Fifteen-foot utility easement

Truck Door 14’ high

Space for future
16x24 expansion
of the office for growth.
For now, used to store junk
for relatives who pawned
their overflow off on us
before we got full.

10’ Shelf-Rack 48x96

Deck 48”x108”

Storage decks are 10 feet above floor.

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Lounge
10x8
(Sofa,
Recliner)

Williams Park, 115x80, landscapped, dry creek bed, 211’ walking path, benches

Assembly Line: 3x15 products

table 30x72

Ol’ Smokie Shrinkwrapper

Trash

Fire Ex

In-Plant Office (existing)
24’x24’
Assembly and shipping

Customer Service Director

Packing Table 44x74

Cart

Cart

Cart

Ready products

Stairs to Deck level

Spare parts

Minis

Finished Products, Minis,
& Other Storage

“The Rift”
(Miniatures Storage)

“The Valley”
(Finished Product Storage)

Trash Area

Finished Product
& Other Storage

Pallet Storage

Pallet Storage

Pallet Storage

Pallet Storage

Pallet Storage

Pallet Storage

Fire Ex

Graphics Director

Cabinet

Marketing Director

Office
14’x8’

Foyer
8x8

Ladies Room
6x8

Closet

Closet

Boys Rest Room
9x8

shower

Cart

Tealc Cutter

Table 30x48

Rack for cover stock

Nimitz Binder

Paper

Paper

Storage
(Spare Office)
14’x10’

Frdg

Kitchen

Daniel Bookbinder

Production
Room
12’x32’

Paired doors

Paired doors

Conference Room,
Reception, Break Room
22’x24’

Fire Extinguisher

First Aid Kit

SVC

Office
12’x12’

Pocket Doors

Future Color Print Engine

Kyocera Print Engines

Samantha

FC

FC

FC

Office
14’x14’

Display Case

Office
12’x12’

Valla

Kyocera Print Engines

Kate

MAC Ramoth

PC Sara

FC

LMC

Display Case

“Texas” Logo on floor

Convention Display

Display Case

Display Case

SPP

Outgoing freight

Table 48”x96”

Front Doors

Sidewalks, landscaping, parking

Truck Door 14’ high

Notes:

Most doors to be 36” HC (solid doors on outside and to warehouse). Most doors will have glass upper panels.

Two four-ton heaters (over office) and two three-ton air conditioners (outside) with common plenum. Most of the time, only one runs. System is to include humidifier.

Deck over office has 2x10 joists and plywood deck for medium load bearing. Deck over assembly room is steel & plywood heavy-load mezzanine (existing).

Windows high on all four walls to allow natural light into warehouse (instead of skylights).

Warehouse
Total = 3800 SF

Office 60’x32’
Total = 2600

Total structure
80’x80’
6400 SF

Parking lot for
14 cars, more
landscaping,
and truck
access.

North