

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

if need be, change to residence, to lessen parking requirement.



Owner: Renovation Wranglers
102 E 26th St
Bryan, TX 77803
kafieneason@me.com | 979.450.9967



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



Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
Bryan, Texas 77805
gjones@j4engineering.com | 979.739.0567



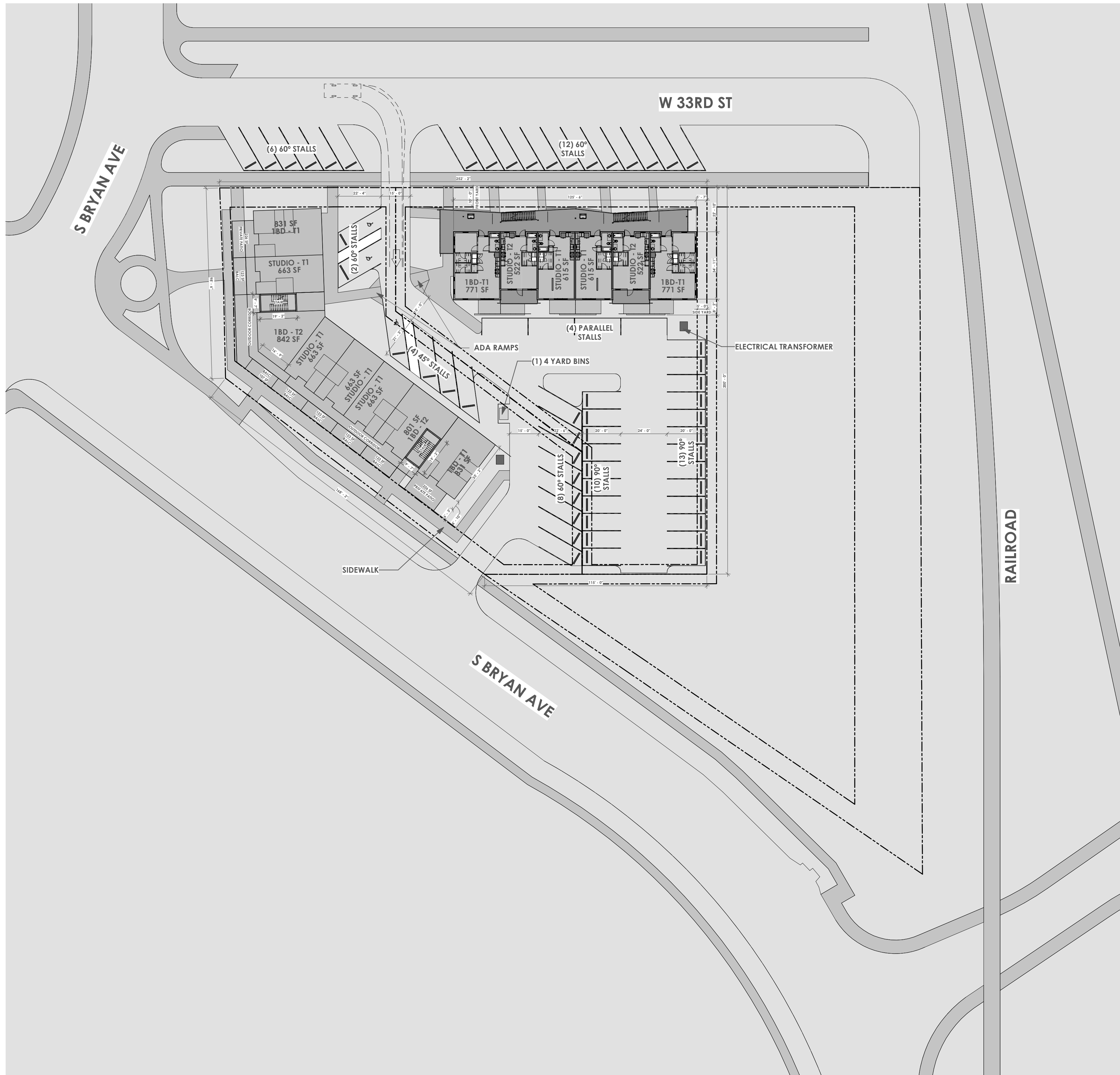
Architect: Ryan Schultz - OpeningDesign
17 S Fairchild St | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456



