

KEY MAP

SCALE: NTS

HIGHBURY INDUSTRIAL PARK

44197 RON MCNEIL LINE,
ST. THOMAS, ON

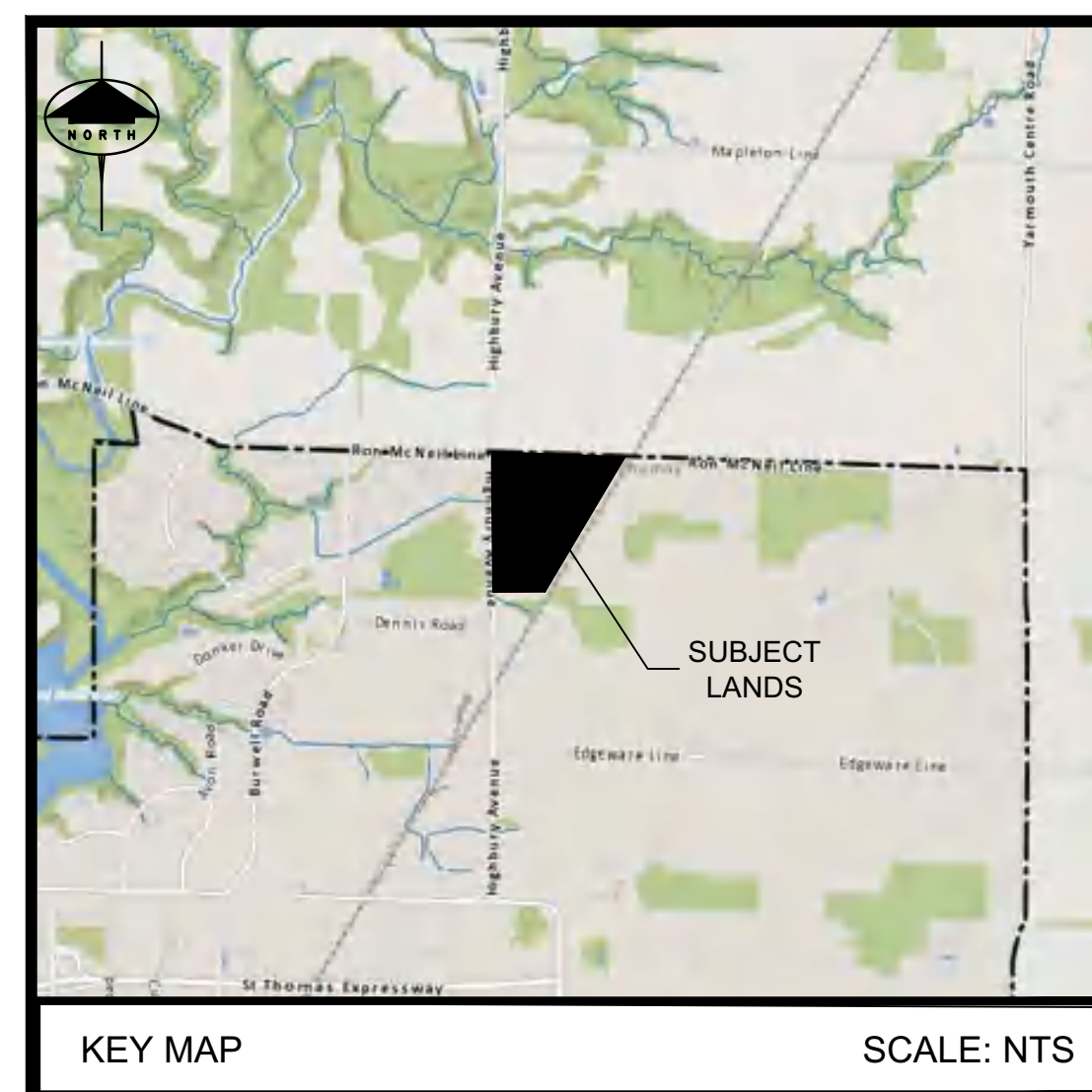


PRELIMINARY DRAWING PACKAGE

DRAWING LIST

DRAWING #	DESCRIPTION
-	COVER PAGE
SP1	SITE PLAN
A1.01	FLOOR PLAN BUILDING A
A1.02	FLOOR PLAN BUILDING B
A1.03	FLOOR PLAN BUILDING C
A1.04	FLOOR PLAN BUILDING D
A1.05	FLOOR PLAN BUILDING E
A1.06	FLOOR PLAN BUILDING F
A1.07	ELEVATIONS BUILDING A
A1.08	ELEVATIONS BUILDING B
A1.09	ELEVATIONS BUILDING C
A1.10	ELEVATIONS BUILDING D
A1.11	ELEVATIONS BUILDING E
A1.12	ELEVATIONS BUILDING F

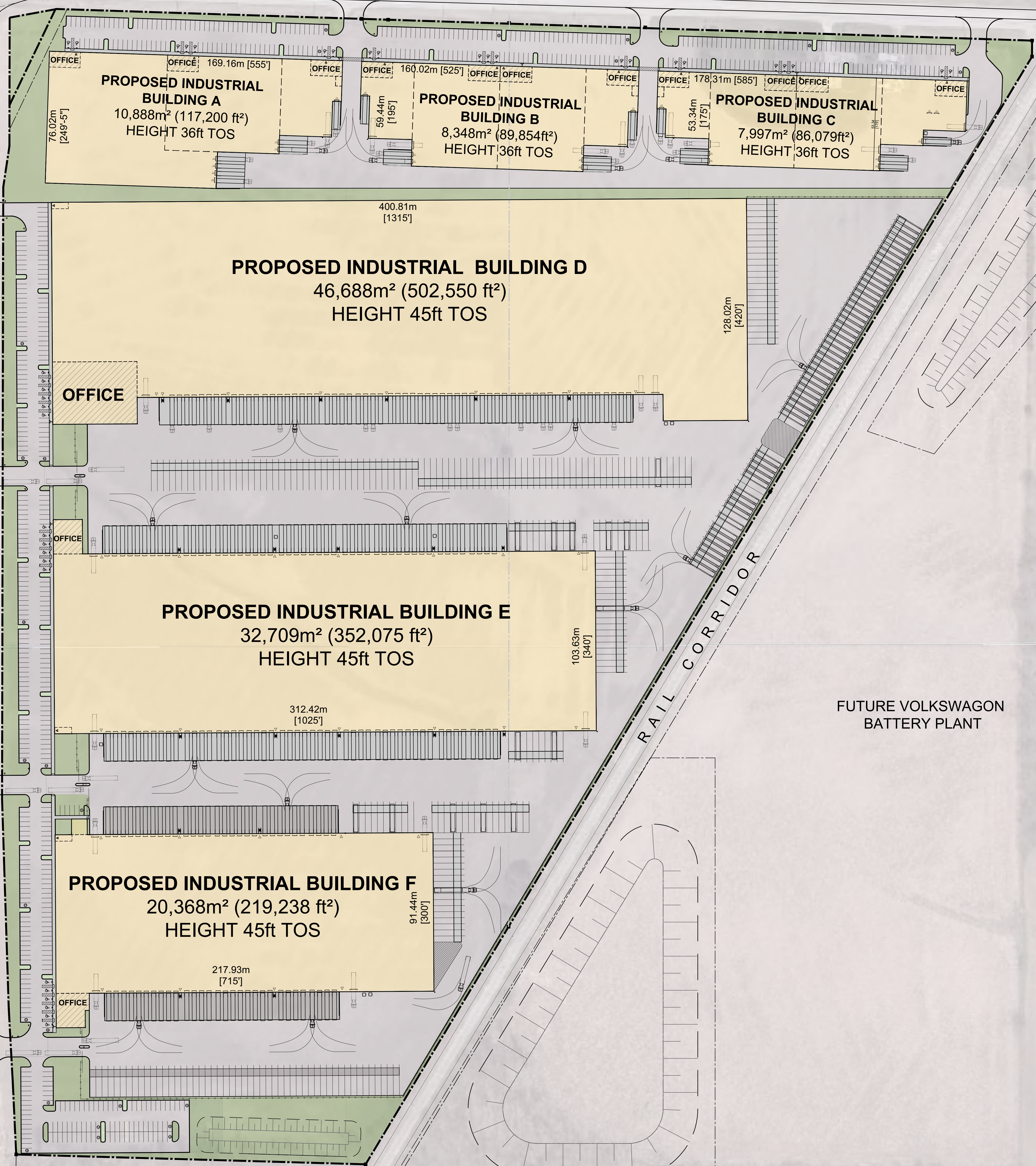




KEY MAP SCALE: NTS

COMMERCIAL (DESIGNATED)

SITE DETAILS	
SITE AREA: 26.6 HA (65.7 ACRES)	
ZONING EMPLOYMENT (EL)	
TOTAL BUILDING AREA: TOTAL = 126,998m ² (1,366,994 SF)	
INDUSTRIAL #A - 10,888m² (117,200 SF)	
PARKING SPACES -	103
LOADING DOCK -	7
DRIVE-IN DOORS -	1
INDUSTRIAL #B - 8,348m² (89,854 SF)	
PARKING SPACES -	101
LOADING DOCK -	6
DRIVE-IN DOORS -	4
INDUSTRIAL #C - 7,997m² (86,079 SF)	
PARKING SPACES -	114
LOADING DOCK -	6
DRIVE-IN DOORS -	4
INDUSTRIAL #D - 46,688m² (502,550 SF)	
PARKING SPACES -	95
LOADING DOCK -	60
DRIVE-IN DOORS -	3
INDUSTRIAL #E - 32,709m² (352,550 SF)	
PARKING SPACES -	106
LOADING DOCK -	100
DRIVE-IN DOORS -	4
INDUSTRIAL #F - 20,368m² (219,238 SF)	
PARKING SPACES -	193
LOADING DOCK -	60
DRIVE-IN DOORS -	4



AGRICULTURAL

RON MCNEIL LINE

HIGHBURY AVENUE SOUTH

RAIL CORRIDOR

FUTURE VOLKSWAGON BATTERY PLANT

DENNIS ROAD

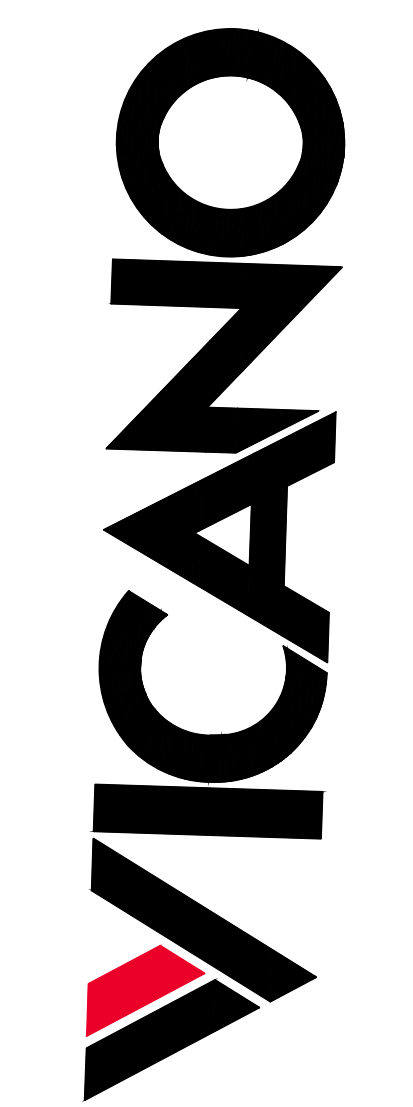
REVISION		
NO.	DESCRIPTION:	DATE:
1		
2		

Construction North:

Stamp:

LEGAL DESCRIPTION:
TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 9 RANGE 1 NORTH OF EDGEWARE ROAD, and part LOT 9 RANGE 2 NORTH OF EDGEWARE ROAD, (GEOGRAPHIC TOWNSHIP OF YARMOUTH), IN THE CITY OF ST. THOMAS, COUNTY OF ELGIN

- NOTES:
- All dimensions are in metres unless otherwise noted.
 - Dimensions from face of curb to face of curb.
 - Boundary and topographic survey information provided by MTE Ontario Land Surveyors Limited.
 - Accessible parking spaces to have appropriate signage, access aisle and call cutting.
 - Landscape Area calculation includes sidewalks - excludes road, parking, loading areas.



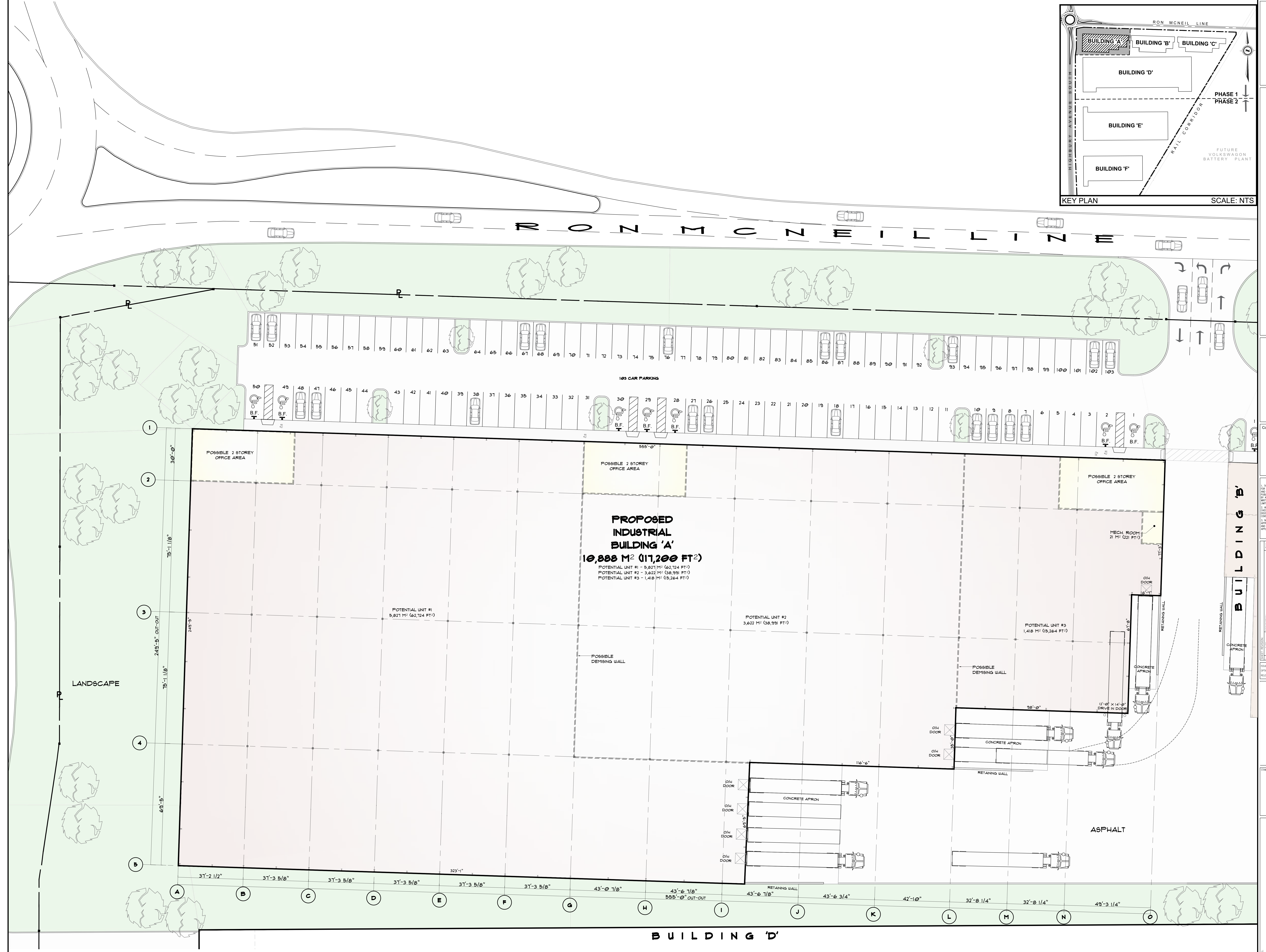
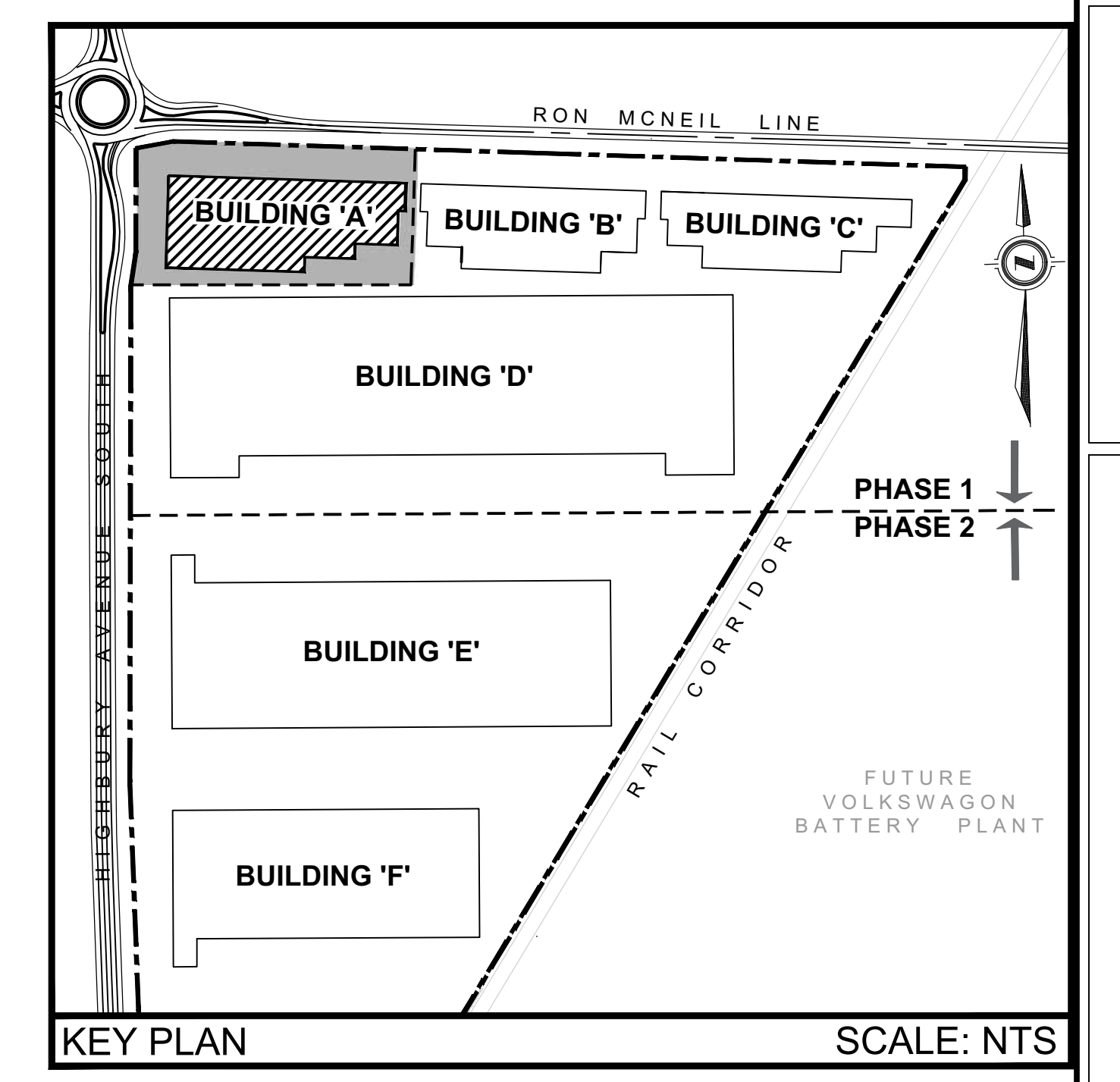
VICANO CONSTRUCTION LIMITED
225 Paris Rd.
Brantford, Ontario N3R 1J2
TEL: 519-759-4120 FAX: 519-759-6911

