

2023/2024



WWW.FADB.US

# F A DESIGN + BUILD

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COMPANY PROFILE

*ENVISIONING* **EXCELLENCE**  
*BUILDING* **LEGACY**

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## Global Expertise, Local Mastery

**F A Design & Build** stands at the intersection of international innovation and Texan craftsmanship. Founded by a cadre of architectural engineers, our firm delivers a comprehensive suite of design and build services.

We take pride in a portfolio that spans from the heart of Houston to impressive international locales, each project a testament to our commitment to excellence and functional artistry.

***Embrace the F A Design & Build experience, where every structure tells a story and every design is a legacy in the making.***

## ABOUT US

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**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST

# ASHRAF ALTAHAT

ARCHITECT & FOUNDER

## Designing Excellence, Engineering Progress

Architectural Engineer Ashraf Altahat stands at the core of **F A Design & Build**, steering our mission with his extensive expertise in architectural engineering and his dedication to sustainable development. His leadership is informed by a global portfolio and a commitment to innovative, eco-conscious design.

## Global Expertise, Local Impact

With a career that spans the Middle East, Europe, and the U.S., Ashraf's diverse experience enriches our approach to both residential and commercial projects. His strategic foresight in business development complements his design philosophy, ensuring every project achieves structural integrity and financial success.

## Collaborate with a Visionary

Under Ashraf's guidance, **F A Design & Build** transcends traditional architecture, embracing the challenge of creating spaces that last. We invite you to partner with us and experience the fusion of visionary design and strategic execution.

# KEY MEMBERS

FROM OUR FAMILY **TO YOURS**

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**ASHRAF ALTAHAT**



**CEO + FOUNDER**  
ARCHITECTURAL ENGINEER  
HEAD OF ENGINEERING DEPT.

**FUAD ALTAHAT**



**CPM + PARTNER**  
ARCHITECTURAL ENGINEER  
HEAD OF CONSTRUCTION DEPT.

**ALI ALTAHAT**



**COO + PARTNER**  
CONSTRUCTION ENGINEER  
EXECUTIVE OPERATIONS MANAGER

**FROM CONCEPTUAL SKETCHES  
TO DETAILED PLANS**

**DESIGN**

**Architectural Building Design**  
Sophisticated **Interior Design**  
Immersive **3D Visualizations**

**PRECISION  
FROM THE GROUND UP**

**ENGINEER**

**PE-Licensed** Nationwide  
**Architectural, Structural & Civil** Engineering  
**MEP, HVAC, & Fire Systems** Design

**BUILDING  
YOUR VISION**

**BUILD**

Custom **New Builds & Additions**  
Comprehensive **Renovations & Remodels**  
**Project Management & Permitting**

**MAXIMIZING RETURNS  
IN BUILDING EXCELLENCE**

**INVEST**

**HIGH-VALUE** DESIGN & BUILD PROJECTS  
INVESTMENT & **FEASIBILITY STUDIES**  
ASSET GROWTH & **ROI MAXIMIZATION**

# CORE SERVICES

**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST

## 01 ARCHITECTURAL DESIGN

Crafting sustainable, innovative designs for Texas living, our architects specialize in residential to commercial projects, ensuring each build reflects our clients' visions.

## 02 INTERIOR DESIGN

Offering a range of styles from Southern charm to modern elegance, we personalize interiors to enhance the unique character of each space.

## 03 SITE & EXTERIOR DESIGN

Focused on the seamless integration of architecture and environment, our site development services encompass parkings, driveways, and exterior planning. We ensure practical elegance and accessibility while enhancing the overall aesthetic and value of your property.

## 04 POOL & LANDSCAPE DESIGN

Crafting custom pool designs and outdoor spaces that epitomize the Texas summer experience, with a focus on functionality, comfort, and style.

## 05 RENDERING & 3D VISUALIZATIONS

Advanced renderings provide realistic previews of projects, aiding decision-making and ensuring client satisfaction.

**ARCHITECTURE + DESIGN**

**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST

## 01 ARCHITECTURAL ENGINEERING

Our team excels in architectural engineering, ensuring that designs not only capture the essence of Texas living but also adhere to occupancy standards and compliance with all codes and regulations, resulting in spaces that are both innovative and safe.

## 02 CIVIL & STRUCTURAL ENGINEERING

Merging aesthetics with engineering, our civil and structural services ensure safe, functional, and enduring builds, tailored to the unique Texas landscape and climate.

## 03 MEP SYSTEMS ENGINEERING

Our integrated MEP services, including HVAC and fire systems design, are customized for Texas's specific environmental conditions, ensuring efficiency, safety, and comfort.

## 04 NATIONWIDE COMPLIANCE

With **PE-licensed professionals**, we offer nationwide expertise, ensuring every project meets local codes and regulations for a seamless build process.

## 05 VISIONARY BUILDING

We turn visions into reality, specializing in custom new builds and comprehensive renovations, with a focus on **innovation, sustainability, and client satisfaction.**

# PROFESSIONAL ENGINEERING

**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST

## 01 CUSTOM NEW BUILDS & ADDITIONS

We bring your vision to life with custom new builds and additions that blend seamlessly with existing structures, tailored to the unique character and requirements of each client, ensuring every new space is a perfect fit for its purpose and setting.

## 02 COMPREHENSIVE REMODELS

Our team is skilled in transforming existing spaces through comprehensive renovations and remodels, updating and enhancing them to meet modern standards of functionality, aesthetics, and energy efficiency.

## 03 PROJECT MANAGEMENT & PERMITTING

With meticulous project management, we oversee every detail from start to finish, ensuring projects stay on track and within budget. Our in-depth knowledge of the permitting process streamlines approvals, ensuring all work is compliant with local regulations and codes.

## 04 QUALITY ASSURANCE & CONTROL

Quality is at the forefront of our construction process. We implement rigorous quality control measures at every stage, from material selection to craftsmanship, ensuring the finished product is of the highest standard.

## 05 CLIENT-CENTRIC APPROACH

Our approach is centered around the client's needs and vision. We maintain open communication, provide regular updates, and adapt to changes swiftly, ensuring a collaborative and satisfying building experience.

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# **BUILD + CONSTRUCT**

**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST

## 01 STRATEGIC FEASIBILITY EXPERTISE

We provide comprehensive feasibility studies, incorporating our deep understanding of zoning laws and regulations. Our expert consultations guide investors through the complexities of property and project acquisitions, ensuring informed decision-making.

## 02 ENGINEERING-DRIVEN, RETURNS-ORIENTED DEVELOPMENT

At the core of our approach is a commitment to leveraging our engineering and development expertise to drive growth and maximize returns. We operate under the principle "**Your success is our success,**" ensuring that every project benefits from our comprehensive knowledge and experience in building design, permitting, and development.

## 03 PARTNERSHIPS ROOTED IN ENGINEERING AND DEVELOPMENT

Our long-term collaborations with investors are built on a foundation of engineering excellence and development expertise. We offer flexible agreements tailored to the unique needs of each project, focusing on sustainable growth and mutual success.

## 04 FUNDING & ROI ANALYSIS WITH ENGINEERING INSIGHT

Our investment pitch preparation goes beyond the basics. We integrate detailed **engineering insights and permitting strategies into our ROI analyses**, offering a robust and realistic view of potential returns.

---

## INVEST + DEVELOP

**F A DESIGN & BUILD**  
DESIGN | BUILD | INVEST



## COMMERCIAL TENANT IMPROVEMENTS

- Custom Interior Build-Outs
- ADA Compliance Upgrades
- Energy-Efficient Retrofitting
- Acoustic Solutions for Workspaces
- Lighting and Electrical Upgrades

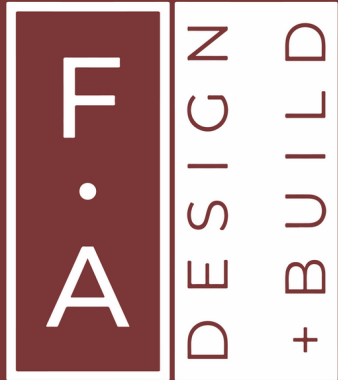
## SITE WORKS, PARKING, & GARAGES

- Asphalt & Concrete lots & Driveways
- Land Clearing & Grading
- Garage Painting and Striping
- Power Washing and Maintenance
- Lighting and Security Solutions
- Electric Vehicle Charging Stations Installation

## MODEL HOME DESIGN

- Model Home options for builders & developers
- Space Utilization & Functionality Planning
- Landscape & curb Appeal Enhancements
- buyer ability to change and customize
- Visualization & Marketing Aids for local Markets

# OTHER SERVICES



# KEY FACTORS.

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Trust **F A Design & Build** for a financially savvy, high-quality construction experience that is second to none. Contact us today to begin your journey.

01

## Streamlined Cost Management

Our integrated approach offers up-front, accurate cost estimates, eliminating any unexpected financial setbacks as the project progresses.

02

## Efficient Budget Allocation

With our hands-on guidance, we help you make savvy budget decisions that don't compromise on quality.

03

## Time and Cost Savings

Avoid the pitfalls of delays and cost overruns with our streamlined Design & Build method, designed to save both time and money.

04

## Flexibility and Control

After the design and engineering stages, we offer a refined estimate, giving you the freedom to make educated financial decisions.

05

## Value for Money

We aim to provide the best bang for your buck, focusing on delivering a project that's both functional and financially smart.



# AWARD-WINNING

## DESIGNERS AND ENGINEERS

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**INTERNATIONALLY**  
RECOGNIZED

**95%**  
CLIENT  
RETENTION RATE

**150 +**  
CUSTOM PROJECTS  
COMPLETED

**PROVEN**  
TRACK RECORD

# STANDARD PROJECT TIMELINE

Clients may enter or exit the process at any stage, depending on their needs. Our services can be tailored to fit any step in this process, ensuring flexibility and customization for each project.

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**01**  
Initial  
Consultation  
& Estimate

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**02**  
Site  
Assessment &  
Surveys

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**03**  
Conceptual  
Design

---

**04**  
Engineering  
& Detailed  
Design

---

**05**  
Permitting  
& Regulatory  
Compliance

---

**06**  
Final Design  
& Plan  
Approval

---

**07**  
Pre-  
Construction  
& Take Off

---

**08**  
Construction  
& Project  
Management

---

**09**  
Quality  
Assurance &  
Final Inspections

---

**10**  
Project  
Completion  
& Handover

# CONTRACTING F A DESIGN & BUILD

AT F A DESIGN & BUILD, WE OFFER FLEXIBLE CONTRACTING OPTIONS  
TAILORED TO MEET THE UNIQUE NEEDS & PREFERENCES OF OUR CLIENTS.

