



INDEPENDENT BANK

NEW HEADQUARTERS BUILDING SCHEMATIC DESIGN DOCUMENT

KDC | AVISON YOUNG | SMITHGROUPJJR

15 NOVEMBER 2017



EXECUTIVE SUMMARY

- 1** SITE ANALYSIS
- 2** DESIGN INTENT
- 3** BUILDING SYSTEMS
- 4** ACKNOWLEDGEMENTS

Introduction

This Schematic Design Document highlights the planning, design and key characteristics of the proposed New Independent Bank Headquarters (IBHQ). The design of IBHQ Phase 01, includes approximately 160,000 gross square feet (gsf), distributed over 6 levels built on a 5.56 acre portion of an overall 10.42 acre site. Independent Bank will occupy space on Level 01, including a branch bank, Level 05 and Level 06, while Levels 02–04 will be leased out in a multi-tenant scenario, ultimately being filled by Independent Bank in the future.

IBHQ is located within the nationally acclaimed Craig Ranch Master-Planned Community in McKinney, Texas, 30 miles north of Dallas. The new building will be built as part of first phase, of a multiple phase site build-out. The project site is bordered by Grand Ranch Parkway to the west, Henneman Way to the north and Crossroads Park & Trail to the east and south, with the Sam Rayburn Toll Road (121) further to the south.

Design Approach

The new Independent Bank Headquarters seeks to accomplish a number of objectives:

- Provide an architectural solution for the new headquarters to house all programmatic functions.
- Create a site design that meets Phase 01 and provides for future expansion in Phase 02.
- Provide a building that embodies the Independent Bank identity and brand, while being neutral to allow for the addition of multi-tenant spaces.
- Seek and capitalize on energy efficiency opportunities to provide cost benefits to the project and minimize energy usage.

Keys to Success

During the initial project kick-off meeting the Core Team were asked what they “keys for a successful project” was, below is a compiled list of those comments.

- Thoughtful and Engaging Space
- Flexibility, Future Proofing
- Community Presence
- Stay on Budget
- Aesthetically Pleasing
- Design Spaces that Enhance Engagement and Collaboration
- Modern Day Version of Solid (Historic Bank vs Modern Bank)
- Timeless Architecture
- Extension of the Brand

Process

A Core Team consisting of the Independent Bank Executive Team, KDC, Avison Young and SmithGroupJJR have met multiple times over the past few weeks to review the planning and design of the site and building. During the SD phase additional consultants have been brought on to provide further information to the design process. The continued participation and open communication of all members will be critical to the success of the project.

Schedule Milestones

The following project milestones below have been developed by the core team. Additional, submittals will be required for City of McKinney and Craig Ranch for approval and variances if needed.

Schematic Design (SD) Submittal	15 November 2017
Site / Landscape Submittal to City	17 November 2017
Exterior Materials Variance Submittal to City	17 November 2017
Design Development (DD) Begins	06 December 2017
Site Engineering Package for Permit	22 December 2017
Structure & Below Grade MPE CD Package	19 January 2018
Ceremonial Ground Breaking	15-19 January 2018
Building and Garage CD Package	09 February 2018
Substantial Completion	31 December 2018



1 SITE ANALYSIS

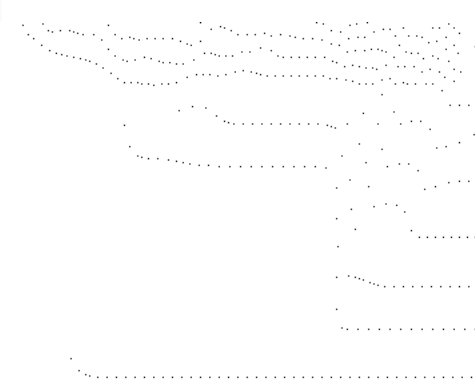
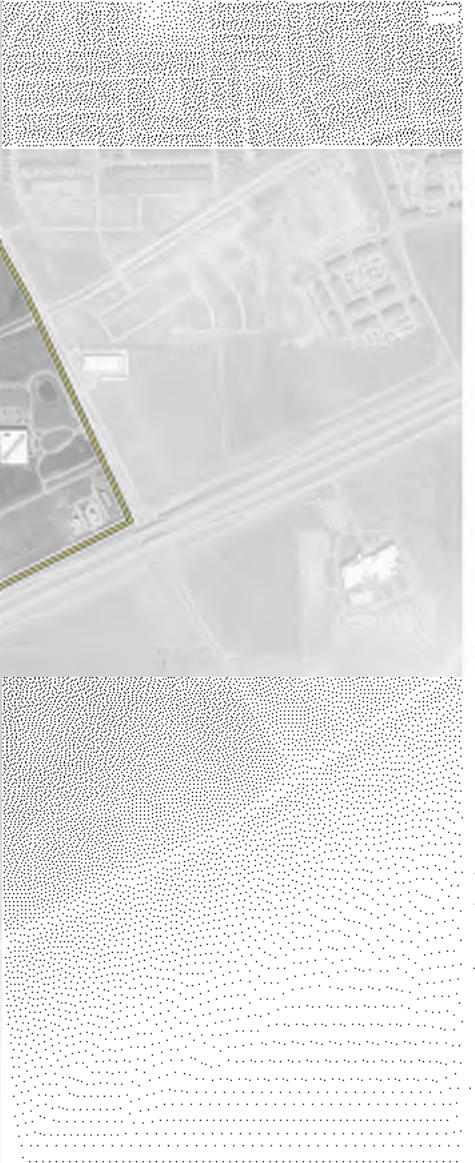
- SITE CONTEXT
- EXTERNAL SITE FORCES
- RENDERED SITE PLANS

Introduction

The following site analysis presents the various existing conditions, natural and man-made that will impact the new Independent Bank Headquarters. The 10.42 acre green field site sits in the heart of the Employment Center District of Craig Ranch, adjacent to a unique neighborhood amenity, Crossroads Park & Trail to the south and east and within one mile of the growing Craig Ranch Community Core. Additionally, the site sits within the City of McKinney Planned Center District and will conform to the Commercial/Employment Zone as described in the Regional Employment Center Overlay Standards.

Location

The 10.42 acre site is in McKinney, Texas. Sam Rayburn Toll Road (SRTR) creates a view corridor to the east and west, while providing distance view of the growing community to the north and south. The new Independent Bank Headquarters will have a prominent presence and will anchor the Craig Ranch Community along the SRTR.



Building Density - Figure/Ground

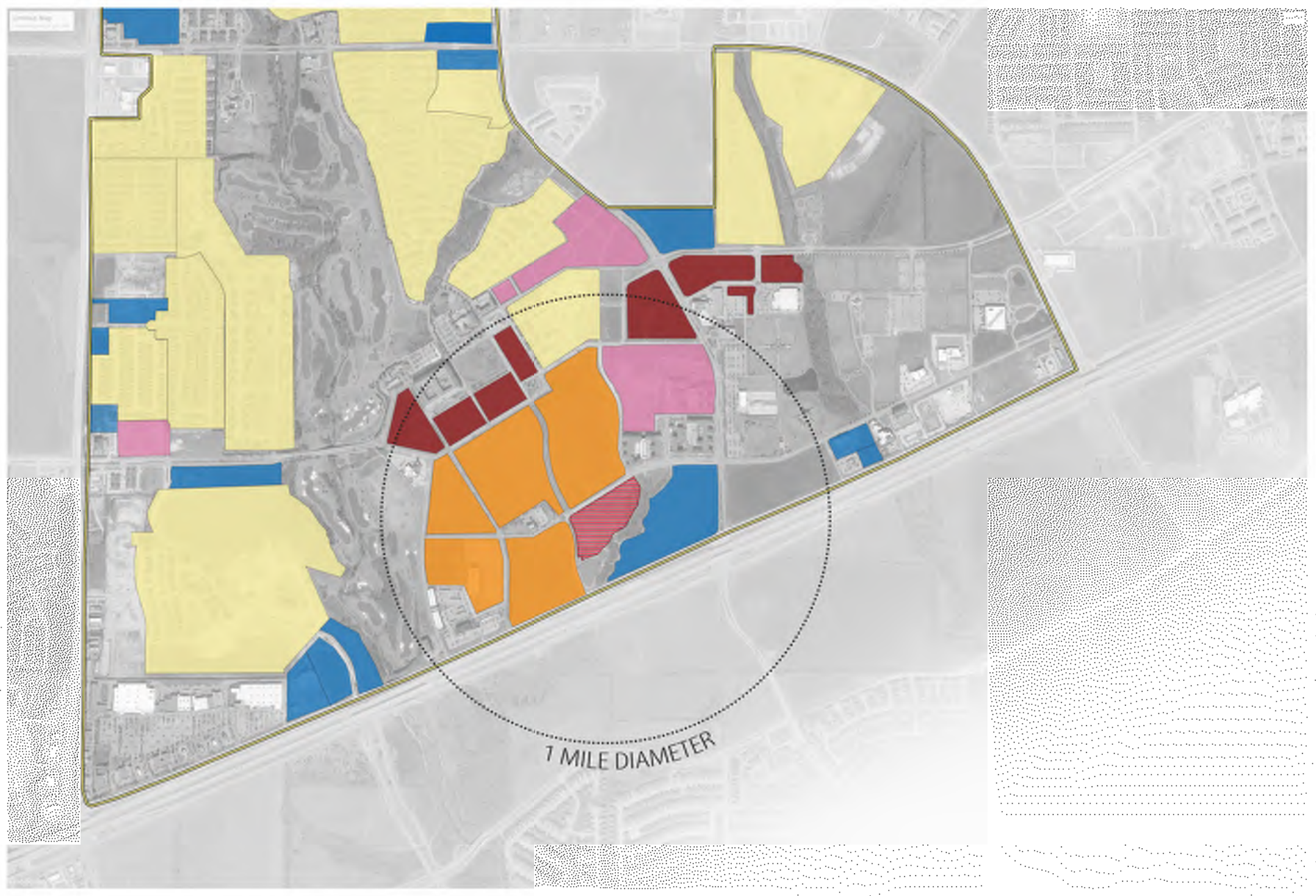
The site is located within a suburban density and will become a new center of development along 121.



