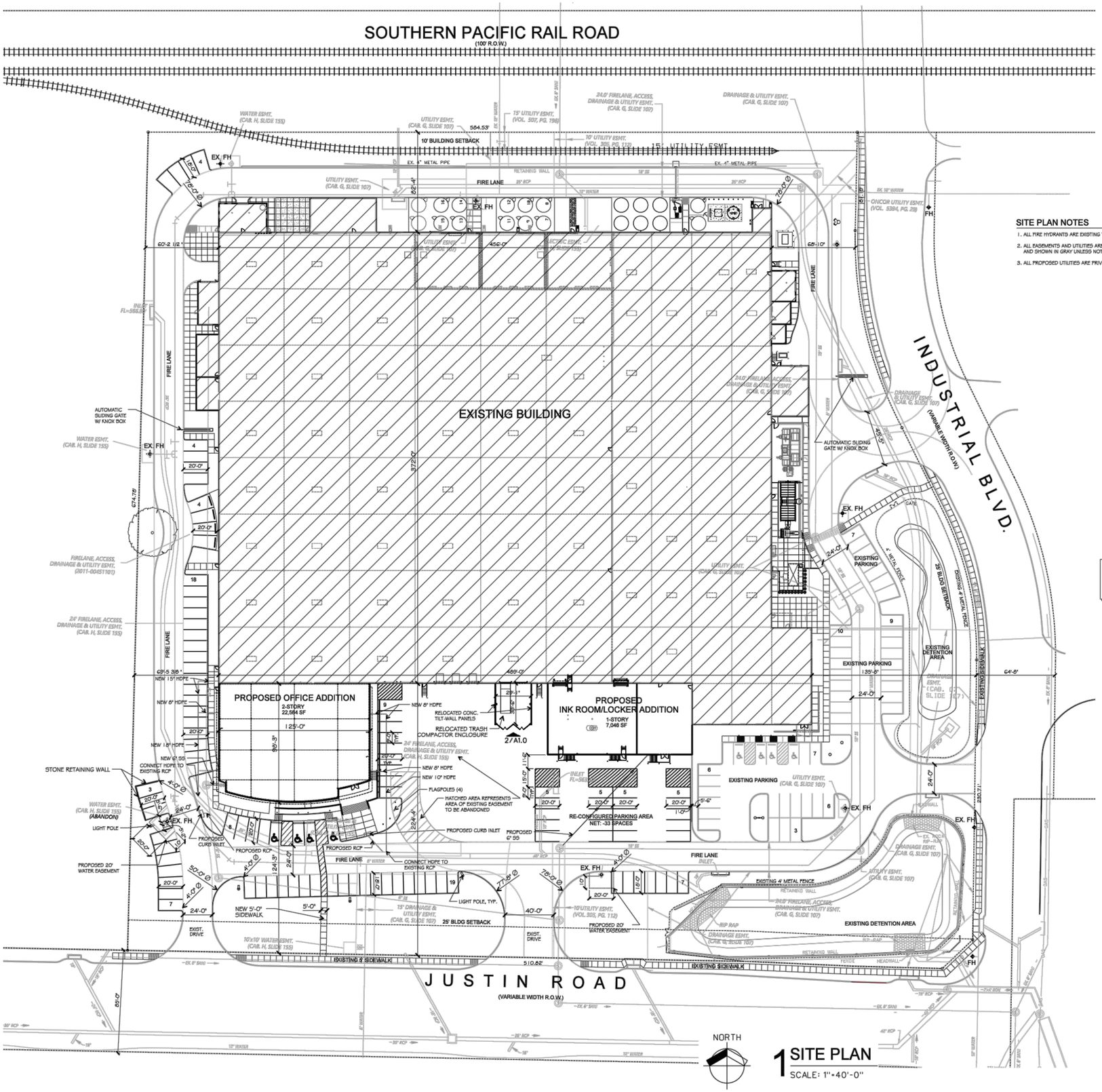


1 SITE PLAN
SCALE: 1"=40'-0"

SITE PLAN NOTES

1. ALL FIRE HYDRANTS ARE EXISTING TO REMAIN.
2. ALL EASEMENTS AND UTILITIES ARE EXISTING AND SHOWN IN GRAY UNLESS NOTED OTHERWISE.
3. ALL PROPOSED UTILITIES ARE PRIVATE.

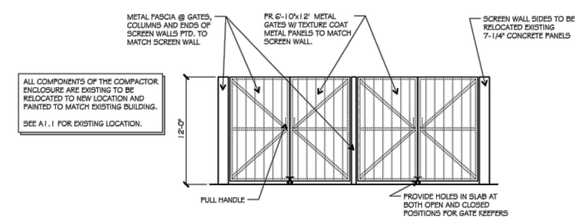
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION	
FIRST FLOOR:	11,628 SF
SECOND FLOOR:	10,936 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION	7,046 SF

PARKING DATA SUMMARY

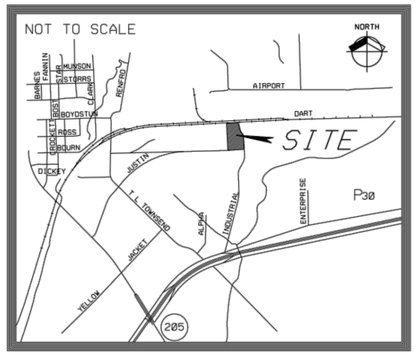
PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITIONS			82
- PROVIDED WITH ADDITIONS			74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION



2 COMPACTOR ENCLOSURE
SCALE: 1/8"=1'-0"

LOCATION MAP



OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

drawn: DAM
checked ROBERT PROSS
date 09/06/19

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS
09/06/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet A1.0

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