

MATERIAL COMPOSITION

OVERALL:
 *MASONRY - 2044 S.F./75%
 *STUCCO - 302 S.F./11%
 *FIBER CEMENT SIDING - 380 S.F./14%

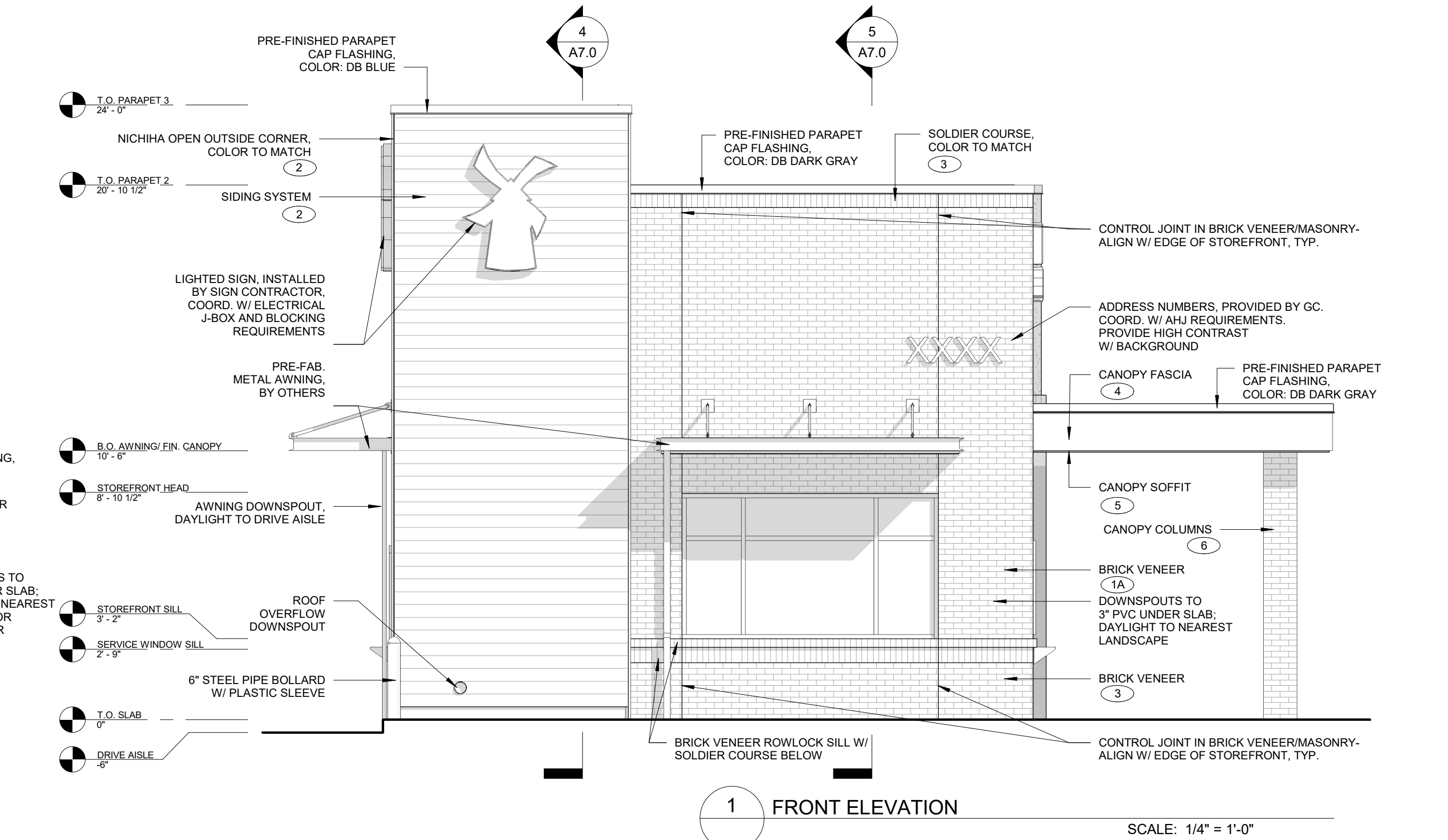
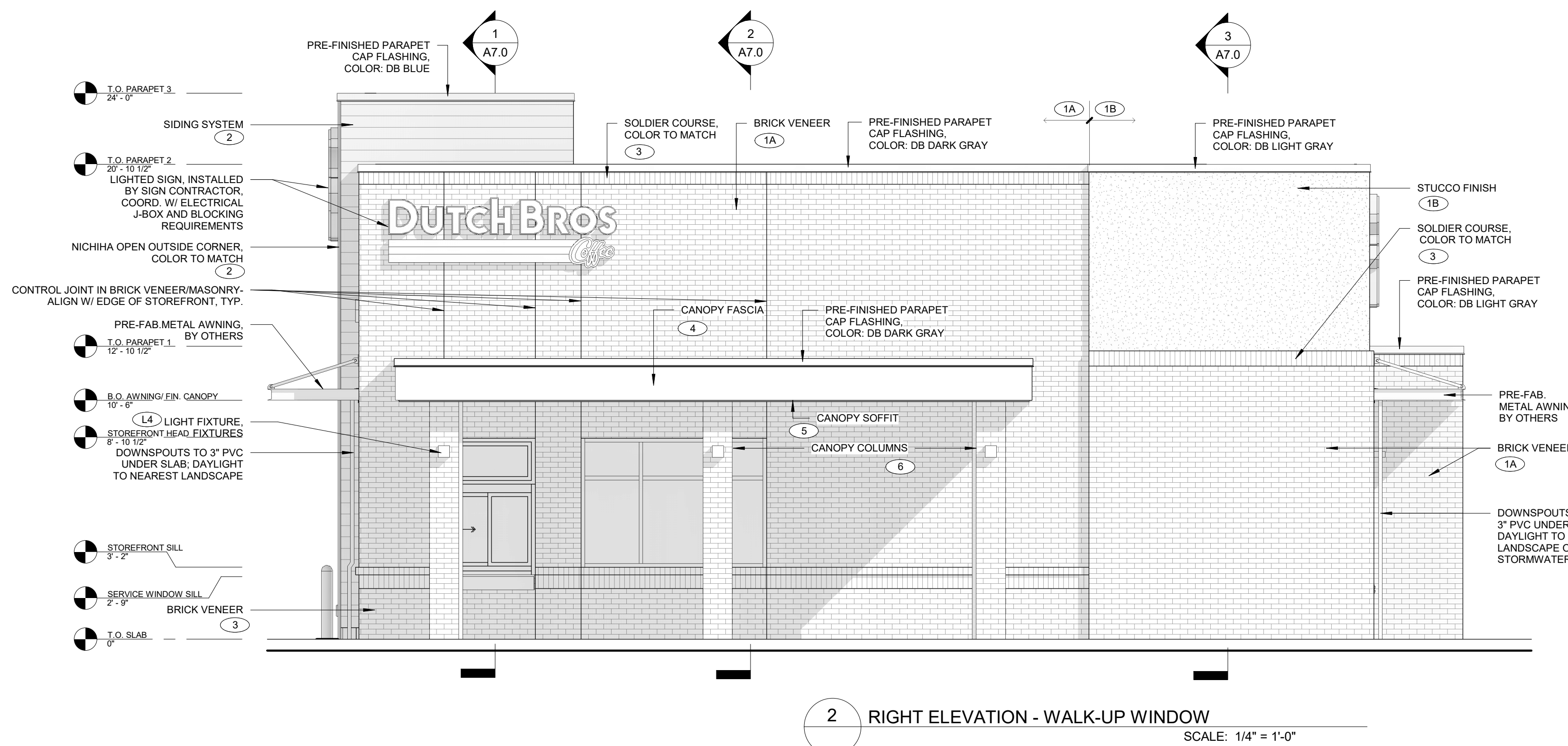