OUR GOAL IS TO PROVIDE  
TRANSPARENT, EFFICIENT, AND COST-EFFECTIVE SOLUTIONS  
FOR YOUR DESIGN & CONSTRUCTION PROJECTS

## LUMP SUM CONTRACT (TRADITIONAL)

### Fixed Price

A single set price for the entire project.

### Certainty

Ideal for projects with a well-defined scope where no changes are expected.

### Simplicity

Straightforward budgeting and payment structure.

## COST PLUS PERCENTAGE (FIXED PERCENTAGE OF PROJECT COSTS/RETAINER)

### Flexible Budget

Payment is a percentage of the actual project costs.

### Adaptability

Suitable for projects where scope may evolve or is not fully defined.

### Transparency

Clients have visibility into actual costs incurred.

## COST PLUS FIXED FEE (HOURLY/DAILY/WEEKLY)

### Direct Costs

Clients pay for labor and materials at cost.

### Fixed Fee

A predetermined fee is applied for our services.

### Time Tracking

Billing based on the actual time spent by our team on your project.



# LONG-TERM PARTNERSHIPS.

YOUR SUCCESS IS OUR SUCCESS

At **F A Design & Build**, we're committed to building lasting relationships with investors and builders, where mutual success is the cornerstone of every project.

01

## Strategic Collaboration for Growth

We engage with our partners in a strategic alliance, focusing on sustainable growth and shared prosperity. Our approach combines your vision with our expertise to achieve outstanding results.

02

## Transparent Communication and Trust

Our partnerships are built on a foundation of transparency and trust. We believe in clear, open communication, ensuring alignment and understanding at every project stage.

03

## Joint Success and Value Creation

We align our goals with yours, ensuring that every project we undertake is a step towards collective success. Our commitment is to create value that benefits all parties, fostering a thriving partnership.



# COMMITMENT TO EXCELLENCE.

YOUR DREAM, OUR GOAL

At **F A Design & Build**, your success is our mission. We're more than service providers; we're partners in realizing your vision. Whether it's maximizing ROI or crafting your dream space, we're dedicated to your project's success.

## Strategic Collaboration for Growth

We engage with our partners in a strategic alliance, focusing on sustainable growth and shared prosperity. Our approach combines your vision with our expertise to achieve outstanding results.

- **Client-Centric:** Your vision guides our work. We listen, understand, and deliver tailored solutions.
- **Expert Guidance:** Our expertise in building engineering ensures your project navigates complexities smoothly.
- **Custom Solutions:** We design practical, functional spaces suited to your lifestyle.
- **Trust & Transparency:** With us, you gain a reliable partner committed to open communication and your peace of mind.



HILLIARD, OHIO, USA | 2022-2023

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## A.D CUSTOM HOME

### Project Highlights

- Designed and engineered a custom home tailored to client specifications.
- Managed all permitting processes, ensuring compliance with local regulations.
- Oversaw construction with a focus on quality and adherence to timelines.

### Description

- For this project in Dublin, Ohio, **F A Design & Build**, in partnership with a local construction partner, provided a turnkey solution encompassing design, engineering, and construction management.
- **Our team delivered a 9,754 SF custom residence**, emphasizing client collaboration, regulatory compliance, and superior craftsmanship.

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**F A DESIGN & BUILD**  
SELECT WORKS





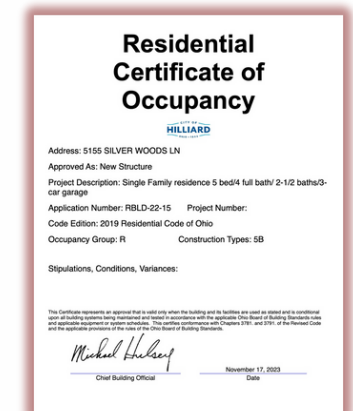


HILLIARD, OHIO, USA | 2022-2023

## A.D CUSTOM HOME

### Services Provided

- Custom Architectural Design
- Engineering
- Obtaining Permits & Building Approvals
- Construction Management
- Structural Assessments
- Utility Coordination and Connection
- Compliance & Inspections
- Material Take Offs



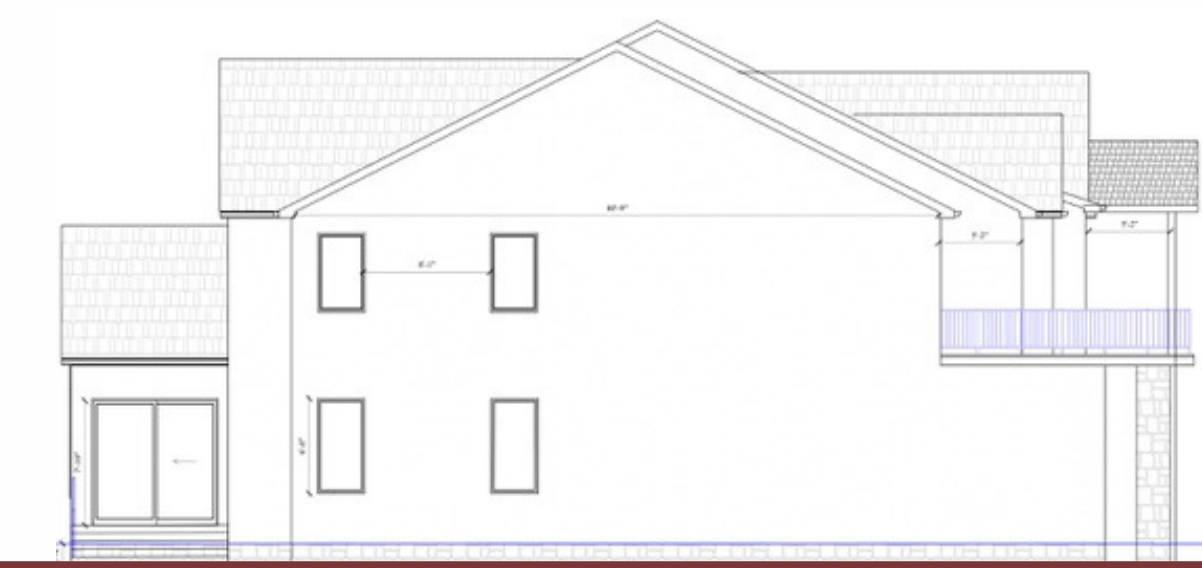
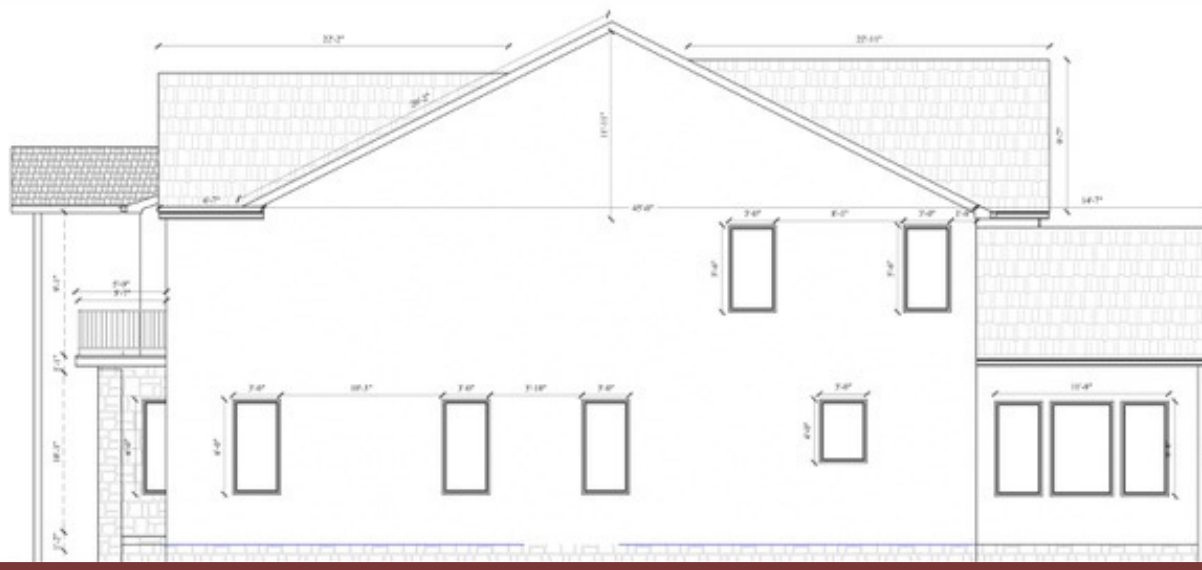
F A DESIGN & BUILD  
SELECT WORKS





**F A DESIGN & BUILD**  
SELECT WORKS

**A.D CUSTOM HOME**  
HILLIARD, OHIO, USA | 2022



**F A DESIGN & BUILD**  
SELECT WORKS

**A.D CUSTOM HOME**  
HILLIARD, OHIO, USA | 2022



**LS GI LANDMARK SURVEY GROUP, INCORPORATED**  
 690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH 43085  
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

ORDER NO. MC01-00J0B04 DATE: 02/09/22

FOR: MAPLE CRAFT HOMES HOUSE STYLE: DADA RESIDENT COUNTY OF: FRANKLIN  
 LOT/SUBDIVISION: 11 SILVERTON FARMS SECTION 3 CITY/TWP OF: HILLIARD  
 ADDRESS: 5155 SILVERTON WOODS LANE SCALE: 1" = 20' DRAWN BY: AB

MINIMUMS: R: 30' S: 8' BK: 101 PG: 77

**REVISIONS DESCRIPTION**

NO.	DATE	DESCRIPTION

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOCATION AREA S.F.
LOT 13457
HOUSE 4029
DRIVE 881
APPROACH 282
WALK 900
DEK. WALK 69
SOD 2843
LOT COV 29.94%

THIS PROPERTY IS LOCATED IN FLOOD ZONE X. MAP NO. 3804920134K. EFT. DATE: 08/17/08.

