

REV P02 / 2026-10-22

1160 Business Center Drive, Suites 4-6, Hagerstown, MD 21740



R01 Office 4

R02 Janitor 4

R03 Men 4

R04 Women 4

R05 Office 1 5

R06 Janitor 5

R07 Toilet 5

R08 Office 2 5

R09 Work 5

R10 Existing dock outside leased floor

R11 15 x 13 ft turn

R12 7 ft travel

R13 15 ft crane area

R14 Garage approach

R15 Suite 4 walk

R16 Suite 4 cross walk

R17 Suite 4 garage apron

R18 Suite 5 walk

R19 Suite 5 garage apron

R20 North garage approach

R21 Empty crane parking

Example arrangement; equipment, quantities and locations may materially change.

M-tags: proposed equipment schedule.

Shaded spaces show intended circulation/material handling, not an evaluated egress design.

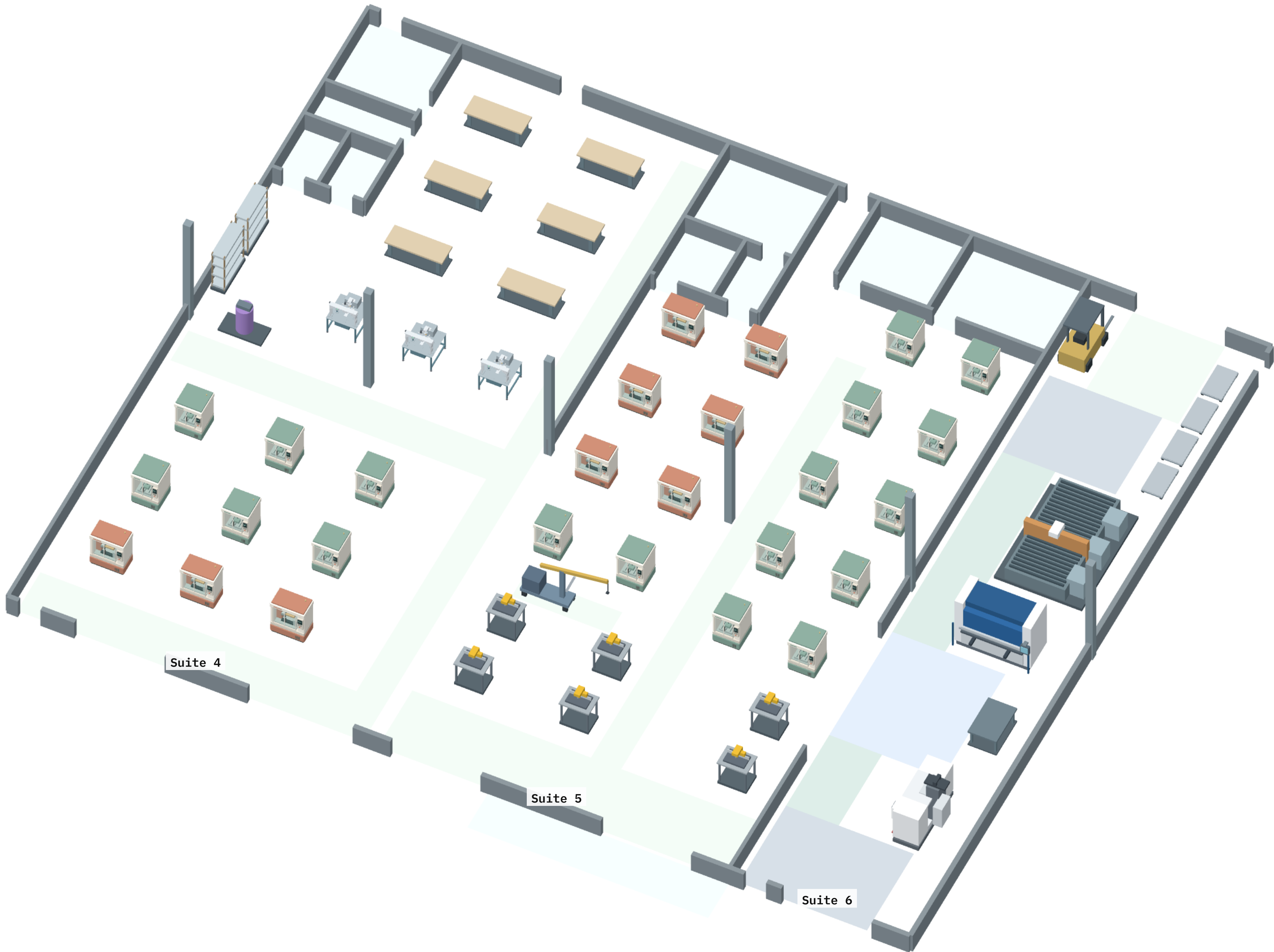
Approximate dimensions; not a field
survey. North orientation unverified.

