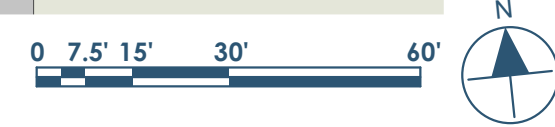


UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	1BD - T1	760 SF	1		1.0	RESIDENTIAL - 1BD
1ST FLOOR	1BD - T1	760 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4576 SF	6		6.0	
1ST FLOOR	STUDIO - T1	606 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	606 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 12		6737 SF	12		12.0	
Grand total: 18		11313 SF	18		18.0	

UNITS COUNT - SITE B - 2ND PHASE						
LEVEL	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	COMMERCIAL -	1704 SF	0	250	6.8	COMMERCIAL
1ST FLOOR	COMMERCIAL -	4101 SF	0	250	16.4	COMMERCIAL
COMMERCIAL: 2		5805 SF	0		23.2	
1ST FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T2	842 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T2	801 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T2	842 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T2	801 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 9		7443 SF	9		9.0	
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 8		5305 SF	8		8.0	
Grand total: 19		18553 SF	17		40.2	

PARKING SCHEDULE	
TYPE	COUNT
45°	3
45° ADA	1
60°	26
60° ADA	1
60° ADA - VAN	1
90°	23
PARALLEL	4
	59

LOT SIZES	
Mark	Area
SITE A	22610 SF
SITE B	20570 SF
SITE C	39626 SF



C
B
A

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Architect of Record: LKB Architecture
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lisa@lkbarchitecture.com | 713.425.3076

Architect: Ryan Schultz - OpeningDesign
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Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SITE PLAN - 1ST FLOOR - 02.02.2021
101 W 33RD STREET
BRYAN, TX 77803

A1

5

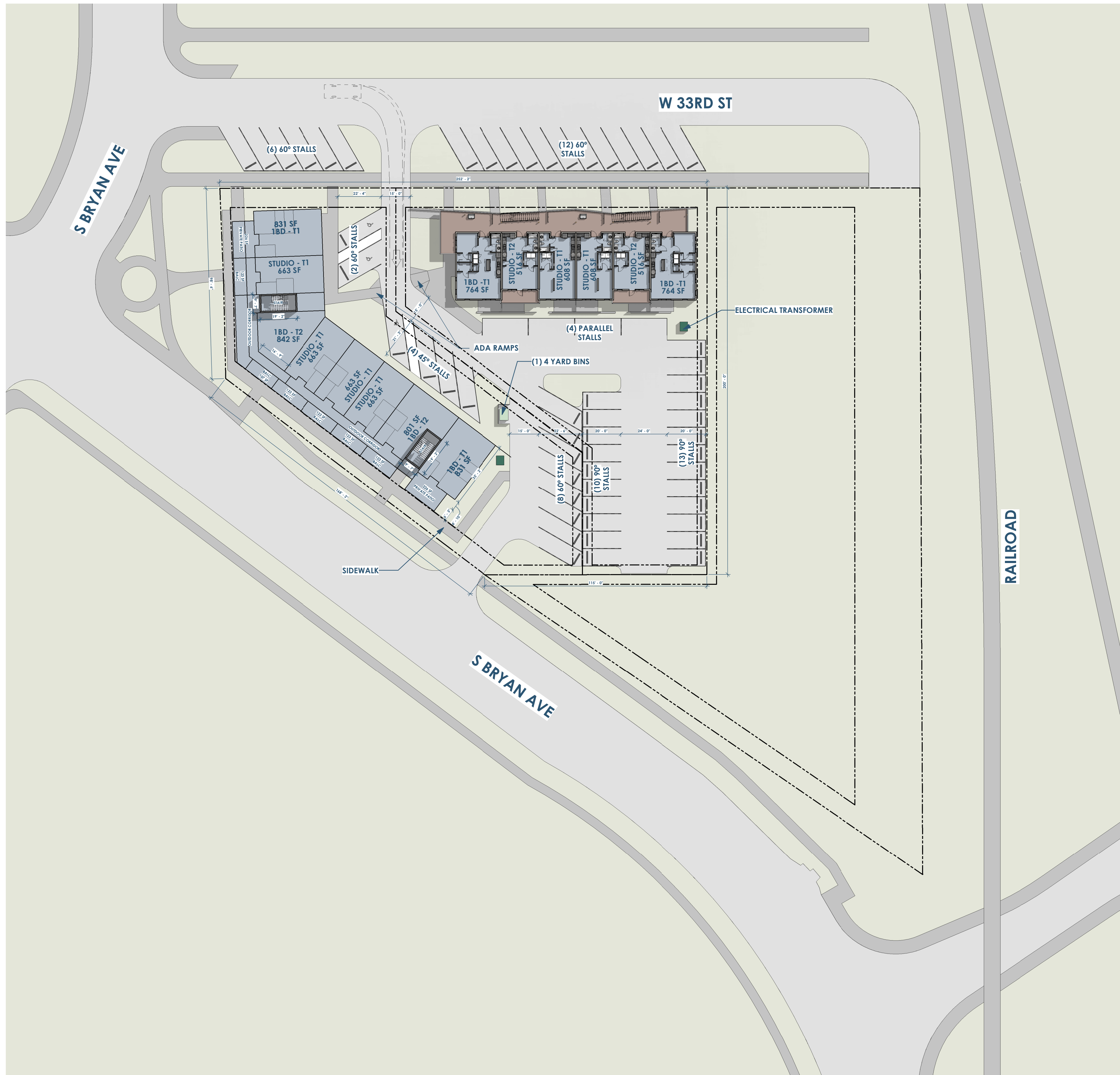
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3

