

Jackie Robinson Training Complex Villas Remodel

INDIAN RIVER COUNTY

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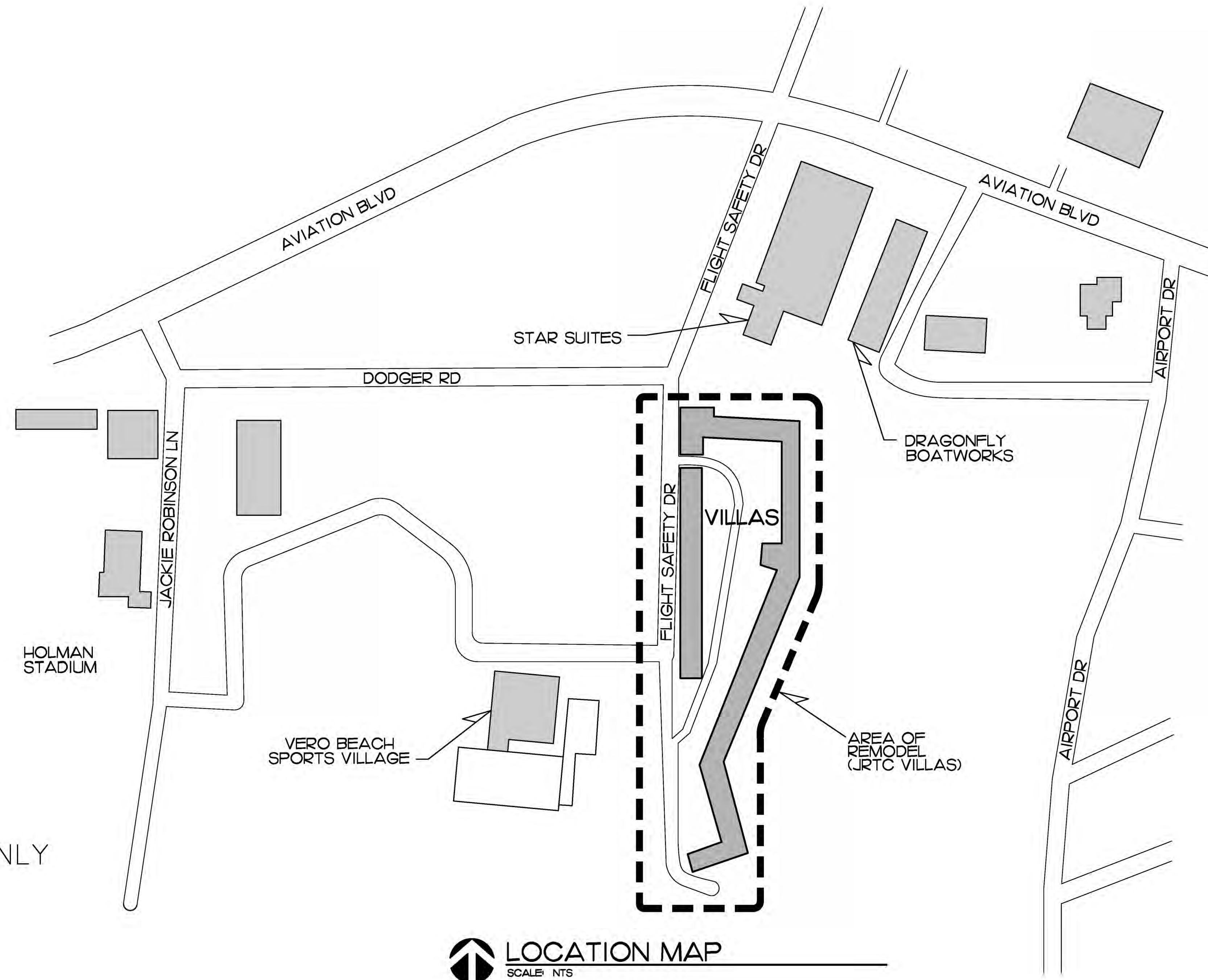
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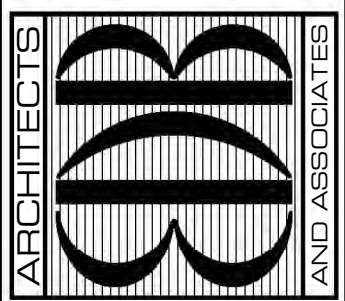


LOCATION MAP
SCALE: NTS

ARCHITECT

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SEAL:

PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
INDIAN RIVER COUNTY
JRTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

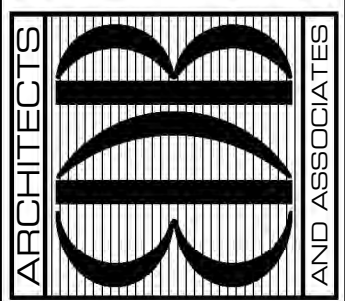
FOR:

NO.	DATE	REVISIONS

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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

SHEET NO.
COVER
OF ONE



SEAL:

PROJECT: JACKIE ROBINSON TRAINING
 COMPLEX-VILLAS REMODEL
 INDIAN RIVER COUNTY
 LPTC VILLAS
 3901 26TH ST VERO BEACH, FL 32960

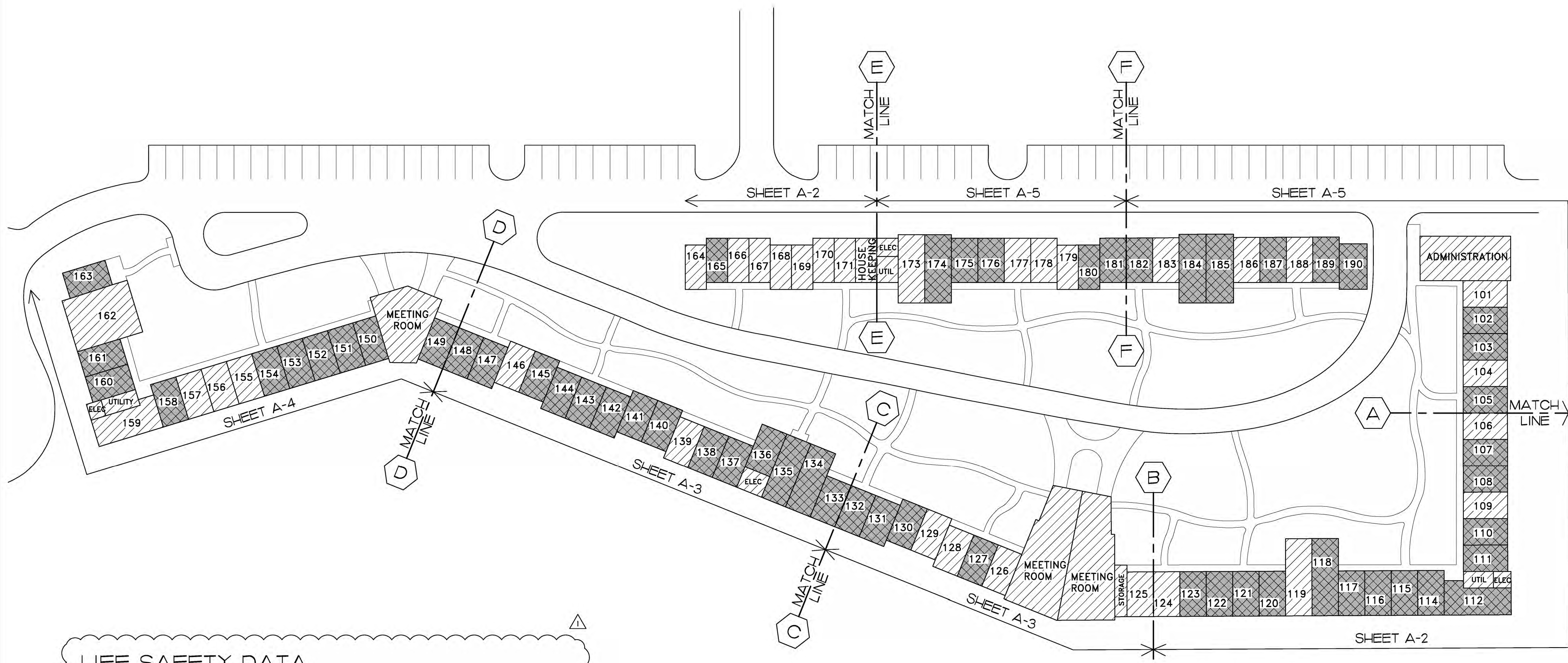
FOR:

NO.	DATE	REVISIONS	COMMENTS
1		23AUG21	REVISIONS PER FIRE PREVENTION

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COMM. NO: 100220VB
 DATE: AUGUST 24, 2021
 BY: LDB
 CH'KD: JFB

SHEET NO.
A-1
 OF SIX



LIFE SAFETY DATA

FLORIDA BUILDING CODE 2020 SEVENTH EDITION

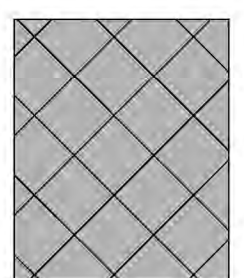
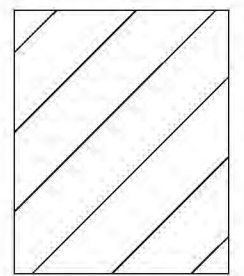
NFPA OCCUPANCY TYPE:
 PER FLORIDA FIRE PREVENTION CODE 7TH EDITION 2018: EXISTING APARTMENTS
 FLORIDA BUILDING CODE DATA AND LIFE SAFETY REVIEW
 THIS IS A NON-SPRINKLERED BUILDING PER 903.2.1.2. NO FIRE ALARM SYSTEM EXISTS.
 EXISTING CODE COMPLIANT SMOKE DETECTORS/ALARMS ARE INSTALLED PER
 NFPA 101-31.3.4.5.1 AND NFPA 101-9.6.2.10

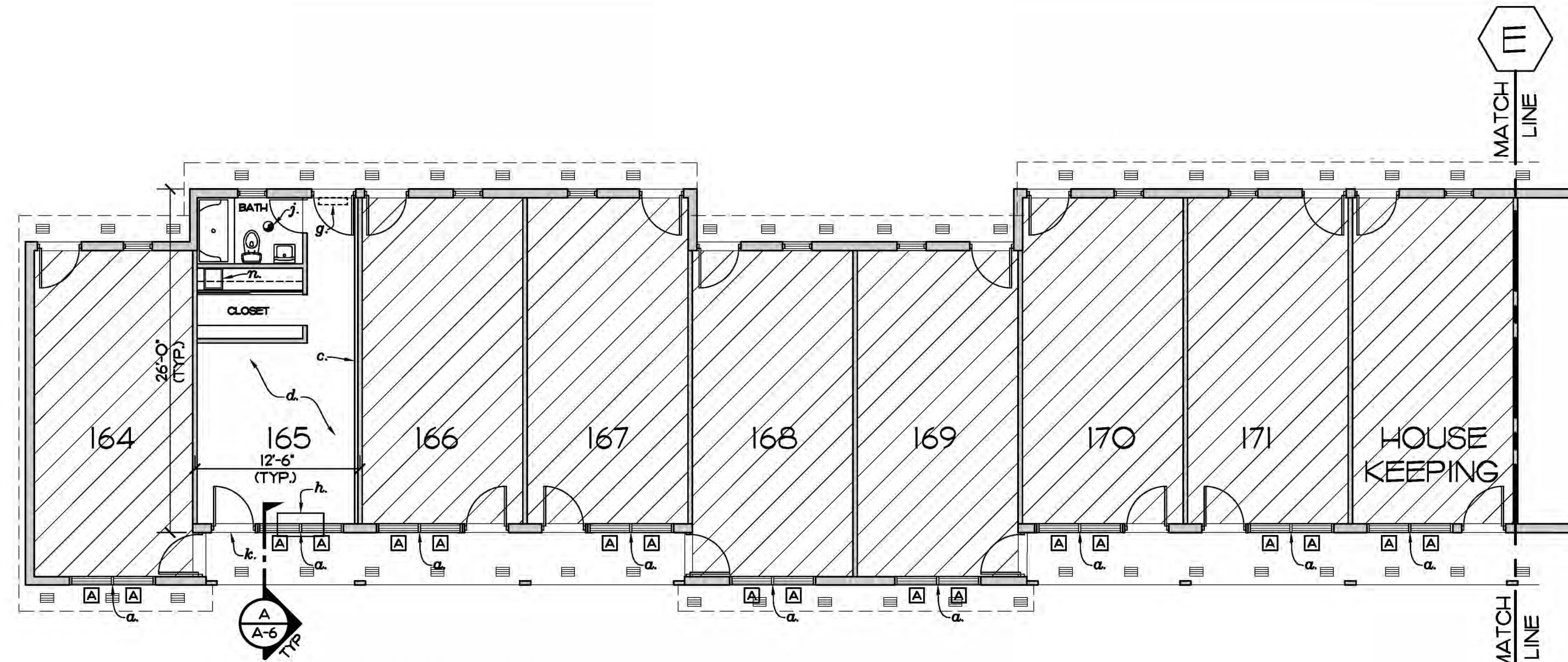
- APPLICABLE CODES:**
- A. FLORIDA BUILDING CODE 2020
 - B. NFPA 101 LIFE SAFETY CODE 7TH EDITION 2018
 - C. MECHANICAL CODE (FBC 2020)
 - D. NATIONAL ELECTRICAL CODE, 2020 EDITION
 - E. ACCESSIBILITY CODE (FBC 2020)
 - F. FLORIDA FIRE PREVENTION CODE 7TH EDITION 2018

PROJECT DESCRIPTION
 THIS PROJECT IS A REMODEL OF 57 ROOMS, INCLUDING WINDOW REPLACEMENT,
 EXHAUST FANS, WEATHER STRIPPING, AND REPAIR OF GYPSUM WALL BOARD

SITE PLAN
 SCALE: 1"=30'-0"

LEGEND

-  UNITS TO BE REMODELED
-  NO WORK IN THESE AREAS EXCEPT WINDOWS, SEE FLOOR PLANS FOR WINDOW REPLACEMENT LOCATIONS



FLOOR PLAN (UNIT 165)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 164, 166-171

DESCRIPTION OF WORK:

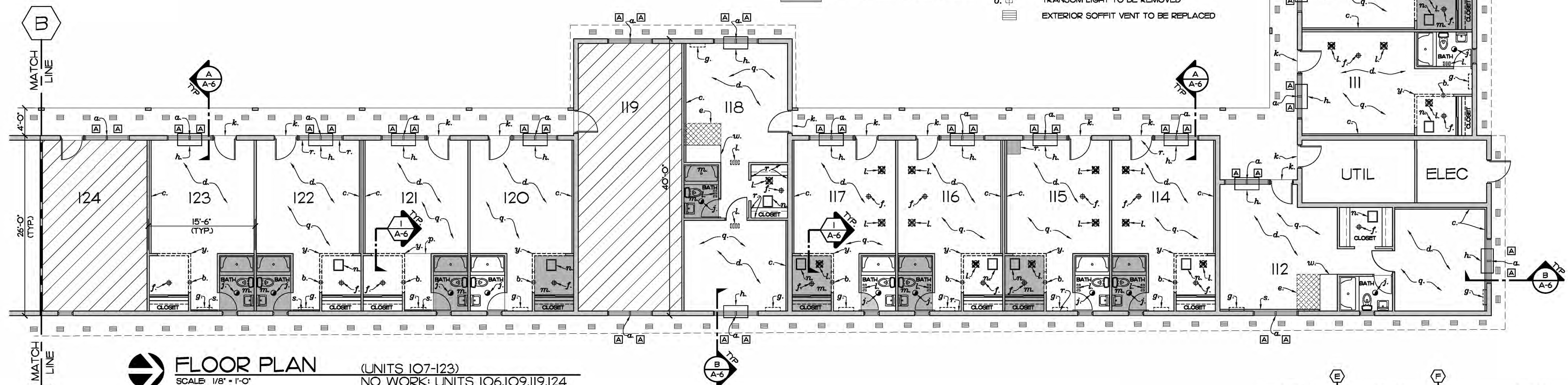
- a. REMOVE AND REPLACE WINDOW, SEE WINDOW SCHEDULE SHEET A-6
- b. REMOVE TRANSOM LIGHTS IN HEADER
- c. PANELING TO REMAIN, PAINT WITH SW 7067 CITYSCAPE
- d. REMOVE/REPLACE CARPET WITH LVT FLOORING THROUGHOUT (SURFACE WORK-FOSSIL GREY, AQ352-9)
- e. REMOVE TILE FLOORING, REPLACE WITH LVT FLOORING
- f. LIGHT TO REMAIN
- g. ALTERNATE I: REMOVE EXISTING A/C UNIT PATCH AND PAINT DRYWALL
- h. ALTERNATE II: PROVIDE NEW PTAC UNIT. SEE MECHANICAL
- i. NEW EXHAUST FAN, SEE SHEET ME-1
- k. DOOR STEP TO BE REPAIRED AND REPAINTED, PROVIDE NEW DOOR WEATHER STRIPPING
- l. CEILING SUPPLY OR RETURN AIR GRILLE TO BE REMOVED, PATCH HOLE WITH 1/2" GYP BD. PAINT, MATCH EXISTING
- m. REMOVE EXISTING DRYWALL CEILING AND REPLACE WITH 1/2" GYPSUM BD. PAINT, MATCH EXISTING
- n. REMOVE AND REPLACE EXISTING ACCESS PANEL WITH NYSTROM INSULATED FIRE RATED ACCESS PANEL
- o. REMOVE VCT FLOORING, REPLACE WITH LVT FLOORING
- q. PAINT ALL CEILINGS WHERE NOTED AND A/C GRILLES HAVE BEEN REMOVED, MATCH EXISTING
- r. REPLACE DRYWALL WHERE NOTED
- s. PANELING TO REMAIN, REPLACE AS NEEDED IF DAMAGED FROM A/C REMOVAL, MATCH EXISTING, PAINT WITH SW 7661 REFLECTION
- t. CLEAN EXISTING BLOCK WALL, PAINT WITH SW7661, REF. UNITS 133/136 SHEET A-3 ONLY (NONE ON THIS SHEET)
- u. EXISTING EXHAUST FAN TO REMAIN, UNIT 134-136 SHEET A-3 UNIT 102 SHEET A-5
- w. EXISTING COUNTERTOP TO REMAIN
- y. EXISTING HEADERS TO BE REMOVED, AND REPLACED WITH HIGHER HEADER SEE DETAIL I/A-5

GENERAL NOTES:

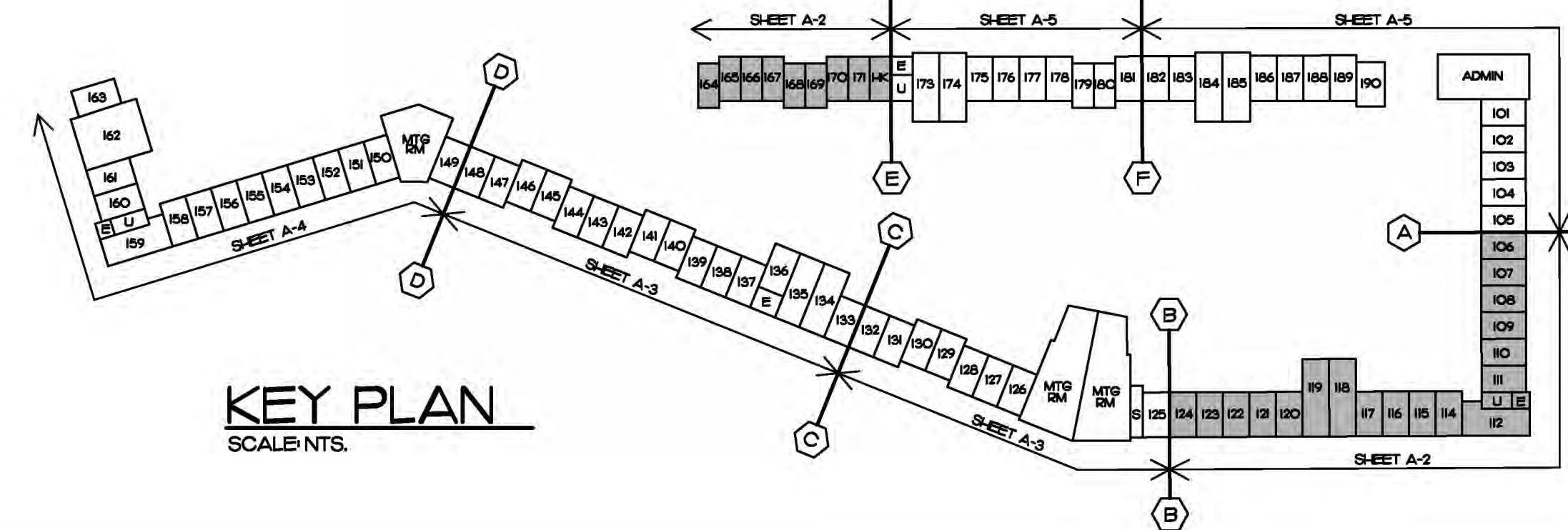
1. PAINT ALL WALLS THROUGHOUT WITH MOLD INHIBITING PAINT
2. SHORTEN HEADERS TO 8" DEEP, SEE DETAIL I/A-6
3. PAINT ALL WOOD BASE THROUGHOUT/REPLACE AS NEEDED (MATCH EXISTING)
4. REPLACE WEATHER STRIPPING ON ALL EXT. DOORS OF UNITS BEING REMODELED
5. REMOVE/REPLACE ALL EXTERIOR SOFFIT VENTS THROUGHOUT
6. PROVIDE INSULATION BAFFLES AT EAVE THROUGHOUT, SEE DETAIL 2/A-6

LEGEND

- EXISTING WALLS
- NO WORK IN THIS AREA (EXCEPT WINDOWS)
- REMOVE EXISTING TILE FLOOR/VCT TO BE REMOVED
- EXISTING A/C UNIT TO BE REMOVED
- REMOVE DRYWALL CEILING AND REPLACE WITH 1/2" GYP BD. PAINT
- NEW EXHAUST FAN (270 CFM)
- SUPPLY GRILLE TO BE REMOVED
- SUPPLY/RETURN AIR GRILLE TO BE REMOVED
- LIGHT FIXTURE TO REMAIN
- WINDOW DESIGNATION SEE WINDOW SCHEDULE ON SHEET A-6
- FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
- NEW NYSTROM OR EQUAL 22"X30" B LABEL 20 GA STEEL SELF CLOSING ACCESS PANEL, 16 GA STEEL FRAME CEILING MOUNTED WITH CONTINUOUS FLANGE HINGE IN WHITE POWDER COAT FINISH
- TRANSOM LIGHT TO BE REMOVED
- EXTERIOR SOFFIT VENT TO BE REPLACED

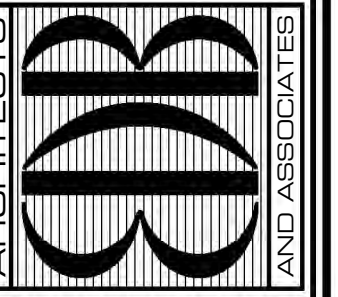


FLOOR PLAN (UNITS 107-123)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 106, 109, 119, 124



KEY PLAN
SCALE: N.T.S.

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SEAL:

PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
INDIAN RIVER COUNTY
LPTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

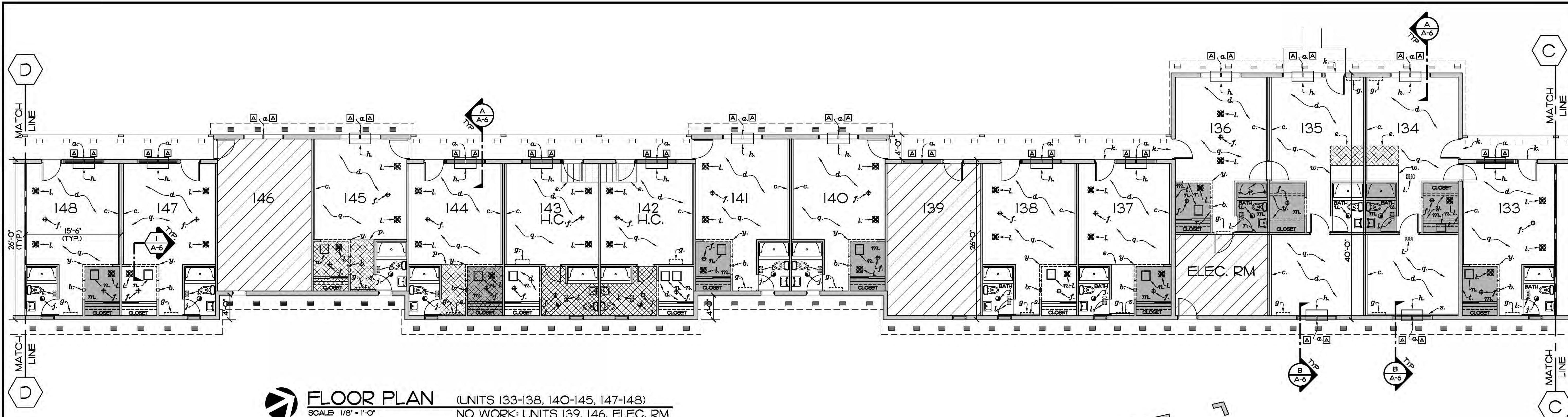
FOR:

NO.	DATE	REVISIONS

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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHKD: JFB

SHEET NO.
A-2
OF SIX



FLOOR PLAN (UNITS 133-138, 140-145, 147-148)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 139, 146, ELEC. RM

DESCRIPTION OF WORK:

- a. REMOVE AND REPLACE WINDOW, SEE WINDOW SCHEDULE SHEET A-6
- b. REMOVE TRANSOM LIGHTS IN HEADER
- c. PANELING TO REMAIN, PAINT WITH SW 7067 CITYSCAPE
- d. REMOVE/REPLACE CARPET WITH LVT FLOORING THROUGHOUT (SURFACE WORX-FOSSIL GREY, AQ352-9)
- e. REMOVE TILE FLOORING, REPLACE WITH LVT FLOORING
- f. LIGHT TO REMAIN
- g. ALTERNATE 1: REMOVE EXISTING A/C UNIT PATCH AND PAINT DRYWALL
- h. ALTERNATE 1: PROVIDE NEW PTAC UNIT; SEE MECHANICAL
- j. NEW EXHAUST FAN, SEE SHEET ME-1
- k. DOOR STEP TO BE REPAIRED AND REPAINTED, PROVIDE NEW DOOR WEATHER STRIPPING
- l. CEILING SUPPLY OR RETURN AIR GRILLE TO BE REMOVED, PATCH HOLE WITH 1/2" GYP BD, PAINT

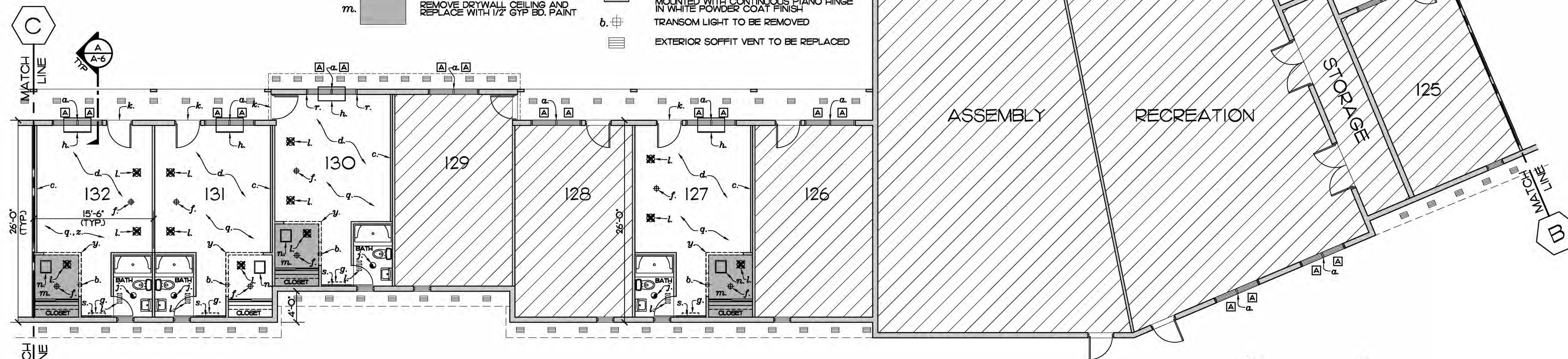
- m. REMOVE EXISTING DRYWALL CEILING AND REPLACE WITH 1/2" GYPSUM BD, PAINT, MATCH EXISTING
- n. REMOVE AND REPLACE EXISTING ACCESS PANEL WITH NYSTRUM INSULATED FIRE RATED ACCESS PANEL
- p. REMOVE VCT FLOORING, REPLACE WITH LVT FLOORING
- q. PAINT ALL CEILINGS WHERE NOTED AND A/C GRILLES HAVE BEEN REMOVED, MATCH EXISTING
- r. REPLACE DRYWALL WHERE NOTED
- s. PANELING TO REMAIN, REPLACE AS NEEDED IF DAMAGED FROM A/C REMOVAL, MATCH EXISTING, PAINT WITH SW 7661 REFLECTION
- t. CLEAN EXISTING BLOCK WALL, PAINT WITH SW7661, REF. UNITS 133/136 SHEET A-3 ONLY
- u. EXISTING EXHAUST FAN TO REMAIN, UNIT 134-136 SHEET A-3 UNIT 102 SHEET A-5
- w. EXISTING COUNTERTOP TO REMAIN
- y. EXISTING HEADERS TO BE REMOVED, AND REPLACED WITH HIGHER HEADER SEE DETAIL 1/A-6

GENERAL NOTES:

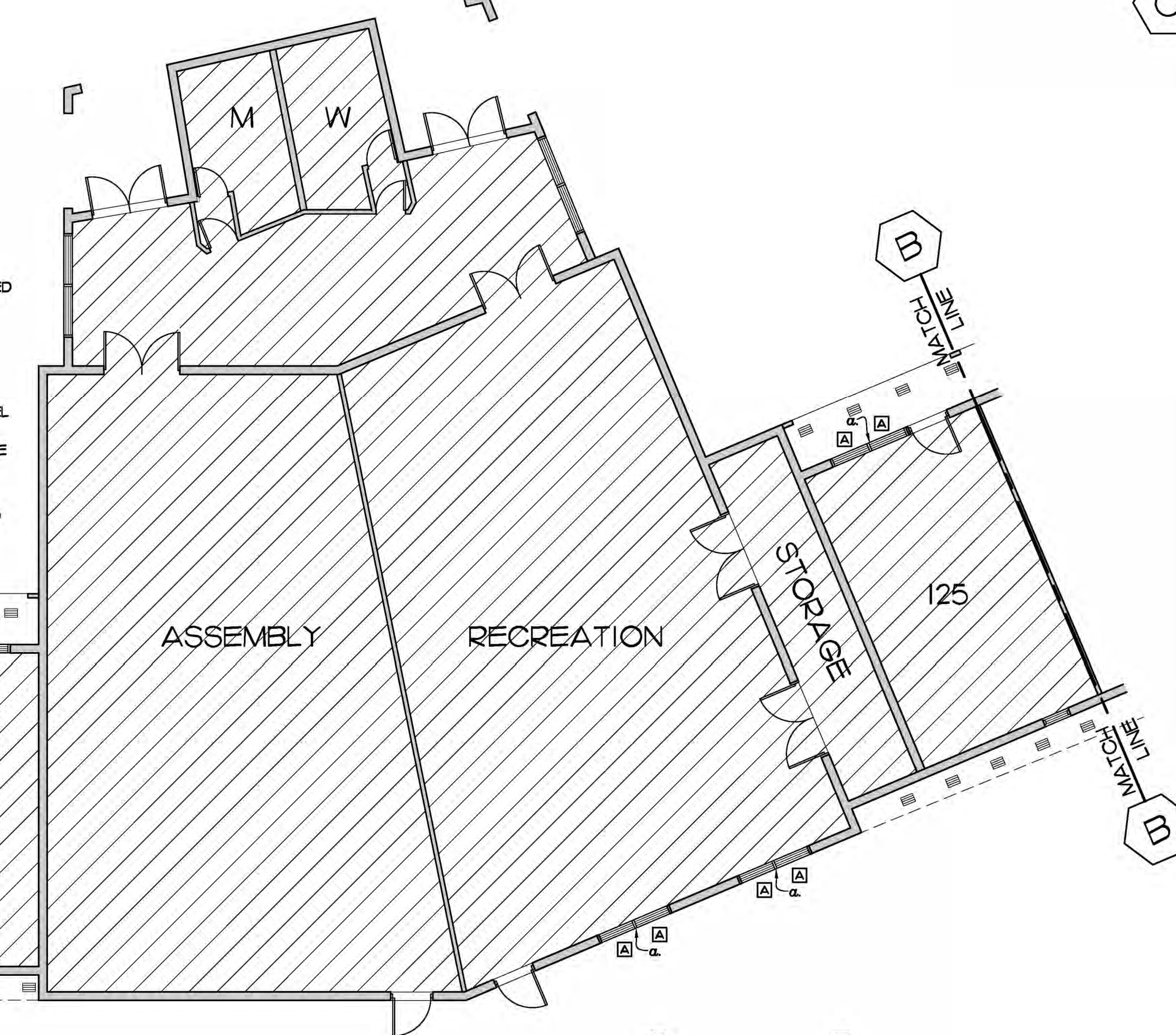
1. PAINT ALL WALLS THROUGHOUT WITH MOLD INHIBITING PAINT
2. SHORTEN HEADERS TO 8" DEEP, SEE DETAIL 1/A-6
3. PAINT ALL WOOD BASE THROUGHOUT/REPLACE AS NEEDED (MATCH EXISTING)
4. REPLACE WEATHER STRIPPING ON ALL EXT. DOORS OF UNITS BEING REMODELED
5. REMOVE/REPLACE ALL EXTERIOR SOFFIT VENTS THROUGHOUT
6. PROVIDE INSULATION BAFFLES AT EAVE THROUGHOUT, SEE DETAIL 2/A-6

LEGEND

- EXISTING WALLS
- NO WORK IN THIS AREA (EXCEPT WINDOWS)
- REMOVE EXISTING TILE FLOOR/VCT REPLACE WITH LVT, SEE NOTE 12 FOR LVT SPEC
- EXISTING A/C UNIT TO BE REMOVED
- REMOVE DRYWALL CEILING AND REPLACE WITH 1/2" GYP BD, PAINT
- NEW EXHAUST FAN (270 CFM)
- SUPPLY GRILL TO BE REMOVED
- SUPPLY/RETURN AIR GRILL TO BE REMOVED
- LIGHT FIXTURE TO REMAIN
- WINDOW DESIGNATION SEE WINDOW SCHEDULE ON SHEET A-5
- FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
- NEW NYSTRUM OR EQUAL 22"x30" B LABEL 20 GA STEEL SELF CLOSING ACCESS PANEL, 16 GA STEEL FRAME CEILING MOUNTED WITH CONTINUOUS PIANO HINGE IN WHITE POWDER COAT FINISH
- TRANSOM LIGHT TO BE REMOVED
- EXTERIOR SOFFIT VENT TO BE REPLACED

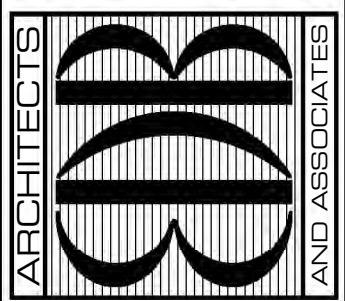


FLOOR PLAN (UNITS 127, 130-132)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 125, 126, 128-129
RECREATION, ASSEMBLY, STORAGE



KEY PLAN
SCALE: N.T.S.

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SEAL:

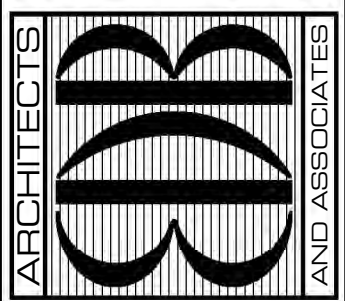
PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
INDIAN RIVER COUNTY
LPTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

NO.	DATE	REVISIONS

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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

SHEET NO.
A-3
OF SIX



SEAL:

PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL

INDIAN RIVER COUNTY
LPTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

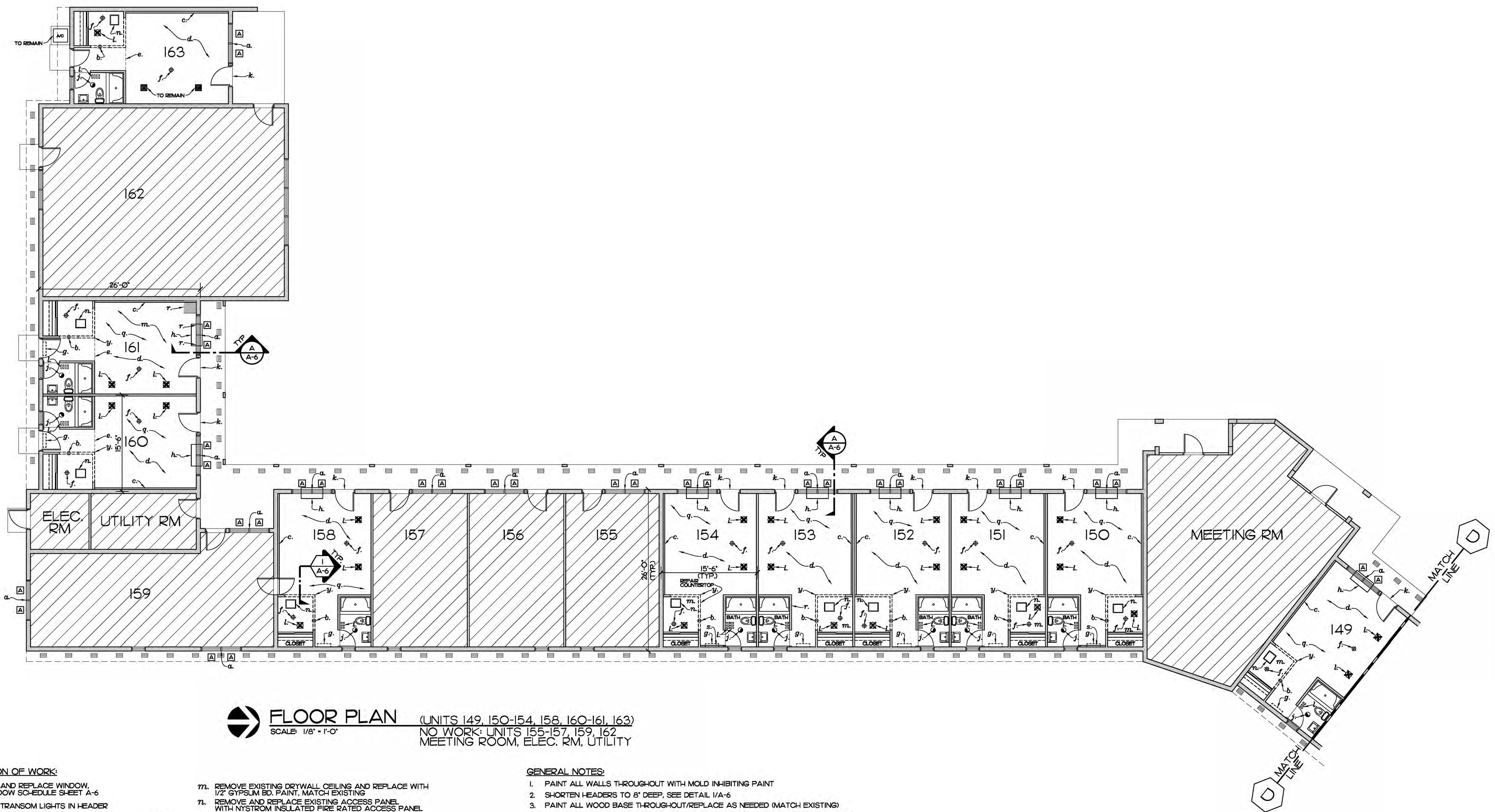
FOR:

NO.	DATE	REVISIONS

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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

SHEET NO.
A-4
OF SIX



FLOOR PLAN (UNITS 149, 150-154, 158, 160-161, 163)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 155-157, 159, 162
MEETING ROOM, ELEC. RM, UTILITY

DESCRIPTION OF WORK:

- a. REMOVE AND REPLACE WINDOW, SEE WINDOW SCHEDULE SHEET A-6
- b. REMOVE TRANSOM LIGHTS IN HEADER
- c. PANELING TO REMAIN, PAINT WITH SW 7067 CITYSCAPE
- d. REMOVE/REPLACE CARPET WITH LVT FLOORING THROUGHOUT (SURFACE WORK-FOSSIL GREY, AQ352-9)
- e. REMOVE TILE FLOORING, REPLACE WITH LVT FLOORING
- f. LIGHT TO REMAIN
- g. ALTERNATE 1: REMOVE EXISTING A/C UNIT PATCH AND PAINT DRYWALL
- h. ALTERNATE 1: PROVIDE NEW PTAC UNIT. SEE MECHANICAL
- j. NEW EXHAUST FAN, SEE SHEET ME-1
- k. DOOR STEP TO BE REPAIRED AND REPAINTED, PROVIDE NEW DOOR WEATHER STRIPPING
- l. CEILING SUPPLY OR RETURN AIR GRILLE TO BE REMOVED, PATCH HOLE WITH 1/2" GYP BD. PAINT

- m. REMOVE EXISTING DRYWALL CEILING AND REPLACE WITH 1/2" GYPSUM BD. PAINT, MATCH EXISTING
- n. REMOVE AND REPLACE EXISTING ACCESS PANEL WITH NYSTRUM INSULATED FIRE RATED ACCESS PANEL
- p. REMOVE VCT FLOORING, REPLACE WITH LVT FLOORING
- q. PAINT ALL CEILINGS WHERE NOTED AND A/C GRILLES HAVE BEEN REMOVED, MATCH EXISTING
- r. REPLACE DRYWALL WHERE NOTED
- s. PANELING TO REMAIN, REPLACE AS NEEDED IF DAMAGED FROM A/C REMOVAL, MATCH EXISTING, PAINT WITH SW 7661 REFLECTION
- t. CLEAN EXISTING BLOCK WALL, PAINT WITH SW7661, REF. UNITS 133/136 SHEET A-3 ONLY (NONE ON THIS SHEET)
- u. EXISTING EXHAUST FAN TO REMAIN, UNIT 134-136 SHEET A-3 UNIT 102 SHEET A-5
- w. EXISTING COUNTERTOP TO REMAIN
- y. EXISTING HEADERS TO BE REMOVED, AND REPLACED WITH HIGHER HEADER SEE DETAIL 1/A-6

GENERAL NOTES:

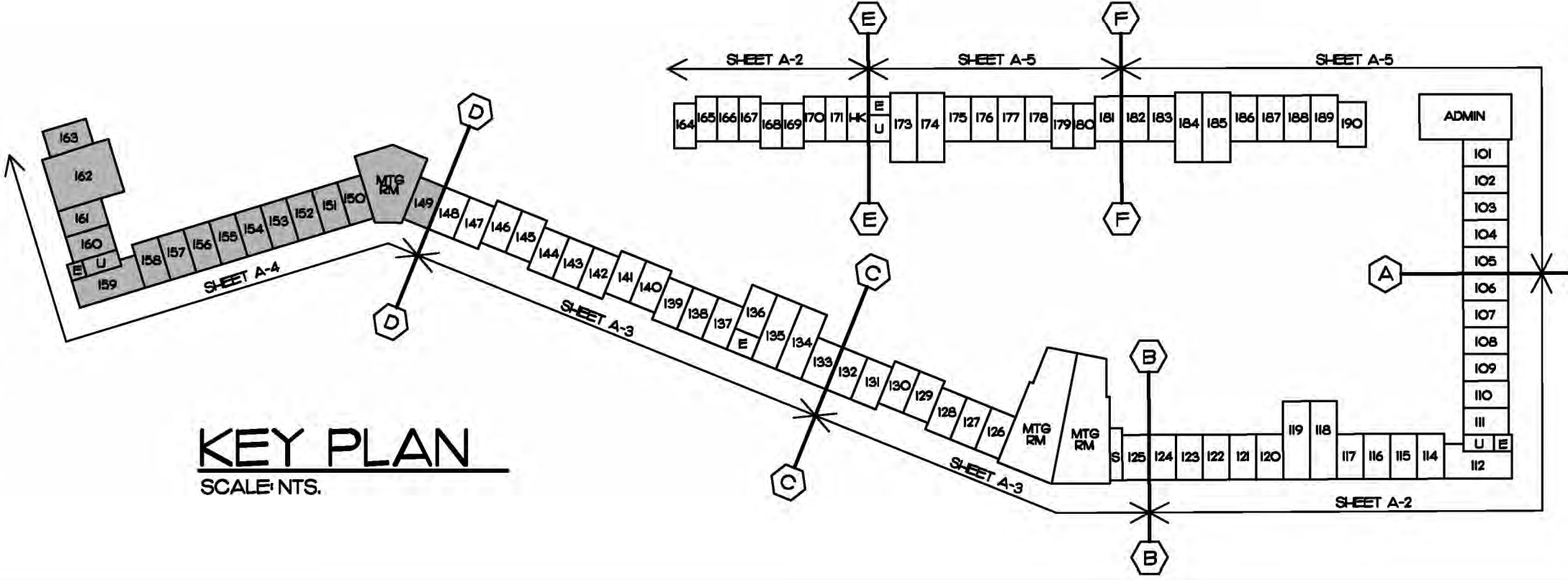
1. PAINT ALL WALLS THROUGHOUT WITH MOLD INHIBITING PAINT
2. SHORTEN HEADERS TO 8" DEEP, SEE DETAIL 1/A-6
3. PAINT ALL WOOD BASE THROUGHOUT/REPLACE AS NEEDED (MATCH EXISTING)
4. REPLACE WEATHER STRIPPING ON ALL EXT. DOORS OF UNITS BEING REMODELED
5. REMOVE/REPLACE ALL EXTERIOR SOFFIT VENTS THROUGHOUT
6. PROVIDE INSULATION BAFFLES AT EAVE THROUGHOUT, SEE DETAIL 2/A-6

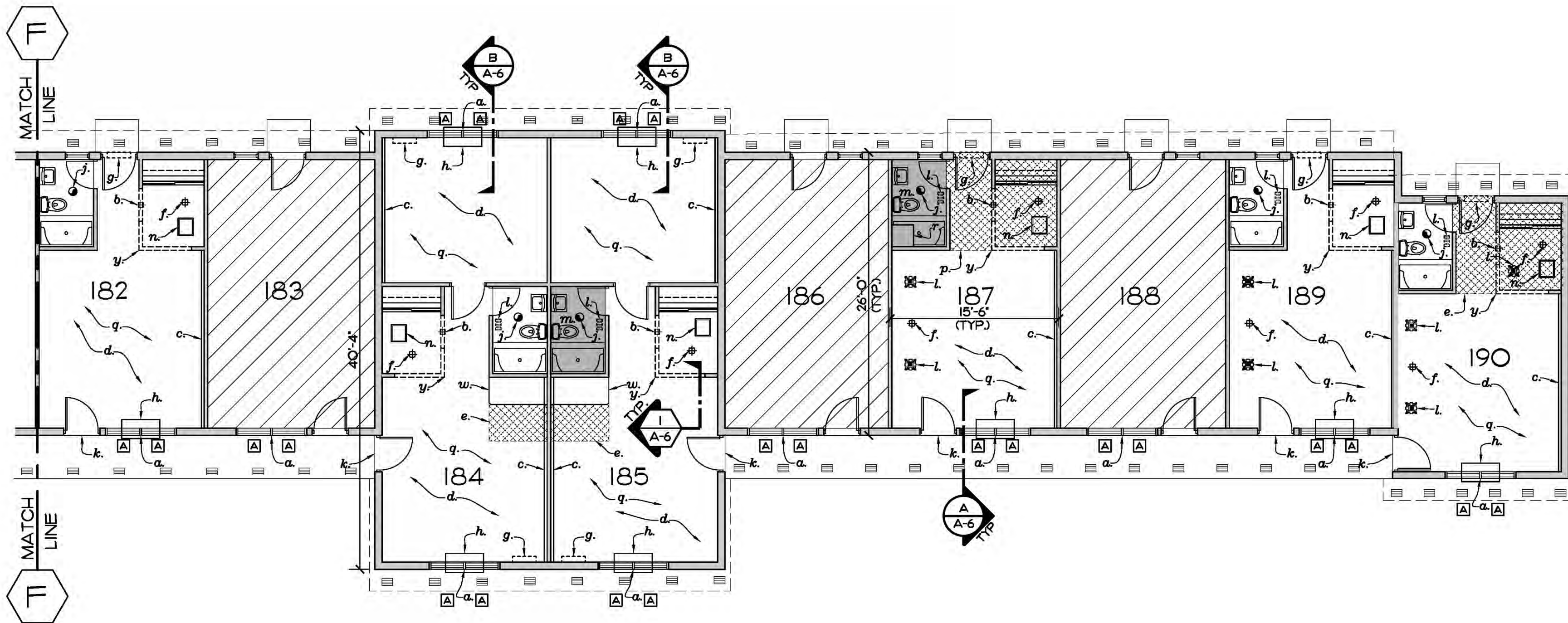
LEGEND

- [Solid line] EXISTING WALLS
- [Hatched area] NO WORK IN THIS AREA (EXCEPT WINDOWS)
- [Dotted area] REMOVE EXISTING TILE FLOOR/VCT REPLACE WITH LVT, SEE NOTE 'u' FOR LVT SPEC
- [Dashed line] EXISTING A/C UNIT TO BE REMOVED
- [Grey area] REMOVE DRYWALL CEILING AND REPLACE WITH 1/2" GYP BD. PAINT

- j. [Symbol] NEW EXHAUST FAN (270 CFM)
- l. [Symbol] SUPPLY GRILL TO BE REMOVED
- l. [Symbol] SUPPLY/RETURN AIR GRILL TO BE REMOVED
- f. [Symbol] LIGHT FIXTURE TO REMAIN
- [Symbol] WINDOW DESIGNATION SEE WINDOW SCHEDULE ON SHEET A-6
- [Symbol] FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
- 7. [Symbol] NEW NYSTRUM OR EQUAL 22"x30" B LABEL 20 GA STEEL SELF CLOSING ACCESS PANEL, 16 GA STEEL FRAME CEILING MOUNTED WITH CONTINUOUS PIANO HINGE IN WHITE POWDER COAT FINISH
- b. [Symbol] TRANSOM LIGHT TO BE REMOVED
- [Symbol] EXTERIOR SOFFIT VENT TO BE REPLACED

KEY PLAN
SCALE: NTS.





FLOOR PLAN (UNIT 182, 184-185, 187, 189-190)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 183, 186, 188

DESCRIPTION OF WORK:

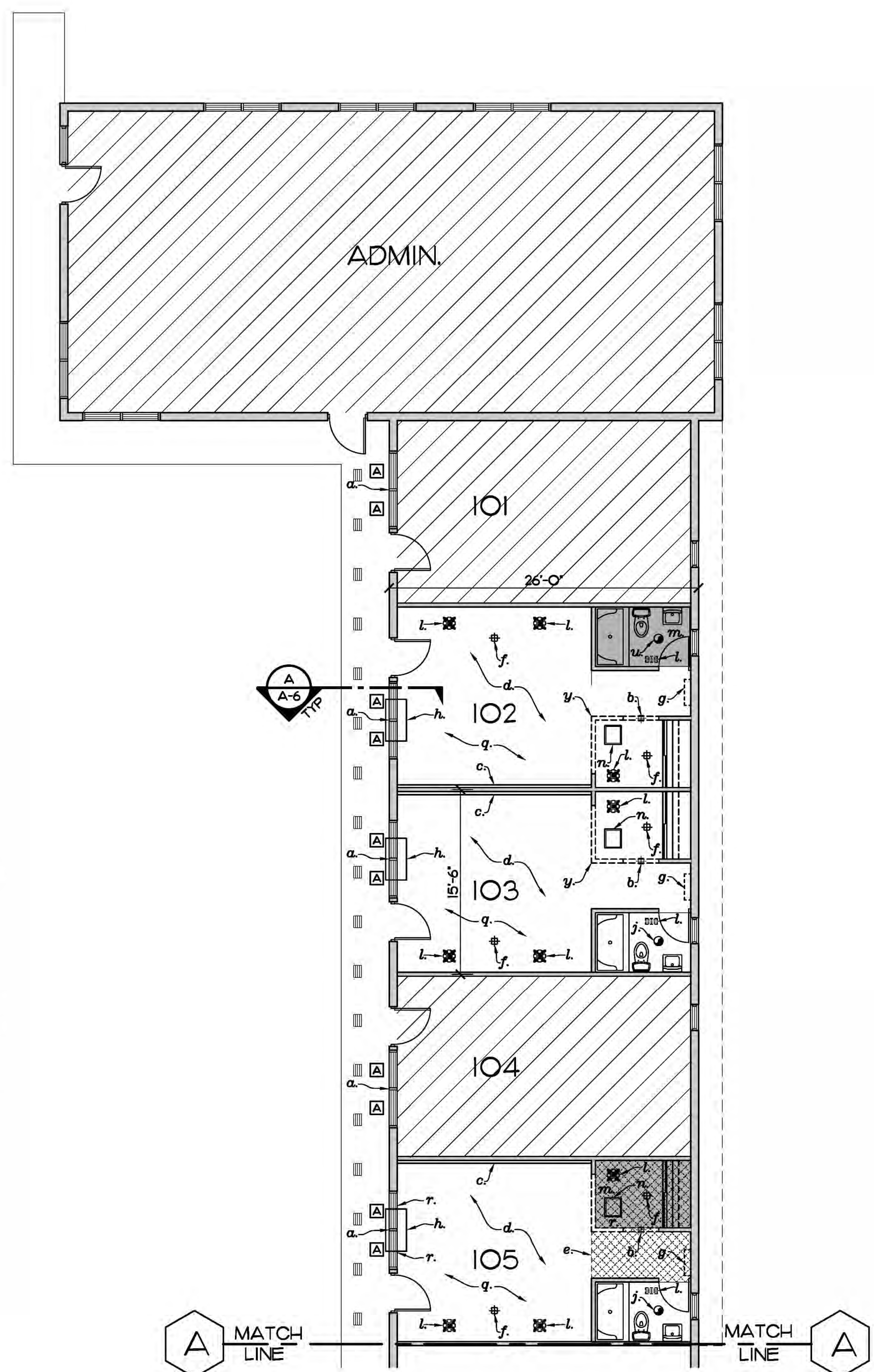
- | | |
|--|--|
| <p>a. REMOVE AND REPLACE WINDOW, SEE WINDOW SCHEDULE SHEET A-6</p> <p>b. REMOVE TRANSOM LIGHTS IN HEADER</p> <p>c. PANELING TO REMAIN, PAINT WITH SW 7067 CITYSCAPE</p> <p>d. REMOVE/REPLACE CARPET WITH LVT FLOORING THROUGHOUT (SURFACE WORK-FOSSIL GREY, AQ352-9)</p> <p>e. REMOVE TILE FLOORING, REPLACE WITH LVT FLOORING</p> <p>f. LIGHT TO REMAIN</p> <p>g. ALTERNATE 1: REMOVE EXISTING A/C UNIT PATCH AND PAINT DRYWALL</p> <p>h. ALTERNATE 1: PROVIDE NEW PTAC UNIT; SEE MECHANICAL</p> <p>i. NEW EXHAUST FAN, SEE SHEET ME-1</p> <p>k. DOOR STEP TO BE REPAIRED AND REPAINTED, PROVIDE NEW DOOR WEATHER STRIPPING</p> <p>l. CEILING SUPPLY OR RETURN AIR GRILLE TO BE REMOVED, PATCH HOLE WITH 1/2" GYP BD, PAINT</p> | <p>m. REMOVE EXISTING DRYWALL, CEILING AND REPLACE WITH 1/2" GYPSUM BD, PAINT, MATCH EXISTING</p> <p>n. REMOVE AND REPLACE EXISTING ACCESS PANEL WITH NYSTROM INSULATED FIRE RATED ACCESS PANEL</p> <p>p. REMOVE VCT FLOORING, REPLACE WITH LVT FLOORING</p> <p>q. PAINT ALL CEILINGS WHERE NOTED AND A/C GRILLES HAVE BEEN REMOVED, MATCH EXISTING</p> <p>r. REPLACE DRYWALL WHERE NOTED</p> <p>s. PANELING TO REMAIN, REPLACE AS NEEDED IF DAMAGED FROM A/C REMOVAL, MATCH EXISTING, PAINT WITH SW 7661 REFLECTION</p> <p>t. CLEAN EXISTING BLOCK WALL, PAINT WITH SW7661, REF. UNITS 183/186 SHEET A-3 ONLY (NONE ON THIS SHEET)</p> <p>u. EXISTING EXHAUST FAN TO REMAIN, UNIT 184-186 SHEET A-3 UNIT 102 SHEET A-5</p> <p>w. EXISTING COUNTERTOP TO REMAIN</p> <p>y. EXISTING HEADERS TO BE REMOVED, AND REPLACED WITH HIGHER HEADER SEE DETAIL 1/A-6</p> |
|--|--|

GENERAL NOTES:

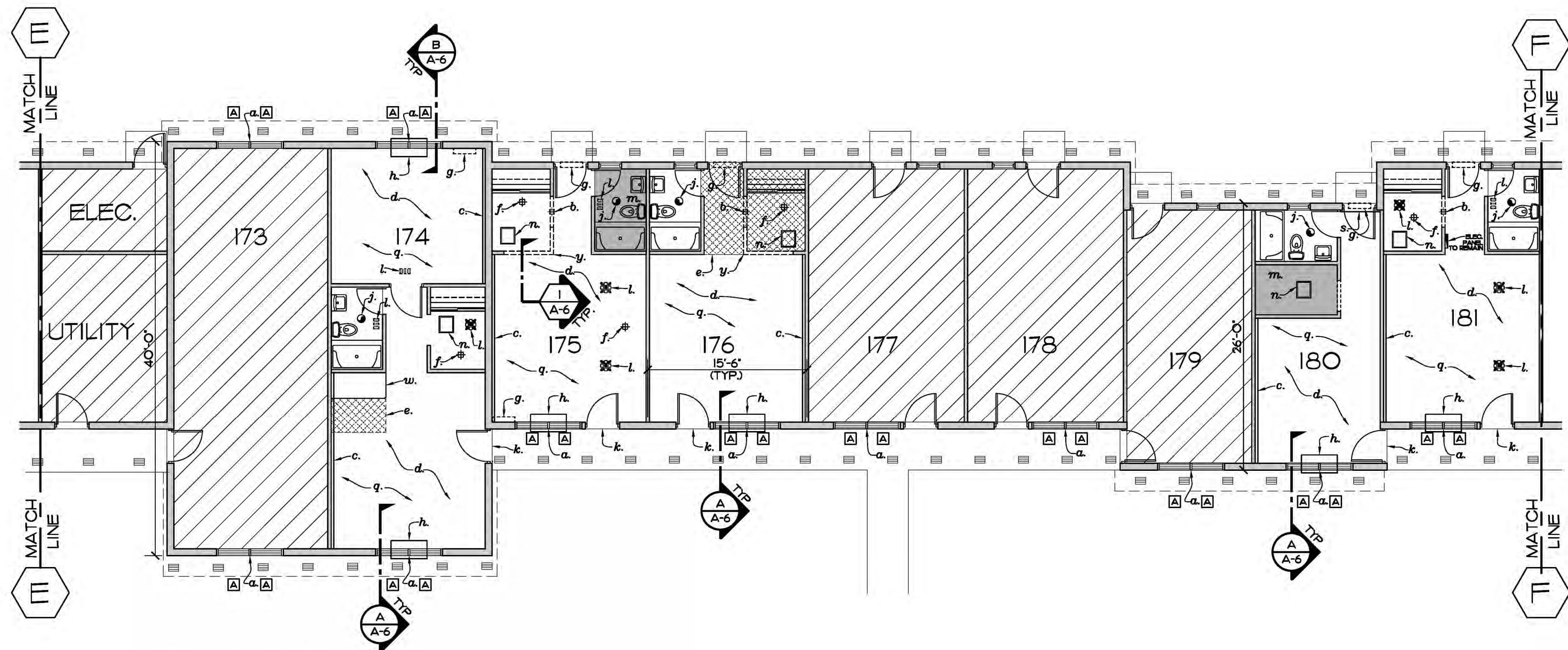
1. PAINT ALL WALLS THROUGHOUT WITH MOLD INHIBITING PAINT
2. SHORTEN HEADERS TO 8" DEEP, SEE DETAIL 1/A-6
3. PAINT ALL WOOD BASE THROUGHOUT/REPLACE AS NEEDED (MATCH EXISTING)
4. REPLACE WEATHER STRIPPING ON ALL EXT. DOORS OF UNITS BEING REMODELED
5. REMOVE/REPLACE ALL EXTERIOR SOFFIT VENTS THROUGHOUT
6. PROVIDE INSULATION BAFFLES AT EAVE THROUGHOUT, SEE DETAIL 2/A-6

LEGEND

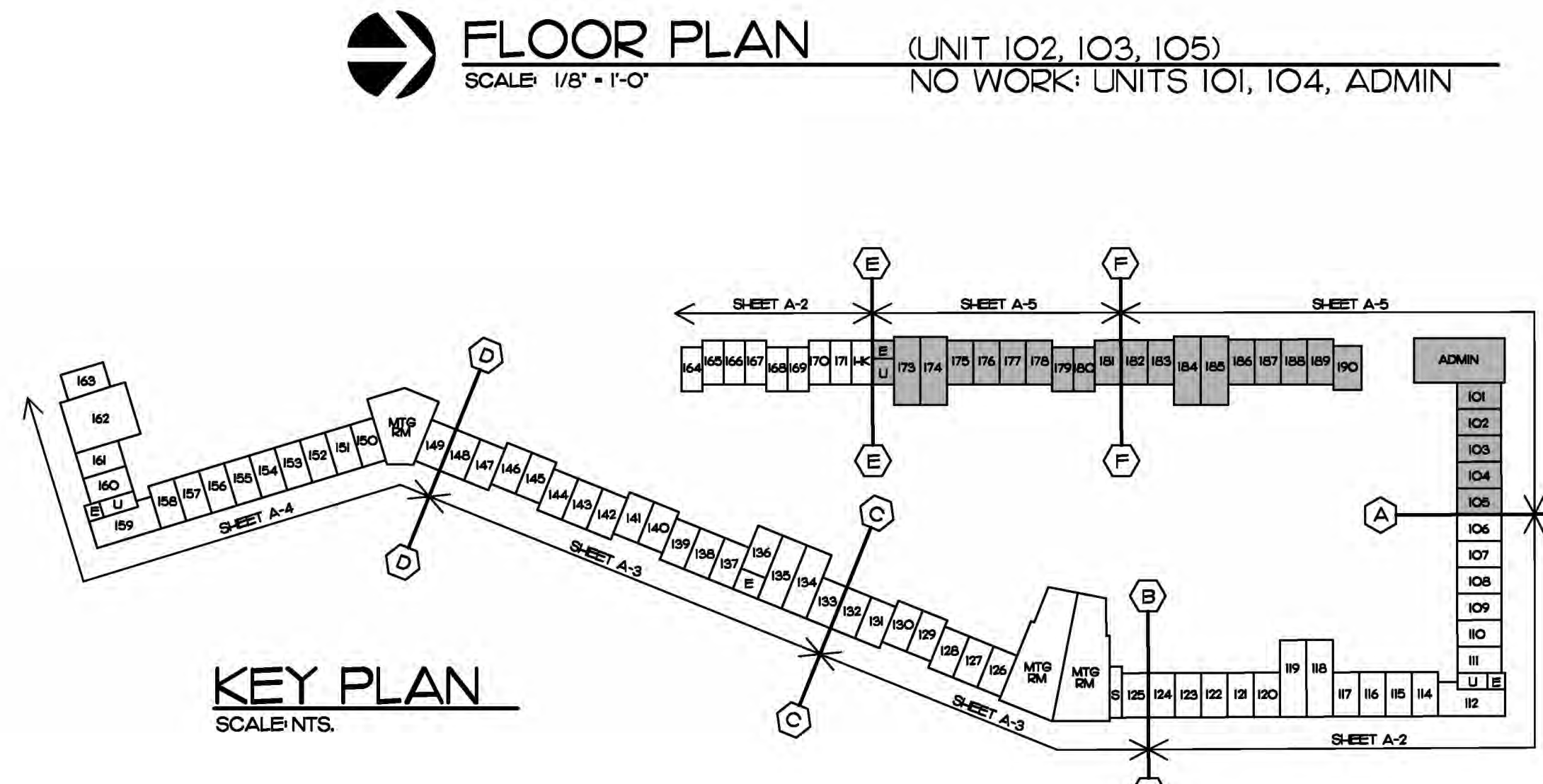
- | | |
|---|--|
| <p>EXISTING WALLS</p> <p>NO WORK IN THIS AREA (EXCEPT WINDOWS)</p> <p>REMOVE EXISTING TILE FLOOR/VCT REPLACE WITH LVT, SEE NOTE 'p' FOR LVT SPEC</p> <p>EXISTING A/C UNIT TO BE REMOVED</p> <p>REMOVE DRYWALL CEILING AND REPLACE WITH 1/2" GYP BD, PAINT</p> | <p>NEW EXHAUST FAN (270 CFM)</p> <p>SUPPLY GRILLE TO BE REMOVED</p> <p>SUPPLY/RETURN AIR GRILLE TO BE REMOVED</p> <p>LIGHT FIXTURE TO REMAIN</p> <p>WINDOW DESIGNATION SEE WINDOW SCHEDULE ON SHEET A-6 FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION</p> <p>NEW NYSTROM OR EQUAL 22"X30" B LABEL 20 GA STEEL SELF-CLOSING ACCESS PANEL 16 GA STEEL FRAME CEILING MOUNTED WITH CONTINUOUS PLANO HINGE IN WHITE POWDER COAT FINISH</p> <p>TRANSOM LIGHT TO BE REMOVED</p> <p>EXTERIOR SOFFIT VENT TO BE REPLACED</p> |
|---|--|



FLOOR PLAN (UNIT 102, 103, 105)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 101, 104, ADMIN

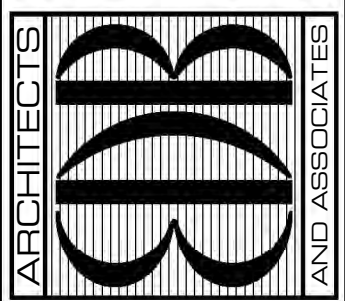


FLOOR PLAN (UNIT 174-176, 180-181)
SCALE: 1/8" = 1'-0"
NO WORK: UNITS 173, 177-179, ELEC, UTILITY



KEY PLAN
SCALE: N.T.S.

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-VILLAS REMODEL
INDIAN RIVER COUNTY
177C VILLAS
3901 26TH ST. VERO BEACH, FL 32960

FOR:

NO.	DATE	REVISIONS

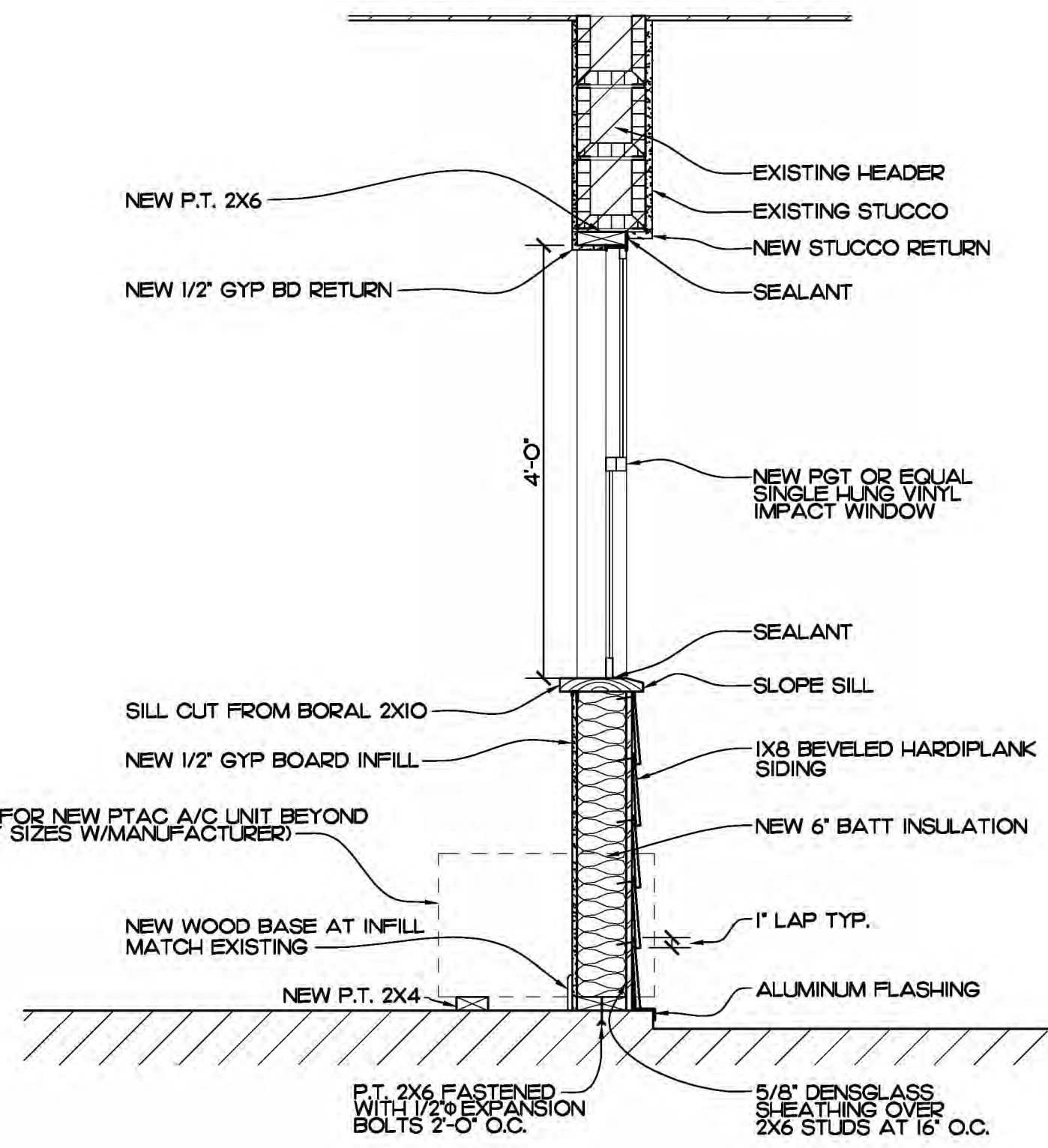
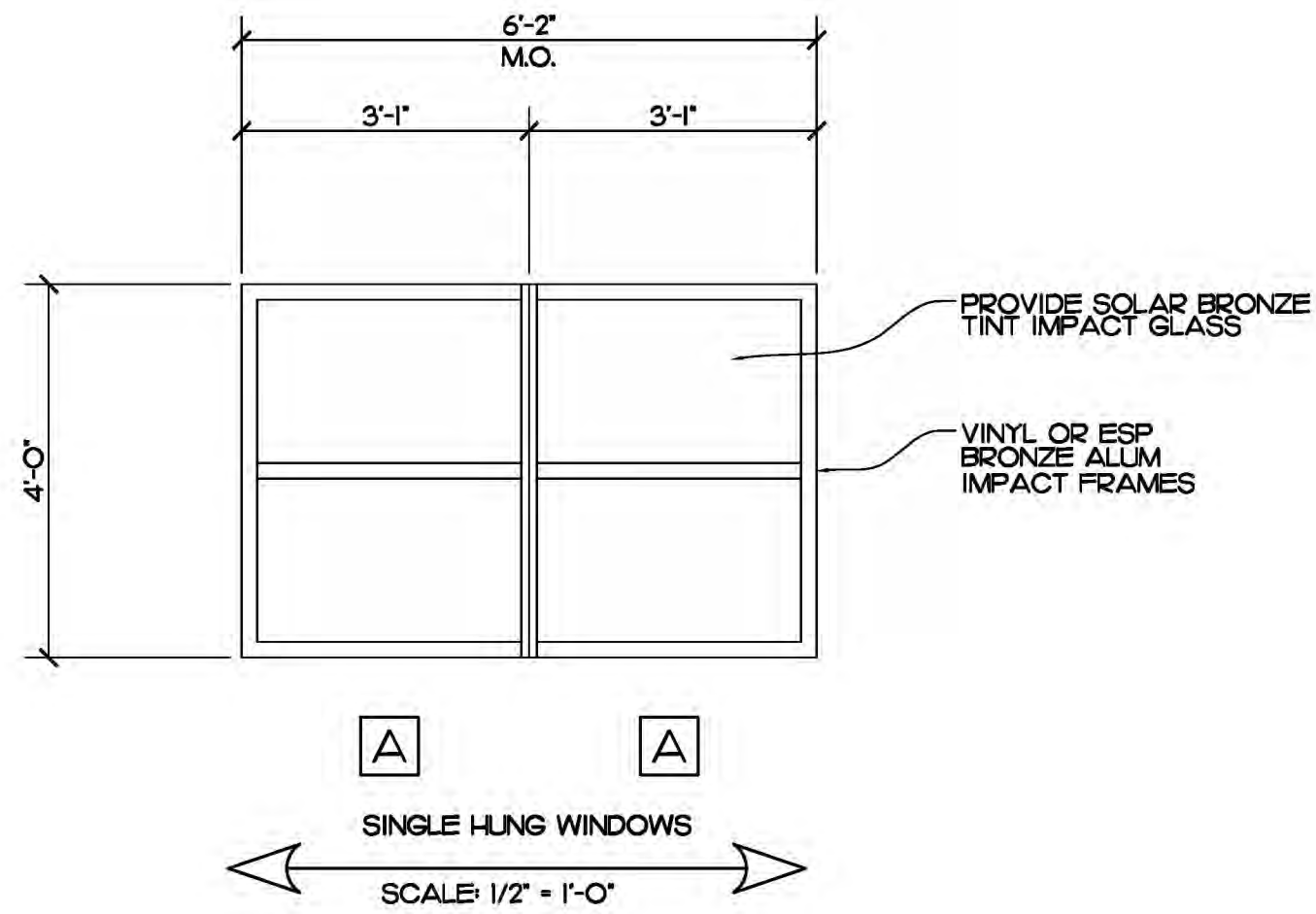
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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

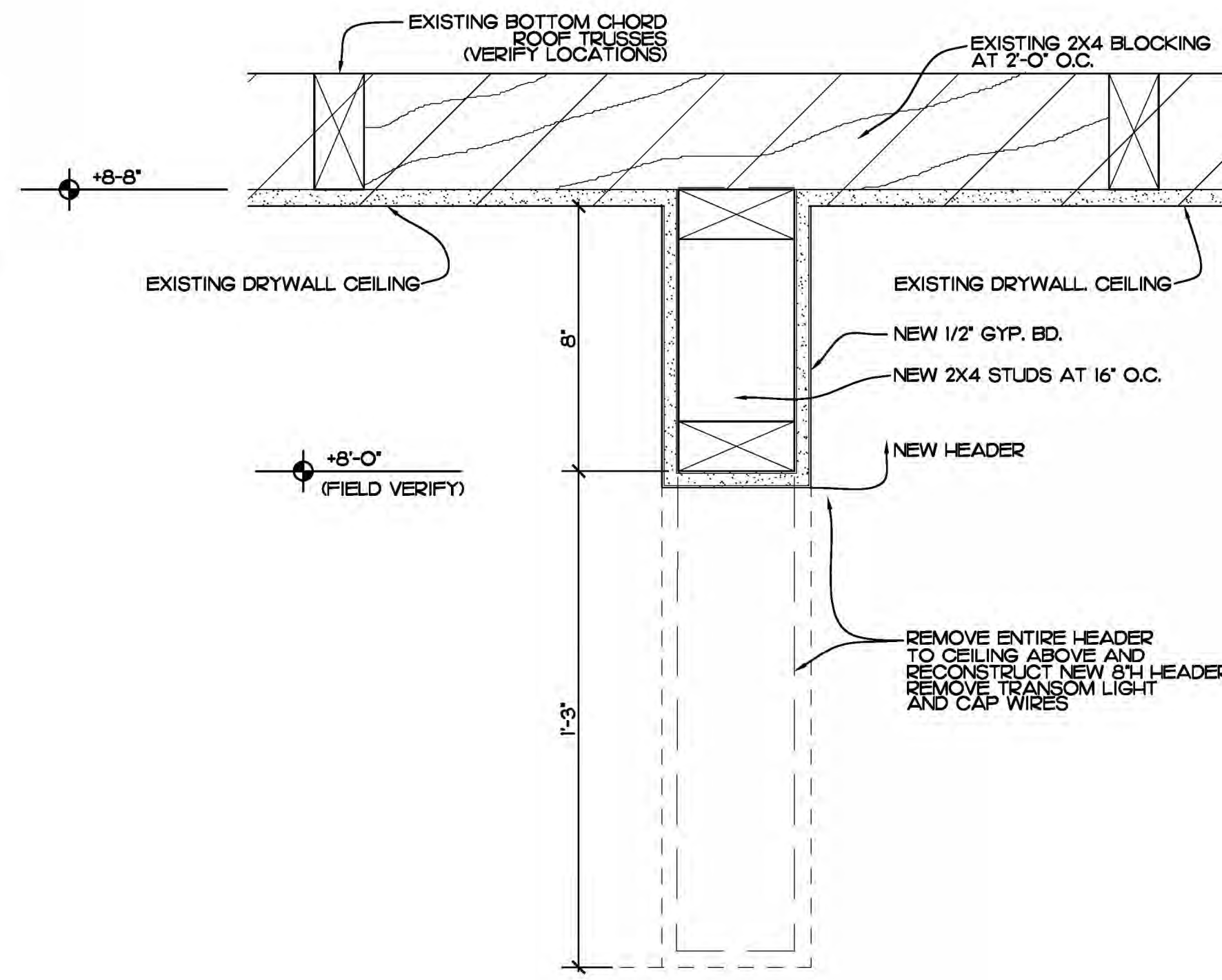
SHEET NO.
A-5
OF SIX

WINDOW SCHEDULE						
MARK	SIZE	MANUFACTURER	TYPE	DETAILS	SILL	REMARKS
A	3'-1" W. X 4'-0" H.	PGT OR EQUAL	VINYL OR ESP BRONZE SINGLE HUNG (ALL)	A, B/A-6	BORAL OR MARBLE	PROVIDE SOLAR BRONZE IMPACT GLAZING

