



Architectural Inspiration

MILLER MASTERCUT ROUND DECORATIVE CEDAR SHINGLES
1908 LAKEWOOD DRIVE, SNOHOMISH, WA 98290
amazon.com/sp?ie=UTF8&seller=A3QMW4XB0B1M4WCA&asin=B0CLG6K1VC&ref=adp_merchant_link

ELITE TRIMWORKS COMPOSITE PORCH POST, 6' X 10', 'COLONIAL'
ELITE TRIMWORKS.COM, (905) 760-1666 T.
DWDISTRIBUTION.COM (24) 391-2200 T.
HB&G CATALOG, PERMAPOST, PAGES 32-33

ARCHITECTURAL DEPOT 5/8" X 10" D X 10" H HURLEY ARCHITECTURAL GRADE PVC BRACKET
ITEM NO. BKTPO1010HJ
SOURCE: ARCHITECTURALDEPOT.COM

JAMES HARDIE SMOOTH TRIM BOARDS
WIDTH: 725, THICKNESS: 0.75, LENGTH: 144" BOARDS

JAMES HARDIE SMOOTH PLANK LAP SIDING
WIDTH: 525, EXPOSURE: 4", THICKNESS: 0.32, LENGTH: 144" BOARDS

JAMES HARDIE SMOOTH TRIM BOARDS
WIDTH: 35, THICKNESS: 0.75, LENGTH: 144" BOARDS

JAMES HARDIE SMOOTH TRIM BOARDS
WIDTH: 55, THICKNESS: 0.75, LENGTH: 144" BOARDS

ROYAL BUILDING PRODUCTS
1 1/8" X 8" FT UNFINISHED PVC BASE MOULDING
SOURCE: LOWES

ROYAL BUILDING PRODUCTS
1 5/8" x 12" FT FINISHED PVC CROWN MOULDING
ITEM #443065
SOURCE: LOWES



Location Map



J Rose Architects & Planners
2120 Cosmos Way
Argyle, TX 76226
(940) 500-8984 T.
jason@jrosearchitect.com



9-3-2024

Consultants:

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Oracle Engineering
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(214) 226-5325 Tel.
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Geotechnical Engineer:
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Project Title:

Kostial Addition

815 North Kentucky St
McKinney, Texas
75069

Sheet Title:

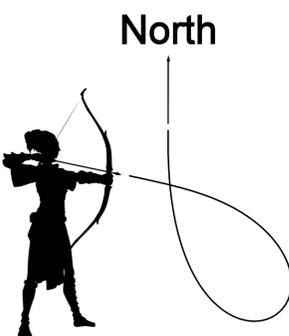
Middle Unit Street Facing Elevation

Drawn by: JRR
Date Created: 09-03-2024

SHEET

A1

Revised on: 09-03-2024



01 FRONT "INTERIOR" UNIT ELEVATION

SCALE 1/2"=1'-0"



Architectural Inspiration

- JAMES HARDIE ◉ SHINGLE SIDING
STAGGERED EDGE SHINGLE SIDING, THICKNESS: 0.25", LENGTH: 48" BOARDS, WIDTH: 15.25", EXPOSURE: 6"
- ELITE TRIMWORKS COMPOSITE PORCH POST, 6" X 10", "COLONIAL"
ELITETRIMWORKS.COM, (908) 760-1666 T.
- ARCHITECTURAL DEPOT 5/8"W X 10"D X 10"H HURLEY ARCHITECTURAL GRADE PVC BRACKET
ITEM NO: EK1P0X1010HJ
SOURCE: ARCHITECTURALDEPOT.COM
- JAMES HARDIE ◉ SMOOTH TRIM BOARDS
WIDTH: 7.25", THICKNESS: 0.75", LENGTH: 144" BOARDS
- JAMES HARDIE ◉ SMOOTH PLANK LAP SIDING
WIDTH: 5.25", EXPOSURE: 4", THICKNESS: 0.92", LENGTH: 144" BOARDS
- JAMES HARDIE ◉ SMOOTH TRIM BOARDS
WIDTH: 3.5", THICKNESS: 0.75", LENGTH: 144" BOARDS
- JAMES HARDIE ◉ SMOOTH TRIM BOARDS
WIDTH: 5.5", THICKNESS: 0.75", LENGTH: 144" BOARDS
- ROYAL BUILDING PRODUCTS
1 1/8-IN X 8-FT UNFINISHED PVC BASE MOULDING
SOURCE: LOWES
- ROYAL BUILDING PRODUCTS
1-5/8-IN X 12-FT FINISHED PVC CROWN MOULDING
ITEM #443065
SOURCE: LOWES



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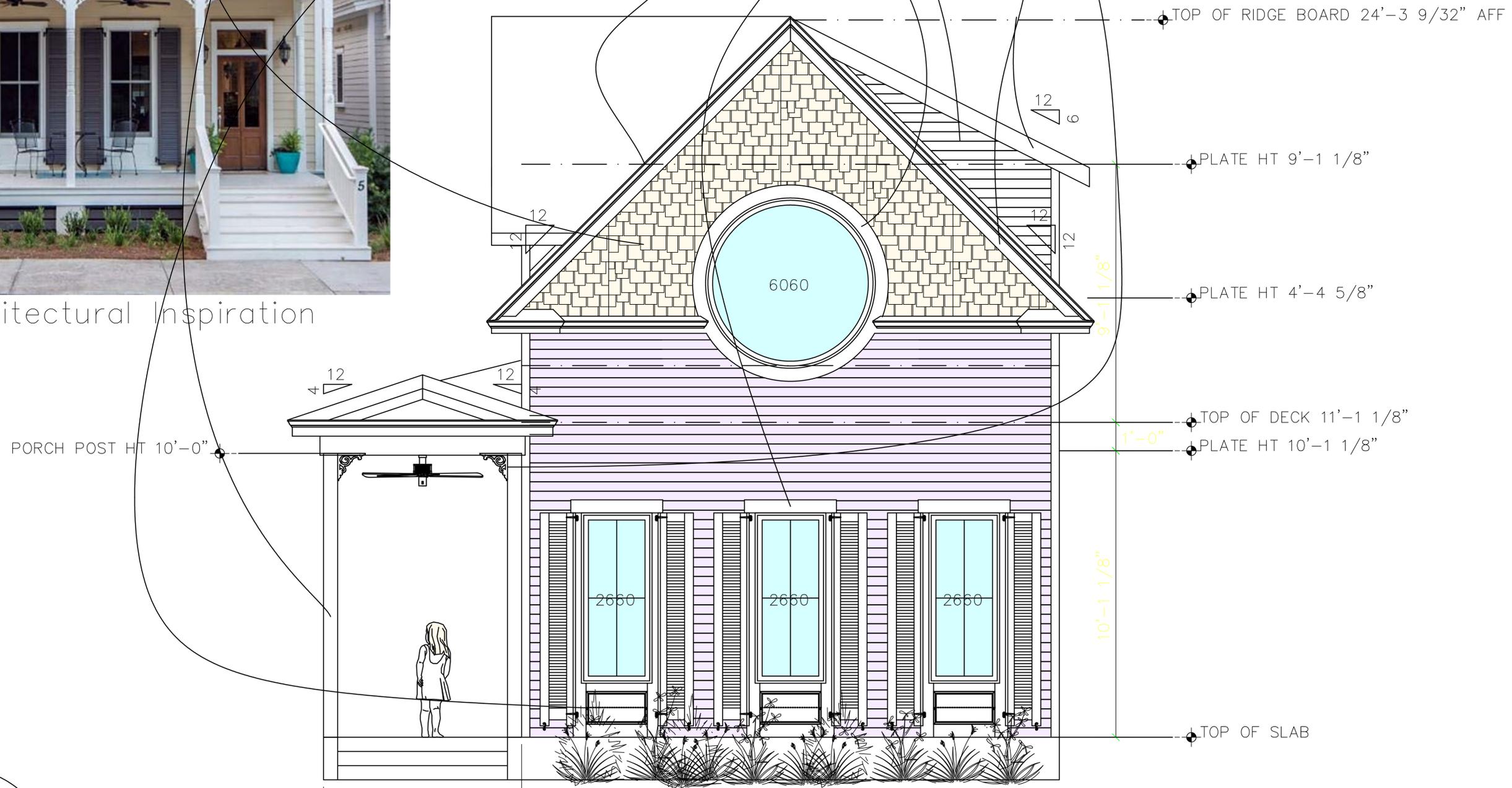
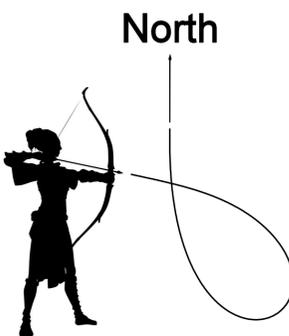
Sheet Title:
End Unit Street Facing Elevation