2

1

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UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	1BD - T1	760 SF	1		1.0	RESIDENTIAL - 1BD
1ST FLOOR	1BD - T1	760 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	764 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4576 SF	6		6.0	
1ST FLOOR	STUDIO - T1	606 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	606 SF	1		1.0	RESIDENTIAL - ST
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2ND FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 12		6737 SF	12		12.0	
Grand total: 18		11313 SF	18		18.0	

UNITS COUNT - SITE B - 2ND PHASE						
LEVEL	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	COMMERCIAL -	1704 SF	0	250	6.8	COMMERCIAL
1ST FLOOR	COMMERCIAL -	4101 SF	0	250	16.4	COMMERCIAL
COMMERCIAL: 2		5805 SF	0		23.2	
1ST FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	831 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T2	842 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T2	801 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T2	842 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T2	801 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 9		7443 SF	9		9.0	
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 8		5305 SF	8		8.0	
Grand total: 19		18553 SF	17		40.2	

PARKING SCHEDULE	
TYPE	COUNT
45°	3
45° ADA	1
60°	26
60° ADA	1
60° ADA - VAN	1
90°	23
PARALLEL	4
	59

LOT SIZES	
Mark	Area
SITE A	22610 SF
SITE B	20570 SF
SITE C	39626 SF



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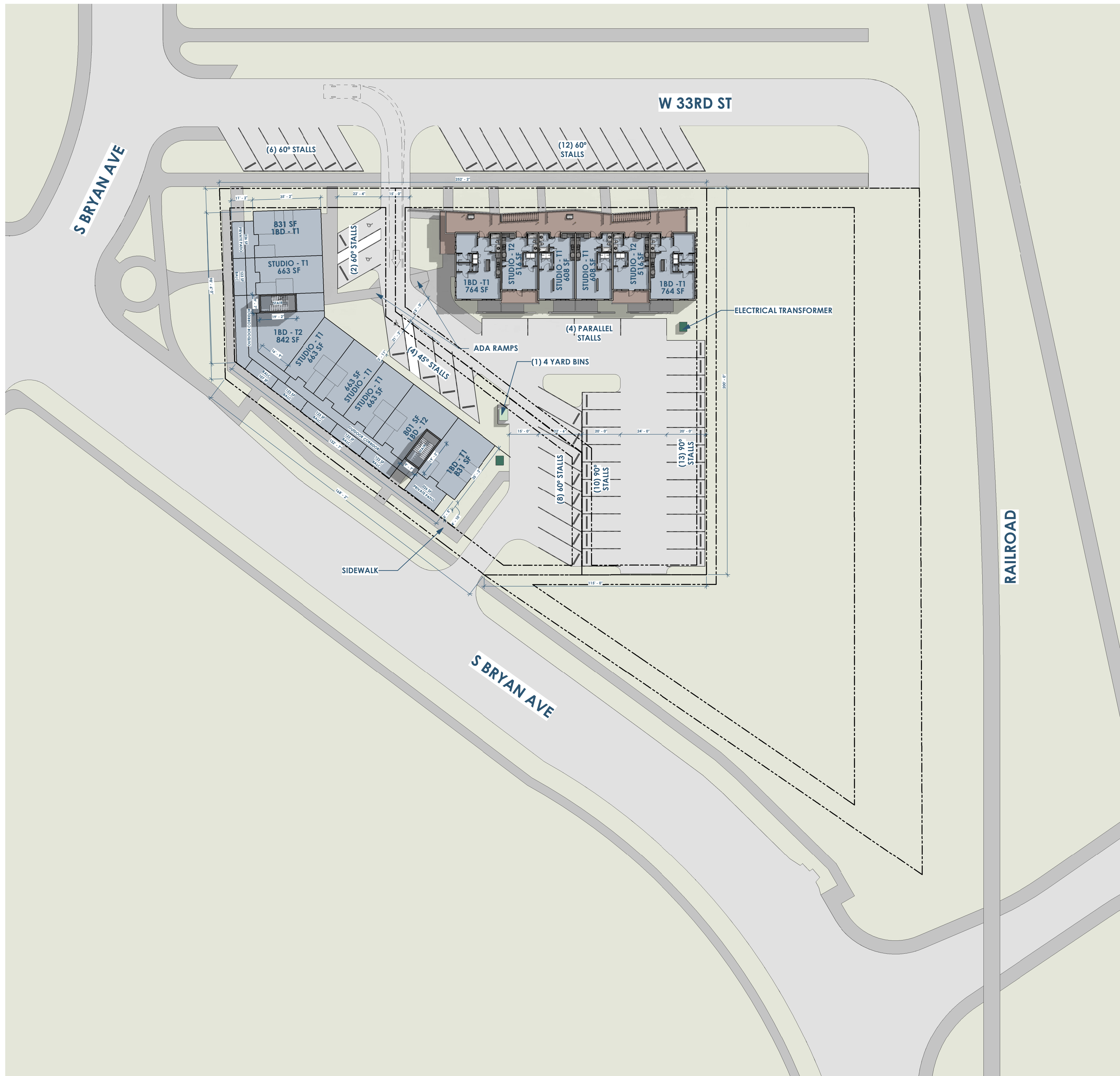
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Architect: Ryan Schultz - OpeningDesign
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SITE PLAN - 2ND FLOOR - 02.02.2021
101 W 33RD STREET
BRYAN, TX 77803

A2

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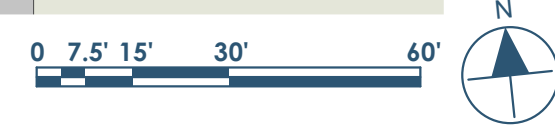


UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
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3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	608 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	514 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	516 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 12		6737 SF	12		12.0	
Grand total: 18		11313 SF	18		18.0	

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3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	663 SF	1		1.0	RESIDENTIAL - ST
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RESIDENTIAL - ST: 8		5305 SF	8		8.0	
Grand total: 19		18553 SF	17		40.2	

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TYPE	COUNT
45°	3
45° ADA	1
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SITE A	22610 SF
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SITE PLAN - 3RD FLOOR - 02.02.2021
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A3

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