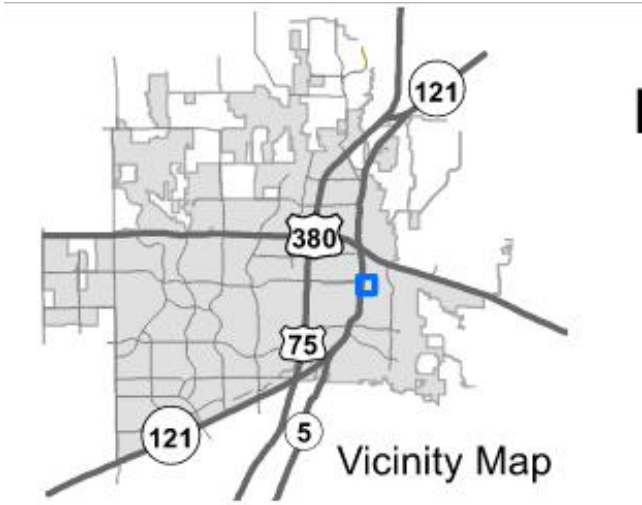
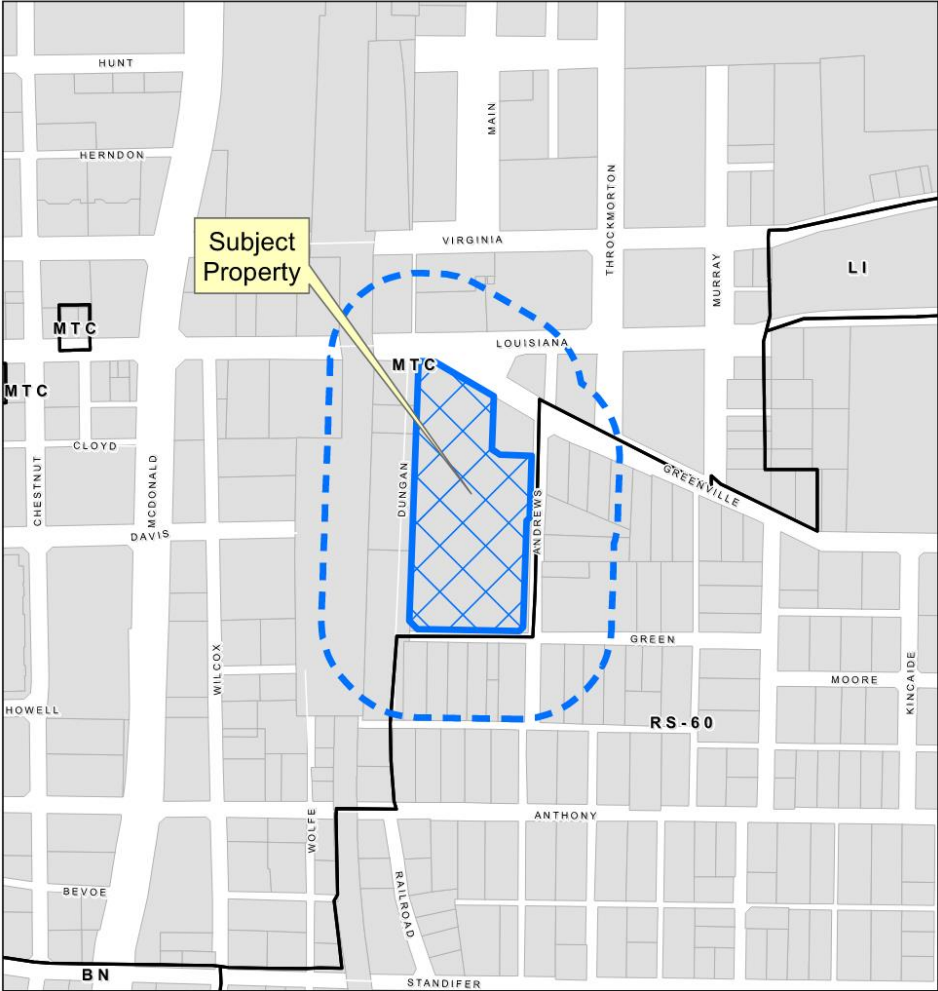


