

ARCHITECTURAL SCHEMATIC DESIGN
(REV # 1, 01/02/2024)
FLEX SPACE COMMERCIAL DEVELOPMENT
6640 IRON HORSE BLVD,
NORTH RICHLAND HILLS, TX 76034

OWNER: BRYAN STREET PROPERTIES DALLAS LLC

PROJECT ADDRESS: 6640 IRON HORSE BLVD., NORTH RICHLAND HILLS, TX 76034

LEGAL ADDRESS: 1RA, BLOCK 7, INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6241 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

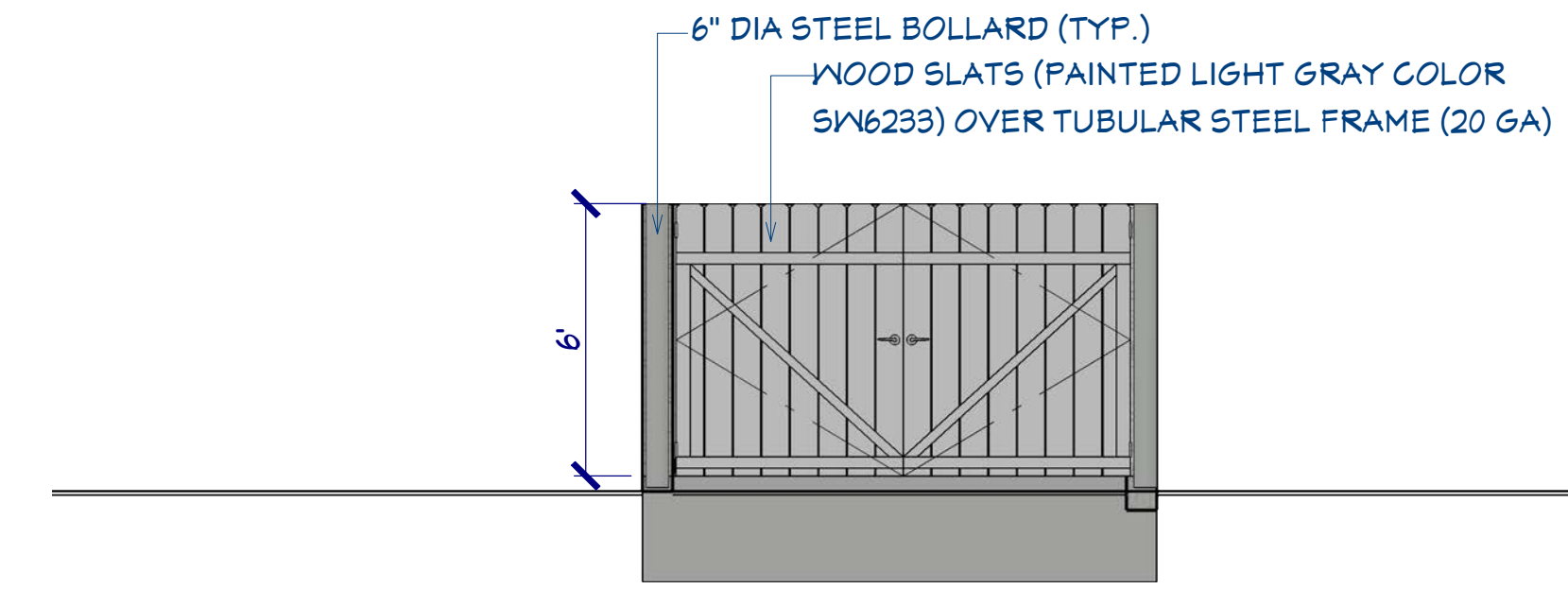
ZONING: (BASED ON CITY OF NORTH RICHLAND HILLS ZONING CODE)
 I-2, MEDIUM INDUSTRIAL
 MINIMUM FRONT BUILDING LINE: 25'
 MINIMUM SIDE SETBACK: NONE
 MINIMUM REAR SETBACK: NONE
 MAXIMUM HEIGHT REQUIREMENTS: NONE

CONSTRUCTION CLASSIFICATION & FIRE RATING: (BASED ON 2019 INTERNATIONAL BUILDING CODE TABLE 601)
 BUILDING TYPE = V-B (NON-SPRINKLER)
 PRIMARY STRUCTURAL FRAME FIRE RATING = 0
 EXTERIOR WALLS (BUILDING -1) = 0
 EXTERIOR WALLS (BUILDING - 2, 3 & 4 - FRONT) = 0
 EXTERIOR WALLS (BUILDING - 2, 3 & 4 - REAR & SIDES) = 1 HR (AS PER CITY REVIEW COMMENT)
 WALLS (INTERIOR) = 0
 FLOOR CONSTRUCTION = 0
 ROOF CONSTRUCTION = 0

