



**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**REFER TO THE "LIST OF REQUIRED SUBMITTALS"**

Certificate of Appropriateness Application, p1

**By signing this Certificate of Appropriateness (COA) application, the applicant affirms:**

- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
  - The applicant agrees to conform to all conditions of approval.
- It is understood that approval of this application by the Historic Preservation Officer or the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.
- Filing an application does not guarantee approval.
- The COA becomes null and void if authorized construction is not commenced within one year. This will require receiving a new CoA approval.
  - Work completed in deviation from this Certificate of Appropriateness or without a Certificate of Appropriateness may result in fines and/or misdemeanor charges.
  - Work proposed in this application may also be eligible for the City's tax exemption program or impact fee waiver program. To see if you qualify, please contact the Historic Preservation office.

**ADDRESS OF SUBJECT PROPERTY:**

**APPLICANT/CONTACT PERSON:**

**NAME (Print):** MSC Design, LLC

**ADDRESS (line 1):** 10935 Estate Lane Suite 200

**ADDRESS (line 2):** \_\_\_\_\_

**City, ST, ZIP:** Dallas, Texas 75238

**Phone:** 469-855-3800

**E-mail:** matt@mscarchitecture.com

**Signature:** *Matt S Cook*

**Date:** 10-21-2022

**OWNER:** Attach additional sheets for Multiple owners and/or addresses.

**NAME (Print):** Ben Kuehne Holdings 2, LLC & Alicia Kuehna Holdings 2, LLC & Jim Kuehne Holdings 2, LLC & Anite Kuehne Holdings 2, LLC

**ADDRESS (line 1):** 171 Horseshoe Bend

**ADDRESS (line 2):** \_\_\_\_\_

**City, ST, ZIP:** Fairview, Texas 75069-8703

**Phone:** 469-247-3924

**E-mail:** kbil.co@gmail.com

**Signature:** *Ben Kuehne*

**Date:** 10-21-2022

<b>For Office Use Only</b>		Date Received:	<u>October 21, 2022</u>
COA Case #:	<u>HP2022-109</u>	Type of Project:	<u>Demolition</u>
Preservation Priority:	<u>Low</u>	Built Circa:	<u>Between 1927-1960</u>
<input type="checkbox"/> Approved. Please release the building permit.	<input type="checkbox"/> Approved with conditions. Please release the building permit in accordance with conditions.	<input checked="" type="checkbox"/> Forwarded to <b>HPAB</b> for review. Do Not release building permit.	<input type="checkbox"/> Denied. Do Not release the building permit.



All applications must provide justification for the requested Certificate of Appropriateness based on the criteria set forth in the City Code of Ordinances. These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at [http://www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm)). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets if necessary.

**GENERAL INFORMATION**

**Property Address:** 101 and 103 S. Chestnut St, McKinney, Texas 75069

Type of Request:

Proposed Use:

<input type="checkbox"/>	Alteration of building/structure
<input type="checkbox"/>	New Construction
<input checked="" type="checkbox"/>	Demolition
<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Signage
<input type="checkbox"/>	Other: _____

<input type="checkbox"/>	Single-Family Use
<input type="checkbox"/>	Multi-Family Use
<input checked="" type="checkbox"/>	Commercial
<input type="checkbox"/>	Office
<input type="checkbox"/>	Restaurant
<input type="checkbox"/>	Other: _____

**Written Description of Proposed Work:**

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. *Please provide a detailed brochure or samples of new materials.*

- Structural Work** Demolish 1920sf section of 101 and 103 S. Chestnut St.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Roof and Roofing Systems** \_\_\_\_\_  
N/A application for demo only  
\_\_\_\_\_  
\_\_\_\_\_
- Windows** \_\_\_\_\_  
N/A application for demo only  
\_\_\_\_\_  
\_\_\_\_\_
- Doors** \_\_\_\_\_  
N/A application for demo only  
\_\_\_\_\_  
\_\_\_\_\_
- Exterior siding** \_\_\_\_\_  
N/A application for demo only  
\_\_\_\_\_  
\_\_\_\_\_

**Case #**

**Date Received:** October 21, 2022



**Written Description of Proposed Work (continued):**

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. *Please provide a detailed brochure or samples of new materials.*

6. Decorative elements (window and door trims, ornamental trims, brackets, lighting): \_\_\_\_\_  
N/A application for demolition only

7. Porches, Carriage Houses, Patio, Carport, and Steps: \_\_\_\_\_

8. Outbuildings: \_\_\_\_\_

9. Fencing: Existing picket fence to be removed

10. Other: See attachments

11. Painting (Commercial Historic District Only)

**Written Description of Proposed Work for which applicant is requesting advice but CoA approval is not required:**

12. Landscape, parking, sidewalks, garden features

13. Painting (Historic Overlay District only)

Case #

Date Received: October 21, 2022

Paula Jarrett Nasta, AIA  
*Planning Manager, Downtown Development and Historic Preservation*  
City of McKinney  
Development Services Division  
221 N. Tennessee St.  
McKinney, TX 75069

RE: 101, 103, 105, 107 and 111 S. Chestnut St.

Dear Ms. Nasta, HPAB, and staff,

Enclosed please find the Certificate of Appropriateness (COA) applications for demolition of existing structure located at 101 and 103 S. Chestnut St., and construction of a proposed new two-story retail building at 101 S. Chestnut. Included with the COA application is a letter from Monk Consulting Engineers detailing the poor condition of the existing structure. Monk's findings indicate the wood- framed building and its foundation have deteriorated to a point which make it unsalvageable. Not only is the building in extremely poor condition, but it is not located within the build-to zone (BTZ) along Louisiana St. As a one-story, wood-framed structure with a pitched roof, 7' ceilings and wood lap siding, it is an atypical structure in the context of the one to three-story masonry structures in the Downtown Core Character District.

The proposed new two-story structure has been designed in accordance with the MTC McKinney Town Center Zoning District, and will be much more in keeping with the character of the Downtown Core District. The new building will be more than 80% brick masonry, with parapets and low-slope roof, and will be located in the BTZ. The entrance at the corner of E. Louisiana St. and S. Chestnut St. will be oriented at a 45 degree angle toward the intersection, and will feature a prominent, vertical, wood-sided entrance feature with up-down sconces and cove lighting to accentuate the warm wood tones.

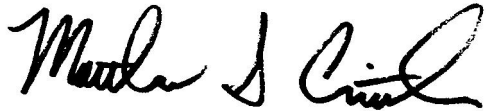
The E. Louisiana "A" St. façade is divided into 3 sections 20'-30' in width, with an a-b-a rhythm defined by the windows, pilasters either side of the window openings, and offset in the brick which articulates the center section forward of symmetrical sections on either side. The proposed design features a colonnade along Louisiana St. with balcony above and shaded patio area below. The balcony structure includes a horizontal band at 9'-2" above the pavement which is consistent with the height of other canopies along E. Louisiana street. A smaller second floor balcony faces Chestnut St., and the street-facing second story windows feature projected metal awnings.

Second floor windows on the South and East facades are vertically proportioned and establish a consistent rhythm on those elevations. Brick details including a water table at 3' above finish floor, soldier course band at the second floor level, and 3-course articulated cornice add detail and interest defining the base, middle, and top of the structure.

Photos of existing conditions, and drawings of the proposed design are included for your reference. KBI, LLC and MSC Design believe the proposed new building will be a

significant improvement to both the property and the MTC Downtown Core Character District that will add value and serve the McKinney community for decades to come. We trust that the City of McKinney and HPAB will agree. Thank you for your consideration. We look forward to advancing the project to the next step for site plan approval. Please do not hesitate to contact us should you have any questions or require additional information.

Regards,

A handwritten signature in black ink, appearing to read "Matthew S. Crittenden". The signature is fluid and cursive, with the first name being the most prominent.

Matthew S. Crittenden, NCARB  
Architect

Attachments:

- COA Application for demolition of existing structure
- Letter from Monk Consulting Engineers
- Reference photos of existing structure and context
  
- COA Application for new construction
- Reference photos of site and E. Louisiana St
- A1.0 Site Plan
- A1.1 Site Plan with Aerial Photo
- A2.0 Floor Plans and Roof Plan
- A4.0 Exterior Elevations
- A4.1 Exterior Elevations-Color
- DD-2 Perspectives

# MONK CONSULTING ENGINEERS, INC.

10/21/22

Planning Department  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

Project: 101 S. Chestnut St  
McKinney, TX

Dear Staff;

The purpose of this letter is to describe the condition of the existing building at 101 S. Chestnut St. in McKinney Tx.

The building is located at the corner of Louisianan St. and S. Chestnut on the East side of the square in downtown McKinney.

The existing building is a wood framed building with a partial brick veneer. The roof is wood framed. The building has 2 major sub-standard issues. The foundation is severely compromised and slopes approximately 3 inches in one direction at the rear of the building. The severity of the sloping floor slab typically indicates a foundation failure and it would require replacement with a properly designed engineered foundation. No information is available as to the original foundation design. The cracks in the foundation, slab is beyond repair by conventional methods typically used during a slab leveling process.

There a masonry cracks evident in the brick veneer allowing moisture penetration into the sub-state of the building.

The building's wood framing is substandard as the ceiling joist are sagging, the framing of the ceilings in the rear of the building are framed lower than standard ceiling heights, and the roof sag in the rear of the building. The movement the foundation has experienced over a long period of time has compromised the wood framing components. The roof framing is damaged due to the slab movement causing stress related issues within roof framing members.

1200 W. STATE STREET • GARLAND, TEXAS • 75040

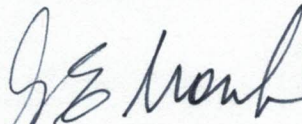
PHONE: 972-272-1763 • FAX: 972-272-8761

FIRM REGISTRATION NUMBER F-2567

Grading around the rear of the building also allows for moisture to collect during periods of significant rainfall causing foundation issues over a long period of time.

It is this engineer's opinion that the amount of structural damage and the neglect of these structural components of the building, compromise the future use of this building in its present state.

Sincerely;

  
Gerald E. Monk PE





Site Aerial View 101, 103, 105, 107 and 111 S. Chestnut St.