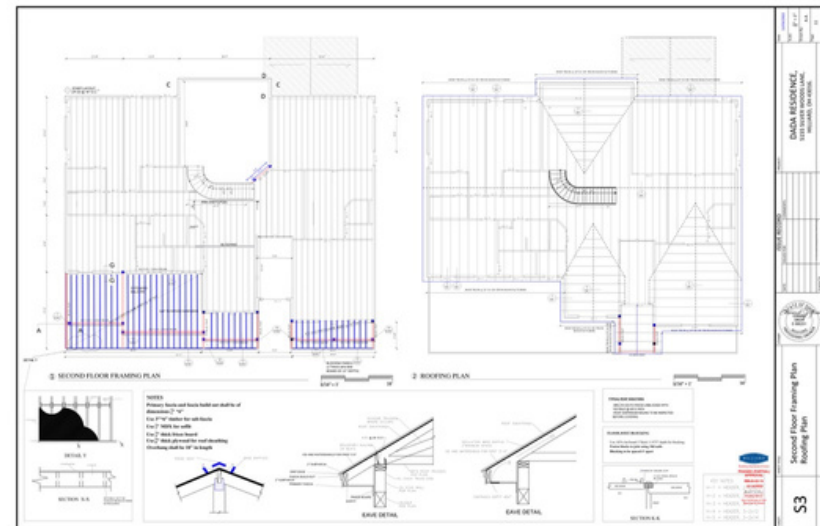
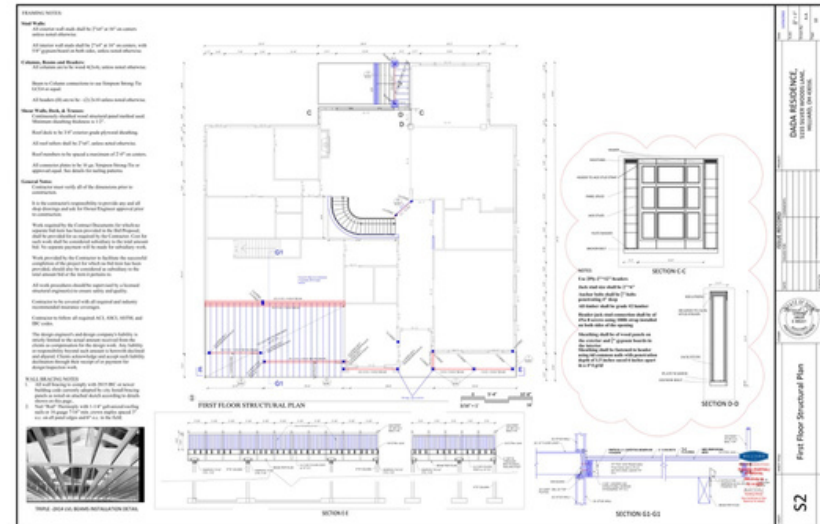
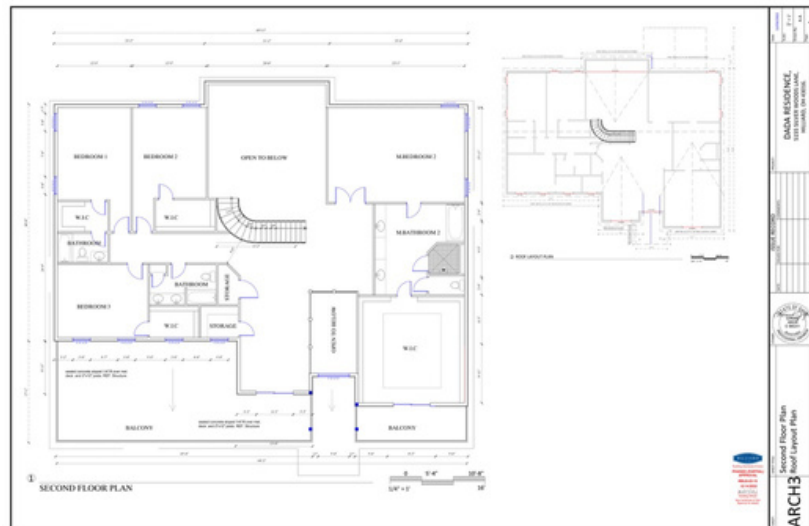
**STABILIZE CONSTRUCTION ENTRANCE.**

GENERAL STANDARD
POURED WALL = 9"
FINISH FLOOR = 923.40
TOP OF FOUNDATION = 922.40
FINISH GRADE = 921.40
GARAGE PAD = 921.40
BASEMENT FLOOR = 913.90
TOP OF FOOTER = 913.40
DRIVE SLOPE DISTANCE = 33.50

**PHASED (PARTIAL) APPROVAL**  
 RBLD-22-15  
 12/14/2022  
 Building Standards Division  
 HILLIARD, OHIO

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

SCOTT D. GRUNDY S-8047 REGISTERED SURVEYOR NO. 8047



**F A DESIGN & BUILD**  
 SELECT WORKS

**A.D CUSTOM HOME**  
 HILLIARD, OHIO, USA | 2022



TOMBALL, TEXAS, USA | 2022-2023

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## 3F COMMERCIAL REMODEL

### Project Highlights

- Revitalized a 1930s building into a modern, code-compliant commercial space.
- Conducted comprehensive structural assessments and managed all permitting processes.
- Executed demolition, foundation repair, and significant structural reinforcements.
- Installed modern plumbing, HVAC, and electrical systems.
- Enhanced exterior with new porches, entrance ramp, and landscaping.
- Coordinated with utilities for essential modifications and installations.

### Description

- In this Project, F A Design & Build skillfully renovated a historic building, blending its original charm with modern functionality. Our comprehensive services covered every aspect, from structural assessments to the creation of parking areas with stamped concrete driveways.
- This project demonstrates our ability to deliver complex renovations with precision and attention to detail, ensuring client satisfaction and compliance with current standards.

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**F A DESIGN & BUILD**  
SELECT WORKS



TOMBALL, TEXAS, USA | 2022-2023

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## 3F COMMERCIAL REMODEL

### Services Provided

- As-Builts documentation for Existing Building
- Custom Architectural Redesign
- Engineering and Permitting
- Construction Management
- Compliance & Inspections
- Demolition, Foundation Repair, and Remodeling
- System Installations (Plumbing, HVAC, Electrical)
- Exterior and Interior Finishing
- Land Clearing and Grading
- Stamped Concrete Pathways
- Asphalt Parking Lot Development
- Utility Coordination & Connection

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**F A DESIGN & BUILD**  
SELECT WORKS







## EXISTING PHOTOS

**F A DESIGN & BUILD**  
SELECT WORKS

**3F COMMERCIAL REMODEL**  
TOMBALL, TEXAS, USA | 2022-2023





## REMODELING PHOTOS

**F A DESIGN & BUILD**  
SELECT WORKS

**3F COMMERCIAL REMODEL**  
TOMBALL, TEXAS, USA | 2022-2023





## REMODELING PHOTOS

**F A DESIGN & BUILD**  
SELECT WORKS

**3F COMMERCIAL REMODEL**  
TOMBALL, TEXAS, USA | 2022-2023



ROSHARON, TEXAS, USA | 2022-2023

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## AG CUSTOM HOME DESIGN

### Description

- Project AG Custom Home Design in Rosharon, Texas, is a showcase of **F A Design & Build's** ability to merge contemporary architecture with Mediterranean elegance.
- This **two-story residence**, located in the suburbs of Houston, **features a semi-private courtyard, a separate guest house, and captivating patios and terraces.**
- Our team's expertise in **architectural, structural, civil, and MEP engineering, combined with our interior design capabilities and stunning 3D renders**, has resulted in a home that is not only aesthetically pleasing but also highly functional and sustainable.
- The project highlights our commitment to creating unique living experiences that embody style, comfort, and practicality.

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**F A DESIGN & BUILD**  
SELECT WORKS







ROSHARON, TEXAS, USA | 2022-2023

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## AG CUSTOM HOME DESIGN

### Services Provided

- Architectural Design
- Structural Engineering
- Civil Engineering
- MEP (Mechanical, Electrical, Plumbing) Engineering
- Interior Design
- 3D Rendering and Visualization

### Project Highlights

- Designed and engineered a luxurious 6-bedroom residence in Rosharon, Texas, blending contemporary and Mediterranean styles.
- Developed a unique site layout featuring a semi-private courtyard, pool, and separate guest house.
- Implemented comprehensive civil and MEP engineering solutions, ensuring functionality, efficiency, and compliance with local regulations.

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**F A DESIGN & BUILD**  
SELECT WORKS