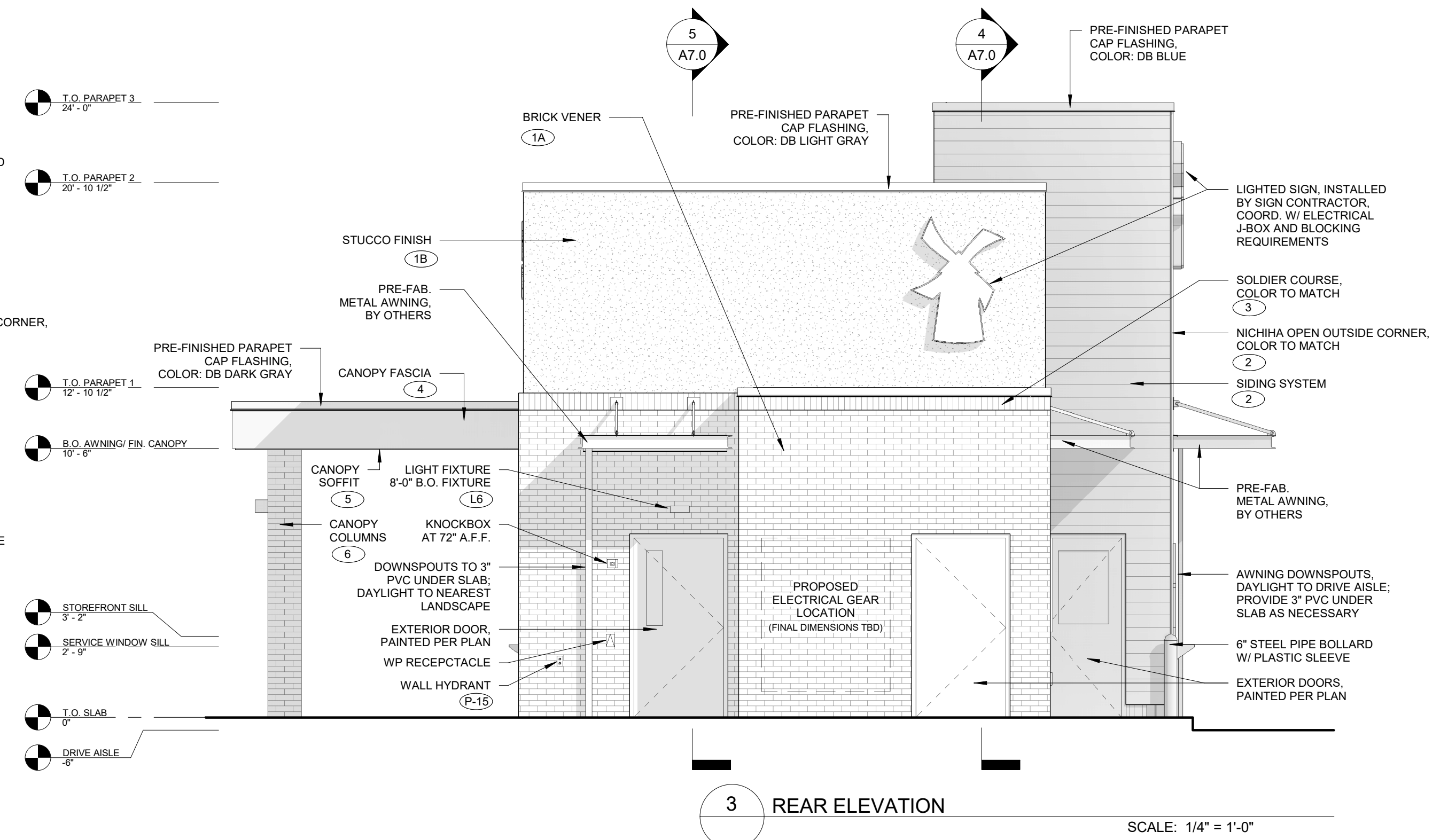
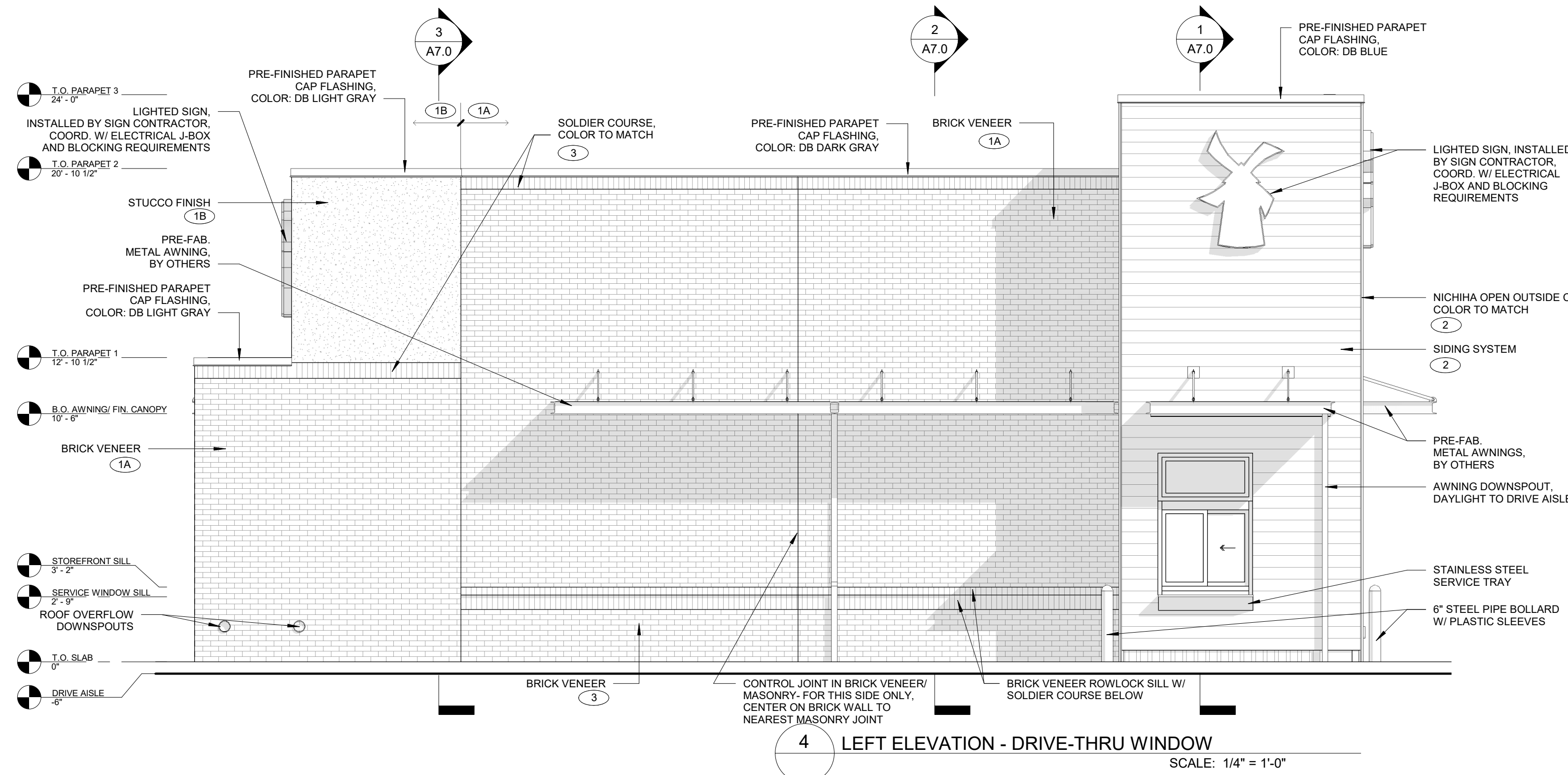
MATERIAL COMPOSITION

