

To the City of Lewisville,

I am writing to you as Andrea Even, the CEO of Ventura Texas Marine, a distinguished business endeavoring to introduce Ventura boats, a hallmark of Brazilian craftsmanship, to Lewisville, Texas. We are requesting a Special Use Permit for Boat Sales and Service use at 2601 E State Highway 121 Business Suite 111 Lewisville, Texas 75056. Our mission is to transcend the traditional boat sale; we aim to provide an unparalleled experience that mirrors the unique spirit and essence of boating itself.

Ventura Texas Marine is not just a business; it is the culmination of a vision to bring a boutique, immersive boating experience to the residents of Lewisville. Our proposed location, Prime Office Warehouse Suite 111, is poised to serve as both the main office and the headquarters of Ventura Texas Marine which is the first dedicated showroom in North America. This space is designed to be more than just a showroom; it will be a portal into the Ventura experience, offering a curated selection of boats that serve as a canvas for customers to imagine and create their dream vessels.

The showroom's boutique nature is deliberate, intended to foster a personalized, immersive consultation process. Within its confines, customers will be guided through a comprehensive selection of colors, finishes, and trims, allowing them to envision their ideal boat down to the smallest detail. These consultations are central to our philosophy, ensuring each customer's journey is as unique as the boat they are inspired to create.

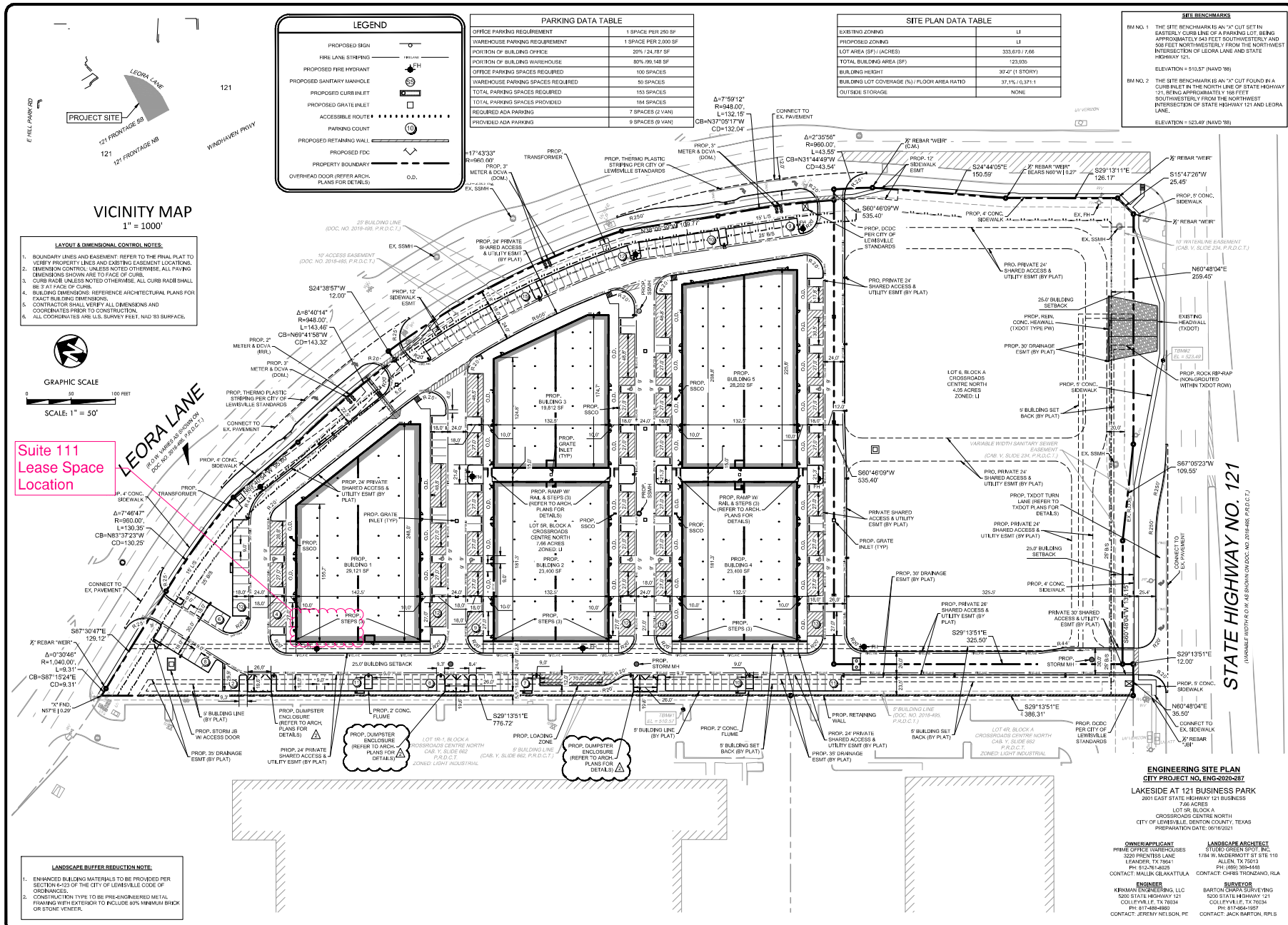
Our sales model deviates from the conventional outdoor boat dealership; we prioritize quality of experience over quantity of sales as well as only new boats. To further clarify, there will be no used / pre-owned boat sales at this location. By operating on an appointment-only basis, we ensure that each customer receives our undivided attention, allowing for a consultative, educational process that places their desires and needs at the forefront. This approach not only differentiates us from other dealers but also aligns with our core value of delivering an exceptional, personalized service.