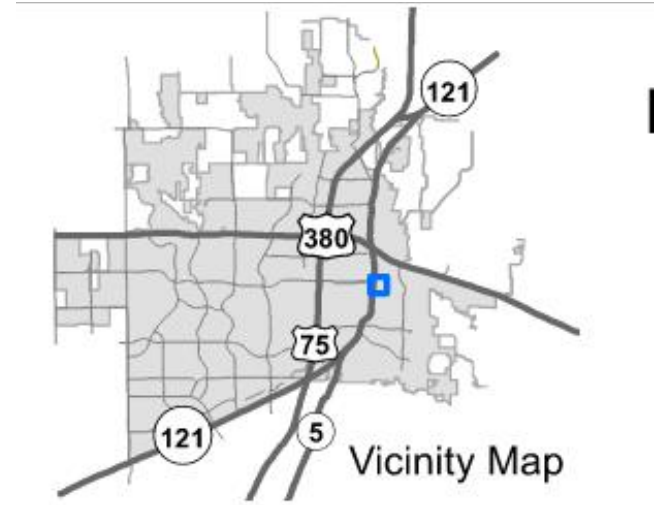
# Tupps Brewery SUP

21-0004SUP

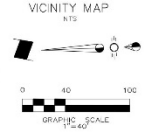
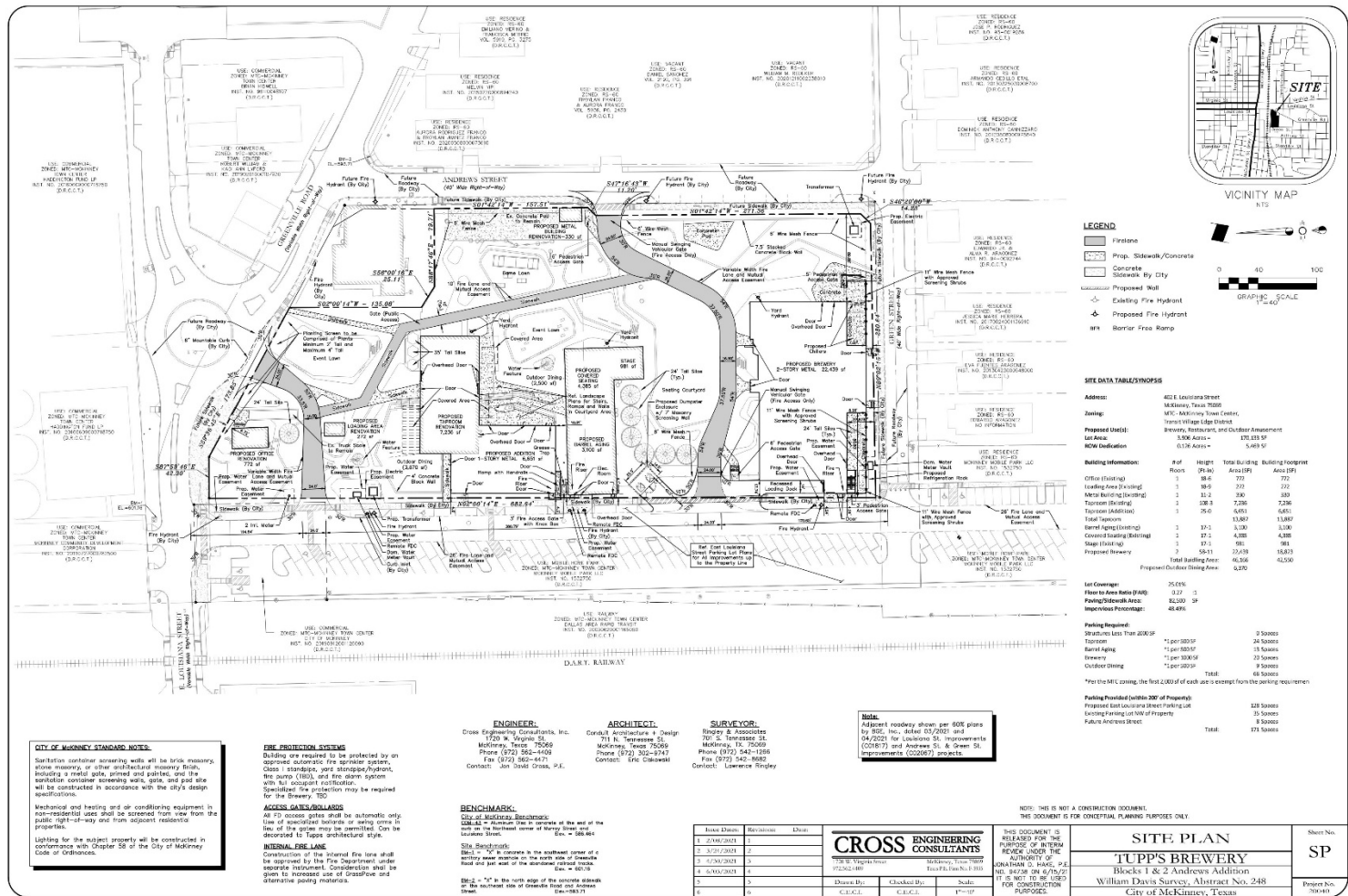
# Location Map



