



Design Review Board



DRB25-00083

Culvers



Request

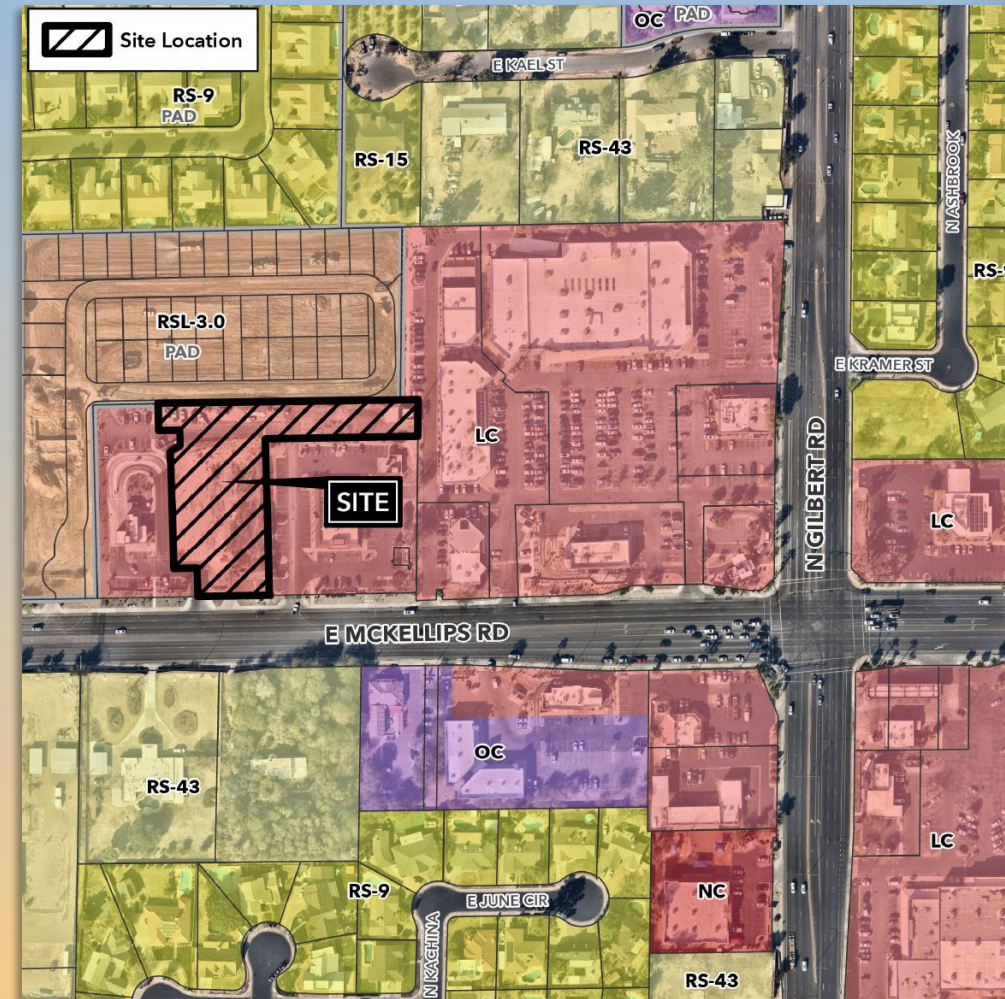
- Design Review
- To allow a Limited-Service Restaurant and Drive Thru Facilities