MASONRY - BRICK VENEER
 FIBER CEMENT SIDING - NICHHA
 GLAZING FRAMING/GLASS - KAWNEER/VITRO

TOTAL MASONRY = 75%

SIDING SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	BRICK VENEER	-	FACE BRICK - FULL VENEER MODULAR-2 1/4"x3 5/8"x7 5/8"	COLOR: DARK BLEND
1B	STUCCO FINISH SYSTEM	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: REVIEW FINAL COLOR SELECTION W/ DB
ZONE 1 (TOWER)				
2	SIDING SYSTEM	NICHHA	ILLUMINATION, AWP 1818 W/ FACTORY OUTSIDE CORNERS	COLOR: REVIEW FINAL COLOR SELECTION W/ DB
ZONE 1 (BASE)				
3	BRICK VENEER	BUILDING PRODUCTS	FACE BRICK - FULL VENEER MODULAR-2 1/4"x3 5/8"x7 5/8"	COLOR: LIGHT BLEND
ZONE 1 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	BUILDING PRODUCTS	FACE BRICK - FULL VENEER MODULAR-2 1/4"x3 5/8"x7 5/8"	COLOR: LIGHT BLEND

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



The Nunnally Studio
 Architecture | Interiors | Planning
 325 N. St. Paul Street, Suite 3100
 Dallas, Texas 75201
 tel. 214-450-9003
 fax. 866.387.7903

FOR PRELIMINARY REVIEW

REGISTRANT
 ERIC L. NUNNALLY SR., AIA, NCARB, CSI
 TEXAS REGISTRATION NUMBER: 24874

Project No: TX0505
 Dutch Bros Coffee - New Freestanding Store
 Keller Marketplace
 1241 Keller Parkway
 Keller, Texas 76248
 for: Dutch Bros Coffee
 110 SW 4th St.
 Grants Pass, OR 97126

Revisions:

No.	Description	Date

Drawn By: _____ AC.
 Checked By: _____ ELN
 Date: 08/27/2021
 Project #: 2021.TX0505

