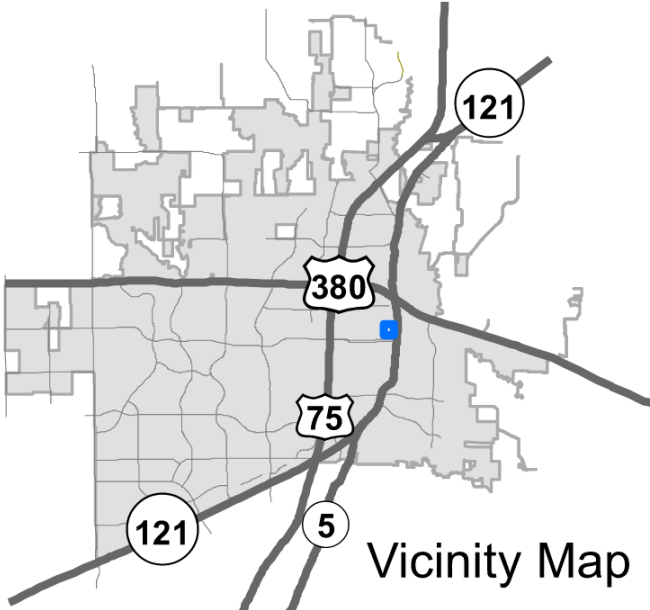
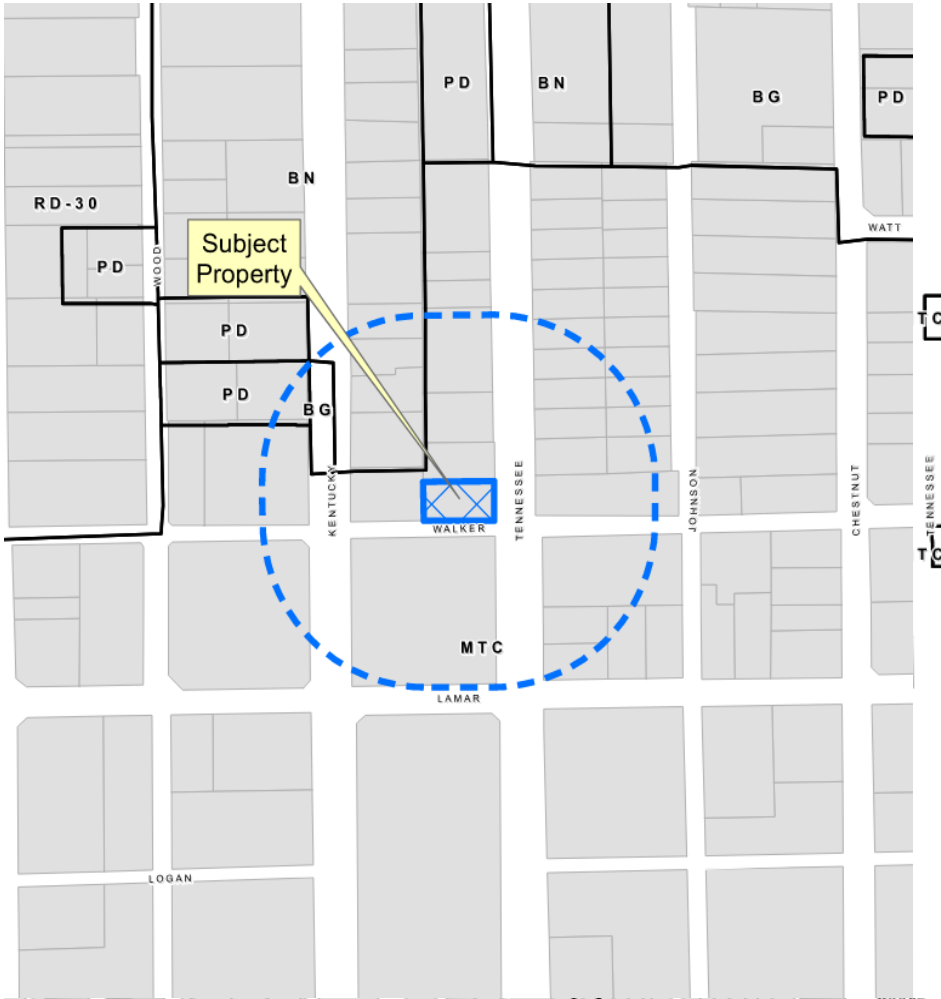


