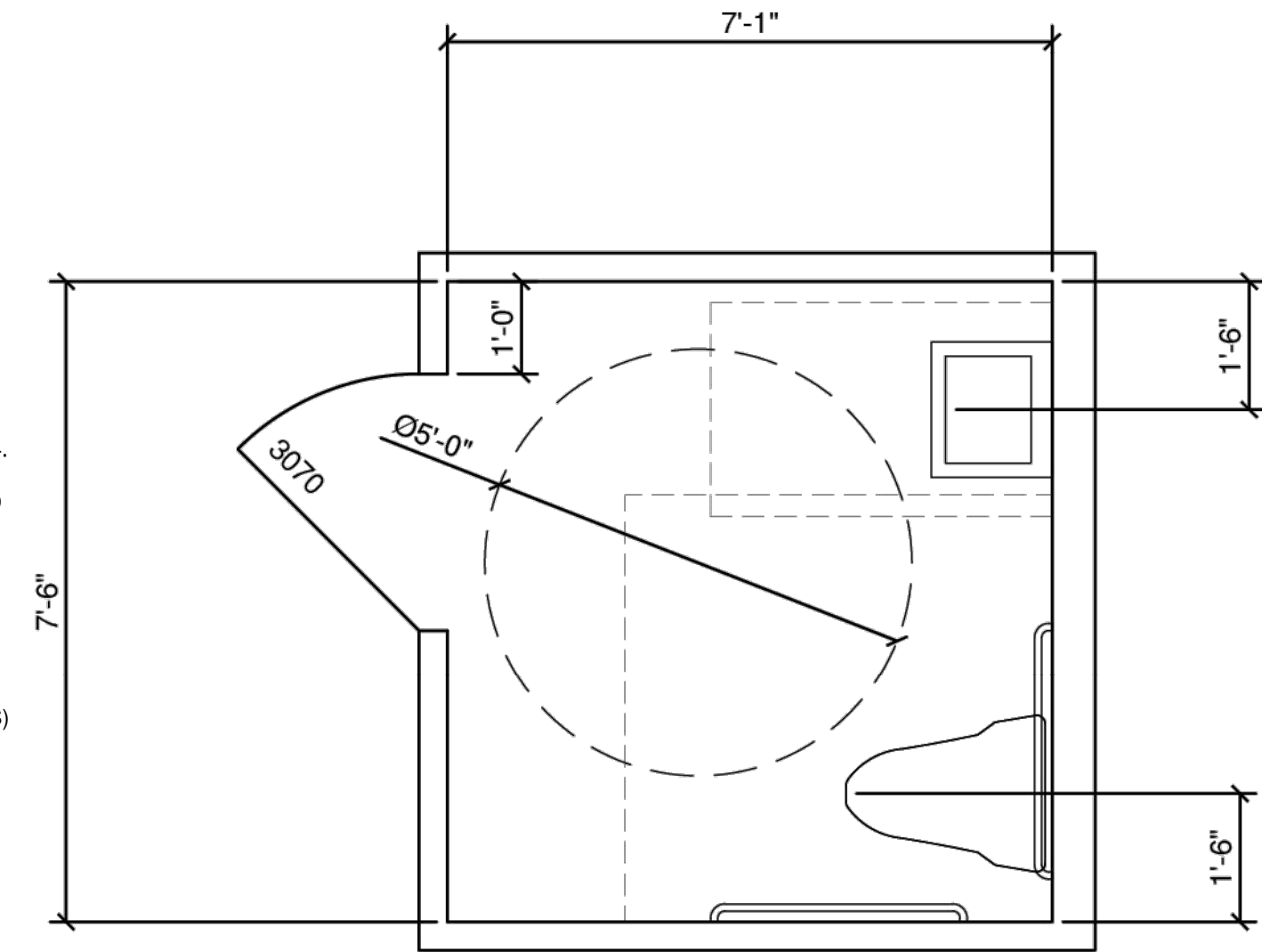


SITE PLAN

1" = 30'

ADA NOTES:

1. HC ACCESSIBLE BATH SHALL BE IN FULL ACCORDANCE WITH CHAPTER 6 OF THE 2020 FBC, ACCESSIBILITY AS WELL AS SECTIONS 404, 609, 306, 603, 604.
2. PROVIDE DOOR CLOSER AND SIGNAGE AS REQUIRED.
3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED BACKING AT WALL FOR ATTACHMENT PER GRAB BAR AND WALL MOUNT ACCESSORY MANUFACTURER(S) SPECIFICATIONS AND INSTRUCTIONS.



