

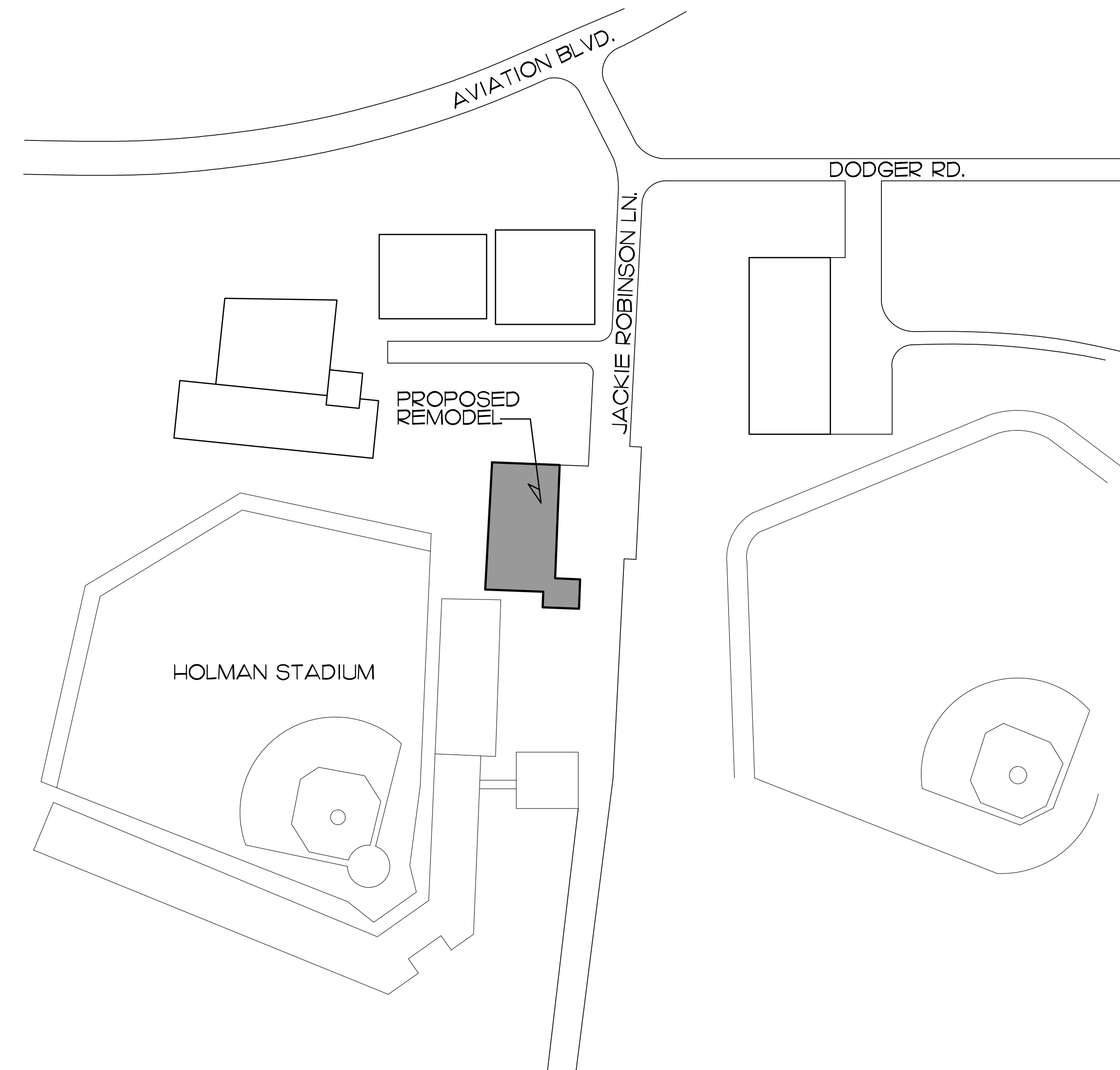
Jackie Robinson Training Complex Ticket Building Remodel

1801 27th St.
Vero Beach, FL 32960

INDEX TO DRAWINGS

ARCHITECTURAL

ABB	ABBREVIATIONS / GENERAL NOTES
ACC	ACCESSIBILITY DETAILS
SHEET 1	TOPOGRAPHIC SURVEY ▲
A-1	BUILDING PLAN-EXISTING
A-2	DEMOLITION PLAN-SOUTH PORTION
A-3	DEMOLITION PLAN-NORTH PORTION
A-4	RCP DEMOLITION PLAN-SOUTH PORTION
A-5	RCP DEMOLITION PLAN-NORTH PORTION
A-6	FLOOR PLAN-SOUTH PORTION
A-7	FLOOR PLAN-NORTH PORTION
A-8	REFLECTED CEILING PLAN-SOUTH PORTION
A-9	REFLECTED CEILING PLAN-NORTH PORTION

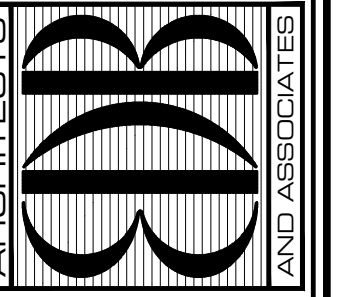


LOCATION MAP
SCALE: NTS

ARCHITECT

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
65 Royal Palm Pointe, Suite D, Vero Beach, Florida 32960
Phone: (772) 569-4320 AR# AAC00886

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-1A 000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR:
INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS
1	22NOV21	TOPOGRAPHIC SURVEY SHEET ADDED

© SEPT '21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

SHEET NO.
COVER
OF ONE

GENERAL NOTES

(UPDATED 10 APRIL 2014)

- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THE ABOVE WILL CONSTITUTE A "STOP WORK" ORDER FOR THAT PORTION OF THE CONSTRUCTION ONLY. THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY FOR RESOLUTION.
- EVERY ATTEMPT HAS BEEN MADE TO DELINEATE THE EXISTING CONDITIONS AND DETAILS, THE CONTRACTOR MUST VISIT THE SITE TO VISUALLY ESTABLISH THE COMPLETE SCOPE OF WORK AND CONDITIONS TO BE CONSTRUCTED.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A 201, 2007 EDITION, A COPY OF WHICH IS AVAILABLE FOR REVIEW AT THE ARCHITECTS OFFICE.
- THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 (ONE) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- THE CONTRACTOR IS TO SECURE AND PAY FOR ALL PERMITS AND SHALL SECURE THE "CERTIFICATE OF OCCUPANCY".
- THE CONTRACTOR(S) SHALL PROVIDE AND MAINTAIN COMPLETE WORKERS COMPENSATION, GENERAL LIABILITY AND BUILDERS RISK INSURANCE.
- ALL MATERIALS UTILIZED SHALL BE NEW AND OF THE QUALITY SPECIFIED, SUBSTITUTIONS WILL BE ALLOWED ONLY WITH THE ARCHITECT'S PRIOR WRITTEN APPROVAL.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MANUFACTURER'S INSTRUCTIONS AND CATALOG CUTS.
- PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ISSUE TO THE OWNER, AN EXECUTED "FINAL RELEASE OF LIEN" FORMS FROM ALL PARTIES HAVING LIEN RIGHTS AGAINST THE OWNER.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH "BEST TRADE PRACTICES" FOR THE GEOGRAPHIC AREA IN WHICH THE PROJECT IS LOCATED.
- UNLESS WHERE NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS FOR A COMPLETE AND OPERATING PROJECT.

LEGEND

(UPDATED 10 APRIL 2014)

DETAIL SECTION

 DETAIL NUMBER
 SHEET WHERE SHOWN

SECTIONS

 SECTION LETTER
 SHEET WHERE SHOWN

SPECIFIC DETAILS

 DETAIL NUMBER
 SHEET WHERE SHOWN

INTERIOR ELEVATIONS

 WALL ELEVATION
 SHEET WHERE SHOWN

FINISH ELEVATIONS

 FINISH FLOOR (ASSUMED ELEVATION OF FINISH FLOOR)
 (ACTUAL ELEV. AS (N.G.V.D.) OR (N.A.V.D.))

SYMBOL MARKS
 DOORS, COLUMNS
 FOOTINGS, TIE BEAMS
 WINDOWS, WOOD LINTELS SPECIALTY

ROOM/SPACE IDENTIFICATION
 ROOM/SPACE #

REVISIONS
 APPEARS ON DRAWING AS A CLOUDED REFERENCE, AT PLACE OF REVISION AND NOTED ON TITLE BLOCK REVISION COLUMN.

CONSTRUCTION ADMINISTRATION GUIDELINES

(UPDATED 10 APRIL 2014)

- INSPECTION REQUIREMENTS**
 - BY ARCHITECT, PRIOR TO ALL CONCRETE POURS
 - BEFORE COVERING WORK WITH DRYWALL AND PRIOR TO CEILING INSTALLATION WHEN MECHANICAL, ELECTRICAL & PLUMBING ROUGH-INS ARE COMPLETED.
 - TO ESTABLISH A PUNCH LIST (WHEN CONTRACTOR HAS TOTALLY COMPLETED HIS OWN ESTABLISHED PUNCH LIST AND AFTER CERTIFICATE OF OCCUPANCY)
 - AT FINAL INSPECTION, FOLLOWING COMPLETION OF PUNCH LIST.
 - AT MONTHLY PAY REQUEST AND WEEKLY PROGRESS INSPECTIONS

NOTE: PROJECT SUPERINTENDENT SHOULD ALWAYS BE PRESENT AT INSPECTIONS
- PAY REQUEST**
 - AS PER OWNER/ CONTRACTOR AGREEMENT UTILIZING AIA DOCUMENTS
 - LIEN RELEASES REQUIRED (PARTIALS AND FINALS)
 - FOR STORED MATERIALS - (CERTIFICATE OF INSURANCE REQUIRED)
- OTHER REQUIREMENTS OF THE CONTRACTOR**
 - BAR GRAPH SCHEDULE OF PROGRESS TIME SCHEDULE AND PERIODICALLY UPDATE, AS REQUESTED
 - A SCHEDULE OF VALUES (A.I.A. FORM #G-703)
- CONSTRUCTION PRIORITIES**
 - ESTABLISH DATE FOR THE PRECONSTRUCTION MEETING
 - CHECK OUT LONG LEAD ITEMS -- ALLOW ORDERING TIME
 - MAINTAIN CONSTRUCTION LOG DOCUMENTING RAIN DAYS WHEN SCHEDULED WORK COULD NOT BE PERFORMED.
 - MAINTAIN A MARKED UP SET OF CONSTRUCTION PLANS WITH RED BALLPOINT PEN TO BE SUPPLIED TO ARCHITECT FOR USE IN ESTABLISHING AS BUILT DRAWINGS.
- CHANGES / CORRESPONDENCE**
 - ALL CORRESPONDENCE OR DIRECTIVES THRU ARCHITECT AND COPIED TO OWNER
 - NO DIRECTIVES FROM EMPLOYEES. ALL REQUESTS FOR INFORMATION OR CHANGES THRU ARCHITECT AND OWNER
- CHANGE ORDERS**
 - PROPER PROTOCOL MUST BE FOLLOWED IN REGARDS TO ANY CHANGE ORDERS. OWNER, ARCHITECT AND CONTRACTOR MUST SIGN OFF PRIOR TO ANY WORK BEING PERFORMED BY CONTRACTOR OR SUBS.
 - GROUP ITEMS INTO ONE (1) CHANGE ORDER, RATHER THAN SEVERAL SINGLE ITEM CHANGE ORDERS.
 - ANY WORK COMPLETED PRIOR TO A CHANGE ORDER BEING SIGNED BY ALL PARTIES IS AT CONTRACTOR'S RISK. CHANGE ORDERS SHALL BE SIGNED BEFORE WORK IS COMMENCED.
- SHOP DRAWING SUBMITTALS**
 - FOUR (4) COPIES (NOTE IN RED ANY CHANGES) ONE FOR OWNER ONE FOR ARCHITECT ONE FOR CONTRACTOR ONE FOR SUPPLIER
 - CONTRACTOR TO REVIEW AND MARK UP ANY CHANGES ON ALL COPIES BEFORE SUBMITTING TO ARCHITECT. CONTRACTOR SHOULD PROVIDE HIS OR HER REVIEWERS SIGNATURE WITH DATE ON EACH SUBMITTAL.
 - SUBMIT TO ARCHITECT AS SOON AS POSSIBLE
 - NO SUBSTITUTES WITHOUT PRIOR APPROVAL BY ARCHITECT & OWNER.
- CHANGES IN THE WORK**
 - DO NOT DEVIATE FROM PLANS WITHOUT ARCHITECTS APPROVAL.
- PROPER CONDUCT AT JOBSITES**
 - NO SWEARING
 - NO LOUD RADIOS
 - PROPERLY DRESSED FOR WORK
 - KEEPING JOBSITE CLEAN AND SAFE EACH DAY IS SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - HARDHATS ARE REQUIRED PER OSHA REGULATIONS
- RAIN DAY DOCUMENTATION**
 - SUBMIT RECORDED RAIN DAYS WITH EACH MONTHLY PAY REQUEST
 - WHEN MORE THAN FOUR (4) DAYS ARE ACCUMULATED, A REQUEST FOR CHANGE ORDER SHOULD BE ISSUED. REQUEST ADDITIONAL DAYS TO BE ADDED TO ESTABLISHED CONTRACTUAL COMPLETION DATE.

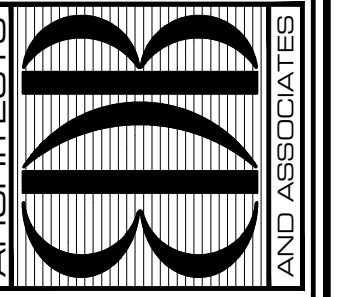
ABBREVIATIONS

(REVISED 10 APRIL 2014)

<p>AND ANGLE AT DIAMETER OR ROUND WELD</p> <p>A ACOUS. ACOUTICAL A.D. AREA DRAIN A.D.A. AMERICANS WITH DISABILITIES ACT ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR AGGR. AGGREGATE A.H.U. AIR HANDLING UNIT ALUM. ALUMINUM A.C.I. AMERICAN CONCRETE INSTITUTE A.S.T.M. AMERICAN SOCIETY OF TESTING AND MEASURES A.W.P.A. AMERICAN WOOD & PLYWOOD ASSOCIATION AB. ANCHOR BOLTS APPRVD. APPROVED APPROX. APPROXIMATE ARCH. ARCHITECTURAL A.C.C.M.P. ASPHALT COATED CORRUGATED ASB. ASBESTOS ASPH. ASPHALT ASSY. ASSEMBLY</p> <p>B BRG.(BRNG) BEARING BD. BOARD BITUM. BITUMINOUS BLDG. BUILDING BLK. BLOCKING B.M. BEAM BOT. BOTTOM B.C. BOTTOM CHORD BLT. BOLT</p> <p>C CAB. CABINET CANT. CANTILEVER C.B. CATCH BASIN CEM. CEMENT CER. CERAMIC C.I. CAST IRON C.G. CORNER GUARD C.G. CEILING CL. CLOSET CLR. CLEAR C.O. CASD OPENING COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR CPT. CURBET CTS. COUNTERSUNK CNTR. COUNTER CTR. CENTER C. CENTERLINE C/C. CENTER TO CENTER C.T. CERAMIC TILE CKT. CIRCUIT C.O. CLEAN OUT C.C.C.L. COASTAL CONSTRUCTION CONTROL LINE C. COLD C.W. COLD WATER C.B.S. CONCRETE BLOCK CONSTRUCTION C.M.L. CONCRETE MASONRY UNIT CM. CONCRETE MONUMENT CJ. CONTROL JOINT COND. CONDENSATE OR CONDUIT CU. COPPER C.U.K. CORNER JACK CMP. CORRUGATED METAL PIPE C.F.M. CUBIC FEET PER MINUTE C.Y. CUBIC YARD C.U.V. CULVERT</p> <p>D DL. DEAD LOAD DL. DOUBLE D.C.G. DIRT CONTROL GRATING DEPT. DEPARTMENT D.F. DRINKING FOUNTAIN DEL. DELAYED DET. DETAIL DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DN. DOWN D.O. DOOR OPENING DWR. DRAWER DS. DOWNSPOUT D.SP. DRY STANDPIPE D.W.G. DRAWING D.J. DECK-A-JOINT DP. DEEP D.O.E. DEPARTMENT OF EDUCATION D.E.R. DEPARTMENT OF ENVIRONMENTAL REGULATION D.E.P. DEPARTMENT OF ENVIRONMENTAL PROTECTION D.W. DISHWASHER DL. DOUBLE D.H. DOUBLE HUNG DN. DOWN DRYER</p> <p>E EA. EACH EB. EXPANSION BOLT E.E.R. ENERGY EFFICIENCY RATIO EP. EXHAUST FAN E.G. EMERGENCY GENERATOR E.J. EXPANSION JOINT EL. ELEVATION EL. EMERGENCY LIGHT ELEC. ELECTRICAL ELEV. ELEVATOR EMER. EMERGENCY ENCL. ENCLOSURE EP. ELECTRICAL PANELBOARD EQ. EQUAL EOPT. EQUIPMENT ESP. ELECTRO STATIC PAINT EW. EACH WAY E.W.C. ELECTRIC WATER COOLER E.W.H. ELECTRIC WATER HEATER EXP. EXPANSION BOLTS EXP.B.L.T.S. EXPANSION BOLTS EX. EXISTING EXT. EXTERIOR OR EXTENSION</p> <p>F F.A. FIRE ALARM F.A.C. FLORIDA ACCESSIBILITY CODE F.B. FLAT BAR F.B.C. FLORIDA BUILDING CODE F.P.C. FLORIDA PLUMBING CODE F.D. FLOOR DRAIN F.F. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CAB. F.H.C. FIRE HOSE CABINET FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUDS FRFR. FIREPROOF FG. FIBERGLASS FIN.FL. FINISHED FLOOR FXD. FIXED F.G. FLOOR GIRDER F.S. FULL SIZE FT. FOOT OR FEET F.T.A. FEDERAL TRANSIT AUTHORITY FTG. FOOTING FLUR. FLURRING FUT. FUTURE F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION</p> <p>G GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR GL. GLASS GND. GROUND GR. GRADE GYP. GYPSUM GAL. GALLON G.F.I. GROUND FAULT INTERRUPT</p> <p>H HCP. HANDICAPPED HDR. HEADER HRU. HEAT RECOVERY UNIT HD. HEAVY DUTY H.P.S. HIGH PRESSURE SODIUM H.J. HIP JACK H.C. HOLLOW CORE H.B. HOSE BIB H.C. HOLLOW CORE HDWR. HARDWOOD HDWR. HARDWARE H.H. HAPPY HOUR HM. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR H.C. HOLLOW CORE HM. HOLLOW METAL HM.F. HOLLOW METAL FRAME H.K. HOOK H.P. HORSE POWER & HIGH POINT H. HOT H.D.G. HOT DIPPED GALVANIZED</p> <p>I ID. INSIDE DIAMETER (DIM) INSUL. INSULATION INT. INTERIOR INV. INVERT IP. IRON PIPE</p> <p>J JAN. JANITOR JT. JOINT</p> <p>K KIT. KITCHEN KW. KILOWATT K.T. KEYBOARD TRAY</p> <p>L LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY L.B. LEAD LEED. LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN LINEAL FEET</p> <p>L LG. LONG LGT. LIGHT LP. LIQUID PROPANE LKR. LOCKER LL. LIVE LOAD LL.V. LONG LEG VERTICAL L.S.C. LATOH SIDE CLEARANCE L.T. LAUNDRY TUB</p> <p>M MAX. MAXIMUM MC. MEDICINE CABINET MECH. MECHANICAL MEMB. MEMBRANE MTL. METAL MFR. MANUFACTURER MH. MAN-HOLE MIN. MINIMUM MIRR. MIRROR MISC. MISCELLANEOUS MTD. MOUNTED MB. MACHINE BOLT MD. MAIN DISCONNECT MD.F. MEDIUM DENSITY FIBERBOARD MD.P. MAIN DISTRIBUTION PANEL MD. MAIN DRAIN MO. MASONRY OPENING MSL. MEAN SEA LEVEL MC. MEDICINE CABINET MV. MERCURY VAPOR MT. METAL THRESHOLD MPH. MILES PER HOUR MR. MOISTURE RESISTANT MOLDING N/A. NOT APPLICABLE N. NORTH N.A.V.D. NORTH AMERICAN VERTICAL DATUM N.I.C. NOT IN CONTRACT NO. OR # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE NEC. NATIONAL ELECTRIC CODE N.G.V.D. NATIONAL GEOGETIC VERTICAL DATUM NL. NIGHT LIGHT</p> <p>N N.A. NOT APPLICABLE N. NORTH N.A.V.D. NORTH AMERICAN VERTICAL DATUM N.I.C. NOT IN CONTRACT NO. OR # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE NEC. NATIONAL ELECTRIC CODE N.G.V.D. NATIONAL GEOGETIC VERTICAL DATUM NL. NIGHT LIGHT</p> <p>O O.A. OVERALL OBS. OBSOURE O.C. ON CENTER O.D. OUTSIDE DIAMETER (DIM) OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.B.D. OPPOSED BLADE DAMPER O.A. OUTSIDE AIR O.H. OVER HANG O.H.D. OVER-HEAD DOOR O.E. OVER-HEAD ELECTRIC</p> <p>P P.V.C. POLY VINYL CHLORIDE P.E.B. PAINTED EXPOSED BLOCK P.S.I. POUNDS PER SQUARE INCH P.S.F. POUNDS PER SQUARE FOOT PL. PLATE PLAM. PLASTER LAMINATE PLAS. PLASTER PLY. PLYWOOD PR. PAIR PT. POINT P.T.D. PAPER TOWEL DISPENSER P.T.D/R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PTN. PARTITION P.T. PRESSURE TREATED P.T.R. PAPER TOWEL RECEPTACLE P.T.H. PAPER TOWEL HOLDER PERF. PERFORATED P. PROPERTY LINE P.C. PULL CHAIN P.B. FLUSH BUTTON P.P. POWER POLE P.H.W. PARTIAL-HEIGHT WALL PORC. PORCELAIN TILE</p> <p>Q Q.T. QUARRY TILE</p> <p>R R. RISER RAD. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REG. REGISTER REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING R.W.D. REINWOOD R.W.L. RAIN WATER LEADER R.C.P. REINFORCED CONCRETE PIPE REQ.D. REQUIRED R/A. RETURN AIR REV. REVERSE R.O.W. RIGHT OF WAY R. AND S. ROD & SHELF R.O. ROUGH OPENING R.S. ROUGH SAW</p> <p>S S. SOUTH S.A. SUPPLY AIR S.A.T. SUSPENDED ACOUSTICAL TILE S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER SCH-ED. SCHEDULE S.D. SOAP DISPENSER SECT. SECTION SH. SHELF SHR. SHOWER SHT. SHEET SH. SINGLE HUNG SIM. SIMILAR SLD. CONC. SEALED CONCRETE SLV. SHORT LEG VERTICAL SND. SANITARY NAPKIN DISPENSER SNR. SANITARY NAPKIN RECEPTACLE SPEC. SPECIFICATION SQ. SQUARE S.S. STAINLESS STEEL S.S.K. SERVICE SINK STA. STATION STD. STANDARD STL. STEEL STOR. STORAGE STR.L. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL S4S. SANDED 4 SIDES S1S2E. SANDED ONE SIDE AND TWO EDGES S.S. SANITARY SEWER SEER. SEASONAL ENERGY EFFICIENCY RATED SH. SINGLE HUNG SLDG. GLS. SLIDING GLASS S/D. SMOKE DETECTOR S.Y.P. SOUTHERN YELLOW PINE SERR. TERRAZZO SF. SQUARE FOOT S.J.I. STEEL JOIST INSTITUTE SYS. SYSTEM S.V. SHEET VINYL</p> <p>T TRD. TREAD T.B. TOWEL BAR T.O.C. TOP OF CURB TEL. TELEPHONE TERR. TERRAZZO T.S.G. TONGUE AND GROOVE THK. THICK T.P. TOP OF PAVEMENT T.P.D. TOWEL PAPER DISPENSER T.V. TELEVISION T.O.W. TOP OF WALL TKB. TACKBOARD T.C.L. TIME CLOCK TYP. TYPICAL T.C. TOP CHORD T.O.B. TOP OF BEAM TL. TOTAL LOAD TRANSV. TRANSVERSE T. TREAD T.S. TUBE SECTION</p> <p>U UNF. UNFINISHED UNO. UNLESS NOTED OTHERWISE UC. UNDER COUNTER UL. UNDERWRITERS LAB U.S.G. UNITED STATES GYPSUM U.S.G.B.C. UNITED STATES GREEN BUILDING COUNCIL</p> <p>V VAC. VACUUM V.B. VAPOR BARRIER V.C.T. VERTICAL COMPOSITION TILE VERT. VERTICAL VP. VAPOR PROOF VR. VAPOR RETARDER V.T.R. VENT THRU ROOF</p> <p>W W. WEST W. WASHER W. WITH W.C. WATER CLOSET WD. WOOD W/O. WITH-OUT WP. WATERPROOF W.S.C.T. WANSOOT WT. WEIGHT W.S.R. WASHER W.L.C. WALK IN CLOSET W.G. WALL GIRDER W.W.F. WELDED WIRE FABRIC W.W.M. WORKING POINT WDW. WINDOW</p>
--

SOME TERMS AND SYMBOLS MAY NOT APPLY TO THIS PROJECT.

