



**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 BUILDING ON ONE LOT. 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.

SITE PLAN

208 N LOGAN CONDOMINIUMS  
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006



DRAWN WBP

CHECKED NW

DATE 01/31/24

REVISIONS

NO.	DATE	DESCRIPTION

SHEET  
SP1.1

**PROJECT INFORMATION/DESCRIPTION:**  
Logan Street Condominiums  
208 North Logan Street, Bryan, Texas 77803

**APPLICABLE CODES:**  
2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2020 NATIONAL ELECTRIC CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
ICC A117.1-2017 ACCESSIBILITY STANDARDS  
All local amendments and revisions adopted by the City of Bryan.

**ZONING DESIGNATION (PER MUNICIPAL CODES):** MF – MULTIFAMILY  
**OCCUPANCY CLASS GROUPS (IBC SECTION 302.1):** R-2: APARTMENT HOUSES  
**CONSTRUCTION TYPES (IBC SECTIONS 602.1-602.5):** VB

**Building Height and Area Limitations: (2021 IBC Table 504.3, 504.4 and 506.2)**

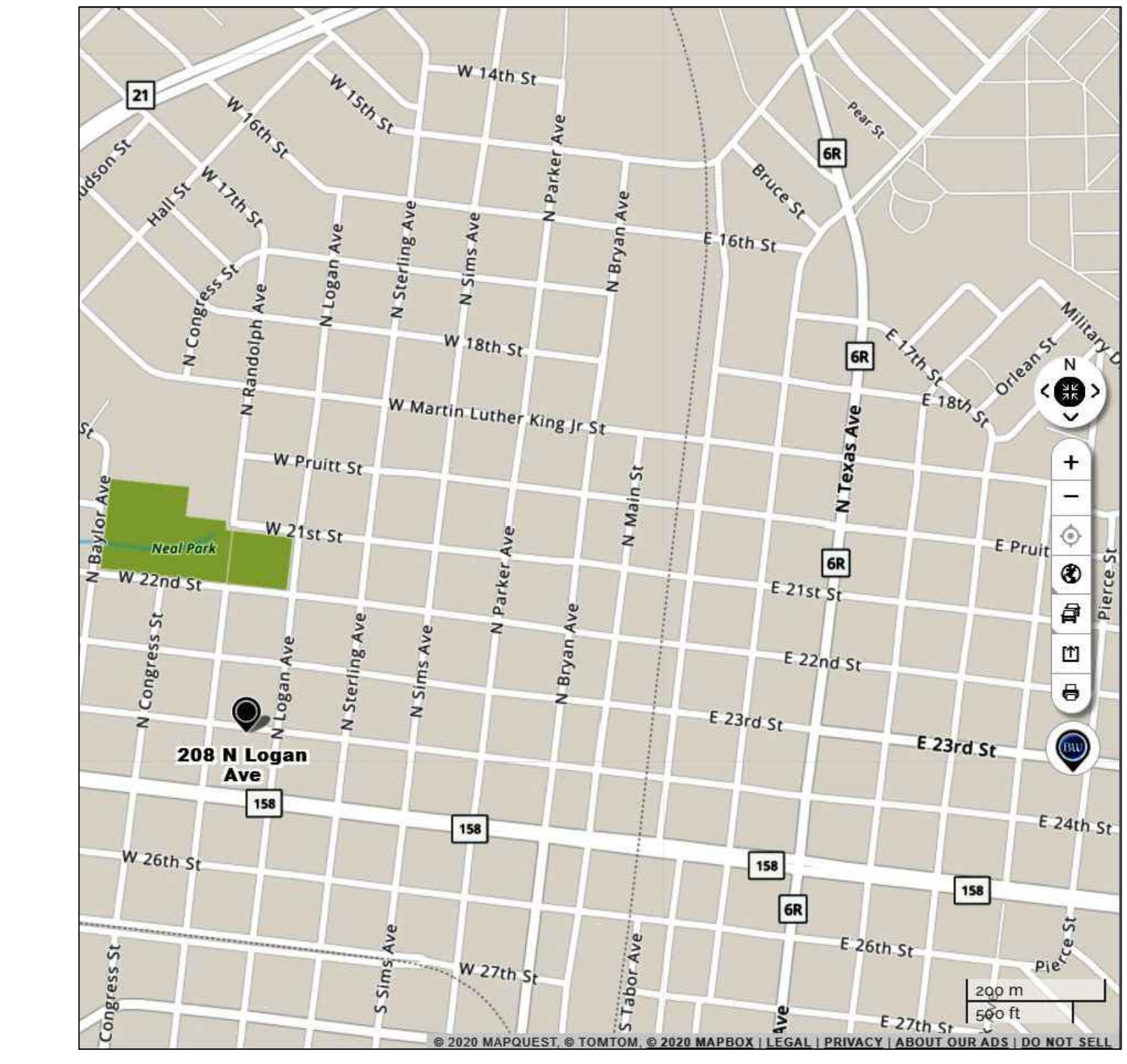
Limitation Type	Proposed	Allowed
Height	27'-1 1/8"	60'
Number of Stories	2	3
Area - 1st Floor	1649 S.F	21,000 S.F
Area - 2nd Floor	1846 S.F	21,000 S.F
Total Area	3495 S.F	