TYPICAL ADA BATH

1/2" = 1'-0"

AS REQUIRED IN EACH BAY / LOCATION AS DETERMINED BY FUTURE TENANT BUILD-OUT

GENERAL PROJECT NOTES:

1. OWNER / CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS / DIMENSIONS AND LOCATIONS FOR ALL EXISTING / NEW WORK. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SPECIFICATIONS FOR ALL NEW EQUIPMENT AND ITS RESPECTIVE COORDINATION WITH ALL TRADES / DISCIPLINES.
2. OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE EXISTING SITE / STRUCTURE AND COORDINATING ALL OF THE NEW WORK WITH EXISTING CONDITIONS AND SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
3. DUE TO THE INHERENT NATURE OF CONSTRUCTION, OWNER / CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT OF RECORD OF ANY CONDITION THAT SHALL CAUSE CONFLICT WITH THESE SPECIFIC INSTRUMENTS OF SERVICE. ANY FAILURE OF THE OWNER / CONTRACTOR TO NOT COMMUNICATE ANY FIELD DISCREPANCY OR REQUEST FOR INFORMATION TO CLARIFY SUCH DISCREPANCY OR UNFORESEEN FIELD CONDITION AT THE TIME OF DISCOVERY SHALL INDEMNIFY THE ARCHITECT OF RECORD OF SUCH DISCREPANCY.
4. OWNER / CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTING COPIES OF THE AHJ APPROVED / SIGNED AND SEALED / MOST RELEVANT AND OR RECENT CONSTRUCTION DOCUMENTS TO ALL PARTIES PERFORMING THE WORK.
5. OWNER / CONTRACTOR ARE SOLELY RESPONSIBLE FOR THE DESIGN / INSTALLATION / PERFORMANCE OF MECHANICAL / ELECTRICAL / PLUMBING SYSTEMS PER THE VENDOR IN WHICH THEY CHOOSE TO PERFORM ALL WORK. EACH TRADE SHALL COORDINATE WITH ONE ANOTHER IN PURE DIRECTION BY THE OWNER / CONTRACTOR.
6. OWNER / CONTRACTOR SHALL INFORM THE ARCHITECT OF RECORD OF ANY OWNER / CONTRACTOR CHANGES AND / OR DEVIATIONS FROM THESE SPECIFIC INSTRUMENTS OF SERVICE. FAILURE TO NOTIFY THE A.O.R. SHALL INDEMNIFY THE ARCHITECT OF RECORD OF ANY OWNER / CONTRACTOR CHANGES OR DEVIATION.
7. OWNER / CONTRACTOR SHALL COORDINATE WITH LOCAL CITY / COUNTY UTILITY FOR ALL REQUIRED MECHANICAL / ELECTRICAL / PLUMBING WITH ALL NEW / EXISTING SITE WORK.
8. OWNER / CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING / SHORING, TEMPORARY SUPPORTS AND OTHER SUCH ITEMS AND MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION. THE DESIGN ADEQUACY AND SAFETY OF THE ABOVE ITEMS ARE THE SOLE RESPONSIBILITY OF THE OWNER / CONTRACTOR.

APPLICABLE CODES:

- 2020 FBC, BUILDING
- 7th Ed. FFPC

AREA TABULATION

- 10,600 SF BUILDING 100
- 11,925 SF BUILDING 200
- 10,600 SF BUILDING 300

SCOPE OF WORK:

- NEW PREFABRICATED METAL STRUCTURES

EGRESS:

- EXIT ACCESS TRAVEL DISTANCE | 200'-0" | FBC TABLE 1017.2

SHEET LEGEND

- A1 CODE REVIEW / LIFE SAFETY / AREA

OCCUPANT LOAD:

SHELL ONLY / OCCUPANT LOADS SHALL BE DETERMINED UPON SUBMITTAL FOR TENANT BUILD-OUT

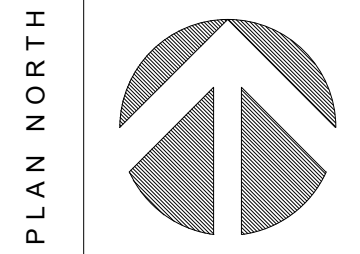
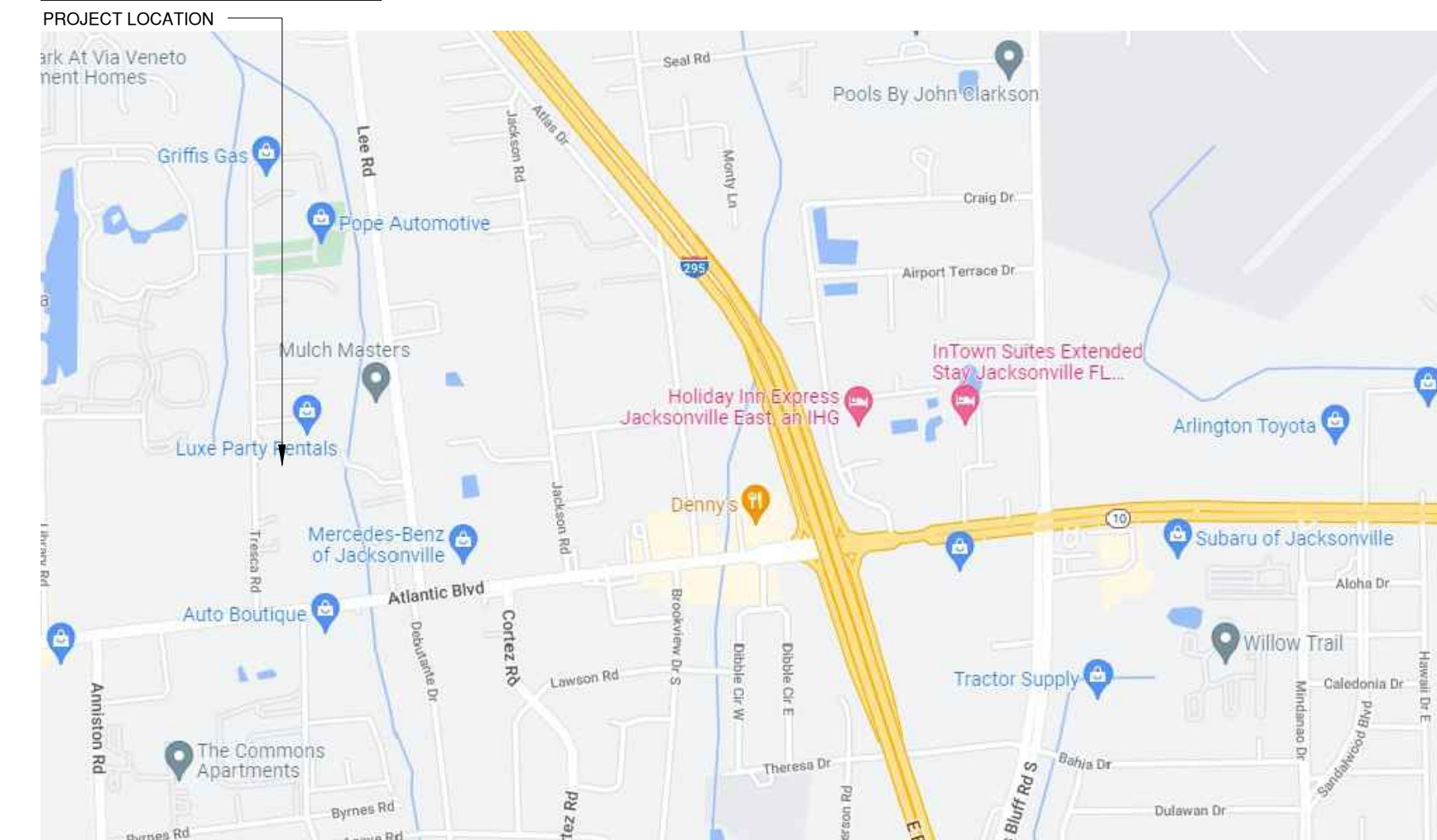
TYPE OF CONSTRUCTION:

TYPE II-B, NON SPRINKLED

USE AND OCCUPANCY:

B - GENERAL OFFICE / WAREHOUSE

PROJECT LOCATION MAP



PLAN NORTH
PYRAMID ARCHITECTURAL GROUP, LLC
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 CERTIFICATE OF AUTHORIZATION
 STATE OF FLORIDA LICENSE
 A R 9 5 3 1 2

