

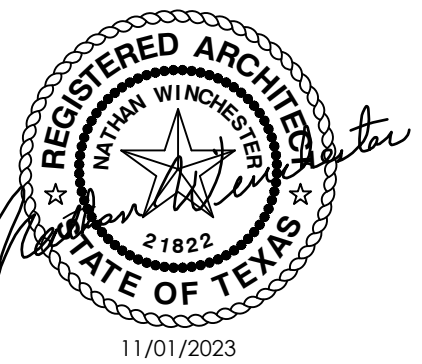


WINCHESTER ARCHITECTS  
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

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-THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION FOR ONE TENANT FINISHOUT.  
-FURTHER REPRODUCTION & DISTRIBUTION IS STRICTLY PROHIBITED.  
-THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET FOR A PROFESSIONAL CONTRACTOR.  
-NOT ALL INFORMATION REQUIRED TO CONSTRUCT THIS PROJECT IS GIVEN. ENGINEERING  
AND SURVEYING SHALL BE PROVIDED & COORDINATED BY OTHERS.

RESTAURANT AND BAR  
315 SOUTH MAIN STREET  
BRYAN, TEXAS

PROJECT # 23045



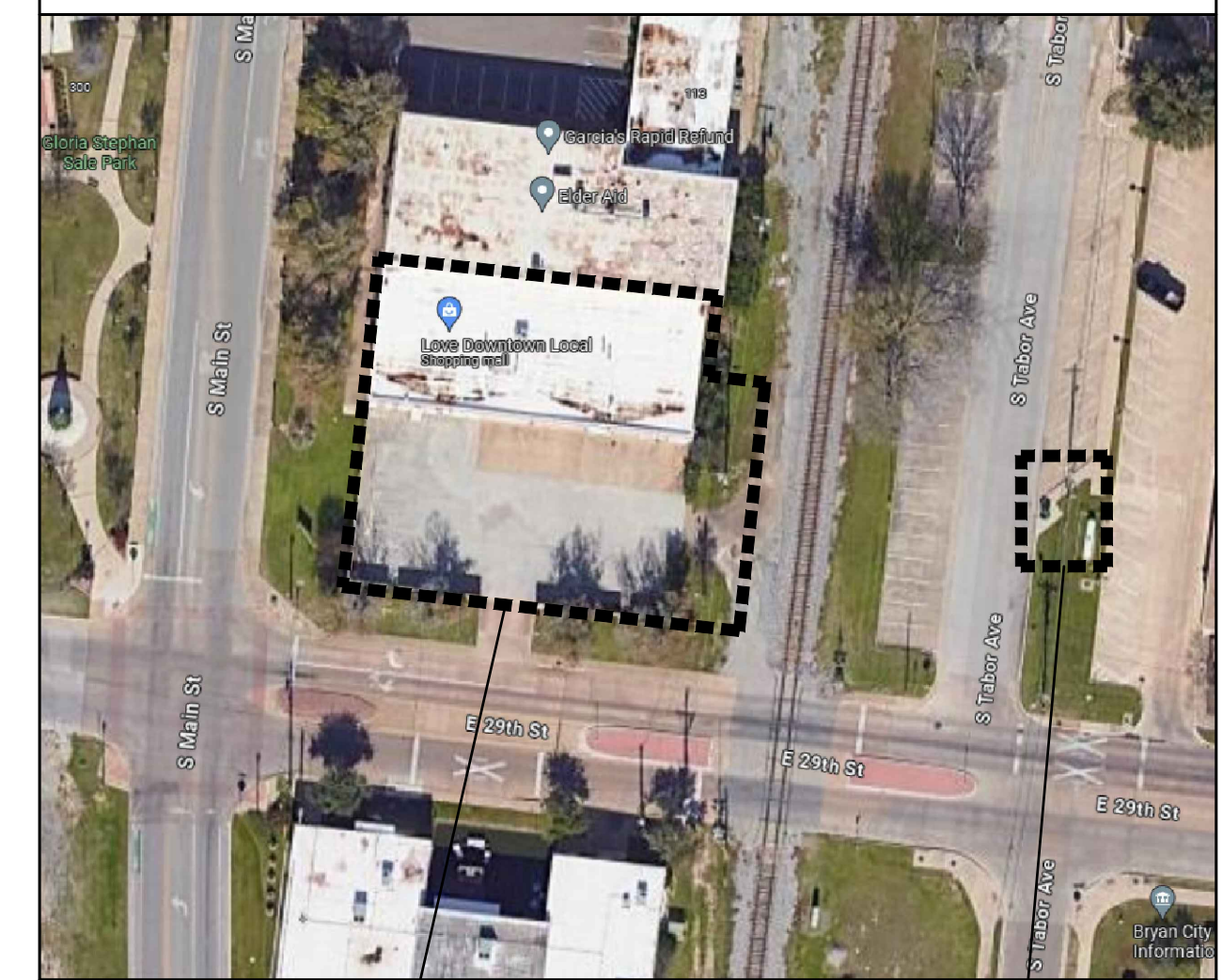
11/01/2023

JOB NO.	23045
DRAWN	RF
CHECKED	NW
DATE	11/01/2023

REVISIONS
△ PERMIT REV #1

SHEET  
**SP1.0**  
SCALE: 1" = 10'-0"

