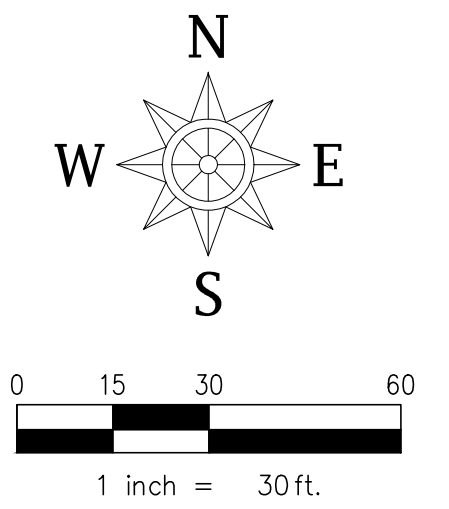


LOCATION MAP
NTS



Site Data Summary Table - Lot 1, Block 1	
General Site Data	
Existing Zoning	PD-107
Proposed Land Use	Multi-family
Lot Area (SF)	217,995
Lot Area (Ac)	5.004
Building Footprint (SF)	118,461
Total Building Area (SF)	650,814
Building Height	68' Max.
Lot Coverage	54.0%
Floor Area Ratio (FAR)	3.03:1
Density (DU/AC)	70.74
Parking	
Parking Ratio	1.6 Sp/Unit
1 Bedroom (# Units)	240 Units
2 Bedroom (# Units)	50 Units
Parking Required	464
Parking Provided	585 (incl. HC)
Accessible Parking Required	14
Accessible Parking Provided	14
Impervious/Pervious Area	
Building Footprint Area (SF)	118,461
Parking, Sidewalk & Drives for Parking (SF)	24,877
Total Impervious Area (SF)	143,338
Total Impervious Area (%)	65.8%

Note:
 1. Loading Space and trash service shall be provided within the parking garage structure. Minimum height of entry and garage shall be maintained in order to meet City and Provider requirements.
 2. No proposed tree plantings will be within 5' of existing or proposed water/sewer/storm lines.
 3. All dimensions are to face of curb or edge of building unless otherwise noted.

LEGEND	
	Ground Level Leasing, Club, and Amenity Space
	Firelane
	Vehicular Access
	Property Line
	Power Pole
	Light Pole/Standard
	Guy Wire Anchor
	Bollard
	Signpost
	Overhead Power Line
	Barrier Free Ramp
	Prop. FH
	Ex. FH
	Proposed 8' Wood Privacy Fence
	Street Bench with Armrest in the Middle
	Recycling Bin
	Trash Bin
	Bollard Light
	Pedestrian Light Pole

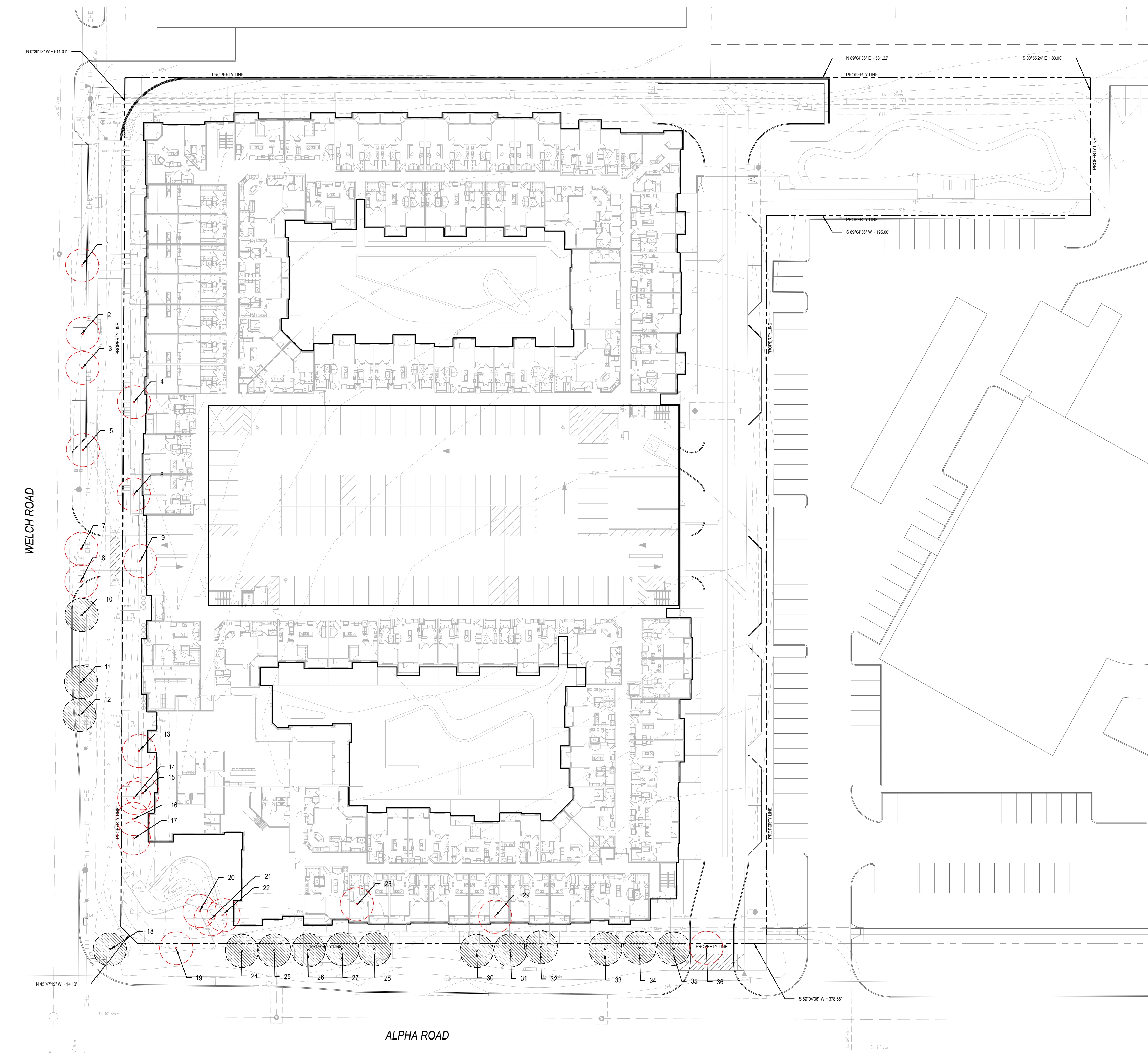
DETAILED SITE PLAN
LENOX ALPHA
 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
 LOT 1, BLOCK 1, ALPHA METROPOLITAN ADDITION
 ELISHA FIKE SURVEY ~ ABSTRACT NO. 478
 5.004 Acres/217,995 Sq. Ft. Prepared: December, 2025

SPIARS
 ENGINEERING & SURVEYING
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
 David Bond • david.bond@spiarsengineering.com



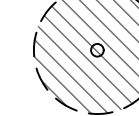
ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: David Bond

OWNER / APPLICANT
 OHT Partners
 5310 Harvest Hill Road, Suite 160
 Dallas, TX 75230
 Telephone: (469) 722-4650
 Contact: Max Holmsomback

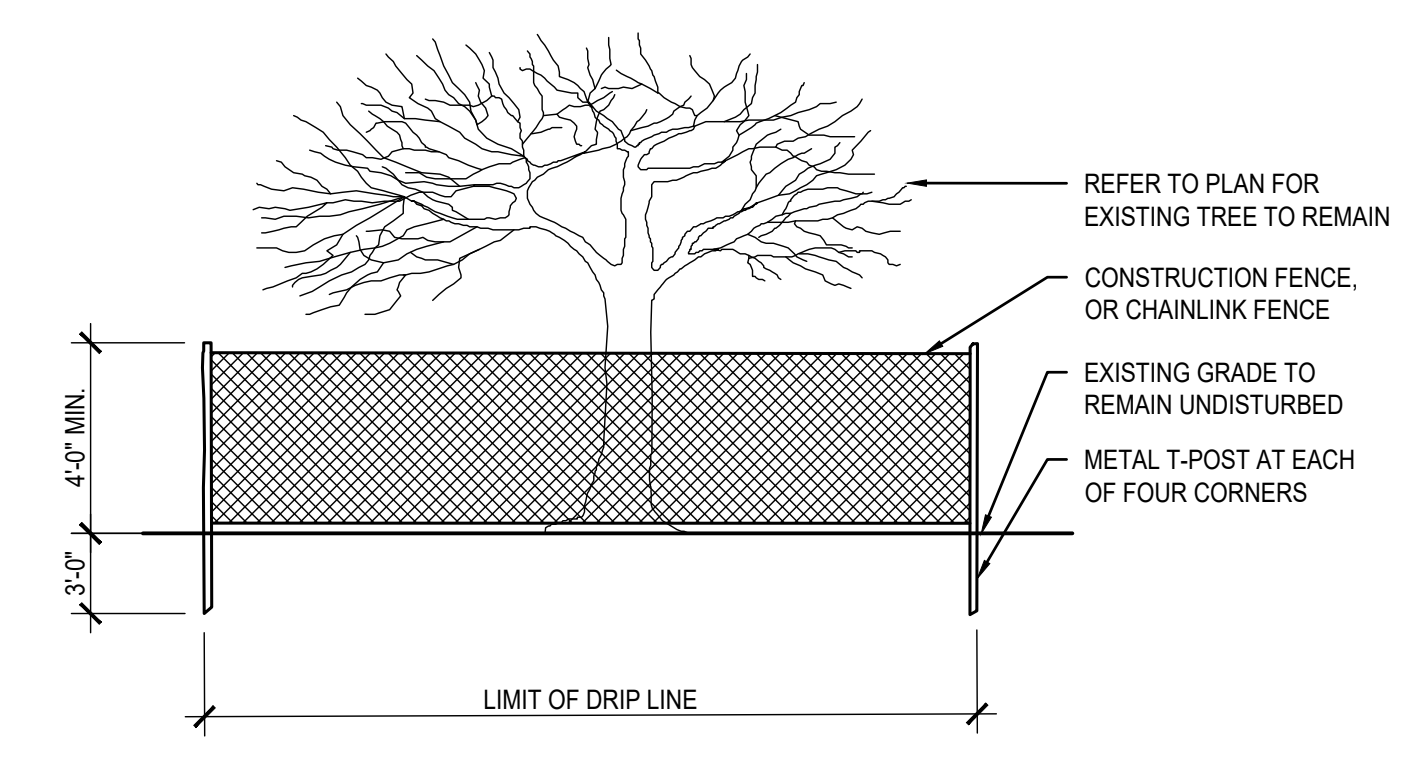
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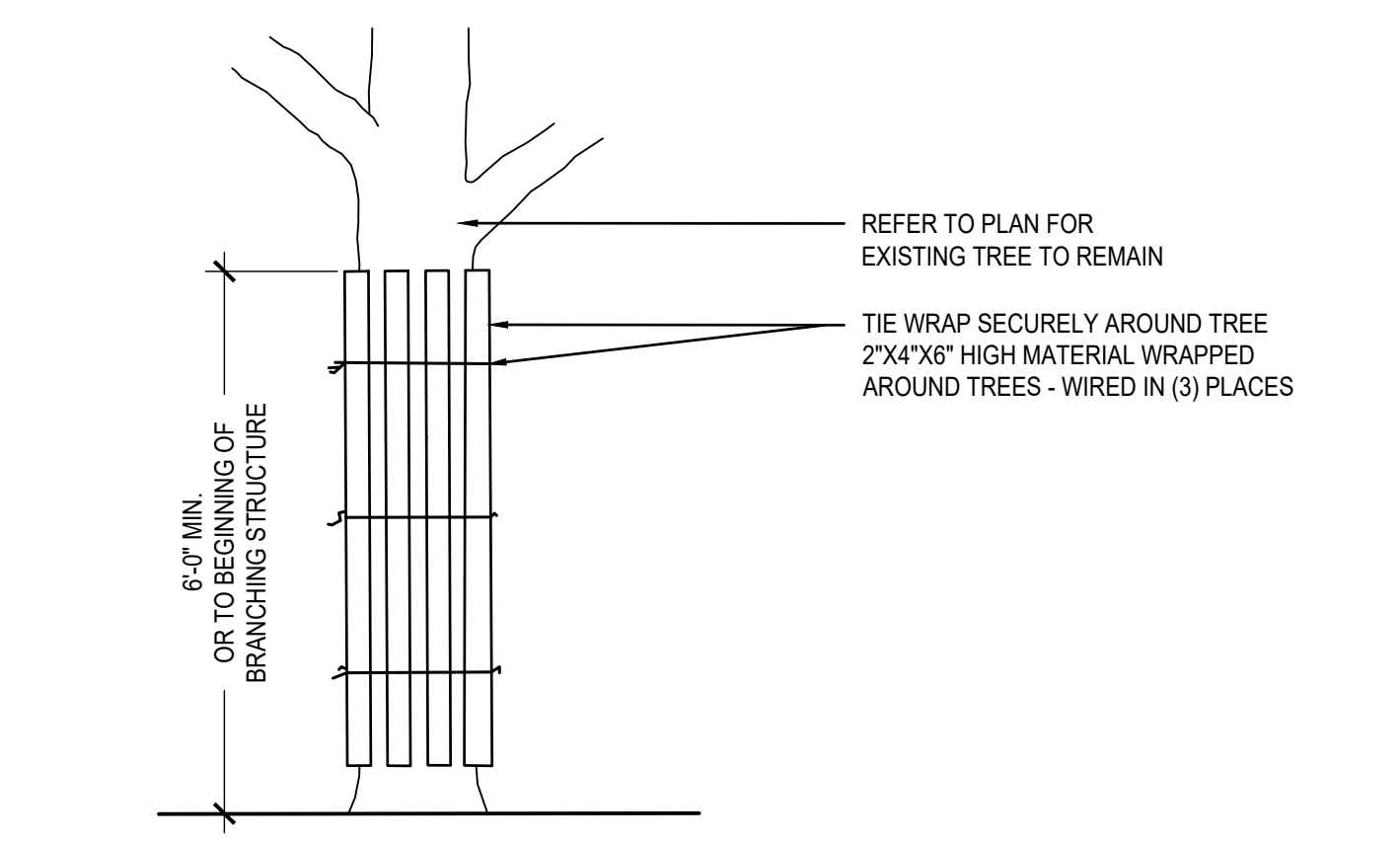
LEGEND:

 EXISTING TREE TO BE REMOVED  PROPERTY LINE
 EXISTING TREE TO BE PRESERVED

EXISTING TREE LIST			
TAG	SPECIES	CAL. INCHES	STATUS
1	Live Oak	24	Removed
2	Live Oak	24	Removed
3	Live Oak	18	Removed
4	Juniper	8	Removed
5	Live Oak	21	Removed
6	Live Oak	12	Removed
7	Live Oak	21	Removed
8	Juniper	9	Removed
9	Live Oak	18	Removed
10	Live Oak	14	
11	Live Oak	20	
12	Live Oak	16	
13	Live Oak	12	Removed
14	Juniper	6	Removed
15	Live Oak	10	Removed
16	Live Oak	10	Removed
17	Crape Myrtle	12	Removed
18	Live Oak	24	
19	Live Oak	18	Removed
20	Juniper	6	Removed
21	Juniper	4	Removed
22	Juniper	4	Removed
23	Live Oak	8	Removed
24	Live Oak	30	
25	Live Oak	18	
26	Live Oak	22	
27	Live Oak	26	
28	Live Oak	18	
29	Juniper	10	Removed
30	Live Oak	22	
31	Live Oak	22	
32	Live Oak	22	
33	Live Oak	14	
34	Live Oak	30	
35	Live Oak	20	
36	Live Oak	30	Removed

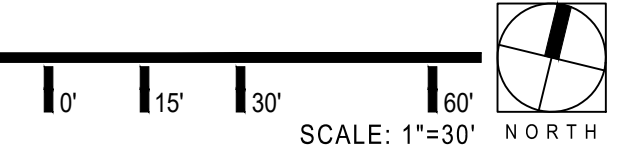


2 TYP. TREE PROTECTION FENCING
ELEVATION NOT TO SCALE



3 TYP. TREE PROTECTION WRAP
ELEVATION NOT TO SCALE

1 TREE PRESERVATION PLAN




Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964

OWNER
OHT Partners
5310 Harvest Hill Rd
Suite 160
Dallas, TX 75230

ARCHIECT
HEDK Architects
4595 Excel Pkwy
Addison, TX 75201

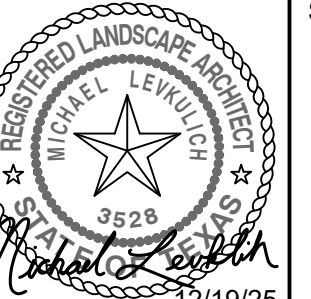
CIVIL
Solars Engineering & Surveying
501 W President George Bush Hwy
Suite 200
Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev:	Date:	Description:

Project Number: 25045
Date: DECEMBER 19, 2025
Issue: LANDSCAPE PLAN

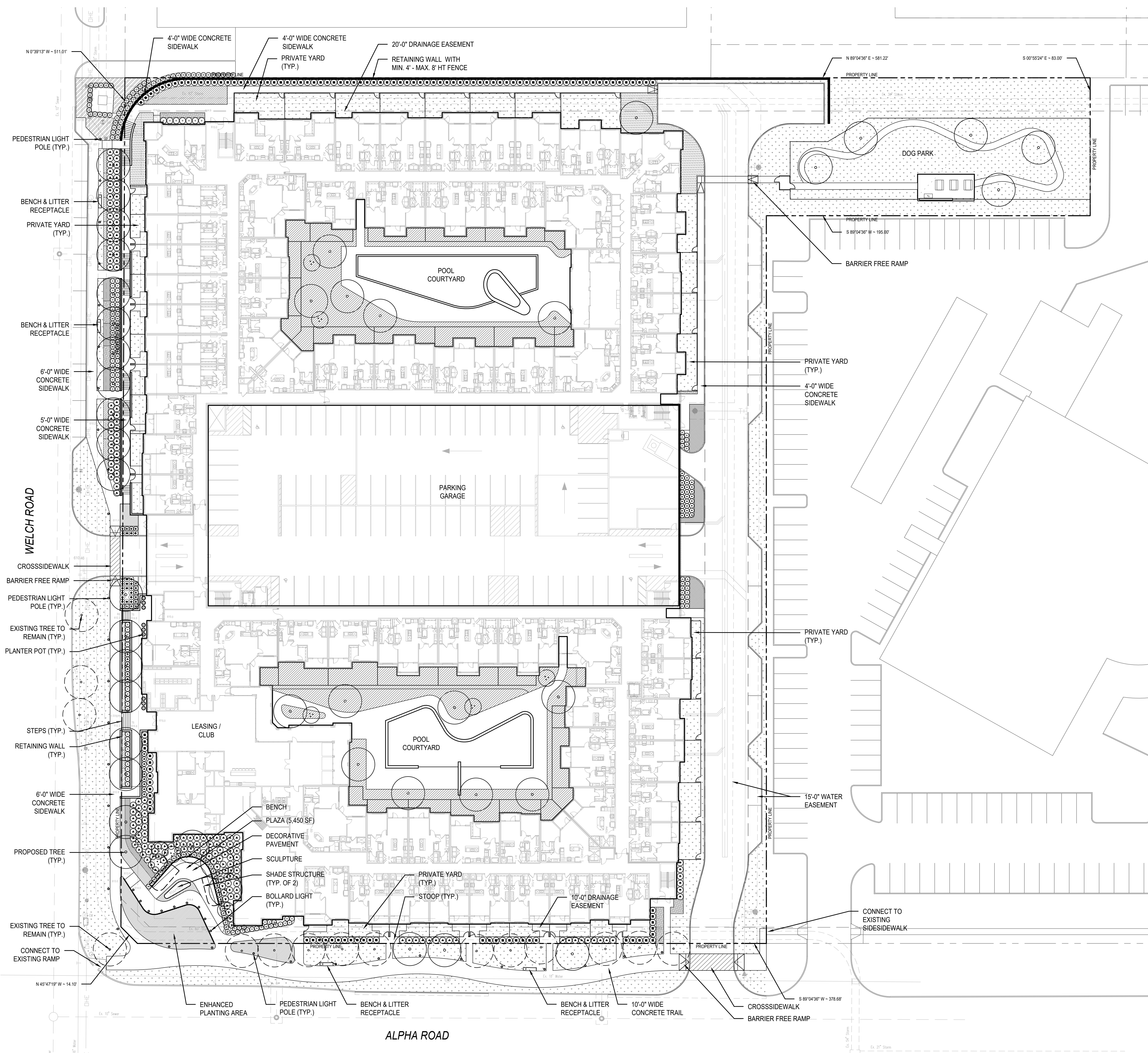
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TREE PRESERVATION PLAN



Sheet Number:
L-1

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\25045 - Lenox Alpha\03 Site Plan Submittal\04 CAD\02 Sheets\01-Landscape Plan\25045-1-1-landscape.dwg L-2 Jan 05, 2026 9:57am by: elevkullch



GENERAL NOTES:

- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE REQUIREMENTS
Per Ordinance No. 3743

LANDSCAPED AREA	REQUIRED	PROVIDED
<i>Total Site Area: 217,995</i>		
Landscape Area	43,559 SF (20%)	61,692 SF (28%)
STREET TREES	REQUIRED	PROVIDED
<i>a. No fewer than 20 canopy trees, including both existing and new planted trees, shall be planted along Welch Road;</i>		
<i>b. No fewer than 14 canopy trees, including both existing and new planted trees, shall be planted along Alpha Road.</i>		
Welch Road Canopy Trees	20	22
Alpha Road Canopy Trees	14	15



OWNER
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5310 Harvest Hill Rd
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Dallas, TX 75230

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Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev:	Date:	Description:

Project Number: 25045
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Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-2

1 LANDSCAPE PLAN



LANDSCAPE PLAN - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\25045 - Lenox Alpha\03 Site Plan Submittal\04 CAD\02 Sheets\01-Landscape Plan\25045-L1-color.dwg L-3 Jan 05, 2026 9:57am by: elevkullich



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Welch Road Canopy Trees	20	22
Alpha Road Canopy Trees	14	15



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CIVIL
Solars Engineering & Surveying
501 W President George Bush Hwy
Suite 200
Richardson, TX 75080

LENOX ALPHA
FARMERS BRANCH, TX
LOT 1, BLOCK 1

Rev:	Date:	Description:

