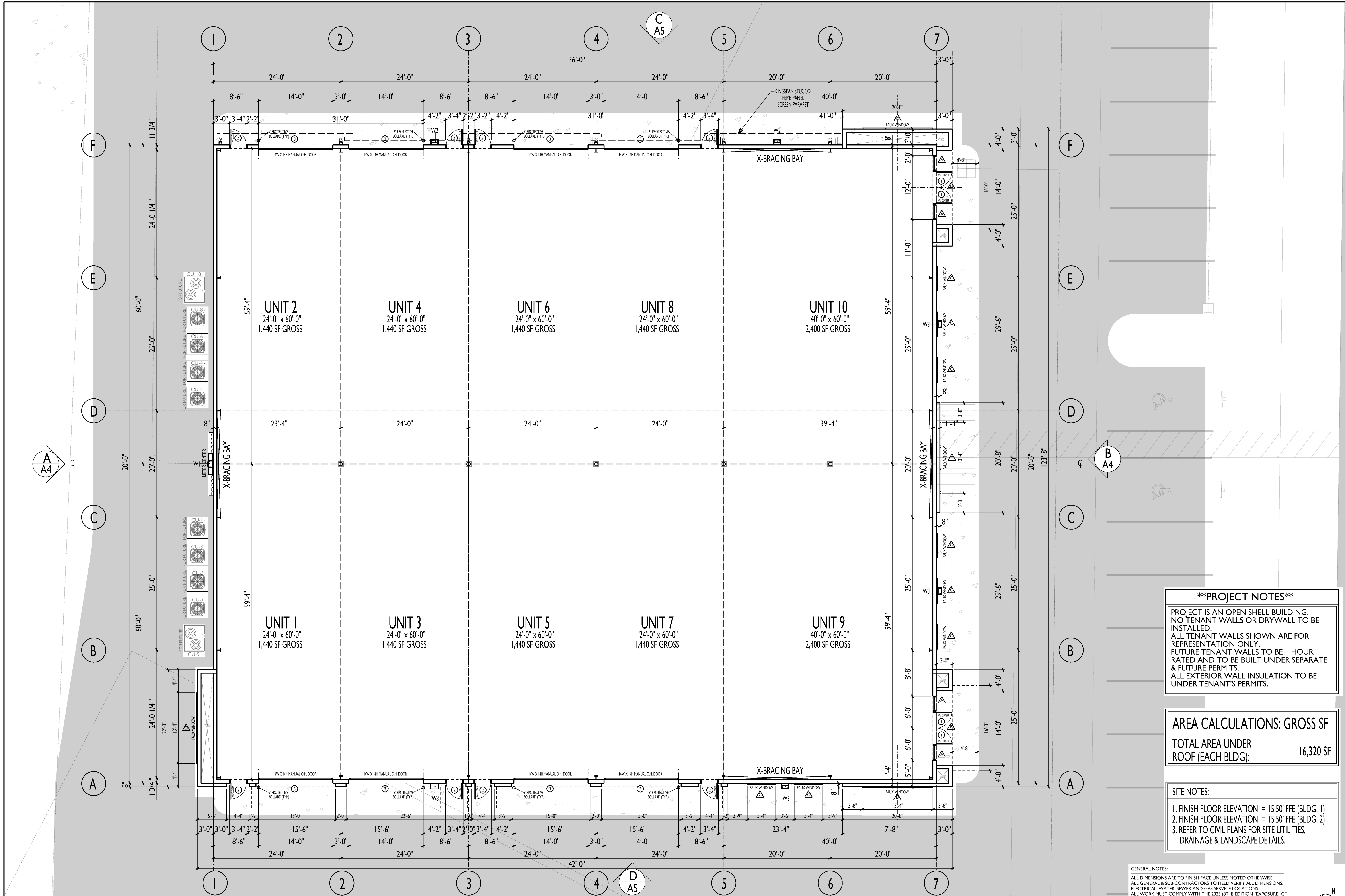




PROPOSED FLOOR PLAN
SHELL - BUILDING 1 & 2
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2023 (8TH) EDITION (EXPOSURE "C") OF THE FLORIDA BUILDING CODE SECT. 1609/140 MPH WIND LOAD AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE THE BUILDING RISK CATEGORY IS "I".
INTERNAL PRESSURE COEFFICIENT IS +/- 0.18 IN ACCORDANCE WITH ASCE 7-22.
ALL GLAZING IS TO BE NON-IMPACT RESISTANT.

