

209 S MAIN STREET
BRYAN, TEXAS 77802
PHONE 979.704.6894

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LIME GRILL RENOVATION

203 E. VILLA MARIA RD. BRYAN, TX 77801

INDEX OF DRAWINGS

SP1.2 SITE PLAN

SYMBOLS LEGEND

	NORTH ARROW
	ELEVATION
	ROOM NAME AND NUMBER
	WALL SECTION
	BUILDING SECTION
	DETAIL
	WALL TYPE
	DOOR NUMBER
	WINDOW TYPE
	REVISIONS
	FINISH SYMBOL
	TEMPERED GLASS
	WORKING/DATUM POINT
	DIMENSION LINE TO EDGE OF OBJECT
	DIMENSION LINE TO CENTER OF OBJECT
	KEYNOTE
	CENTER LINE

CODE INFORMATION

APPLICABLE CODES FOR CITY OF COLLEGE STATION (PER STATE OF TEXAS)

BUILDING CODE	IBC 2021
ENERGY CODE	IECC 2021
NFPA-101 LIFE SAFETY CODE	2021

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	A-2
IBC CONSTRUCTION TYPE	TYPE V-B
SPRINKLERED	NO
BUILDING HEIGHT	14'-0"
BUILDING AREA	4,000 SF
DEMISED AREA	2000 SF

OCCUPANT LOAD CALCULATIONS

INTERIOR	
ASSEMBLY WITHOUT FIXED SEATS 2,340 SF/15 SF NET PER OCCUPANT =	156 OCCUPANT(S)
EXTERIOR (ENCLOSED PATIO)	
ASSEMBLY (WITHOUT FIXED SEATS) 684 SF/15 SF NET PER OCCUPANT =	45 OCCUPANT(S)
TOTAL OCCUPANTS	201 OCCUPANT(S)

CITY INFORMATION:

LEGAL DESCRIPTION	MIDWAY PLACE, BLOCK 4, LOT 1-R
ACREAGE	0.7670

PROJECT TEAM

OWNER **MARY & WADE BECKMAN**
203 E. VILLA MARIA RD
BRYAN, TEXAS 7801
wade@shipwreckbcs.com

ARCHITECT **PACT Design Studio, LLC**
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BRYAN, TX 77802
979.704.6894

