



CITY OF COLLEGE STATION

Home of Texas A&M University®

DESIGN REVIEW BOARD

October 25, 2013

11:00 AM

City Hall

Administrative Conference Room

1101 Texas Avenue

College Station, Texas



AGENDA DESIGN REVIEW BOARD

Friday, October 25, 2013, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - Lindsay Bertrand (September 13, 2013 meeting)
3. Consideration, possible action, and discussion to approve Meeting Minutes.
 - September 13, 2013
4. Presentation, possible action, and discussion regarding attached signage, building expansion, and parking expansion for Cavender's Boot City located at 2300 Earl Rudder Freeway S. in the Wolf Pen Creek District. **Cases #13-00900148 & 13-00900150 (J.Paz)**
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, October 25, 2013 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2013 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kathy Merrill, Acting City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2013 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time:
_____ by _____.

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
September 13, 2013 - 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Chairman Mike Ashfield, Jason Kinnard, Don Hellriegel, Steven Schloss, Hunter Goodwin, Bill Mather, and Susan McGrail

Board Members Absent: Lindsay Bertrand

Staff Present: Senior Planner Matt Robinson, Staff Planner Jenifer Paz, Staff Planner Morgan Hester, Planning Technician Kelli Schlicher, Staff Assistant Kristen Hejny and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:02 a.m.

AGENDA ITEM NO.2: Consideration, discussion and possible action to approve meeting minutes February 8, 2012 and meeting minutes March 8, 2013

Mr. Schloss motioned to approve the item as submitted; Mr. Kinnard seconded the motion, which passed unopposed (4-0).

Ms. McGrail, Mr. Mather and Mr. Goodwin arrived at the meeting before agenda item no. 3.

AGENDA ITEM NO. 3: Presentation, possible action, and discussion regarding attached signage for Rudy's BBQ located at 504 Harvey Road in the Wolf Pen Creek Design District. Case # 13-00900152 (Jenifer Paz)

Jenifer Paz, Staff Planner presented the item stating that the proposed sign package, which consisted of three attached signs, met the requirements of the sign ordinance related to allowable sign area. Staff recommended approval of all signs with the exception of the ribbon sign (sign B). Staff expressed concern that the ribbon sign, located along the primary entry façade, was not consistent with the Wolf Pen Creek design criteria due to its scale and

proportion. The sign was proposed above the main entry façade spanning a length of 34 feet in length.

There was general discussion about the ribbon sign (sign B) and how it related to other signs in the Wolf Pen Creek Design District along Harvey Road. Mr. Schloss and Ms. McGrail had concerns regarding the appropriateness of sign B in the Wolf Pen Creek District.

Mr. Mather motioned to approved signs A, B and C. Mr. Kinnard seconded the motion, which passed (5-2) with Mr. Schloss and Ms. McGrail in opposition.

Mr. Goodwin left the meeting before agenda item no. 4.

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding an attached sign for Spirit Halloween located at 410 Harvey Road in the Wolf Pen Creek Design District. Case # 13-00900185 (Morgan Hester)

Morgan Hester, Staff Planner presented the staff report proposing an attached sign. The sign will be an attached sign containing orange and black that will be lighted. The applicant doesn't want to apply for a banner permit due to the following reasons.

- The banner permit is only for 36 square feet
- Is only valid for two weeks.
- The applicant does not want to pay the \$200 every two weeks for a banner permit.

The staff's recommendation is for approval with the requirement that the sign is removed by November 10, 2013.

Mr. Mather motioned to approve as recommended by the staff. Mr. Kinnard seconded the motion, which passed unopposed (6-0).

AGENDA ITEM NO. 5: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were presented for future discussion.

AGENDA ITEM NO. 6: Adjourn

The meeting was adjourned 11:34 a.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



DESIGN REVIEW BOARD
for
Cavender's Boot City Building & Parking Addition
13-00900148

REQUEST: Site plan, building elevations and signage for an addition to the existing commercial building

SCALE: 1.922 acres

LOCATION: 2300 Earl Rudder Freeway South, located at the corner of Holleman Drive East and Earl Rudder Freeway South frontage road

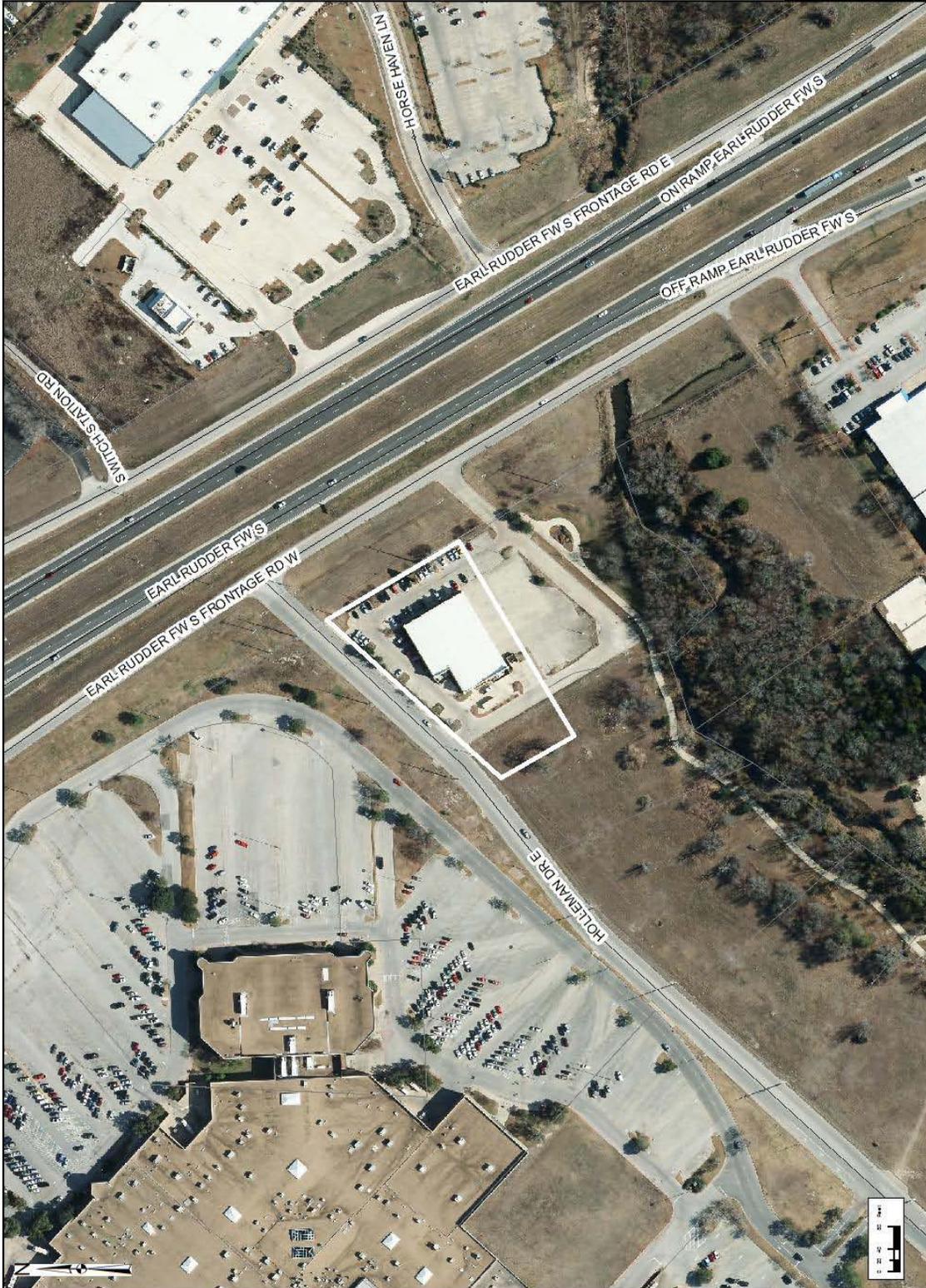
ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANT: Jeff Robertson, McClure & Browne Engineering

