

# INDIAN RIVER COUNTY COUNTY ADMINISTRATION BLDG I "A"

## Finance Department Interior Remodel-IRC-2205

1801 27th St - Building A  
Vero Beach, FL 32960

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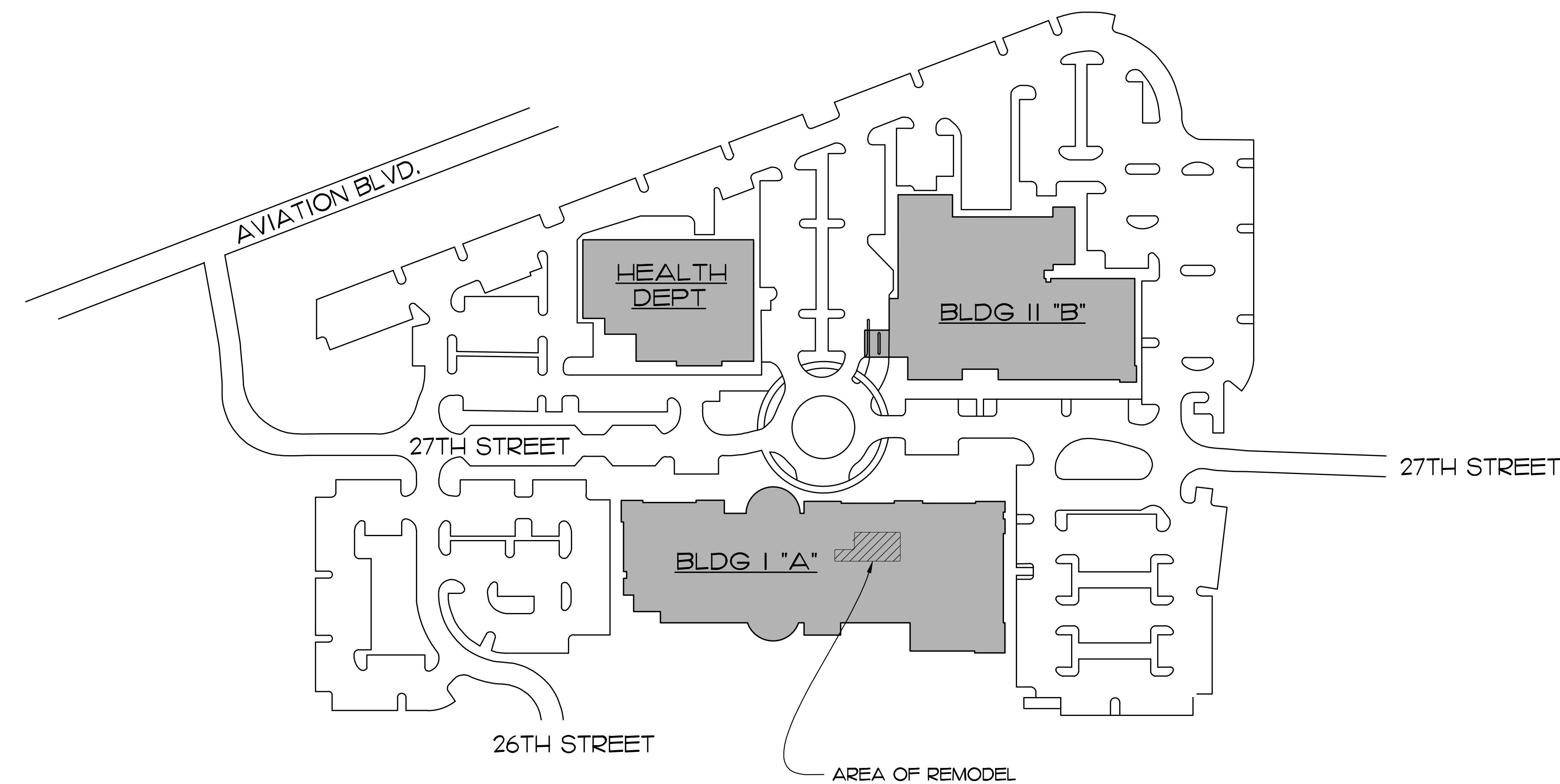
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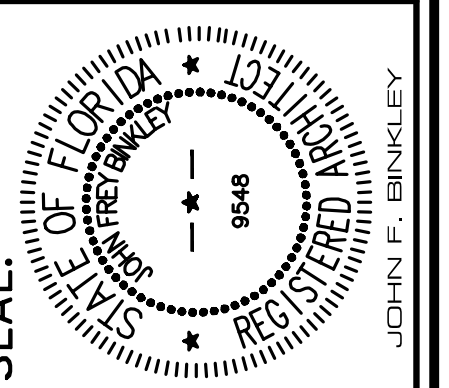
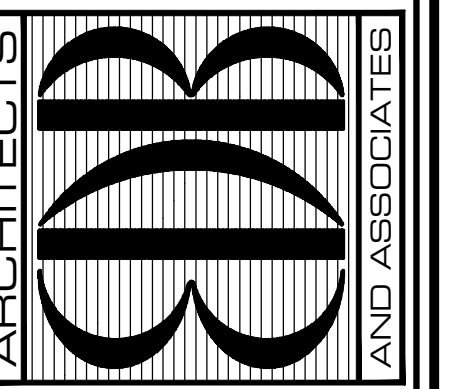
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#### ARCHITECT

**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-AA 000886  
65 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4320



John Binkley  
Digitally signed by John Binkley  
Date: 2023.05.16 14:18:39 -04'00'

PROJECT: FINANCE REMODEL

FOR:  
INDIAN RIVER COUNTY, FLORIDA  
1801 27TH STREET, BUILDING A  
VERO BEACH, FL 32960

| NO. | DATE | REVISIONS |
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COMM. NO: 030422VB  
DATE: JUNE 23, 2022  
BY: LJD  
CH'KD: JFB

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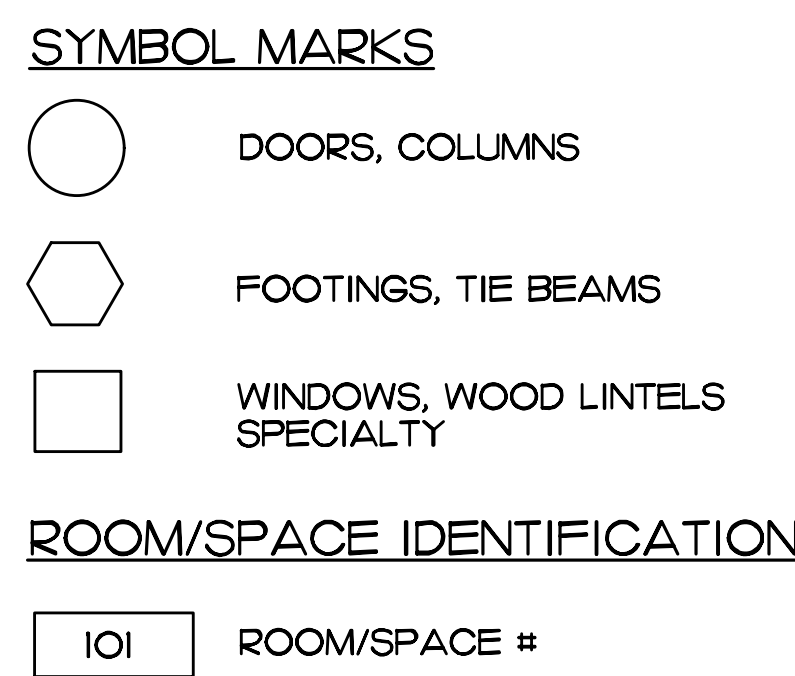
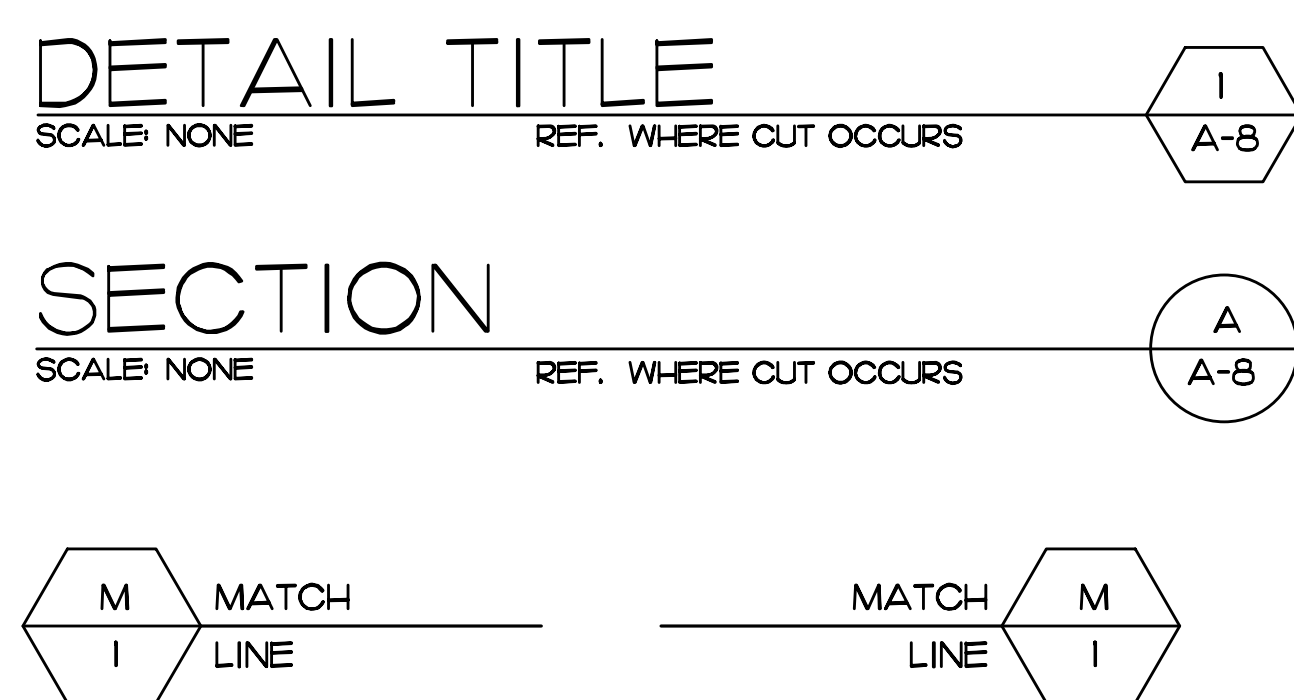
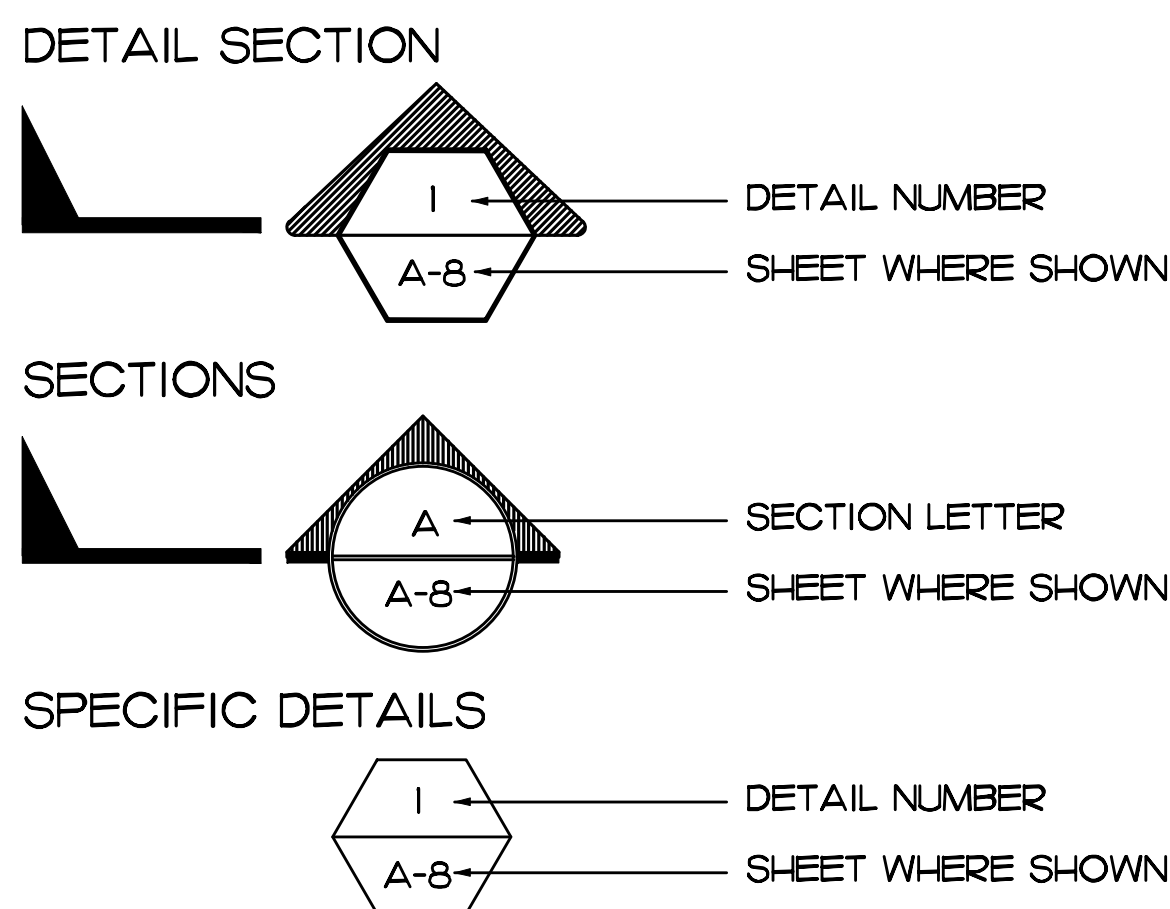
# GENERAL NOTES

(UPDATED 10 APRIL 2014)

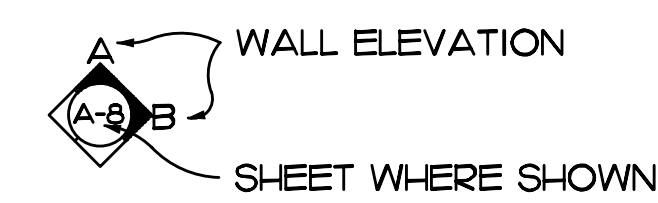
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THE ABOVE WILL CONSTITUTE A "STOP WORK" ORDER FOR THAT PORTION OF THE CONSTRUCTION ONLY. THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY FOR RESOLUTION.
- EVERY ATTEMPT 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)



## INTERIOR ELEVATIONS



## FINISH ELEVATIONS



## REVISIONS



# 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 W/ 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 MARKUP 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.

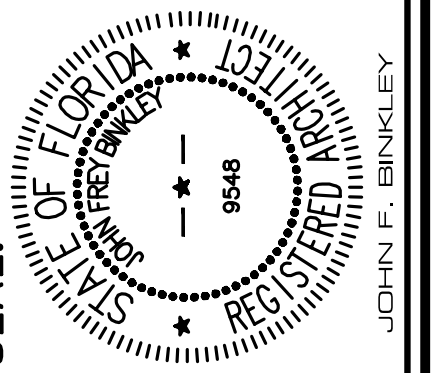
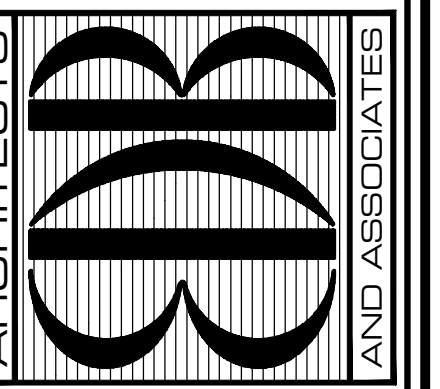
# ABBREVIATIONS

(REVISED 10 APRIL 2014)

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

SOME TERMS AND SYMBOLS MAY NOT APPLY TO THIS PROJECT.

EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA C000886  
66 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



John Binkley  
Digitally signed by John Binkley  
Date: 2023.05.17 09:52:21 -0400

PROJECT: FINANCE REMODEL  
INDIAN RIVER COUNTY, FLORIDA  
1500 HIGH STREET, BUILDING A  
VERO BEACH, FL 32960  
FOR:

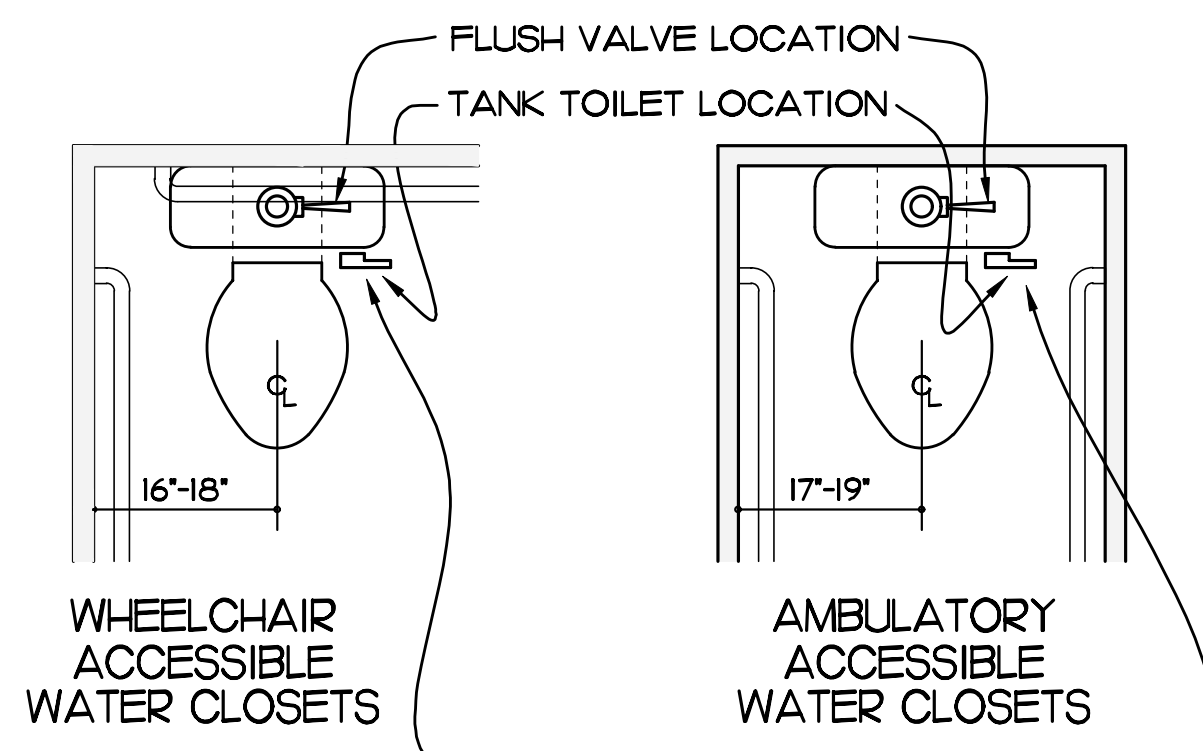
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COMM. NO: 030422VB  
DATE: JUNE 23, 2022  
BY: LJD  
CHK'D: JFB

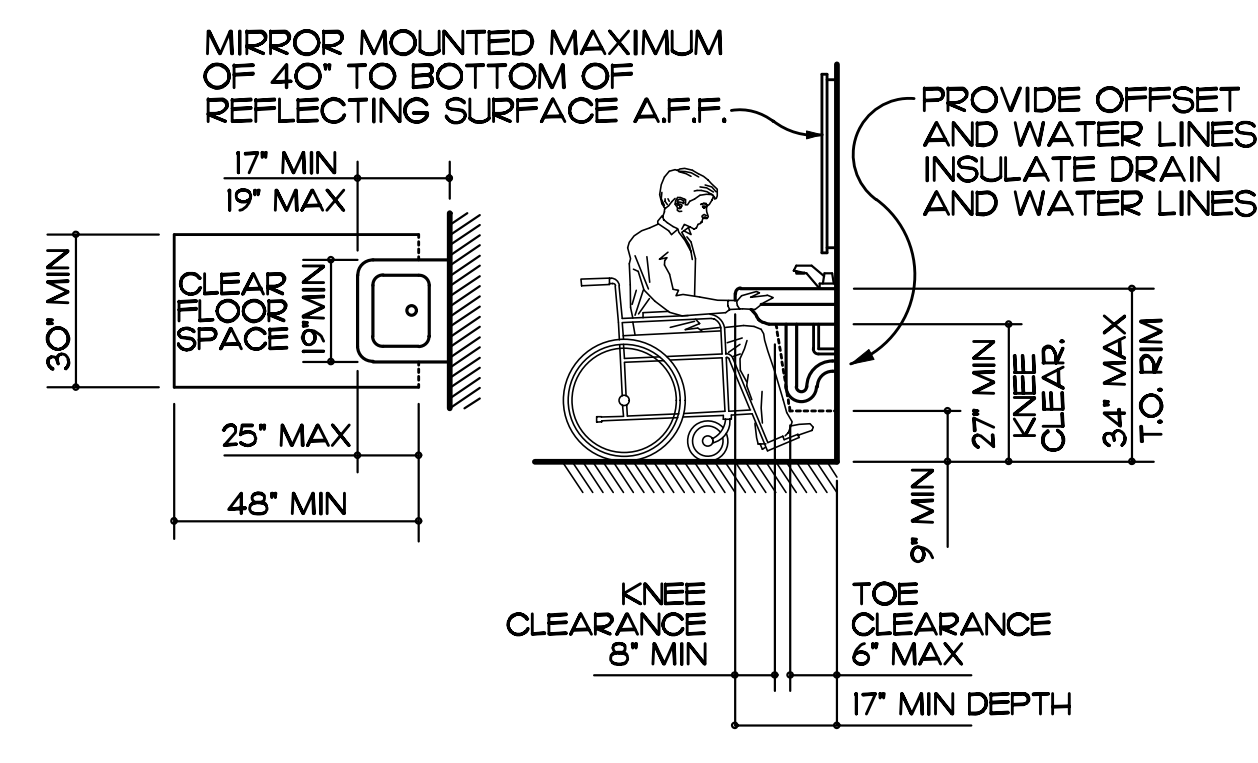
SHEET NO.  
**ABB**  
OF ONE



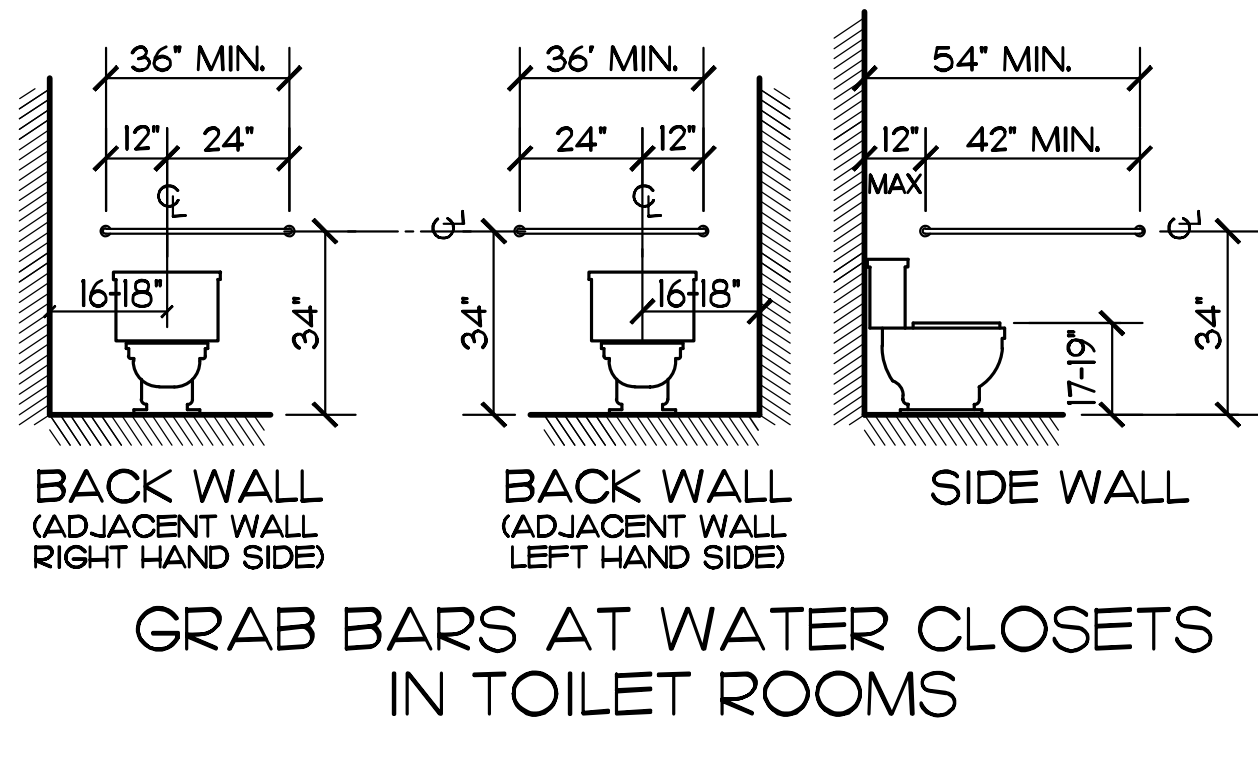


CONTROLS FOR FLUSH VALVES SHALL BE ON THE WIDE SIDE OF THE WATER CLOSET EXCEPT FOR AMBULATORY ACCESSIBLE COMPARTMENTS (FACBC 604.6) WHERE CONTROL CAN BE ON EITHER SIDE