Project title:
PROPOSED INDUSTRIAL DEVELOPMENT
44197 RON MCNEIL LINE,
ST. THOMAS, ONTARIO

Sheet Title:
SITE PLAN

Design: PV
Drawn: BR
Date: JANUARY 22, 2024
Dwg. no. SP1

Scale:
1:1,000



Construction North

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DATE:	12/11/2024
ISSUED FOR:	OFFICIAL RELEASE
RELEASE DATE:	

VICANO
VICANO CONSTRUCTION LIMITED
100-10-10000-10000-10000-10000

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT BUILDING 'A' 485 HIGHWAY AVENUE SOUTH 317 PROPOSAL DRIVE

DATE: 12/11/2024

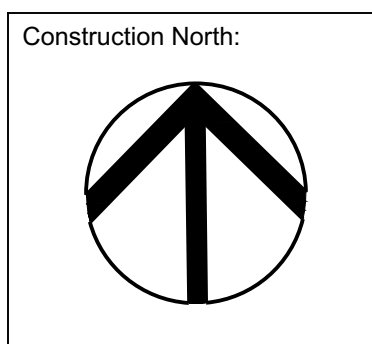
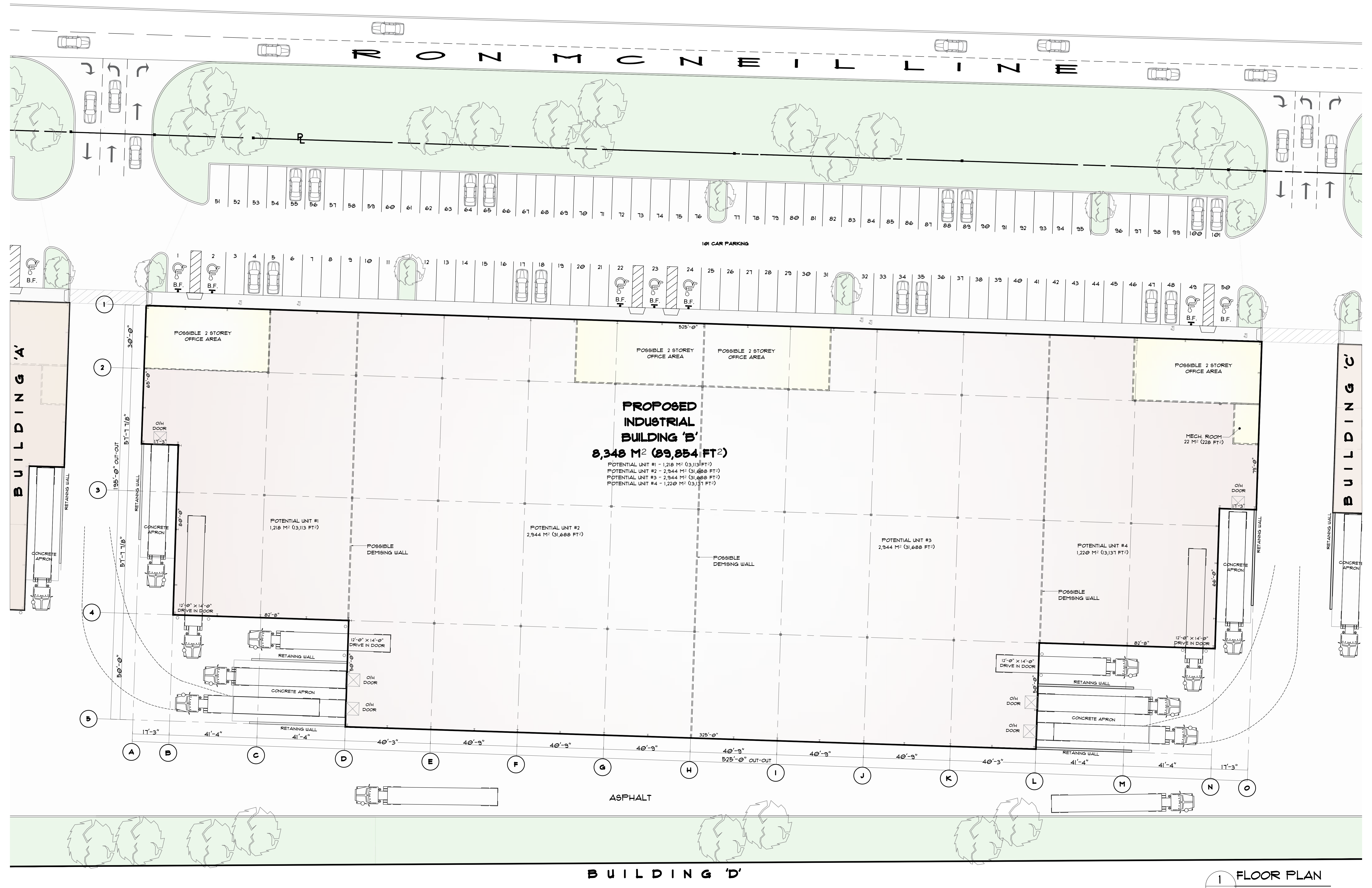
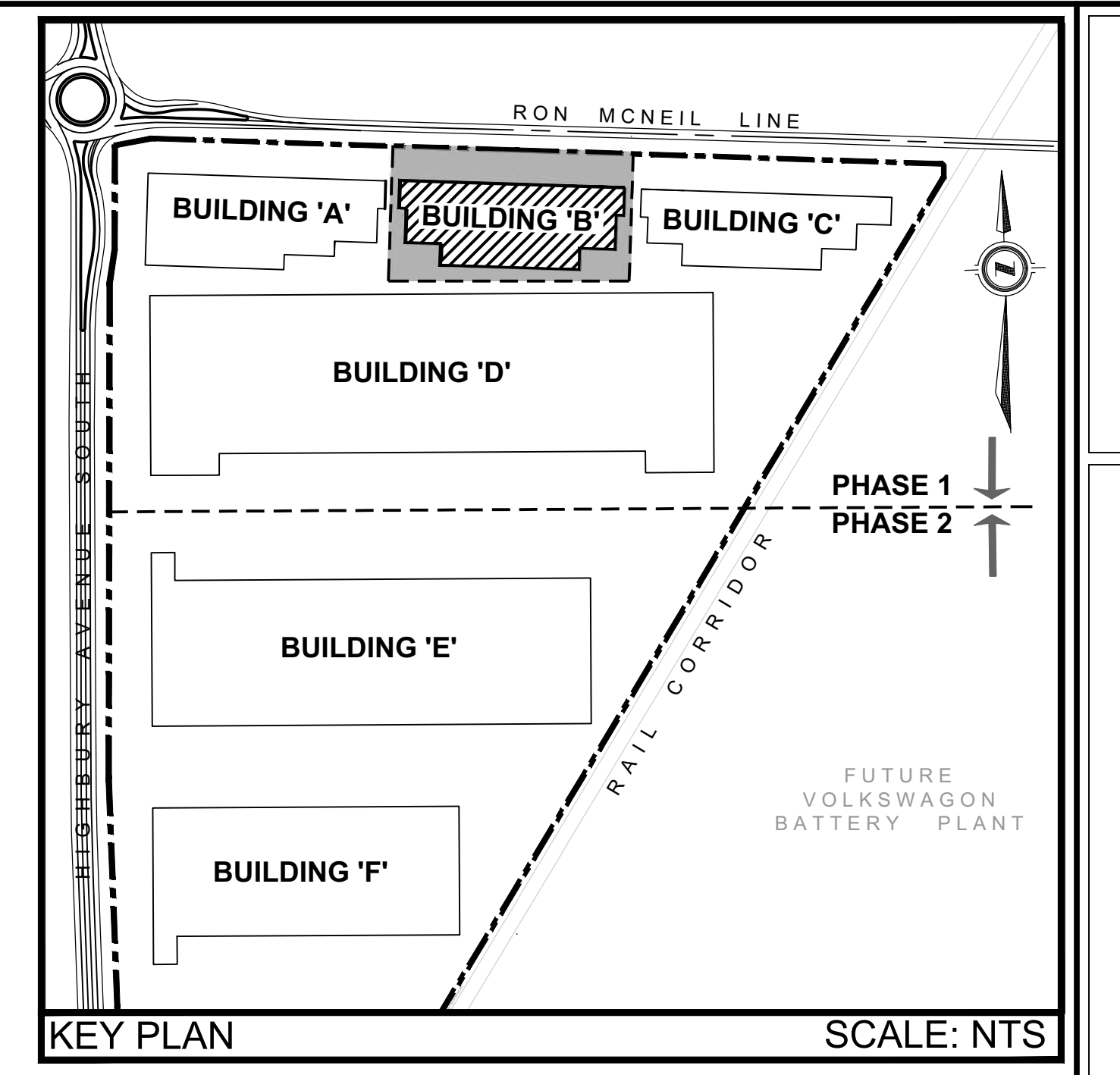
PROJECT NO: 2024-001

SHEET NO: 28-JAN-2024

AI.ØI

FLOOR PLAN

1 FLOOR PLAN
AI.ØI SCALE: 1/16"=1'-0"

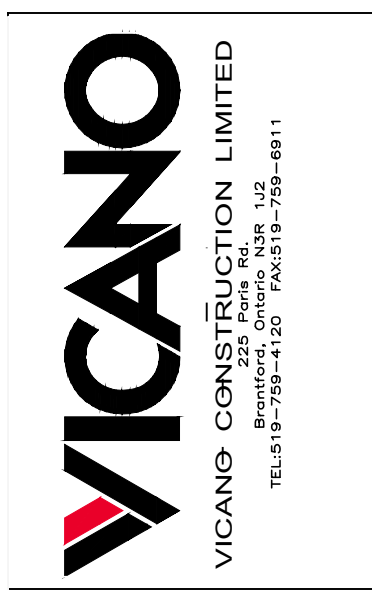


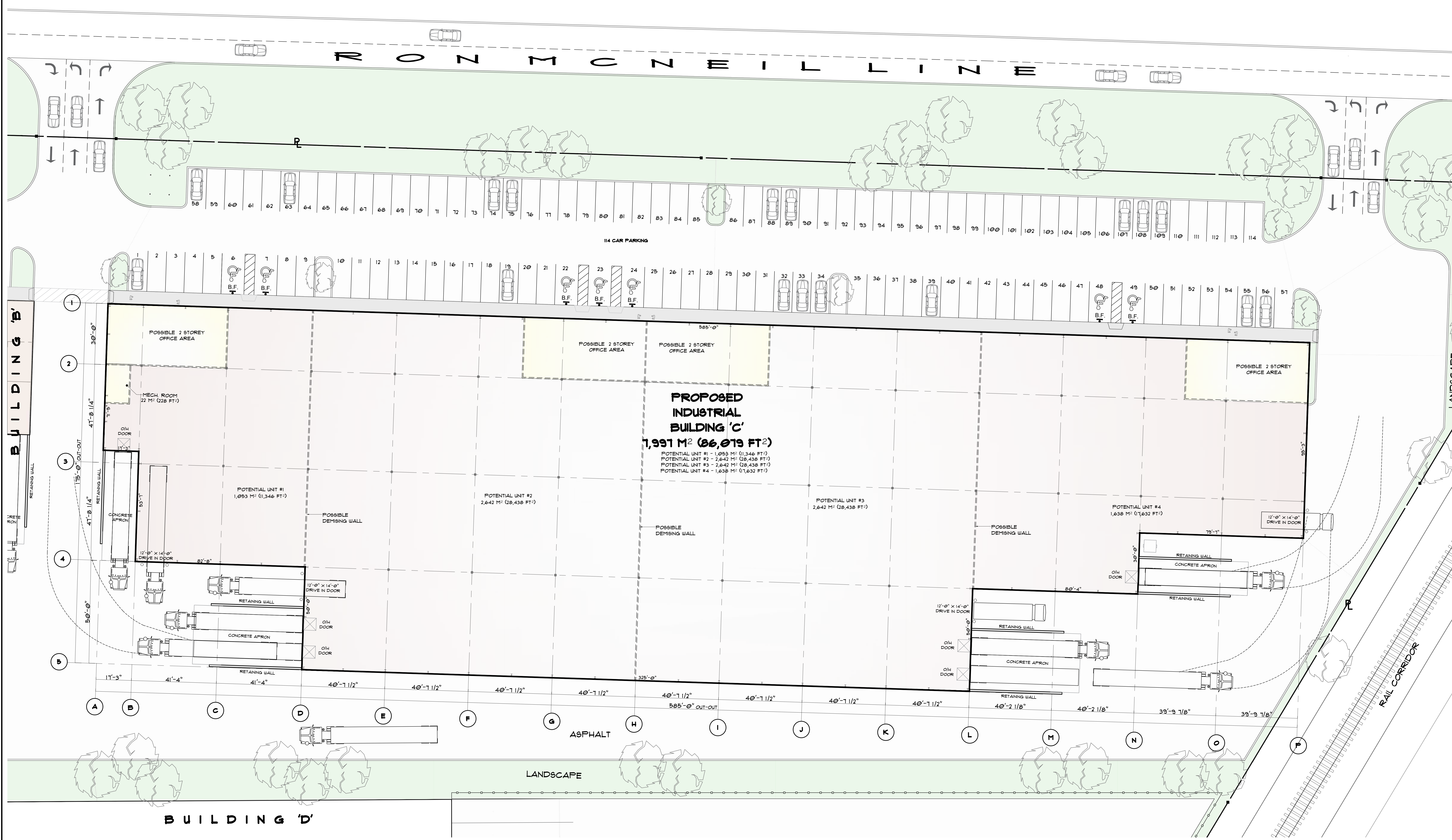
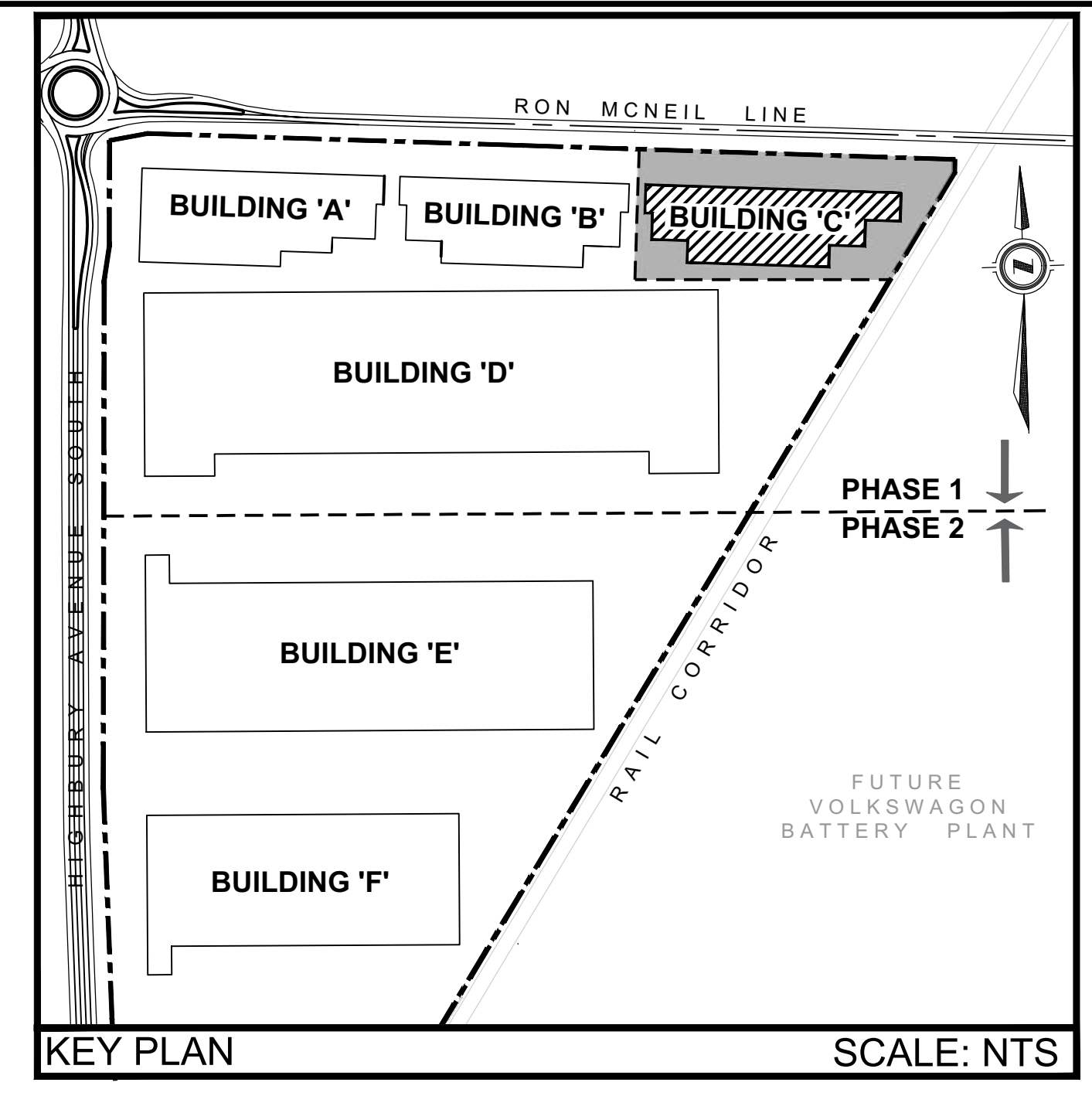
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NO.	REVISION	DATE