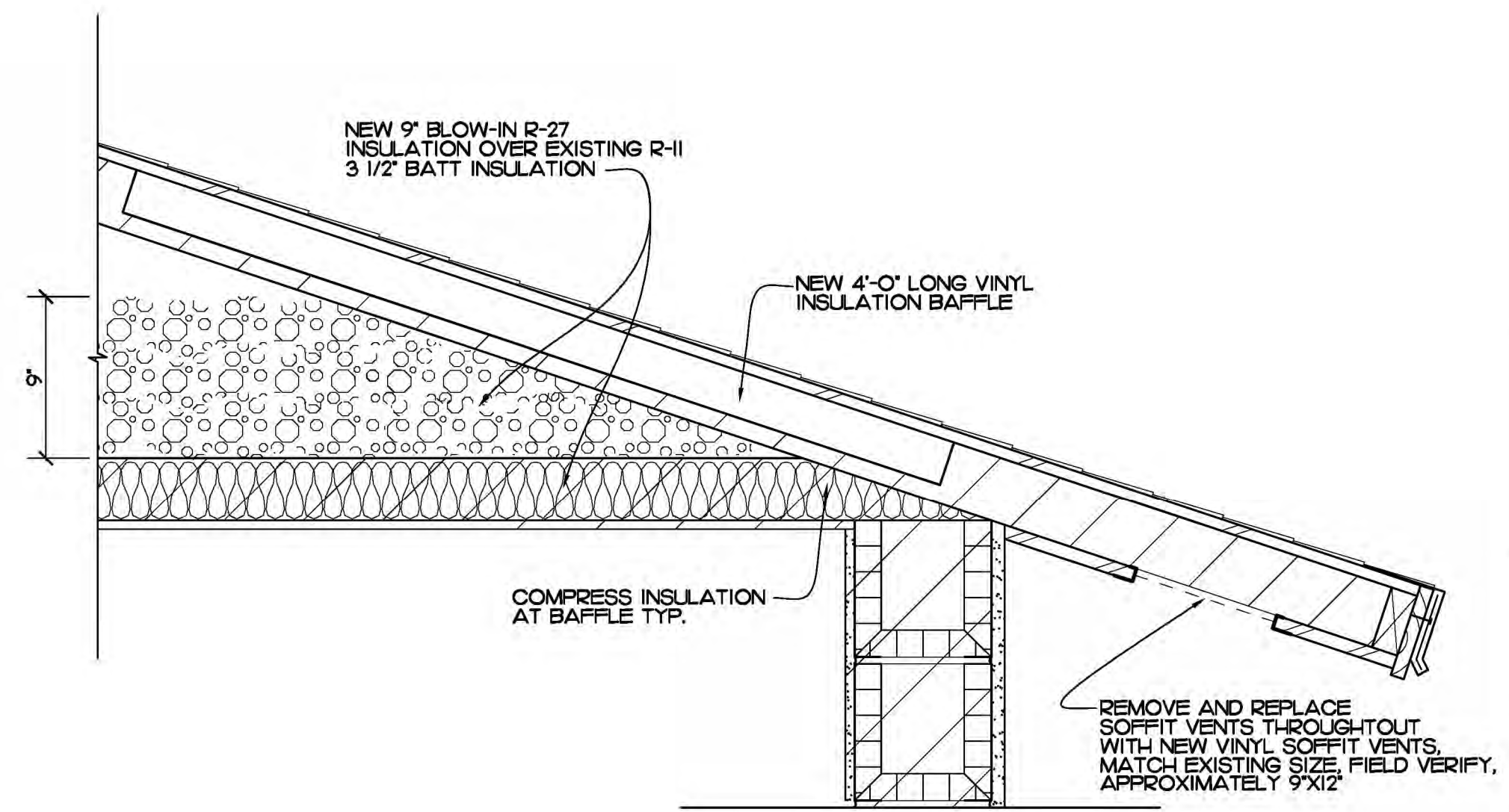
- GENERAL NOTES:**
- 1) FIELD MEASURE AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO DEVELOPMENT OF WINDOW SUBMITTAL DRAWINGS.
 - 2) INSTALLATION MUST BE SCHEDULED WITH OWNER AND BUILDING MUST REMAIN SECURE AT THE END OF EACH WORKDAY.
 - 3) COORDINATE WITH OWNER FOR CONSTRUCTION PARKING, MATERIAL STORAGE AND CONSTRUCTION STAGING AREA LOCATIONS.



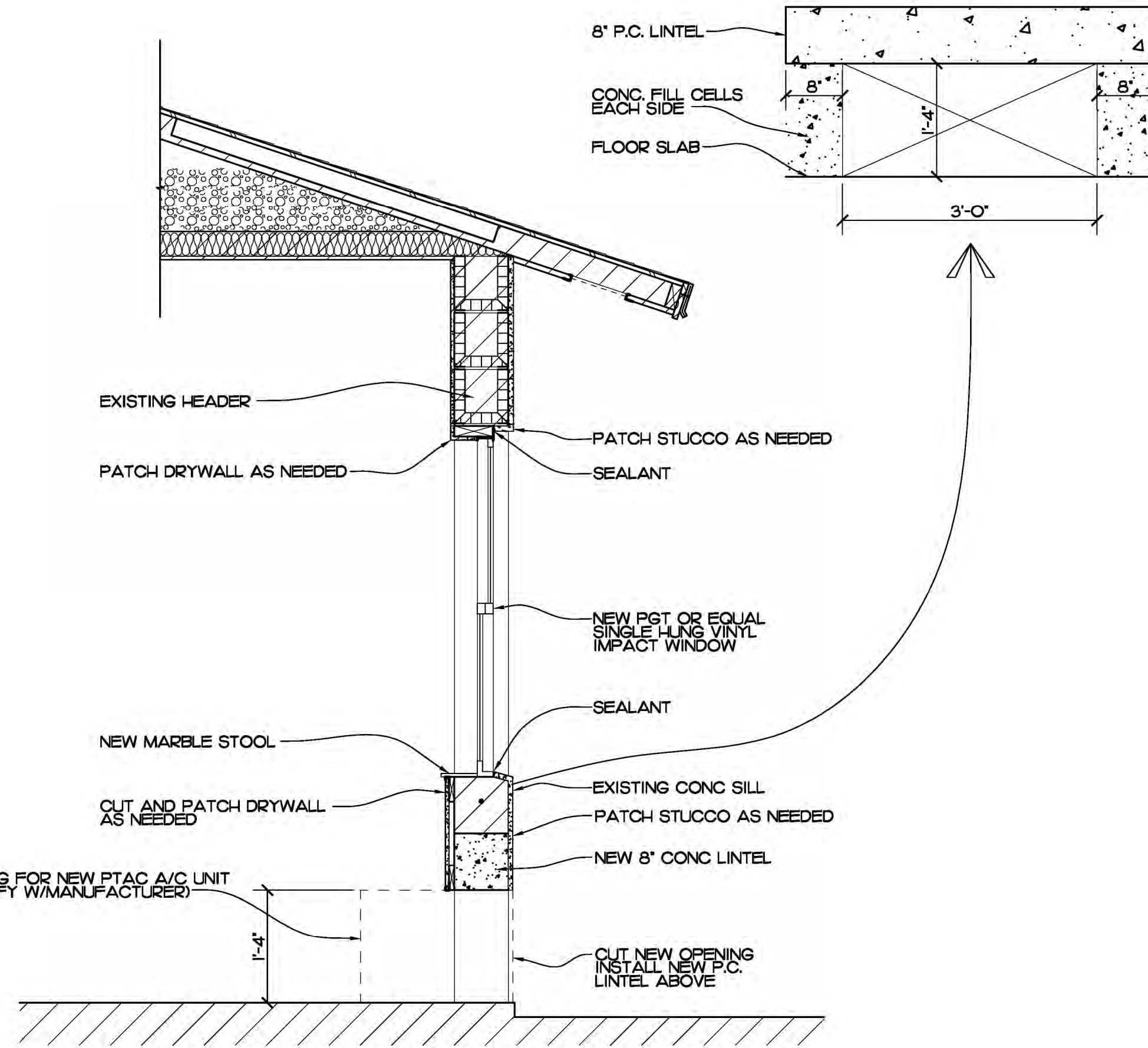
SECTION
SCALE: 3/4" = 1'-0" REF. SHEETS A-2, A-3, A-4, A-5



TYPICAL HEADER DETAIL
SCALE: 3" = 1'-0" REF. SHEETS A-2, A-3, A-4, A-5

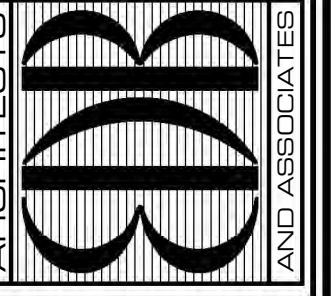


INSULATION BAFFLE DETAIL
SCALE: 1 1/2" = 1'-0" REF.



SECTION
SCALE: 3/4" = 1'-0" REF. SHEETS A-2, A-3, A-4, A-5

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SEAL:

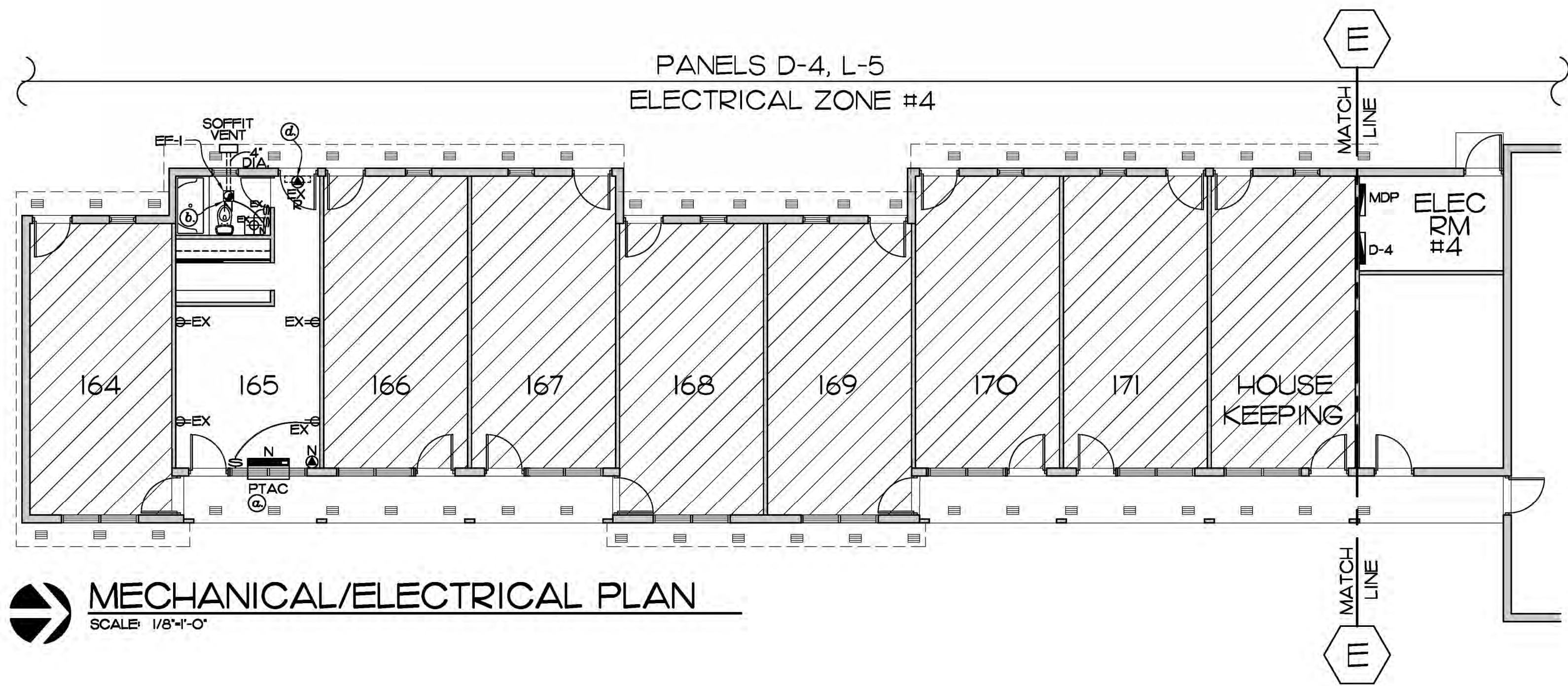
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INDIAN RIVER COUNTY
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3901 26TH ST VERO BEACH, FL 32960

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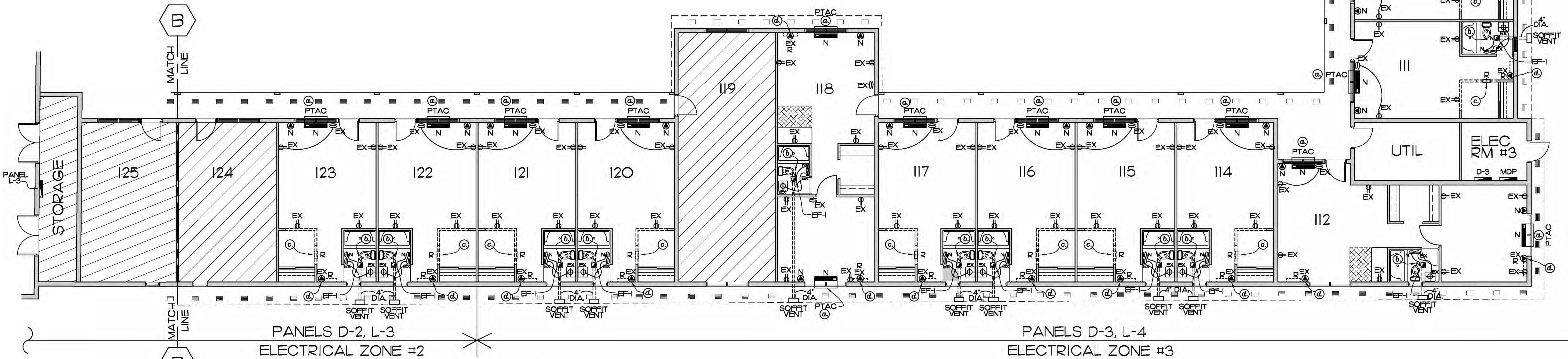
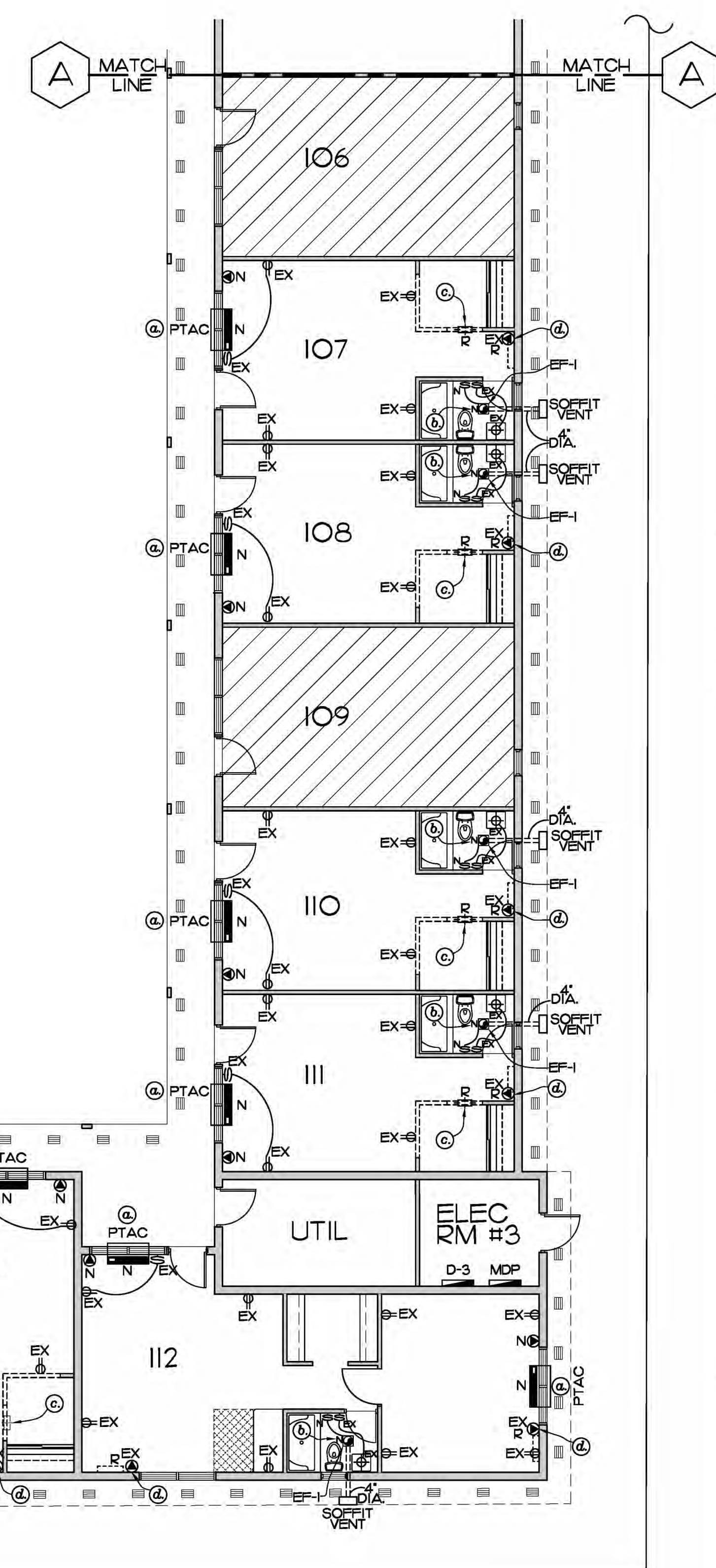
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DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

SHEET NO.
A-6
OF SIX



MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8"=1'-0"



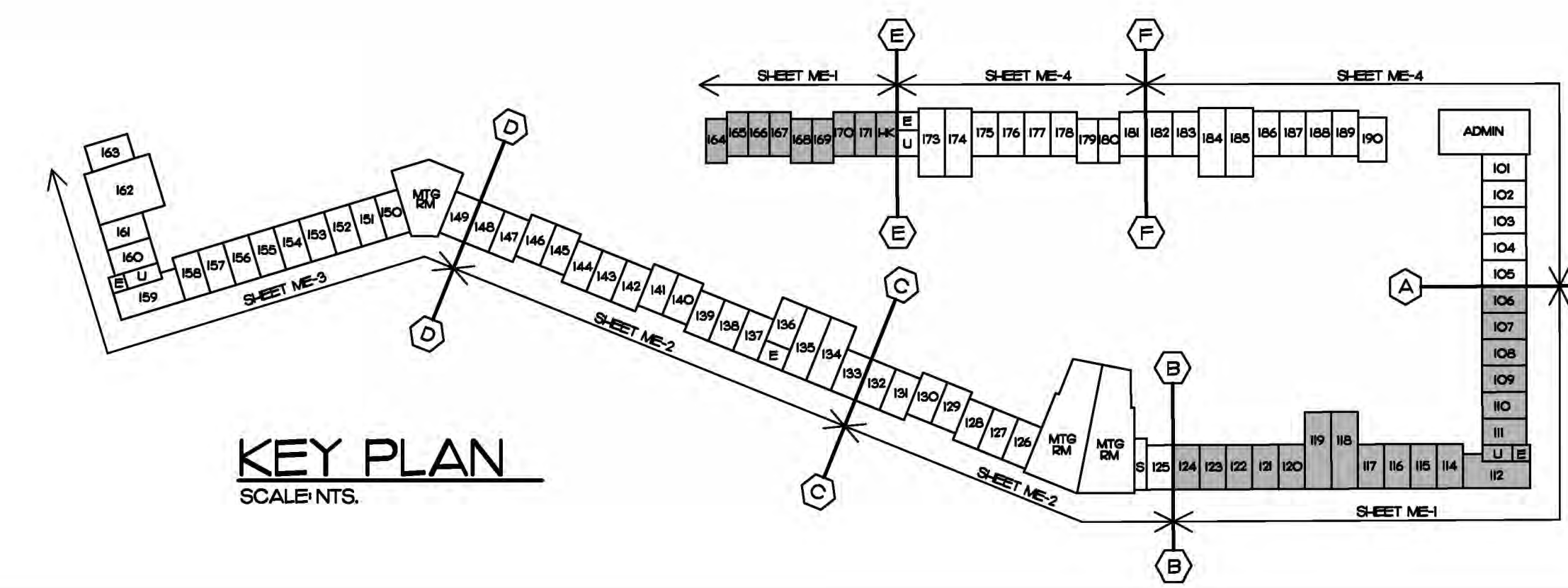
MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

A/C EQUIPMENT SCHEDULE						
MARK	MANUFACTURER/MODEL	SIZE	DESCRIPTION	MOCP/MCA	O/A	REMARKS
PTAC	TRANE PTAC-PTEF120IGAA	12,000 BTU/H-R	DUCTLESS WALL MOUNTED UNIT	20/21	25	
EF-1	BROAN 502	270 CFM	EX-HAUST FAN			CEILING MOUNTED

- NOTES:**
- EXISTING DUCT WORK TO BE REMOVED IN ATTIC SPACE.
 - EXISTING MECH. EQUIPMENT IN ATTIC SPACE TO REMAIN.
 - INSTALL R-27 9" DEEP BLOW-IN INSULATION ABOVE EXISTING 3 1/2" BATT R-11 CEILING INSULATION, INCREASE INSULATION VALUE TO R-38.

