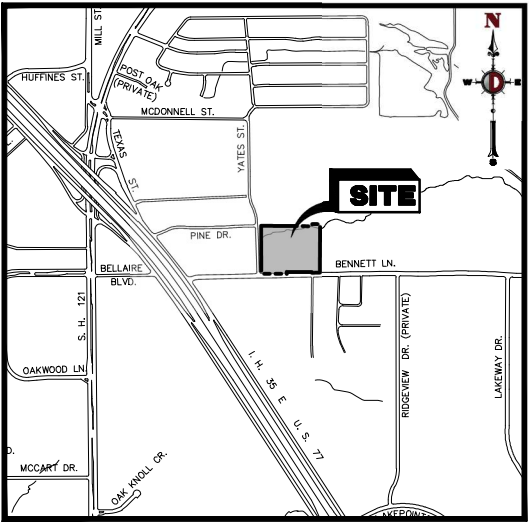
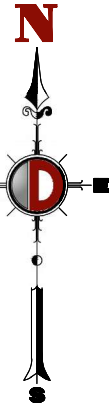
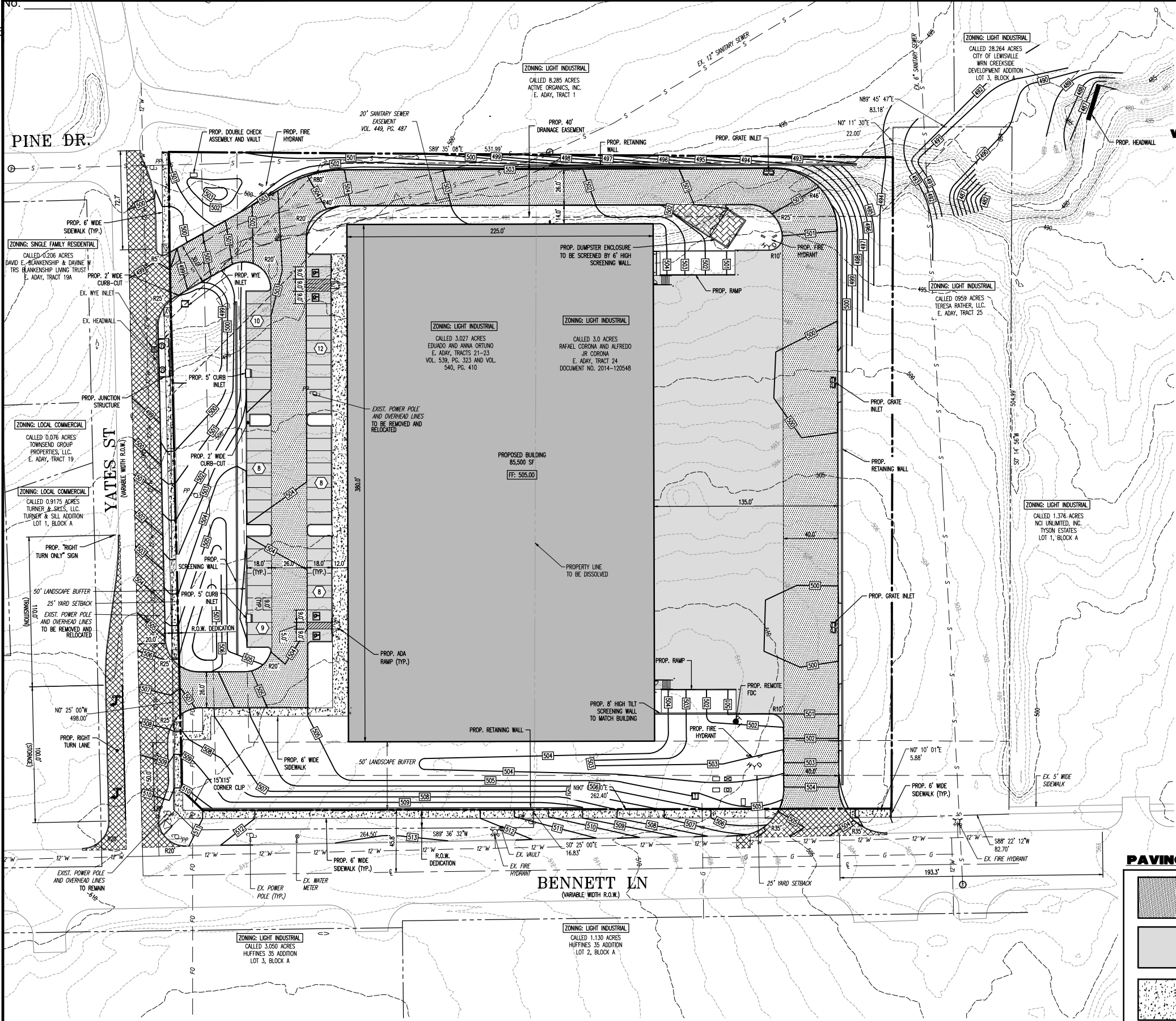


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File: P:\DEPCPC PROJECTS\4006 Lovett Industrial\24-04215 Lewisville TX\Drawg Preliminary Site Plan Package\040692404215SS.dwg, ----> 1 ZONING CONCEPT PLAN



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



VICINITY MAP

SCALE: 1" = 1,000'

NOTE:
1. THE NORTHERN WEST BOUND LANE ALONG BENNETT WILL BE STRIPED TO A RIGHT TURN LANE ONLY DURING THE ENGINEERING SITE PLAN PROCESS.