Approximate modeled area: 12000 sq ft



3D overview - roof removed / walls cut to 3 ft
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View from the loading-door side; Suite 6 at right. Representative equipment geometry; not to scale.
Roof and upper walls omitted for visibility. Do not infer actual ceiling height, fire ratings or protective enclosures.

Executive summary - example factory layout

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PURPOSE AND STATUS

This example factory layout is provided for preliminary discussion of the project, floorplan and proposed equipment. It illustrates one possible arrangement. Equipment, quantities, dimensions, processes, materials and placement may materially change. It is not a final design, construction document or permit application, and is not a commitment to build or operate exactly as shown.

Dimensions and equipment envelopes are approximate planning values, not a field survey. This document does not certify code compliance or authorize construction or occupancy.

SPACE SHOWN	APPROX. MODELED AREA	ITEMS IN THIS EXAMPLE
Suite 4	4800 sq ft	21
Suite 5	4800 sq ft	25
Suite 6	2400 sq ft	9

PROPOSED ACTIVITY

Motor/stator manufacturing and metal fabrication: CNC machining, laser cutting, press-brake forming, MIG welding with argon, aluminum/nonferrous sawing, stator winding, varnish/potting application, and assembly. No curing oven is included. Preliminary fume extraction is planned for the laser and MIG welding stations; final system design and installation are pending.

PROCESS MATERIALS - CURRENT PLANNING BASIS

Current planning basis: steel and aluminum/nonferrous stock; argon; CNC cutting oil/coolant; press-brake hydraulic oil; vinegar for mill-scale removal; motor varnish and potting materials, up to 20 US gal combined (owner estimate). Specific varnish/potting products and their hazard classifications are not yet established.

Anticipated staffing: 6-8 people per shift (owner estimate).
Existing sprinklers: None installed (owner reported).

Proposed equipment - example quantities and sizes

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M-tags identify items on the plan; S4/S5/S6 denote suites. Sizes are approximate W x D x H planning envelopes in feet, including modeled benches/auxiliaries where named. Quantities and selections are illustrative and may change. Electrical figures are indicative per-unit values; a dash means unspecified or not applicable, not zero.

QTY / EQUIPMENT	PLAN TAGS / SUITE	APPROX. SIZE (ft)	INPUT / SUPPLY
1 x Fiber laser + auxiliaries	M001 / S6	16.34 x 12.19 x 7	10 kW 480 V / 3 ph
1 x Air compressor	M002 / S4	6 x 3 x 5	-
4 x Sheet cart 3 x 5 ft	M003-M006 / S6	3 x 5 x 1	-
1 x Welding bench 4 x 6 ft	M007 / S6	4 x 6 x 3	4 kW peak 220 V / 3 ph
1 x Haas TM-2P toolroom mill	M008 / S6	11.56 x 6.54 x 8.91	220 V / 3 ph
9 x Production CNC lathe 5 x 3 ft	M009-M010, M013-M014, M017-M018, M033-M035 / S5: 6; S4: 3	5 x 3 x 6	6 kW 220 V / 3 ph
18 x Production CNC mill 4 x 4 ft	M011-M012, M015-M016, M019-M032 / S5: 12; S4: 6	4 x 4 x 6	8 kW 220 V / 3 ph
1 x Compact forklift 3,000 lb planning model	M036 / S6	4 x 10 x 7	-
1 x Counterbalanced engine / floor crane	M037 / S5	2.42 x 12.1 x 8.5	-
1 x Press brake WE67K-80T2500	M038 / S6	10.33 x 6.07 x 8.14	-
6 x DEWALT DWS715 + steel bench	M039-M044 / S5	4 x 3 x 6	1.6 kW max 120 V / 1 ph
6 x Assembly table 8 x 3 ft	M045-M050 / S4	8 x 3 x 3	-
3 x Stator winding machine	M051-M053 / S4	4.02 x 4.17 x 5.52	3 kW 220 V / 1 ph
2 x Wall storage shelving 6 x 2 ft	M054-M055 / S4	6 x 2 x 7	-

Arrangement and access spaces are illustrative; service access, circulation and final utility design are not established by this example.