Sheet Name/No.
BUILDING ELEVATIONS

A6.0

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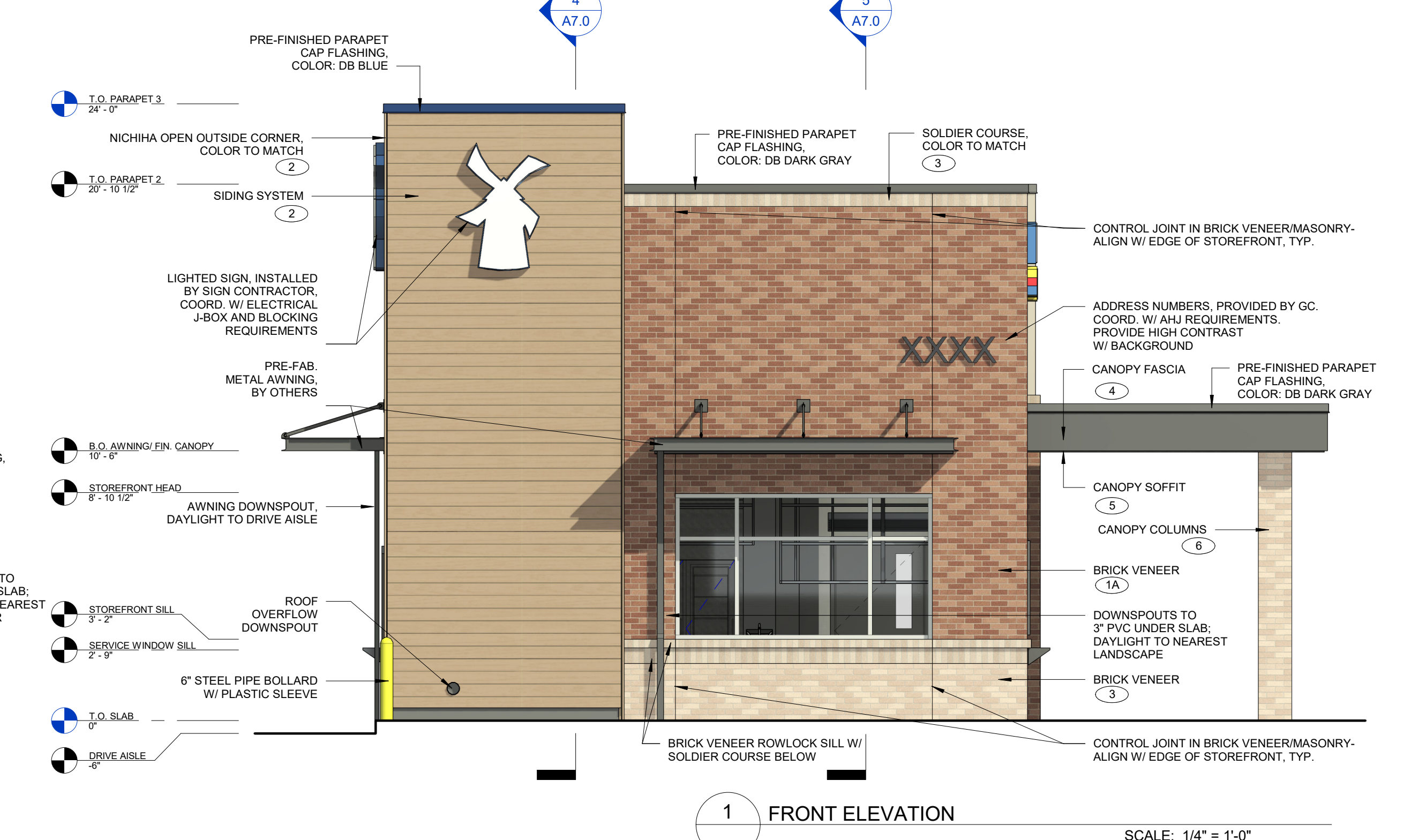
