### CITY OF LEWISVILLE - ARCHITECTURAL STANDARDS

- A PURPOSE, INTENT AND APPLICABILITY

  a. PURPOSE, AND INTENT THE VISION FOR THE TRANSITION SUB-DISTRICT IS TO CREATE AN APPROPRIATE TRANSITION OF THE DEVELOPMENT CONTEXT FROM THE CORE SUB-DISTRICTS TO EXISTING NEIGHBORHOODS BY:

  1. MAINTAINING MOTOR VEHICLE-ORIENTED USES WHILE SOFTENING THEIR FRONTAGES ALONG MAJOR ROADWAYS WITH LANDSCAPING AND PACADE IMPROVEMENTS.

  2. FOCUSING ON CREATING A MORE ATTRACTIVE FRONTAGE ALONG THEIR HIS-SE HIGHWAY COLOR OF THE CONTENT OF THE PROPERTY OF THE PRO

ARCHTECTURAL STANDARDS - THESE STANDARDS APPLY TO THE EXTERIOR ARCHITECTURAL TREATMENTS WITHIN THE TRANSITION SUB-DISTRICTS. EXTERIOR ARCHITECTURAL TREATMENTS INCLUDE BULDING ARTICULATIONS, FACADE COMPOSTION, EXTERIOR MATERIALS AND COORS, MINDOORS, AND DOORS, AND ANYMINGS AND CANOPIES. THESE STANDARDS ARE INTENDED TO ELYTE THE VISUAL APPEAL OF THE CORRIDOR DISTRICT THROUGH A COMMON SET OF MINMUM BULDING DESIGN STANDARDS.

- COMMON SET OF HINIMIMM BUILDING DESIGNS STANDARDS.

  BUILDING ASTRULATION AND FACADES

  A. FACADES VISIBLE FROM ANN STREET (EXCEPT ALLEYS), DRIVE THROUGH LANES OR OPEN SPACE SHALL
  DEMONSTRATE HORIZONTAL AND VERTICAL ARTICULATION WITH A FACADE RHYTHM BETTWEEN 20 TO 40 FEET.
  THIS RHYTHM MAY BE EXPRESSED BY ANY OF THE FOLLOWING:

  a. A CHANGE IN A BUILDING'S HORIZONTAL OR VERTICAL PLANE.
  b. STEPPING PORTIONS OF FACADES IN AND OUT.
  c. UTILIZING BALCONES, COLUMNS OF PILASTERS THAT ARE DISTINCTIVELY SET OUT FROM THE FACADE.
  CHANGEN STYPES OR COLORS OF MATERIALS IN COMBINATION WITH OTHER TECHNIQUES.

  B. CALL BUILDING SHALCONES, COLUMNS OF MATERIALS IN COMBINATION WITH OTHER TECHNIQUES.
  AS PRESENT OF THE GRAND BELOGE FACADES OF WITHOUT SHALL AND MAY AMBRIMUM OF
  A PRESENT OF THE GRAND BELOGE FACADE OF WITHOUT SHALL AND SIDE FACADES AS REQUIRED,
  CHANGES OF BUILDING MATERIALS AND COLOR SHALL BE USED TO CREATE THE APPEARANCE OF SOLIDS AND
  VOIDS.

- BUILDING ENTRANCES

  A PRIMARY ENTRANCES SHALL BE EMPHASIZED ARCHITECTURALLY WITH AWNINGS, RECESSED ENTRIES, PLUSTERS, ETC.

  BUILDING STOOT ON THE SECONDARY WALKWAY SHALL BE REQUIRED ALONG EACH FACADE WITH PRIMARY CONTROL OF THE SECONDARY WALKWAY SHALL BE REQUIRED ALONG FACES A PARKING LOT ON THE PROPERTY. THIS SECONDARY WALKWAY SHALL INCORPORETS FAIGHD SHADING LENGTHS ALONG THE ENTIRE APPLICABLE FACADE IN THE FORM OF CANOPIES, TREES OR A COMBINATION OF THE TWO (2), SEE EXHIBIT VISITED.

  - 1-12.

    CANOPIES SHALL EXTEND AT LEAST TWO (2) FEET FROM THE FACADE.

    TREES WITHIN THE SECONDARY WALKWAY SHALL BE PLANTED AT AN AVERAGE SPACING OF 40 FEET.

    TREES SHALL BE SELECTED FROM THE CANOPY THE LIST IN APPENDIG AND SHALL BE A MINIMUM
    OF TWO AND ONE-HALF-INCH (2)%) CALIPER WHEN PLANTED.

    SECRET STANDARD FOR ADMINISTRATIVE MODIFICATION AN ADMINISTRATIVE MODIFICATION
    MAY BE ROLUSTED TO USE SPECIES NOT LISTED IN APPENDIX G THAT ARE DROUGHT
    TO LERANT AND ADAPTIVE.