Zoning - Use

The site sits in the heart of the Employment Center District of Craig Ranch and is a part of the City of McKinney Planned Center District.

- Legend**
- Corporate Center
 - Multi-Family
 - Residential
 - Urban Core
 - Commercial/Retail

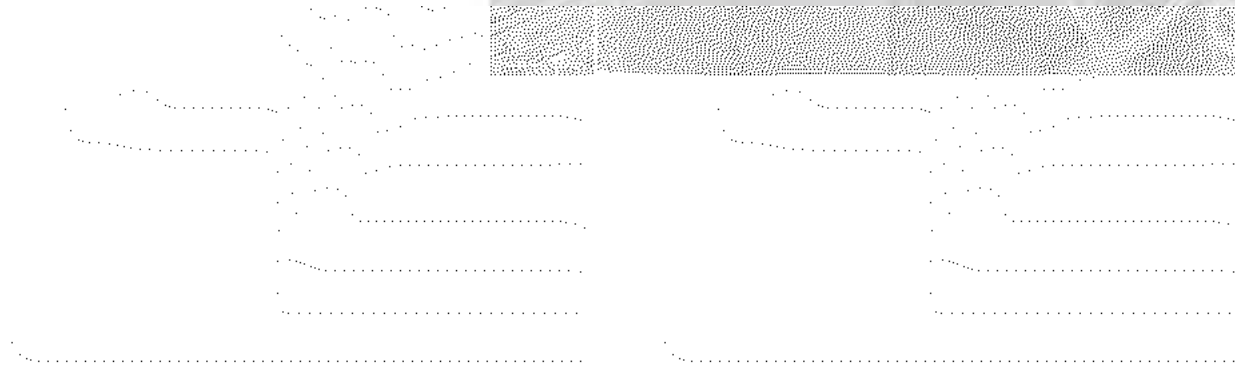


Community Recreation and Green Space

Craig Ranch has developed an extensive network of community recreation and green spaces. It is understood that the community values open space and opportunities to be outdoors.

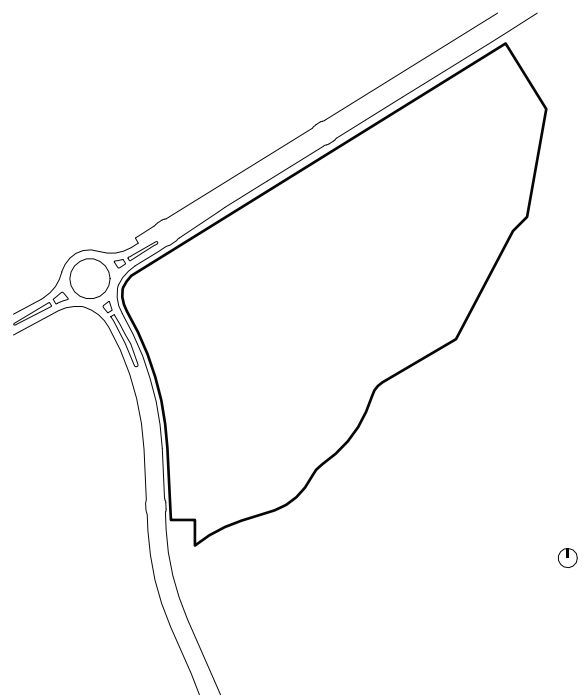
Legend

- Recreation
- Green Space
- Water



External Site Forces

- 01 – The triangular shape of the site is formed Henneman Way to the north and Grand Ranch Parkway to the west.
- 02 – Crossroads Park and Trails to the south and east is a unique amenity for the site and a key driver for views and movement.
- 03 – Required setbacks influence the buildable area of the site; 25'-0" along Henneman Way, 20'-0" along Grand Ranch Parkway and 26'-0" around the remainder of the site to account for a required fire lane.
- 04 – The view corridors to the park and of the building have been paired with the primary (Henneman Way) and secondary (Grand Ranch Parkway) entries.
- 05 – The adjacent street angles were used to form a grid that helped to site and shape the building.
- 06 – The building has been located to the south to take advantage of the park amenity and provide a clear view of the building from the highway.
- 07 – Employee and Visitor vehicular movement (blue) will be separated from all service vehicle movement (red).
- 08 – The majority of the parking will be located within the parking garage, with a limited amount of surface parking for visitors.
- 09 – A public path should connect the existing trail network to the building site.
- 10 – The landscape of the adjacent park should be pulled onto the site to provide the feeling of the building being located within the park and not merely adjacent.



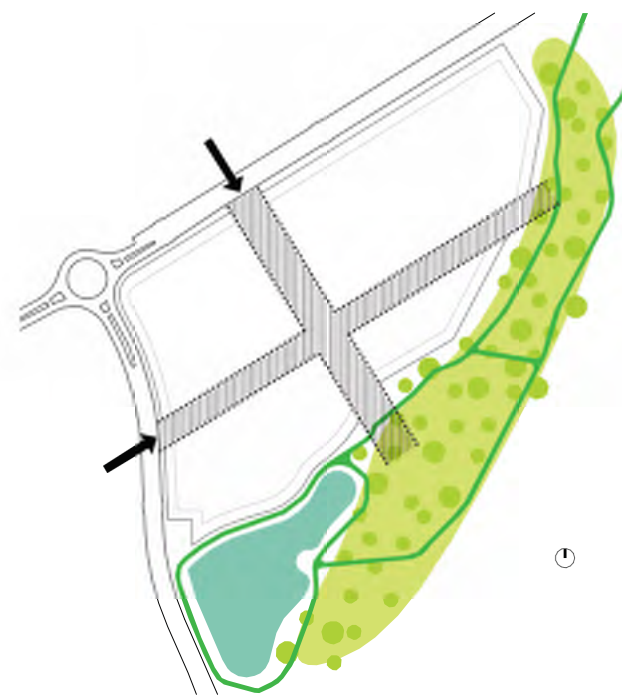
01. SITE BOUNDARY



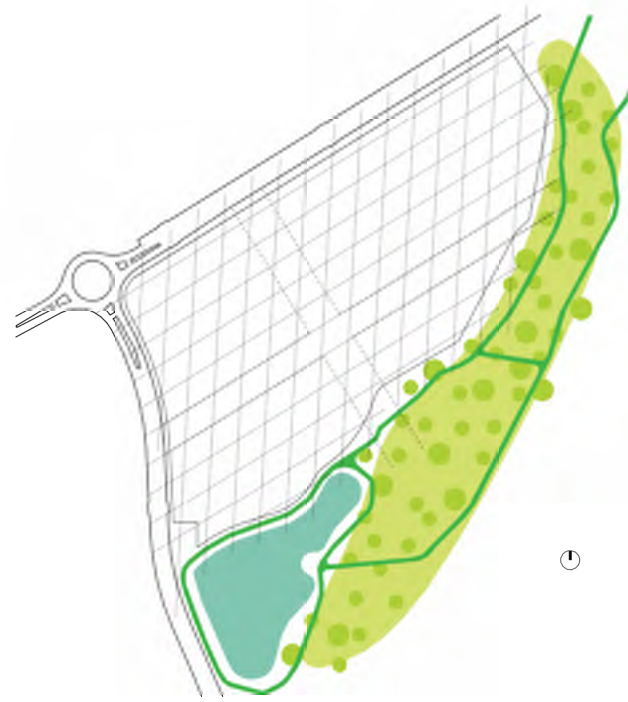
03. ZONING SET BACKS



02. PARK AND TRAILS



04. VIEW CORRIDORS / SITE ENTRY



05. DIAGRID OF ADJACENT STREETS



07. VEHICULAR MOVEMENT



09. PEDESTRIAN MOVEMENT



06. BUILDING FOOTPRINT



08. PARKING



10. PARK-CENTRIC SITE



PHASE 01 SITE PLAN



PHASE 02 SITE PLAN



2 DESIGN INTENT

- DESIGN NARRATIVES
- ARCHITECTURAL DRAWINGS

Architectural

The design for the headquarters of Independent Bank of Texas strives to make a deep connection with the community, its stakeholders, employees and the surrounding region by architecturally representing what the BRAND of IBTX has become. This brand is one of stability, permanence, aspiration and, perhaps, above all, outreach. Making such a statement is not summed up in a singular move but in a series of architectural moves that represent these values and ideals.

As Independent Bank looks to the future, the architectural representation must be forward in its approach, while still standing for the above-mentioned permanence and stability. The design team believes that the big idea — a modern, contemporary building which looks open and approachable (the curtain wall elements) while standing on solid ground (the core element).

In the plan, the building is, at once, dynamic and open and responds with strength to its site. This will be further realized with the addition of the second phase, which makes a similar move on the site and creates a strong dialogue across the primary ground level amenity — the plaza. This plaza is designed to be a gathering place throughout the day — for the exchange of ideas, the optimal social interaction and a connection to the natural world of the site — the land, the foliage and the water.