**F A DESIGN & BUILD**  
SELECT WORKS

**AG CUSTOM HOME DESIGN**  
ROSHARON, TEXAS, USA | 2022-2023

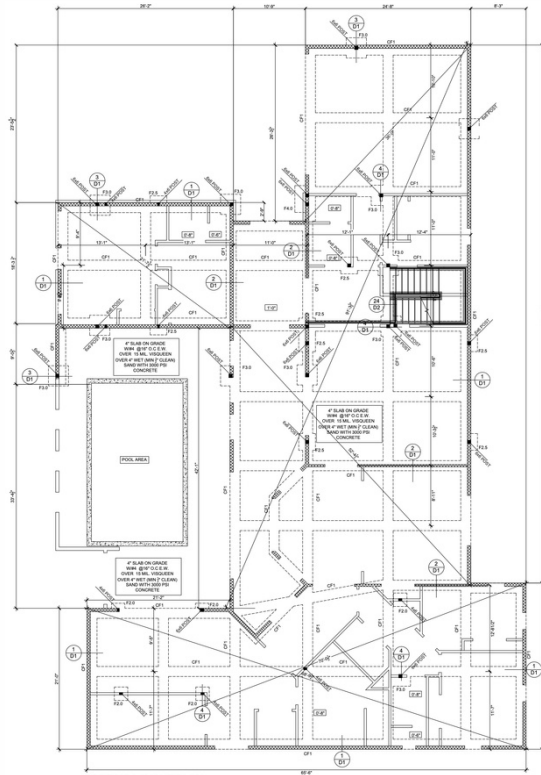




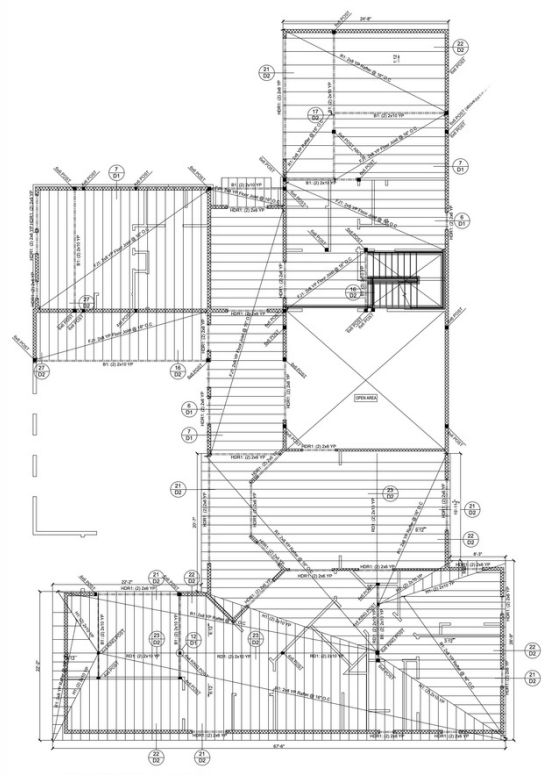
**F A DESIGN & BUILD**  
SELECT WORKS

**AG CUSTOM HOME DESIGN**  
ROSHARON, TEXAS, USA | 2022-2023

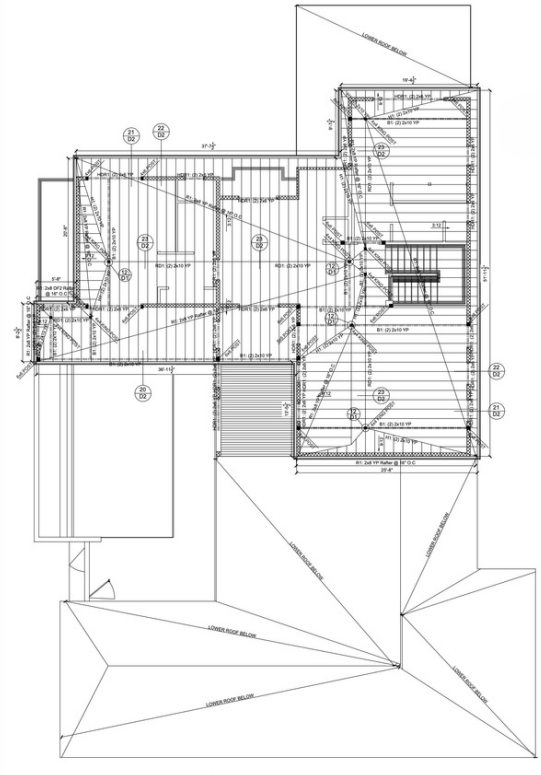




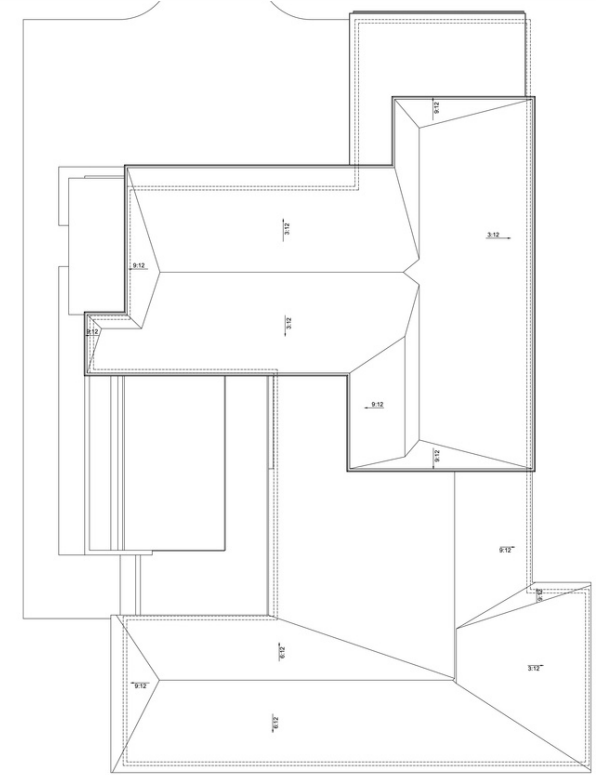
FOOTING LAYOUT PLAN  
SCALE: 3/16"=1'-0"



FIRST FLOOR FRAMING PLAN  
SCALE: 3/16"=1'-0"



UPPER FLOOR ROOF FRAMING PLAN  
SCALE: 3/16"=1'-0"



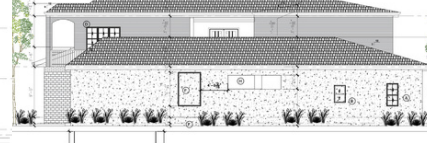
ROOF LAYOUT PLAN



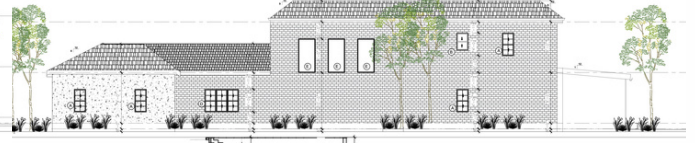
NORTH ELEVATION  
3/16" = 1'-0"



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



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



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





**F A DESIGN & BUILD**  
SELECT WORKS

**AG CUSTOM HOME DESIGN**  
ROSHARON, TEXAS, USA | 2022-2023





**F A DESIGN & BUILD**  
SELECT WORKS

**AG CUSTOM HOME DESIGN**  
ROSHARON, TEXAS, USA | 2022-2023





**F A DESIGN & BUILD**  
SELECT WORKS

**AG CUSTOM HOME DESIGN**  
ROSHARON, TEXAS, USA | 2022-2023



HOUSTON, TEXAS, USA | 2022-2023

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## STREAMS OF JOY CHURCH

### Services Provided

- Architectural Engineering
- Structural Engineering

### Project Highlights

- Transformed a former movie theater into a 24,816 sq.ft. worship space at S Highway 6, Houston, TX 77082.
- Conducted an in-depth structural assessment to ensure the building's suitability for conversion.
- Developed architectural plans to optimize the space for worship and community activities, ensuring structural integrity and safety.



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**F A DESIGN & BUILD**  
SELECT WORKS

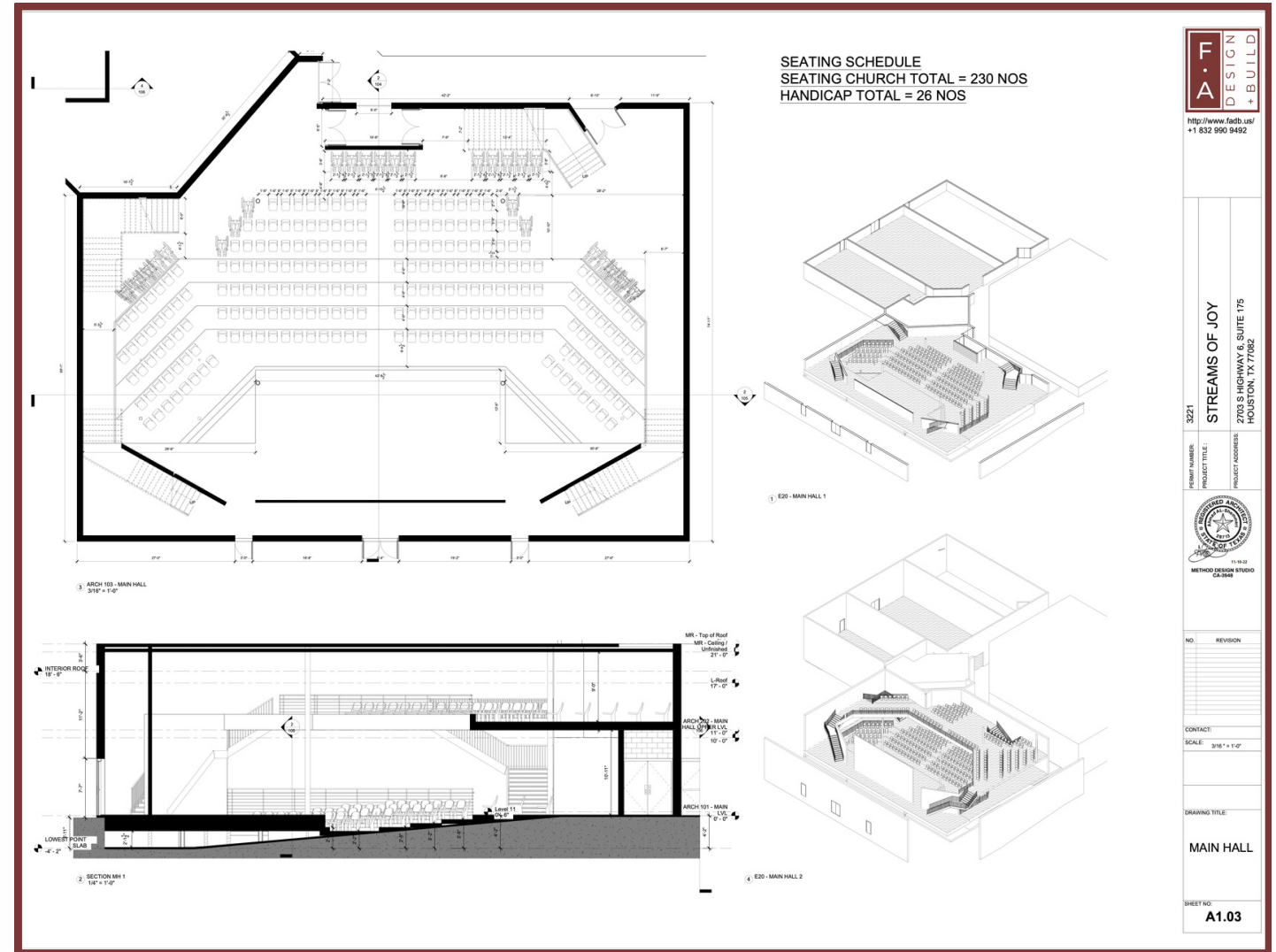
## STREAMS OF JOY CHURCH

### Description

In this project, **F A Design & Build** applied our architectural and structural engineering expertise to convert a former movie theater into a functional and inspiring worship space.

This project involved a detailed assessment and redesign of the existing structure, focusing on creating a welcoming and safe environment for community gatherings.

Our team's innovative approach to architectural planning and structural reinforcement ensured the successful transformation of the space, reflecting our dedication to revitalizing buildings for new purposes while maintaining safety and compliance standards. The project exemplifies our ability to adapt and repurpose existing structures, contributing to the community's cultural and spiritual enrichment.