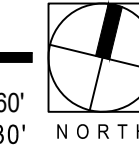
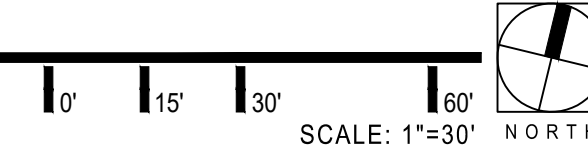
Project Number: 25045
Date: DECEMBER 19, 2025
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L-3

1

LANDSCAPE PLAN



LANDSCAPE PLAN - NOT FOR CONSTRUCTION

PLANT SCHEDULE

LARGE CANOPY TREES

KEY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS
GB	Ginkgo biloba	Ginkgo	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QB	Quercus buckleyi shumardi	Red Oak	4" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QM3	Quercus muehlenbergii	Chinquapin Oak	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QV	Quercus virginiana	Live Oak	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
TD	Taxodium distichum	Bald Cypress	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
UP	Ulmus parvifolia	Lacebark Elm	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader

ORNAMENTAL TREES

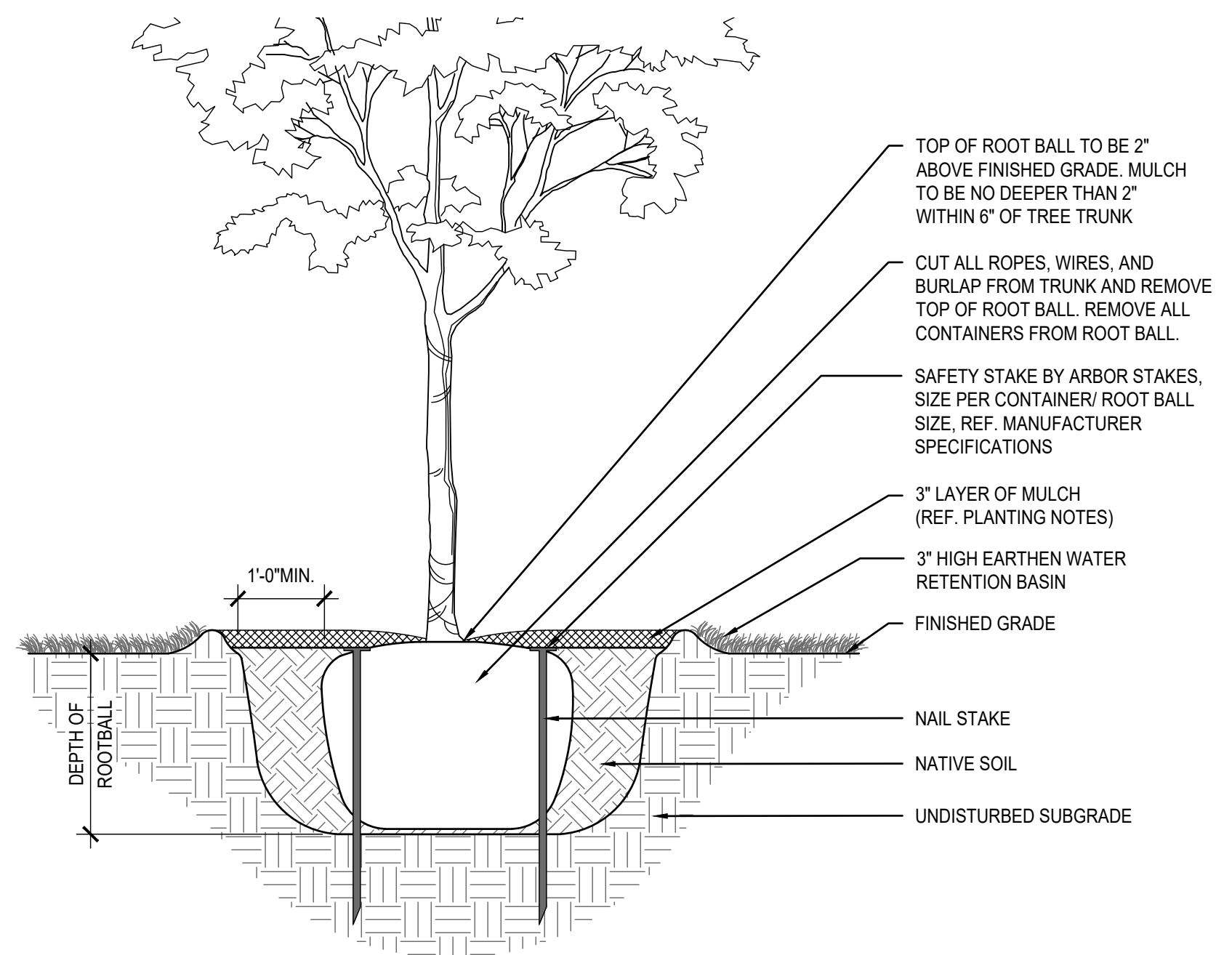
KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS	
CC	Cercis canadensis var. texensis	Texas Redbud	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk
IV	Ilex vomitoria	Yaupon Holly	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk
SA	Sophora affinis	Eve's Necklace	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk

SHRUBS

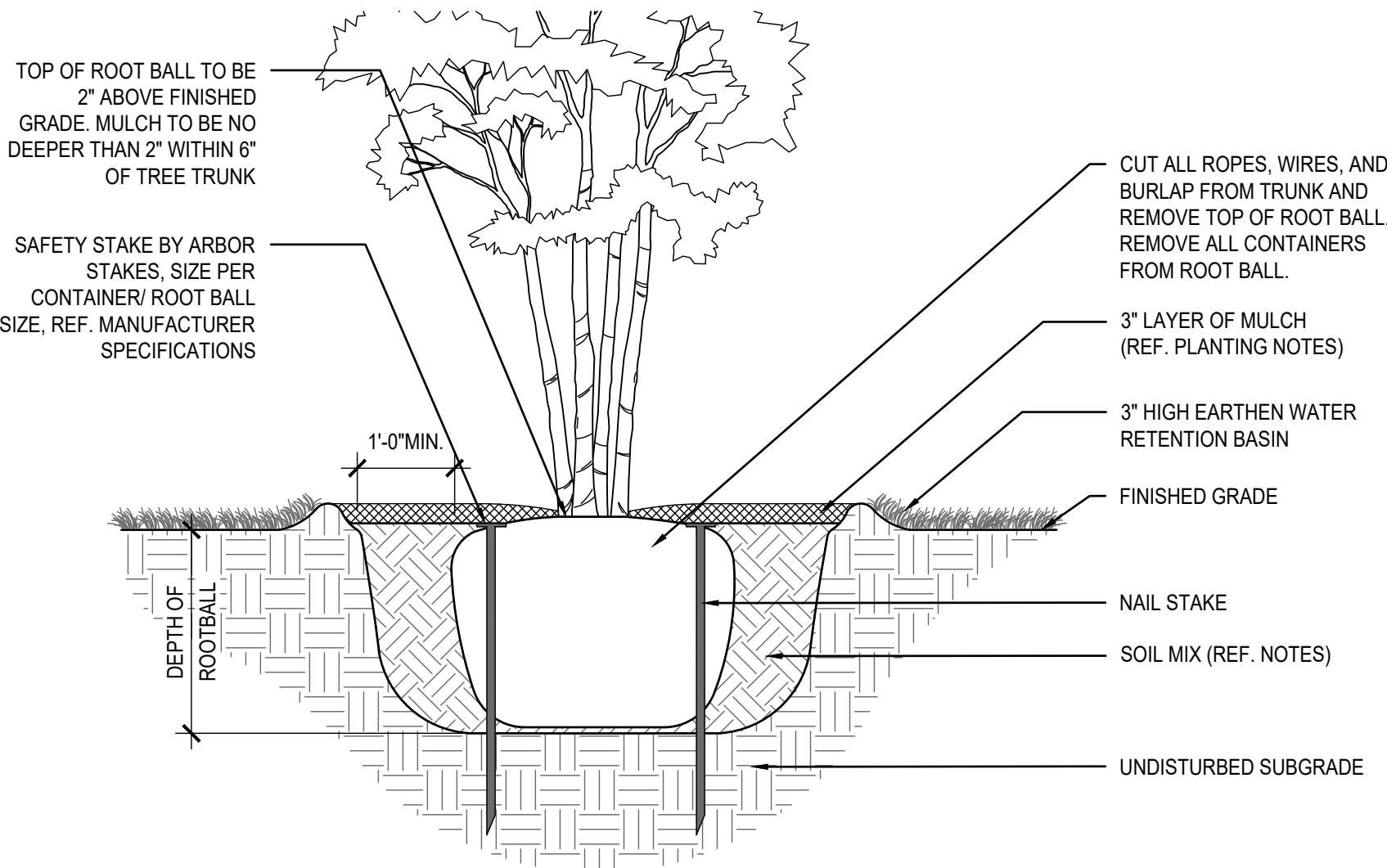
KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS
AB	Abelia x 'Rose Creek'	Rose Creek Abelia	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
AQ	Anisacanthus quadrifidus var. wrightii	Flame Acanthus	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
CA	Callicarpa americana	American Beautyberry	24"	24"	3 Gal.	Full Plants, Plant 48" O.C.
HP	Hesperaloe parviflora	Red Yucca	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	36"	30"	3 Gal.	Full Plants, Plant 48" O.C.
IC	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	36"	30"	3 Gal.	Full Plants, Plant 36" O.C.
LF	Leucophyllum frutescens	Texas Sage	36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
MCD	Myrica cerifera 'Don's Dwarf'	Dwarf Wax Myrtle	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
MD	Malvaviscus arboreus var. Drummondii	Turks Cap	24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
SM	Sabal minor	Dwarf Palmetto	36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
YR	Yucca recurvifolia	Soft Leaf Yucca	24"	30"	3 Gal.	Full Plants, Plant 36" O.C.

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES

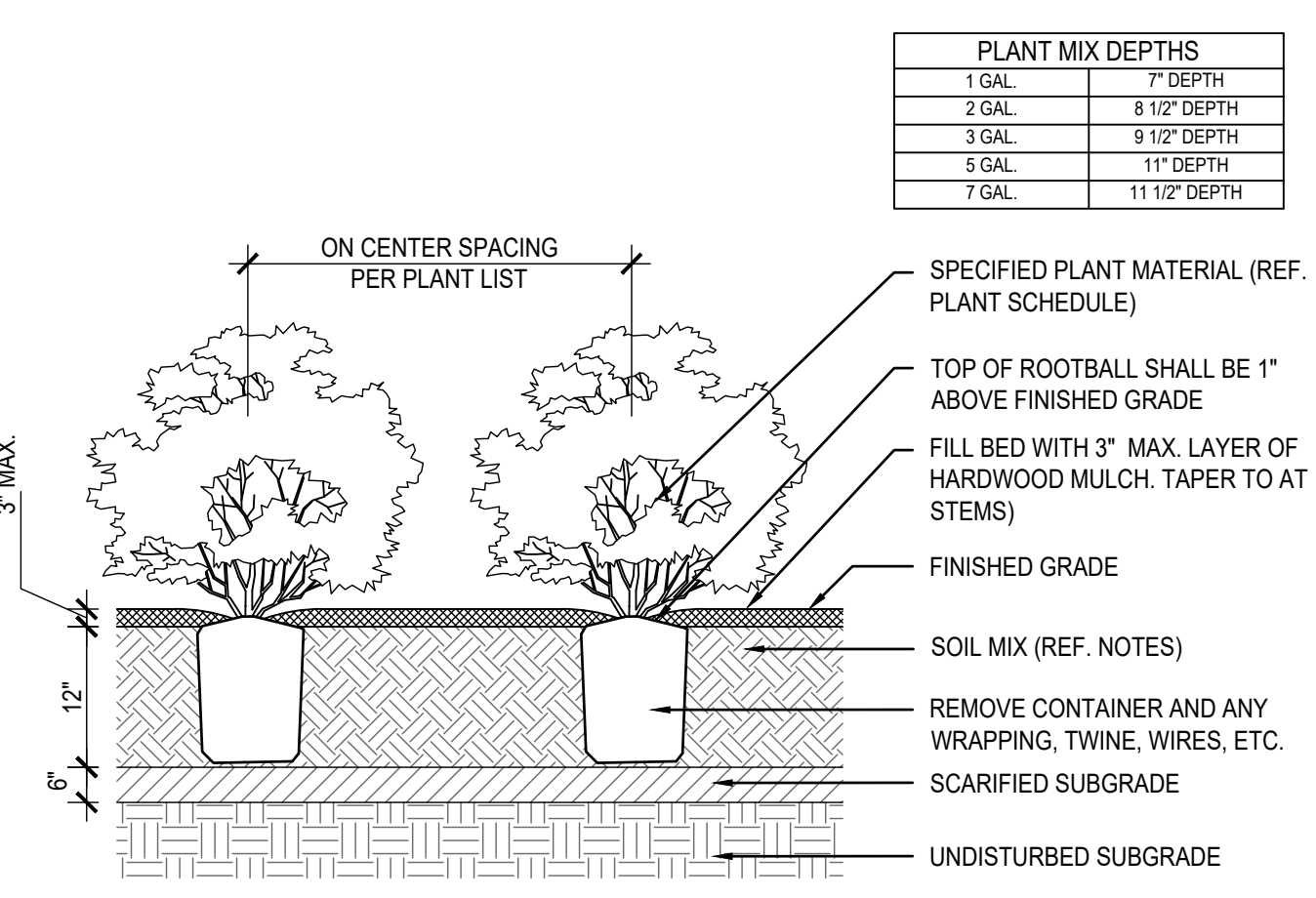
KEY	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	CONTAINER	COMMENTS
AH	Ageratina havanensis	White Mistflower	24"	36"	1 Gal.	Full Plants, Plant 36" O.C.
AO	Aster oblongifolius	Fall Aster	24"	36"	1 Gal.	Full Plants, Plant 24" O.C.
BG	Bouteloua Gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	24"	12"	1 Gal.	Full Plants, Plant 24" O.C.
CT	Carex texensis	Texas Sedge	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
EF	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	6"	8"	4" Pot	Full Plants, Plant 18" O.C.
LM	Liriope muscari	Liriope	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
LU	Lantana urticoides	Texas Lantana	18"	24"	3 Gal.	Full Plants, Plant 36" O.C.
MC	Muhlenbergia capillaris	Gulf Muhly	24"	15"	3 Gal.	Full Plants, Plant 36" O.C.
ML	Muhlenbergia lindheimeri	Lindheimer Muhly	24"	18"	3 Gal.	Full Plants, Plant 36" O.C.
NT	Nassella tenuissima	Mexican Feather Grass	12"	8"	1 Gal.	Full Plants, Plant 18" O.C.
SC		Seasonal Color				By Owner
SF	Salvia farinacea	Henry Duelberg Sage	12"	8"	1 Gal.	Full Plants, Plant 24" O.C.
SW	Scutellaria wrightii	Shrubby Skullcap	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
TURF	Cynodon dactylon	Bermuda Grass				Sod



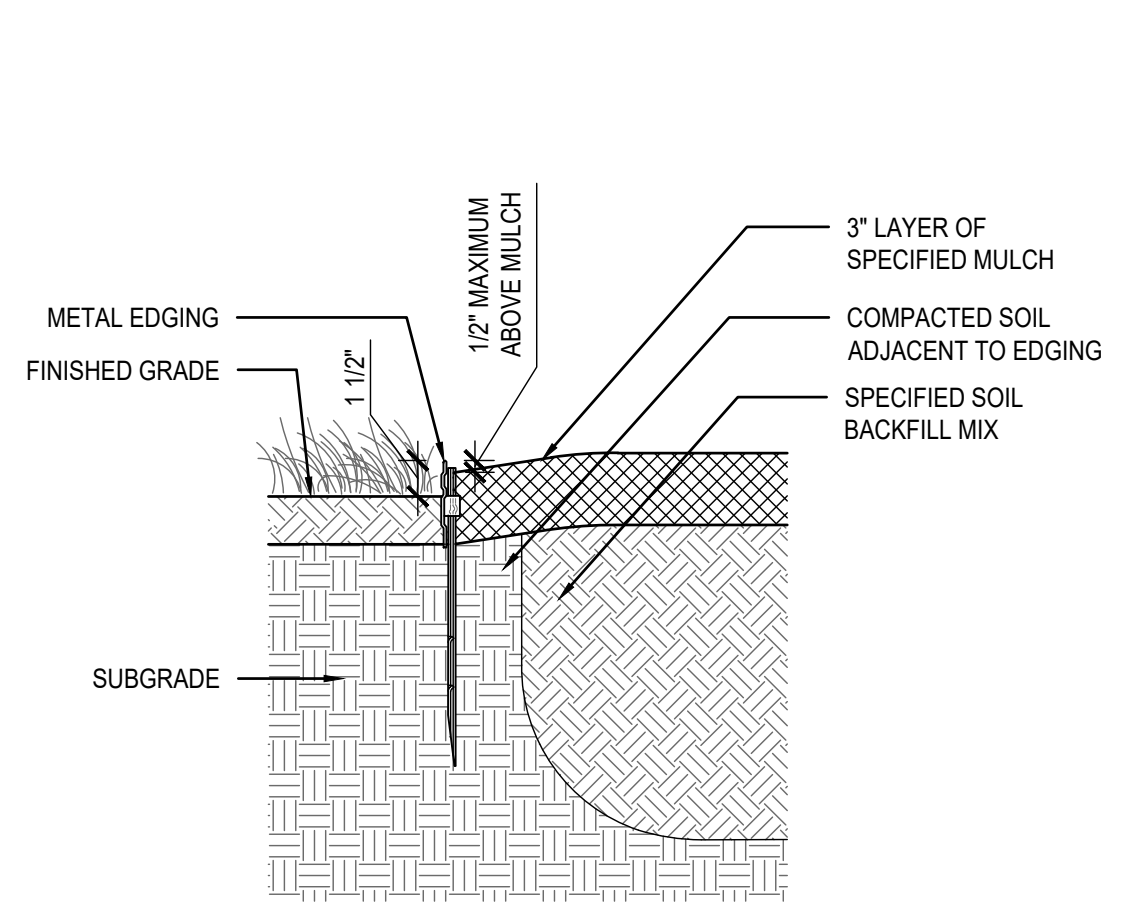
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SECTION NOT TO SCALE



2 STANDARD MULTI-TRUNK TREE PLANTING
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3 SHRUB BED PLANTING
SECTION NOT TO SCALE



4 METAL EDGING
SECTION NOT TO SCALE

Rev:	Date:	Description:

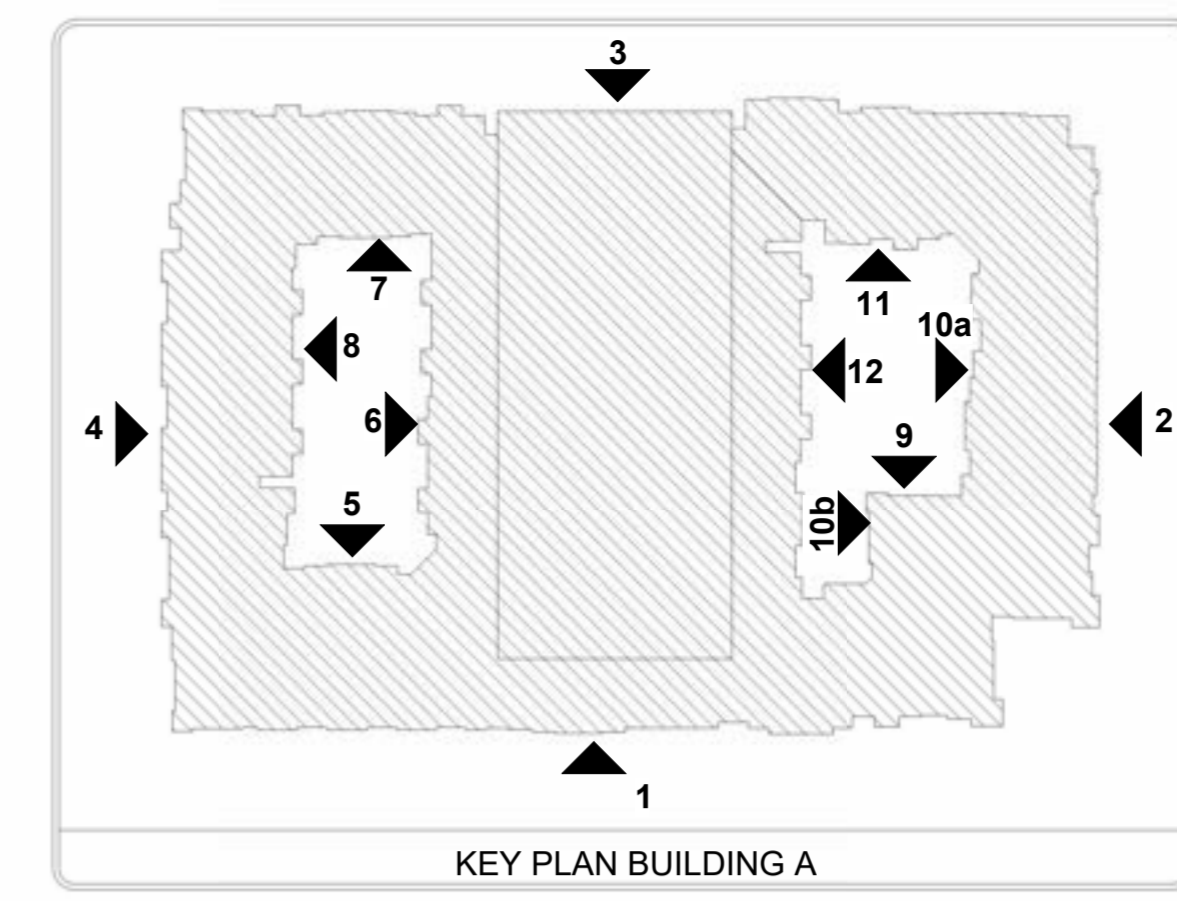
Project Number: 25045
Date: DECEMBER 19, 2025
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN DETAILS

Sheet Number:
L-4

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A, I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES	
• MATERIALS SHALL BE CONTINUOUS AT EXTERIOR	
• CORNERS AND TRANSITION AT INTERIOR CORNERS.	
• WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.	
• PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.	
• REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS	

