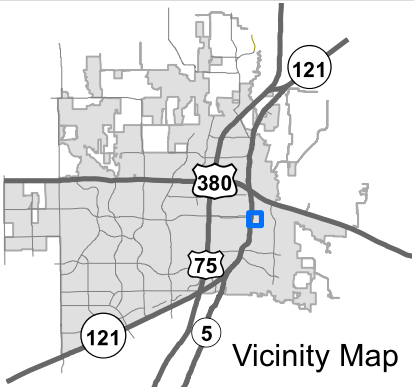
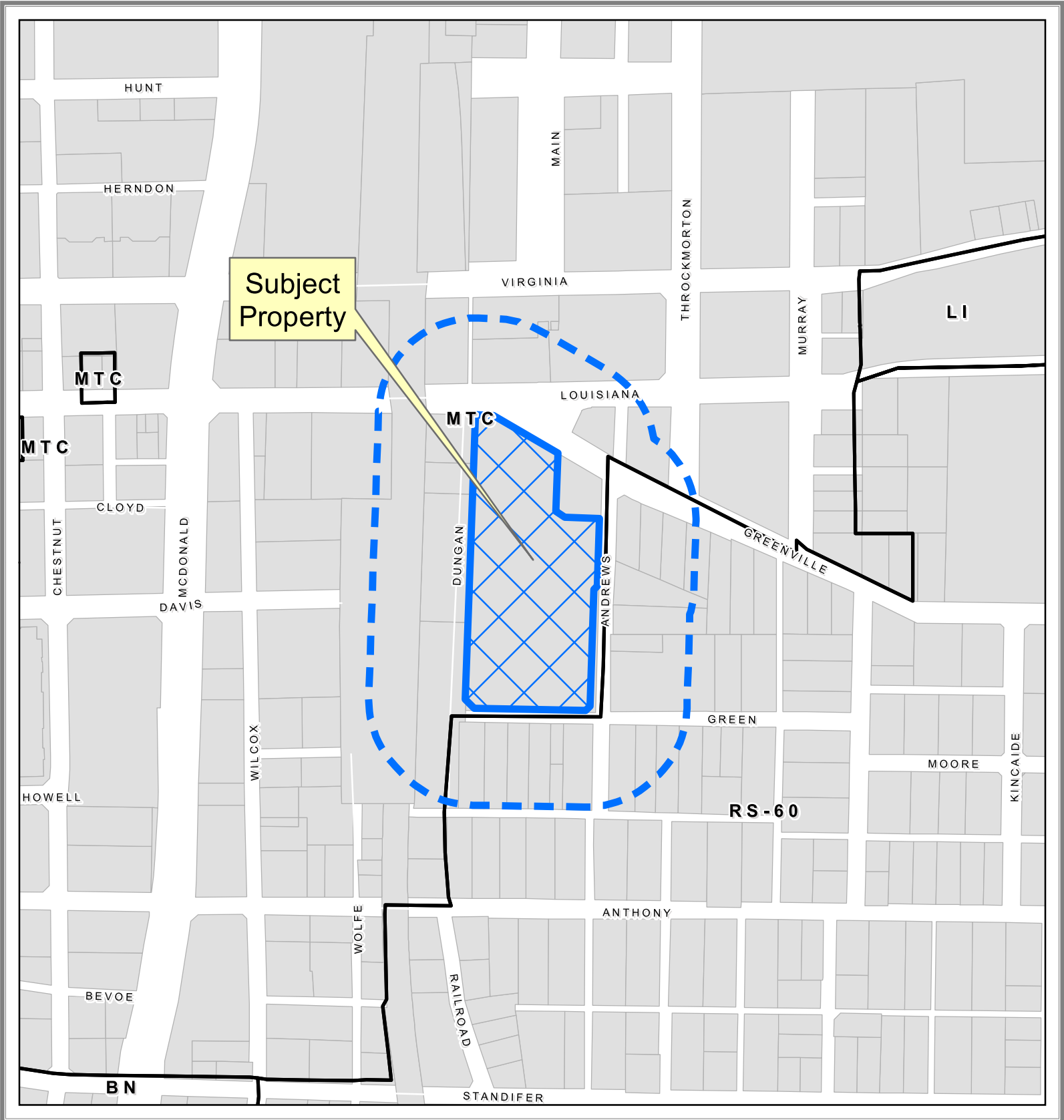
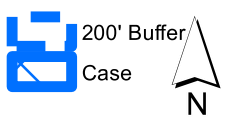
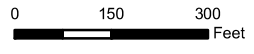


