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B

A

S BRYAN AVE

W 33RD ST

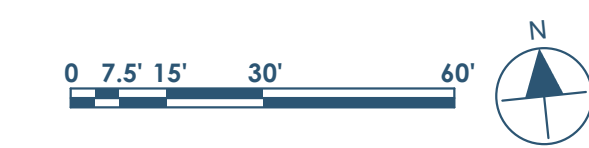


RAILROAD

GROESBECK ST

UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BED S	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
1ST FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4623 SF	6		6.0	
1ST FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	525 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	617 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	617 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	525 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	525 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	618 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	618 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	525 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 12		6843 SF	12		12.0	
Grand total: 18		11465 SF	18		18.0	

UNITS COUNT - SITE B - 2ND PHASE						
LEVEL	NAME	AREA	BED S	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	COMMERCIAL -	1525 SF	0	250	6.1	COMMERCIAL
1ST FLOOR	COMMERCIAL -	3449 SF	0	250	13.8	COMMERCIAL
COMMERCIAL: 2		4974 SF	0		19.9	
1ST FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T3	714 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T3	714 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 7		5617 SF	7		7.0	
2ND FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2A	724 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2A	724 SF	1		1.0	RESIDENTIAL - ST
RESIDENTIAL - ST: 10		6404 SF	10		10.0	
Grand total: 19		16995 SF	17		36.9	



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

Architect of Record: LKB Architecture
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Houston, TX 77019
lisa@lkbarchitecture.com | 713.425.3076

Civil: Glenn Jones - J4 Engineering
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Bryan, Texas 77805
gjones@j4engineering.com | 979.739.0567

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

SITE PLAN - 1ST FLOOR - 05.04.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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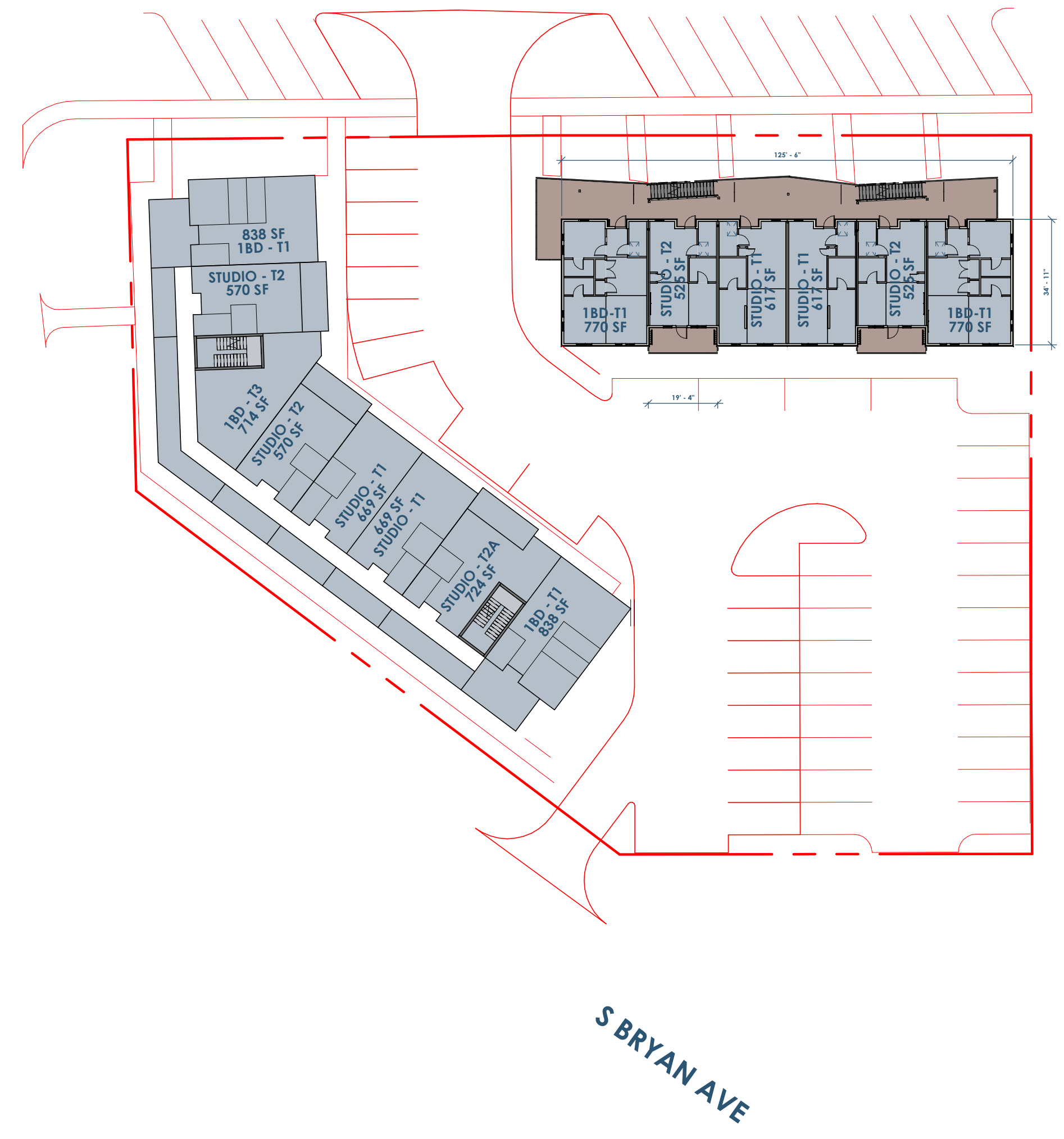
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S BRYAN AVE