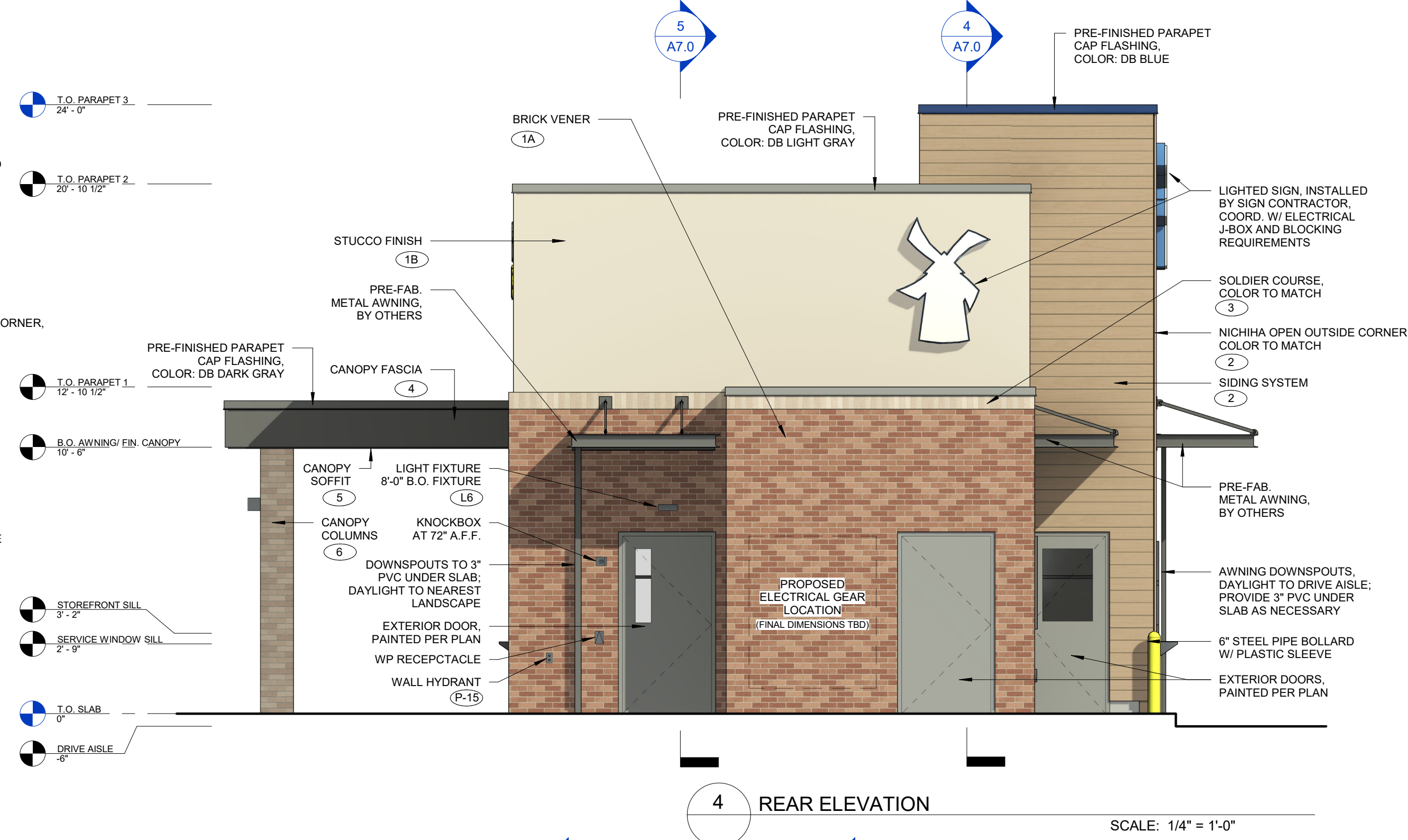
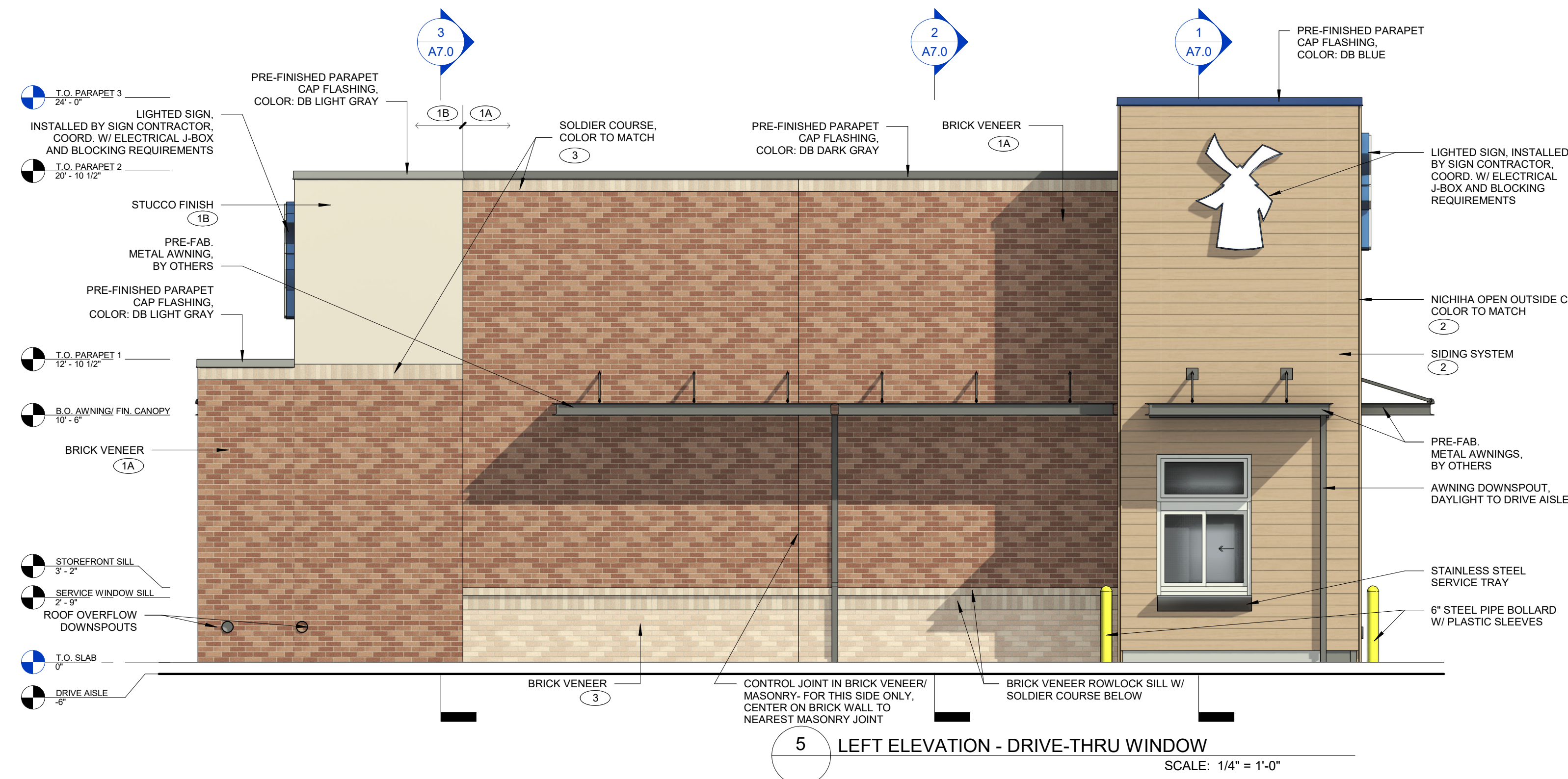
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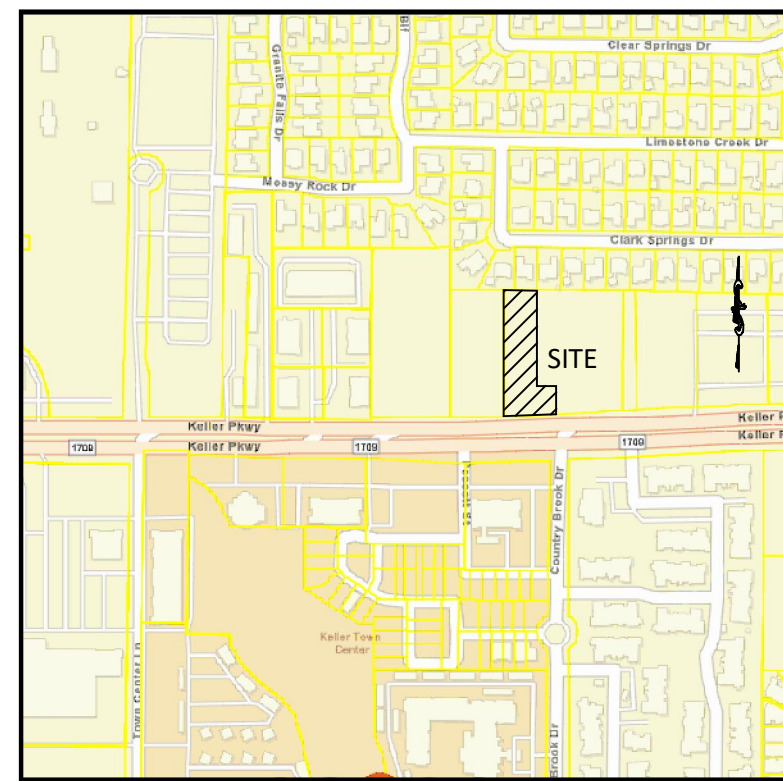
