



WE SPECIALIZE IN

Architecture, Civil Engineering, MEP Engineering & Planning

Full-service site development and fuel system design for your commercial projects.



Architecture



MEP Engineering



Civil Engineering



Petroleum Services



Planning



Construction Management

ABOUT US

Your Satisfaction Is Our Mission

Founded in 1987, The Dimension Group is a full-service architecture, civil engineering, MEP engineering, petroleum/fuel design, and planning firm specializing in commercial site development and underground fuel system design. We have offices conveniently located in Dallas, Texas and Denver, Colorado. Through NCARB and NCEES, we are able to provide architectural and engineering services across the country.

We work closely with our clients to determine their exact needs and to define timelines and budgets. By taking ownership of each project, we provide a quality product with attention to detail and immediate service to all of our clients.

The Dimension Group delivers projects professionally and promptly, and with a positive attitude. Feel free to contact us to discuss your upcoming development project. We will provide you with a proactive, customer-oriented approach and will deliver your project on time and on budget.



The Dimension Group team at our Dallas location

Connect with Us



[linkedin.com/company/the-dimension-group](https://www.linkedin.com/company/the-dimension-group)



[facebook.com/dimensiongrp](https://www.facebook.com/dimensiongrp)

Our Philosophy

Integrity

We apply the highest professional and ethical standards to every project, every step of the way, and we solve problems the right way.

Performance

We dedicate the time and energy necessary to deliver a final product with which you are satisfied.

Commitment

We begin each project with a commitment to deliver a quality product on time and on budget.

Service

We take ownership of each project and do everything possible to satisfy our customers.

SERVICES

Big Enough to Do the Job, Small Enough to Care

We have the capacity to effectively handle a large range of project sizes and types. Our diverse team of architects and engineers allows us to offer a variety of services and we will customize the scope of each project to fit your needs.

We have exceptional experience in all phases of commercial site development, including architecture, MEP engineering, civil engineering, petroleum planning, and project management.

Contact us to discuss your upcoming commercial development project. We work hard to provide quality service during each stage of project coordination and implementation.



Architecture

- Building Design
- Construction Documents
- Revit Architecture / BIM
- Conceptual Renderings
- Permit Expediting
- Space Planning
- Design/Build
- As-Built Plans
- Tenant Finish-outs
- LEED Certification
- Prototypes
- Site Adapts

Our experienced architectural staff provides expertise for both large and small development programs, which streamline and create a superior quality project. Whether it is new prototypical construction, in-line site adapts, conversions, or remodels, we can offer architectural services that cover the entire scope of project development, including due diligence, design, construction documents, and construction administration. We strive to provide cost effective, construction ready documents that meet the needs and requirements communicated by our clients. We aim to build lasting relationships that go well beyond the project itself.



MEP Engineering

- Mechanical Design
- Electrical Design
- Plumbing Design
- Energy Modeling
- Cost Analysis
- Photometrics

The Dimension Group's engineers have extensive experience designing Mechanical, Electrical & Plumbing (MEP) systems for new construction (tenant finish out and ground up construction), remodels and renovations, and upgrades to existing systems. The combined professional project experience of our team covers a wide spectrum of specialized knowledge that include retail, restaurants, offices, warehouses, hotels, and governmental projects. With years of experience across a gamut of services, we provide cost-effective and time efficient design.

SERVICES (continued)



Civil Engineering

- Site Investigation Reports
- Site Planning and Design
- Site Plan Approvals
- Storm System Design
- On-site Utility Plans
- Grading Plans
- Detention/Retention Design

Our civil engineering staff provides planning and civil engineering services to both local and regional clients in the Dallas and Denver metro areas and our clients include retail, commercial, and industrial developers. We are adept at due diligence and project planning and provide engineering expertise in designing various site infrastructure, including streets, sidewalks, stormwater management, detention and water quality, sanitary sewer and water main design, paving and parking lot design, and ADA compliance.



Petroleum Services

- Fuel System Design
- Tank Services

Our fueling group has vast design experience and fueling design knowledge ranging from small underground tank replacement projects to large retail sites. We have done fueling design throughout the United States including familiarity with the complex design requirements in California. We interact well with other design trades to ensure fueling plans are in coordinated with MEP/civil/and architectural plans. Our clients come from a spectrum of clients range from small independent retail convenience store owners, to school districts, to large national chains, both big box stores and convenient stores.



Planning

- Feasibility Study
- Rezoning
- Strategic Planning
- Project Bidding
- Contractor Selection
- Budget Management
- Project Close-out
- Contract Administration

The Dimension Group understands the importance of the entitlement process for our clients. We employ entitlement experts that work closely with our clients, governing jurisdictions, and utility agencies in order to streamline development and reduce unforeseen issues. We leverage our strategic partnerships and practical industry experience to ensure that our clients' projects are processed efficiently and effectively.



