

E Richmond Ave

E Richmond Ave

New Parking

Replace & expand
Parking

New covered
storage

New Parking

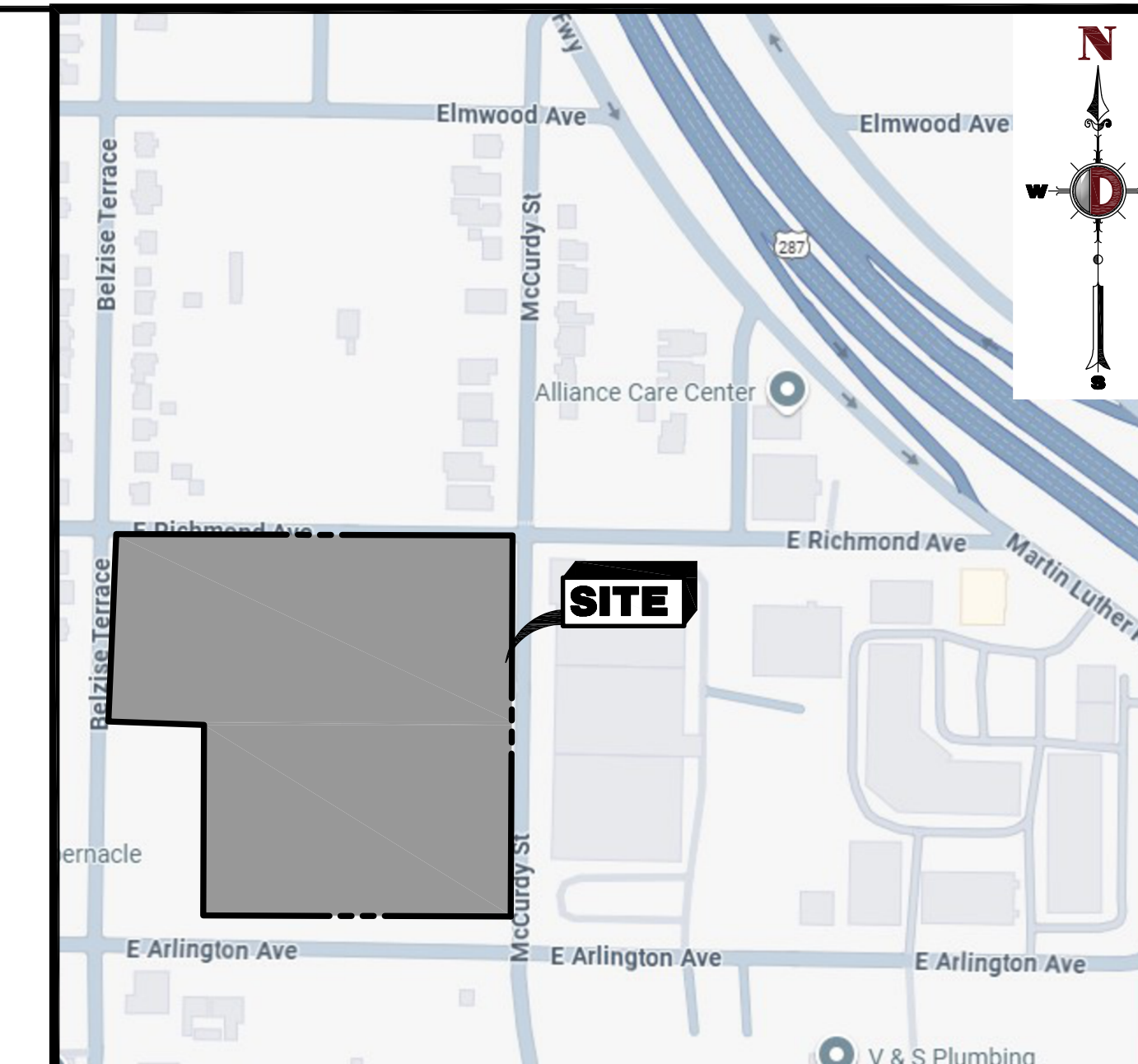
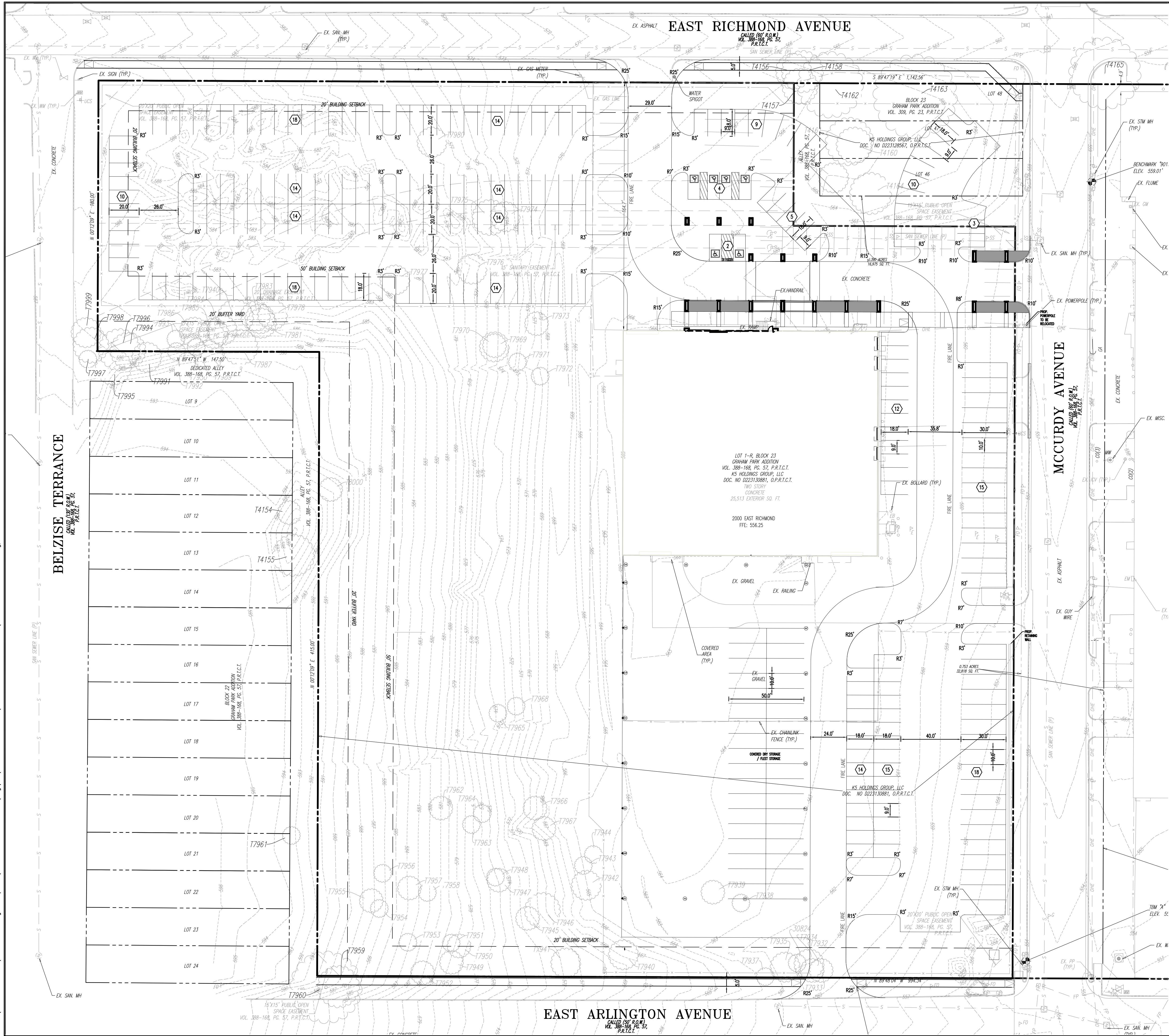
McCurdy St