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%



2 BUILDING A - ELEVATION
1/16" = 1'-0"



1 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

HEDK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER

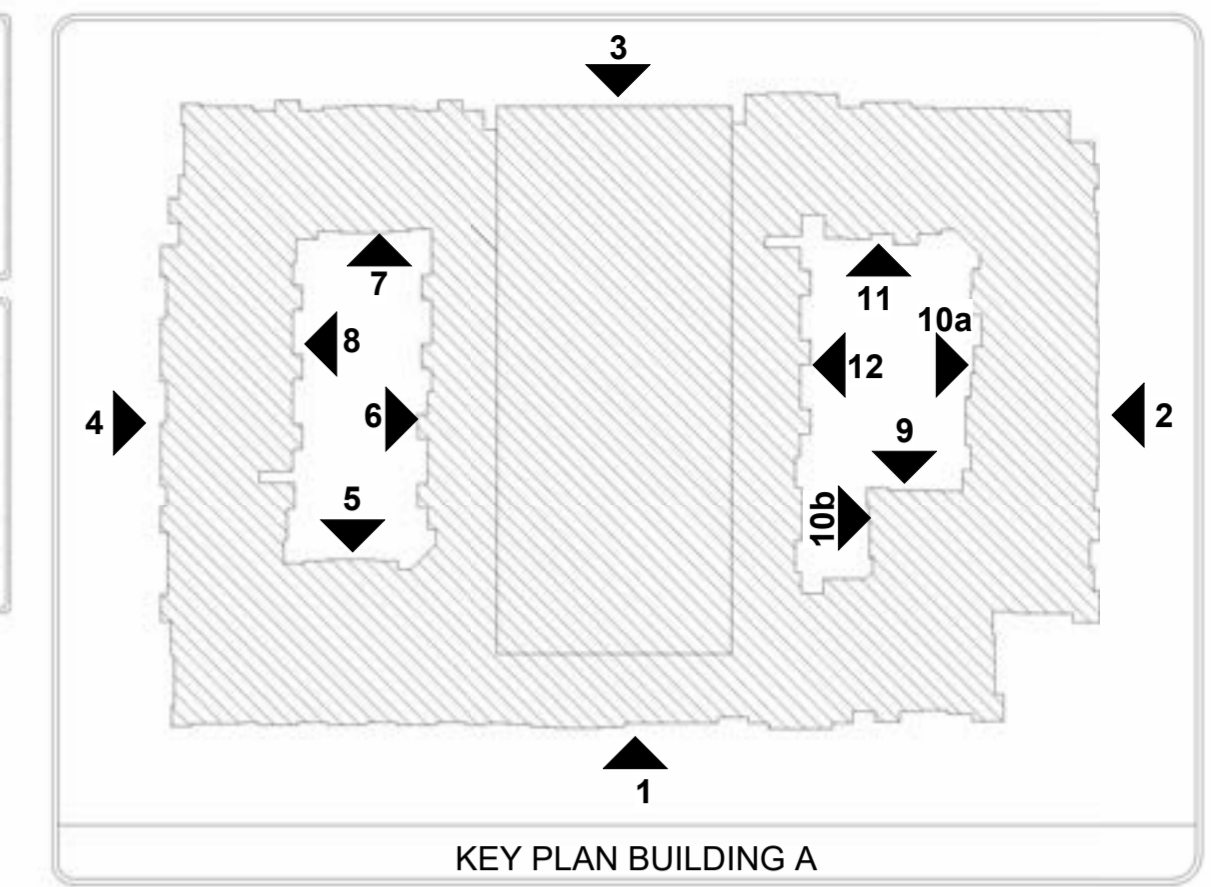
A4-00

BLDG 'A' - ELEVATIONS

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MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
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MATERIALS KEY		NOTES
FACADE TREATMENT MATERIALS		
BB	BOARD & BATTEN	<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS
LPS	FIBER CEMENT LAP SIDING 4" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
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LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A-I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

1c BUILDING A - ELEVATION
1/8" = 1'-0"



1b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED 03/18/2026

HEDK
 ARCHITECTS
 4595 EXCEL PKWY ADDISON, TX 75001
 214.520.8878
 hedk.com

DATE
03/18/2026

PROJECT
21212

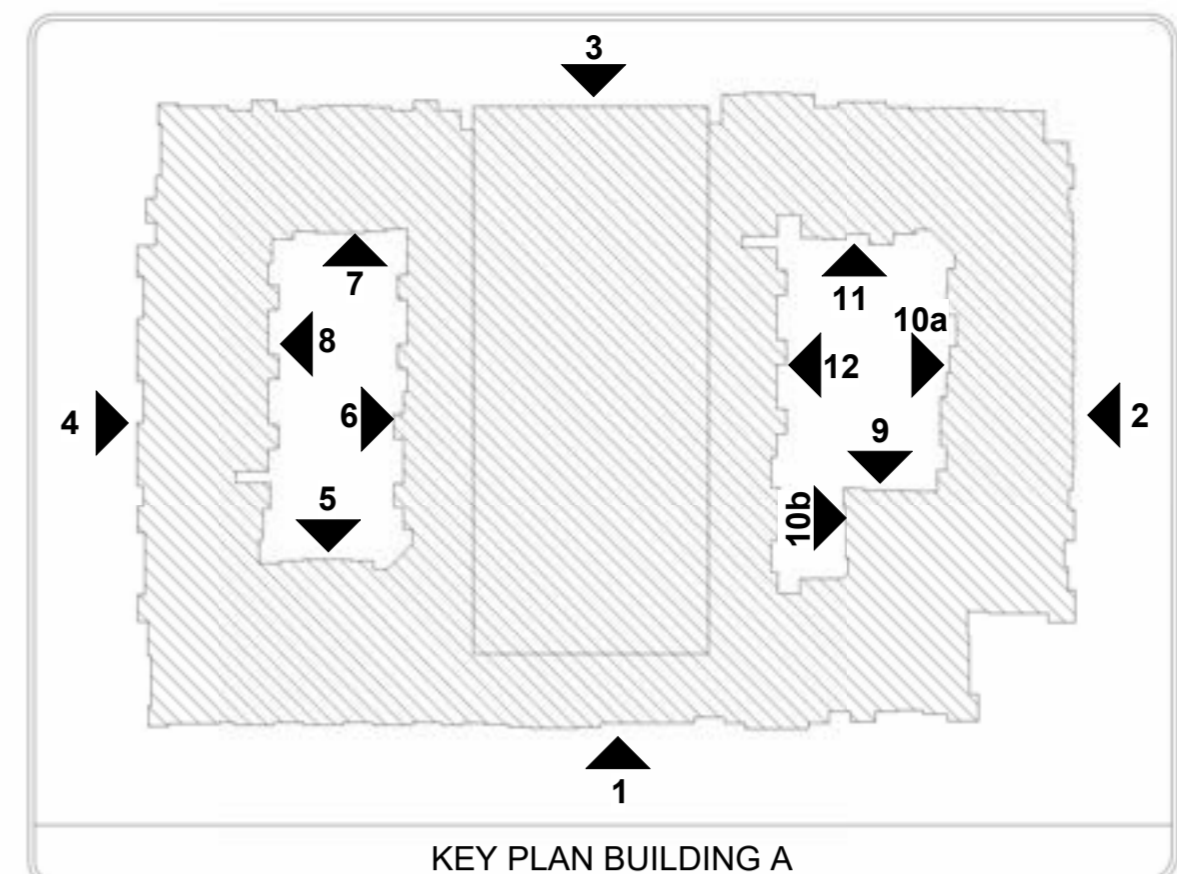
SHEET NUMBER
A4-01

BLDG 'A' - ELEVATIONS

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BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
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FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	38%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%



2 BUILDING A - ELEVATION
1/16" = 1'-0"



2a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

HEDK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

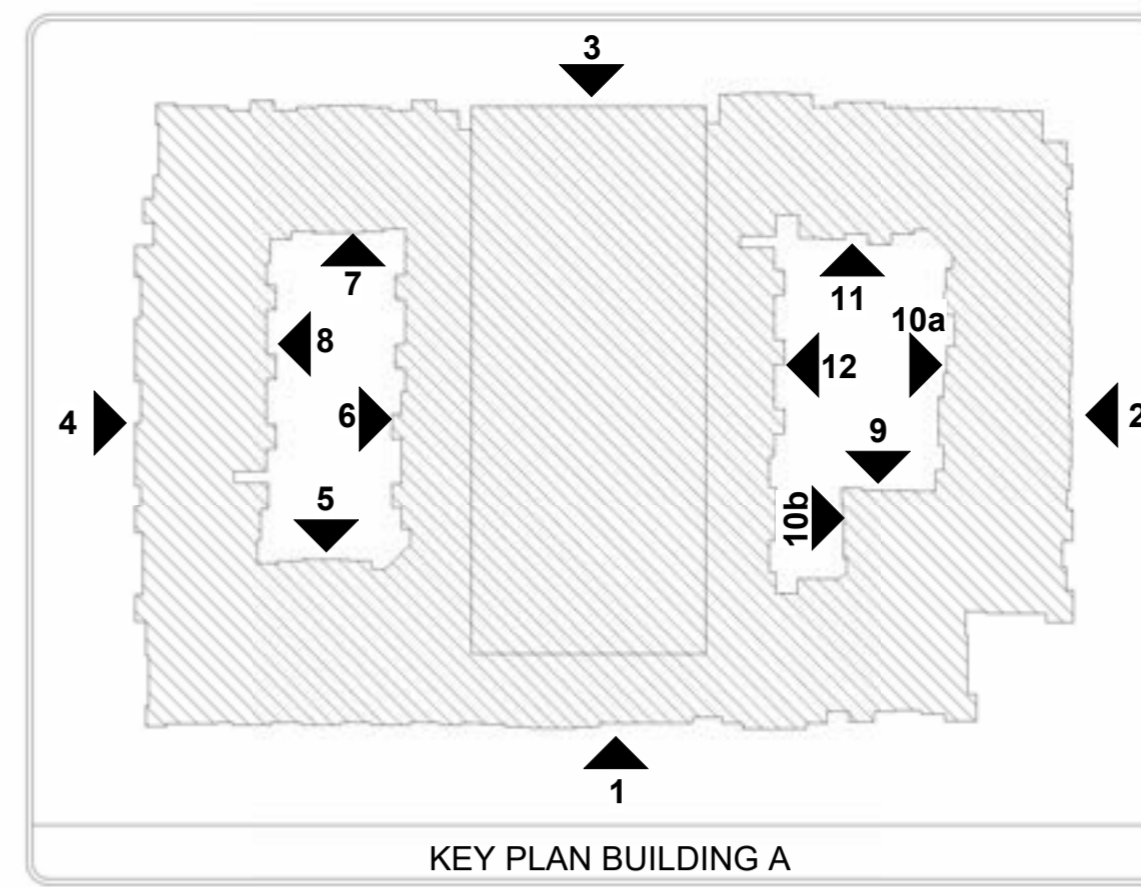
SHEET NUMBER
A4-02

BLDG 'A' - ELEVATIONS

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BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	38%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

REVISIONS

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

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SHEET NUMBER

A4-03

BLDG 'A' - ELEVATIONS



2b BUILDING A - ELEVATION
1/8" = 1'-0"

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MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

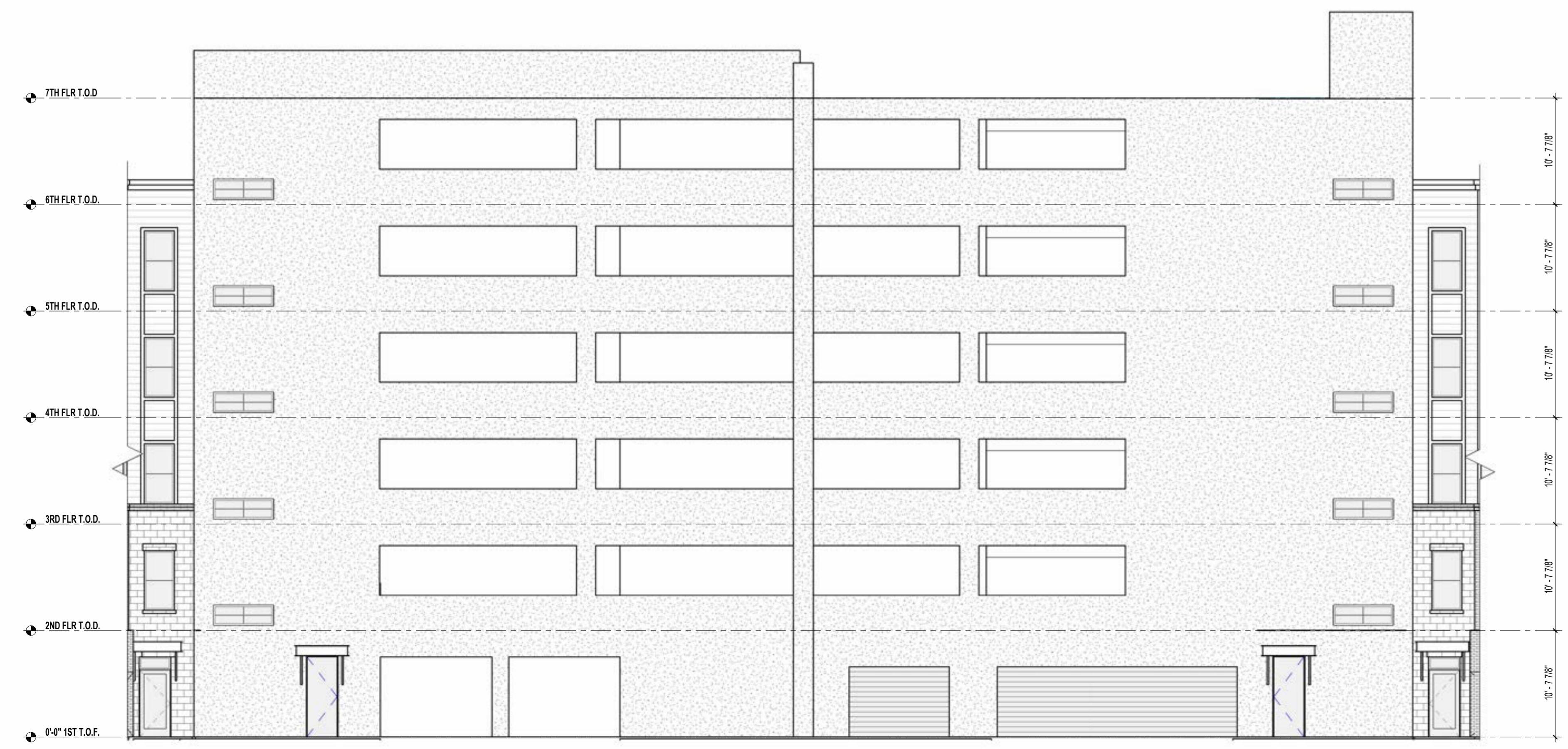
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR
- CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	52%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	33%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,722 S.F.	37%
TOTAL:	18,380 S.F.	100%



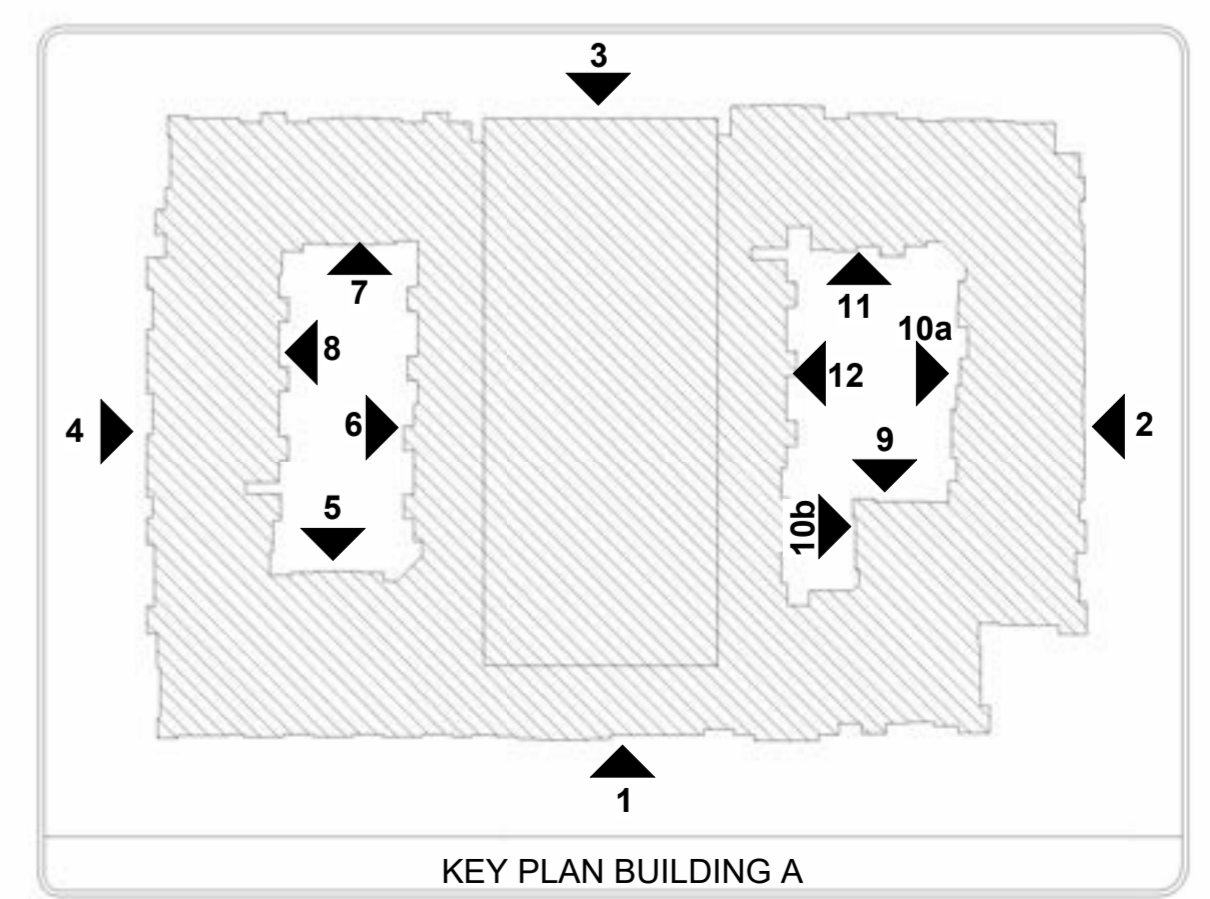
3c BUILDING A - ELEVATION
1/8" = 1'-0"



3b BUILDING A - ELEVATION
1/8" = 1'-0"

BUILDING	BUILDING AREA		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A-I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
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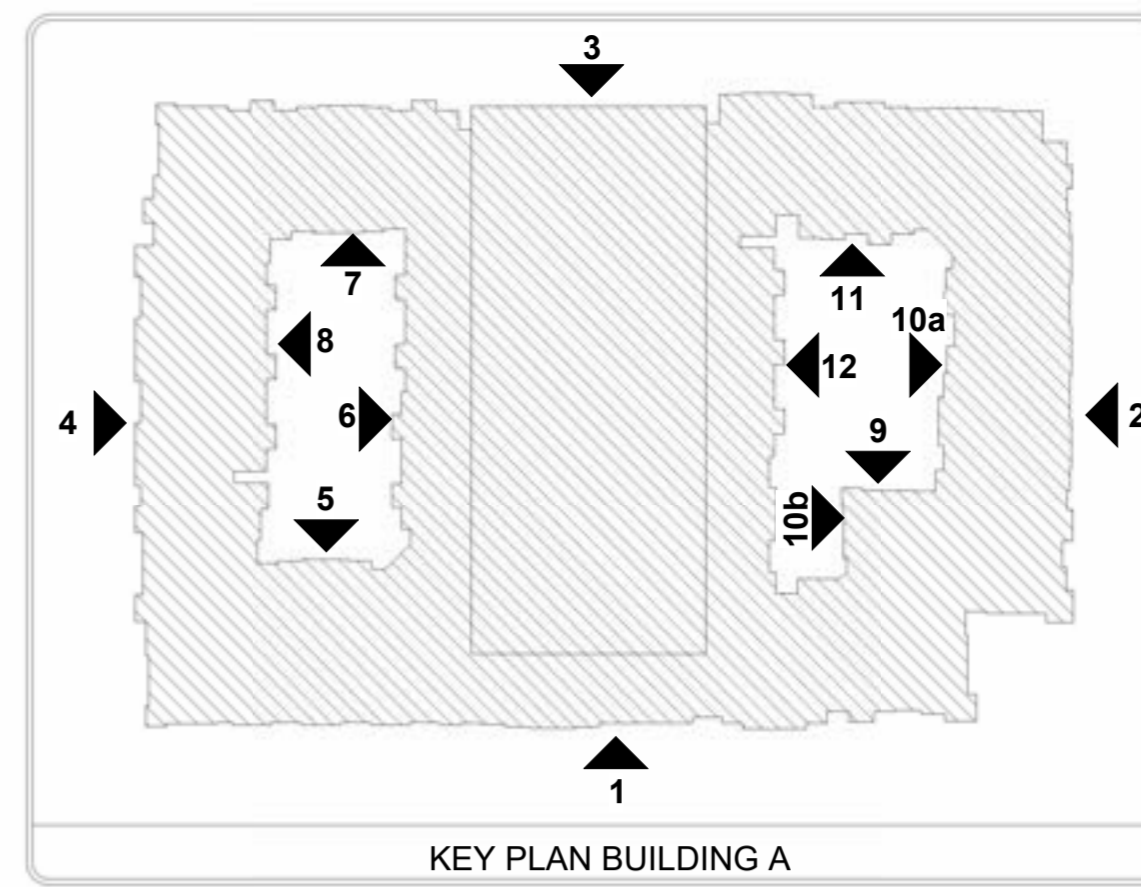
SHEET NUMBER
A4-05

BLDG 'A' - ELEVATIONS

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BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