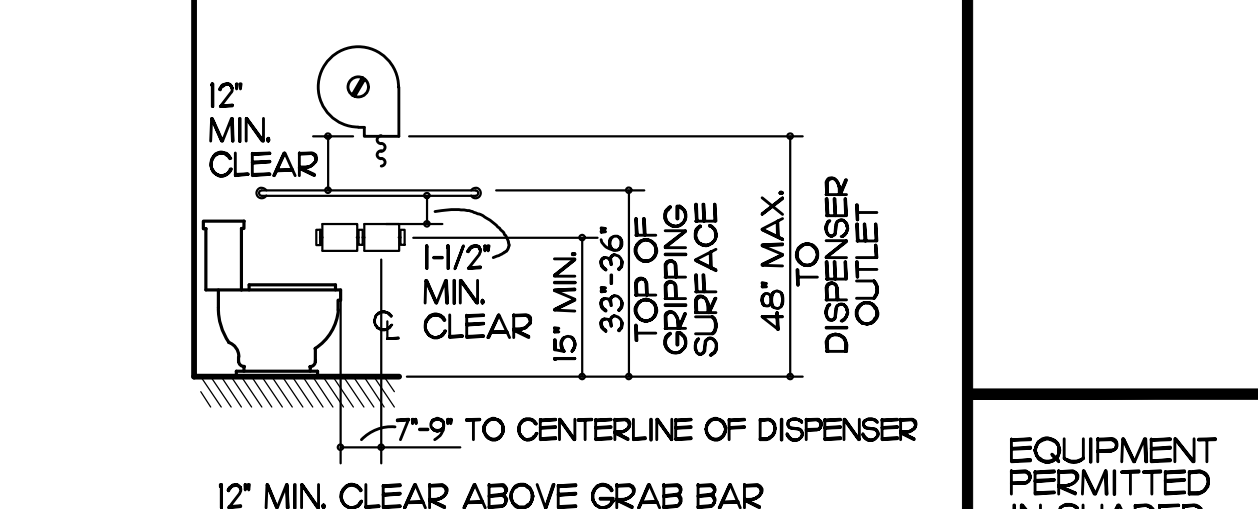
FIXTURE LOCATIONS AND FLUSH VALVE LOCATION



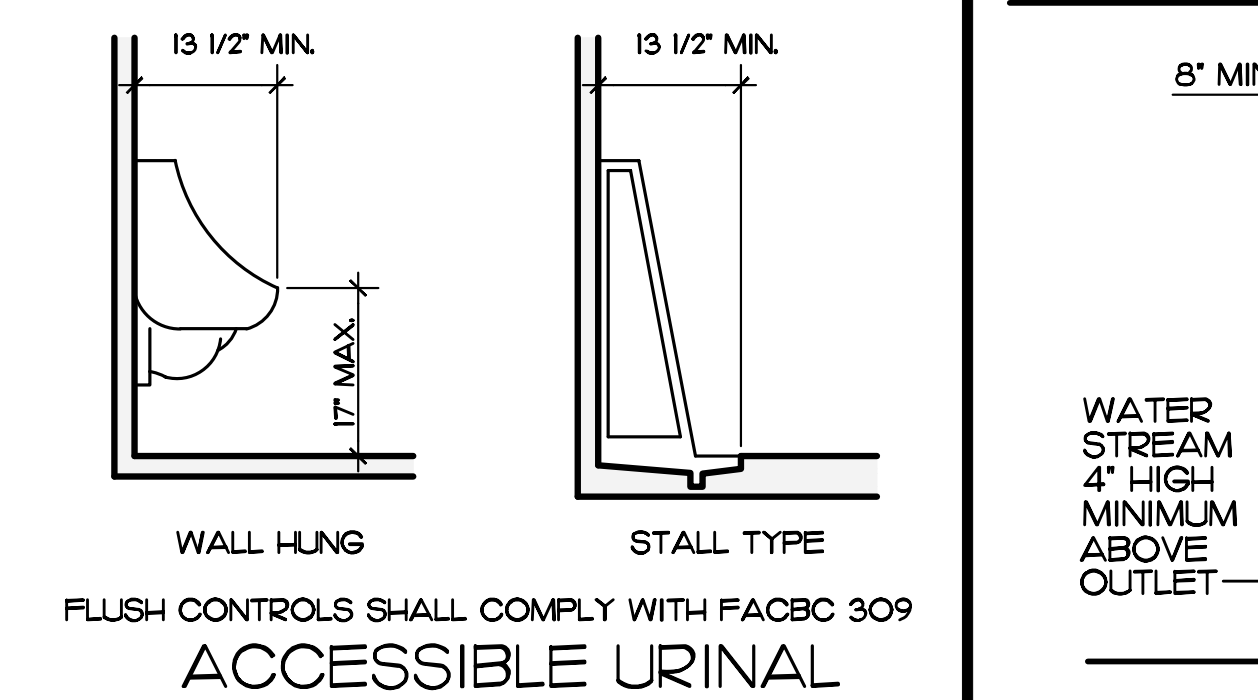
LAVATORY CLEARANCES



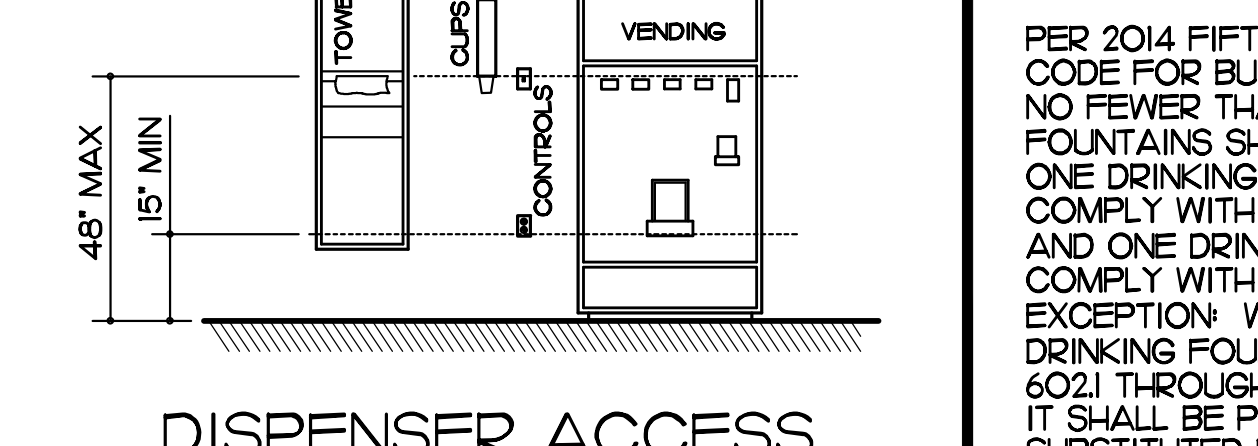
GRAB BARS AT WATER CLOSETS IN TOILET ROOMS



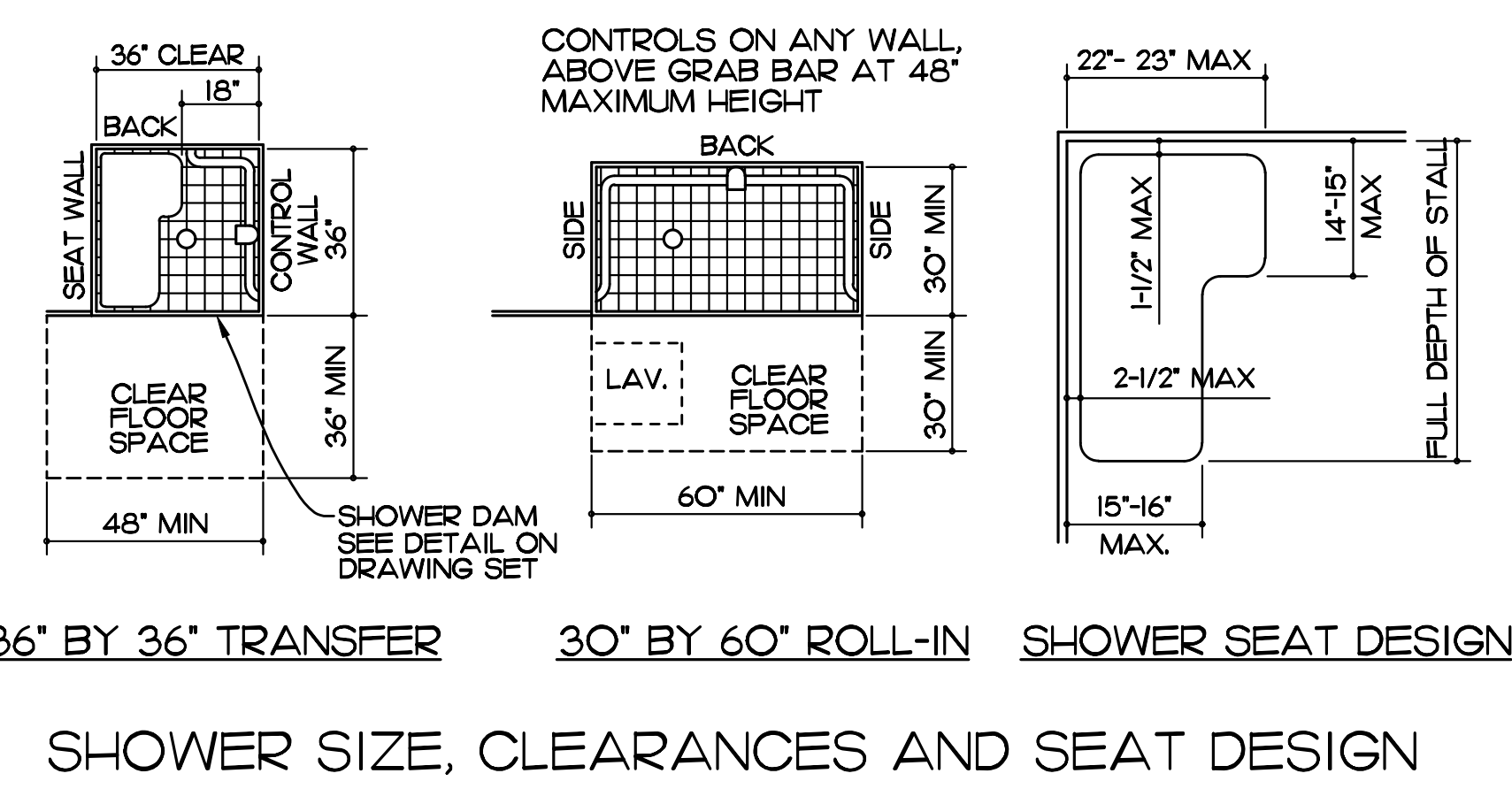
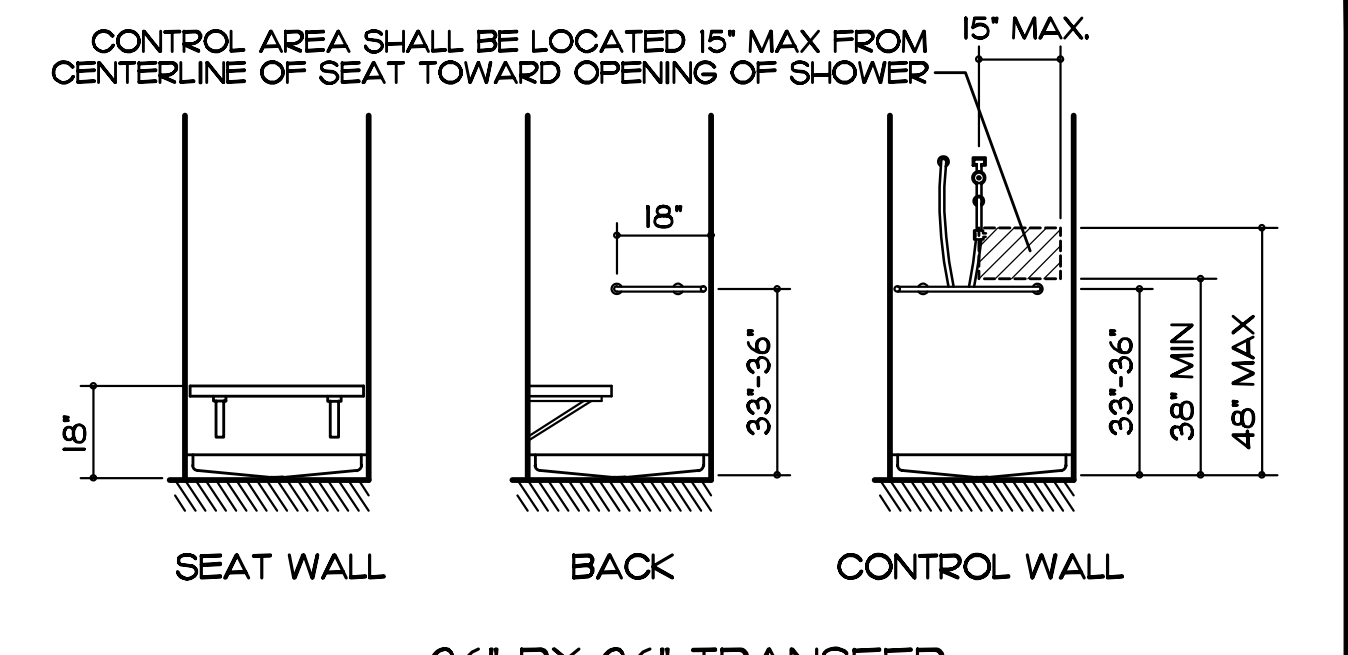
TOILET PAPER DISPENSER OUTLET LOCATION



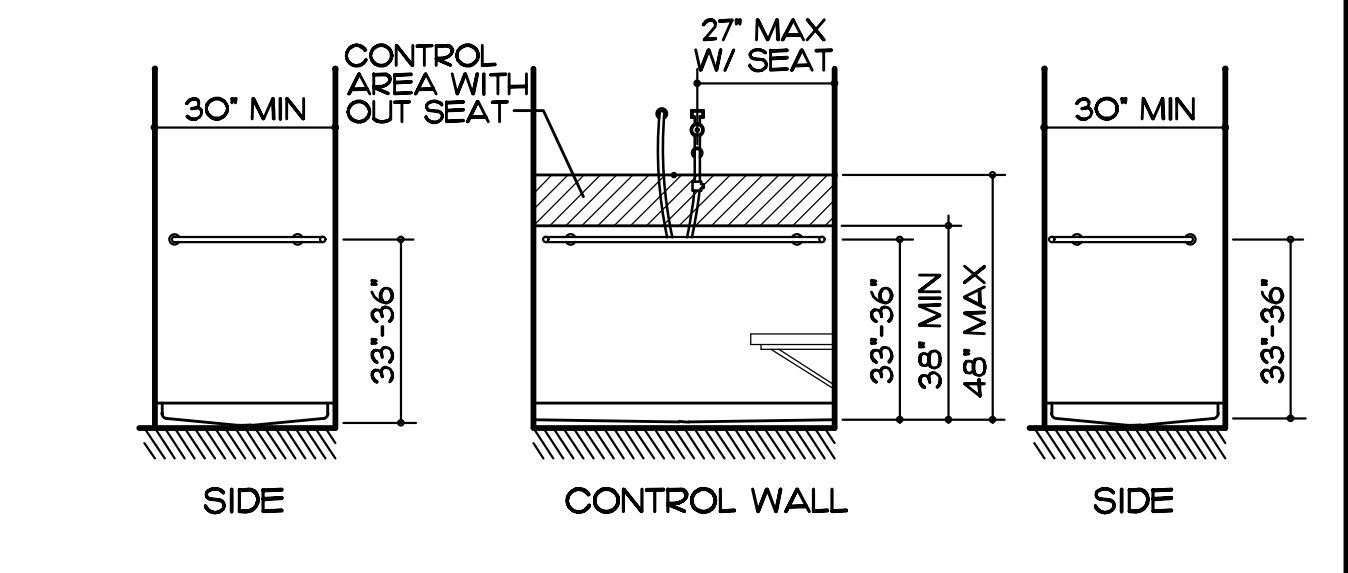
ACCESSIBLE URINAL



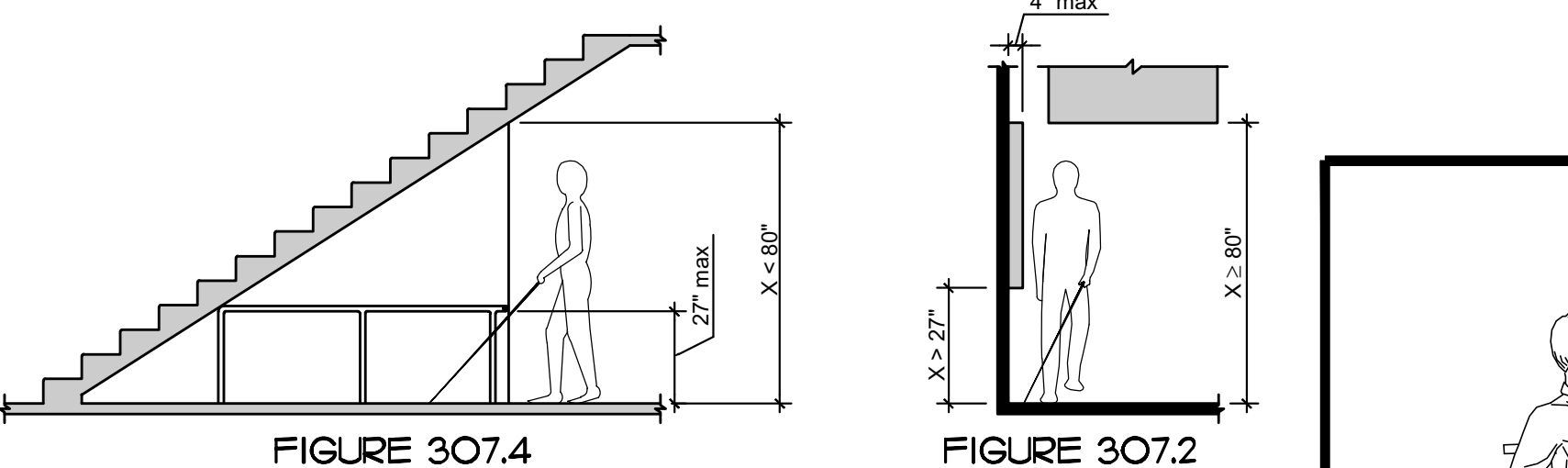
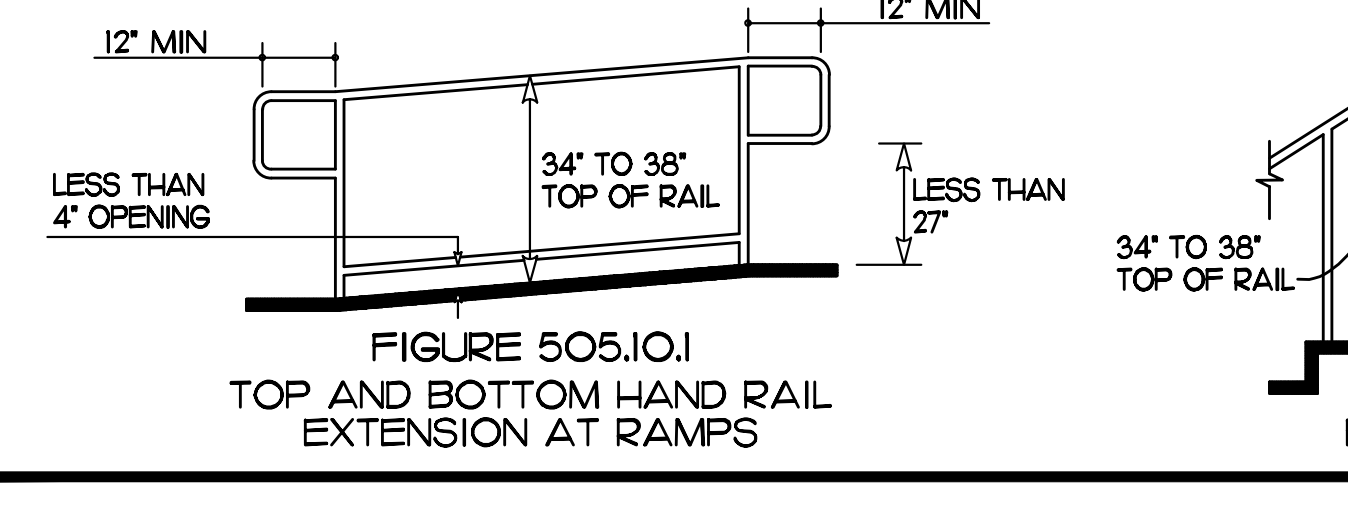
DISPENSER ACCESS