Image Landsat / Copernicus

E Arlington Ave

E Arlington Ave



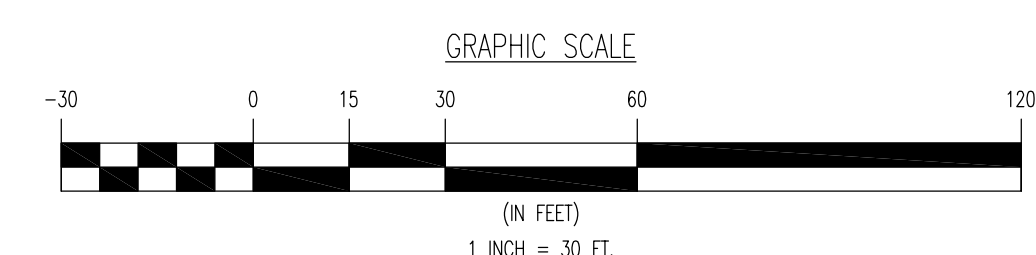


VICINITY MAP
N.T.S.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
TOPOGRAPHIC LAND SURVEY OF 13.050 ACRES SITUATED IN THE JOHN DAVIS SURVEY ABSTRACT NO. 418 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
- APPLICANT: DYNAMIC ENGINEERING CONSULTANTS, PC 714 S. GREENVILLE AVENUE, SUITE 100 ALLEN, TEXAS 75002
- OWNER: K5 HOLDINGS GROUP, LLC 1237 GREENWOOD DR HURST, TEXAS 76053
- PARCEL DATA: BLOCK 23 LOT 1-R TARRANT COUNTY, TEXAS
- PARKING REQUIREMENTS:
A. INDUSTRIAL BUILDING: GREATER OF I. AND II.
i. 2 SPACES PER 1,000 SF GFA OR
ii. 1 SPACE PER 3 EMPLOYEES
B. WAREHOUSE BUILDING:
i. 1 SPACE PER 4 EMPLOYEES
ii. 4 SPACES MINIMUM
C. OFFICE BUILDING:
i. 2.5 spaces per 1,000 square feet
D. TOTAL PARKING COUNT:
i. REQUIRED: 118 Stalls
ii. PROVIDED:
a. 204 STANDARD STALLS
b. 33 TRAILER STALLS

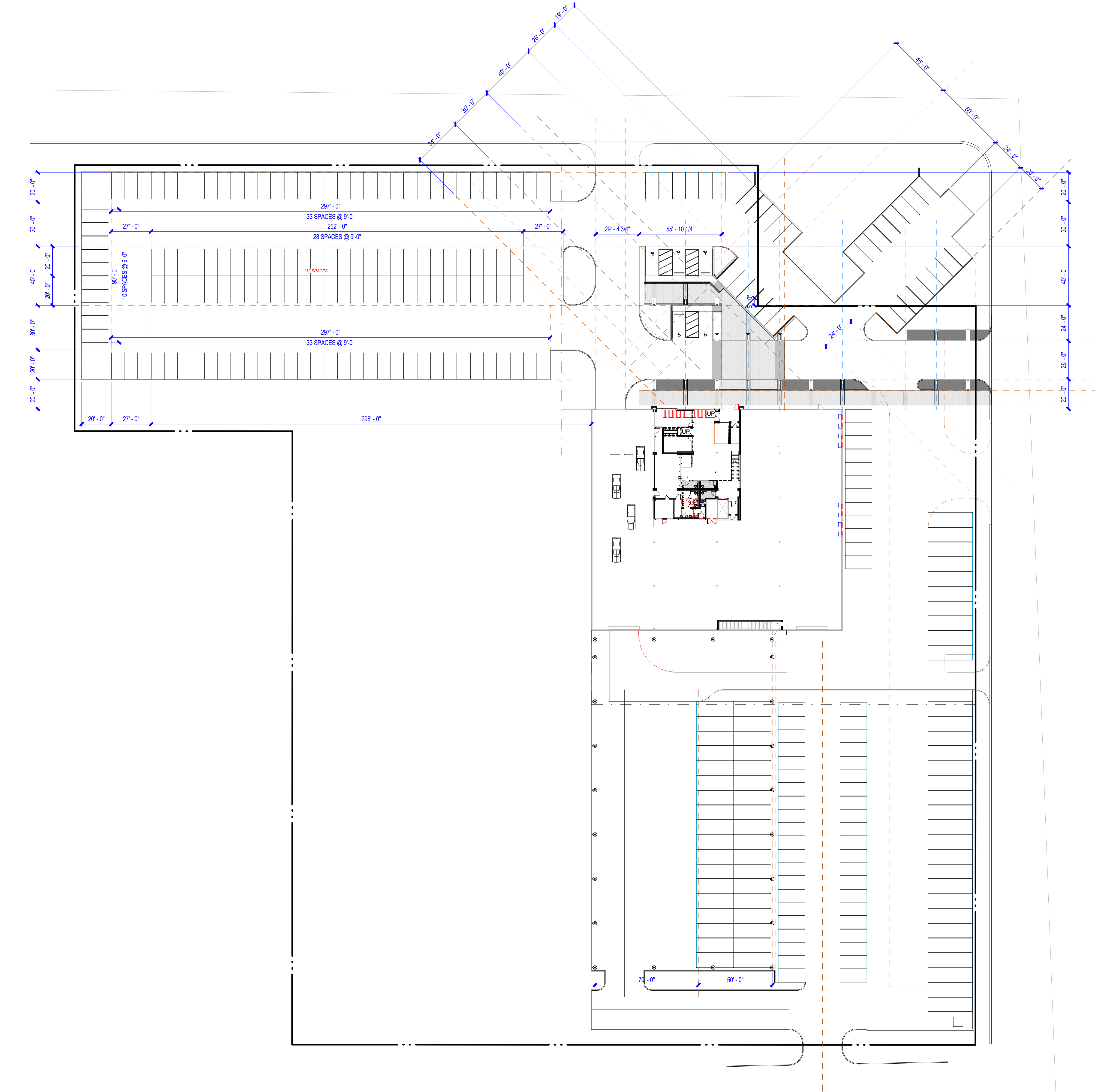
ARCH FAB
PHASE III-CONCEPT A
11/07/2025
2000 E. RICHMOND
FORT WORTH, TARRANT COUNTY, TEXAS



DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Avenue - Suite 100
Allen, TX 75002
T. 972.534.2100
www.dynamic-ec.com

Autodesk Docs://ARCHFAB CAMPUS
20/09/2025 11:54:59 PM EXPANSION.dwg ARCHFAB_2000_EXPANSION_ARCHITECTURE.dwg



Site Plan
SCALE: 1" = 30'-0"

Parking Summary Table - 2000 E RICHMOND AVE		
SITE DATA		
GROSS FLOOR AREA	51,000	SQ. FT.
- OFFICE	30,750	SQ. FT.
- WAREHOUSE / MANUFACTURING	20,250	SQ. FT.
GROSS EMPLOYEE COUNT	150	QUANTITY
- OFFICE	125	QUANTITY
- WAREHOUSE / MANUFACTURING	25	QUANTITY
PARKING REQUIREMENTS BY USE		
REQUIRED OFFICE PARKING*	77	QUANTITY
REQUIRED WAREHOUSE PARKING**	7	QUANTITY
REQUIRED MANUFACTURING PARKING***	41	QUANTITY
POSSIBLE PARKING REQUIREMENT CONFIGURATIONS		
COMBINED OFFICE / WAREHOUSE USAGE	84	QUANTITY
- REQUIRED ADA STALLS	4	QUANTITY
COMBINED OFFICE / MANUFACTURING USAGE	118	QUANTITY
- REQUIRED ADA STALLS	5	QUANTITY

*OFFICE PARKING: 2.5 SPACES PER 1,000 SQUARE FEET
**WAREHOUSE PARKING: 1 SPACE PER 4 EMPLOYEES (4 STALL MINIMUM)
***MANUFACTURING / PRODUCTION PARKING: 2 SPACES PER 1,000 SQUARE FEET OR 1 SPACE PER 3 EMPLOYEES (WHICHEVER IS GREATER)

PARKING REQUIREMENTS
SCALE: 12" = 1'-0"

SHEET NOTES



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ISSUED DATE: SEPTEMBER 20, 2023
ARCHITECT / DESIGNER: CHRISTOPHER MUELLER
ARCHITECT LICENSE NUMBER: TX 22652

Seal / Signature

ARCH FAB

2000 E RICHMOND AVENUE
FT. WORTH, TEXAS 76104

GENERAL NOTES

Date	Description
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KEY PLAN

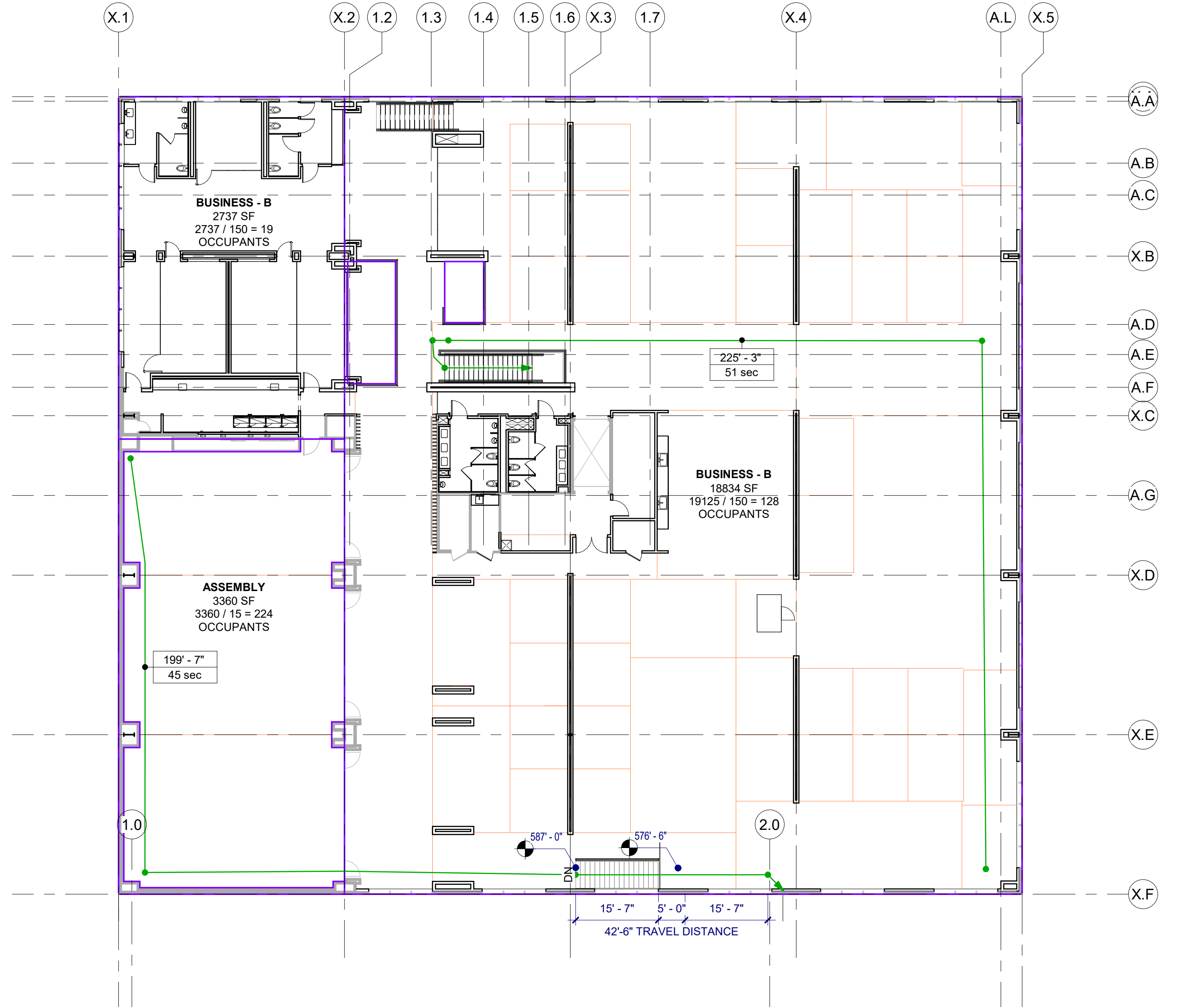
Project Name
2000 OFFICE EXPANSION
Project Number
25-100
Description
PROJECT OVERALL SITE PLAN