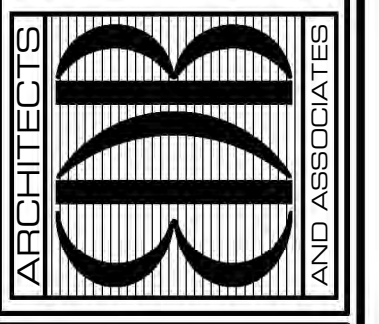
- ELECTRICAL NOTES:**
- PROVIDE NEW SPECIAL PURPOSE OUTLETS FOR TRANE PTAC A/C UNIT, CONNECT TO CIRCUIT FROM EXISTING MINI SPLIT BEING REMOVED.
 - PROVIDE NEW EX-HAUST FAN W/NEW 4" DUCT TO NEW SOFFIT VENT AND NEW SWITCH
 - REMOVE EXISTING TRANSOM LIGHT
 - REMOVE EXISTING SPECIAL PURPOSE OUTLET FOR A/C MINI SPLIT A-H-L.
 - SEE SHEET E-1 FOR ALL PANEL LOCATIONS

- LEGEND:**
- ⊕ EX EXISTING OUTLET TO REMAIN
 - ⊕ EX EXISTING SWITCH TO REMAIN
 - ⊕ R EXISTING TRANSOM LIGHT TO BE REMOVED
 - ⊕ N NEW SPECIAL PURPOSE OUTLET FOR PTAC A/C UNIT
 - ⊕ R EXISTING SPECIAL PURPOSE OUTLET A/C MINI SPLIT A-H-L TO BE REMOVED
 - ⊕ EF-1 NEW EX-HAUST FAN
 - ⊕ S N SINGLE POLE SWITCH (NEW)
 - ⊕ EX EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
 - PTAC NEW THROUGH-WALL A/C UNIT



KEY PLAN
SCALE: N.T.S.

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AR-AA 0000886
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PHONE: (772) 569-4320



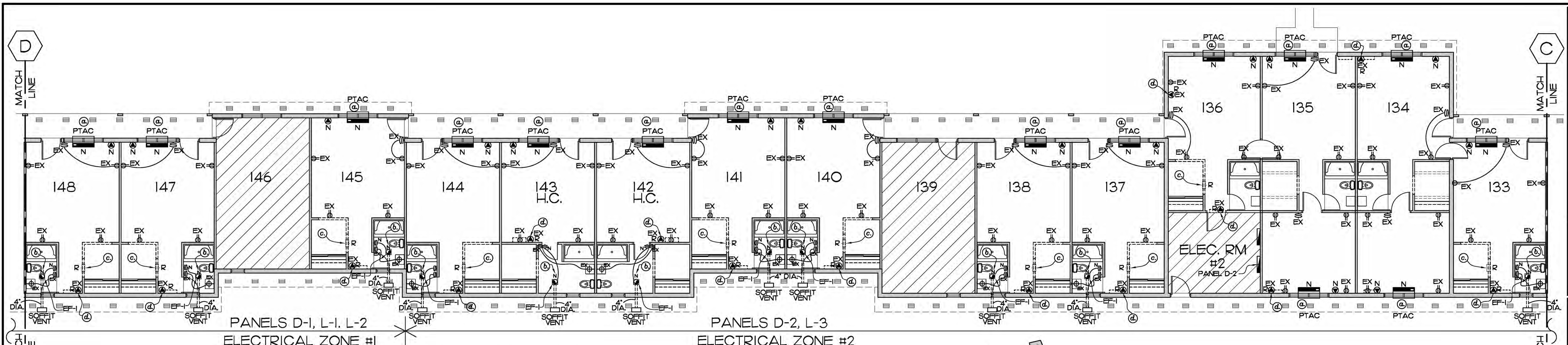
PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
INDIAN RIVER COUNTY
1PTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

NO.	DATE	REVISIONS

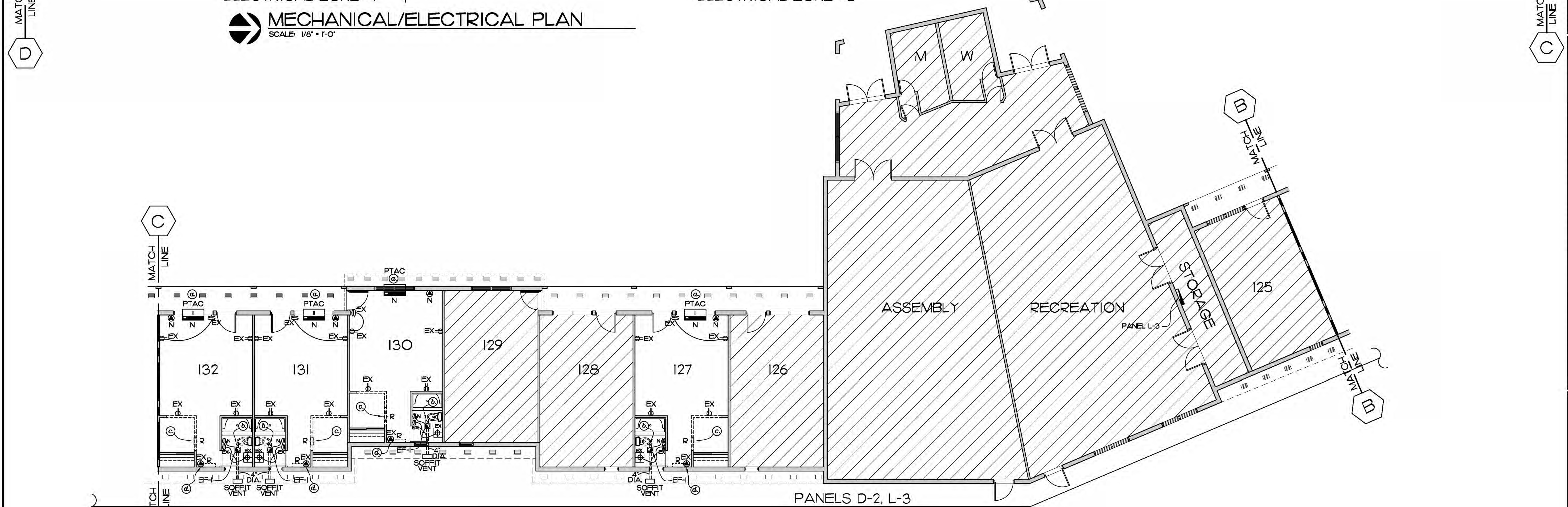
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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: L.D.
CHK'D: J.F.B.

SHEET NO.
ME-1
OF FOUR



MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



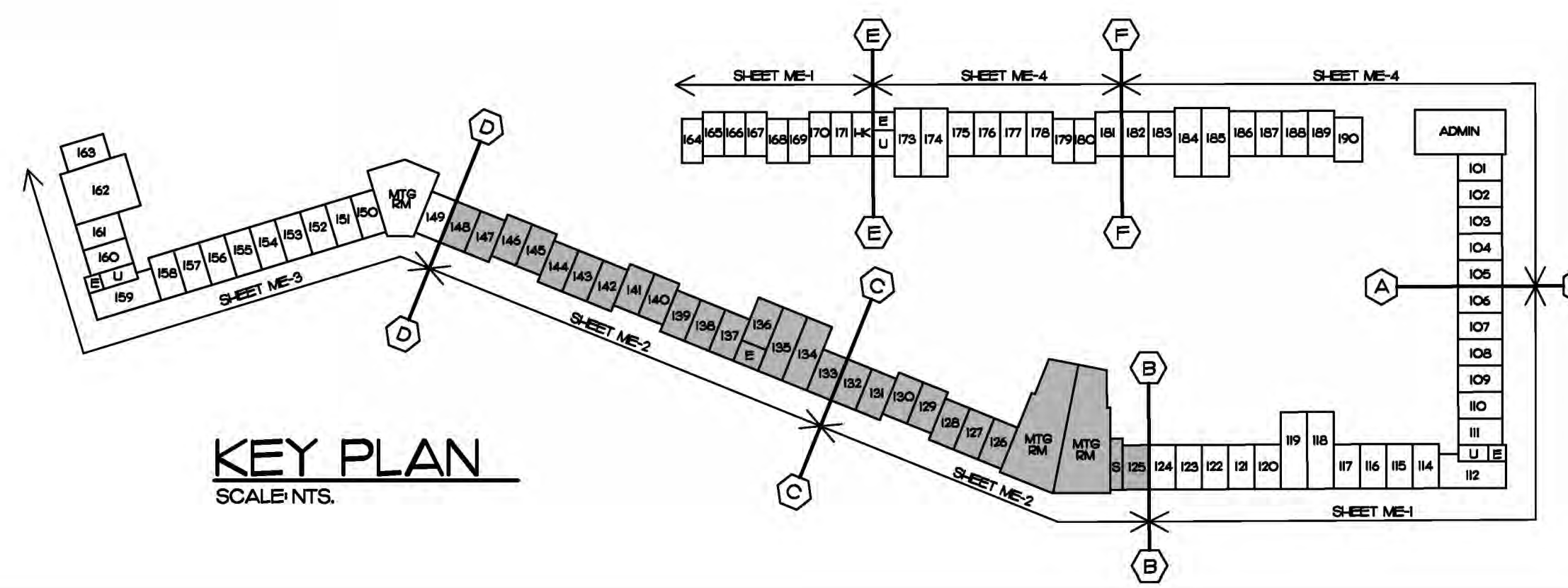
MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

A/C EQUIPMENT SCHEDULE						
MARK	MANUFACTURER/ MODEL	SIZE	DESCRIPTION	MOC/P/MCA	O/A	REMARKS
PTAC	TRANE PTAC-PTEF120IGAA	12,000 BTU	DUCTLESS WALL MOUNTED UNIT	20/21	25	
EF-1	BROAN 502	270 CFM	EXHAUST FAN			CEILING MOUNTED

- NOTES:**
- EXISTING DUCT WORK TO BE REMOVED IN ATTIC SPACE.
 - EXISTING MECH. EQUIPMENT IN ATTIC SPACE TO REMAIN.
 - INSTALL R-27 9" DEEP BLOW-IN INSULATION ABOVE EXISTING 3 1/2" BATT R-11 CEILING INSULATION. INCREASE INSULATION VALUE TO R-36.

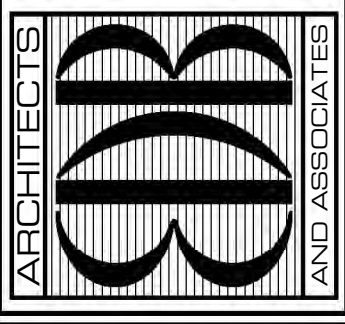
- ELECTRICAL NOTES:**
- PROVIDE NEW SPECIAL PURPOSE OUTLETS FOR TRANE PTAC A/C UNIT, CONNECT TO CIRCUIT FROM EXISTING MINI SPLIT BEING REMOVED.
 - PROVIDE NEW EXHAUST FAN W/NEW 4" DUCT TO NEW SOFFIT VENT AND NEW SWITCH
 - REMOVE EXISTING TRANSOM LIGHT
 - REMOVE EXISTING SPECIAL PURPOSE OUTLET FOR A/C MINI SPLIT A/H.U.
 - SEE SHEET E-1 FOR ALL PANEL LOCATIONS

- LEGEND:**
- ⊖ EX EXISTING OUTLET TO REMAIN
 - ⊖ EX EXISTING SWITCH TO REMAIN
 - ⊖ R EXISTING TRANSOM LIGHT TO BE REMOVED
 - ⊖ N NEW SPECIAL PURPOSE OUTLET FOR PTAC A/C UNIT
 - ⊖ R EXISTING SPECIAL PURPOSE OUTLET A/C MINI SPLIT A/H.U. TO BE REMOVED
 - ⊖ EF-1 NEW EXHAUST FAN
 - ⊖ N SINGLE POLE SWITCH (NEW)
 - ⊖ EX EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
 - ⊖ PTAC NEW THROUGH WALL A/C UNIT



KEY PLAN
SCALE: N.T.S.

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ARCHITECTS AND ASSOCIATES, P.A.
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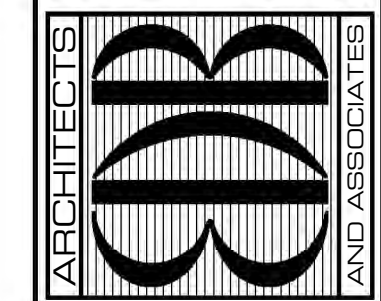
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INDIAN RIVER COUNTY
LPTC VILLAS
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COMM. NO: 100220VB
DATE: AUGUST 24, 2020
BY: LJD
CHK'D: JFB

SHEET NO.
ME-2
OF FOUR



SEAL:

PROJECT: JACKIE ROBINSON TRAINING
 COMPLEX-VILLAS REMODEL
 INDIAN RIVER COUNTY
 3901 26TH ST VERO BEACH, FL 32960

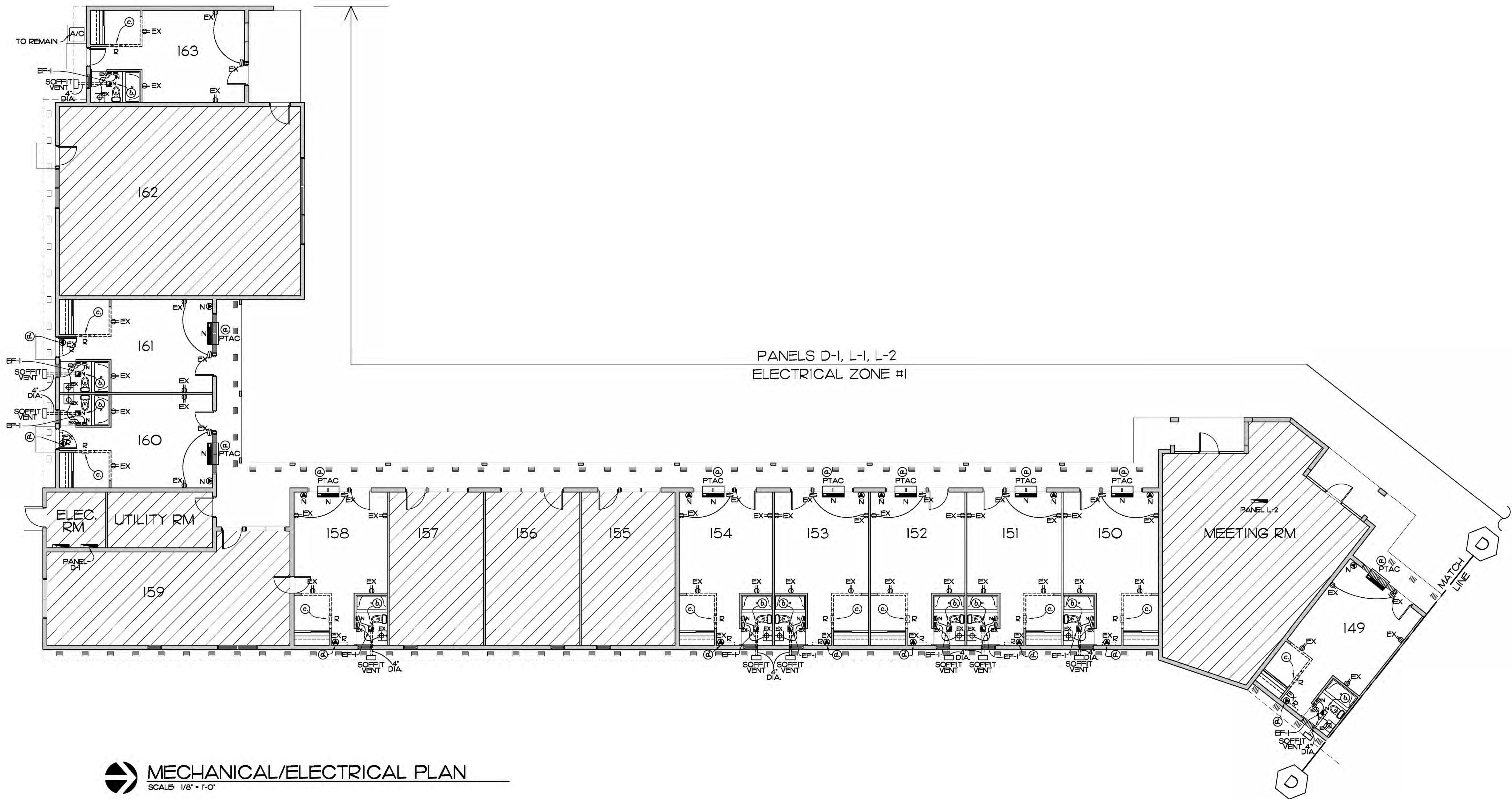
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NO.	DATE	REVISIONS

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 DATE: AUGUST 24, 2021
 BY: LJD
 CH/KD: JFB