EXHIBIT A



Property Owner Notification Map

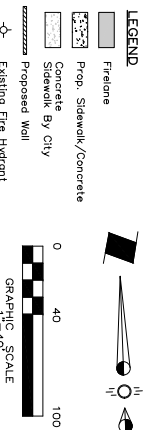
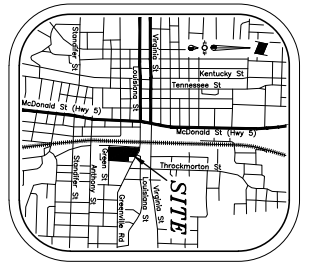
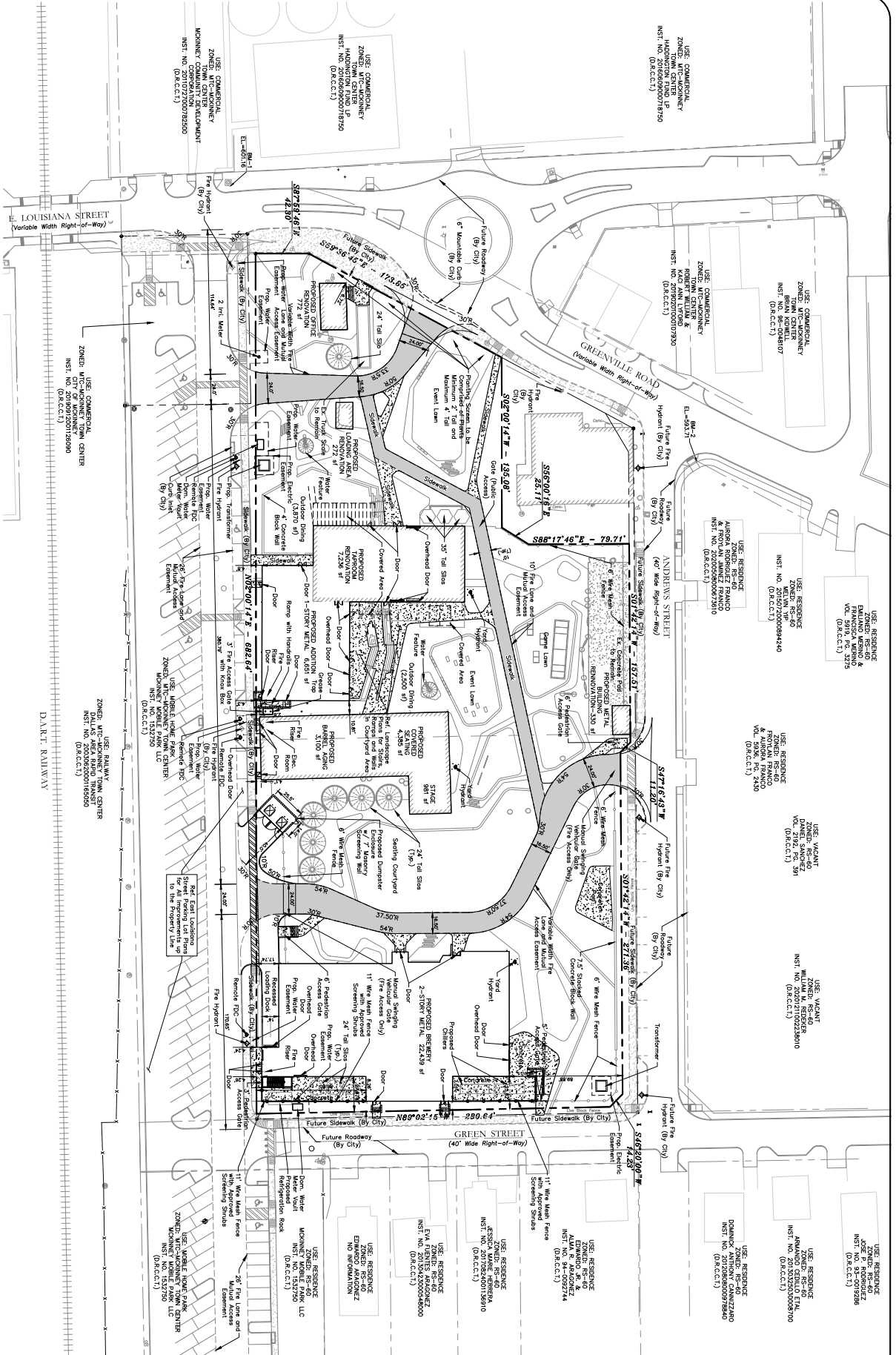
21-0004SUP