Scale
As indicated

AS100

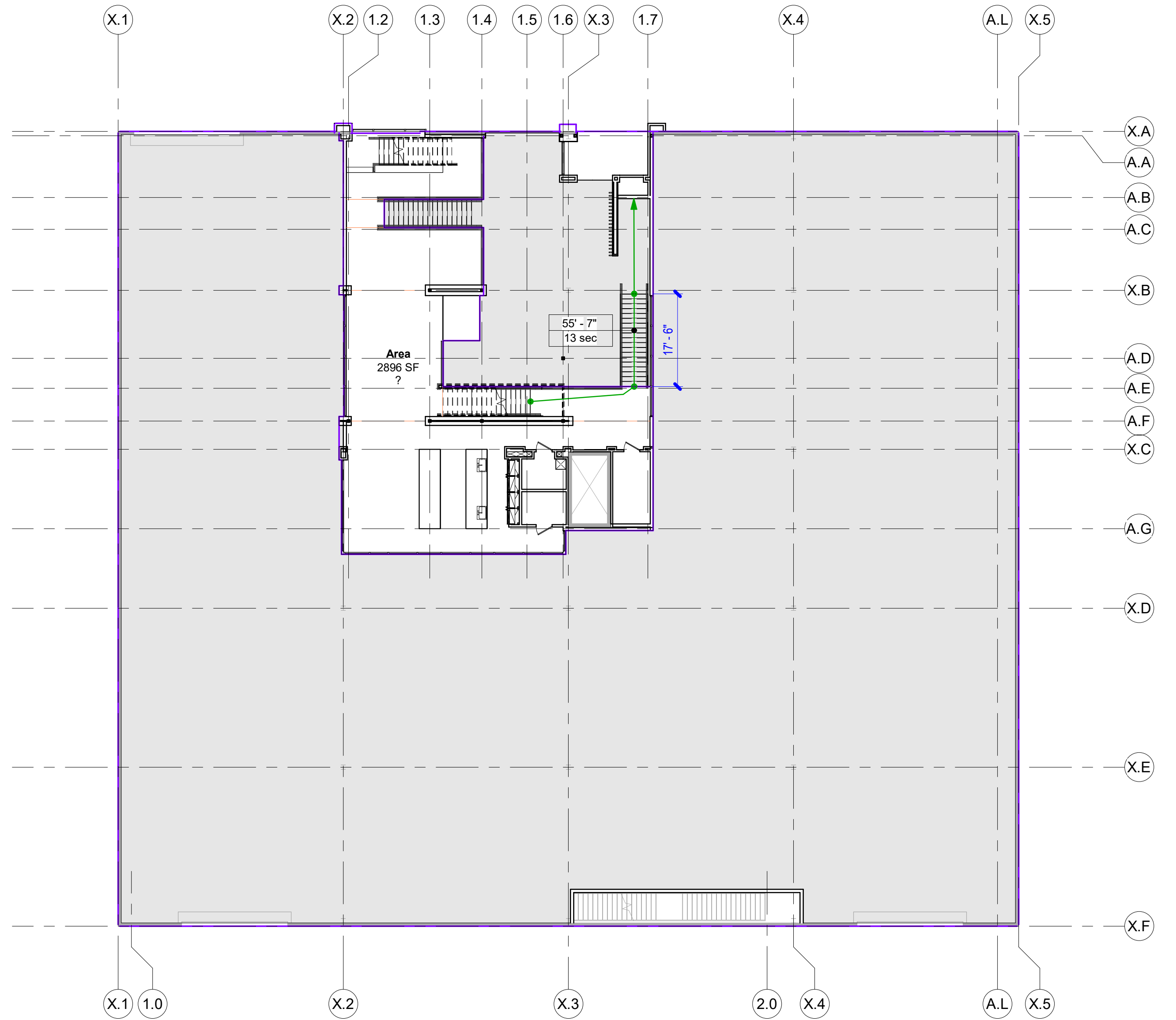
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By Virginia Villalobos at 8:43 am, Dec 19, 2025

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PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. vrv