BRYAN GREEN

COA No. AA26002106
 FL Lic. No. AR95312

**TRESCA BUSINESS PARK
 OFFICE / WAREHOUSE FLEX SPACE**
 1 5 5 T R E S C A R O A D
 J A C K S O N V I L L E , F L 3 2 2 2 5

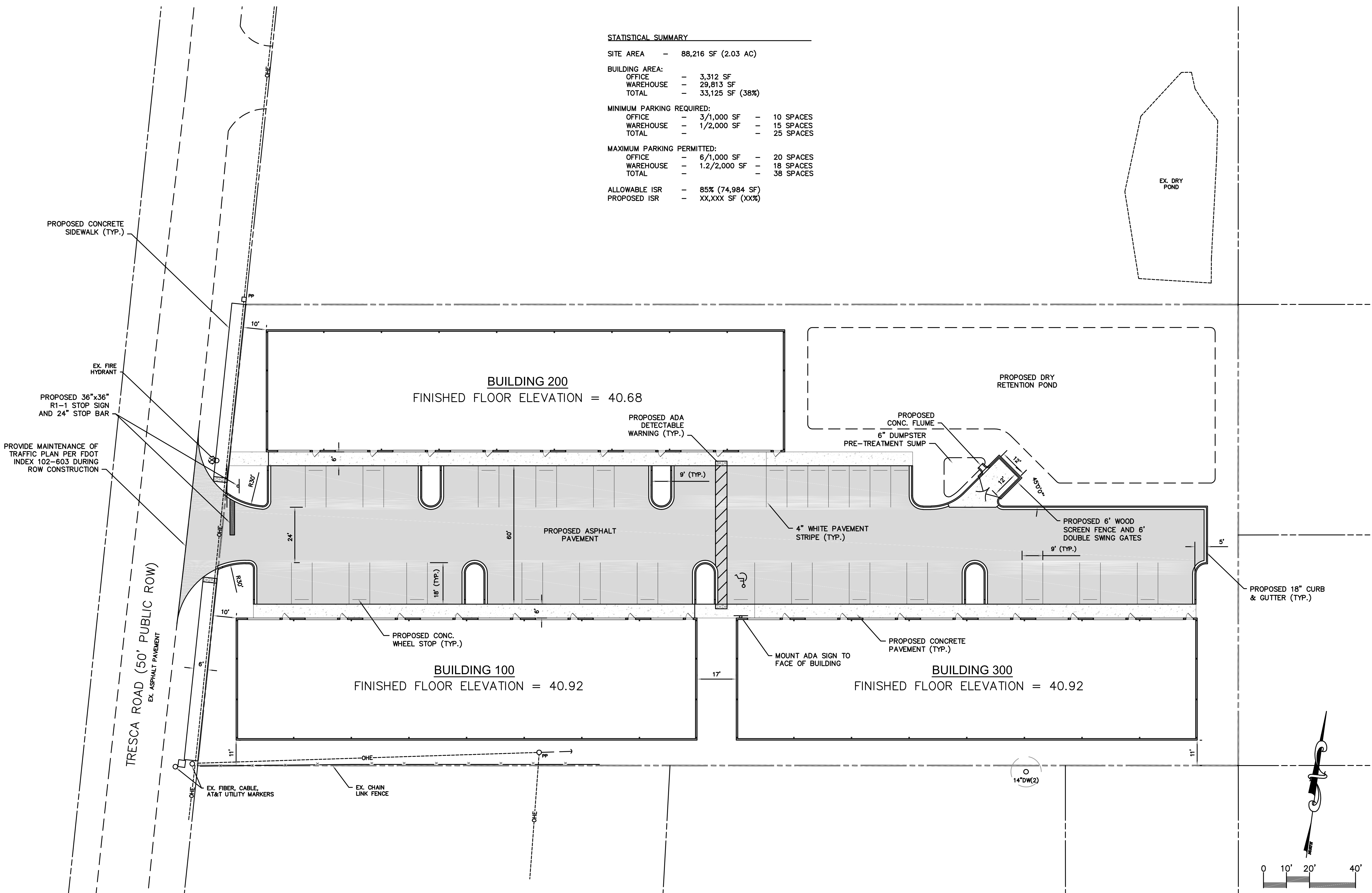
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 7/8/23 BD, Comments

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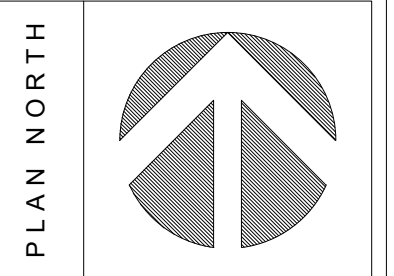
A1

