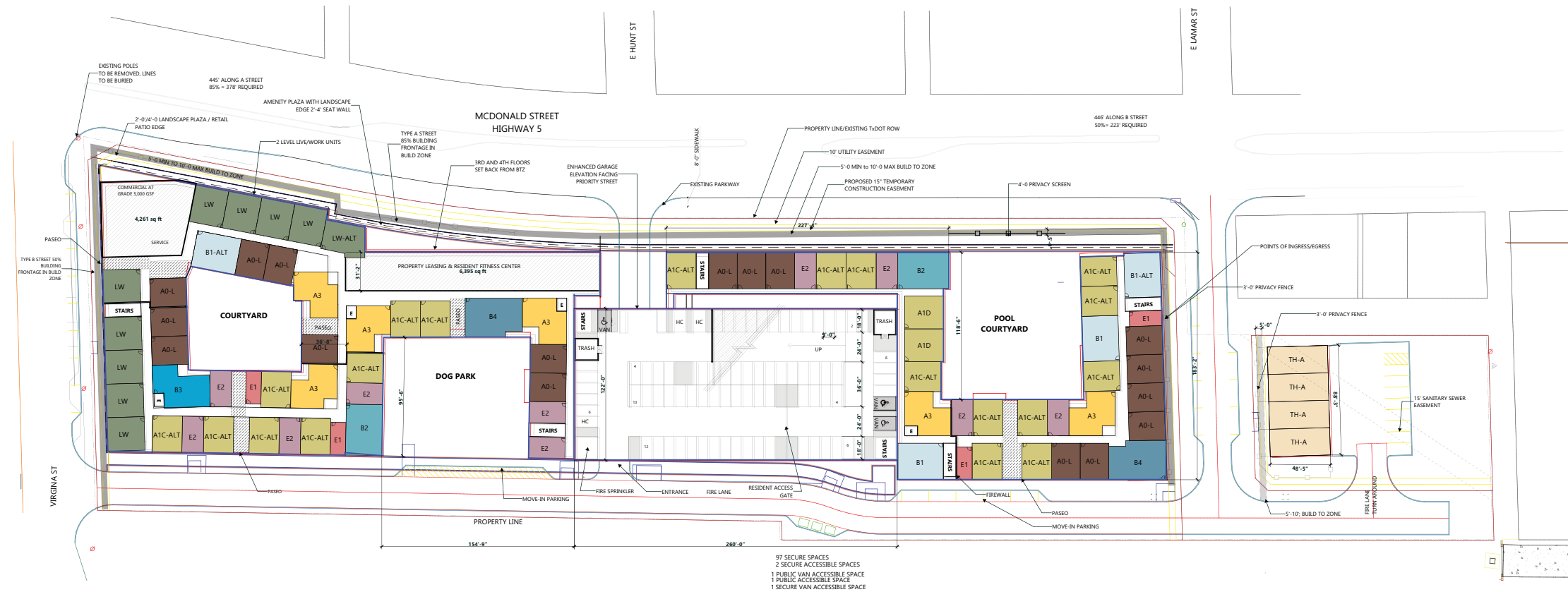




HIGHWAY 5 MCKINNEY, TEXAS



97 SECURE SPACES
2 SECURE ACCESSIBLE SPACES
1 PUBLIC VAN ACCESSIBLE SPACE
1 PUBLIC ACCESSIBLE SPACE
1 SECURE VAN ACCESSIBLE SPACE

PARKING TOTALS	
PUBLIC SPACES	38
SECURE SPACES	405
TOTAL SPACES	443
PUBLIC VAN ACCESSIBLE SPACE	1
PUBLIC ACCESSIBLE SPACE	2
SECURE VAN ACCESSIBLE SPACE	2
SECURE ACCESSIBLE SPACE	6

16 | First Level 0' 25' 50' 100'