Drawn by: JRR
Date Created: 09-03-2024

SHEET

A2

Revised on: 09-03-2024



01 KENTUCKY STREET ELEVATION

SCALE 1/2"=1'-0"



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Project Title:

Kostial Addition

815 North
 Kentucky St
 McKinney,
 Texas
 75069

Sheet Title:

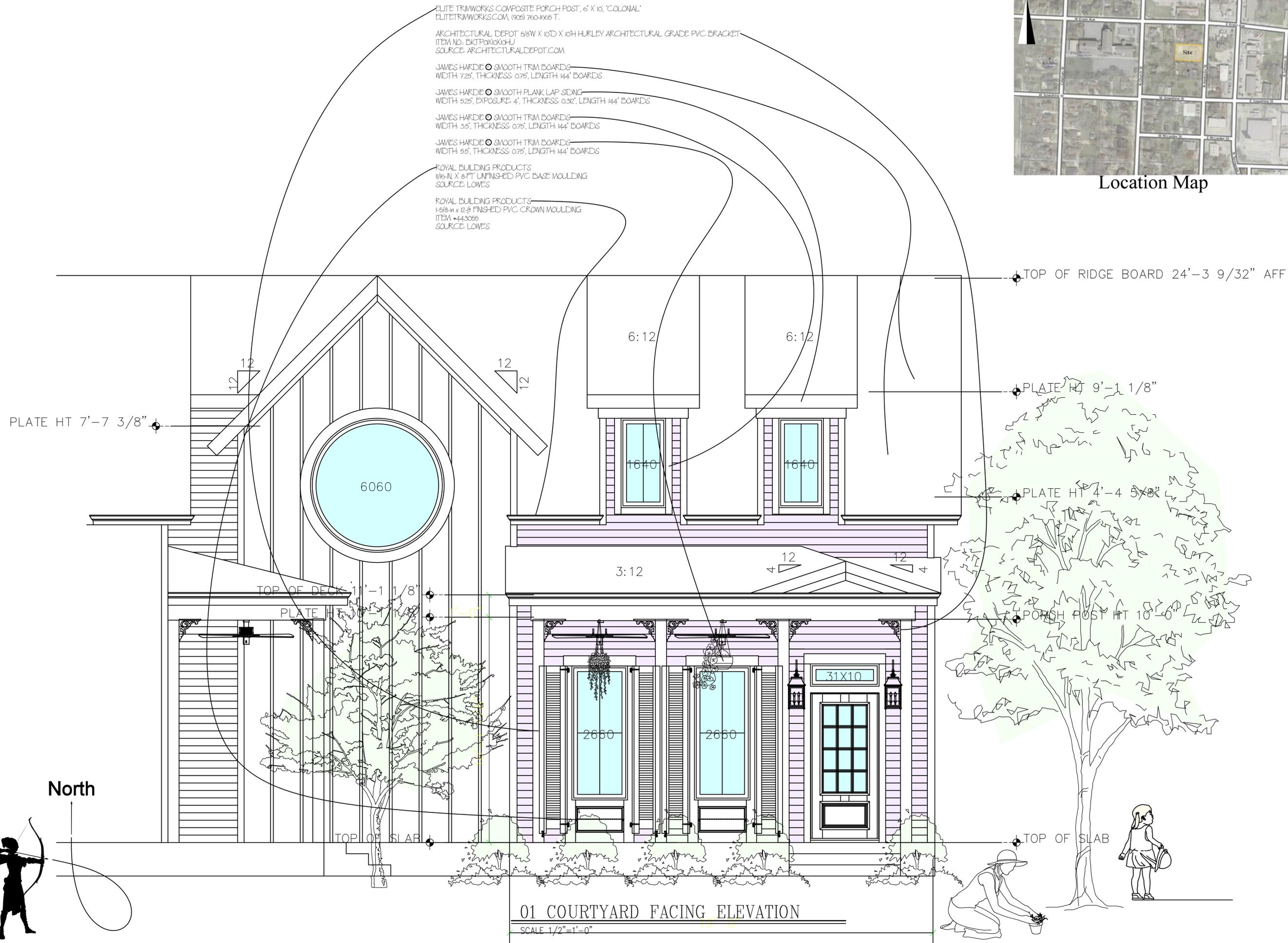
**End Unit
 Courtyard
 Facing
 Elevation**

Drawn by: JRR
 Date Created: 09-03-2024

SHEET

A3

Revised on: 09-03-2024



ELITE TRIMWORKS COMPOSITE PORCH POST, 6" X 10, 'COLONIAL'
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ARCHITECTURAL DEPOT 5/8" X 10" D X 10" H HURLEY ARCHITECTURAL GRADE PVC BRACKET
 ITEM NO.: BKTP061010HJ
 SOURCE: ARCHITECTURALDEPOT.COM

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 WIDTH: 7.25", THICKNESS: 0.75", LENGTH: 144" BOARDS

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JAMES HARDIE SMOOTH TRIM BOARDS
 WIDTH: 5.5", THICKNESS: 0.75", LENGTH: 144" BOARDS

ROYAL BUILDING PRODUCTS
 1 1/8" X 8" FT UNFINISHED PVC BASE MOULDING
 SOURCE: LOWES

ROYAL BUILDING PRODUCTS
 1 5/8" X 12" FT FINISHED PVC CROWN MOULDING
 ITEM #443055
 SOURCE: LOWES

TOP OF RIDGE BOARD 24'-3 9/32" AFF

PLATE HT 9'-1 1/8"

PLATE HT 7'-7 3/8"

PLATE HT 4'-4 5/8"

TOP OF DECK 1'-1 1/8"

PLATE HT 7'-0"

PORCH POST HT 10'-0"

TOP OF SLAB

TOP OF SLAB

North

01 COURTYARD FACING ELEVATION

SCALE 1/2"=1'-0"