STATISTICAL SUMMARY			
SITE AREA	-	88,216 SF (2.03 AC)	
BUILDING AREA:			
OFFICE	-	3,312 SF	
WAREHOUSE	-	29,813 SF	
TOTAL	-	33,125 SF (38%)	
MINIMUM PARKING REQUIRED:			
OFFICE	-	3/1,000 SF	- 10 SPACES
WAREHOUSE	-	1/2,000 SF	- 15 SPACES
TOTAL	-		- 25 SPACES
MAXIMUM PARKING PERMITTED:			
OFFICE	-	6/1,000 SF	- 20 SPACES
WAREHOUSE	-	1.2/2,000 SF	- 18 SPACES
TOTAL	-		- 38 SPACES
ALLOWABLE ISR	-	85% (74,984 SF)	
PROPOSED ISR	-	XX,XXX SF (XX%)	



SITE PLAN

1" = 20'



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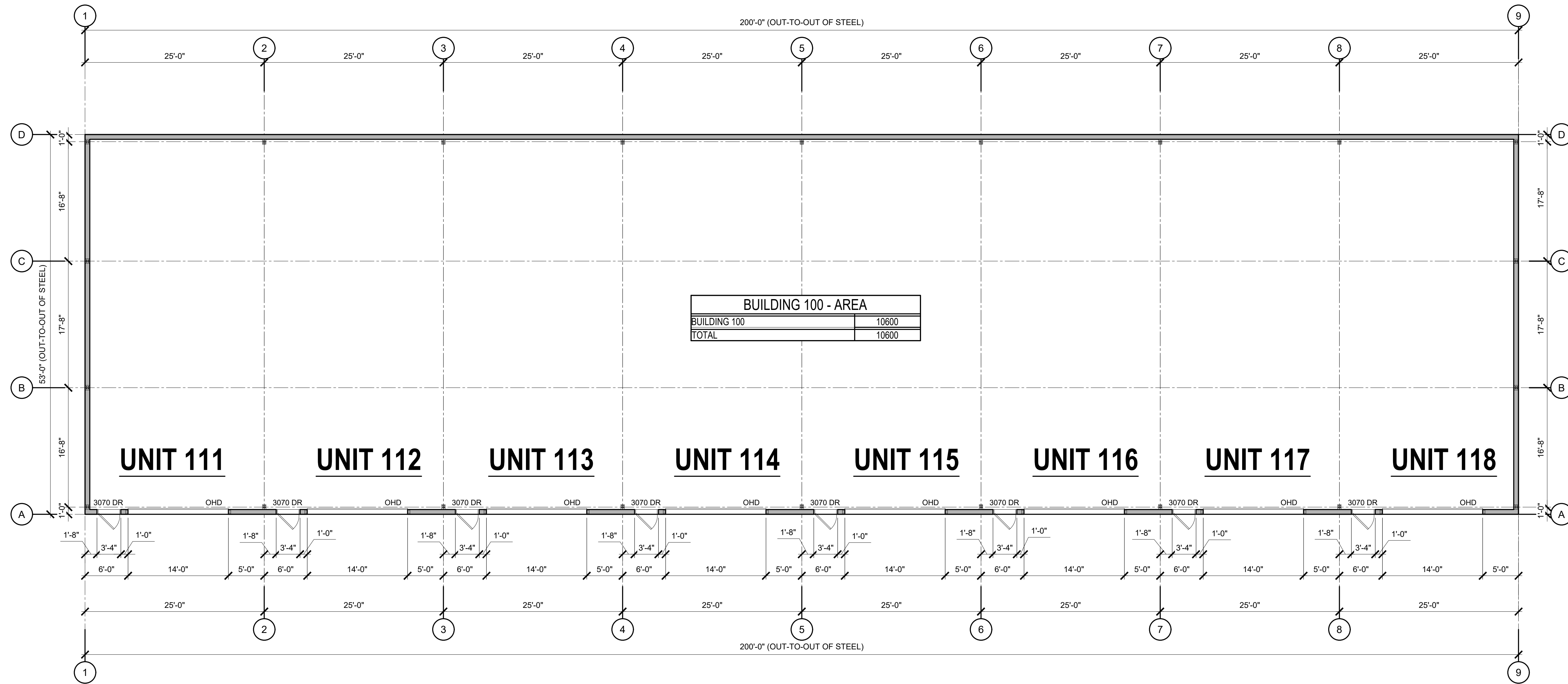
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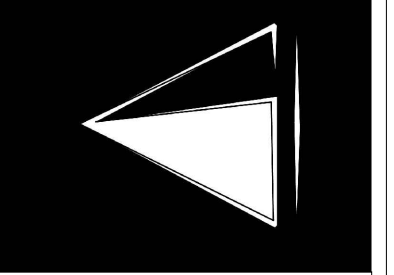
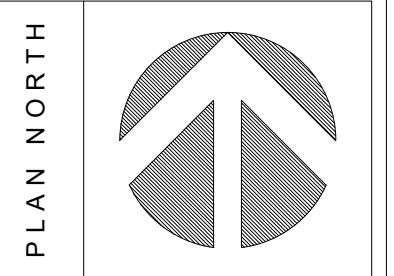
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A2