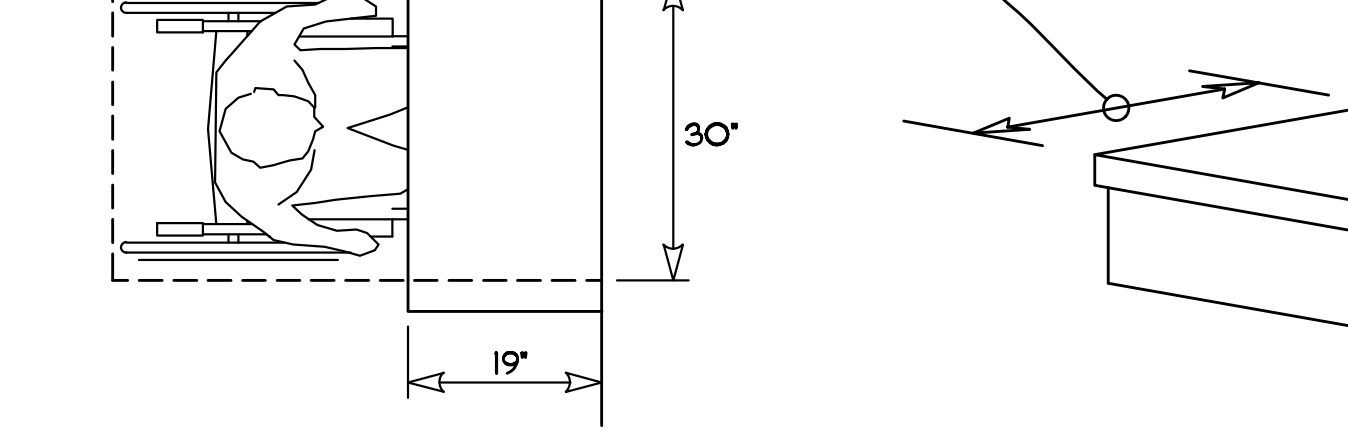
SHOWER SIZE, CLEARANCES AND SEAT DESIGN



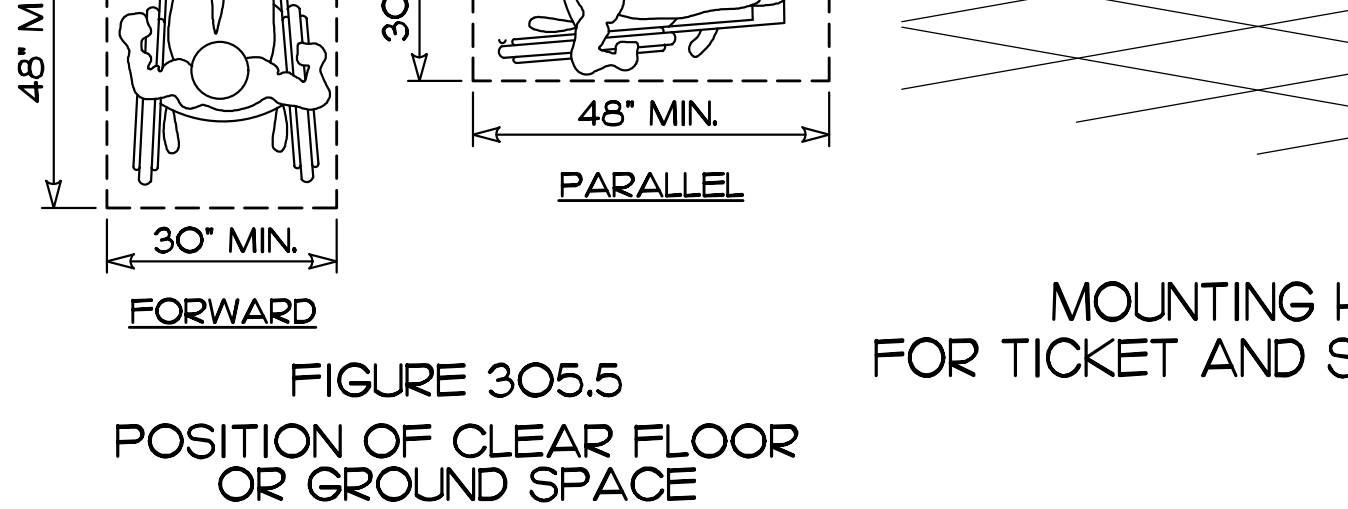
GRAB BARS AT SHOWER STALLS



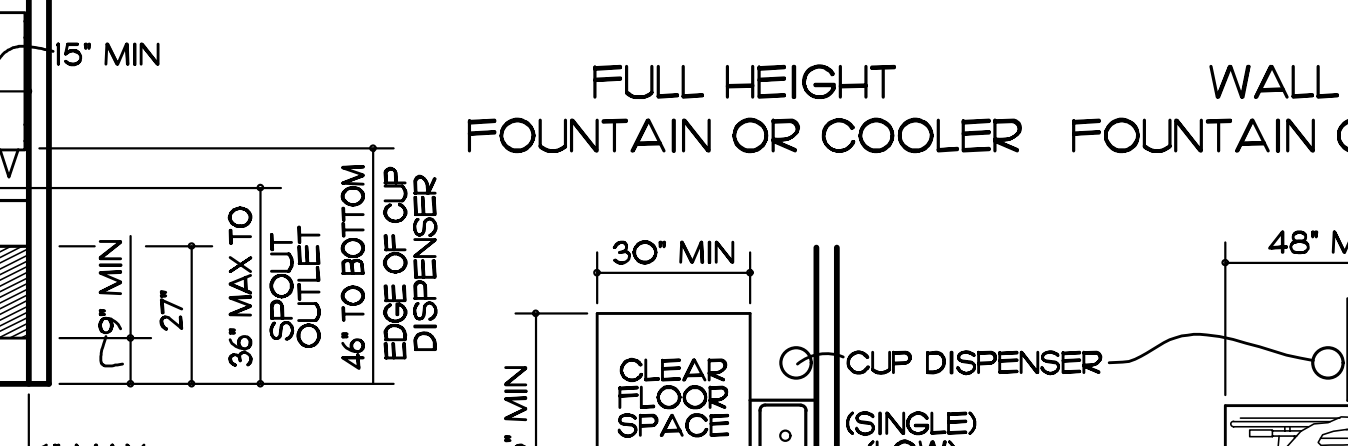
GRAB BARS AT SHOWER STALLS



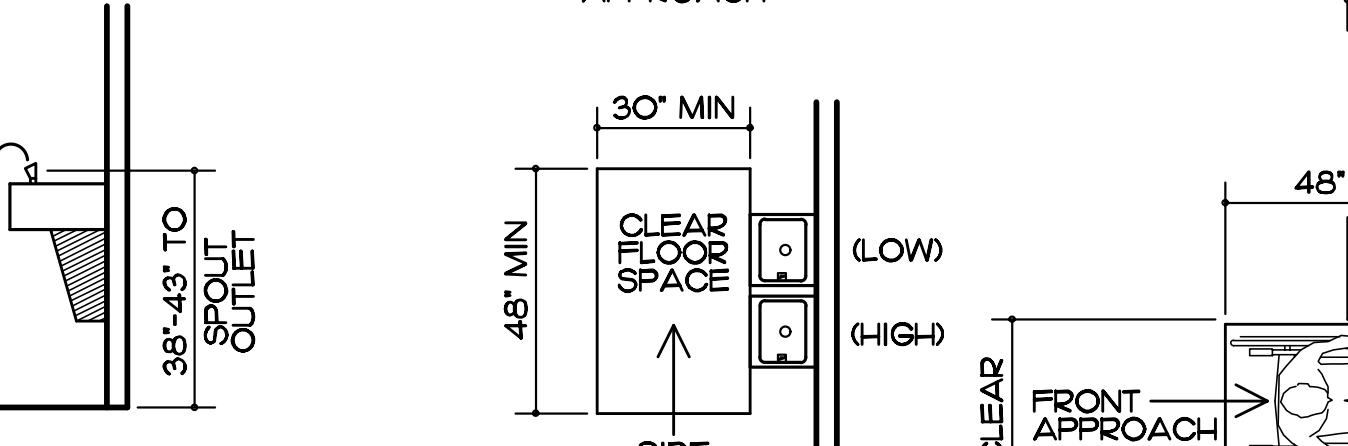
POSITION OF CLEAR FLOOR OR GROUND SPACE



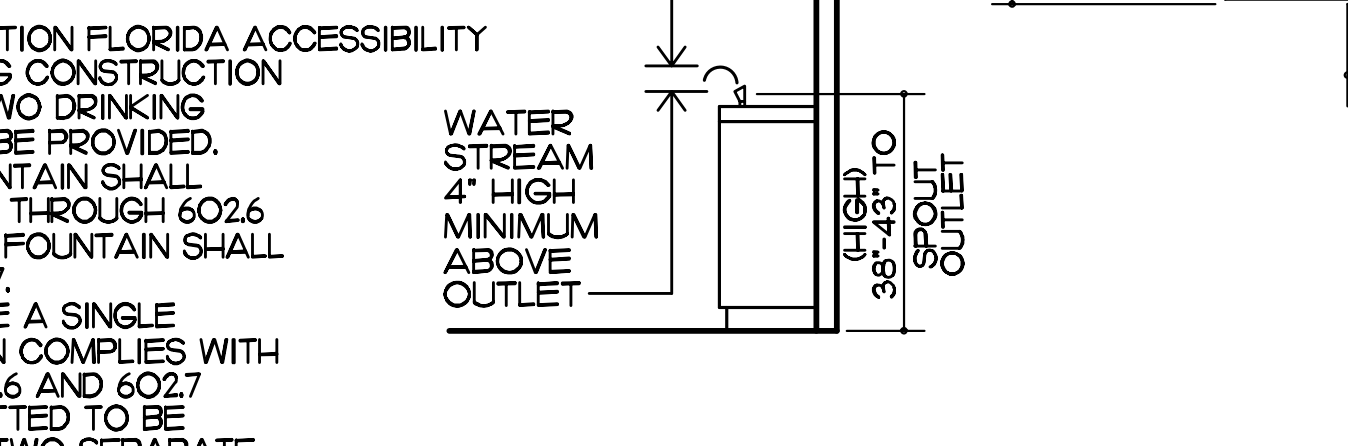
MOUNTING HEIGHT AND CLEARANCES FOR TICKET AND SERVING COUNTERS / WORKTOPS



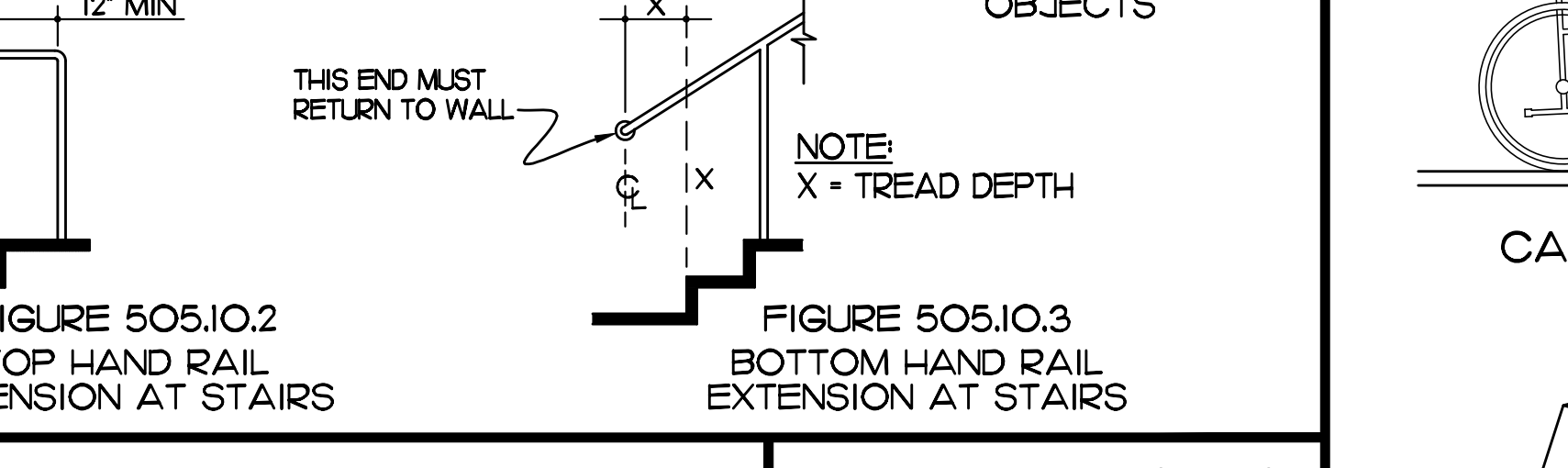
FOUNTAIN OR COOLER



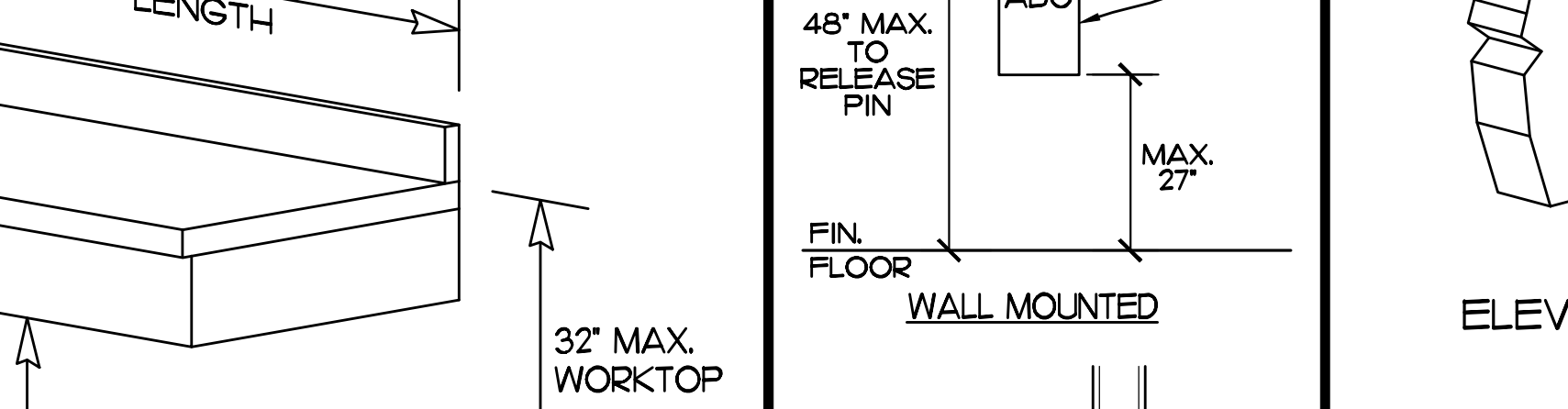
FOUNTAIN OR COOLER



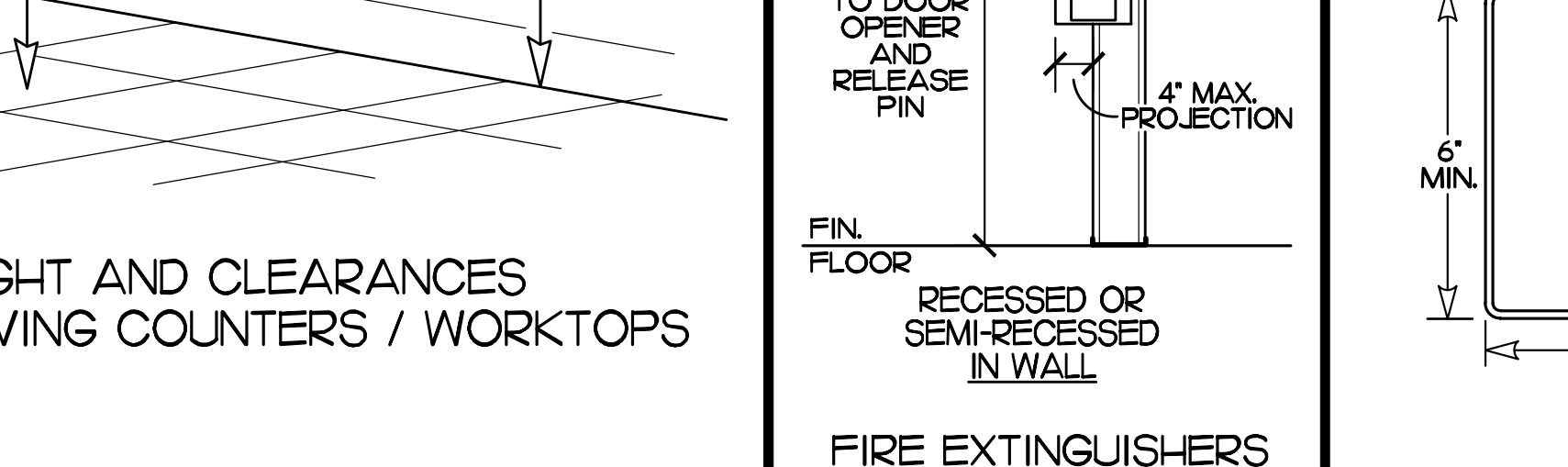
DRINKING FOUNTAINS AND WATER COOLERS



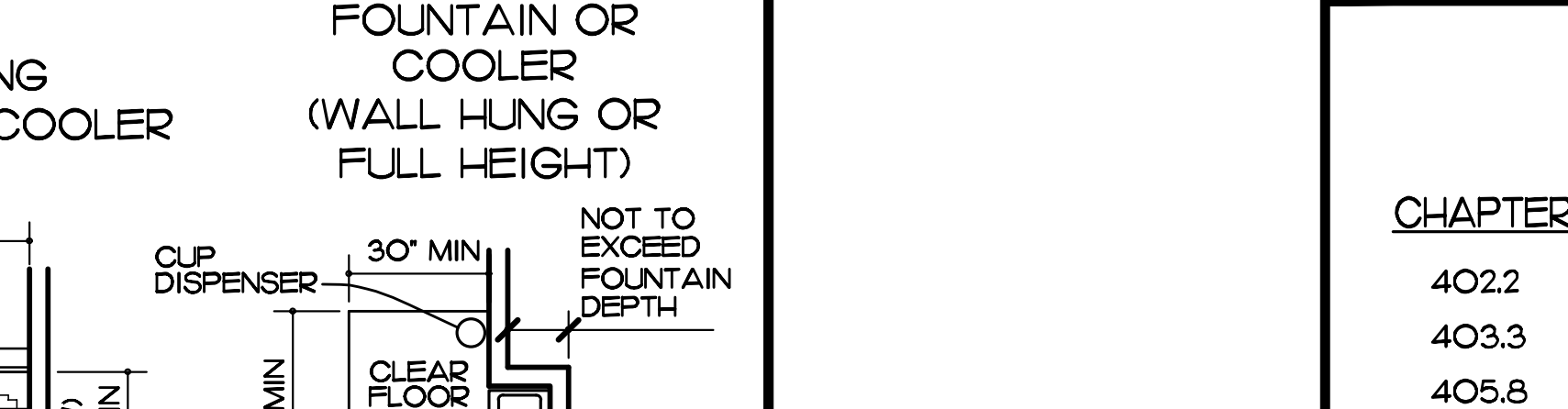
FIRE EXTINGUISHERS AND CABINETS



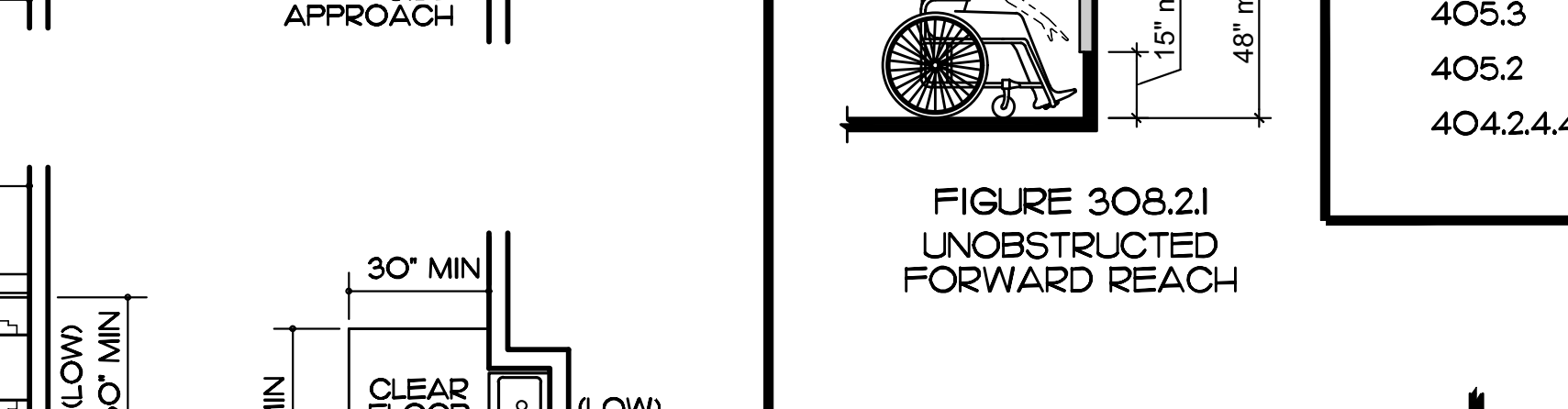
ELEVATOR ENTRANCES



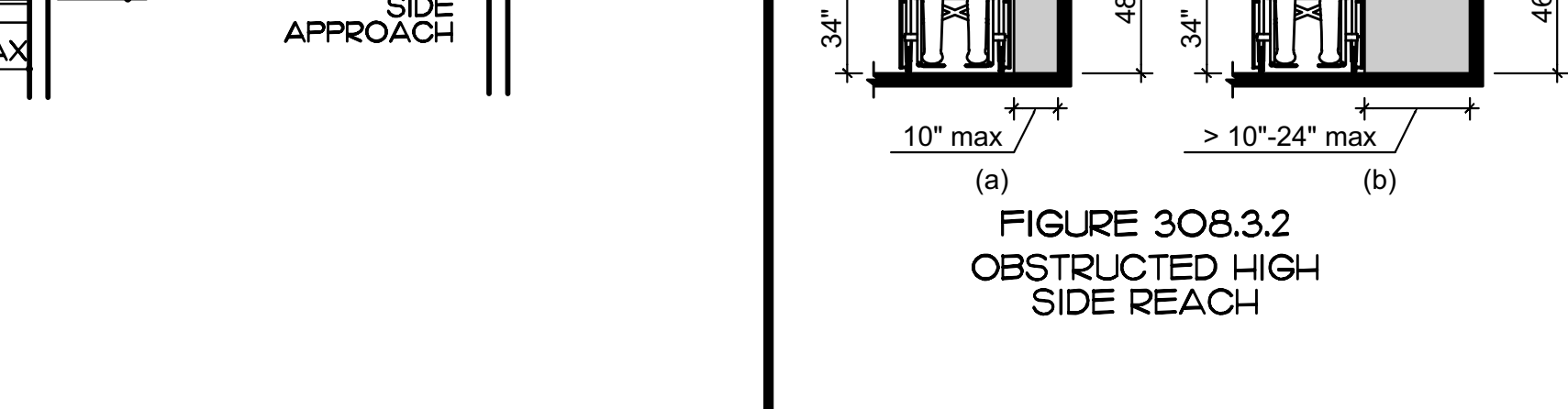
UNIVERSAL SYMBOLS



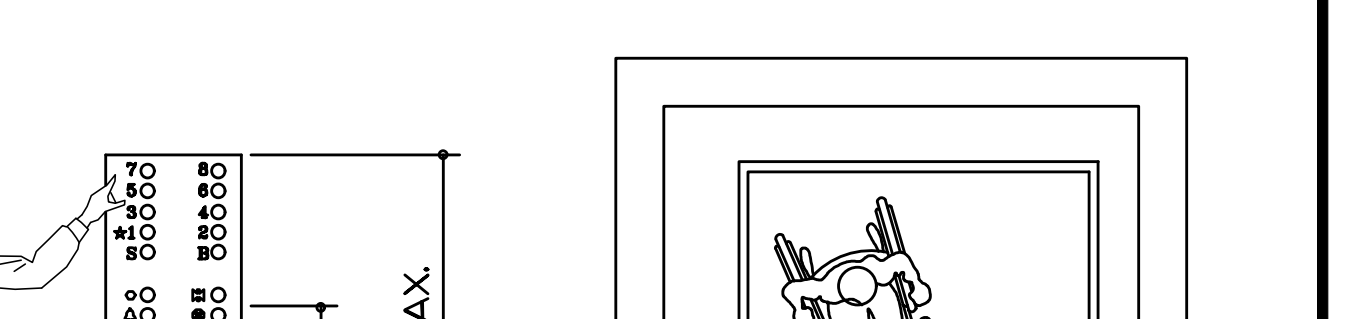
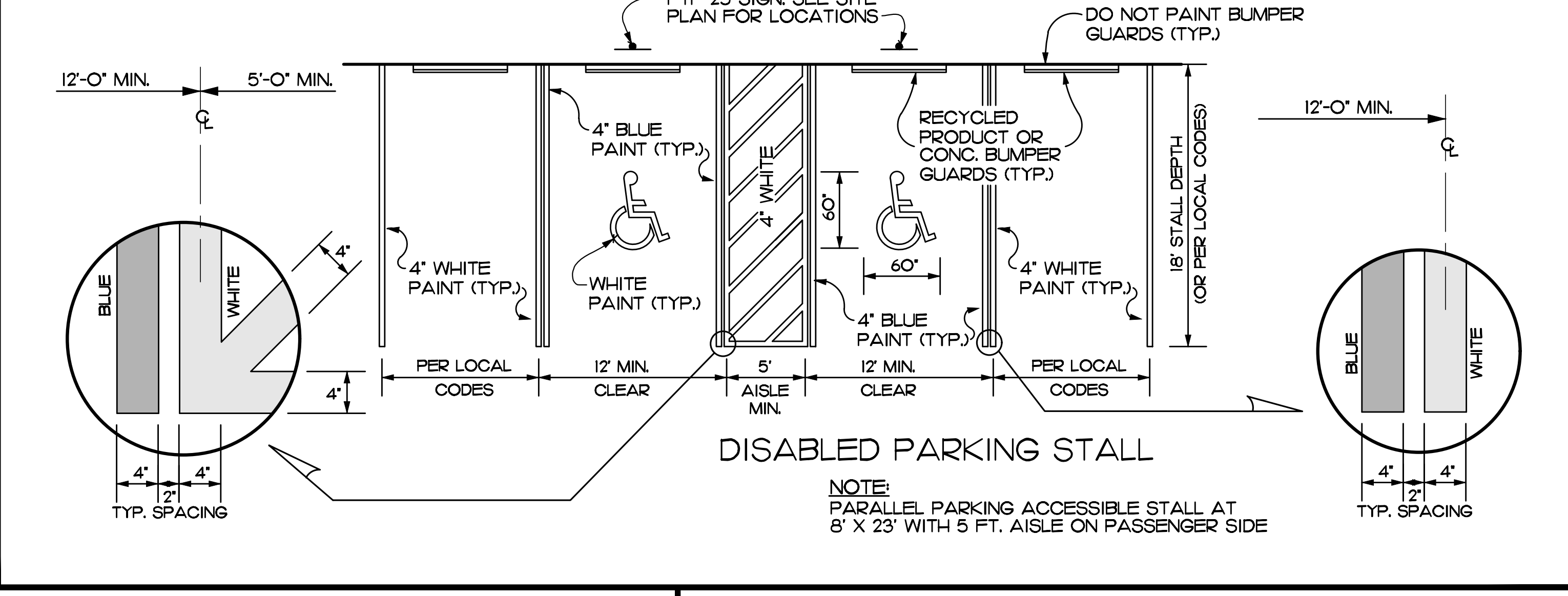
ADA / FACBC REFERENCE GUIDE