SITE PLAN - 1ST FLOOR - 03.17.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

A11

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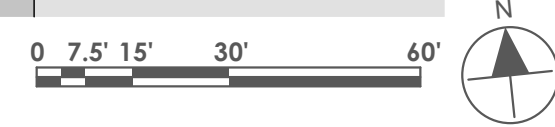


UNITS COUNT - SITE A - 1ST PHASE						
BB	NAME	AREA	BEDS	SF/STALL	PARKING COUNT	FUNCTION OF SPACE
1ST FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
1ST FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
2ND FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	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
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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



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

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

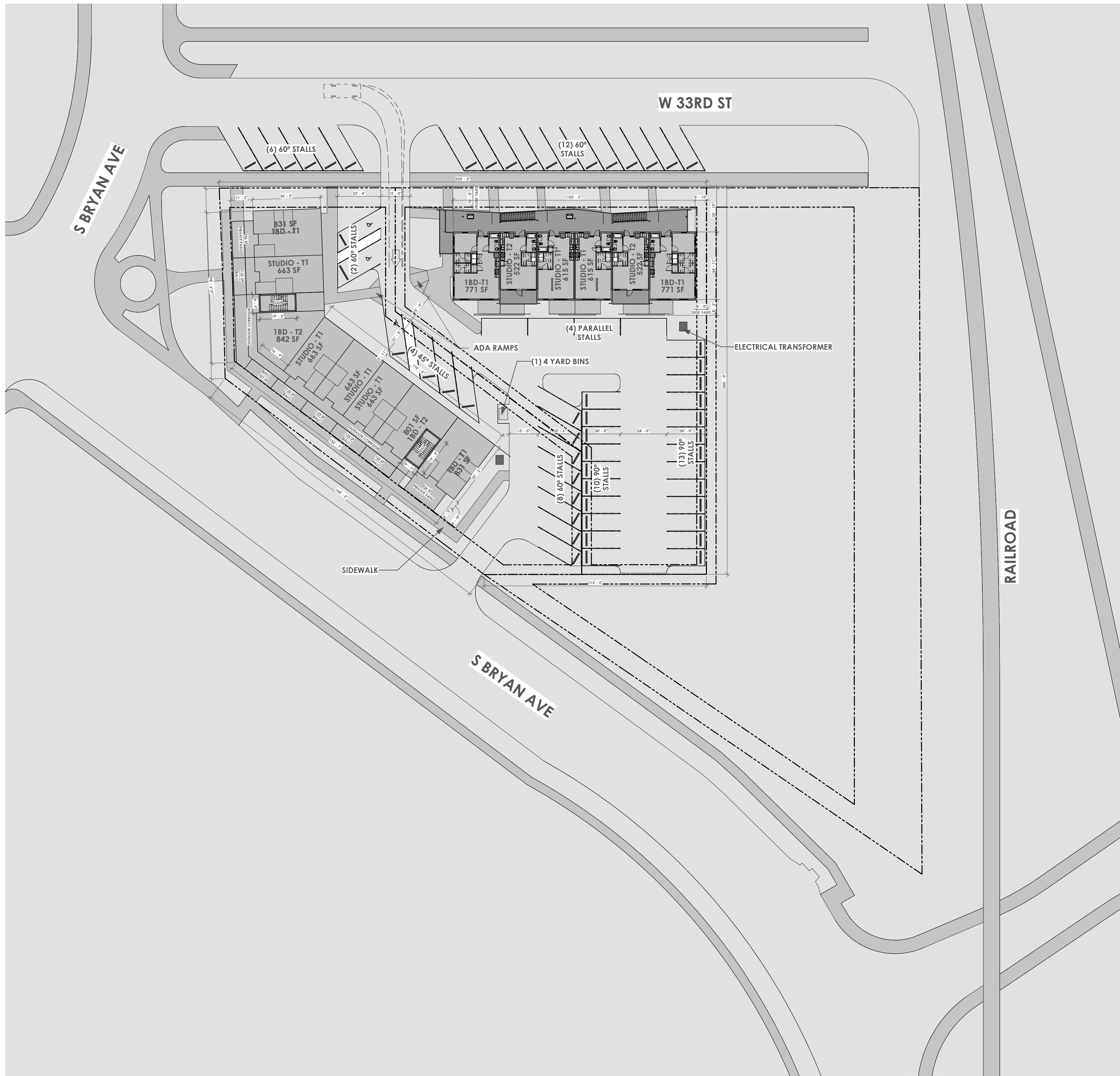
Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
Bryan, Texas 77805
gjones@j4engineering.com | 979.739.0567