LOCATION PLAN DIAGRAM



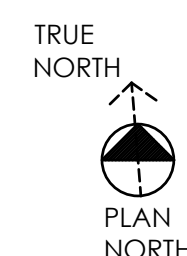
NEW OFF SITE TRASH LOCATION.  
SITE LOCATION.

NOTES:

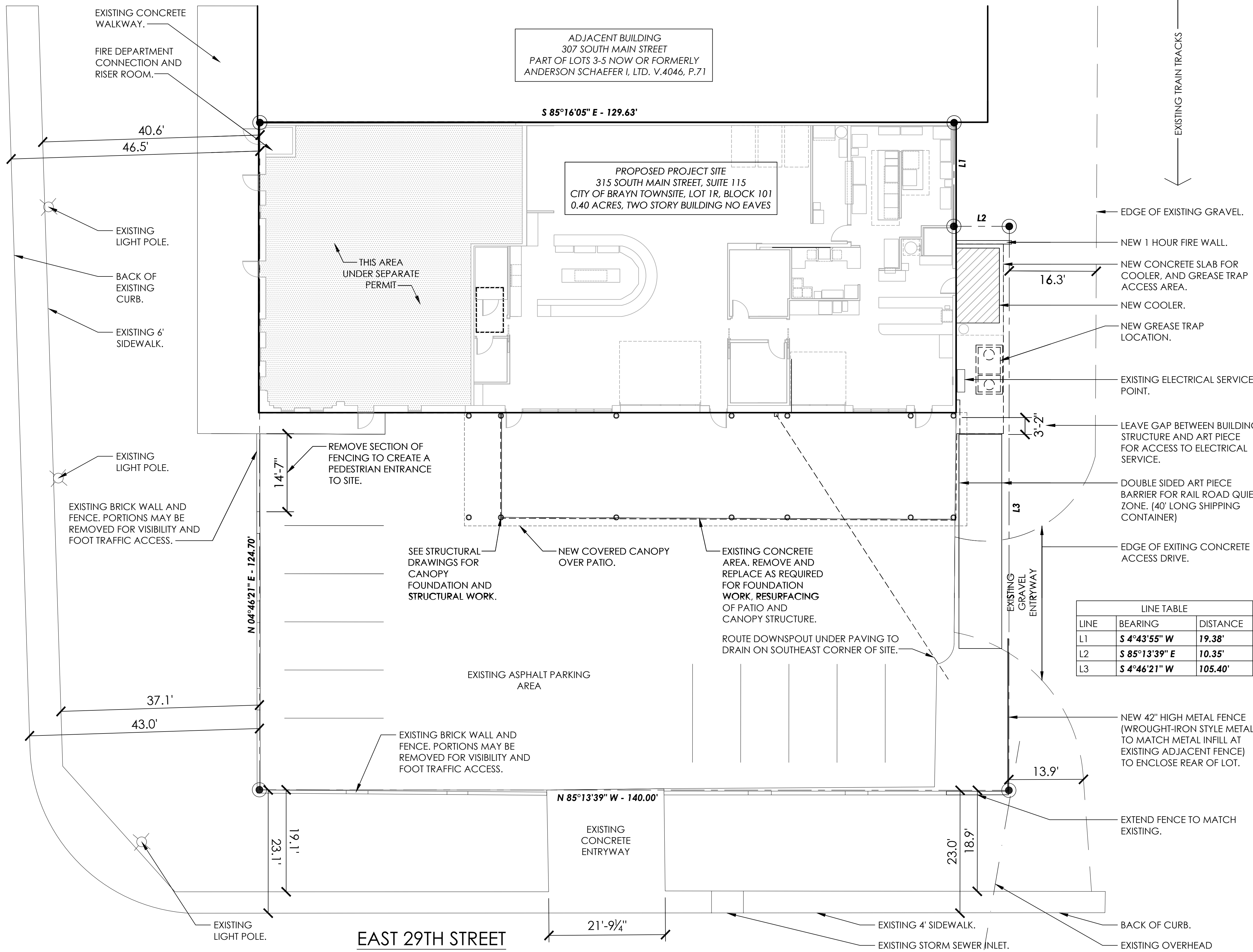
- TRASH: TRASH PICKUP TO BE LOCATED OFF SITE, IN AN ENCLOSURE OFF OF TABOR AVENUE (SEE SITE PLAN DIAGRAM). ENCLOSURE SHALL ACCOMMODATE TWO DUMPSTERS AND SHALL MATCH EXISTING DOWNTOWN TRASH ENCLOSURES ALONG BRYAN AND MAIN STREET ALLEYS.
- OWNER:  
LKG REALTY ADVISORS  
P.O. BOX 9693  
COLLEGE STATION, TX 77842  
contact: RICK LEMONS  
ricklemons92@gmail.com
- PLANNED USE OF SITE TO BE BAR & RESTAURANT. COMMERCIAL SPACE ADJACENT TO SOUTH MAIN STREET UNDER SEPARATE PERMIT.
- EXISTING PARKING STRIPING AND LAYOUT TO REMAIN.
- ZONING: DT-S DOWNTOWN SOUTH DISTRICT.