DEVELOPER

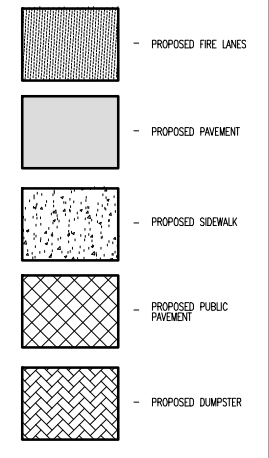
JAMES YU
LOVETT INDUSTRIAL
3811 TURTLE CREEK BOULEVARD, SUITE 1050
DALLAS, TEXAS 75219
EMAIL: JAMES.YU@LOVETTINDUSTRIAL.COM

CIVIL ENGINEER

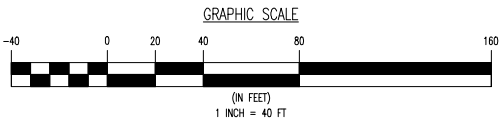
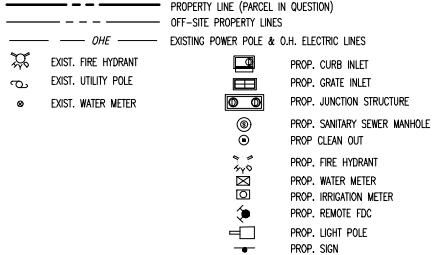
DYNAMIC ENGINEERING CONSULTANTS, PC
LINDSEY G. MAYER, PE
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
T: 972-534-2100
EMAIL: LMAYER@DYNAMICCEC.COM

SITE DATA TABLE		
ZONING:	REQUIRED	PROVIDED
EXISTING ZONING:	AGRICULTURAL OPEN SPACE / LIGHT INDUSTRIAL	
PROPOSED ZONING:		LIGHT INDUSTRIAL
PROPOSED USE:	WAREHOUSE DISTRIBUTION OR MANUFACTURING	
GENERAL:	REQUIRED	PROVIDED
SITE ACREAGE:	-	6.027 ACRES
BUILDING AREA:	-	85,500 SF
BUILDING HEIGHT:	59 FT (MAX.)	40 FT
LOT COVERAGE:	N/A	1.96 ACRES/32.07%
FLOOR AREA RATIO:	-	0.376
PARKING (1 SPACE PER 2,000 SF):	43	60 STALLS
ADA PARKING SPACES:	4	4
TOTAL AREA OF PARKING LOT:	-	40,041 SF
ROW CATCHMENT AREA:	-	0.11 ACRES
LANDSCAPE:	REQUIRED	PROVIDED
FRONT BUFFER (BENNETT LN):	50 FT	50 FT
FRONT BUFFER (YATES ST):	50 FT	50 FT
REAR BUFFER:	NONE	NONE
TOTAL LANDSCAPED AREA:	-	0.245
LANDSCAPED AREA (EXCLUDING BUFFERS):	13,126 SF	15,947 SF
BUILDING SETBACK:	REQUIRED	PROVIDED
FRONT (BENNETT LN):	25 FT	25 FT
FRONT (YATES ST):	15 FT	15 FT
REAR:	NONE	NONE

PAVING LEGEND



SITE LEGEND



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: JK
CHECKED BY: LGM

PROJECT: LEWISVILLE BENNETT 35
EADAY SURVEY ABSTRACT 11, TRACTS 21-25
6.99 ACRES ZONING: LIGHT INDUSTRIAL
421 BENNETT LANE
LEWISVILLE, DENTON COUNTY, TEXAS 75057



DYNAMIC ENGINEERING
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LINDSEY G. MAYER
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107537

TITLE:
ZONING CONCEPT PLAN

SCALE: (H) 1" = 40' (V)
DATE: 07/30/2025

PROJECT No: TBD

SHEET No: 1 Rev. #:

OF 1 0

- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

STREET FRONTAGE:
REQUIREMENT: 50' WIDE LANDSCAPE BUFFER

50' WIDE LANDSCAPE BUFFER ALONG ALL PUBLIC OR PRIVATE STREETS

REQUIRED PROVIDED

REQUIREMENT: DOUBLE ROW OF CANOPY TREES 30' O.C. AND (1) UNDERSTORY TREE PER 20 L.F.

YATES STREET: 412 L.F.

REQUIRED PROVIDED
14 CANOPY TREES 15 CANOPY TREES
22 UNDERSTORY TREES 22 UNDERSTORY TREES

BENNETT LANE: 484 L.F.

REQUIRED PROVIDED
16 TREES 16 TREES
24 UNDERSTORY TREES 24 UNDERSTORY TREES

TRUCK COURT:
REQUIREMENT: 12' TALL MASONRY WALL OR CONCRETE TILT WALL SCREENING WALL

REQUIRED PROVIDED

PARKING (55 PARKING SPACES)
REQUIREMENT: 1 TREE PER 8 PARKING SPACES

PROVIDED PROVIDED
7 TREES 8 TREES

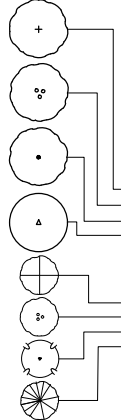
OPEN SPACE (SITE AREA 258,392 S.F.)
REQUIREMENT: A MINIMUM OF 5% OF THE SITE SHALL BE OPEN SPACE AREA.
(REQUIRED LANDSCAPE BUFFERS DO NOT COUNT TOWARDS OPEN SPACE AREA)

REQUIRED PROVIDED
12,919 S.F. (5% OF SITE) 13,529 S.F. (5.2% OF SITE)
SHADE STRUCTURE
TABLE AND CHAIRS
2- TWO TOPS
2- FOUR TOPS
DECOMPOSED GRANITE PLAZA / WALK
BUTTERFLY GARDEN
2 BENCHES

PEDESTRIAN AMENITIES:
(2) AMENITIES WILL BE LOCATED FULLY WITHIN THE SECONDARY WALKWAY.