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.



EXHIBIT B



SITE DATA TABLE/SYNOPSIS

Address:	402 E. Louisiana Street
Zoning:	MDC - Medium Density Residential
Proposed Use(s):	Brewery, Restaurant, and Outdoor Amusement
Lot Area:	3,006 Acres +
ROW Dedication:	0.125 Acres +
Building Information:	
Floors (Total)	171
Office (Existing)	18.9
Loading Area (Existing)	3.0
Taproom (Existing)	11.3
Taproom (Addition)	1.8
Total Taproom	13.1
Barrel Aging (Existing)	1.7
Covered Storage (Existing)	1.7
Storage (Existing)	1.7
Proposed Brewery	18.1
Proposed Outdoor Dining Area	42.50
Total Building Area	53.0

Lot Coverage:	25.01%
Floor to Area Ratio (FAR):	0.27
Paving/Sidewalk Area:	82,500 SF
Impervious Percentage:	48.49%

Parking Provided:

Structure: Less than 2000 SF	0.5 Spaces
Taproom	24 Spaces
Barrel Aging	13 Spaces
Brewery	20 Spaces
Outdoor Dining	63 Spaces
Total:	128 Spaces

*Per the MFC zoning, the first 2,000 SF of each uses exempt from the parking requirement

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Sheet No.	SP-040
Project No.	200440

SITE PLAN

TUPPS BREWERY

Blocks 1 & 2 Andrews Addition No. 248

William Davis Survey, Abstract No. 248

CITY OF MCKINNEY, TEXAS

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, TX 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
Condit Architecture + Design
111 N. Tennessee St.
McKinney, TX 75069
Phone (972) 302-9742
Contact: Eric Chikowski

SURVEYOR:
Ringley & Associates
201 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1286
Fax (972) 542-8892
Contact: Lawrence Ringley

BENCHMARK:
City of McKinney Benchmark:
2024.25 - Minimum Disc to corner of the end of the Louisiana Street
Elev. = 586.44
Elev. = 586.44

INTERNAL EBE LANE:
Construction of the internal fire lane shall be approved by the Fire Department under separate instrument. Consideration shall be given to the following:
1. Elevation
2. Slope
3. Surface material
4. Drainage
5. Access
6. Other

ACCESS GATES/BOLLARDS:
All PD access gates shall be automatic only and shall be controlled by a fire alarm system. The use of specialized bollards or swing arms is discouraged to improve architectural style.

FIRE PROTECTION SYSTEMS:
Santilium consider screening walls will be brick masonry, stone masonry, or other architectural masonry finish. Sanitation consider screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.

Mechanical and heating and/or conditioning equipment in non-residential uses shall be screened from view from the property line.

Lighting for the subject property will be constructed in accordance with the City of McKinney Code of Ordinances.

CITY OF MCKINNEY STANDARD NOTES:

Sanitation consider screening walls will be brick masonry, stone masonry, or other architectural masonry finish. Sanitation consider screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.

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