Location

- North side of McKellips Road
- West of Gilbert Road





Site Photo

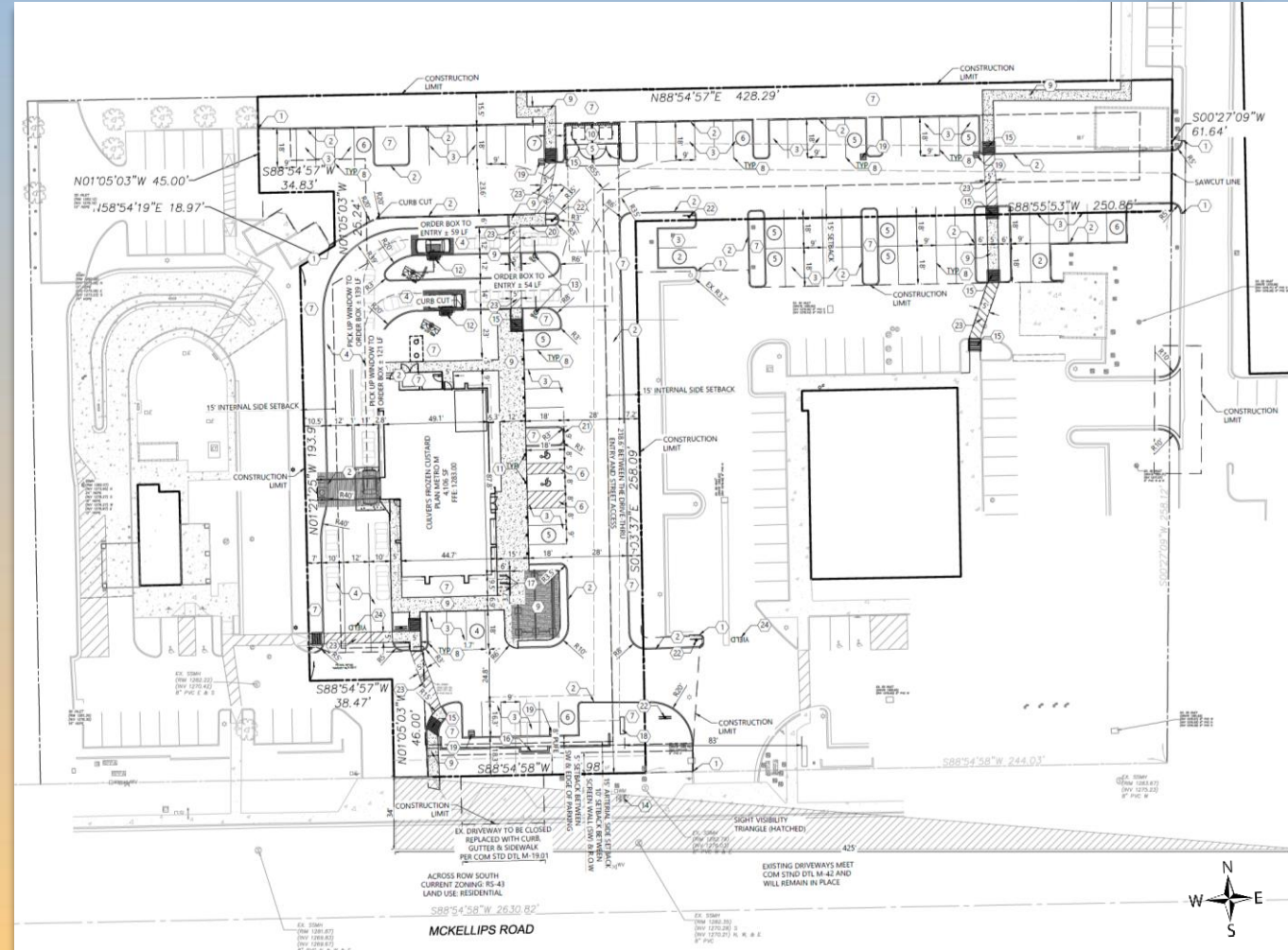


Looking north from McKellips Road



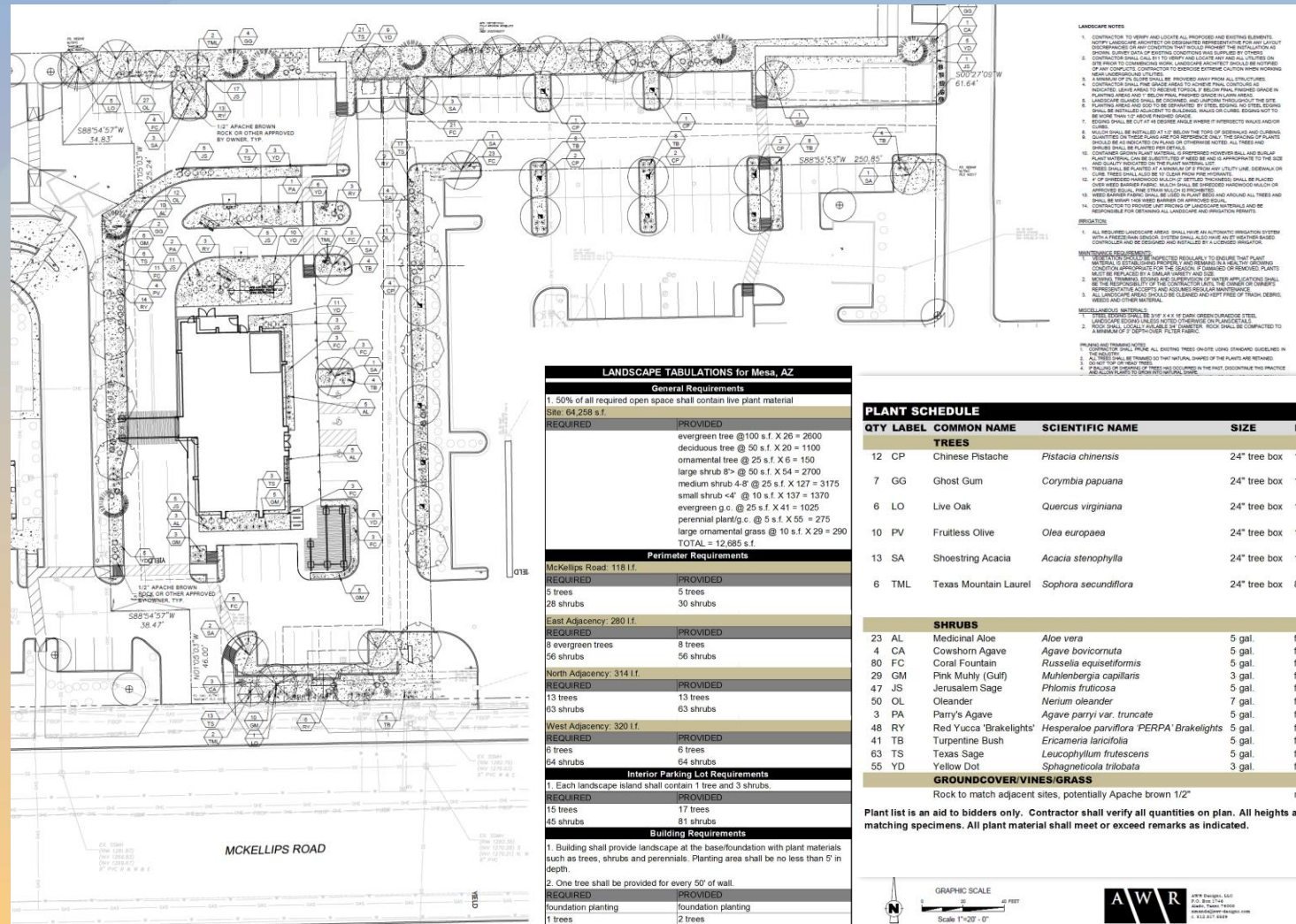
Site Plan

- 4,106 sq. ft. building with drive-thru facilities
- 360 sq. ft. outdoor patio
- 49 provided parking spaces





Landscape Plan



PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE (3.14 x R squared) tree R
TREES							
12	CP	Chinese Pistache	<i>Pistacia chinensis</i>	24" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	11539
7	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	3434.31
6	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	1884.96
10	PV	Fruitless Olive	<i>Olea europaea</i>	24" tree box	10' ht., 3' spread, matching	Evergreen 25' x 25'	4906.25
13	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	4082.41
6	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	301.42
						TOTAL SITE CANOPY IN S.F.	28147.55
						SITE CANOPY PERCENTAGE	41
SHRUBS							
23	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.		
4	CA	Cowhorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.		
80	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.		
29	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.		
47	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.		
50	OL	Oleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.		
3	PA	Parry's Agave	<i>Agave parryi</i> var. <i>truncata</i>	5 gal.	full, 24" sprd, 36" o.c.		
48	RY	Red Yucca 'Brakeights'	<i>Hesperaloe parviflora</i> 'PERPA' Brakeights	5 gal.	full, 24" sprd, 30" o.c.		
1	TR	Turpentine Bush	<i>Eriodaphne jarrovia</i>	5 gal.	full, 24" o.c.		
63	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.		
55	YD	Yellow Dot	<i>Spathoglottis trilobata</i>	3 gal.	full, 24" o.c.		
GROUND COVER/VINES/GRASS							
Rock to match adjacent sites. potentially Apache brown 1/2"					match neighbor		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