- TRASH RECEPTACLES - (1) RACK PER 400 L.F. (6 BIKES MIN.)
- BENCHES - (1) PER 40 L.F.

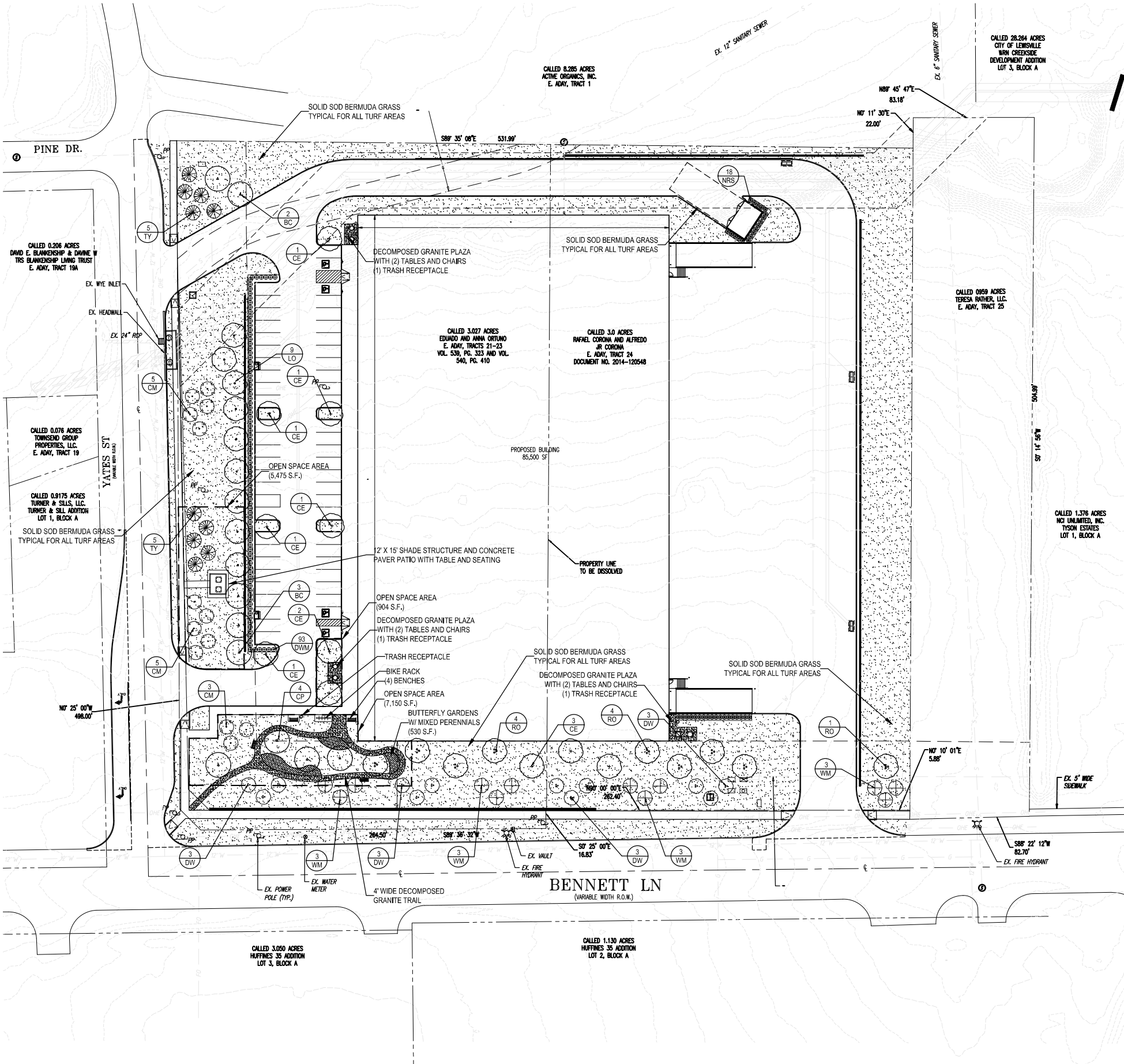
PLANT MATERIAL SYMBOLS



PLANT MATERIAL SCHEDULE

CANOPY TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 14' ht., 6' spread, 5' clear straight trunk
RO	9	Red Oak	<i>Quercus rubra</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
LO	9	Live Oak	<i>Quercus virginiana</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
BC	9	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WM	12	Wax Myrtle	<i>Myrica cerifera</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
DWM	12	Desert Willow	<i>Chilopsis linearis</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
CM	13	Crape Myrtle	<i>Lagerstroemia indica</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
TY	10	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	B&B, 8' ht., 5' spread
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	93	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container grown, 24" ht., 20" spread
NRS	18	Nellie R. Steven Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container grown, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



