SHELL INDUSTRIAL BUILDING

TOTAL FLOOR AREA: 57,903 SQ.FT.

FFE: 236.80

(ESFR SPRINKLERED)

POSSIBLE UNIT #1

POSSIBLE UNIT #2

POSSIBLE UNIT #3

POSSIBLE OFFICE AREA: 1,493 SQ. FT.

POSSIBLE OFFICE AREA: 1,551 SQ. FT.

POSSIBLE OFFICE AREA: 1,690 SQ. FT.

45FT RETAINING WALL W/ 42" HIGH GALVANIZED PIPE RAIL TYP

PROP CONCRETE PAD

12' X 14' O/H DRIVE-IN DOOR

6" DIA., 4'-0" HIGH MAX. STEEL BOLLARD, TYP. (PAINTED SAFETY YELLOW)

PREFINISHED 4" IMP PANELS

(4) 8' 6" X 5' 0" DOCK DOORS W/ 6' 0" X 6' 0" DOCK LEVELLER @ 45,000 LB CAPACITY

120@S162-68 @ 16" O.C. W/ ¾" PLYWOOD

MECH ROOM

AREA = 215 SQ. FT.

POSSIBLE FUTURE 1HR DEMISING WALL
- 5/8" DRYWALL (BOTH SIDES)
- 80@S162-43 @16" O.C.
- SOUND BATT INSULATION

B.F.

F.R.

43.81

69.78

PROP. RETAINING WALL

1 FLOOR PLAN
A2.01 SCALE: 3/32"= 1'

Construction North:

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3. NO CONSTRUCTION TO BEGIN UNTIL APPROVED PERMIT IS IN HAND FROM THE CITY, AND REVIEWED BY THE ARCHITECT FOR APPLICABLE COMMENTS

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	03/09/24

ISSUED FOR:
OPTION/RELEASE: •
RELEASE DATE: 04-APRIL-2024

VICANO CONSTRUCTION LIMITED
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STAMP:

PROJECT: SHELL INDUSTRIAL BUILDING
LOT-5
155 DENNIS ROAD
ST. THOMAS ONTARIO
DRAWING TITLE: FLOOR PLAN

PROJECT No.: PLOT DATE: 17-JUNE-2024

SHEET No.: A2.01