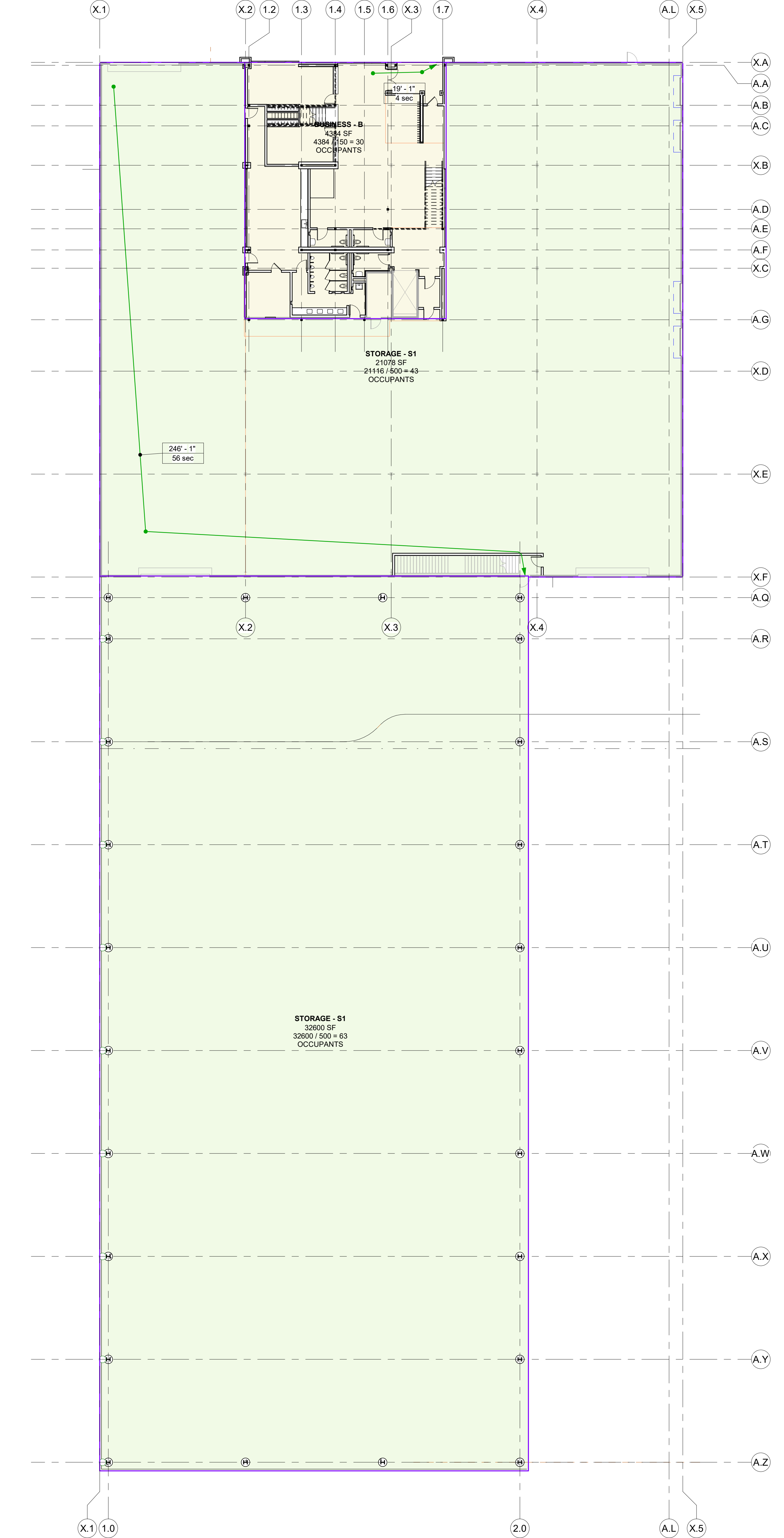
LEVEL 02
SCALE: 1/16" = 1'-0"

2



LEVEL 01M
SCALE: 1/16" = 1'-0"

3



LEVEL 01
SCALE: 1/16" = 1'-0"