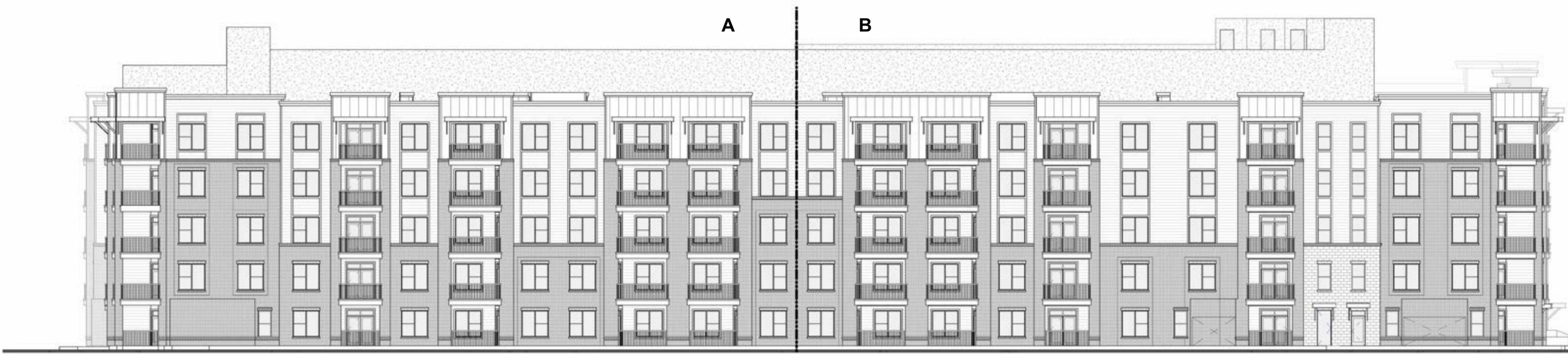
MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%



4 BUILDING A - ELEVATION
1/16" = 1'-0"



4a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

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ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
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214.520.8878

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21212

SHEET NUMBER
A4-06

BLDG 'A' - ELEVATIONS

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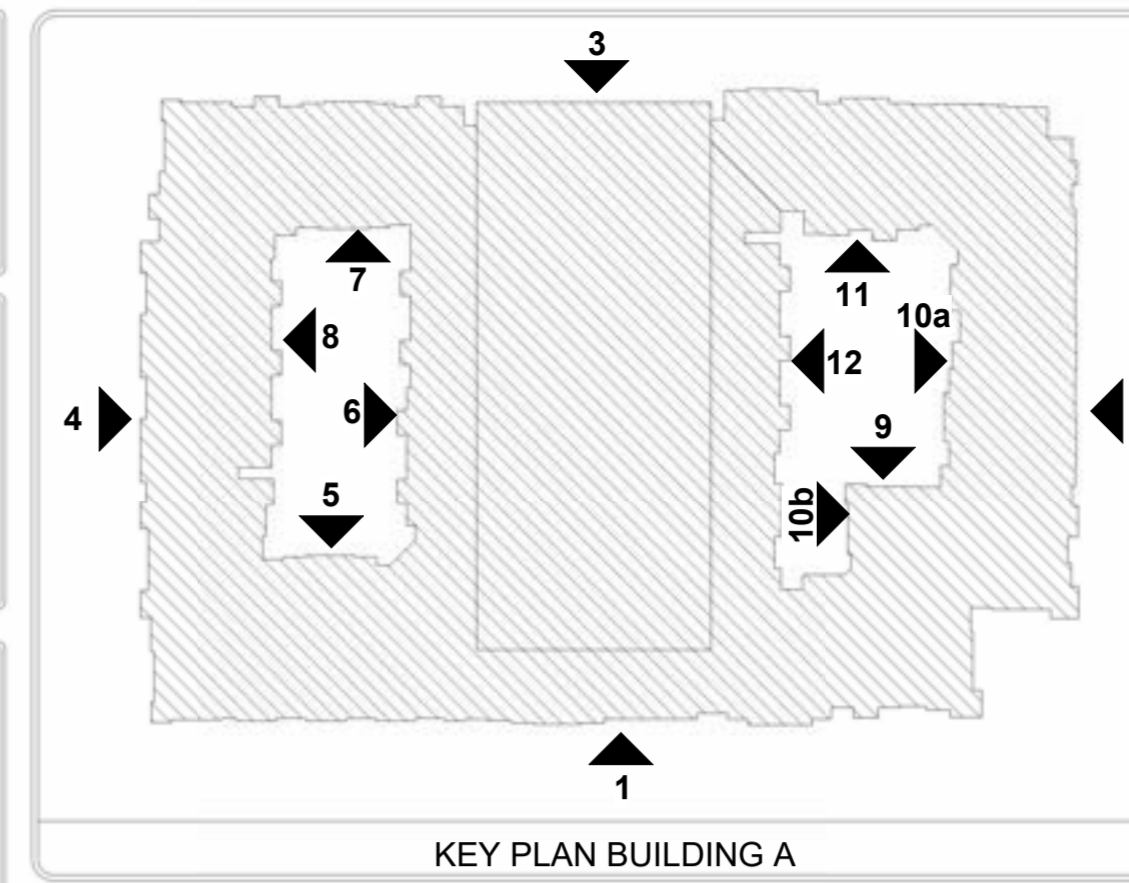
5 BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4		
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #5		
MASONRY	440 S.F.	19%
F.C. LAP SIDING	1,511 S.F.	65%
BOARD & BATTEN	384 S.F.	16%
TOTAL:	2,335 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #5		
MASONRY	440 S.F.	13%
F.C. LAP SIDING	1,511 S.F.	44%
BOARD & BATTEN	384 S.F.	11%
FENESTRATION	1,120 S.F.	32%
TOTAL:	3,455 S.F.	100%



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR
- CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

BUILDING	BUILDING AREA		
	OCCUPANCY CLASSIFICATION		
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



4b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

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ARCHITECTS
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214.520.8878

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03/18/2026

PROJECT
21212

SHEET NUMBER
A4-07

BLDG 'A' - ELEVATIONS

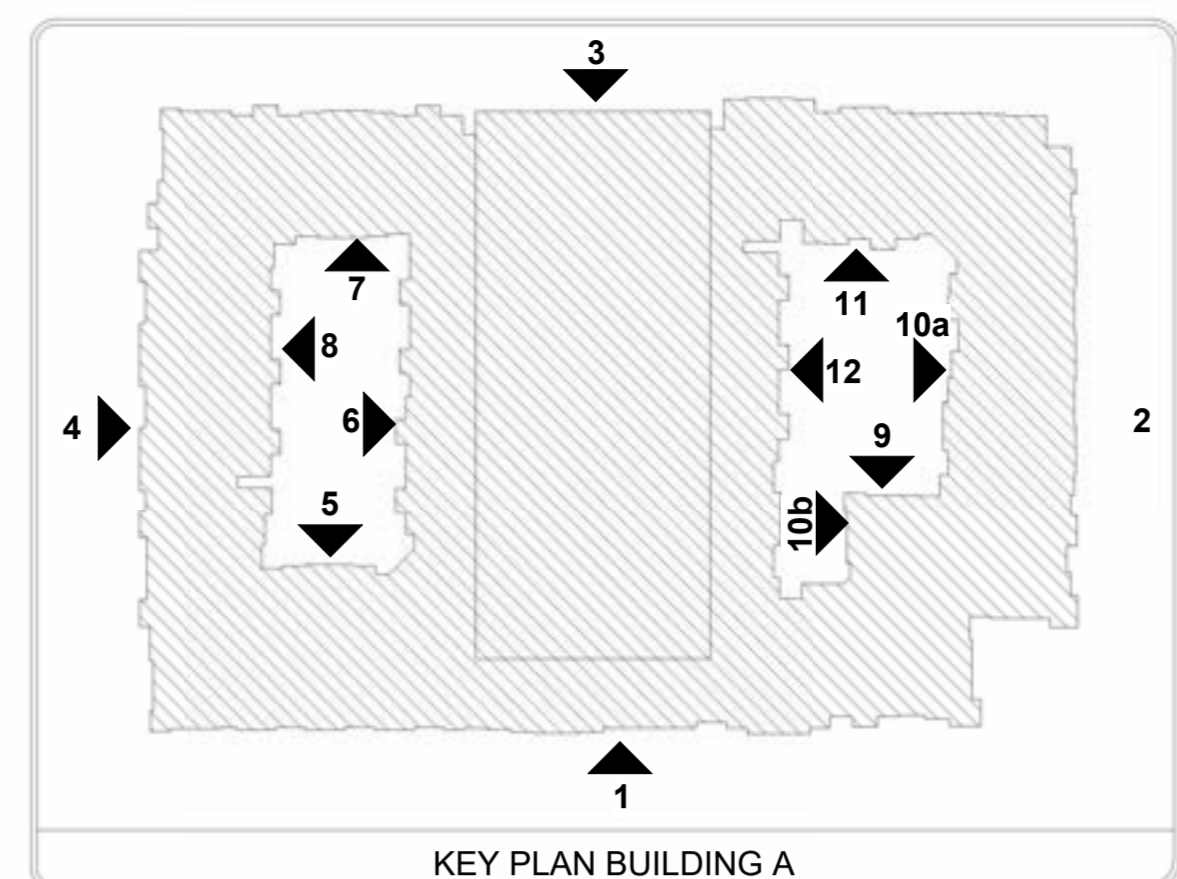
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7 BUILDING A - ELEVATION
1/8" = 1'-0"



6 BUILDING A - ELEVATION
1/8" = 1'-0"



MATERIAL CALCULATIONS ELEVATION #6			MATERIAL CALCULATIONS ELEVATION #7		
MASONRY	1,143 S.F.	21%	MASONRY	319 S.F.	16%
F.C. LAP SIDING	3,693 S.F.	66%	F.C. LAP SIDING	1,291 S.F.	65%
BOARD & BATTEN	719 S.F.	13%	BOARD & BATTEN	380 S.F.	19%
TOTAL:	5,555 S.F.	100%	TOTAL:	1,990 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #6			FENESTRATION CALCULATIONS ELEVATION #7		
MASONRY	1,143 S.F.	15%	MASONRY	319 S.F.	9%
F.C. LAP SIDING	3,693 S.F.	48%	F.C. LAP SIDING	1,291 S.F.	34%
BOARD & BATTEN	719 S.F.	9%	BOARD & BATTEN	380 S.F.	10%
FENESTRATION	2,110 S.F.	28%	FENESTRATION	1,793 S.F.	47%
TOTAL:	7,665 S.F.	100%	TOTAL:	3,783 S.F.	100%

MATERIALS KEY		NOTES
FACADE TREATMENT MATERIALS		
BB	BOARD & BATTEN	<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,965 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A, I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED
 03/18/2026

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 ARCHITECTS
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 214.520.8878

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21212

SHEET NUMBER

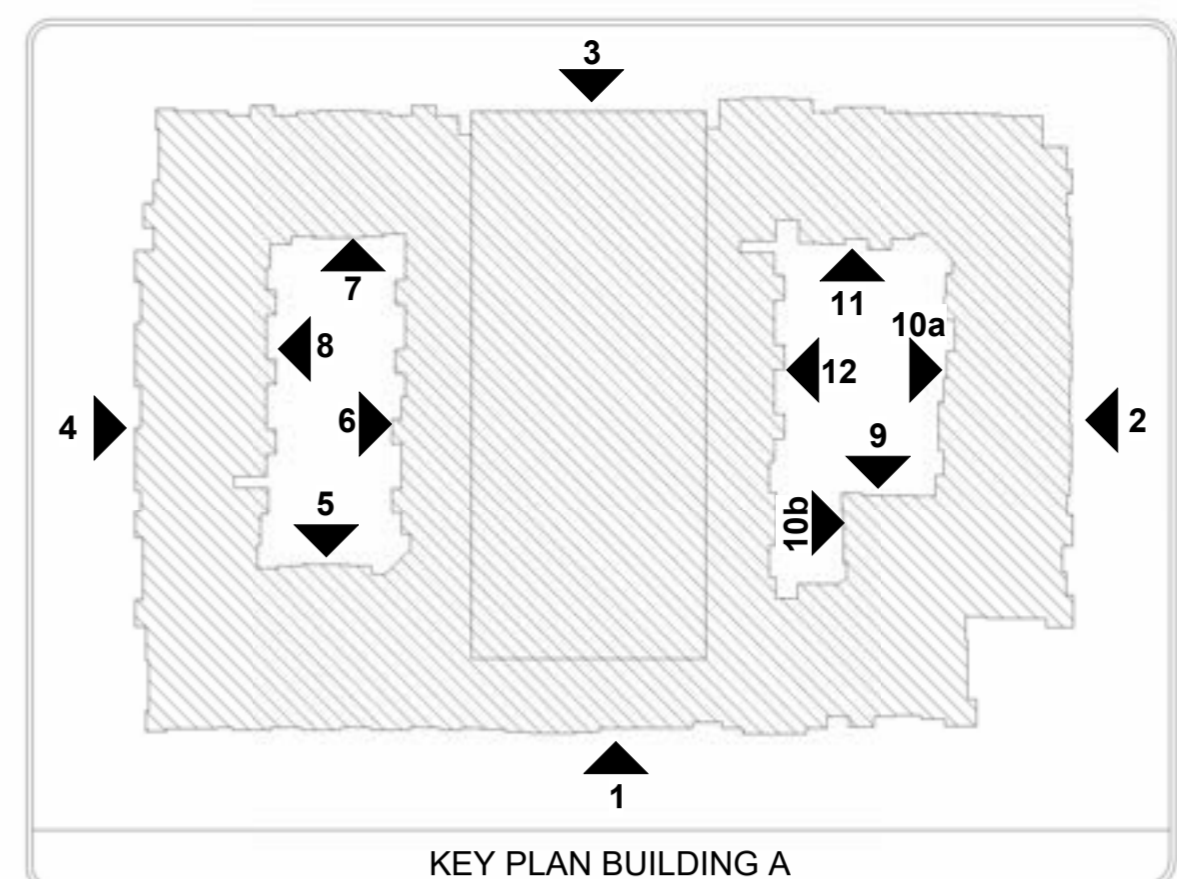
A4-08

BLDG 'A' - ELEVATIONS

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9 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA			
OCCUPANCY CLASSIFICATION			
BUILDING	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

MATERIALS KEY		NOTES
FACADE TREATMENT		
MATERIALS		
BB	BOARD & BATTEN	<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

MATERIAL CALCULATIONS ELEVATION #9		
MASONRY	1,093 S.F.	21%
F.C. LAP SIDING	3,318 S.F.	64%
BOARD & BATTEN	751 S.F.	15%
TOTAL:	5,162 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #9		
MASONRY	1,093 S.F.	14%
F.C. LAP SIDING	3,318 S.F.	42%
BOARD & BATTEN	751 S.F.	10%
FENESTRATION	2,697 S.F.	34%
TOTAL:	7,859 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #8		
MASONRY	1,142 S.F.	38%
F.C. LAP SIDING	1,785 S.F.	59%
BOARD & BATTEN	111 S.F.	3%
TOTAL:	3,038 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #8		
MASONRY	1,142 S.F.	28%
F.C. LAP SIDING	1,785 S.F.	44%
BOARD & BATTEN	111 S.F.	4%
FENESTRATION	980 S.F.	24%
TOTAL:	4,018 S.F.	100%



8 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED
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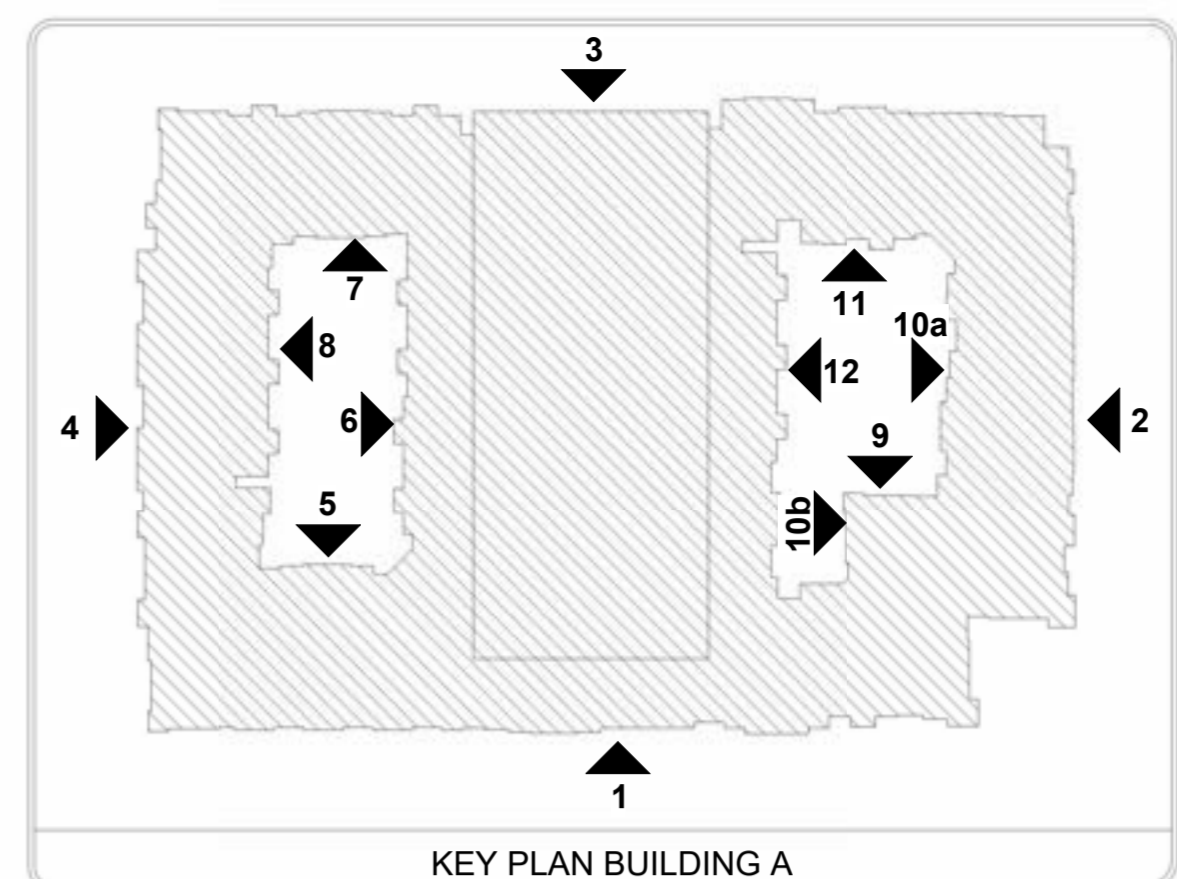
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BLDG 'A' - ELEVATIONS

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11 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA

BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A-I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

MATERIALS KEY

FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

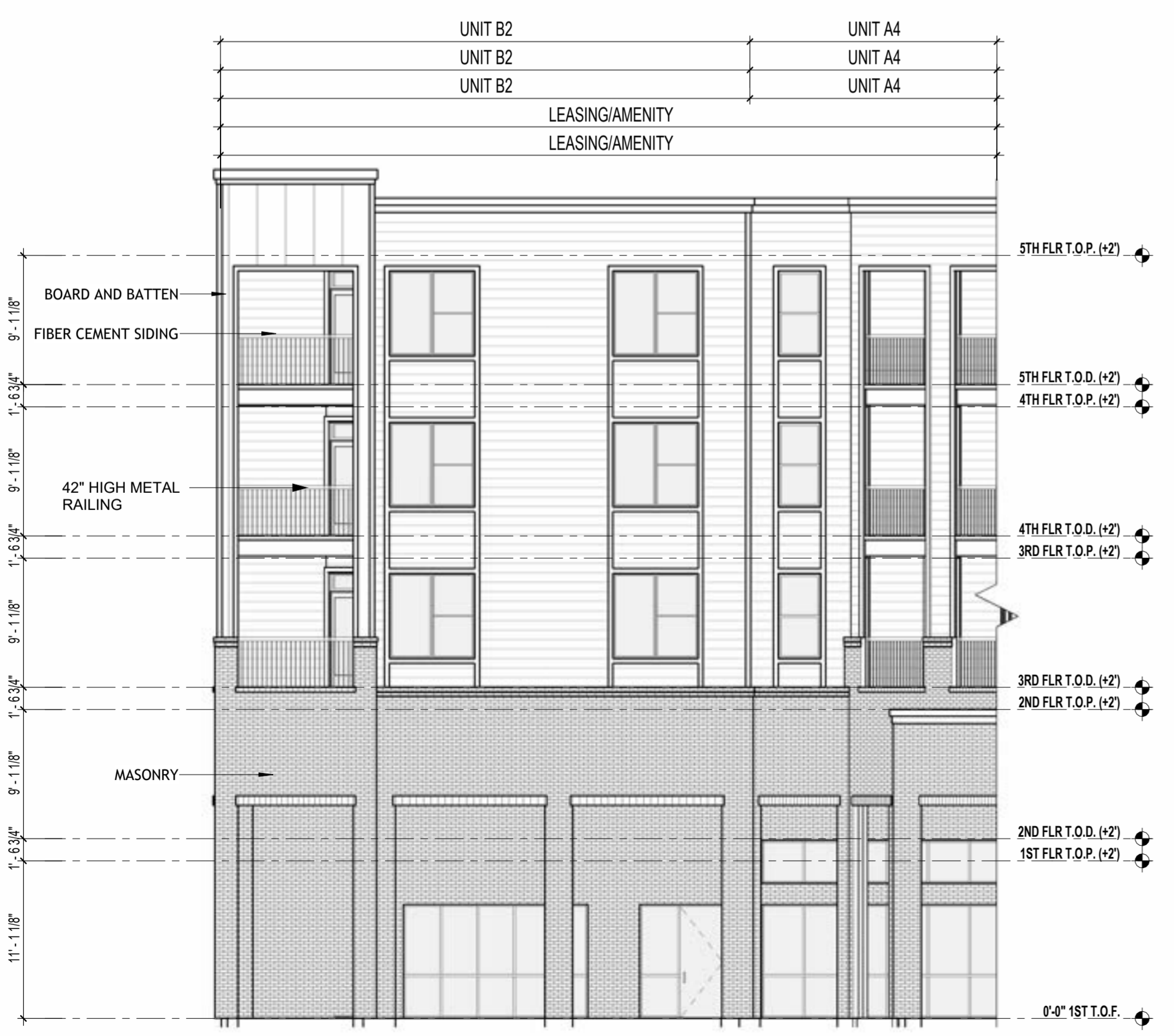
- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #10a		MATERIAL CALCULATIONS ELEVATION #11	
MASONRY	863 S.F. 21%	MASONRY	567 S.F. 20%
F.C. LAP SIDING	2,460 S.F. 59%	F.C. LAP SIDING	1,955 S.F. 68%
BOARD & BATTEN	822 S.F. 20%	BOARD & BATTEN	374 S.F. 12%
TOTAL:	4,145 S.F. 100%	TOTAL:	2,896 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #10a		FENESTRATION CALCULATIONS ELEVATION #11	
MASONRY	863 S.F. 14%	MASONRY	567 S.F. 14%
F.C. LAP SIDING	2,460 S.F. 40%	F.C. LAP SIDING	1,955 S.F. 48%
BOARD & BATTEN	822 S.F. 14%	BOARD & BATTEN	374 S.F. 9%
FENESTRATION	1,970 S.F. 32%	FENESTRATION	1,192 S.F. 29%
TOTAL:	6,115 S.F. 100%	TOTAL:	4,088 S.F. 100%