# Aerial Exhibit



# Proposed SUP Exhibit



- LEGEND**
- ▬ Firstline
  - ▬ Prop. Sidewalk/Concrete
  - ▬ Concrete
  - ▬ Sidewalk By City
  - ▬ Proposed Walk
  - ⊕ Existing Fire Hydrant
  - ⊕ Proposed Fire Hydrant
  - ⊕ Barricade Fire Ramp

**SITE DATA TABLES/NOTES**

**Address:** 802 Louisiana Street, McKinney, Texas 75069  
**Zoning:** MFC - McKinney Town Center, Breweries, Restaurants, and Outdoor Amusement  
**Proposed Units:** 1,500 sq. ft.  
**RDM Dedication:** 0.156 Acres = 5,489 sq. ft.

Building Information:	# of Rooms	# of Height	Total Building Footprint
Office (Existing)	1	96.6	772
Loading Area (Existing)	1	88.9	772
Area Building (Existing)	1	11.2	380
Tonnage (Existing)	1	136.3	7,286
Tonnage (Additional)	1	76.0	6,651
Total Tonnage	1	111.2	13,937
Barred (Height/Existing)	1	17.1	1,336
Covered (Height/Existing)	1	17.1	4,388
Stage (Existing)	1	19.1	981
Proposed Brewery	1	55.1	35,439
<b>Total Building Area</b>			<b>61,336</b>
<b>Proposed Outdoor Dining Area</b>			<b>4,200</b>

**Lot Coverage:** 25.01%  
**Floor to Area Ratio (FAR):** 0.27  
**Parking/Sidewalk Area:** 82,800 sq. ft.  
**Impervious Percentage:** 48.49%

**Parking Required:**  
 30' x 60' stalls: 25 spaces  
 20' x 30' stalls: 15 spaces  
 10' x 30' stalls: 25 spaces  
 8' x 30' stalls: 5 spaces  
**Total:** 60 spaces

**Parking Provided (within 200' of Property):** 125 spaces  
**Proposed Lot/Locational Street Parking Lot:** 25 spaces  
**Existing Existing Lot/Street Parking:** 8 spaces  
**Total:** 158 spaces

**Note:** For the MFC zoning, the first 2,000 sq. ft. of each lot is exempt from the parking requirement.

**CITY OF MCKINNEY STANDARD NOTES:**  
 Sanitation container screening walls will be brick, masonry, stone masonry, or other architectural masonry finish, including a metal gate, pinned and painted, and the sanitation container screening walls, gates, and pad site will be constructed in accordance with the city's design specifications.