- TACADE MATERIALS AND COLORS

  A FACADE MATERIALS EACH EXTERIOR WALL (EXCEPT WINDOW AND DOOR AREA) OF A BUILDING OF PARKING STRUCTURE SHALL COMEY WITH THE PELLOWING MATERIAL REQUIREMENTS.

  B. STRUCTURE SHALL COMEY WITH THE PELLOWING MATERIAL REQUIREMENTS.

  B. STONE, THE REMANDIER OF EACH EXTERIOR WALL MAY SE COMPRISED OF BRICK OR STONE, THE REMANDIER OF EACH EXTERIOR WALL MAY SE COMPRISED OF EITHER THREE-STEP STUCOC (EITS SHALL COMEY DEATH CONTROL OF A COMBINATION THEREOF.

  ARCHITECTURAL METAL, CLADDING, OR PANIES, OR A COMBINATION THEREOF.

  B. MOUSTRIAL OR MANUFACTURING PLANTS OR OFFICE BUILDINGS THAT ARE 5000 SQUARE FEET OR GREATER.

  MAY USE ILIT WALL ANDOR PRE-CAST CONCEPTE CONSTRUCTION IF COMPRISED OF A MINIMUM OF IS.

  PERCENT (15%) BRICK OR STONE ON FACADES FACING A PUBIL OS STREET/PRIVATE VEHICLIAR ROUTE AND A MINIMUM OF THE PREFIXED THOS HIGH CONCEPTE CONSTRUCTION IF COMPRISED OF A MINIMUM OF IS.

  C. COLORS AT LEAST TWO (2) MAIN COLORS. AND NO WORR THAN FIVE SIS ON SALL BE USED ON EACH AND A MINIMUM OF THE PREFIXED THOS BRICK OR STONE ON THE ADDRESS AND A CONCEPTE CONSTRUCTION OF COMPRISED OF A MINIMUM OF IS.

  C. COLORS AT LEAST TWO (2) MAIN COLORS. AND NO WORR THAN FIVE SIS ON SALL BE USED ON EACH AND A MINIMUM OF THE PREFIXED OF

- AWNINGS AND CANOPIES

  A ALL FACADES WITH PRIMARY ENTRANCES INTO BUSINESSES OR TEMANT SPACES SHALL HAVE AN AWNING OR CANOPY WHICH EXTENDS BEYOND THE FACE OF THE BUILDING OVER AN ADJACENT WALKWAY OR SIDEWALK FOR A MINIMAM DE SO PERCENT (DIS) OF THE BUILDING'S APPLICABLE FACADE WIDTH.

  B. AWNINGS OR CANOPIES ON ANY BUILDING SHALL BE CONSTRUCTED OF METAL OR CANVAS, REFLECTIVE

  C. AWNINGS OR CANOPIES SHALL BE LOCATED AS TO PROVIDE SHADING FOR EXTERIOR WINDOWS AND DOORS AND SHALL COVER THE ENTIRE WIDTH OF THE WINDOW OPENING OR GROUPS OF WINDOWS OVER WHICH IT IS INSTALLED.

  D. AWNINGS OR CANOPIES MAY ENCROCHE OVER WALKWAYS UP TO \$DESCENTED THE WIDTH OF THE FOR THE WINDOW OF SOCRETICE THE WINDOW OF THE AWNING CANOPY AND THE FINSHED GRADE OF THE WALKWAY, IN NO CASE SHALL AN AWNING OR CANOPY ENCROACH OVER A TRAVEL ZONE, DRIVEWAY, OR FIRE LANE.

- WINDOWS

  A WINDOW STATE ALL SHALL CONSIST OF ANODIZED ALUMINUM, VINYL, OR STEEL.

  FOR REQUIRED WINDOWS AT THE GROUND FLOOR, A MINIMUM SPERCENT (80%), VISBIE LIGHT.

  TRANSMITTANICS SHALL BE READ FROM THE GROUND FLOOR, A MINIMUM SPERCENT (80%), VISBIE LIGHT THE AND SHALL FOR THE GROUND FLOOR FLO

**TOTAL MATERIAL CALCULATIONS (ELEVATIONS)** TOTAL SOLIARE FOOTAGE: \$4.415 SE |
STONE / NASONIRY: 7,717 SF (14%)
CONCRETE: 5,582 SF (6%)
STOREFRONT / CURTAINWALL: 5,997 SF (11%)
ACM FANELS: 77 SF (1%)
STUCCO: 1,894 SF (3%)
STANDING SEAM METAL AWNING: 960 SF (2%)
OVERHEAD DOORS / MAN DOORS: 2,448 (4%)