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000088
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

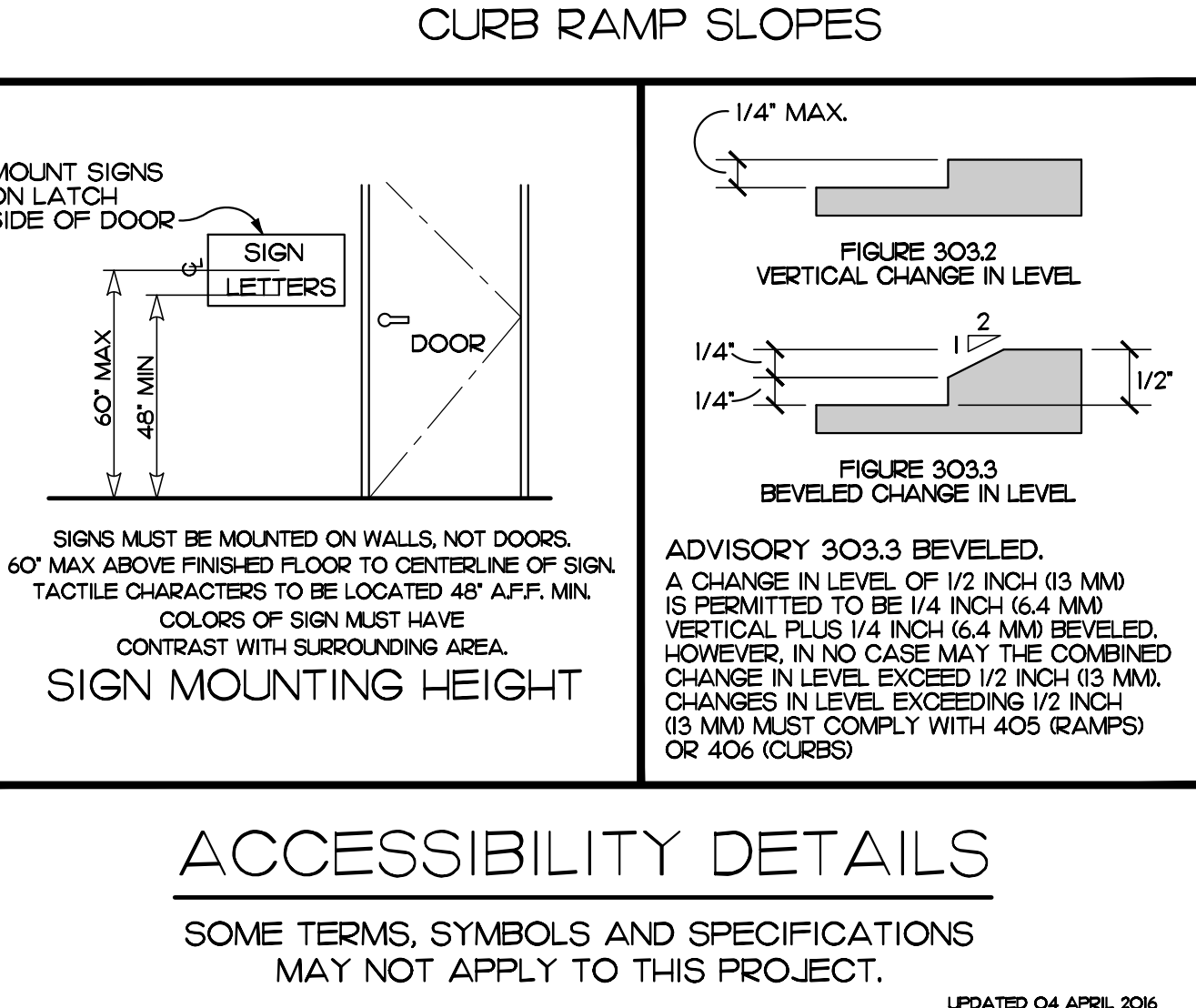
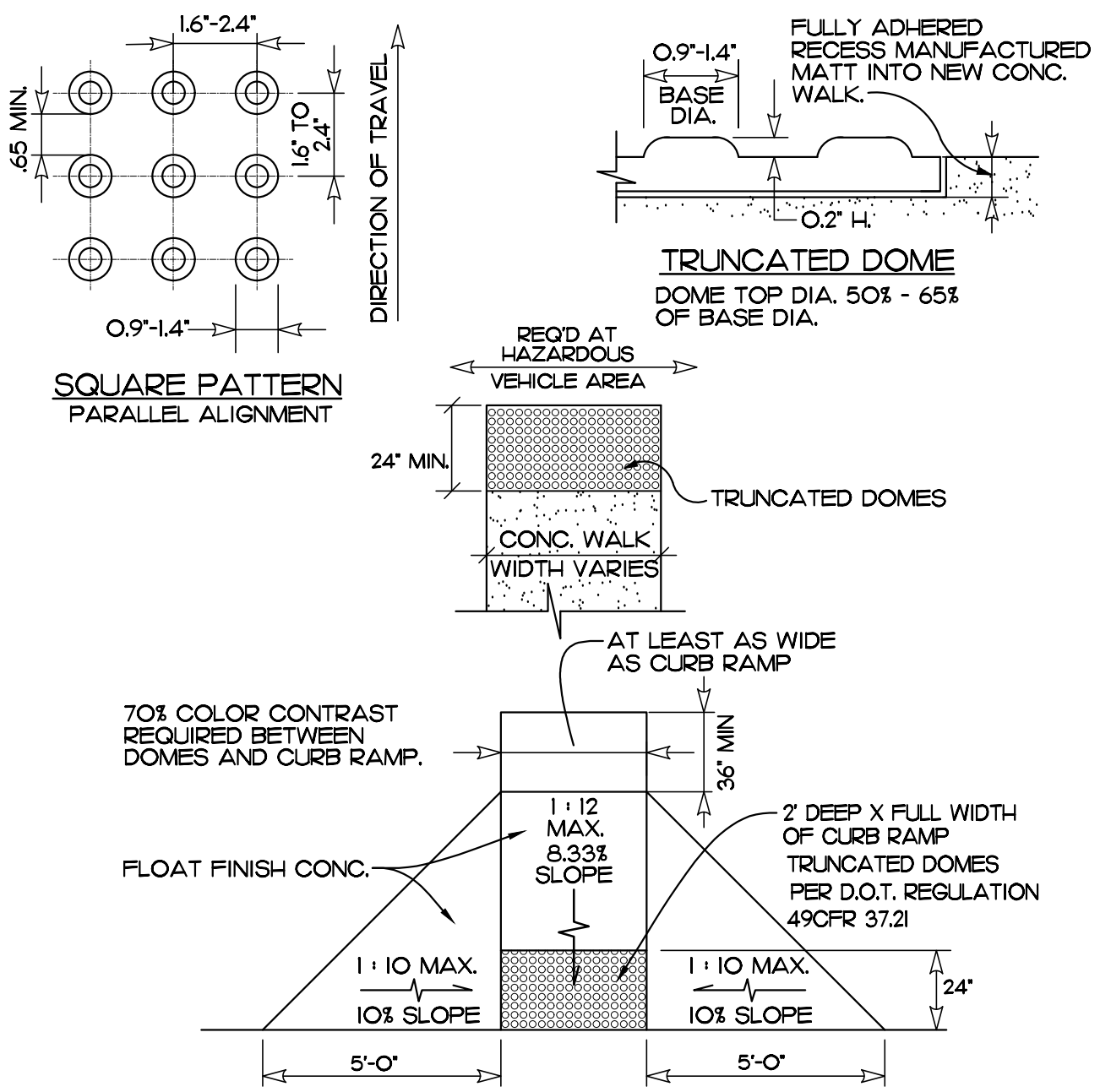
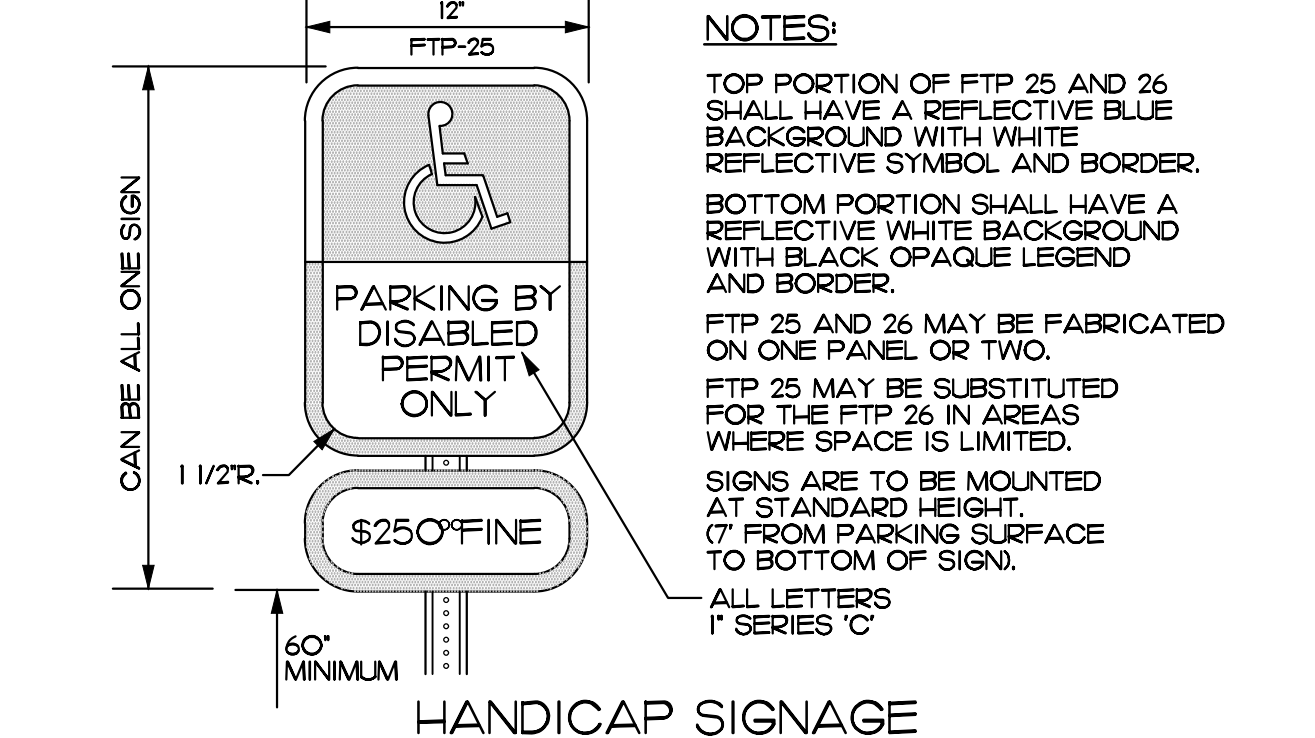
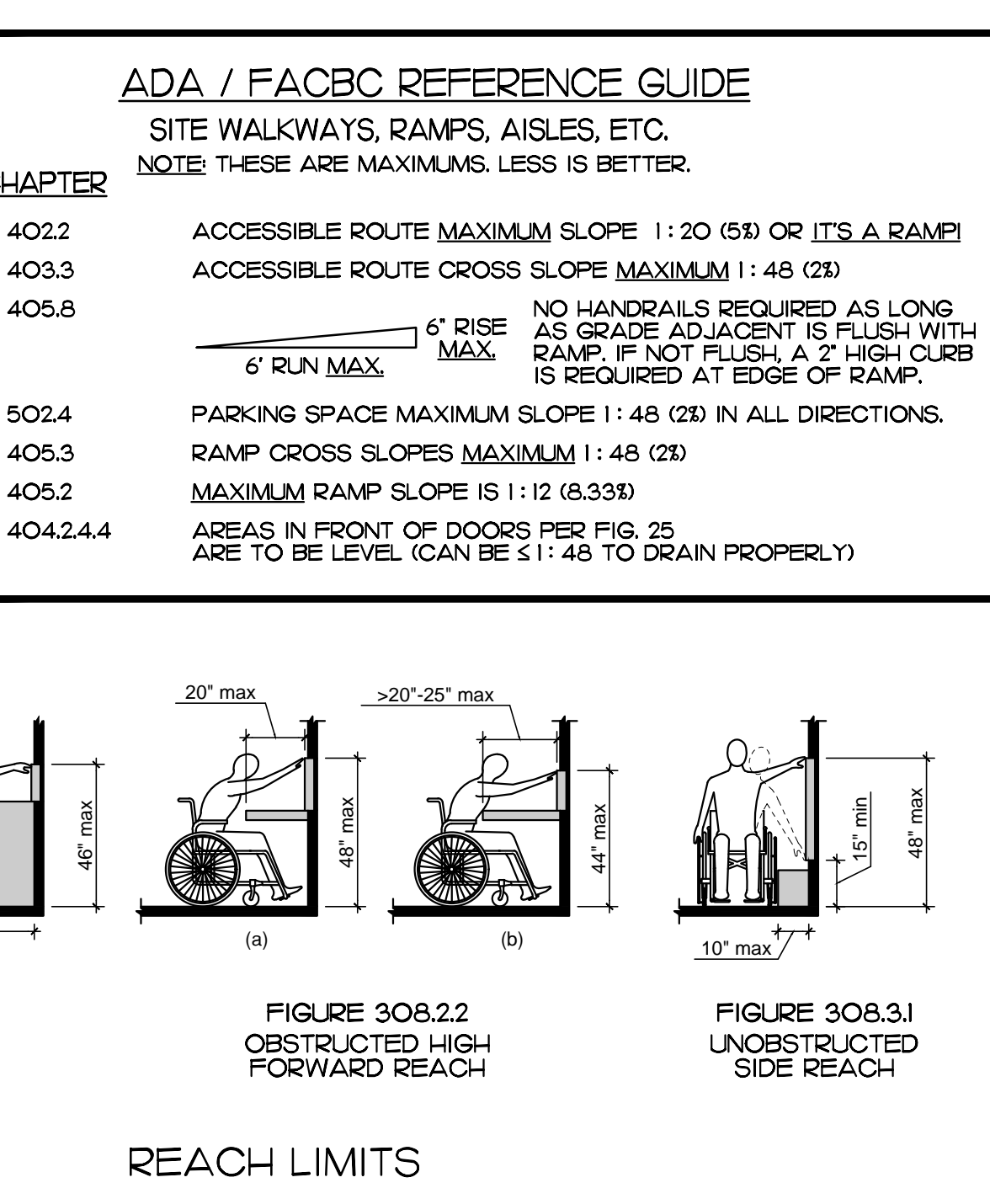
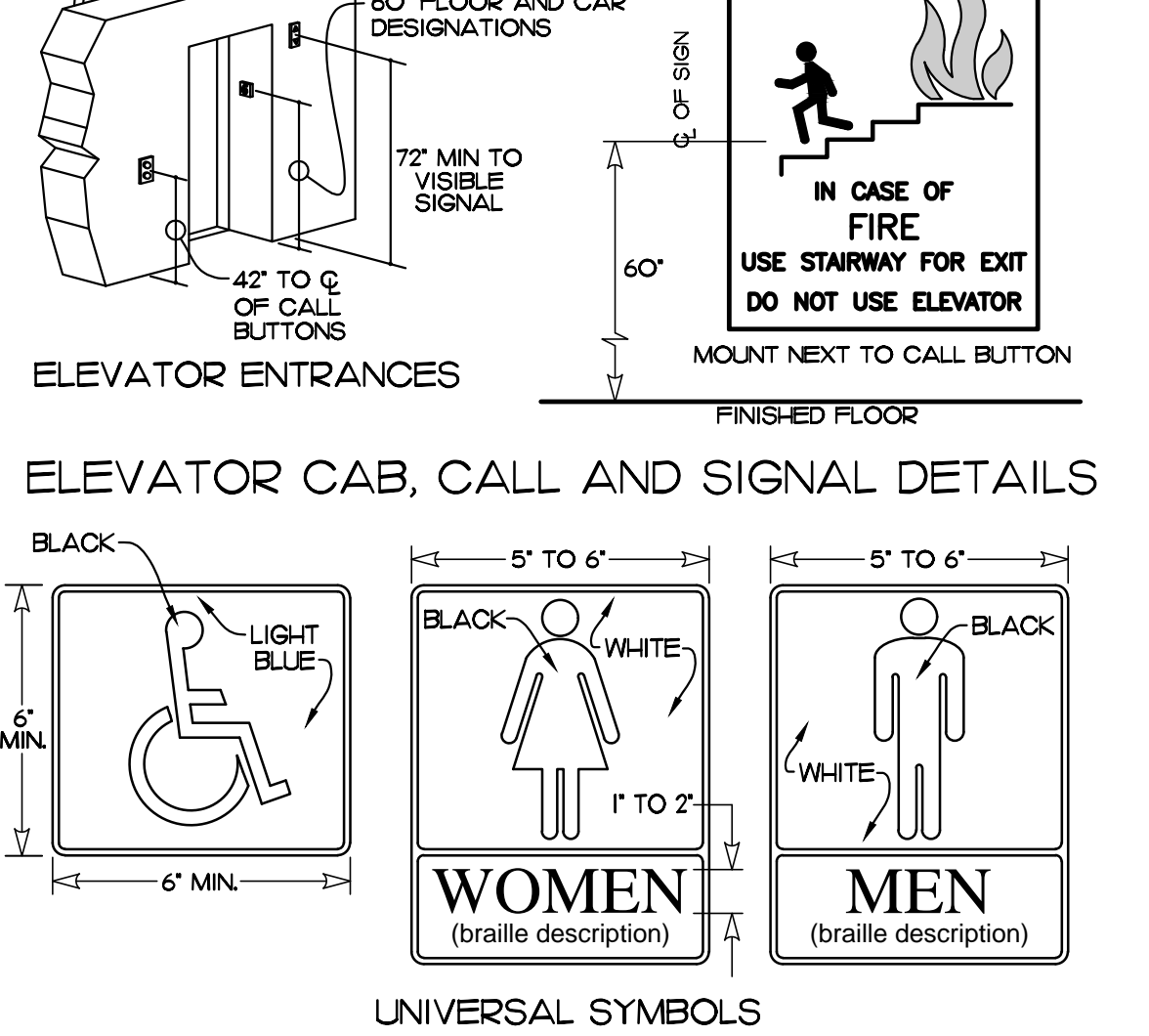
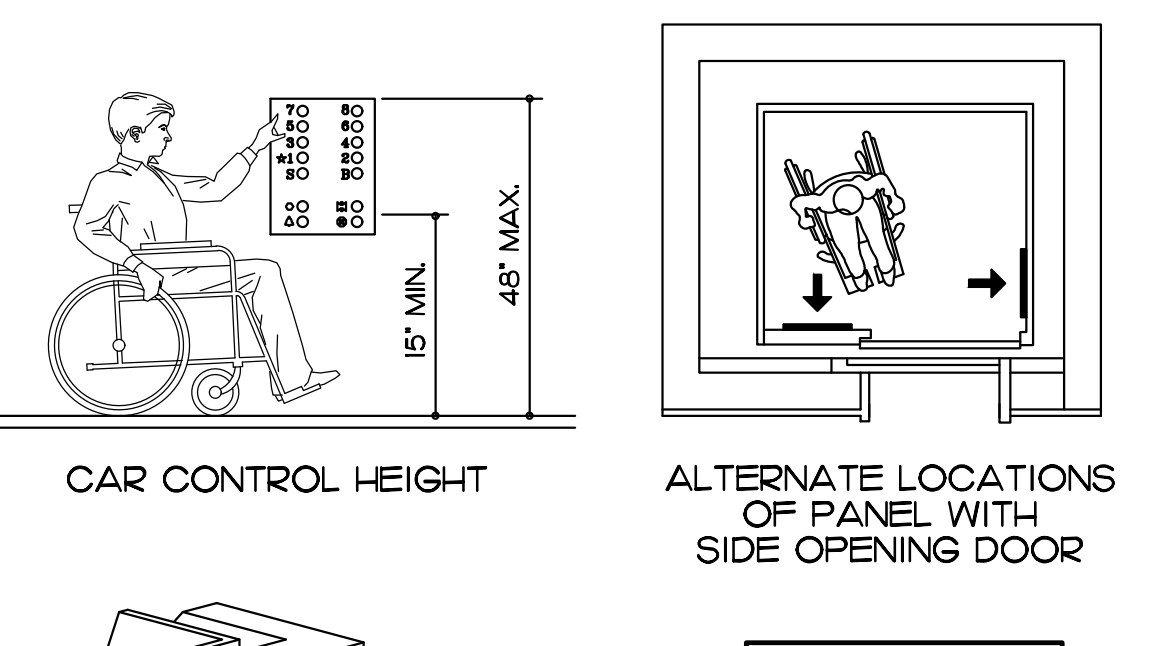
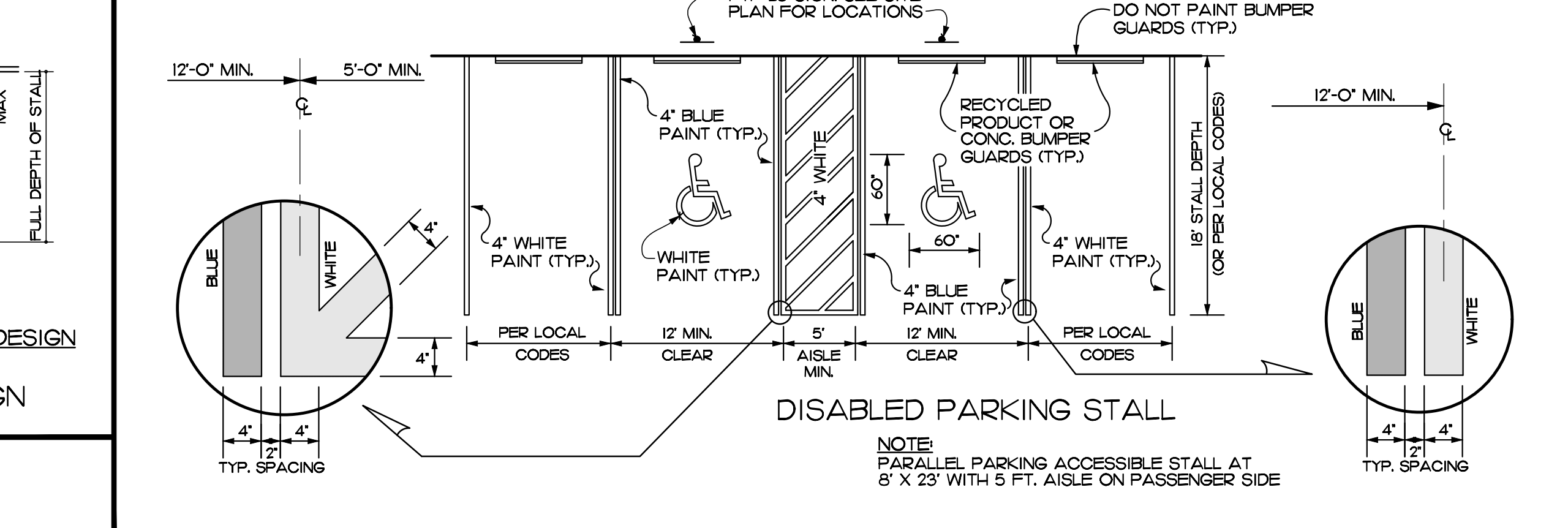
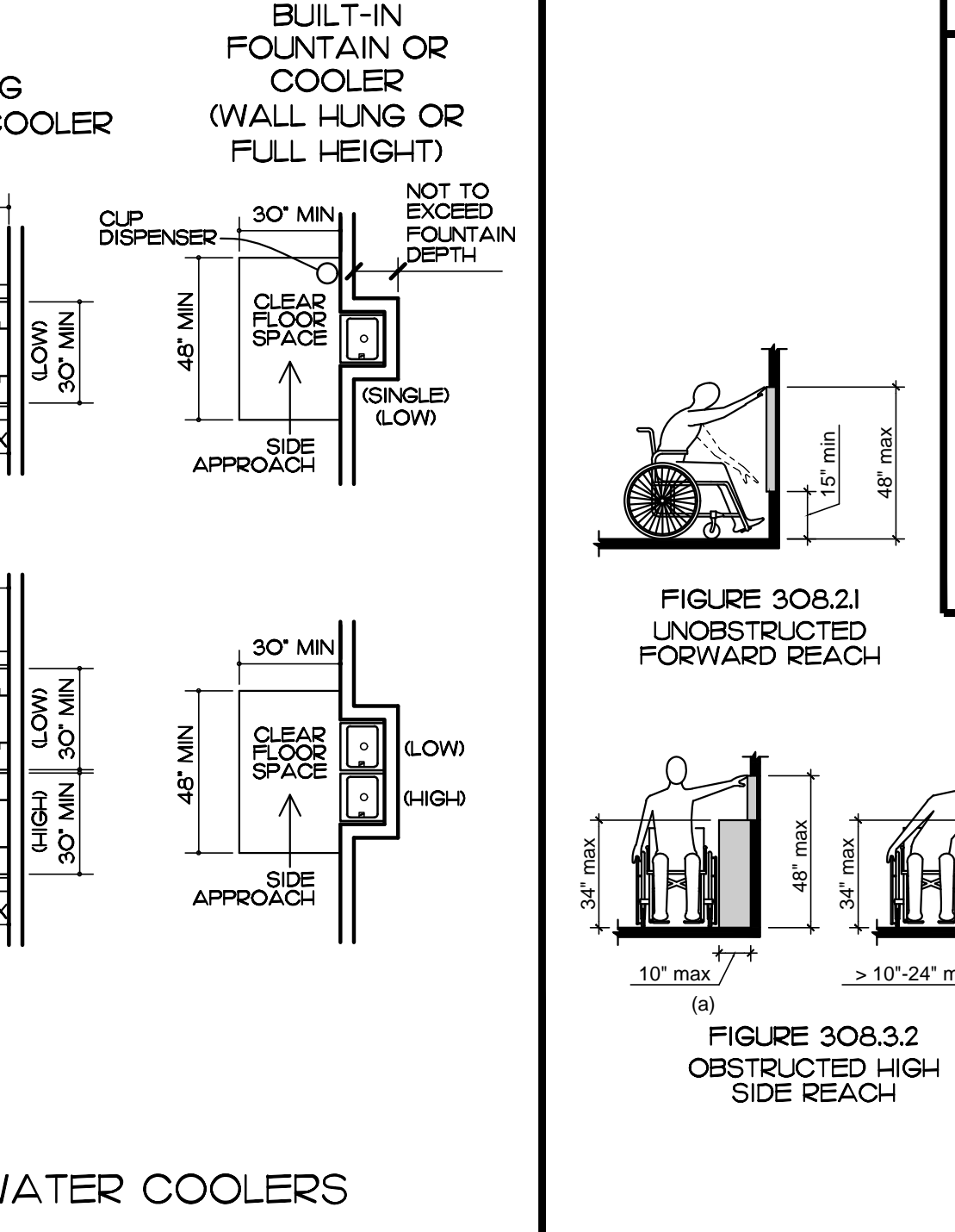
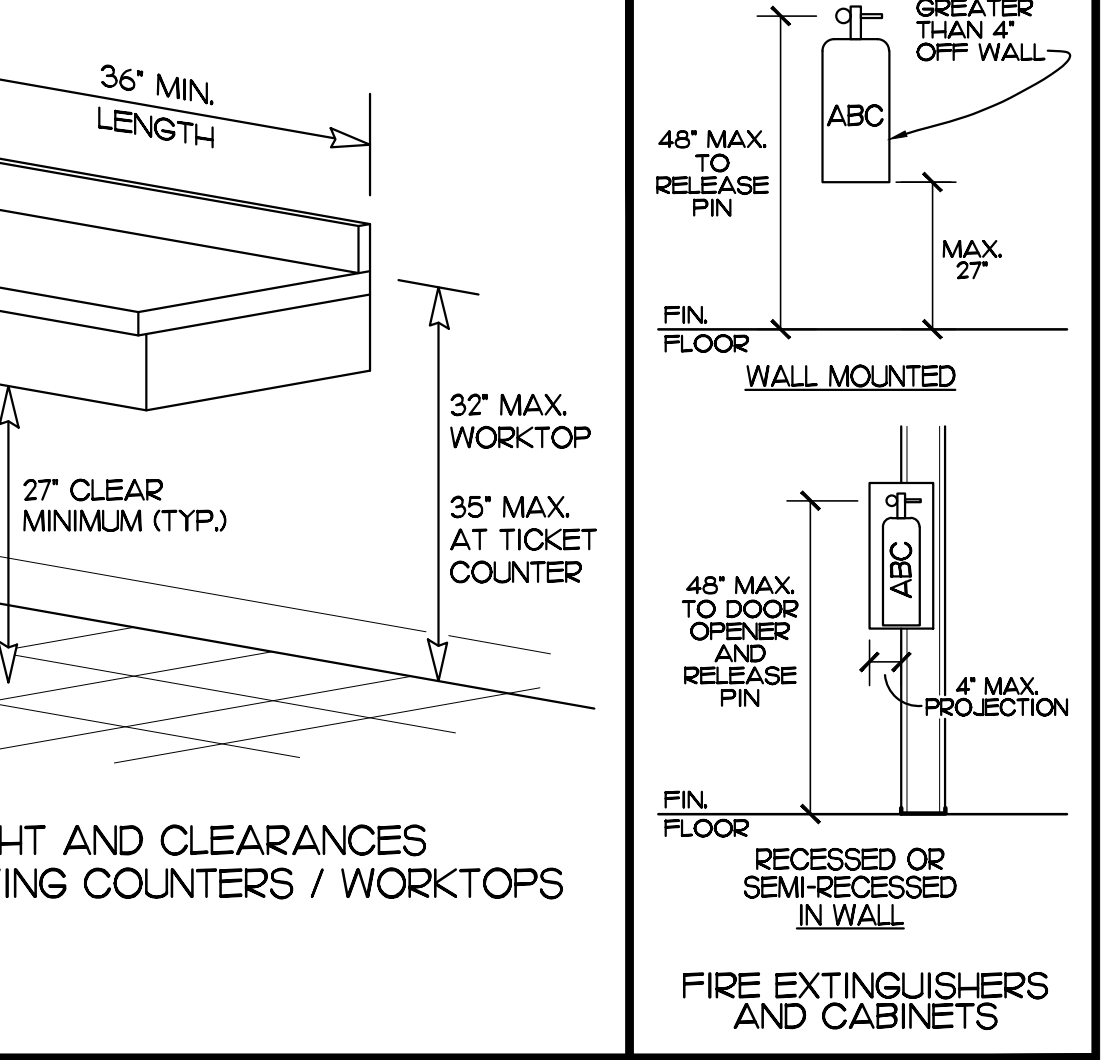