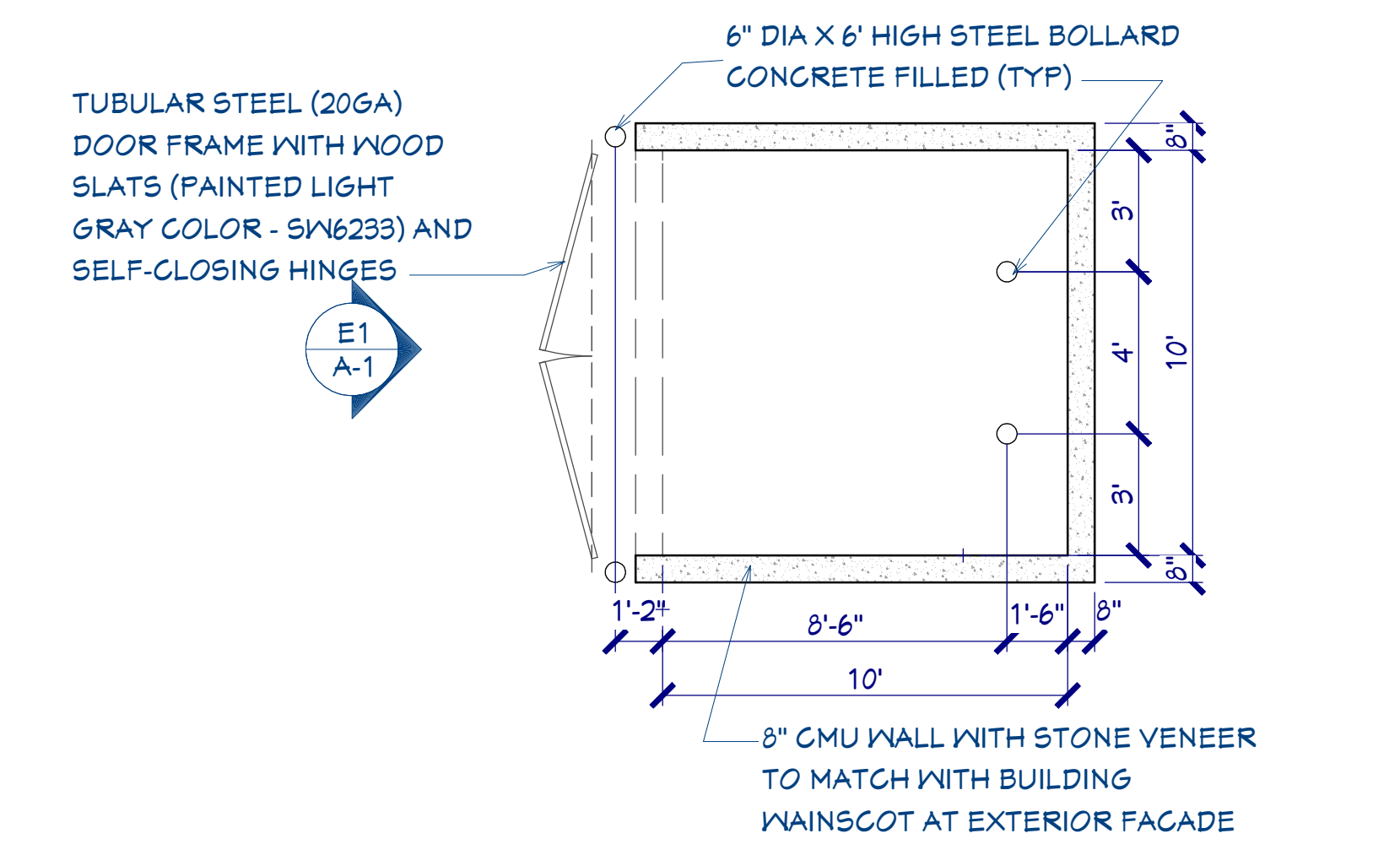
BUILDING AREA:

| | |
|--------------------|-----------------------|
| BLDG-1: | 3456 SQ. FT. |
| BLDG-2: | 3072 SQ. FT. |
| BLDG-3: | 3072 SQ. FT. |
| BLDG-4: | 3072 SQ. FT. |
| TOTAL AREA: | 12,672 SQ. FT. |

PARKING REQUIRED FOR MULTI-USED: (AS PER NRH ZONING CODE)
 1 CAR PER 250 SQ. FT. = 12672 / 250 = 51 STALLS
PARKING PROVIDED:
 55 STALLS



E1 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4"=1'-0"



DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4"=1'-0"

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| A-3 | BLDG-2, 3 & 4 FLOOR PLAN |
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FOR SITE AND LANDSCAPING PLANS SEE CIVIL DRAWINGS SET.



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 www.s2n2architects.com

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 6640 IRON HORSE BLVD.
 NORTH RICHLAND HILLS, TX, 76034

COVER SHEET, CODE ANALYSIS & PROJECT DATA, DUMPSTER ENCLOSURE DEATILS

| REVISION TABLE | |
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| # | DATE DESCRIPTION |
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DATE:

01/02/2024

SCALE:

AS SHOWN

SHEET:

A-1

| REVISION TABLE | |
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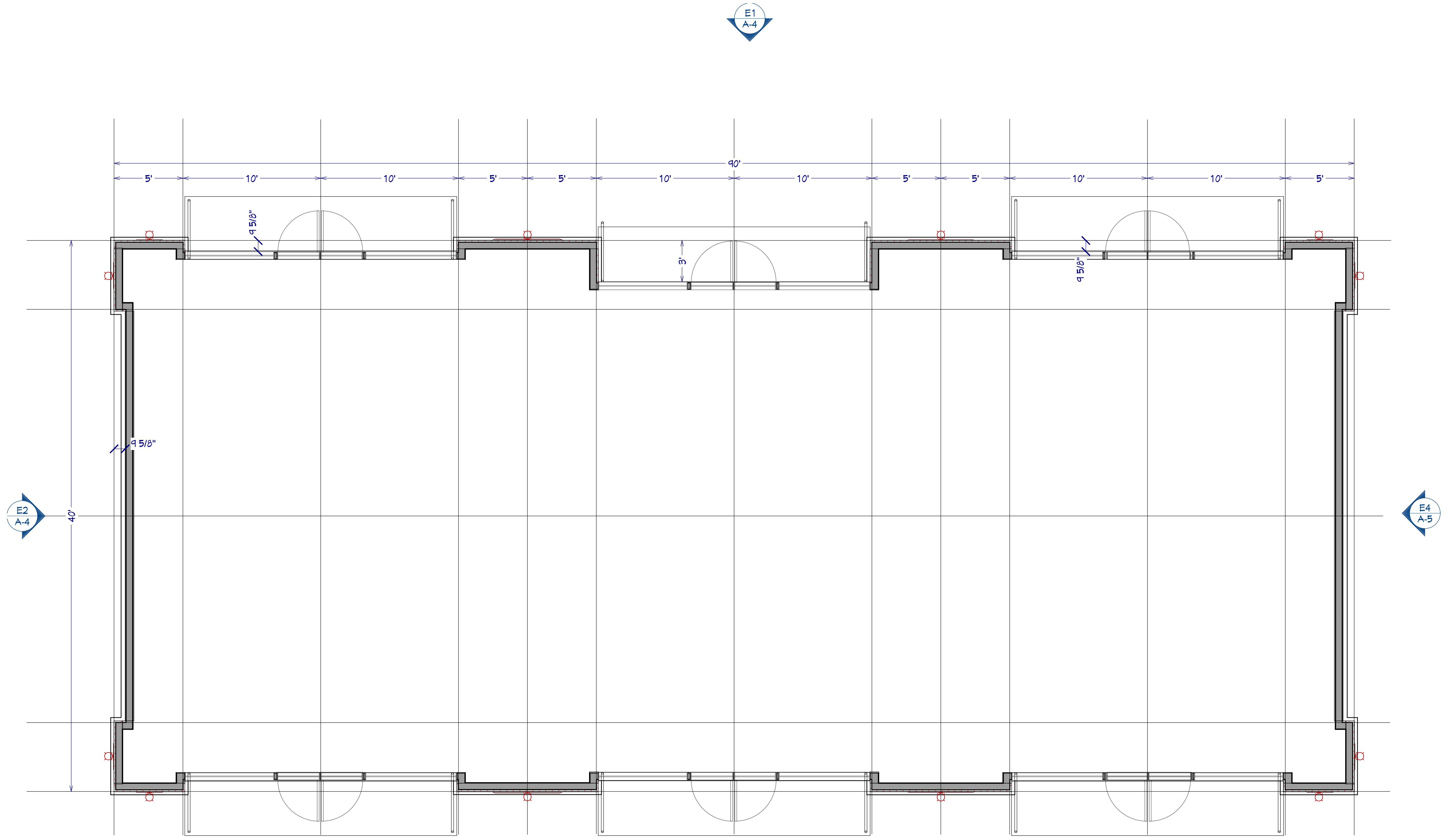
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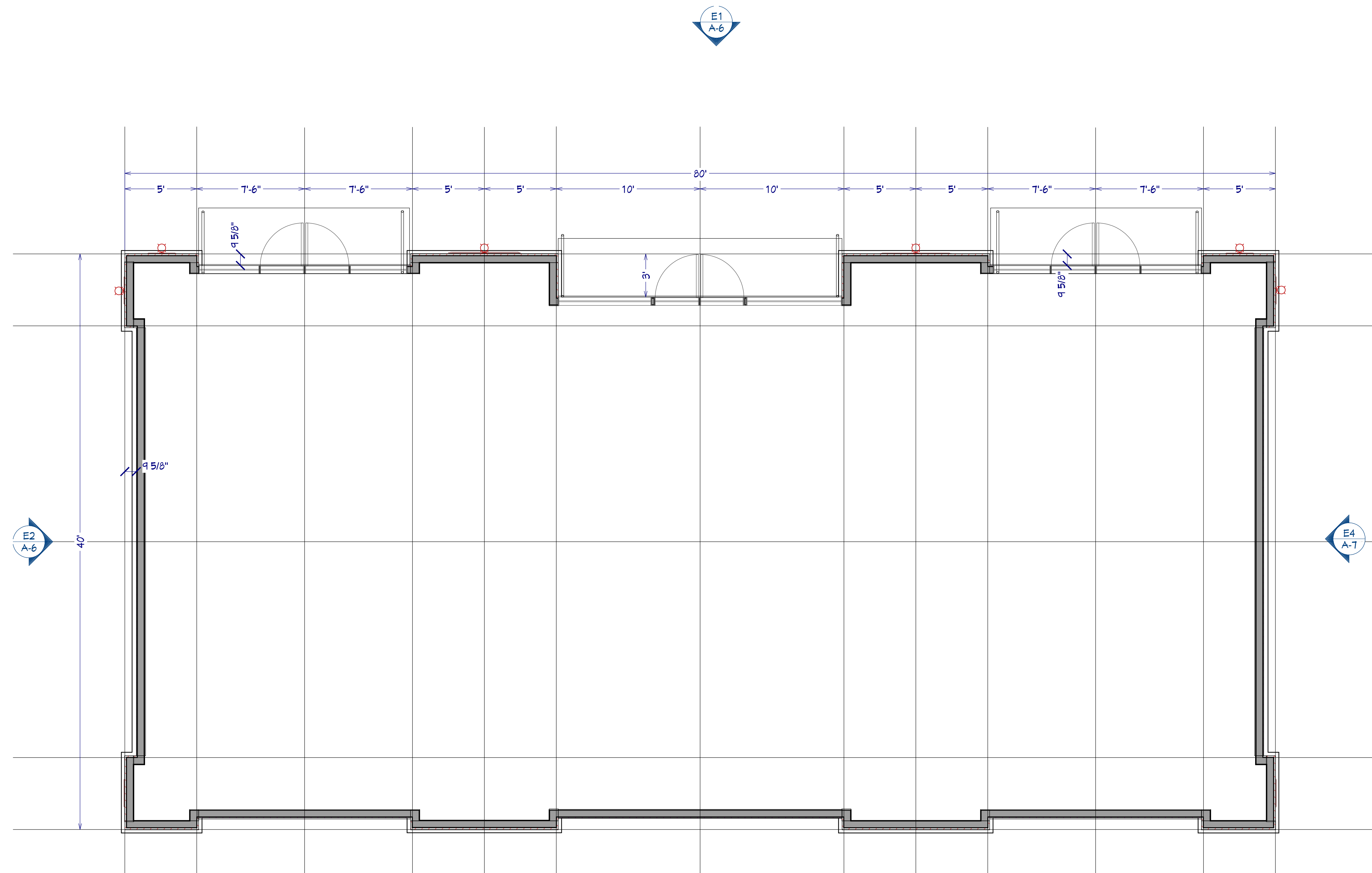
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A-2



