



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

SP1.1 DEMOLITION SITE PLAN
SP1.2 RENOVATION 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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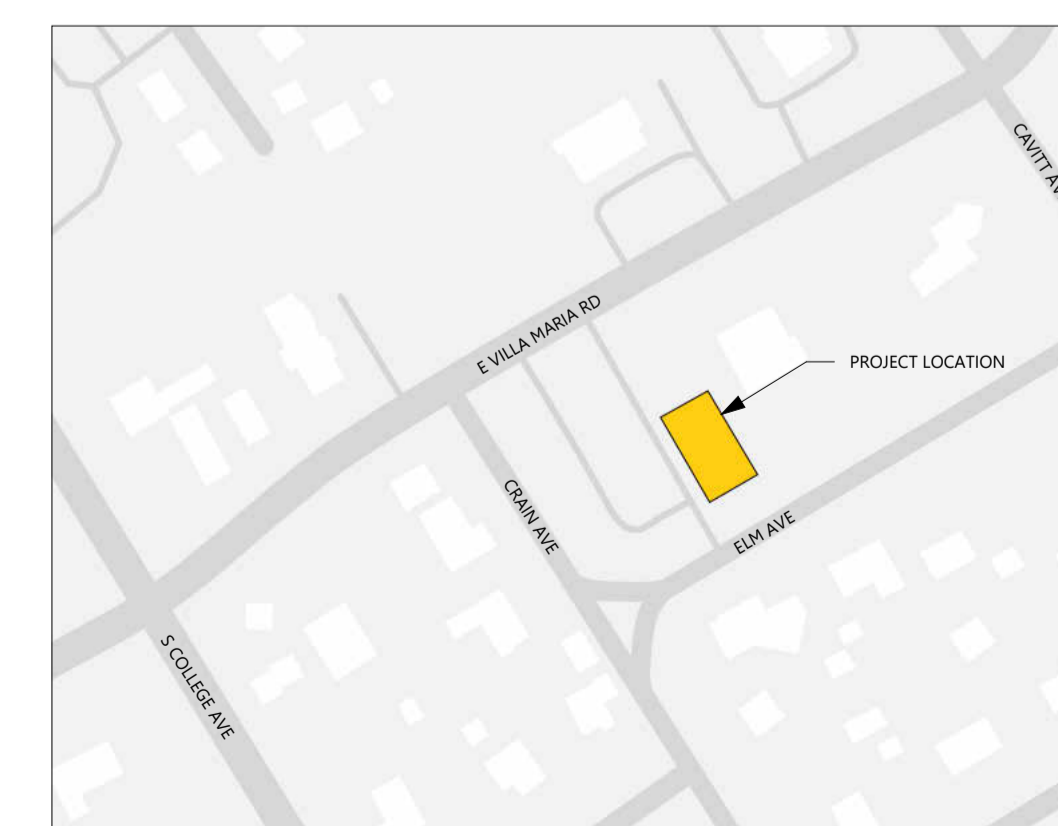
LIME GRILL
RENOVATION
BRYAN, TX