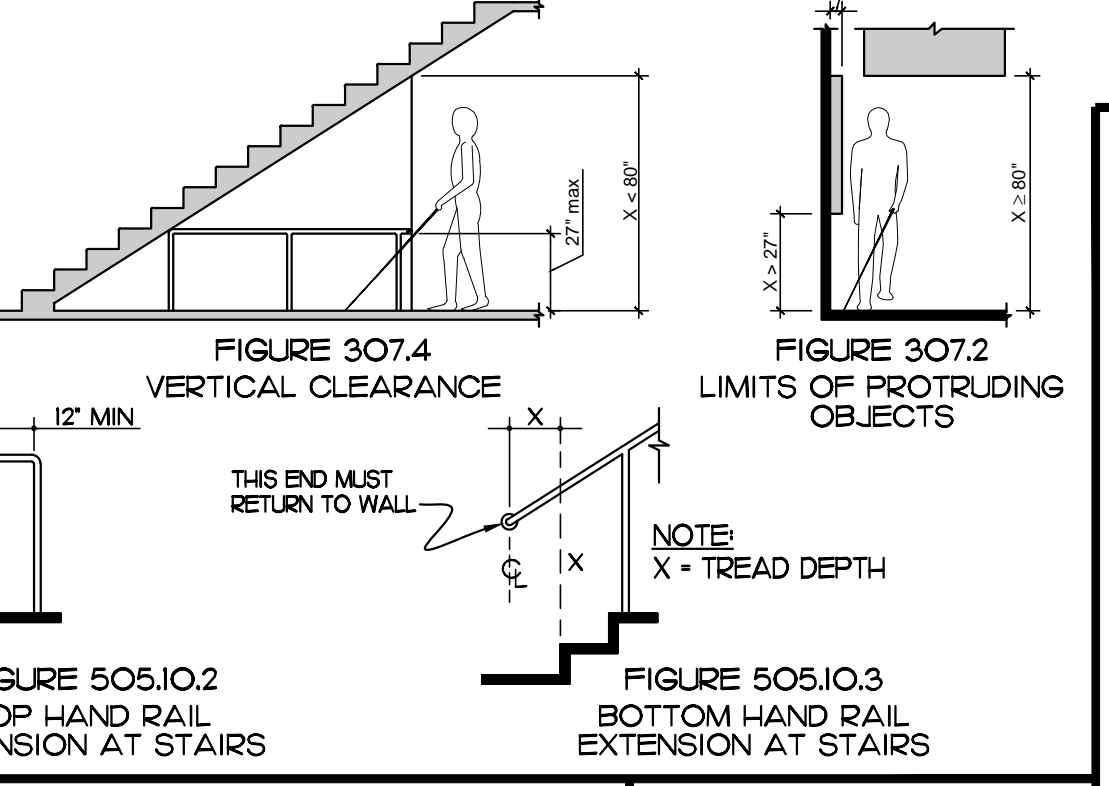
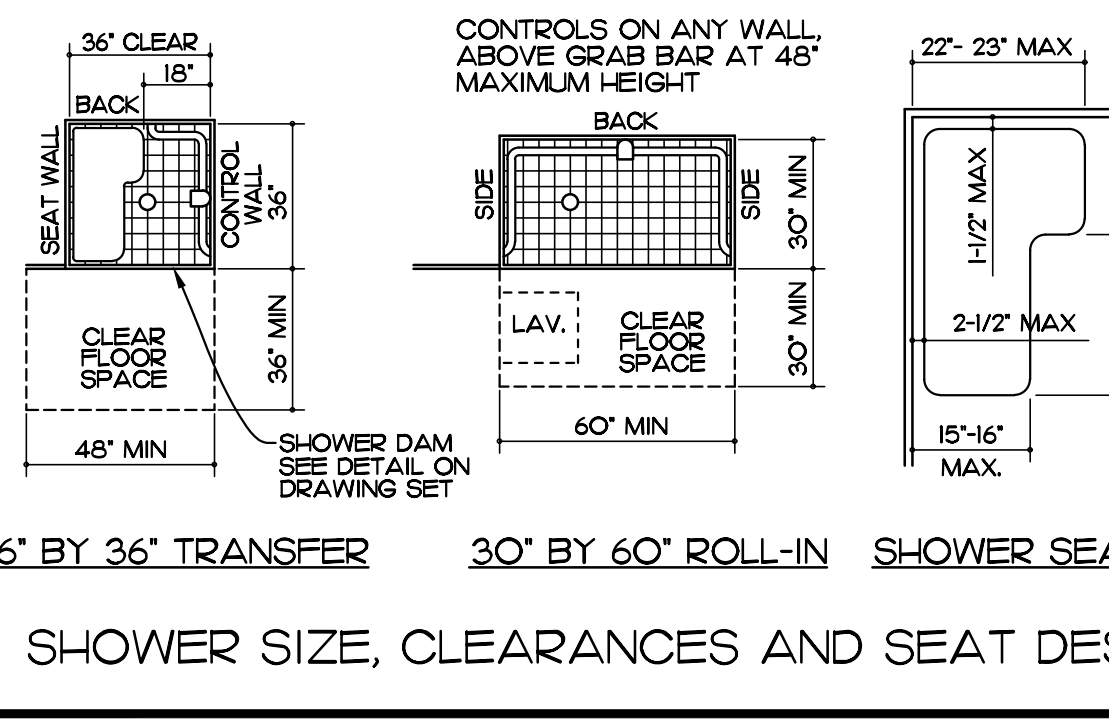
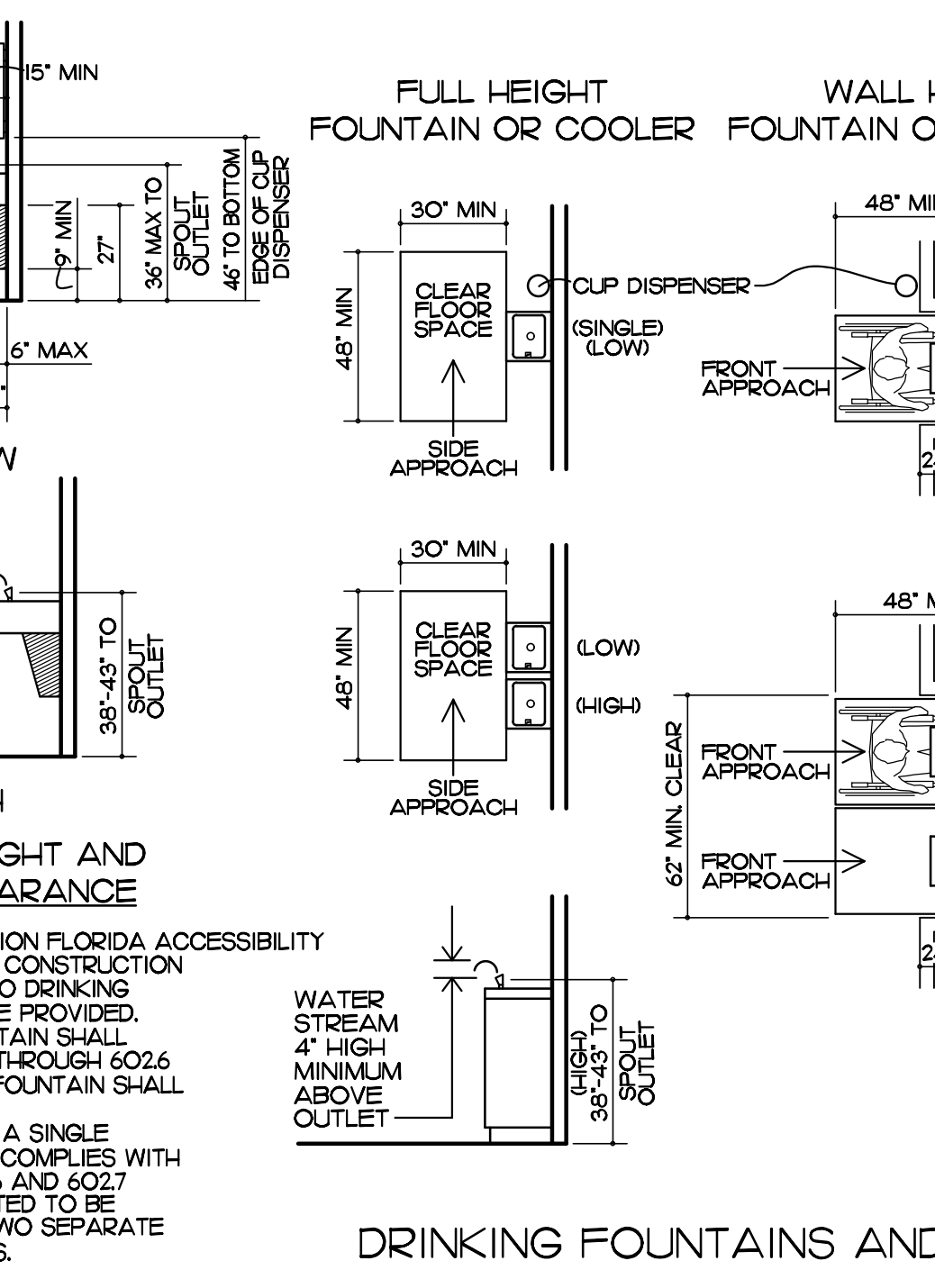
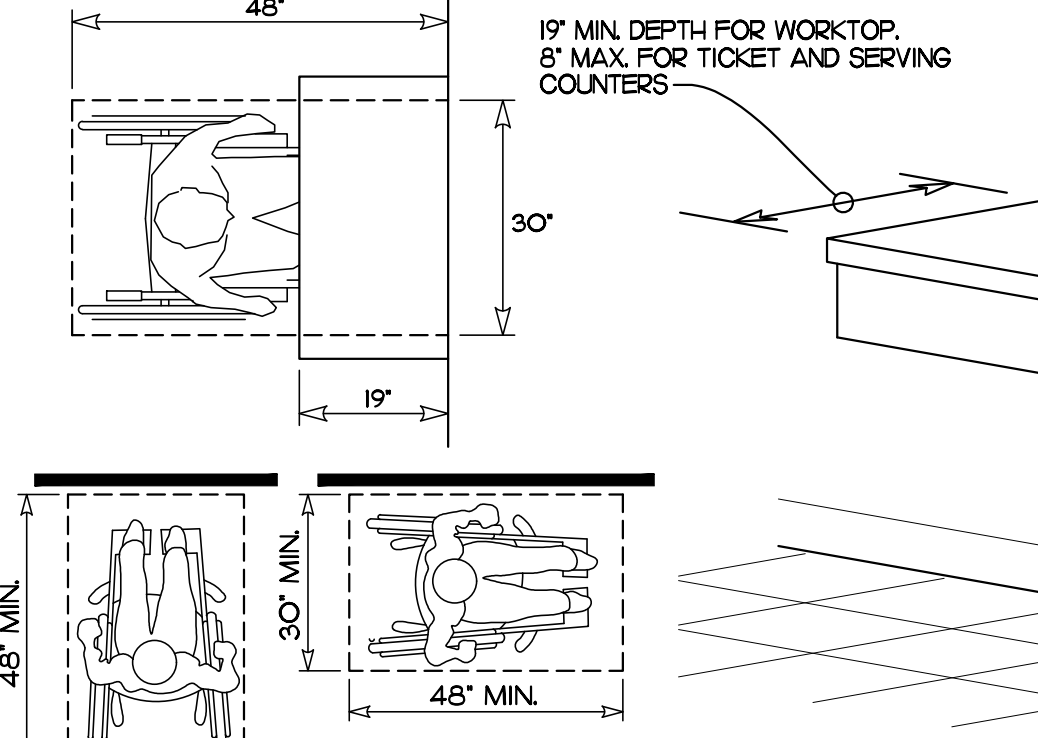
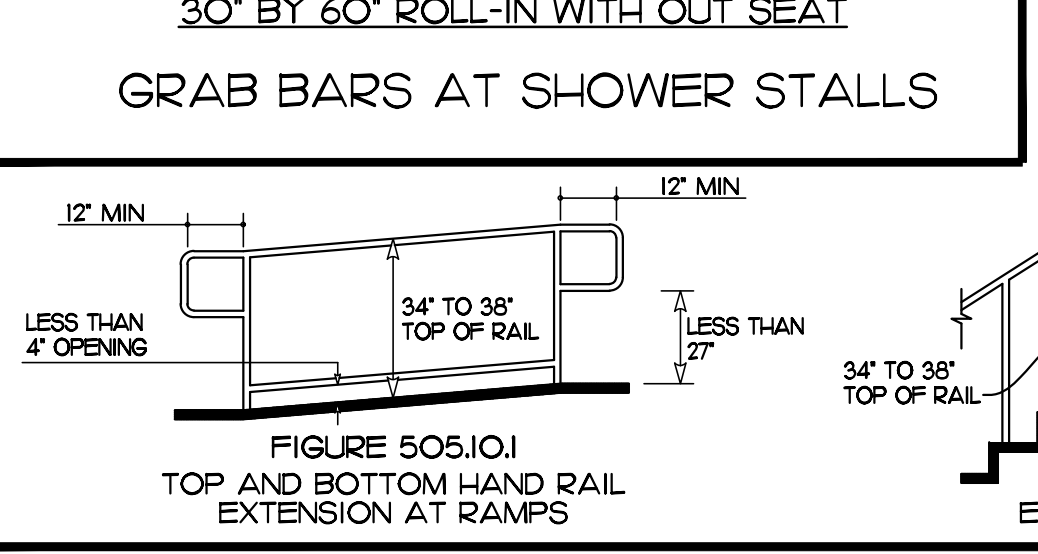
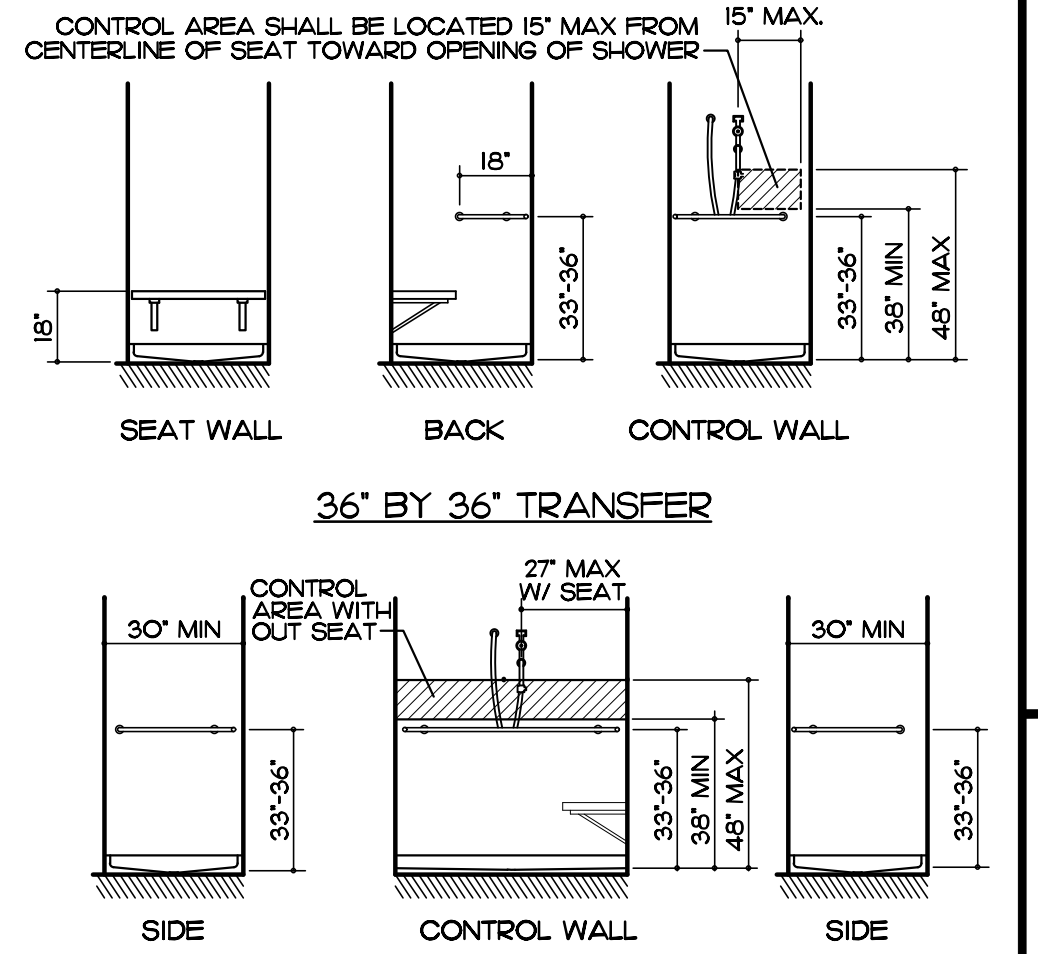
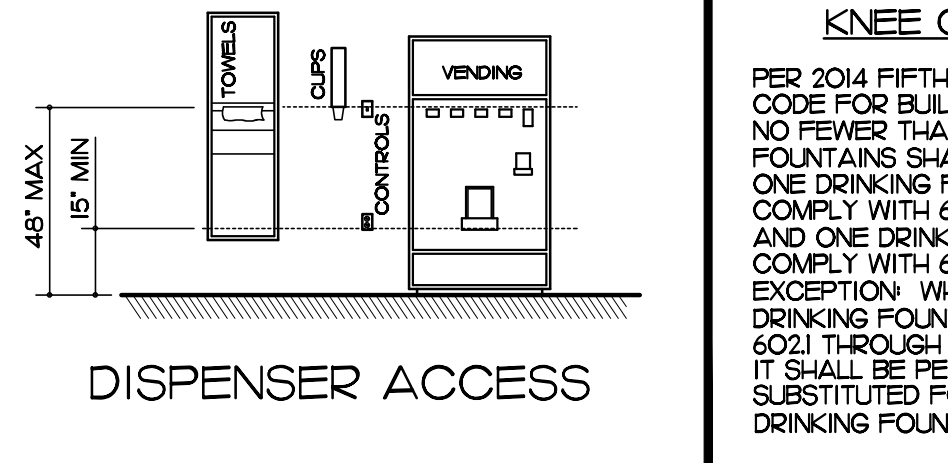
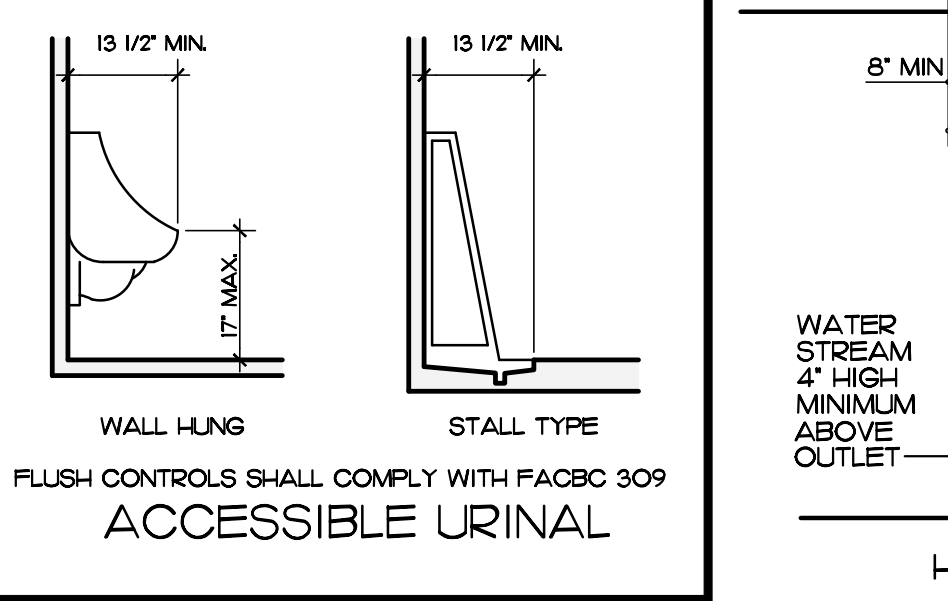
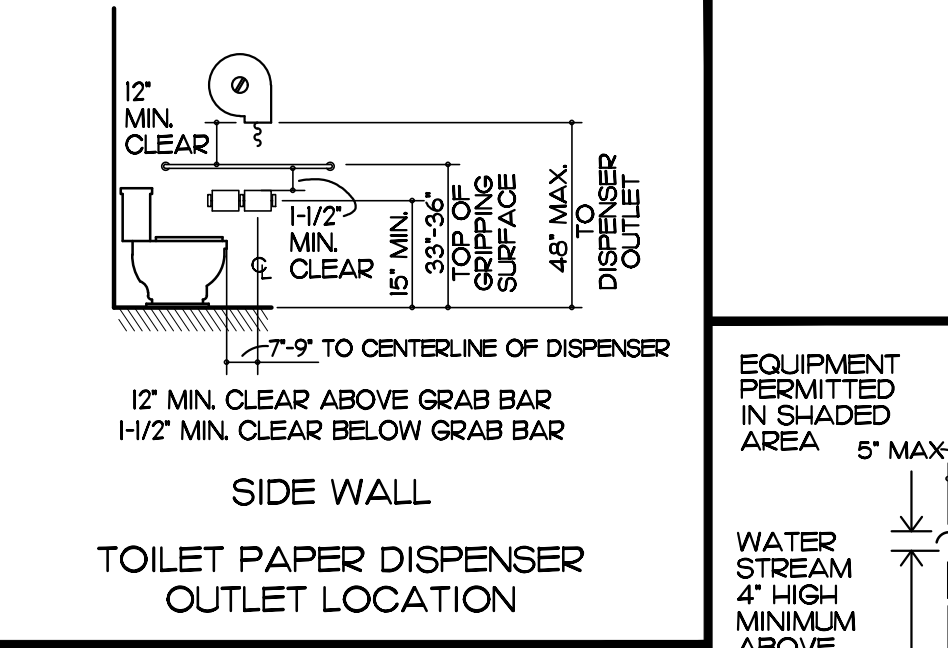
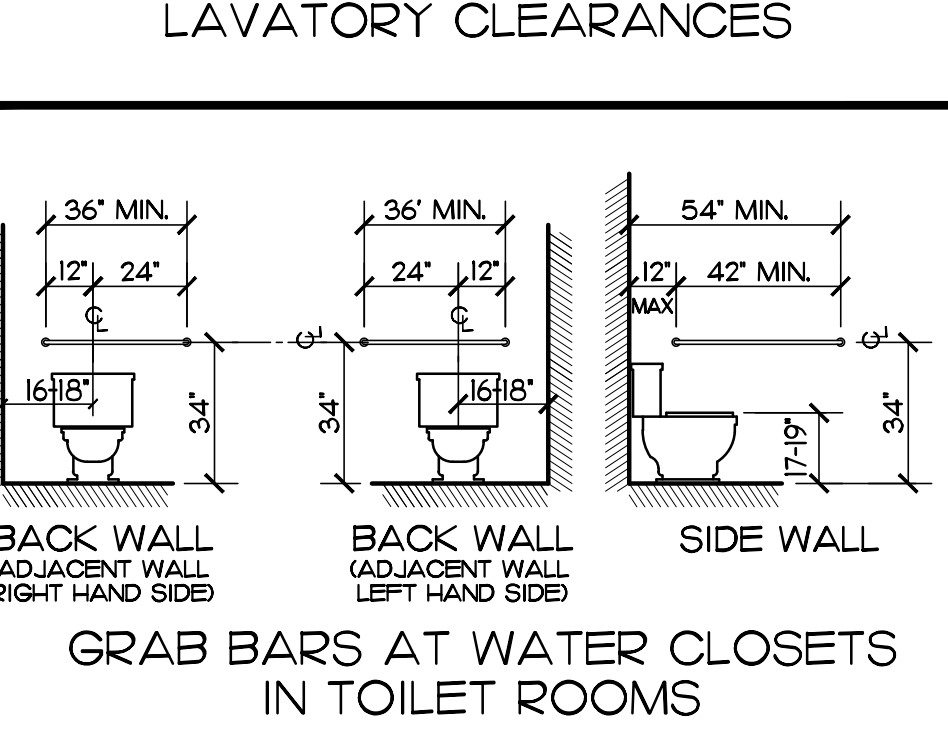
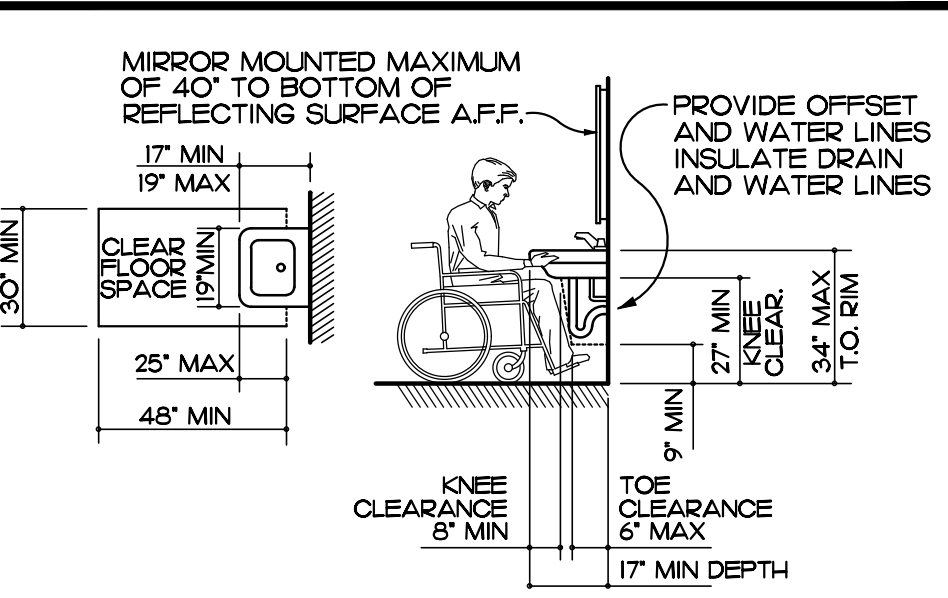
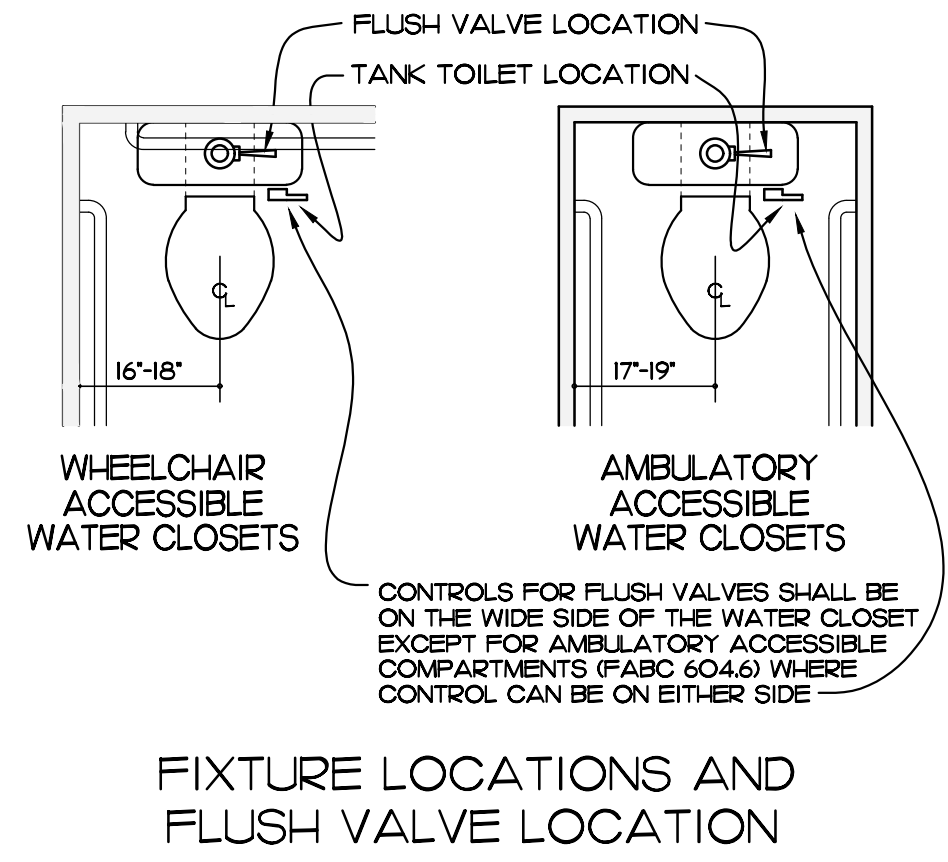
FOR:

NO.	DATE	REVISIONS

© SEPT 21. THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

SHEET NO.
ABB
OF ONE



EDLUND · DRITENBAS · BINKLEY ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000088
65 ROYAL PALM POINTE, SUITE "D" VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

ARCHITECTS

SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

FOR:

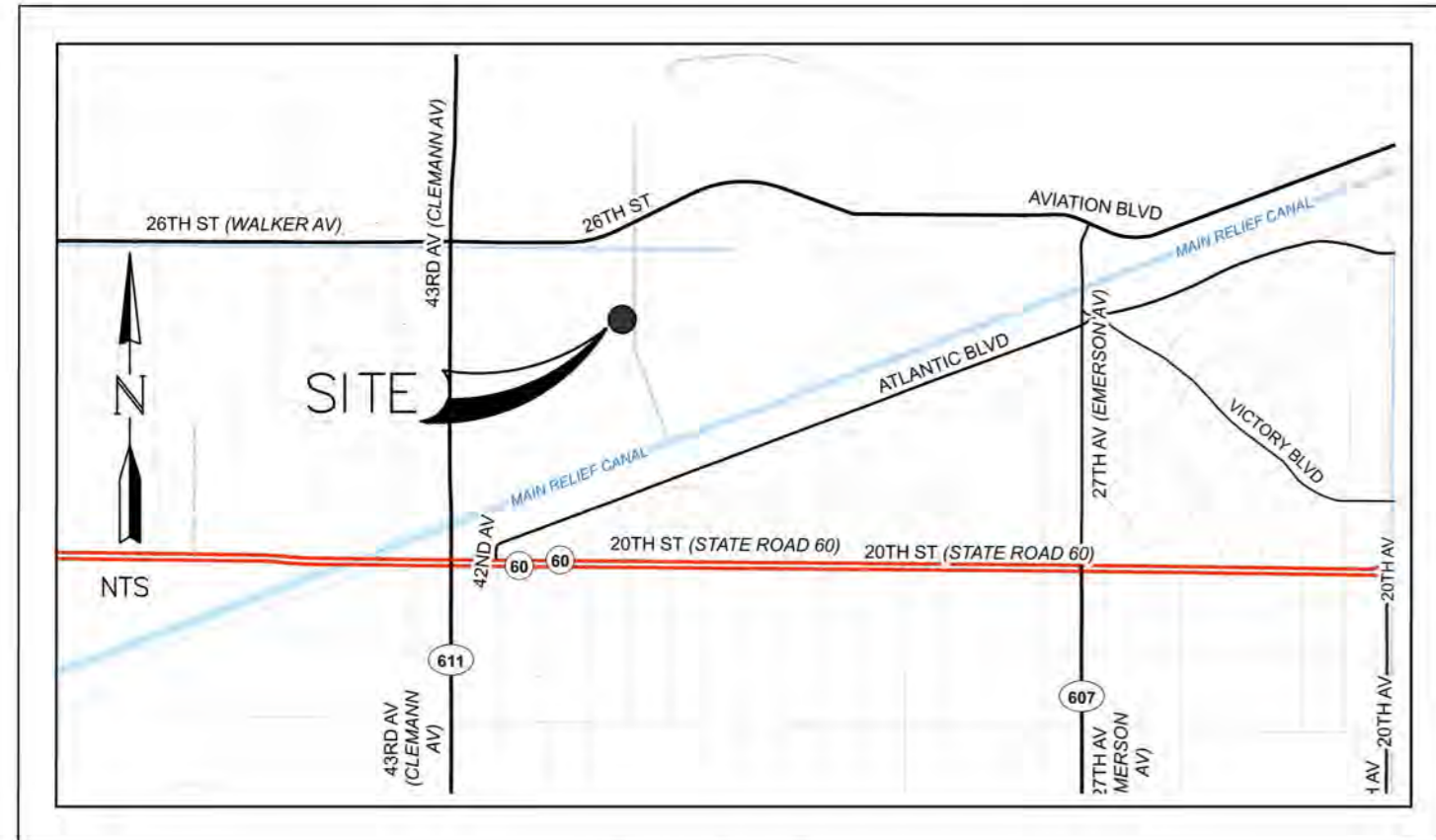
NO.	DATE	REVISIONS

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

SHEET NO.
ACC
OF ONE

TOPOGRAPHIC SURVEY FOR: INDIAN RIVER COUNTY ENGINEERING DIVISION SURVEY SECTION

Jackie Robinson Training Center - Indian River County Project No. 2020
 Section 3, Township 33 South, Range 39 East, Indian River County, Florida
 Ticket Sales Office



Location Map



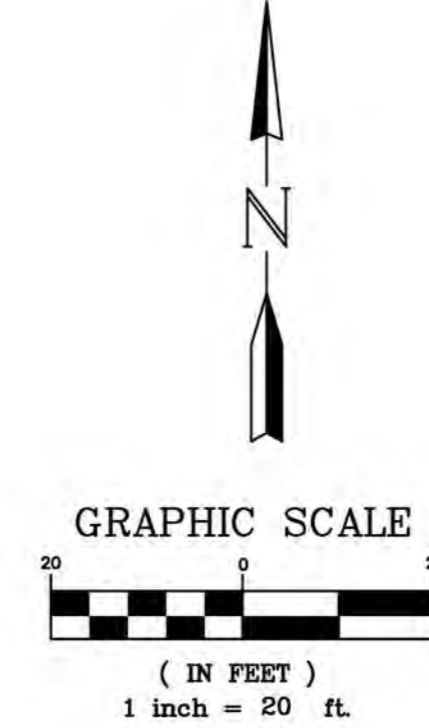
Photo No. 2



Photo No. 3
Concrete Utility Vault



Photo No. 1



Surveyor's Notes

- THIS IS NOT A BOUNDARY SURVEY.
- THE FIBER OPTIC CABLE SHOWN HEREON IS APPROXIMATE AND WAS TAKEN FROM THE INDIAN RIVER COUNTY COMMUNITY DEVELOPMENT GEOGRAPHIC INFORMATION SYSTEM (G.I.S.) DATABASE. THERE MAY EXIST ADDITIONAL SUB-SURFACE UTILITIES SUCH AS GAS LINES, SANITARY LINES, CABLE TELEVISION AND ELECTRIC LINES THAT WERE NOT LOCATED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE INDIAN RIVER COUNTY VERTICAL CONTROL NETWORK (I.R.C.V.C.N.) AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). ALL BENCHMARKS IN THE I.R.C.V.C.N. ARE ESTABLISHED FROM 3-WIRE OR DIGITAL LEVEL BENCH RUN. THIS SURVEY WAS TIED TO INDIAN RIVER COUNTY BENCHMARKS "BM586005" (ELEVATION=23.40') AND "BM586004" (ELEVATION=23.14').
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS SURVEYED AND COMPLETED BY INDIAN RIVER COUNTY PERSONNEL ON THE DATE OF OCTOBER 27, 2021.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIRED FOR A TOPOGRAPHIC SURVEY PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE HORIZONTAL CONTROL POINTS USED FOR THE PREPARATION OF THIS SURVEY WERE VERIFIED BY MULTIPLE MEASUREMENTS.
- SYMBOLS SHOWN HEREON DEPICT THE HORIZONTAL POSITION OF THAT SPECIFIC IMPROVEMENT. THE SYMBOLS (FOR GRAPHICAL PURPOSES) ARE NOT DRAWN TO SCALE.
- THE MEASUREMENTS FOR THIS SURVEY WERE MADE UTILIZING CONVENTIONAL AND REAL TIME KINEMATIC GPS SURVEYING METHODS WITH THE FOLLOWING EQUIPMENT: A LEICA VIVA GLOBAL POSITIONING SYSTEM, A TOPCON GT 505 ROBOTIC TOTAL STATION WITH MAGNET FIELD SOFTWARE AND A LEICA NA AUTOMATIC LEVEL.
- ALL MEASUREMENTS SHOWN HEREON AND TAKEN FOR THE PREPARATION OF THIS SURVEY ARE IN U.S. SURVEY FEET.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"= 20' OR SMALLER.
- THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO FIELD LOCATE AND MAP THE EXISTING IMPROVEMENTS AT THE NORTHERLY AND EASTERLY SIDE OF THE EXISTING TICKET SALES OFFICE FOR DRAINAGE DESIGN AND CONSTRUCTION.
- THERE ARE SOME TERMITE BAIT TRAPS CLOSE TO THE BUILDING. THESE TRAPS CAN BE MOVED, THEREFORE THEY ARE NOT SHOWN HEREON.