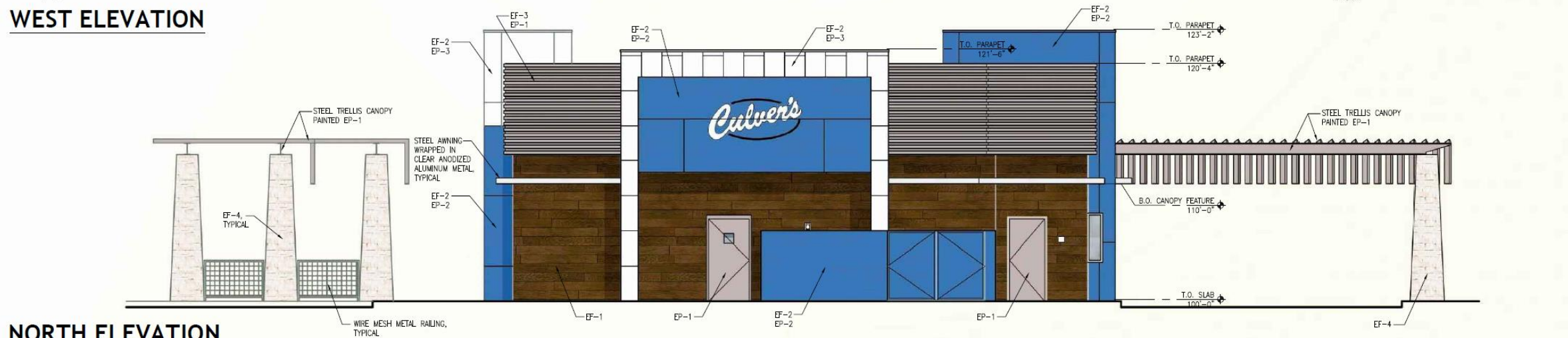
JWR Designs, LLC
P.O. Box 1746
Aliso, Texas 78008
emanda@jwr-designs.com
c. 812.817.5629