BLDG-1 FLOOR PLAN

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



BLDG-2, 3 & 4 FLOOR PLAN

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

| # | DATE | REVISION TABLE DESCRIPTION |
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A-3

| # | DATE | DESCRIPTION |
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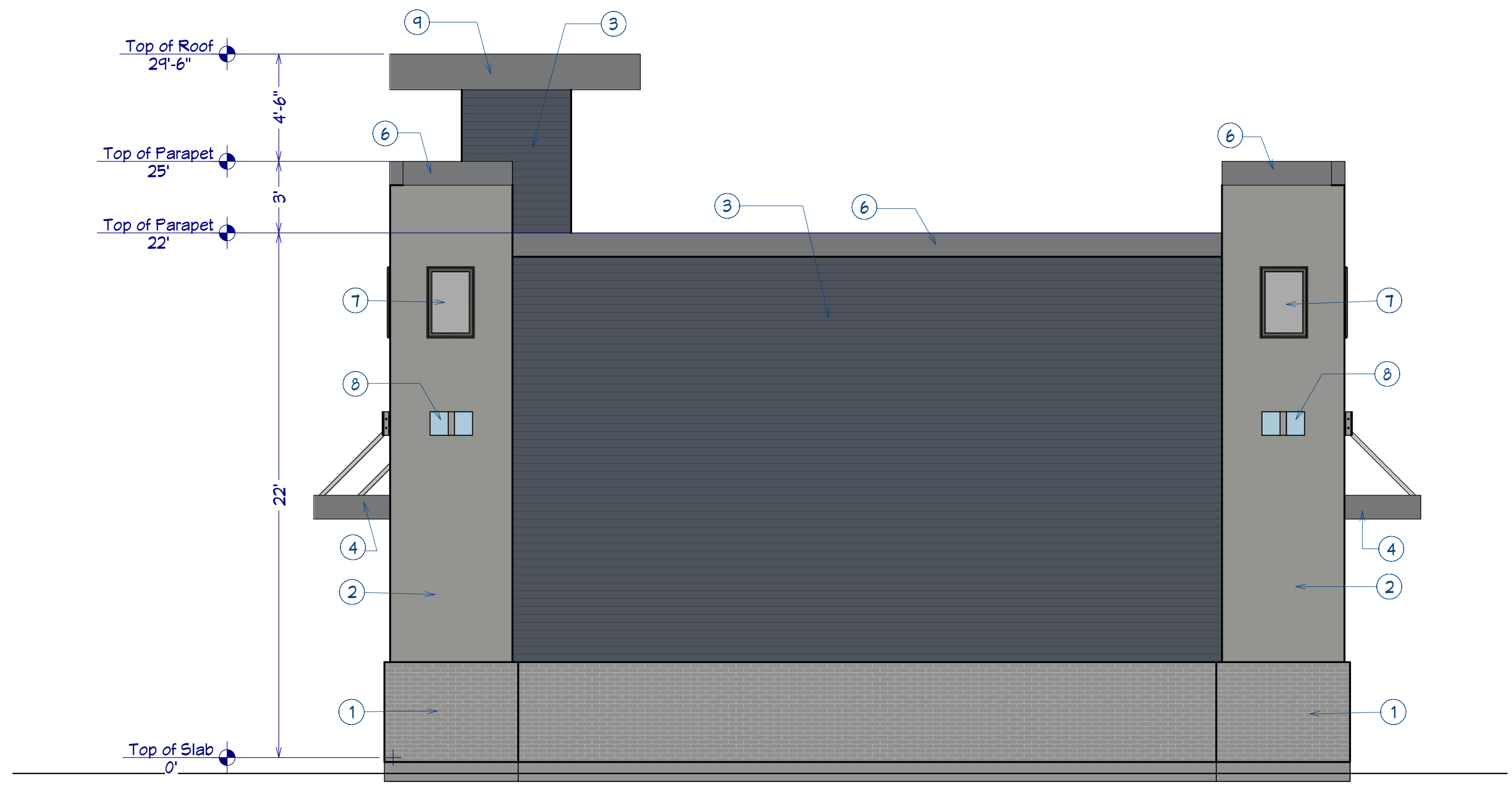
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SHEET:

A-4



E1 BLDG-1 ELEVATION
 SCALE: 1/4" = 1'-0"



E2 BLDG-1 ELEVATION
 SCALE: 1/4" = 1'-0"

Exterior Finish Legend

| | |
|---|---|
| 1 | WAINSCOT - ACME BRICK, UTILITY SIZE, 11 5/8"X3 5/8"X3 5/8", COLOR SLATE GRAY |
| 2 | STUCCO PLASTER, 3 COAT SYSTEM, LIGHT GRAY COLOR - SHERWIN WILLIAMS SW6233 |
| 3 | FIBER CEMENT SIDING - JAMES HARDIE, ARTISIAN SQUARE SIDING, THICKNESS 0.625", LENGTH 144", WIDTH 10.25", OR SIMIL- FOGGY DAY SWAR. PAINTED GRAY COLOR - SHERWIN WILLIAMS SW6236 |
| 4 | ALUMINUM CANOPY & SUPPORTS, PAINT COLOR SHERWIN WILLIAMS SW6235 |
| 5 | ALUMINUM STOREFRONT WITH GLASS |
| 6 | METAL TRIM - 12" HIGH, COLOR - SHERWIN WILLIAMS SW6235 |
| 7 | RAISED MEDALLION - STUCCO, BORDER - DARK GRAY COLOR - SW 6236, BACKGROUND - LIGHT GRAY COLOR - SW 6232 |
| 8 | WALL SCONCE LIGHT |
| 9 | METAL ROOF, COLOR SW6235 |

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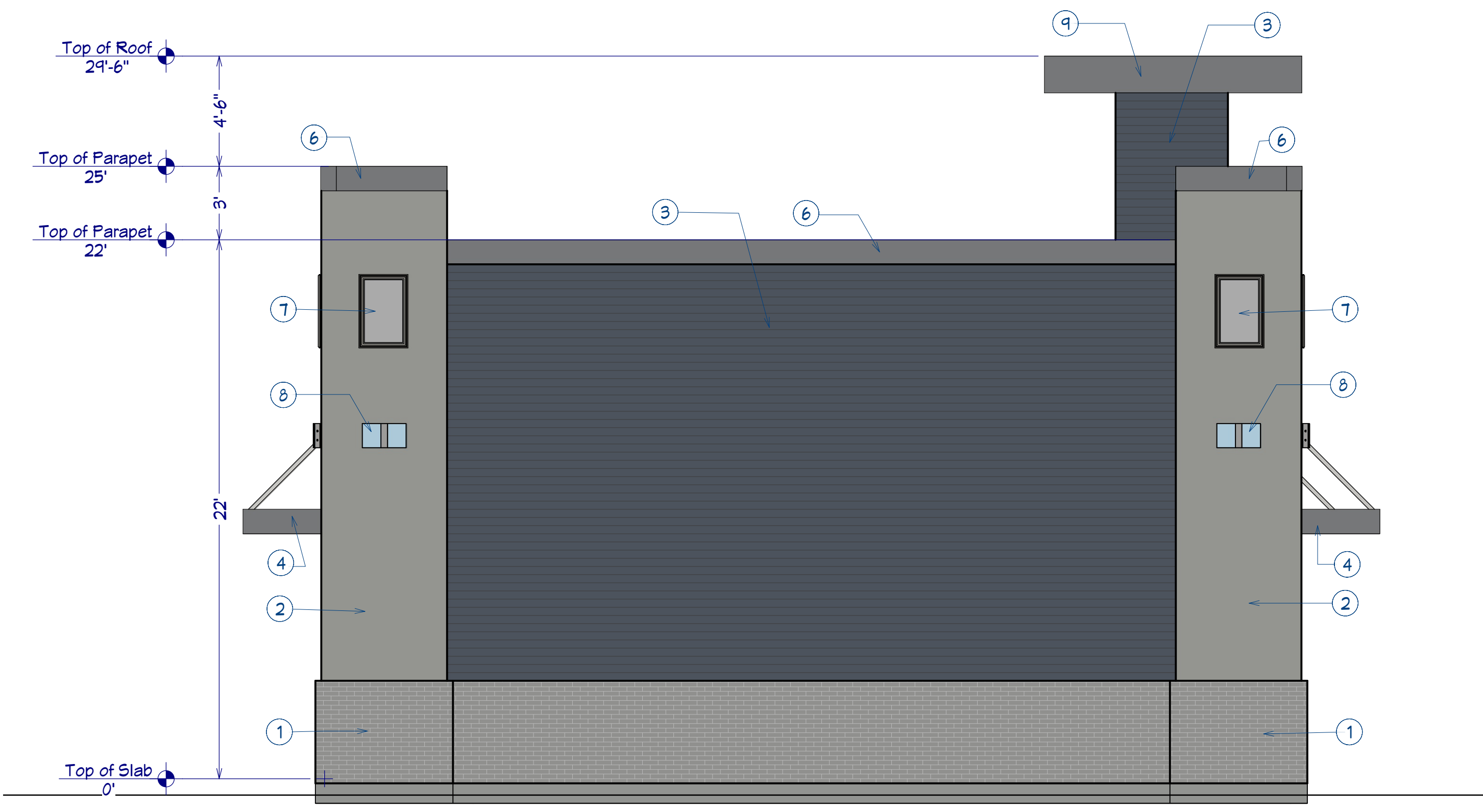
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SHEET:

A-5



E3 BLDG-1 ELEVATION
 SCALE: 1/4" = 1'-0"



E4 BLDG-1 ELEVATION
 SCALE: 1/4" = 1'-0"

Exterior Finish Legend

| | |
|---|---|
| ① | WAINSCOT - ACME BRICK, UTILITY SIZE, 11 5/8"X3 5/8"X3 5/8", COLOR SLATE GRAY |
| ② | STUCCO PLASTER, 3 COAT SYSTEM, LIGHT GRAY COLOR - SHERWIN WILLIAMS SW6233 |
| ③ | FIBER CEMENT SIDING - JAMES HARDIE, ARTISIAN SQUARE SIDING, THICKNESS 0.625", LENGTH 144", WIDTH 10.25", OR SIMIL- FOGGY DAY SWAR. PAINTED GRAY COLOR - SHERWIN WILLIAMS SW6236 |
| ④ | ALUMINUM CANOPY & SUPPORTS, PAINT COLOR SHERWIN WILLIAMS SW6235 |
| ⑤ | ALUMINUM STOREFRONT WITH GLASS |
| ⑥ | METAL TRIM - 12" HIGH, COLOR - SHERWIN WILLIAMS SW6235 |
| ⑦ | RAISED MEDALLION - STUCCO, BORDER - DARK GRAY COLOR - SW 6236, BACKGROUND - LIGHT GRAY COLOR - SW 6232 |
| ⑧ | WALL SCONCE LIGHT |
| ⑨ | METAL ROOF, COLOR SW6235 |

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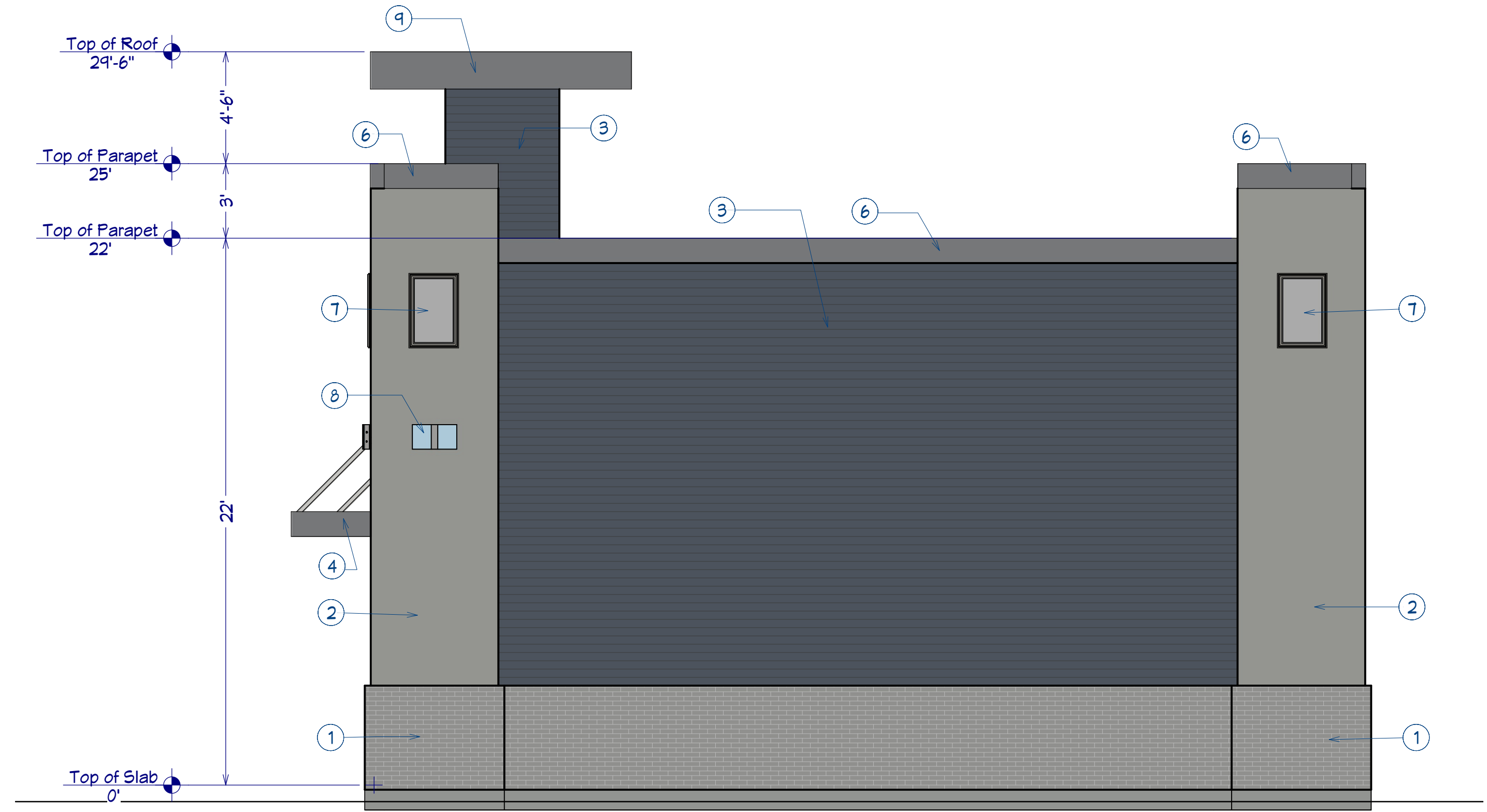
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SHEET:

A-6



E1 **BLDG-2, 3 & 4 ELEVATION**
 SCALE: 1/4" = 1'-0"



E2 **BLDG-2, 3 & 4 ELEVATION**
 SCALE: 1/4" = 1'-0"

Exterior Finish Legend

| | |
|---|---|
| ① | WAINSCOT - ACME BRICK, UTILITY SIZE, 11 5/8"X3 5/8"X3 5/8", COLOR SLATE GRAY |
| ② | STUCCO PLASTER, 3 COAT SYSTEM, LIGHT GRAY COLOR - SHERWIN WILLIAMS SW6233 |
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| ⑧ | WALL SCONCE LIGHT |
| ⑨ | METAL ROOF, COLOR SW6235 |

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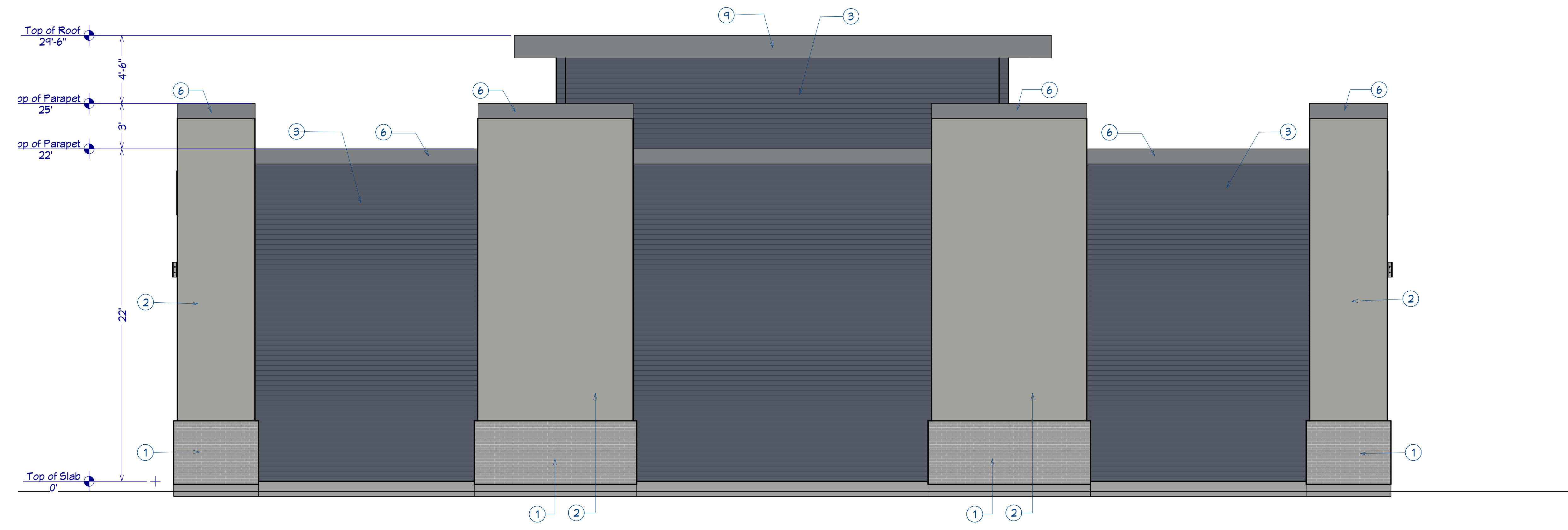
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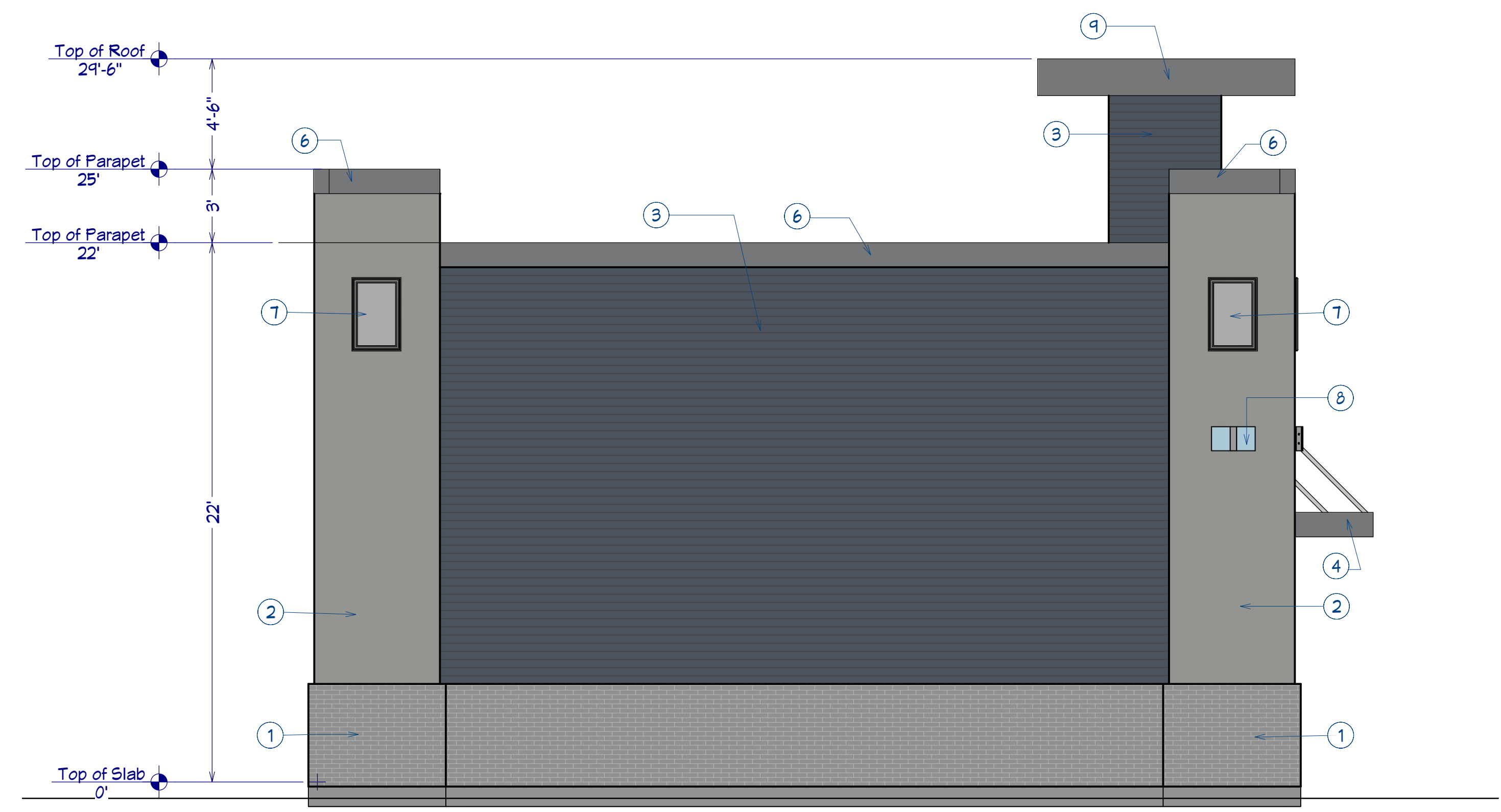
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SHEET:

A-7



E3 **BLDG-2, 3 & 4 ELEVATION**
 SCALE: 1/4" = 1'-0"



E4 **BLDG-2, 3 & 4 ELEVATION**
 SCALE: 1/4" = 1'-0"

Exterior Finish Legend

| | |
|---|---|
| ① | WAINSCOT - ACME BRICK, UTILITY SIZE, 11 5/8"X3 5/8"X3 5/8", COLOR SLATE GRAY |
| ② | STUCCO PLASTER, 3 COAT SYSTEM, LIGHT GRAY COLOR - SHERWIN WILLIAMS SW6233 |
| ③ | FIBER CEMENT SIDING - JAMES HARDIE, ARTISIAN SQUARE SIDING, THICKNESS 0.625", LENGTH 144", WIDTH 10.25", OR SIMIL- FOGGY DAY SWAR. PAINTED GRAY COLOR - SHERWIN WILLIAMS SW6236 |
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| ⑧ | WALL SCONCE LIGHT |
| ⑨ | METAL ROOF, COLOR SW6235 |



EXTERIOR VIEW-1

| REVISION TABLE | |
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| # | DESCRIPTION |
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DATE:

01/02/2024

SCALE:

AS SHOWN

SHEET:

A-8



EXTERIOR VIEW-2

| # | DATE | REVISION TABLE DESCRIPTION |
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DATE:

01/02/2024

SCALE:

AS SHOWN

SHEET:

A-9



EXTERIOR VIEW-3

| # | DATE | REVISION TABLE DESCRIPTION |
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DATE:

01/02/2024

SCALE:

AS SHOWN

SHEET:

A-10