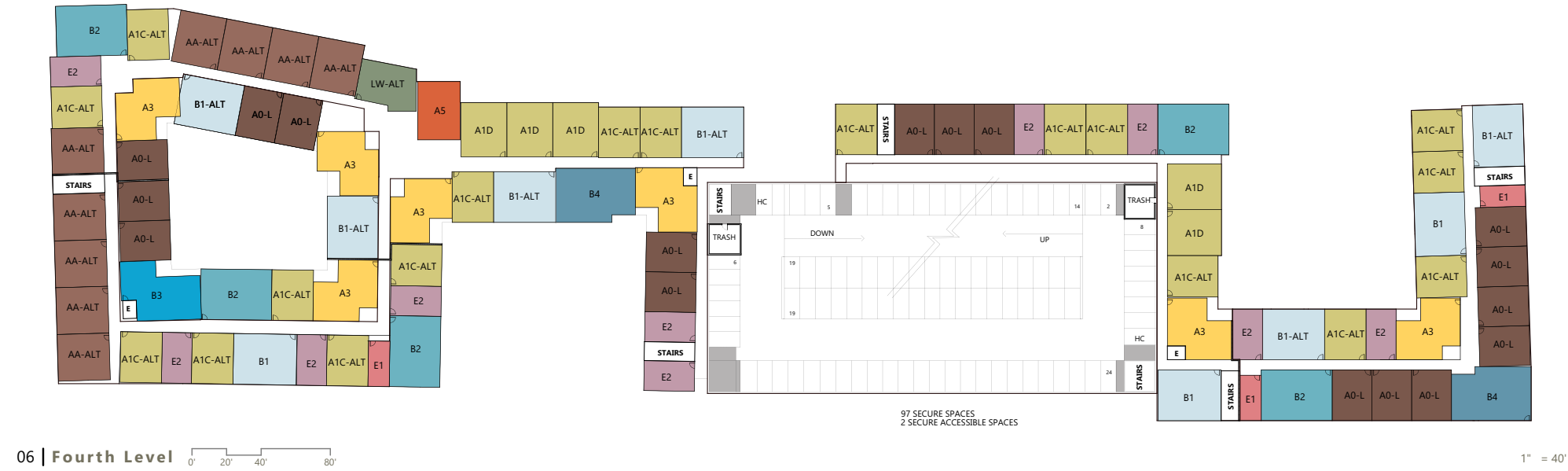
1" = 50'
NORTH

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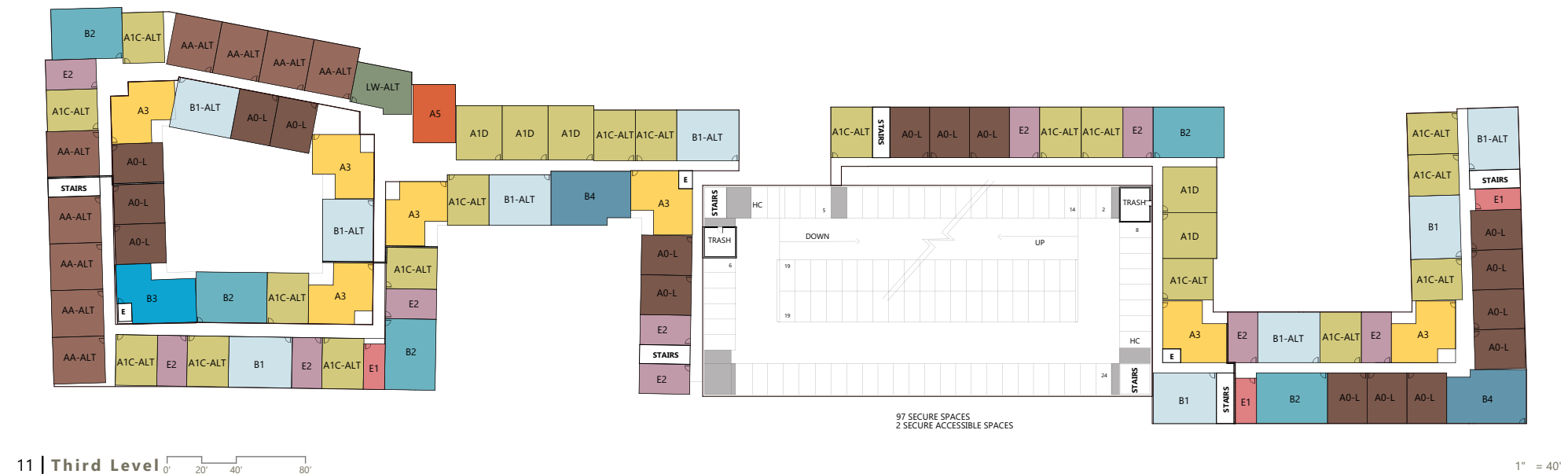
10.28.21