Upon finalizing their bespoke boat design, customers can anticipate the arrival of their crafted vessel, constructed with precision and care in Brazil, and delivered directly to their chosen location, be it their home or our Lake Lewisville Marina. It is important to note, our facility will not engage in outdoor boat storage, servicing, fueling, or order fulfillment activities that are typical of larger dealerships. Our focus remains on the administrative and customer consultation aspects of the boating experience on an appointment only basis to create an unforgettable concierge type experience.

In summary, Ventura Texas Marine seeks to enhance the boating culture of Lake Lewisville by introducing luxury Brazilian boats through a model that emphasizes individualized customer experiences and high-quality, customized products. We respectfully request the City of Lewisville to grant us the Special Use Permit to operate at Prime Office Warehouse Suite 111, thereby allowing us to bring this vision to life and serve the community in a manner that respects and elevates the local boating landscape.

Thank you for considering our application. We eagerly await the opportunity to contribute to the vibrancy and diversity of Lewisville's recreational offerings.

Sincerely,
Andrea Even CEO, Ventura Texas Marine



06/16/2021



**LAKESIDE AT 121
BUSINESS PARK**
LOT 5R, BLOCK A
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

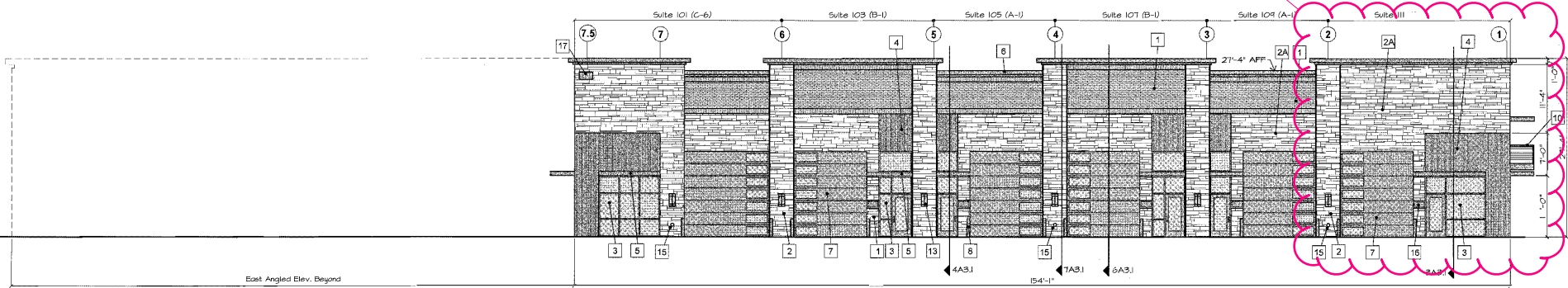
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KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874
JOB NUMBER: RAJ19001
ISSUE DATE: 06/16/2021