PROJECT MANAGER: Jenifer Paz, Staff Planner
jpaz@cstx.gov

PROJECT OVERVIEW: This site plan is for an addition to an existing commercial building. An Amending Plat to adjust property lines was approved by Staff in September 2013.

RECOMMENDATION: Staff recommends approval of the site plan, building elevations and signage.



Case: 13-148
DRB

CAVENDER'S
PARKING LOT & BUILDING ADDITION

DEVELOPMENT REVIEW



ITEM SUMMARY: The applicant is proposing an addition (6,160 square feet) to the existing commercial structure and surface parking located at the intersection of Holleman Drive East and the Earl Rudder Freeway frontage road. This site plan meets the development requirements of the Unified Development Ordinance.

ITEM BACKGROUND: The subject property was initially developed with the approval of the Design Review Board in November 2003.

An Amending Plat was approved by Staff and filed in September 2013. The plat adjusted the southern property line further to the south to acquire more buildable area.

REVIEW CRITERIA:

The Design Review Board shall evaluate the site plan according to the following criteria:

1. **Lighting:** The applicant has not proposing lighting for the parking lot addition. The building will contain backlit metal stars for building accent lighting.
2. **Solid waste:** The applicant is proposing an 8-yard solid waste container screened by eight foot split face CMU walls and a metal gate.
3. **Relationship of buildings to site:** The building will orient towards the Earl Rudder Freeway frontage road. The parking addition is being proposed at the rear of the building.
4. **Relationship of buildings and site to adjoining area:** The sidewalk along Holleman Drive will be extended to the adjacent property, which will then continue when that property is developed. Cross access will be provided for the property to the west and south.
5. **Building design:** The building addition will be of the same materials as the existing building. The stone and EIFS will match the existing used on all facades and split face CMU will be used along the south façade.
6. **Landscaping:** Landscaping is provided in accordance with the Unified Development Ordinance.
7. **Signs:** A freestanding sign existing on the subject lot, along Earl Rudder Freeway frontage road. The existing attached sign, above the main entry façade, will be relocated centered with the new entry. Vinyl graphic signs are being proposed on the faux windows. All signs are in accordance with the requirements of the Unified Development Ordinance.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan, building elevations and signage.

SUPPORTING MATERIALS:

1. Application
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign Details
6. Color and material samples (provided at the meeting)



REVISED APPLICATION

FOR OFFICE USE ONLY	
CASE NO.:	13-148150
DATE SUBMITTED:	9.9.13
TIME:	3.00
STAFF:	PK

DESIGN REVIEW BOARD APPLICATION WOLF PEN CREEK DEVELOPMENT REVIEW

(Check all that apply. Note: All items checked must be presented to the Design Review Board at the same time):

- Site Plan / Building
 Building
 Sign

MINIMUM SUBMITTAL REQUIREMENTS:

- \$350 Design Review Board Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

For Site Plan / Building consideration:

- \$932 Site Plan Application Fee.
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- Fourteen (14) folded copies of site plan.
- One (1) folded copy of the landscape plan.
- One (1) copy of the following for building review (if applicable):
 - Building elevations to scale for all buildings.
 - A list of building materials for all facade and screening.
 - Color samples for all buildings or list colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable).
- The attached Site Plan and Non-Residential Architectural Standards Building Review checklists (if applicable) with all items checked off or a brief explanation as to why they are not check off.

For Building consideration:

- \$250 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- One (1) copy of building elevations to scale for all buildings.
- A list of building materials for all facades and screening.
- Color samples for all buildings or list colors to be used from the approved color palette.
- The attached Non-Residential Architectural Standards Building Review checklist with all items checked off or a brief explanation as to why they are not checked off (if applicable).

For Sign consideration:

- Ten (10) copies of sign details with dimensions.
- Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- Ten (10) copies of color samples.
- Material samples.

NOTE: Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Ten (10) copies of all current design plans and color samples will be required for the Board.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Cavender's Best City Building & Parking Lot Addition

ADDRESS 2300 Earl Rudder Fwy South College Station Tx 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 2A-R, Block 1 Sutton Place Subdivision

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name McClure & Browne Engineering (Jeff Robertson) E-mail jeff@mcclurebrowne.com

Street Address 1008 Woodcreek Dr.

