

GENERAL BUILDING SPECIFICATIONS.

BOROUGH	Pointe-Claire
OUTSIDE STORAGE	Permitted
ZONING AVAILABLE	A, B, C1, C2
AREA	150,000SF - 325,000SF
OFFICE	10% + build to spec
CLEAR HEIGHT	32'
COLUMN SPAN	40ft x 50ft
LOADING DOCKS	1 x 10,000SF, equipped with 35,000lbs mechanical dock leveler (Between 40 to 53 available)
DRIVE-IN DOORS	As required
SLAB	Warehouse/plant slab-on-grade to be 6" thick, 25 MPA concrete, reinforced with steel fibers at a rate of 20kg/m ³ . Office slab-on-grade to be 5" thick, 25 MPA concrete, unreinforced
ROOF	TPO System
SPRINKLER SYSTEM	ESFR - Per Code of Quebec (chap. 1) (National Building Code) NFPA
LIGHTING SYSTEM	LED
HVAC	Office: The office space will be air conditioned with roof top units (10% included). Warehouse: gas fired units to be provided
ELECTRICAL	The electrical entry is 2000-2500 KVA - 400 amp entrance per tenant (4)