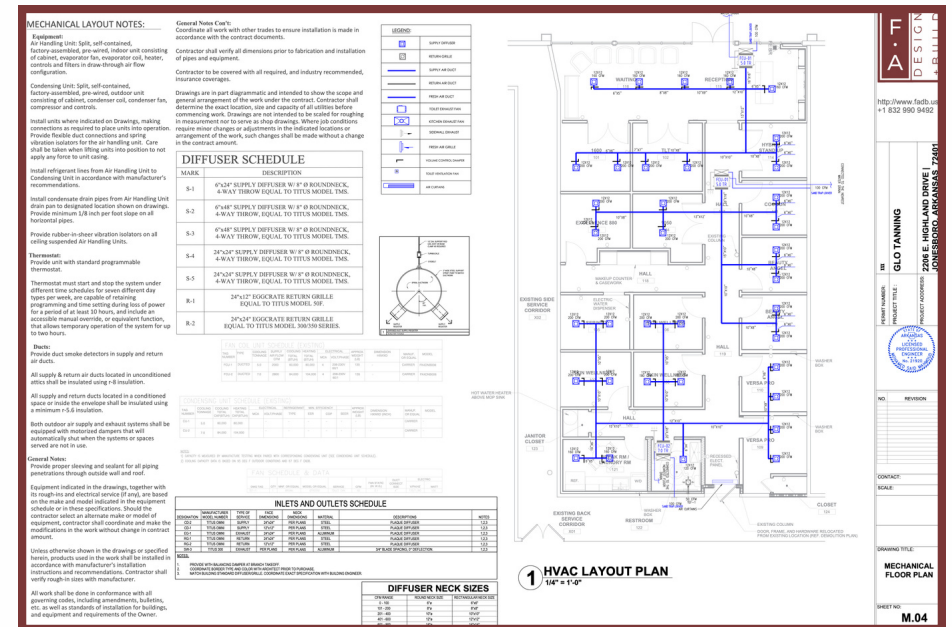
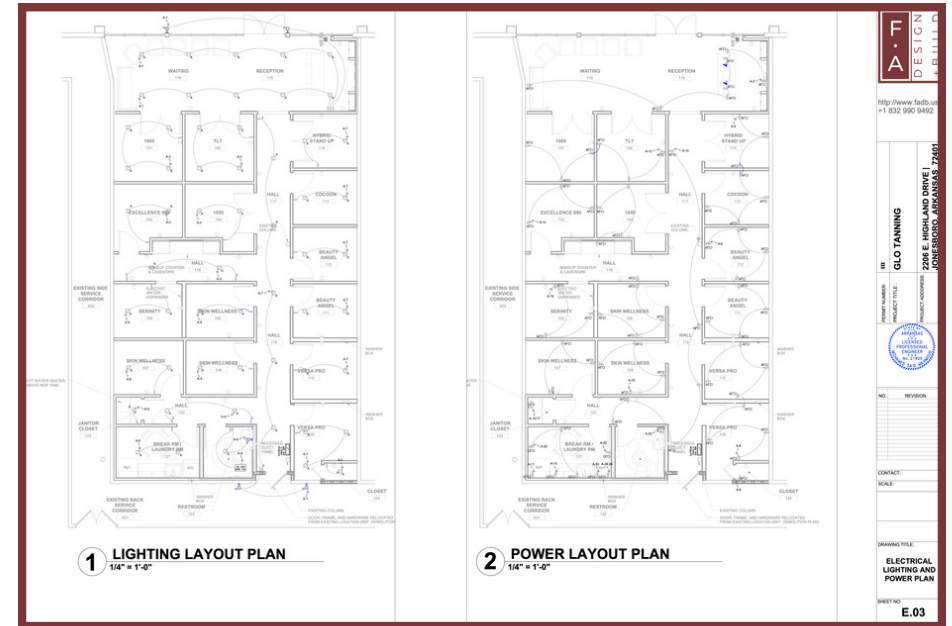
## COMMERCIAL TANNING SPA

### Services Provided

- Mechanical Systems Design
- Electrical Systems Design
- Plumbing Systems Design

### Project Highlights

- Developed comprehensive MEP (Mechanical, Electrical, Plumbing) engineering solutions for Tanning Spa, located at Highland Dr., Jonesboro, AR, within a 2400 sq. ft. facility.
- Designed an HVAC system for optimal indoor climate control, including equipment selection and ductwork design.
- Created an electrical power distribution plan, functional and aesthetic lighting design, and strategic electrical wiring and outlet placement.
- Engineered plumbing systems for efficient water supply and drainage, including sanitary waste and vent system design, tailored to the specific needs of a tanning spa.









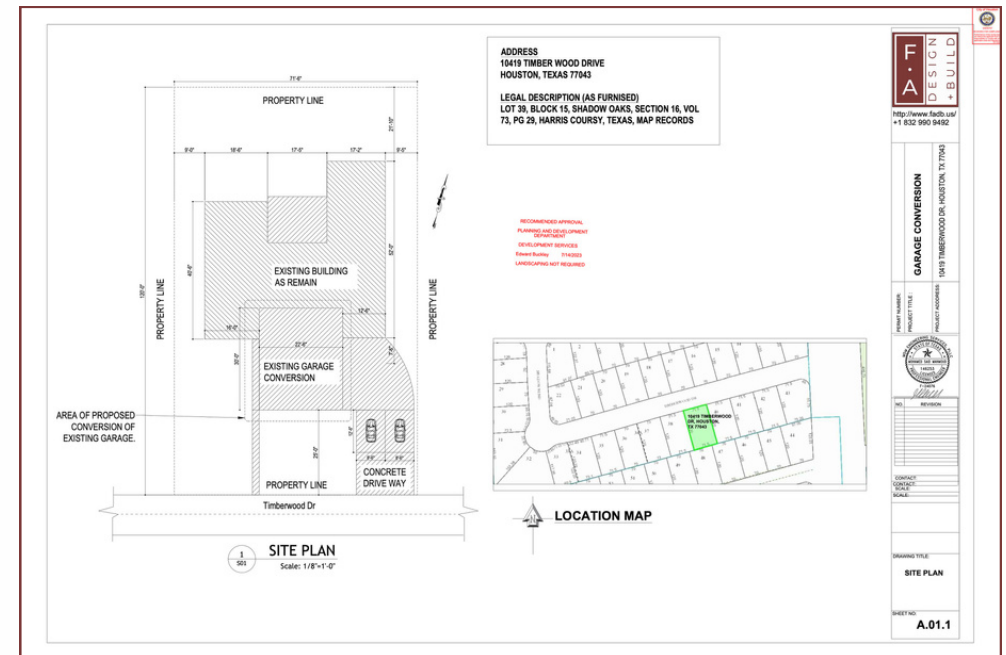
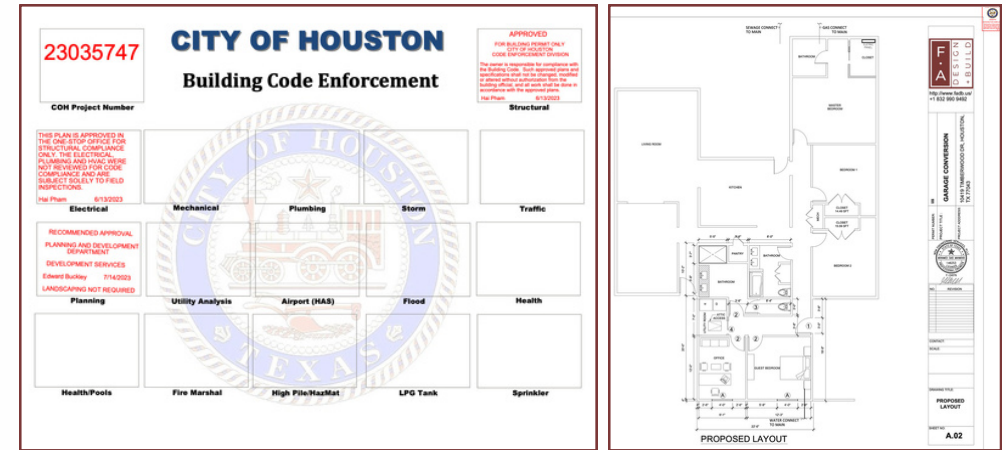
## CR RESIDENTIAL GARAGE CONVERSION

### Services Provided

- As-Built Documentation
- Custom Design and Engineering
- MEP (Mechanical, Electrical, Plumbing) Engineering
- Permitting and Approvals

### Project Highlights

- Successfully converted a residential garage into a habitable space at 10419 Timberwood Dr, Houston, TX.
- Prepared detailed as-built drawings and comprehensive engineering plans, including structural, electrical, and mechanical designs.
- Navigated local regulations and codes to secure all necessary permits and approvals.





TOMBALL, TEXAS, USA | 2023

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## 819 TOMBALL COMMERCIAL PLAZA

### Services Provided

- Project & Investment Study
- Code & Zoning Requirements Research
- Conceptual Design
- Masterplan & Site Proposals
- Initial Cost & Budget Analysis
- Investors Pitch Preparation



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**F A DESIGN & BUILD**  
SELECT WORKS





**819 TOMBALL**  
RETAIL & BUSINESS PARK

*Where History Meets Innovation*

At 819 Tomball Retail & Business Park, we believe in blending the charm of the past with the opportunities of the future.

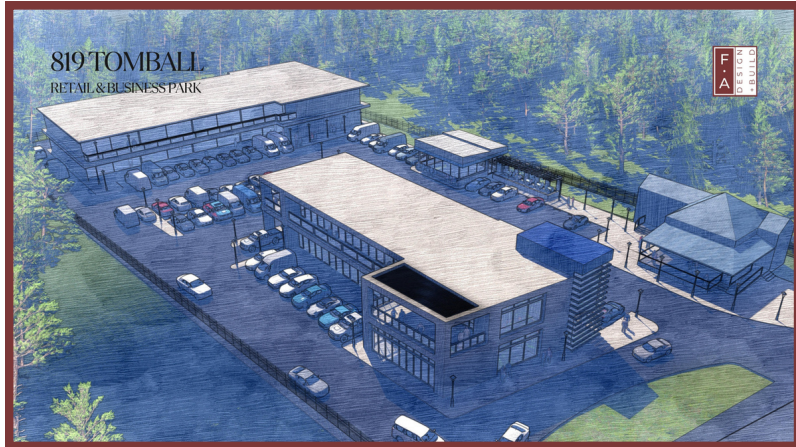
Our development stands as a testament to the rich history of Tomball, while embracing innovation to meet the evolving needs of businesses and the community.