The primary approach for the public is from Henneman via the strong perpendicular axis which leads to the plaza space with turnoffs for parking but giving glimpses of the natural amenities beyond the vehicular path. The goal is to keep vehicular traffic to a certain part of the site and leaving the remainder for pedestrian walkways and plazas.

Exterior Materiality

A strong but spare material palette has been selected for the building skin. Glass and metal finishes will predominate the curtain wall components, of which there are three different varieties — distinguished by the amount of articulation within each. The portion of the building which gestures toward the Highway (121) is the most spare and slight, while the other primary portions which wrap the remainder of the building up to the core have more mullion expression and a decidedly vertical orientation.

The third curtain wall components occur as “reveals” to create a more neutral expression between the other component parts. The core is represented with a stacked sandstone that creates a solid element that anchors the building and penetrates the main building form as an iconic element rising above the main roof line. The core assumes a truncated profile at the top.

In an effort to warm up the overall palette, wood soffits are used at the balconies, the sixth floor terrace and the entry overhang.

Core and Shell Interior Finish Approach

The vision of the design of the interior of the building will be harmonious with the vision for the exterior of the building. Bringing exterior materiality into the lobby such as sandstone, metals and glass will help reinforce IBTX's brand of stability, permanence, aspiration and solidity. A layering of a rich, warm palette of woods, textural fabrics and neutrals with pops of color in the artwork and furnishings will help enhance the buildings feeling of approachability, connection to the community and project a welcoming feeling.

The Lobby serves as the main point of entry into the building and will encompass all of the materiality described above. Large sized, neutral stone floor tile with a stone base, wood accents, sandstone on the walls, upgraded lighting and drywall ceilings will help reinforce a class A office building image. The buildings restrooms on this floor will have ceramic tile on the floor, Corian countertops, wall covering, drywall ceilings and full height wood restroom partitions.

The tenant floor's general color strategy will be an extension of the lobby's look and feel. The corridors will have a warm neutral carpet tile with rubber base in the hallways and an upgraded acoustic ceiling tile with recessed 2x2 light fixtures will illuminate the corridors. A stone tile floor and base with recessed carpet will enhance the tenant elevator lobbies. The tenant's restrooms will incorporate a ceramic tile floor and base, painted walls, drywall ceiling with recessed lighting, Corian countertops and full height wood restroom partitions. The buildings general window covering will be Mecho shades.

Building Heights

The IBHQ overall building height is approximately 105'-0", measured from the curb of the fire lane, located on the north side of the building, to the top of the core parapet. The overall height includes six levels of Class-A office with level heights above grade as follows:

- Level 01 – 0'-0"
- Level 02 – 18'-0"
- Level 03 – 33'-0"
- Level 04 – 48'-0"
- Level 05 – 63'-0"
- Level 06 – 78'-0" (per IBC this is the last occupied level)
- Roof – 93'-0"

Parti Diagrams

01 – The programmed 159,000 gsf shown as a mass prior to site and design influences.

02 – Rotate the end of the building in to align with the site diagrid.

03 – Extrude the core up to act as an anchor on the north side.

04 – Vertical circulation located to meet code and provide the greatest flexibility for the floor plates.

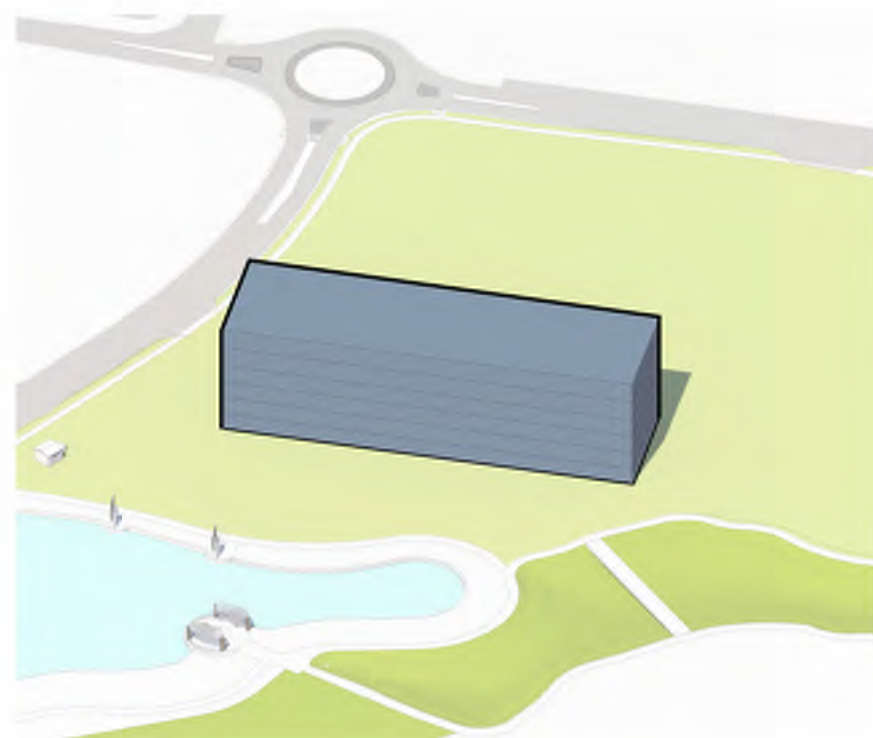
05 – Roof Canopy extruded to provide a unique and dynamic identity along the highway

06 – The face of the building is pushed in to provide balconies within the facility.

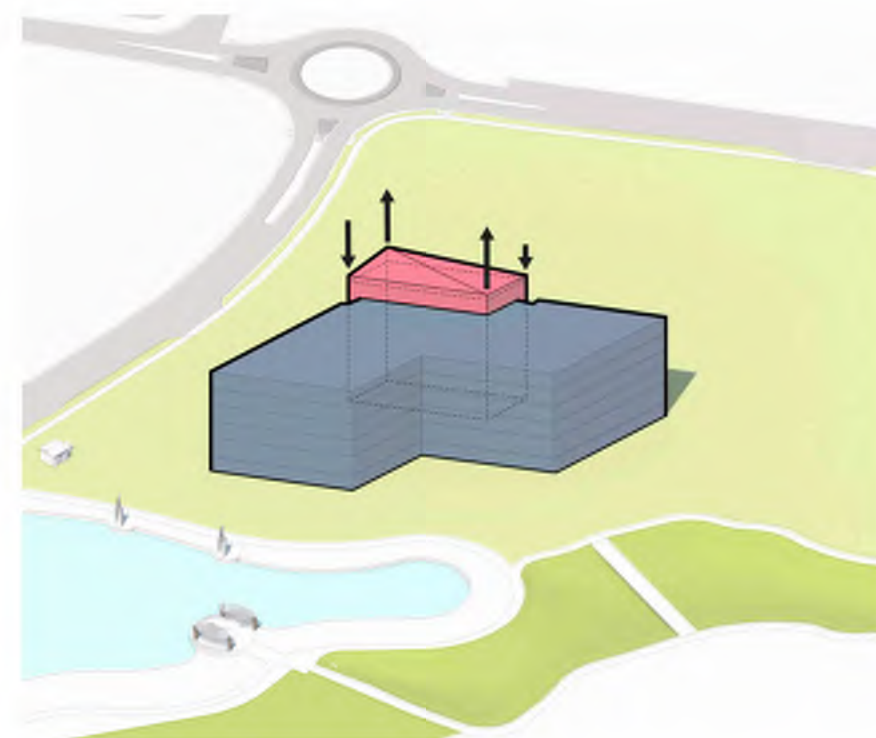
07 – The service yard will be extruded from the building in material and height.

08 – Parking will be located in the north half of the site with main access from Henneman Way.

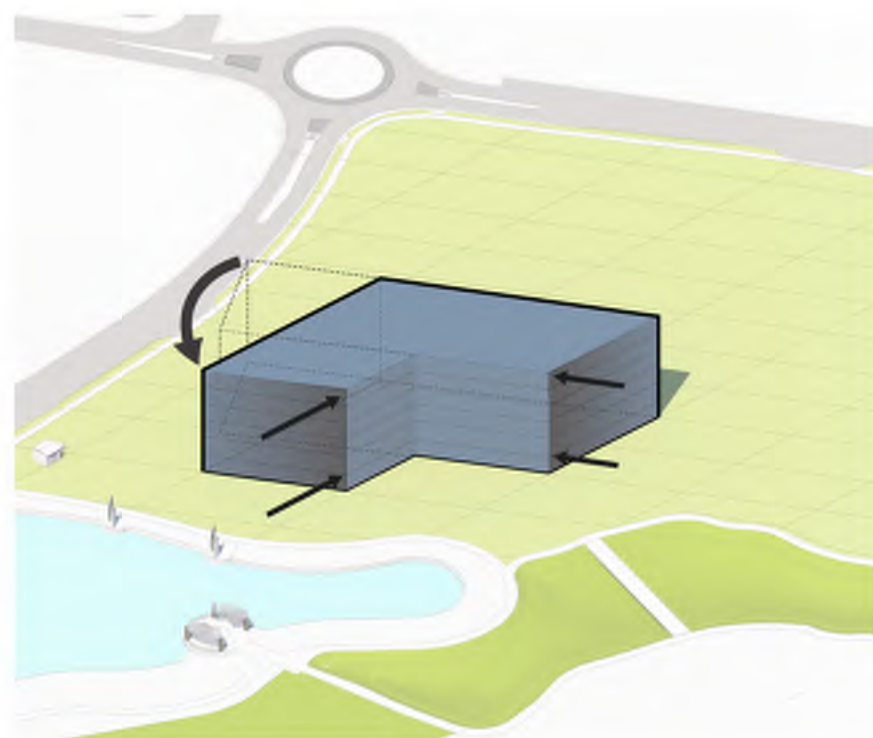
09 – Transparent and opaque materials will be used to provide views and dynamic architectural character.



