



UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
1ST FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4624 SF	6		6.0	
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 12		6825 SF	12		12.0	
Grand total: 18		11449 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

This project, like most OpeningDesign's projects, is open source. (Attribution-ShareAlike 4.0 International)-CC-BY-SA 4.0-freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



Owner: Renovation Wranglers
102 E 26th St
Bryan, TX 77803
Katieneason@me.com | 979.450.9969

Civil: J4 Engineering
1135 N Earl Rudder Fwy
Bryan, TX 77803
gjonas@j4engineering.com | 979.739.0567

Architect of Record: LKB Architecture
2929 Allen Pkwy Suite 200
Houston, TX 77019
lisa@lkbarchitecture.com | 713.425.3076

Architect: Ryan Schultz - OpeningDesign
17 S Fairchild St | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SITE PLAN - 1ST FLOOR - 03.13.2021
101 W 33RD STREET
BRYAN, TX 77803

A1