**819 TOMBALL**  
RETAIL & BUSINESS PARK



*"We blend history and innovation to create a community-centric space that fosters growth and creativity"*

- ASHRAF ALTAHAT  
819 TOMBALL ARCHITECT







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**819 TOMBALL COMMERCIAL PLAZA**  
TOMBALL, TEXAS, USA | 2022-2023



# Key Goals



Stable Rental Income



Long-Term Asset Appreciation



Diverse Tenant Base



Brand Recognition

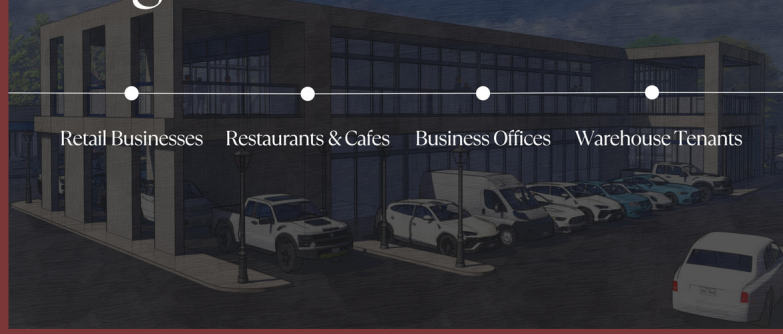


Positive Community Impact



Sustainable Income Growth

# Target Tenants

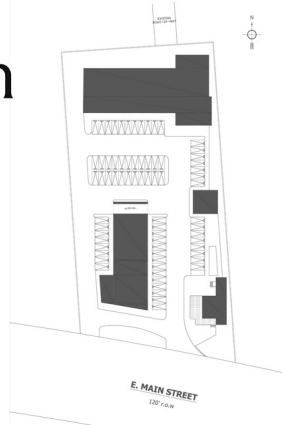


Retail Businesses Restaurants & Cafes Business Offices Warehouse Tenants

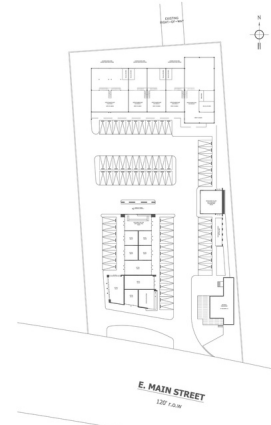
# The Design



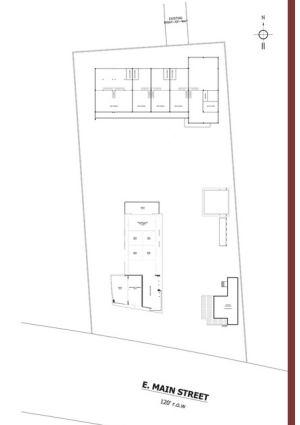
# Site Plan



# Lower Level



# Upper Level



# Building A



## Renovated Historic Home

Total Area: 2,000 square feet

This charming circa 1935 home has been thoughtfully restored and will serve as the property's leasing and management office.

We aim to maintain its historical significance while providing modern amenities for our valued tenants.

# Building B



## Retail & Restaurant Hub

Total Area: 13,000 square feet (Approximately 10,500 rentable square feet)

The first level offers six multiple-sized retail spaces and a restaurant with a dedicated drive-thru, ensuring a diverse range of businesses to meet every customer's needs.

The second level comprises four more retail spaces and two restaurant/cafe spaces with dedicated areas for an inviting dining experience.

# Building C



## Stand-Alone Cafe/Restaurant

Total Area: 1,000 square feet

Our stand-alone cafe/restaurant will delight visitors with a unique culinary experience.

The dedicated outdoor garden seating area and kids' park create a welcoming atmosphere for families and friends to gather.

# Building D



## Flexible Office / Warehouse Spaces

Total Area: 24,000 square feet (Nearly 22,000 rentable square feet)

The lower level of Building D offers flexible office/warehouse spaces, customized based on each tenant's requirements.

With front commercial entries and rear garage/warehouse doors, convenience is at the forefront. The upper level features dividable office spaces, providing adaptable solutions for tenants' specific needs.



## Top 25 potential businesses that could be attracted to 819 Tomball Retail & Business Park

1. Boutique Fashion Store
2. Specialty Home Decor Shop
3. Electronics and Gadgets Store
4. Health and Wellness Shop
5. Artisanal Gift Shop
6. Casual Dining Restaurant
7. Cozy Cafe and Coffee Shop
8. Fast-Food Chain with Drive-Thru
9. Family-Friendly Restaurant
10. Dessert and Bakery Parlor
11. Real Estate Agency
12. Law Office
13. Accounting Firm
14. Financial Institution (Bank or Credit Union)
15. Insurance Agency
16. Travel Agency or Tour Operator
17. Startup or Tech Company
18. Marketing and Advertising Agency
19. Creative Design Studio
20. Non-profit Organization
21. E-commerce Company
22. Light Manufacturing Business
23. Contracting and Construction Company
24. Logistics and Supply Chain Operator
25. Sustainable and Eco-friendly Retailer

# ROI

## Retail Space

- Average: \$27.94 per square foot
- Rentable: 11,500 square feet

Estimated Annual Rent: \$27.94/sq.ft. \* 11,500 sq.ft. = \$321,610

## Office Spaces

- Average: \$23.35 per square foot
- Rentable: 10,000 square feet

Estimated Annual Rent: \$23.35/sq.ft. \* 10,000 sq.ft. = \$233,500

## Flex/Warehouse Spaces

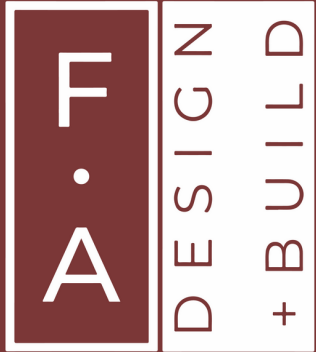
- Average: \$13.50 per square foot
- Rentable: 14,000 square feet

Estimated Annual Rent: \$13.50/sq.ft. \* 14,000 sq.ft. = \$189,000

## Total Estimated Annual Rent

Retail Space: \$321,610  
Office Space: \$233,500  
Flex Space: \$189,000

Total Estimated Annual Rent: \$321,610 + \$233,500 + \$189,000 = \$744,110



At **F A Design & Build**, we believe in fostering strong partnerships that benefit all parties involved. Our partnership programs are designed to create **mutually beneficial relationships with realtors, builders, and property managers.**

**We offer attractive incentives and discounts as part of our commitment to collaborative success.**

## PARTNERSHIP PROGRAMS

### Realtor Partnership Program

#### Referral Bonuses

Earn competitive incentives for every client you refer to us that results in a closed contract.

#### Priority Service

Your clients receive priority scheduling for consultations and services.

#### Marketing Support

Access to co-branded marketing materials to enhance your listings.

### Builder Partnership Program

#### Volume Discounts

Enjoy discounts on design and build services for multiple projects.

#### Custom Solutions

Tailored services that complement your construction projects.

#### Professional Networking

Opportunities to connect with other industry professionals.

### Property Managers Program

#### Maintenance Discounts

Reduced rates on property maintenance services for long-term contracts.

#### Emergency Response

Priority response for urgent repairs and maintenance needs.

#### Enhanced Value

Improve tenant satisfaction and property value with our quality services.

### Incentives & Discounts

We offer competitive incentives to thank you for trusting us with your referrals.

### Quality Assurance

Your reputation matters to us. We guarantee high-quality design and construction services.

### Seamless Integration

Our services are designed to integrate smoothly with your business operations, providing a hassle-free experience for you and your clients.

### Join Our Network

Become a part of our growing network and enjoy the benefits of our partnership programs. Let's work together to create spaces that inspire and stand the test of time.

**Contact us today to learn more about how we can collaborate for mutual success.**

# BECOME A PARTNER IN YOUR LOCAL MARKET

## Your Opportunity

Become a pivotal part of a growing design and build company by operating **F A Design & Build** in your local market. This is a unique chance to run your own business with the robust support of an established company, leveraging our brand and expertise to serve your community.

## What We Offer

- **Brand Recognition:** Operate under the F A Design & Build name, a company known for quality and excellence.
- **Comprehensive Support:** Access to our full suite of remote services, including design, engineering, project management, and customer service.
- **Growth Potential:** Low initial investment with significant growth opportunities in your local market.
- **Training & Resources:** We provide the necessary training and resources to ensure you are fully equipped to meet client needs.
- **Marketing & Sales:** Benefit from our established marketing and sales strategies to attract and retain clients.

## Your Role

- **Local Operations**
- **Site Assessments**
- **Client Relations**
- **Quality Assurance**

## Ideal Partner Profile

### • Experience & Knowledge

You have a background in design, architecture, construction, or a related field, with a deep understanding of the local market.

### • Entrepreneurial Spirit

You are driven, with a desire to grow a business and the ability to work independently.

### • Customer-Focused

You have a strong commitment to customer service and the ability to represent our brand effectively.

### • Communication Skills

Excellent interpersonal and communication skills to liaise between clients and the remote team.

## Join Us

This is more than a franchise; it's a partnership. We invest in you as you invest in your local community, creating a symbiotic relationship that fosters success.

With **F A Design & Build**, you're not just starting a business; you're joining a family that extends from our headquarters to your hometown.

**Interested candidates are encouraged to reach out for more information on how to become a local partner with F A Design & Build.**

# LET'S CONNECT!

GET IN TOUCH FOR INQUIRIES

Email

**HELLO@FADB.US**

Website

**WWW.FADB.US**

Phone

**+1 (832) 990-9492**

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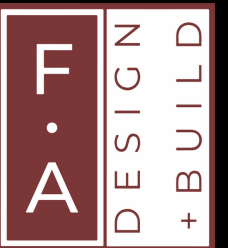
[WWW.ARCHIFY.US](http://WWW.ARCHIFY.US)

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INTRODUCING **ARCHIFY**

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A  
WORLD  
LEADING  
CONCEPT  
BY