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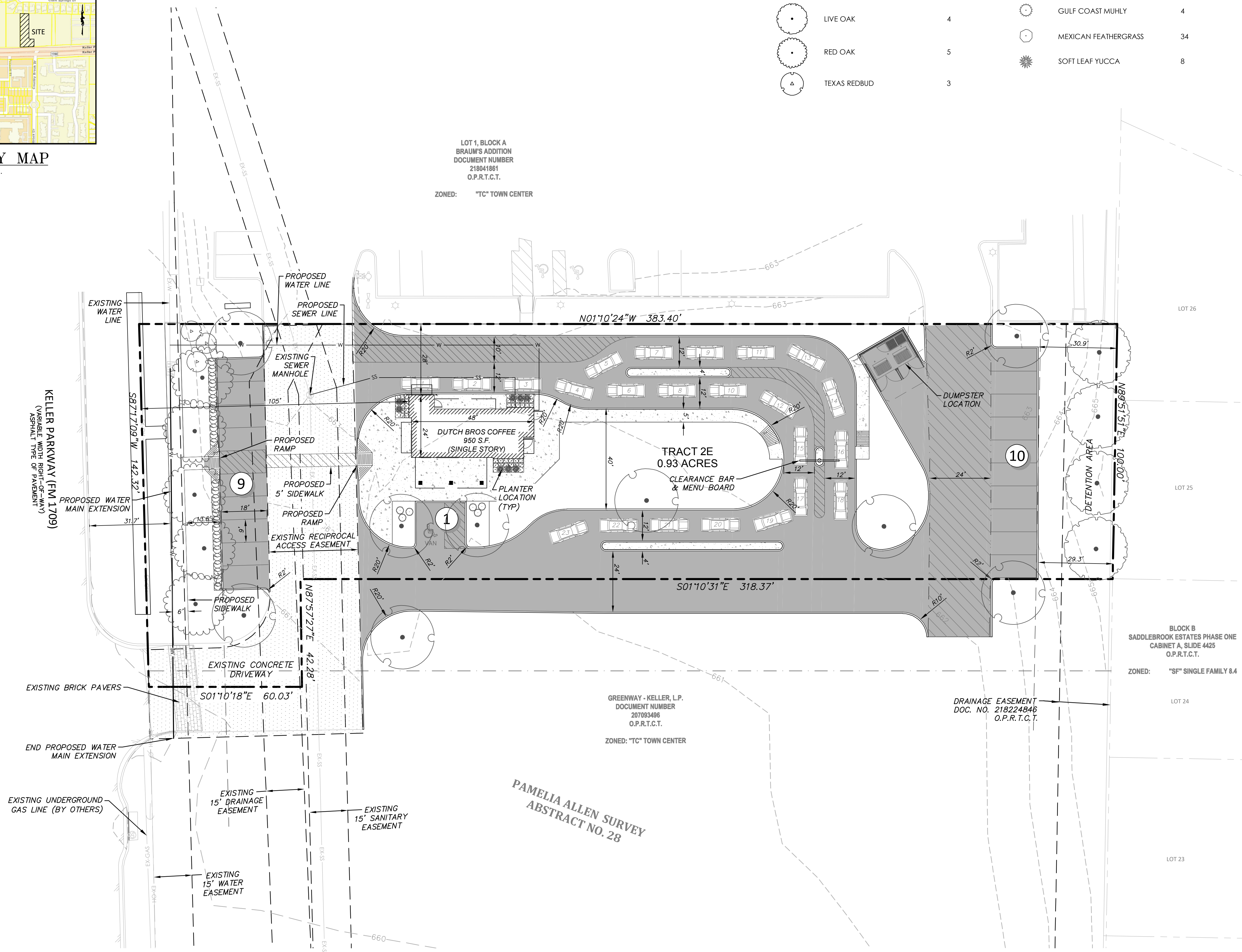
Sheet Name/No.
BUILDING ELEVATIONS - COLOR