Reference Materials

- (ALL REFERENCED DOCUMENTS LISTED BELOW ARE PART OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, UNLESS NOTED OTHERWISE)
- TOPOGRAPHIC SURVEY FOR JACKIE ROBINSON AVENUE/SANDY KOFAX LANE, BY THE INDIAN RIVER PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, JOB No. 1724, DATED AUGUST 9, 2011.
 - EXHIBIT FOR DODGER TOWN TRACT 4, BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, JOB No. 3051, DATED SEPTEMBER 10, 2018.
 - RECORD SURVEY FOR THE JACKIE ROBINSON TRAINING CENTER - HOLMAN STADIUM, BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, JOB No. 1907, DATED JANUARY 17, 2019.

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE, AS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF SIGNATURE

DAVID M. SILON
 INDIAN RIVER ASSISTANT COUNTY SURVEYOR
 FLORIDA CERTIFICATE NO. 6139

Symbols and Abbreviations:

ATT = AMERICAN TELEPHONE AND TELEGRAPH	I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
C = CALCULATED	L.F. = LENGTH FEET
C.L. = CENTERLINE	LLC = LIMITED LIABILITY CORPORATION
C.M.P. = CONCRETE MONUMENT	LP = LIQUID PETROLEUM
COR. = CORNER	(M) = FIELD MEASURED
C.R. = COUNTY ROAD	MAG = MAGNETIC
D.B.S. = ST. LUCIE COUNTY DEED BOOK	N/A = NON APPLICABLE
EL OR ELEV. = ELEVATION	NTS = NOT TO SCALE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	NV = NOT VERIFIED
FNC = FENCE	O.R.B. = OFFICIAL RECORDS BOOK
FND = FOUND	(P) = PLATTED COURSE
GPS = GLOBAL POSITIONING SYSTEM	P.B. = PLAT BOOK
HOA = HOME OWNERS ASSOCIATION	P.B.S. = ST. LUCIE COUNTY PLAT BOOK
I.P. = IRON PIPE	P.K. = PARKER-KALON
INC = INCORPORATED	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
INV. = INVERT	P.V.C. = POLYVINYL CHLORIDE
I.R. = IRON ROD	R = RANGE
I.R.C. = INDIAN RIVER COUNTY	R.C.P. = REINFORCED CONCRETE PIPE
I.R.&C. = IRON ROD AND CAP	T.I.I.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
X 19.2 = SPOT ELEVATION	PL = PROPERTY LINE
⊕ = DOWN SPOUT	BFO = BURIED FIBER OPTIC CABLE
— = CONCRETE UTILITY POLE	SS = SANITARY SEWER
⊖ = POLE ANCHOR	TEL = BELL SOUTH LINE
⊙ = BENCHMARK	UBU = UNKNOWN BURIED UTILITY
⊠ = CONCRETE UTILITY POLE	W = WATER LINE
⊡ = CABLE T.V. BOX	⊗ = WATER VALVE
⊞ = POWER PANEL	⊘ = WOOD UTILITY POLE
⊚ = ELECTRIC PULL BOX	⊙ = SANITARY VALVE
⊛ = FIRE HYDRANT	▲ = WATER METER
⊜ = IRRIGATION VALVE	■ = ASPHALT SURFACE
⊝ = SIGN	□ = CONCRETE
⊞ = LIGHT POLE	▨ = EDGE OF HEDGE (VARIOUS TYPES AND HEIGHTS)
⊚ = OAK TREE	
⊛ = PALM TREE	
⊜ = MAGNOLIA	
⊝ = PINE TREE	

NO.	REVISION	DATE	BY

INDIAN RIVER COUNTY
 1801 27TH STREET
 VERO BEACH, FL 32960
 (772) 567-8000

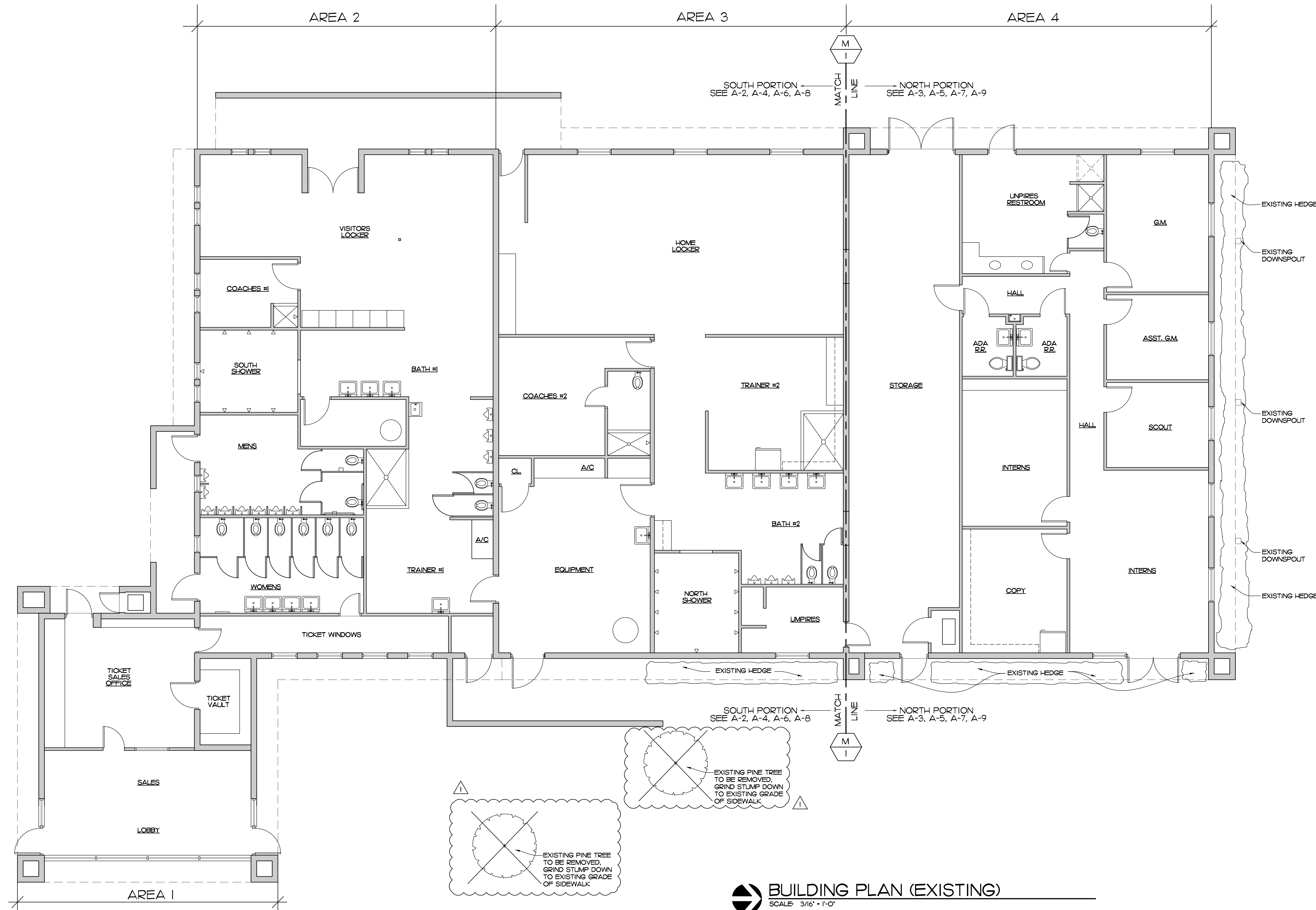


DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION

CHECKED BY: D. SILON	SECTION: 3	FIELD BOOK: STANTON 7	DATE: 10-29-2021
DRAWN BY: R. INGLETT	TOWNSHIP: 33S	PAGE: 4-6	PROJECT NUMBER: IRC-2020
APPROVED BY: D. SCHRWER	RANGE: 39E		

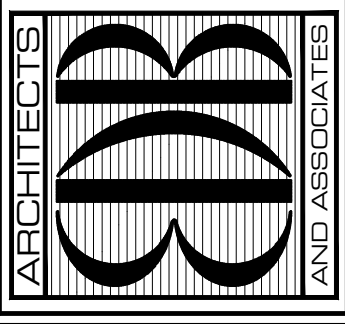
Topographic Survey
 Jackie Robinson Training Center - Ticket Sales Office
 Section's 3, Township 33 South, Range 39 East

SHEET	1
OF	1



BUILDING PLAN (EXISTING)
SCALE: 3/16" = 1'-0"

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS PER OWNER'S REQUEST	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

© SEPT '21. THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

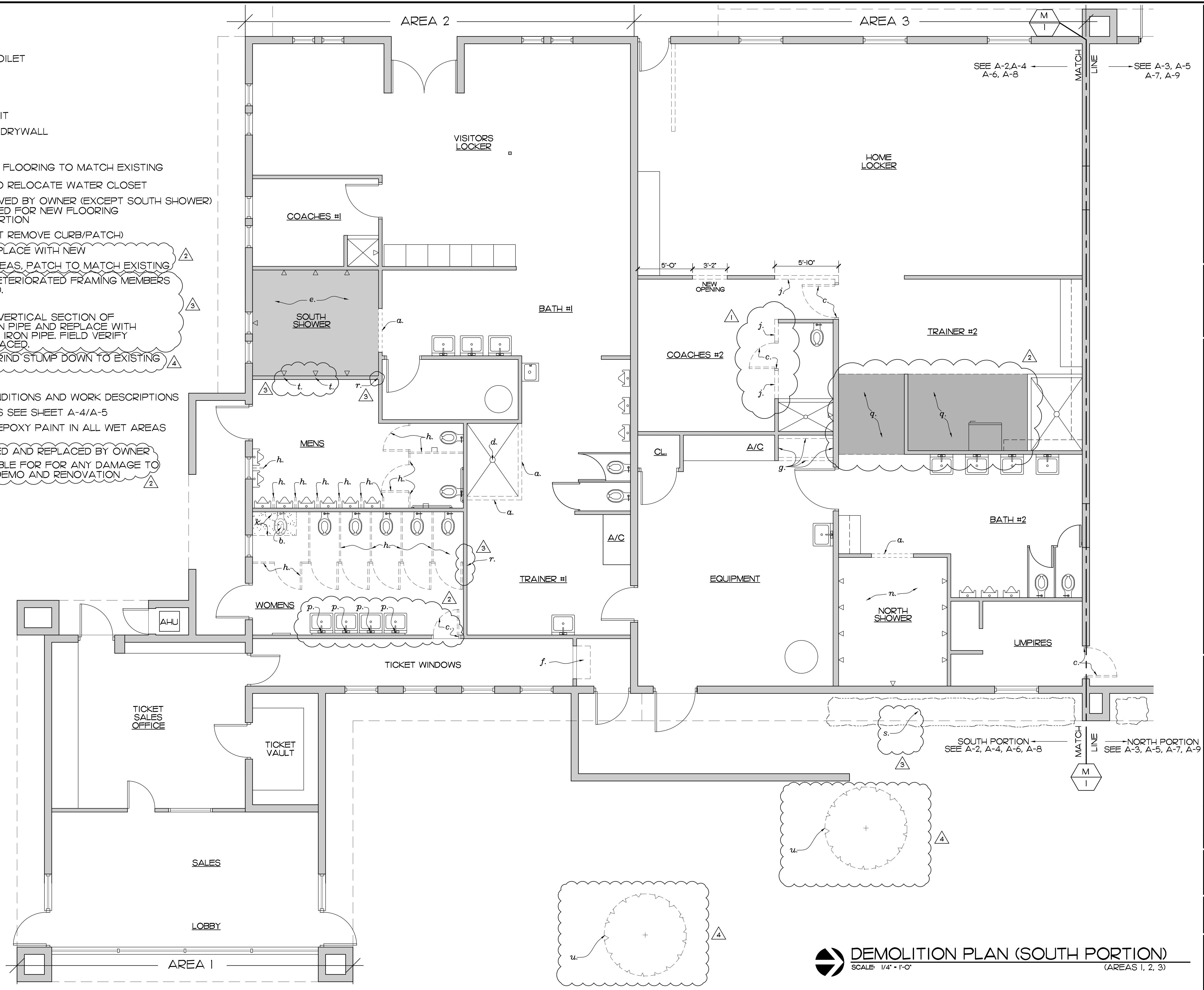
SHEET NO.
A-1
OF NINE

DESCRIPTION OF WORK:

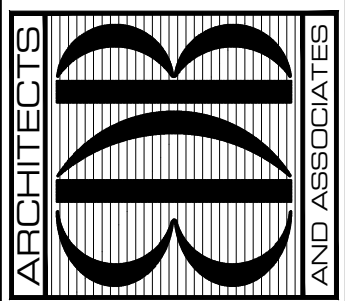
- a. DEMO CURBS
- b. REMOVE/RELOCATE EXISTING TOILET
- c. REMOVE DOOR AND FRAME
- d. FLOOR DRAIN TO REMAIN
- e. REMOVE EXISTING FLOORING
- f. REMOVE EXISTING A/C WALL UNIT
- g. REMOVE ALL WATER DAMAGED DRYWALL AND KNEE WALL STUDS
- h. REMOVE TOILET COMPARTMENT
- j. WALLS TO BE REMOVED, PATCH FLOORING TO MATCH EXISTING
- k. SAW CUT AND REMOVE SLAB TO RELOCATE WATER CLOSET
- m. ALL FLOORING HAS BEEN REMOVED BY OWNER (EXCEPT SOUTH SHOWER) PROVIDE FLOOR PREP AS NEEDED FOR NEW FLOORING TYPICAL ALL ROOMS SOUTH PORTION
- n. NO WORK IN THIS AREA (EXCEPT REMOVE CURB/PATCH)
- p. REMOVE EXISTING FAUCETS REPLACE WITH NEW
- q. REMOVE STAINED FLOORING AREAS, PATCH TO MATCH EXISTING
- r. REMOVE/REPLACE DAMAGED/DETERIORATED FRAMING MEMBERS BEFORE DRYWALL INSTALL (TYP).
- s. REMOVE EXISTING HEDGE
- t. REMOVE APPROXIMATELY 5'-0" VERTICAL SECTION OF CRACKED/RUSTED 3"Ø CAST IRON PIPE AND REPLACE WITH NEW EQUIVALENT PVC OR CAST IRON PIPE. FIELD VERIFY SIZE AND SEGMENT TO BE REPLACED.
- u. REMOVE EXISTING PINE TREE, GRIND STUMP DOWN TO EXISTING GRADE OF SIDEWALK

NOTES:

- 1. FIELD VERIFY ALL EXISTING CONDITIONS AND WORK DESCRIPTIONS
- 2. FOR CEILING DEMOLITION NOTES SEE SHEET A-4/A-5
- 3. REPAINT ALL ROOMS, PROVIDE EPOXY PAINT IN ALL WET AREAS RESTROOMS, TRAINER, BATH
- 4. EXISTING BLINDS TO BE REMOVED AND REPLACED BY OWNER
- 5. THE CONTRACTOR IS RESPONSIBLE FOR FOR ANY DAMAGE TO LOW VOLTAGE WIRING DURING DEMO AND RENOVATION



EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS
22NOV21		REVISIONS PER OWNER'S REQUEST
23AUG21		REVISIONS PER WOOD REPORT
31NOV20		ADDENDUM #1
20OCT20		BUILDING DEPT. COMMENTS

© SEPT 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS AND ASSOCIATES, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LFB
CHKD: JFB

SHEET NO.
A-2
OF NINE

DEMOLITION PLAN (SOUTH PORTION)
SCALE: 1/4" = 1'-0"
(AREAS 1, 2, 3)

DESCRIPTION OF WORK:

- a. REMOVE EXISTING SINK VANITY COUNTER
- b. REMOVE EXISTING TOILET (TO BE RELOCATED)
- c. PREFAB FIBERGLASS SHOWER TO BE REMOVED AND TO BE REBUILT TO MEET ADA
- d. REMOVE DOOR AND FRAME
- e. REMOVE EXISTING FLOORING THAT HAS NOT BEEN REMOVED BY OWNER IN AREAS INDICATED
- f. REMOVE EXISTING UPPER CABINERY
- g. REMOVE REFRIGERATOR, DELIVER TO OWNER
- h. REMOVE TOILET COMPARTMENT
- j. WALLS TO BE REMOVED
- k. CUT AND REMOVE EXISTING CONCRETE SLAB TO MOVE THE EXISTING TOILET
- l. REMOVE TILE FLOORING IN AREA OF ENLARGED RESTROOM ENTRANCE, W.C. RELOCATION
- m. REMOVE EXISTING LAVATORIES AND EXTEND PLUMBING TO NEW WALL MOUNTED LAVATORY LOCATIONS, SEE SHEET A-7
- n. EXISTING FLOORING HAS BEEN REMOVED BY OWNER, FLOOR PREP AS NEEDED FOR NEW LVT FLOORING
- p. EXISTING TILE FLOOR TO REMAIN, TILE PATCH IN WILL BE REQUIRED AT W.C. RELOCATION
- q. NO WORK IN THIS AREA
- r. REMOVE EXISTING HEDGE

NOTES:

1. FIELD VERIFY ALL WORK, EXISTING CONDITIONS, AND WORK DESCRIPTIONS
2. TIE NEW PLUMBING FIXTURES INTO EXISTING PLUMBING LINES
3. REMOVE AND REPLACE ALL VINYL BASE
4. EXISTING BLINDS TO BE REMOVED AND REPLACED BY OWNER
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LOW VOLTAGE WIRING DURING DEMO AND RENOVATION
6. ROUTE AND SEAL SLAB CRACKS WITH A POLYURETHANE SEALANT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. REFERENCE WOOD REPORT PHOTO S30 FOR LOCATIONS ON SHEET A-3, FIELD VERIFY.