# Art and Pottery Studio Site Plan

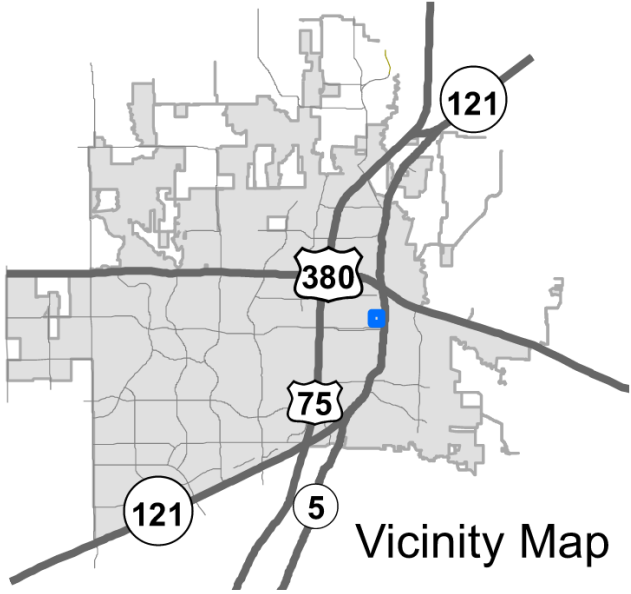
22-0021SP

# Location Map



Vicinity Map

# Aerial Exhibit



# Proposed Site Plan

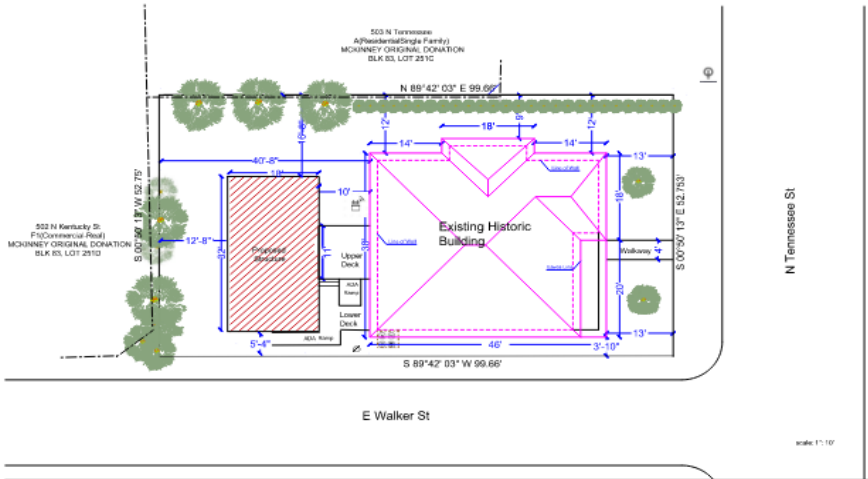
**Legend**

- 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)

Project Name: **Art and Pottery Studio**  
 Applicant: **Mruthunjaya 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**

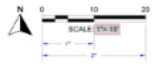


- Standard Notations**
- City Of McKinney Site Plan Notes:**
- Sanitation container screening walls will be brick masonry, stone, masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications
  - 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
  - Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances



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 18' 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:**
- 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.
  - Screening with Adjacent Residential 503 N Tennessee st will be live screen with existing trees and new plants approved by city.
  - Related Fire Variance Request (Code Deviation) FIREVAR2022-03-00020



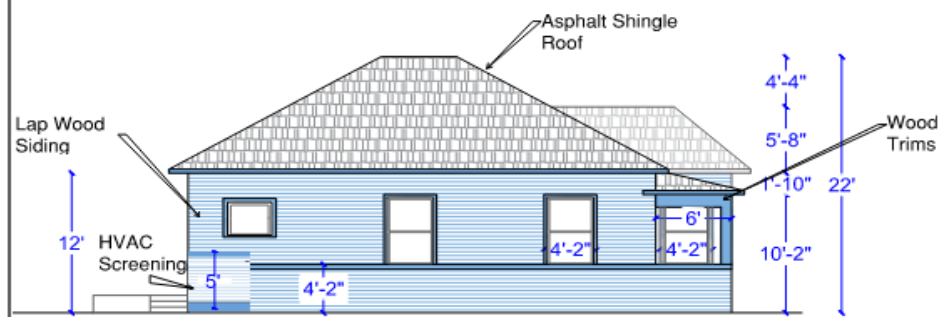
Designer/Architect	Luisan luisan@mysiteplan.com	SCALE: 1" = 10 FEET
DRAWING NO.	003	DATE: 03-22-2022