LANDSCAPE ARCHITECT
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(469) 369-4448

CHRIS@STUDIOGREENSPOT.COM



07.30.2025

LOVETT WAREHOUSE

CITY OF LEWISVILLE, TEXAS

ISSUE:

FOR APPROVAL 05.28.2025
CITY COMMENTS 06.19.2025
CITY COMMENTS 07.09.2025
CITY COMMENTS 07.30.2025

DATE:

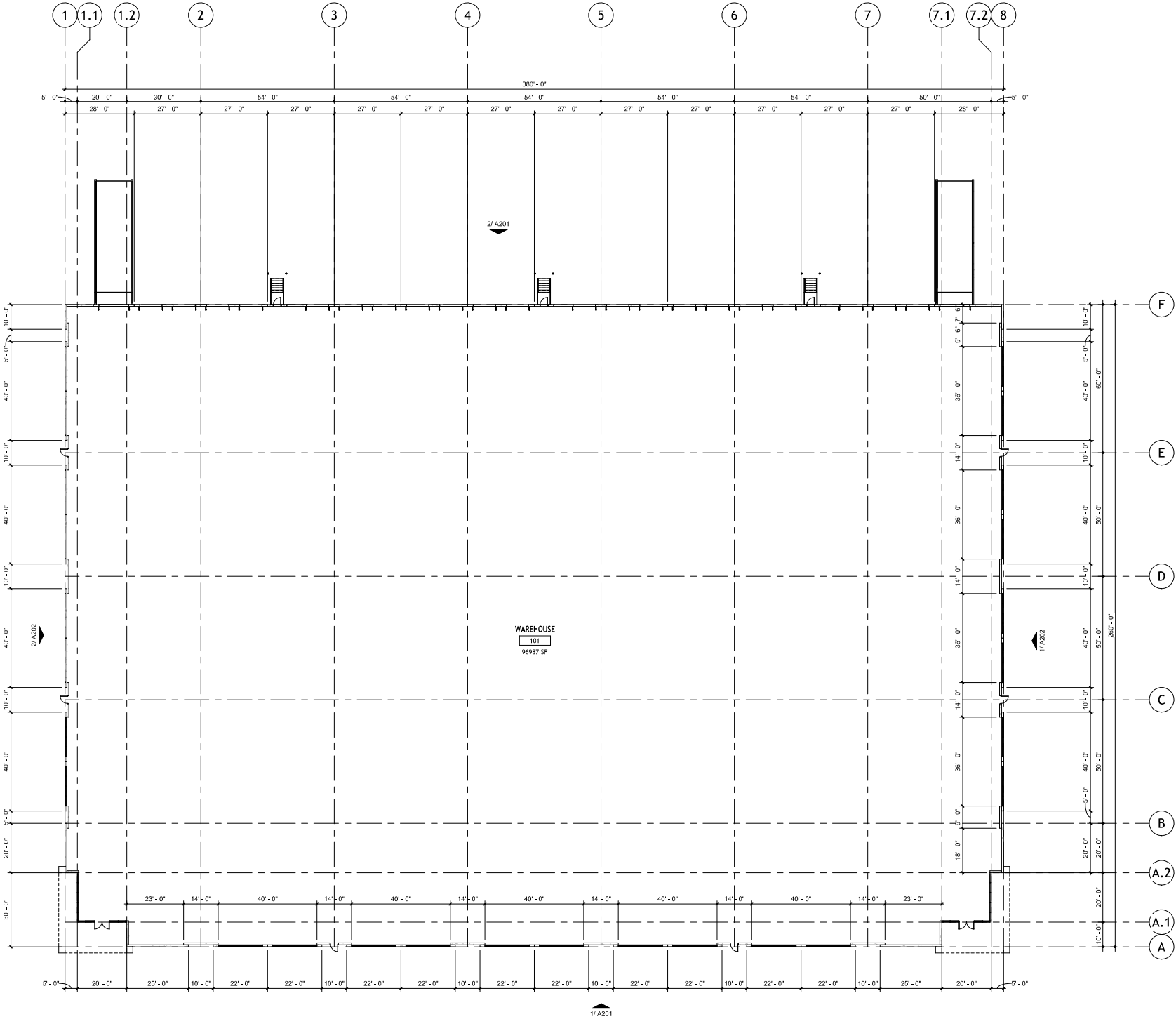
07.30.2025

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1



1 OVERALL FLOOR PLAN
1" = 20'-0"

CITY OF LEWISVILLE - ARCHITECTURAL STANDARDS

- TRANSITION SUB-DISTRICT REGULATIONS**
- 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 FRONTS ALONG MAJOR ROADWAYS WITH LANDSCAPING AND FACADE IMPROVEMENTS.
 2. FOCUSING ON CREATING A MORE ATTRACTIVE FRONTAGE ALONG THE IH-35E HIGHWAY CORRIDOR.
 3. MINIMIZING VISUAL CLUTTER WITH RESPECT TO DRIVEWAYS, SIGNAGE, LACK OF LANDSCAPING, AND OLDER DECLINING BUILDING FACADES.
 4. ESTABLISHING A LONG-TERM REDEVELOPMENT STRATEGY TO ELEVATE PROPERTY VALUES AND DEVELOPMENT CONTEXT.