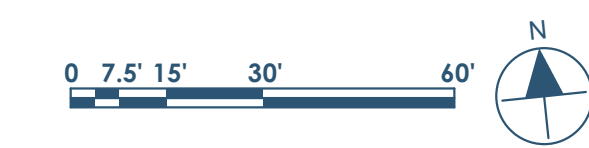
W 33RD ST



RAILROAD

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BB	NAME	AREA	BED S	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
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1ST FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	770 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4623 SF	6		6.0	
1ST FLOOR	STUDIO - T2	522 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
1ST FLOOR	STUDIO - T1	615 SF	1		1.0	RESIDENTIAL - ST
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RESIDENTIAL - ST: 12		6843 SF	12		12.0	
Grand total: 18		11465 SF	18		18.0	

UNITS COUNT - SITE B - 2ND PHASE						
LEVEL	NAME	AREA	BED S	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	COMMERCIAL -	1525 SF	0	250	6.1	COMMERCIAL
1ST FLOOR	COMMERCIAL -	3449 SF	0	250	13.8	COMMERCIAL
COMMERCIAL: 2		4974 SF	0		19.9	
1ST FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD - T3	714 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD - T3	714 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 7		5617 SF	7		7.0	
2ND FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
2ND FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2A	724 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2A	724 SF	1		1.0	RESIDENTIAL - ST
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Architect: Ryan Schultz - OpeningDesign
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Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SITE PLAN - 2ND FLOOR - 05.04.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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S BRYAN AVE

W 33RD ST

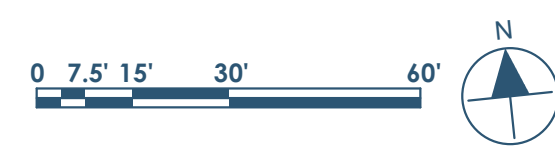


RAILROAD

S BRYAN AVE

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2ND FLOOR	STUDIO - T2	525 SF	1		1.0	RESIDENTIAL - ST
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3RD FLOOR	1BD - T1	838 SF	1		1.0	RESIDENTIAL - 1BD
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2ND FLOOR	1BD - T3	714 SF	1		1.0	RESIDENTIAL - 1BD
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3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T1	669 SF	1		1.0	RESIDENTIAL - ST
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2ND FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
3RD FLOOR	STUDIO - T2	570 SF	1		1.0	RESIDENTIAL - ST
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SITE PLAN - 3RD FLOOR - 05.04.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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