MATERIAL CALCULATIONS ELEVATION #10b	
MASONRY	954 S.F. 43%
F.C. LAP SIDING	1,160 S.F. 52%
BOARD & BATTEN	102 S.F. 5%
TOTAL:	2,216 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #10b	
MASONRY	954 S.F. 35%
F.C. LAP SIDING	1,160 S.F. 42%
BOARD & BATTEN	102 S.F. 3%
FENESTRATION	537 S.F. 20%
TOTAL:	2,753 S.F. 100%



10b BUILDING A - ELEVATION
1/8" = 1'-0"



10a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED
 03/18/2026

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 ARCHITECTS
 4595 EXCEL PKWY ADDISON, TX 75001
 hedk.com
 214.520.8878

DATE
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PROJECT
21212

SHEET NUMBER

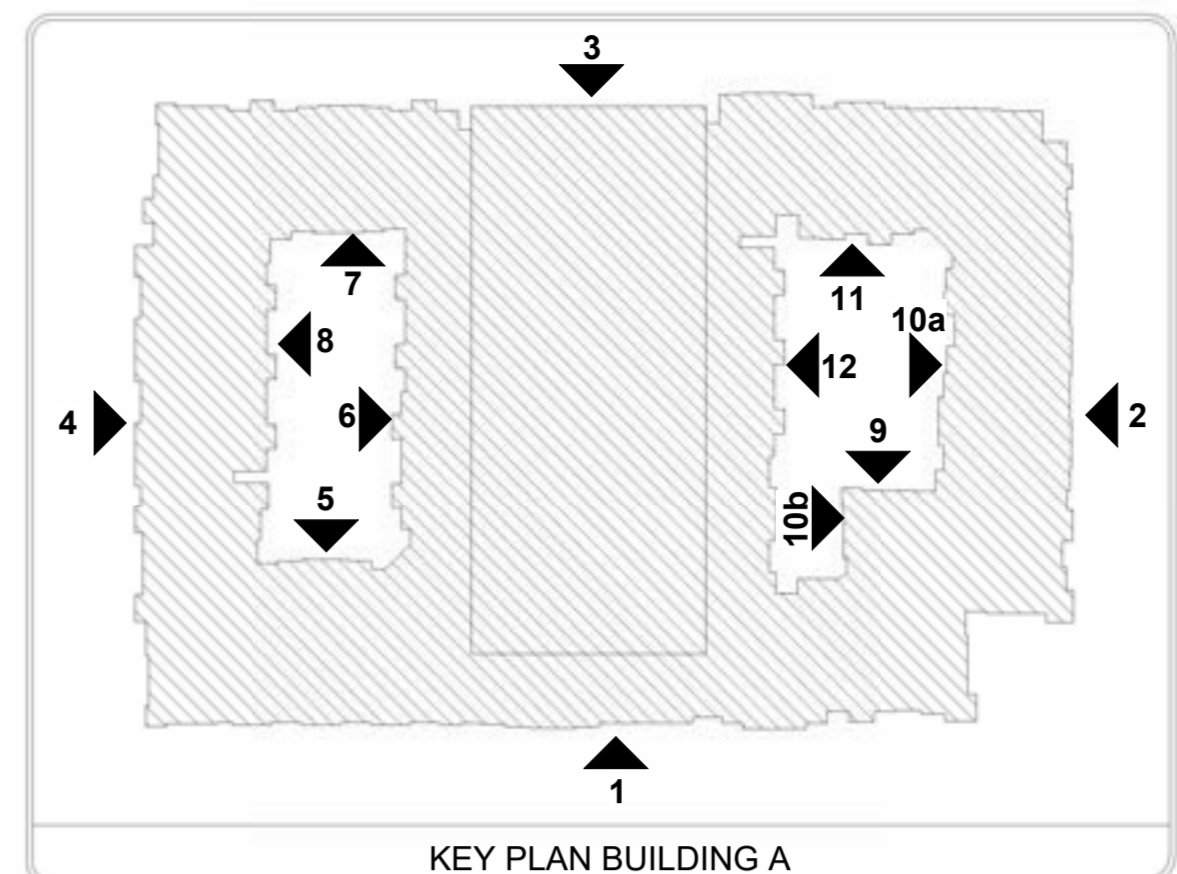
A4-10

BLDG 'A' - ELEVATIONS

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BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			10,605 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #12		
MASONRY	1,284 S.F.	20%
F.C. LAP SIDING	3,975 S.F.	64%
BOARD & BATTEN	966 S.F.	16%
TOTAL:	6,225 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #12		
MASONRY	1,284 S.F.	14%
F.C. LAP SIDING	3,975 S.F.	43%
BOARD & BATTEN	966 S.F.	10%
FENESTRATION	3,025 S.F.	33%
TOTAL:	9,250 S.F.	100%



12 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

HEDK
ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE **03/18/2026**

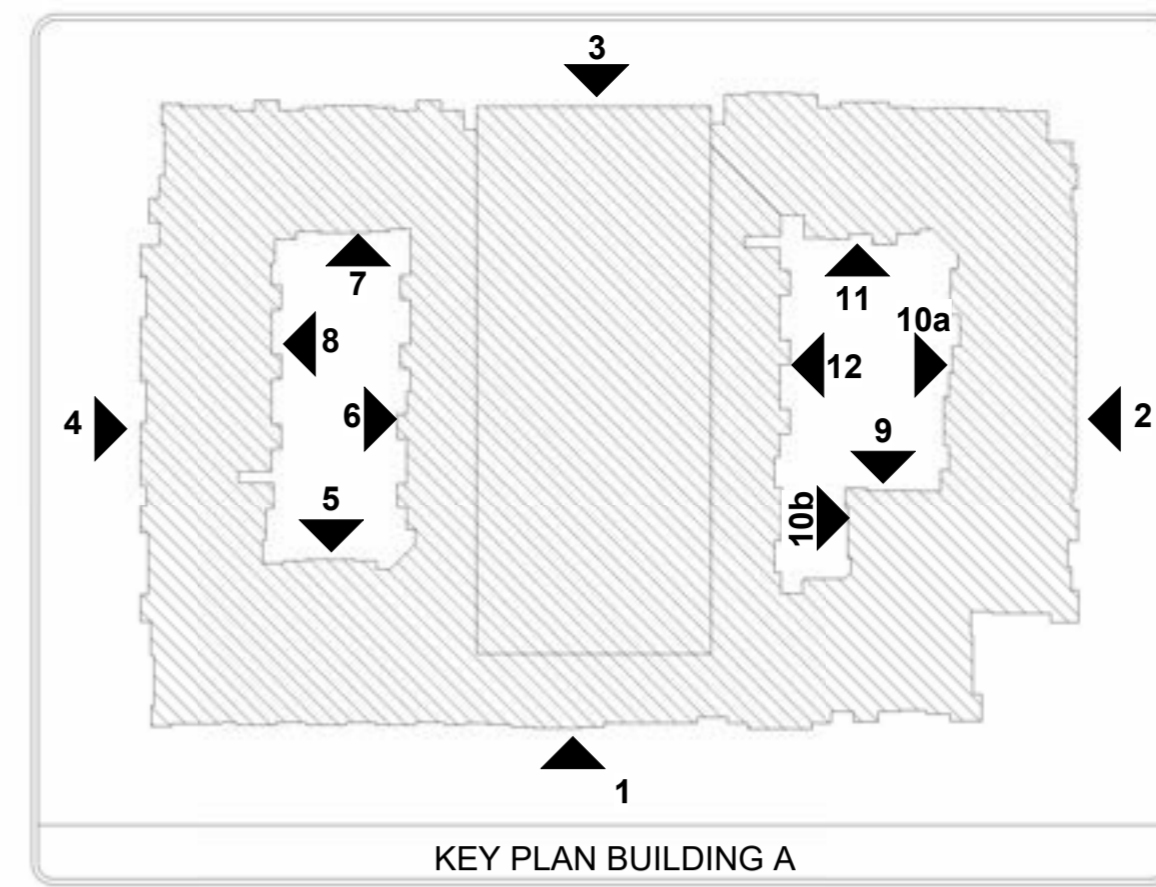
PROJECT **21212**

SHEET NUMBER **A4-11**

BLDG 'A' - ELEVATIONS

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B1 - BRICK MANUFACTURER: ACME	B2 - BRICK MANUFACTURER: ACME	S1 - STONE MANUFACTURER: EL DORADO STONE	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS	P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS	W1 - WINDOW MANUFACTURER: ANDERSEN	D1 - DOWNSPOUTS MANUFACTURER: SENOX	R1 - METAL AWNING MANUFACTURER: BERRIDGE
COLOR: DOVE GREY	COLOR: ASHWOOD	COLOR: MONUMENT	COLOR: FIRST STAR SW 7646	COLOR: TANGLED TWINE SW 9538	COLOR: WINDY BLUE SW 6240	COLOR: SERIOUS GRAY SW 6256	COLOR: DARK BRONZE	COLOR: DARK BRONZE	COLOR: ZINC GREY
GROUT: ARGOS BEIGE	GROUT: ARGOS BEIGE	GROUT: ARGOS WHITE	SIDING	BOARD & BATTEN	SIDING	DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.			



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
	BB BOARD & BATTEN
	LPS FIBER CEMENT LAP SIDING 6" EXPOSURE
	FCP FIBER CEMENT PANEL
	BR MASONRY BRICK
	BF BRICK FEATHERLITE
	ROOF SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANS/UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED 03/18/2026

HEDK
 ARCHITECTS
 4595 EXCEL PKWY ADDISON, TX 75001
 214.520.8878
 hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER

A4-00

BLDG 'A' - ELEVATIONS



2 BUILDING A - ELEVATION
1/16" = 1'-0"



1 BUILDING A - ELEVATION
1/8" = 1'-0"

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

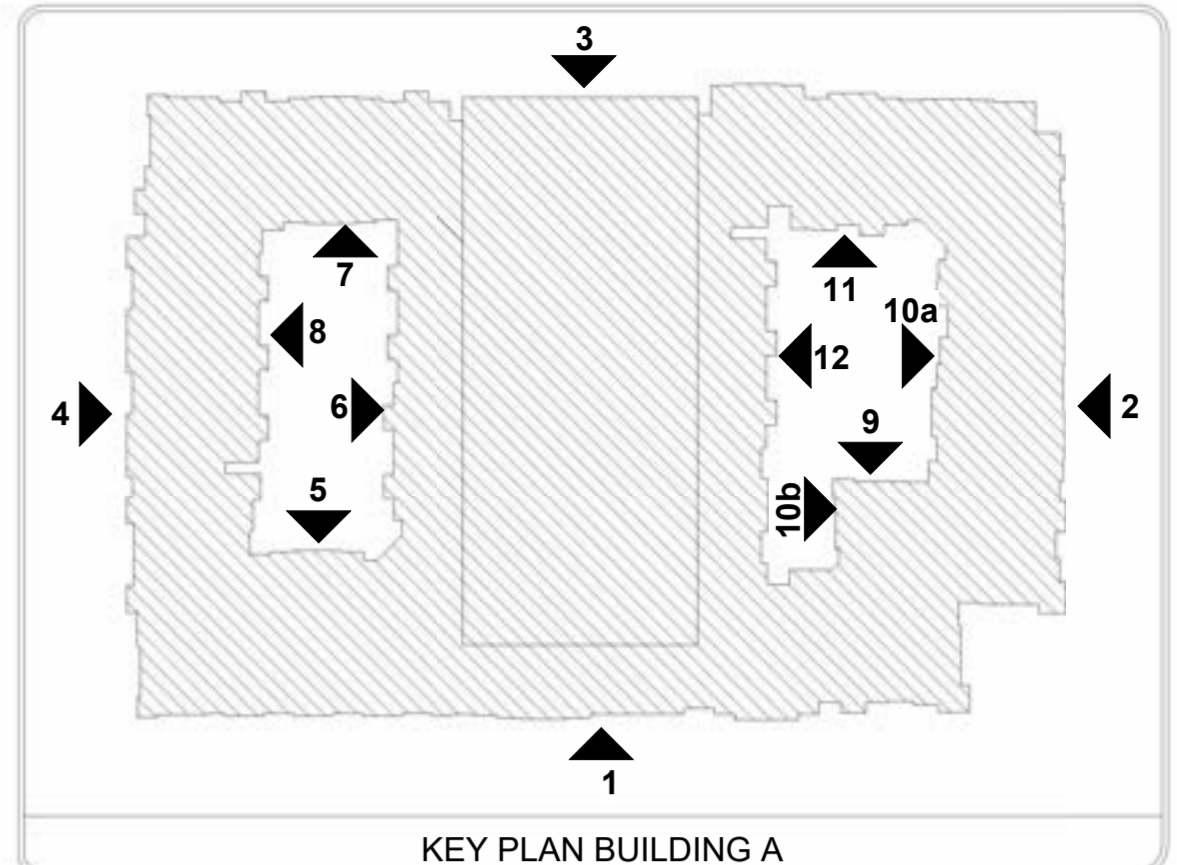
BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

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B1- BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2- BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1- STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256	W1- WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1- DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE	R1- METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY

MATERIAL CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	55%
F.C. LAP SIDING	5,202 S.F.	34%
BOARD & BATTEN	1,590 S.F.	11%
TOTAL:	15,132 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #1		
MASONRY	8,340 S.F.	37%
F.C. LAP SIDING	5,202 S.F.	23%
BOARD & BATTEN	1,590 S.F.	7%
FENESTRATION	7,482 S.F.	33%
TOTAL:	22,614 S.F.	100%



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
	BOARD & BATTEN
	FIBER CEMENT LAP SIDING 4" EXPOSURE
	FIBER CEMENT PANEL
	MASONRY BRICK
	BRICK FEATHERLITE
	SHINGLES 30 YR COMP.(30 LB)

NOTES	
• MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.	
• WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.	
• PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.	
• REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS	

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A-I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



1c BUILDING A - ELEVATION
1/8" = 1'-0"



1b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED 03/18/2026

HEDK
 ARCHITECTS
 4595 EXCEL PKWY ADDISON, TX 75001
 214.520.8878
 hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-01

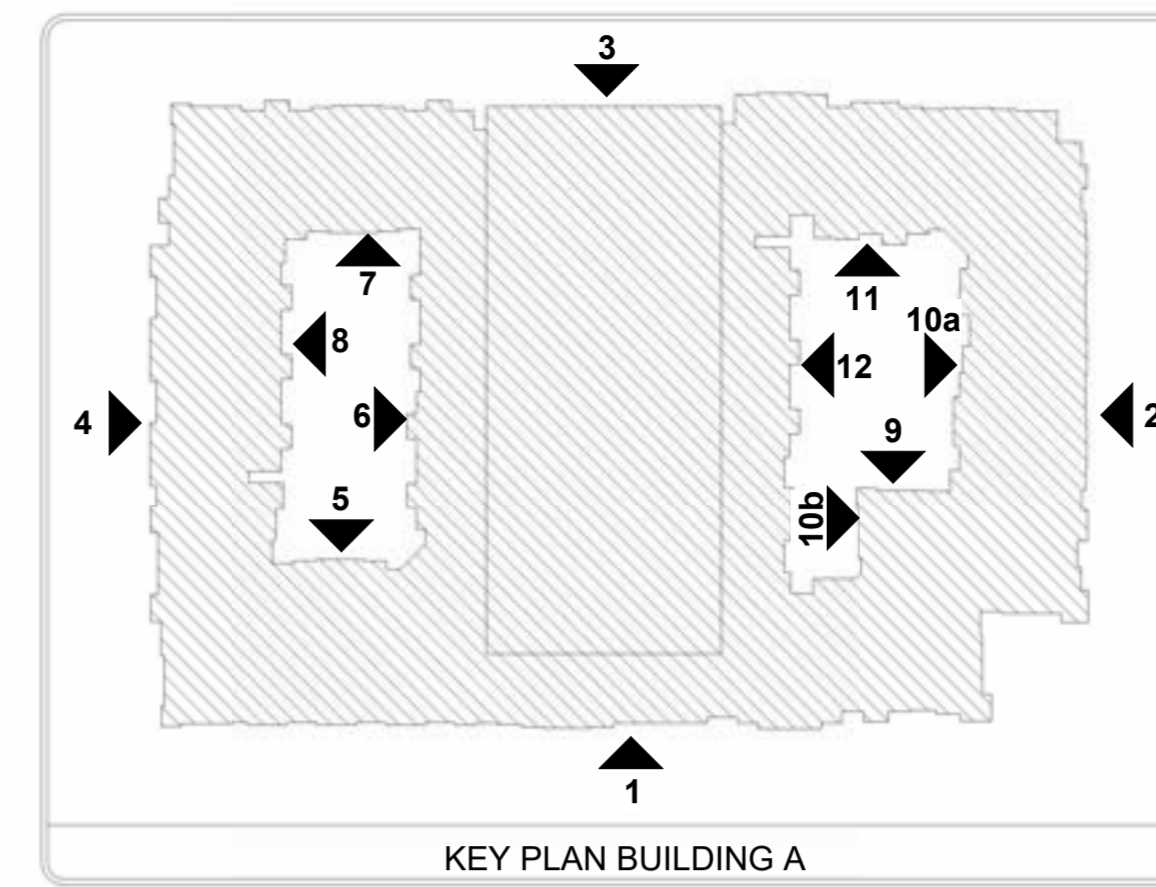
BLDG 'A' - ELEVATIONS

COPYRIGHT © HEDK, Architects ALL RIGHTS RESERVED

B1- BRICK MANUFACTURER: ACME	B2- BRICK MANUFACTURER: ACME	S1- STONE MANUFACTURER: EL DORADO STONE	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS	W1- WINDOW MANUFACTURER: ANDERSEN	D1- DOWNSPOUTS MANUFACTURER: SENEX	R1- METAL AWNING MANUFACTURER: BERRIDGE
COLOR: DOVE GREY	COLOR: ASHWOOD	COLOR: MONUMENT	COLOR: FIRST STAR SW 7646	COLOR: TANGLED TWINE SW 9538	COLOR: WINDY BLUE SW 6240	COLOR: SERIOUS GRAY SW 6256	COLOR: DARK BRONZE	COLOR: DARK BRONZE	COLOR: ZINC GREY
GROUT: ARGOS BEIGE	GROUT: ARGOS BEIGE	GROUT: ARGOS WHITE	SIDING	BOARD & BATTEN	SIDING	DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.			

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
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LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
	BOARD & BATTEN
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT PANEL
	MASONRY BRICK
	BRICK FEATHERLITE
	SHINGLES 30 YR COMP.(30 LB)

NOTES	
•	MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
•	WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
•	PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
•	REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	38%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%



2 BUILDING A - ELEVATION
1/16" = 1'-0"



2a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HEDK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-02

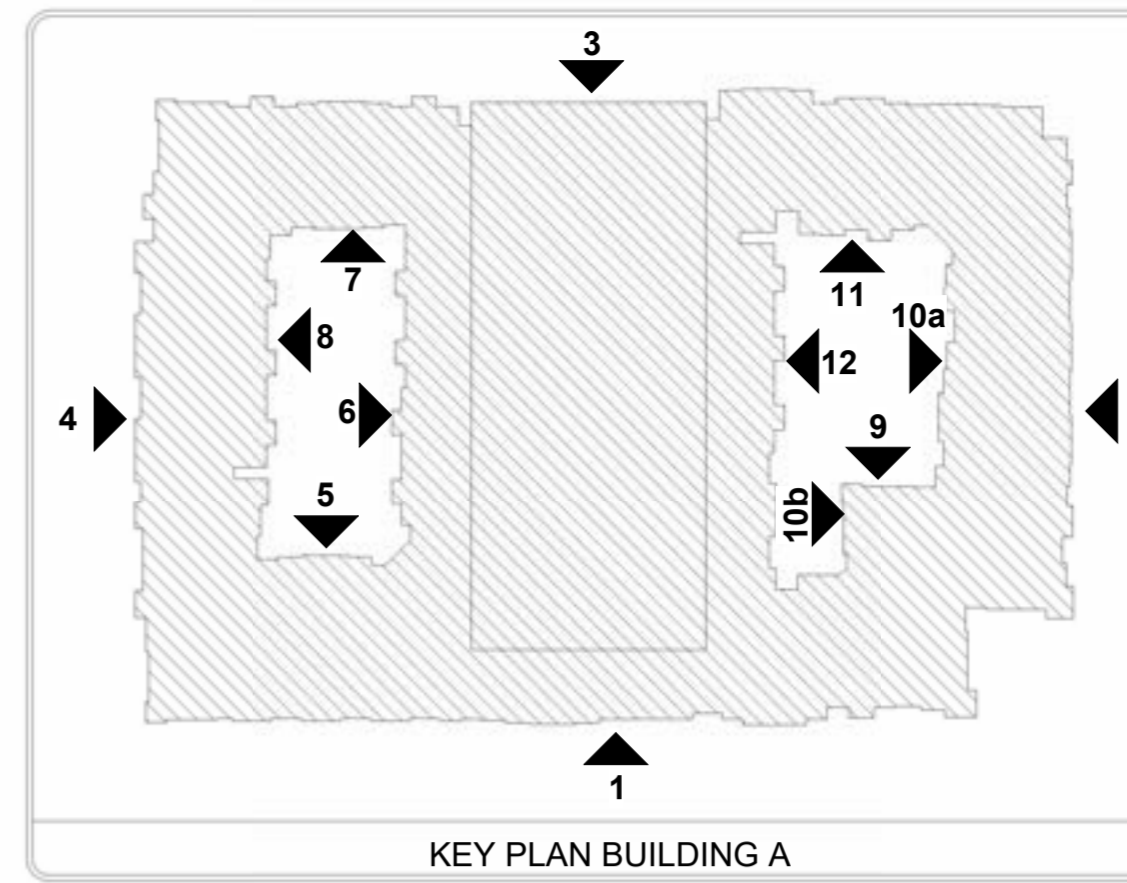
BLDG 'A' - ELEVATIONS

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B1-BRICK MANUFACTURER: ACME	B2-BRICK MANUFACTURER: ACME	S1-STONE MANUFACTURER: EL DORADO STONE	P1-PAINT MANUFACTURER: SHERWIN WILLIAMS	P2-PAINT MANUFACTURER: SHERWIN WILLIAMS	P3-PAINT MANUFACTURER: SHERWIN WILLIAMS	P4-PAINT MANUFACTURER: SHERWIN WILLIAMS	W1-WINDOW MANUFACTURER: ANDERSEN	D1-DOWNSPOUTS MANUFACTURER: SENOX	R1-METAL AWNING MANUFACTURER: BERRIDGE
COLOR: DOVE GREY	COLOR: ASHWOOD	COLOR: MONUMENT	COLOR: FIRST STAR SW 7646	COLOR: TANGLED TWINE SW 953B	COLOR: WINDY BLUE SW 6240	COLOR: SERIOUS GRAY SW 6256	COLOR: DARK BRONZE	COLOR: DARK BRONZE	COLOR: ZINC GREY
GROUT: ARGOS BEIGE	GROUT: ARGOS BEIGE	GROUT: ARGOS WHITE	SIDING	BOARD & BATTEN	SIDING	DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.			