1

GENERAL NOTES

REALIZE
CONSTRUCTION | MANAGEMENT | ARCHITECTURE

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FT. WORTH, TEXAS 76104

SHEET NOTES

△ Date Description

KEY PLAN

Project Name
2000 OFFICE EXPANSION

Project Number

25-100

Description

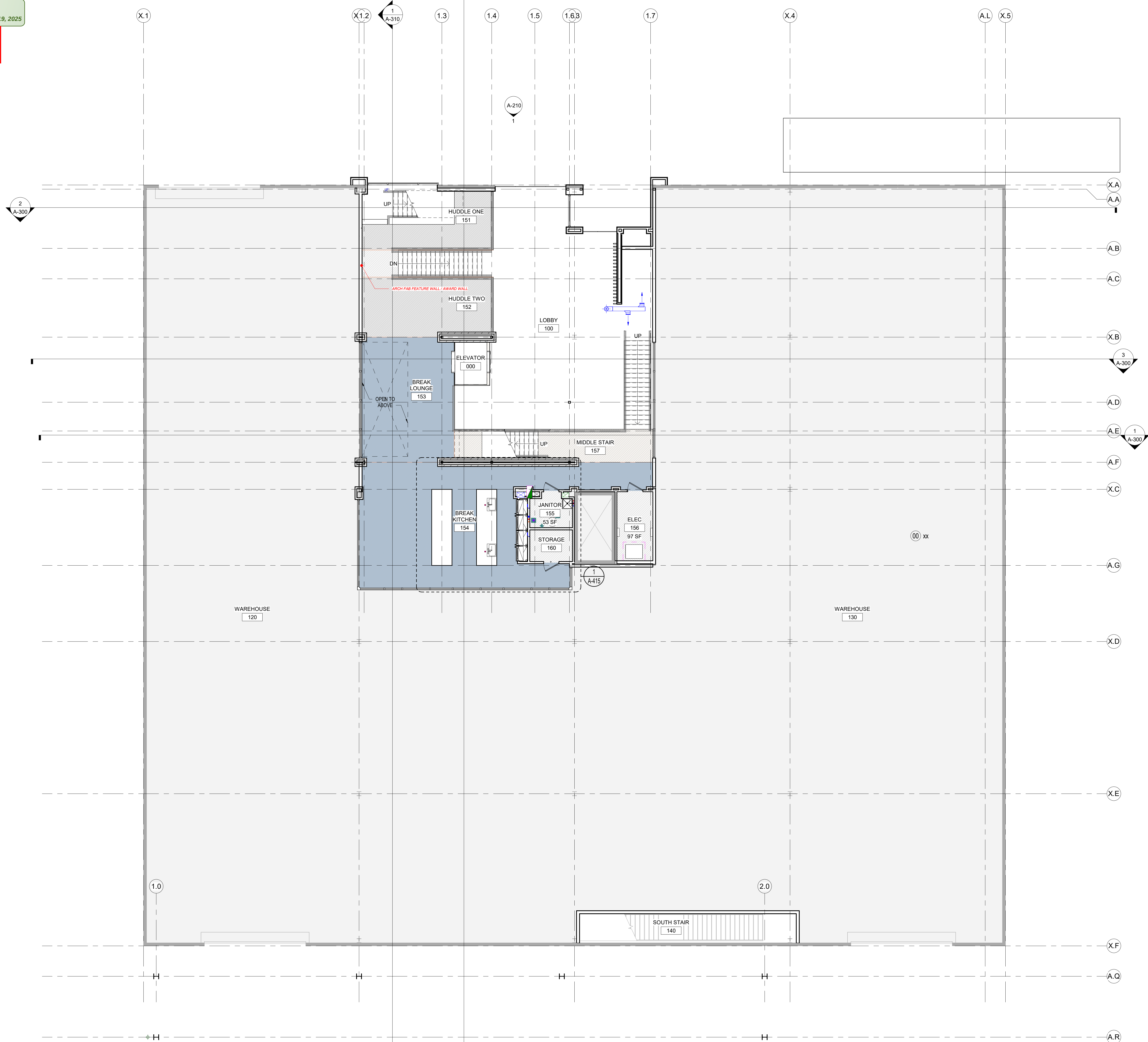
CODE COMPLIANCE

Scale
1/16" = 1'-0"

G-101

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GENERAL NOTES

- A ALL DIMENSION ARE TO THE FINISHED FACE OF MATERIAL
- B BASE BID FOR OPERABLE PARTITIONS ARE THE ACCORDION STYLE DOOR
- C OPTION 1 FOR OPERABLE PARTITIONS IS THE CONCRETE DESIGN IS A SUGGESTION BASED ON USE IN PREVIOUS PROJECTS - IT IS NOT AN ENGINEERS RECOMMENDATION BASED ON GEOTECHNICAL REPORTS
- E ALL ALUMINUM MATERIAL WILL BE PROVIDED BY ARCHFAB AND/OR ARMETCO (OFOI) - CONTRACTOR TO PROVIDE 3/4" PLYWOOD SUBSTRATE BEHIND ALL ALUMINUM WALL PANELS
- F ACM SYSTEM THICKNESS ASSUMED TO BE 1-1/2 INCH THICKNESS - COORDINATE WITH OWNER



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SHEET NOTES

Date	Description
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KEY PLAN

Project Name
2000 OFFICE EXPANSION

Project Number
25-100

Description
MEZZANINE - FLOOR PLAN

Scale
1/8" = 1'-0"

A-115

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SHEET NOTES

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FT. WORTH, TEXAS 76104

Date	Description
11/12/2025	UPDATED PRICING SET

LEGEND

- NOT IN SCOPE OF WORK
- CONTROL JOINT (TYP)

Project Name
2000 OFFICE EXPANSION

Project Number

25-100

Description

LEVEL 02 - FLOOR PLAN

Scale

1/8" = 1'-0"

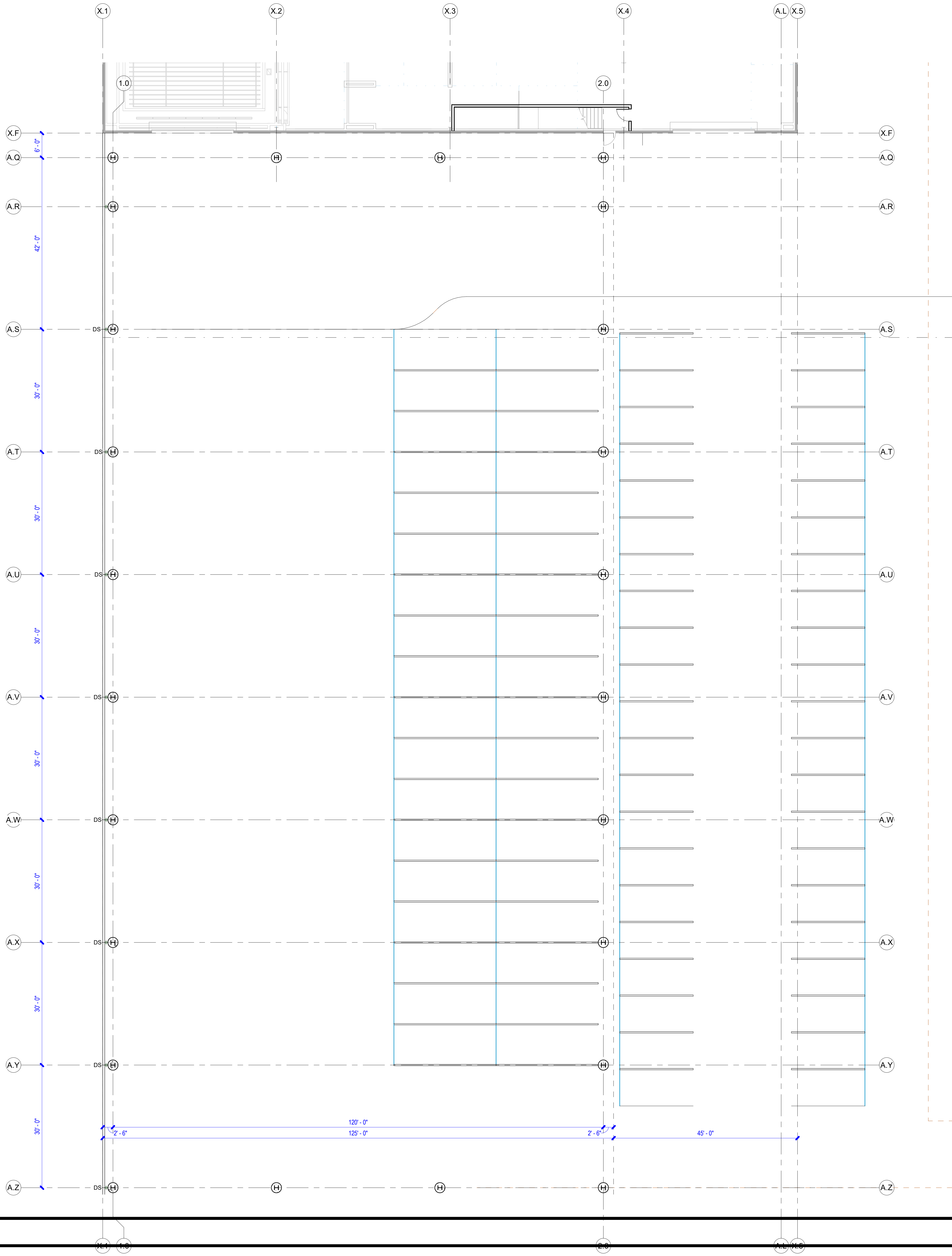
A-120

LEVEL 02 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

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LEVEL 01 - CANOPY
SCALE: 3/32" = 1'-0"

