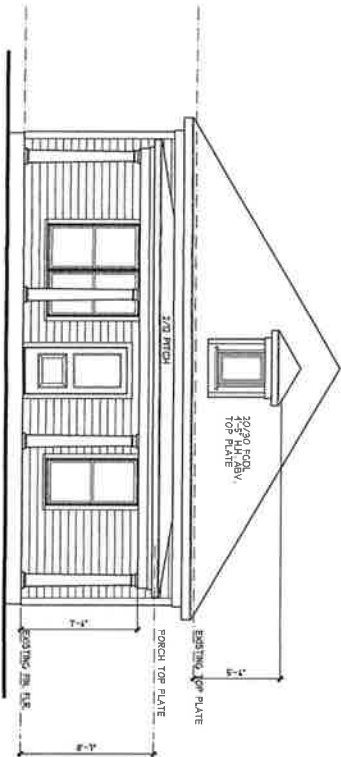
PART. LEFT ELEVATION  
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER) 1/4" = 1'-0" (1/4" X 8 1/2" PAPER)

3



PART. RIGHT ELEVATION  
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER) 1/4" = 1'-0" (1/4" X 8 1/2" PAPER)

2



FRONT ELEVATION  
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER) 1/4" = 1'-0" (1/4" X 8 1/2" PAPER)

1

<b>A5</b>	An Addition To: The Thomas Residence Location: 606 N. Church Street McKinney, TX	DATE: 06-14-18	ELEVATIONS	THIS DOCUMENT IS UNCONTROLLED. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE CURRENT EDITION AND CONTENTS OF ANY DOCUMENTS REFERENCED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE MOST CURRENT EDITION OF ANY DOCUMENTS REFERENCED HEREIN.	Revision:	<b>McREYNOLDS DESIGNS</b> NEW HOMES • REMODELS • RENOVATIONS 214-551-5014 mark@mcroyalnsdesigns.com
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