SITE PLAN

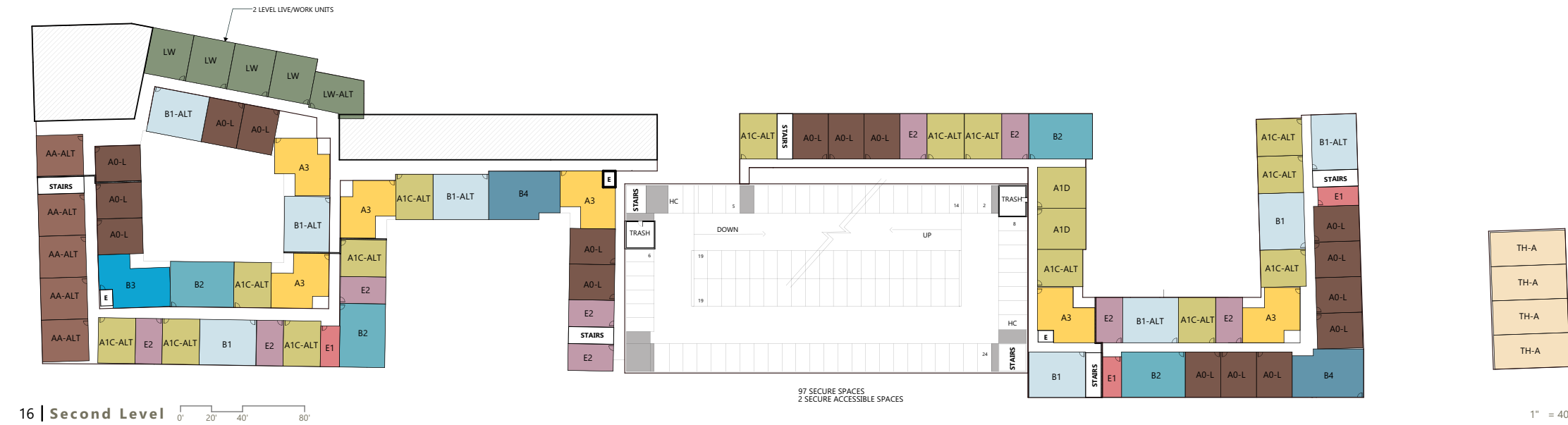
2019026.00 MA



06 | Fourth Level



11 | Third Level



16 | Second Level

- TH-A
- TH-A
- TH-A
- TH-A

1" = 40' BUILDING PLAN

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2



01 | HWY 5 ELEVATION

[PERCENTAGE CALCULATIONS]
MATERIALS:
 MASONRY: 98%
 METAL PANEL: 2%
GLAZING:
 UPPER FLOOR RESIDENTIAL: 31%
 FIRST FLOOR: 69%