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SHEET NOTES

Date	Description
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KEY PLAN

Project Name
2000 OFFICE EXPANSION

Project Number
25-100

Description
LEVEL 01 - CANOPY ADDITION

Scale
3/32" = 1'-0"

A-150

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SHEET NOTES

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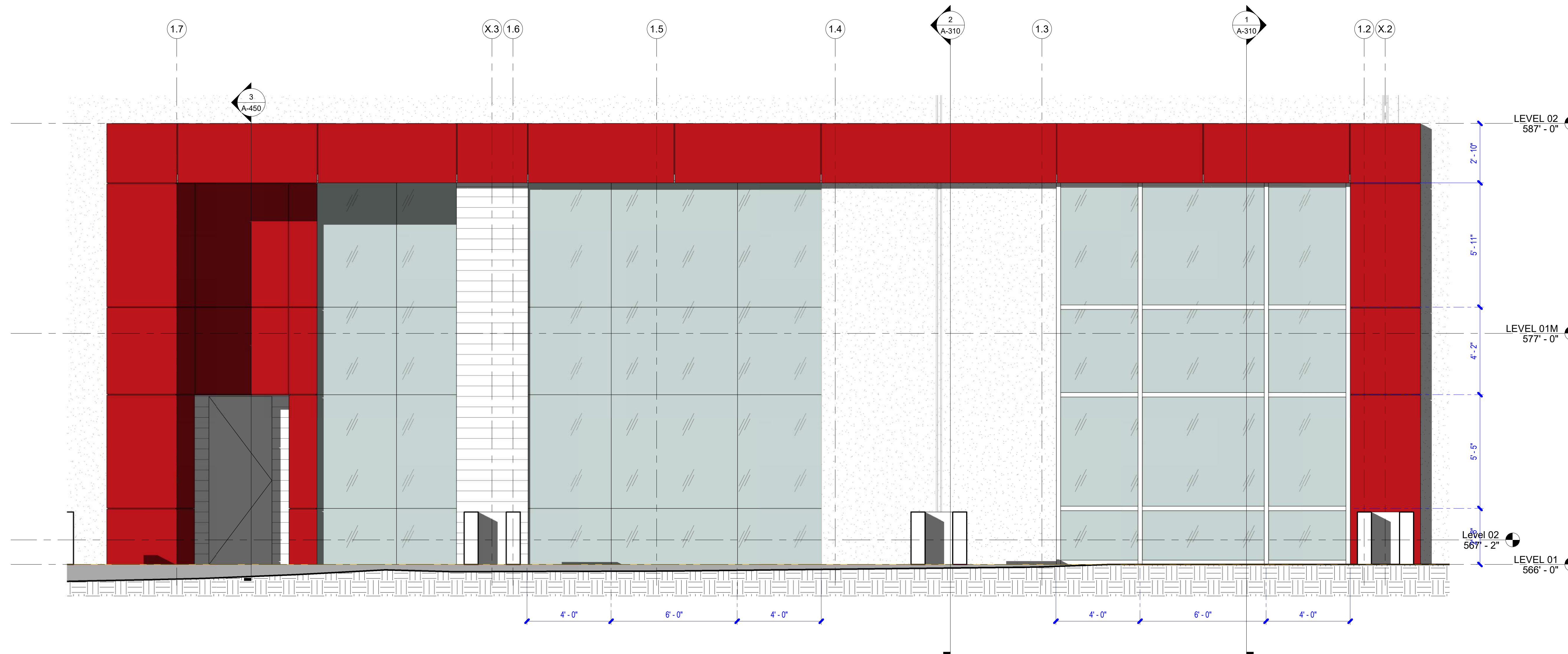
25-100

ELEVATIONS - EXTERIOR

Scale

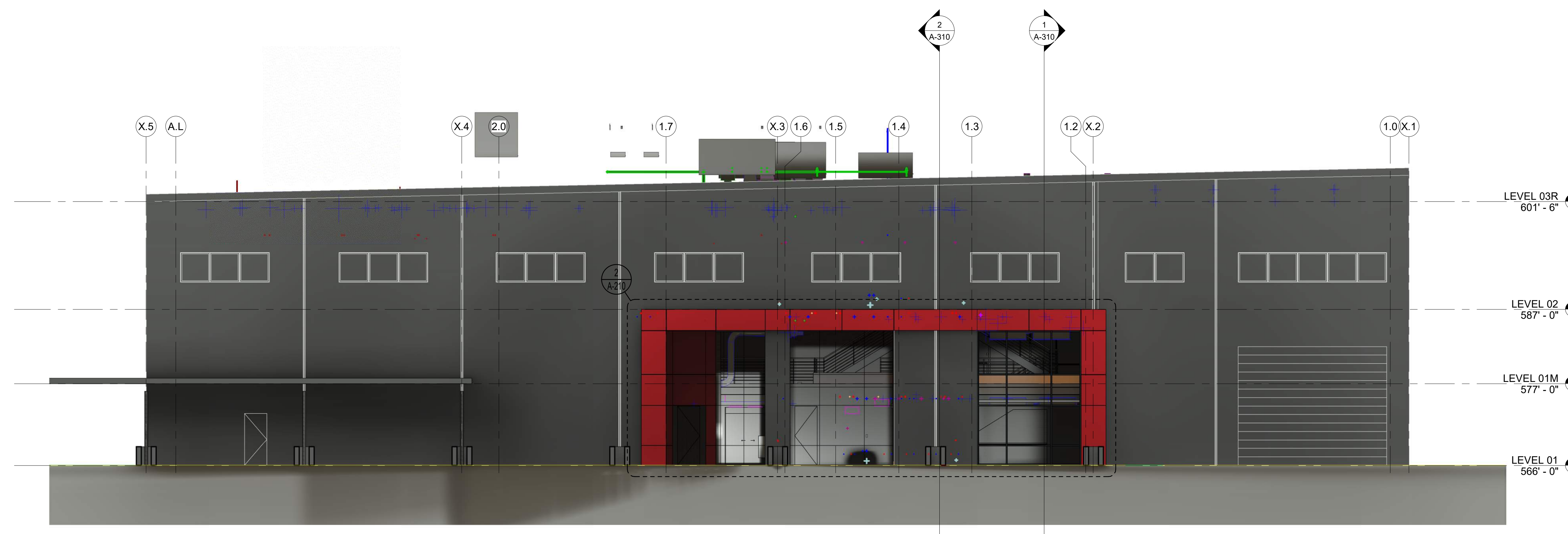
As indicated

A-210



1 - a - Callout 1
SCALE: 3/8" = 1'-0"