# **Bennett**

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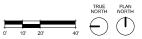
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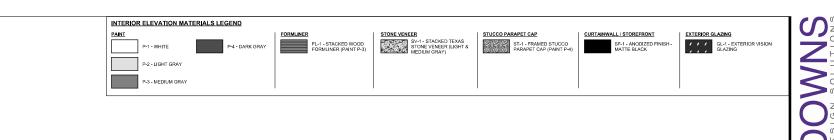
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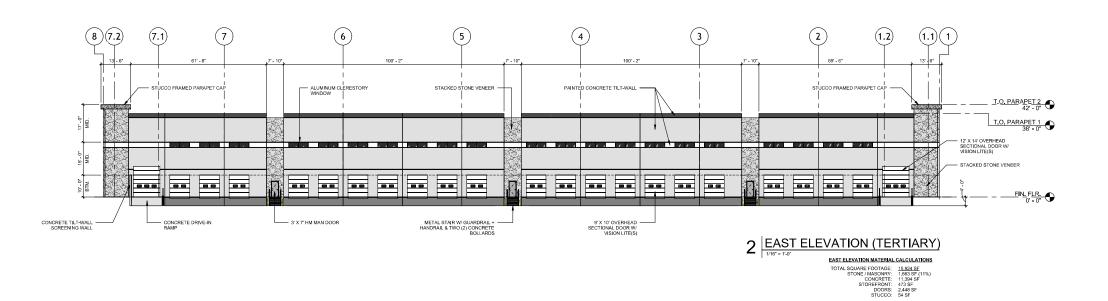
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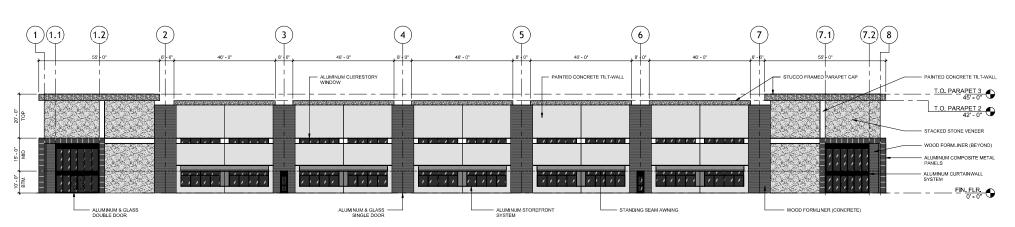
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1 OVERALL FLOOR PLAN









# 1 WEST ELEVATION (SECONDARY)

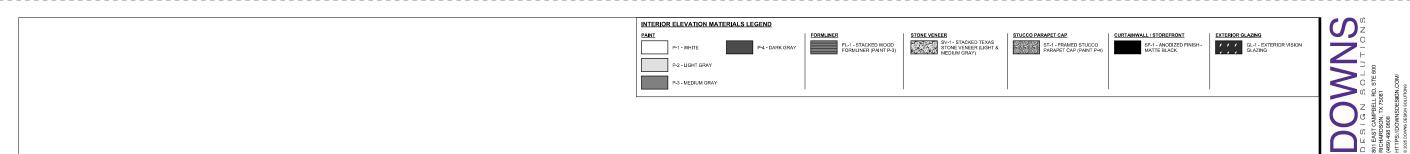
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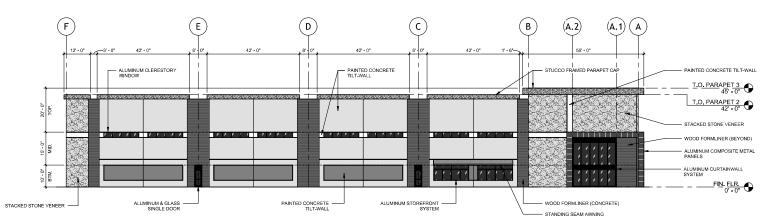
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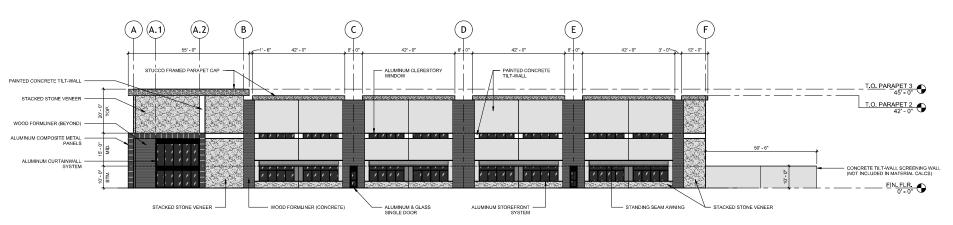
Lewisville Bennett 35
Bennett St & Yates Ln
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OVERALL EXTERIOR ELEVATIONS 1





# 2 NORTH ELEVATION (TERTIARY)



## 1 | SOUTH ELEVATION (PRIMARY)

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OVERALL EXTERIOR ELEVATIONS 2

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3 3D PERSPECTIVE - NW CORNER



2 3D PERSPECTIVE - SE CORNER



1 3D PERSPECTIVE - SW CORNER

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EXTERIOR PERSPECTIVES