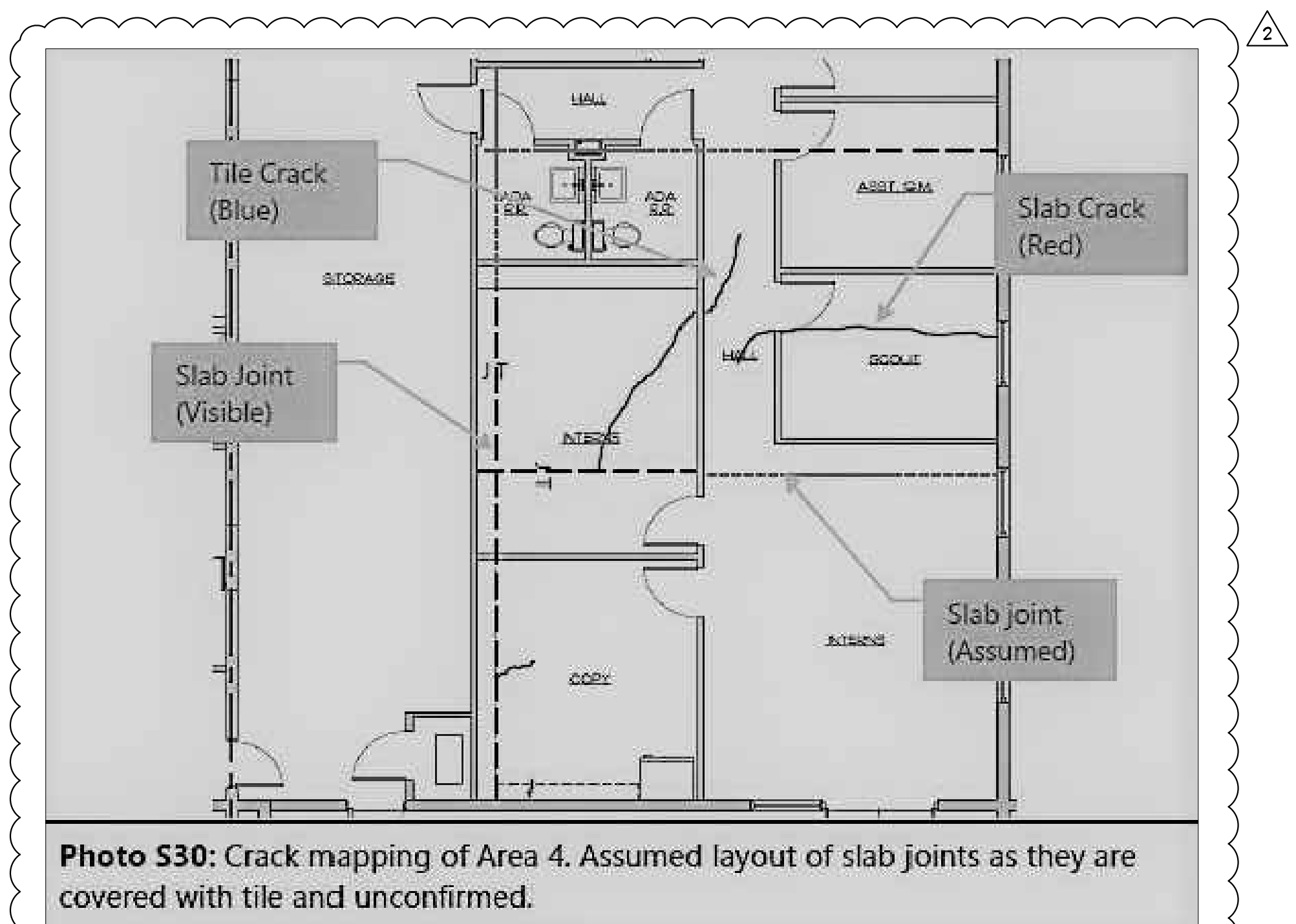
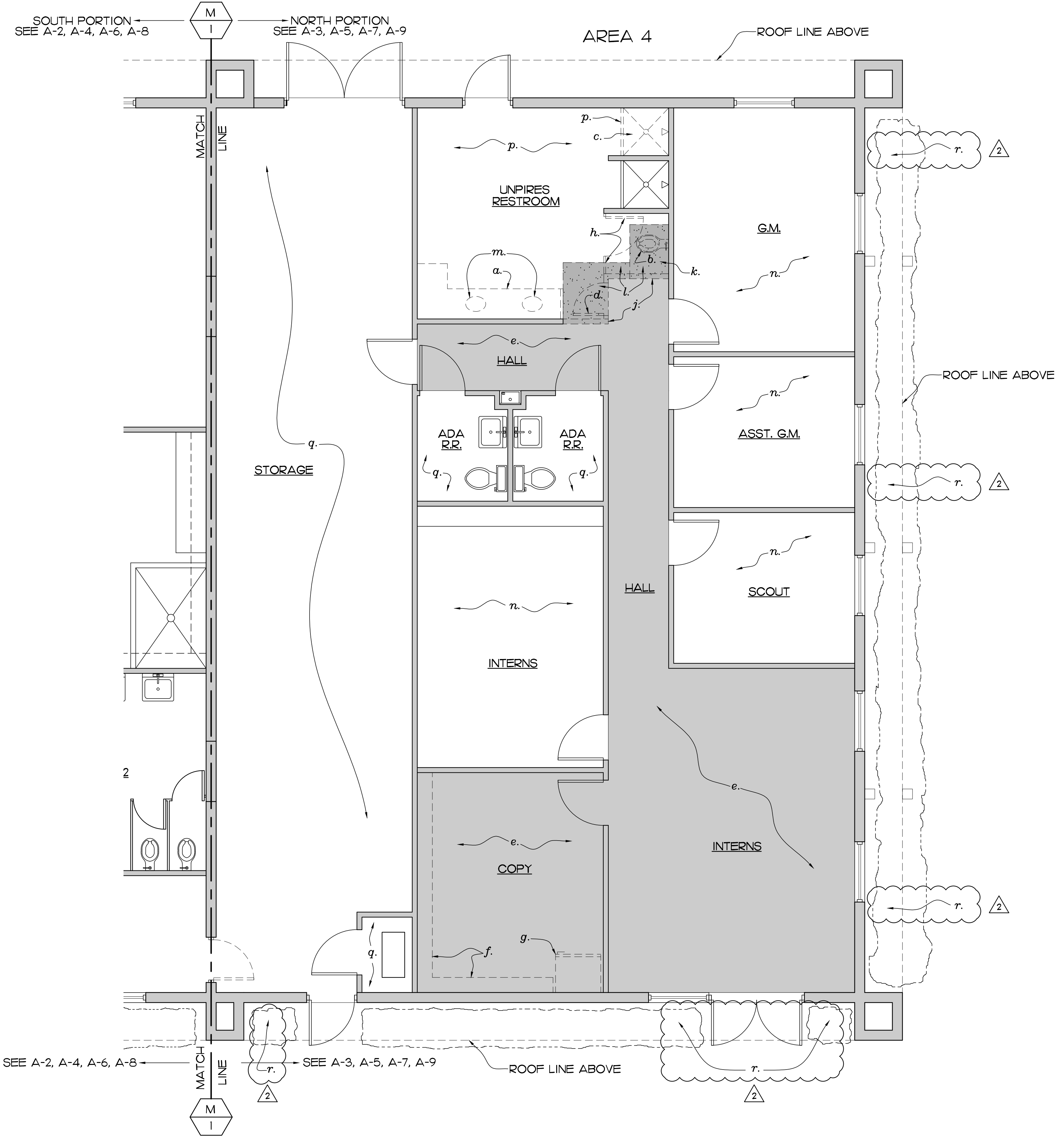


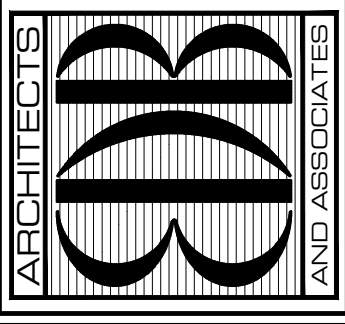
Photo S30: Crack mapping of Area 4. Assumed layout of slab joints as they are covered with tile and unconfirmed.

SLAB CRACK MAP-WOOD REPORT
SCALE: NTS



DEMOLITION PLAN (NORTH PORTION)
SCALE: 1/4" = 1'-0" (AREA 4)

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINT, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH, FL 32960

NO.	DATE	REVISIONS
1	30AUG21	REVISIONS PER WOOD REPORT
2	30NOV20	ADDENDUM #1

© SEPT 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

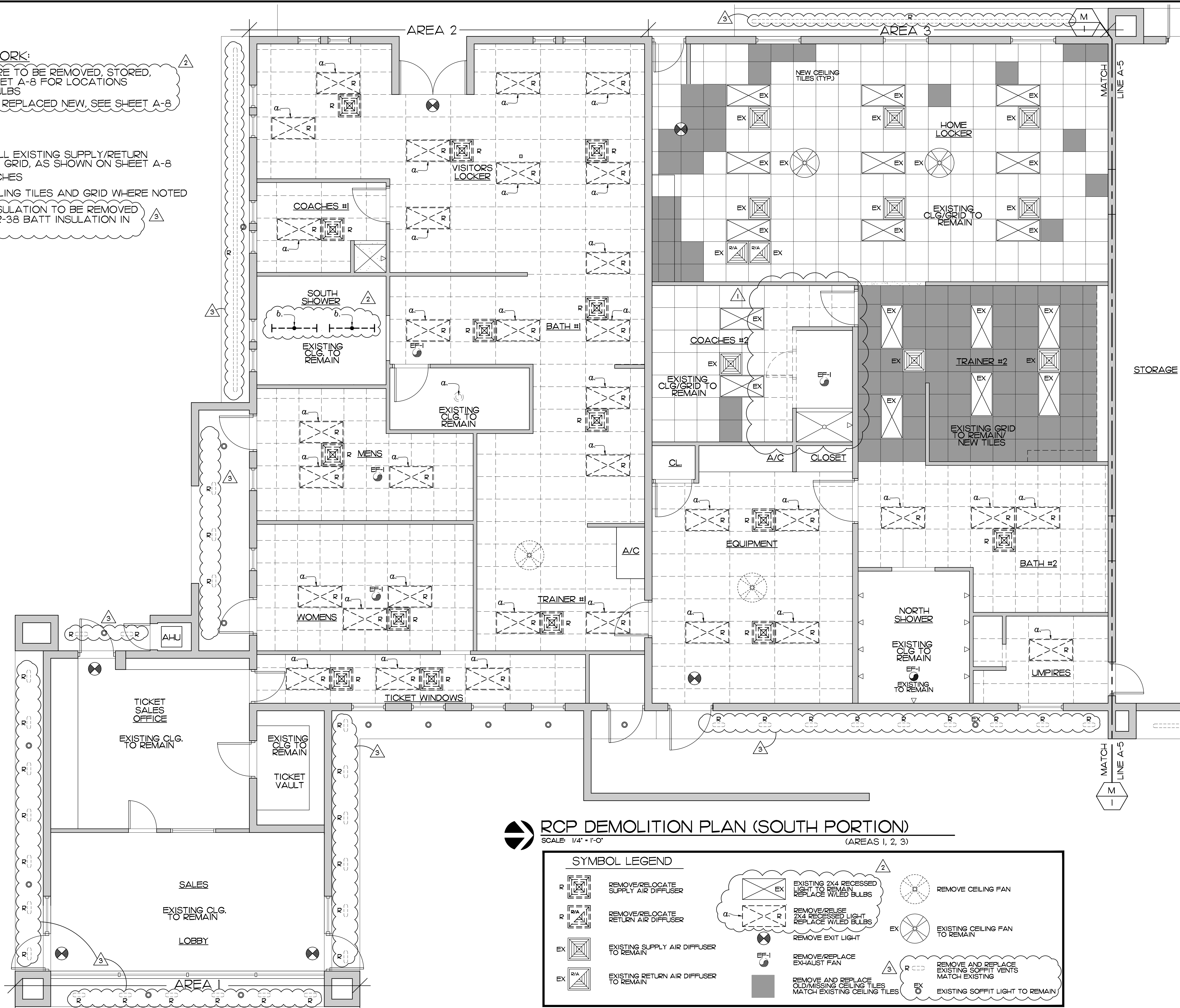
SHEET NO.
A-3
OF NINE

DESCRIPTION OF WORK:

- a. EXISTING LIGHT FIXTURE TO BE REMOVED, STORED, AND REUSED, SEE SHEET A-8 FOR LOCATIONS REPLACE WITH LED BULBS
- b. REMOVE LIGHT TO BE REPLACED NEW, SEE SHEET A-8

NOTES:

1. REMOVE AND REINSTALL EXISTING SUPPLY/RETURN AIR DIFFUSERS IN NEW GRID, AS SHOWN ON SHEET A-8
2. REUSE EXISTING SWITCHES
3. REMOVE/REPLACE CEILING TILES AND GRID WHERE NOTED
4. EXISTING R-19 BATT INSULATION TO BE REMOVED AND REPLACED WITH R-38 BATT INSULATION IN AREAS 2, 3, AND 4.

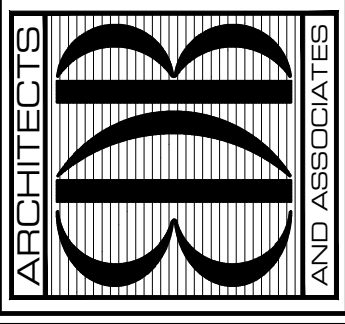


RCP DEMOLITION PLAN (SOUTH PORTION)
 SCALE: 1/4" = 1'-0"
 (AREAS 1, 2, 3)

SYMBOL LEGEND

REMOVE/RELOCATE SUPPLY AIR DIFFUSER	EXISTING 2x4 RECESSED LIGHT TO REMAIN REPLACE W/LED BULBS	REMOVE CEILING FAN
REMOVE/RELOCATE RETURN AIR DIFFUSER	REMOVE/REUSE 2x4 RECESSED LIGHT REPLACE W/LED BULBS	EXISTING CEILING FAN TO REMAIN
EXISTING SUPPLY AIR DIFFUSER TO REMAIN	REMOVE EXIT LIGHT	REMOVE/REPLACE EXHAUST FAN
EXISTING RETURN AIR DIFFUSER TO REMAIN	REMOVE AND REPLACE OLD/MISSING CEILING TILES MATCH EXISTING CEILING TILES	REMOVE AND REPLACE EXISTING SOFFIT VENTS MATCH EXISTING
	EXISTING SOFFIT LIGHT TO REMAIN	

EDLUND · DRITENBAS · BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 AR-AA 000086
 65 ROYAL PALM POINTE, SUITE "D"
 VERO BEACH, FLORIDA 32960
 PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
 TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
 1801 27TH STREET
 VERO BEACH FL 32960

NO.	DATE	REVISIONS
1	19AUG21	REVISIONS PER WOOD REPORT
2	31NOV20	ADDENDUM #1
3	20OCT20	BUILDING DEPT. COMMENTS

© SEPT 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

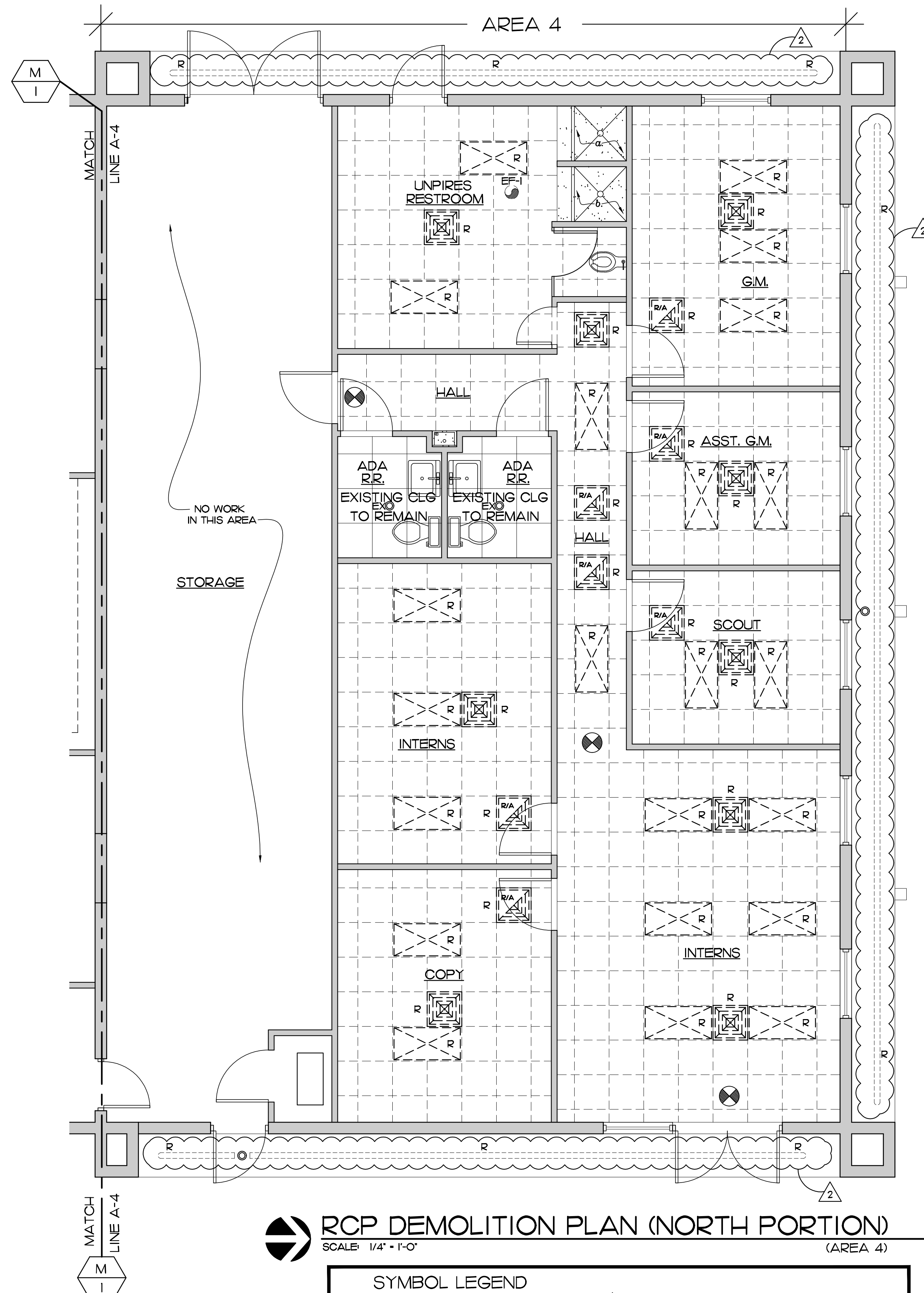
COMM. NO: 040420VB
 DATE: SEPTEMBER 13, 2021
 BY: L.D.
 CH'KD: J.F.B.

DESCRIPTION OF WORK:

- a. REMOVE DRYWALL CEILING
- b. DRYWALL CEILING TO REMAIN

NOTES

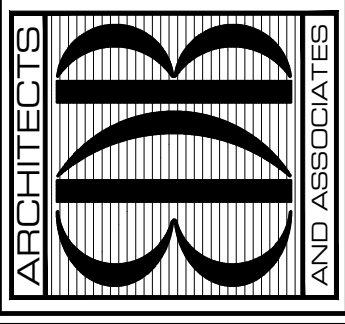
1. REMOVE AND REINSTALL ALL EXISTING LIGHT FIXTURES IN NORTH PORTION, SEE SHEET A-9. REPLACE WITH LED BULBS. 1
2. REUSE EXISTING SWITCHES
3. REMOVE/REPLACE CEILING TILES AND GRID WHERE SHOWN
4. NEW CEILING HEIGHT INSTALLATION TO MATCH EXISTING CEILING HEIGHTS
5. REMOVE/REPLACE ALL SUPPLY/RETURN AIR GRILLES IN NORTH PORTION ONLY, SOUTH PORTION AIR GRILLES TO BE REUSED, RECENTLY REPLACED BY OWNER
6. EXISTING R-19 BATT INSULATION TO BE REMOVED AND REPLACED WITH R-38 BATT INSULATION IN AREAS 2, 3, AND 4. 1 2



RCP DEMOLITION PLAN (NORTH PORTION)
SCALE: 1/4" = 1'-0"
(AREA 4)

SYMBOL LEGEND	
	REMOVE SUPPLY AIR DIFFUSER 1
	REMOVE RETURN AIR DIFFUSER
	REMOVE/REPLACE EXIT LIGHT
	EXISTING 2x4 RECESSED LIGHT TO BE REMOVED/RELOCATED. REPLACE WITH LED BULBS. 1
	REMOVE/REPLACE EXISTING EXHAUST FAN 1
	GRID TO BE REMOVED 2
	REMOVE AND REPLACE EXISTING SOFFIT VENTS. MATCH EXISTING
	RECESSED CAN LIGHT TO REMAIN

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS
1	30AUG21	REVISIONS PER WOOD REPORT
2	30NOV20	ADDENDUM #1

© SEPT '21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CH'KD: JFB

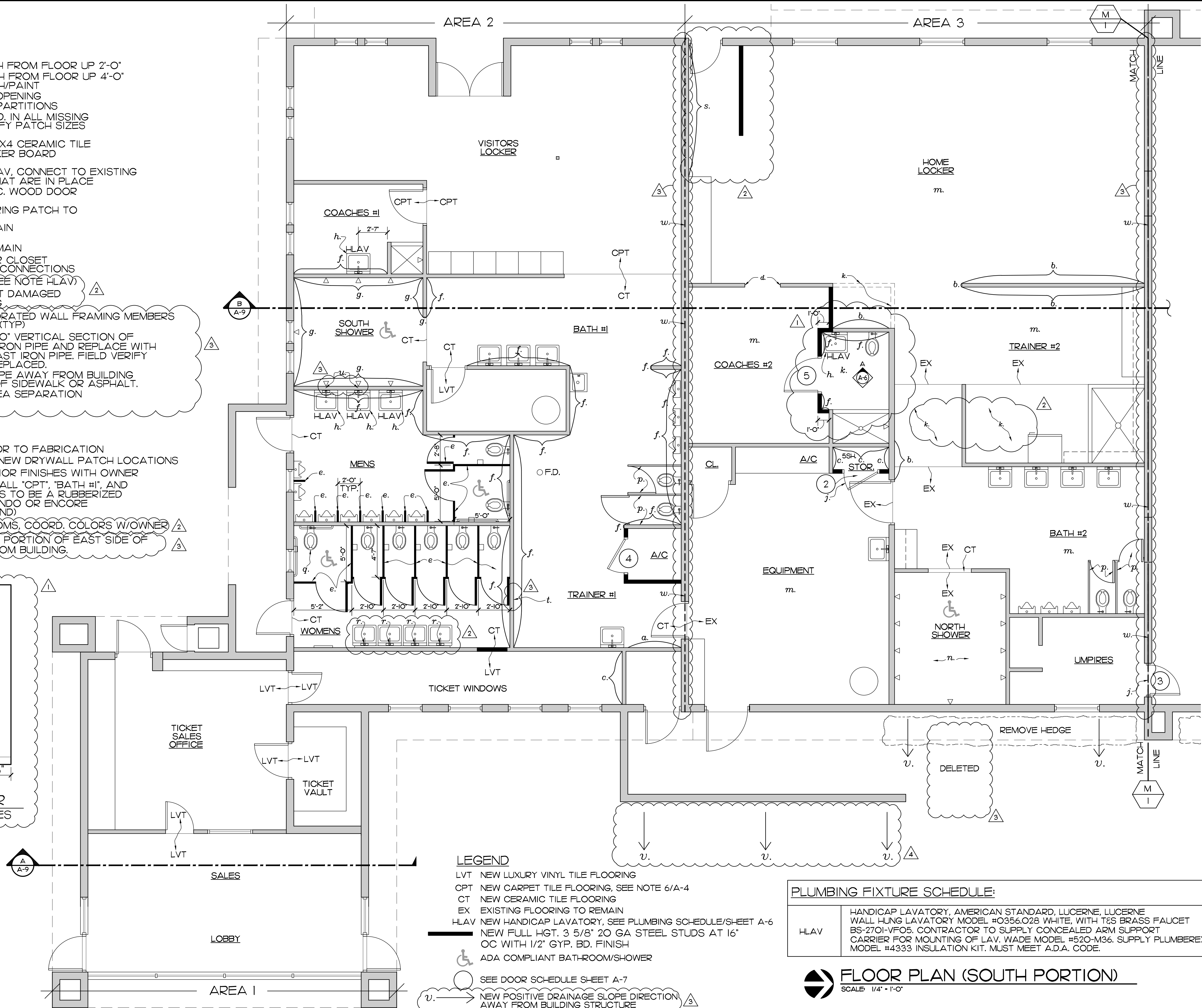
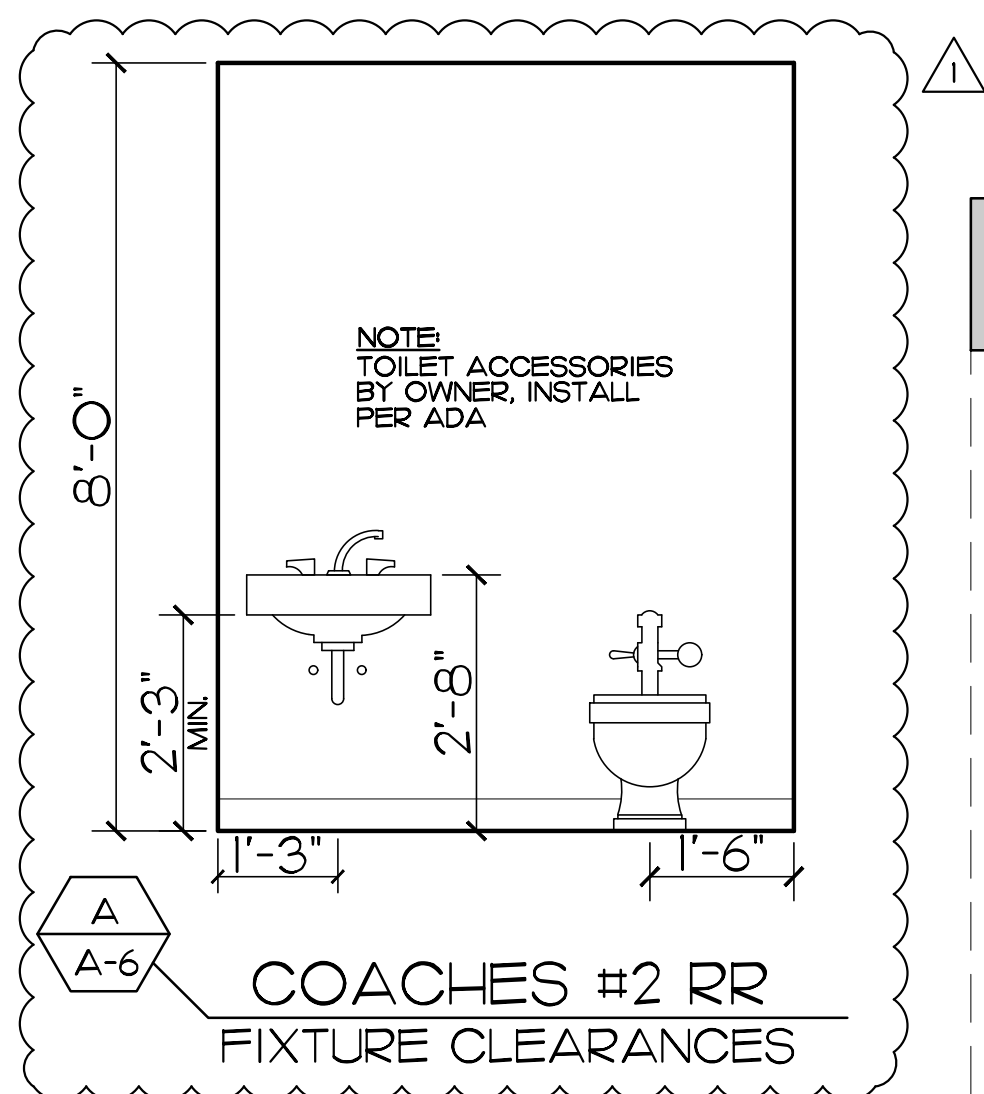
SHEET NO.
A-5
OF NINE