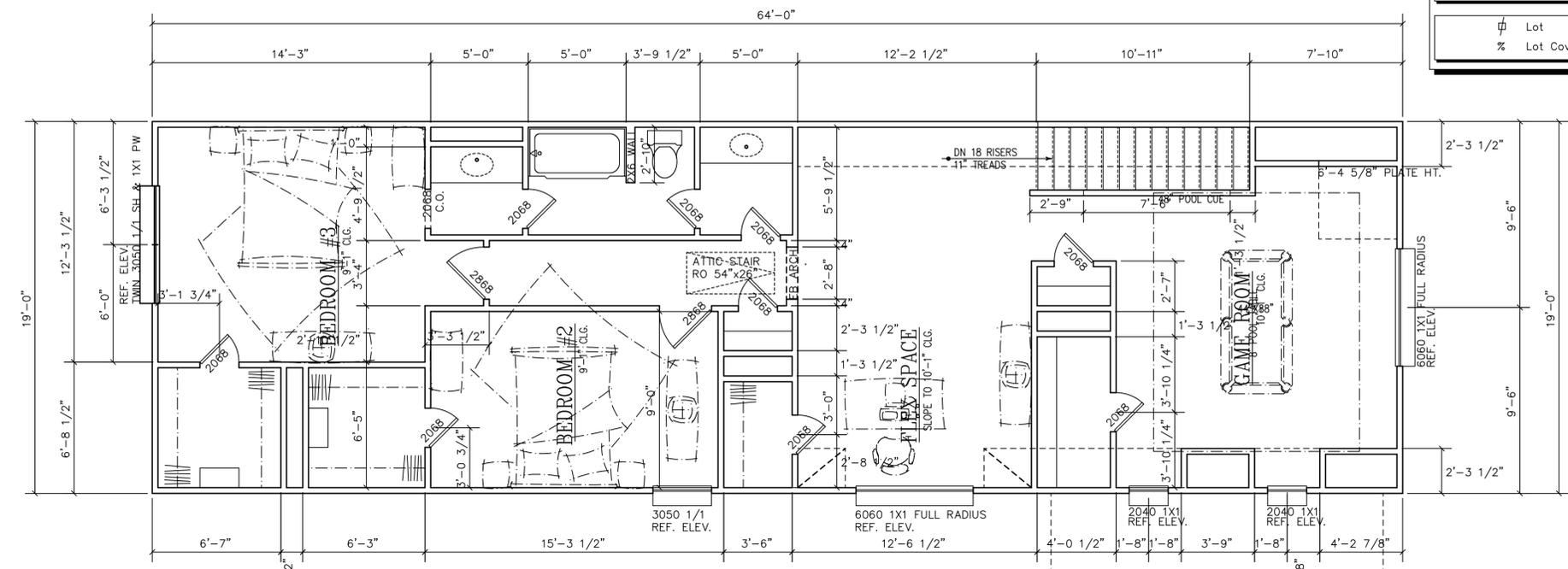
SQUARE FOOTAGE CALCS.	
1,158	1st Floor Living
1,178	2nd Floor Living
119	Front Covered Porch(s)
54	Back Covered Porch(s)
399	Garage
2,336	Total Living
2,908	Total Covered
φ	Lot
%	Lot Coverage



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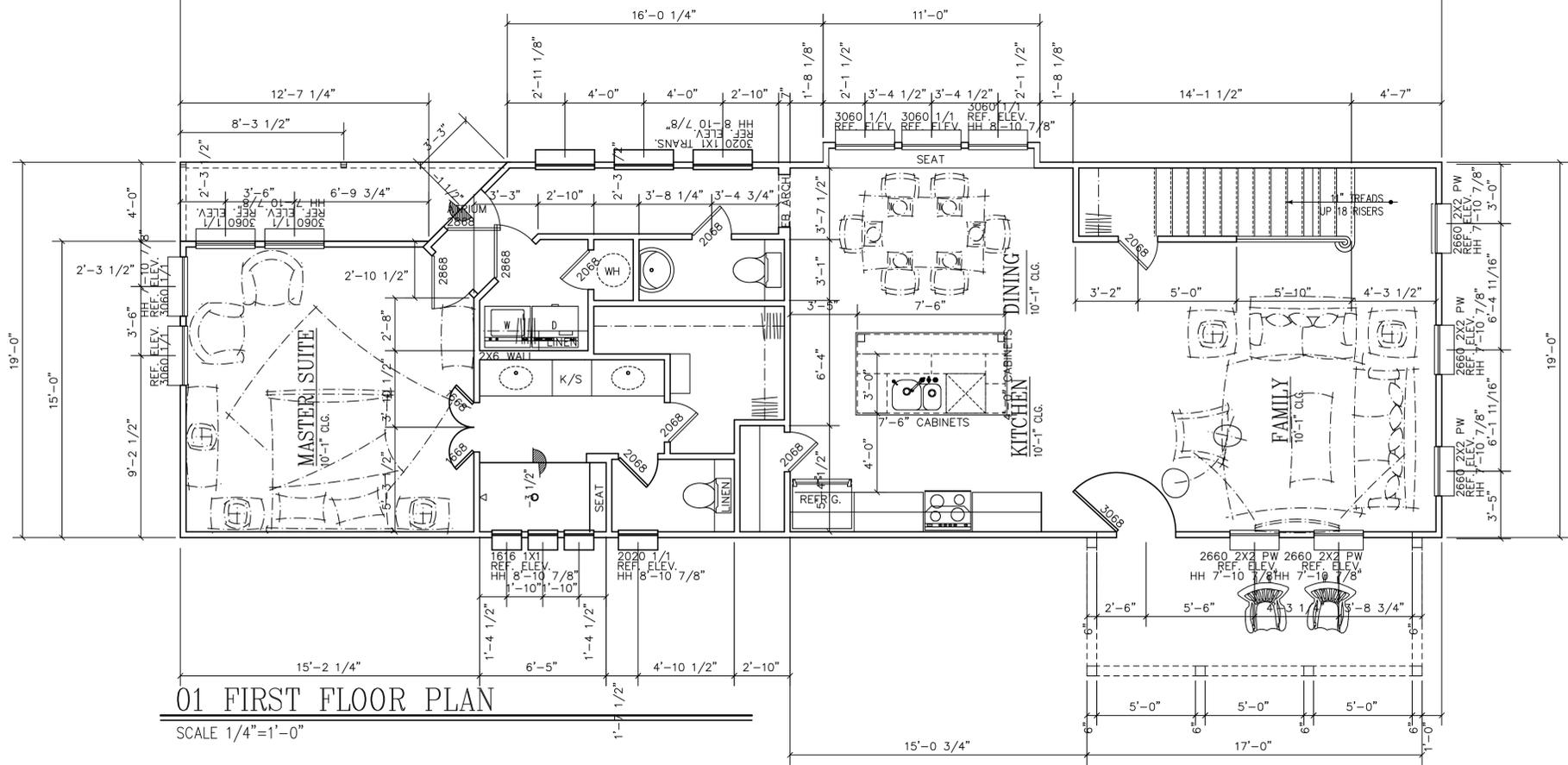


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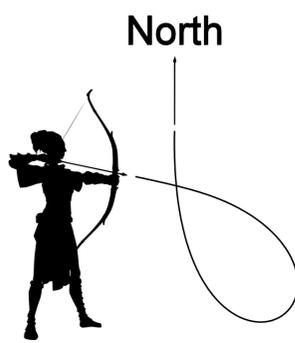
01 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