**Fire Resistance Rating Requirements**

Fire Resistance Rating Requirements (IBC Table 601)	Rating Required by construction type	Rating Provided	Assembly
Structural Frame	0*	*	N/A
Bearing Walls - Exterior	0*	*	N/A
Bearing Walls - Interior	0*	*	N/A
Nonbearing walls & partitions - Exterior	0*	*	N/A
Nonbearing walls & partitions - Interior	0*	*	N/A
Floor Construction	0*	*	N/A
Roof Construction	0*	*	N/A

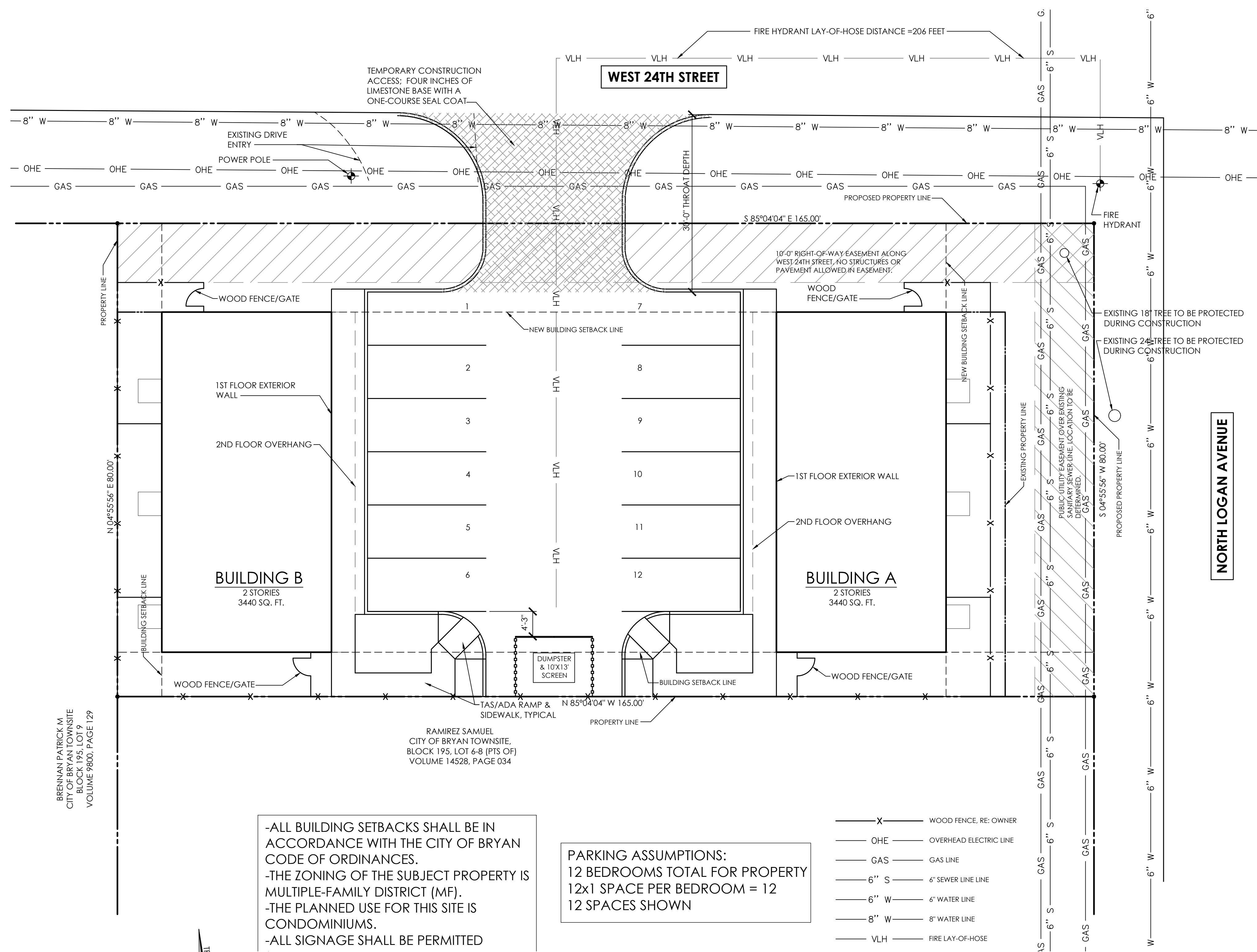
\* Additional fire ratings required at specific locations. See sheet A3.1 for details and locations.