Construction North

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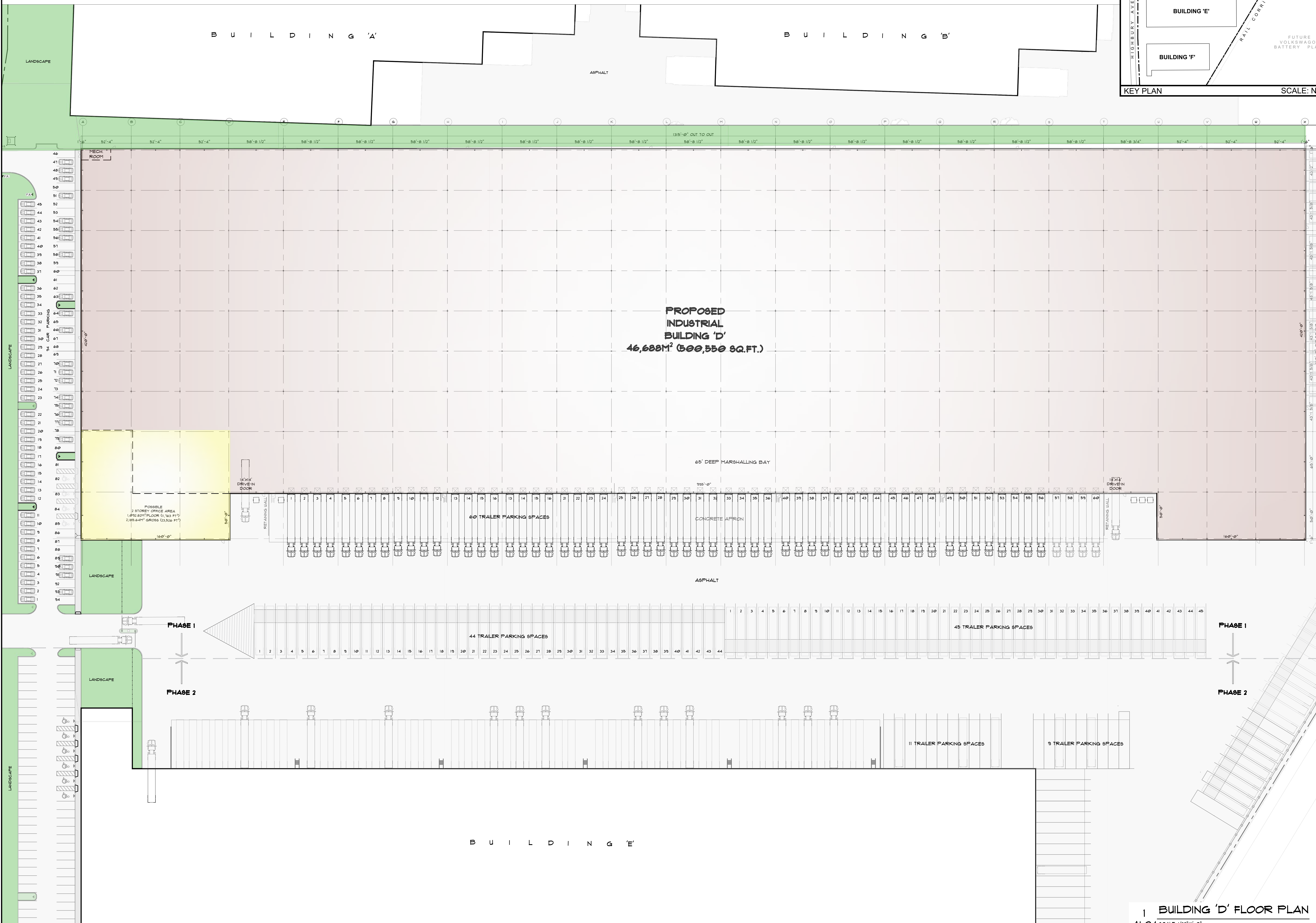
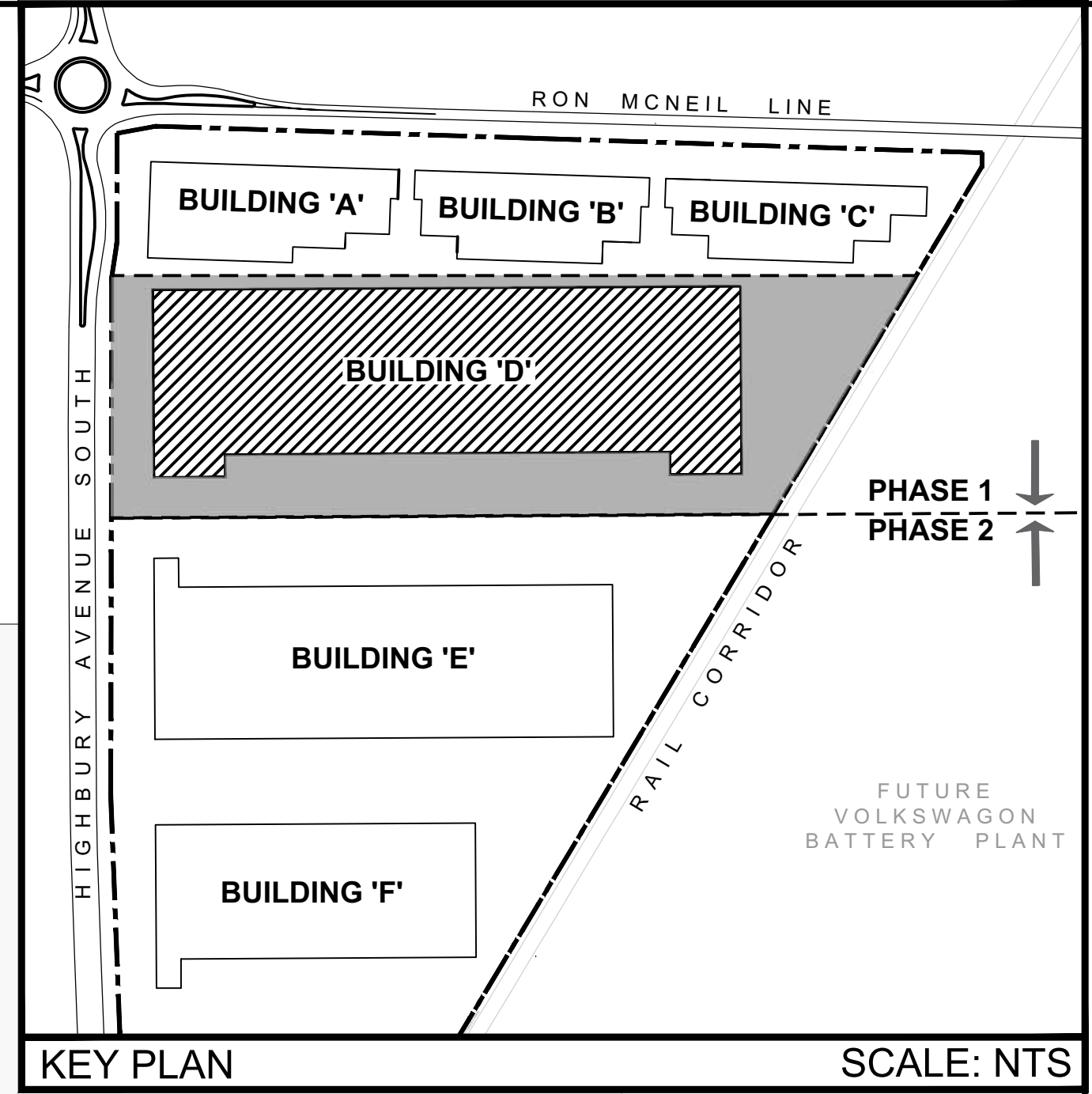
DATE:	2024-01-26
DESIGNED BY:	AL.E03
CHECKED BY:	AL.E03
DATE:	2024-01-26
DESIGNED BY:	AL.E03
CHECKED BY:	AL.E03
DATE:	2024-01-26
DESIGNED BY:	AL.E03
CHECKED BY:	AL.E03

VICANO
VICANO CONSTRUCTION LIMITED
VICANO CONSTRUCTION, INC.
VICANO CONSTRUCTION (CANADA) INC.

PROPOSED INDUSTRIAL DEVELOPMENT BUILDING 'C'
4815 RON MCNEIL LINE
51 THORNHILL DRIVE
FLOOR PLAN

1 FLOOR PLAN
A1.E03 SCALE: 1/16" = 1'-0"

PROJECT NO: 24-001
DATE: 28-JAN-2024
SHEET NO: A1.E03



CONSTRUCTION NORTH

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3. NO CONSTRUCTION IS TO BE PERMITTED WITHOUT THE APPROVAL OF THE CITY AND AS REVIEWED BY THE ARCHITECT FOR APPROVAL ONLY.

DATE:	REVISION:

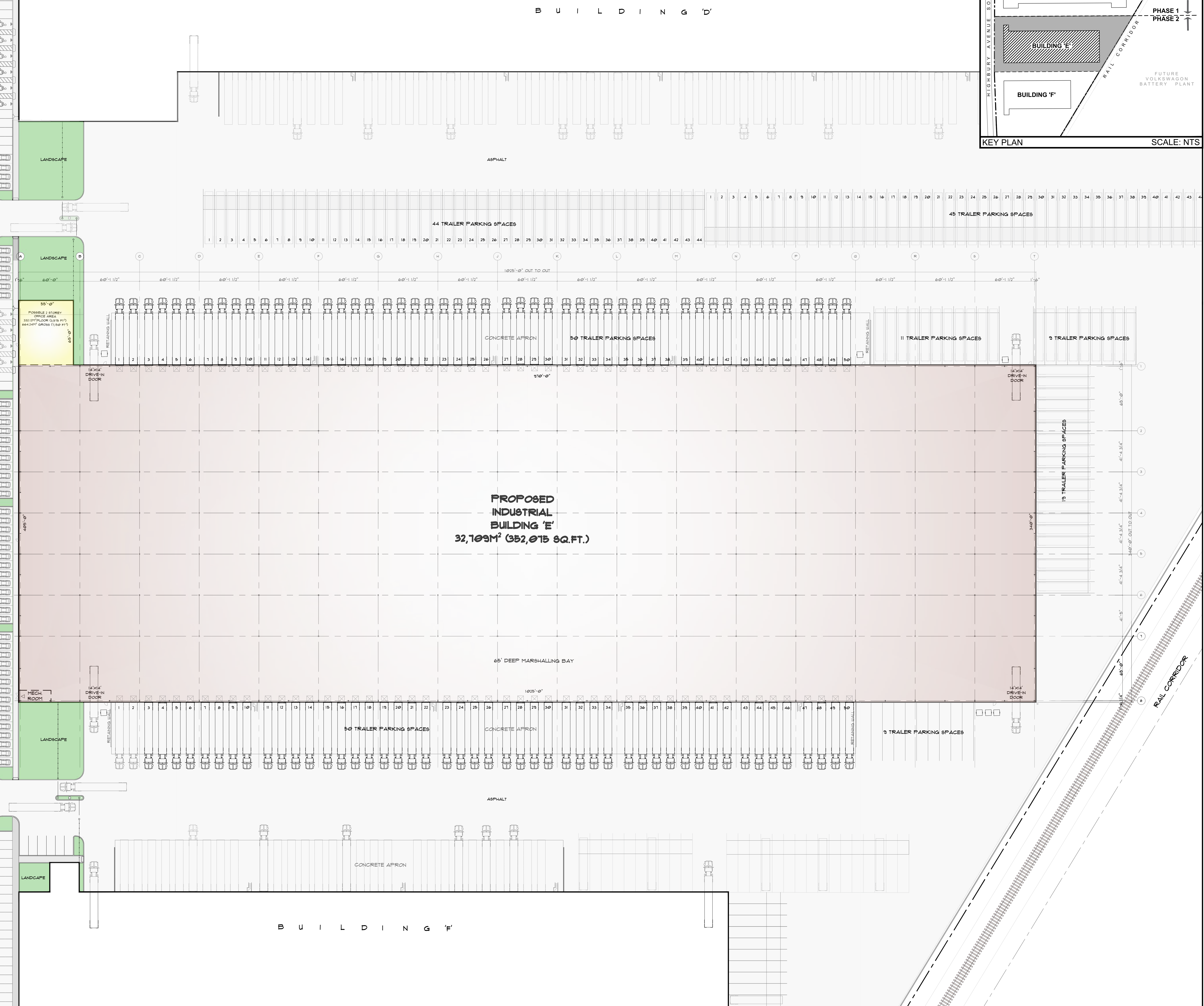
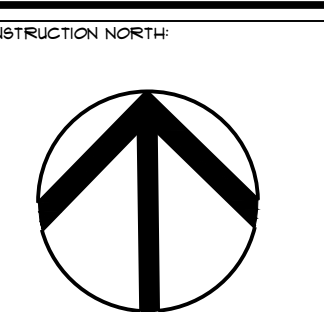
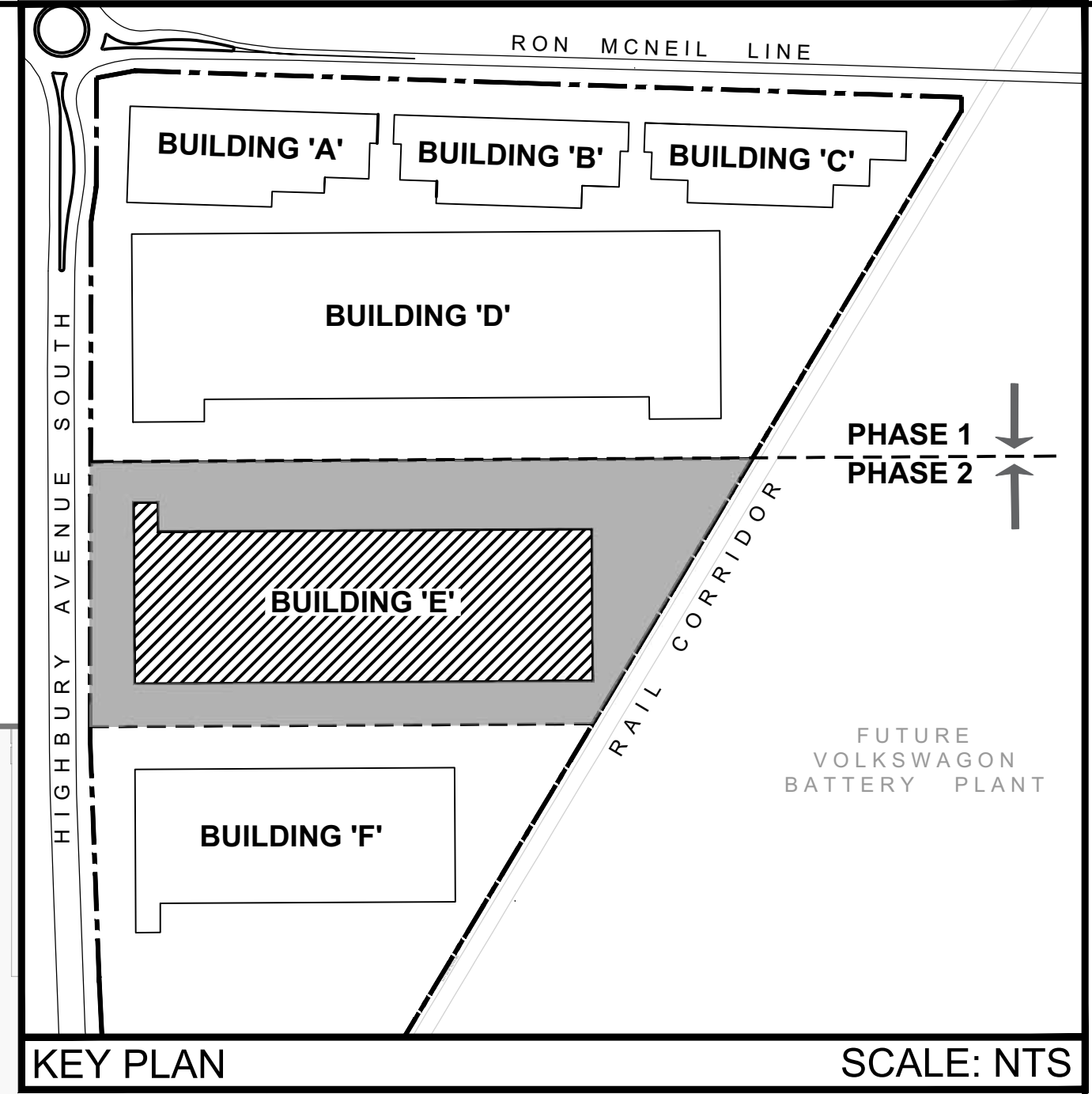
DESIGNED FOR: []
 APPROVAL/RELEASE: []
 RELEASE DATE: []