KBI, LLC – 101 & 103 S. Chestnut St. McKinney, TX 75069



101-103 S. Chestnut St. Commercial Circa 1920, Metal, Synthetic Siding (Image 2015)



105-107 S. Chestnut St. Commercial Circa 1920, Brick, 1 Story (Image 2015)

KBI, LLC – 101 & 103 S. Chestnut St. McKinney, TX 75069



111 S. Chestnut St. Commercial Circa 1920, Brick, 1 Story (Image 2015)



Foundation #1 – 101 S. Chestnut



Foundation #2 - 101 S. Chestnut

**KBI, LLC – 101 & 103 S. Chestnut St. McKinney, TX 75069**



**Alley – rear of 101 S. Chestnut facing Louisiana St.**



**103-101 S. Chestnut – NE corner of property Louisiana St. rear facing @alley**



Very Low 7' Ceiling #1- 103 S. Chestnut



Very Low 7' Ceiling #2- 103 S. Chestnut



Uneven floor - 101 S. Chestnut



**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**REFER TO THE "LIST OF REQUIRED SUBMITTALS"**

Certificate of Appropriateness Application, p1

**By signing this Certificate of Appropriateness (COA) application, the applicant affirms:**

- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
  - The applicant agrees to conform to all conditions of approval.
- It is understood that approval of this application by the Historic Preservation Officer or the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.
- Filing an application does not guarantee approval.
- The COA becomes null and void if authorized construction is not commenced within one year. This will require receiving a new CoA approval.
  - Work completed in deviation from this Certificate of Appropriateness or without a Certificate of Appropriateness may result in fines and/or misdemeanor charges.
  - Work proposed in this application may also be eligible for the City's tax exemption program or impact fee waiver program. To see if you qualify, please contact the Historic Preservation office.

**ADDRESS OF SUBJECT PROPERTY:** 101 S. Chestnut St, McKinney, Texas 75069

**APPLICANT/CONTACT PERSON:**

**NAME (Print):** MSC Design, LLC

**ADDRESS (line 1):** 10935 Estate Lane Suite 300

**ADDRESS (line 2):**

**City, ST, ZIP:** Dallas, Texas 75238

**Phone:** 469-855-3800

**E-mail:** matt@mscarchitecture.com

**Signature:** *Matt S. Cook*

**Date:** 10-21-2022

**OWNER:** Attach additional sheets for Multiple owners and/or addresses.

**NAME (Print):** Ben Kuehne Holdings 2, LLC & Aliia Kuehne Holdings 2, LLC & Jim Kuehne Holdings 2, LLC & Anita Kuehe Holdings 2, LLC

**ADDRESS (line 1):** 171 Horseshoe Bend

**ADDRESS (line 2):**

**City, ST, ZIP:** Fairview, Texas 75069-8703

**Phone:** 469-247-3924

**E-mail:** kbill.co@gmail.com

**Signature:** *Ben Kuehne*

**Date:** 10-21-2022

<b>For Office Use Only</b>		Date Received:	_____
COA Case #:	_____	Type of Project:	_____
Preservation Priority:	_____	Built Circa:	_____
<input type="checkbox"/> Approved. Please release the building permit.	<input type="checkbox"/> Approved with conditions. Please release the building permit in accordance with conditions.	<input type="checkbox"/> Forwarded to <b>HPAB</b> for review. Do Not release building permit.	<input type="checkbox"/> Denied. Do Not release the building permit.



All applications must provide justification for the requested Certificate of Appropriateness based on the criteria set forth in the City Code of Ordinances. These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at [http://www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm)). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets if necessary.

**GENERAL INFORMATION**

**Property Address:** 101 S. Chestnut St., McKinney, Texas 75069

Type of Request:

Proposed Use:

<input type="checkbox"/>	Alteration of building/structure
<input checked="" type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Signage
<input type="checkbox"/>	Other: _____

<input type="checkbox"/>	Single-Family Use
<input type="checkbox"/>	Multi-Family Use
<input checked="" type="checkbox"/>	Commercial
<input type="checkbox"/>	Office
<input type="checkbox"/>	Restaurant
<input type="checkbox"/>	Other: _____

**Written Description of Proposed Work:**

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. *Please provide a detailed brochure or samples of new materials.*

- Structural Work** Construct new 6199sf, 2-story retail building  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Roof and Roofing Systems** Low slope membrane roof with parapets  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Windows** Aluminum storefront with insulated glass per energy code  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Doors** Aluminum storefront with insulated glass on street facing facades; service entrance and fire riser entrances will be insulated metal  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Exterior siding** Greater than 80% masonry with wood siding entrance feature  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Case #**

**Date Received:**





**Written Description of Proposed Work (continued):**

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. *Please provide a detailed brochure or samples of new materials.*

6. Decorative elements (window and door trims, ornamental trims, brackets, lighting): \_\_\_\_\_  
Masonry details including water table, soldier course band and cornice; projected steel awnings and railings

\_\_\_\_\_

7. Porches, Carriage Houses, Patio, Carport, and Steps: \_\_\_\_\_  
1085sf first floor covered patio as well as 105sf and 1085sf second floor balconies

\_\_\_\_\_

8. Outbuildings: Not Applicable

\_\_\_\_\_

9. Fencing: \_\_\_\_\_

\_\_\_\_\_

10. Other: Refer to attached site plan, floor plan, elevation plan and renderings

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. Painting (Commercial Historic District Only)

\_\_\_\_\_

\_\_\_\_\_

**Written Description of Proposed Work for which applicant is requesting advice but CoA approval is not required:**

12. Landscape, parking, sidewalks, garden features

\_\_\_\_\_

\_\_\_\_\_

13. Painting (Historic Overlay District only)

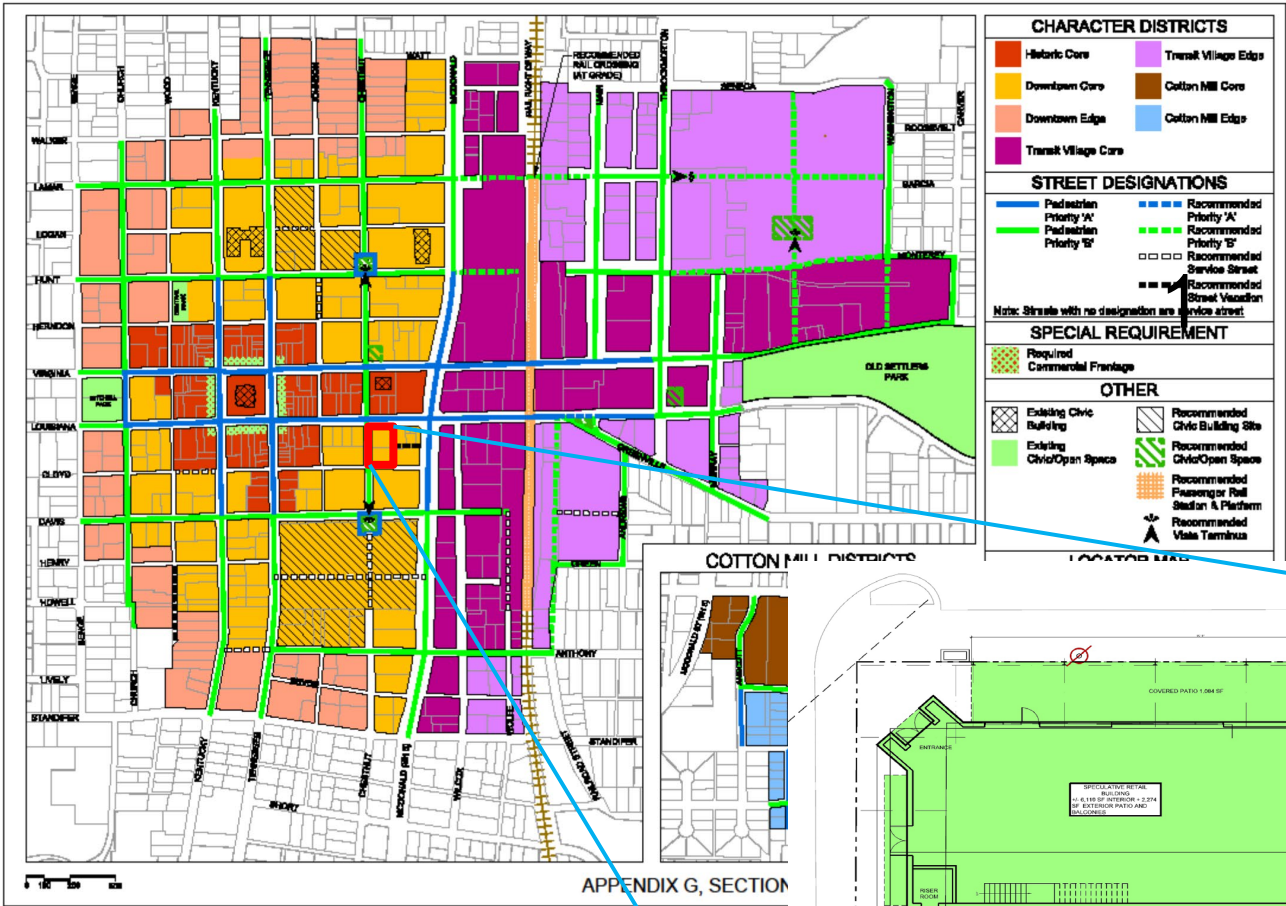
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

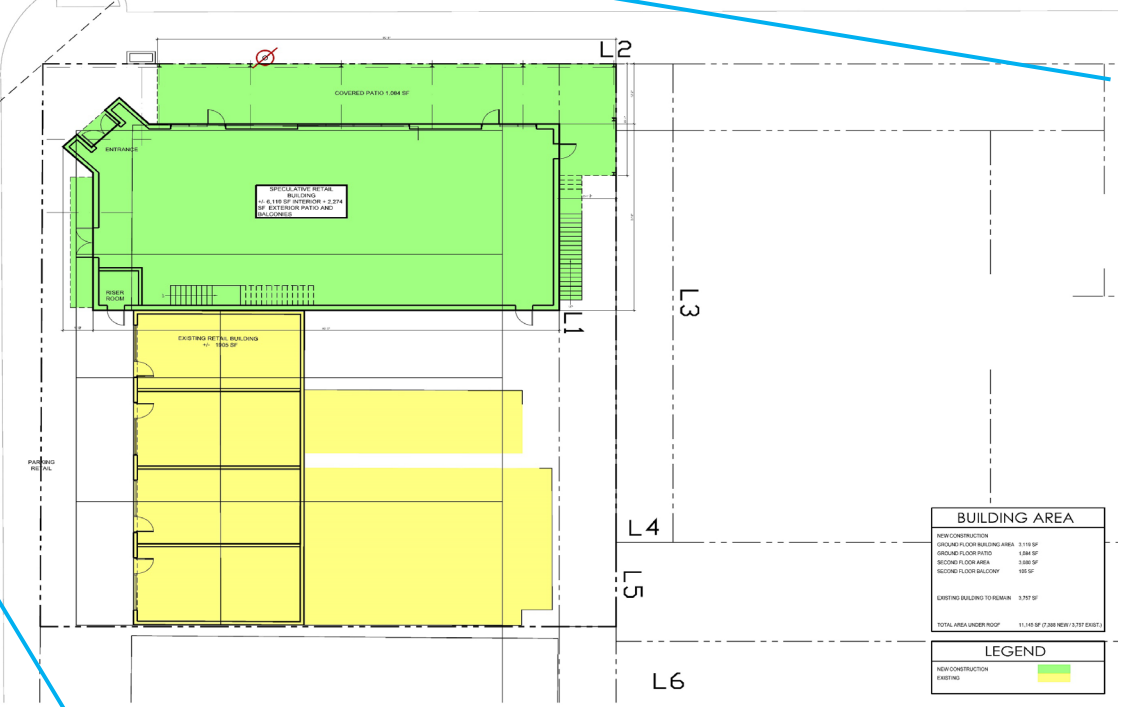
Case #

Date Received:



Schematic Design Site Plan

**McKinney Town Center  
Regulating Center**



01 SCHEMATIC DESIGN SITE PLAN



**KBI, LLC**

101,103,105,107,111 S. Chestnut St.  
McKinney, Texas

**Site Aerial**



**KBI, LLC**

101,103,106,107,111 S. Chestnut St.