**Mechanical and heating and air conditioning equipment in residential areas shall be screened from view from the public right-of-way and from adjacent residential properties.**  
 Lighting for the subject property will be constructed in accordance with Chapter 58 of the City of McKinney Code of Ordinances.

**USE PROTECTION SYSTEM:**  
 Building use required to be protected by an approved automatic fire suppression system. Class I standpipes, jacks, stoppage, hydrant, fire alarm, and fire alarm system with full occupant notification. Specific fire protection may be required for the Brewery, ISO.

**ACCESS LANE/ALLEYS:**  
 All city access gates shall be automatic only. Law of restricted bollards or swing arms in line of fire lanes may be permitted. Can be demurred to figure architectural style.

**INTERNAL FIRE LANE:**  
 Continuation of the internal fire lane shall be approved by the Fire Department under separate instrument. Consideration shall be given to increased use of fireproof and alternative piping materials.

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1720 N. Virginia St.  
 McKinney, Texas 75069  
 Phone (972) 582-4409  
 Fax (972) 460-6471  
 Contact: Jim David Cross, P.E.

**ARCHITECT:**  
 Corbett Architecture & Design  
 711 N. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 302-8747  
 Contact: Eric Cissel

**SURVEYOR:**  
 Bentley & Associates  
 701 S. Tennessee St.  
 McKinney, TX 75069  
 Phone (972) 542-1266  
 Fax (972) 542-1682  
 Contact: Lawrence Bentley

**Note:**  
 Adjacent roadway shown per 605 plans by SDC, Inc. dated 05/20/01 and 04/20/01 for Louisiana St. Improvements (CO287) and Andrews St. & Green St. Improvements (CO267) projects.

**BENCHMARK:**  
 City of McKinney Benchmark  
 UTM 14 = 1460000.00 m northing of the west end of the curb on the southeast corner of Henry Street  
 UTM 15 = 1460000.00 m northing of the west end of the curb on the southeast corner of Henry Street  
 Elevation = 526.86 ft

**Site Benchmarks:**  
 BM1 = "X" in concrete in the southeast corner of a building area on the north side of Andrews Street  
 BM2 = "X" in concrete in the southeast corner of a building area on the north side of Andrews Street  
 BM3 = "X" in concrete in the southeast corner of a building area on the north side of Andrews Street  
 Elevation = 526.78 ft

Issue Date	Revisions	Issue
1/24/2021	1	1
2/27/2021	2	2
3/23/2021	3	3
4/09/2021	4	4
5/3/2021	5	5
6/1/2021	6	6

**CROSS ENGINEERING CONSULTANTS**  
 972.582.4400  
 1720 N. VIRGINIA ST.  
 MCKINNEY, TEXAS 75069

Drawn By: [Blank] Checked By: [Blank] Nails: [Blank]  
 C.R.C. C.R.C. P=10

**THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF THE CITY OF MCKINNEY, TEXAS, AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.**

**SITE PLAN**  
**TUPP'S BREWERY**  
 Blocks 1 & 2 Andrews Addition  
 William Davis Survey, Abstract No. 248  
 City of McKinney, Texas