VICANO
 VICANO CONSTRUCTION LIMITED
 511, TROTTER, ONTARIO
 905-309-2222

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT BUILDING D 441ST RON MCNEIL LINE 511, TROTTER, ONTARIO
 SHEET: BUILDING D' FLOOR PLAN

1 BUILDING 'D' FLOOR PLAN
 A1.04 SCALE: 1/32"=1'-0"

H I G H B U R Y A V E N U E S O U T H



PROPOSED INDUSTRIAL BUILDING 'E'
 32,109m² (352,075 SQ.FT.)

1 BUILDING 'E' FLOOR PLAN
 A1.05 SCALE: 1/32"=1'-0"

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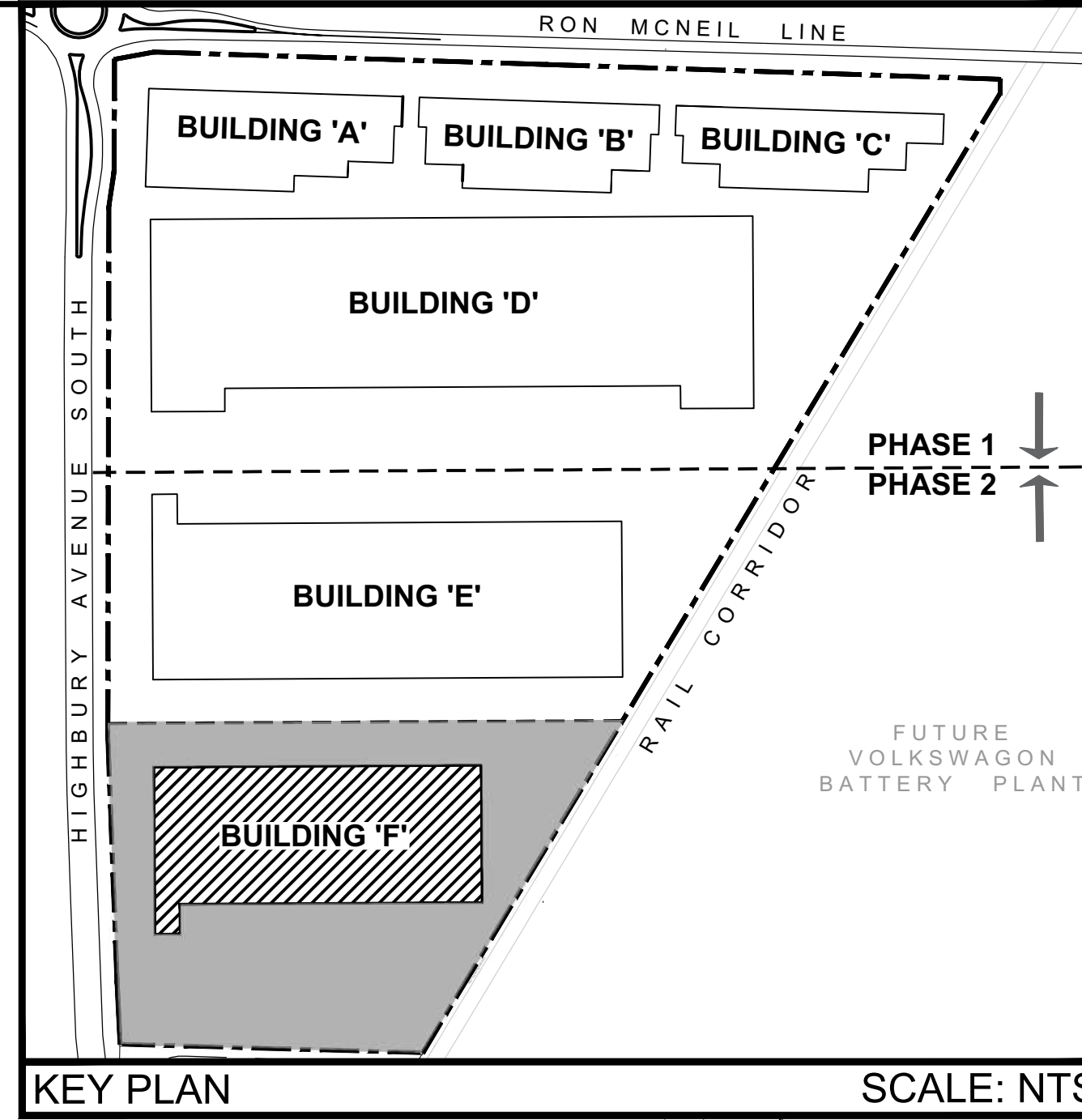
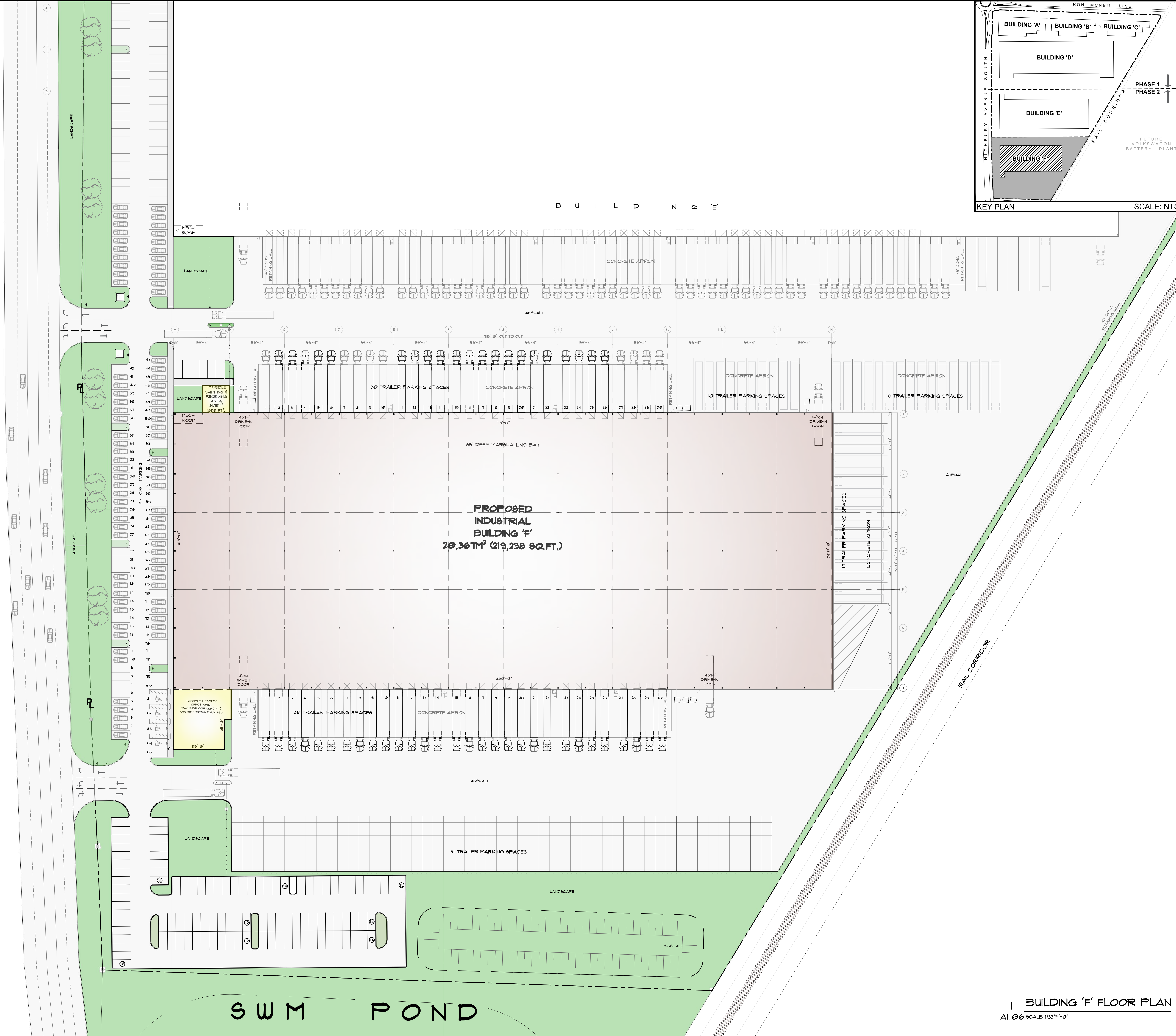
ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

NO.	DESCRIPTION	DATE

VICANO
 VICANO CONSTRUCTION LIMITED
 15010 HWY 7 EAST UNIT 100, MARKHAM, ONTARIO L3R 9V7
 TEL: 416-490-1000 FAX: 416-490-1001

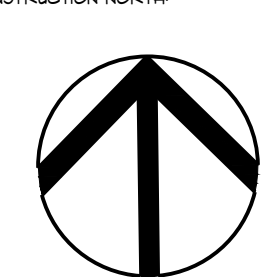
PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
 BUILDING 'E'
 44151 RON MCNEIL LINE
 ST. THOMAS, ONTARIO
 SHEET: A1.05
 SCALE: 1/32"=1'-0"
 DATE: 07-20-24

H I G H B U R Y A V E N U E S O U T H



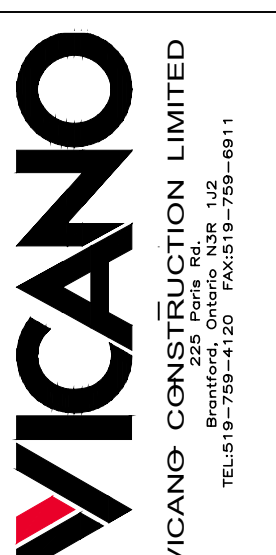
PROPOSED INDUSTRIAL BUILDING 'F'
20,361M² (219,238 SQ.FT.)

1 BUILDING 'F' FLOOR PLAN
A1.06 SCALE: 1/32"=1'-0"



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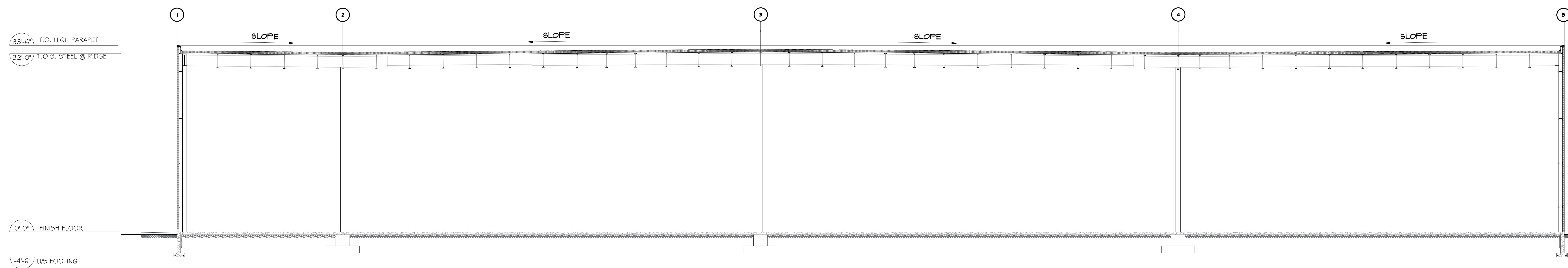
DATE: 2024-08-15	PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT	SHEET: 1 OF 1
DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 2024-08-15	PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT	SHEET: 1 OF 1
DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]