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

SITE PLAN - 2ND FLOOR - 03.17.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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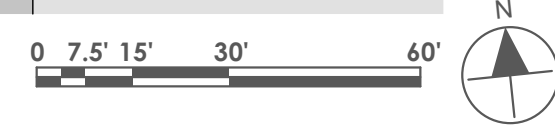


UNITS COUNT - SITE A - 1ST PHASE						
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2ND FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
3RD FLOOR	1BD-T1	771 SF	1		1.0	RESIDENTIAL - 1BD
RESIDENTIAL - 1BD: 6		4624 SF	6		6.0	
1ST FLOOR	STUDIO - T1	615 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
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A

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



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



J4E
Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
Bryan, Texas 77805
gjones@j4engineering.com | 979.739.0567



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

SITE PLAN - 3RD FLOOR - 03.17.2021
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

A13

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1
A20
ELEVATION - NORTH
3/16" = 1'-0"



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



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



Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
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

BUILDING ELEVATION - NORTH - 03.17.2022
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

A20

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5

4

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1
A21
ELEVATION - WEST
3/16" = 1'-0"



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

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

Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
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

BUILDING ELEVATION - WEST - 03.17.2022
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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NOT FOR CONSTRUCTION

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A22
ELEVATION - SOUTH
3/16" = 1'-0"



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



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



Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
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

BUILDING ELEVATION - SOUTH - 03.17.2022
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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1
A23
ELEVATION - EAST
3/16" = 1'-0"



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

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

Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
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

BUILDING ELEVATION - EAST - 03.17.2022
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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FACADE MATERIAL TAKE OFF	
MATERIAL NAME	AREA
2" X 4" 6 GA GALV. MESH PANEL	108 SF
7/8" GALV. CORRUGATED METAL SIDING - COLOR (CHARCOAL GRAY)	766 SF
FIBER CEMENT - BATTEN AND BOARD SIDING - COLOR (IRON GRAY)	149 SF
FIBER CEMENT - LAP SIDING - COLOR (LIGHT MIST)	162 SF
INSULATED GLAZING	327 SF
FACADE - EAST	1512 SF
2" X 4" 6 GA GALV. MESH PANEL	1276 SF
7/8" GALV. CORRUGATED METAL SIDING - COLOR (CHARCOAL GRAY)	3020 SF
CONCRETE WALL - ARCHITECTURAL FINISH	345 SF
FIBER CEMENT - BATTEN AND BOARD SIDING - COLOR (IRON GRAY)	713 SF
FIBER CEMENT - LAP SIDING - COLOR (GOLDEN LEAVES)	437 SF
FIBER CEMENT - LAP SIDING - COLOR (LIGHT MIST)	796 SF
INSULATED GLAZING	436 SF
TEMPERED LOW-E INSULATED GLAZING AT DOOR	474 SF
TREATED 1X CEDAR - EXT. STAIN - (MATCH GOLDEN LEAVES COLOR)	1089 SF
FACADE - NORTH	8585 SF
2" X 4" 6 GA GALV. MESH PANEL	440 SF
7/8" GALV. CORRUGATED METAL SIDING - COLOR (CHARCOAL GRAY)	2537 SF
CONCRETE WALL - ARCHITECTURAL FINISH	238 SF
FIBER CEMENT - BATTEN AND BOARD SIDING - COLOR (IRON GRAY)	455 SF
FIBER CEMENT - LAP SIDING - COLOR (GOLDEN LEAVES)	719 SF
FIBER CEMENT - LAP SIDING - COLOR (LIGHT MIST)	578 SF
INSULATED GLAZING	1379 SF
TEMPERED LOW-E INSULATED GLAZING AT DOOR	263 SF
TREATED 1X CEDAR - EXT. STAIN - (MATCH GOLDEN LEAVES COLOR)	444 SF
FACADE - SOUTH	7054 SF
2" X 4" 6 GA GALV. MESH PANEL	303 SF
7/8" GALV. CORRUGATED METAL SIDING - COLOR (CHARCOAL GRAY)	764 SF
FIBER CEMENT - BATTEN AND BOARD SIDING - COLOR (IRON GRAY)	158 SF
FIBER CEMENT - LAP SIDING - COLOR (LIGHT MIST)	194 SF
INSULATED GLAZING	251 SF
FACADE - WEST	1670 SF