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			10,605 SF
LVL - 7			212,397 SF
TOTAL:	432,374 SF	14,043 SF	660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

MATERIAL CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	56%
F.C. LAP SIDING	3,594 S.F.	35%
BOARD & BATTEN	878 S.F.	9%
TOTAL:	10,248 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #2		
MASONRY	5,776 S.F.	38%
F.C. LAP SIDING	3,594 S.F.	24%
BOARD & BATTEN	878 S.F.	6%
FENESTRATION	4,923 S.F.	32%
TOTAL:	15,171 S.F.	100%

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HEDK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
hedk.com
214.520.8878

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-03

BLDG 'A' - ELEVATIONS



2b BUILDING A - ELEVATION
1/8" = 1'-0"

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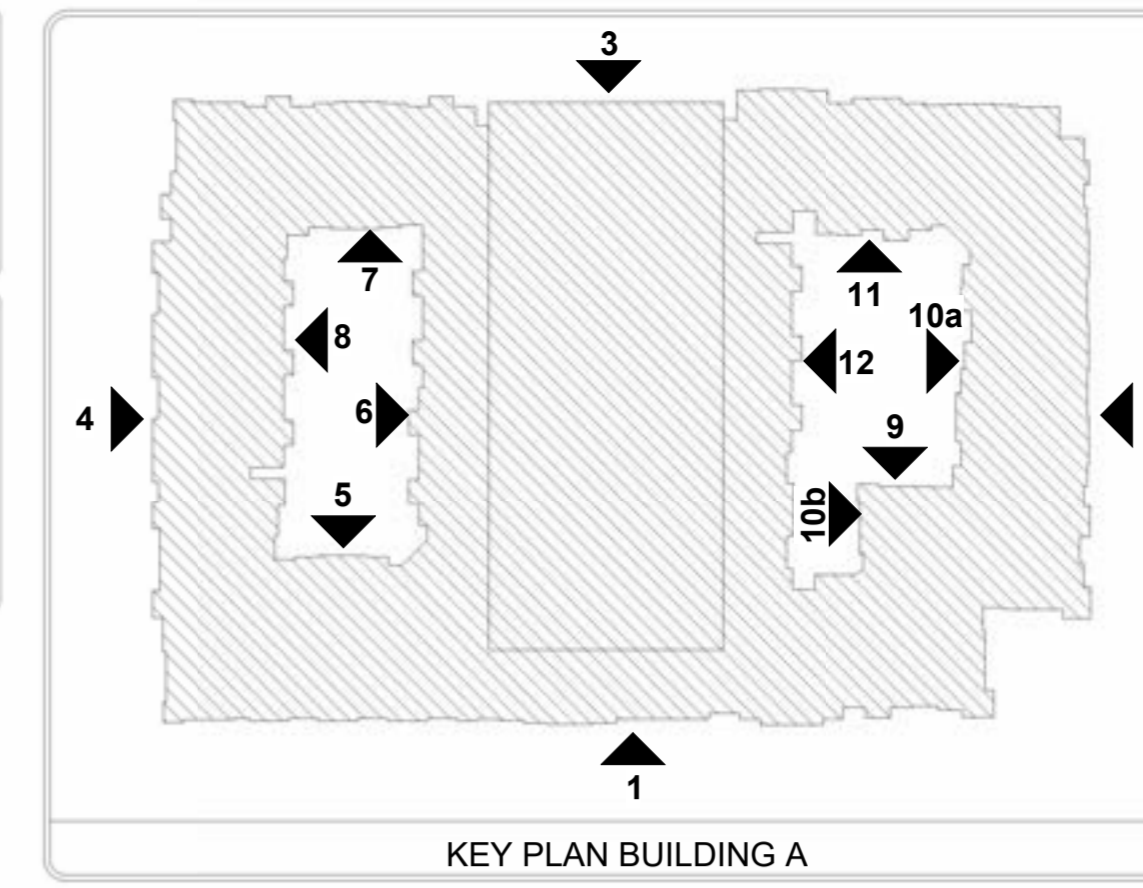


BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
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TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A, I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

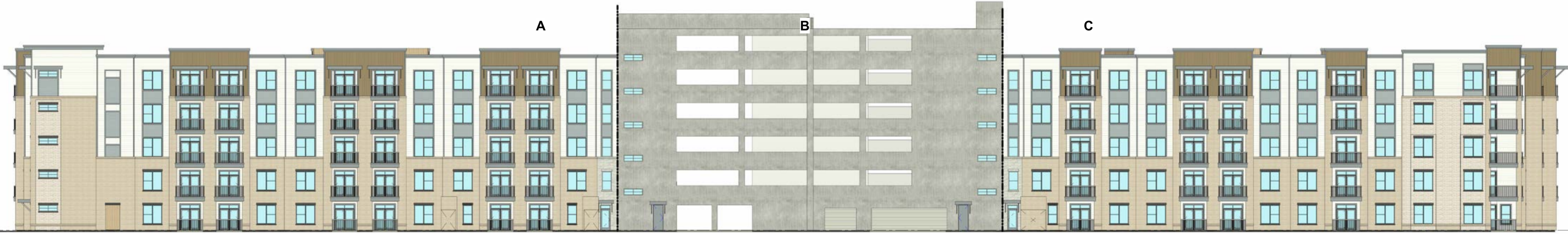
MATERIAL CALCULATIONS ELEVATION #3	
MASONRY	6,065 S.F. 52%
F.C. LAP SIDING	4,650 S.F. 40%
BOARD & BATTEN	943 S.F. 8%
TOTAL:	11,658 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #3	
MASONRY	6,065 S.F. 33%
F.C. LAP SIDING	4,650 S.F. 25%
BOARD & BATTEN	943 S.F. 5%
FENESTRATION	6,722 S.F. 37%
TOTAL:	18,380 S.F. 100%



MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES	
•	MATERIALS SHALL BE CONTINUOUS AT EXTERIOR
•	CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
•	PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
•	REFER TO SITE PLAN FOR ANS/UNIT LOCATIONS



3 BUILDING A - ELEVATION
1/16" = 1'-0"



3a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED
03/18/2026

HEDK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-04

BLDG 'A' - ELEVATIONS

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B1-BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2-BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1-STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	F1-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646 SIDING	P2-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	P3-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING	P4-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	W1-WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1-DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE	R1-METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY

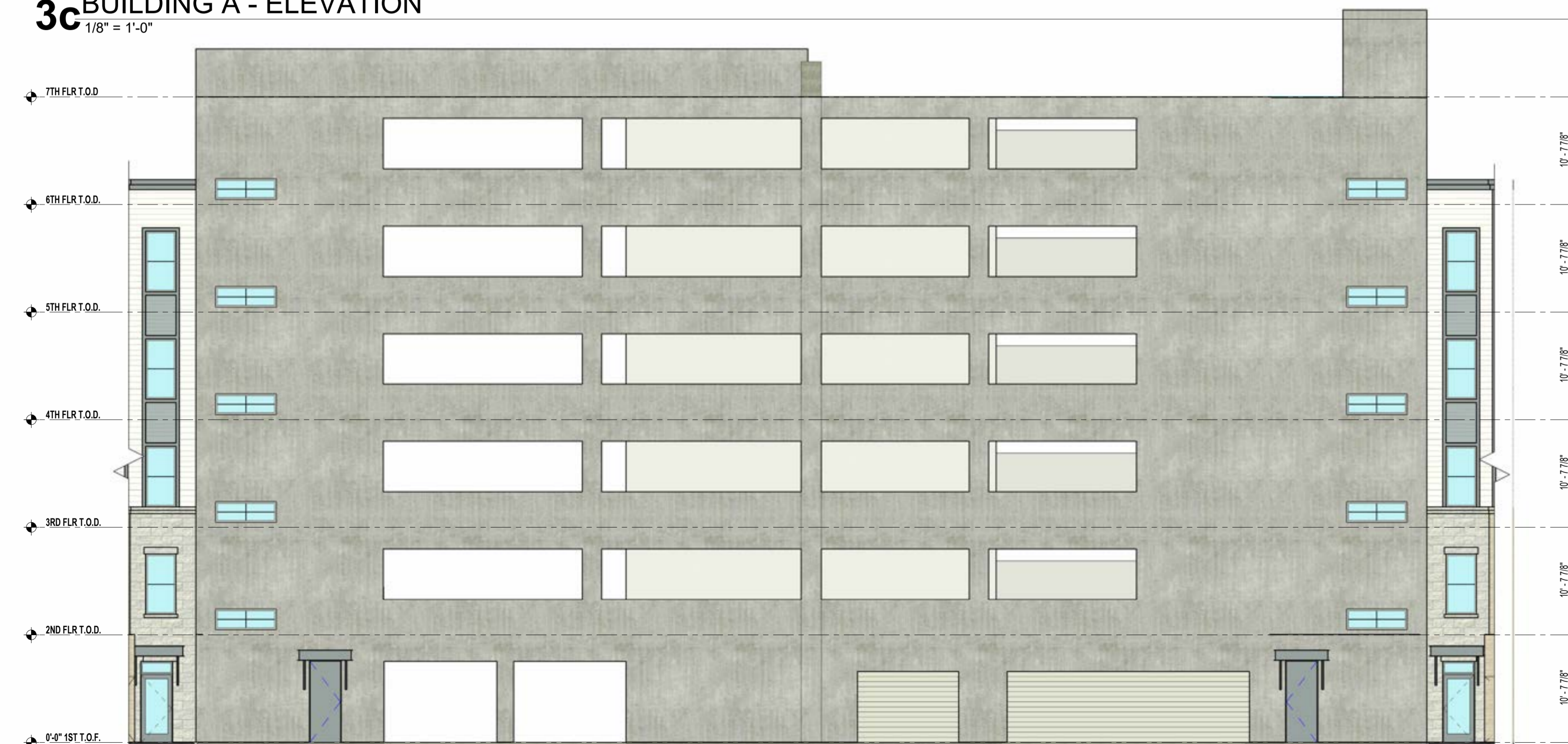
MATERIALS KEY		NOTES
FACADE TREATMENT MATERIALS		<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS
BB	BOARD & BATTEN	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

MATERIAL CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	52%
F.C. LAP SIDING	4,650 S.F.	40%
BOARD & BATTEN	943 S.F.	8%
TOTAL:	11,658 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #3		
MASONRY	6,065 S.F.	33%
F.C. LAP SIDING	4,650 S.F.	25%
BOARD & BATTEN	943 S.F.	5%
FENESTRATION	6,722 S.F.	37%
TOTAL:	18,380 S.F.	100%



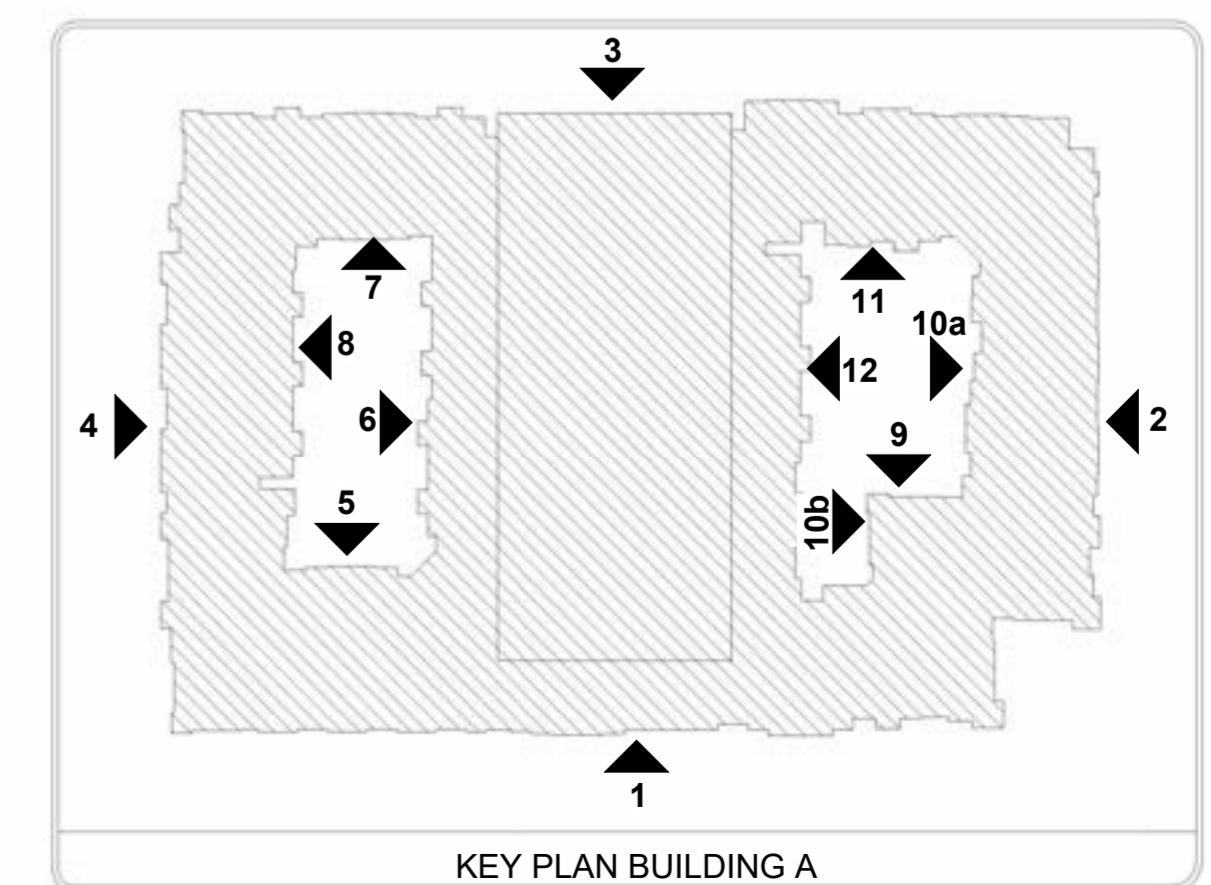
3c BUILDING A - ELEVATION
1/8" = 1'-0"



3b BUILDING A - ELEVATION
1/8" = 1'-0"

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A-I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED 03/18/2026

HEDK
 ARCHITECTS
 4595 EXCEL PKWY ADDISON, TX 75001
 hedk.com
 214.520.8878

DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-05

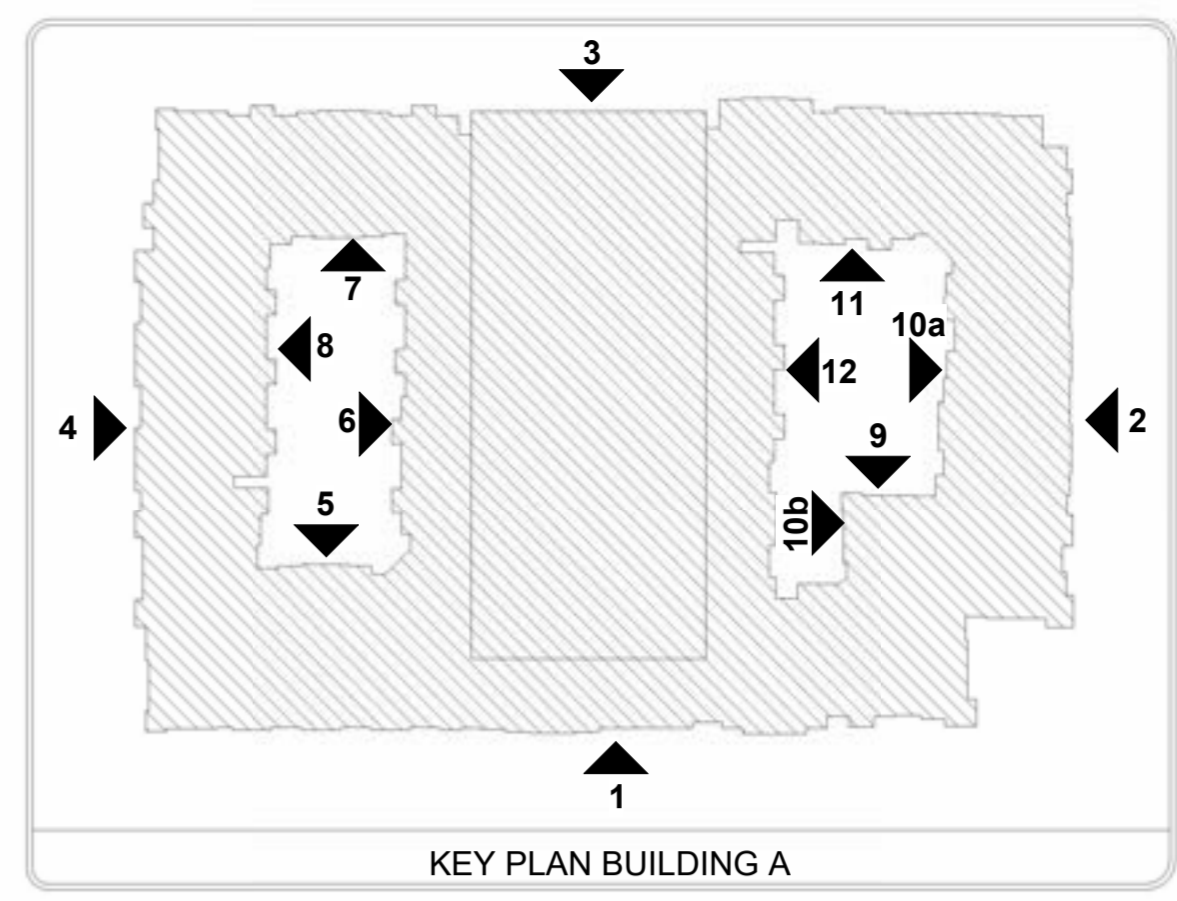
BLDG 'A' - ELEVATIONS

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B1-BRICK MANUFACTURER: ACME	B2-BRICK MANUFACTURER: ACME	S1-STONE MANUFACTURER: EL DORADO STONE	F1-PAINT MANUFACTURER: SHERWIN WILLIAMS	P2-PAINT MANUFACTURER: SHERWIN WILLIAMS	P3-PAINT MANUFACTURER: SHERWIN WILLIAMS	P4-PAINT MANUFACTURER: SHERWIN WILLIAMS	W1-WINDOW MANUFACTURER: ANDERSEN	D1-DOWNSPOUTS MANUFACTURER: SENDOX	R1-METAL AWNING MANUFACTURER: BERRIDGE
COLOR: DOVE GREY GROUT: ARGOS BEIGE	COLOR: ASHWOOD GROUT: ARGOS BEIGE	COLOR: MONUMENT GROUT: ARGOS WHITE	COLOR: FIRST STAR SW 7646 SIDING	COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	COLOR: WINDY BLUE SW 6240 SIDING	COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	COLOR: DARK BRONZE	COLOR: DARK BRONZE	COLOR: ZINC GREY

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	
	BOARD & BATTEN
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT PANEL
	MASONRY BRICK
	BRICK FEATHERLITE
	SHINGLES 30 YR COMP.(30 LB)

MATERIAL CALCULATIONS ELEVATION #4	
MASONRY	5,676 S.F. 50%
F.C. LAP SIDING	4,750 S.F. 41%
BOARD & BATTEN	1,012 S.F. 9%
TOTAL:	11,438 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #4	
MASONRY	5,676 S.F. 37%
F.C. LAP SIDING	4,750 S.F. 30%
BOARD & BATTEN	1,012 S.F. 7%
FENESTRATION	4,061 S.F. 26%
TOTAL:	15,499 S.F. 100%

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANS UNIT LOCATIONS



4 BUILDING A - ELEVATION
1/16" = 1'-0"



4a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA

FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

HEDK
ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
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21212

SHEET NUMBER
A4-06

BLDG 'A' - ELEVATIONS

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5 BUILDING A - ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS ELEVATION #4

MASONRY	5,676 S.F.	50%
F.C. LAP SIDING	4,750 S.F.	41%
BOARD & BATTEN	1,012 S.F.	9%
TOTAL:	11,438 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #4