01 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



Project Title:
Kostial Addition

815 North
 Kentucky St
 McKinney,
 Texas
 75069

Sheet Title:
**End Unit
 Floorplans**

Drawn by: JRR
Date Created: 09-01-2024

SHEET
A4

Revised on: 09-01-2024

SQUARE FOOTAGE CALCS.	
1,158	1st Floor Living
1,178	2nd Floor Living
119	Front Covered Porch(s)
54	Back Covered Porch(s)
399	Garage
2,336	Total Living
2,908	Total Covered
φ	Lot
%	Lot Coverage



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Project Title:
Kostial Addition

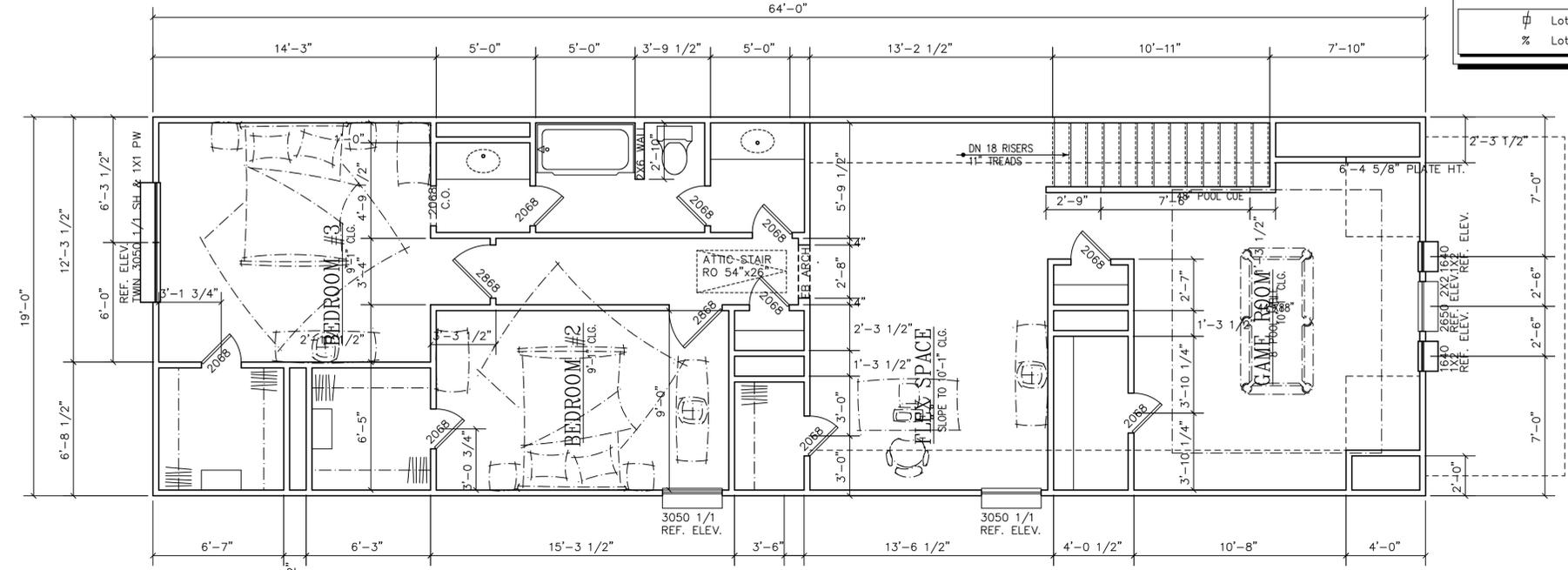
815 North
 Kentucky St
 McKinney,
 Texas
 75069

Sheet Title:
**Middle Unit
 Floorplans**

Drawn by: JRR
 Date Created: 09-01-2024

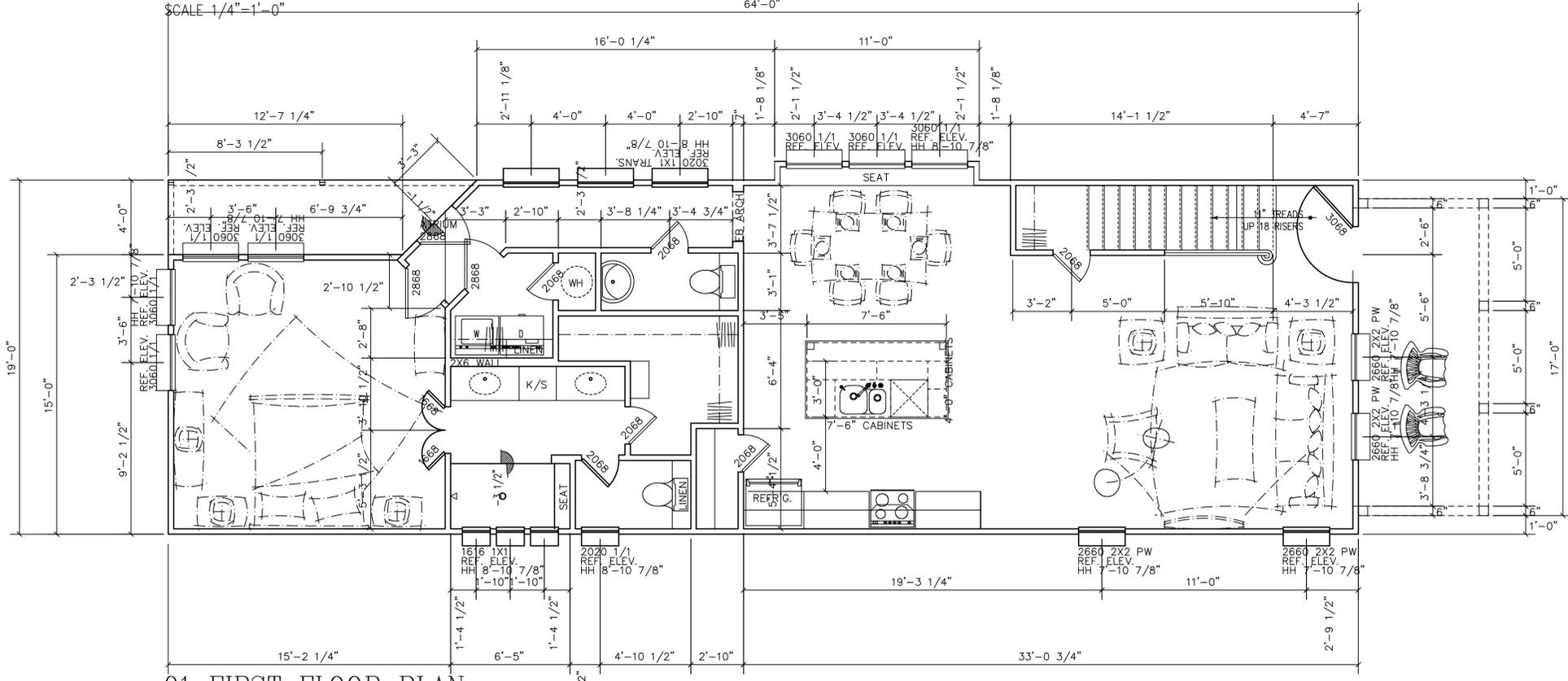
SHEET
A5

Revised on: 09-01-2024



01 SECOND FLOOR PLAN

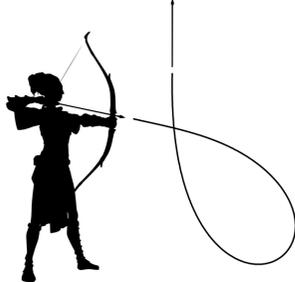
SCALE 1/4"=1'-0"