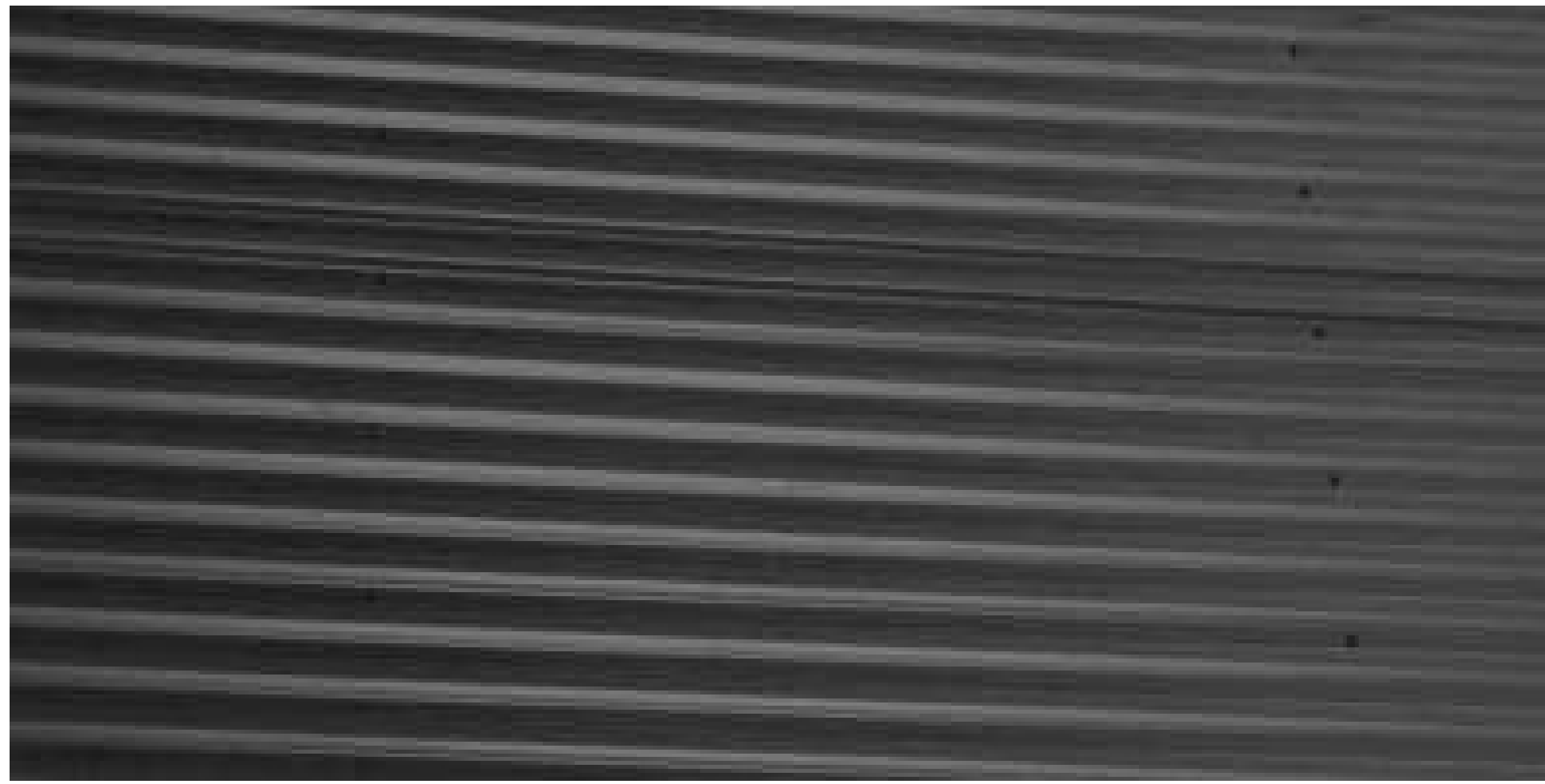
2" X 4" 6GA. GALV. MESH PANEL



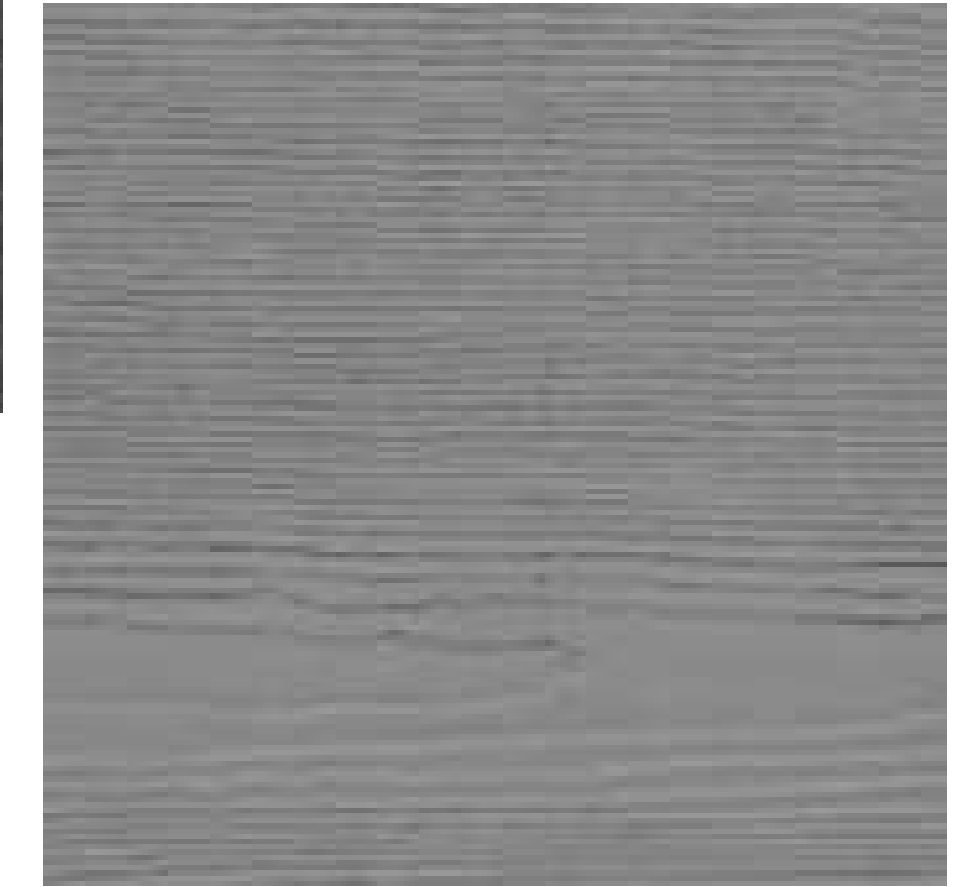
CONCRETE WALL - ARCHITECTURE FINISH



IRON GRAY



CHARCOAL GRAY



COLOR: GOLDEN LEAVES



HOT DIPPED GALVANIZED STEEL



COLOR: LIGHT MIST



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



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17 S Fairchild St | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SCHEDULES & COLORS - 03.17.2022
MARCO POLO - 101 W 33RD STREET
BRYAN, TX 77803

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C



B



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



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



Civil: Glenn Jones - J4 Engineering
1135 N. Earl Rudder Frwy, Suite 100
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

RENDERINGS - 03.17.2022

MARCO POLO - 101 W 33RD STREET

BRYAN, TX 77803

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