FLOOR PLAN - BUILDING 100

1/8" = 1'-0"



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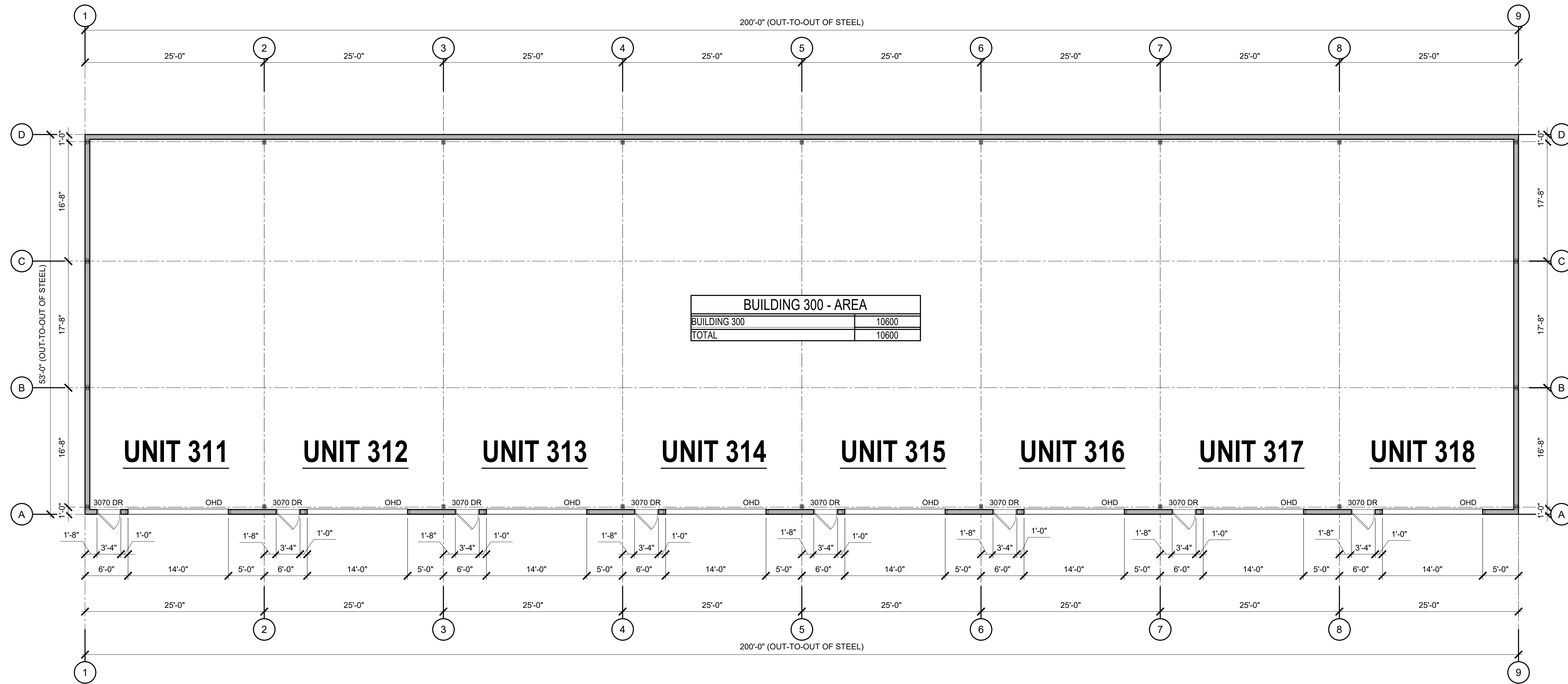
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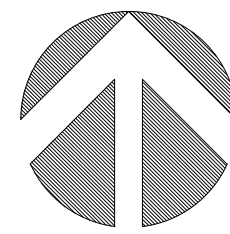
A4