PROJECT
23-028

DATE
2023.12.18

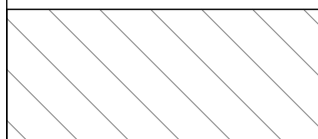
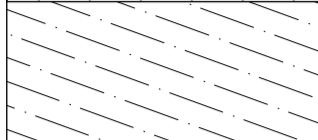
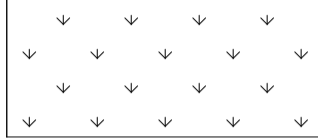
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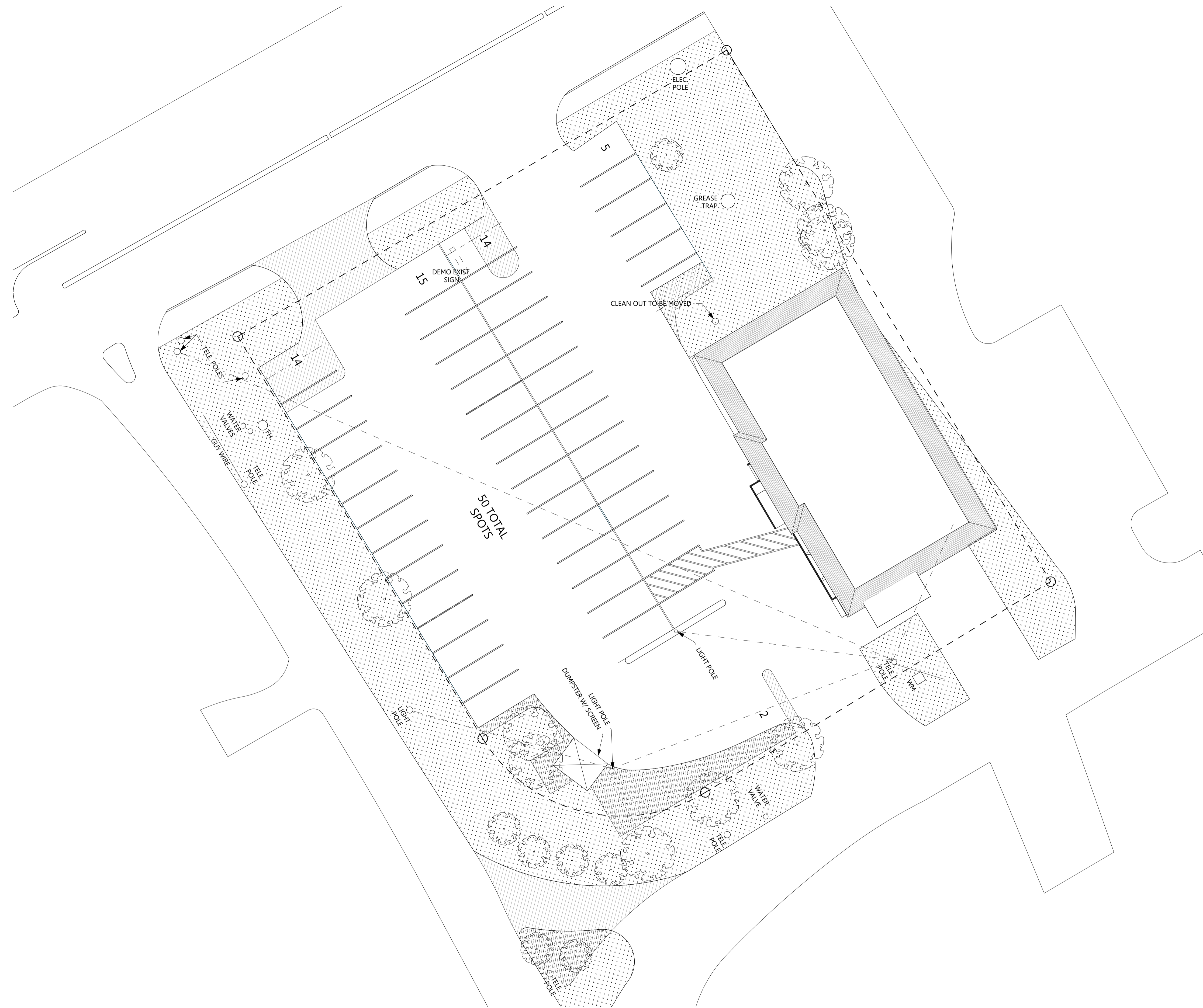
PROJECT LOCATION