Sheet No. **SP**  
 Project No. 70464

TUPP'S BREWERY

# Proposed Landscape Exhibit

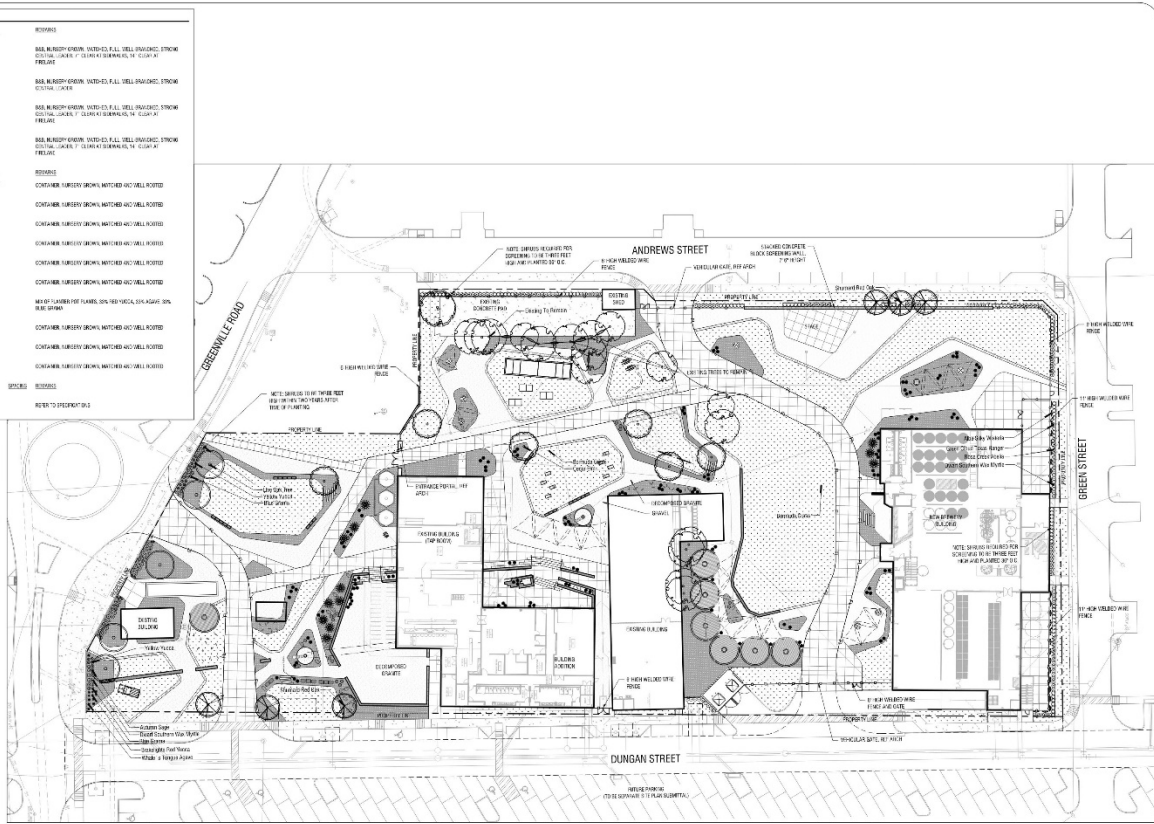
PLANT SCHEDULE				
SYMBOL	COMMON BOTANICAL NAME	CODE	SIZE	SPACING
○	Plant 1 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
○	Plant 2 (Tree/Small Tree)	6" x 8"	8" x 8"	10' x 10'
○	Plant 3 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
○	Plant 4 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 13 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 18 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 22 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
○	Plant 23 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
○	Plant 24 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 33 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 52 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 55 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 57 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'
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○	Plant 100 (Tree/Small Tree)	4" x 6"	6" x 6"	10' x 10'