01 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

North





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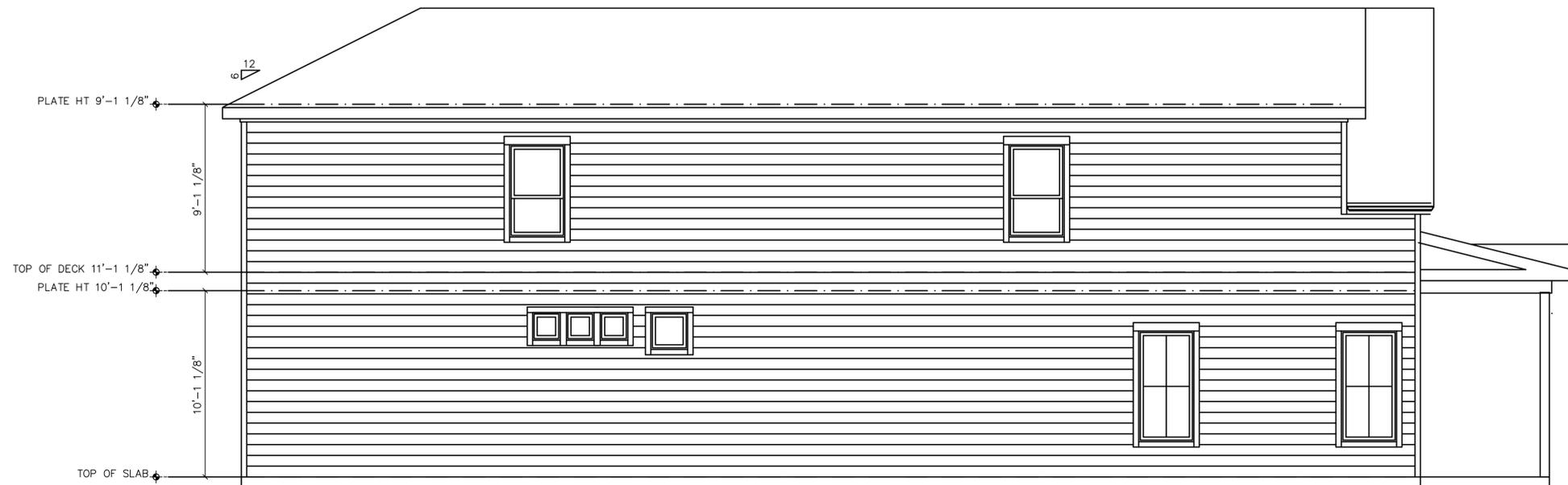
Sheet Title:
**Left & Right
 Side, & Rear
 Elevations**

Drawn by: JRR
 Date Created: 09-03-2024

SHEET

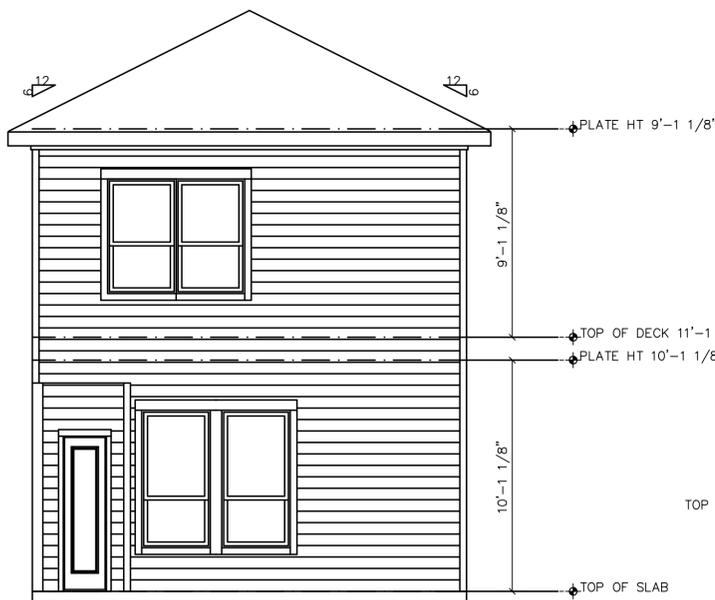
A6

Revised on: 09-03-2024



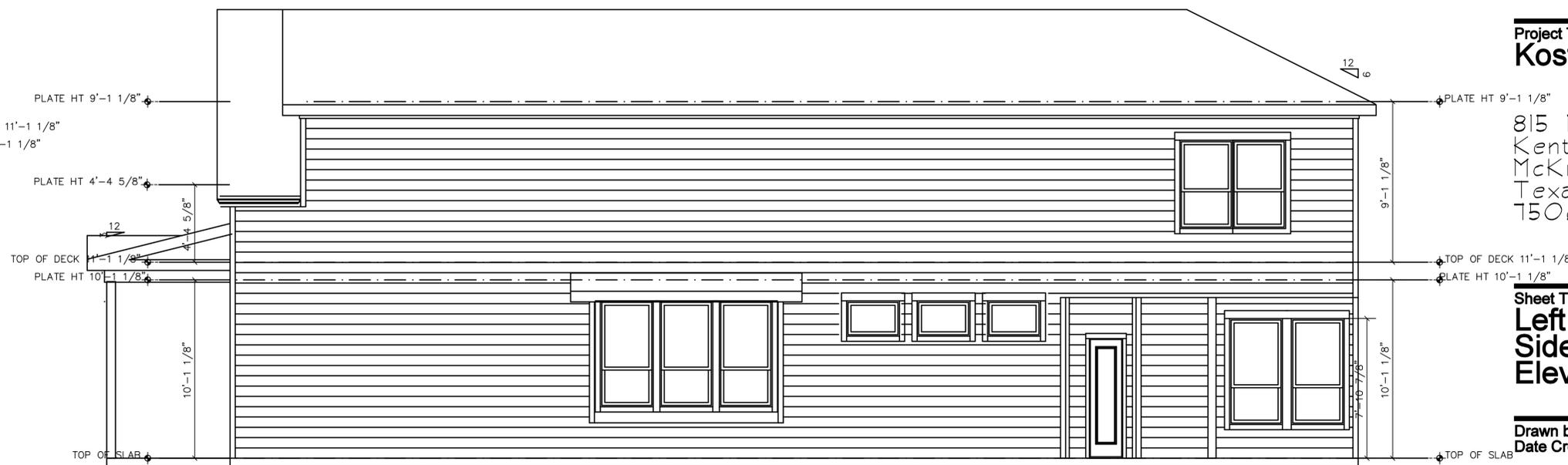
02 LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



04 BACK ELEVATION

SCALE 1/4"=1'-0"