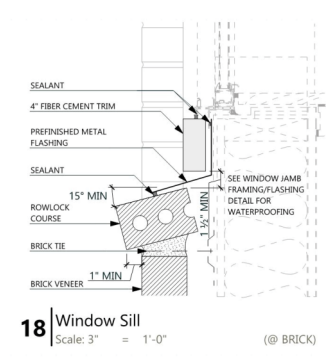
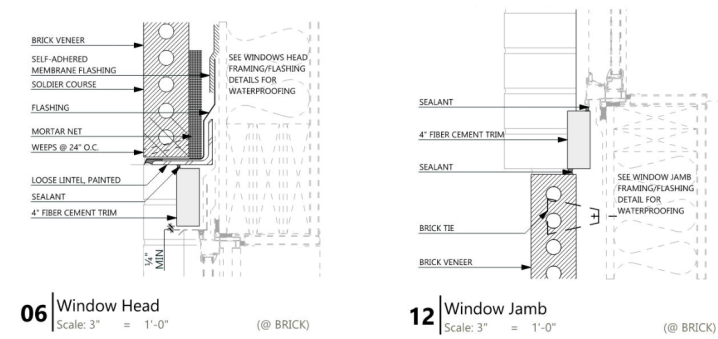
02 | HWY 5 ELEVATION

[PERCENTAGE CALCULATIONS]
MATERIALS:
 MASONRY: 100%
GLAZING:
 UPPER FLOOR RESIDENTIAL: 31%



03 | VIRGINIA ST. ELEVATION

[PERCENTAGE CALCULATIONS]
MATERIALS:
 MASONRY: 95%
 METAL PANEL: 5%
GLAZING:
 RESIDENTIAL: 33%
 FIRST FLOOR: 67%



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01 | EAST ELEVATION

[PERCENTAGE CALCULATIONS]
*NOT APPLICABLE ON STREETS
THAT ARE NOT DESIGNATED AS
PRIMARY 'A' OR 'B' STREETS.



02 | EAST ELEVATION

[PERCENTAGE CALCULATIONS]
*NOT APPLICABLE ON STREETS
THAT ARE NOT DESIGNATED AS
PRIMARY 'A' OR 'B' STREETS.



03 | E. LAMAR ST. ELEVATION

[PERCENTAGE CALCULATIONS]
MATERIALS:
MASONRY: 100%
GLAZING:
RESIDENTIAL: 32%

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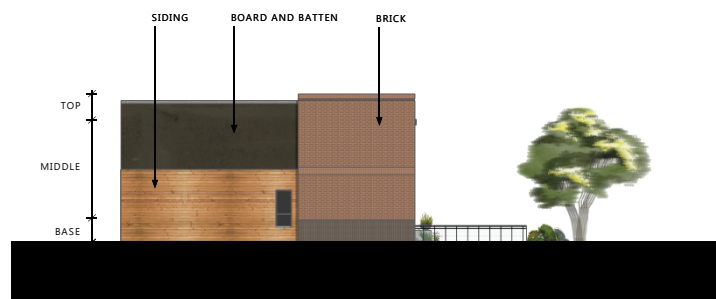
01 | WEST ELEVATION

[PERCENTAGE CALCULATIONS]
MATERIALS:
 MASONRY: 85%
 CEMENT PANEL: 15%
GLAZING:
 RESIDENTIAL: 30%



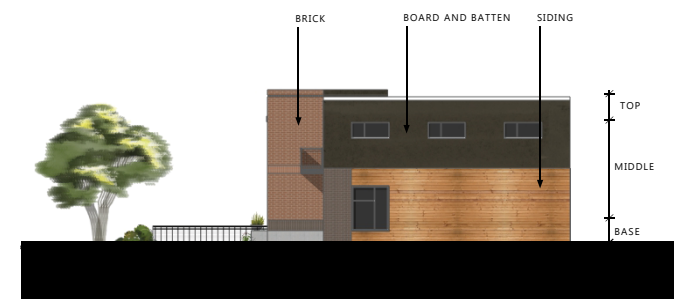
02 | EAST ELEVATION

[PERCENTAGE CALCULATIONS]
 *NOT APPLICABLE ON STREETS
 THAT ARE NOT DESIGNATED AS
 PRIMARY 'A' OR 'B' STREETS.



03 | NORTH ELEVATION

[PERCENTAGE CALCULATIONS]
 *NOT APPLICABLE ON STREETS
 THAT ARE NOT DESIGNATED AS
 PRIMARY 'A' OR 'B' STREETS.