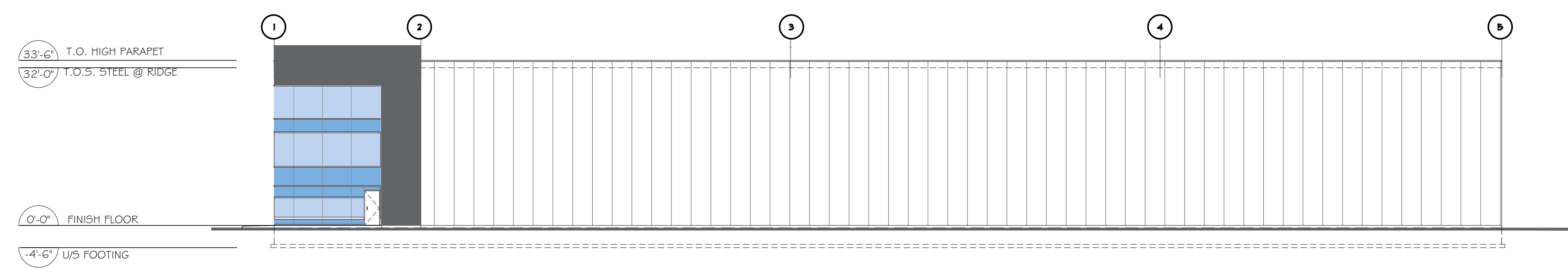
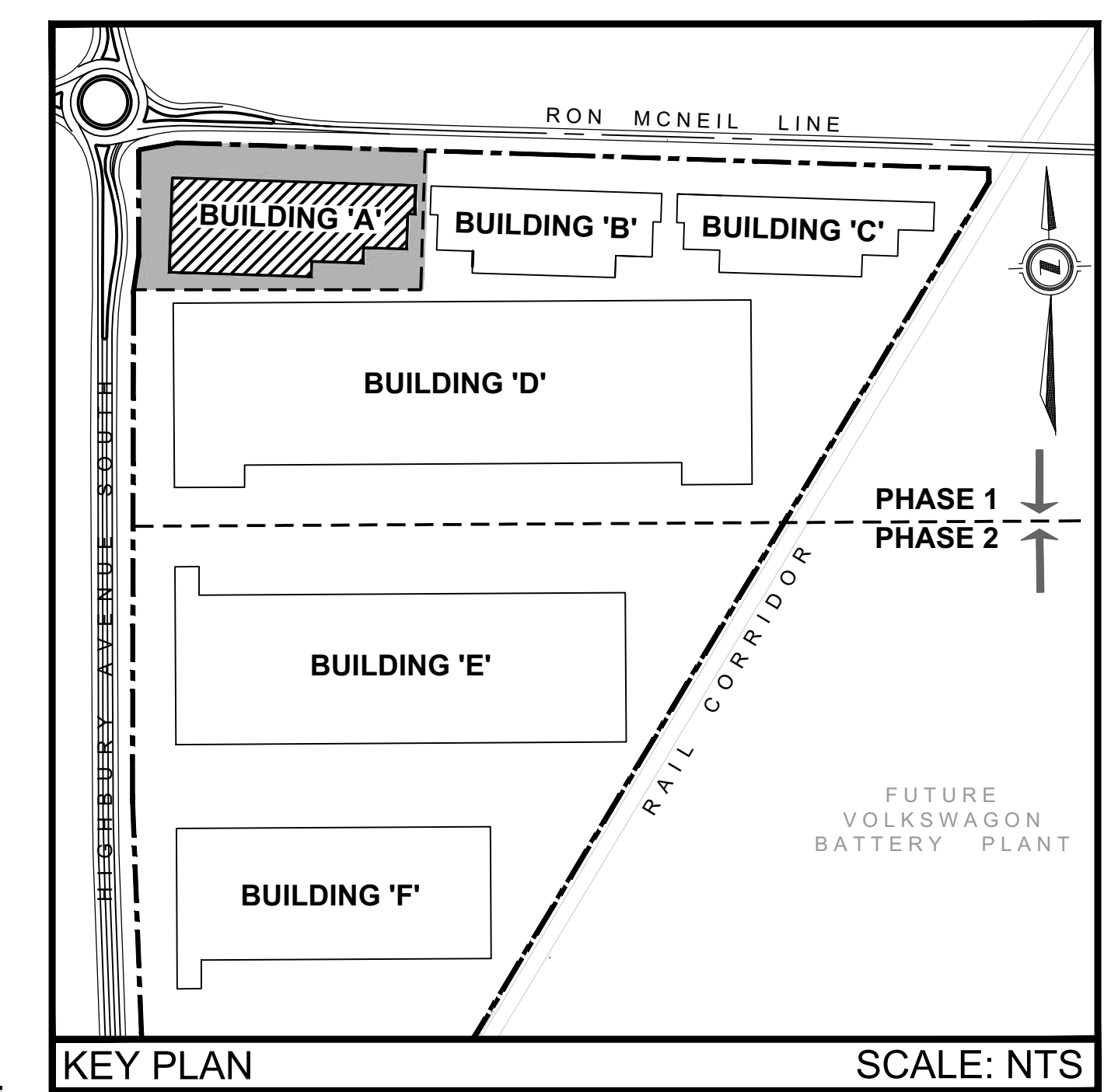
VICANO CONSTRUCTION LIMITED
100-10000 100th Street, Richmond, BC V6V 2G9, CANADA
TEL: 604-273-1000 FAX: 604-273-1001

PROPOSED INDUSTRIAL DEVELOPMENT
BUILDING 'F'
44151 RON MCNEIL LINE
ST. THOMAS, ONTARIO
BUILDING 'F' FLOOR PLAN

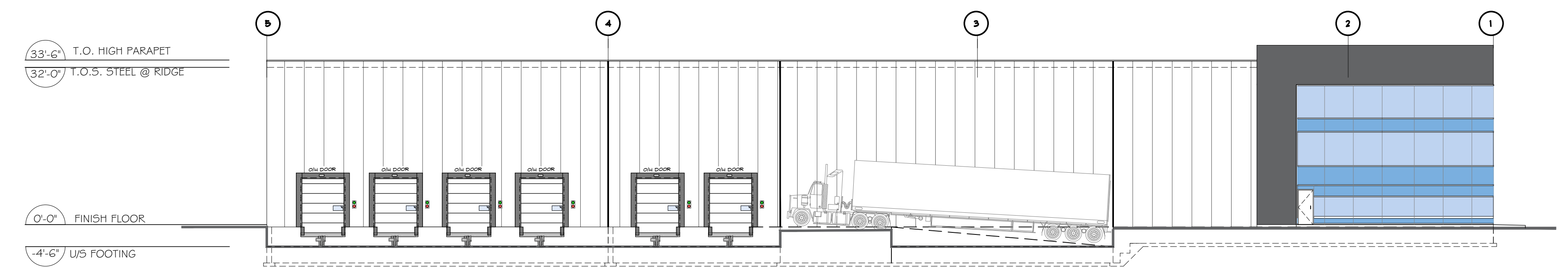
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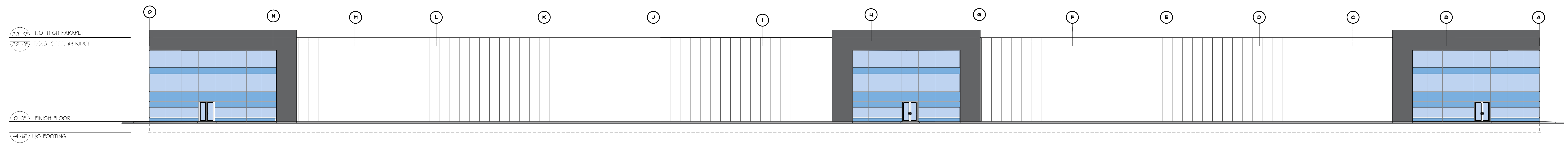
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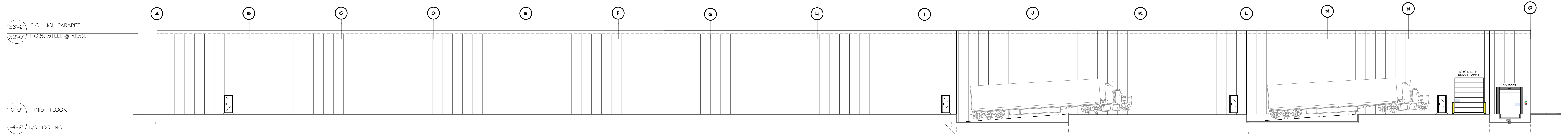
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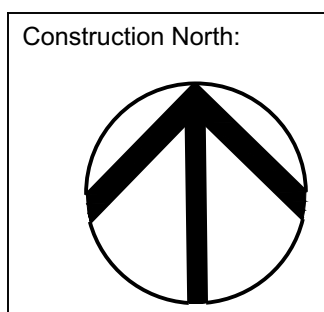
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4 NORTH ELEVATION
 A1.07 SCALE: 1/16"=1'-0"



5 SOUTH ELEVATION
 A1.07 SCALE: 1/16"=1'-0"



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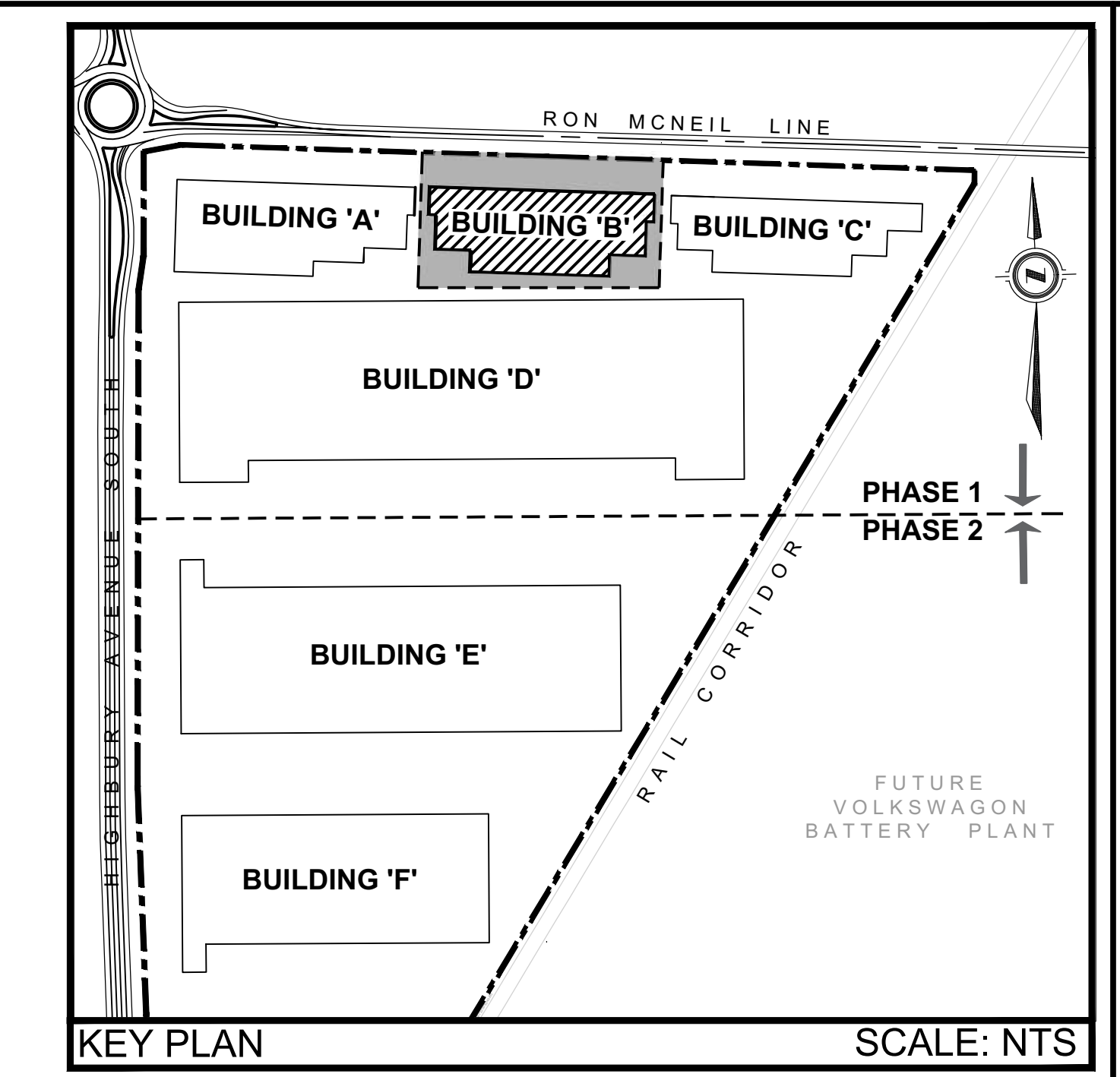
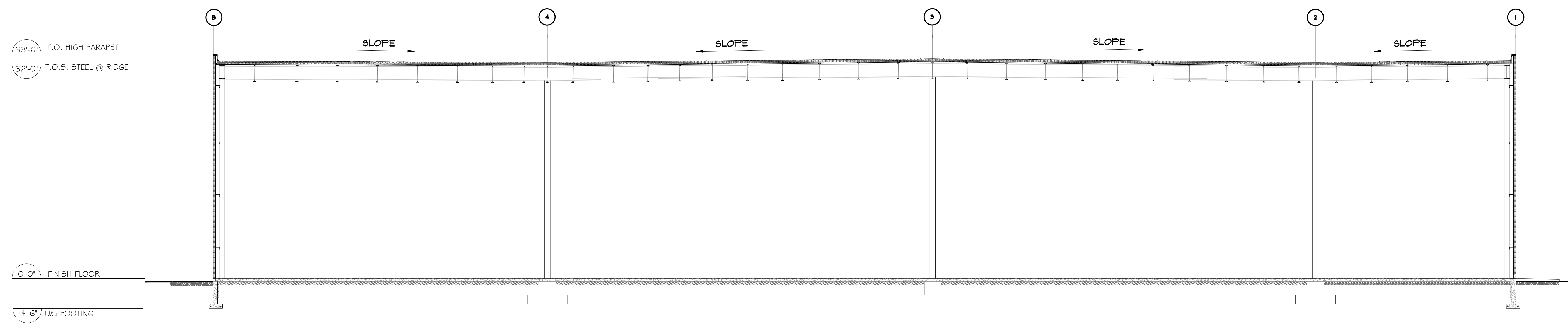
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NO.	DESCRIPTION	DATE

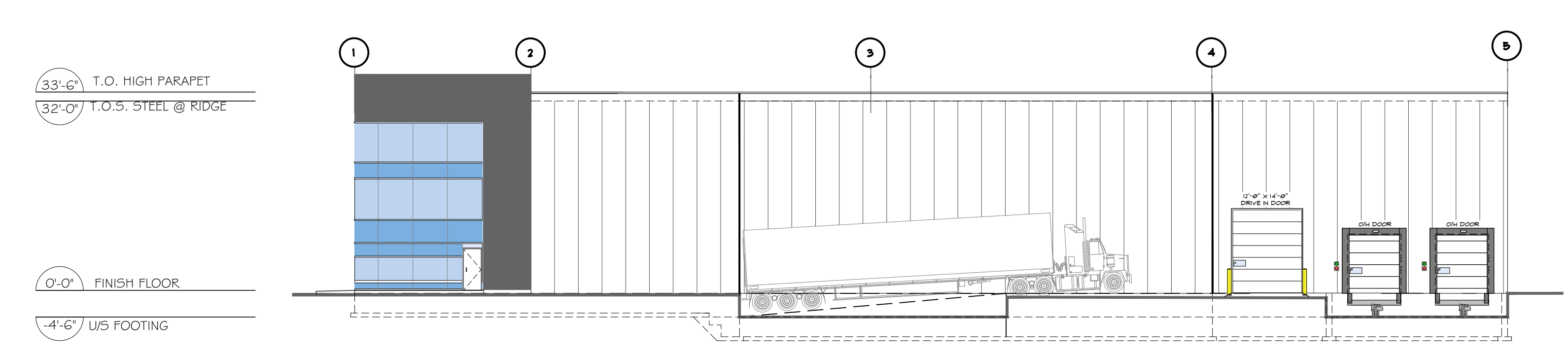
VICANO
 VICANO CONSTRUCTION LIMITED
 25/11/2024 10:28:12 AM

PROPOSED INDUSTRIAL DEVELOPMENT
 BUILDING 'A'
 4815 HORNBY AVENUE
 3177 TRAPPAZ DRIVE
 ELEVATIONS

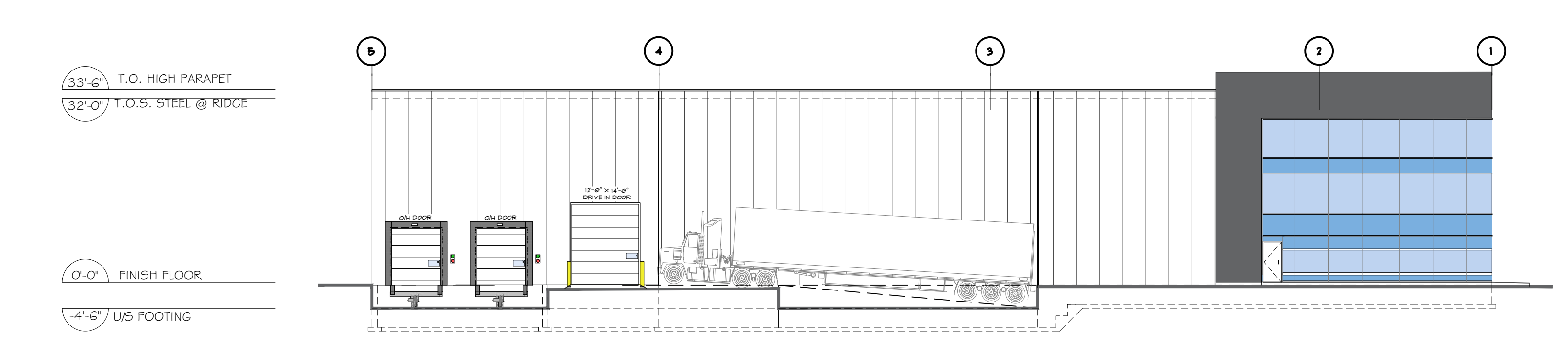
PROJECT NO: 24-01
 SHEET NO: 28 - JAN - 2024
A1.07



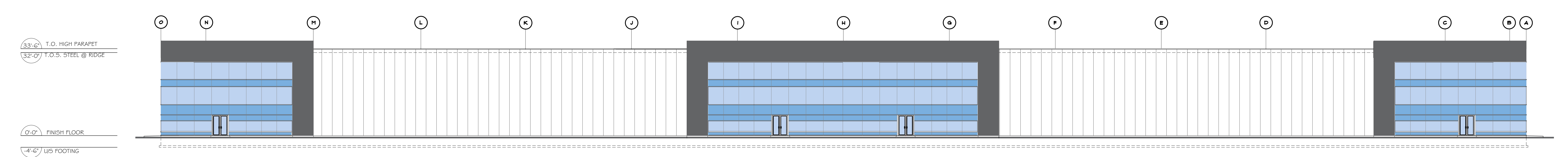
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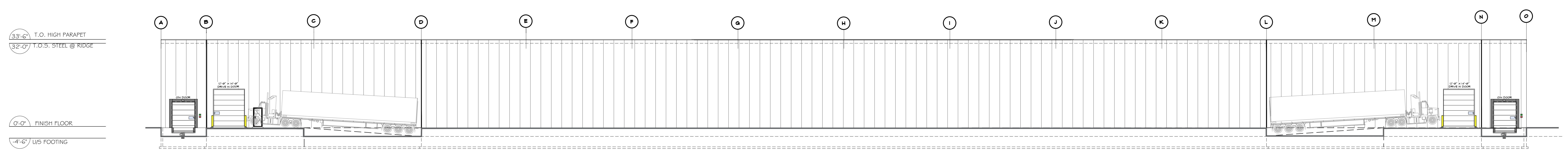
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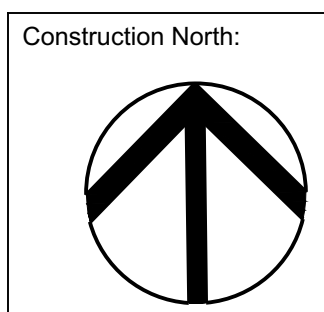
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4 NORTH ELEVATION
 AI.08 SCALE: 1/16"=1'-0"



