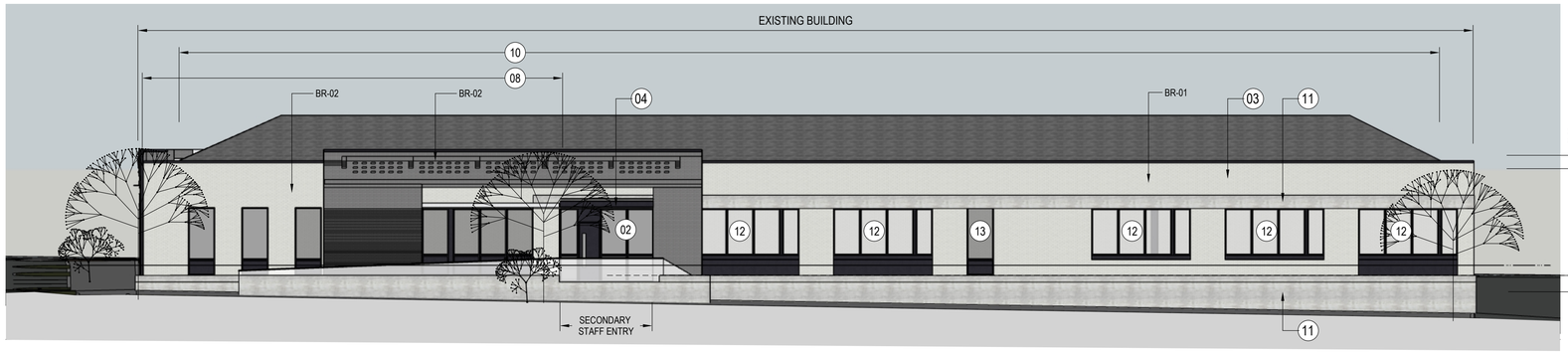
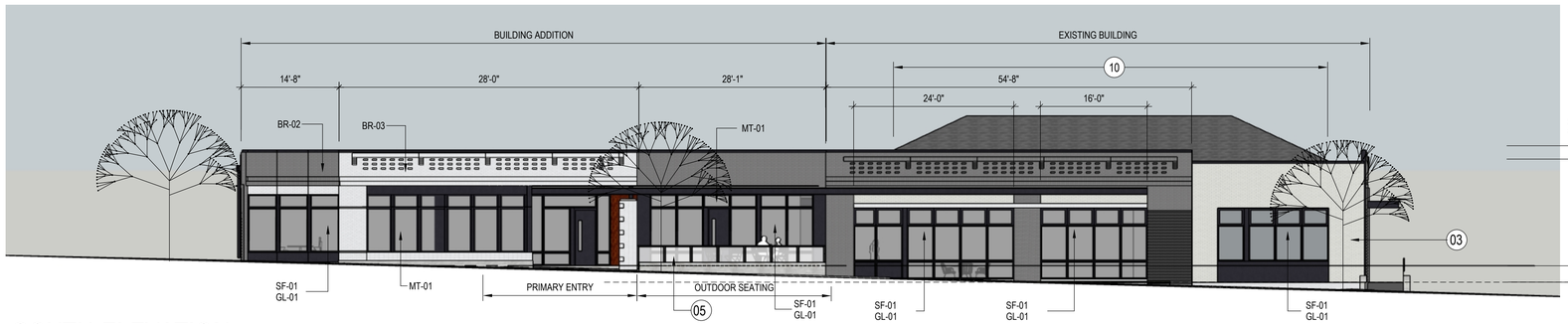


1A A4.0 EAST ELEVATION

SCALE: 3/32"=1'-0"

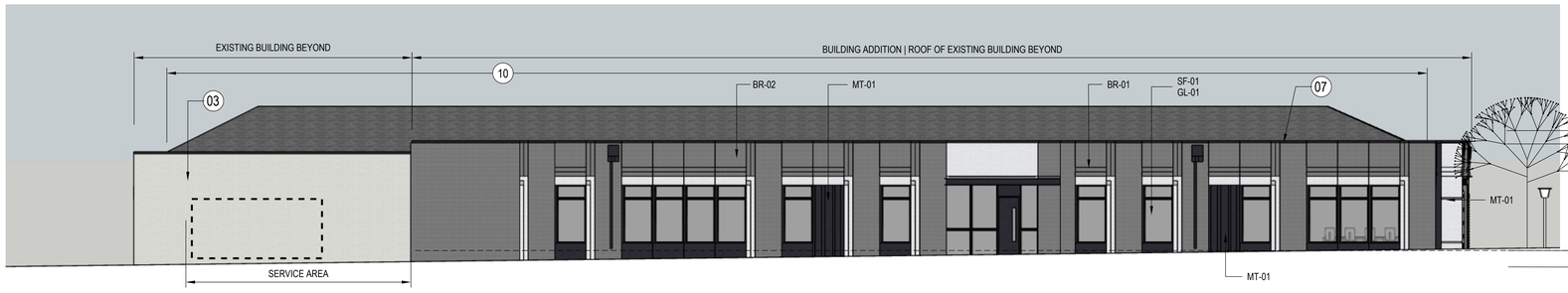
PEDESTRIAN "B"



2A A4.0 SOUTH ELEVATION

SCALE: 3/32"=1'-0"

PEDESTRIAN "A"



3A A4.0 WEST ELEVATION

SCALE: 3/32"=1'-0"

4A A4.0 NORTH ELEVATION

SCALE: 3/32"=1'-0"