City C.S. State Tx Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Mike Cavender, Real Estate E-mail Mike@cavenders.com

Street Address 7820 South Broadway

City Tyler State Tx Zip Code ~~77877~~ 75703

Phone Number 903-509-9509 Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Steve Warren & George Warren E-mail swarren5@MAC.com oldwageus.net.co

Street Address PO Box 267

City Greenville State Tx Zip Code ~~75~~ 75403-0267

Phone Number 903-413-8631 Fax Number _____

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

- Yes
- No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Proposed use of property Building & Parking Lot

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

Square footage of attached sign 71 (total)

Square footage of freestanding sign _____

For Site Plan consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Site Lighting:

Proposed lighting will match existing.

Solid Waste:

Solid waste enclosure will match the existing/proposed building.

Relationship of building(s) to site:

Building is an expansion of the existing and will match all architectural elements.

Relationship of building(s) and site to adjoining areas:

The new building will match the existing so it will blend well with the adjoining site.

Building footprint design:

Design of footprint matches width of the existing structure & extends to the new property limits.

Miscellaneous structures and street hardware:

Landscaping:

Landscaping is a continuation of the existing landscape on site.

Site Maintenance:

For **Building** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Building Lighting:

Lighting will be a continuation of the existing lighting.

Solid Waste Screening:

See site plan section.

Relationship of building(s) to site:

See site plan section.

Relationship of building(s) and site to adjoining areas:

See site plan section.

Building design:

The building is designed to match all of the architectural elements of the existing building.

Maintenance (as related to Building design):

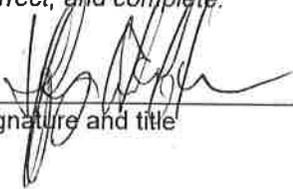
For **Sign** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Signs:

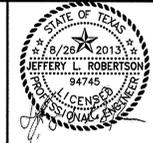
The signs will be attached to the building and will comply with the VDO regulations. The new signs are similar to the existing ones on the building.

Maintenance:

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.


Signature and title

9-9-13
Date



ISSUED FOR BIDDING AND CONSTRUCTION

DATE: June 10, 2013
 DRAWN BY: JLR
 DESIGNED BY: JLR
 CHECKED BY: JLR

REVISIONS

NO.	DATE	DESCRIPTION
1	JLR 9-9-2013	Revised per City Comments

McCLURE & BROWNE
 ENGINEERING/SURVEYING, INC.
 Engineer Reg. No. F-459 - Survey Reg. No. 101033-00
 1008 Woodcreek Dr., Suite 103
 College Station, Tx. 77845 • (979) 693-3838
 1314 10th Street, Suite 210
 Huntsville, Tx. 77320 • (936) 294-9749



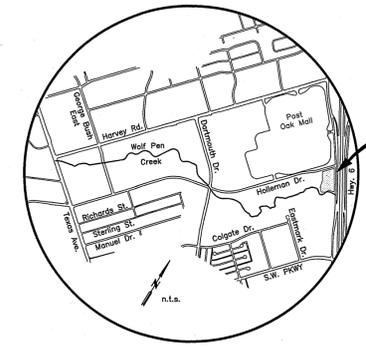
Site Plan
 Cavender's Site Layout

SHEET NO.

C1.1

- SITE PLAN NOTES:**
- Proposed Use: Retail Sales Building and Parking Lot
 - Existing Zoning: WPC
 - Parking Analysis:
 Required: 1 Space/250 SF building
 Total Required = 83 Spaces
 Provided: 111 Spaces
 - The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
 - NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
 - Concrete over 6" in height must be screened or treated to resemble stone, brick, or an alternative approved by the Administrator.
 - All signage must be permitted separately.
 - All roof and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public ROW or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
 - According to FIRM Panel No. 4804100310E dated May 18, 2012, a portion of this site is located in a FEMA regulated floodplain.
 - Irrigation system shall be designed and installed by licensed irrigator prior to C.O.
 - Exterior building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
 - All fire lane striping and signs shall comply with current City of College Station requirements.
 - All mechanical equipment shall be screened from view.
 - For purposes of signage and Non-Residential Architectural Standards Lots 1A-R, 2A-4 & 5-R of the Sutton Place Subdivision will be one building plot.

- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 Contact Dig Toss @ 1-800-344-8377
 Contact 811
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the owner for any substitution.
 - Existing contour elevations are based on an actual field survey of the project.
 - It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.
 - All soil exposed by construction shall receive Cellulose Fiber Mulch Seeding within 14 days of final grading.
 - Legend:
 P.U.E. - Public Utility Easement
 A.E. - Access Easement
 H.O.A. - Homeowner's Association
 L.S.U.E. - Landscape Easement
 - All parking space pavement markings shall be white in accordance with the latest edition of the Texas MUTCD.