MORE OF  
OUR  
TOP  
PROJECTS



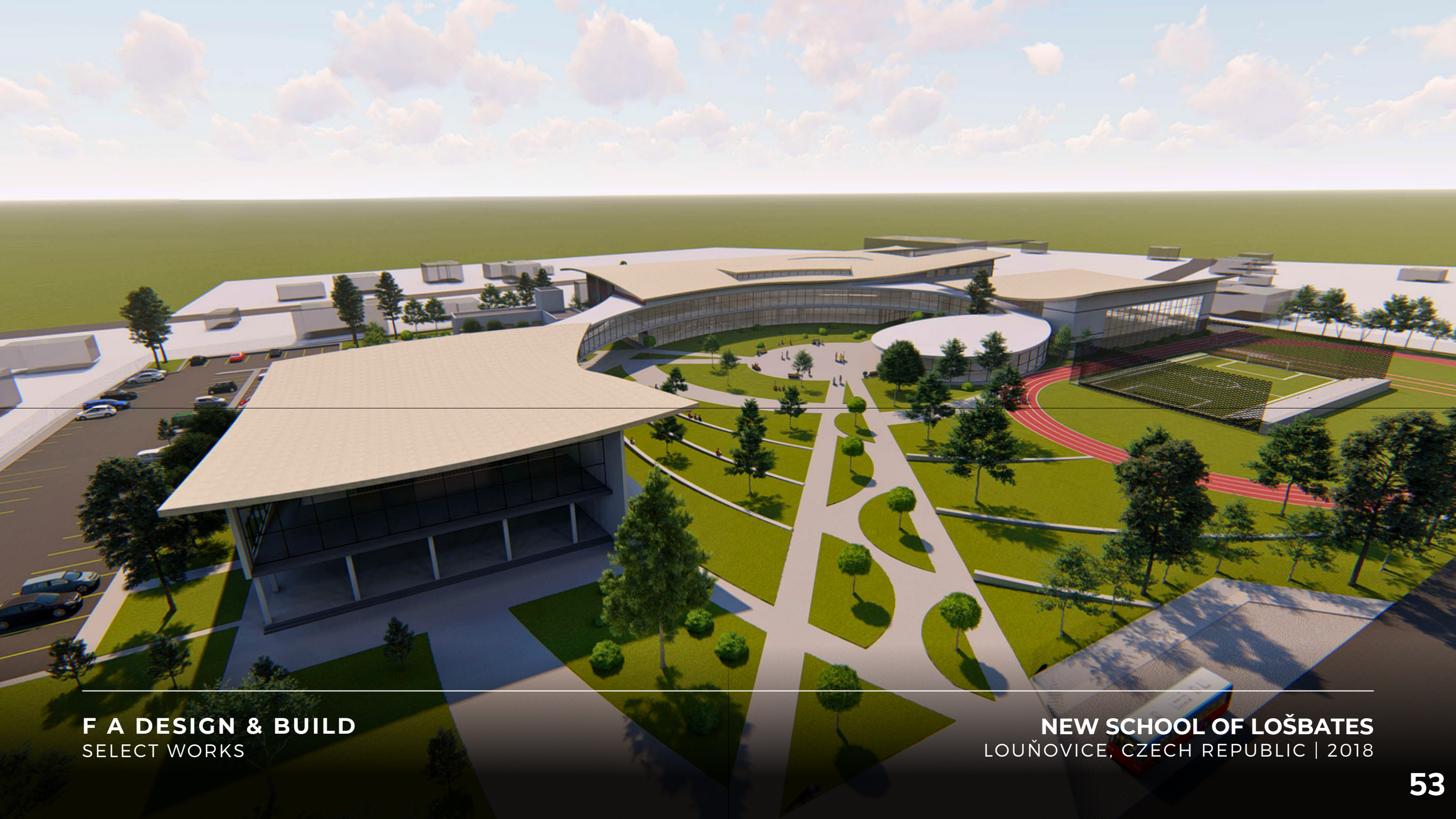




**F A DESIGN & BUILD**  
SELECT WORKS

**FUEL PLUS GAS STATION & C-STORE**  
COLUMBUS, OHIO, USA | 2022

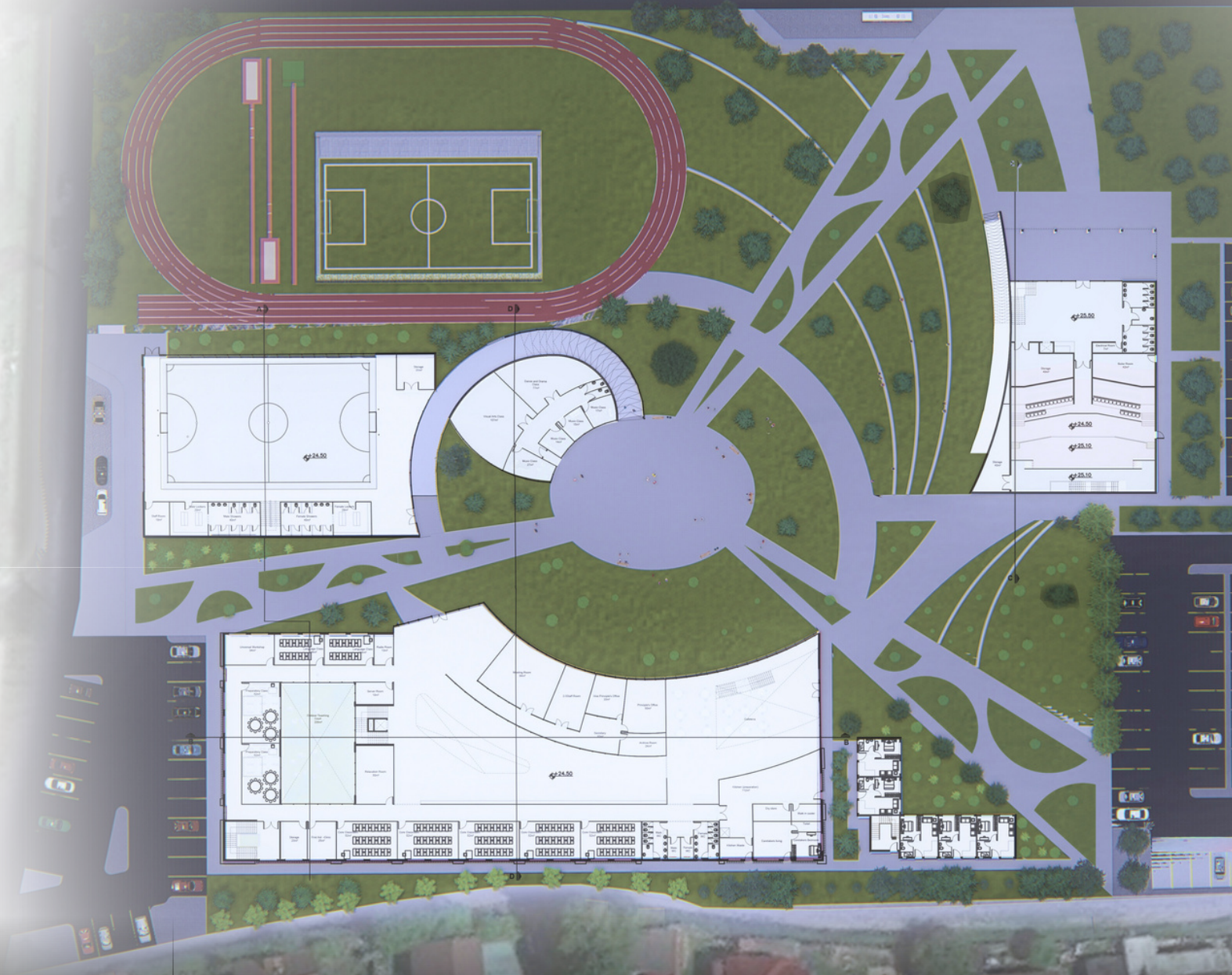
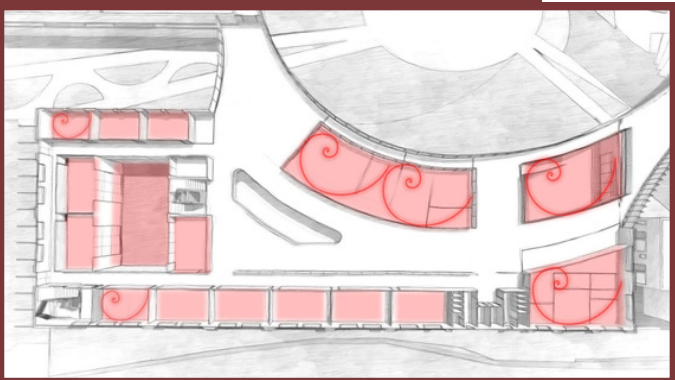
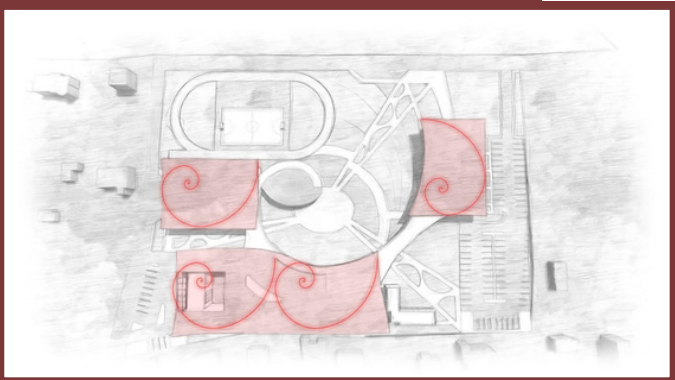
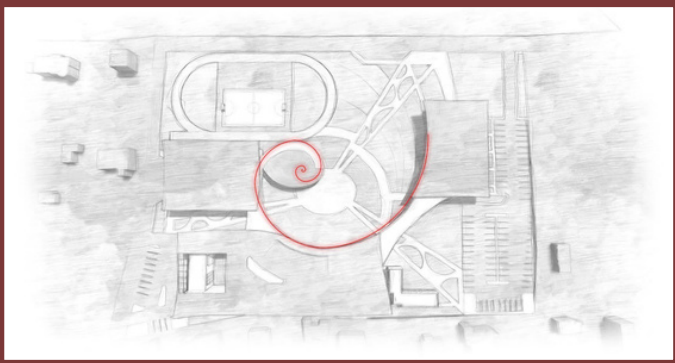




**F A DESIGN & BUILD**  
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**NEW SCHOOL OF LOŠBATES**  
LOUŇOVICE, CZECH REPUBLIC | 2018



