

MATERIALS LEGEND	
BRK-1	QUICKBRICK
BRK-2	QUICKBRICK
CMU-1	INTREGAL COLOR SPLIT FACE CMU
CPY-1	PRE-FAB METAL CANOPY
CS-1	CAST STONE
MTL-1	METAL COPING
SF-1	STOREFRONT SYSTEM

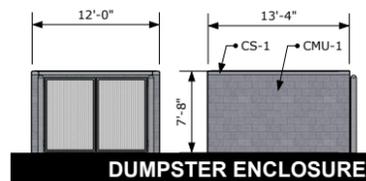
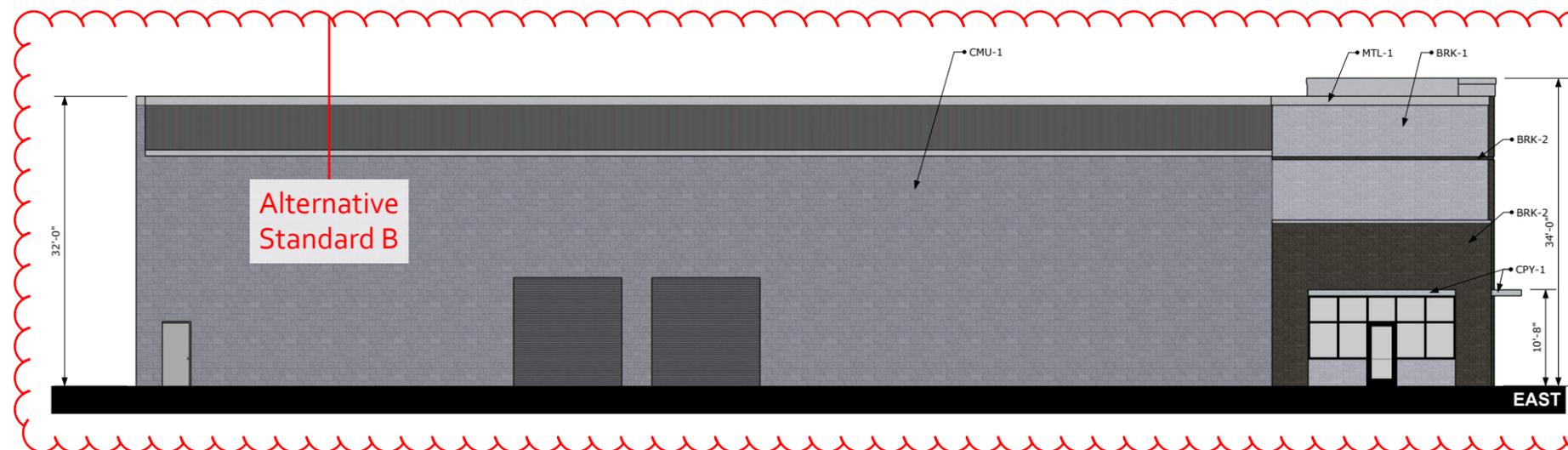
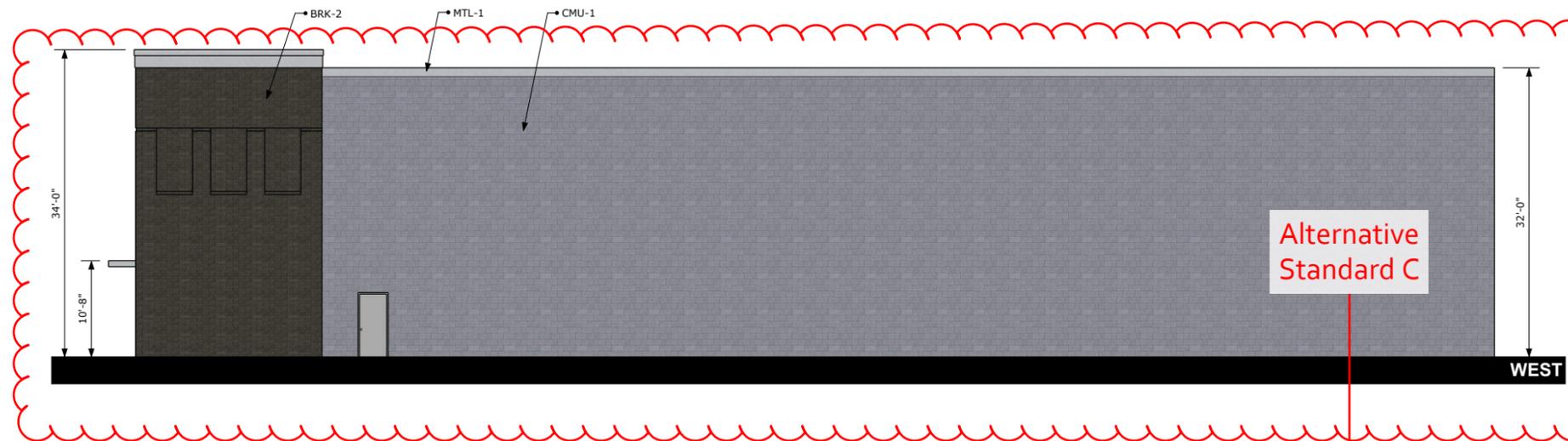
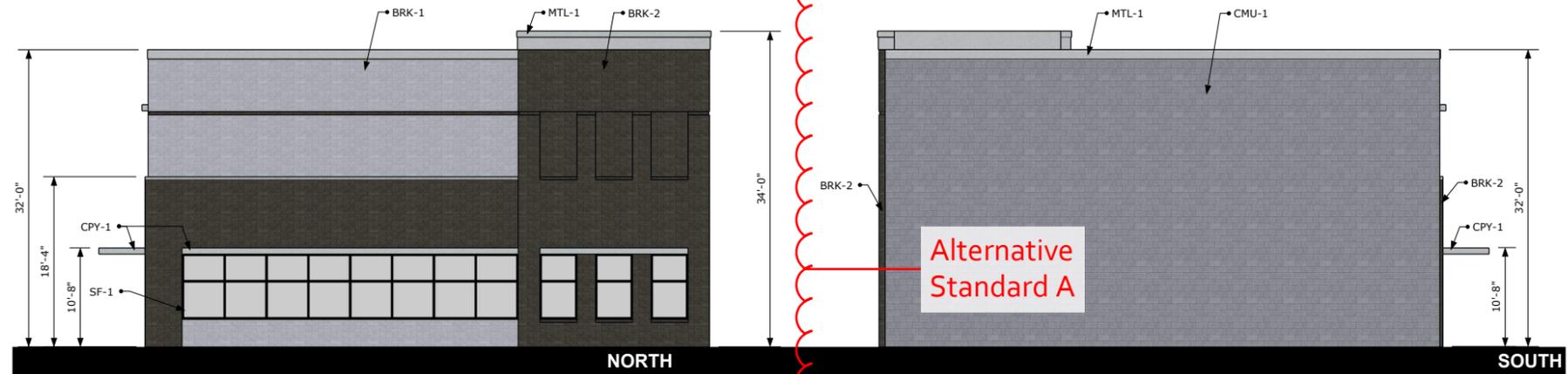
North		
PRIMARY MATERIALS	Square Feet	Percent of total
BRICK	1520	77%
CMU	0	0%
GLASS	338	17%
METAL	120	6%
Total	1978	100%