**PLANTING NOTES:**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LICENSE OF ALL LANDSCAPE CONTRACTORS.
- PLANTING SHALL BE COMPLETED BY THE END OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LICENSE OF ALL LANDSCAPE CONTRACTORS.
- ALL PLANT MATERIAL SHALL BE PROVIDED IN HEALTHY AND PROPER CONDITION AND MUST BE REPLACED WITHIN FOUR MONTHS OF THE END OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION AND FILLING OF AREAS FROM TO PLANTING IN ALL AREAS.
- PLANTING MATERIAL SHALL BE DELIVERED BY LANDSCAPE CONTRACTOR TO THE PROJECT SITE AND SHALL BE RESPONSIBLE FOR ANY AND ALL TRUCKS, TRAILERS, AND EQUIPMENT TO BE USED TO DELIVER AND PLANT THE MATERIAL. ALL TRUCKS AND EQUIPMENT SHALL BE PROTECTED BY CURBS AND BARRIERS AT ALL TIMES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES, AND LAND.
- ALL PLANTING MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE AND SHALL BE PLANTING AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES, AND LAND.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TRUCKS, TRAILERS, AND EQUIPMENT TO BE USED TO DELIVER AND PLANT THE MATERIAL. ALL TRUCKS AND EQUIPMENT SHALL BE PROTECTED BY CURBS AND BARRIERS AT ALL TIMES.
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**IRRIGATION NOTES:**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE LANDSCAPE CONTRACTOR AND SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MCKINNEY SPECIFICATIONS.
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Code Planting Plan  
Scale: 1" = 30'-0" **A**

Issue/Change	Revisions	Date
1	3/26/2023	1
2	3/26/2023	2
3	4/10/2023	3
4	4/10/2023	4
5		5
6		6

**Kimley»Horn**  
500 West Travis Street  
Suite 100  
McKinney, TX 75069 | 469.301.2500

**CROSS ENGINEERING CONSULTANTS**  
2525 W. Veterans Street  
972.967.8800  
McKinney, Texas 75069  
Date: 2.1.2023, File No: 23015

Drawn By: [Signature] Checked By: [Signature] Scale: [Blank]



**CODE PLANTING PLAN**  
**TUPP'S BREWERY**  
Blocks 1 & 2 Andrews Addition  
William Davis Survey, Abstract No. 248  
City of McKinney, Texas

Sheet No. **L1.02**  
Project No. 200441

TUPP'S BREWERY

# Proposed Screening Exhibit

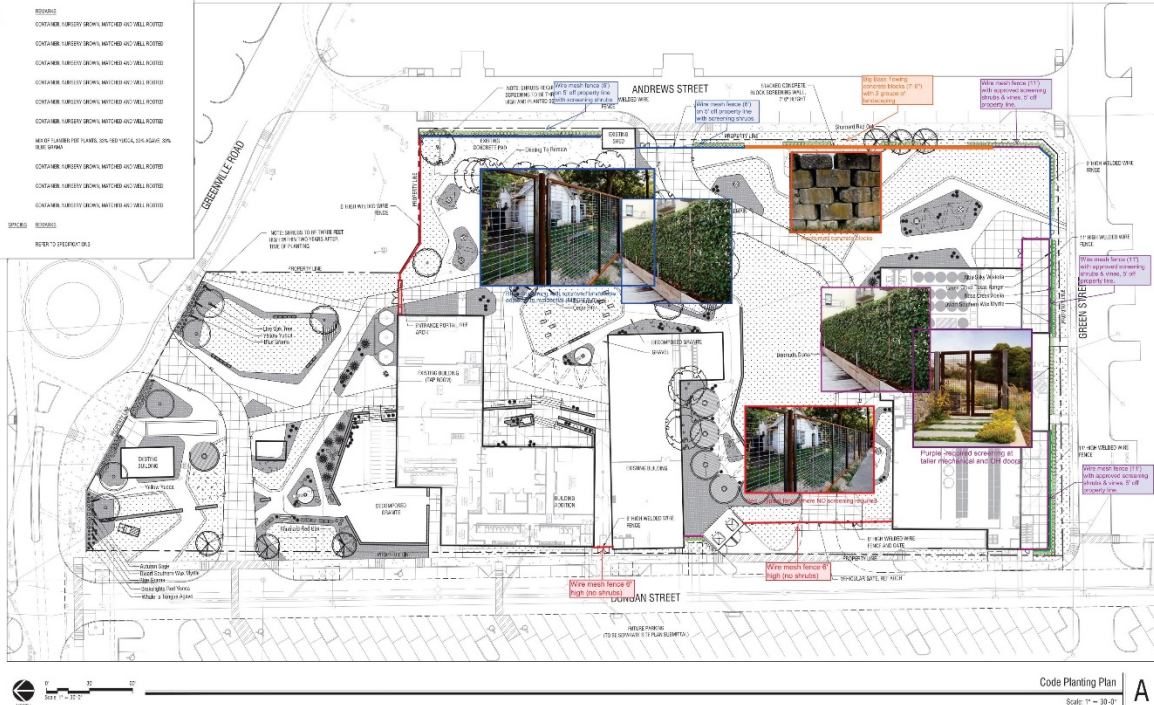
PLANT SCHEDULE				
SYMBOL	COMMON / TECHNICAL NAME	CODE	SIZE	REMARKS
○	Plant 1 (Tree)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 2 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 3 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 4 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 5 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 6 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 7 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 8 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 9 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 10 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
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○	Plant 15 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 16 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 17 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 18 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 19 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES
○	Plant 20 (Shrub)	4'x4'	8' H	SEE PLANTING NOTES FOR SPECIFICATIONS AND PLANTING DATES