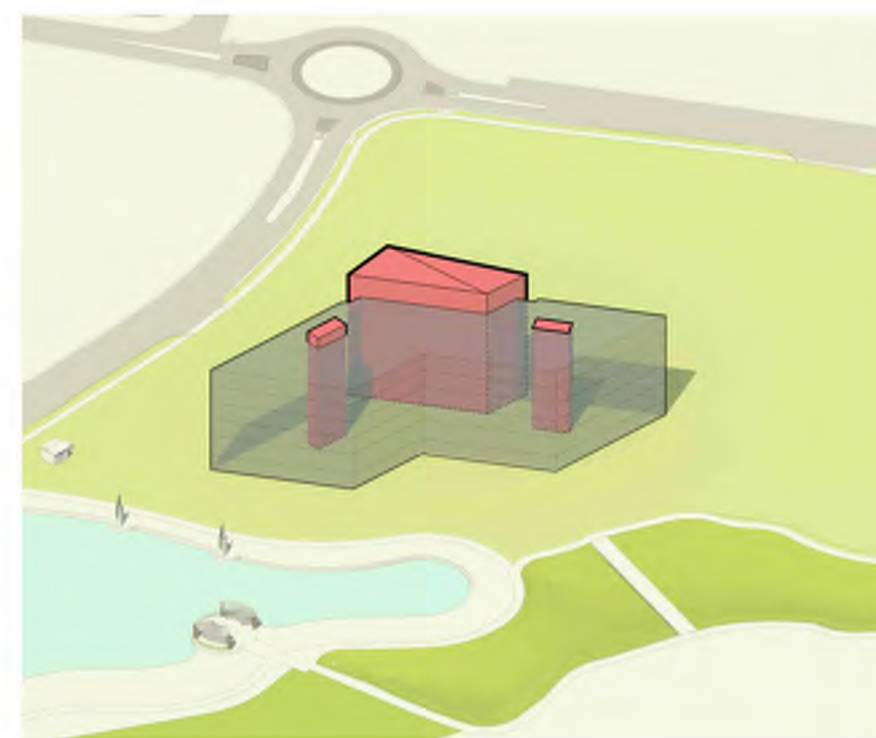
01. Programmatic Gross Square Footage



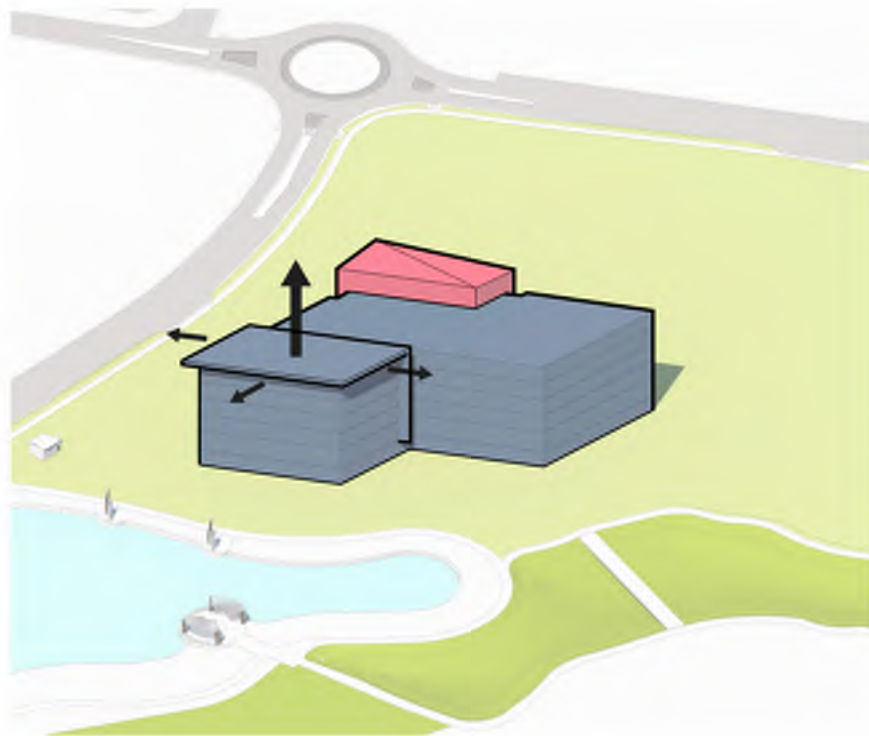
03. Core Extrusion



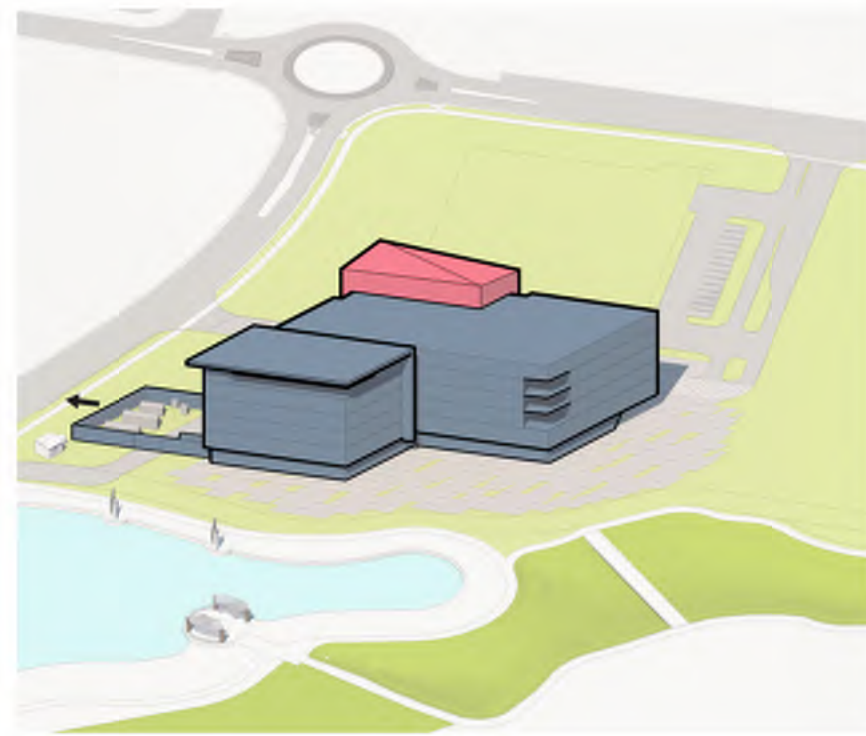
02. Diagrid Alignment



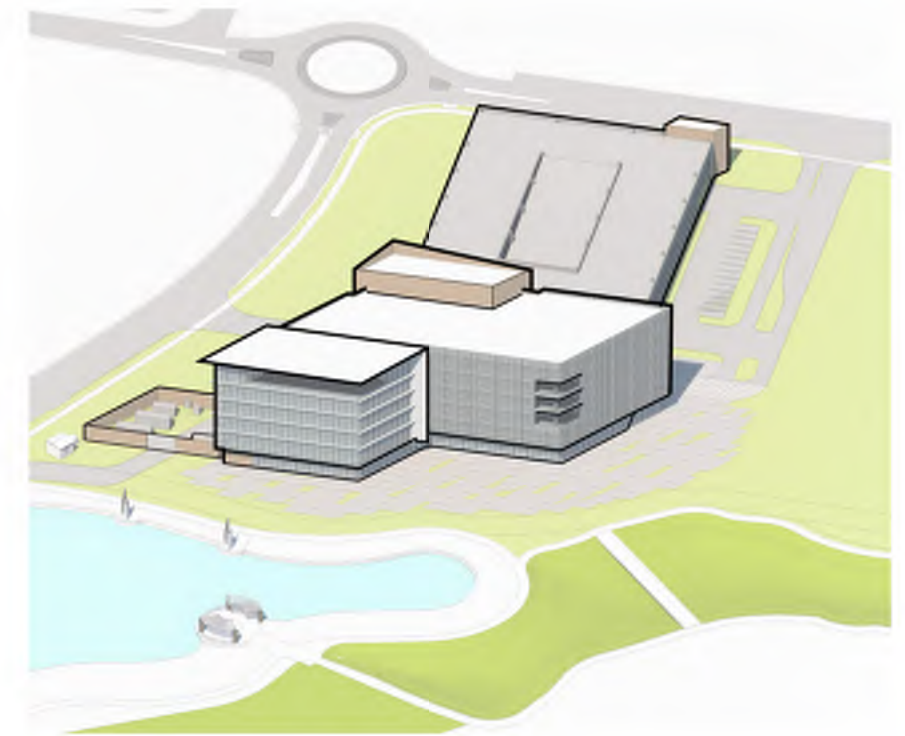
04. Vertical Circulation



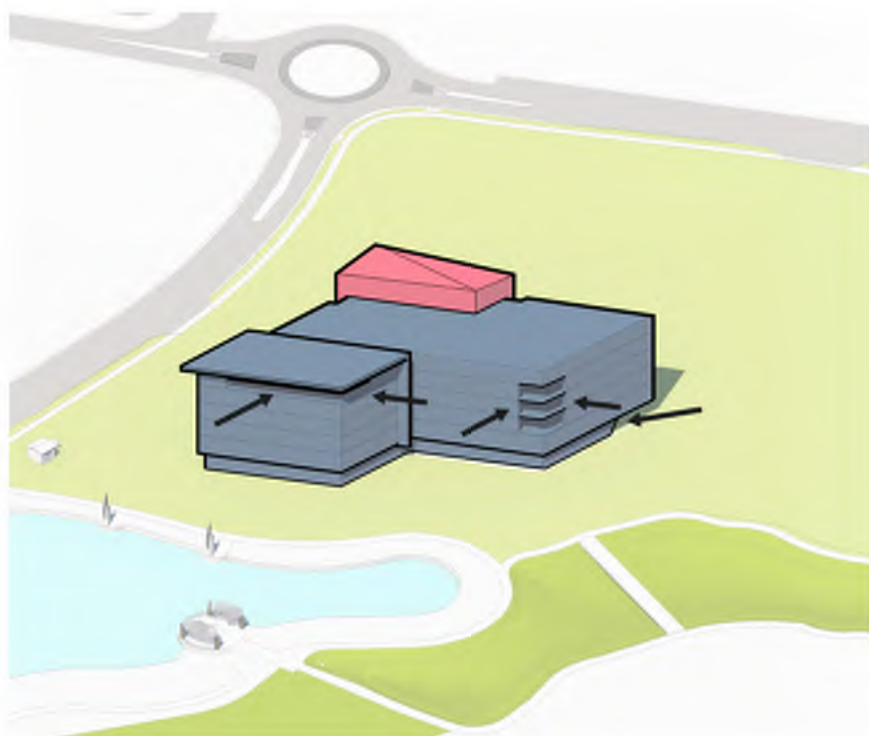
05. Canopy Extension



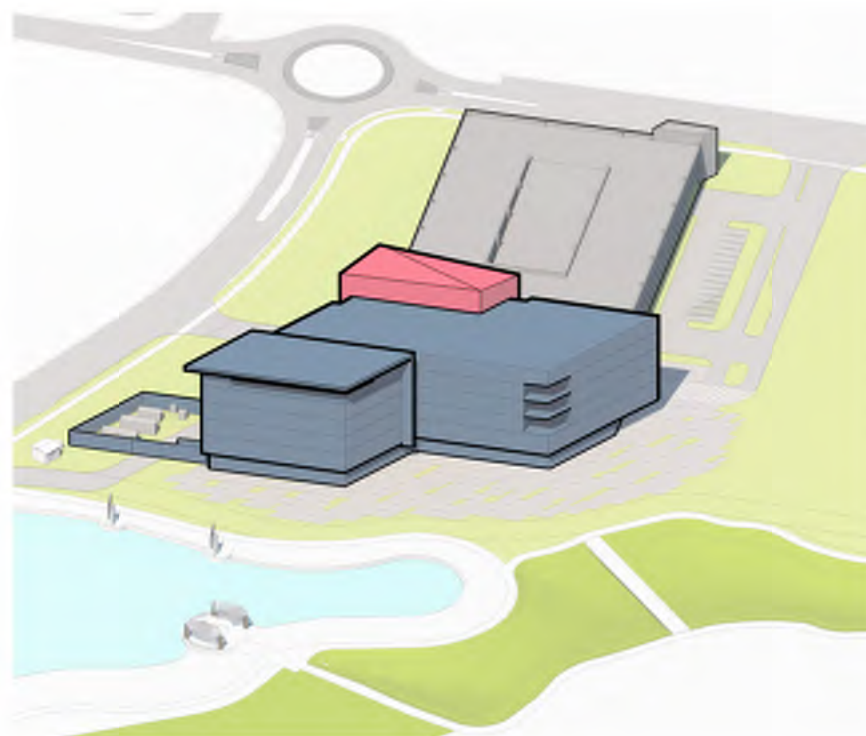
07. Service Yard Extrusion



09. Building Envelope Materiality



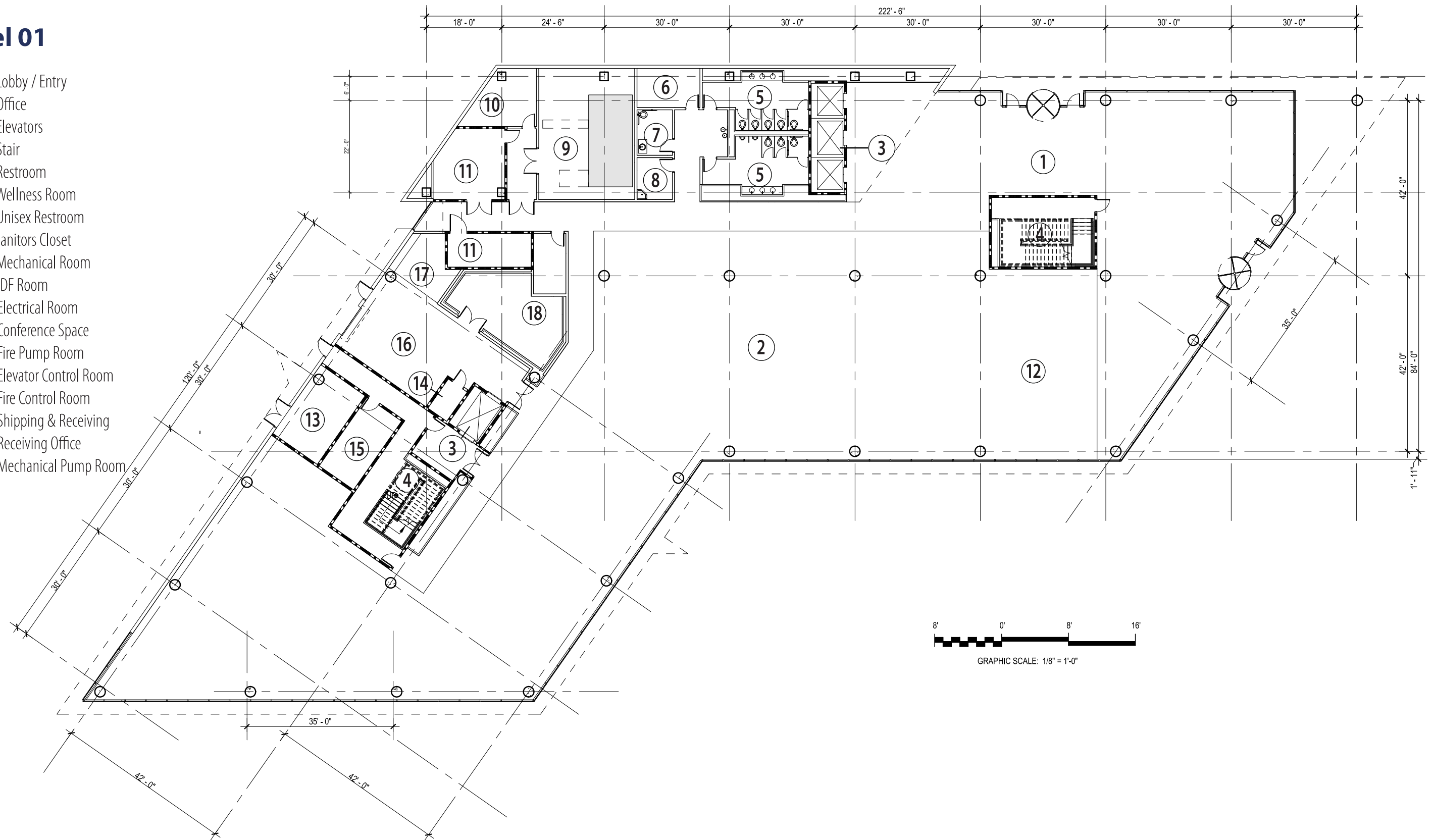