SOUTH MAIN STREET

EAST 29TH STREET



1 SITE PLAN  
SCALE: 1" = 10'-0"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 4°43'55" W	19.38'
L2	S 85°13'39" E	10.35'
L3	S 4°46'21" W	105.40'

EXISTING CONCRETE WALKWAY.  
FIRE DEPARTMENT CONNECTION AND RISER ROOM.

40.6'  
46.5'

EXISTING LIGHT POLE.

BACK OF EXISTING CURB.

EXISTING 6' SIDEWALK.

EXISTING LIGHT POLE.

EXISTING BRICK WALL AND FENCE. PORTIONS MAY BE REMOVED FOR VISIBILITY AND FOOT TRAFFIC ACCESS.

N 04°46'21" E - 124.70'

37.1'

43.0'

EXISTING LIGHT POLE.

19.1'  
23.1'

ADJACENT BUILDING  
307 SOUTH MAIN STREET  
PART OF LOTS 3-5 NOW OR FORMERLY  
ANDERSON SCHAEFER I, LTD. V.4046, P.71

S 85°16'05" E - 129.63'

PROPOSED PROJECT SITE  
315 SOUTH MAIN STREET, SUITE 115  
CITY OF BRAYN TOWNSITE, LOT 1R, BLOCK 101  
0.40 ACRES, TWO STORY BUILDING NO EAVES

THIS AREA UNDER SEPARATE PERMIT

REMOVE SECTION OF FENCING TO CREATE A PEDESTRIAN ENTRANCE TO SITE.

SEE STRUCTURAL DRAWINGS FOR CANOPY FOUNDATION AND STRUCTURAL WORK.

NEW COVERED CANOPY OVER PATIO.

EXISTING CONCRETE AREA. REMOVE AND REPLACE AS REQUIRED FOR FOUNDATION WORK. RESURFACING OF PATIO AND CANOPY STRUCTURE.

ROUTE DOWNSPOUT UNDER PAVING TO DRAIN ON SOUTHEAST CORNER OF SITE.

EXISTING ASPHALT PARKING AREA

EXISTING BRICK WALL AND FENCE. PORTIONS MAY BE REMOVED FOR VISIBILITY AND FOOT TRAFFIC ACCESS.

N 85°13'39" W - 140.00'

EXISTING CONCRETE ENTRYWAY

21'-9 1/4"

EXISTING 4' SIDEWALK.

EXISTING STORM SEWER INLET.

EXISTING TRAIN TRACKS

EDGE OF EXISTING GRAVEL.

NEW 1 HOUR FIRE WALL.

NEW CONCRETE SLAB FOR COOLER, AND GREASE TRAP ACCESS AREA.

NEW COOLER.

NEW GREASE TRAP LOCATION.

EXISTING ELECTRICAL SERVICE POINT.

LEAVE GAP BETWEEN BUILDING STRUCTURE AND ART PIECE FOR ACCESS TO ELECTRICAL SERVICE.

DOUBLE SIDED ART PIECE BARRIER FOR RAIL ROAD QUIET ZONE. (40' LONG SHIPPING CONTAINER)

EDGE OF EXISTING CONCRETE ACCESS DRIVE.

NEW 42" HIGH METAL FENCE (WROUGHT-IRON STYLE METAL TO MATCH METAL INFILL AT EXISTING ADJACENT FENCE) TO ENCLOSE REAR OF LOT.

EXTEND FENCE TO MATCH EXISTING.

BACK OF CURB.

EXISTING OVERHEAD ELECTRICAL LINE (FROM SURVEY).