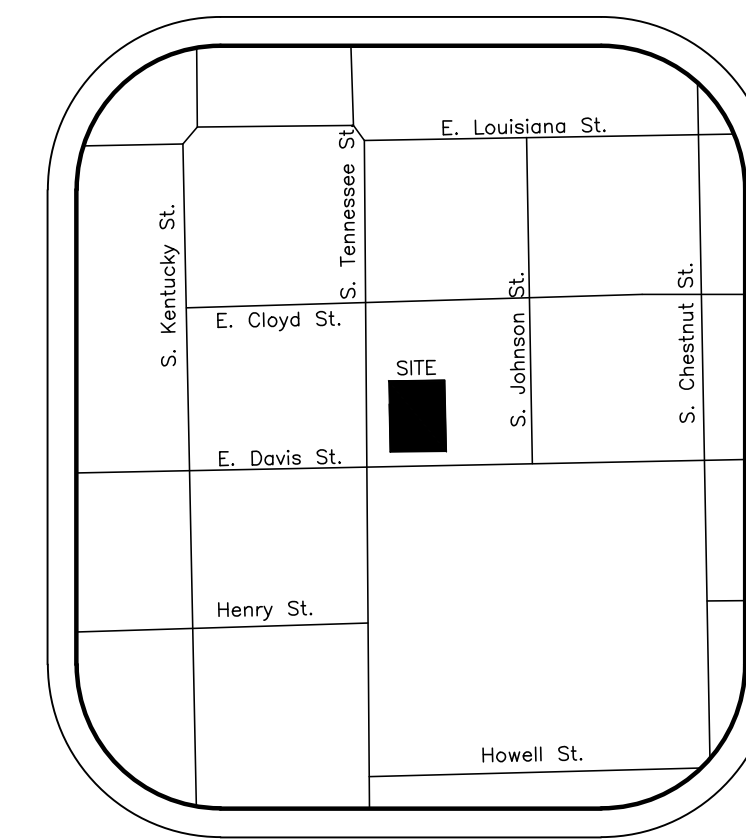




 Proposed Sidewalk

 Existing Fire Hydrant

BFR Barrier Free Ramp

Address: 121, 129, & 131 S. Tennessee Street
McKinney, Texas 75069

Zoning: MTC – Historic Core

Proposed Use: Church

Lot Area: 0.321 Acres (13,987 sf)

Building Areas:

Existing First Floor	6,055 sf
Proposed First Floor	7,903 sf
<u>Proposed Second Floor</u>	<u>7,925 sf</u>
Total Bldg Area:	21,883 sf

Lot Coverage: 99.79% (Bldg Footprint 13,958 sf)

Floor Area Ratio: 1.56 : 1

Building Height: 48'-5"

Building Height: 4 Story Max

*No Additional Parking Required

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

Spurgin & Associates Architects
103 W. Louisiana St.
McKinney, Texas 75069
Phone (972) 562-5368
Contact: Kent Spurgin

Ringley & Associates
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Contact: Lawrence Ringley

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

COM-12	Standard City of McKinney Aluminum Disc in concrete on the west side of Woodawn and north of U.S. Highway 380. Elev = 570.123
COM-44	Aluminum Disc on concrete inleat approximately 1/3 mile East of St. Highway 55 on FM Road 546. Elev = 584.645
BM-1	"X" in the southern edge of concrete sidewalk on the north side of East Davis Street and on the west side of South Johnson Street, 5.5'± west of the east end of the sidewalk. Elev = 617.98
BM-2	"X" in the top of concrete curb on the east side of South Tennessee Street, 178'± north of the south end of the south parking space on the east side. Elev = 623.08

Issue Dates:	Revision & Date:
2 09/25/2023	1
3 10/06/2023	2
4 04/04/2024	3
5 04/22/2024	4
6 06/27/2024	5
7 07/10/2024	6

1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

SPURGIN & ASSOCIATES ARCHITECTS
CITY OF MCKINNEY, TEXAS

SP

Project No.
23001

Building Permit Copy
Approved By The Planning Department
08/07/2024