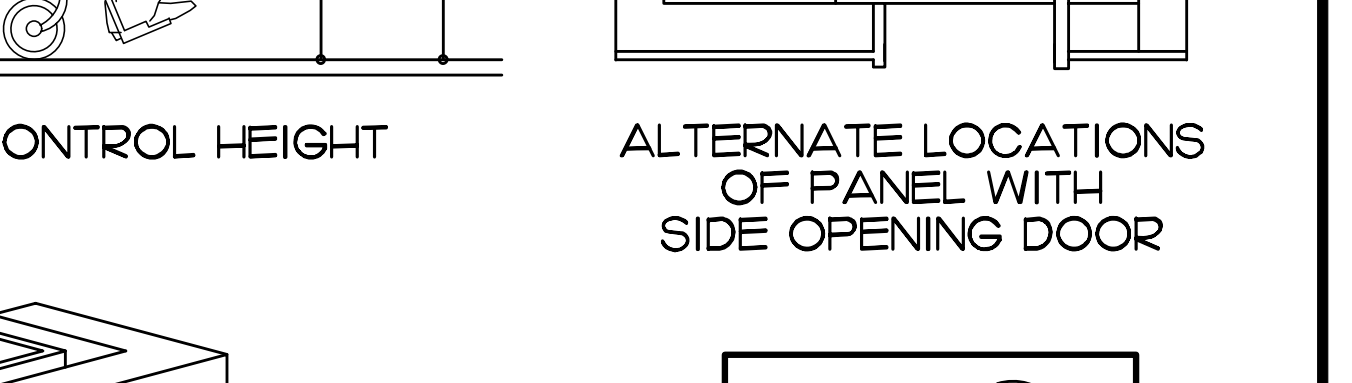
UNOBSTRUCTED FORWARD REACH



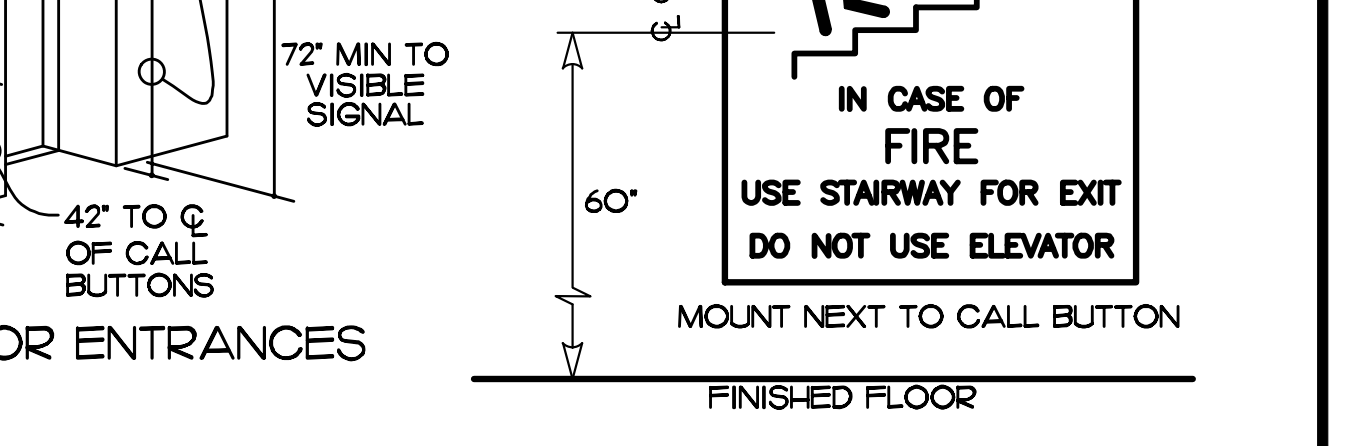
UNOBSTRUCTED HIGH SIDE REACH



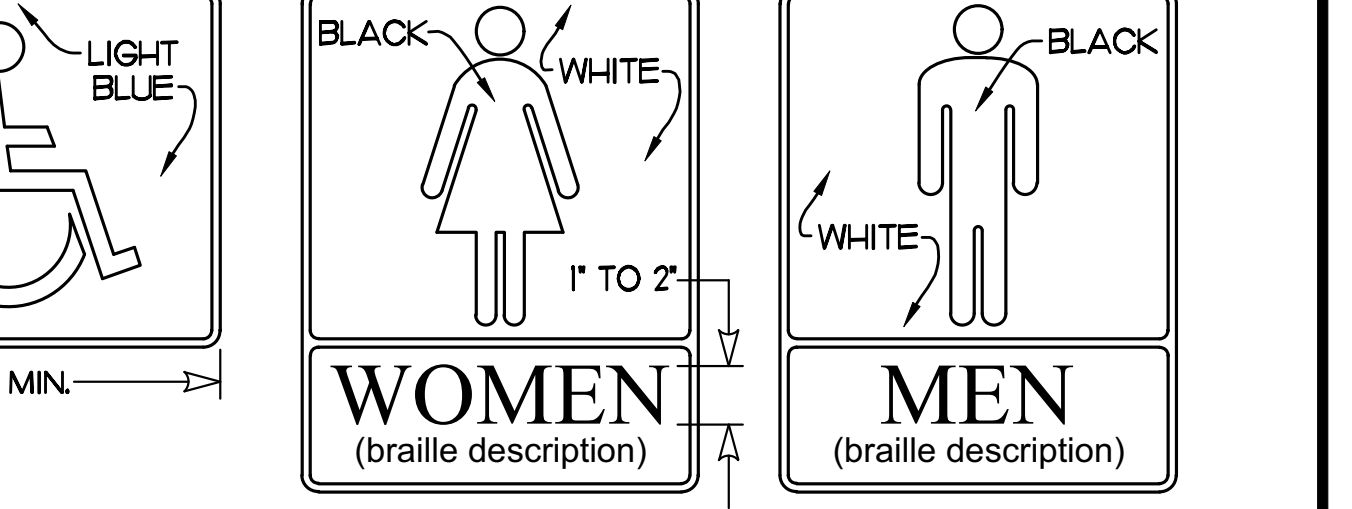
CAR CONTROL HEIGHT



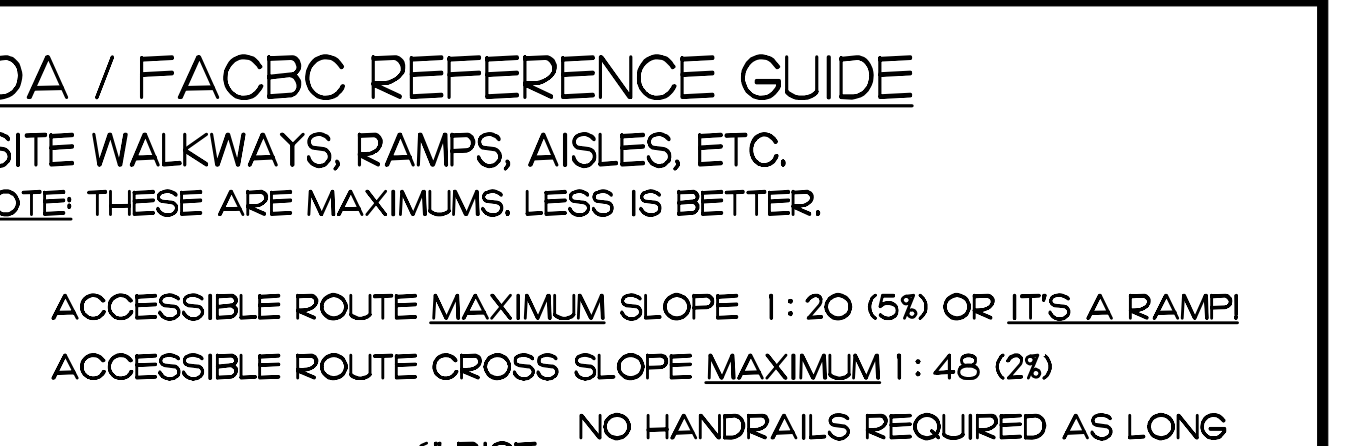
ALTERNATE LOCATIONS OF PANEL WITH SIDE OPENING DOOR



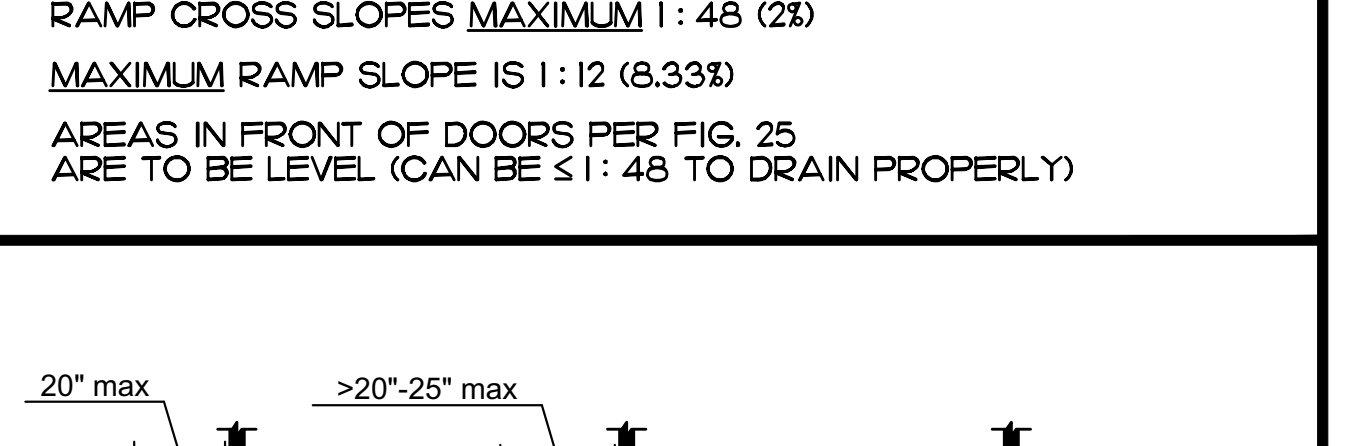
ELEVATOR CAB, CALL AND SIGNAL DETAILS



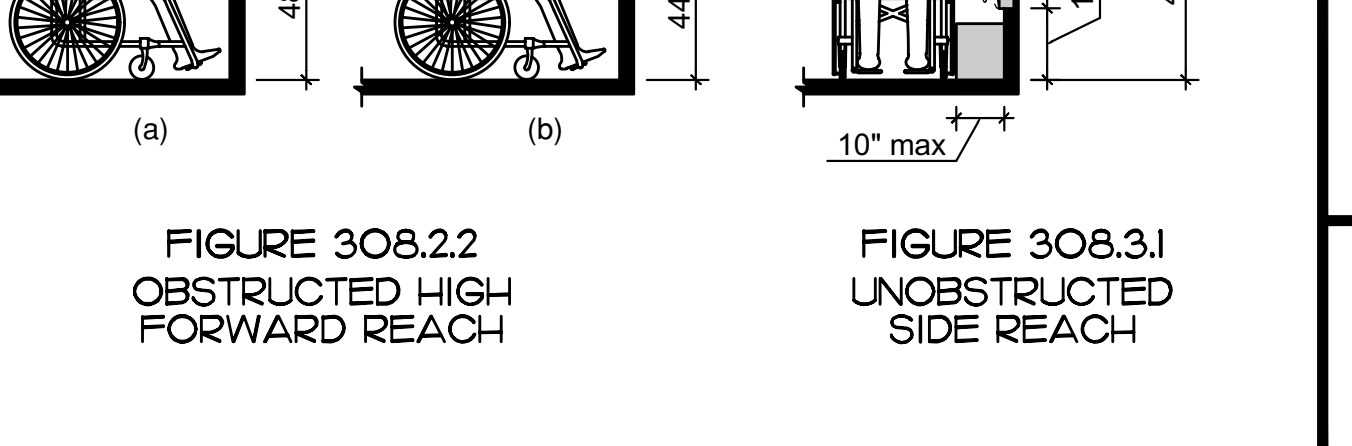
FIRE EXTINGUISHERS AND CABINETS



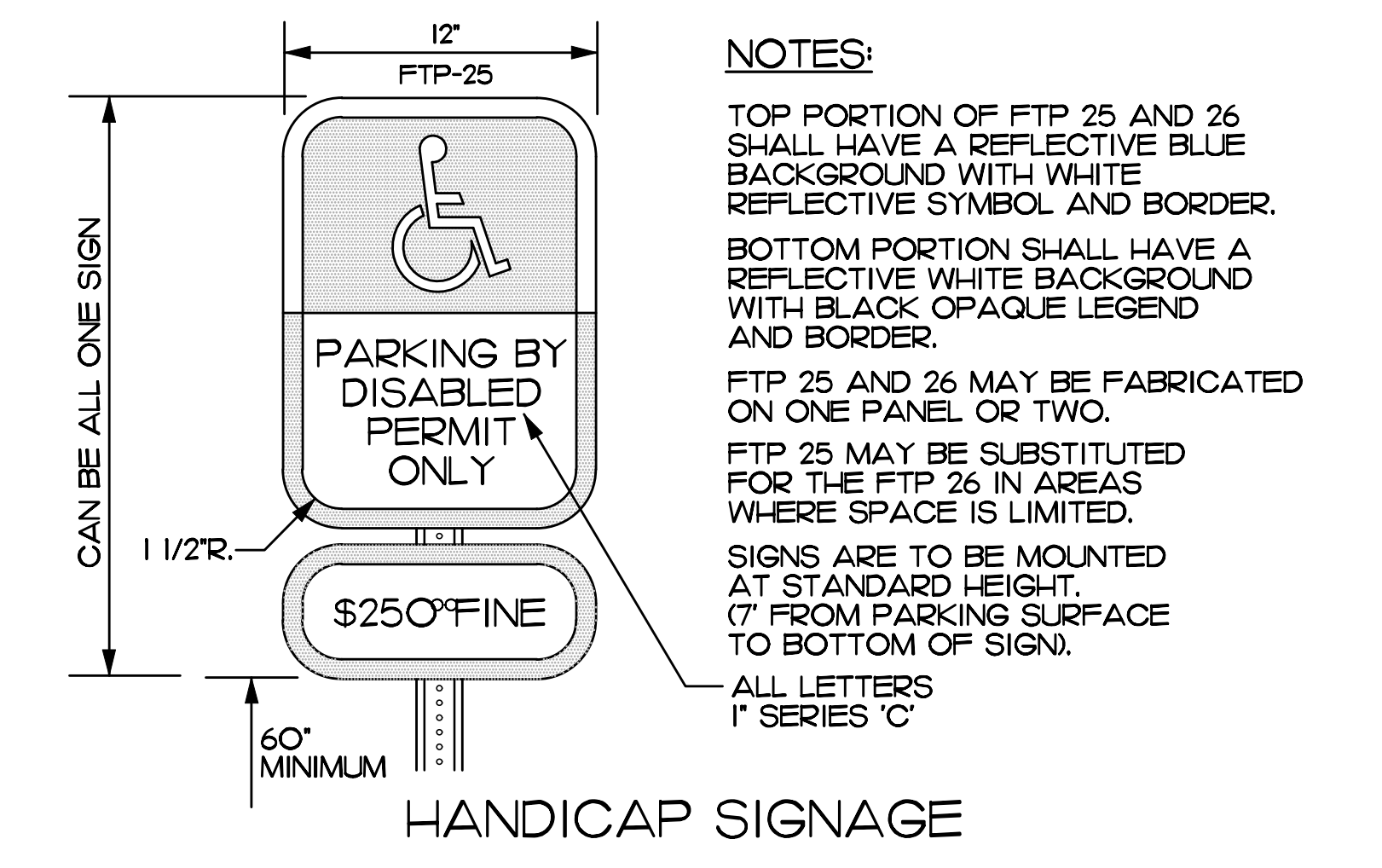
ADA / FACBC REFERENCE GUIDE



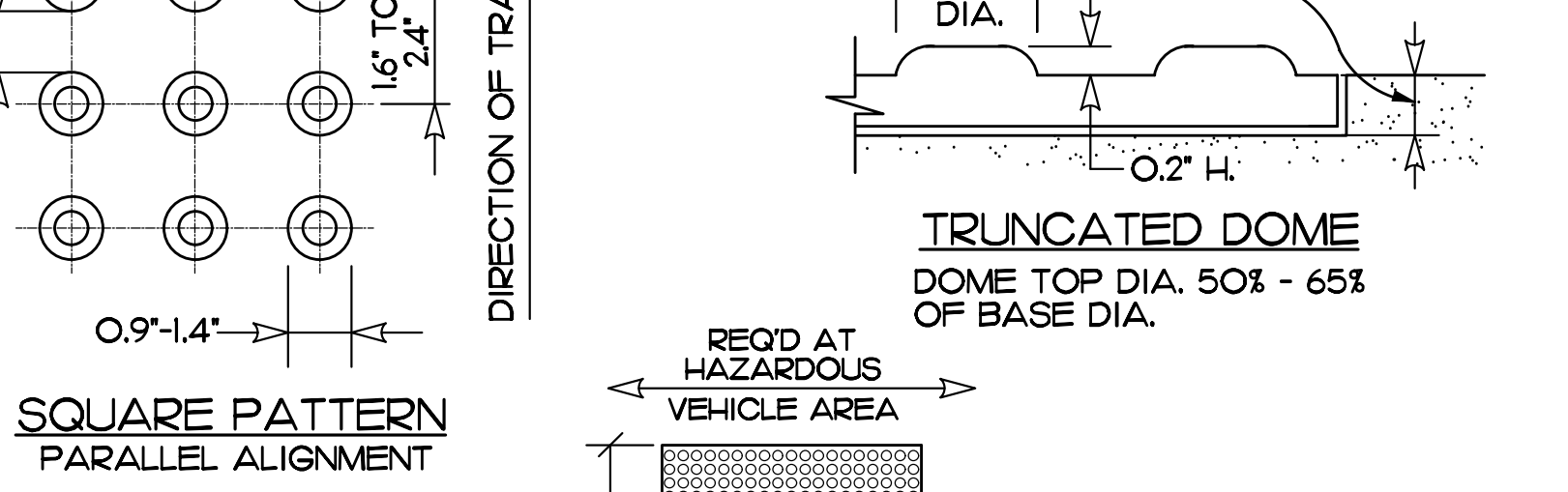
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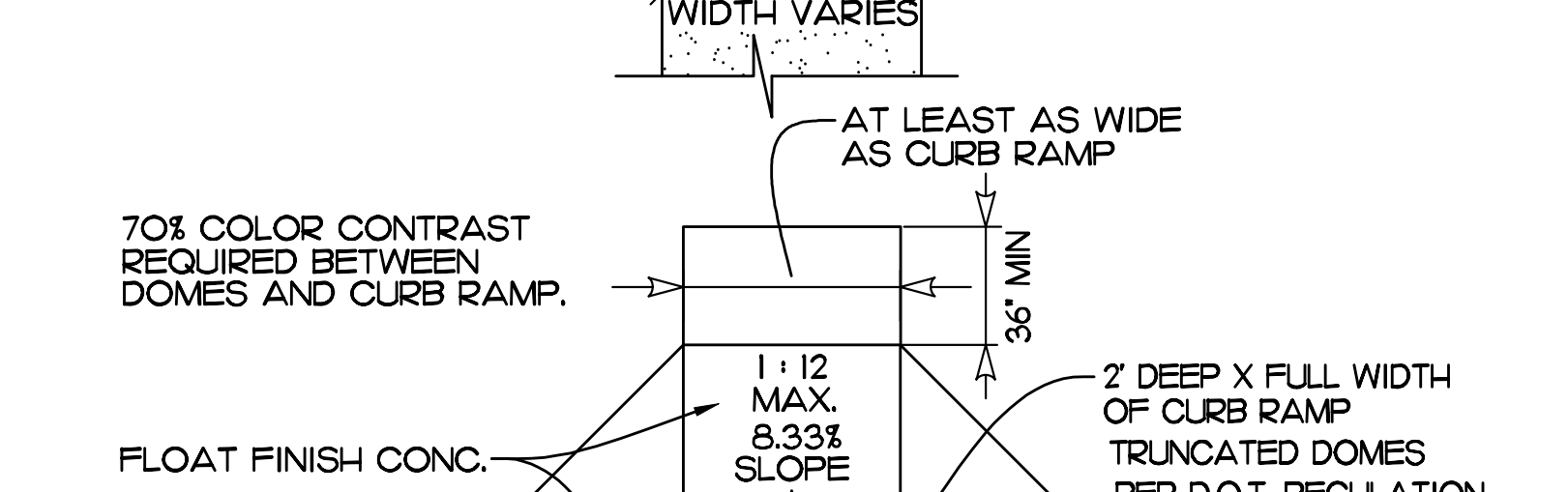
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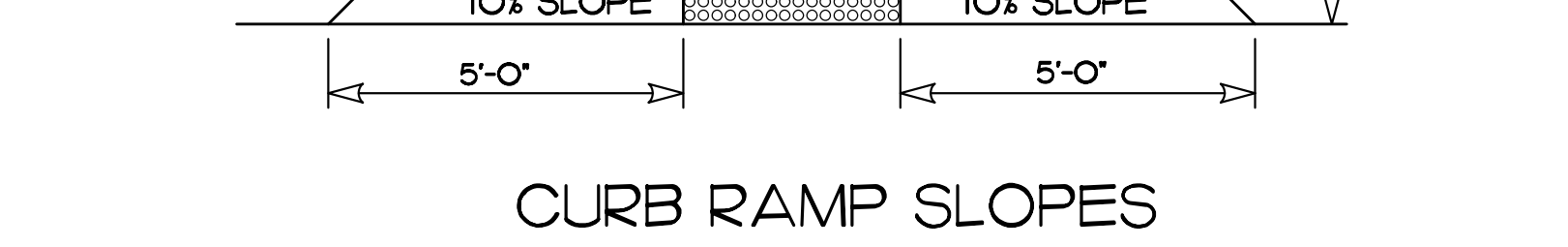
HANDICAP SIGNAGE



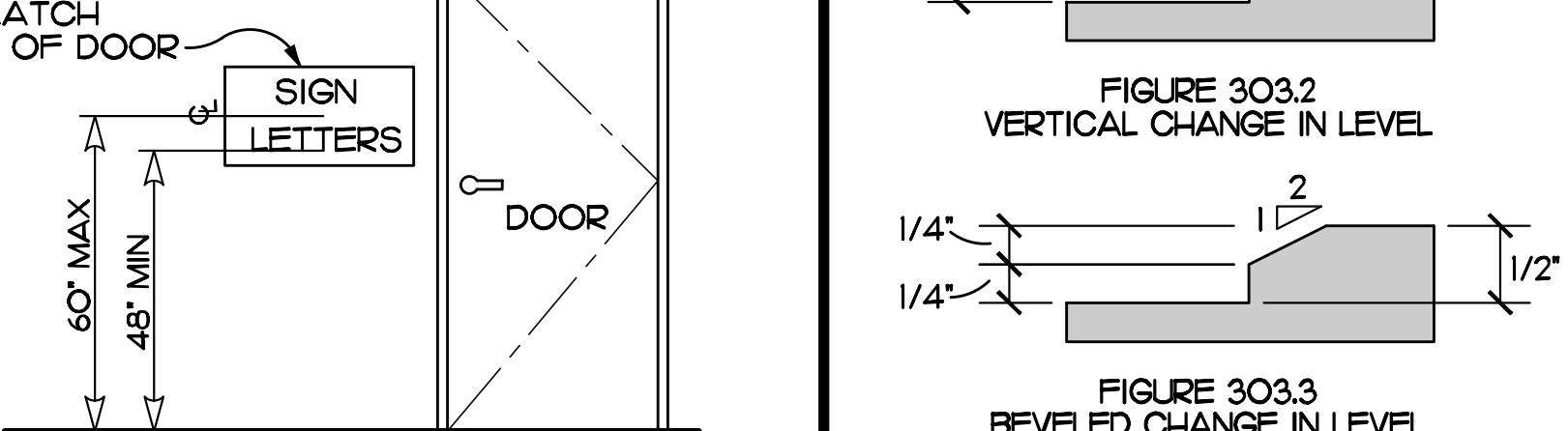
TRUNCATED DOME



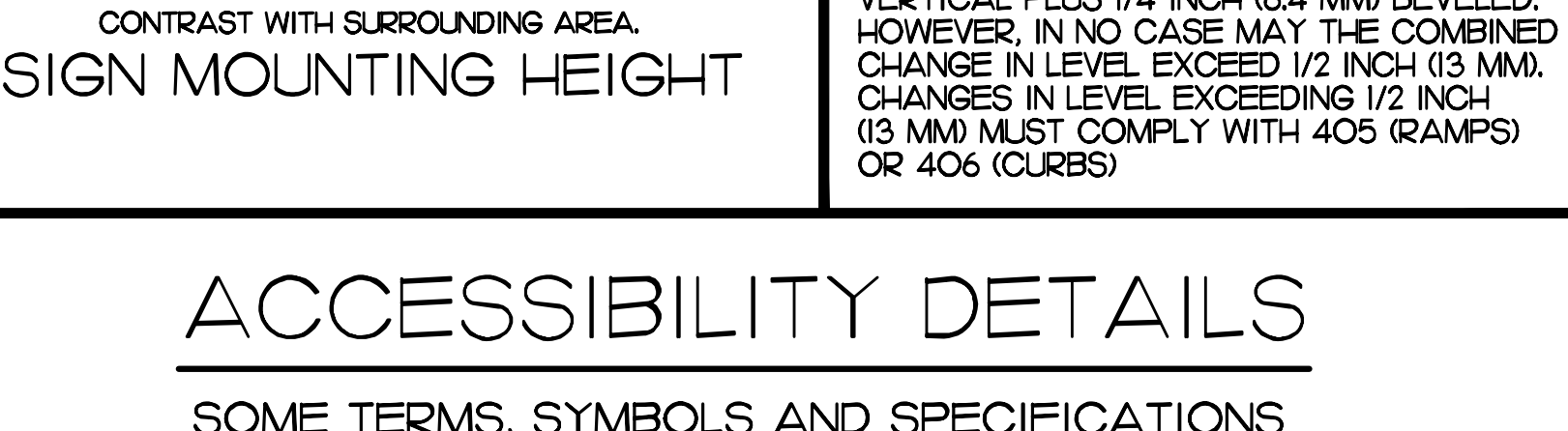
CURB RAMP SLOPES



SIGN MOUNTING HEIGHT

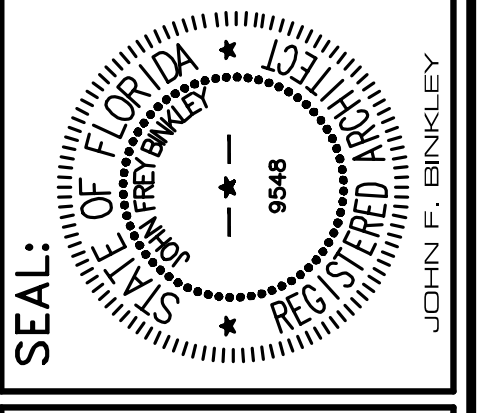
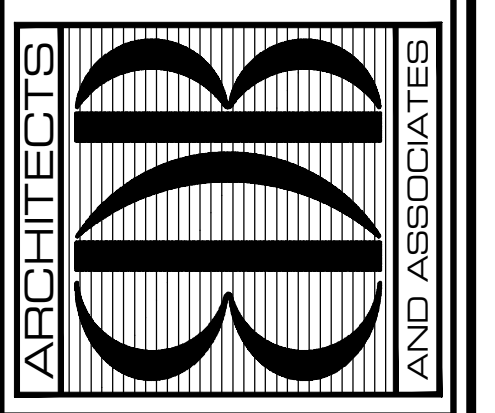