SHEET NO.
ME-3
 OF FOUR



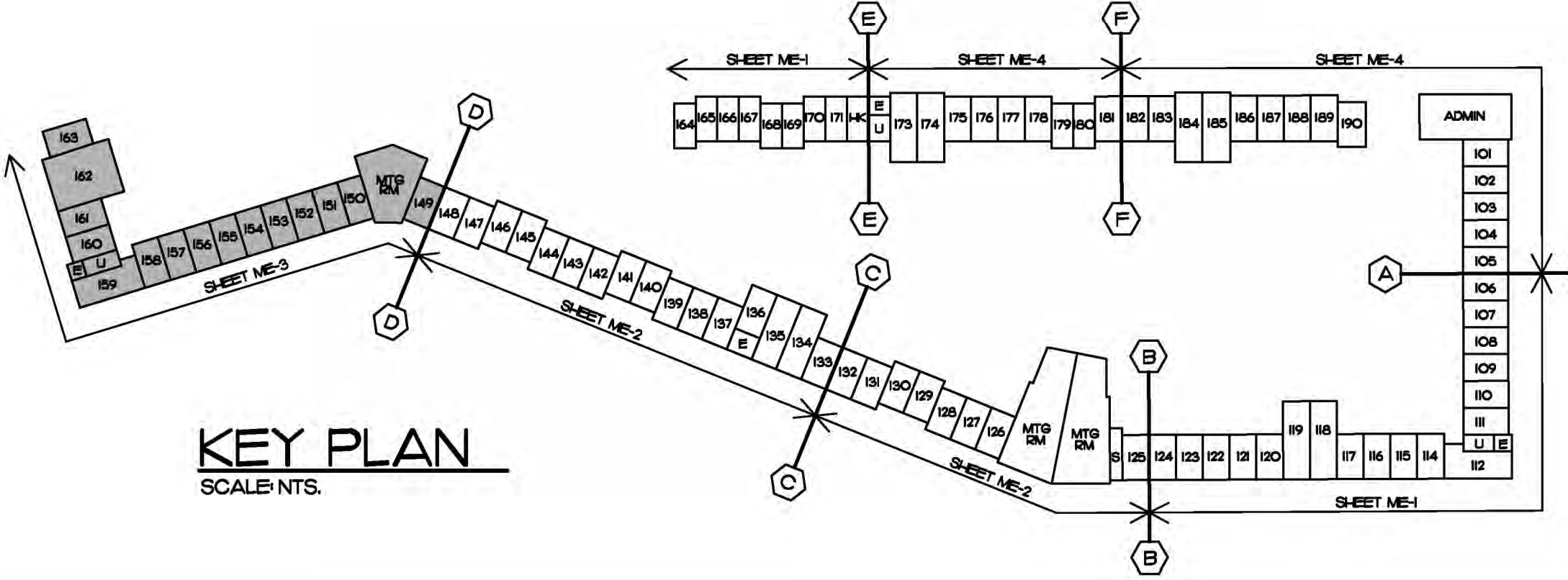
MECHANICAL/ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

MARK	MANUFACTURER/ MODEL	SIZE	DESCRIPTION	MOC/P/MCA	O/A	REMARKS
PTAC	TRANE PTAC-PTEF1201GAA	12,000 BTU/H-R	DUCTLESS WALL MOUNTED UNIT	20/21	25	
EF-1	BROAN 502	270 CFM	EXHAUST FAN			CEILING MOUNTED

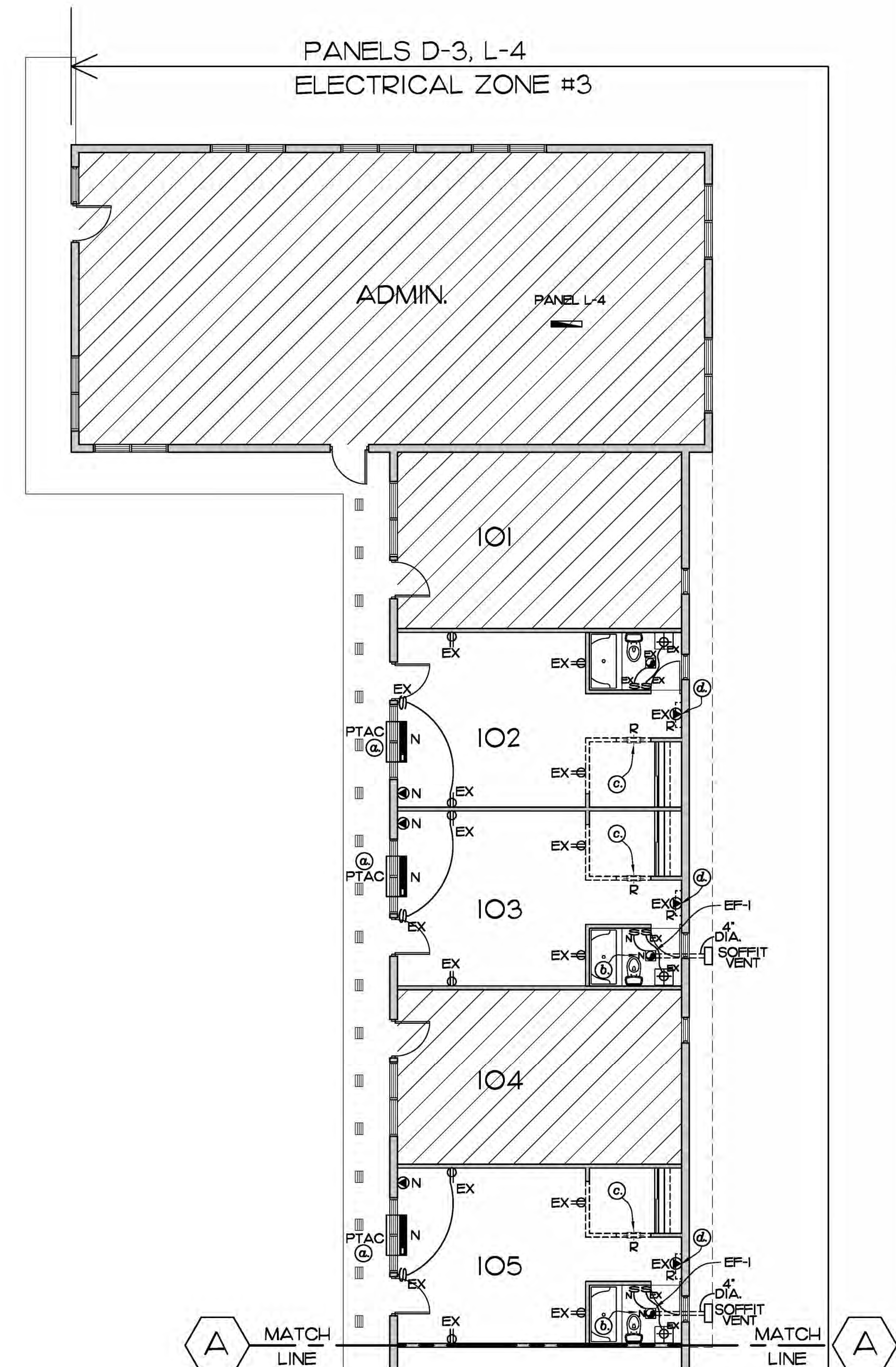
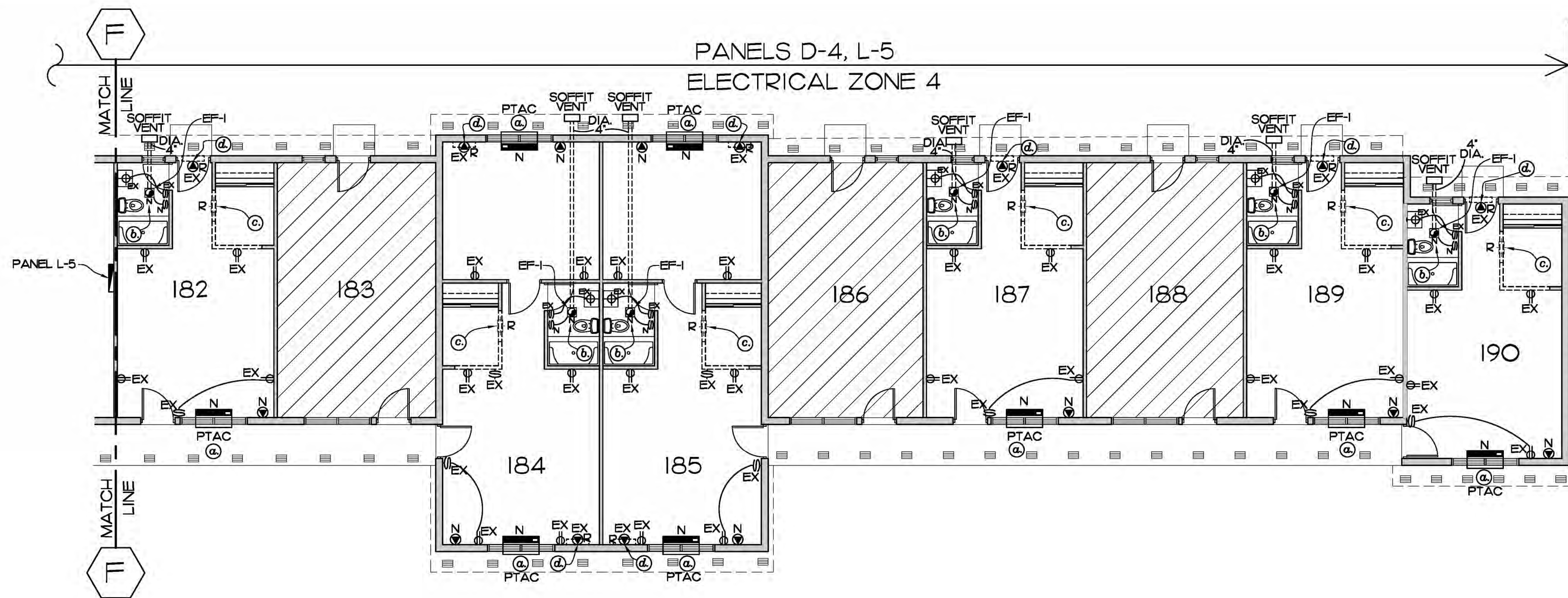
- NOTES:**
- EXISTING DUCT WORK TO BE REMOVED IN ATTIC SPACE.
 - EXISTING MECH. EQUIPMENT IN ATTIC SPACE TO REMAIN.
 - INSTALL R-27 9" DEEP BLOW-IN INSULATION ABOVE EXISTING 3 1/2" BATT R-II CEILING INSULATION. INCREASE INSULATION VALUE TO R-38.

- ELECTRICAL NOTES:**
- PROVIDE NEW SPECIAL PURPOSE OUTLETS FOR TRANE PTAC A/C UNIT. CONNECT TO CIRCUIT FROM EXISTING MINI SPLIT BEING REMOVED.
 - PROVIDE NEW EXHAUST FAN W/NEW 4" DUCT TO NEW SOFFIT VENT AND NEW SWITCH
 - REMOVE EXISTING TRANSOM LIGHT
 - REMOVE EXISTING SPECIAL PURPOSE OUTLET FOR A/C MINI SPLIT A/H.
 - SEE SHEET E-1 FOR ALL PANEL LOCATIONS

- LEGEND:**
- EX EXISTING OUTLET TO REMAIN
 - EX EXISTING SWITCH TO REMAIN
 - R EXISTING TRANSOM LIGHT TO BE REMOVED
 - N NEW SPECIAL PURPOSE OUTLET FOR PTAC A/C UNIT
 - EX R EXISTING SPECIAL PURPOSE OUTLET A/C MINI SPLIT A/H TO BE REMOVED
 - N EF-1 NEW EXHAUST FAN
 - S N SINGLE POLE SWITCH (NEW)
 - EX EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
 - PTAC NEW THROUGH WALL A/C UNIT



KEY PLAN
 SCALE: NTS.



MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

A/C EQUIPMENT SCHEDULE						
MARK	MANUFACTURER/ MODEL	SIZE	DESCRIPTION	MOCP/MCA	O/A	REMARKS
PTAC	TRANE PTAC-PTEF120IGAA	12,000 BTU/H-R	DUCTLESS WALL MOUNTED UNIT	20/21	25	
EF-1	BROAN 502	270 CFM	EXHAUST FAN			CEILING MOUNTED

NOTES:

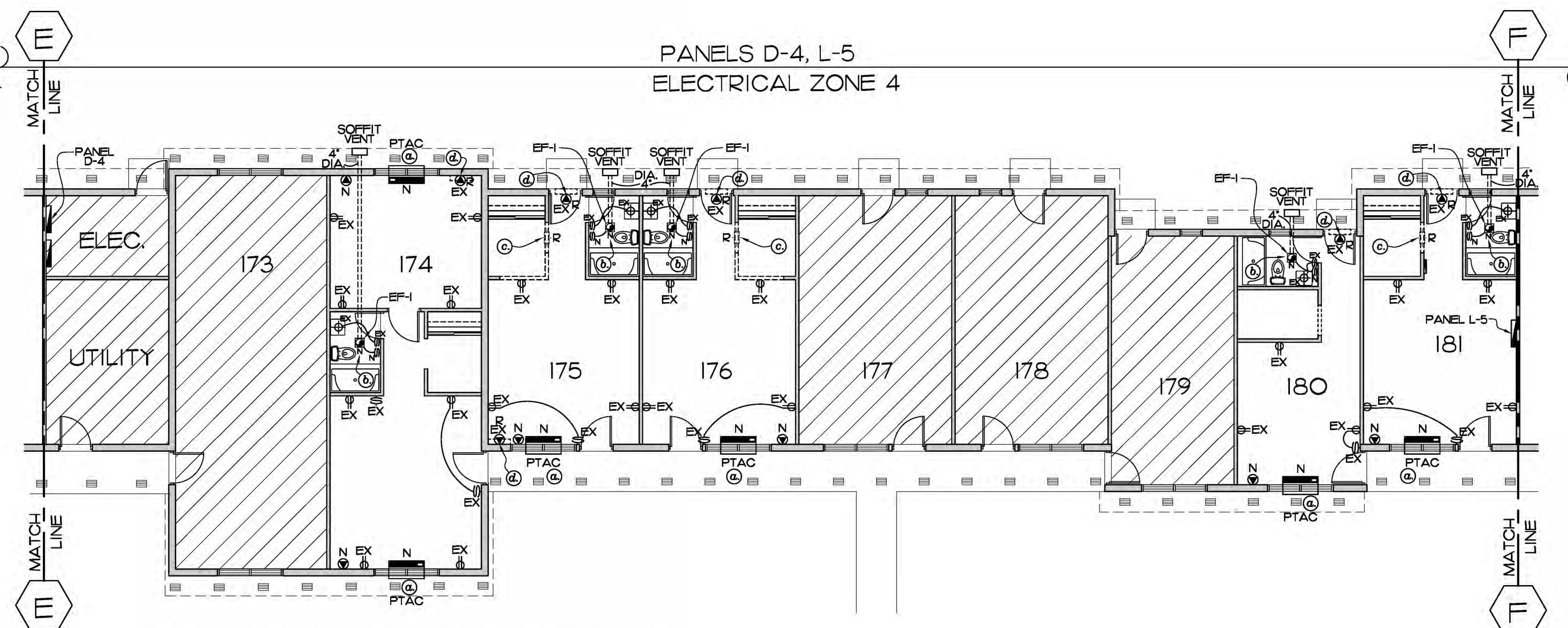
- EXISTING DUCT WORK TO BE REMOVED IN ATTIC SPACE.
- EXISTING MECH. EQUIPMENT IN ATTIC SPACE TO REMAIN.
- INSTALL R-27 9" DEEP BLOW-IN INSULATION ABOVE EXISTING 3 1/2" BATT R-11 CEILING INSULATION, INCREASE INSULATION VALUE TO R-38.

ELECTRICAL NOTES:

- PROVIDE NEW SPECIAL PURPOSE OUTLETS FOR TRANE PTAC A/C UNIT, CONNECT TO CIRCUIT FROM EXISTING MINI SPLIT BEING REMOVED.
- PROVIDE NEW EXHAUST FAN W/NEW 4" DUCT TO NEW SOFFIT VENT AND NEW SWITCH
- REMOVE EXISTING TRANSOM LIGHT
- REMOVE EXISTING SPECIAL PURPOSE OUTLET FOR A/C MINI SPLIT AHU.
- SEE SHEET E-1 FOR ALL PANEL LOCATIONS

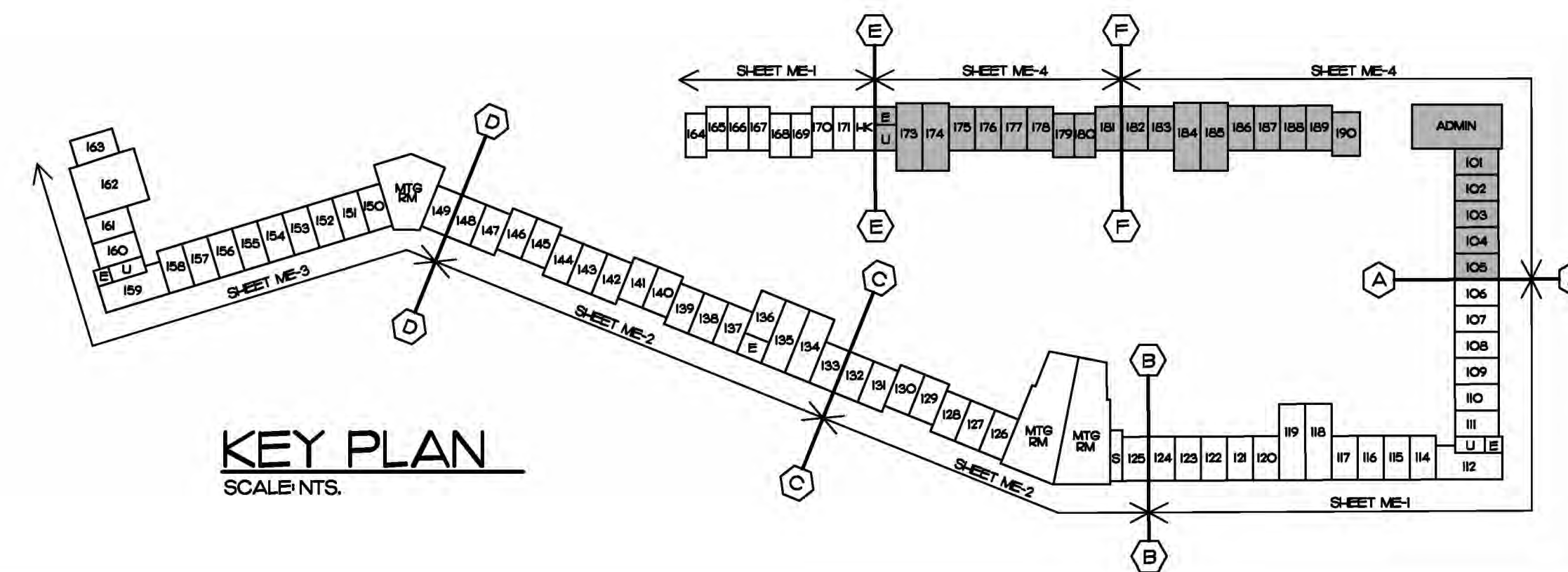
LEGEND:

- ⊕ EX EXISTING OUTLET TO REMAIN
- ⊕ EX EXISTING SWITCH TO REMAIN
- ⊕ R EXISTING TRANSOM LIGHT TO BE REMOVED
- ⊕ N NEW SPECIAL PURPOSE OUTLET FOR PTAC A/C UNIT
- ⊕ R EXISTING SPECIAL PURPOSE OUTLET A/C MINI SPLIT AHU TO BE REMOVED
- ⊕ EF-1 NEW EXHAUST FAN
- ⊕ N SINGLE POLE SWITCH (NEW)
- ⊕ EX EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
- PTAC NEW THROUGH WALL A/C UNIT