T1.1

COVER SHEET

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE TO BE DEMOLISHED
	TURF TO BE REPLACED BY CONCRETE
	EXISTING TURF



1 DEMOLITION SITE PLAN
1/16" = 1'-0"



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2024.01.22

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SP1.1

DEMOLITION SITE
PLAN

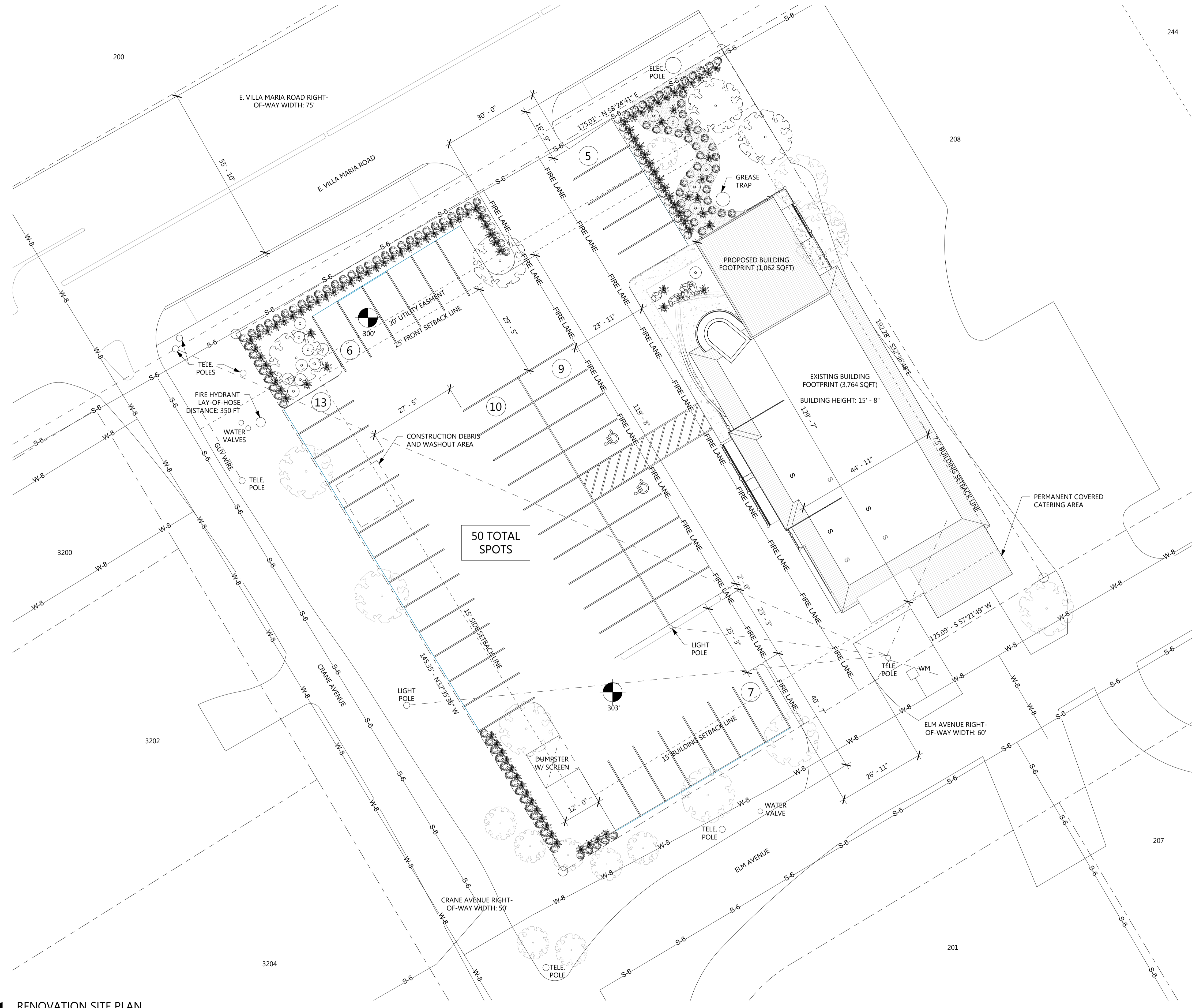
SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	PLANTING SOIL W/ BARK MULCH
	NEW SIDEWALK

POINTS PROVIDED					
SYMBOL	SIZE	NAME & TYPE	QTY	POINT VALUE	TOTAL POINTS
	1.5" - 3" CALIPER	EXISTING	2	200	400
	4.5" - 6" CALIPER	EXISTING	4	400	1600
	1.25' - 3' CALIPER	LIVE OAK (QUERCUS VERGINIANA) CANOPY	4	200	800
	5+ GAL	WAXLEAF LIGSTRUM (LIGSTRUM JAPONICUM) SHRUB	120	10	1200
	5+ GAL	GULF MULHY GRASS (MULLENBERGIA CAPILLARIS) SHRUB	98	10	980
	5+ GAL	DWARF NANDINA (NANDINA DOMESTICA 'COMPACTA') SHRUB	15	10	150
	-	BOULDER	5	-	-
TOTAL POINTS PROVIDED =					5,130

POINTS REQUIRED	
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	

IMPERVIOUS AREA
27,529 SF / 33,395 SF = 82.6%
ZONING DESIGNATION
C-2 RETAIL
FIRM PANEL #48041C0215F
PARKING ANALYSIS
NUMBER OF EMPLOYEES: 10
PARKING SPACES PROVIDED: 50
PARKING SPACES REQUIRED: 61
AVAILABLE PARKING SPACE DOES NOT MEET REQUIRED PARKING SPACE.

- NOTES:**
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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.
 - ALL SIGNAGE TO BE PERMITTED SEPARATELY.
 - PAVEMENT TYPE: ASPHALT
 - THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN



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SP1.2
RENOVATION SITE
PLAN