ACCESSIBILITY DETAILS



ACCESSIBILITY DETAILS

EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA C000886  
65 ROYAL PALM PLAZA, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



John Binkley  
Digitally signed by John Binkley  
Date: 2023.05.17 09:03:47 -0400

PROJECT: FINANCE REMODEL  
INDIAN RIVER COUNTY, FLORIDA  
1800 W. STREET BUILDING A  
VERO BEACH, FL 32960

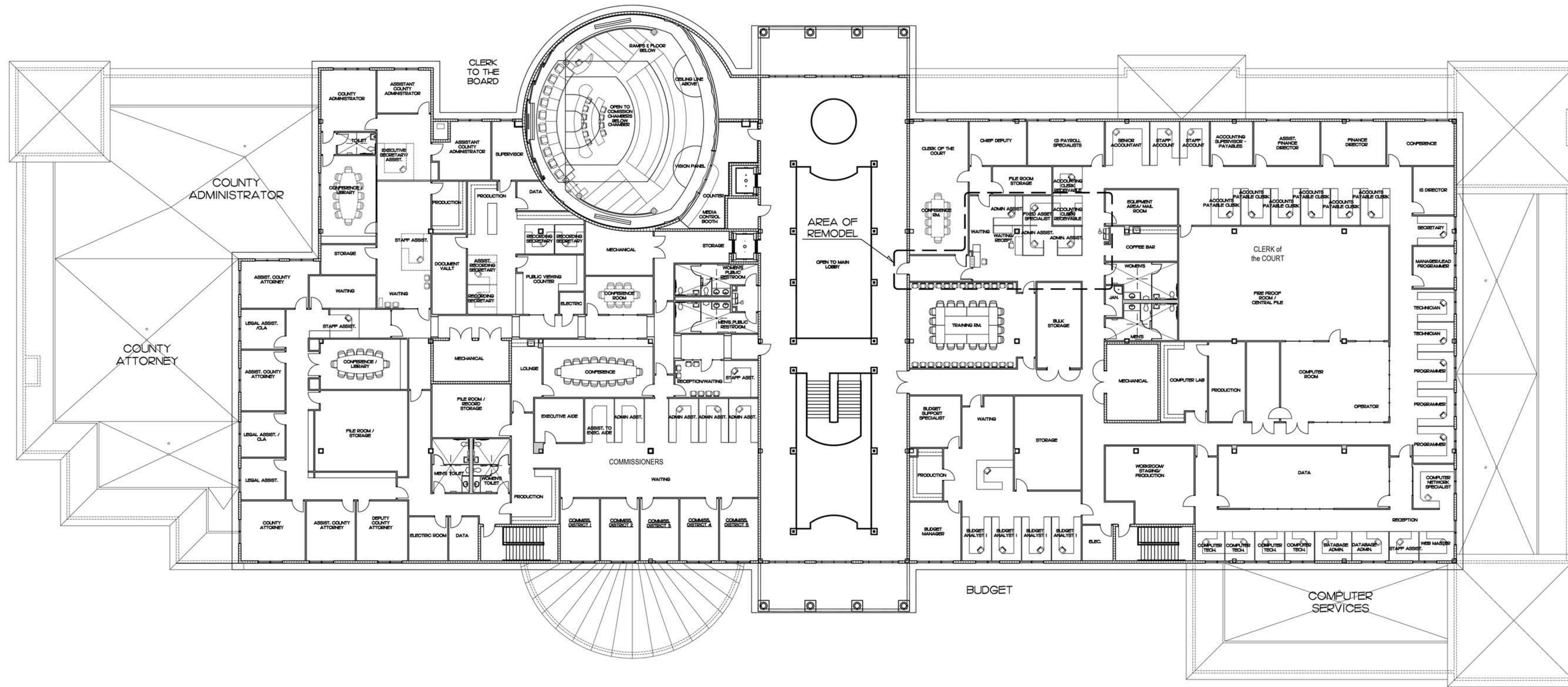
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COMM. NO: 030422VB  
DATE: JUNE 23, 2022  
BY: LJD  
CHK'D: JFB

SHEET NO.  
ACC  
OF ONE






**SECOND FLOOR EXISTING BUILDING PLAN**  
 SCALE: 1/16" = 1'-0" (BUILDING 1) "A"

EDLUND-DRITENBAS-BINKLEY  
 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA 0000886  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4320



John Binkley  
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 Date: 2023.05.16 14:49:58 -04'00'

**PROJECT: FINANCE REMODEL**  
**FOR: INDIAN RIVER COUNTY, FLORIDA**  
 1800 27TH STREET - BUILDING A  
 VERO BEACH, FL 32960

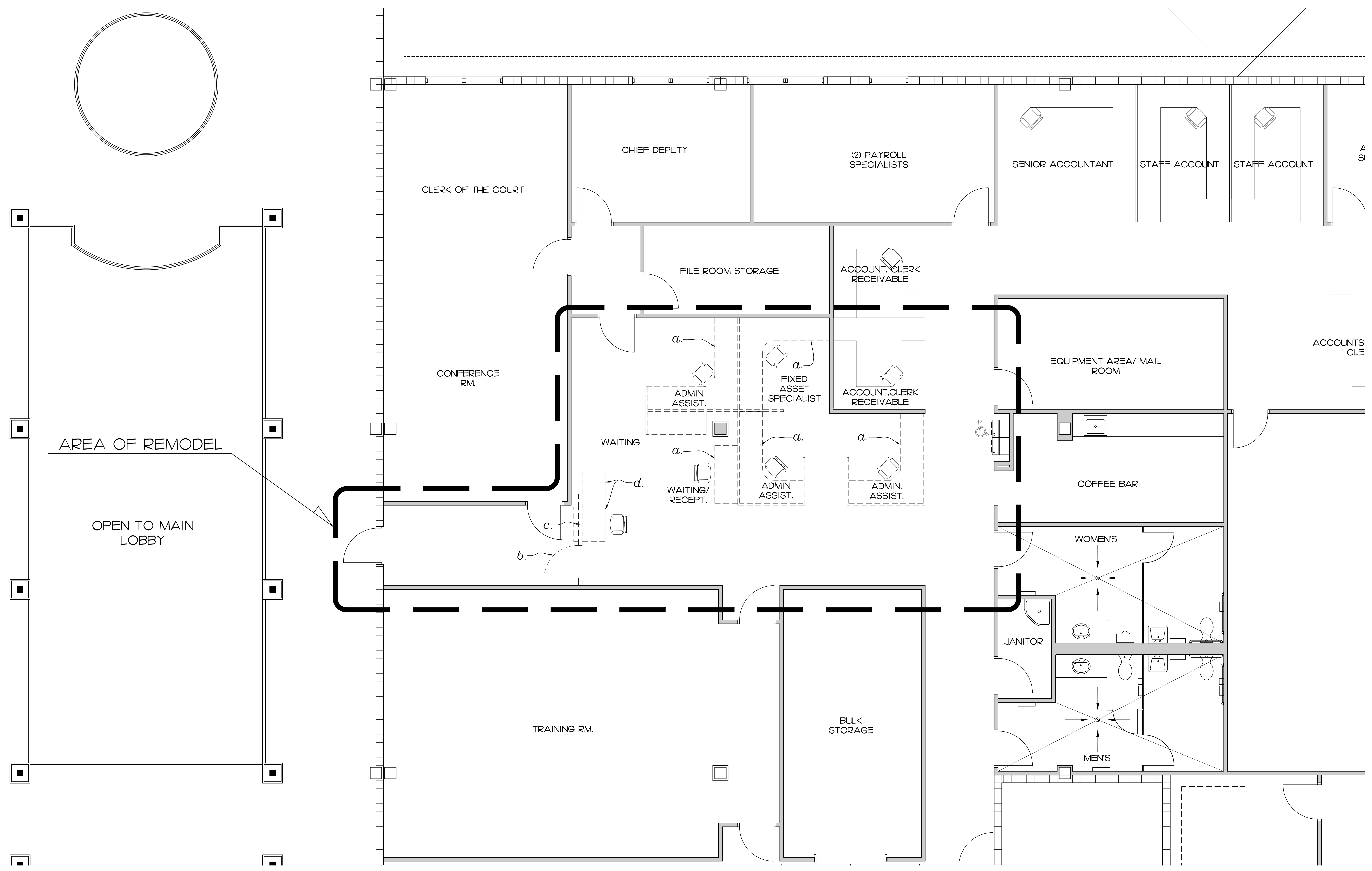
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COMM. NO: 030422VB  
 DATE: JUNE 23, 2022  
 BY: L.D.  
 CH'KD: JFB

SHEET NO.  
**A-1**  
 OF SIX

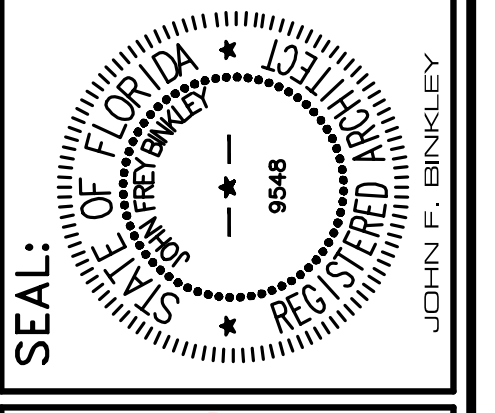
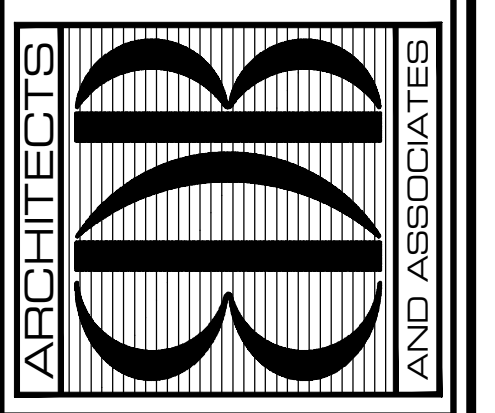




**SECOND FLOOR DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"

- NOTES**
- a. REMOVE EXISTING ABI FURNITURE
  - b. REMOVE EXISTING 3'-6" SWING DOOR
  - c. REMOVE EXISTING 3'-6" WALLS AND COUNTER
  - d. REMOVE EXISTING FILE CABINETS

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 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA 000886  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4520



**John Binkley**  
 Digitally signed by John Binkley  
 Date: 2023.05.16 14:25:34 -04'00'

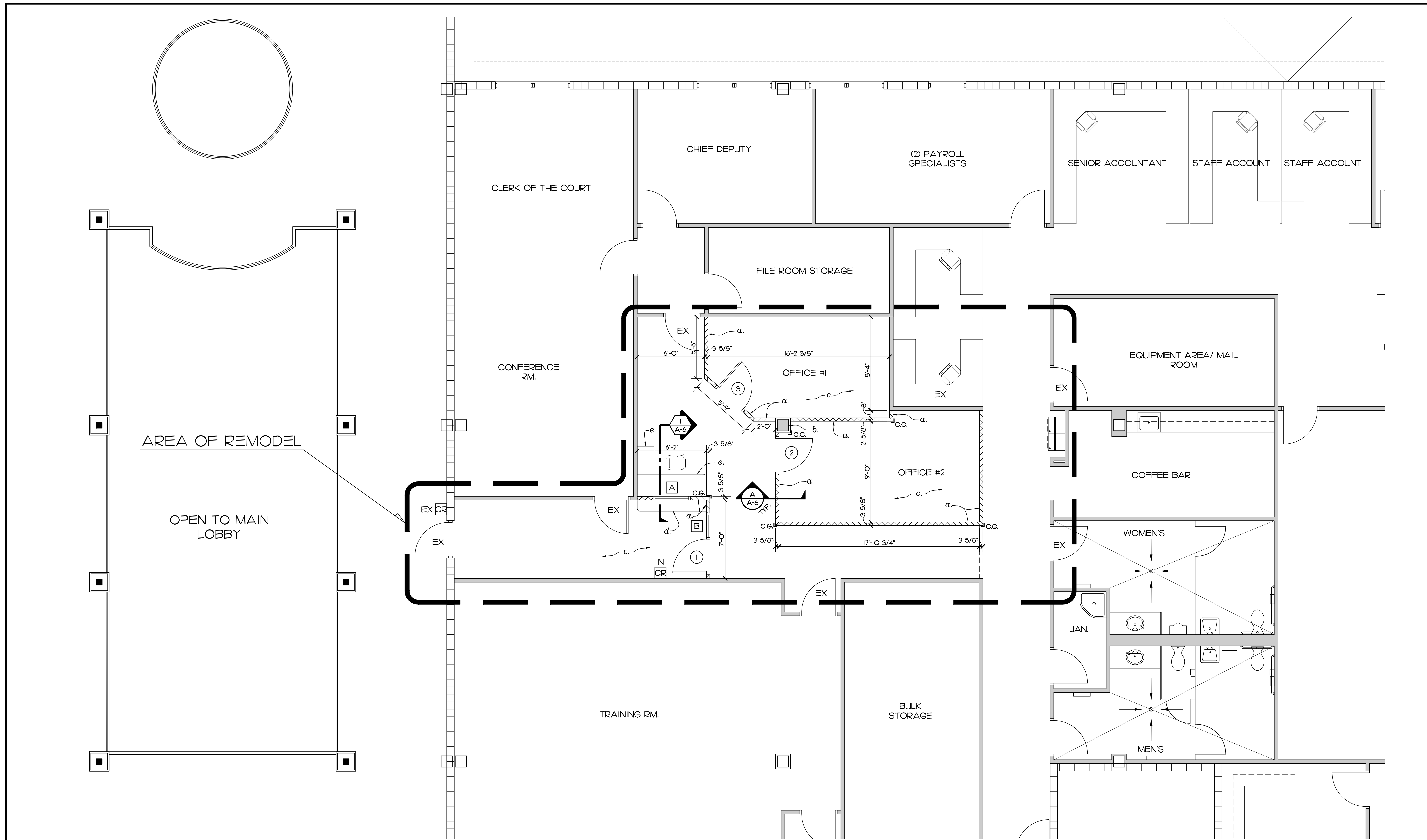
**PROJECT: FINANCE REMODEL**  
 FOR: INDIAN RIVER COUNTY, FLORIDA  
 1500 14th STREET, BUILDING A  
 VERO BEACH, FL 32960

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 DATE: JUNE 23, 2022  
 BY: LJD  
 CH'KD: JFB

SHEET NO.  
**A-2**  
 OF SIX



AREA OF REMODEL

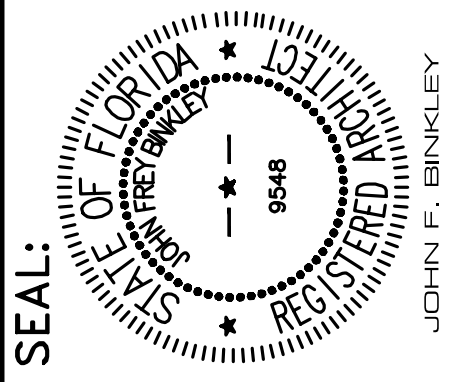
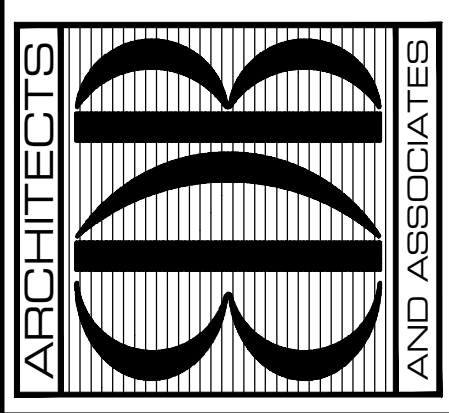
OPEN TO MAIN LOBBY

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

| LEGEND |  |
|--------|--|
|        | EXISTING WALLS TO REMAIN   |
|        | EXISTING CONC. BLOCK WALLS TO REMAIN                                       |
|        | NEW FULL HGT. 3 5/8" 20 GA STEEL STUDS AT 16" OC WITH 1/2" GYP. BD. FINISH |
|        | NEW FULL HGT. 3 5/8" 20 GA STEEL STUDS AT 16" OC WITH 1/2" GYP. BD. FINISH |
|        | WINDOW DESIGNATION. SEE WINDOW SCHEDULE SHEET A-6                          |
|        | DOOR DESIGNATION. SEE DOOR SCHEDULE SHEET A-6                              |
|        | NEW 48" HIGH ACROVYN 90 DEGREE CORNER GUARD                                |
|        | EXISTING TO REMAIN   |
|        | NEW  |
|        | CARD READER ACCESS (BY OWNER)  |

- NOTES**
- a. NEW FULL HGT. 3 5/8" 20 GA STEEL STUDS AT 16" OC WITH 1/2" GYP. BD. FINISH
  - b. EXISTING COLUMN TO REMAIN
  - c. REPAIR CARPET FLOORING AS NEEDED, MATCH EXISTING
  - d. NEW 1'-0" WIDE PLASTIC LAMINATE COUNTER AT +36" A.F.F. SEE DETAIL 1/A-6
  - e. OWNER PROVIDED FURNITURE

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ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA 000886  
65 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



John Binkley  
Digitally signed by John Binkley  
Date: 2023.05.16 14:26:59 -04'00'

PROJECT: FINANCE REMODEL  
FOR: INDIAN RIVER COUNTY, FLORIDA  
1800 14th STREET, BUILDING A  
VERO BEACH, FL 32906

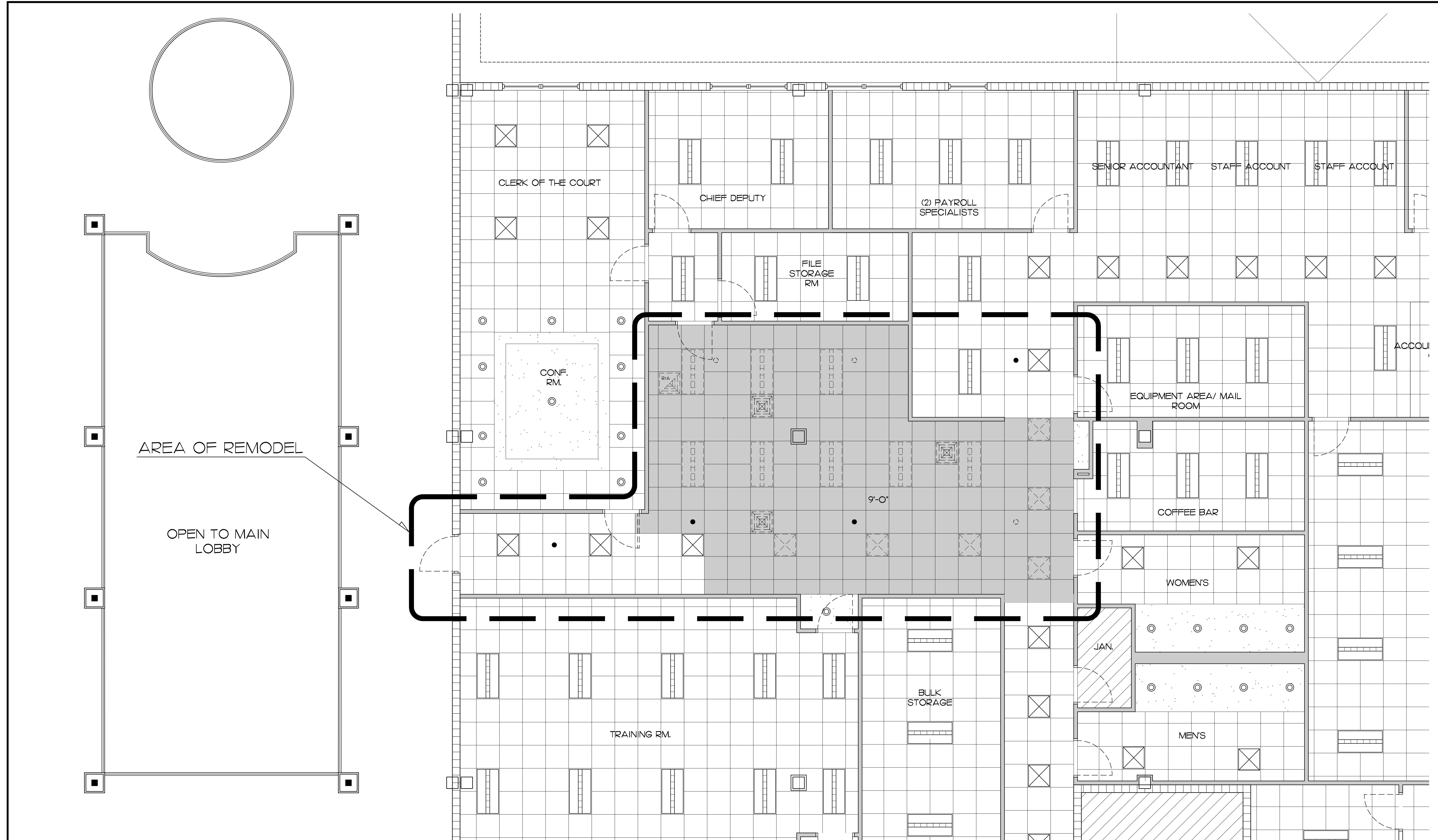
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DATE: JUNE 23, 2022  
BY: LJD  
CH'KD: JFB

SHEET NO.  
**A-3**  
OF SIX



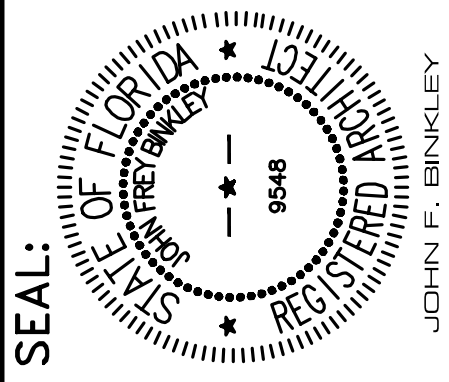
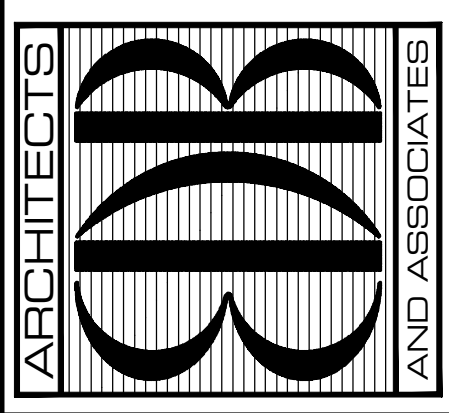


**REFLECTED CEILING DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"

| LEGEND |   |
|--------|---|
| ●      | EXISTING FIRE SPRINKLER HEAD TO REMAIN  |
| ○      | EXISTING FIRE SPRINKLER HEAD TO BE RELOCATED, SEE SHEET A-5                   |
| □      | EXISTING SUPPLY AIR DIFFUSER TO BE REMOVED AND RELOCATED SEE SHEET A-5        |
| □      | EXISTING RETURN AIR DIFFUSER TO BE REMOVED AND RELOCATED SEE SHEET A-5        |
| ■      | EXISTING 2X2 S.A.T. CEILING AND GRID TO BE REMOVED AND REPLACED SEE SHEET A-5 |
| ⊗      | EXISTING 2X2 LIGHT FIXTURE TO REMAIN  |
| ⊞      | EXISTING 2X4 LIGHT FIXTURE TO REMAIN  |
| ⊞      | EXISTING 2X4 LIGHT FIXTURE TO BE REMOVED AND RELOCATED SEE SHEET A-5          |
| ⊗      | EXISTING 2X2 LIGHT FIXTURE TO BE REMOVED AND RELOCATED SEE SHEET A-5          |

**NOTES**  
 1. REMOVE AND SAVE ALL SUPPLY AIR GRILLES, RETURN AIR GRILLES AND LIGHTS IN AREA OF CEILING DEMO TO BE REINSTALLED IN NEW CEILING GRID LAYOUT, SEE SHEET A-5.