06. BALCONIES



08. Parking Garage Location

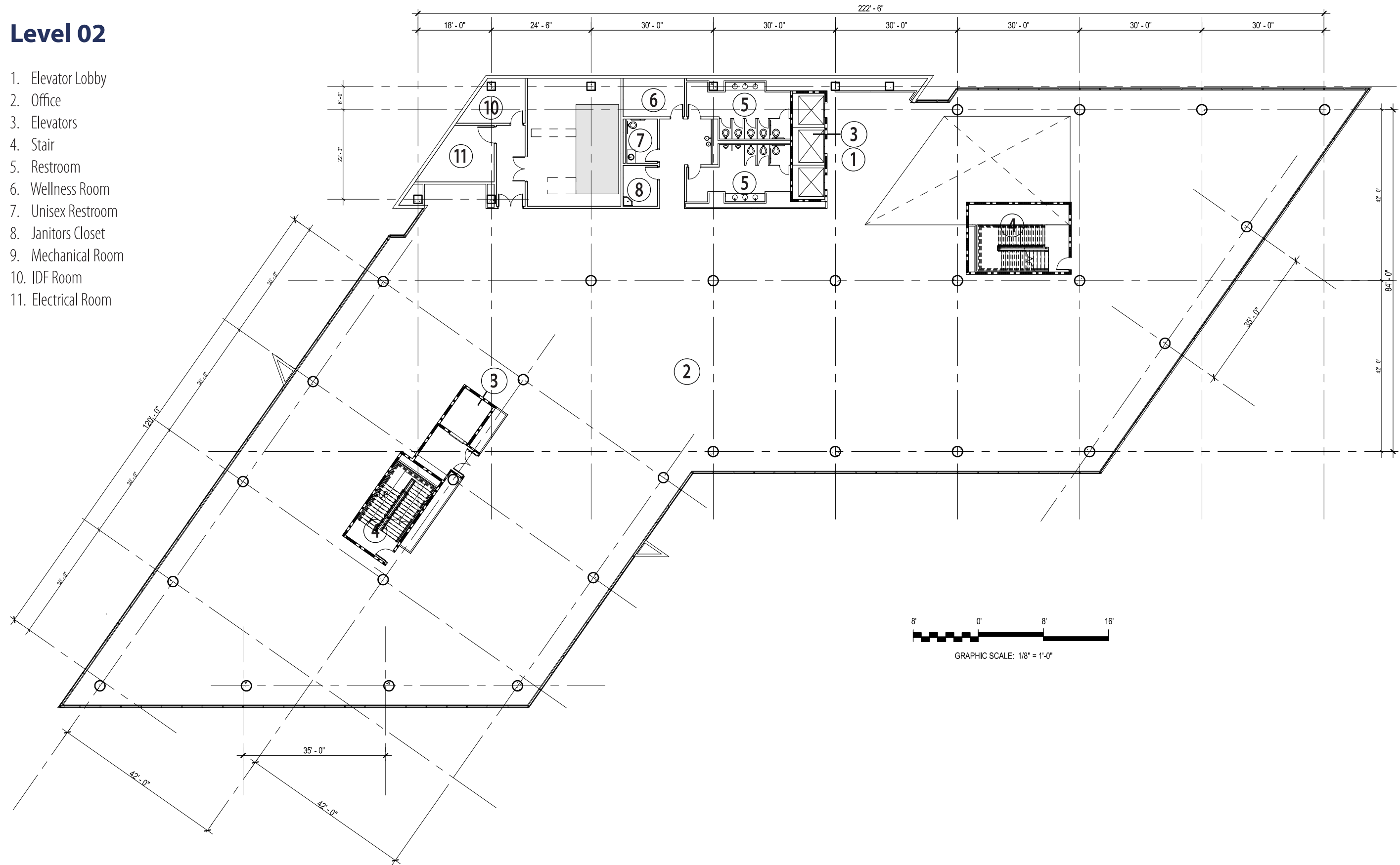
Level 01

- 1. Lobby / Entry
- 2. Office
- 3. Elevators
- 4. Stair
- 5. Restroom
- 6. Wellness Room
- 7. Unisex Restroom
- 8. Janitors Closet
- 9. Mechanical Room
- 10. IDF Room
- 11. Electrical Room
- 12. Conference Space
- 13. Fire Pump Room
- 14. Elevator Control Room
- 15. Fire Control Room
- 16. Shipping & Receiving
- 17. Receiving Office
- 18. Mechanical Pump Room