Is an automatic sprinkler system provided? YES.  
Is a fire alarm provided (IBC 907.2.9.1- Exception 2)? NO



**02 VICINITY MAP**  
REF: NONE

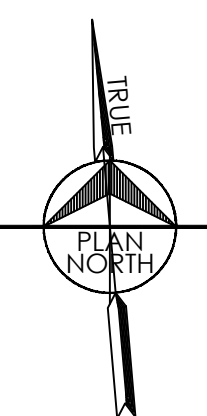
NO SCALE



-ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.  
-THE ZONING OF THE SUBJECT PROPERTY IS MULTIPLE-FAMILY DISTRICT (MF).  
-THE PLANNED USE FOR THIS SITE IS CONDOMINIUMS.  
-ALL SIGNAGE SHALL BE PERMITTED

**PARKING ASSUMPTIONS:**  
12 BEDROOMS TOTAL FOR PROPERTY  
12x1 SPACE PER BEDROOM = 12  
12 SPACES SHOWN

**01 SITE PLAN**  
REF: NONE



1"=10'-0"



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**208 N LOGAN CONDOMINIUMS**  
**WINCHESTER ARCHITECTS PROJECT NUMBER: 24006**  
 208 NORTH LOGAN  
 BRYAN, TEXAS 77803



DRAWN: WBP  
 CHECKED: NW  
 DATE: 01/31/24  
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SHEET  
**SP1.2**

**Article VII. Landscaping Requirements**  
**Division 2. Requirements**  
**Sec. 62-429 Landscaping Requirements**  
**(a) Building site.**  
**(1) Area Requirements.**

Developed Area	Area (SF)	Total	Notes
Main Structure(s)			
Building 1	1879		
Building 2	1879		
Parking	4162		
<b>Total Developed Area</b>		<b>7920</b>	See Area Requirements Art VII Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1) Area Requirements a.

Lot Area	13200 (Area within Property Lines)	
Impervious Coverage	Subtotal	Total
Permitted Impervious Coverage	11880	(90% of Lot Area)
Proposed Impervious Coverage		
Total Developed Area	7920	(See Lot Coverage, Article I. In General Division 1. Generally   Sec. 62-1 General)
Walks	932	LESS THAN PERMITTED IMPERVIOUS COVERAGE AS REQUIRED.
<b>Total Proposed Impervious Coverage</b>	<b>8852</b>	

Area To Be Landscaped	Total	Notes
15% of Total Developed Area (Total Landscape Area/Points Required)	1328	See Area Requirements Art VII Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1) Area Requirements a.
Minimum Tree Landscape Area Required	664	(>50% of Area to Be Landscaped) See Area Requirements Art VII Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1) Area Requirements b.
Minimum Canopy Tree Landscape Area Required	664	(>50% of Minimum Tree Landscape Area) See Area Requirements Art VII Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1) Area Requirements c.

(2) Tree Areas Granted by Landscape Type

Tree Type	Quantity	SF/Type	Subtotal	Total	Notes
c.1. Existing canopy trees protected during construction	2	225	450		
c.2. Newly planted container canopy trees 1.5 to 3"	6	200	1200		
c.3. Newly planted container canopy trees > 3"	0	350	0		
<b>Total Canopy Trees Proposed</b>				<b>1650</b>	(664 Required by 'Minimum Canopy Tree Landscape Required')
c.4. Existing noncanopy trees protected during construction	0	100	0		
c.5. Newly planted noncanopy 1.5 to 3"	0	150	0		
c.6. Newly planted noncanopy >3"	0	225	0		
<b>Total Noncanopy Trees Proposed</b>				<b>0</b>	(No Minimum)
<b>Total Tree Area Proposed</b>				<b>1650</b>	(664 Required by 'Minimum Canopy Tree Landscape Required')