McKinney, Texas

**Existing West Elevation S. Chestnut St.**



**KBI, LLC**

101,103,105,107,111 S. Chestnut St.

McKinney, Texas

**NW Corner of property S. Chestnut St. @Louisiana St.**



**KBI, LLC**

101,103,105,107,111 S. Chestnut St.  
McKinney, Texas

**Northeast corner of property Louisiana St. @Alley**



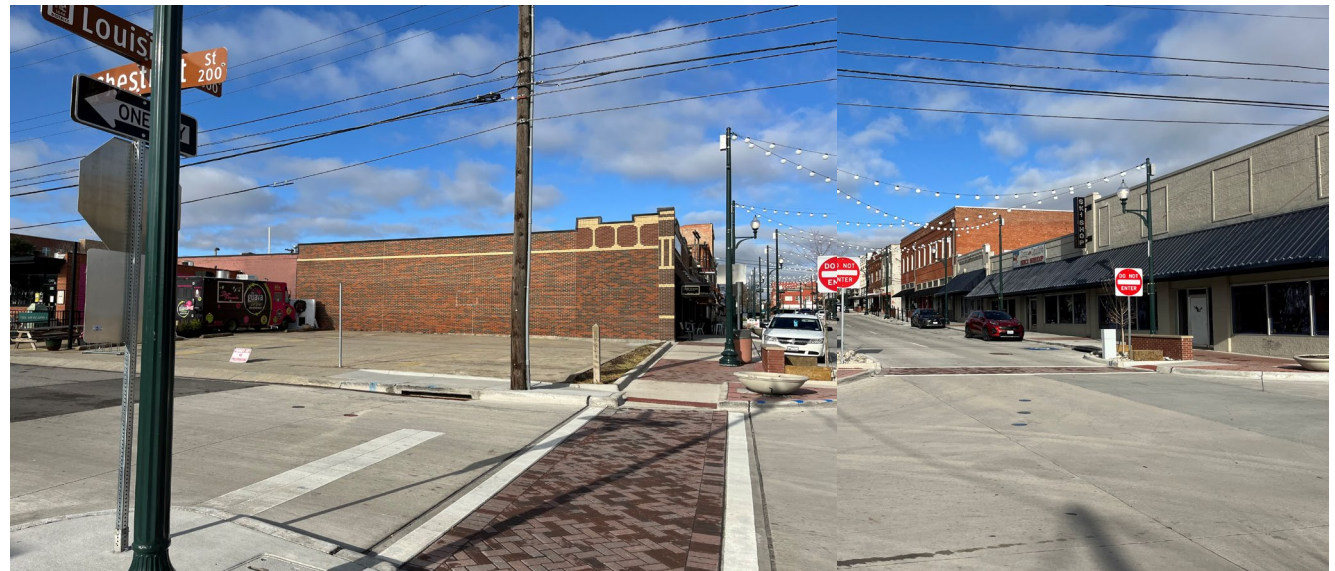
**KBI, LLC**  
101,103,105,107,111 S. Chestnut St.  
McKinney, Texas

**Existing Utility Infrastructure Louisiana St.**

**Views from Northwest corner of property  
S. Chestnut St. @Louisiana St.**



**North – S. Chestnut St.**

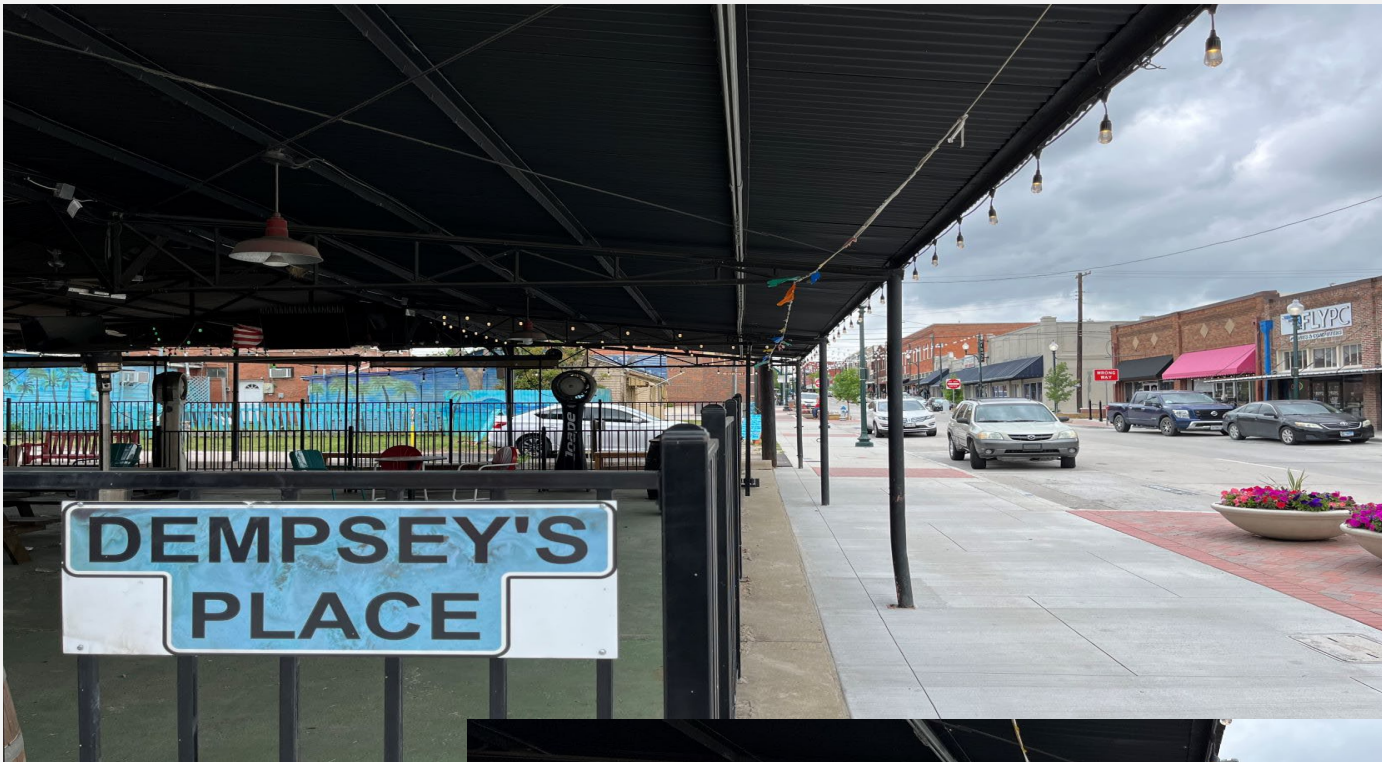


**KBI, LLC**

101,103,105,107,111 S. Chestnut St.  
McKinney, Texas

**West – Louisiana St.**





**KBI, LLC**

101,103,105,107,111 S. Chestnut St.  
McKinney, Texas

**E. LOUISIANA STREET LOOKING WEST TOWARD PROPERTY**

COPYRIGHT © 2022 MSC DESIGN LLC  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
 PREPARED BY MSC DESIGN LLC AND SHALL  
 REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
 DESIGN LLC RETAINS ALL COMMON LAW,  
 STATUTORY AND OTHER RESERVED RIGHTS,  
 INCLUDING, WITHOUT LIMITATION, THE  
 COPYRIGHT THEREON. NO PORTION OF THIS  
 DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
 BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
 PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

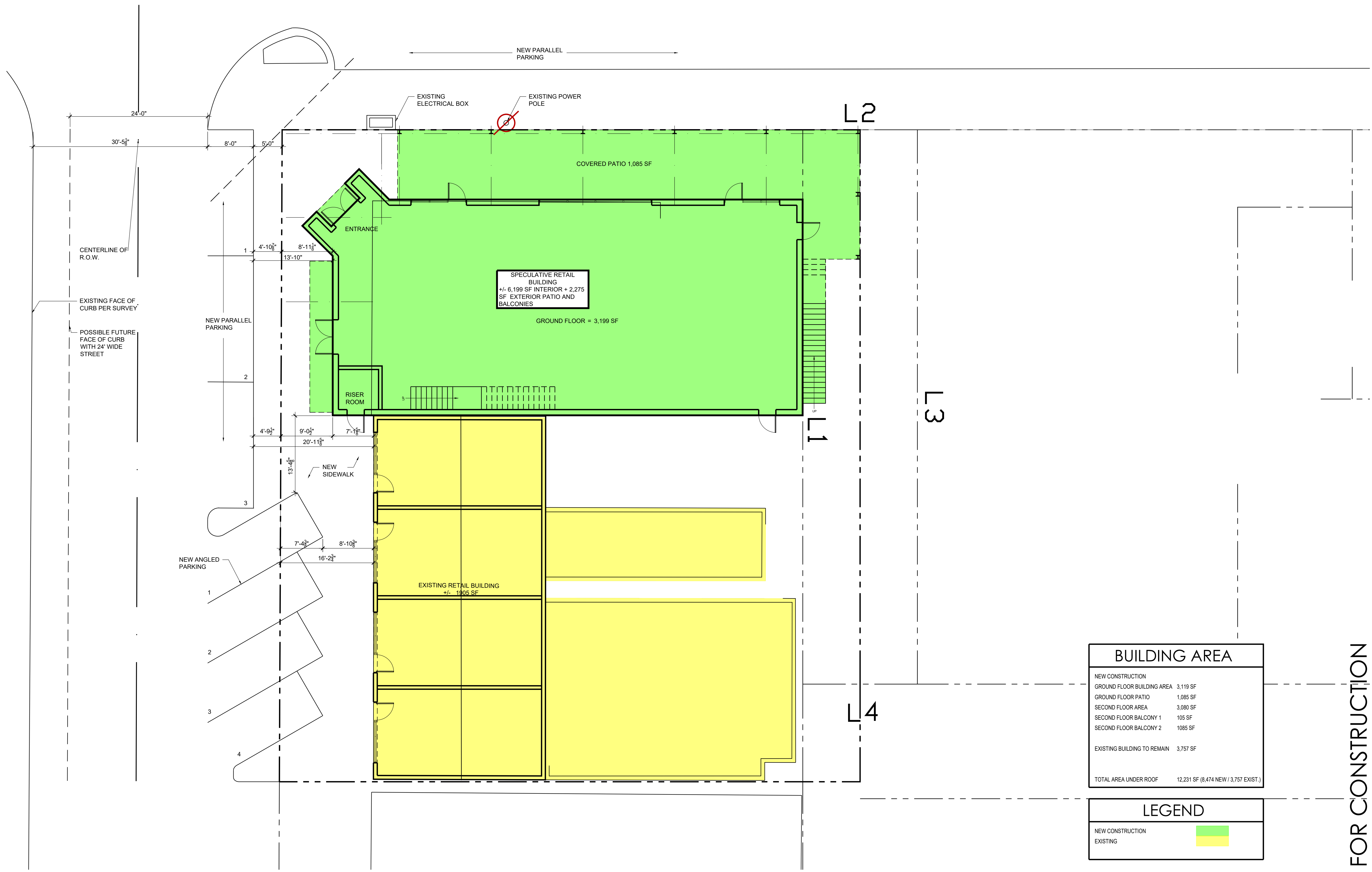
MATTHEW S.  
 CRITTENDEN  
 ARCHITECT  
 PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION.