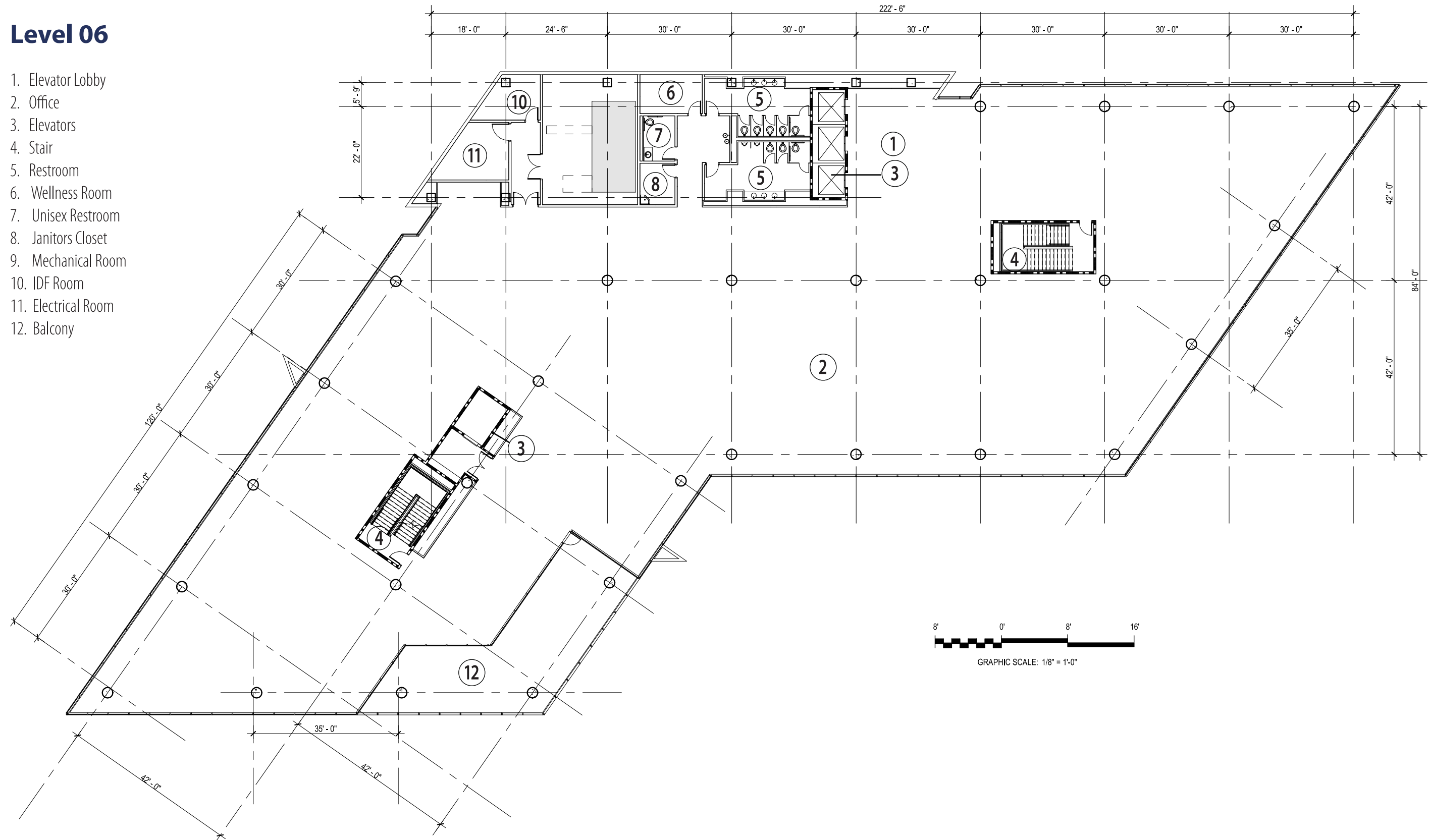
Level 02

- 1. Elevator Lobby
- 2. Office
- 3. Elevators
- 4. Stair
- 5. Restroom
- 6. Wellness Room
- 7. Unisex Restroom
- 8. Janitors Closet
- 9. Mechanical Room
- 10. IDF Room
- 11. Electrical Room



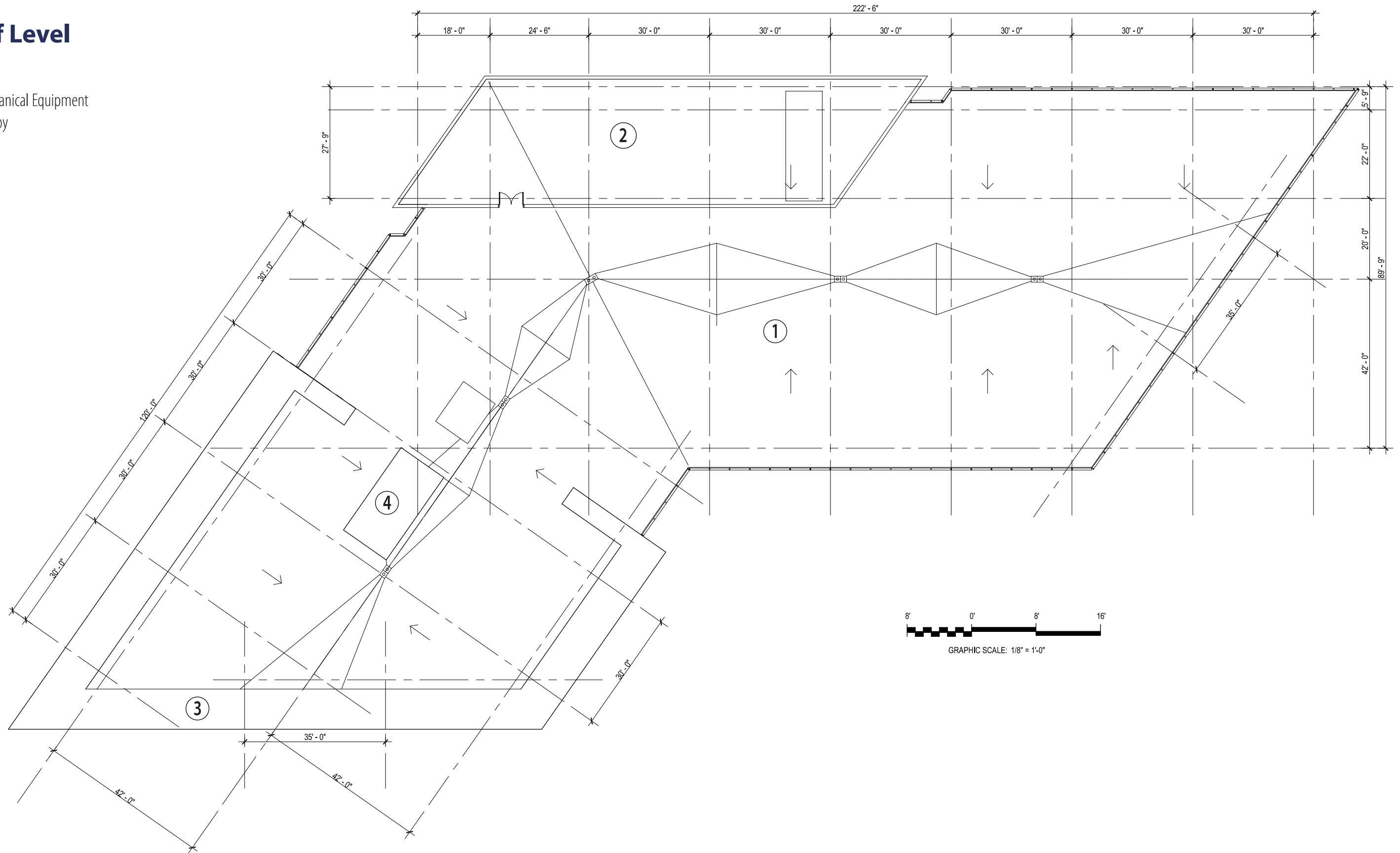
Level 06

- 1. Elevator Lobby
- 2. Office
- 3. Elevators
- 4. Stair
- 5. Restroom
- 6. Wellness Room
- 7. Unisex Restroom
- 8. Janitors Closet
- 9. Mechanical Room
- 10. IDF Room
- 11. Electrical Room
- 12. Balcony

