

FEATURES & SPECIFICATIONS

TELEGRAPH

BUILDING CONSTRUCTION

- Insulated perimeter concrete tilt-up construction with exterior paint and architectural reveal, and metal cladding at feature corner locations
- Aluminum storefront entry doors and exterior glazing with prefinished, thermally broken aluminum frames with double-glazed vision panels to the ground and second floor levels
- Thermally broken aluminum frame skylights in the warehouse area
- Demising walls with 1-hour fire-rated wall assemblies, finished sanded, and one coat primer
- Concrete shear walls offering flexibility with up to 3 openings in select locations
- Ballasted EPDM roof membrane with minimum R-20 roof insulation
- Life safety systems, including exit signs and emergency lighting to meet current B.C. Building Code requirements
- 58' (approximately) wide column spacing

CEILING HEIGHTS

- 32' (approximately) clear height to underside of joist structure within warehouse area
- 17' (approximately) clear height to underside of second floor joist structure
- 11' (approximately) clear height to underside of roof joist structure within 2nd floor office area

LOADING CONFIGURATION

- Three 8' 6" (W) × 10' (H) insulated recessed dock loading doors
- One 12' (W) × 14' (H) insulated grade loading doors with motorized operator
- Manual 40,000 lb capacity hydraulic dock leveler with exterior dock seals and bumpers

FLOOR LOAD CAPACITY

- 750 lb per sq. ft. floor load rating for warehouse
- 100 lb per sq. ft. floor load rating for second floor structure

SECOND FLOOR (MEZZANINE)

- Full height wall separating second floor and warehouse space
- Drywall-enclosed rated stairwell with vestibule
- Underside of second-floor steel structure sprayed with cementitious fire-resistant coating where required by the B.C. Building Code

FINISHED WASHROOM

- Accessible 2-piece washroom complete with commercial-grade toilet, laminate countertop with top mount sink, exhaust fan, vanity strip light, solid wood door, privacy hardware, interior paint to walls and ceiling, and vinyl flooring

ELECTRICAL SERVICE

- Minimum 200 A, 347/600 V, 3-phase electrical service, 45 kVA step-down transformer including 200 A, 120/208 V electrical panel
- Dedicated 40 A, 208 V EV charging receptacle
- LED energy-efficient lighting for shell warehouse complete with ASHRAE-compliant energy-saving lighting controls

MECHANICAL

- ESFR-rated sprinkler system
- Capped 6" sanitary connection below slab and 4" sanitary stub-out below second floor structure
- Capped 2" sanitary for future ground floor kitchenette
- Minimum 1-½" domestic cold water service complete with individual shutoff
- Independently metered gas service per unit
- Forced air gas-fired warehouse heating unit mounted at ceiling level
- Warehouse ceiling fans