**KBI, LLC.**  
 101 SOUTH CHESTNUT STREET  
 MCKINNEY, TX 75069-4303

PROJECT NO.  
 2211

Revisions / Date
10/20/2022

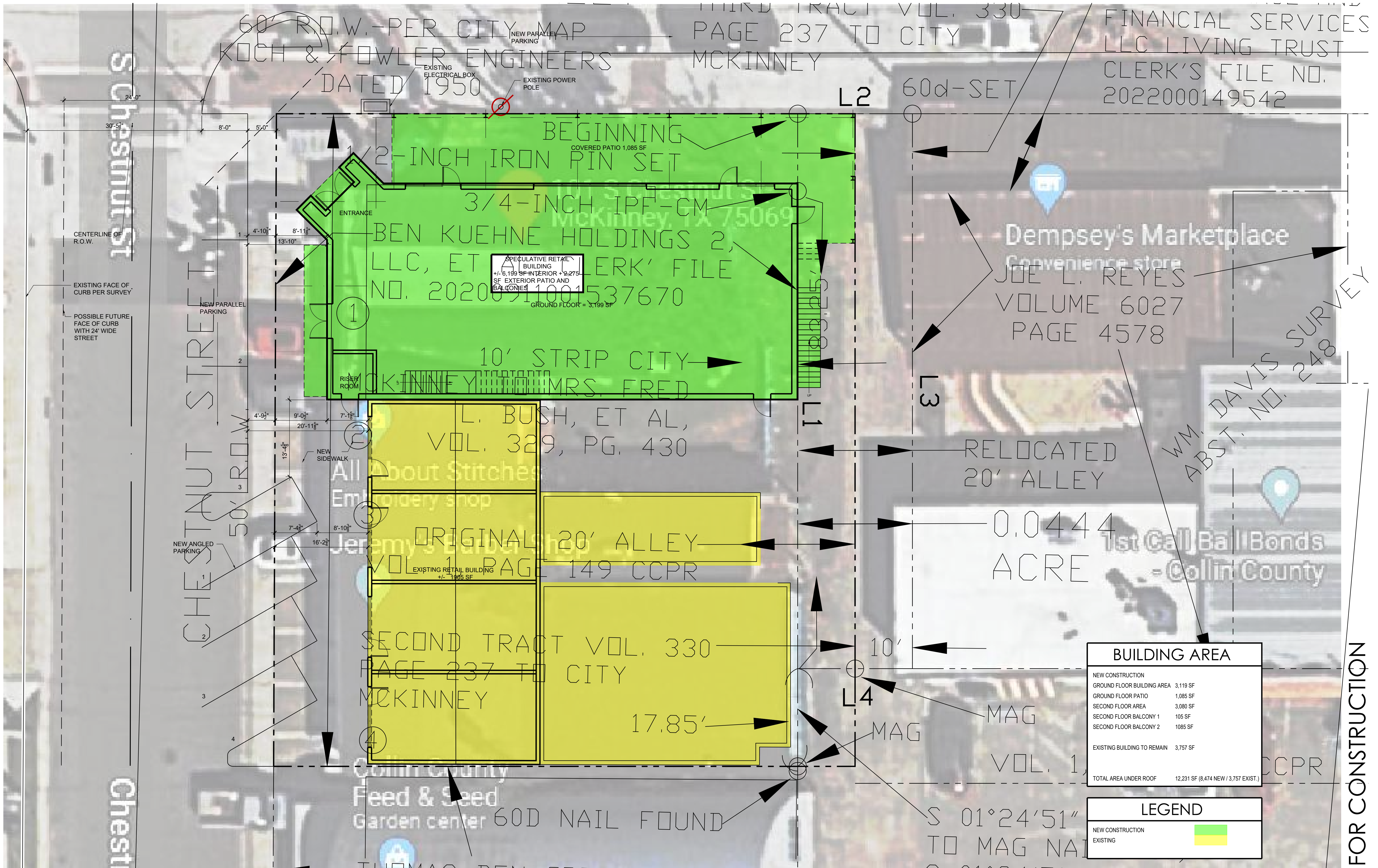
Sheet No.  
**A1.0**  
 SCHEMATIC  
 SITE PLAN



BUILDING AREA	
NEW CONSTRUCTION	
GROUND FLOOR BUILDING AREA	3,119 SF
GROUND FLOOR PATIO	1,085 SF
SECOND FLOOR AREA	3,080 SF
SECOND FLOOR BALCONY 1	105 SF
SECOND FLOOR BALCONY 2	1085 SF
EXISTING BUILDING TO REMAIN	
	3,757 SF
TOTAL AREA UNDER ROOF	12,231 SF (8,474 NEW / 3,757 EXIST.)

LEGEND	
NEW CONSTRUCTION	<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>
EXISTING	<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>

NOT FOR CONSTRUCTION



60' ROW - PER CITY MAP  
 KOCH & FOWLER ENGINEERS  
 DATED 1950

THIRD TRACT VOL. 330  
 PAGE 237 TO CITY  
 MCKINNEY

FINANCIAL SERVICES LLC LIVING TRUST  
 CLERK'S FILE NO.  
 2022000149542

SPECULATIVE RETAIL BUILDING  
 +/- 6,189 SF INTERIOR +/- 2,275 SF EXTERIOR PATIO AND BALCONIES  
 CLERK' FILE NO. 2020071001537670

BUILDING AREA	
NEW CONSTRUCTION	
GROUND FLOOR BUILDING AREA	3,119 SF
GROUND FLOOR PATIO	1,085 SF
SECOND FLOOR AREA	3,080 SF
SECOND FLOOR BALCONY 1	105 SF
SECOND FLOOR BALCONY 2	1085 SF
EXISTING BUILDING TO REMAIN	
	3,757 SF
<b>TOTAL AREA UNDER ROOF</b>	<b>12,231 SF (8,474 NEW / 3,757 EXIST.)</b>

LEGEND	
NEW CONSTRUCTION	<span style="display:inline-block; width:15px; height:10px; background-color: #90EE90; border: 1px solid black;"></span>
EXISTING	<span style="display:inline-block; width:15px; height:10px; background-color: #FFFF00; border: 1px solid black;"></span>

**MSC DESIGN**  
 10935 Estate Lane, Ste. 300  
 Dallas, Texas 75238  
 Phone/Fax: 469 855 3800  
 Email: mat@mscararchitecture.com  
 mscararchitecture.com

COPYRIGHT © 2022 MSC DESIGN LLC  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
 PREPARED BY MSC DESIGN LLC AND SHALL  
 REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
 DESIGN LLC RETAINS ALL COMMON LAW,  
 STATUTORY AND OTHER RESERVED RIGHTS,  
 INCLUDING, WITHOUT LIMITATION, THE  
 COPYRIGHT THEREON. NO PORTION OF THIS  
 DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
 BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
 PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

MATTHEW S. CRITENDEN  
 ARCHITECT  
 PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION.