## Art and Pottery Studio: Main Site Plan

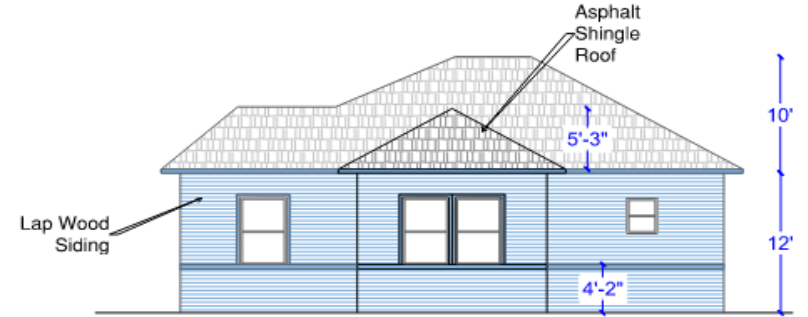
501 N Tennessee St  
 McKinney Texas 750069

# Proposed Facade Plan

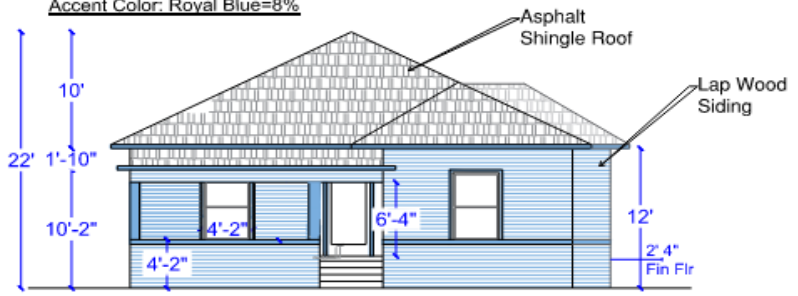
Project Name: **Art and Pottery Studio**  
 Applicant: **Mruthyunjaya Shastry**  
 Address: **3846 NW Devoto Ln Portland OR 97229**  
 Owner: **Same as Applicant**  
 Architect: **Ludjan: Mysite Plan Ludjan@mysiteplan.com**  
 Development Location: **MCKINNEY ORIGINAL DONATION, BLK 83 Lot 251E : 501 N Tennessee St**



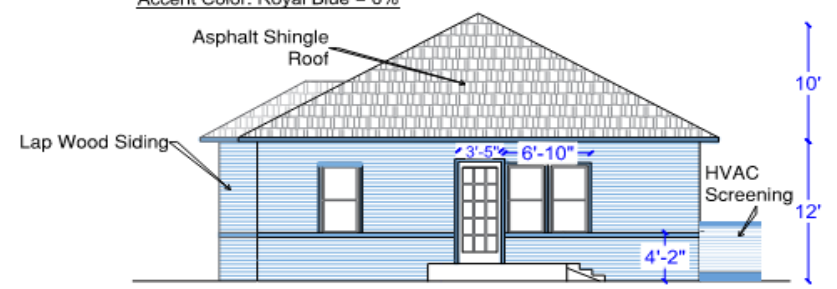
**SOUTH ELEVATION** Scale 1/4"=1'0"  
 Lap wood siding =100%  
 Elevation color: Pastel Blue=92 %  
 Accent Color: Royal Blue=8%



**NORTH ELEVATION** Scale 1/4"=1'0"  
 Lap wood siding =100%  
 Elevation color: Pastel Blue = 94 %  
 Accent Color: Royal Blue = 6%



**EAST ELEVATION**  
 Scale 1/4"=1'0"  
 Lap wood siding =100%  
 Elevation color: Pastel Blue=89 %  
 Accent Color: Royal Blue=11%



**WEST ELEVATION**  
 Scale 1/4"=1'0"  
 Lap wood siding =100%  
 Elevation color: Pastel Blue = 90 %  
 Accent Color: Royal Blue = 10%



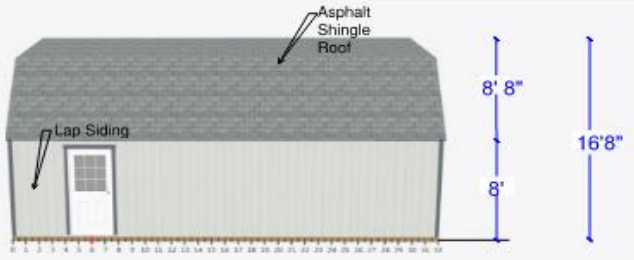
Designer/Architect: Ludjan ludjan@mysiteplan.com	SCALE: 1/4" = 1 FOOT DATE: 11-22-22
DRAWING NO.: 001	

## Art and Pottery Studio: Main Elevation

501 N Tennessee St  
 McKinney Texas 750069

# Proposed Facade Plan

Project Name: **Art and Pottery Studio**  
 Applicant : **Mruthyunjaya Shastry**  
 Address: **3846 NW Devoto Ln Portland OR 97229**  
 Owner: **Same as Applicant**  
 Architect: **Ludjan: Mysite Plan Ludjan@mysiteplan.com**  
 Development Location: **MCKINNEY ORIGINAL DONATION, BLK 83 Lot 251E : 501 N Tennessee St**