Construction Management

Executing the work in the field remains the most significant phase of any construction project, and we apply our construction management expertise to help ensure that the project is executed within your fiscal guidelines. Our approach utilizes project management techniques to successfully oversee the planning, design and construction of a project while controlling the timeline and budget.

OUR TEAM



Mostafa Setayesh, P.E.
President/CEO

Mostafa founded The Dimension Group in May 1987. After working for two local engineering firms for several years, he saw the need for a more hands-on approach and increased dedication to customer service. This commitment to exceptional service became the backbone of the organization (see Our Values). Mostafa runs the day-to-day operations and collaborates with each client to ensure complete satisfaction. Mostafa is a graduate of Southern Methodist University with a Bachelor of Science degree in Civil Engineering. He is a registered Professional Engineer in State of Texas.



Brad Robison, LEED AP®
Vice President

Brad joined The Dimension Group in 2010. He has over 25 years of experience managing projects and construction for several large retail companies. His expertise in project management includes prototype plan development, project scheduling, and coordination with city officials, consultants, landlords, and clients. Brad attended the University Of Michigan. He received his LEED AP® certification from the U.S. Green Building Council in 2009 and completed Revit training through AIA-Dallas in 2010.



Kathleen Granzberg, CPA
CFO / Controller

Kathy joined The Dimension Group in 2011. She has over 24 years of experience in financial and corporate management of small to medium-sized companies. Kathy applies her extensive experience by managing the company's financial activities. She graduated from Northern Illinois University with a Bachelor of Science Degree in Accounting. In 1987, Kathy received her CPA license in the State of Texas.



Kevin Sancibrian
Director of Operations

Kevin manages the company operations and oversees quality control over all projects. Kevin brings years of engineering and project management experience to The Dimension Group after a variety of engineering roles at several respected Dallas area A&E firms. He has participated directly in the design and development of nationally recognized restaurant and retail programs, including prototypes and site adaptations. He has a keen ability to help clients meet their goals in a timely and cost-conscious manner. Kevin graduated from Texas Tech University with a degree in Mechanical Engineering Technology.

PORTFOLIO

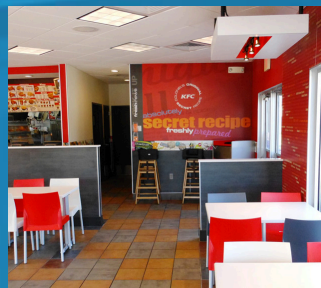
At The Dimension Group, we specialize in planning, designing and building commercial projects including restaurants, convenience stores and shopping centers. We handle everything from strategic planning and building design to MEP engineering and fuel system design for a variety of both local and national clients.

Restaurants

We have extensive experience with the architecture, planning and engineering involved in developing quality restaurant facilities. Our team has worked with a variety of clients to develop restaurant buildings that suit their needs and attract customers.

We've designed facilities for the following companies:

- Taco Bell
- Pizza Hut
- La Madeline
- Old Chicago
- Capriotti's
- Schlotzsky's
- Starbucks



Convenience Stores

Our expertise in retail building design, construction, and fuel system design has allowed us to develop numerous retail convenience stores. We have worked with a variety of clients throughout the country, developing their retail locations and fuel systems structures.

We've designed facilities for the following companies:

- 7 Eleven
- Mapco Mart
- Happy's Market
- Valero Corner Stores

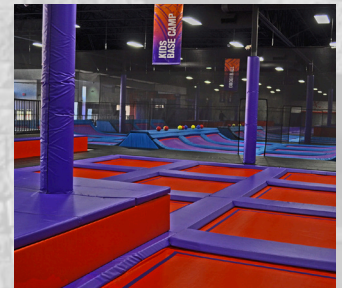
PORTFOLIO (continued)

Retail

We do everything from pad site development to full tenant finish-outs for retail shopping centers. We have a thorough understanding of commercial retail space design and construction.

We've designed facilities for the following companies:

- Altitude Trampoline Park
- Rent-A-Center
- Dal-Tile
- Five Below
- Kiddie Academy
- Safeway
- Regis Hair Salons



Car Washes & Fueling

Our design team is experienced in the niche market of car washes and fueling as well.

Let's talk about what we can do together

We're ready to help you on your next commercial project.

Dallas: (214) 343-9400

Denver: (720) 536-3180

PORTFOLIO (continued)

Other Projects

Our architectural and engineering expertise is not limited to developing only restaurants, convenience stores and retail. We can design and build a wide variety of commercial spaces specific to your needs.