03 RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



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 mgray@roneengineers.com

Project Title:
Kostial Addition

815 North
 Kentucky St
 McKinney,
 Texas
 75069

Sheet Title:
**End Unit
 Electrical Plans**

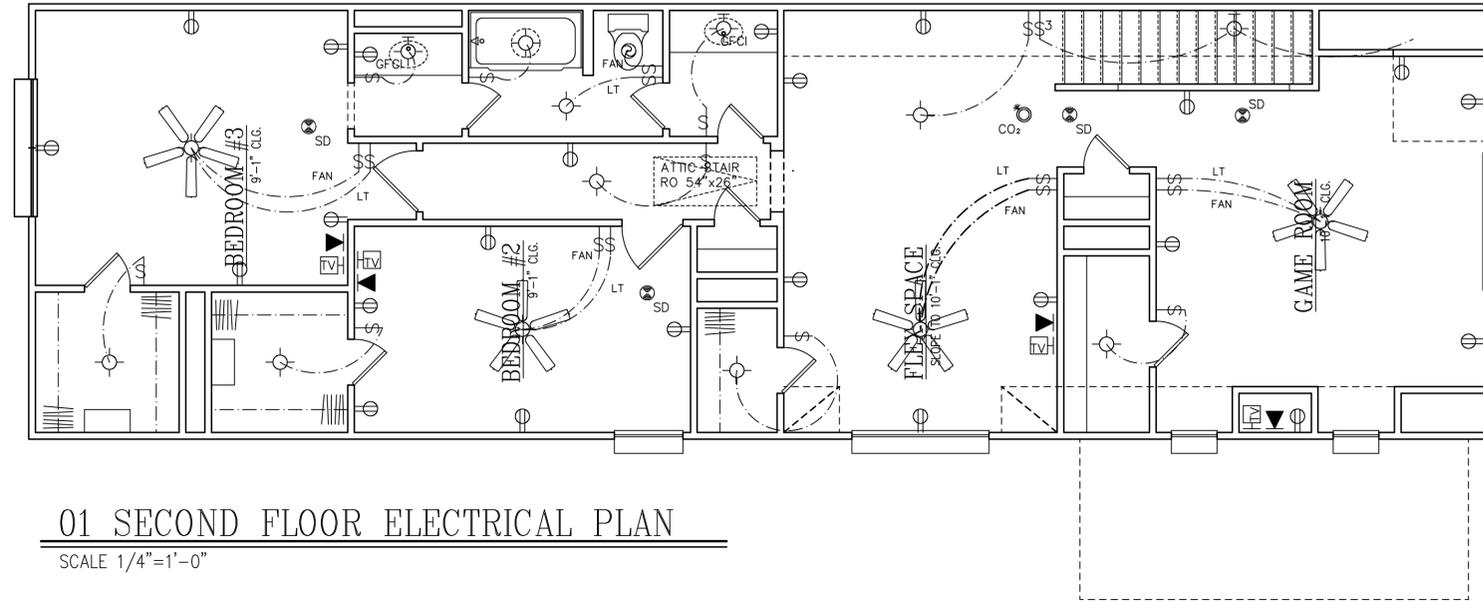
Drawn by: JRR
 Date Created: 09-01-2024

SHEET

A7

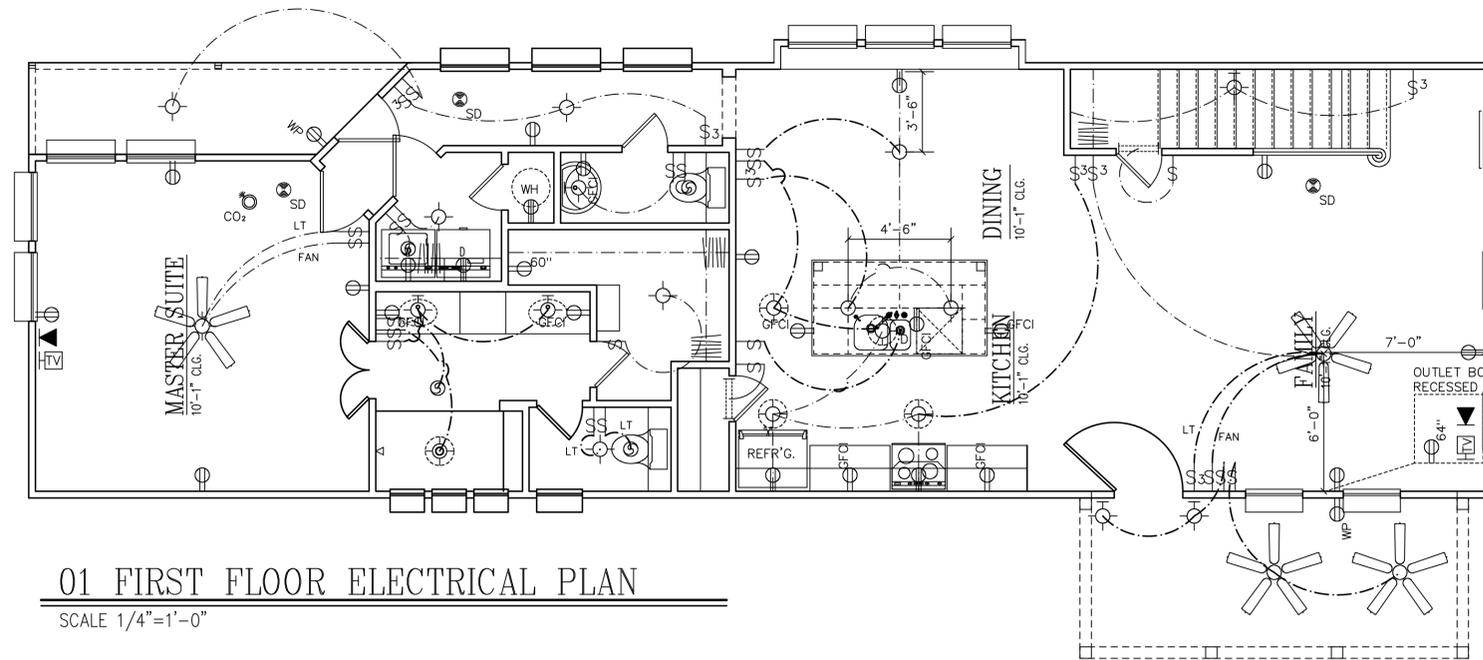
Revised on: 09-01-2024

ELECTRICAL SYMBOLS	
LIGHT FIXTURES	
	CEILING MOUNTED
	WITH PULL CHAIN
	WALL BRACKET, INTERIOR AND EXTERIOR
	RECESSED IN CEILING OR SOFFIT
	RECESSED "WALL WASHER" IN CEILING OR SOFFIT
	SINGLE UP FLOOD
	SINGLE DOWN FLOOD
	DOUBLE UP FLOODS
	DOUBLE DOWN FLOODS
	UNDER CABINET LIGHT
	FLOURESCENT FIXTURE
CONVENIENCE OUTLETS	
	110 V. DUPLEX OUTLET; 12" ABOVE FLOOR TYP.
	220V. OUTLET
	110 V. QUADPLEX OUTLET
	220 V. QUADPLEX OUTLET
	SWITCHED OUTLET (TOP OUTLET ONLY)
	SWITCHED OUTLET (BOTH OUTLETS)
	GROUND FAULT CIRCUIT INTERRUPTER
	WATERPROOF GROUNDFAULT OUTLET
	FLOOR OUTLET
	SOFFIT MOUNTED OUTLET
	RANGE OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
GENERAL	
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	TELEPHONE OUTLET
	CABLE OUTLET
	CHIME
	THERMOSTAT
	ELECTRICAL PANEL
	SECURITY SYSTEM KEYPAD
	GARBAGE DISPOSAL
	ELECTRIC METER
	DOORBELL
	SMOKE DETECTOR
	CEILING FAN
	CEILING FAN W/ LIGHT KIT