**WEST ELEVATION**  
 Scale 1/4"=1'0"  
 Lap siding =100%  
 \*Elevation color: Pastel Blue = 96 %  
 \*Accent Color: Royal Blue = 4%



**SOUTH ELEVATION** Scale 1/4"=1'0"  
 Lap siding =100%  
 \*Elevation color: Pastel Blue=92 %  
 \*Accent Color: Royal Blue=8%

**Building Size :**18' wide by 32' long  
**Paint Selection:** Customer Selected  
**Roof Selection:** Weathered Gray  
**Building Material:**Wood Frame with Lap siding  
 1 Story with storage loft/attic  
 White Drip Edge  
 Foot Print: 576 sqft



**EAST ELEVATION**  
 Scale 1/4"=1'0"  
 Lap siding =100%  
 \*Elevation color: Pastel Blue=95%  
 \*Accent Color: Royal Blue=5%



**NORTH ELEVATION** Scale 1/4"=1'0"  
 Lap siding =100%  
 \*Elevation color: Pastel Blue = 95 %  
 \*Accent Color: Royal Blue = 5%

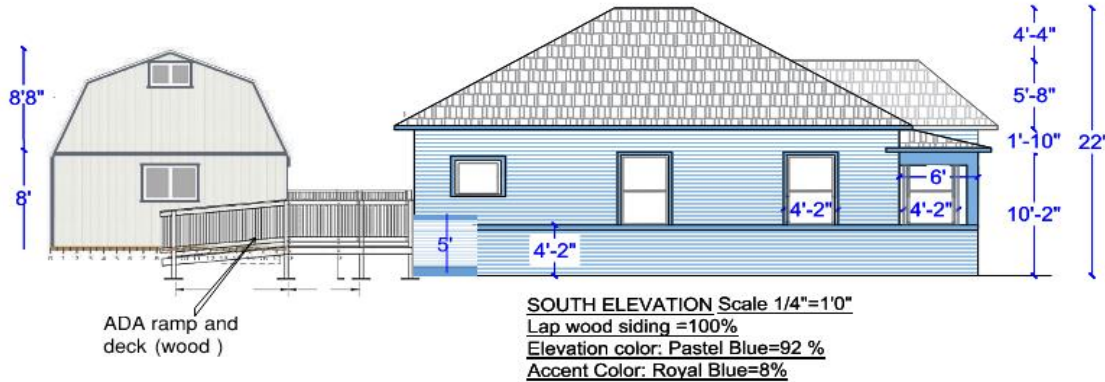
**Notes:**  
 \* Elevation Color same as Main House. The Elevation shows default color shown by the TuffShed Elevation program and cannot be changed

	TUFF SHED Division: Tool designed by: Ludjan (Mysite)	SCALE: 1/4" = 1'0"
	DRAWING NO.: 009-A	DATE: 03-22-22

## Art and Pottery Studio: Addition Elevation

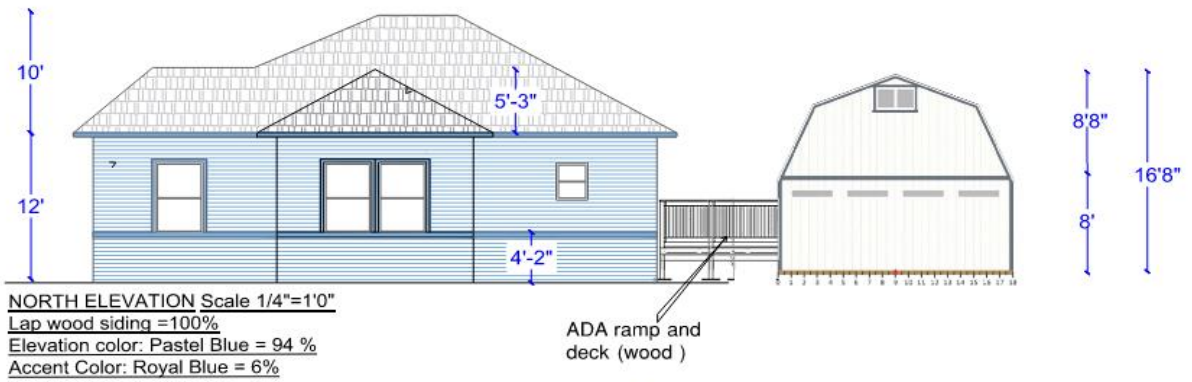
501 N Tennessee St  
 Mckinney Texas 750069

# Proposed Facade Plan



ADA ramp and deck (wood)

Notes:  
 \* Elevation Color same as Main House. The Elevation shows default color shown by the TuffShed Elevation program and cannot be changed



ADA ramp and deck (wood)