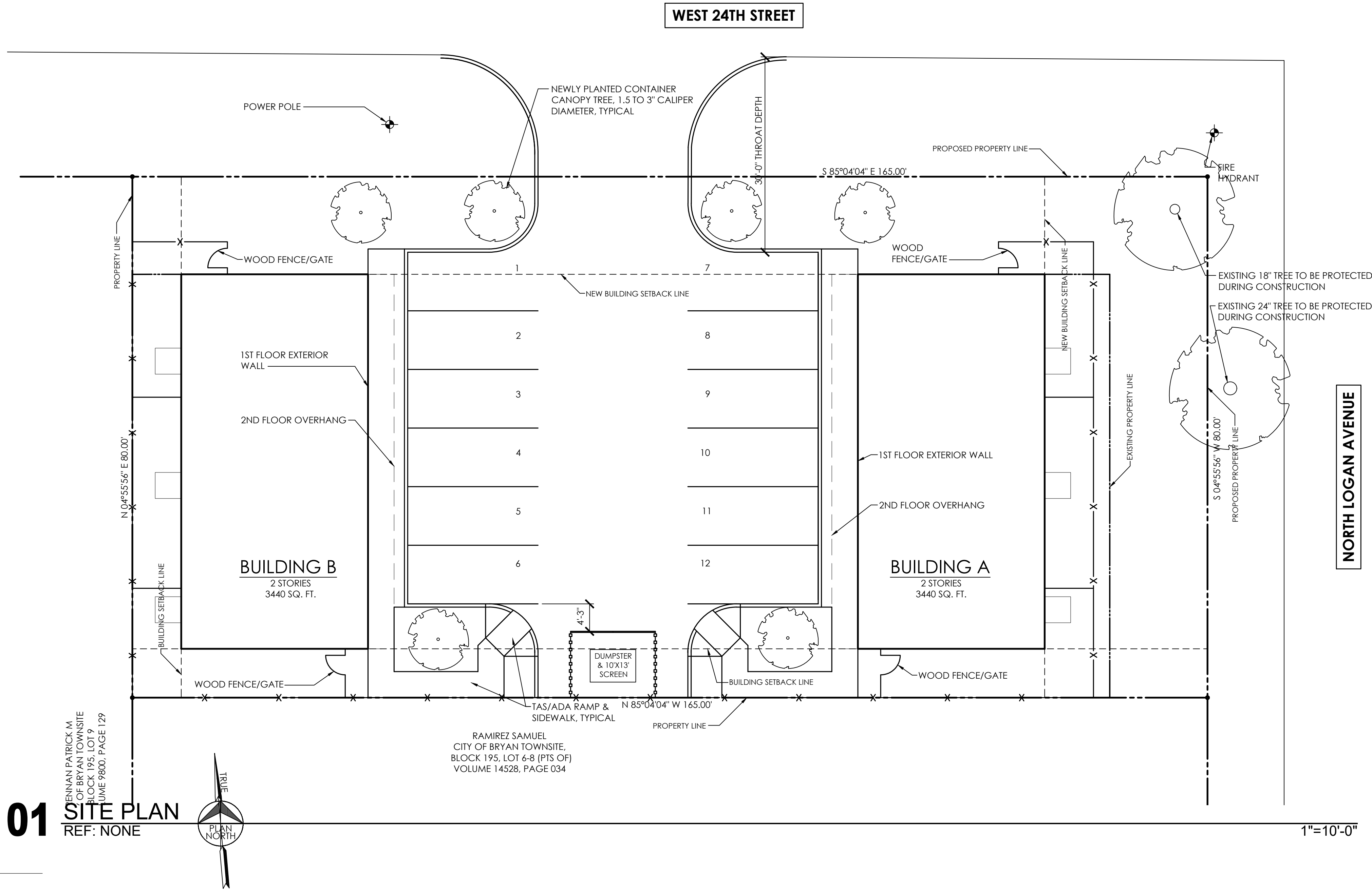
(3) Shrubs and Planting Beds Areas Granted by Landscape Type

Shrub Type	Quantity	SF/Type	Subtotal	Total	Notes
a. < 2gallons	0	5	0		
b. 2gallons	0	10	0		
c. 15gallons	0	15	0		
d. Planting beds	0	1	0		
<b>Total Shrubs and Planting Beds Areas Proposed</b>				<b>0</b>	(No Minimum)

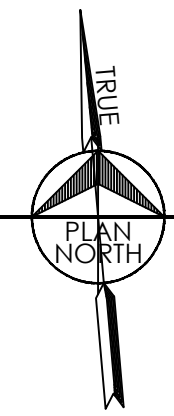
(4) Grasses and Groundcovers

Grasses and Groundcovers Type	Area	Area/100sf	Total	Notes
Total Grasses and Groundcovers	4348	10	199	(Max 15% of Total Landscaped Area Allowed) See Area Requirements Art VII Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (4) Grasses and Groundcovers

<b>Total Landscape Area/Points Required</b>	<b>1328</b>
<b>Total Landscape Area/Points Provided</b>	<b>1849</b>
<b>Total Excess Area/Points</b>	<b>521</b>



**01 SITE PLAN**  
 REF: NONE  
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 201 A NORTH MAIN STREET, BRYAN, TEXAS 77803  
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 DATE: JUNE 9800, PAGE 129



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