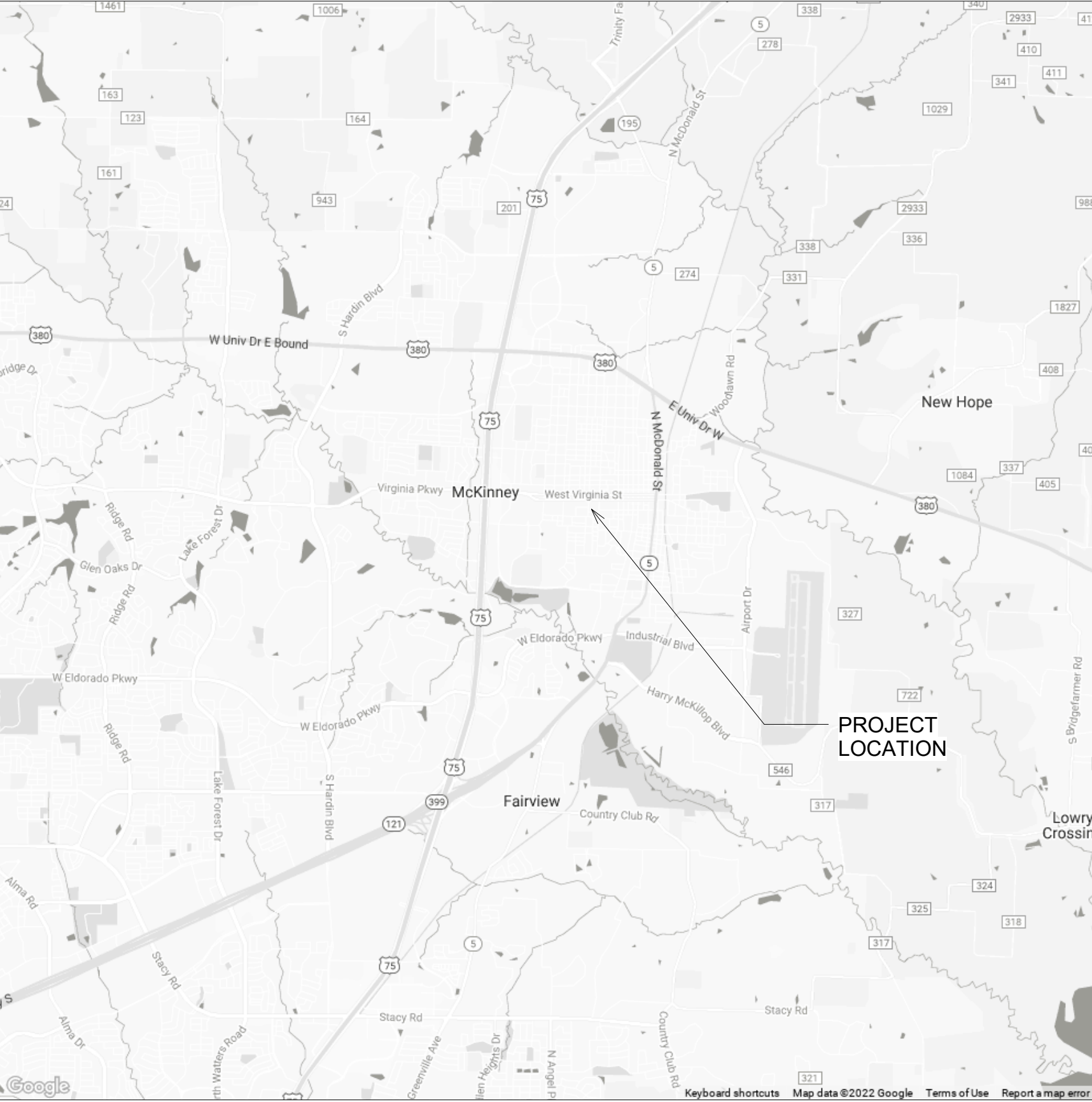


S. CHURCH TOWNHOMES

108 S. CHURCH ST.
MCKINNEY, TEXAS 75069



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AREA CALCULATIONS:

AREA PER UNIT:

GROUND FLOOR AREA: 888 SF
SECOND FLOOR AREA: 1,442 SF
THIRD FLOOR AREA: 1,031 SF

TOTAL LIVING AREA: 3,361 SF

GARAGE: 846 SF
PORCH: 30 SF

BALCONY: 104 SF

TOTAL UNIT AREA: 4,341 SF

NUMBER OF UNITS: (4)

TOTAL BUILDING AREA: 17,364 SF

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
MCKINNEY TOWN CENTER REGULATING PLAN

BUILDING CONSTRUCTION INFORMATION:

CONSTRUCTION TYPE: V-B

MAXIMUM HEIGHT: 34'-6"
MAXIMUM WIDTH: 92'-9 1/2"
MAXIMUM DEPTH: 82'-3"

LOT SIZE: 11,988.81 SF
BUILDING COVER: 6,148 SF
BUILDING COVER %: 51.28%
PAVED AREA: 2,642 SF
TOTAL IMPERVIOUS COVER: 8,790 SF
IMPERVIOUS COVER %: 73.32%

MAXIMUM IMPERVIOUS %: N/A

UNITS EQUIPPED W/ NFPA-13R
COMPLIANT AUTOMATIC SPRINKLER
SYSTEM?: YES

PROJECT OWNER:

DFA LTD.
DON DAY
LISA DAY
NYE GORELANGTON
108 S. CHURCH ST.
MCKINNEY, TEXAS 75069

PROJECT ARCHITECT:

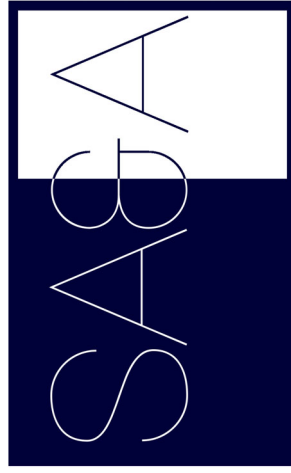
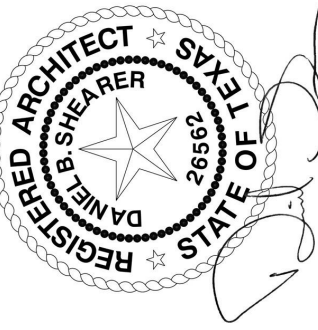
SHEARER ARCHITECTURE & ASSOCIATES
CHARLES SHEARER, PARTNER
DANIEL SHEARER, AIA, NCARB, PARTNER
414 W. MAIN ST.
DENISON, TEXAS 75020
214.497.5466

PROJECT CIVIL ENGINEER:

CLAYMOORE ENGINEERING, INC.
MATT MOORE, P.E.
1903 CENTRAL DR., #406
BEDFORD, TEXAS 76021
817.281.0572

PROJECT STRUCTURAL ENGINEER:

RCS ENTERPRISES, LP
800 N. WATTERS RD.
SUITE #180
ALLEN, TEXAS 75013
972.727.8572



SHEARER ARCHITECTURE
& ASSOCIATES
414 West Main Street
Denison, Texas
214.497.5466

PROJECT OWNER

DFA LTD
Don Day
Lisa Day
Nye Gorelangton
108 S Church St
McKinney Texas 75069

PROJECT NAME

S Church St Townhomes
108 S Church St
McKinney Texas 75069

COMMENTS

1/2/2024

COVER PAGE

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