VICINITY MAP

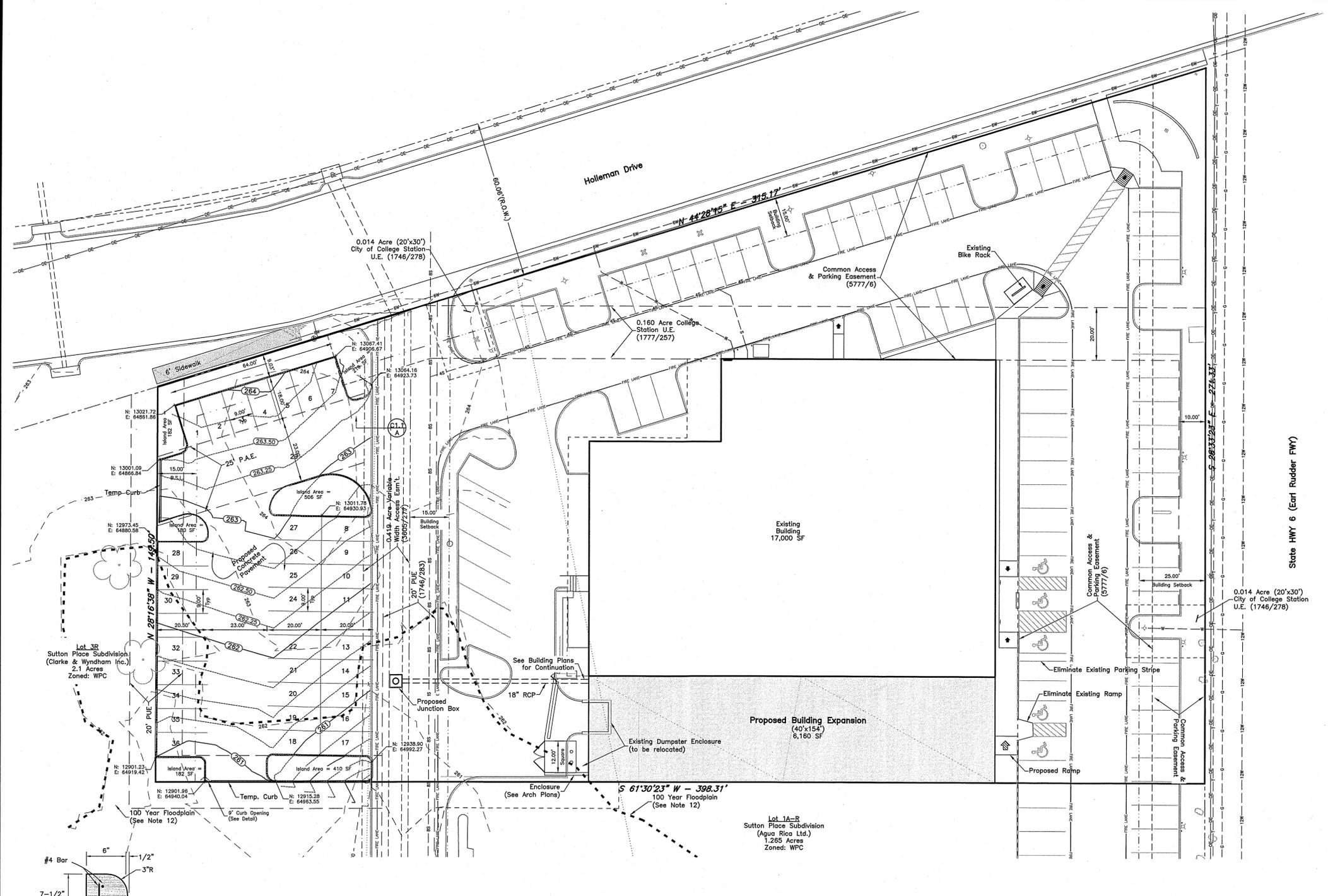
Address: 2300 Earl Rudder Fwy.
 College Station, Tx 77840

SITE PLAN

Cavender's Boot City Building and Parking Lot Expansion
 Lot 2A-R, Block 1
 Sutton Place Subdivision
 Morgan Rector League, A-46
 1.922 ACRES
 College Station, Brazos County, Texas
 SUBMITTED: July, 2013
 SCALE: 1" = 20'

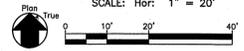
Applicant/Owner:
 Mike Cavender, Real Estate
 7820 South Broadway
 Tyler, Tx 75703
 (903) 509-9509

Prepared By:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838



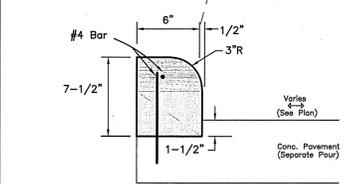
Site Plan

SCALE: Hor: 1" = 20'

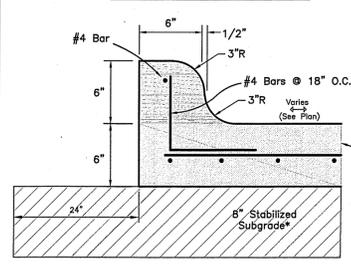


Legend

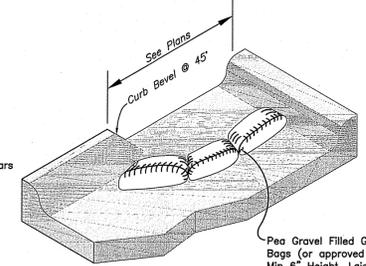
—	SS	Storm Drain System
—	SS	Sewer Line w/ size
—	8W	Water Line w/ size
—	8W	Ex. Sewer Line w/ size
—	8W	Ex. Water Line w/ size
—	8W	Ex. Storm Drain
---		Property Line
---		100 Year Floodplain
○	288	Existing Contour Line (2' Interval)
○		Sewer Manhole
⊕		Fire Hydrant
⊕		Storm Drain Inlet



TEMPORARY CURB



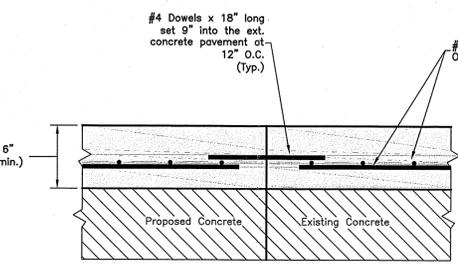
TYPICAL 6" RAISED CURB & PAVEMENT DETAIL