DESCRIPTION OF WORK:

- a. 2'-0" H DRYWALL/PAINT PATCH FROM FLOOR UP 2'-0"
- b. 4'-0" H DRYWALL/PAINT PATCH FROM FLOOR UP 4'-0"
- c. FULL HEIGHT DRYWALL PATCH/PAINT
- d. NEW 3'-0" W X 7'-0" H CASSED OPENING
- e. NEW SOLID PLASTIC TOILET PARTITIONS
- f. PROVIDE NEW 1/2" M.R. GYP. BD. IN ALL MISSING DRYWALL AREAS, FIELD VERIFY PATCH SIZES EPOXY PAINT
- g. PROVIDE NEW FULL HEIGHT 4X4 CERAMIC TILE OVER NEW 1/2" CEMENT BACKER BOARD ON SOUTH SHOWER WALLS
- h. PROVIDE NEW LAVATORY HLAV, CONNECT TO EXISTING WATER AND WASTE LINES THAT ARE IN PLACE
- j. PROVIDE NEW 3'-0" X 6'-8" S.C. WOOD DOOR IN 16GA STEEL FRAME
- k. PROVIDE RUBBER TILE FLOORING PATCH TO MATCH EXISTING
- m. EXISTING FLOORING TO REMAIN
- n. NO WORK IN THIS AREA
- p. EXISTING PARTITIONS TO REMAIN
- q. RELOCATED EXISTING WATER CLOSET MODIFY WATER AND WASTE CONNECTIONS
- r. NEW LAVATORY FAUCETS (SEE NOTE HLAV)
- s. REMOVE AND REPLACE PAINT DAMAGED VINYL BASE MATCH EXISTING
- t. REPLACE DAMAGED/DETERIORATED WALL FRAMING MEMBERS PRIOR TO DRYWALL INSTALL (TYP)
- u. REMOVE APPROXIMATELY 5'-0" VERTICAL SECTION OF CRACKED/RUSTED 3" O.CAST IRON PIPE AND REPLACE WITH NEW EQUIVALENT PVC OR CAST IRON PIPE. FIELD VERIFY SIZE AND SEGMENT TO BE REPLACED.
- v. REGRADE FOR POSITIVE SLOPE AWAY FROM BUILDING DOWN TO EXISTING GRADE OF SIDEWALK OR ASPHALT.
- w. SEAL TOP OF WALL FOR AREA SEPARATION SEE SECTION A AND B/A-9

NOTES:

- 1. FIELD VERIFY ALL WORK PRIOR TO FABRICATION
- 2. INSTALL VINYL BASE AT ALL NEW DRYWALL PATCH LOCATIONS
- 3. COORDINATE ALL NEW INTERIOR FINISHES WITH OWNER
- 4. PROVIDE ALTERNATE #1 FOR ALL "CPT", "BATH #1", AND "TRAINER #1" FLOORING AREAS TO BE A RUBBERIZED FLOORING PRODUCED BY MONDO OR ENCORE (EX. EVERLAST WITH NIKE GRIND)
- 5. PAINT ALL WALLS IN ALL ROOMS, COORD. COLORS W/OWNER
- 6. REGRADE ALONG NORTH AND PORTION OF EAST SIDE OF BUILDING TO DRAIN AWAY FROM BUILDING.



LEGEND

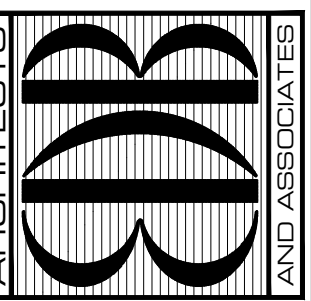
- LVT NEW LUXURY VINYL TILE FLOORING
- CPT NEW CARPET TILE FLOORING, SEE NOTE 6/A-4
- CT NEW CERAMIC TILE FLOORING
- EX EXISTING FLOORING TO REMAIN
- HLAV NEW HANDICAP LAVATORY, SEE PLUMBING SCHEDULE/SHEET A-6
- NEW FULL HGT. 3 5/8" 20 GA STEEL STUDS AT 16" OC WITH 1/2" GYP. BD. FINISH
- ♿ ADA COMPLIANT BATHROOM/SHOWER
- SEE DOOR SCHEDULE SHEET A-7
- v. → NEW POSITIVE DRAINAGE SLOPE DIRECTION AWAY FROM BUILDING STRUCTURE

PLUMBING FIXTURE SCHEDULE:

HLAV	HANDICAP LAVATORY, AMERICAN STANDARD, LUCERNE, LUCERNE WALL HUNG LAVATORY MODEL #0356.028 WHITE, WITH T&S BRASS FAUCET BS-2701-VF05. CONTRACTOR TO SUPPLY CONCEALED ARM SUPPORT CARRIER FOR MOUNTING OF LAV. WADE MODEL #520-M36. SUPPLY PLUMBEREX MODEL #4333 INSULATION KIT. MUST MEET A.D.A. CODE.
------	---

FLOOR PLAN (SOUTH PORTION)
SCALE 1/4" = 1'-0"

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS
1	22NOV21	REVISIONS PER OWNER'S REQUEST
2	30AUG21	REVISIONS PER WOOD REPORT
3	31NOV20	ADDENDUM #1
4	20OCT20	BUILDING DEPT. COMMENTS

© SEPT 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS AND ASSOCIATES, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHK'D: JFB

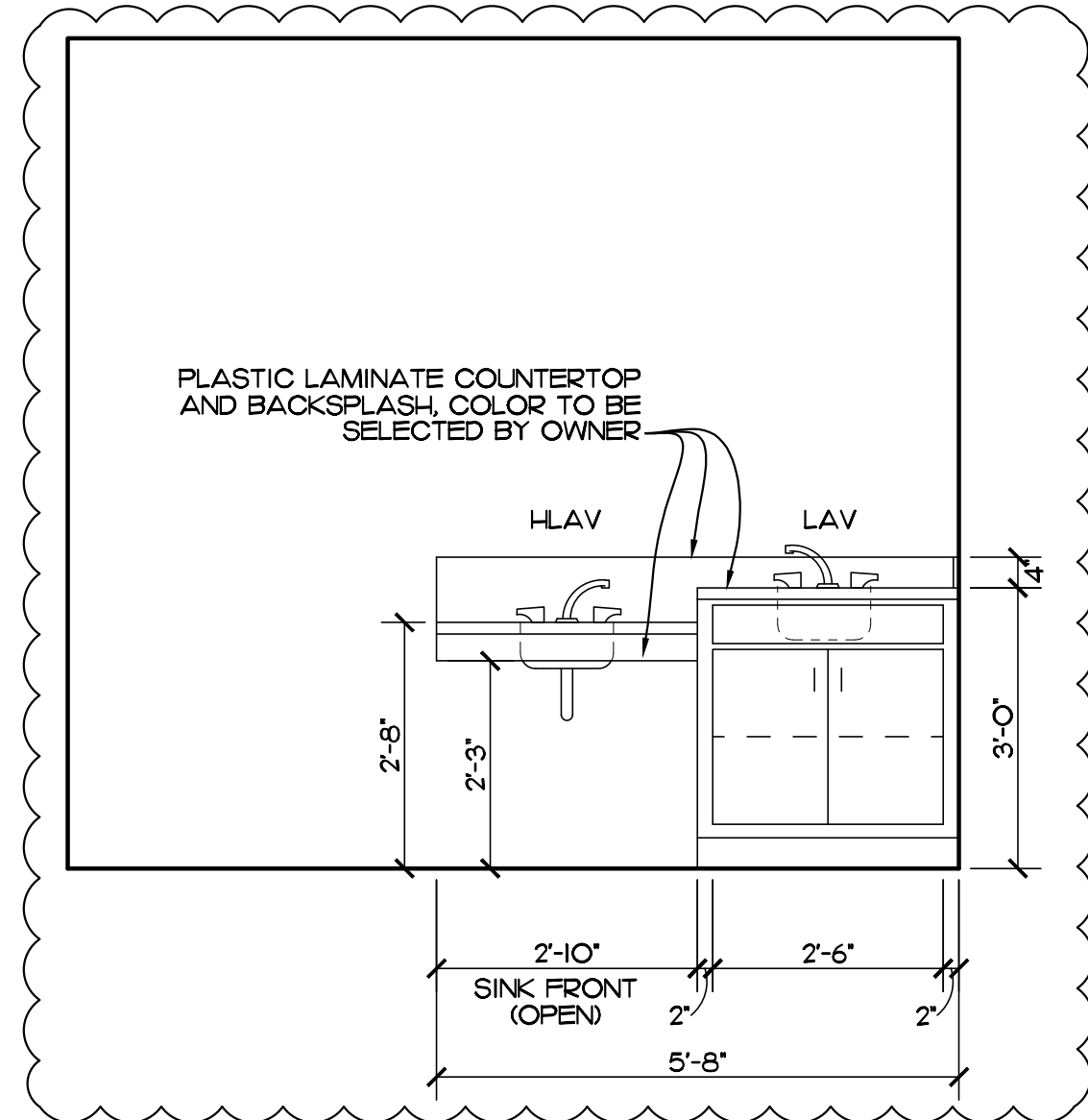
SHEET NO.
A-6
OF NINE

DESCRIPTION OF WORK:

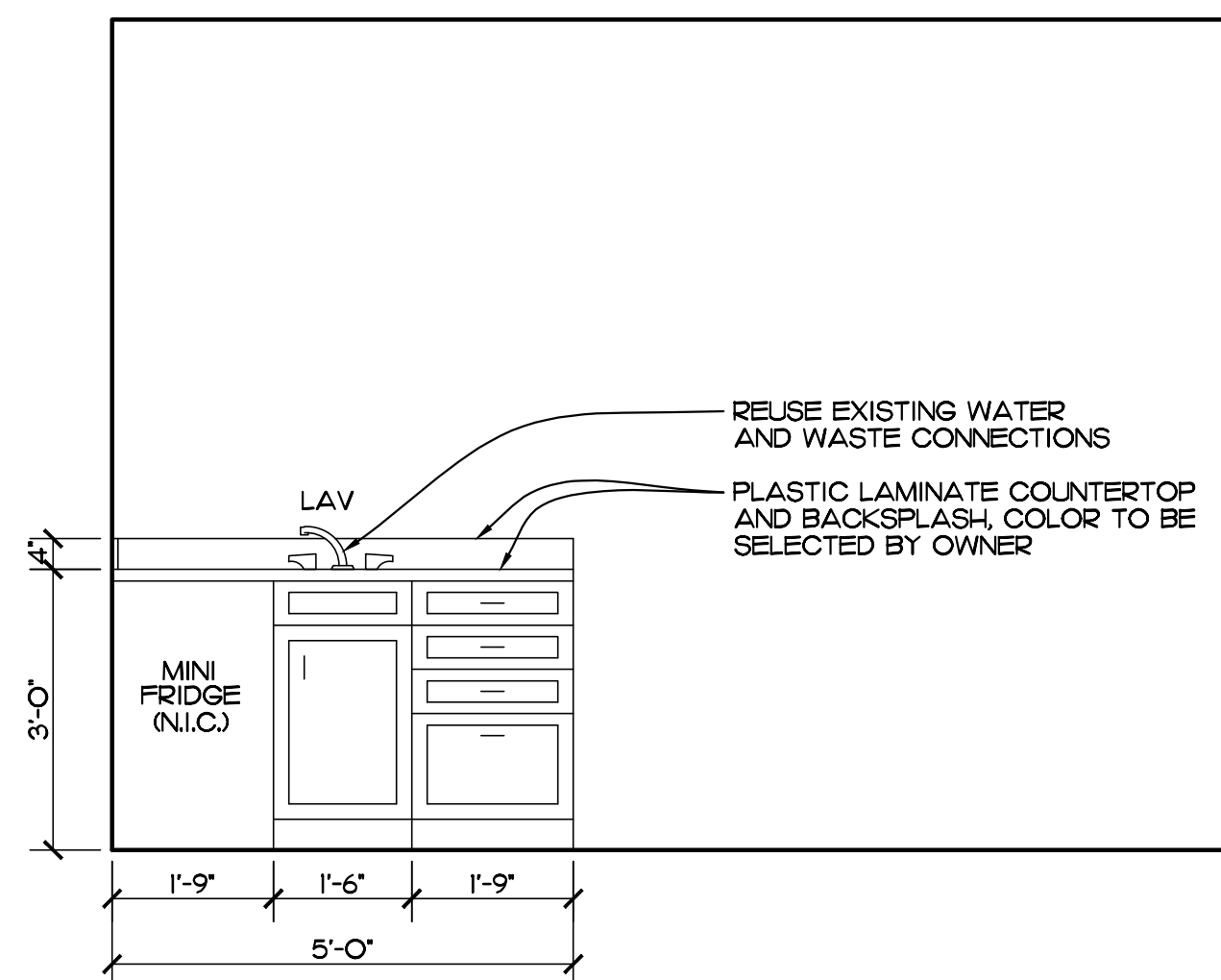
- a. 2'-0" H DRYWALL/PAINT PATCH FROM FLOOR UP 2'-0"
- b. 4'-0" H DRYWALL/PAINT PATCH FROM FLOOR UP 4'-0"
- c. FULL HEIGHT DRYWALL PATCH/PAINT
- d. EXISTING SHOWER TO REMAIN
- e. PROVIDE NEW FULL HEIGHT CERAMIC TILE OVER NEW 1/2" CEMENT BACKER BOARD ALONG WITH ADA FOLD DOWN SEAT
- f. NEW LAVATORIES, REVISE EXISTING WATER AND WASTE CONNECTIONS TO NEW LOCATION
- g. NO WORK IN THESE ROOMS
- h. MODIFY REPLACE SHOWER HEAD IN REMODELED ADA SHOWER
- j. NEW TOILET PARTITIONS, SOLID PLASTIC, SANTANA OR EQUAL
- k. EXISTING FLOOR TILE TO REMAIN, PATCH TILE TO MATCH EXISTING AS NEEDED
- l. REMOVE HEDGE, REGRADE FOR POSITIVE SLOPE AWAY FROM BUILDING.
- m. SEAL TOP OF WALL FOR AREA SEPARATION SEE SECTION A AND B/A-9

NOTES:

- 1. FIELD VERIFY ALL WORK PRIOR TO FABRICATION
- 2. INSTALL NEW VINYL BASE THROUGHOUT, MATCH EXISTING
- 3. COORDINATE ALL NEW INTERIOR FINISHES WITH OWNER
- 4. REMOVE AND REPLACE CEILING GRID THROUGHOUT
- 5. REMOVE LIGHT FIXTURES AND REINSTALL WITH LED BULBS
- 6. PROVIDE NEW A/C GRILLES TO MATCH EXISTING ON NORTH PORTION
- 7. REPAINT ALL WALLS, PROVIDE EPOXY PAINT IN UMPIRES RESTROOM

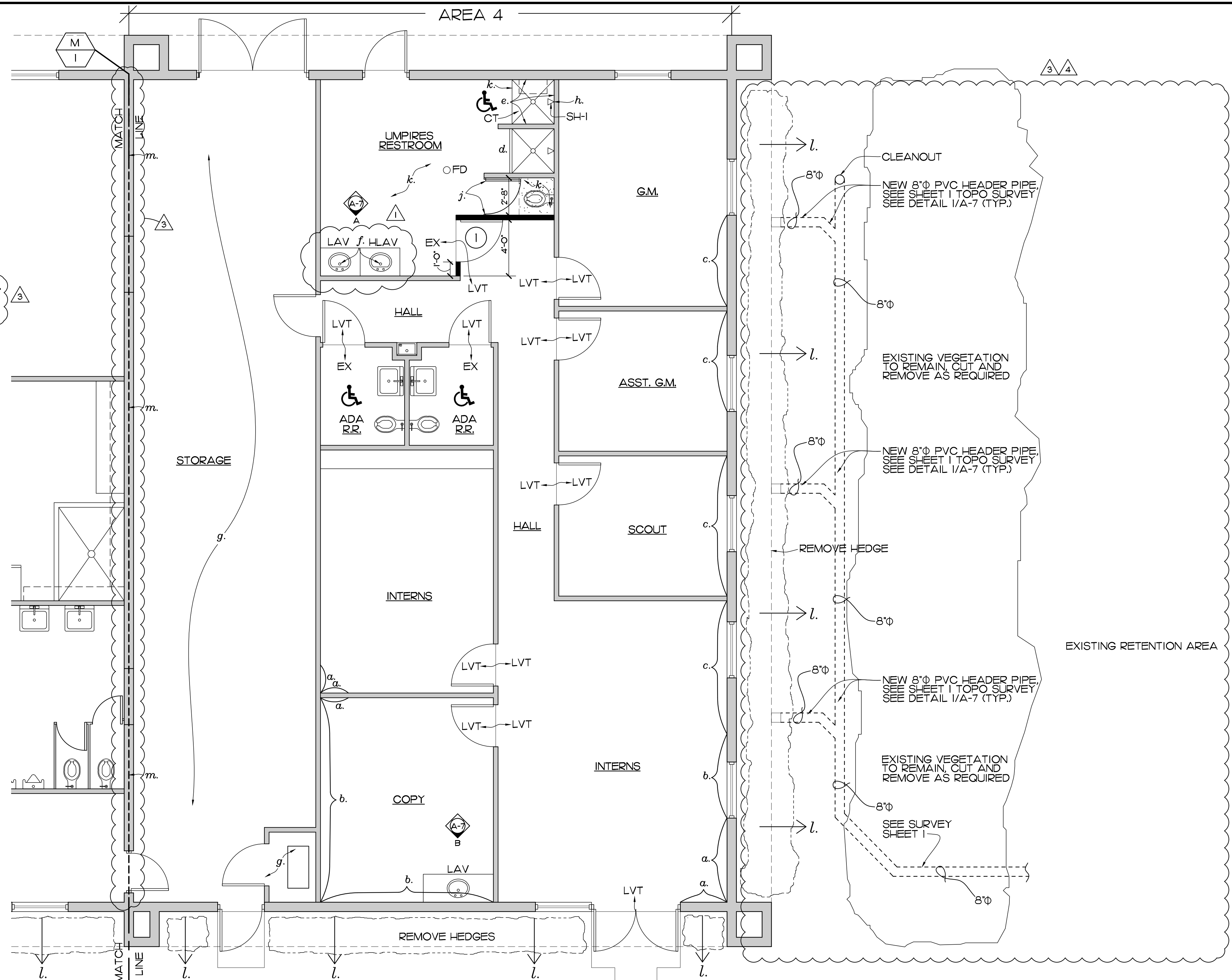


UMPIRES RESTROOM



COPY

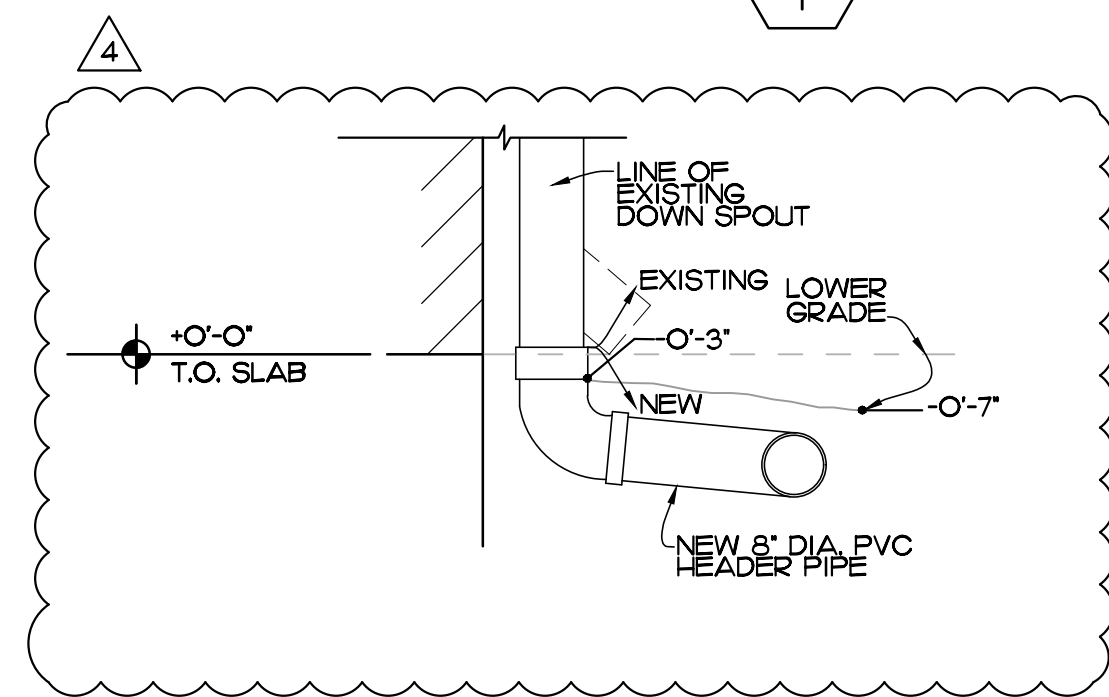
INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