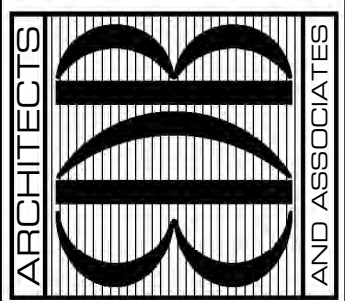


MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL/ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



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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-VILLAS REMODEL
INDIAN RIVER COUNTY
1870 VILLAS
3901 26TH ST. VERO BEACH, FL 32960

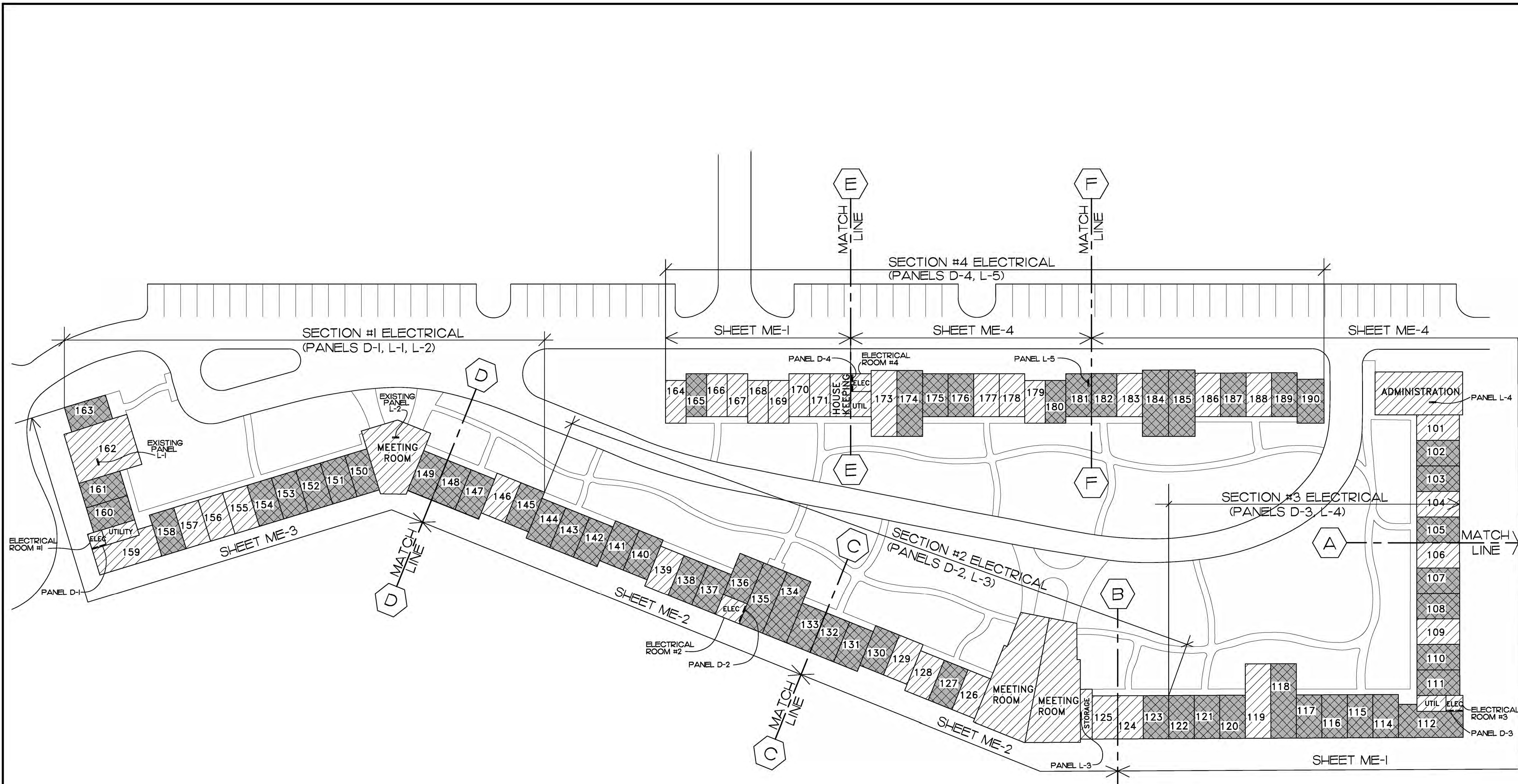
FOR:

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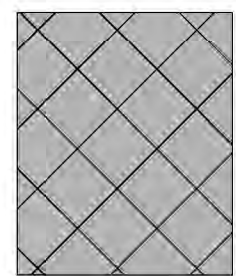
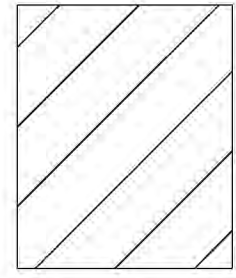
COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJD
CHK'D: JFB

SHEET NO.
ME-4
OF FOUR

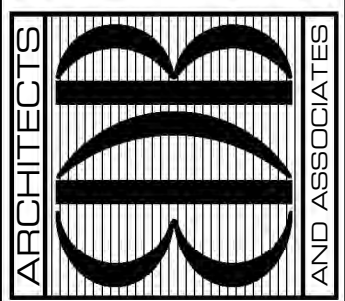


ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

LEGEND

-  UNITS TO BE REMODELED
-  NO WORK IN THESE AREAS EXCEPT WINDOWS. SEE FLOOR PLANS FOR WINDOW REPLACEMENT LOCATIONS

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SEAL:

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INDIAN RIVER COUNTY
LPTC VILLAS
3901 26TH ST VERO BEACH, FL 32960

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COMM. NO: 100220VB
DATE: AUGUST 24, 2021
BY: LJB
CH'KD: JFB

SHEET NO.
ME-1
OF THREE

NOTE: UNITS HAVE CHANGED
SEE VIEW B AUG 30 2021 MODIFIED BY JKA/EL

PANEL D1
18- 20A 1P 3ATG12A INC
8- 20A 2P 3ATG12A INC
3- 30A 2P DRYER & AC UNIT "C"
1- 70A 3P FEED TO L1
1- 100A 3P WATER HEATER
1- 100A 3P FEED TO L2
400 AMP MAIN LUGS AND BUS
SURFACE MOUNTING

PANEL D2
28- 20A 1P AC UNITS 25T642 INC
17- 20A 2P
3- 30A 2P DRYER & AC UNIT "C"
1- 150A 3P FEED TO PANEL L3
1- 100A 3P WATER HEATER
400 AMP MAIN LUGS AND BUS
SURFACE MOUNTING

PANEL D3
30- 20A 1P AC UNITS 47T644 INC
18- 20A 2P
4- 30A 2P DRYER & AC UNIT "C"
1- 70A 3P FEED TO PANEL L4
1- 100A 3P WATER HEATER
400 AMP MAIN LUGS AND BUS
SURFACE MOUNTING

PANEL D4
18- 20A 1P UNITS B3 T6 92
13- 20A 2P
3- 30A 2P DRYER & AC UNIT "C"
1- 100A 3P HOT WATER
1- 175A 3P FEED TO PANEL L5

PANEL L1
12- 20A 1P
1- 20A 2P AC UNIT "M"
1- 30A 2P RITENS "P"
1- 50A 2P AC UNIT "Q"
100 AMP MAIN LUG AND BUS
FLUSH MOUNTING

PANEL L3
28- 20A 1P UNITS 43T646 INC
3- 20A 2P
4- 30A 2P AC AND HEAT STRIPS
150 AMP MAIN LUGS AND BUS
SURFACE MOUNTING

PANEL L4
4- 20AMP 1 POLE
1- 50AMP 2 POLE AC COMPRESSOR
1- 50AMP 2 POLE HEAT STRIP
100 AMP MAIN LUGS AND BUS
FLUSH MOUNTING

PANEL L5
14- 20A 1P UNITS T1 T6 B2 INC
10- 20A 2P AC UNIT
2- 30A 2P AC UNIT "C"
200AMP MAIN LUGS AND BUS
FLUSH MOUNTING

PANEL L2
18- 20A 1P UNITS 14T6 22 INC
8- 20A 2P
1- 30A 2P AC LIVING "T"
100 AMP MAIN LUG AND BUS
FLUSH MOUNTING

ALL PANELS 120/208 VOLTS 3PHASE 4WIRE 5W
PANELS MAY BE MANUFACTURED IN TWO SECTIONS IF NECESSARY

PANEL BOARD SCHEDULE

LIGHTING FIXTURE SCHEDULE

LETTER	MANUFACTURER	CAT. NO.	NO. LAMPS	TYPE	WATT	MOUNTING
A	BENJAMIN	ED718H-4	4	F40CW	40	S-CEILING
B	WAKEFIELD	PLK28T	4	F40CW	40	S-CEILING
C	SOUTHERN	1014MS	1	F40CW	40	S-CEILING
D	SOUTHERN	1014S3	1	F40CW	76	S-CEILING
E	HUBBELL	457	1	A21	100	S-CEILING
F	MOE	M102	1	A19	75	S-CEILING
G	MOE	RU322	1	150R/FL	150	R-CEILING
H	MOULDCAST	A22	2	A21	100	S-CEILING
J	MOE	RU318	1	A19	50	R-CEILING
K	MOE	M199	2	A19	60	S-WALL
L	MOE	M2627	1	A19	60	SUSPENDED CAN
M	HALO	H2900	1	A19	75	R-WALL
N	MOE	M100	1	A19	40	S-WALL
O	MOE	M115	1	F40CW	40	S-WALL
P	MOE	M406	1	A19	60	S-CEILING
R	ART METAL	5403MA	1	R40FL	300	S-CEILING
S	WAKEFIELD	PR214	2	F40CW	40	S-CEILING
T	WAKEFIELD	PR214S	2	F40CW	40	CHAIN
U	MOE	S478	4	A19	50	CHAIN
V	BIG BEAM	NRW	EXIT LIGHTS			S-WALL
W	EMERSON	50101	CONTROL NO. 55			R-CEILING

S- SURFACE R- RECESSED
EXIT LIGHTS NO. 43 RECREATION ON A SINGLE CIRCUIT
NOTE: SEE NOTE ON OUT DOOR LIGHTING THIS SHEET

SOUND SYSTEM

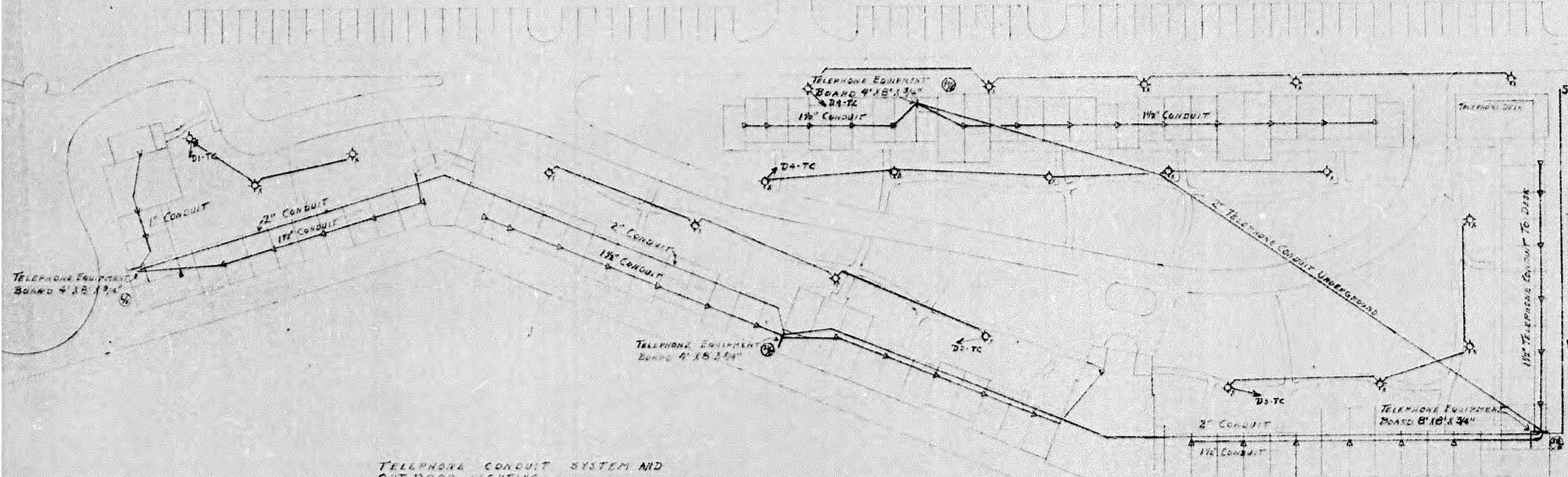
AMPLIFIER
MICROPHONE
SPEAKER

ELECTRICAL SYMBOLS

S	SINGLE POLE SWITCH	SP WITH P. LIGHT
3s	THREE WAY SWITCH	
4s	FOUR WAY SWITCH	
SD	SWITCH AND DIMMER-MINT P.15H 1500 WATTS	
9	DUPLEX GROUND RECEPTACLE	
30	30 AMPER OUT LET FOR PORTABLE NEON	
0	OUTLET 30 AMPERE FOR DRYER	
0	FAN	
0	MOTOR NUMERAL INDICATE MOTOR SHEEPHOTS	
0	PUBLIC TELEPHONE	
0	PRIVATE TELEPHONE	

EMERGENCY LIGHTING UNITS
BY OWNER - OUTLET BY THIS CONTRACTOR

NOTE: OUT DOOR LIGHTING LUMINAIRE BY ANDERSON-FLUORESCENT USING 17WATT LAMP F4T12/CW; POLE-MOE CAT. NO. M510 SET IN CONCRETE. WIRE-TYPE JF #12 WITH GROUND DIRECT BURIAL EACH CIRCUIT CONTROLLED BY TIME CLOCK. K.O. DOOR FIXTURE

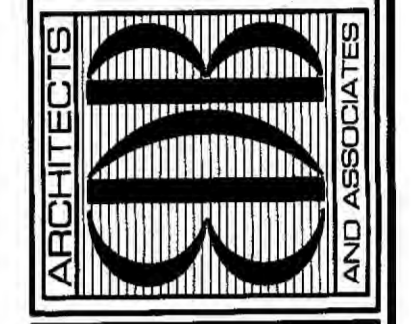


TELEPHONE CONDUIT SYSTEM AND OUT DOOR LIGHTING

ORIGINAL CONSTRUCTION DOCUMENTS
SCALE: NTS (8/1/71)

- NOTES:
1. THE ORIGINAL DRAWINGS ARE FOR REFERENCE ONLY.
 2. SOME MODIFICATIONS MAY HAVE BEEN DONE SINCE ORIGINAL CONSTRUCTION. FIELD VERIFY ANY DEVIATIONS.
 3. ELECTRICAL WORK IS INDICATED ON SHEETS ME-1 THROUGH ME-4
 4. ALL NEW WORK TO BE DONE PER FBC 2020 SEVENTH EDITION AND NEC.

EDLUND - DRITENBAS - BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
ARCHITECTS
65 ROYAL PALM POINTE, SUITE "D"
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SEAL:

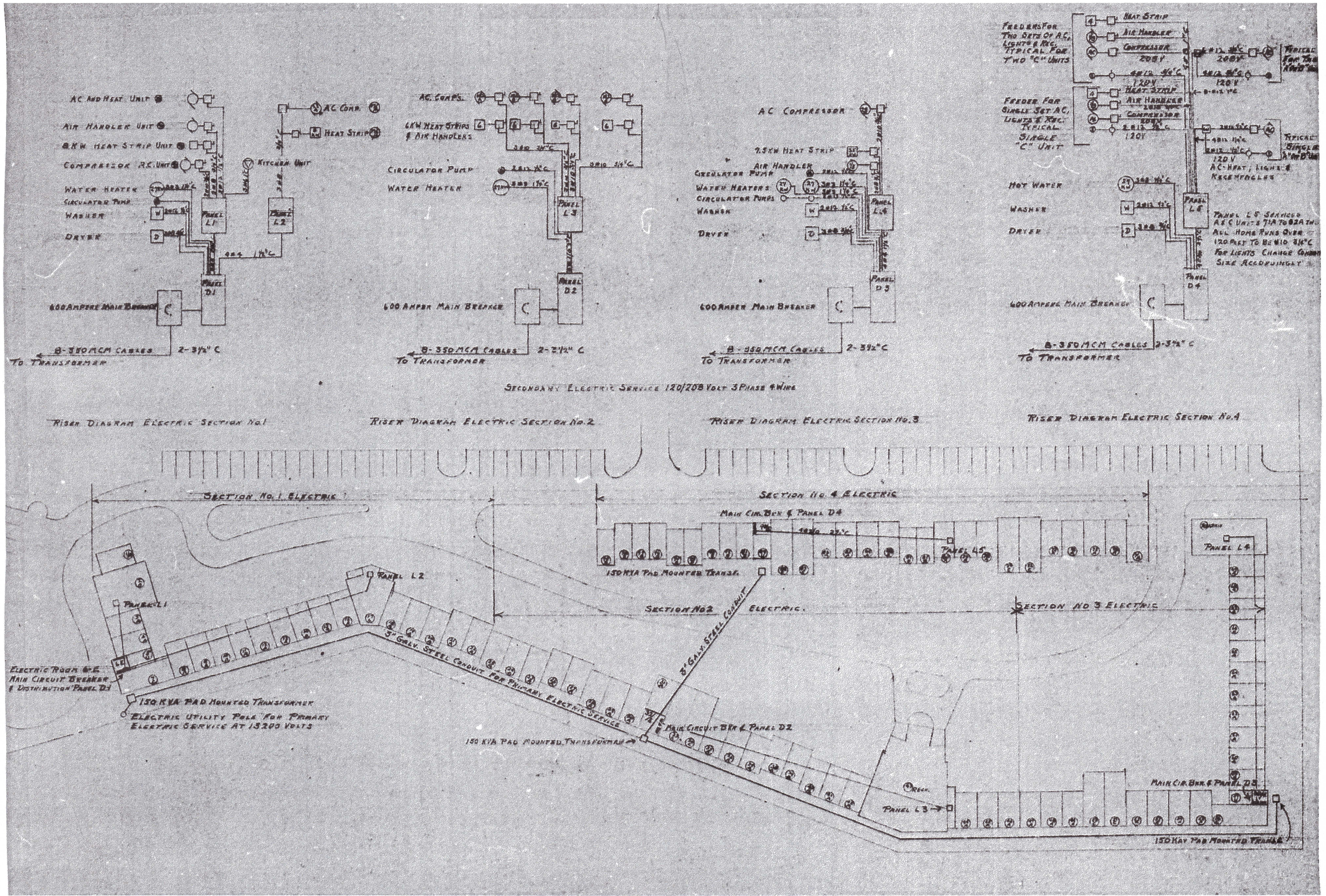
PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
FOR: INDIAN RIVER COUNTY
1717 VILLAS
3901 26TH ST VERO BEACH, FL 32960

NO.	DATE	REVISIONS

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COMM. NO: 100220VB
DATE: JUNE 24, 2021
BY: LJD
CHKD: JFB

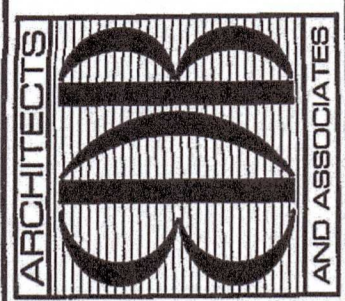
SHEET NO.
E-2
OF THREE



ORIGINAL CONSTRUCTION DOCUMENTS
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PROJECT: JACKIE ROBINSON TRAINING
COMPLEX-VILLAS REMODEL
FOR: INDIAN RIVER COUNTY
1200 W. LAKELAND BLVD.
3901 26TH ST VERO BEACH, FL 32960

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