ARCHITECTURAL STANDARDS - THESE STANDARDS APPLY TO THE EXTERIOR ARCHITECTURAL TREATMENTS WITHIN THE TRANSITION SUB-DISTRICTS. EXTERIOR ARCHITECTURAL TREATMENTS INCLUDE BUILDING ARTICULATIONS, FACADE COMPOSITION, EXTERIOR MATERIALS AND COLORS, WINDOWS AND DOORS, AND AWNINGS AND CANOPIES. THESE STANDARDS ARE INTENDED TO ELEVATE THE VISUAL APPEAL OF THE CORRIDOR DISTRICT THROUGH A COMMON SET OF MINIMUM BUILDING DESIGN STANDARDS.

- BUILDING ARTICULATION AND FACADES**
- A. FACADES VISIBLE FROM ANY STREET (EXCEPT ALLEYS), DRIVE THROUGH LANES OR OPEN SPACE SHALL DEMONSTRATE HORIZONTAL AND VERTICAL ARTICULATION WITH A FACADE RHYTHM BETWEEN 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 BALCONIES, COLUMNS OR PILASTERS THAT ARE DISTINCTIVELY SET OUT FROM THE FACADE.
 - d. CHANGING TYPES OR COLORS OF MATERIALS IN COMBINATION WITH OTHER TECHNIQUES.
- B. ALL BUILDING FACADES ALONG IH-35E FRONTAGE ROAD OR AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 50 PERCENT OF THE GROUND FLOOR FACADE COMPRISED OF WINDOWS AND DOORS.**
- C. IF WINDOWS AND DOORS CANNOT BE INCORPORATED INTO THE REAR 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, PILASTERS, ETC.**
- B. A MINIMUM 12-FOOT-WIDE SECONDARY WALKWAY SHALL BE REQUIRED ALONG EACH FACADE WITH PRIMARY ENTRANCES INTO BUSINESSES OR TENANT SPACES, IF SUCH A FACADE FACES A PARKING LOT ON THE PROPERTY. THIS SECONDARY WALKWAY SHALL INCORPORATE SHADING ELEMENTS ALONG THE ENTIRE APPLICABLE FACADE IN THE FORM OF CANOPIES, TREES OR A COMBINATION OF THE TWO (2). SEE EXHIBIT V1.8.1-12.**
- a. CANOPIES SHALL EXTEND AT LEAST TWO (2) FEET FROM THE FACADE.
 - b. TREES WITHIN THE SECONDARY WALKWAY SHALL BE PLANTED AT AN AVERAGE SPACING OF 40 FEET. TREES SHALL BE SELECTED FROM THE CANOPY TREE LIST IN APPENDIX G AND SHALL BE A MINIMUM OF TWO AND ONE-HALF-INCH (2 1/2") CALIPER WHEN PLANTED.
- C. SPECIFIC STANDARD FOR ADMINISTRATIVE MODIFICATION - AN ADMINISTRATIVE MODIFICATION MAY BE REQUESTED TO USE SPECIES NOT LISTED IN APPENDIX G THAT ARE DROUGHT TOLERANT AND ADAPTIVE.**

- FACADE MATERIALS AND COLORS**
- A. FACADE MATERIALS - EXCEPT EXTERIOR WALL (EXCEPT WINDOW AND DOOR AREA) OF A BUILDING OR PARKING STRUCTURE SHALL COMPLY WITH THE FOLLOWING MATERIAL REQUIREMENTS:**
- a. EIGHTY PERCENT (80%) OR MORE OF EACH EXTERIOR WALL SHALL BE COMPRISED OF BRICK OR STONE. THE REMAINDER OF EACH EXTERIOR WALL MAY BE COMPRISED OF EITHER THREE-STEP STUCCO (EIFS SHALL ONLY BE ALLOWED AT LOCATIONS NINE (9) FEET ABOVE GRADE), ARCHITECTURAL METAL, CLADDING, OR PANELS, OR A COMBINATION THEREOF.
 - b. ACCENT MATERIALS MAY BE COMPRISED OF PRE-CAST STONE, METAL, OR OTHER ARCHITECTURAL MATERIALS.
- B. INDUSTRIAL OR MANUFACTURING PLANTS OR OFFICE BUILDINGS THAT ARE 50,000 SQUARE FEET OR GREATER MAY USE TILT WALL AND/OR PRE-CAST CONCRETE CONSTRUCTION IF COMPRISED OF A MINIMUM OF 15 PERCENT (15%) BRICK OR STONE ON FACADES FACING A PUBLIC STREET/PRIVATE VEHICULAR ROUTE AND A MINIMUM OF TEN PERCENT (10%) BRICK OR STONE ON ALL OTHER FACADES.**
- C. COLORS - AT LEAST TWO (2) MAIN COLORS, AND NO MORE THAN FIVE (5) COLORS, SHALL BE USED ON EACH ELEVATION. EIGHTY PERCENT (80%) OF EACH ELEVATION MUST UTILIZE NATURAL AND/OR EARTH TONE COLORS, AND EACH ELEVATION MUST HAVE 20 PERCENT OF ANOTHER TYPE OF COLOR. BUILDINGS SHALL NOT HAVE COLORS THAT ARE FLUORESCENT OR BRIGHT (E.G., YELLOW, GREEN, PURPLE) VISIBLE FROM ANY PUBLIC PLACE OR PUBLIC STREET. THIS SHALL INCLUDE SERVICE DOORS, DOWN SPOUTS, UTILITY BOXES, PANELS AND OTHER SIMILAR FEATURES INTEGRAL TO THE PRINCIPAL BUILDING. VARIATIONS OF NATURAL AND/OR EARTH TONE BRICK OR STONE WITHIN THE SAME COLOR FAMILY SHALL BE COUNTED AS ONE (1) COLOR.**