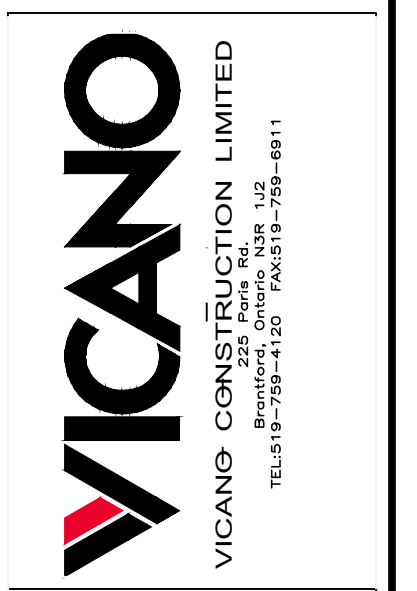
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 AI.08 SCALE: 1/16"=1'-0"



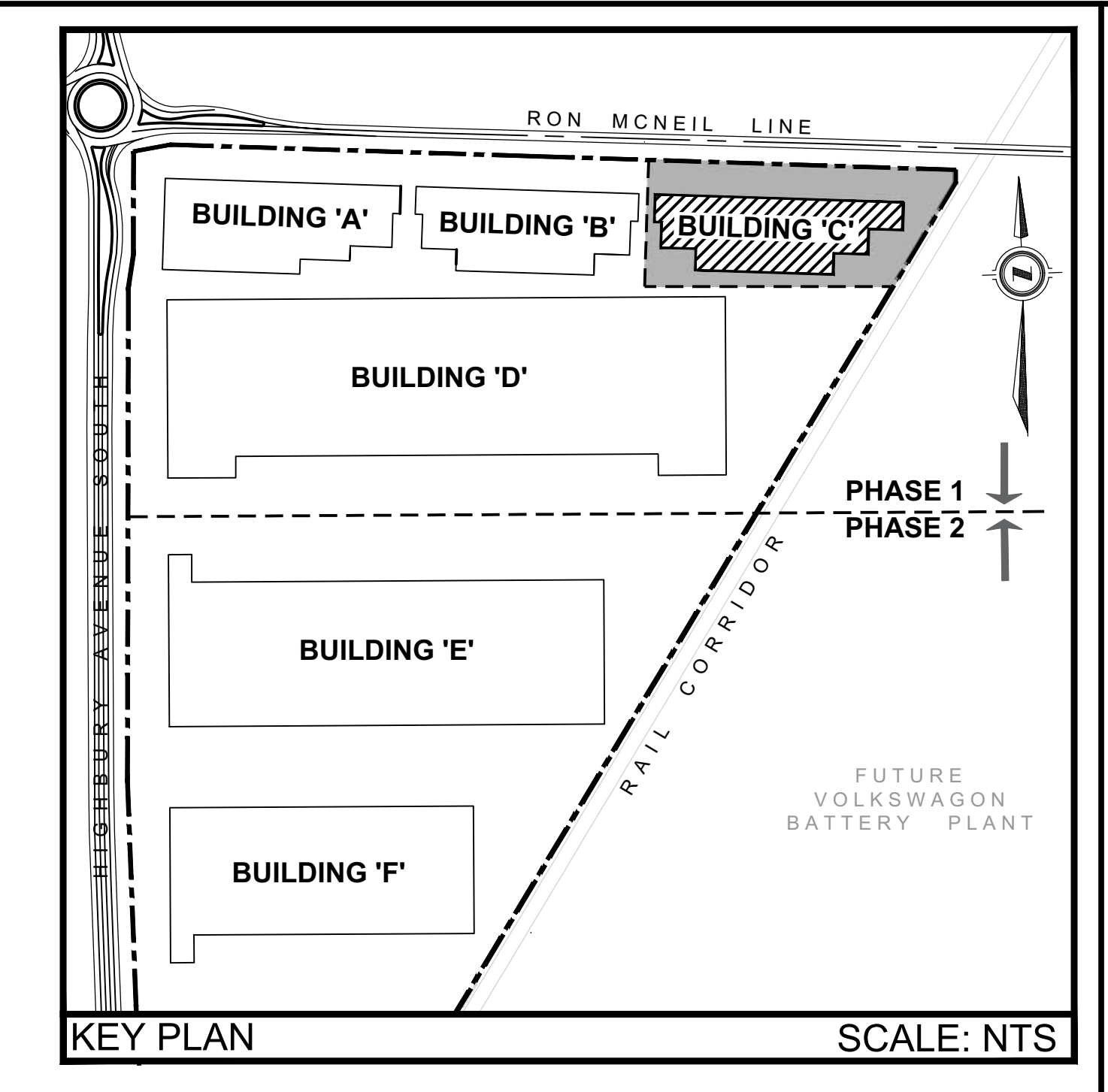
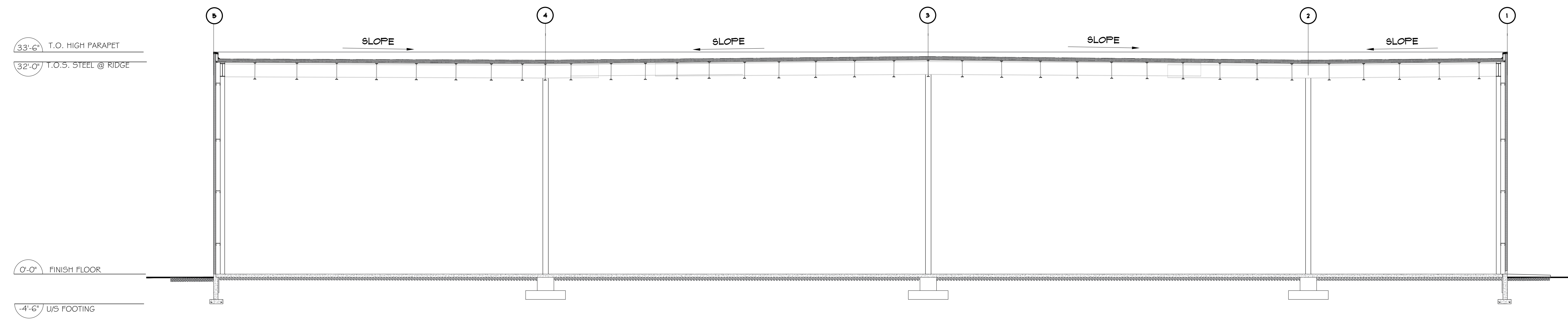
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NO.	DATE	DESCRIPTION

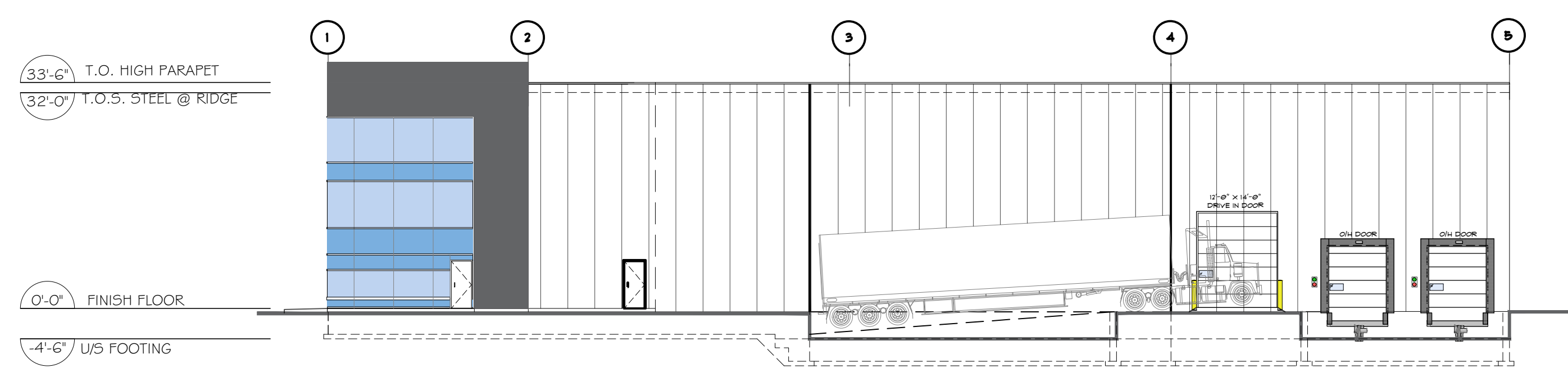
DESIGNED BY: VICANO CONSTRUCTION LIMITED
 CHECKED BY: VICANO CONSTRUCTION LIMITED
 DATE: 28-JAN-2024
 RELEASE DATE:



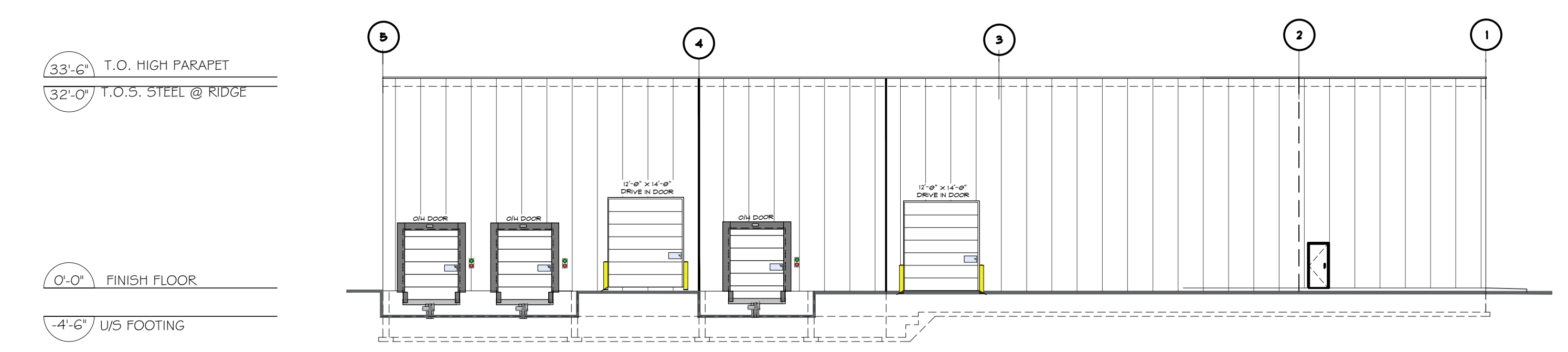
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 4811 RON MCNEIL LINE
 511 TORONTO, ONTARIO
 ELEVATIONS



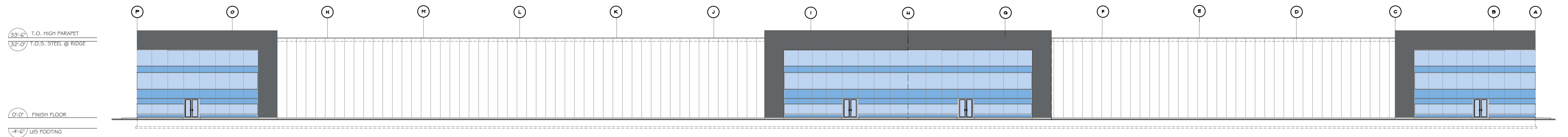
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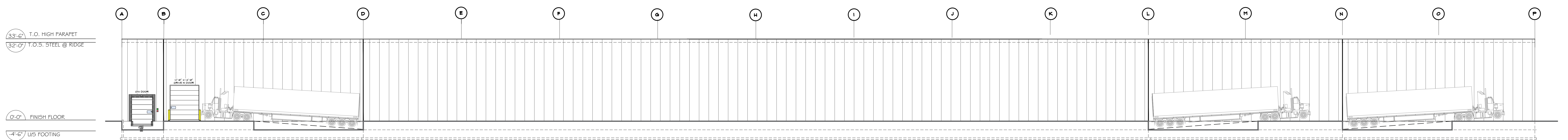
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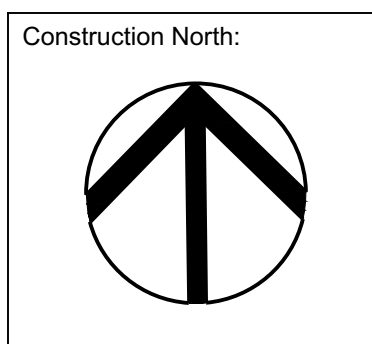
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A1.09 SCALE: 1/16"=1'-0"



4 NORTH ELEVATION
A1.09 SCALE: 1/16"=1'-0"

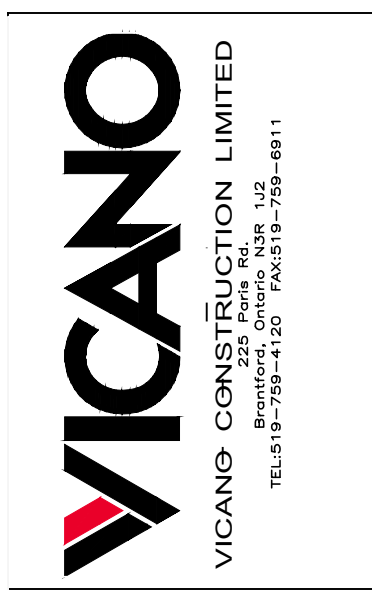


5 SOUTH ELEVATION
A1.09 SCALE: 1/16"=1'-0"

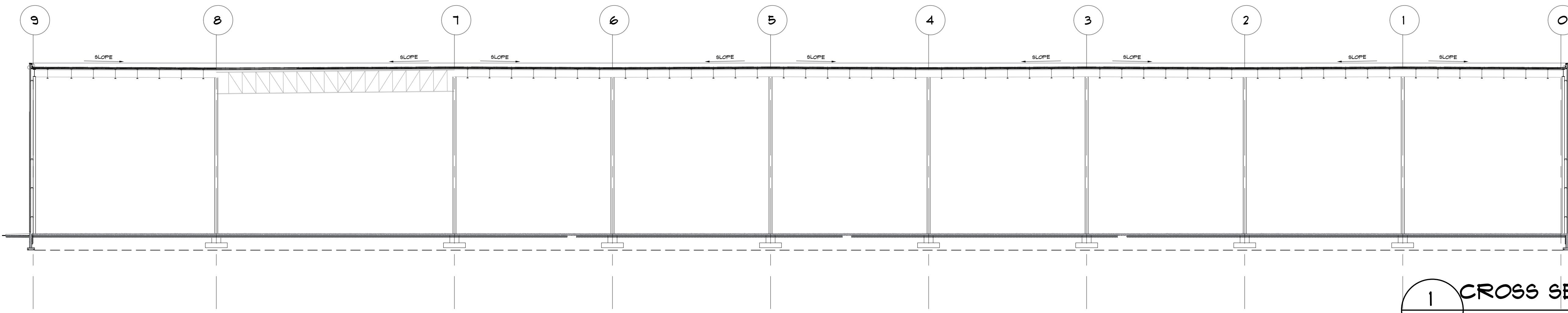


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NO.	DATE	REVISION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
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5		ISSUED FOR PERMIT
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24		ISSUED FOR PERMIT
25		ISSUED FOR PERMIT