TYPICAL CURB OPENING DETAIL



FIRE LANE SIGN



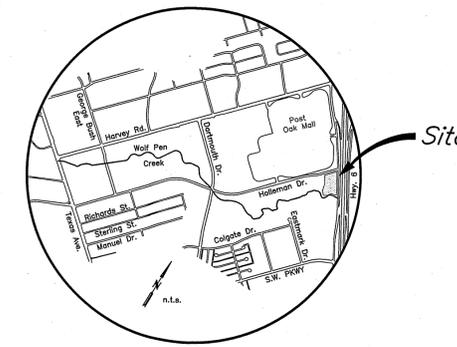
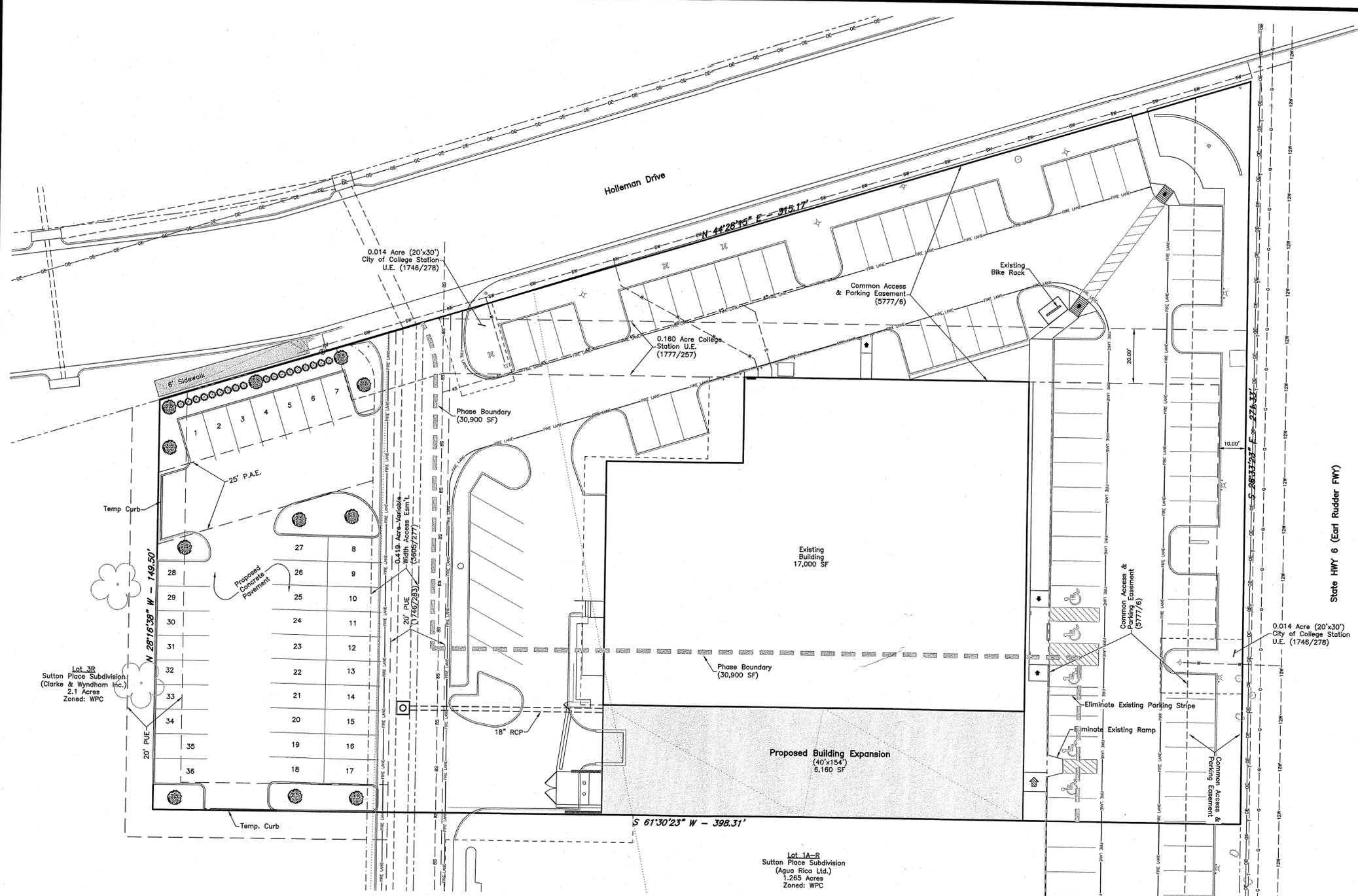
NOTES:
 1. Concrete shall be 4,000 p.s.i. concrete.

C1.1 Connection to existing Pavement
 SCALE: N.T.S.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

*A lime series analysis must be performed on subgrade to determine exact amount of lime to be mixed into soil.



LANDSCAPE NOTES

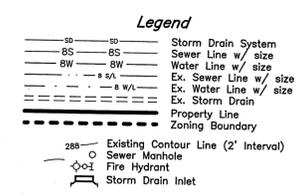
1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
2. ALL IRRIGATION SYSTEMS MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER/REAKER OR A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE OR A DR-CHECK BACK FLOW DEVICE. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE #234.
3. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE FOR GENERAL LAYOUT PURPOSES AND SHOULD NOT BE CONSIDERED ABSOLUTE.
4. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
5. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

LANDSCAPE REQUIREMENTS

QTY.	POINT VALUE	COMMON NAME	BOTANICAL NAME	SIZE	POINTS
4	150	Live Oak (Tree)	Quercus Virginia	2.5"	600
7	300	Live Oak (Tree)	Quercus Virginia	3.5"	2,100
18	10	Indian Hawthorn	Rhamnus Indica	5 gal.	180
TOTAL PROPOSED LANDSCAPING					2,880

STREETScape: 8072 = 2.5 Canopy Trees
8050 x 300 Pts. = 480 Pts.

POINTS PER PROJECT AREA:
30.001 SF = 30.9
30.013 SF = 30.7
TOTAL POINTS REQ'D = 927 + 480 = 1,407
POINTS DOUBLED PER SECTION 7.10D = 2,814



NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

Address: 2300 Earl Rudder Fwy.
College Station, Tx 77840

Landscape Plan

Cavender's Boot City Building and Parking Lot Expansion

Lot 2A-R, Block 1
Sutton Place Subdivision
Morgan Rector League, A-46
1.922 ACRES
College Station, Brazos County, Texas
SUBMITTED: July, 2013
SCALE: 1" = 20'

Applicant/Owner:
Mike Cavender, Real Estate
7820 South Broadway
Tyler, Tx 75703
(903) 509-9509

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

REVISIONS

DATE: June 10, 2013	JLR
DRAWN BY: JLR	JLR
DESIGNED BY: JLR	JLR
CHECKED BY: JLR	JLR

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. 7-465 Survey Reg. No. 101035-00
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 - (979) 693-3838
1314 10th Street, Suite 210
Huntsville, Tx. 77320 - (936) 294-9748