KEYNOTES

01. DEMO EXISTING BRICK INFILL AND REPLACE WITH NEW STOREFRONT SYSTEM.
02. REMOVE EXISTING OVERHEAD DOOR AND REPLACE WITH NEW STOREFRONT SYSTEM.
03. EXISTING BRICK FACADE TO REMAIN. CLEAN OF ANY DEBRIS, REPAINT. FINAL COLOR TBD - MATCH BR-02.
04. OVERHEAD CANOPY.
05. OUTDOOR SEATING AREA WITH BOARD FORMED CONCRETE PLANTER EDGE AND CABLE RAILING ENCLOSURE.
07. PREFINISHED METAL COPING. COLOR TO MATCH MCM PANEL.
08. REMOVE EXISTING METAL OVERHANG . RECLAD OVER EXISTING VENEER WITH NEW BRICK (BR-01) SIMILAR TO VIRGINIA STREET FACADE.
09. TRANSPARENCY: ALL GROUND FLOOR FACADES ALONG PEDESTRIAN PRIORITY "A" AND "B" STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FACADE AREA.
10. EXISTING MANSARD ROOF TO REMAIN.
11. EXISTING EXTERIOR CONCRETE FRAMING TO REMAIN. REMOVE EXISTING PAINT TO EXTENT POSSIBLE.
12. REPLACE EXISTING WINDOWS WITH NEW STOREFRONT.
13. REMOVE EXISTING CANOPY, STAIR, AND EXTERIOR DOOR. INFILL WITH NEW STOREFRONT WINDOW AND METAL PANEL BASE.

TRANSPARENCY

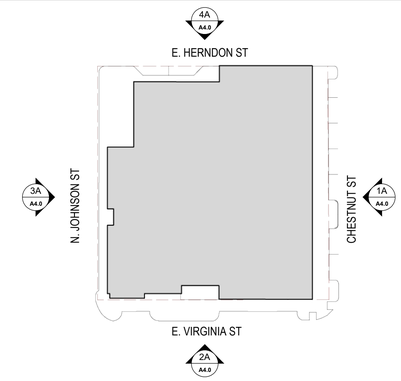
ELEVATION	DESCRIPTION	REQ.	% GLAZING
SOUTH FACADE | EAST VIRGINIA STREET	PEDESTRIAN "A"	GLAZING 65%	BASE BRICK 52% 02 ACCENT MATERIAL 12% GLAZING 36%
EAST FACADE | SOUTH CHESTNUT STREET	PEDESTRIAN "B"	GLAZING 65%	BASE BRICK 54% 01 ACCENT MATERIAL 18% 02 ACCENT MATERIAL 7% GLAZING 20%
NORTH FACADE | EAST HERNDON STREET	SERVICE	NONE	BASE BRICK 52% 01 ACCENT MATERIAL 15%* 02 ACCENT MATERIAL 13% GLAZING 20%
WEST FACADE | NORTH JOHNSON STREET	SERVICE	NONE	BASE BRICK 78% 02 ACCENT MATERIAL 8% GLAZING 14%

** 01 ACCENT MATERIAL CONSISTS OF CONCRETE FRAMING THAT IS EXPOSED ALONG THE EXTERIOR*

MATERIALS

	DESCRIPTION	PRODUCT
BR-01	BRICK VENEER	PAINT EXISTING BRICK - SIMILAR COLOR RANGE AS BR-03; B.O.D. SHERWIN WILLIAMS 7648 FIRST STAR
BR-02	BRICK VENEER	B.O.D. US BRICK COMMERCIAL COLLECTION - TITAN; MODULAR; VELOUR TEXTURE WITH DARK GRAY MORTAR [OR SIMILAR]
BR-03	BRICK VENEER	B.O.D. ACME BRICK GLACIER WHITE; MODULAR; VELOUR TEXTURE WITH IVORY MORTAR [OR SIMILAR]
SF-01	STOREFRONT SYSTEM	B.O.D. YKK AP YES 45 XT; YKIN BLACK
GL-01	GLAZING	
MT-01	METAL COMPOSITE PANEL	B.O.D. MCM BLACK ANODIZED SINGLE SKIN METAL PANEL

KEY PLAN



SITE PLAN
PROJECT SQUARE
BLOCK 22
Being 0.9206 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2026-0011
Submitted: February 2nd, 2025

Owner:
Michael & Nancy Malone
2607 W Point
McKinney, Texas 75070
Contact: Michael Malone
Phone: (561)900-3686

Developer:
JB Realty Partners
215 E Main St
Lakeland, Florida 33801
Contact: Neil Buck
Phone: (561)900-3686

Engineer:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: John Tedesco, P.E.
Phone: (469)301-2597

DLR GROUP
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PRELIMINARY

Kimley Horn McKinney Office

225 East Virginia Street
McKinney, Texas 75069

SITE SUBMISSION
R01
06 MARCH 2026
REVISIONS

39-26107-00

EXTERIOR ELEVATIONS

A4.0

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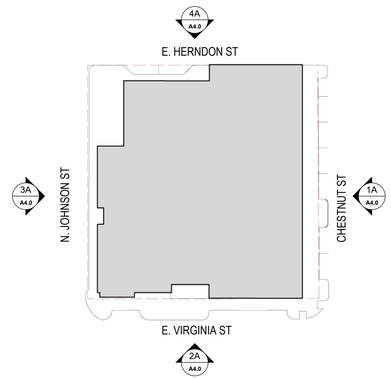

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