- AWNINGS AND CANOPIES**
- A. ALL FACADES WITHIN THE SECONDARY WALKWAY SHALL BE PLANTED AT AN AVERAGE SPACING OF 40 FEET. THIS SECONDARY WALKWAY SHALL INCORPORATE SHADING ELEMENTS ALONG THE ENTIRE APPLICABLE FACADE IN THE FORM OF CANOPIES, TREES OR A COMBINATION OF THE TWO (2). SEE EXHIBIT V1.8.1-12.**
- B. A MINIMUM 12-FOOT-WIDE SECONDARY WALKWAY SHALL BE REQUIRED ALONG EACH FACADE WITH PRIMARY ENTRANCES INTO BUSINESSES OR TENANT SPACES, IF SUCH A FACADE FACES A PARKING LOT ON THE PROPERTY. THIS SECONDARY WALKWAY SHALL INCORPORATE SHADING ELEMENTS ALONG THE ENTIRE APPLICABLE FACADE IN THE FORM OF CANOPIES, TREES OR A COMBINATION OF THE TWO (2). SEE EXHIBIT V1.8.1-12.**
- 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 AND CANOPIES MAY ENCR OACH OVER WALKWAYS UP TO 50 PERCENT OF THE WIDTH OF THE WALKWAY OR SIDEWALK OR FIVE (5) FEET, WHICHEVER IS GREATER. THEY SHALL MAINTAIN A MINIMUM NINE-FOOT (9') VERTICAL CLEARANCE AS MEASURED BETWEEN THE BOTTOM OF THE AWNING/CANOPY AND THE FINISHED GRADE OF THE WALKWAY. IN NO CASE SHALL AN AWNING OR CANOPY ENCR OACH OVER A TRAVEL ZONE, DRIVEWAY, OR FIRE LANE.**

- WINDOWS**
- A. WINDOW FRAMING MATERIALS SHALL CONSIST OF ANODIZED ALUMINUM, VINYL, OR STEEL.**
- B. FOR REQUIRED WINDOWS AT THE GROUND FLOOR, A MINIMUM 60 PERCENT (60%) VISIBLE LIGHT TRANSMITTANCE SHALL BE REQUIRED.**
- a. SPECIFIC STANDARD AND FINDINGS FOR ADMINISTRATIVE MODIFICATIONS — WINDOWS HAVING A VISIBLE LIGHT TRANSMITTANCE LESS THAN 60 PERCENT MAY BE ALLOWED WITH AN ADMINISTRATIVE MODIFICATION IF STAFF FINDS THAT IT IS NECESSARY IN ORDER FOR THE WINDOWS TO SATISFY ADOPTED BUILDING AND ENERGY CODE REQUIREMENTS RELATED TO ENERGY EFFICIENCY.
- C. MIRROR ED GLASS IS PROHIBITED.**
- D. NO MORE THAN 50 PERCENT OF THE WINDOWS ON ANY FACADE MAY BE REFLECTIVE GLASS.**
- E. WINDOW SCREENS ARE PROHIBITED ON GROUND FLOORS WHICH DO NOT CONTAIN NON-RESIDENTIAL USES.**
- F. HORIZONTAL GROUPINGS OF WINDOWS SHALL NOT EXCEED FIVE (5) PER GROUPING, WHERE GROUPINGS ARE SEPARATED BY A MULLION, COLUMN, OR WALL SECTION A MINIMUM OF SEVEN (7) INCHES WIDE.**
- G. WINDOWS SHALL BE A MINIMUM OF 30 INCHES FROM BUILDING CORNERS, UNLESS SEPARATED BY A CORNER MULLION OR COLUMN TWICE THE WIDTH USED IN GROUPING.**
- H. FOR STOREFRONTS, THE FOLLOWING ARE PROHIBITED:**
- a. SINGLE PANE GLASS WINDOWS.
 - b. BLACK GLASS, OPAQUE GLASS, AND OTHER "FALSE WINDOW" TECHNIQUES.
 - c. DOORS WITH NO OPAQITY.
 - d. WINDOWS WHICH DO NOT PERMIT UNOBSTRUCTED VIEWS INTO THE BUILDING.

TOTAL MATERIAL CALCULATIONS (ELEVATIONS)

TOTAL SQUARE FOOTAGE: 54,415 SF
STONE / MASONRY: 7,717 SF (14%)
CONCRETE: 35,692 SF (65%)
STOREFRONT / CURTAINWALL: 5,997 SF (11%)
ACM PANELS: 775 SF (1%)
STUCCO: 1,894 SF (3%)
STANDING SEAM METAL AWNING: 850 SF (2%)
OVERHEAD DOORS / MAN DOORS: 2,448 (4%)



Lewisville Bennett 35
Bennett St & Yates Ln
Lovett Industrial

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PREPARED BY OR UNDER THE SUPERVISION OF:

ARCHITECT: Whys Chng
ARCH. REG. NO: XXXXXX
DATE: MAY 23, 2025

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: DDS
CHECKED BY: DDS
DDS PROJ. NO: 25.010
PROJECT ISSUED: 2025.05.23
SHEET ISSUED: MAY 23, 2025

Schematic Design (SD)