MB

Landscape Plan

Cavender's Site Layout

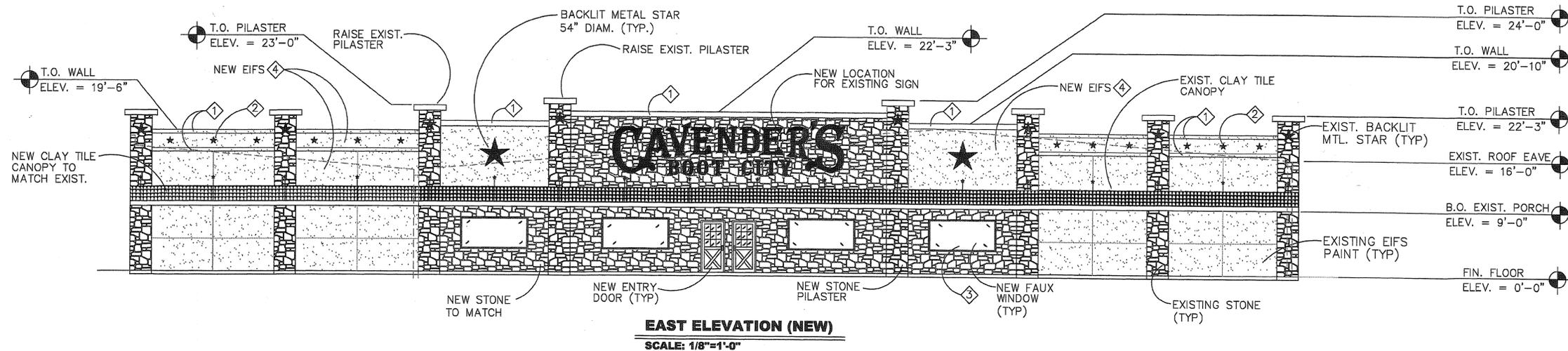
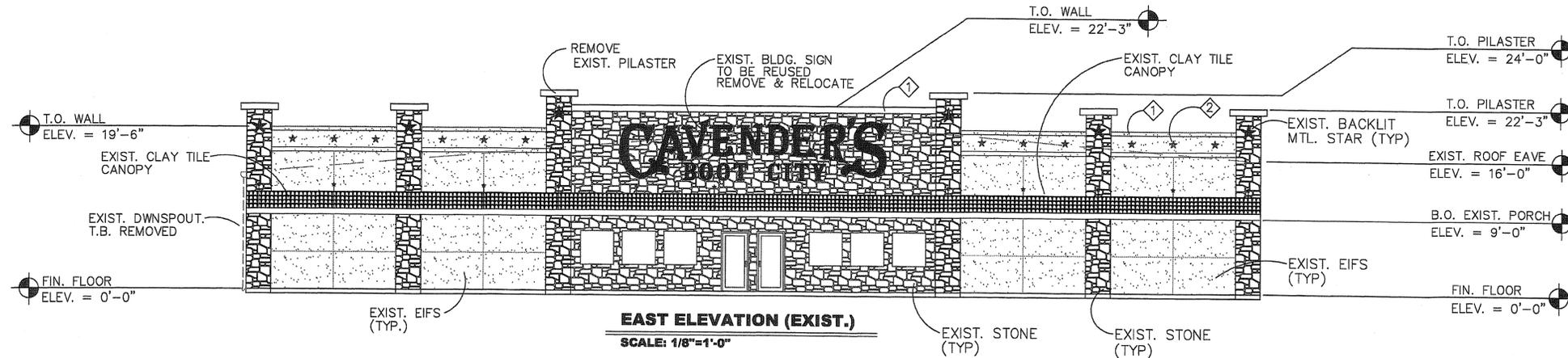
SHEET NO.

G5.1

10000261-001-C5.1.dwg

**LEGAL DESCRIPTION: LOT 2-R AND LOT 1-R BLOCK 1
SUTTON PLACE SUBDIVISION
WOLF PEN CREEK DESIGN ZONING DISTRICT**

DATE: 07/02/2013
SCALE: AS SHOWN
DRAWN BY: SW



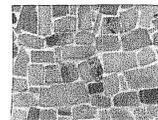
COLOR CHART



CLAY TILE



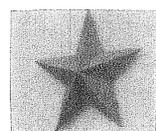
EIFS BAND & STAR



STONE



EIFS



METAL STAR



FAUX WINDOW

MATERIAL CHART

	SQ. FT.	PERCENT
FRONT (EAST) ELEVATION		
EIFS	1,393 SF	41%
STONE	1,336 SF	40%
CLAY TILE ROOF	315 SF	9%
DOORS/WINDOWS OPENINGS	204 SF	6%
WOOD	102 SF	3%
METAL STARS	17 SF	1%
TOTAL	3,367 SF	100%

NOTE: STONE TO BE REAL STONE OR REAL STONE CUT TO VENEER THICKNESS WHERE APPLICABLE. COLORS TO BE AUTUMN BLEND 4/8 FROM KIRBY STONE CO. CONTACT: WILLIAM KELLY (512) 752-3584

GENERAL NOTES:

- ALL EIFS BANDS PROFILES TO MATCH EXISTING - FIELD VERIFY
- EIFS FINISH (TEXTURE) TO MATCH EXISTING - FIELD VERIFY
- PAINT EXTERIOR SPLITFACE BLOCK USING THE FOLLOWING: PREPRITE BLOCK FILLER, B25W25, APPLY PER MANUFACTURER INSTRUCTIONS 2 COATS OF SHERLASTIC ELASTOMER/ACRYL, FLAT. FORMULA - BAC COLORANT 02 32 64 128
 B1 BLACK 2 56 - -
 N1 RAW UMBER 10 47 1 -
 R2 MAROON - 26 - 1
 Y3 DEEP GOLD 12 58 1 -
 5 GAL.-A05W00153, DEEP 640515375
 APPLY PER MANUFACTURER INSTRUCTIONS
- NEW STONE "AUTUMN BLEND" 4/8 REQ'D FOR ADDITION TO BE INSTALLED USING PATTERNS THAT MATCH EXIST. TO ASSURE PROPER BLENDING IS ACHIEVED.
- SOUTH ELEVATION AT ZERO LOT LINE. PROPOSED FUTURE DEVELOPMENT AT LOT TO SOUTH WILL LOCATE NEW BUILDING RIGHT NEXT TO 40' X 154' CAVENDER'S ADDITION.
- ALL SIGNS TO BE PERMITTED SEPARATELY WITH DESIGN REVIEW BOARD.