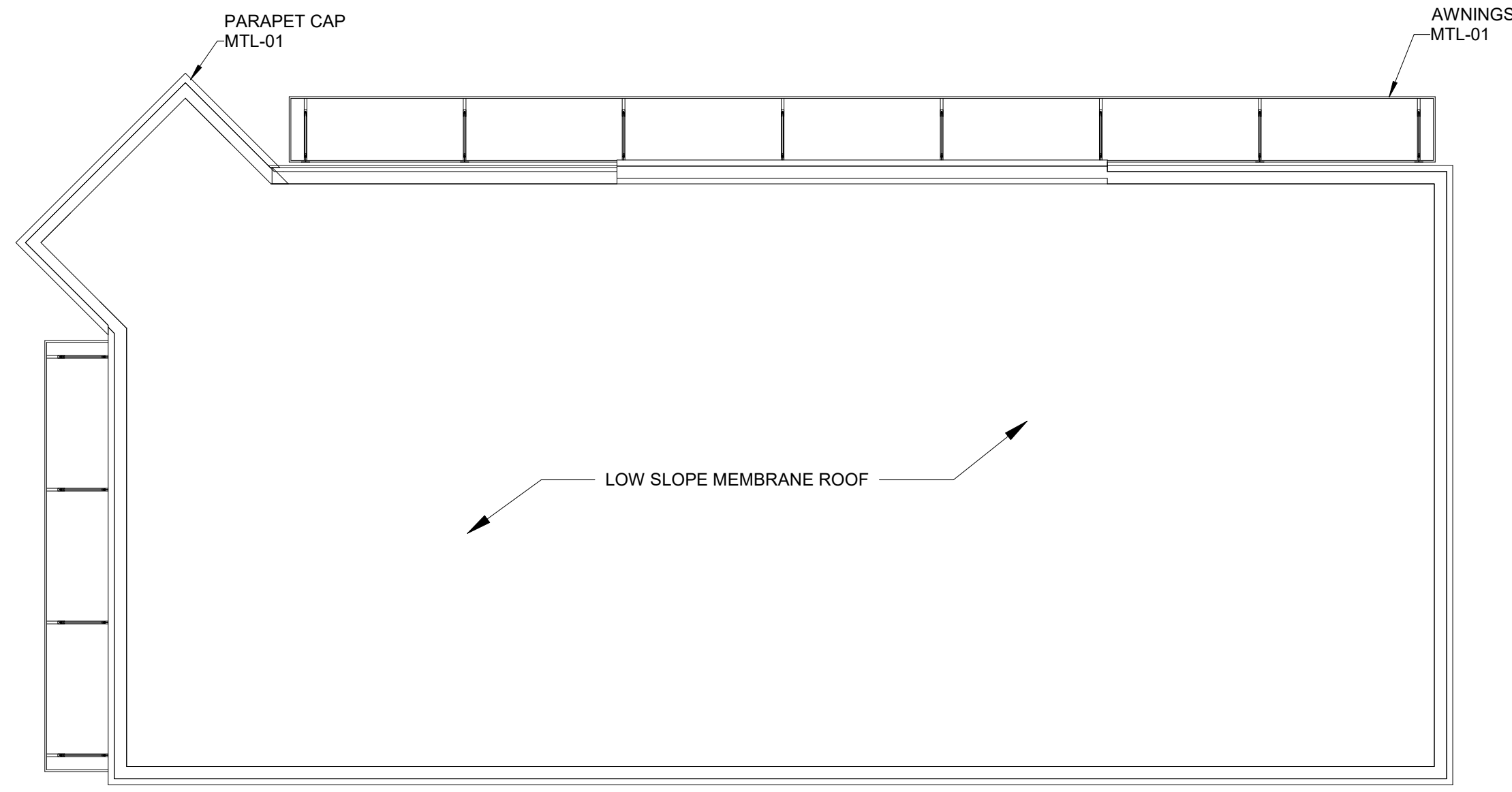
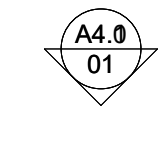
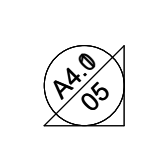
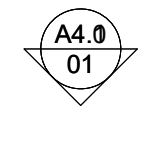
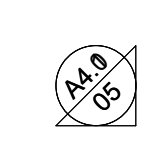
**KBI, LLC.**  
 101 SOUTH CHESTNUT STREET  
 MCKINNEY, TX 75069-4303

PROJECT NO.  
 2211

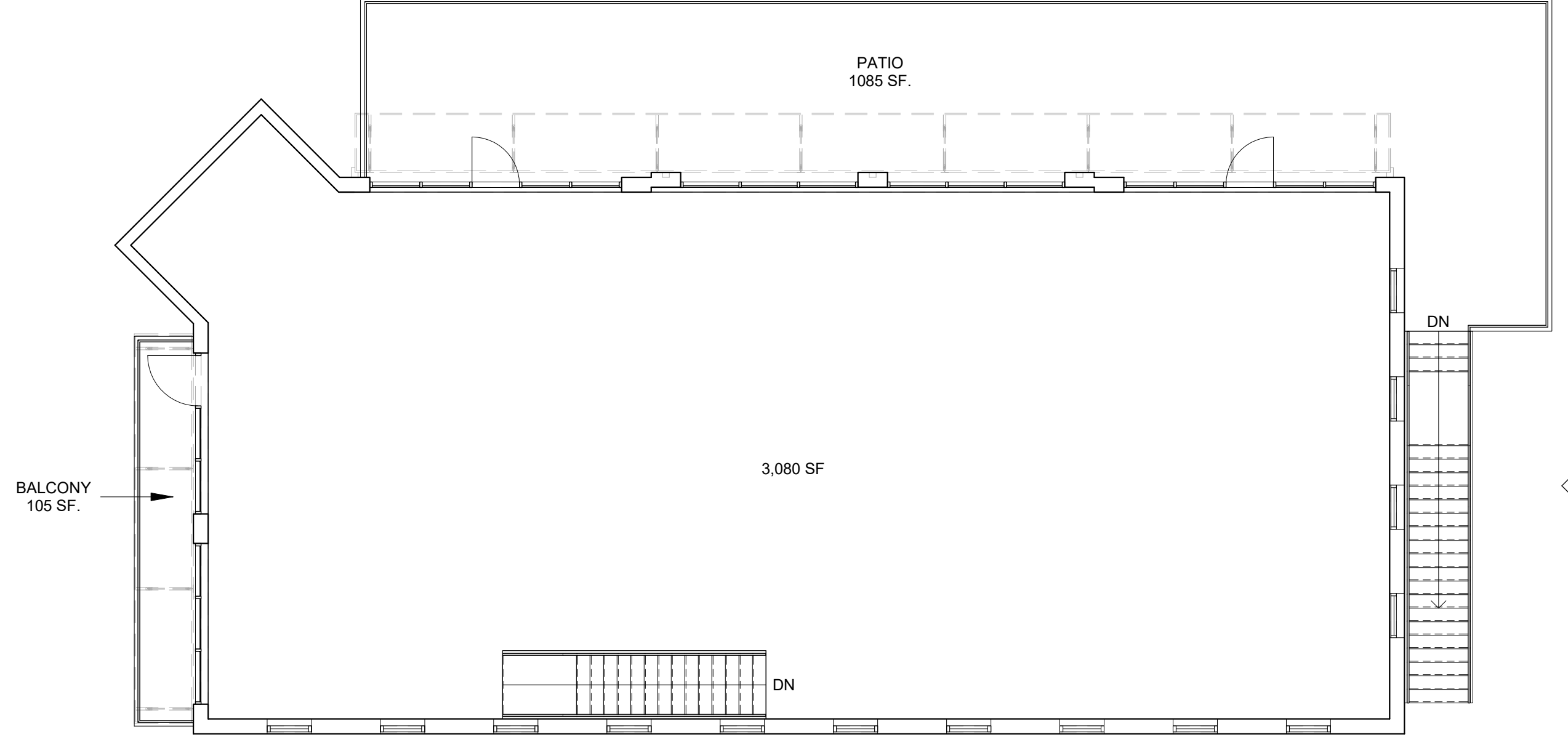
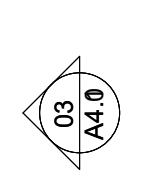
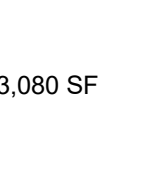
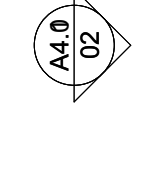
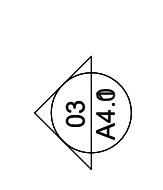
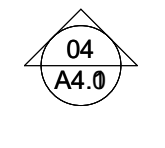
Revisions / Date
10/20/2022

Sheet No.  
**A1.1**  
 SCHEMATIC  
 SITE PLAN

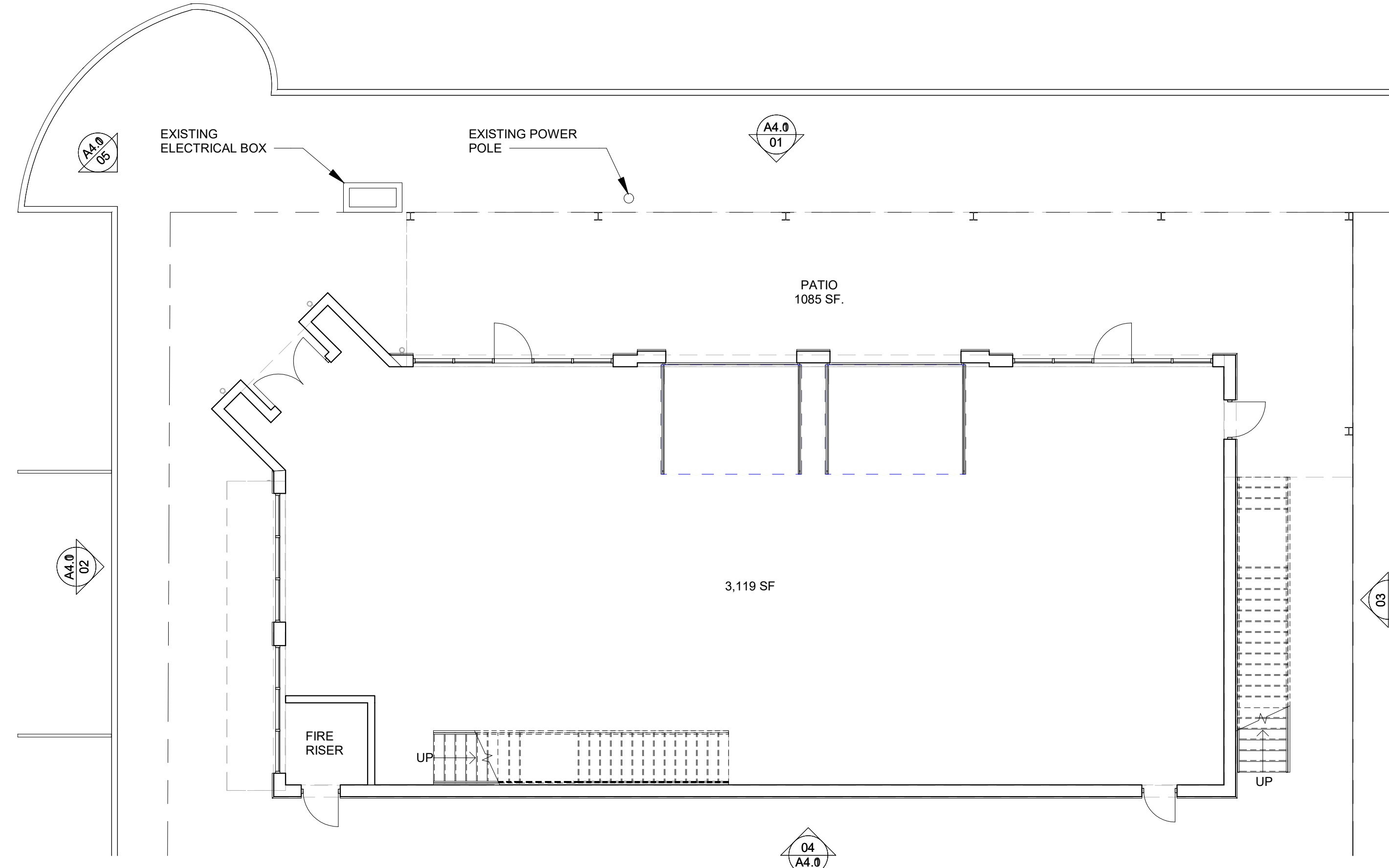
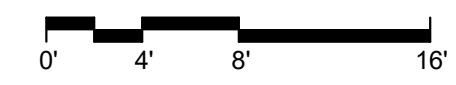
NOT FOR CONSTRUCTION