FLOOR PLAN (NORTH PORTION)
SCALE: 1/4" = 1'-0"

- LEGEND**
- LVT NEW LUXURY VINYL TILE FLOORING
 - CPT NEW CARPET TILE FLOORING
 - CT NEW CERAMIC TILE FLOORING (SQUARES)
 - EX EXISTING FLOORING TO REMAIN
 - ADA COMPLIANT BATHROOM/SHOWER
 - SEE DOOR SCHEDULE SHEET A-7

NEW 8" DIA. PVC HEADER PIPE, CONNECT TO EXISTING GUTTER, EXTEND TO EXISTING RETENTION AREA
NEW POSITIVE DRAINAGE SLOPE DIRECTION AWAY FROM BUILDING STRUCTURE

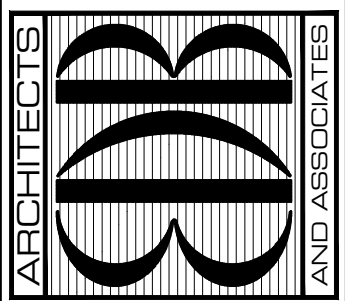


DRAIN DETAIL
SCALE: 1/2" = 1'-0" REF. SHEET A-7

MARK	SIZE	DESCRIPTION	JAMB	DETAIL / ELEV.	REMARKS
1	3'-0" W. X 6'-8" H. X 1/3/4"	SOLID CORE FLUSH, BIRCH FACED, TWO COATS POLYURETHANE	16 GA. STEEL		
2					
3					
4					STEEL LOUVER BOTTOM HALF OF DOOR
5					

PLUMBING FIXTURE SCHEDULE:	
LAV	LAVATORY, AMERICAN STANDARD O491.019 RONDALYN COUNTER TOP, FAUCET, T&S BRASS BS-2701-VF05 SINGLE LEVER HANDLE W/ETF 460 A GRID DRAIN
SH-H	MOEN-MODEL 8375-SINGLE HANDLE POSI-TEMP PRESSURE BALANCED SHOWER TRIM WITH SHOWER HEAD

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINT, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

NO.	DATE	REVISIONS
1		REVISIONS PER OWNER REQUEST
2		REVISIONS PER WOOD REPORT
3		ADDENDUM #1
4		BUILDING DEPT. COMMENTS

© SHEET 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS AND ASSOCIATES, P.A. AND REPRODUCTION, DISSEMINATION OR THE DISPLAY IN WHOLE OR IN PART IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LFB
CHKD: JFB

SHEET NO.
A-7
OF NINE

DESCRIPTION OF WORK:

- a. NEW 6" DEEP HEADER, 3 5/8" 20 GA STL STUD AT 16" O.C. WITH 1/2" GYP BD ON EACH SIDE
- b. PATCH DRYWALL CEILING FOR NEW R.R. WALL LAYOUT
- c. SEAL TOP OF WALL FOR AREA SEPARATION SEE SECTION A AND B/A-9

NOTES

- 1. REMOVE AND REINSTALL EXISTING LIGHT FIXTURES IN NEW GRID AS SHOWN, REPLACE WITH LED BULBS
- 2. REUSE EXISTING SWITCHES
- 3. REMOVE/REPLACE CEILING TILES AND GRID WHERE NOTED
- 4. REPLACE ALL ABOVE CEILING BATT INSULATION AT NEW CEILING LOCATIONS
- 5. ALL EXTERIOR WINDOWS TO BE RECALKED WITH SEALANT (TYP.)
- 6. REUSE EXISTING EXHAUST DUCTWORK WHERE POSSIBLE (TYP.)

□ LIGHT FIXTURE SCHEDULE

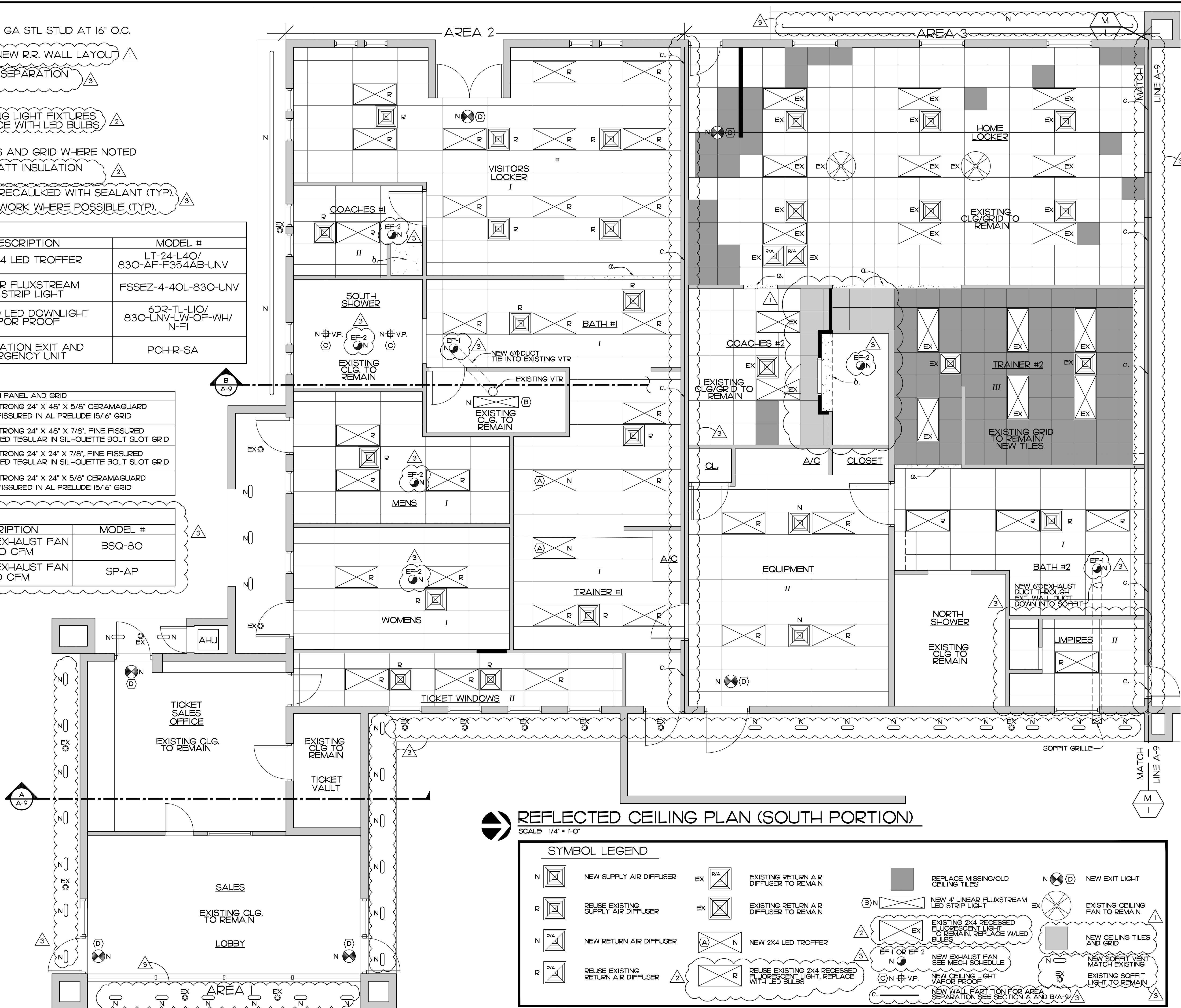
MARK	MANUFACTURER	DESCRIPTION	MODEL #
(A)	HE WILLIAMS	2X4 LED TROFFER	LT-24-L40/ 830-AF-F354AB-UNV
(B)	DAYBRITE	4' LINEAR FLUXSTREAM LED STRIP LIGHT	FSSEZ-4-40L-830-UNV
(C)	HE WILLIAMS	6" ROUND LED DOWNLIGHT VAPOR PROOF	6DR-TL-LIO/ 830-UNV-LW-OF-WH/ N-FI
(D)	BEGHELLI	COMBINATION EXIT AND EMERGENCY UNIT	PCH-R-SA

CEILING TILE LEGEND:

LOCATION	TYPE	LAY-IN PANEL AND GRID
VISITORS LOCKER, BATH #1, TRAINER #1, MENS, WOMENS, BATH #2	I	ARMSTRONG 24" X 48" X 5/8" CERAMAGUARD FINE FISSURED IN AL PRELUDE 15/16" GRID
COACHES #1, TICKET WINDOWS EQUIPMENT	II	ARMSTRONG 24" X 48" X 7/8", FINE FISSURED BEVELED TEGULAR IN SILHOUETTE BOLT SLOT GRID
TRAINER #2, GM, ASST GM, SCOUT, INTERNS, COPY, HALL	III	ARMSTRONG 24" X 24" X 7/8", FINE FISSURED BEVELED TEGULAR IN SILHOUETTE BOLT SLOT GRID
UMPIRES RESTROOM	IV	ARMSTRONG 24" X 24" X 5/8" CERAMAGUARD FINE FISSURED IN AL PRELUDE 15/16" GRID

● MECHANICAL SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	MODEL #
EF-1 N	GREENHECK	CEILING EXHAUST FAN 350 CFM	BSQ-80
EF-2 N	GREENHECK	CEILING EXHAUST FAN 110 CFM	SP-AP



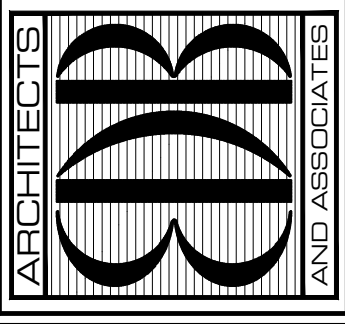
REFLECTED CEILING PLAN (SOUTH PORTION)
SCALE 1/4" = 1'-0"

SYMBOL LEGEND

N	NEW SUPPLY AIR DIFFUSER	EX	EXISTING RETURN AIR DIFFUSER TO REMAIN	REPLACE MISSING/OLD CEILING TILES	N	NEW EXIT LIGHT	
R	REUSE EXISTING SUPPLY AIR DIFFUSER	EX	EXISTING RETURN AIR DIFFUSER TO REMAIN	(B) N	NEW 4' LINEAR FLUXSTREAM LED STRIP LIGHT	EX	EXISTING CEILING FAN TO REMAIN
N	NEW RETURN AIR DIFFUSER	(A) N	NEW 2X4 LED TROFFER	(A) EX	EXISTING 2X4 RECESSED FLUORESCENT LIGHT TO REMAIN, REPLACE W/LED BULBS	(C) N	NEW CEILING LIGHT VAPOR PROOF
R	REUSE EXISTING RETURN AIR DIFFUSER	(A) R	REUSE EXISTING 2X4 RECESSED FLUORESCENT LIGHT, REPLACE WITH LED BULBS	EF-1 OR EF-2 N	NEW EXHAUST FAN SEE MECH SCHEDULE	(C) N	NEW SOFFIT VENT MATCH EXISTING

NEW WALL PARTITION FOR AREA SEPARATION SEE SECTION A AND B/A-9

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINT, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: JACKIE ROBINSON TRAINING COMPLEX
TICKET BUILDING REMODEL

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

FOR:

NO.	DATE	REVISIONS
19AUG21		REVISIONS PER WOOD REPORT
19NOV20		ADDENDUM #1
2002120		BUILDING DEPT. COMMENTS

© SECT 21 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS AND ASSOCIATES, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: LJD
CHKD: JFB

SHEET NO.
A-8
OF NINE

DESCRIPTION OF WORK:

- a. NEW 6" DEEP HEADER, 3 5/8" 20 GA STL STUD AT 16" O.C. WITH 5/8" GYP BD ON EACH SIDE
- b. NEW MR. DRYWALL CEILING WITH EPOXY PAINT
- c. NEW DRYWALL CEILING
- d. REPAIR DAMAGED SOFFIT WHERE SPALLING HAS OCCURRED
- e. SEAL TOP OF WALL FOR AREA SEPARATION SEE SECTION A AND B/A-9

NOTES

- 1. REMOVE AND REINSTALL EXISTING LIGHT FIXTURES IN NEW GRID AS SHOWN, REPLACE WITH LED BULBS
- 2. REUSE EXISTING SWITCHES
- 3. REMOVE/REINSTALL NEW GRID AND CEILING TILES IN NORTH PORTION THROUGHOUT
- 4. NEW CEILING HEIGHT INSTALLATION TO MATCH EXISTING CEILING HEIGHTS
- 5. REMOVE/REPLACE ALL SUPPLY/RETURN AIR GRILLES IN NORTH PORTION
- 6. REPLACE ALL ABOVE CEILING BATT INSULATION
- 7. REUSE EXISTING EXHAUST DUCTWORK WHERE POSSIBLE (TYP.)

☐ LIGHT FIXTURE SCHEDULE

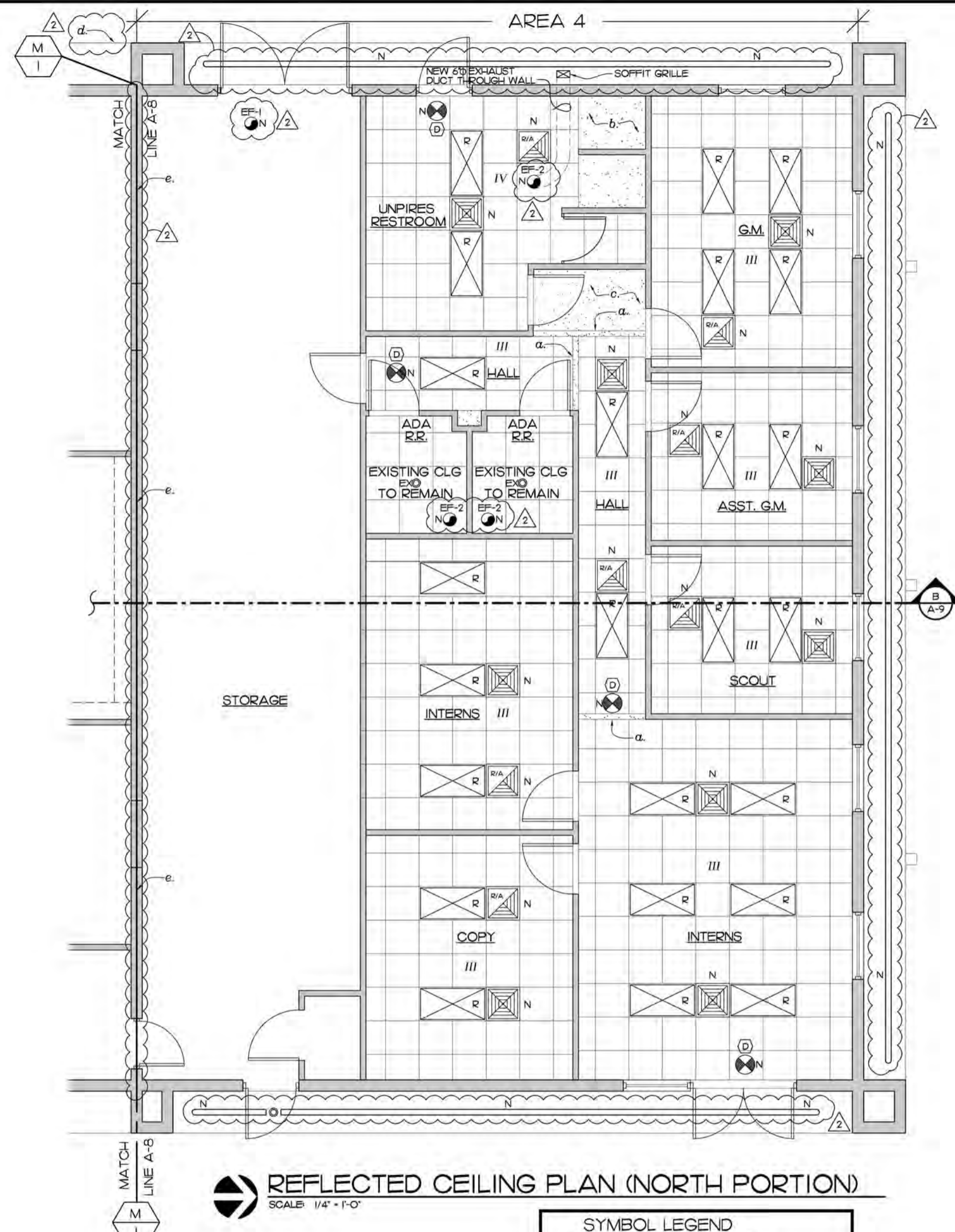
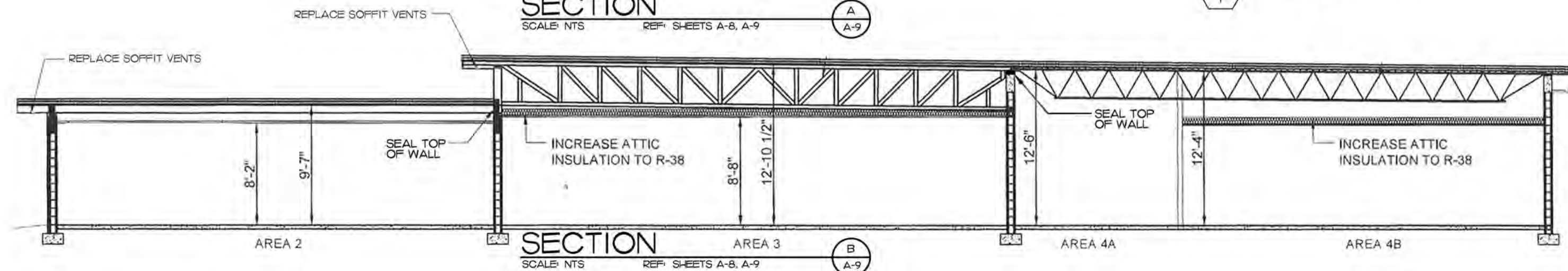
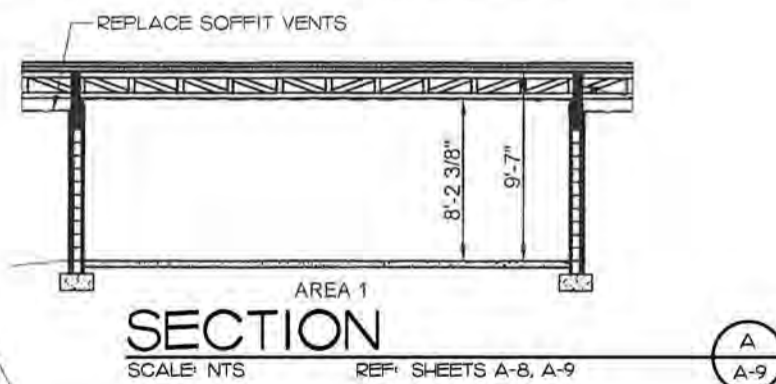
MARK	MANUFACTURER	DESCRIPTION	MODEL #
(A)	HE WILLIAMS	2X4 LED TROFFER	LT-24-L40/ 830-AF-F354AB-UNV
(B)	DAYBRITE	4' LINEAR FLUXSTREAM LED STRIP LIGHT	FSSEZ-4-40L-830-UNV
(C)	HE WILLIAMS	6" ROUND LED DOWNLIGHT VAPOR PROOF	6DR-TL-L10/ 830-UNV-LW-OF-WH/ N-FI
(D)	BEGHELLI	COMBINATION EXIT AND EMERGENCY UNIT	PCH-R-SA

CEILING TILE LEGEND:

LOCATION	TYPE	LAY-IN PANEL AND GRID
VISITORS LOCKER, BATH #1, TRAINER #1, MENS, WOMENS BATH #2	I	ARMSTRONG 24" X 48" X 5/8" CERAMAGUARD FINE FISSURED IN AL PRELUDE 15/16" GRID
COACHES #1, TICKET WINDOWS EQUIPMENT	II	ARMSTRONG 24" X 48" X 7/8", FINE FISSURED BEVELED TEGULAR IN SILHOUETTE BOLT SLOT GRID
TRAINER #2, G.M., ASST G.M., SCOUT, INTERNS, COPY, HALL	III	ARMSTRONG 24" X 24" X 7/8", FINE FISSURED BEVELED TEGULAR IN SILHOUETTE BOLT SLOT GRID
UMPIRES RESTROOM	IV	ARMSTRONG 24" X 24" X 5/8" CERAMAGUARD FINE FISSURED IN AL PRELUDE 15/16" GRID

⊙ MECHANICAL SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	MODEL #
EF-1 N	GREENHECK	CEILING EXHAUST FAN 350 CFM	BSQ-80
EF-2 N	GREENHECK	CEILING EXHAUST FAN 110 CFM	SP-AP



SYMBOL LEGEND

- N [Symbol] NEW SUPPLY AIR DIFFUSER
- N [Symbol] NEW RETURN AIR DIFFUSER
- [Symbol] RELOCATED 2X4 RECESSED FLUORESCENT LIGHT, REPLACE WITH LED BULBS
- N [Symbol] NEW EXIT LIGHT
- EF-1 OR EF-2 [Symbol] NEW EXHAUST FAN SEE MECH SCHEDULE
- e. [Symbol] NEW WALL PARTITION FOR AREA SEPARATION SEE SECTION A AND B/A-9
- EX [Symbol] RECESSED CAN LIGHT TO REMAIN
- N [Symbol] NEW SOFFIT VENT MATCH EXISTING

EDLUND - DRITENBAS - BINKLEY ARCHITECTS AND ASSOCIATES, P.A.
AIR-AA C000886
65 ROYAL PALM POINTE, SUITE "D" VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

ARCHITECTS

PROJECT: JACKIE ROBINSON TRAINING COMPLEX TICKET BUILDING REMODEL

FOR: INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH FL 32960

SEAL:

30AUG21 REVISIONS PER WOOD REPORT
9NOV20 ADDENDUM #1

NO: DATE REVISIONS

COMM. NO: 040420VB
DATE: SEPTEMBER 13, 2021
BY: L.D
CH'KD: JFB

SHEET NO. **A-9**
OF NINE