

INDUSTRIAL 9.0 - AVENUE DE LA GARE, MASCOUCHE, QC

GENERAL BUILDING SPECIFICATIONS.

BOROUGH	MASCOUCHE
OUTSIDE STORAGE	NOT PERMITTED
ZONING AVAILABLE	INDUSTRIAL
AREA	20,000 - 40,000 SQ.FT.
OFFICE	UP TO 2,861 SQ.FT.
CLEAR HEIGHT	32'
COLUMN SPAN	45'6" X 50'
LOADING DOCKS	UP TO 7, EQUIPPED WITH 35,000LBS MECHANICAL DOCK
DRIVE-IN DOORS	1
SLAB	WAREHOUSE/PLANT SLAB-ON-GRADE TO BE 8" THICK, 25 MPA CONCRETE, REINFORCED WITH STEEL FIBERS AT A RATE OF 20KG/M3. OFFICE SLAB-ON-GRADE TO BE 8" 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. WAREHOUSE: GAS FIRED UNITS TO BE PROVIDED
ELECTRICAL	400 AMP