ENGINEERING SITE PLAN

SHEET:
C3.0

Subject location

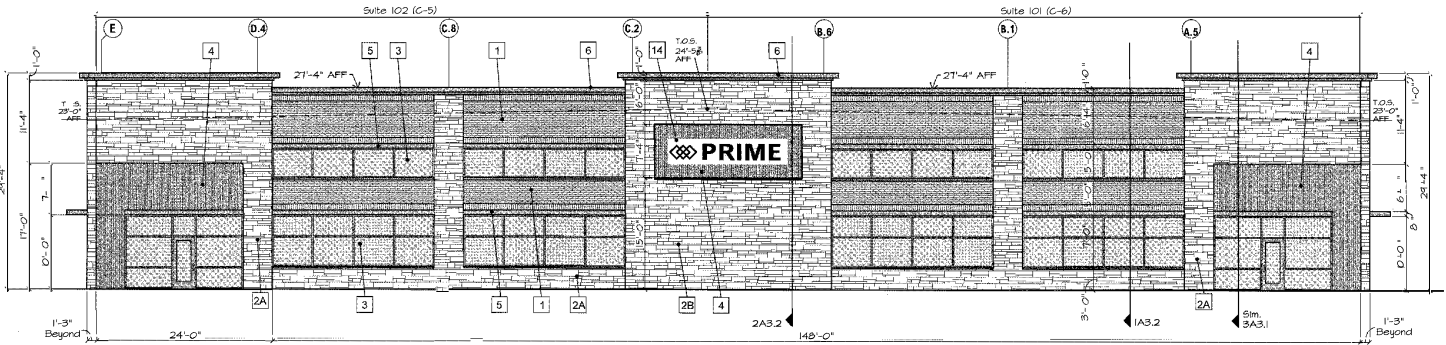


Exterior Wall Materials Calculations

Total Exterior Surface	4,428 s.f.	
Openings - Storefront	- 440 s.f.	
Openings - O.H. Doors	- 1,036 s.f.	
Total Exterior Wall Surface	2,952 s.f.	
Adhered Stone Veneer	1,770 s.f.	(60%)
Brick	614 s.f.	(21%)
Subtotal Masonry	2,382 s.f.	(81%)
Metal Parapet Cap	160 s.f.	(5%)
Metal Panels	376 s.f.	(13%)
Metal Awning Fascias	32 s.f.	(1%)
Total Exterior Wall Surface	2,952 s.f.	(100%)

North Elevation - Building 1

Scale: 1/8" = 1'-0"



Exterior Wall Materials Calculations

Total Exterior Surface	4,858 s.f.	
Openings - Storefront	- 1,290 s.f.	
Total Exterior Wall Surface	3,568 s.f.	
Adhered Stone Veneer	1,806 s.f.	(51%)
Brick	960 s.f.	(27%)
Subtotal Masonry	2,774 s.f.	(78%)
Metal Parapet Cap	177 s.f.	(5%)
Metal Panels	483 s.f.	(13%)
Metal Awning Fascias	134 s.f.	(4%)
Total Exterior Wall Surface	3,568 s.f.	(100%)

East Elevation - Building 1

Scale: 1/8" = 1'-0"

Exterior Materials Legend

- Thin brick veneer, adhered grouted installation, king size, for Bid purposes; Field brick to be Metrobrick #100, or Acme Brick CityScape-Snowdrift (creme color). Soldier coursing to be Acme Brick CityScape-Pikes Peak (light gray color).
- Natural stone thin veneer, adhered nongrouted installation at metal stud framed 15" deep projected faux column features, for Bid purposes.
- Same stone veneer as #2 at metal stud framed exterior walls.
- Same stone veneer as #2 at metal stud framed 8" deep furrow exterior wall.
- Anodized aluminum storefront windows, with 1" insulated Low E glass. Include cost for either dark bronze or clear anodized finish.
- Vertical corrugated profile metal siding with custom trim pieces per details attached to horizontal furring channels 16" o.c., dark bronze color. AEP Span NuWave, or PAC-Clad Precision Series HWP.
- Cantilevered metal awning, 8" fascia profile, 4" depth with surface mounted LED downlights at entry door locations, dark bronze color.
- Cantilevered metal awning, 8" fascia profile, 2'-6" depth, dark bronze color.
- Metal parapet wall flashing cap, stepped design, and metal soffit, dark bronze color.
- Overhead sectional insulated prefabricated door with insulated Low-E glass vision panels per Elevations. Dark bronze finish for Bid purposes.
- Steel bollards, 6" diameter, concrete filled, dark bronze color.
- Cantilevered balcony, 4' depth, steel framing, metal deck, concrete fill.
- Faux balcony with sliding glass door and open metal railings.
- Open metal railings per Bldg. Code, 3'-6" hgt. Include cost for either cable railing system or wrought iron or aluminum.
- Sliding glass door unit, tempered insulated Low-E glass, 12' width, 3'-4" wide panels, 7' hgt. opening.
- Hollow metal insulated door and frame.
- Sconce light, surface mounted.
- Potential schematic project signage.
- Overflow roof drain discharge.
- Tenant signage by others, separate Permit, N.I.C.
- Street address signage per Fire Department, individual minimum 8" hgt. numbers on stand offs.
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Project	Prime Office Warehouses Lewisville Condominiums	Date	12/26/22
		Revisions	
Location	2601 East S.H. 121 Crossroads Center North Lewisville, Denton County, Texas	Sheet	A2-1
	Chris Rador, AIA Architect, Inc. 1101 Westwood Drive Plano, Texas 75075 (972) 985-3833		

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