****PROJECT NOTES****
PROJECT IS AN OPEN SHELL BUILDING.
NO TENANT WALLS OR DRYWALL TO BE INSTALLED.
ALL TENANT WALLS SHOWN ARE FOR REPRESENTATION ONLY.
FUTURE TENANT WALLS TO BE 1 HOUR RATED AND TO BE BUILT UNDER SEPARATE & FUTURE PERMITS.
ALL EXTERIOR WALL INSULATION TO BE UNDER TENANT'S PERMITS.

AREA CALCULATIONS: GROSS SF
TOTAL AREA UNDER ROOF (EACH BLDG): 16,320 SF

SITE NOTES:
1. FINISH FLOOR ELEVATION = 15.50' FFE (BLDG. 1)
2. FINISH FLOOR ELEVATION = 15.50' FFE (BLDG. 2)
3. REFER TO CIVIL PLANS FOR SITE UTILITIES, DRAINAGE & LANDSCAPE DETAILS.

REVISIONS	
TRC CITY COMMENTS_5/29/2025	

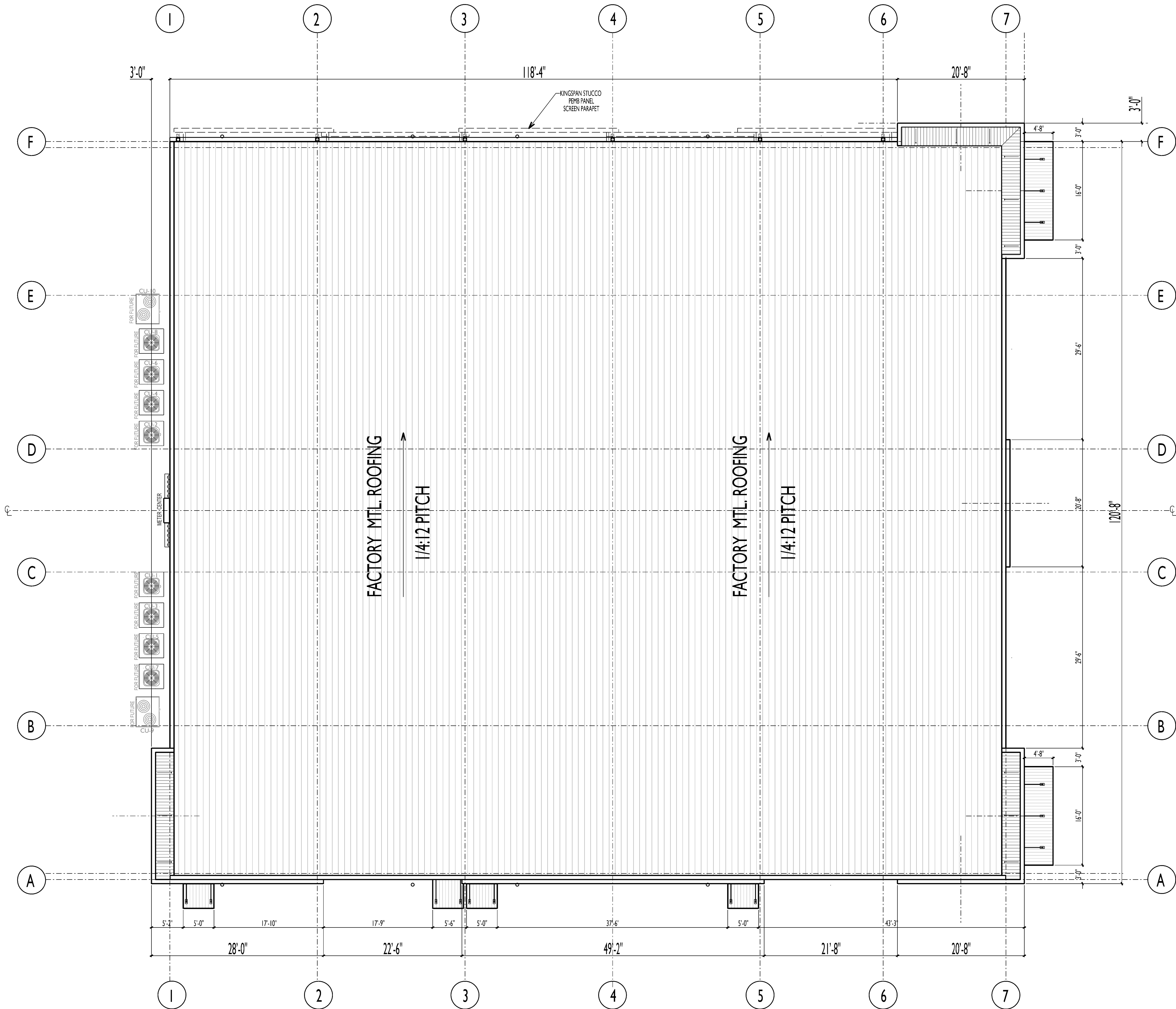
FIRST BUSINESS PARK EDGEWATER - SHELL BUILDINGS

OWNER/DEVELOPER: FIRST BUSINESS PARK, LLC, VICENZO DONNICI, 1734 SPOTSWOOD COURT, PORT ORANGE, FL 32128.
PROJECT LOCATION: 2360 S. RIDGEWOOD AVENUE, EDGEWATER, VOLUSIA COUNTY, FL 32141
GENERAL CONTRACTOR: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, PRESIDENT, 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH: (386) 238-1570 FX: (386) 238-1571

BPE
DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
DALLAS B. PEACOCK, ARCHITECT
#AR 0009706
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114 PH: (386) 257-4002 FX: (386) 257-1050