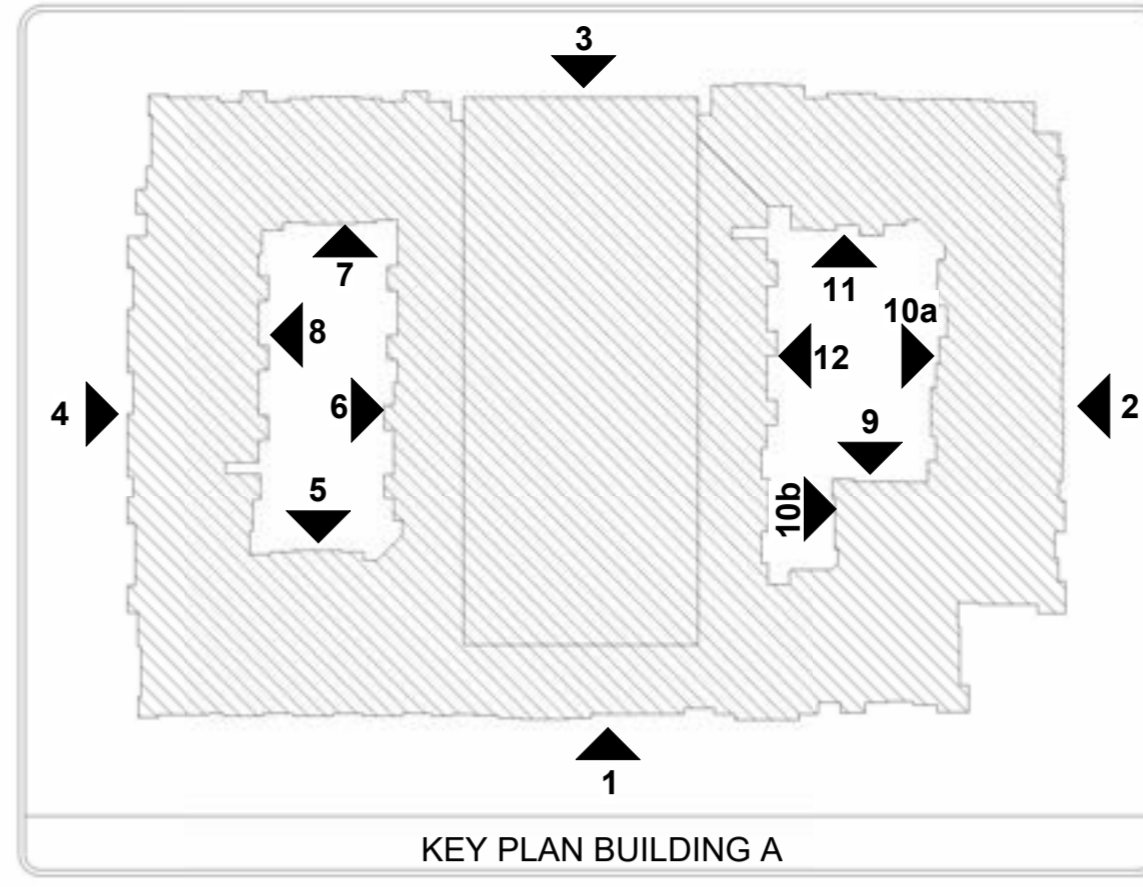
MASONRY	5,676 S.F.	37%
F.C. LAP SIDING	4,750 S.F.	30%
BOARD & BATTEN	1,012 S.F.	7%
FENESTRATION	4,061 S.F.	26%
TOTAL:	15,499 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #5

MASONRY	440 S.F.	19%
F.C. LAP SIDING	1,511 S.F.	65%
BOARD & BATTEN	384 S.F.	16%
TOTAL:	2,335 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #5

MASONRY	440 S.F.	13%
F.C. LAP SIDING	1,511 S.F.	44%
BOARD & BATTEN	384 S.F.	11%
FENESTRATION	1,120 S.F.	32%
TOTAL:	3,455 S.F.	100%



MATERIALS KEY

FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR
- CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANS UNIT LOCATIONS

BUILDING AREA

BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

B1- BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2- BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1- STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646 SIDING	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	W1- WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1- DOWNSPOUTS MANUFACTURER: SENEX COLOR: DARK BRONZE	R1- METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY



4b BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED
 03/18/2026

HEDK
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 hedk.com
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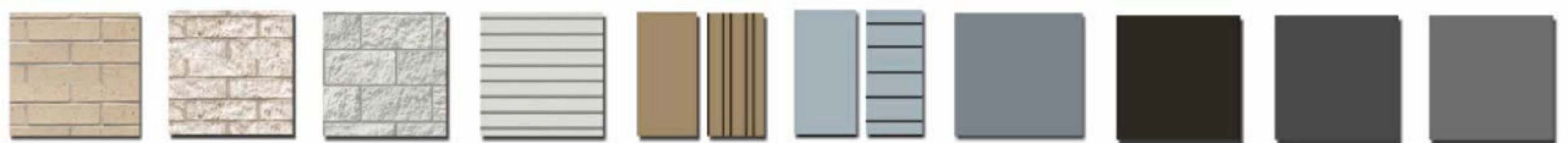
DATE
03/18/2026

PROJECT
21212

SHEET NUMBER
A4-07

BLDG 'A' - ELEVATIONS

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B1 - BRICK
MANUFACTURER: ACME
COLOR: DOVE GREY
GROUT: ARGOS BEIGE

B2 - BRICK
MANUFACTURER: ACME
COLOR: ASHWOOD
GROUT: ARGOS BEIGE

S1 - STONE
MANUFACTURER: EL DORADO STONE
COLOR: MONUMENT
GROUT: ARGOS WHITE

P1 - PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: FIRST STAR SW 7646

P2 - PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TANGLED TWINE SW 9538

P3 - PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: WINDY BLUE SW 6240

P4 - PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SERIOUS GRAY SW 6256

W1 - WINDOW
MANUFACTURER: ANDERSEN
COLOR: DARK BRONZE

D1 - DOWNSPOUTS
MANUFACTURER: SENOX
COLOR: DARK BRONZE

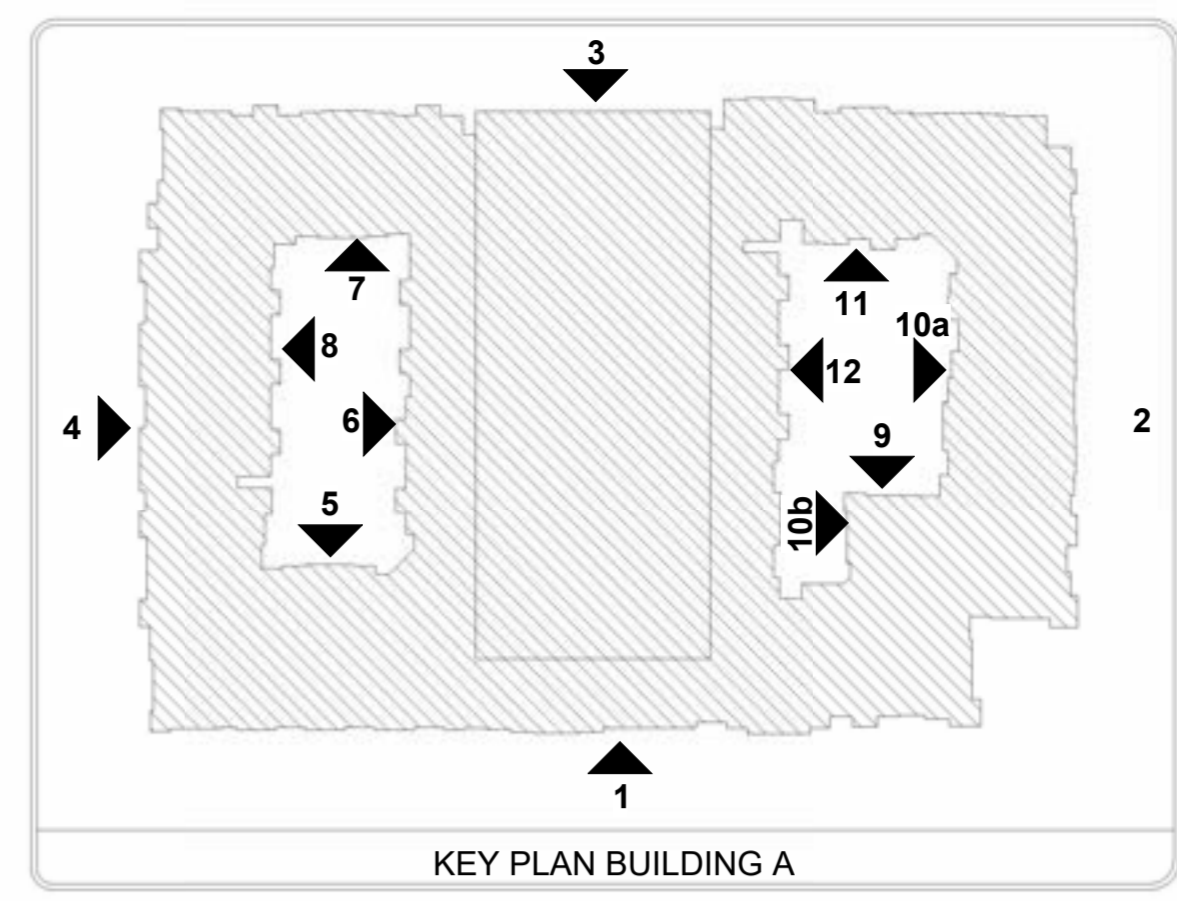
R1 - METAL AWNING
MANUFACTURER: BERRIDGE
COLOR: ZINC GREY



7 BUILDING A - ELEVATION
1/8" = 1'-0"



6 BUILDING A - ELEVATION
1/8" = 1'-0"



MATERIAL CALCULATIONS ELEVATION #6		MATERIAL CALCULATIONS ELEVATION #7	
MASONRY	1,143 S.F. 21%	MASONRY	319 S.F. 16%
F.C. LAP SIDING	3,693 S.F. 66%	F.C. LAP SIDING	1,291 S.F. 65%
BOARD & BATTEN	719 S.F. 13%	BOARD & BATTEN	380 S.F. 19%
TOTAL:	5,555 S.F. 100%	TOTAL:	1,990 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #6		FENESTRATION CALCULATIONS ELEVATION #7	
MASONRY	1,143 S.F. 15%	MASONRY	319 S.F. 9%
F.C. LAP SIDING	3,693 S.F. 48%	F.C. LAP SIDING	1,291 S.F. 34%
BOARD & BATTEN	719 S.F. 9%	BOARD & BATTEN	380 S.F. 10%
FENESTRATION	2,110 S.F. 28%	FENESTRATION	1,793 S.F. 47%
TOTAL:	7,665 S.F. 100%	TOTAL:	3,783 S.F. 100%

MATERIALS KEY		NOTES
FACADE TREATMENT MATERIALS		
BB	BOARD & BATTEN	<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALS FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANS UNIT LOCATIONS
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
FCP	FIBER CEMENT PANEL	
BR	MASONRY BRICK	
BF	BRICK FEATHERLITE	
ROOF	SHINGLES 30 YR COMP.(30 LB)	

BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,965 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A, I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

REVISIONS

LENOX ALPHA
FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
ISSUED 03/18/2026

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/18/2026

PROJECT
21212

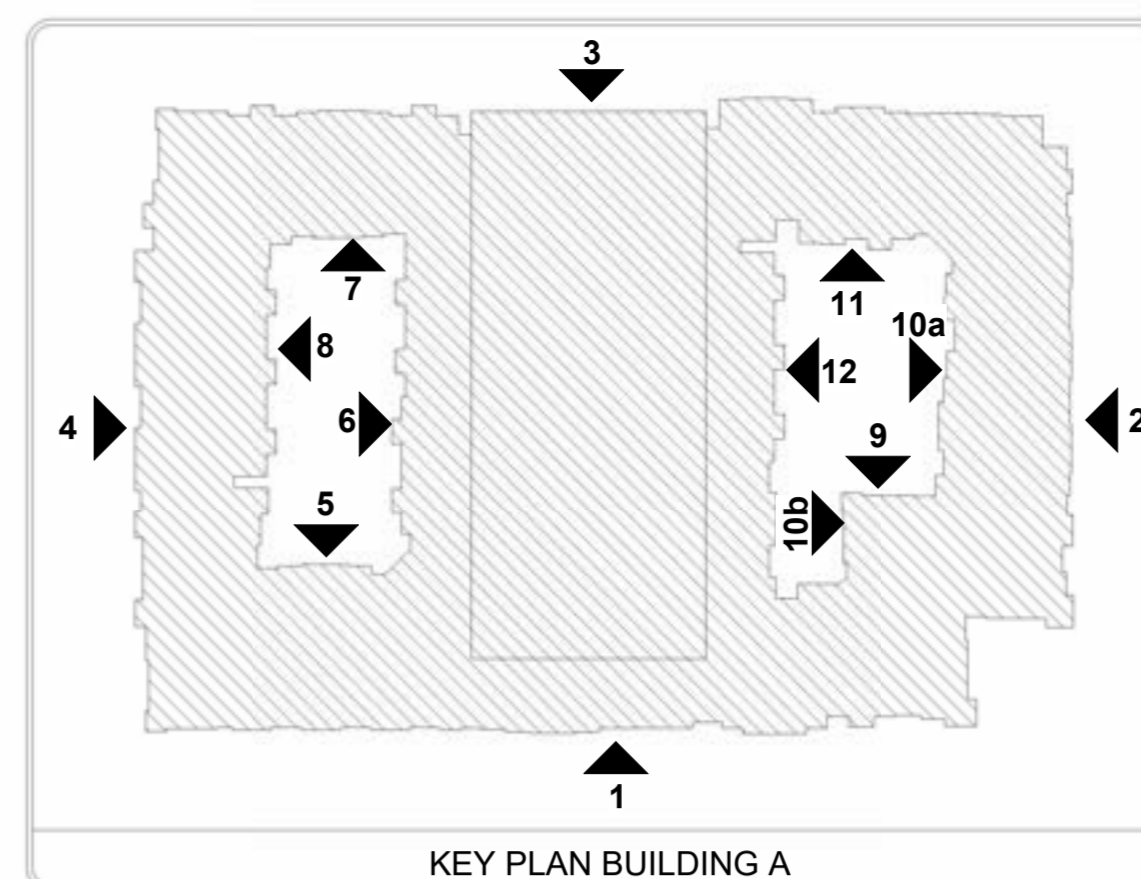
SHEET NUMBER
A4-08

BLDG 'A' - ELEVATIONS

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9 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA

BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
LVL - 4	91,018 SF		34,729 SF
LVL - 5	91,018 SF		34,729 SF
LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO

TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

MATERIALS KEY

FACADE TREATMENT	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

NOTES

- MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METAL FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.
- REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS.

MATERIAL CALCULATIONS ELEVATION #9

MASONRY	1,093 S.F.	21%
F.C. LAP SIDING	3,318 S.F.	64%
BOARD & BATTEN	751 S.F.	15%
TOTAL:	5,162 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #9

MASONRY	1,093 S.F.	14%
F.C. LAP SIDING	3,318 S.F.	42%
BOARD & BATTEN	751 S.F.	10%
FENESTRATION	2,697 S.F.	34%
TOTAL:	7,859 S.F.	100%

MATERIAL CALCULATIONS ELEVATION #8

MASONRY	1,142 S.F.	38%
F.C. LAP SIDING	1,785 S.F.	59%
BOARD & BATTEN	111 S.F.	3%
TOTAL:	3,038 S.F.	100%

FENESTRATION CALCULATIONS ELEVATION #8

MASONRY	1,142 S.F.	28%
F.C. LAP SIDING	1,785 S.F.	44%
BOARD & BATTEN	111 S.F.	4%
FENESTRATION	980 S.F.	24%
TOTAL:	4,018 S.F.	100%

B1 - BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2 - BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1 - STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646 SIDING	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING	P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	W1 - WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1 - DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE	R1 - METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY



8 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
 ISSUED
 03/18/2026

HEDK
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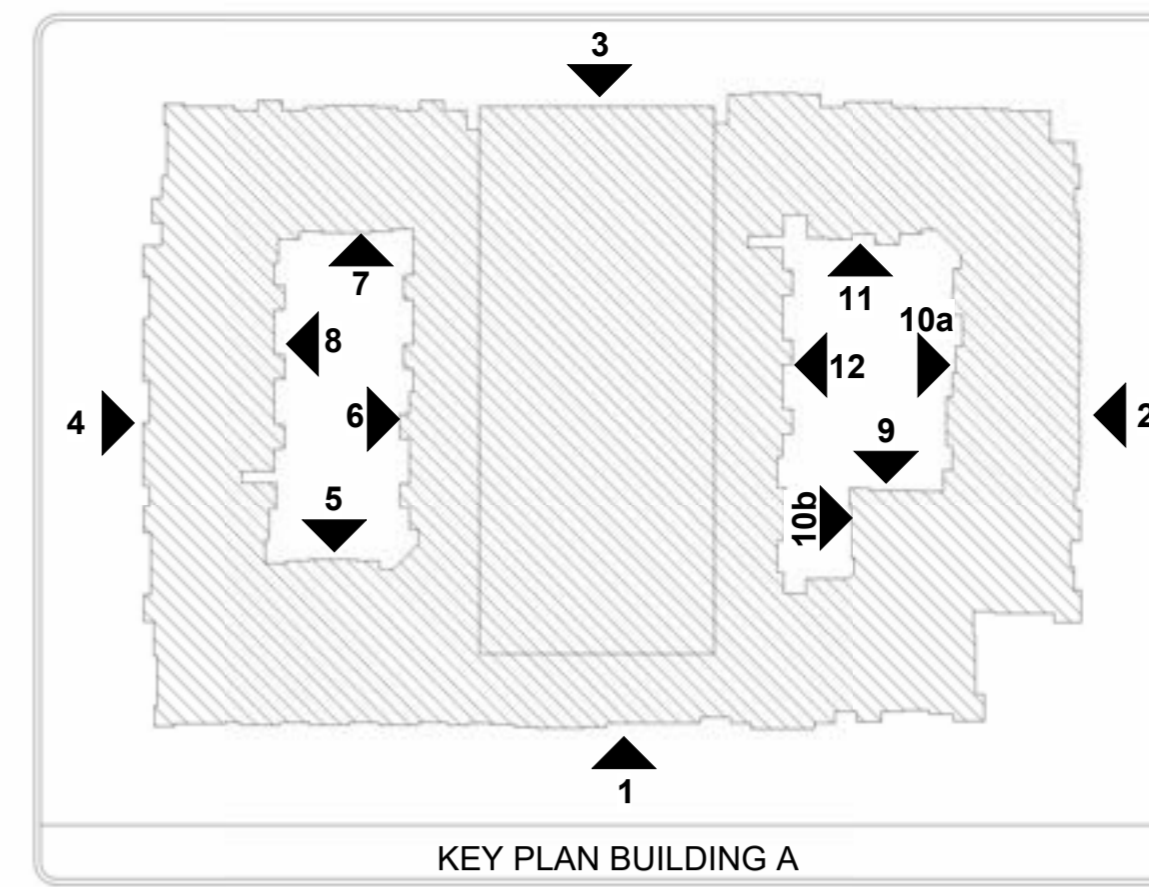
SHEET NUMBER
A4-09

BLDG 'A' - ELEVATIONS

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11 BUILDING A - ELEVATION
1/8" = 1'-0"



BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
	R2	A3	S-2
LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
LVL - 3	91,018 SF		34,729 SF
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LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:	660,814 SF		

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A1-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13

MATERIALS KEY	
FACADE TREATMENT MATERIALS	
BB	BOARD & BATTEN
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE
FCP	FIBER CEMENT PANEL
BR	MASONRY BRICK
BF	BRICK FEATHERLITE
ROOF	SHINGLES 30 YR COMP.(30 LB)

MATERIAL CALCULATIONS ELEVATION #10a	
MASONRY	863 S.F. 21%
F.C. LAP SIDING	2,460 S.F. 59%
BOARD & BATTEN	822 S.F. 20%
TOTAL:	4,145 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #10a	
MASONRY	863 S.F. 14%
F.C. LAP SIDING	2,460 S.F. 40%
BOARD & BATTEN	822 S.F. 14%
FENESTRATION	1,970 S.F. 32%
TOTAL:	6,115 S.F. 100%

MATERIAL CALCULATIONS ELEVATION #10b	
MASONRY	954 S.F. 43%
F.C. LAP SIDING	1,160 S.F. 52%
BOARD & BATTEN	102 S.F. 5%
TOTAL:	2,216 S.F. 100%

FENESTRATION CALCULATIONS ELEVATION #10b	
MASONRY	954 S.F. 35%
F.C. LAP SIDING	1,160 S.F. 42%
BOARD & BATTEN	102 S.F. 3%
FENESTRATION	537 S.F. 20%
TOTAL:	2,753 S.F. 100%

B1-BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2-BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1-STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	P1-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646 SIDING	P2-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	P3-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING	P4-PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	W1-WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1-DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE	R1-METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY



10b BUILDING A - ELEVATION
1/8" = 1'-0"



10a BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS

LENOX ALPHA
 FARMERS BRANCH, TEXAS

SITE PLAN APPLICATION
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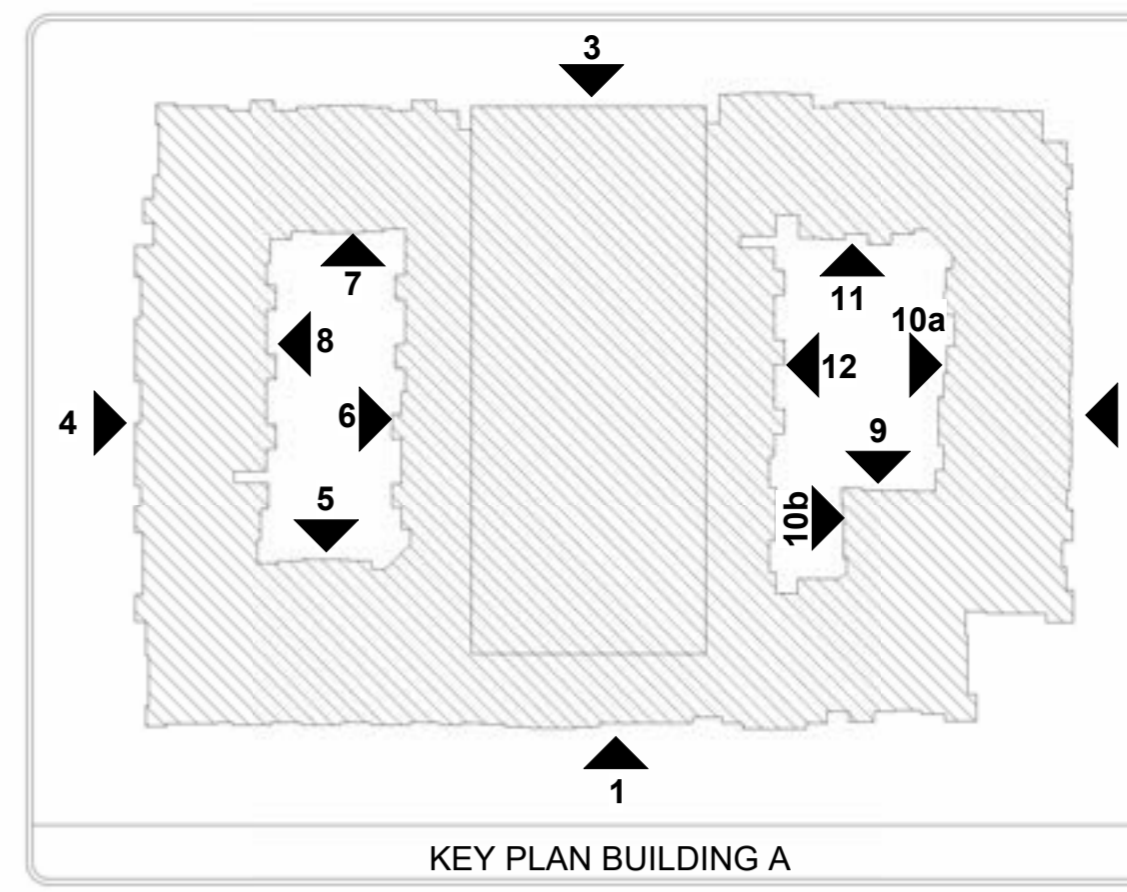
BLDG 'A' - ELEVATIONS