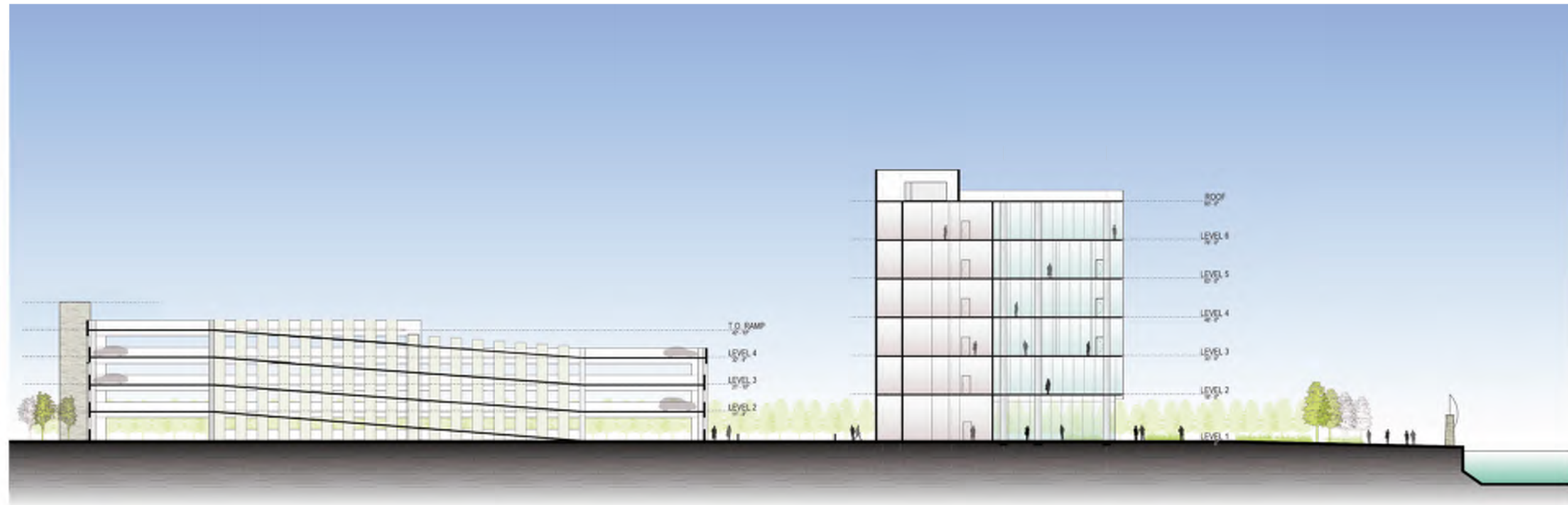


Roof Level

- 1. Roof
- 2. Mechanical Equipment
- 3. Canopy
- 4. Stair



Site Section



Site Elevation Photos

The following images were taken by a drone at eye level on each building level to provide an understanding of the views to the park and highway.

23'-0" AFF (LEVEL 02)



EAST

38'-0" AFF (LEVEL 03)



SOUTH



WEST



53'-0" AFF (LEVEL 04)



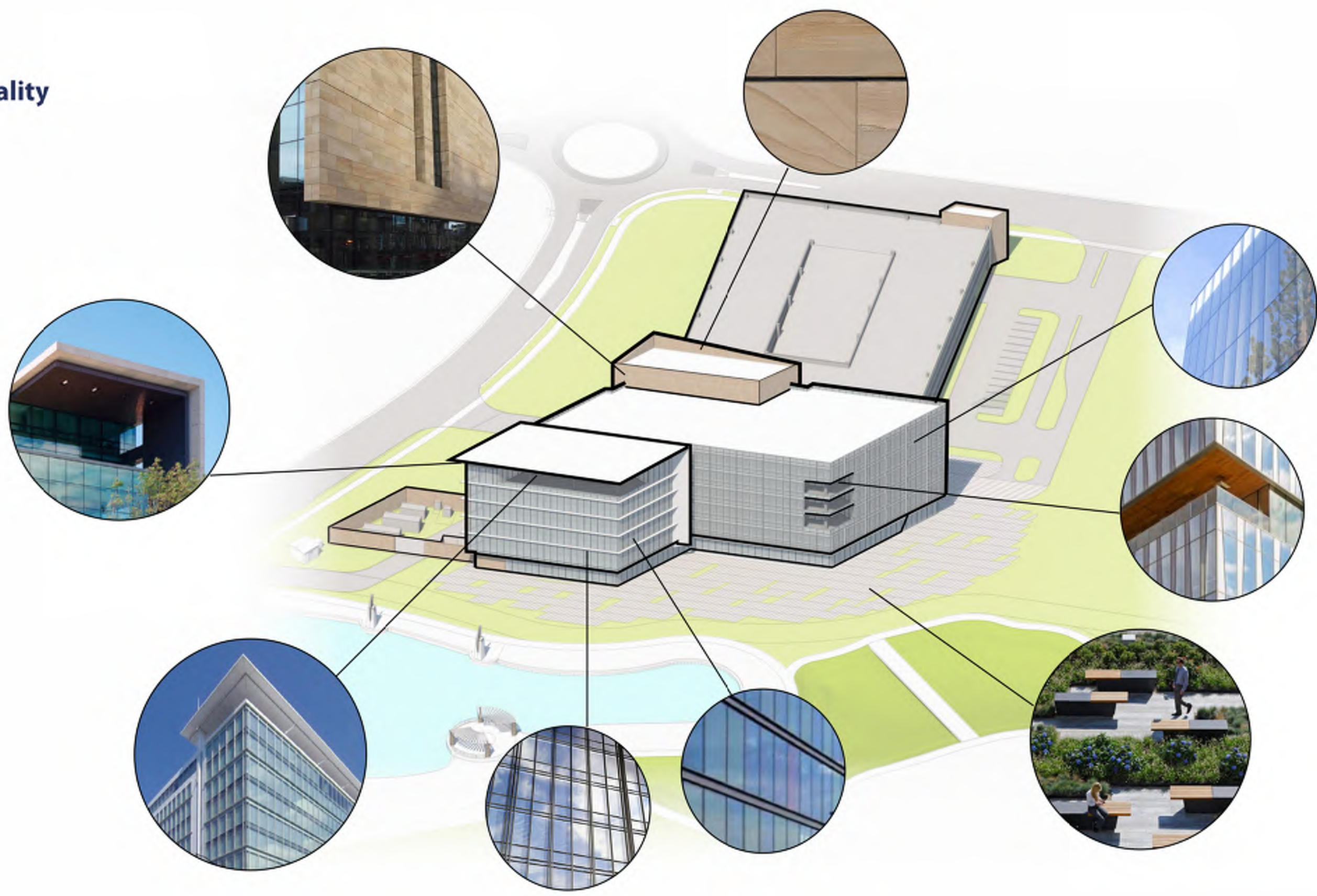
68'-0" AFF (LEVEL 05)



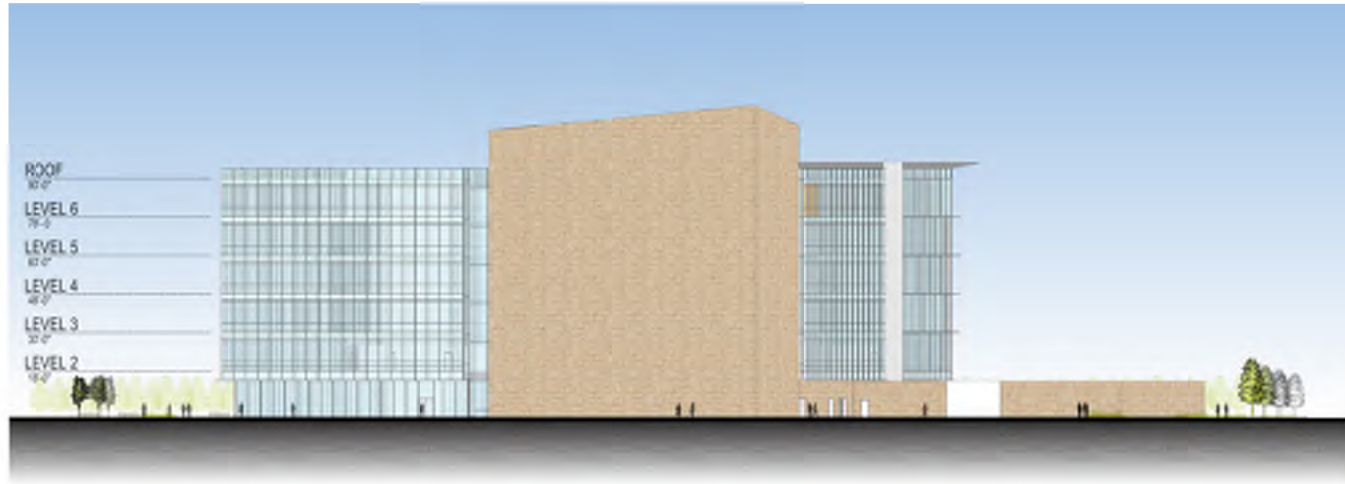
83'-0" AFF (LEVEL 06)