EMAIL: bfredley@bpfdesign.com WEBSITE: bpfdesign.com

FLOOR PLAN - SHELL BLDG 1 & 2
DATE: JUNE 30, 2025
SCALE: 1/8" = 1'-0"
SHT NO. A2

ARCHITECT'S / ENGINEER'S SEAL



ROOF PLAN
BLDG. 1 & 2 - SHELL PACKAGE
SCALE: 1/8" = 1'-0"

DRAINAGE NOTES:

□ = 4" X 4" ALUM. DOWNSPOUT W/ 6" GUTTER SYSTEM
DS
HP = HIGH POINT

PRE-ENGINEERED METAL ROOF TO BE PROVIDED
BY METAL BLDG. MANUFACTURER/ENGINEER.

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THE BUILDING RISK CATEGORY IS '1'
INTERNAL PRESSURE COEFFICIENT IS +/- 0.18 IN ACCORDANCE WITH ASCE 7-22
ALL GLAZING IS TO BE NON-IMPACT RESISTANT

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REVISIONS	
△	TRC CITY COMMENTS_5/29/2025

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ROOF PLAN - BLDG. 1 & 2

DATE: JUNE 30, 2025

SCALE: 1/8" = 1'-0"

SHT NO. A3

ARCHITECT'S / ENGINEER'S SEAL



D SIDE ELEVATION
A5 SOUTH FACADE SCALE: 1/8" = 1'-0"

*** SOUTH FACADE = 3,578 S.F. X 0.30 = 1,073 S.F. REQUIRED GLAZING
GLAZING PROVIDED = 389 S.F. = 10.8% OF SIDE FACADE

SIGNAGE NOTES

* FUTURE BUILDING, UNITS AND MONUMENTAL SIGNAGE & SIZES TO BE
DETERMINED UNDER SEPARATE PERMIT AND TO MEET LDC REQUIREMENTS.

