

# IRC-FRAN B. ADAMS NORTH COUNTY REGIONAL PARK RESTROOM REMODEL

9450 Fellsmere Rd.  
Sebastian, Fl 32958

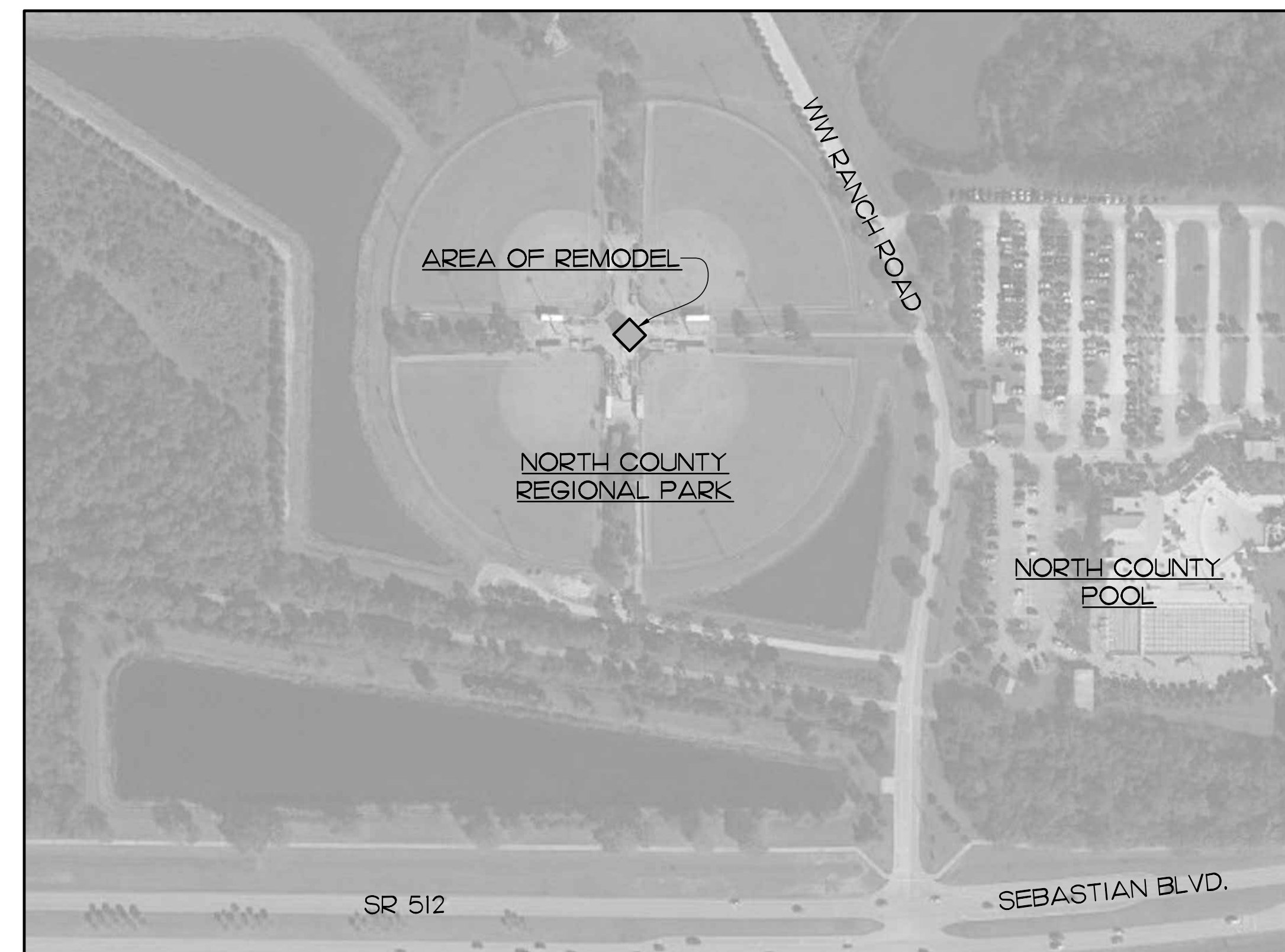
## INDEX TO DRAWINGS

### ARCHITECTURAL

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- A-2 ELEVATIONS/DETAILS
- MEP-1 MECHANICAL/ELECTRICAL/PLUMBING PLANS

