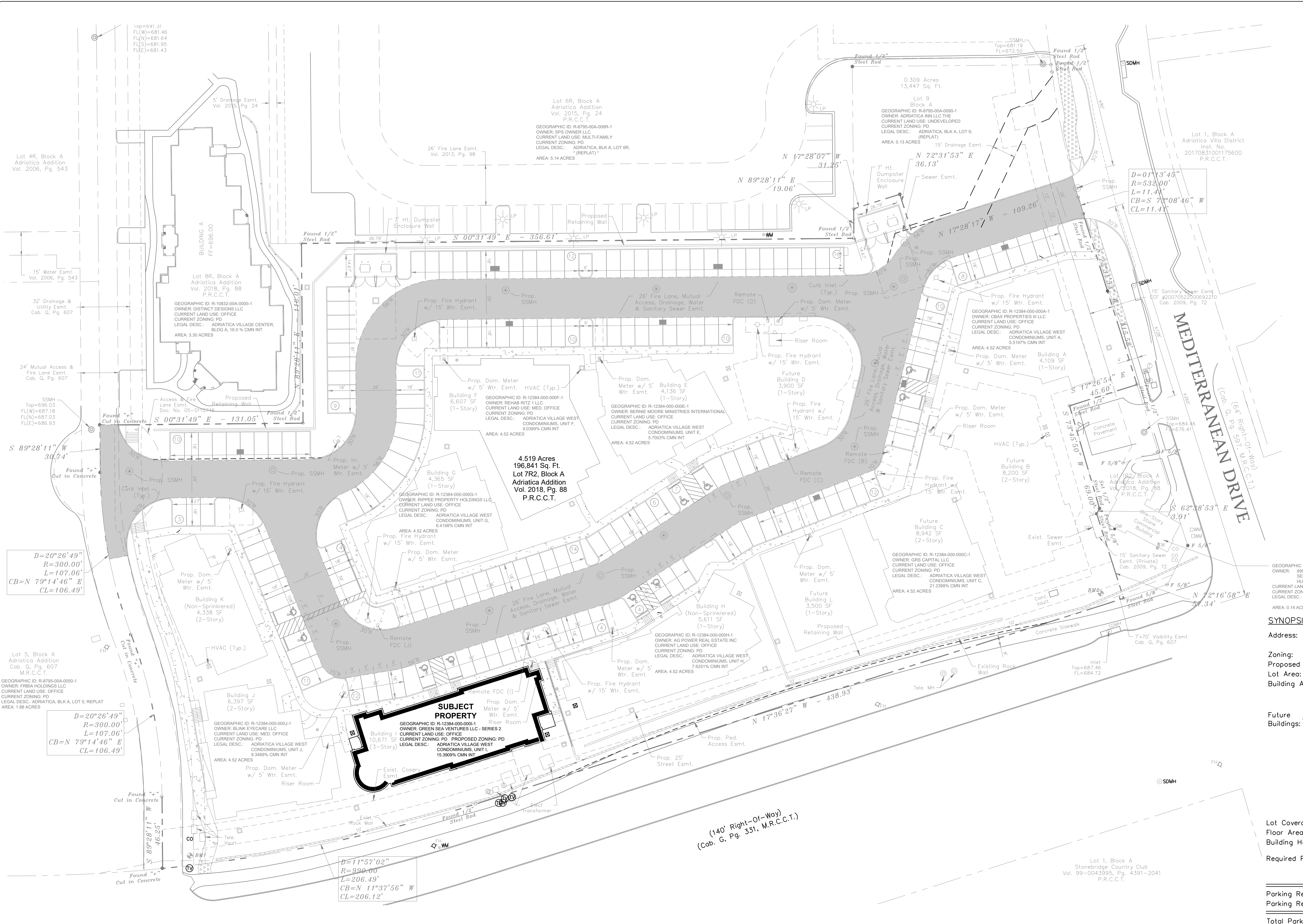


CITY OF MCKINNEY STANDARD NOTES:

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.



GEOGRAPHIC ID: R-8795-00A-01R2-1
OWNER: 895 MEDITERRANEAN MCKINNEY SERIES A SEPARATE SERIES OF HURACANES
CURRENT LAND USE: MED. OFFICE
CURRENT ZONING: PD
LEGAL DESC.: ADRIATICA, BLK A, LOT 1R2 (REPLAT)
AREA: 0.14 ACRES

SYNOPSIS

Address:	Lot 7R2, Block A Adriatica Addition					
Zoning:	PD 2010-11-052					
Proposed Use:	Office (Professional / Medical)					
Lot Area:	4.519 Acres (196,841 sf)					
Building Areas:	Building No.	Footprint (SF)	Under Roof (SF)	A/C (SF)	Height	Stories
Future Buildings:	Bldg. A	4,398	4,398	4,109	31'	1
	Bldg. B	6,425	6,425	8,200	50'	2
	Bldg. C	4,570	9,076	8,942	40'	2
	Bldg. D	3,900	3,900	3,900	29.5'	1
	Bldg. E	4,294	4,294	4,136	31'	1
	Bldg. F	6,809	6,809	6,607	31'	1
	Bldg. G	4,836	4,836	4,365	31'	1
	Bldg. H	5,744	5,744	5,611	29.5'	1
	Bldg. I	6,180	11,594	10,671	55'	3
	Bldg. J	5,366	7,041	6,397	29.5'	2
Bldg. K	4,569	4,569	4,338	35'	1	
Bldg. L	3,586	3,586	3,500	35'	1	
Total:	60,676	72,272	70,776			

Lot Coverage: 30.73% (Total Footprint Area 60,676 sf)
 Floor Area Ratio: 0.37 : 1
 Building Height: 29.5' - 55'

Required Parking: Prof. Office (A-E,G-I,K) 1:400 (56,117/400) = 141 Spcs.
 Medical Office (J,F) 1:300 (13,004/300) = 44 Spcs.
 *Assembly 1:150 (1655/150) = 11 Spcs.

Parking Required Total: (196 Parking Spaces)
 Parking Required w/ 10% Reduction: (177 Parking Spaces)
 Total Parking Provided: (175 Parking Spaces) 10 Handicap Spc.

*Assembly space will only be used during off-peak hours.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

BENCHMARK:
 City of McKinney Central Monument
 CM12 located north of the intersection of Creekside Way and Lake Creek Drive. Posted Elevation = 665.776
Benchmark #1:
 1/2" Steel Rod, N 7123347.749, E 2516221.379
 Elevation = 701.87
Benchmark #2:
 1/2" Steel Rod, N 7122759.912, E 2516390.792
 Elevation = 688.55

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Contact: Jon David Cross, P.E.

ARCHITECT:
 Seven d Four
 8446 Winged Foot Drive
 Frisco, Texas 75034
 Phone (972) 768-8283
 Contact: Kevin Dingman

SURVEYOR:
 Underwood Surveying
 3404 Interurban Road
 Denison, Texas 75021
 Phone (903) 465-2151
 Contact: Doug Underwood, RPLS

ZONING EXHIBIT	Sheet No.
ADRIATICA OFFICES	SP
LOT 7R3, BLOCK A - ADRIATICA ADDITION	
CITY OF MCKINNEY, TEXAS	

ADRIATICA OFFICES