A6.1

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VICINITY MAP
N.T.S.



PLANT SCHEDULE

TREES	COMMON NAME	QTY	SHRUBS	COMMON NAME	QTY
	CEDAR ELM	9		DWF INDIAN HAWTHORN	27
	LIVE OAK	4		GULF COAST MUHLY	4
	RED OAK	5		MEXICAN FEATHERGRASS	34
	TEXAS REDBUD	3		SOFT LEAF YUCCA	8

SITE LEGEND

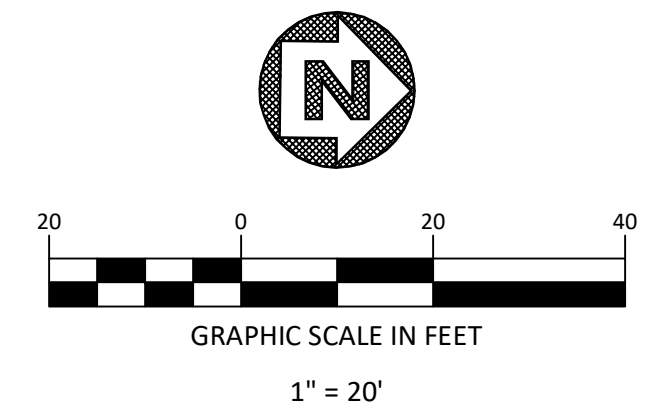
	PROPERTY BOUNDARY
	ADJOINERS
	BUILDING SETBACK
	YARD SETBACK
	EASEMENT
	FIRE LANE
	PROPOSED CURB
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	PARKING COUNT
	PROPOSED VEHICULAR PAVING AREA
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING AREA
	EXISTING RECIPROCAL ACCESS EASEMENT

- NOTES:
- SITE DEVELOPMENT IMPACT AREA IS COMPLETELY WITHIN PROPERTY LIMITS AND INCLUDES ENTIRETY OF SITE.
 - DRIVE THRU STACKING = 25 VEHICLES.
 - ALL DRIVE AISLES, SIDEWALKS, AND PAVED AREAS ARE TO BE PAVED WITH CONCRETE, UNLESS NOTED OTHERWISE.
 - MECHANICAL EQUIPMENT LOCATED ON BUILDING ROOFTOP.
 - NO INDOOR OR OUTDOOR SEATING IS PROVIDED

PROPERTY OWNER
GREENWAY-KELLER LP
2808 FAIRMOUNT STREET, SUITE 100
DALLAS, TX 75201

APPLICANT
DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

ENGINEER
DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121



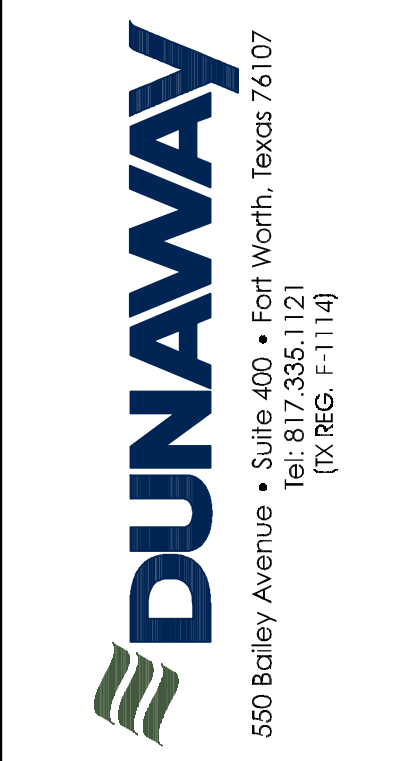
SITE DATA

LOT AREA	±0.9334 AC.
ZONING	F
PROPOSED USE	RESTAURANT
GROSS BUILDING AREA (INTERIOR)	950 S.F.
QUEUING	23 CARS
PARKING SPACES REQUIRED (1/100 S.F.)	10 SPACES
PARKING SPACES PROVIDED	19 SPACES
ACCESSIBLE PARKING (REQ./PROVIDED)	1 / 1

CONCEPT PLAN
FOR
DUTCH BROS COFFEE
KELLER, TARRANT COUNTY TEXAS
40,660 S.F./0.9334 ACRES
ZONING: TOWN CENTER
PROPOSED USE: DRIVE-THRU RESTAURANT



Eric L. Nunnally Sr., AIA, NCARB, RIBA, CSI
ARCHITECT
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Dallas, Texas 75201
tel. 214-450-9003
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Project No: DB0505
Dutch Bros Coffee - New Freestanding Store
Keller Blvd. (FM 1709)
for: Dutch Bros Coffee
110 SW 4th St.
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PRELIMINARY FOR REVIEW ONLY
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AUSTIN M. CARR
P.E.# 133775
DATE: February 11, 2022

Revisions:

No.	Description	Date

Drawn By: **COB**
Checked By: **AMC**
Date: **JANUARY 17, 2022**
Project #: **2021.TX0505**

Sheet Name/No.
SITE PLAN
C4.0