### CIVIL

- C-1 SITE UTILITY PLAN



**LOCATION MAP**  
SCALE: NTS

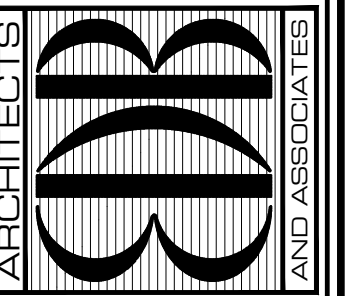
ARCHITECT

**EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.**  
65 Royal Palm Pointe, Suite D, Vero Beach, Florida 32960  
Phone: (772) 569-4320 AR# AAC000886

CIVIL

**MASTELLER & MOLER, INC.**  
CONSULTING ENGINEERS  
CERTIFICATE OF AUTHORIZATION #4204  
1655 27th STREET – SUITE 2, VERO BEACH, FLORIDA 32960  
(772) 567-5300 / FAX (772) 794-1106

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65 ROYAL PALM POINTE, SUITE "D"  
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PHONE: (772) 569-4320



SEAL:

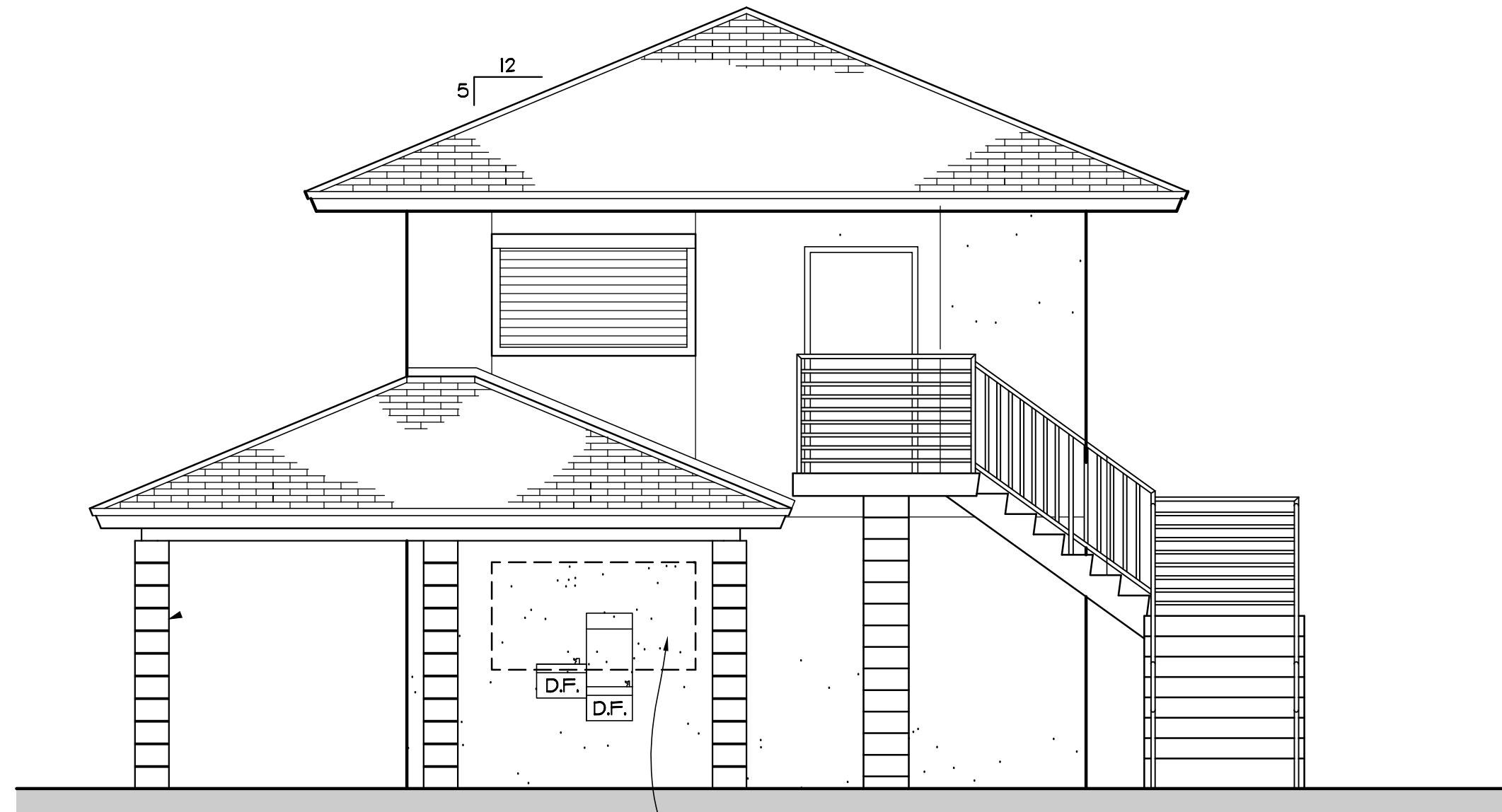
PROJECT: NORTH COUNTY PARK  
RESTROOM REMODEL  
INDIAN RIVER COUNTY  
1801 27TH ST.  
VERO BEACH, FL 32960