Elevations



WEST ELEVATION



NORTH ELEVATION



Elevations



EAST ELEVATION



SOUTH ELEVATION

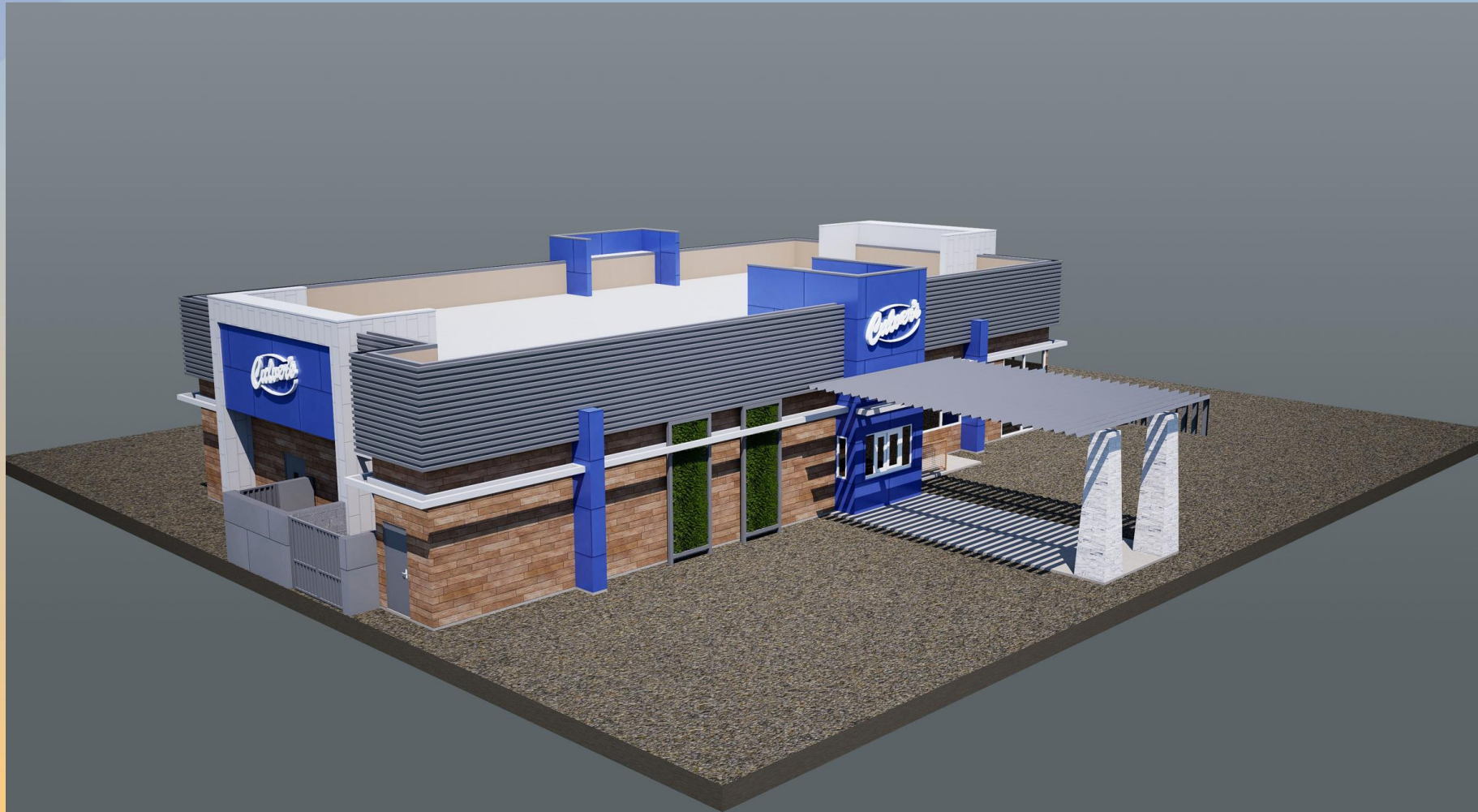


Renderings





Renderings





Renderings





Renderings





Colors and Materials



**NEWTech WOOD
'SPANISH WALNUT'
ALTERNATIVE:
NICHIIHA 'BARK'**



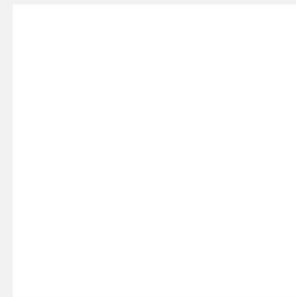
**EXTERIOR SMOOTH
EIFS**



**CORONADO STONE
PLAYA VISTA SERIES
LIMESTONE 'CREAM'**



**CORRUGATED METAL
PANEL**



**EXTERIOR PAINT:
DEW380
WARM WHITE**



**EXTERIOR PAINT:
DE6389
FALLEN ROCK**



**EXTERIOR PAINT:
DE5860
SLUMBER**



Colors and Materials



**STEEL CANOPY TRELLIS
PAINTED 'FALLEN ROCK'**



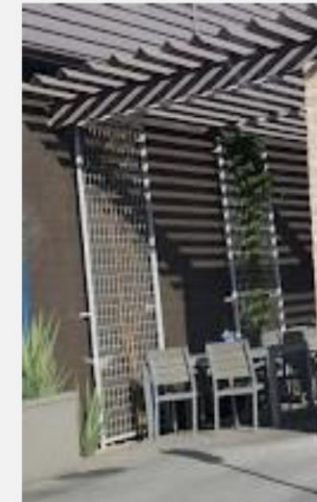
PATIO RAILING & WIRE MESH



**CANOPY FEATURE CLEAR
ANODIZED FINISH**



**EXTERIOR LIGHTING
LINEAR LIGHT FIXTURES**



**STEEL FRAME & WIRE
LATTICE FEATURE**



Alternative Compliance

- ✓ Materials and Colors. Accent colors shall cover no more than 5% of the street-facing façades.



Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Proposed Alternative Compliance

Staff welcomes any feedback



Design Review Board