01 SECOND FLOOR ELECTRICAL PLAN

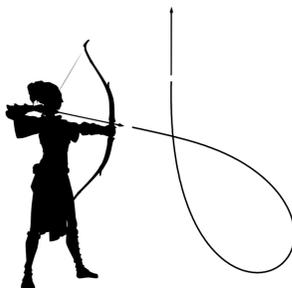
SCALE 1/4"=1'-0"



01 FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4"=1'-0"

North



ELECTRICAL SYMBOLS

LIGHT FIXTURES

	CEILING MOUNTED
	WITH PULL CHAIN
	WALL BRACKET, INTERIOR AND EXTERIOR
	RECESSED IN CEILING OR SOFFIT
	RECESSED "WALL WASHER" IN CEILING OR SOFFIT
	SINGLE UP FLOOD
	SINGLE DOWN FLOOD
	DOUBLE UP FLOODS
	DOUBLE DOWN FLOODS
	UNDER CABINET LIGHT
	FLOURESCENT FIXTURE

CONVENIENCE OUTLETS

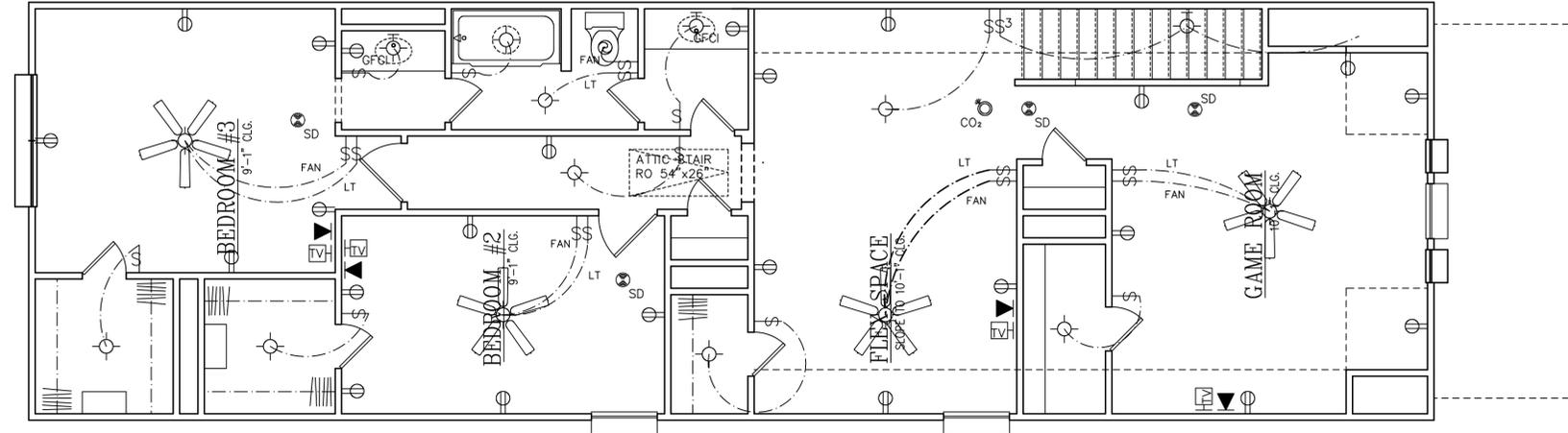
	110 V. DUPLEX OUTLET; 12" ABOVE FLOOR TYP.		WATERPROOF GROUNDFAULT OUTLET
	220V. OUTLET		FLOOR OUTLET
	110 V. QUADPLEX OUTLET		SOFFIT MOUNTED OUTLET
	220 V. QUADPLEX OUTLET		SWITCHED OUTLET (TOP OUTLET ONLY)
	42" DISTANCE ABOVE FLOOR; OTHER THAN 12"		SWITCHED OUTLET (BOTH OUTLETS)
	GFCI GROUND FAULT CIRCUIT INTERRUPTER		RANGE OUTLET

SWITCHES

	SINGLE POLE SWITCH		FOUR WAY SWITCH
	THREE WAY SWITCH		DIMMER SWITCH

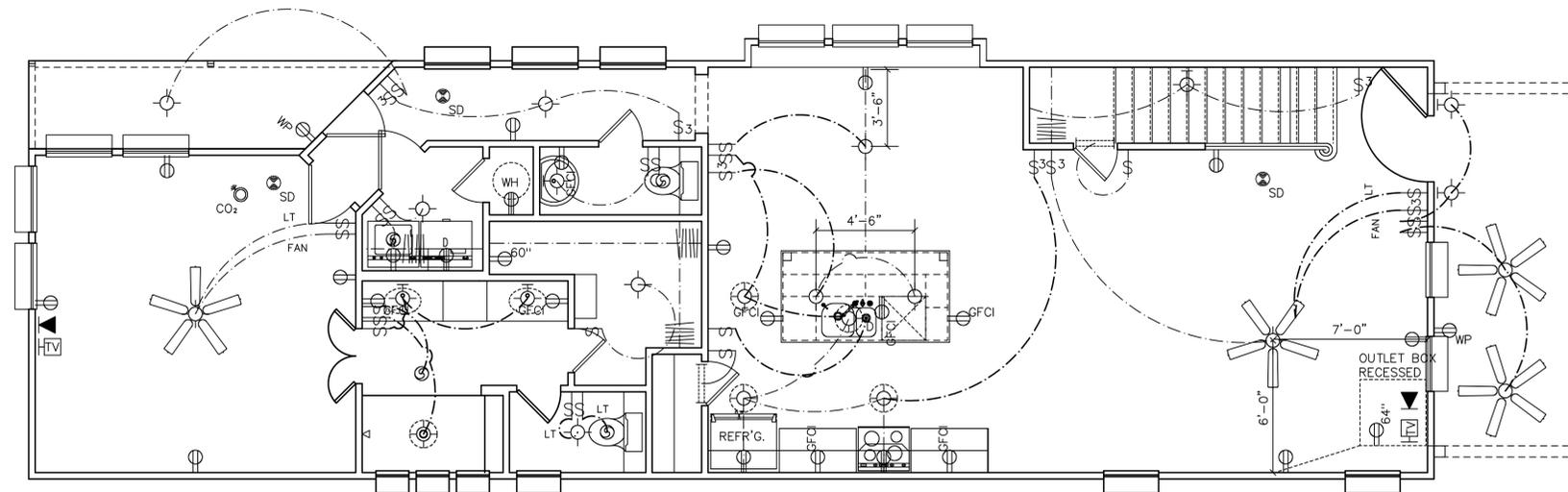
GENERAL

	EXHAUST FAN		DOORBELL
	EXHAUST FAN W/ LIGHT		SMOKE DETECTOR
	TELEPHONE OUTLET		CEILING FAN
	CABLE OUTLET		CEILING FAN W/ LIGHT KIT
	CHIME		
	THERMOSTAT		
	ELECTRICAL PANEL		
	SECURITY SYSTEM KEYPAD		
	GARBAGE DISPOSAL		
	ELECTRIC METER		



01 SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



01 FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



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09-01-2024

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Project Title:

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815 North
Kentucky St
McKinney,
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75069

Sheet Title:

**Middle Unit
Electrical Plans**

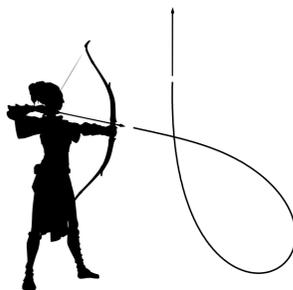
Drawn by: JRR
Date Created: 09-01-2024

SHEET

A7.2

Revised on: 09-01-2024

North



RESERVED



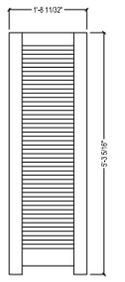
ATLANTIC PREMIUM SHUTTERS
23757 BECK RD
WIXOM, MI 48393
www.atlanticpremiumshutters.com