FLOOR PLAN - BUILDING 300

1/8" = 1'-0"

PLAN NORTH



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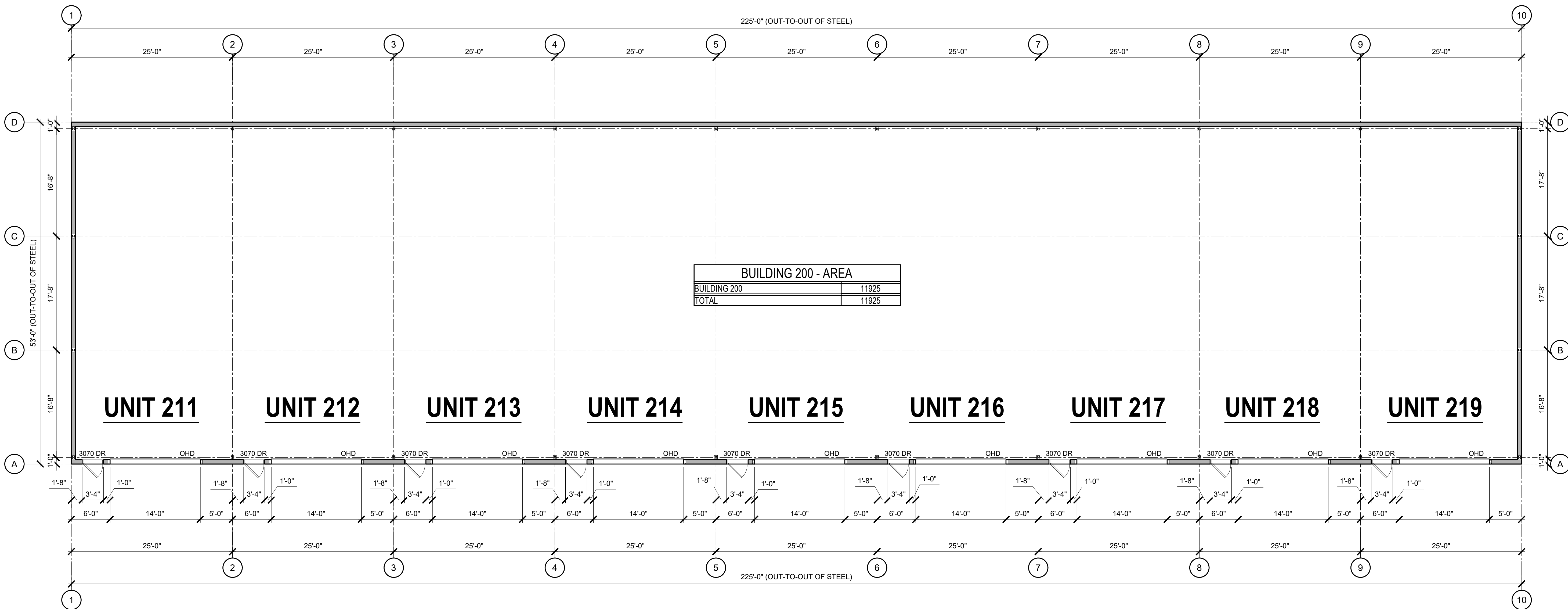
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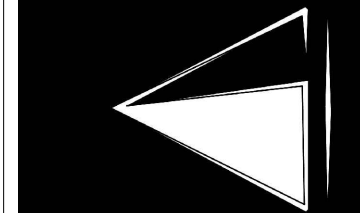
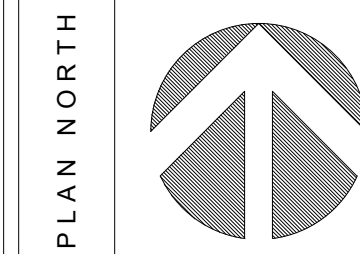
A5



BUILDING 200 - AREA	
BUILDING 200	11925
TOTAL	11925

FLOOR PLAN - BUILDING 200

1/8" = 1'-0"



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 OFFICE / WAREHOUSE FLEX SPACE**
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A6