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

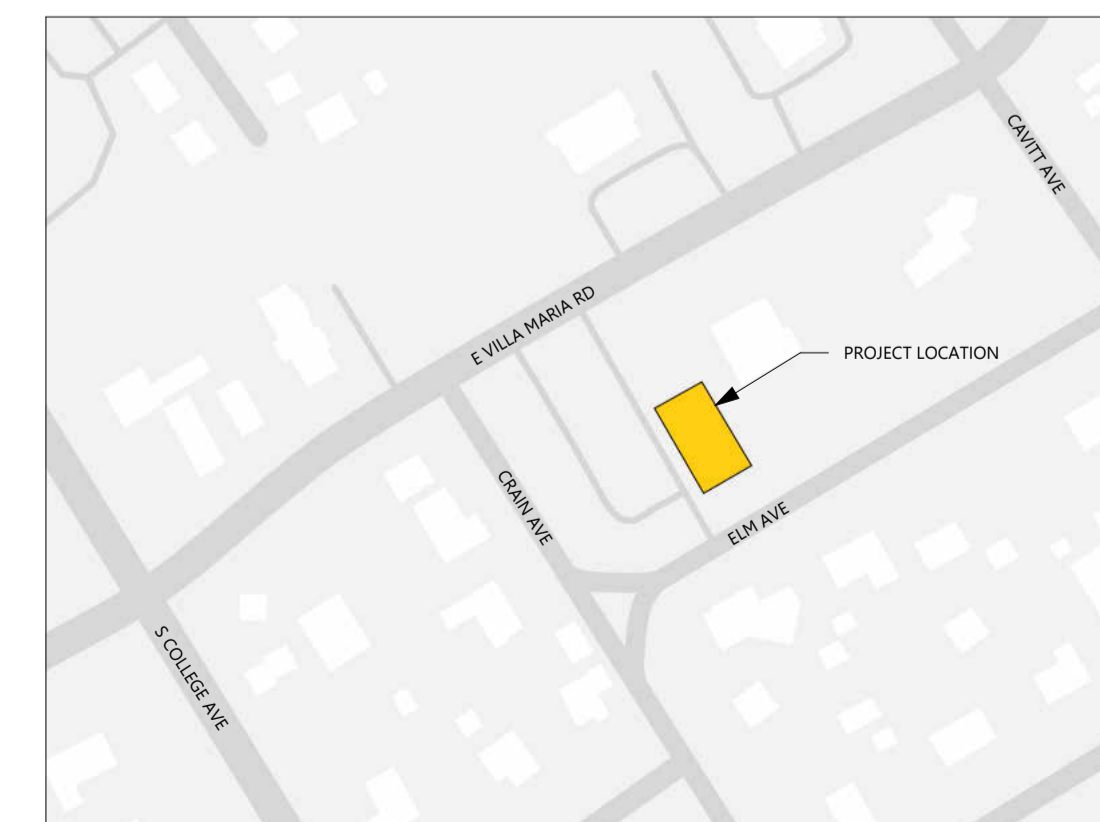
LIME GRILL
RENOVATION
BRYAN, TX

PROJECT
23-028

DATE
2023.12.18

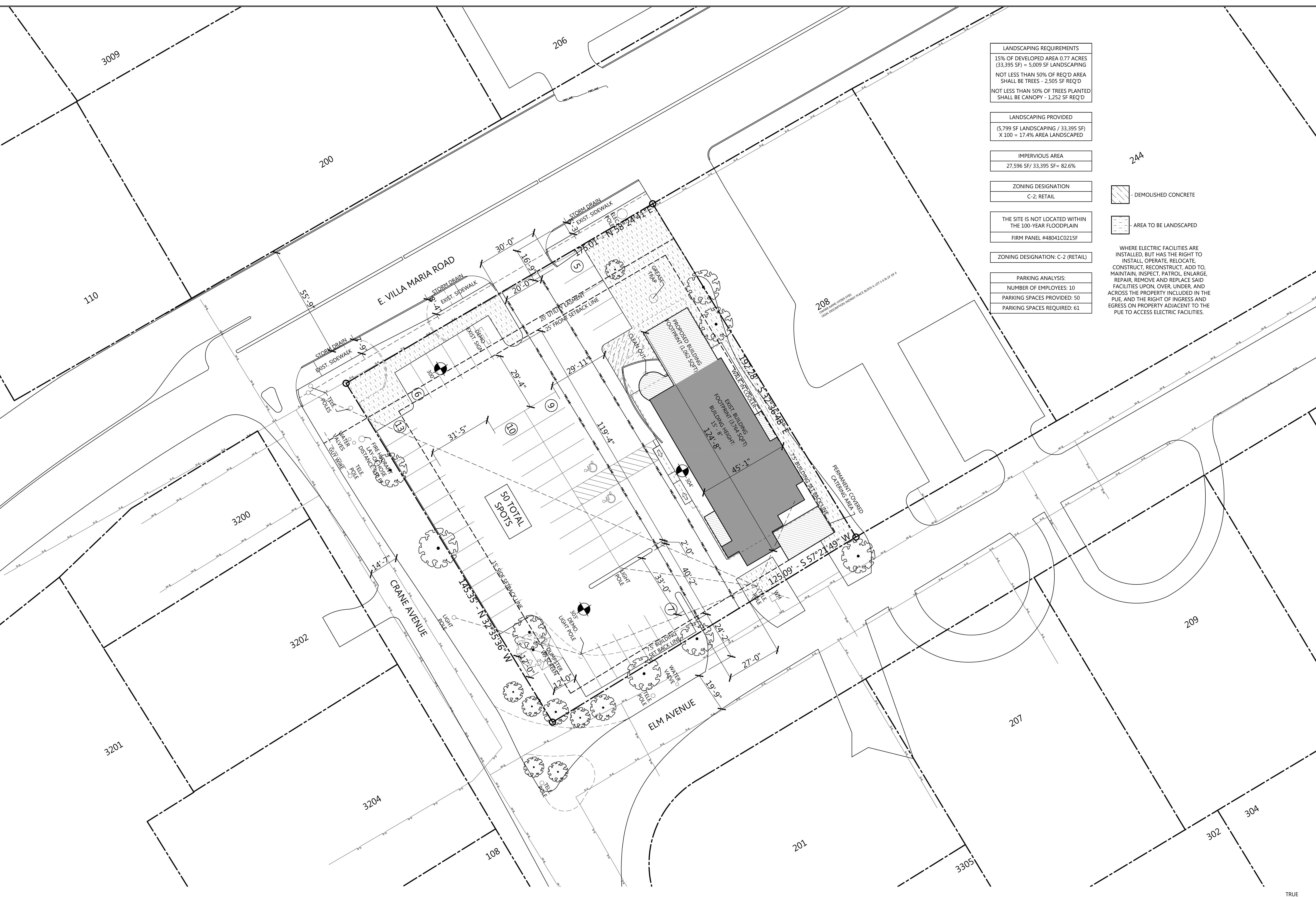
REVISION/ISSUE

PROJECT LOCATION



T1.1

COVER SHEET



LANDSCAPING REQUIREMENTS
 15% OF DEVELOPED AREA 0.77 ACRES (33,395 SF) = 5,009 SF LANDSCAPING
 NOT LESS THAN 50% OF REQ'D AREA SHALL BE TREES - 2,505 SF REQ'D
 NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 1,252 SF REQ'D

LANDSCAPING PROVIDED
 (5,799 SF LANDSCAPING / 33,395 SF) X 100 = 17.4% AREA LANDSCAPED

IMPERVIOUS AREA
 27,596 SF / 33,395 SF = 82.6%

ZONING DESIGNATION
 C-2; RETAIL

THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN
 FIRM PANEL #48041C0215F

ZONING DESIGNATION: C-2 (RETAIL)

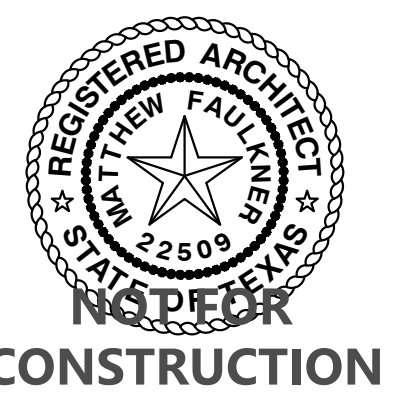
PARKING ANALYSIS:
 NUMBER OF EMPLOYEES: 10
 PARKING SPACES PROVIDED: 50
 PARKING SPACES REQUIRED: 61

24A

- DEMOLISHED CONCRETE

- AREA TO BE LANDSCAPED

WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



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Revision/Issue

SP1.2
 RENOVATION SITE PLAN

1 RENOVATION SITE PLAN
 SCALE: 1" = 20'