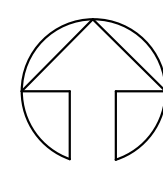
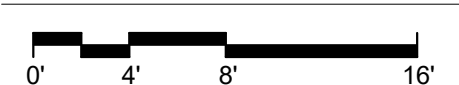
01 ROOF



02 SECOND FLOOR



03 FIRST FLOOR



**MSC DESIGN** LLC

10935 Estate Lane, Ste. 300  
Dallas, Texas 75238  
Phone/Fax: 469 855 3800  
Email: mat@mscarchitecture.com  
mscarchitecture.com

COPYRIGHT © 2022 MSC DESIGN LLC  
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
PREPARED BY MSC DESIGN LLC AND SHALL  
REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
DESIGN LLC RETAINS ALL COMMON LAW,  
STATUTORY AND OTHER RESERVED RIGHTS,  
INCLUDING, WITHOUT LIMITATION, THE  
COPYRIGHT THEREIN. NO PORTION OF THIS  
DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

MATTHEW S.  
CRITTENDEN  
ARCHITECT

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

**KBI LLC**  
101 CHESTNUT STREET  
MCKINNEY, TEXAS 75069

PROJECT NO.  
2211

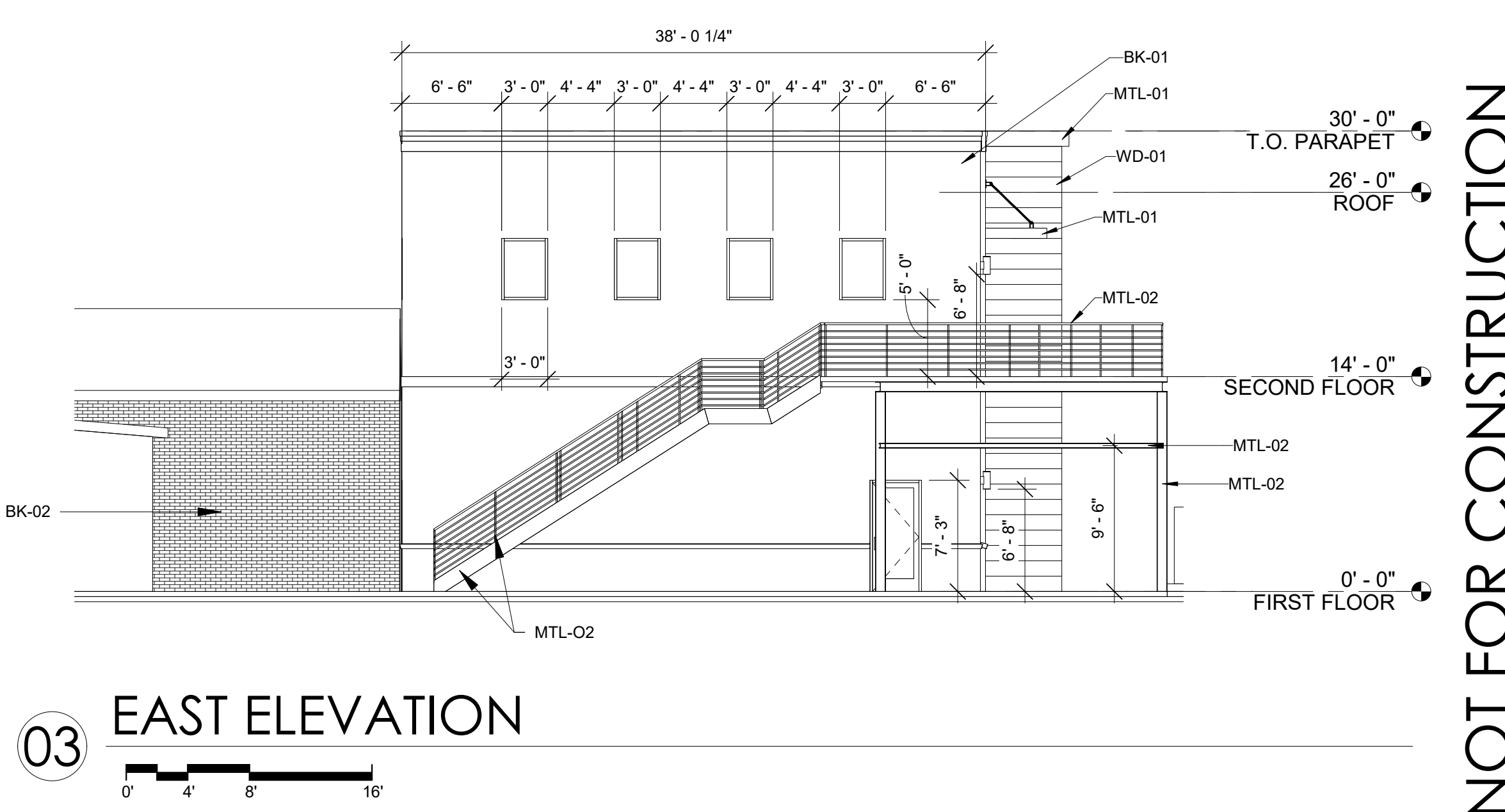
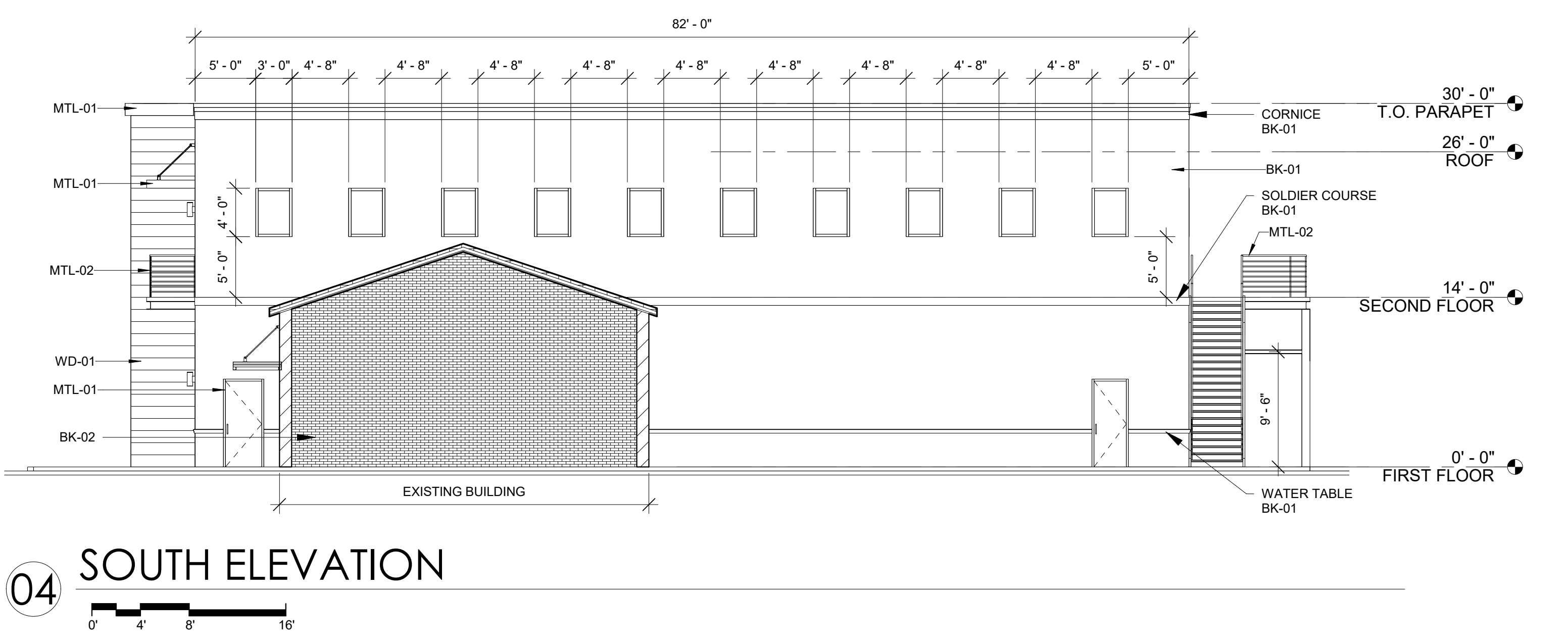
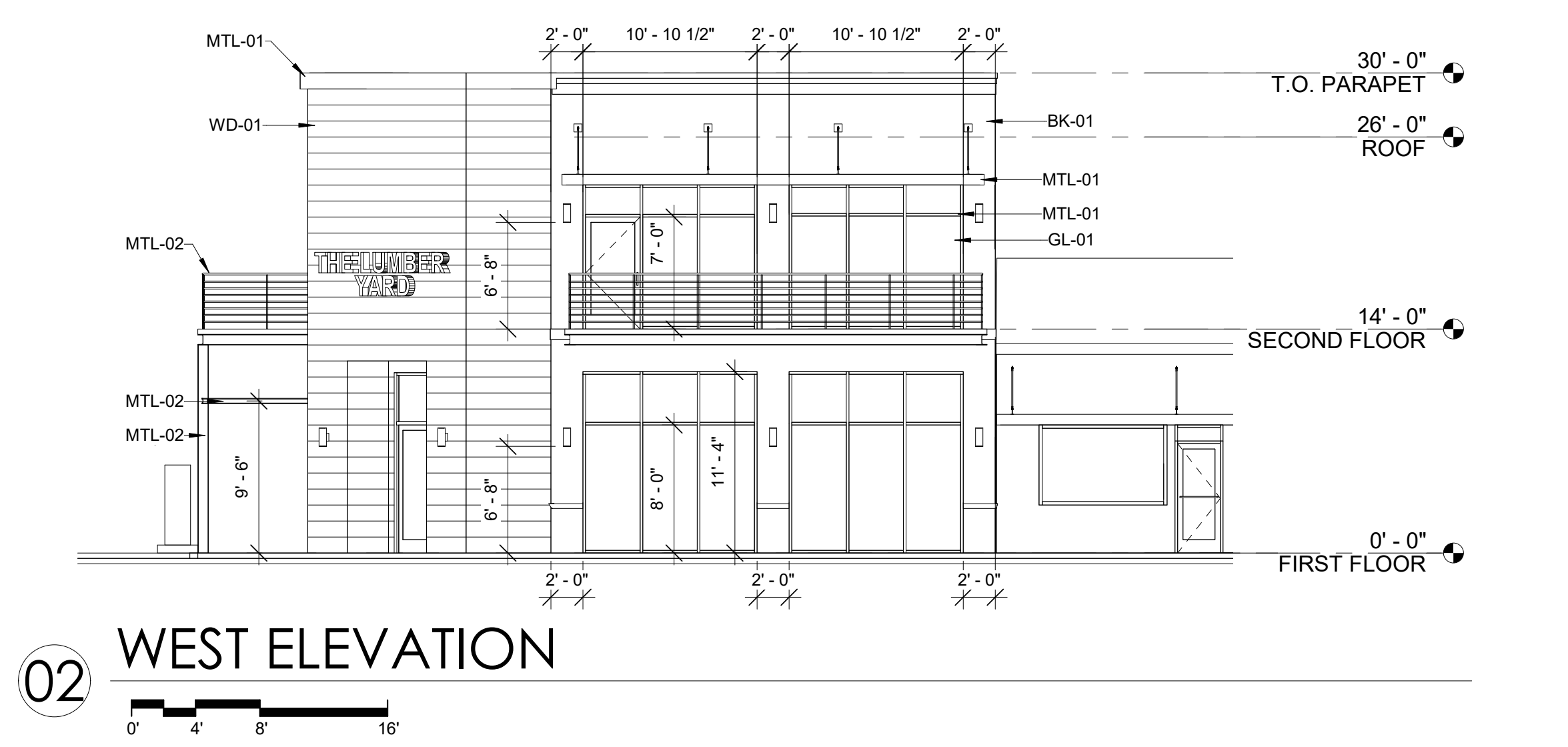
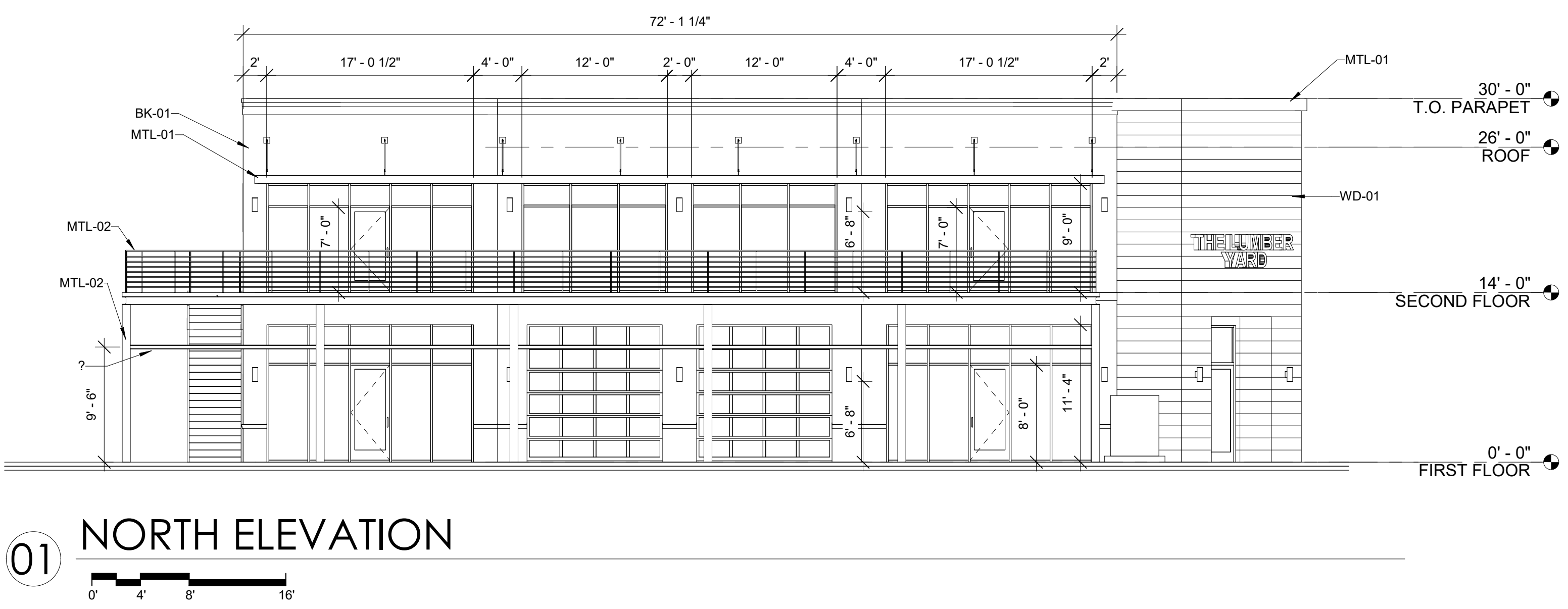
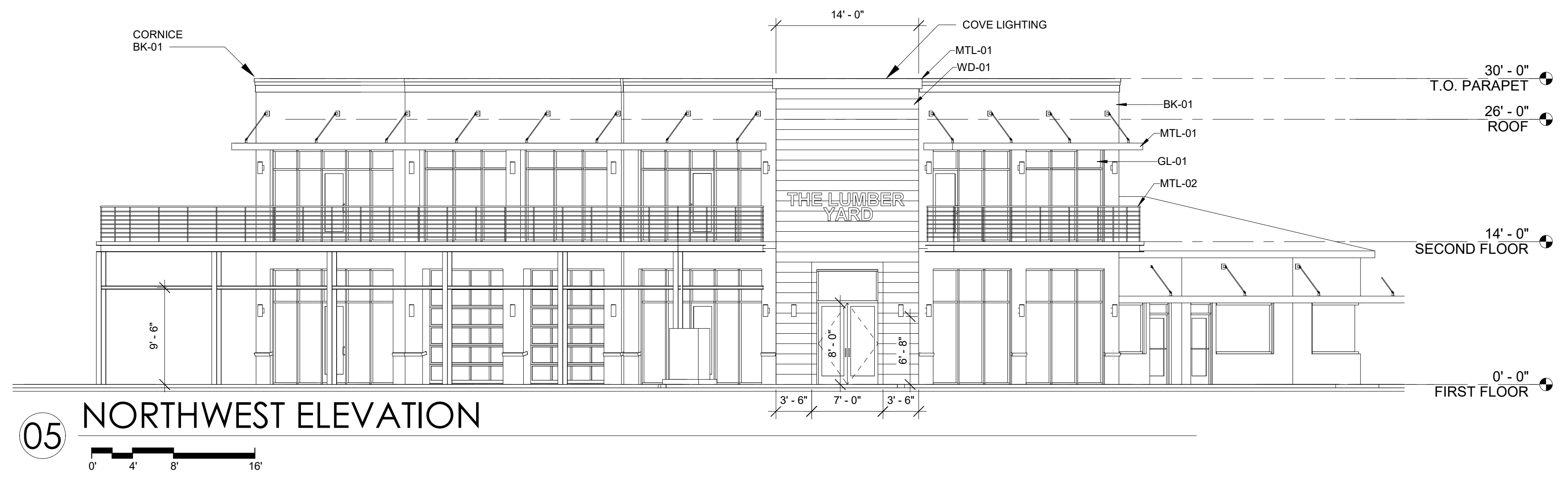
Revisions / Date
10/21/2022