2

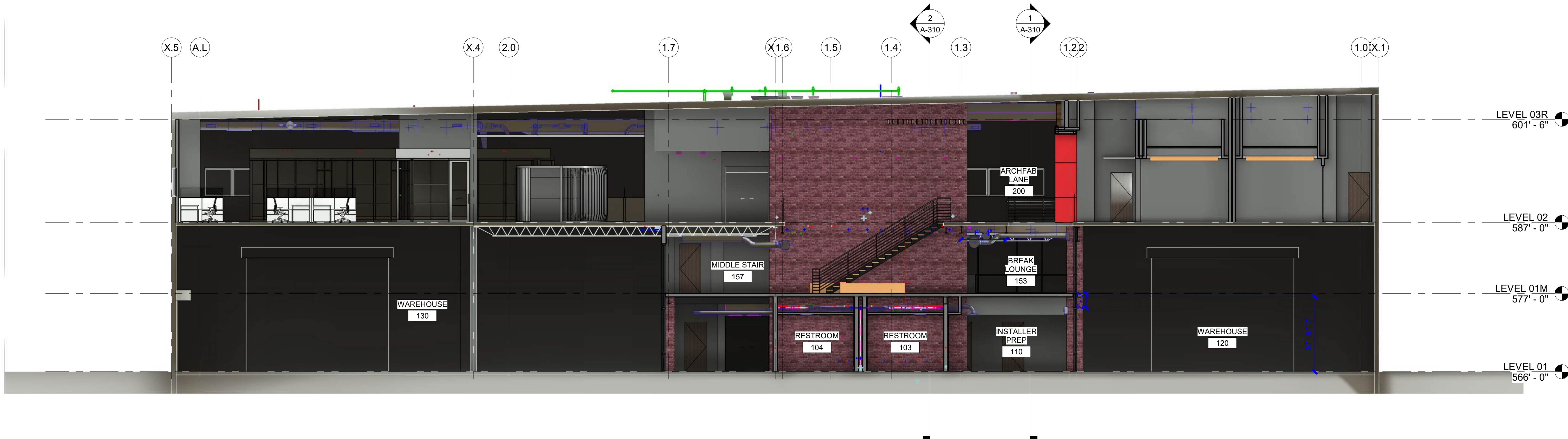


NORTH - UPGRADES
SCALE: 1/8" = 1'-0"

1

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BUILDING SECTION - NEW FEATURE WALL - 01
SCALE: 1/8" = 1'-0"

1



Section 4
SCALE: 1/8" = 1'-0"

3



Section 5
SCALE: 1/8" = 1'-0"

2

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SHEET NOTES

△ Date Description

KEY PLAN

Project Name
2000 OFFICE EXPANSION

Project Number

25-100

Description

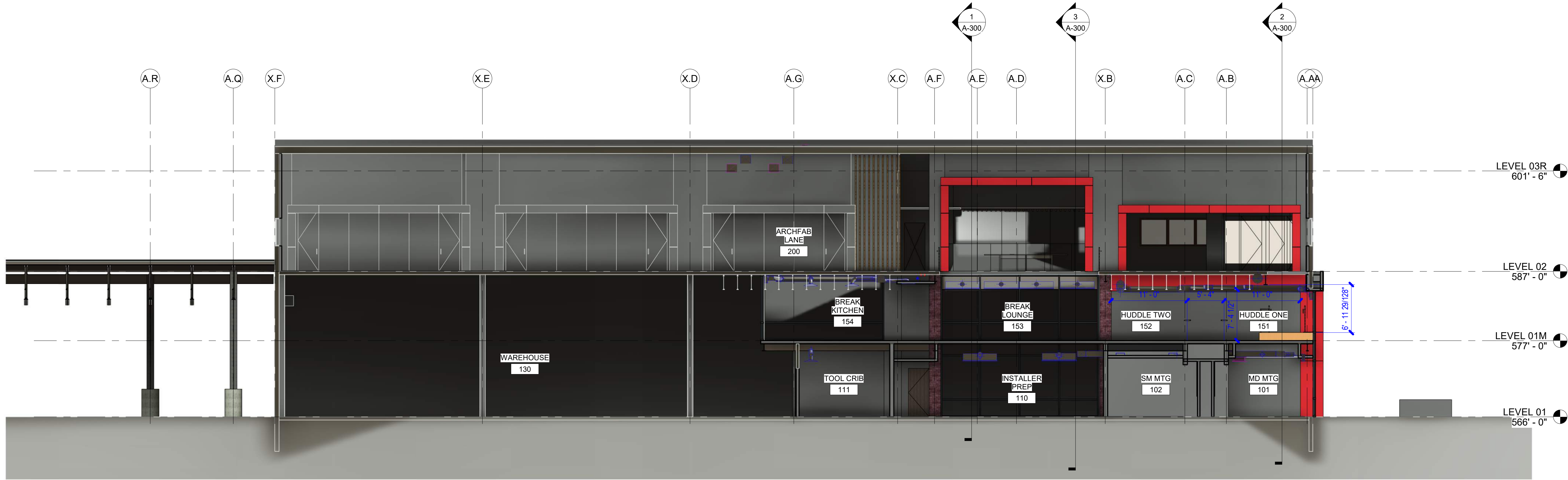
BUILDING SECTIONS

Scale
1/8" = 1'-0"

A-300

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Section 9
SCALE: 1/8" = 1'-0"

1



Section 6
SCALE: 1/8" = 1'-0"

2

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SHEET NOTES

△ Date Description

KEY PLAN

Project Name
2000 OFFICE EXPANSION

Project Number

25-100

Description

BUILDING SECTIONS

Scale

1/8" = 1'-0"

A-310