BUILDING / MATERIAL COLOR SCHEDULE - FIRST BUSINESS PARK-SHELL BLDGS.

BUILDING ELEMENT	MATERIAL	SPECIFIED COLOR
1. BASE WALL - 8" CMU WAINSCOT W/ STUCCO FINISH	CMU W/ STUCCO FINISH TO 2'-8" HT.	COLOR # 1 - SHERWIN WILLIAMS - SW 9143 CADET
2. MAIN WALL - SYNTHETIC STUCCO FINISH OVER DENSGLASS W/ PVC STUCCO REVEALS ABOVE CMU WAINSCOT	SYNTHETIC STUCCO FINISH OVER 1/2" DENSGLASS ATTACHED TO MTL PANELS W/ HORIZ. PVC STUCCO REVEALS 1/2" MIN.	COLOR # 2 - "NUCOR" - REGAL WHITE - SRI 88
2A. REAR WALL - METAL WALL PANELS ABOVE CMU WAINSCOT	SYNTHETIC STUCCO WALL PANELS	COLOR # 2A - "NUCOR" - REGAL WHITE - SRI 88
3. ACCENT FRONT ELEMENT WALL ABOVE CMU WAINSCOT	ACCENT ELEMENT W/ SYNTHETIC STUCCO FINISH OVER 1/2" DENSGLASS W/ HORIZONTAL PVC STUCCO REVEALS 1/2" MIN. EVERY 2'-0"	COLOR # 3 - "NUCOR" - SLATE GRAY - SRI 40
4. DECORATIVE CORNICES	FOAM CORNICES	COLOR # 4 - "NUCOR" - CHARCOAL - SRI 34
5. FEATURE FLAT ENTRY METAL AWNINGS	PRE-ENG. MTL AWNINGS / NON-IMPACT	COLOR # 5 - "NUCOR" - MIDNIGHT BLACK - SRI 26
6. ROOF - GALVANIZED ALUM. METAL ROOF	LOW SLOPE FACTORY MTL. BLDG.	COLOR # 6 - "NUCOR" - REFLECTIVE WHITE - SRI 76
7. DOOR (SINGLE & DBL.) / SIDELIGHTS & TRANSOM WINDOW	ALUM. STOREFRONT, LOW-E, TINTED GLASS	COLOR # 7 - BLACK ALUM. ANODIZED
8. FAUX WINDOWS	ALUM. FRAME, TINTED GLASS	COLOR # 8 - BLACK ALUM. ANODIZED
9. OVERHEAD ROLL UP DOORS	MTL. FACTORY - INSULATED	COLOR # 9 - "NUCOR" - SLATE GRAY - SRI 40
10. TRIM/BANDING	MTL. FACTORY	COLOR # 10 - "NUCOR" - CHARCOAL - SRI 34
11. DOWNSPOUTS & CONT. GUTTER SYSTEM	ALUMINUM FACTORY	COLOR # 11 - "NUCOR" - SLATE GRAY - SRI 40
12. FPL METERS, PHONE BOX & WALL MOUNTED EQUIP.	STANDARD	TO MATCH BUILDING COLOR
13. SIGNAGE	BY OTHERS - UNDER SEPARATE PERMIT	BY OTHERS

** ACCENT COLORS ARE LESS THAN 20% OF BUILDING SURFACE AREA.



C SIDE ELEVATION
A5 NORTH FACADE SCALE: 1/8" = 1'-0"

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PROPOSED ELEVATIONS - BLDG. 1 & 2

DATE: JUNE 30, 2025
SCALE: 1/8" = 1'-0"

SHT NO. A5

ARCHITECT'S / ENGINEER'S SEAL