OVERALL FIRST FLOOR
PLAN

A101

INTERIOR ELEVATION MATERIALS LEGEND

PAINT

P-1 - WHITE
P-2 - LIGHT GRAY
P-3 - MEDIUM GRAY
P-4 - DARK GRAY

FORMLINER

FL-1 - STACKED WOOD
FORMLINER (PAINT P-3)

STONE VENEER

SV-1 - STACKED TEXAS
STONE VENEER (LIGHT &
MEDIUM GRAY)

STUCCO PARAPET CAP

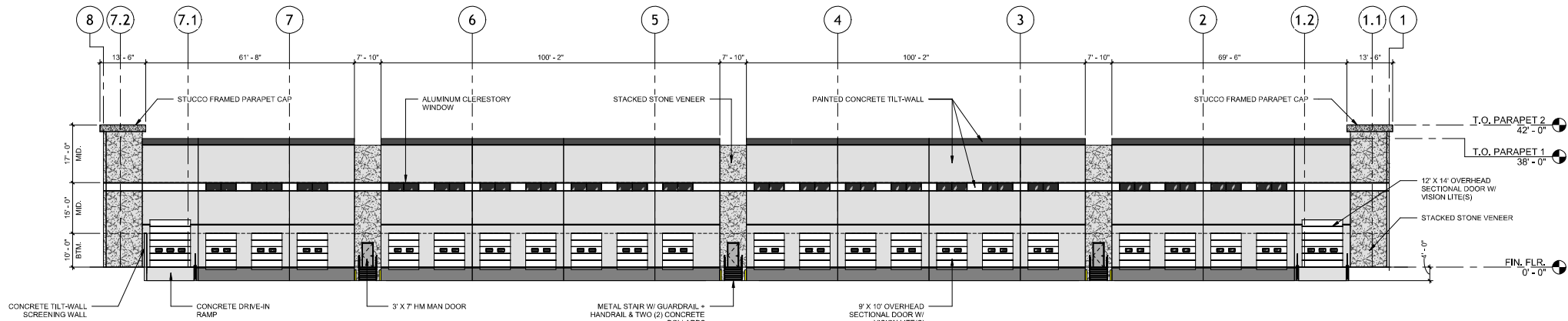
ST-1 - FRAMED STUCCO
PARAPET CAP (PAINT P-4)

CURTAINWALL / STOREFRONT

SF-1 - ANODIZED FINISH -
MATTE BLACK

EXTERIOR GLAZING

GL-1 - EXTERIOR VISION
GLAZING

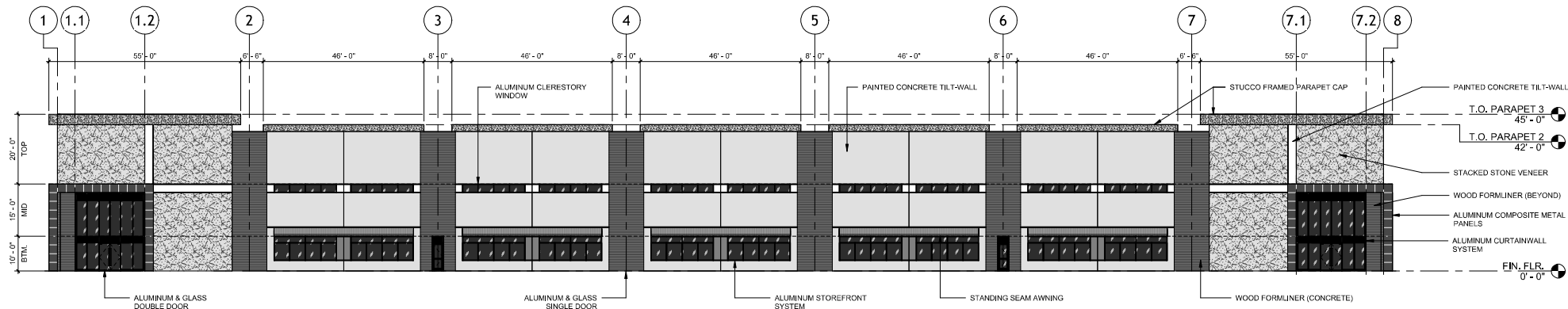


2 EAST ELEVATION (TERTIARY)

1/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 15,924 SF
STONE / MASONRY: 1,663 SF (11%)
CONCRETE: 11,394 SF
STOREFRONT: 473 SF
DOORS: 2,448 SF
STUCCO: 54 SF



1 WEST ELEVATION (SECONDARY)

1/16" = 1'-0"

WEST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 16,315 SF
STONE / MASONRY: 2,628 SF (16%)
CONCRETE: 9,791 SF
STOREFRONT / CURTAINWALL: 2,731 SF
GROUND FLOOR (BTM.) STOREFRONT / CURTAINWALL: 1,641 SF (42%)
ACM PANELS: 375 SF
STUCCO: 790 SF
STANDING SEAM METAL AWNING: 500 SF

PRELIMINARY
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PREPARED BY OR UNDER THE SUPERVISION OF:

ARCHITECT: Whys Chngs
ARCH. REG. NO: XXXXXX
DATE: MAY 23, 2025

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: DDS

CHECKED BY: DDS

DDS PROJ. NO: 25.010

PROJECT ISSUED: 2025.05.23

SHEET ISSUED: MAY 23, 2025

Schematic Design (SD)