Building Materiality



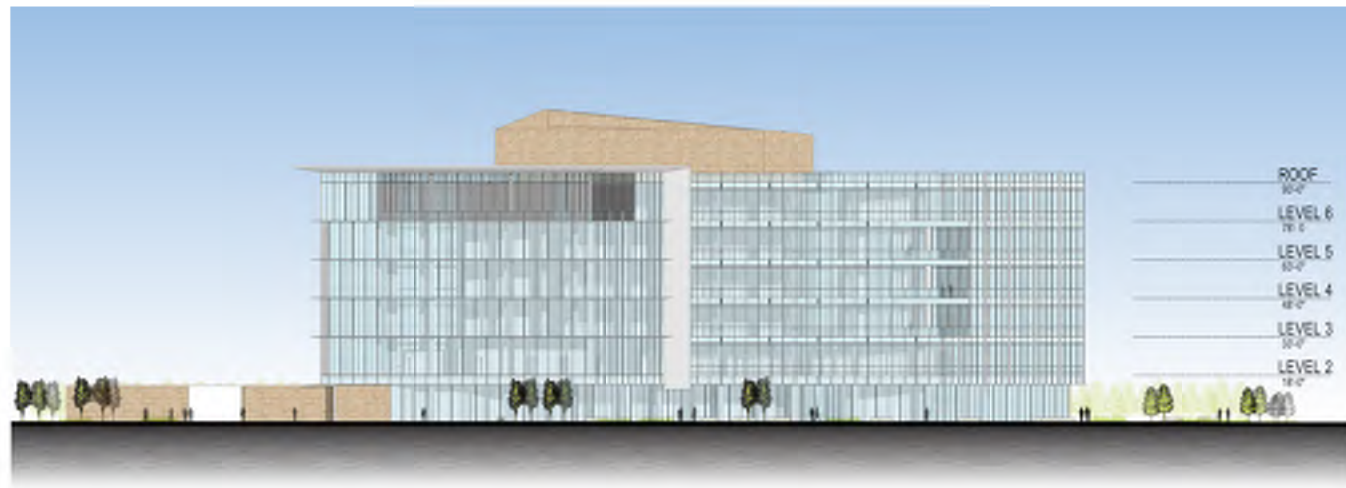
Elevations



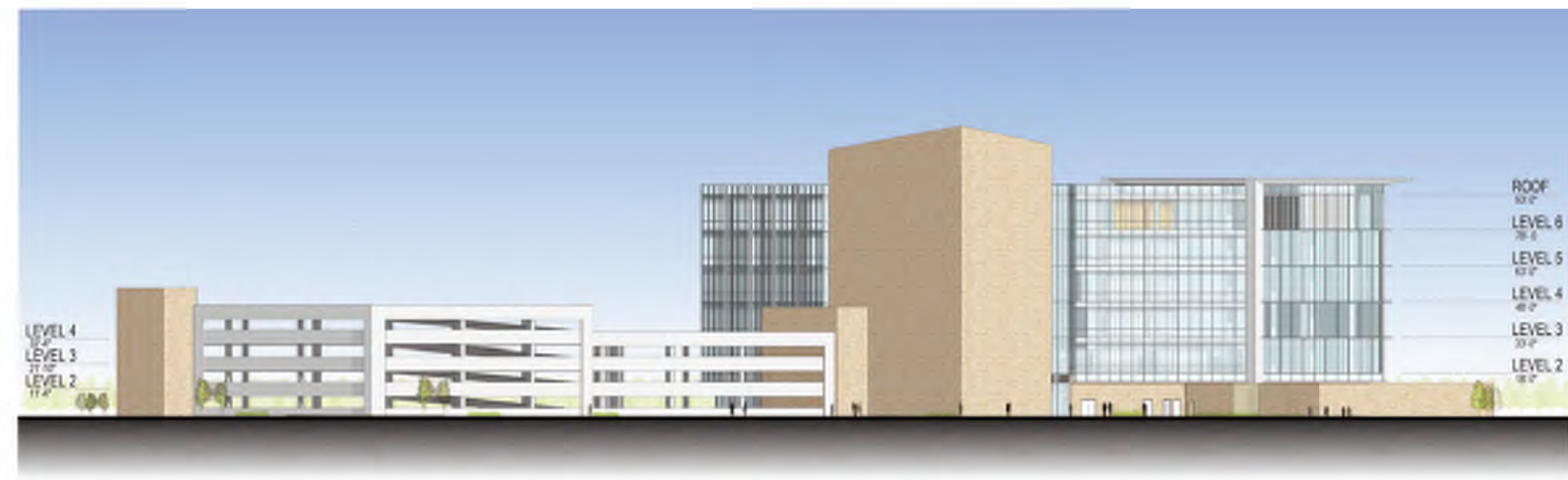
NORTH



EAST



SOUTH



WEST



AERIAL



MAIN ENTRY



WEST ENTRY





VIEW OF NORTHEAST CORNER AND ENTRY

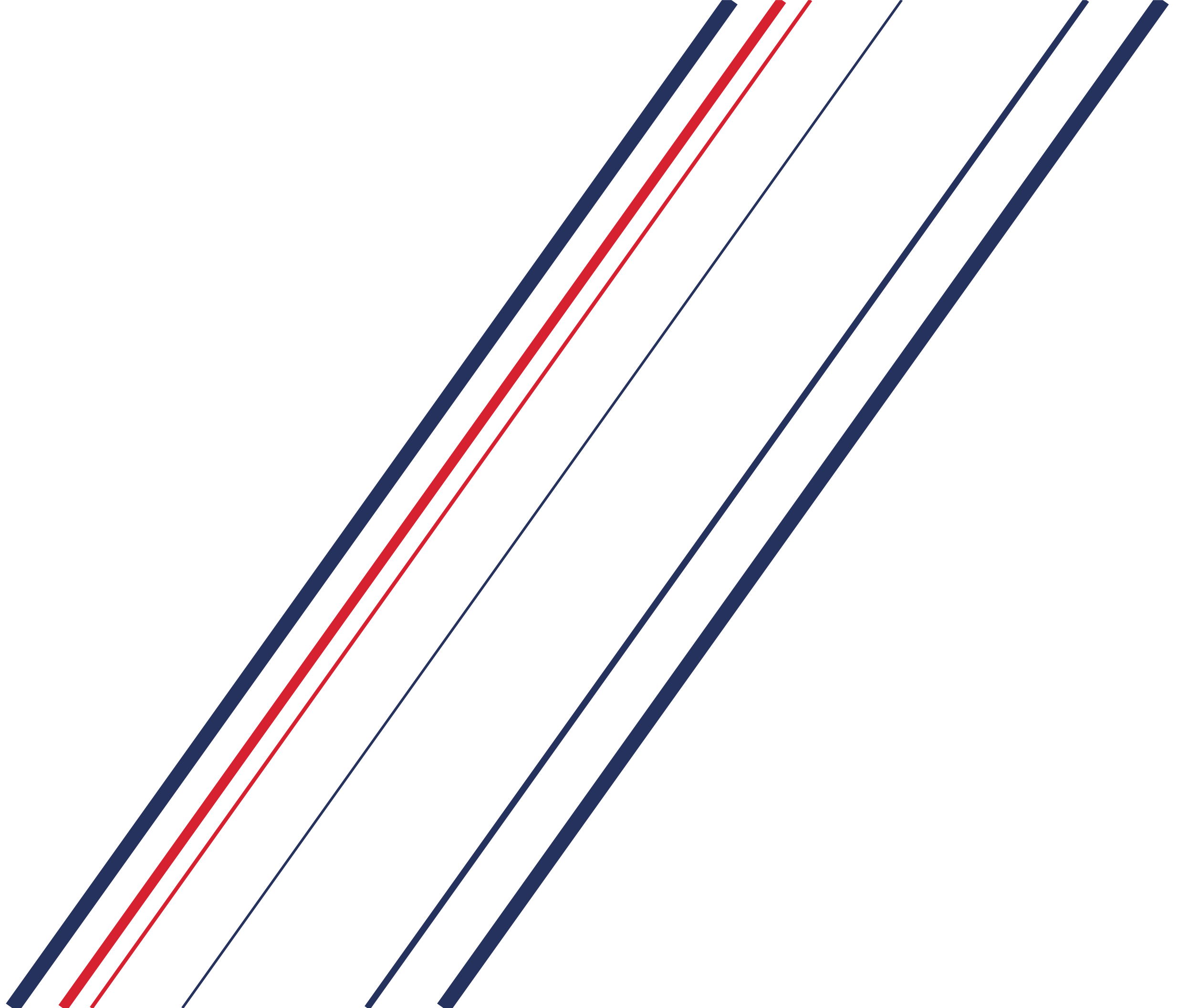


VIEW FROM CROSSROAD TRAIL BRIDGE





VIEW FROM TRAIL



ANN ARBOR

CHICAGO

DALLAS

DETROIT

LOS ANGELES

MADISON

PHOENIX

SAN DIEGO

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