KEY NOTES:

- ◆ EIFS BAND COLOR SW6104 'KAFFEE'
- ◆ EIFS STAR COLOR SW6104 'KAFFEE'
- ◆ BRONZE SPANDREL GLASS WITH VINYL DECAL GOLD LEAF/BLACK GRAPHICS BY SIGN COMPANY (TYP.)
- ◆ EIFS FIELD COLOR TEFS MATCH/EQUAL TO DRYVIT 461 'TOAST'

ENGINEER:

GEORGE F. WARREN JR.
P.O. BOX 267
GREENVILLE, TEXAS 75403-0267
(903) 413-8637

APPLICANT/OWNER:

MIKE CAVENDER
7820 SOUTH BROADWAY
TYLER, TEXAS 75703
(903) 509-9509

SUBMITTED: JULY 2013
CITY COMMENTS ISSUED: 08/13/13
RESUBMITTAL: 09/13/13
CITY COMMENTS ISSUED: 09/17/13
RESUBMITTAL: 10/18/13
NRA REVIEW CASE FILE NO.: 13-00900150

PROJECT: CAVENDER'S BOOT CITY ADDITION

LOCATION: 2300 EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77840

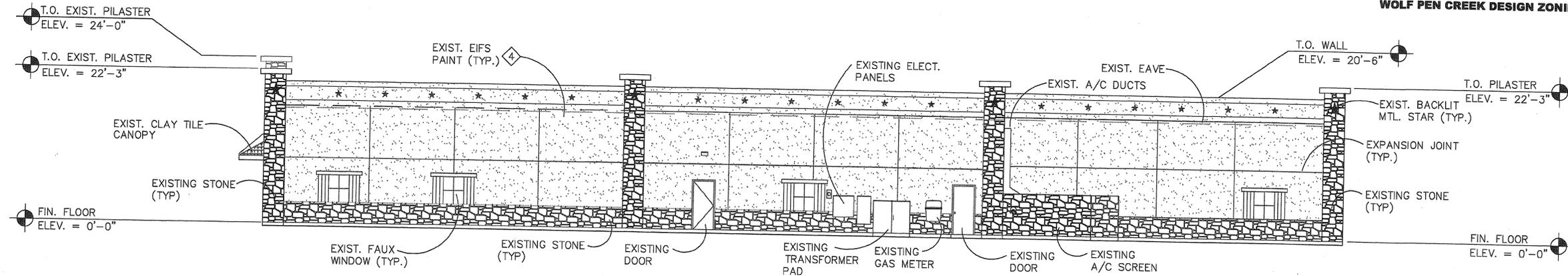
CAVENDER REAL ESTATE, LTD.
7820 SOUTH BROADWAY
TYLER, TEXAS 75703

APPROVED BY:
DWG. NO: 13-150
CBC-2013 10/18/13
SHEET NO: 11:45
A01

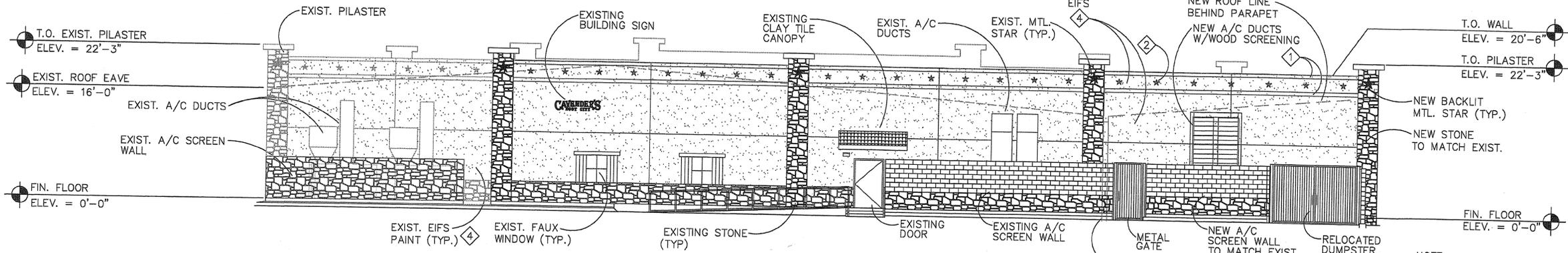
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**LEGAL DESCRIPTION: LOT 2-R AND LOT 1-R BLOCK 1
SUTTON PLACE SUBDIVISION
WOLF PEN CREEK DESIGN ZONING DISTRICT**

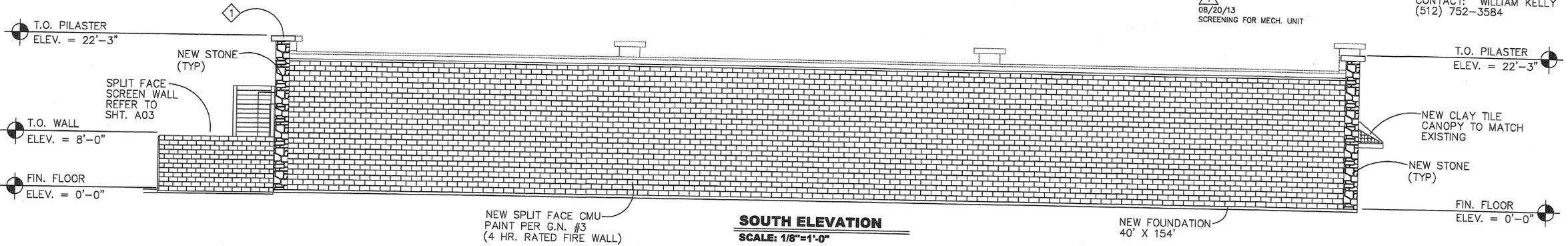
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DRAWN BY: SW