- SELECT DESIRED COLOR:
- SAND (#42)
 - WHITE (#31)
 - BLACK (#32)
 - FOREST GREEN (#33)
 - FEDERAL BROWN (#37)
 - DEEP SEA BLUE (#37)
 - EVER GREEN (#38)
 - MIDNIGHT SKY (#39)
 - BORDEAUX (#40)
 - WALNUT (#41)
 - PALM OCEAN (#43)
 - RAIL PINE (#44)
 - HARBOR (#45)
 - ROYCAFT PEWTER (#46)
 - CASCADE (#47)
 - CHARLESTON GREEN (#51)
 - ROCKWOOD SHUTTER GREEN (#54)
 - ROYCAFT BOTTLE GREEN (#55)
 - ROCKWOOD DARK GREEN (#56)
 - POLISH MAHOGANY (#57)
 - ROCK MEDIUM BROWN (#58)
 - CRAFTMAN BROWN (#59)
 - WEATHERED SHINGLE (#60)
 - HAMMERED SILVER (#61)
 - SPHELLER GRAY (#62)
 - ROYCAFT PEWTER (#63)
 - ROYCAFT MIST GRAY (#64)
 - TEMPEST BLUE (#66)
 - HAMILTON BLUE (#67)
 - ROYCAFT COPPER RED (#68)

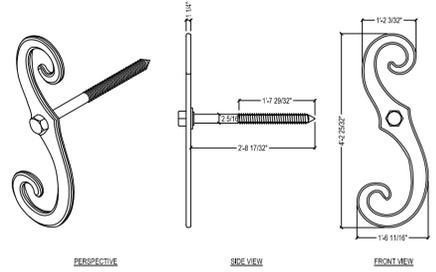
- SELECT DESIRED ADDITIONAL OPTIONS:
- ADDITIONAL RAIL
 - VERTICAL MULLION
 - RABBETTED EDGE
 - HORNS (SHOWN)
 - FAUX TILT ROD
 - SOLID ARCH TOP
 - CUSTOM TOP OR BOTTOM RAIL SIZES

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDETAILS.com/INT AND ENTER REFERENCE NUMBER 1910407.

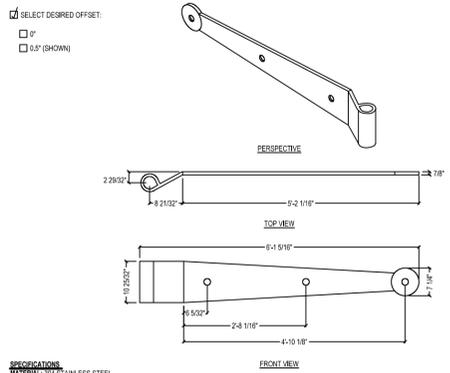
LOUVERED SHUTTERS
 LOUVER WITH HORNS



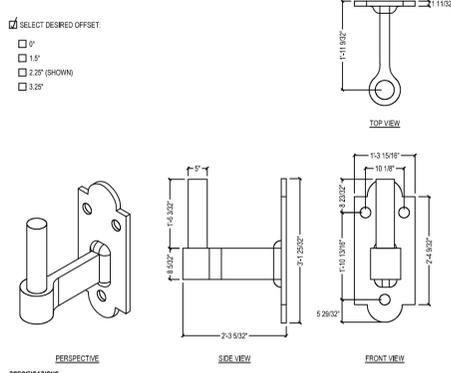
FRONT ELEVATION
THICKNESS: 1 1/4\"/>
 RAIL WIDTHS, IF SPECIFIED, MAY VARY SLIGHTLY DUE TO OVERLAP POSITIONING. VERTICAL MULLION OR FAUX TILT ROD REQUIRED AT EVERY 30\"/>



SPECIFICATIONS:
MATERIAL: 304 STAINLESS STEEL
FINISH: BLACK POWDER COATED



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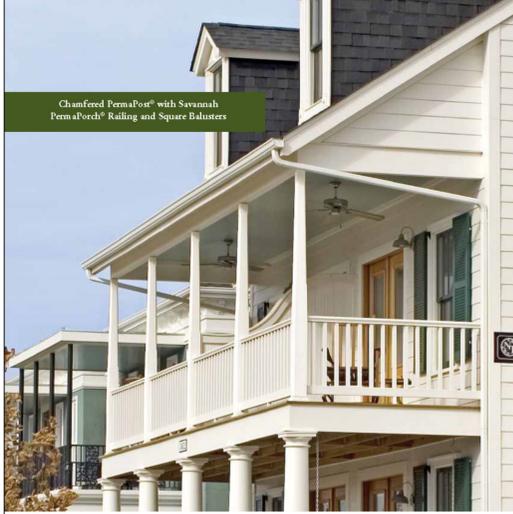
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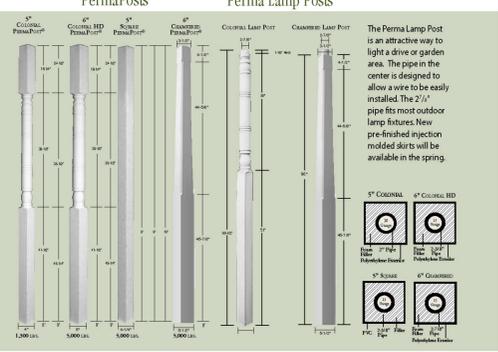
The PermaPost® Collection

- Weather Proof
- Insect Proof
- Load Bearing
- Low Maintenance
- Pre-finished White
- Ready to Install
- 25 Year Limited Warranty



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The Square PermaPost® is made from low maintenance PVC and is pre-finished with a white capstock. HBGG's Colonial and Chamfered PermaPost® are made from a low maintenance polyethylene and are pre-finished white. For a warm and inviting decorative look for your front porch, choose from either the 5" or 6" Colonial PermaPost®, the 5" Square PermaPost®, or the 6" Chamfered PermaPost®.



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Description

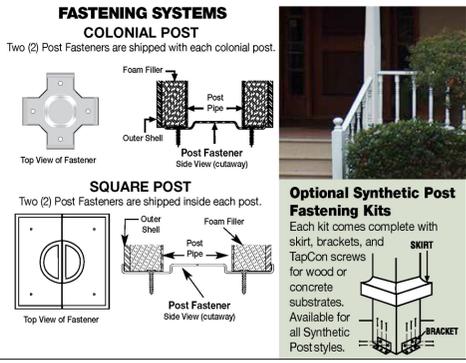
Dimensions are nominal and may vary slightly.

- 5" Colonial PermaPosts® and Perma Lamp Posts are net 4".
- 6" Colonial PermaPosts® are net 5".

Chamfered PermaPosts® and Perma Lamp Posts are net 3-1/2" (top) and 5-1/2" (bottom)

- Square posts are net 4-1/4".
- Perma Lamp Posts can accommodate most outdoor lamp fixtures.

New pre-finished injection molded skirts will be available in the spring.



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9-3-2024

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Sheet Title: Elevation Architectural Details

Drawn by: JRR
Date Created: 09-03-2024

SHEET

A8

Revised on: 09-03-2024