04 | SOUTH ELEVATION

[PERCENTAGE CALCULATIONS]
 *NOT APPLICABLE ON STREETS
 THAT ARE NOT DESIGNATED AS
 PRIMARY 'A' OR 'B' STREETS.

A FIRM WITH A VIBRANT
& EXCITING CULTURE
RECOGNIZED FOR
ELEVATED DESIGN



HWY 5

JHP Architecture / Urban Design
Project Number 2019026.00

09.15.2021

PROJECT TABULATION																				GOAL MIX:		Description		Unit		E1		E2		LW		LW-ALT		A0-L		A1C-ALT		AA-ALT		A1D		A2		A3		A4-L		A5		B1-ALT		B1		B2		B3		B4		TH-A		Totals/Avg.	
Site Acreage 5.3 Net Acres																																																												Efficiency 82.2%			
Project Density 60.00 Units Per Acre																																																															
GOAL MIX:																																																															
Description																																																															
Total Number																																																															
Net Square Footage																																																															
Gross Square Footage																																																															
Percent of Total																																																															
Percentage of Mix																																																															
Unit Net Totals																																																															
Unit Gross Totals																																																															

Net S.F.
When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space. When applied to the Building Data the net square footage includes the enclosed conditioned floor area of the dwelling units, amenity areas, corridors and building service areas. Measurements are taken to the exterior face of stud of the enclosing wall.

Gross S.F.
When applied to the Unit Data, the gross square footage includes all enclosed conditioned and unconditioned dwelling unit space. When applied to the Building Data the gross square footage includes the enclosed conditioned and unconditioned floor area of the amenity areas, corridors and building service areas. Measurements are taken to the exterior face of stud of the enclosing wall.

Bldg	BUILDING DATA:	E1	E2	LW	LW-ALT	A0-L	A1C-ALT	AA-ALT	A1D	A2	A3	A4-L	A5	B1-ALT	B1	B2	B3	B4	TH-A	Total Units per Floor	Total Units in Bldg.	Unit Net s.f. per floor	Rentable Storage	Commercial Net s.f. per floor	Unit Cond. Adjustment Net s.f. per floor	Unit Gross s.f. per floor	Amenity s.f. per floor	Corridor s.f. per floor	Total Net s.f. per floor	Total Gross s.f. per floor	Total Gross s.f.								
1st Floor		2	12	9	1	15	17	0	2	2	4	0	0	2	2	3	3	2	4	80	327	65,107	900	5,000	0	65,367	7,000	15,192	78,007	93,199									
		1	10	0	0	13	16	5	3	2	4	1	0	4	4	3	3	2	0	71		57,582	900	0	0	57,582	0	16,296	58,482	79,778									
		1	10	0	1	15	20	9	6	2	5	0	1	5	4	4	3	2	0	88		71,380	900	0	2,180	71,380	0	12,635	74,460	87,095									
		1	10	0	1	15	20	9	6	2	5	0	1	5	4	4	3	2	0	88		71,380	900	0	2,180	71,380	0	12,635	74,460	87,095									
2nd Floor		5	42	9	3	58	73	23	17	8	18	1	2	16	14	14	12	8	4	327	327	265,449	3,600	5,000	4,360	265,709	7,000	56,758	285,409	347,167									
		5	42	9	3	58	73	23	17	8	18	1	2	16	14	14	12	8	4	331																			
		RESIDENTIAL PARKING REQUIRED																				REQUIRED RETAIL PARKING		TOTAL REQUIRED PARKING															
		RESIDENTIAL PARKING REQUIRED																				REQUIRED RETAIL PARKING		TOTAL REQUIRED PARKING															

PARKING PROVIDED

STRUCTURED GARAGE	443
Commercial	40
Multi-Family	401
IN-LINE GARAGE PARKING	8
SURFACE PARKING	22
TOTAL PARKING	481

Garage

Level 1	31,719
Level 2	31,719
Level 3	31,719
Level 4	31,719
Level 5	31,719
Gross Garage S.F.	158,595
Total Gross S.F.	505,762

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BUILDING DATA

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