South		
PRIMARY MATERIALS	Square Feet	Percent of total
BRICK	25	1%
CMU	1860	95%
GLASS	0	0%
METAL	69	4%
Total	1954	100%

EAST		
PRIMARY MATERIALS	Square Feet	Percent of Total
BRICK	625	17%
CMU	2897	77%
GLASS	124	3%
METAL	117	3%
Total	3763	100%

West		
PRIMARY MATERIALS	Square Feet	Percent of total
BRICK	661	14%
CMU	4030	83%
GLASS	0	0%
METAL	174	4%
Total	4865	100%

Alternative Standard Exhibit



Requested Alternative Standards:

- a) 95% Masonry and 1.3% Brick in lieu of the 80% Brick or Stone requirement on the South facade, a 98.375% reduction
- b) 80% Masonry and 17% Brick in lieu of the 80% Brick or Stone requirement on the East facade, a 78.75% reduction
- c) 83% Masonry and 14% Brick in lieu of the 80% Brick or Stone requirement on the East facade, a 82.5% reduction



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ARCHITECTURE
INTERIORS
CONSTRUCTION
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Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

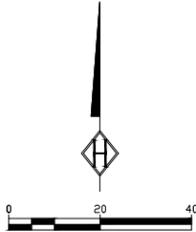
HUFFINES
AUTO GROUP

A NEW WAREHOUSE FACILITY
FOR:

Bennett Lane
Lewisville, TX. 75067

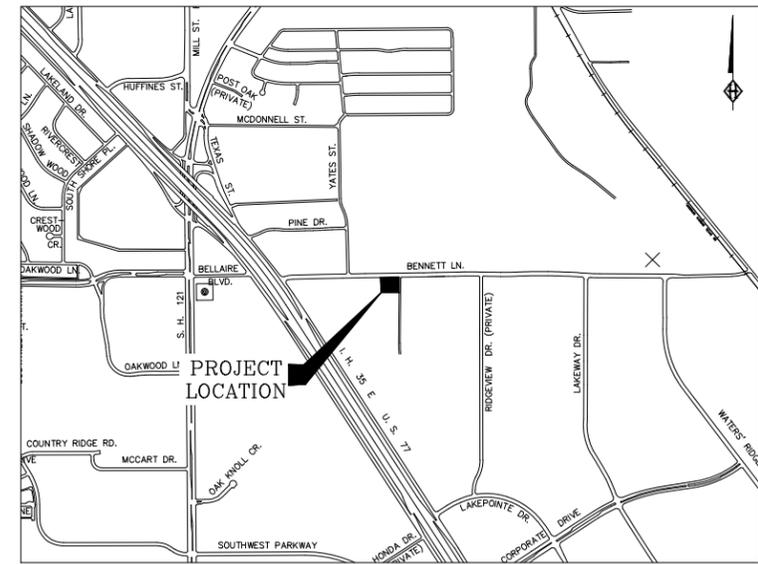
Project No. 23-0322
Date 07/17/2023
Scale: 1/8" = 1'-0"