OVERALL EXTERIOR
ELEVATIONS 1

A201

INTERIOR ELEVATION MATERIALS LEGEND

PAINT

P-1 - WHITE
P-2 - LIGHT GRAY
P-3 - MEDIUM GRAY
P-4 - DARK GRAY

FORMLINER

FL-1 - STACKED WOOD
FORMLINER (PAINT P-3)

STONE VENEER

SV-1 - STACKED TEXAS
STONE VENEER (LIGHT &
MEDIUM GRAY)

STUCCO PARAPET CAP

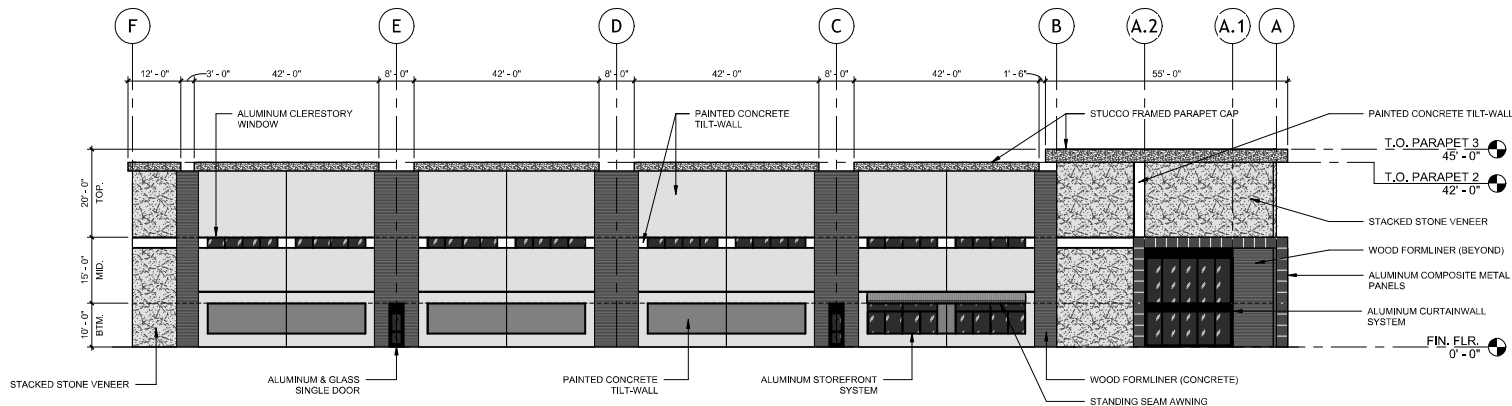
ST-1 - FRAMED STUCCO
PARAPET CAP (PAINT P-4)

CURTAINWALL / STOREFRONT

SF-1 - ANODIZED FINISH -
MATTE BLACK

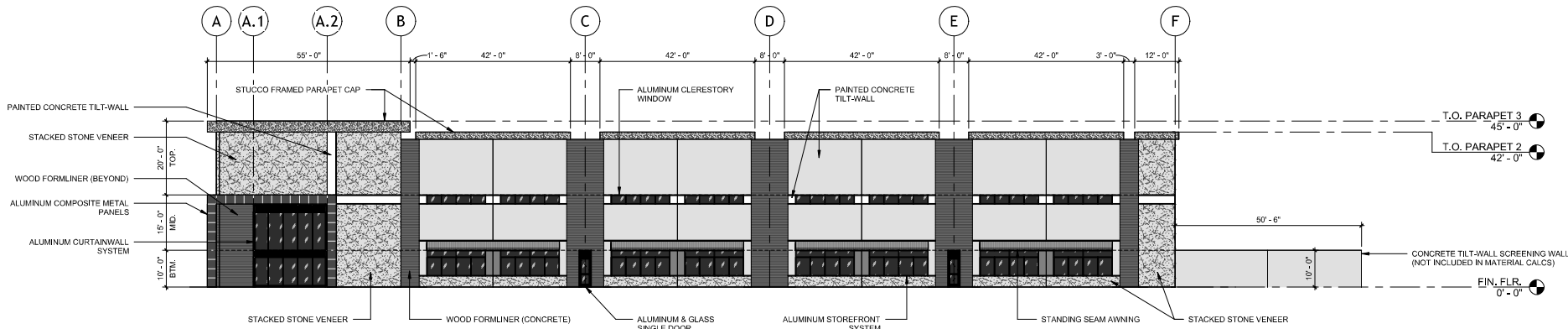
EXTERIOR GLAZING

GL-1 - EXTERIOR VISION
GLAZING



2 NORTH ELEVATION (TERTIARY)
1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	11,088 SF
STONE / MASONRY:	1,476 SF (13%)
CONCRETE:	7,808 SF
STOREFRONT / CURTAINWALL:	1,081 SF (10%)
ACM PANELS:	200 SF
STUCCO:	525 SF
STANDING SEAM METAL AWNING:	90 SF



1 SOUTH ELEVATION (PRIMARY)
1/16" = 1'-0"

SOUTH ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	11,088 SF
STONE / MASONRY:	1,950 SF (17.5%)
CONCRETE:	6,681 SF
STOREFRONT / CURTAINWALL:	1,732 SF
GROUND FLOOR (BTM.) STOREFRONT / CURTAINWALL:	1,114 SF (42%)
ACM PANELS:	200 SF
STUCCO:	525 SF
STANDING SEAM METAL AWNING:	360 SF

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Schematic Design (SD)

OVERALL EXTERIOR
ELEVATIONS 2

A202

