

- SW 7507 STONE LION
- SW1350 COPPER BANGLE
- SW9170 ACIER

**ORDINANCE 1680**

ONE HUNDRED PERCENT OF THE EXISTING BUILDING AND BUILDING EXPANSION EXTERIOR ELEVATION(S) ARE & WILL BE CONSTRUCTED OF ARCHITECTURALLY FINISHED TILT-UP CONCRETE PANELS WITH A GRID LIKE APPEARANCE PRIMARILY PAINTED WITH SW 7507 STONE LION WITH TWO ENHANCED BANDS MADE TO LOOK LIKE STONE PAINTED WITH SW 1350 COPPER BANGLE & SW 9170 ACIER IN ACCORDANCE WITH ARTICLE 2: F(5)(A.)(I.)(A.) STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT, INDUSTRIAL USES IN INDUSTRIAL DISTRICTS.

**LOADING DOCKS - UDC TABLE 2-35: SITE FEATURE SCREENING REQUIREMENTS**

ALL LOADING DOCKS ARE SCREENED WITH A DOOR THAT IS PRIMARILY OPAQUE WHEN CLOSED.

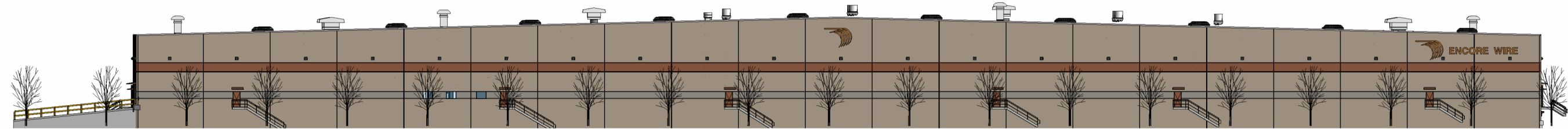
**ROOFTOP MECHANICAL SCREENS**

**REQUIREMENT:**  
CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE SECTION 206C.d., TABLE 2-35: SITE FEATURE SCREENING REQUIREMENTS FOR ROOF-MOUNTED EQUIPMENT SHALL BE:

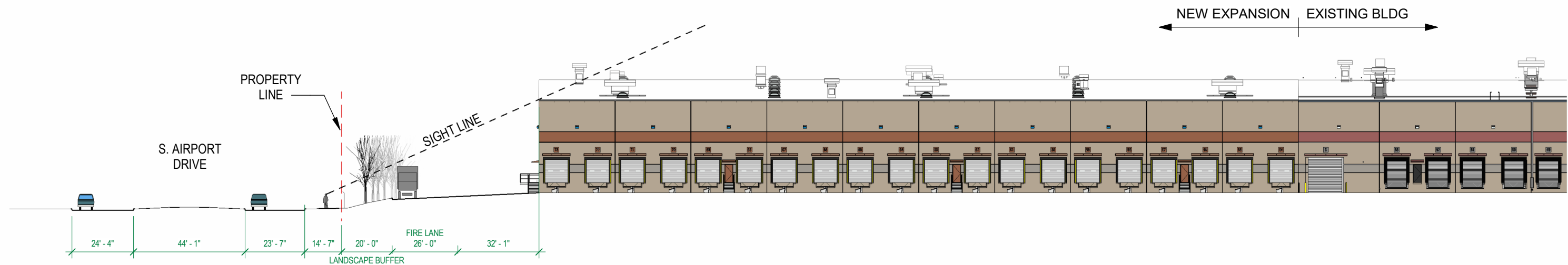
- SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTY.
- SCREENED WITH ARCHITECTURAL METAL OR ANOTHER MATERIAL THAT IS CONSISTENT WITH THE MATERIALS OF THE BUILDING ON WHICH THE EQUIPMENT IS PLACED.

**VARIANCE:**

1. WE ARE REQUESTING A VARIANCE TO NOT PROVIDE SCREENING OF ROOFTOP EQUIPMENT ON THE PROPOSED PROJECT. THE REQUESTS FOR THIS ARE BASED ON THE FOLLOWING ITEMS:
  - THIS REQUIREMENT HAS BEEN IN PLACE FOR MANY YEARS, AND PREVIOUS PRECEDENT (7 BUILDINGS IN LAST 12 YEARS) OF DEVELOPMENT ON THE ENCORE WIRE CAMPUS HAVE BEEN PERMITTED TO BE DEVELOPED WITHOUT ROOFTOP SCREENS.
  - THE PROPOSED BUILDING IS PART OF A LARGER CAMPUS WHERE PRECEDENT HAS BEEN ESTABLISHED WITHOUT SCREENING AND DOING IT ON THIS PROJECT WOULD PROVIDE A DISTINCT AND NON-CONFIRMING AESTHETIC.
  - THE EXISTING BUILDING THAT THIS EXPANSION IS A PART OF WAS APPROVED WITHOUT SCREENING IN PLANNING DEPARTMENT IN CASE NO. SITE2019-0098



2 East Orthographic Perspective



1 SIGHT LINE  
1" = 40'-0"

# SERVICE CENTER EXPANSION

ENCORE WIRE  
2024080