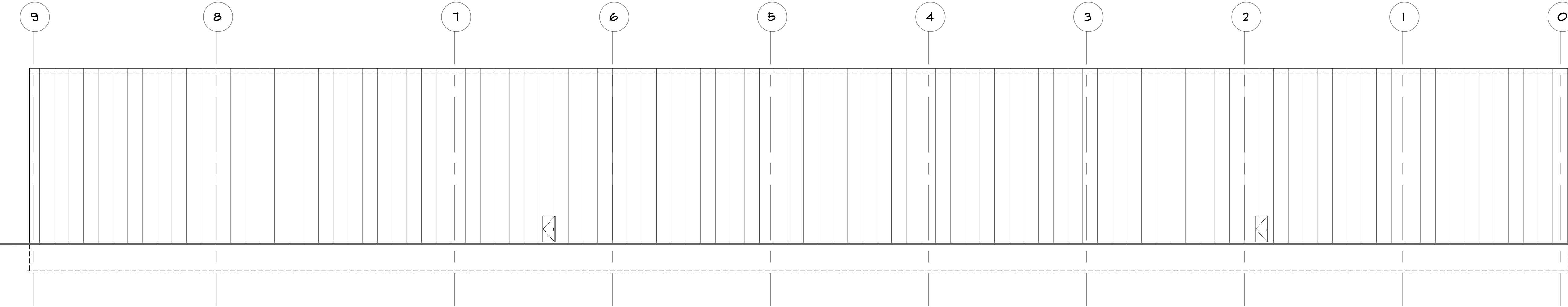


PROPOSED INDUSTRIAL DEVELOPMENT
BUILDING 'C'
4815 HIGHBURY AVENUE SOUTH
GLEN HIDE, VIC 3042
ELEVATIONS



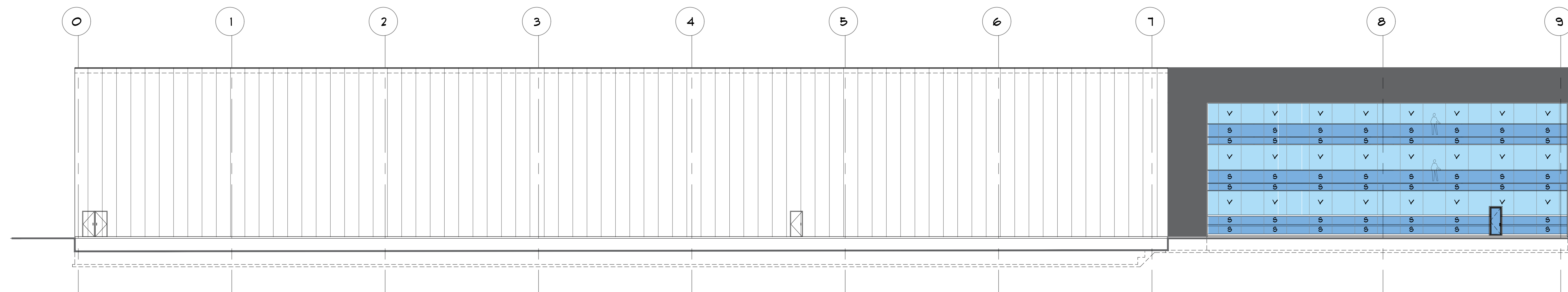
1 CROSS SECTION
A1.10 SCALE 1/16"=1'-0"

T.O. HIGH PARAPET 46'-6"
T.O.S. STEEL @ RIDGE 45'-0"
FINISH FLOOR 0'-0"
U/S FOOTING -4'-6"



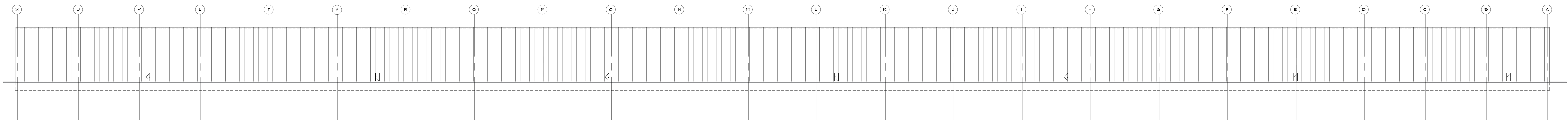
2 EAST ELEVATION
A1.10 SCALE 1/16"=1'-0"

T.O. HIGH PARAPET 46'-6"
T.O.S. STEEL @ RIDGE 45'-0"
FINISH FLOOR 0'-0"
U/S FOOTING -4'-6"

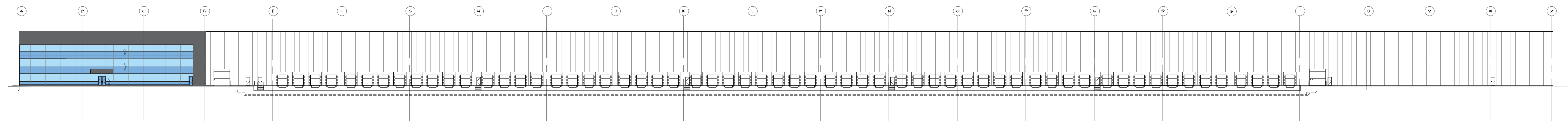


3 WEST ELEVATION
A1.10 SCALE 1/16"=1'-0"

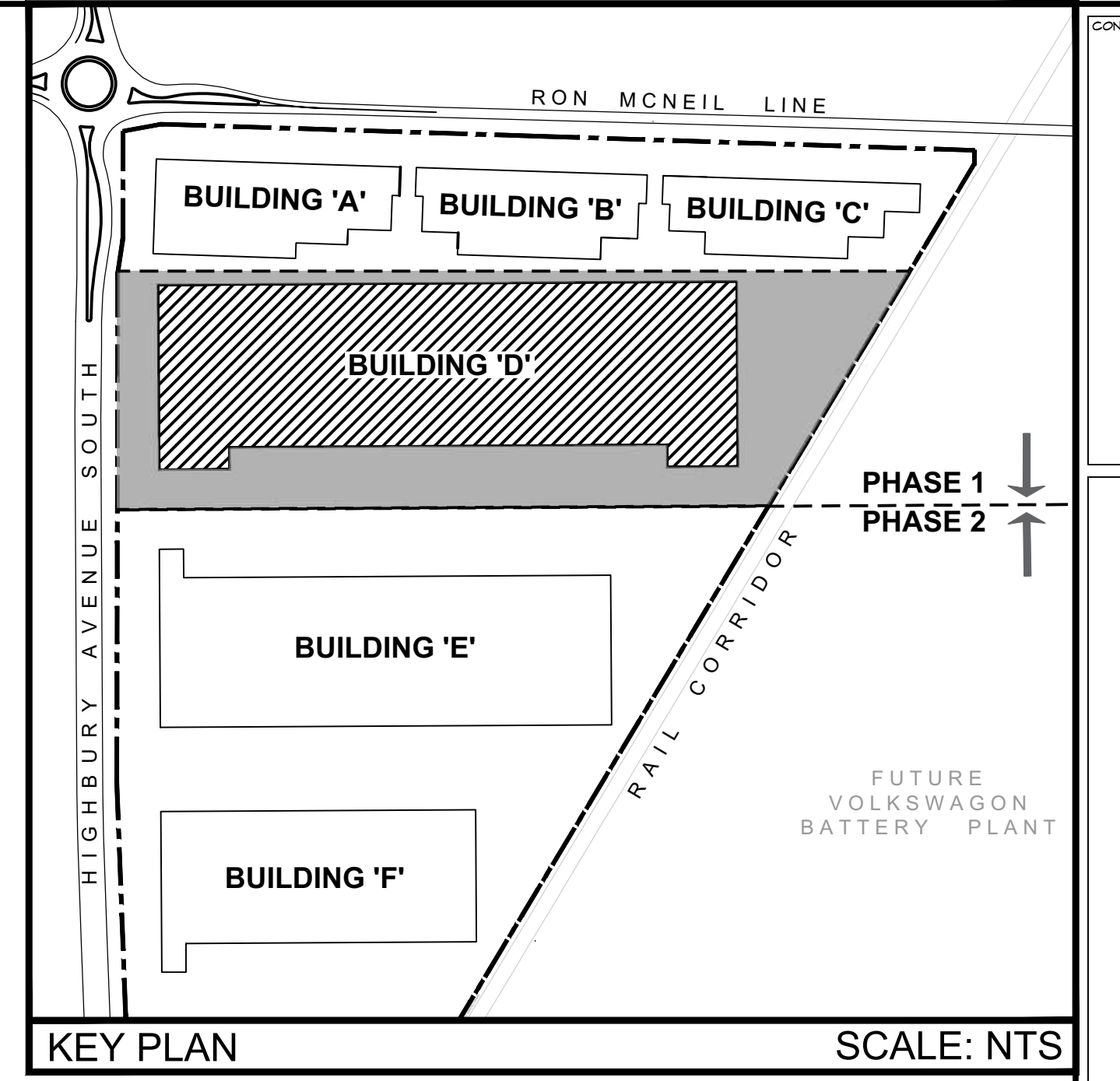
T.O. HIGH PARAPET 46'-6"
T.O.S. STEEL @ RIDGE 45'-0"
FINISH FLOOR 0'-0"
U/S FOOTING -4'-6"



4 NORTH ELEVATION
A1.10 SCALE 1/32"=1'-0"



5 SOUTH ELEVATION
A1.10 SCALE 1/32"=1'-0"

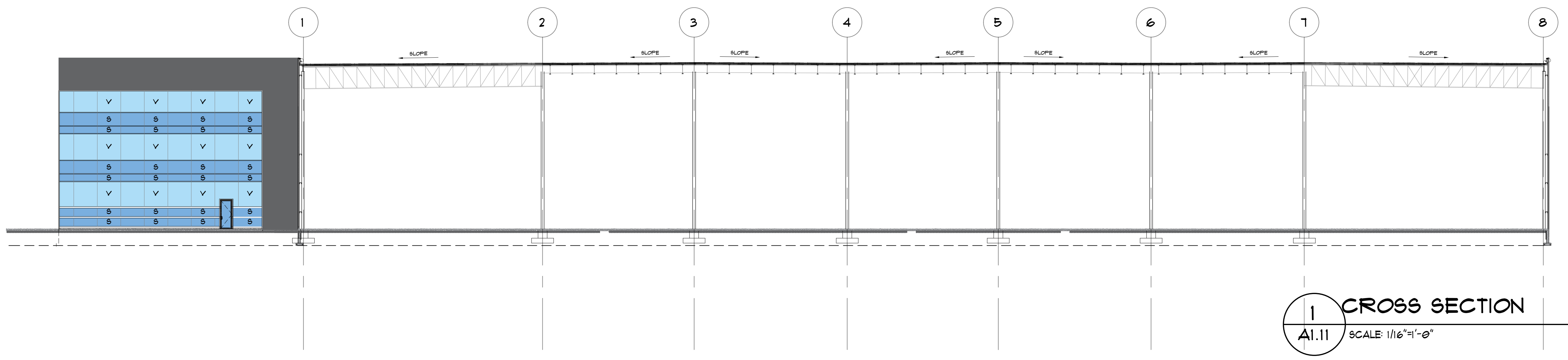
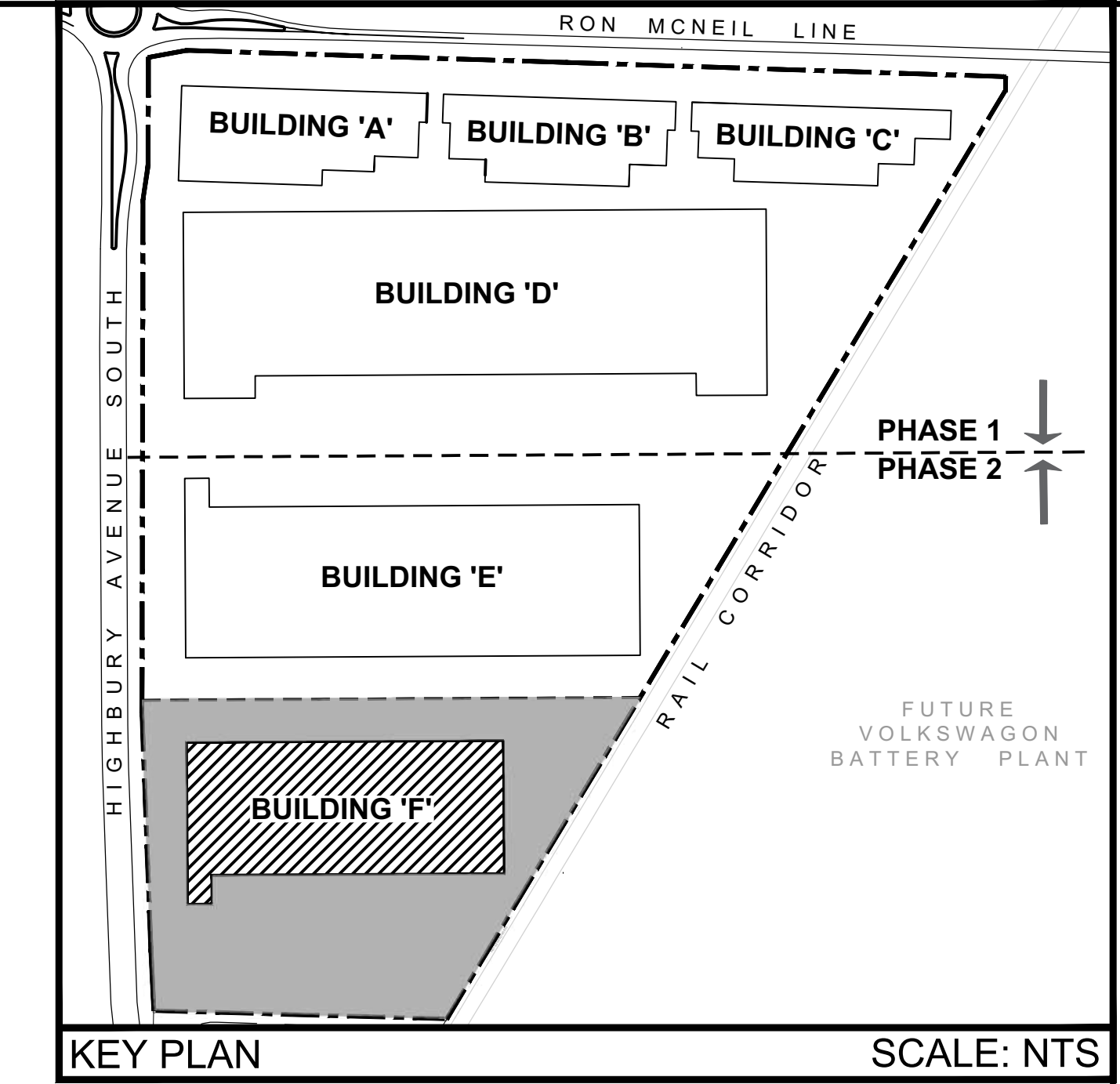


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NO.	DATE	REVISION

VICANO
VICANO CONSTRUCTION LIMITED
1150-1160 70th St. Torrance, CA 90503
Tel: 310-209-1200 Fax: 310-209-1011

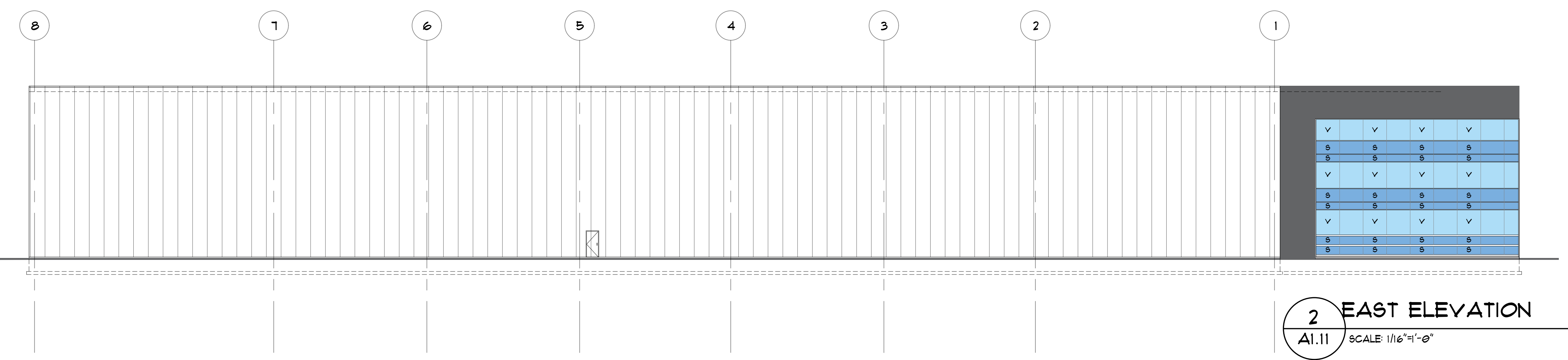
PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
BUILDING 'D'
44151 RON MCNEIL LINE
ST. THOMAS, ONTARIO
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
SCALE: 1/32"=1'-0"
SHEET No: 22-MAR-2024
A1.10