- Oil & Gas Industry
- Shopping Centers



“ I consider The Dimension Group an important strategic partner of mine. I have worked with them on several different project types ranging from Health Care facilities to restaurant projects, new builds to renovations, and every project has met or exceeded my expectations. The Dimension Group team has proven time and time again to be innovative and professional meeting every deadline and objective I have given them. As we look forward to growing our business I am certain The Dimension Group will continue to be a valued partner.

Terry McClain

Construction Manager, Raising Cane's

COMMUNITY OUTREACH



Stewpot Second Chance Café

Around Thanksgiving each year, it has been an annual tradition since 2002 for The Dimension Group, Turnkey Construction, and Prudent Development to provide and serve lunch to those in need at the Stewpot Second Chance Café in Dallas, TX. We regularly serve more than 700 persons in an hour and half. Our employees also graciously donate requested items such as coats, socks, and gloves.

thestewpot.org/if-you-are-hungry



SPCA AIA Bark + Build Fundraiser

In 2016, a team from The Dimension Group partnered with Turnkey Construction to participate in SPCA's AIA Bark and Build Fundraiser. We designed and built a stylish doghouse that was displayed along with other entries at Northpark Mall in Dallas. The doghouses were then auctioned off to raise money for the SPCA.

spca.org/hfth-2016-zee-bark-bench



AMERICAN FORESTS

American Forests Global ReLeaf Campaign

For the past 3 years, in lieu of mailing out traditional paper Holiday Cards, we have been sending eCards that result in environmental benefits. We team with eCO2 Greeting Cards in order to donate toward new trees being planted through the American Forests Global ReLeaf Campaign. These new trees protect wildlife and help restore forests that were affected by wildfire, pests, or disease.

americanforests.org



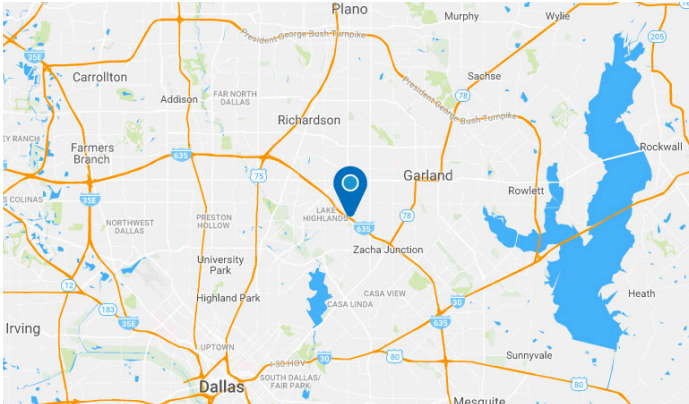
The Pizza Hut BOOK IT! Charity Auction

We were honored to participate in Pizza Hut's Book It! Fundraiser by donating a silent auction item. Created in 1984 by Pizza Hut, Book it! Reaches over 14 million students in 620,000 classrooms annually.

bookitprogram.com

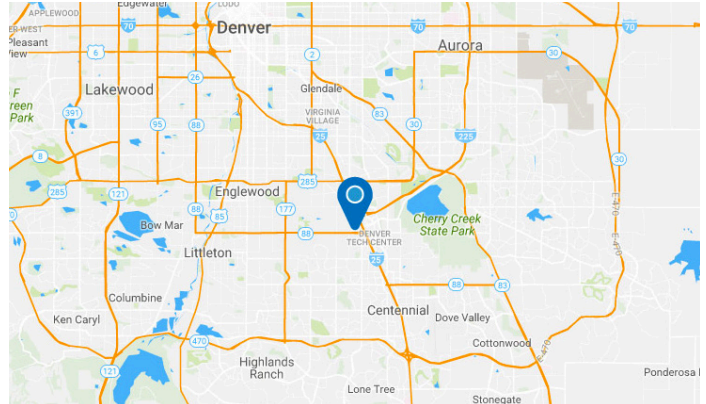
CONTACT US

For more information about how The Dimension Group can help you with your next project, please use this form to get in touch with us. We look forward to hearing about your project and working together in the future.



Dallas

10755 Sandhill Road
Dallas TX 75238
(214) 343-9400



Denver

5600 S. Quebec St., Ste 310 B
Greenwood Village, CO 80111
(720) 536-3180

Employment Opportunities

The Dimension Group provides a comprehensive package of benefits to its employees and welcomes your inquiry. View open positions on our Careers page and send us your résumé and qualifications.

dimensiongrp.com/careers

The Dimension Group is an Equal Opportunity/Affirmative Action Employer. Our goal is to create an environment where each individual has equal opportunity to achieve his or her full potential, and human differences are valued. We strive to provide an environment that is open and creative and inspires best efforts and results, and where cooperation and teamwork thrive along with each individuals, personal growth and contribution.

Connect with Us



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facebook.com/dimensiongrp