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 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA 000888  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4520



**John Binkley**  
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 Date: 2023.05.16 14:28:11 -0400'

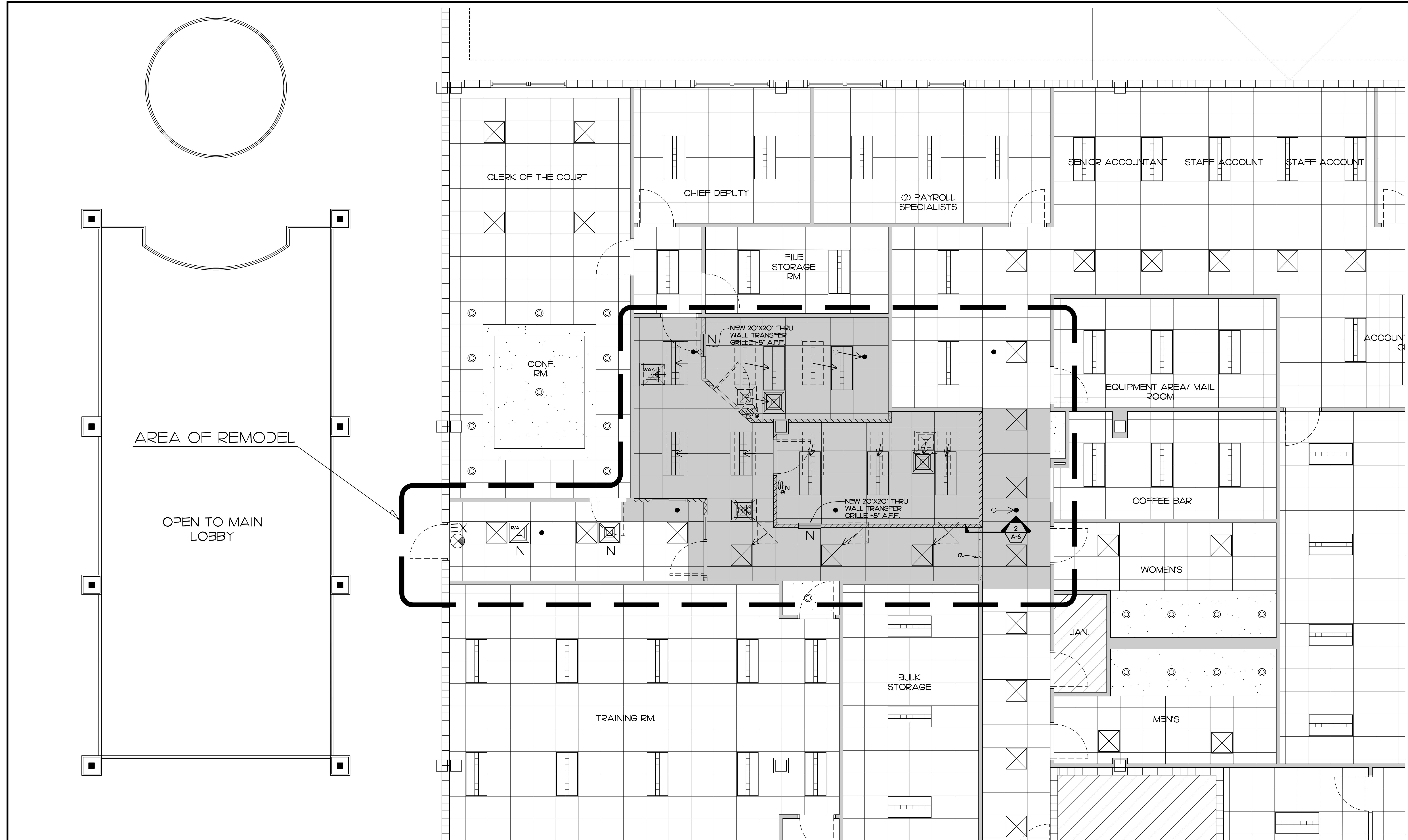
**PROJECT: FINANCE REMODEL**  
 INDIAN RIVER COUNTY, FLORIDA  
 1800 14th STREET, BUILDING A  
 VERO BEACH, FL 32960

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 BY: LJD  
 CH'KD: JFB

SHEET NO.  
**A-4**  
 OF SIX

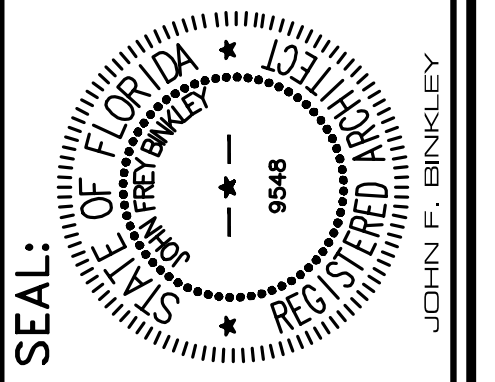
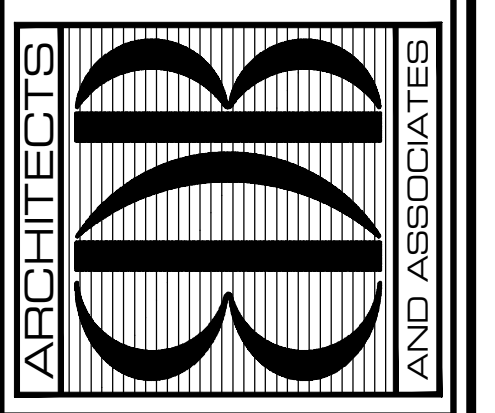


**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

| LEGEND |   |  |   |
|--------|---|--|---|
|        | EXISTING FIRE SPRINKLER HEAD TO BE RELOCATED        |  | NEW SUPPLY AIR GRILLE PROVIDE 6" Ø FLEX DUCT TO ADJACENT METAL DUCT SEE SHEET M-1 |
|        | EXISTING 2X4 RECESSED LIGHT FIXTURE TO BE RELOCATED |  | NEW RETURN AIR GRILLE PROVIDE 6" Ø FLEX DUCT TO ADJACENT METAL DUCT SEE SHEET M-1 |
|        | EXISTING SUPPLY AIR DIFFUSER TO BE RELOCATED        |  | NEW 2X2 S.A.T. CEILING AND GRID   |
|        | EXISTING RETURN AIR DIFFUSER TO BE RELOCATED        |  | RELOCATED 2X4 RECESSED LIGHT FIXTURE  |
|        | RELOCATION ARROW                                    |  | RELOCATED 2X2 RECESSED LIGHT FIXTURE  |
|        |   |  | RELOCATED SUPPLY AIR DIFFUSER   |
|        |   |  | RELOCATED RETURN AIR DIFFUSER   |
|        |   |  | NEW TRANSFER GRILLE, SEE SHEET M-1  |
|        |   |  | EXISTING EXIT LIGHT   |
|        |   |  | NEW WALL MOUNTED MOTION SENSOR LIGHT SWITCH                                       |

**NOTES:**  
 α. NEW 4" DEEP HEADER, 3 5/8" 20 GA STL STUD AT 16" O.C. WITH 1/2" GYP BD ON EACH SIDE

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 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA 0000886  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4520



John Binkley  
 Digitally signed by John Binkley  
 Date: 2023.05.16 14:31:41 -0400

**PROJECT: FINANCE REMODEL**  
 FOR: INDIAN RIVER COUNTY, FLORIDA  
 1800 14th STREET, BUILDING A  
 VERO BEACH, FL 32960

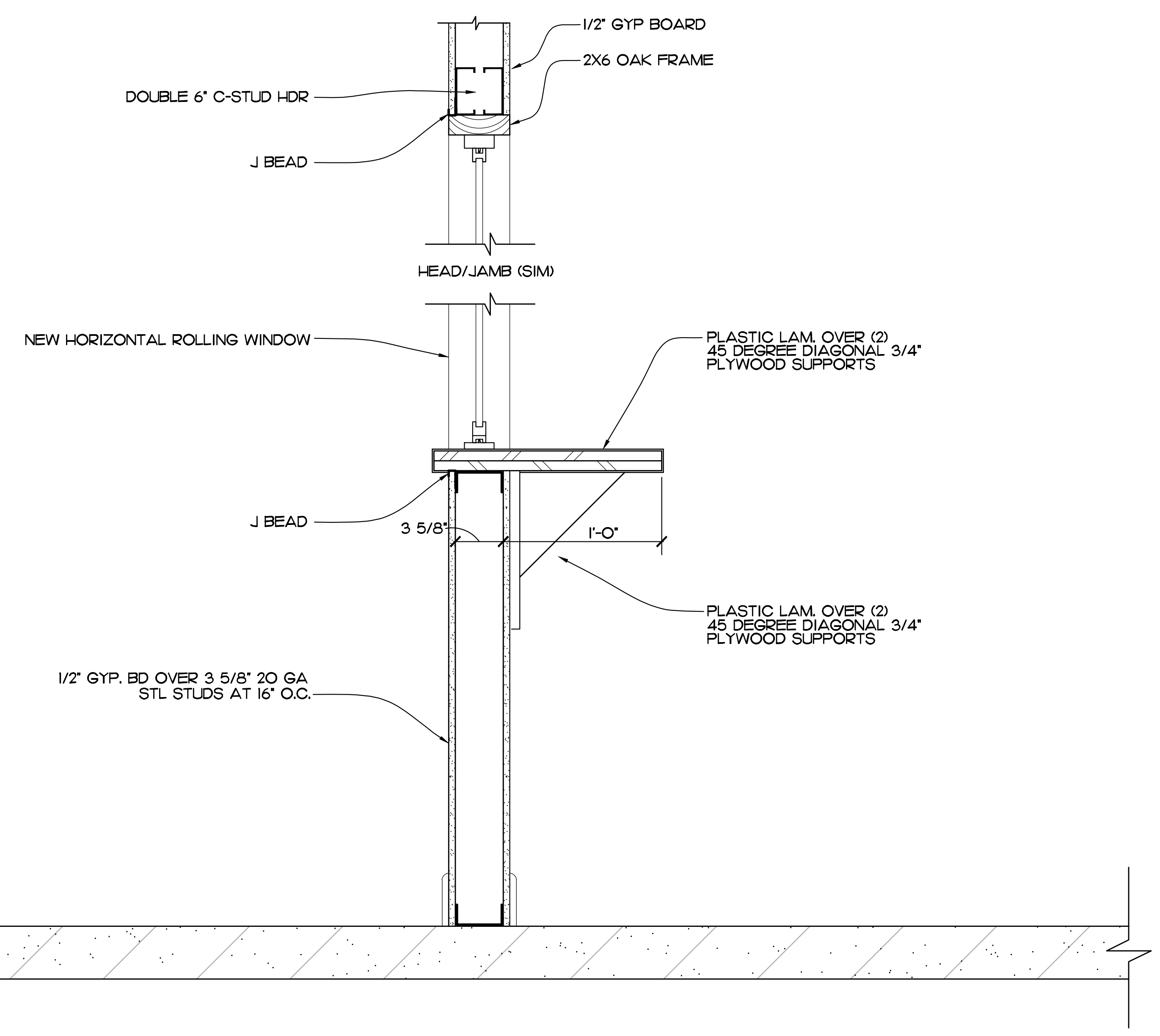
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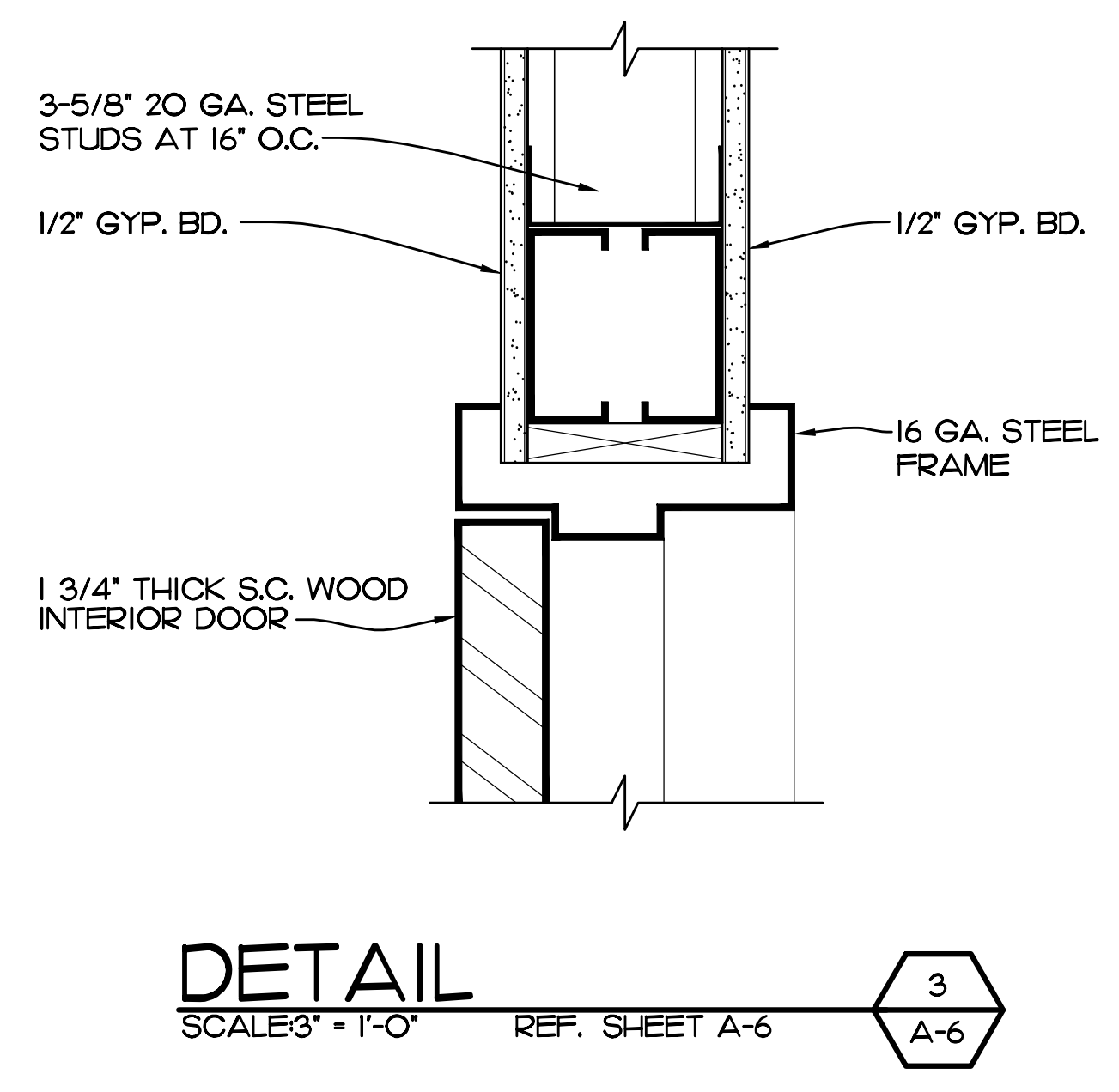
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 BY: LJD  
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SHEET NO.  
**A-5**  
 OF SIX

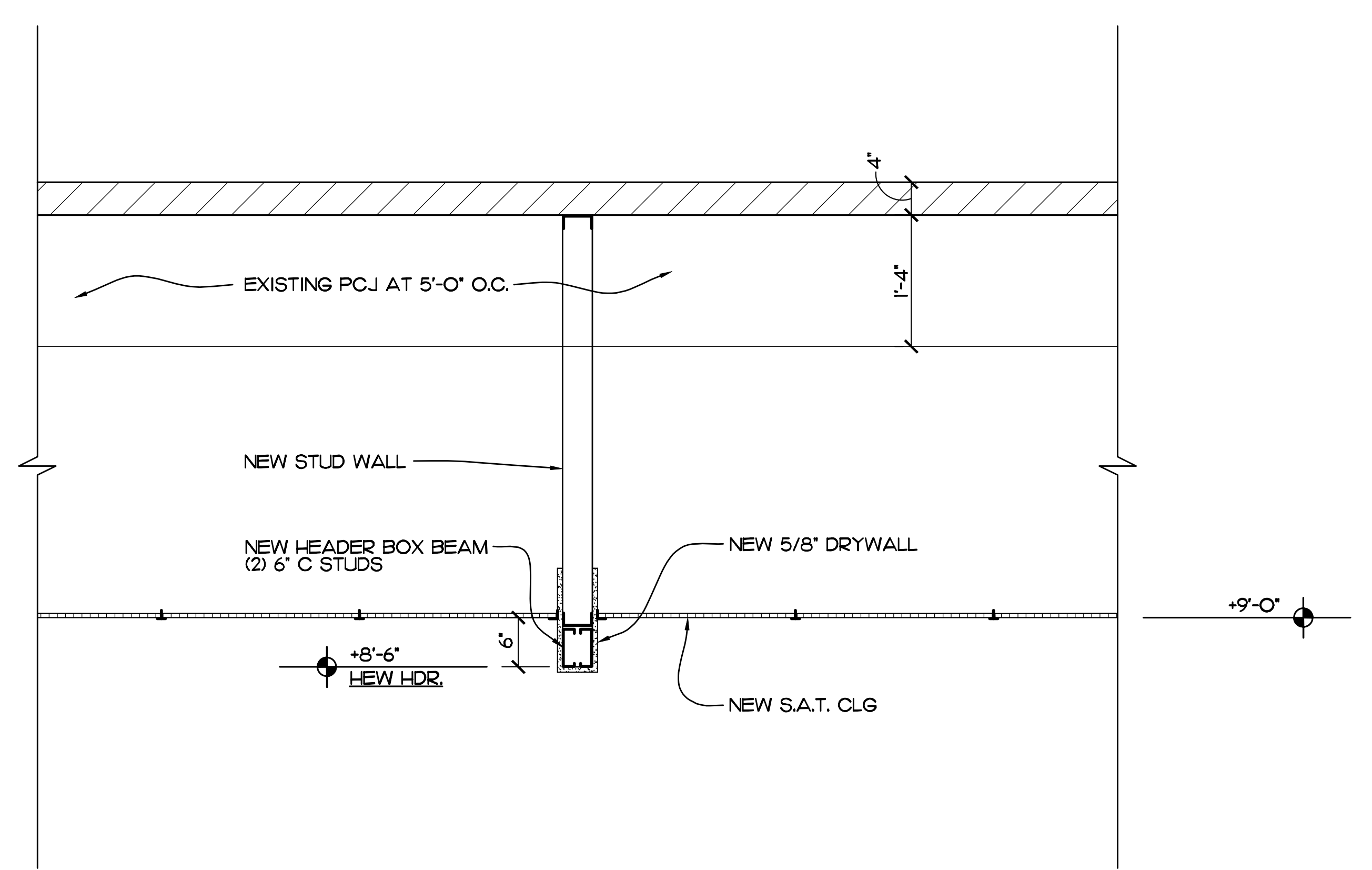




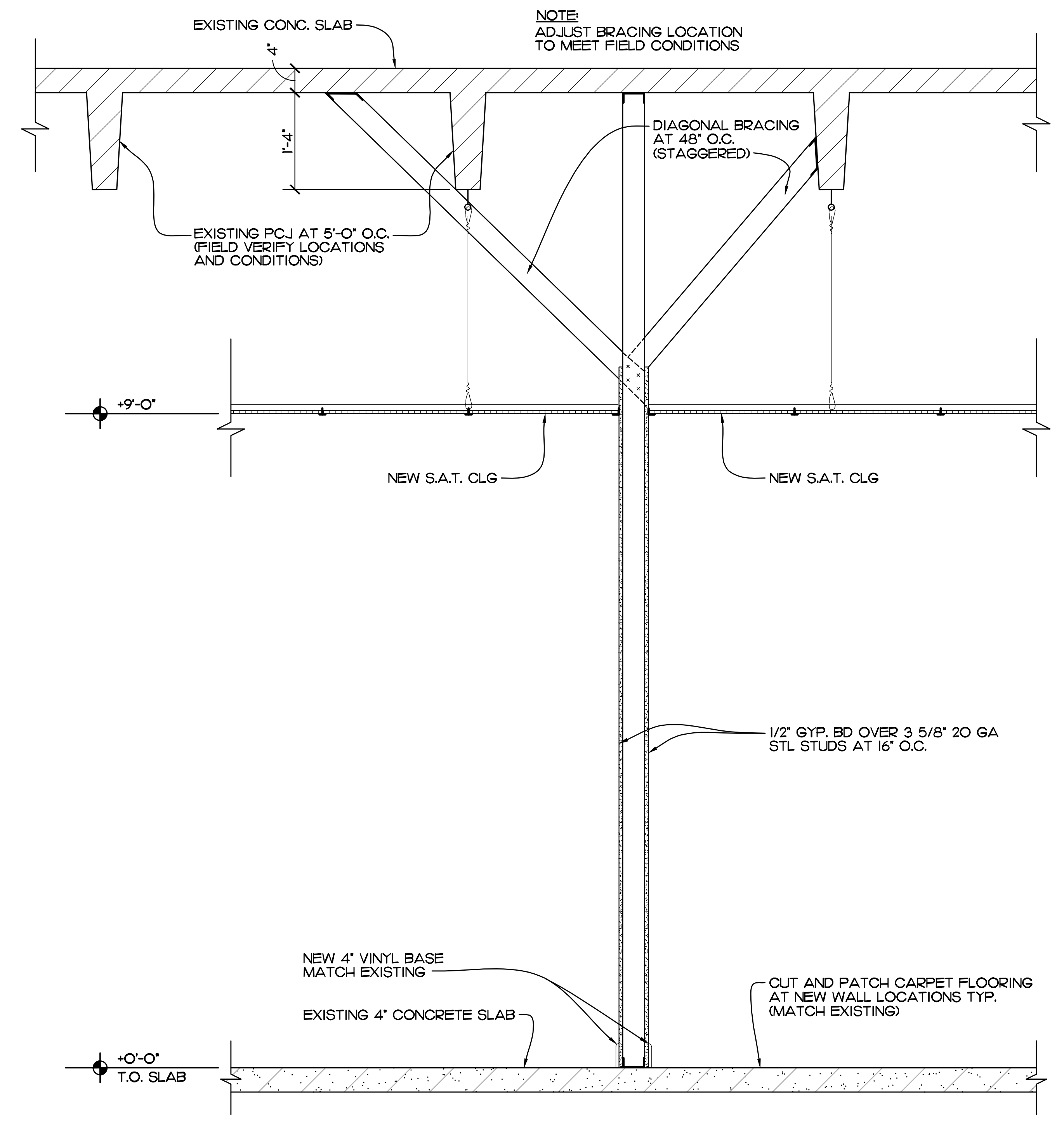
**DETAIL**  
SCALE: 1/2" = 1'-0" REF. SHEET A-3



**DETAIL**  
SCALE: 3/8" = 1'-0" REF. SHEET A-6



**DETAIL**  
SCALE: 3/4" = 1'-0" REF. SHEET A-5



**SECTION**  
SCALE: 3/4" = 1'-0" REF. SHEETS A-3

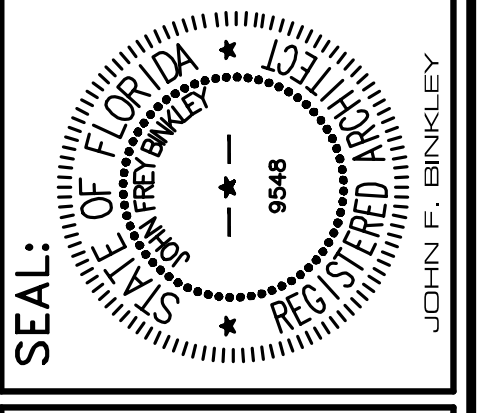
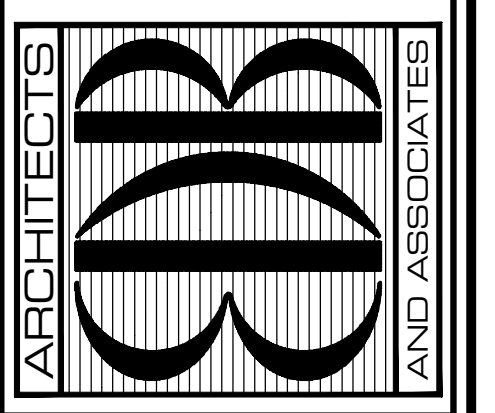
| DOOR SCHEDULE |                              |  |              |                |                                    |
|---------------|------------------------------|--|--------------|----------------|------------------------------------|
| MARK          | SIZE                         | DESCRIPTION                            | JAMB         | DETAIL / ELEV. | REMARKS                            |
| ①             | 3'-0" W. X 7'-0" H. X 1/3/4" | SINGLE LITE FRENCH DOOR MATCH EXISTING | 16 GA. STEEL | 3/A-6          | PROVIDE 1/4" SAFETY LAMINATE GLASS |
| ②             |                              |  |              |                |                                    |
| ③             |                              |  |              |                |                                    |

NOTES: 1) PROVIDE DOOR HARDWARE TO MATCH EXISTING.  
2) COORDINATE KEYING AND LOCKS WITH OWNER.

| WINDOW SCHEDULE |                     |              |                    |  |
|-----------------|---------------------|--------------|--------------------|--|
| MARK            | SIZE                | DESCRIPTION  | TYPE               | REMARKS  |
| A               | 3'-0" W. X 4'-0" H. | PGT OR EQUAL | HORIZONTAL ROLLING | PROVIDE 1/4" SAFETY LAMINATE GLASS DARK BRONZE FRAME |
| B               | 2'-0" W. X 7'-0" H. | 16 GA STEEL  | GLASS SIDE LITE    | PROVIDE 1/4" SAFETY LAMINATE GLASS DARK BRONZE FRAME |

GENERAL NOTES: 1) COORDINATE WITH OWNER ON CONSTRUCTION TIMES/CONSTRUCTION STAGING/PARKING/ETC.  
2) PROVIDE DUST CURTAINS IN AREAS OF REMODEL. PROTECT OR RELOCATE ANY EQUIPMENT AS NEEDED.  
3) ALL FLOORING TO BE PROTECTED DURING CONSTRUCTION AND CLEANED AFTER CONSTRUCTION. ANY DAMAGED FLOORING MUST BE REPLACED.  
4) CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING, AND REPAIRS AS NEEDED DUE TO CONSTRUCTION.

EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA 000886  
66 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



John Binkley  
Digitally signed by John Binkley  
Date: 2023.05.16 14:32:52 -0400

PROJECT: FINANCE REMODEL  
INDIAN RIVER COUNTY, FLORIDA  
1800 14th STREET BUILDING A  
VERO BEACH, FL 32960  
FOR:

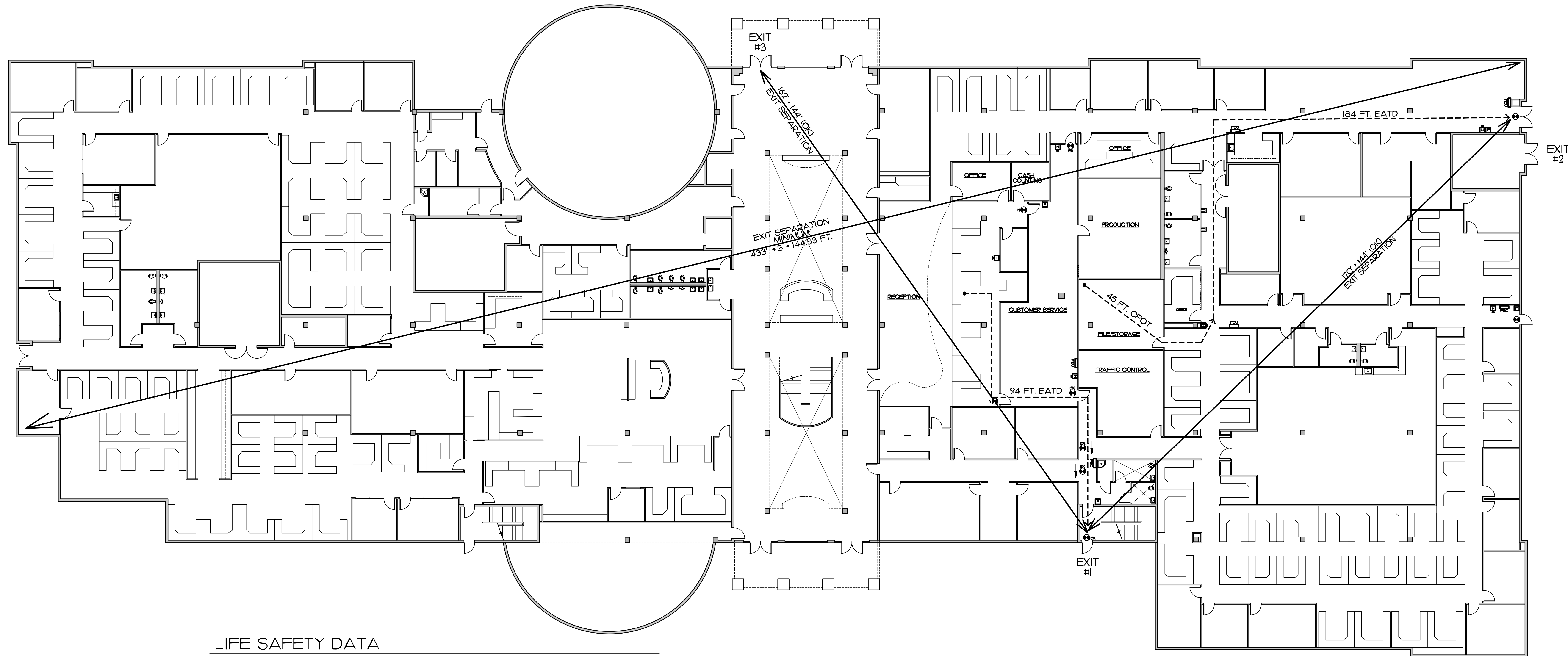
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COMM. NO: 030422VB  
DATE: JUNE 23, 2022  
BY: LJD  
CHKD: JFB

SHEET NO.  
**A-6**  
OF SIX





**LIFE SAFETY DATA**

**FLORIDA BUILDING CODE 2020 SEVENTH EDITION**  
 FBC 306 OCCUPANCY CLASSIFICATION: "B" BUSINESS

- APPLICABLE CODES:**  
 A. FLORIDA BUILDING CODE 2020 SEVENTH EDITION  
 B. NFPA 101 LIFE SAFETY CODE 6TH EDITION 2018  
 C. MECHANICAL CODE (FBC 2020)  
 D. PLUMBING CODE (FBC 2020)  
 E. ENERGY CONSERVATION CODE (FBC 2020)  
 F. NATIONAL ELECTRICAL CODE, 2017 EDITION  
 G. ACCESSIBILITY CODE (FBC 2020)

**PROJECT DESCRIPTION:**  
 THIS PROJECT IS AN INDIAN RIVER COUNTY ADMINISTRATIVE OFFICE BUILDING INTERIOR REMODEL TO THE DEPARTMENT OF UTILITY SERVICES AND BREAK ROOM.

**FBC 602.3 CONSTRUCTION TYPE:**  
 TYPE III A CONSTRUCTION - EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE

**BUILDING DATA:**  
 TOTAL BUILDING AREA: 94,661 SF.  
 OCCUPANCY - TYPE "B" BUSINESS  
 FBC TABLE 506.2  
 TYPE III A SPRINKLERED SM  
 ALLOWABLE BUILDING AREA - 85,500 SF.  
 AREA PROPOSED, 1ST AND 2ND FLOOR - 94,661 SF. ACTUAL  
 \*WITH OPEN AREA MODIFICATION PER FBC 506.3 - 165,656 SF. ALLOWABLE (OK)  
 I<sub>p</sub> (IFP-0.25) W/30  
 I<sub>p</sub> (I270/I270-0.25) W/30  
 I<sub>p</sub> (L75) 30/30  
 I<sub>p</sub> (L75) 1  
 I<sub>p</sub> .75  
 I<sub>p</sub> 1.75 X 94,661 SF. - 165,656 SF. (OK)

**NUMBER OF EXITS:**  
 FBC TABLE 1006.3.2 - SECOND FLOOR 218 OCCUPANTS  
 TWO EXITS REQUIRED  
 FIRST FLOOR 627 OCCUPANTS - THREE EXITS REQUIRED  
 TABLE 1006.3.1 - THREE EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN 1006.2.1 (100 FT. MAX COMMON PATH OF TRAVEL DISTANCE)

**COMMON PATH OF TRAVEL:**  
 NFPA 38.5.3.1 COMMON PATH OF TRAVEL SHALL NOT EXCEED 100 FT. IN A FULLY SPRINKLERED BUILDING COMPLIES

**FBC 1007.1**  
**NFPA 7.5.1.3.3**

**EXIT AND EXIT ACCESS DOORWAY CONFIGURATION:**  
 WHERE A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 1007.1.1 THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED  
 DIAGONAL DISTANCE 433 FT. / 3 = 144.33 FT. MINIMUM EXIT SEPARATION - 128 FT. PROVIDED - COMPLIES

**FBC 1017 TRAVEL DISTANCE LIMITATIONS (TABLE 1017.2):**  
 EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) MAX. 300 FEET IN A SPRINKLERED BUILDING, MAX. EATD PROVIDED IS LESS THAN 300 FT. (OK)

**NFPA 38.2.6.3 TRAVEL DISTANCE TO EXITS:**  
 TRAVEL DISTANCE SHALL BE MEASURED PER SECTION 7.6  
 TRAVEL DISTANCE SHALL NOT EXCEED 300 FT. MAX. PROVIDED - COMPLIES

**FBC 1010.1.10**

**EXIT DOORS - PANIC HARDWARE IS REQUIRED IF OCCUPANTS SERVING EXITS EXCEEDS 50 PEOPLE.**

**FBC TABLE 803.11**  
**NFPA 38.3.3.2.1**

**INTERIOR FINISHES -**  
 GROUP B, EXIT ACCESS CORRIDORS AND EXIT WAYS - CLASS A OR B  
**MAXIMUM CORRIDOR WIDTH-TABLE 1020.2 FBC - NFPA 38.2.3.2**  
 44" MINIMUM WIDTH REQUIRED (COMPLIES) 36" IF SERVING LESS THAN 30 OCCUPANTS.

**DEAD ENDS CORRIDORS (IF FIRE SPRINKLERED):**  
 FBC 1020.4.2 NFPA 38.2.5.2 50 FT. MAXIMUM ALLOWED - COMPLIES  
**CORRIDOR FIRE RESISTANCE RATING-TABLE 1020.1 FBC**  
 WITH SPRINKLER - 0 HOUR RATING REQUIRED FOR TYPE B OCCUPANCY - OK

**NFPA 38.2.8 EXIT LIGHTING:**  
 ILLUMINATION OF MEANS OF EGRESS SHALL BE PER SECTION 7.8. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF LIGHTS AND EXIT LIGHTS.

**FBC TABLE 1004.1.2**

**OCCUPANT LOAD**

|           |                          |               |
|-----------|--------------------------|---------------|
| 1ST FLOOR | BUSINESS: 53,436 ± 150 = | 357 OCCUPANTS |
| 1ST FLOOR | MUSTER ± 15 =            | 64 OCCUPANTS  |
| 1ST FLOOR | CHAMBERS PER SEAT =      | 150 OCCUPANTS |
| 1ST FLOOR | VENDING ± 15 =           | 56 OCCUPANTS  |
| 2ND FLOOR | BUSINESS: 32,611 ± 150 = | 218 OCCUPANTS |

OCCUPANCY CLASSIFICATION - BUSINESS - 1 OCCUPANT / 15 SF.

**FIRE CODE ANALYSIS:** FLORIDA FIRE PREVENTION CODE 7TH EDITION (2018) NFPA 1 AND 101 (2018)  
 SQUARE FEET: 94,661 SF  
 NUMBER OF STORIES: 2  
 NFPA 101 OCCUPANCY TYPE: CHAPTER 39 EXISTING BUSINESS  
 OCCUPANT LOAD: NO CHANGE  
 TRAVEL DISTANCE TO EXIT: 94 FT (NFPA 101:39.2.6.3-300 FT)  
 COMMON PATH: 45 FT (NFPA 101:39.2.5.3.1 - 100 FT)  
 ILLUMINATION OF MEANS OF EGRESS: PROVIDED (NFPA 101:39.2.8)  
 EMERGENCY LIGHTING: PROVIDED ON DRAWING E2 (NFPA 101:39.2.9)  
 MARKING OF MEANS OF EGRESS: PROVIDED (NFPA 101:39.2.10)  
 DETECTION, ALARM, AND COMMUNICATION SYSTEM: YES  
 EXTINGUISHMENT REQUIREMENTS: YES  
 NFPA 90A:6.4 HVAC CFM REQUIRED IN SMOKE DUCTS-PROVIDE  
 SEPARATE PERMITS REQUIRED FOR PROJECTS DUE TO REMODEL  
 FIRE ALARM/ACCESS CONTROL CARD READER  
 SPRINKLER SYSTEM

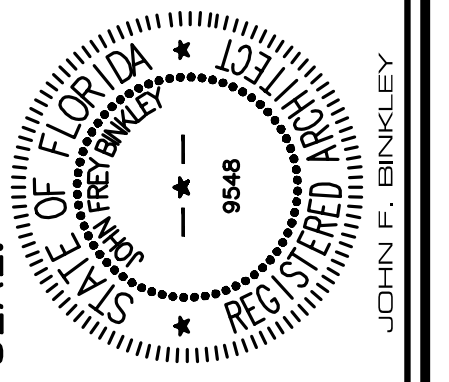
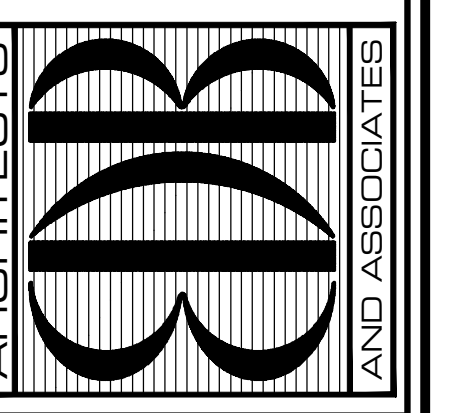
TOTAL: 845 OCCUPANTS

**SYMBOLS LEGEND**

|     |  |
|-----|--|
| ⊙   | EXISTING EXIT LIGHT  |
| ⊕   | NEW EXIT LIGHT   |
| ⊠   | EXISTING FIRE EXTINGUISHER CABINET WITH CLASS 2-A10BC EXTINGUISHER |
| --- | EXIT ACCESS  |
| ⊠   | EXISTING FIRE ALARM HORN/SYROBE                                    |
| ⊠   | EXISTING FIRE ALARM PULL STATION                                   |

**LIFE SAFETY PLAN**  
 SCALE: 1/16" = 1'-0"  
 FIRST FLOOR

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 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA C000886  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4520



**John Binkley**  
 Digitally signed by John Binkley  
 Date: 2023.05.16 14:34:19 -04'00'

**PROJECT: FINANCE REMODEL**  
 INDIAN RIVER COUNTY, FLORIDA  
 150 14TH STREET BUILDING A  
 VERO BEACH, FL 32960

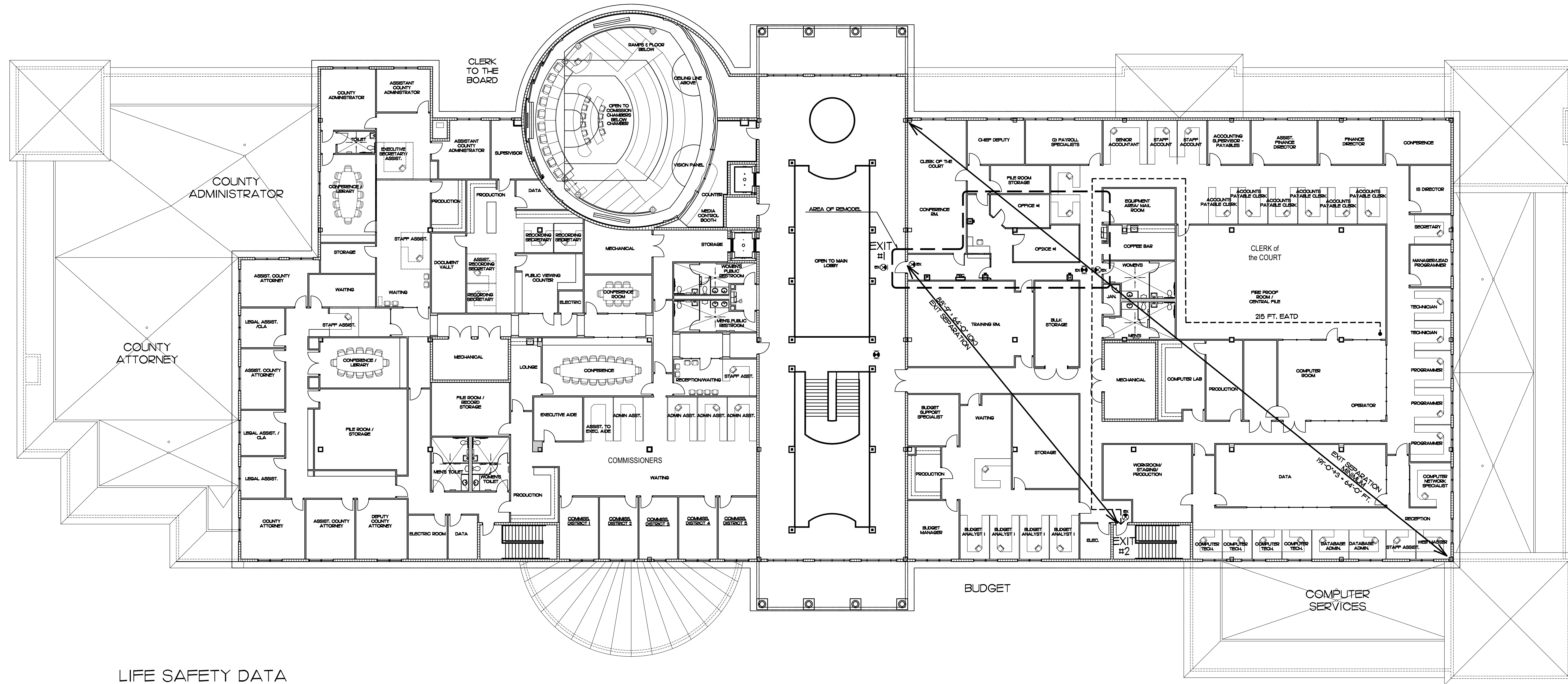
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COMM. NO: 030422VB  
 DATE: JUNE 23, 2022  
 BY: LJD  
 CH'KD: JFB

SHEET NO.  
**LS-1**  
 OF TWO





**LIFE SAFETY DATA**

**FLORIDA BUILDING CODE 2020 SEVENTH EDITION**  
 FBC 306 OCCUPANCY CLASSIFICATION 'B' BUSINESS

- APPLICABLE CODES:**  
 A. FLORIDA BUILDING CODE 2020 SEVENTH EDITION  
 B. NFPA 101 LIFE SAFETY CODE 6TH EDITION 2018  
 C. MECHANICAL CODE (FBC 2020)  
 D. PLUMBING CODE (FBC 2020)  
 E. ENERGY CONSERVATION CODE (FBC 2020)  
 F. NATIONAL ELECTRICAL CODE, 2017 EDITION  
 G. ACCESSIBILITY CODE (FBC 2020)

**PROJECT DESCRIPTION**  
 THIS PROJECT IS AN INDIAN RIVER COUNTY ADMINISTRATIVE OFFICE BUILDING INTERIOR REMODEL TO THE DEPARTMENT OF FINANCE.

**FBC 602.3 CONSTRUCTION TYPE**  
 TYPE III A CONSTRUCTION - EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE

**BUILDING DATA**  
 TOTAL BUILDING AREA: 94,661 SF.  
 OCCUPANCY - TYPE 'B' BUSINESS  
 FBC TABLE 506.2  
 TYPE III A SPRINKLERED SM  
 ALLOWABLE BUILDING AREA - 85,500 SF.  
 AREA PROPOSED, 1ST AND 2ND FLOOR - 94,661 SF. ACTUAL  
 \*WITH OPEN AREA MODIFICATION PER FBC 506.3 + 165,656 SF. ALLOWABLE (OK)  
 1/2 (127'-0" / 127'-0" - 0.25) W/30  
 1/2 (175) 30/30  
 1/2 (175) 1  
 1/2 .75  
 1/2 1.75 X 94,661 SF. = 165,656 SF. (OK)

**NUMBER OF EXITS**  
 FBC TABLE 1006.3.2 - SECOND FLOOR 218 OCCUPANTS  
 TWO EXITS REQUIRED  
 FIRST FLOOR 627 OCCUPANTS - THREE EXITS REQUIRED  
 TABLE 1006.3.1 - THREE EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN 1006.2.1 (100 FT. MAX COMMON PATH OF TRAVEL DISTANCE)

**COMMON PATH OF TRAVEL**  
 NFPA 38.5.3.1 COMMON PATH OF TRAVEL SHALL NOT EXCEED 100 FT. IN A FULLY SPRINKLERED BUILDING  
 COMPLIES

**FBC 1007.1**  
 NFPA 7.5.1.3.3

**EXIT AND EXIT ACCESS DOORWAY CONFIGURATION**  
 WHERE A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 1007.1.1 THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED  
 DIAGONAL DISTANCE 191 FT. / 3 = 63.6 FT. MINIMUM EXIT SEPARATION - 88'-9" PROVIDED - COMPLIES

**FBC 1017 TRAVEL DISTANCE LIMITATIONS (TABLE 1017.2)**  
 EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) MAX. 300 FEET IN A SPRINKLERED BUILDING. MAX. E.A.T.D. PROVIDED IS LESS THAN 300 FT. (OK)

**NFPA 38.2.6.3 TRAVEL DISTANCE TO EXITS**  
 TRAVEL DISTANCE SHALL BE MEASURED PER SECTION 7.6  
 TRAVEL DISTANCE SHALL NOT EXCEED 300 FT. MAX. PROVIDED - COMPLIES

**FBC 1010.1.0**  
 EXIT DOORS - PANIC HARDWARE IS REQUIRED IF OCCUPANTS SERVING EXITS EXCEEDS 50 PEOPLE.

**FBC TABLE 803.11**  
 NFPA 38.2.3.2.1  
**INTERIOR FINISHES**  
 GROUP B, EXIT ACCESS CORRIDORS AND EXIT WAYS - CLASS A OR B  
**MAXIMUM CORRIDOR WIDTH-TABLE 1020.2 FBC - NFPA 38.2.3.2**  
 44' MINIMUM WIDTH REQUIRED (COMPLIES) 36' IF SERVING LESS THAN 30 OCCUPANTS.

**DEAD ENDS CORRIDORS (IF FIRE SPRINKLERED)**  
 FBC 1020.4.2 NFPA 38.2.5.2 50 FT. MAXIMUM ALLOWED - COMPLIES  
**CORRIDOR FIRE RESISTANCE RATING-TABLE 1020.1 FBC**  
 WITH SPRINKLER - 0 HOUR RATING REQUIRED  
 FOR TYPE B OCCUPANCY - OK

**NFPA 38.2.8 EXIT LIGHTING**  
 ILLUMINATION OF MEANS OF EGRESS SHALL BE PER SECTION 7.8. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF LIGHTS AND EXIT LIGHTS.