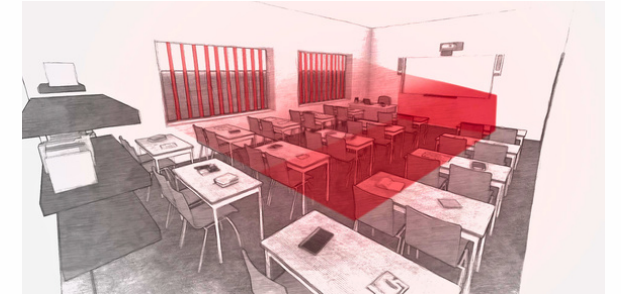
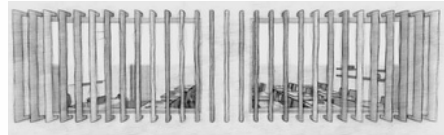
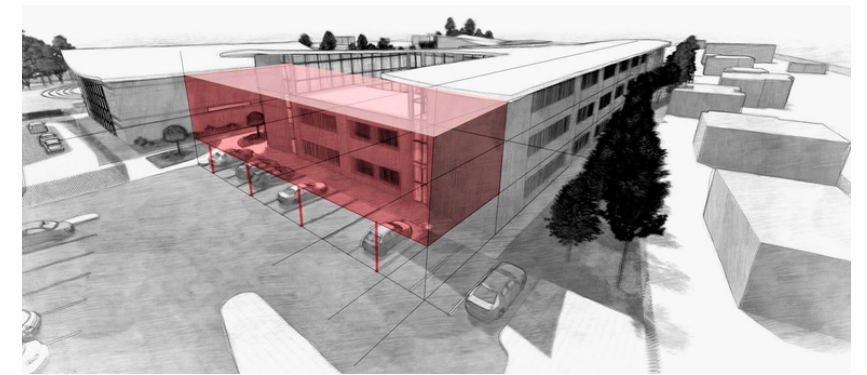
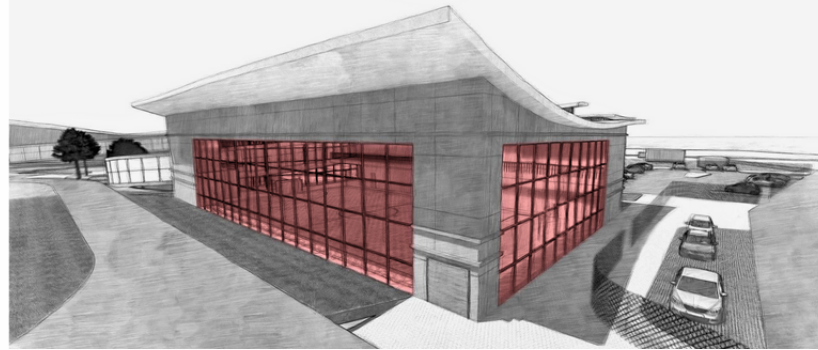
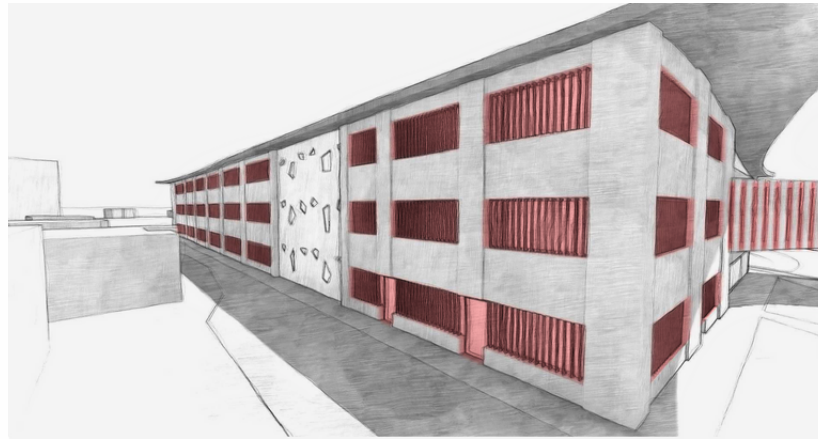
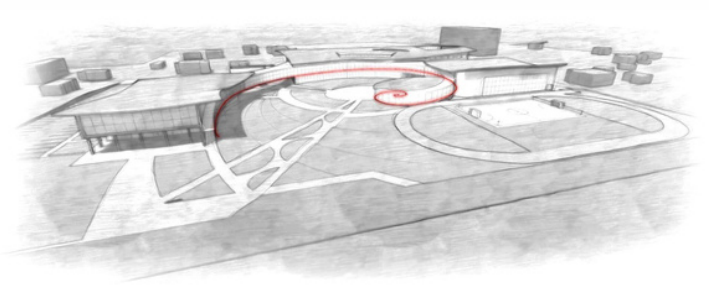
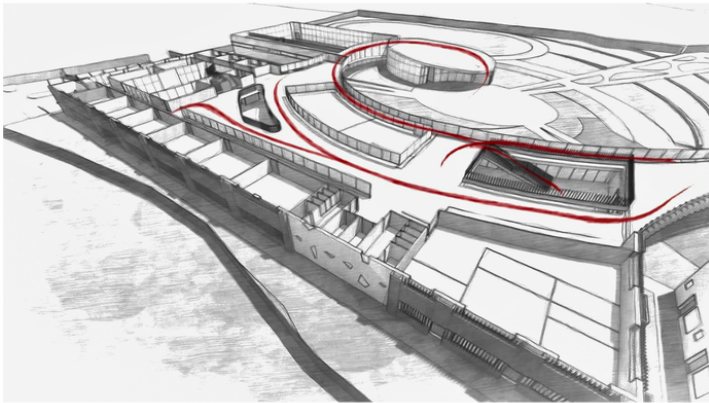
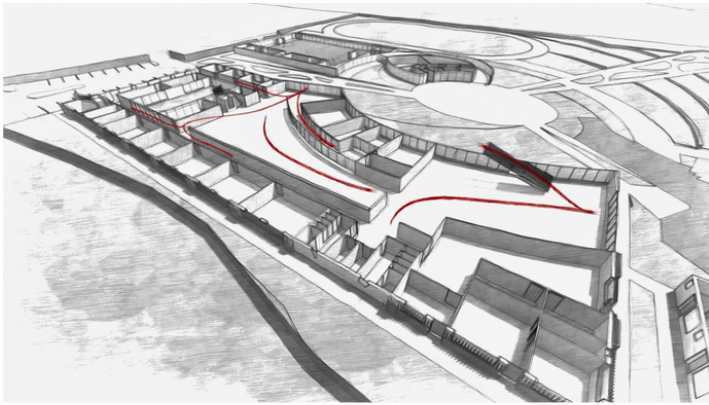


**F A DESIGN & BUILD**  
SELECT WORKS

Site Plan - Ground Floor Plan  
Scale 1:500

**NEW SCHOOL OF LOŠBATES**  
LOUŇOVICE, CZECH REPUBLIC | 2018





**F A DESIGN & BUILD**  
SELECT WORKS

**NEW SCHOOL OF LOŠBATES**  
LOUŇOVICE, CZECH REPUBLIC | 2018

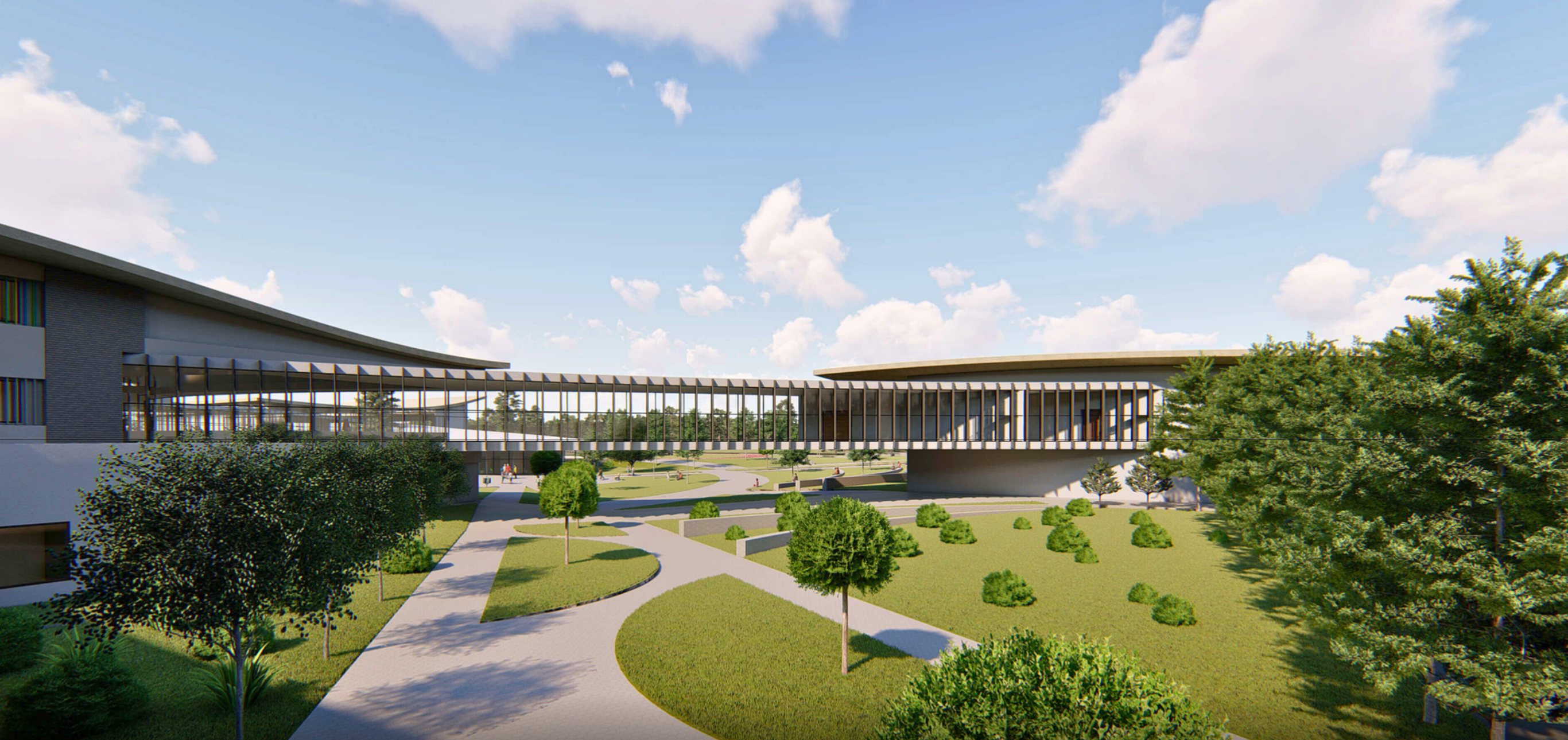




**F A DESIGN & BUILD**  
SELECT WORKS

**NEW SCHOOL OF LOŠBATES**  
LOUŇOVICE, CZECH REPUBLIC | 2018





**F A DESIGN & BUILD**  
SELECT WORKS

**NEW SCHOOL OF LOŠBATES**  
LOUŇOVICE, CZECH REPUBLIC | 2018





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**F A DESIGN & BUILD**  
SELECT WORKS

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**JAR CUSTOM HOME DESIGN**  
AMMAN, JORDAN | 2018





**F A DESIGN & BUILD**  
SELECT WORKS

**JAR CUSTOM HOME DESIGN**  
AMMAN, JORDAN | 2018





**F A DESIGN & BUILD**  
SELECT WORKS

**JAR CUSTOM HOME DESIGN**  
AMMAN, JORDAN | 2018





**F A DESIGN & BUILD**  
SELECT WORKS

**AA CUSTOM HOME DESIGN**  
AMMAN, JORDAN | 2017





**F A DESIGN & BUILD**  
SELECT WORKS

**819 TOMBALL COMMERCIAL PLAZA**  
TOMBALL, TEXAS, USA | 2022-2023



**F A DESIGN & BUILD**  
SELECT WORKS

**819 TOMBALL COMMERCIAL PLAZA**  
TOMBALL, TEXAS, USA | 2022-2023





**F A DESIGN & BUILD**  
SELECT WORKS

**819 TOMBALL COMMERCIAL PLAZA**  
TOMBALL, TEXAS, USA | 2022-2023