Sheet No.  
**A2.0**  
FLOOR PLANS

NOT FOR CONSTRUCTION

FINISH LEGEND: MONOCHROME

	WD-01
	BK-01
	BK-02
	MTL-01
	MTL-02
	GL-01



**MSC DESIGN** LLC  
 10935 Estate Lane, Ste. 300  
 Dallas, Texas 75238  
 Phone/Fax: 469 855 3800  
 Email: mat@mscararchitecture.com  
 mscararchitecture.com

COPYRIGHT © 2022 MSC DESIGN LLC  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
 PREPARED BY MSC DESIGN LLC AND SHALL  
 REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
 DESIGN LLC RETAINS ALL COMMON LAW,  
 STATUTORY AND OTHER RESERVED RIGHTS,  
 INCLUDING, WITHOUT LIMITATION, THE  
 COPYRIGHT THEREIN. NO PORTION OF THIS  
 DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
 BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
 PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

MATTHEW S.  
 CRITTENDEN  
 ARCHITECT  
 PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION

**KBI LLC**  
 101 CHESTNUT STREET  
 MCKINNEY, TEXAS 75069






PROJECT NO.  
 2211

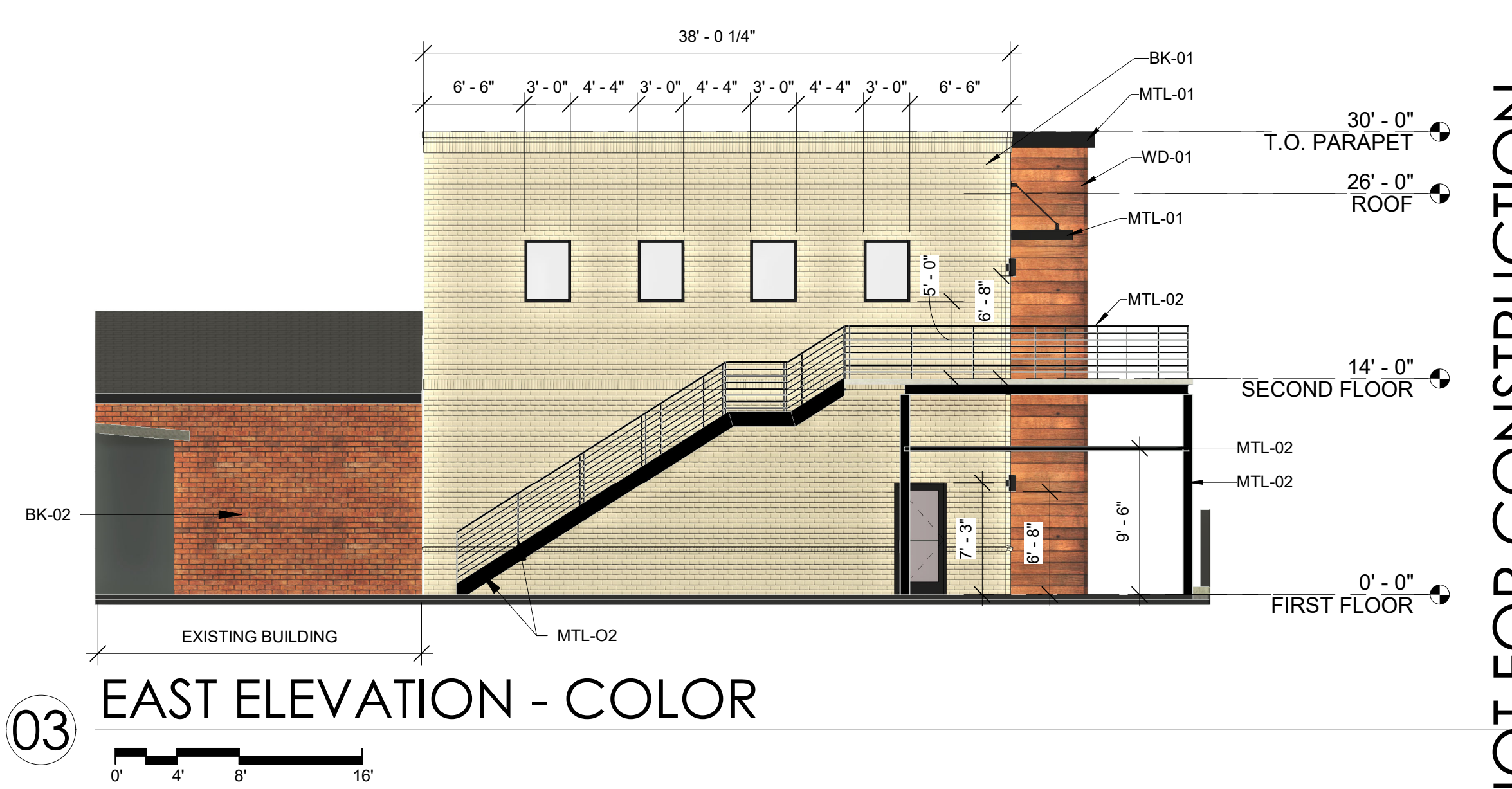
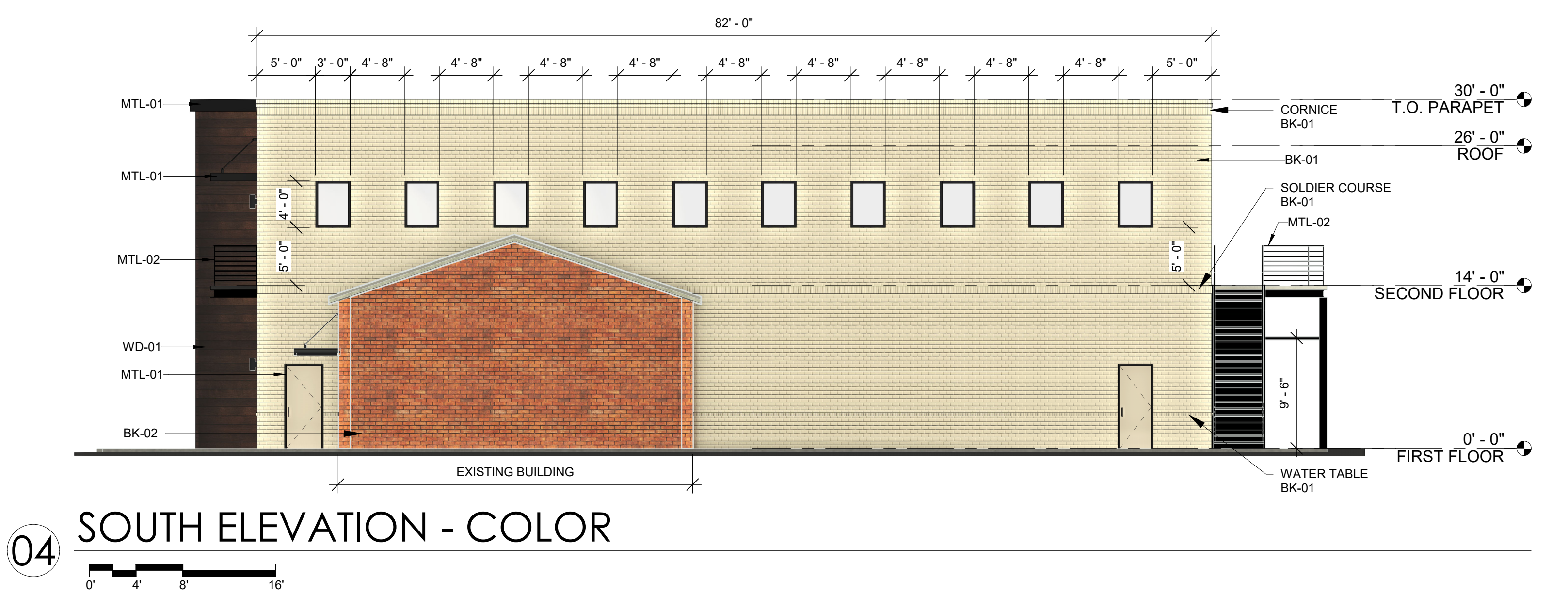
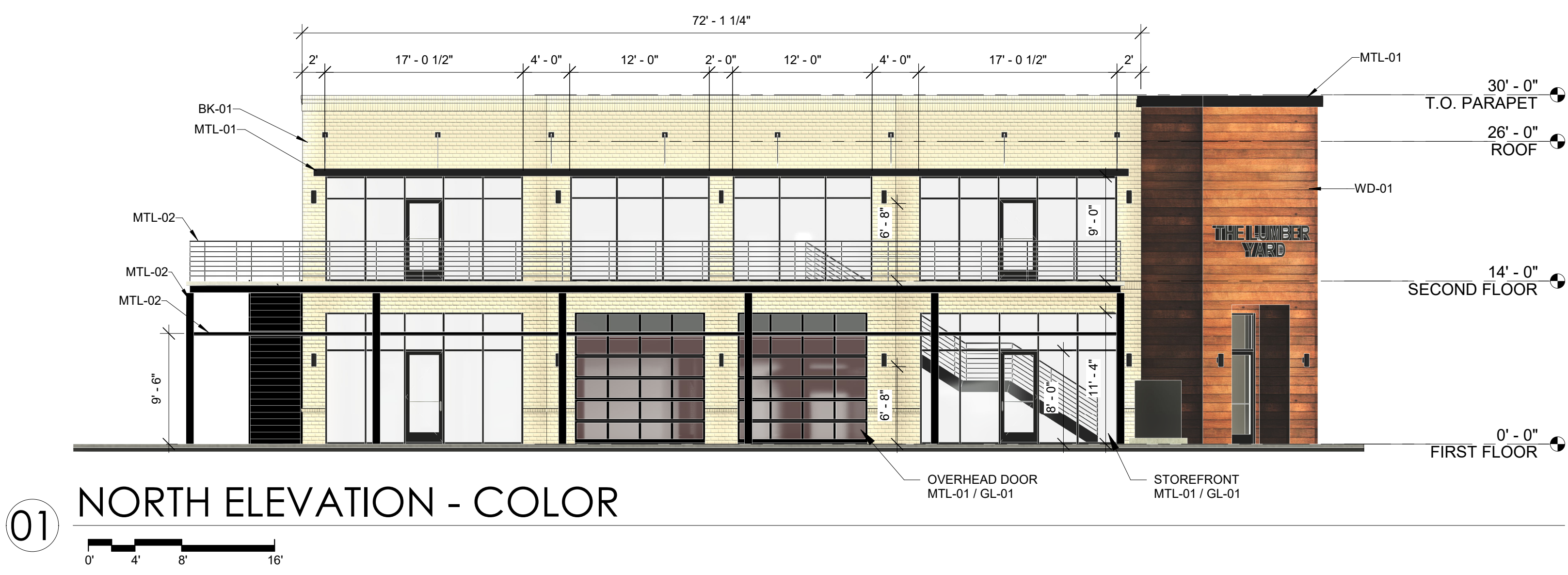
Revisions / Date
10/21/2022

Sheet No.  
**A4.0**  
 EXTERIOR  
 ELEVATIONS

NOT FOR CONSTRUCTION

FINISH LEGEND: REALISTIC

	WD-01	STAINED WOOD
	BK-01	CREAM BRICK
	BK-02	EXISTING BRICK
	MTL-01	BLACK PRE-FINISHED ALUMINUM
	MTL-02	BLACK POWDER COATED STEEL
	GL-01	GLASS



**MSC DESIGN** LLC  
 10935 Estate Lane, Ste. 300  
 Dallas, Texas 75238  
 Phone/Fax: 469 855 3800  
 Email: mat@mscararchitecture.com  
 mscararchitecture.com

COPYRIGHT © 2022 MSC DESIGN LLC  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
 PREPARED BY MSC DESIGN LLC AND SHALL  
 REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
 DESIGN LLC RETAINS ALL COMMON LAW,  
 STATUTORY AND OTHER RESERVED RIGHTS,  
 INCLUDING, WITHOUT LIMITATION, THE  
 COPYRIGHT THEREON. NO PORTION OF THIS  
 DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
 BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
 PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

MATTHEW S.  
 CRITTENDEN  
 ARCHITECT  
 PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION

**KBI LLC**  
 101 CHESTNUT STREET  
 MCKINNEY, TEXAS 75069

PROJECT NO.  
 2211

Revisions / Date
10/21/2022

Sheet No.  
**A4.1**  
 COLOR EXT.  
 ELEVATIONS

NOT FOR CONSTRUCTION



04 PERSPECTIVE VIEW 4



03 PERSPECTIVE VIEW 3



01 PERSPECTIVE VIEW 1



02 PERSPECTIVE VIEW 2

**MSC** DESIGN LLC  
 10935 Estate Lane, Ste. 300  
 Dallas, Texas 75238  
 Phone/Fax: 469 855 3800  
 Email: matt@mscararchitecture.com  
 mscararchitecture.com

COPYRIGHT © 2022 MSC DESIGN LLC  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE  
 PREPARED BY MSC DESIGN LLC AND SHALL  
 REMAIN THE PROPERTY OF MSC DESIGN LLC. MSC  
 DESIGN LLC RETAINS ALL COMMON LAW,  
 STATUTORY AND OTHER RESERVED RIGHTS,  
 INCLUDING, WITHOUT LIMITATION, THE  
 COPYRIGHT THEREIN. NO PORTION OF THIS  
 DOCUMENT MAY BE REPRODUCED IN ANY FORM,  
 BY ANY METHOD, FOR ANY PURPOSE, WITHOUT  
 PRIOR WRITTEN CONSENT OF MSC DESIGN LLC.

MATTHEW S.  
 CRITTENDEN  
 ARCHITECT  
 PRELIMINARY DRAWINGS  
 NOT FOR CONSTRUCTION

**KBI LLC**  
 101 CHESTNUT STREET  
 MCKINNEY, TEXAS 75069

PROJECT NO.  
 2211

Revisions / Date  
 10/21/2022

Sheet No.  
**DD-2**  
 PERSPECTIVES

NOT FOR CONSTRUCTION