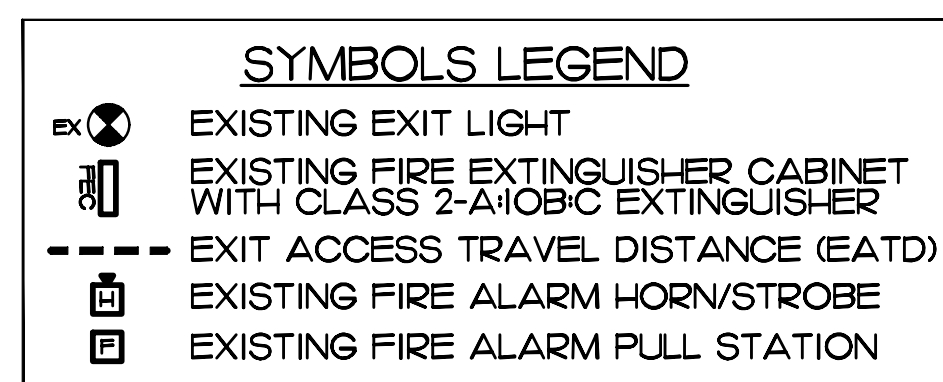
**FBC TABLE 1004.1.2 OCCUPANT LOAD**

|                             |                |               |
|-----------------------------|----------------|---------------|
| 1ST FLOOR BUSINESS          | 53,436 + 150 = | 357 OCCUPANTS |
| 1ST FLOOR MUSTER            | + 15 =         | 64 OCCUPANTS  |
| 1ST FLOOR CHAMBERS PER SEAT | =              | 150 OCCUPANTS |
| 1ST FLOOR VENDING + 15 =    | =              | 56 OCCUPANTS  |
| 2ND FLOOR BUSINESS          | 32,611 + 150 = | 218 OCCUPANTS |

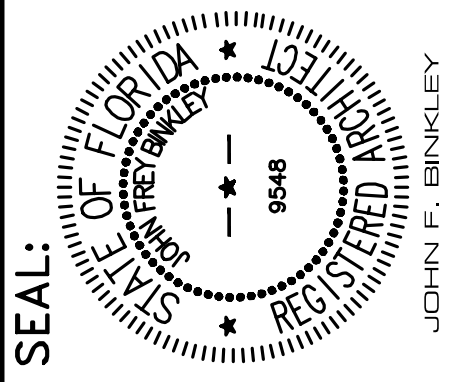
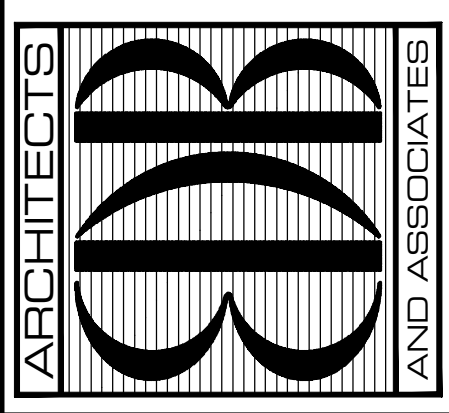
OCCUPANCY CLASSIFICATION - BUSINESS - 1 OCCUPANT / 15 SF.

**FIRE CODE ANALYSIS:** FLORIDA FIRE PREVENTION CODE 7TH EDITION (2018) NFPA 1 AND 101 (2018)  
 SQUARE FEET: 94,661 SF  
 NUMBER OF STORIES: 2  
 NFPA 101 OCCUPANCY TYPE: CHAPTER 39 EXISTING BUSINESS  
 OCCUPANT LOAD: NO CHANGE  
 TRAVEL DISTANCE TO EXIT: 94 FT (NFPA 10139.2.6.3-300 FT)  
 COMMON PATH: 45 FT (NFPA 10139.2.5.3) + 100 FT  
 ILLUMINATION OF MEANS OF EGRESS: PROVIDED (NFPA 10139.2.8)  
 EMERGENCY LIGHTING: PROVIDED ON DRAWING E2 (NFPA 10139.2.9)  
 MARKING OF MEANS OF EGRESS: PROVIDED (NFPA 10139.2.10)  
 DETECTION, ALARM, AND COMMUNICATION SYSTEM: YES  
 EXTINGUISHMENT REQUIREMENTS: YES  
 NFPA 90A6.4 HVAC CFM REQUIRED IN SMOKE DUCTS-PROVIDE  
 SEPARATE PERMITS REQUIRED FOR PROJECTS DUE TO REMODEL  
 FIRE ALARM/ACCESS CONTROL CARD READER  
 SPRINKLER SYSTEM

TOTAL: 845 OCCUPANTS



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 ARCHITECTS AND ASSOCIATES, P.A.  
 AR-AA C000886  
 65 ROYAL PALM POINTE, SUITE "D"  
 VERO BEACH, FLORIDA 32960  
 PHONE: (772) 569-4520



**John Binkley**  
 Digitally signed by John Binkley  
 Date: 2023.05.16 14:36:05 -0400

**PROJECT: FINANCE REMODEL**  
 INDIAN RIVER COUNTY, FLORIDA  
 150 5TH STREET BUILDING A  
 VERO BEACH, FL 32960

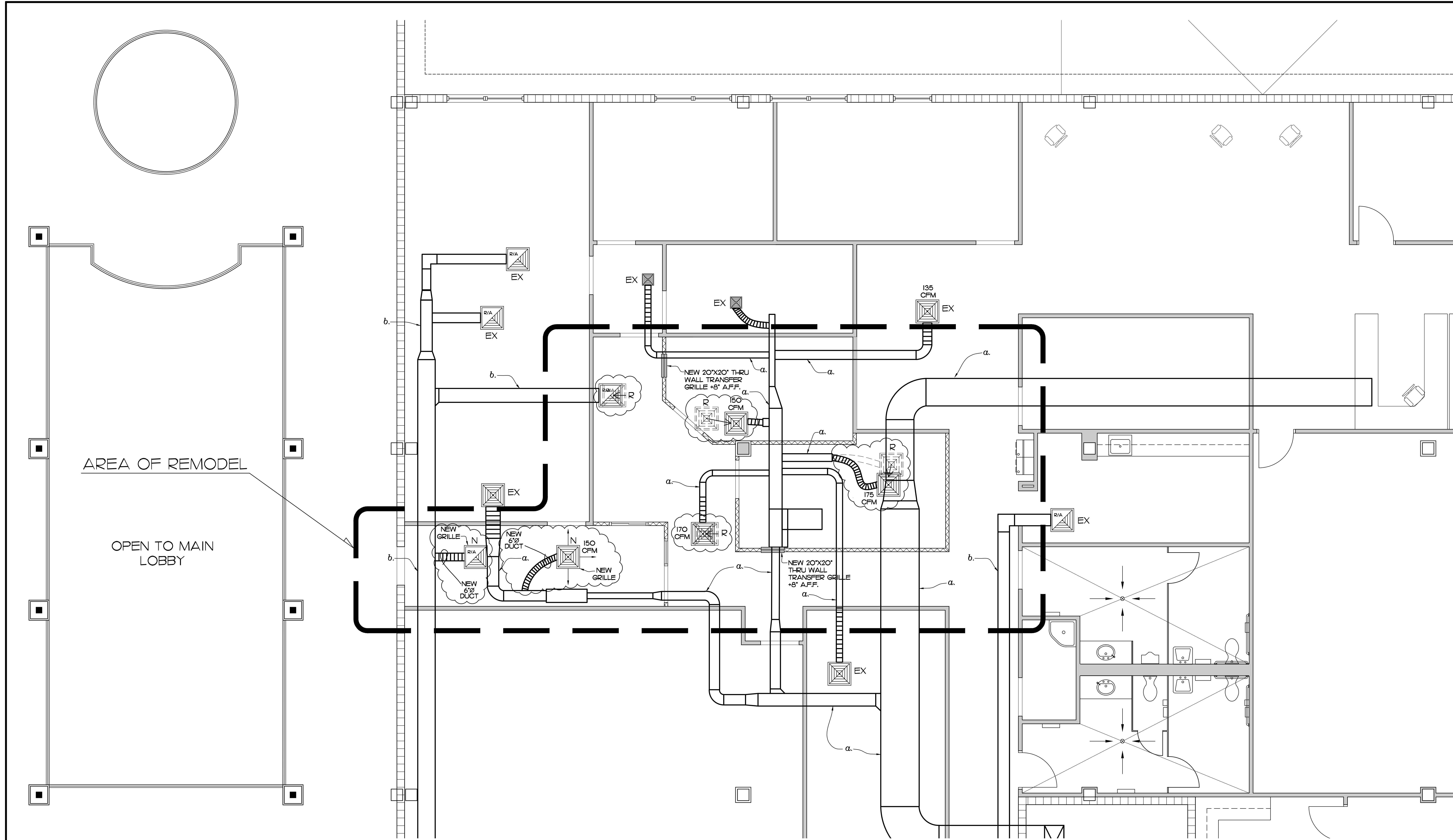
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SHEET NO.  
**LS-2**  
 OF TWO



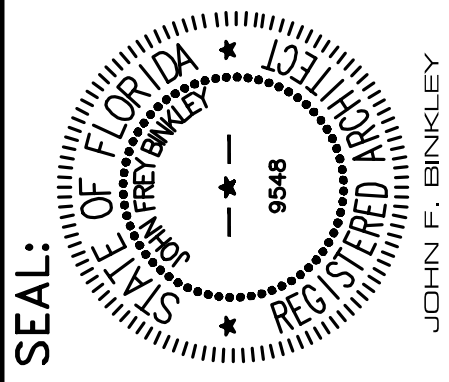
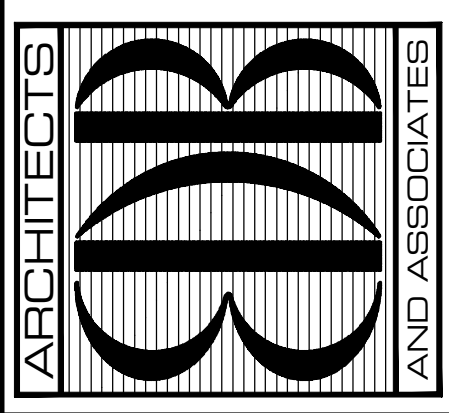


**MECHANICAL PLAN**  
SCALE: 1/4" = 1'-0"

- LEGEND**
- a. EXISTING SUPPLY AIR
  - b. EXISTING RETURN AIR
  - (Cloud symbol) AREAS OF WORK
  - N NEW SUPPLY OR RETURN AIR GRILLE
  - EX EXISTING SUPPLY OR RETURN AIR GRILLE TO REMAIN
  - R (Square with X) EXISTING SUPPLY AIR GRILLE TO BE RELOCATED
  - R (Square with X) EXISTING RETURN AIR GRILLE TO BE RELOCATED

- MECHANICAL NOTES**
1. ALL WORK TO BE DONE PER FBC 2020 MECHANICAL CODE
  2. PROVIDE TEST AND BALANCE TO PROVIDE CFMS INDICATED
  3. MATCH EXISTING A/C SUPPLY AND RETURN GRILLES

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66 ROYAL PALM POINTE, SUITE "D"  
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PHONE: (772) 569-4520



**John Binkley**  
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Date: 2023.05.16 14:37:57 -04'00'

**PROJECT: FINANCE REMODEL**  
FOR: WILMINGTON RIVER COUNTY, FLORIDA  
1414 1/2 STREET, BUILDING A  
VERO BEACH, FL 32960

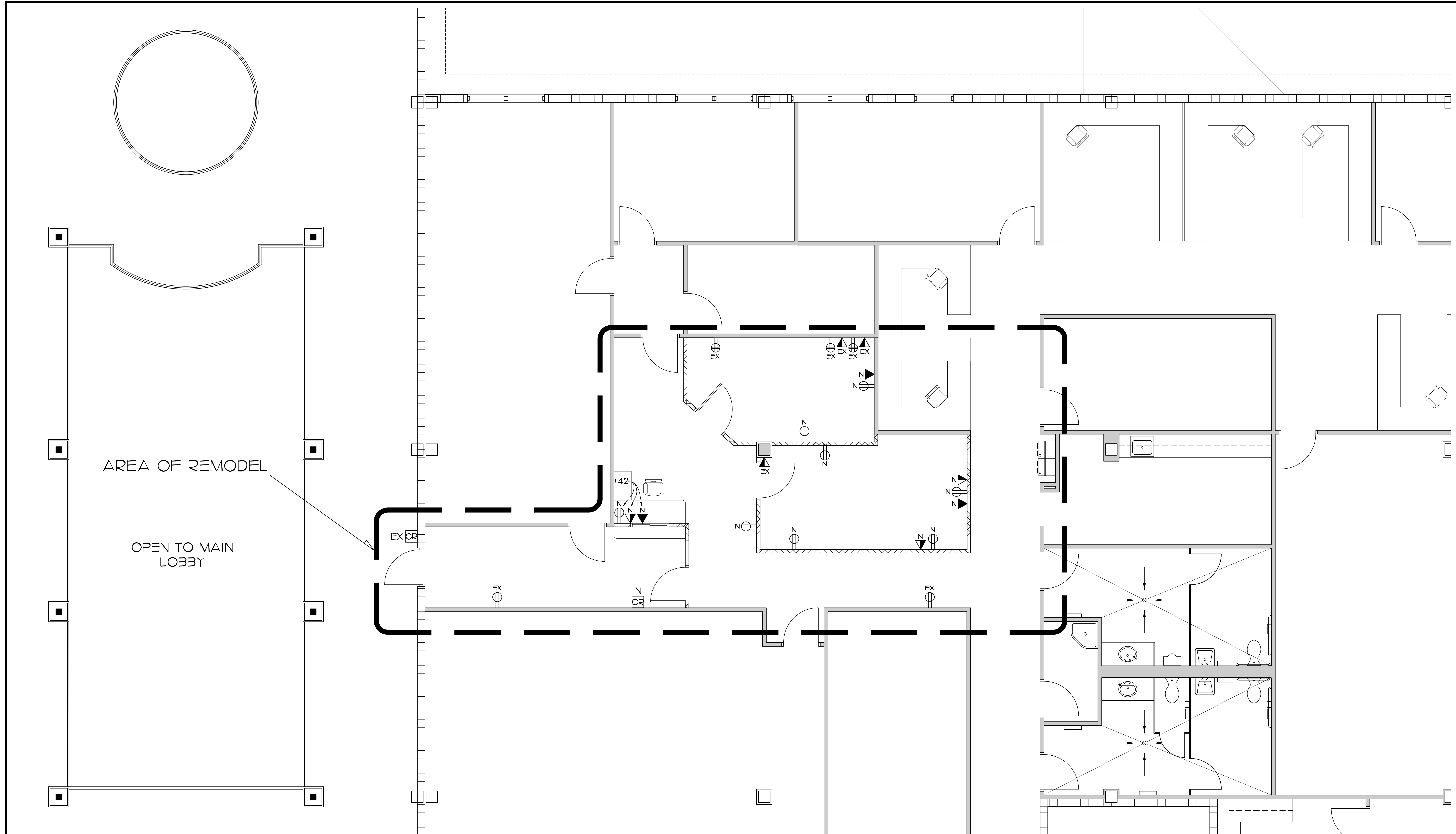
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SHEET NO.  
**M-1**  
OF ONE





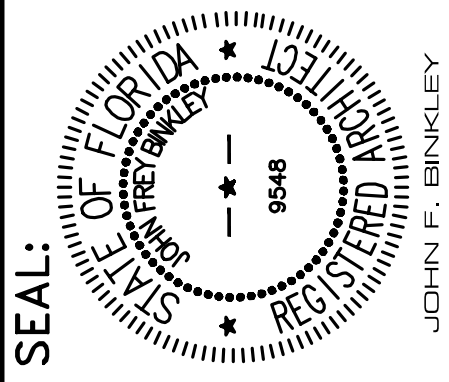
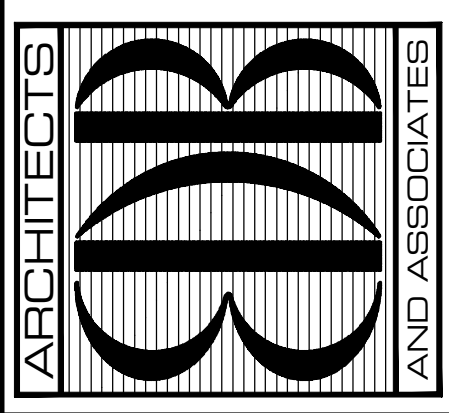
**POWER AND DATA PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

|      |  |
|------|--|
| EX ▲ | EXISTING DATA/COMMUNICATIONS OUTLET TO BE REUSED   |
| N ▲  | NEW TELEPHONE OUTLET MOUNTED 52" A.F.F.            |
| N ▲  | NEW DATA/COMMUNICATIONS OUTLET                     |
| N ⊕  | NEW DUPLEX RECEPTACLE                              |
| EX ⊕ | TWO DUPLEX RECEPTACLES WITH COMMON COVER TO REMAIN |
| CR   | NEW OR EXISTING CARD READER ACCESS                 |

- ELECTRICAL NOTES:**
- ALL WORK TO BE DONE PER FBC 2020 AND NATIONAL ELECTRICAL CODE
  - FIELD VERIFY CLOSEST SOURCE FOR TIE IN OF NEW OUTLETS AND DATA
  - VERIFY WITH OWNER DATA AND WIRING REQUIREMENTS, MATCH EXISTING

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AR-AA 000886  
66 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



SEAL:  
**John Binkley**  
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Date: 2023.05.16 14:39:28 -0400

**PROJECT: FINANCE REMODEL**  
INDIAN RIVER COUNTY, FLORIDA  
1800 14th STREET, BUILDING A  
VERO BEACH, FL 32960

FOR:

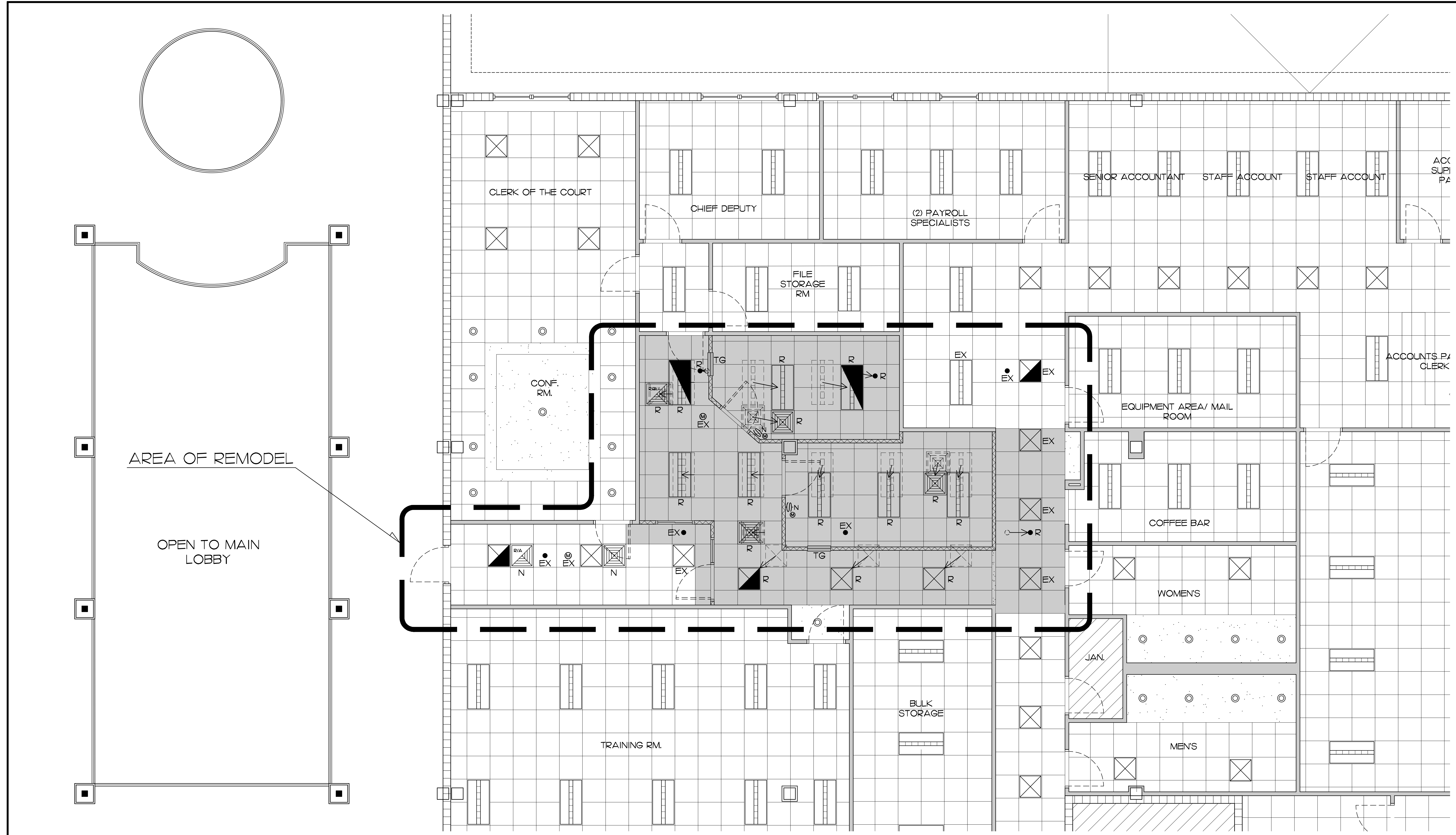
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SHEET NO.  
**E-1**  
OF TWO

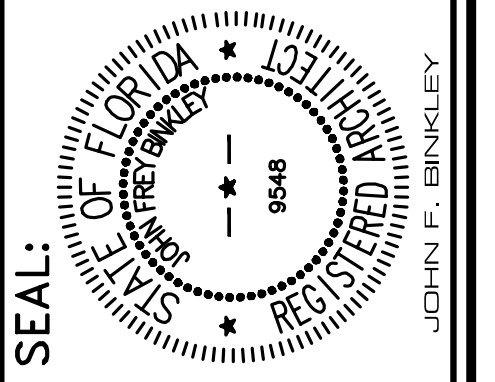
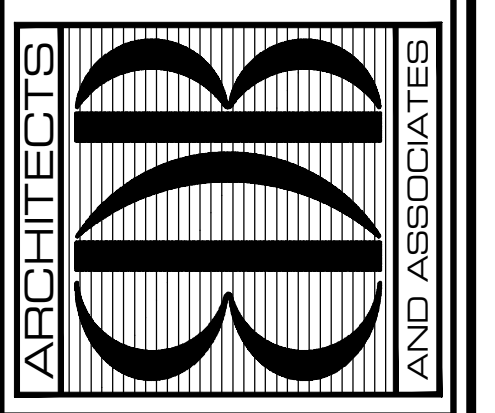




**LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

| LEGEND |  |      |   |
|--------|--|------|---|
| a.     | EXISTING 2X4 RECESSED FLUORESCENT LIGHT TO BE RELOCATED                      | EX   | EXISTING 2X4 RECESSED FLUORESCENT LIGHT                   |
| b.     | EXISTING 2X4 RECESSED FLUORESCENT LIGHT WITH EMERGENCY LIGHTING BATTERY PACK | EX ⊗ | EXISTING 2X2 RECESSED FLUORESCENT LIGHT                   |
| c.     | EXISTING 2X2 RECESSED FLUORESCENT LIGHT WITH EMERGENCY LIGHTING BATTERY PACK | EX ⊙ | EXISTING MOTION / OCCUPANCY SENSOR LIGHT SWITCH TO REMAIN |
| TG     | THRU WALL TRANSFER GRILLE, SEE SHEET M-1                                     | EX ⊕ | EXISTING EXIT LIGHT                                       |
|        |  | EX ⊗ | NEW WALL MOUNTED MOTION SENSOR LIGHT SWITCH               |
| R      | RELOCATED SUPPLY AIR GRILLE  | EX ⊙ | EXISTING SPRINKLER HEAD                                   |
| N      | NEW SUPPLY AIR GRILLE  | R ⊙  | RELOCATED / MOVED SPRINKLER HEAD                          |
| R/R/A  | RELOCATED RETURN AIR GRILLE  | ■    | NEW 2X2 S.A.T. CEILING AND GRID MATCH EXISTING            |
| N/R/A  | NEW RETURN AIR GRILLE  |      |   |

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ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA 0000886  
65 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4520



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PROJECT: FINANCE REMODEL  
FOR: INDIAN RIVER COUNTY, FLORIDA  
1800 14th STREET, BUILDING A  
VERO BEACH, FL 32960

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**E-2**  
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