T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

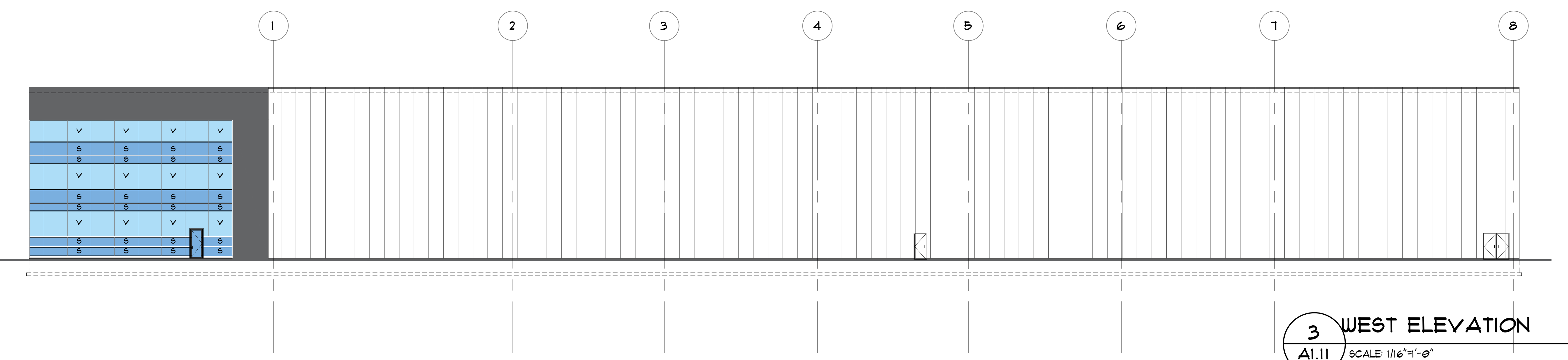
1 CROSS SECTION
 A1.11 SCALE: 1/16"=1'-0"



T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

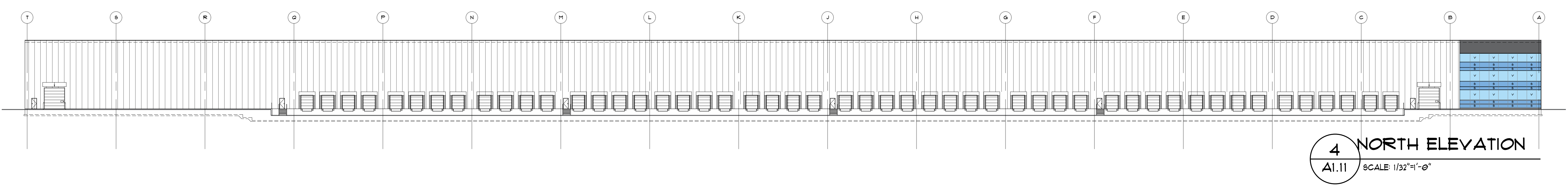
2 EAST ELEVATION
 A1.11 SCALE: 1/16"=1'-0"



T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

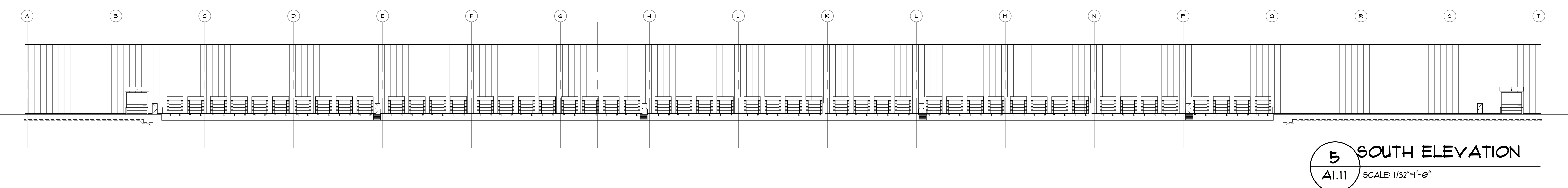
3 WEST ELEVATION
 A1.11 SCALE: 1/16"=1'-0"



T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

4 NORTH ELEVATION
 A1.11 SCALE: 1/32"=1'-0"



T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

5 SOUTH ELEVATION
 A1.11 SCALE: 1/32"=1'-0"

CONSTRUCTION NORTH

PHASE 1
PHASE 2

FUTURE VOLKSWAGEN BATTERY PLANT

KEY PLAN SCALE: NTS

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NO CONSTRUCTION TO BEGINS UNTIL APPROVED STREET CLOSURES FROM THE CITY AND PROVIDED BY THE ARCHITECT FOR APPROVED COMMENCEMENT.

DATE	DESCRIPTION

DESIGNED FOR: VICANO CONSTRUCTION LIMITED
 RELEASE DATE:

VICANO
 VICANO CONSTRUCTION LIMITED
 44151 RON MCNEIL LINE
 ST. THOMAS, ONTARIO
 TEL: 519-298-1234 FAX: 519-298-1235

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT BUILDING E
 44151 RON MCNEIL LINE
 ST. THOMAS, ONTARIO

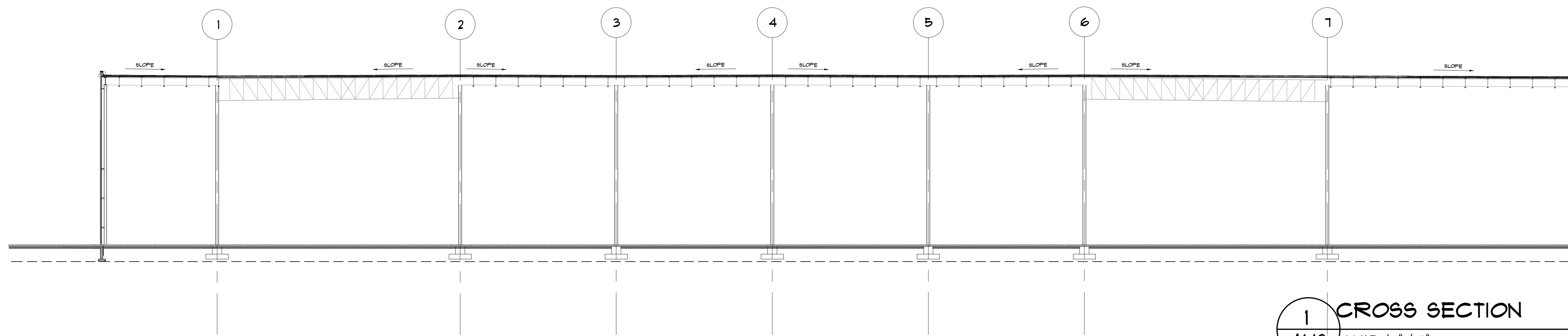
DATE:

PROJECT NO:

SCALE:

SHEET NO: A1.11

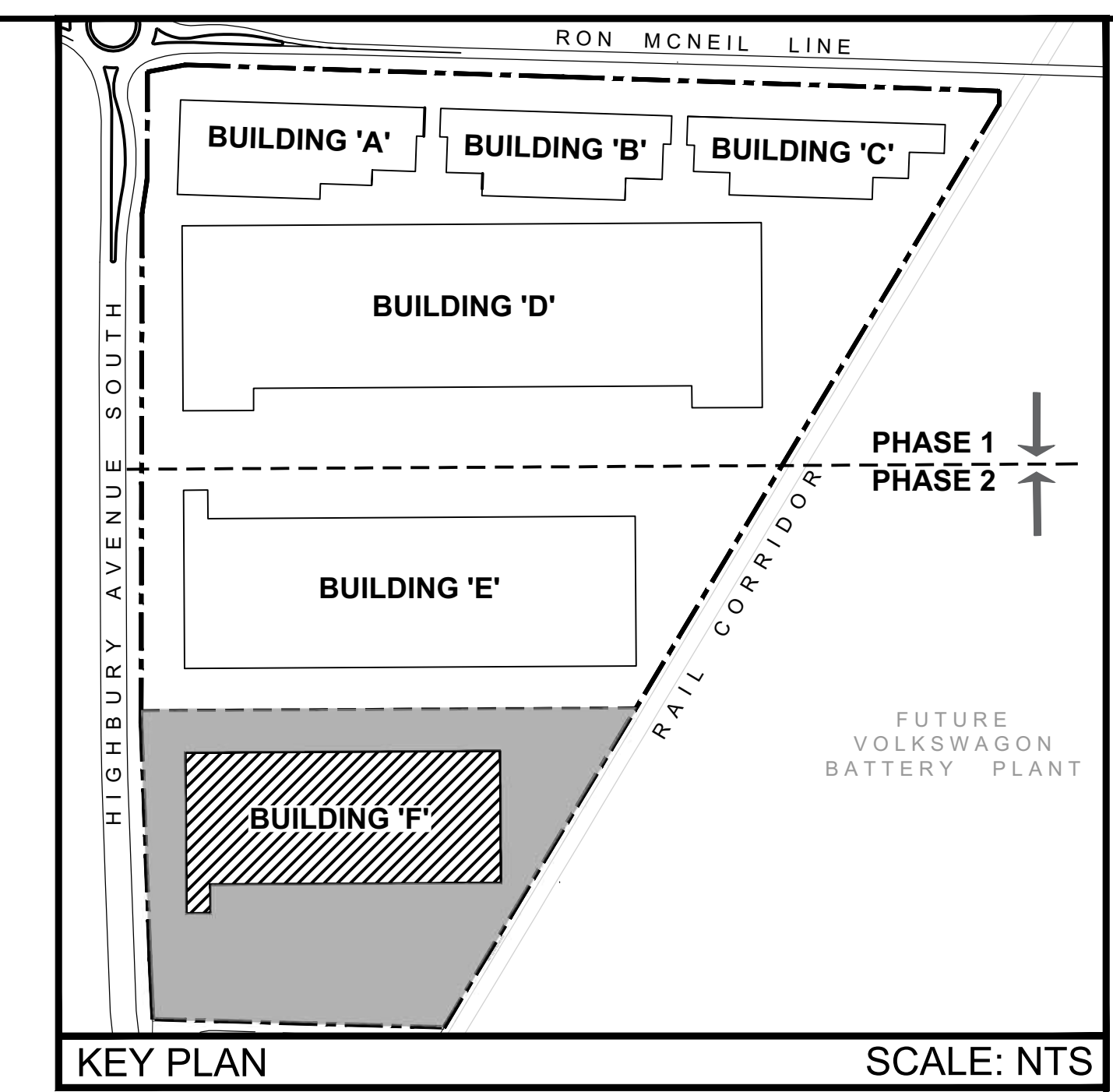
BUILDING E ELEVATIONS



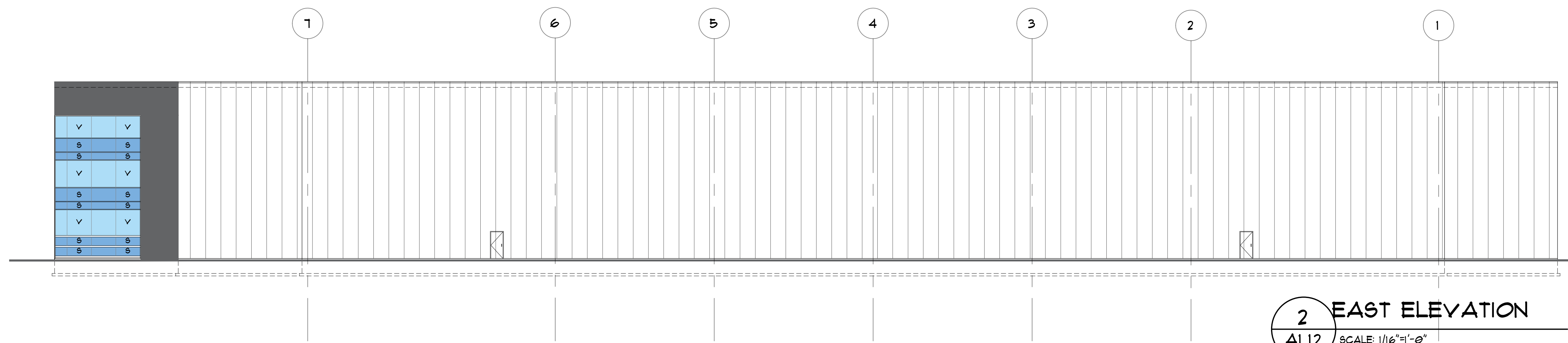
1 CROSS SECTION
 A1.12 SCALE: 1/16"=1'-0"

T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"



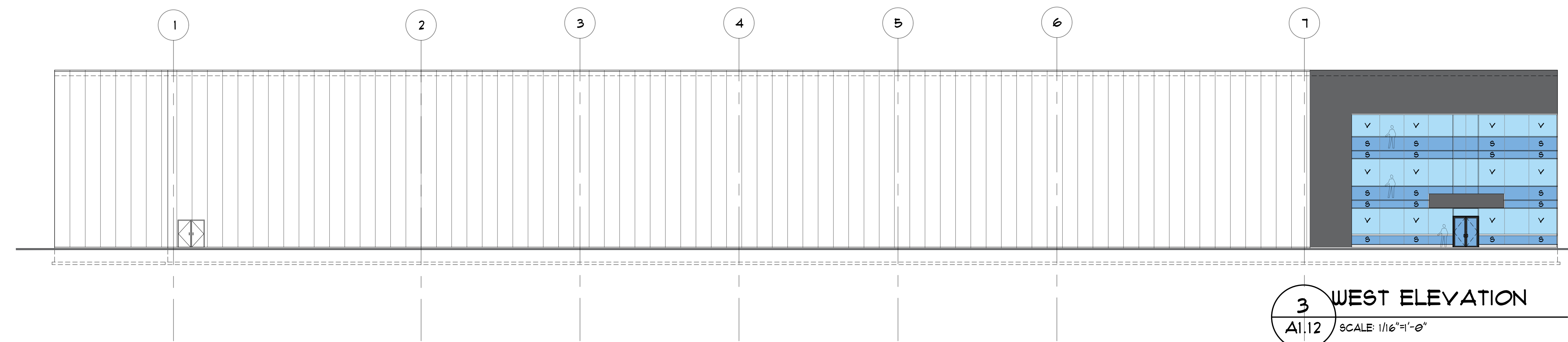
KEY PLAN SCALE: NTS



2 EAST ELEVATION
 A1.12 SCALE: 1/16"=1'-0"

T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

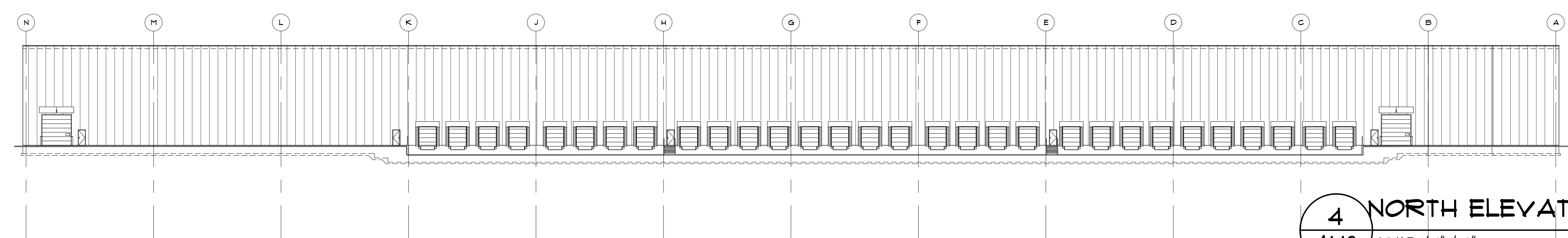
FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"



3 WEST ELEVATION
 A1.12 SCALE: 1/16"=1'-0"

T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

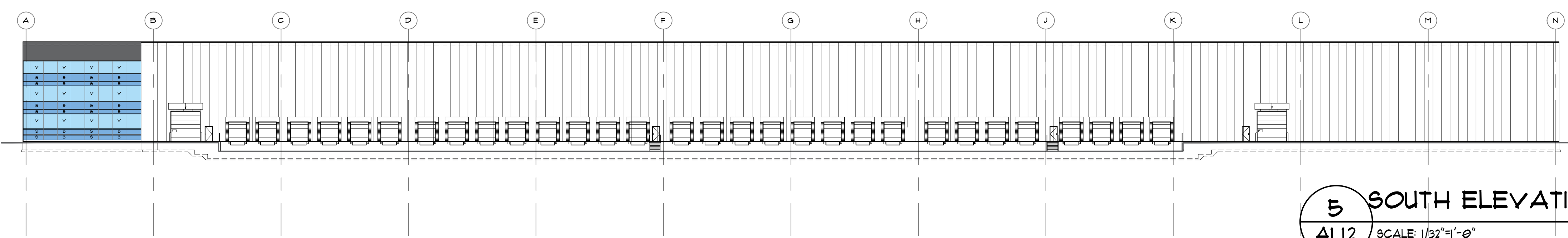
FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"



4 NORTH ELEVATION
 A1.12 SCALE: 1/32"=1'-0"

T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"



5 SOUTH ELEVATION
 A1.12 SCALE: 1/32"=1'-0"

T.O. HIGH PARAPET 46'-6"
 T.O.S. STEEL @ RIDGE 45'-0"

FINISH FLOOR 0'-0"
 U/S FOOTING -4'-6"

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2. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION TO BE CORRECTED.

3. NO CONSTRUCTION TO BEAR LEVEL UNLESS SPECIFIC NOTED TO BE ABOVE FROM THE CITY AND FORWARDED BY THE ARCHITECT FOR APPROVAL ONLY.

NO.	REVISION	DATE

VICANO
 VICANO CONSTRUCTION LIMITED
 100-11200-10th St. Markham, ON L3R 9V7
 TEL: 416-709-8800 FAX: 416-709-8811

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT BUILDING F RON MCNEIL LINE 441ST ST. THORNHILL, ONTARIO

DATE: 07-JAN-2024

SHEET NO: A1.12