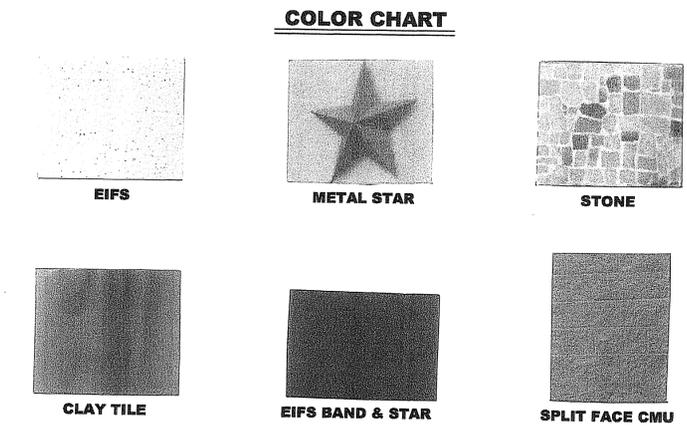
NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



MATERIAL CHART		
	SQ. FT.	PERCENT
RIGHT (NORTH) ELEVATION		
EIFS	NA	NA
STONE	NA	NA
CLAY TILE ROOF	NA	NA
WOOD	NA	NA
NOTE: ALL EXIST. FINISHES TO REMAIN		
LEFT (SOUTH) ELEVATION		
CMU	2,923 SF	97%
STONE	86 SF	3%
EIFS	6 SF	< 1%
CLAY TILE ROOF	4 SF	< 1%
WOOD	1 SF	< 1%
TOTAL 3,020 SF 100%		
REAR (WEST) ELEVATION		
EIFS	2,360 SF	70%
STONE	752 SF	23%
WOOD	99 SF	3%
OTHER	46 SF	1%
DOORS/WINDOWS OPENINGS	60 SF	1%
CLAY TILE ROOF	27 SF	< 1%
METAL STARS	5 SF	< 1%
NOTE: REFER TO A03 FOR SCREEN WALLS		
TOTAL 3,349 SF 100%		

GENERAL NOTES:

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- EIFS FINISH (TEXTURE) TO MATCH EXISTING - FIELD VERIFY
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KEY NOTES:

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- 2 EIFS STAR COLOR SW6104 'KAFFEE'
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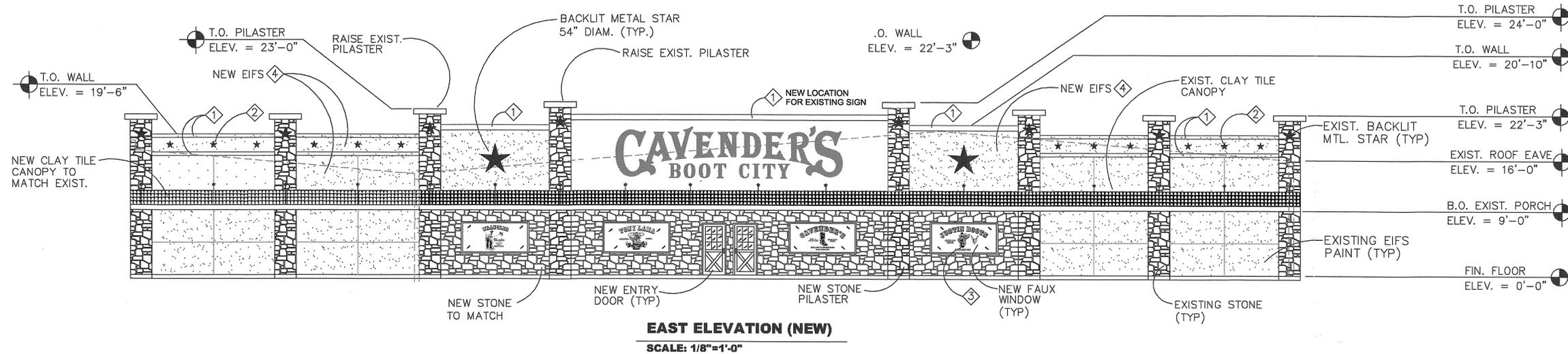
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7820 SOUTH BROADWAY
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APPROVED BY:
DWG. NO: CBC-2013
SHEET NO: A02



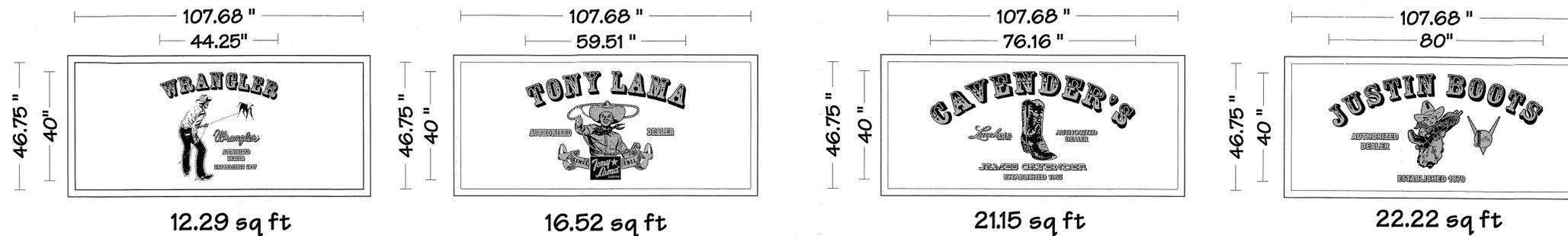
31'-6"
6'-6"
CAVENDER'S
BOOT CITY

204.75 sq ft

EAST ELEVATION (NEW)

SCALE: 1/4"=1'-0"

EXISTING SIGN



EAST ELEVATION (NEW)

SCALE: 1/4"=1'-0"

Graphics shown are schematic in scope. Final artwork subject to approval by Owner.

12999 Murphy Rd. Bldg. E-1
Stafford, TX 77477

(281)499-9721



SCALE:

DATE: 8/30/13

APPROVED BY:

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