**PLANTING NOTES:**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LEASER OF ALL LANDSCAPING PERMITS.
- PLANTING SHALL BE COMPLETED BY THE END OF THE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL PLANT MATERIAL SHALL BE PROVIDED TO THE SITE IN A HEALTHY AND PROPER CONDITION AND MUST BE REPLACED WITH LIKE MATERIAL IF ANY LOSS OCCURS DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING PLANTS AND TREES FROM DAMAGE TO REMAIN IN ALL AREAS.
- PLANTING MATERIAL SHALL BE DELIVERED TO THE SITE BY THE LANDSCAPE CONTRACTOR WITH PROPER DOCUMENTATION INCLUDING PROOF OF PAY AND HEALTHY SOURCE. ALL PLANTING MATERIAL SHALL BE INSPECTED AND APPROVED BY THE CITY OF MCKINNEY PRIOR TO PLANTING.
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**IRRIGATION NOTES:**

- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MCKINNEY IRRIGATION CODE.
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Issue/Date	Revisions	Date
1. 3/26/2021	1	
2. 5/24/2021	2	
3. 4/26/2021	3	
4. 4/22/2021	4	
5. 7. 7. 7.		
6. 6. 6. 6.		

**Kimley»Horn**  
 500 WEST DAVIS STREET  
 SUITE 100  
 MCKINNEY, TX 75069 | 469.301.2500

**CROSS ENGINEERING CONSULTANTS**  
 2525 W. Vesper Street  
 McKinney, Texas 75069  
 Date: 7/1/2021 11:35:15  
 Drawn By: JTD Checked By: JMB Scale:



**CODE PLANTING PLAN**  
**TUPP'S BREWERY**  
 Blocks 1 & 2 Andrews Addition  
 William Davis Survey, Abstract No. 248  
 City of McKinney, Texas

Sheet No. **L1.02**  
 Project No. 200441

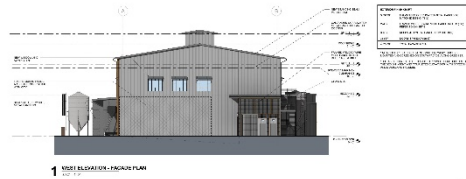
Code Planting Plan  
 Scale: 1" = 20'-0"

TUPP'S BREWERY

**TUPPS BREWERY**  
06.02.21

FACADE PLAN  
100 E. LOCUST AVE. ST. LOUIS, MO 63102  
DATE: 06.02.21

EXTERIOR ELEVATIONS  
3/32" = 1'-0"



PROJECT: TUPPS BREWERY | SHEET: 06.02.21 | DATE: 06.02.21

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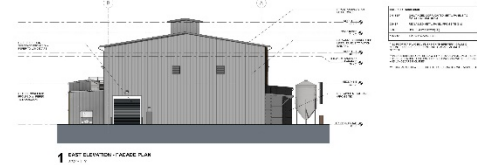


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# Proposed Elevations Exhibit