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B1 - BRICK MANUFACTURER: ACME COLOR: DOVE GREY GROUT: ARGOS BEIGE	B2 - BRICK MANUFACTURER: ACME COLOR: ASHWOOD GROUT: ARGOS BEIGE	S1 - STONE MANUFACTURER: EL DORADO STONE COLOR: MONUMENT GROUT: ARGOS WHITE	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: FIRST STAR SW 7646 SIDING	P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TANGLED TWINE SW 9538 BOARD & BATTEN	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: WINDY BLUE SW 6240 SIDING	P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SERIOUS GRAY SW 6256 DOOR TRIM, FASCIA WINDOW TRIM, & RAILING.	W1 - WINDOW MANUFACTURER: ANDERSEN COLOR: DARK BRONZE	D1 - DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE	R1 - METAL AWNING MANUFACTURER: BERRIDGE COLOR: ZINC GREY

BUILDING AREA			
BUILDING	OCCUPANCY CLASSIFICATION		
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LVL - 1	77,233 SF	12,985 SF	28,147 SF
LVL - 2	84,087 SF	1,058 SF	34,729 SF
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LVL - 6			34,729 SF
LVL - 7			10,605 SF
TOTAL:	432,374 SF	14,043 SF	212,397 SF
TOTAL GROSS:			660,814 SF

BUILDING INFO	
TYPE OF CONSTRUCTION:	V-A,I-A
OCCUPANCY TYPES:	R-2, A3, S-2
SPRINKLER SYSTEM:	13



MATERIALS KEY	NOTES
FACADE TREATMENT MATERIALS	<ul style="list-style-type: none"> MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS. WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT. PROVIDE CITY FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS. REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS
<ul style="list-style-type: none"> BB BOARD & BATTEN LPS FIBER CEMENT LAP SIDING 6" EXPOSURE FCP FIBER CEMENT PANEL BR MASONRY BRICK BF BRICK FEATHERLITE ROOF SHINGLES 30 YR COMP.(30 LB) 	

MATERIAL CALCULATIONS ELEVATION #12		
MASONRY	1,284 S.F.	20%
F.C. LAP SIDING	3,975 S.F.	64%
BOARD & BATTEN	966 S.F.	16%
TOTAL:	6,225 S.F.	100%

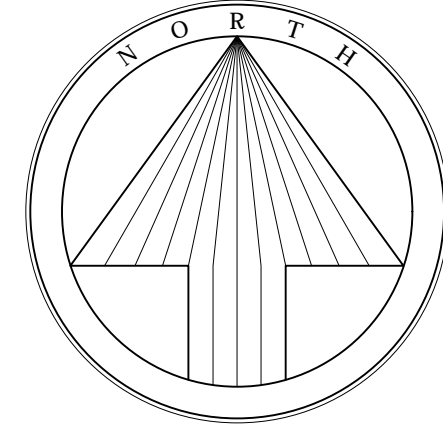
FENESTRATION CALCULATIONS ELEVATION #12		
MASONRY	1,284 S.F.	14%
F.C. LAP SIDING	3,975 S.F.	43%
BOARD & BATTEN	966 S.F.	10%
FENESTRATION	3,025 S.F.	33%
TOTAL:	9,250 S.F.	100%



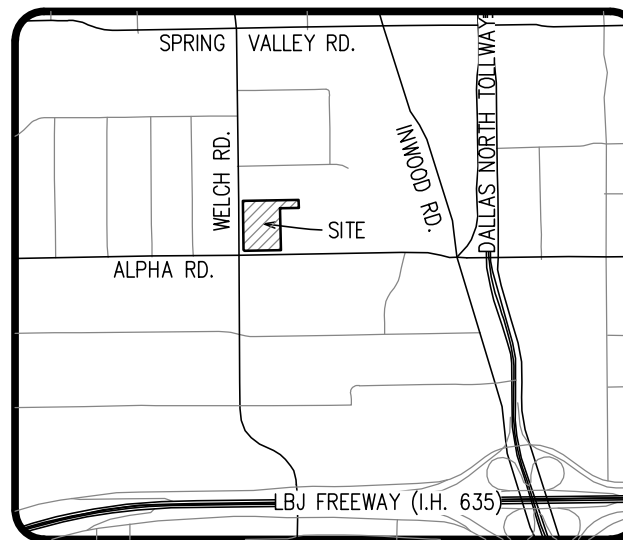
12 BUILDING A - ELEVATION
1/8" = 1'-0"

REVISIONS
<p style="text-align: center;">LENOX ALPHA</p> <p style="text-align: center;">FARMERS BRANCH, TEXAS</p>
<p style="text-align: center;">SITE PLAN APPLICATION ISSUED 03/18/2026</p>
<p style="text-align: center;">HEDK ARCHITECTS</p> <p style="text-align: center;">4595 EXCEL PKWY ADDISON, TX 75001 hedk.com</p>
<p>DATE 03/18/2026</p>
<p>PROJECT 21212</p>
<p>SHEET NUMBER A4-11</p>
<p>BLDG 'A' - ELEVATIONS</p>

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1 inch = 30 ft.



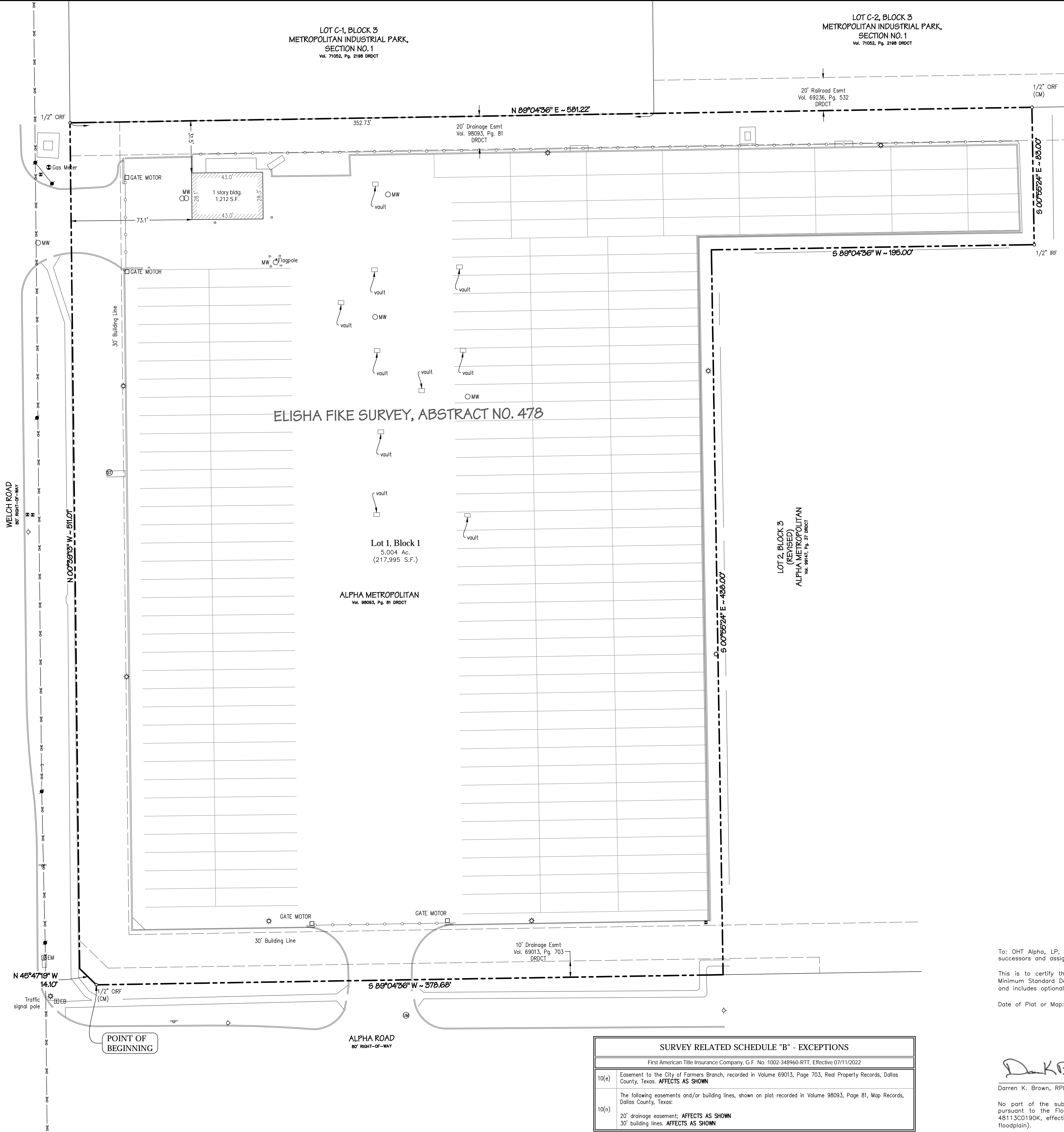
LOCATION MAP
1" = 2000'

Drawing: E:\2021\2085\21-248 Alpha Branch Dwg\2085\21-248 Survey.dwg Printed by: emat [not shown] 8/17/2022 1:55 PM

SURVEY NOTES:

1. Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. The presence of storage containers onsite preclude the surveyor from locating some onsite vaults. Others could be present, but not shown hereon.

LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP
o	STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	UTILITY MANHOLE
⊙	LIGHT POLE/STANDARD
<	GUY WIRE ANCHOR
—	SIGNPOST
⊕	FIRE HYDRANT
GTL	GAS TEST LEAD
CM	GAS METER
⊙	GAS GAS LINE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Elisha Fike Survey, Abstract Number 478, City of Farmers Branch, Dallas County, Texas, and being part of that tract of land conveyed to Van Waters & Rogers Inc. as recorded in Volume 97087, Page 05239, Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being all of Lot 1, Block 1 of ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 98093, Page 00081, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC." for a southwesterly corner of said Lot 1, Block 1, said corner also being the southeast end of a corner clip at the intersection of the north right-of-way line of Alpha Road (80-foot right-of-way) with the east right-of-way line of Welch Road (80-foot right-of-way);

THENCE North 45 degrees 47 minutes 19 seconds West, departing the north right-of-way line of said Alpha Road, and along said corner clip, a distance of 14.10 feet to said east right-of-way line of Welch Road;

THENCE North 00 degrees 39 minute 13 seconds West, along said east right-of-way line of Welch Road, a distance of 511.01 feet to a 1/2-inch capped iron rod found on the south line of Lot C-1, Block No. 3, METROPOLITAN INDUSTRIAL PARK, SECTION NO. 1, A NEW SUBDIVISION OF LOT C, BLOCK 3, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 71052, Page 2198, D.R.D.C.T.;

THENCE North 89 degrees 04 minutes 36 seconds East, along said south line of said Lot C-1, Block No. 3, passing at a distance of 352.73 feet to the common southeast corner of said Lot C-1, Block No. 3, and the southwest corner of Lot C-2, Block No. 3, of said METROPOLITAN INDUSTRIAL PARK, SECTION NO. 1, A NEW SUBDIVISION OF LOT C, BLOCK NO. 3 addition, and continuing along the common north line of said Lot 1, Block 1 and south line of said Lot C-2, Block No. 3, in all a total distance of 581.22 feet to a 1/2-inch capped iron rod found for the northeast corner of said Lot 1, Block 1, and the most northwestern corner of LOT 2, BLOCK 1, (REVISED) ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 99147, Page 00037, D.R.D.C.T.;

THENCE South 00 degrees 55 minutes 24 seconds East, departing said south line, along the west line of said Lot 2, Block 1, a distance of 83.00 feet to a 1/2-inch found iron rod for corner;

THENCE South 89 degrees 04 minutes 36 seconds West, a distance of 195.00 feet to a point for corner;

THENCE South 00 degrees 55 minutes 24 seconds East, a distance of 438.00 feet to a corner at the north right-of-way line of said Alpha Road;

THENCE South 89 degrees 04 minutes 36 seconds West, along said north right-of-way line of Alpha Road, a distance of 378.68 feet to the POINT OF BEGINNING AND CONTAINING 217,995 square feet or 5.004 acres of land, more or less.

LEGAL DESCRIPTION

BEING a tract of land situated in the Elisha Fike Survey, Abstract Number 478, City of Farmers Branch, Dallas County, Texas, and being all of Lot 1, Block 1 of ALPHA METROPOLITAN, an addition to the City of Farmers Branch, Dallas County, Texas as recorded in Volume 98093, Page 00081, Deed Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 10/14/21.

Date of Plat or Map: 8/17/22

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
First American Title Insurance Company, G.F. No. 1002-348960-RTT, Effective 07/11/2022	
10(e)	Easement to the City of Farmers Branch, recorded in Volume 69013, Page 703, Real Property Records, Dallas County, Texas. AFFECTS AS SHOWN
The following easements and/or building lines, shown on plat recorded in Volume 98093, Page 81, Map Records, Dallas County, Texas:	
10(n)	20' drainage easement; AFFECTS AS SHOWN
	30' building lines; AFFECTS AS SHOWN

D.K.B.
Darren K. Brown, RPLS 5252

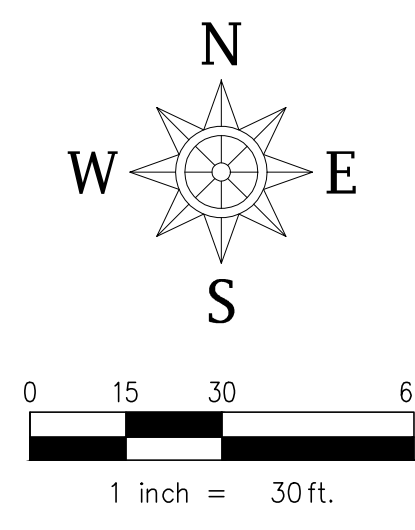
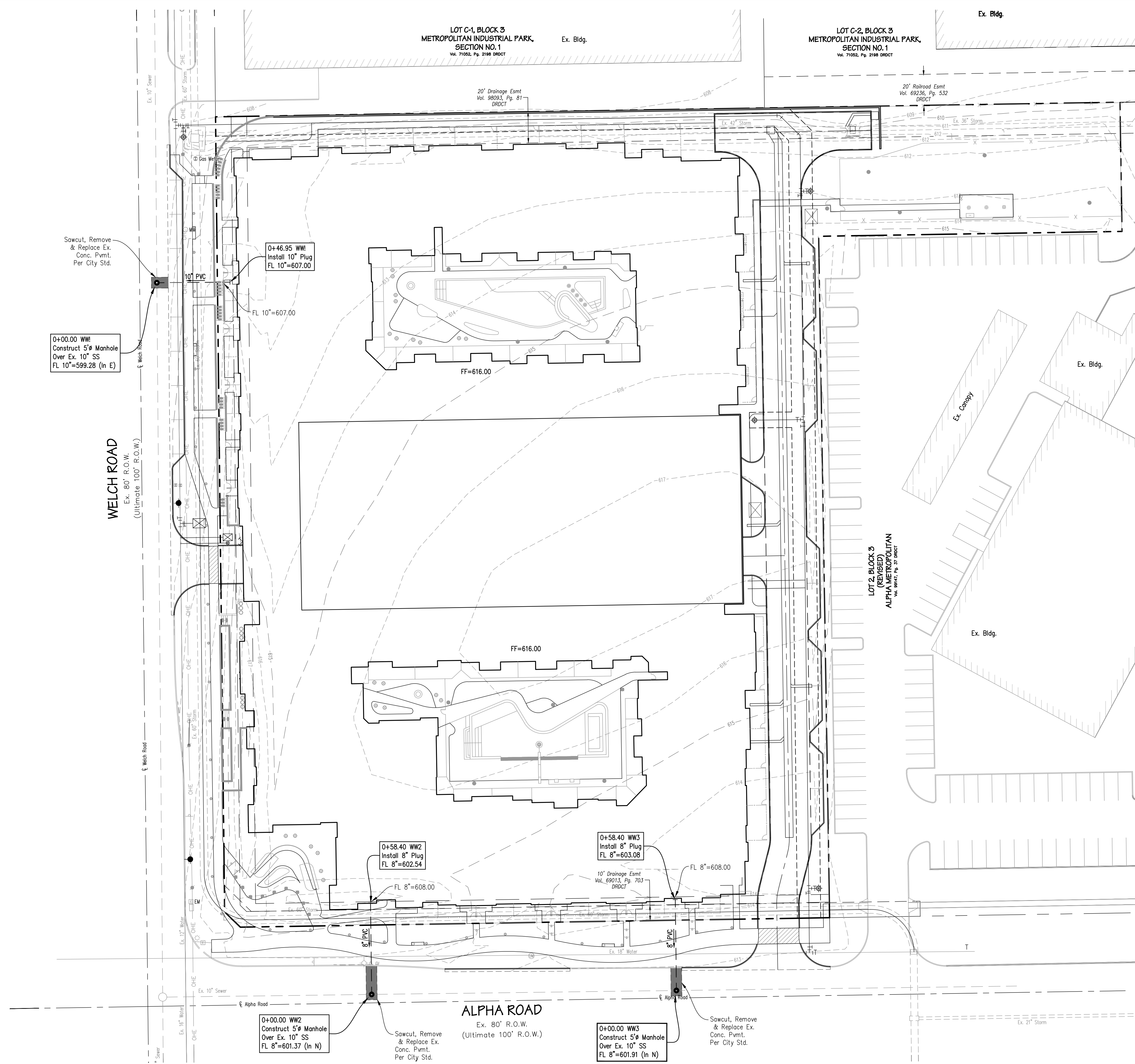


ALTA/NSPS LAND TITLE SURVEY
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
4707 Alpha Road

Issue Dates:	8/17/22
Date	
Revisions	
Scale:	1" = 30'
Drawn By:	ED/CN
Checked By:	DKB
Sheet	1
of	1
JOB #	21-246

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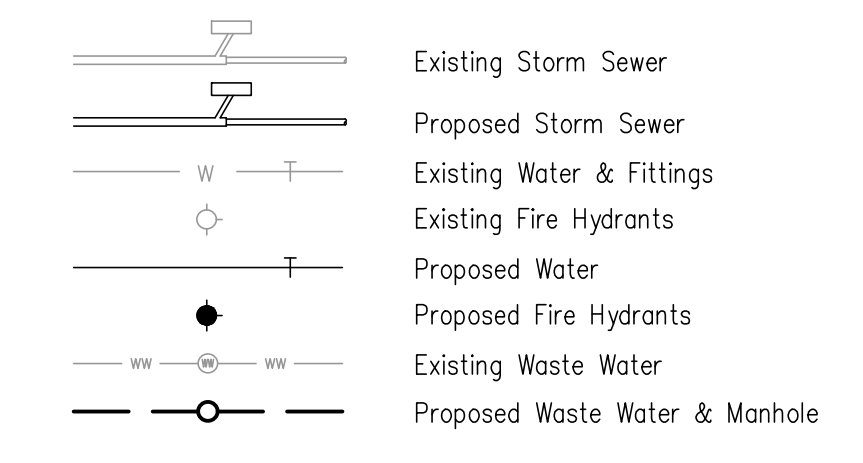
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 Plotted by: Berrault, Plot Date: 3/27/2025, 1:22 PM



WASTEWATER GENERAL NOTES

1. All materials and construction shall conform to the City of Farmers Branch Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. Sanitary sewer manholes shall be constructed of cast-in-place concrete or precast concrete with cast iron frames and cover per City of Farmers Branch details.
9. Refer to Plumbing Plans for exact water and sewer service locations.
10. Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.

LEGEND

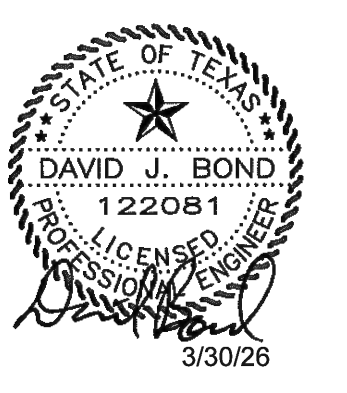


Note:
 The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

**CAUTION !!!
 EXISTING UTILITIES**




Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

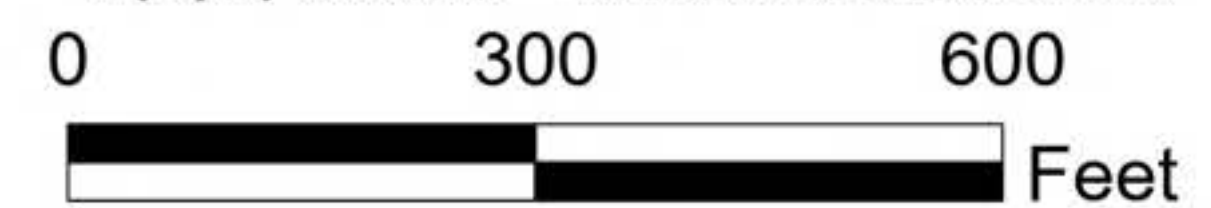


Revisions	Date



-  Subject Property
-  Tax Parcels
-  City Limit

25-SP-10 Aerial Map
4707 Alpha Road



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

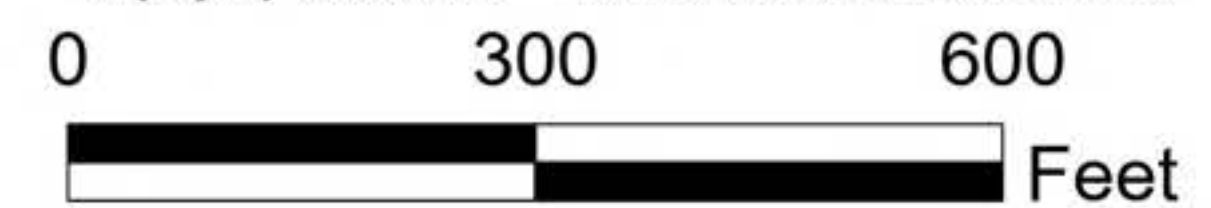




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-SP-10 Location Map

4707 Alpha Road



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