ELEVATIONS

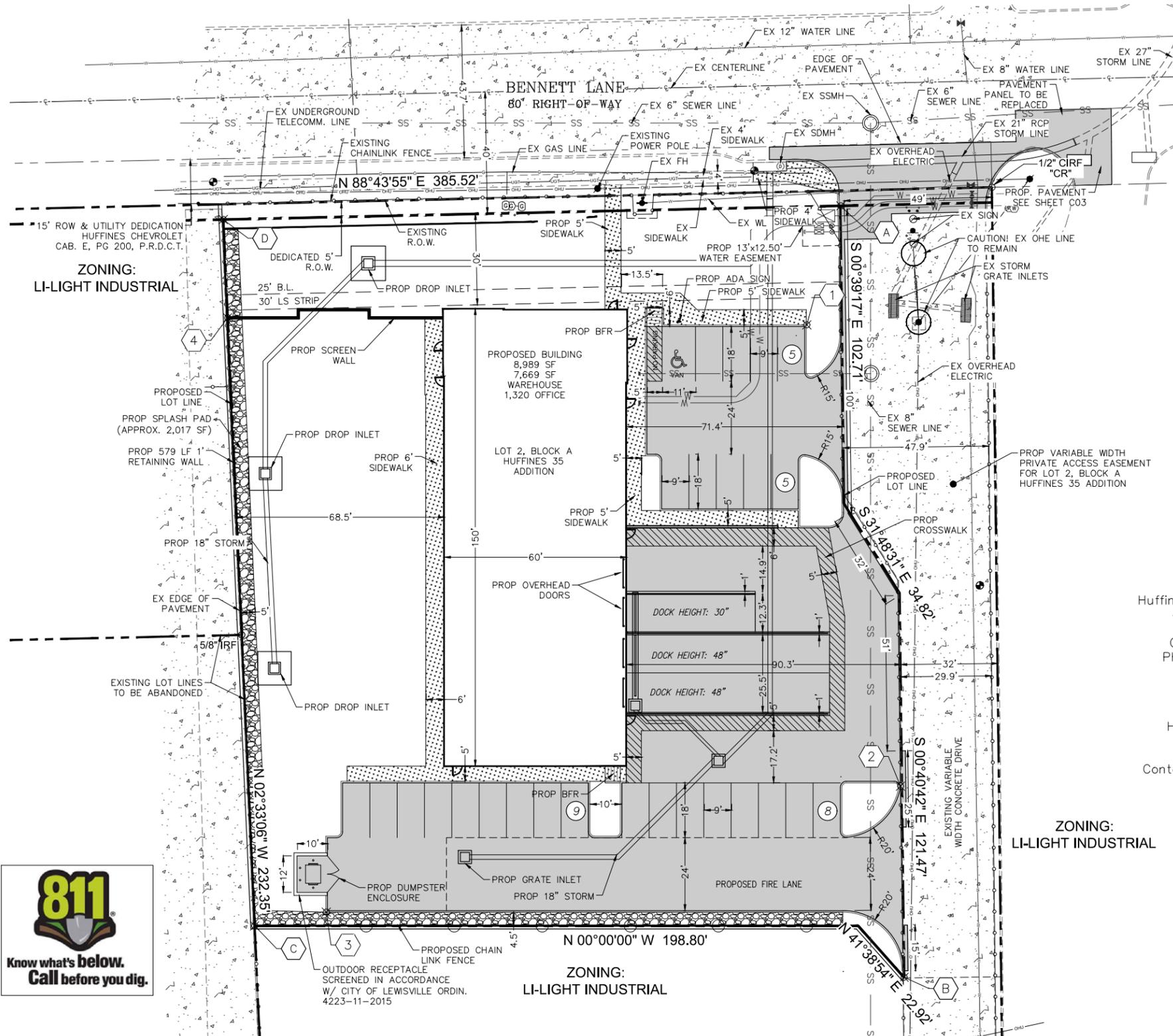


DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7060033.41	2432622.96	1	7059994.28	2432611.76
B	7059779.89	2432643.79	2	7059842.68	2432642.61
C	7059796.78	2432429.89	3	7059801.28	2432453.49
D	7060028.90	2432419.55	4	7059996.61	2432420.99

LEGEND			
I.R.F.	IRON ROD FOUND	☉	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⬮	FIRE HYDRANT
Ⓣ	TELEPHONE MANHOLE	⊙WM	WATER METER



Vicinity Map 1"=1000'



NOTE:
REFER TO ARCHITECT PLANS FOR DIMENSIONS OF PROPOSED BUILDING.

SITE INFORMATION	
EXISTING ZONING:	LI
LOT AREA:	1.13 AC
BUILT-TO-ZONES:	10'(MIN.) 80'(MAX.)
PROPOSED BUILDING AREA:	8,989 SF
PROPOSED BUILDING HEIGHT:	34'-0" A.F.F.
PROPOSED FLOOR AREA RATIO:	TBD
IMPERVIOUS AREA:	32,772 SF (66.58%)
PERVIOUS AREA:	16,451 SF (33.42%)
LANDSCAPE AREA REQUIRED:	973 SF (10% OF PARKING/DRIVE AISLE)
LANDSCAPE AREA PROVIDED:	1,440 SF (15% OF PARKING,DRIVE AISLE)
PARKING REQUIRED:	
PHASE 1:	
1,320 SF OFFICE @ 1 SPACE / 300 SF =	4 SPACES
7,669 SF WAREHOUSE @ 1 SPACE / 1,000 SF =	8 SPACES
PARKING REQUIRED:	12 SPACES
PARKING PROVIDED:	28 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE

OWNER
Huffines Lewisville Property, LP
4500 W. Plano Pkwy
Plano, Texas 75093
Contact: Eric Harter
Phone: 800-657-9542

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

ZONING:
LI-LIGHT INDUSTRIAL

SUBMITTAL DATES	
1 ST SUBMITTAL	- 04/22/2024
2 ND SUBMITTAL	- 08/19/2024



HUFFINES CHEVROLET WAREHOUSE
LOT 2, BLOCK A
HUFFINES 35 ADDITION
1.13 ACRES
ZONING: LI
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

HOMEYER ENGINEERING, INC.
ENGINEERING, INC.
TBPELS FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
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HUFFINES CHEVROLET
LOT 2, BLOCK A
HUFFINES 35 ADDITION
1.13 ACRES
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

SITE PLAN

DRAWN: JG
DATE: 04/25/2023
HEI #: 23-0406

SHEET NO:
C2