NO.	DATE	REVISIONS

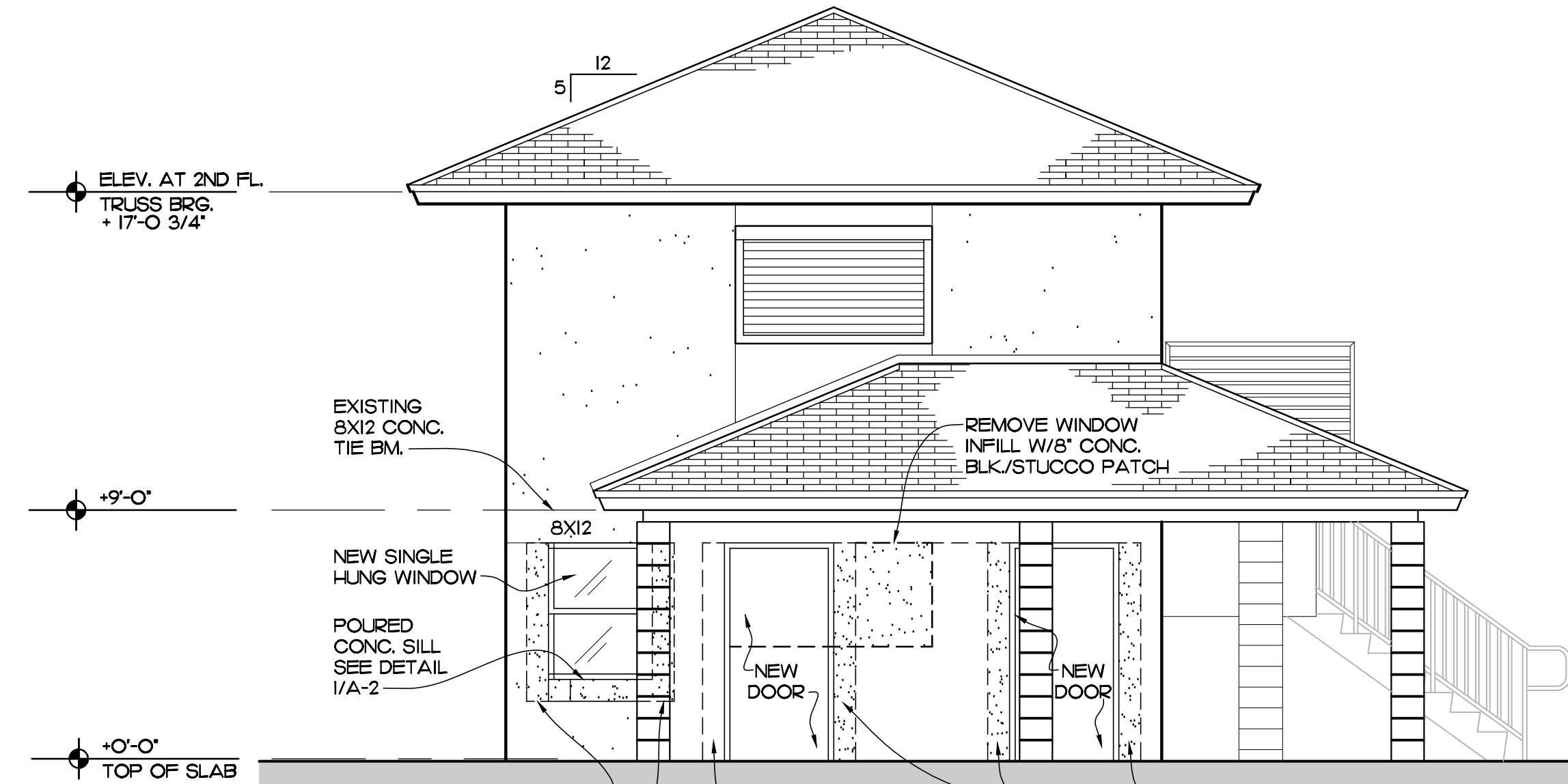
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COMM. NO: OIC223VB  
DATE: AUGUST 29, 2023  
BY: LJD  
CHKD: JFB

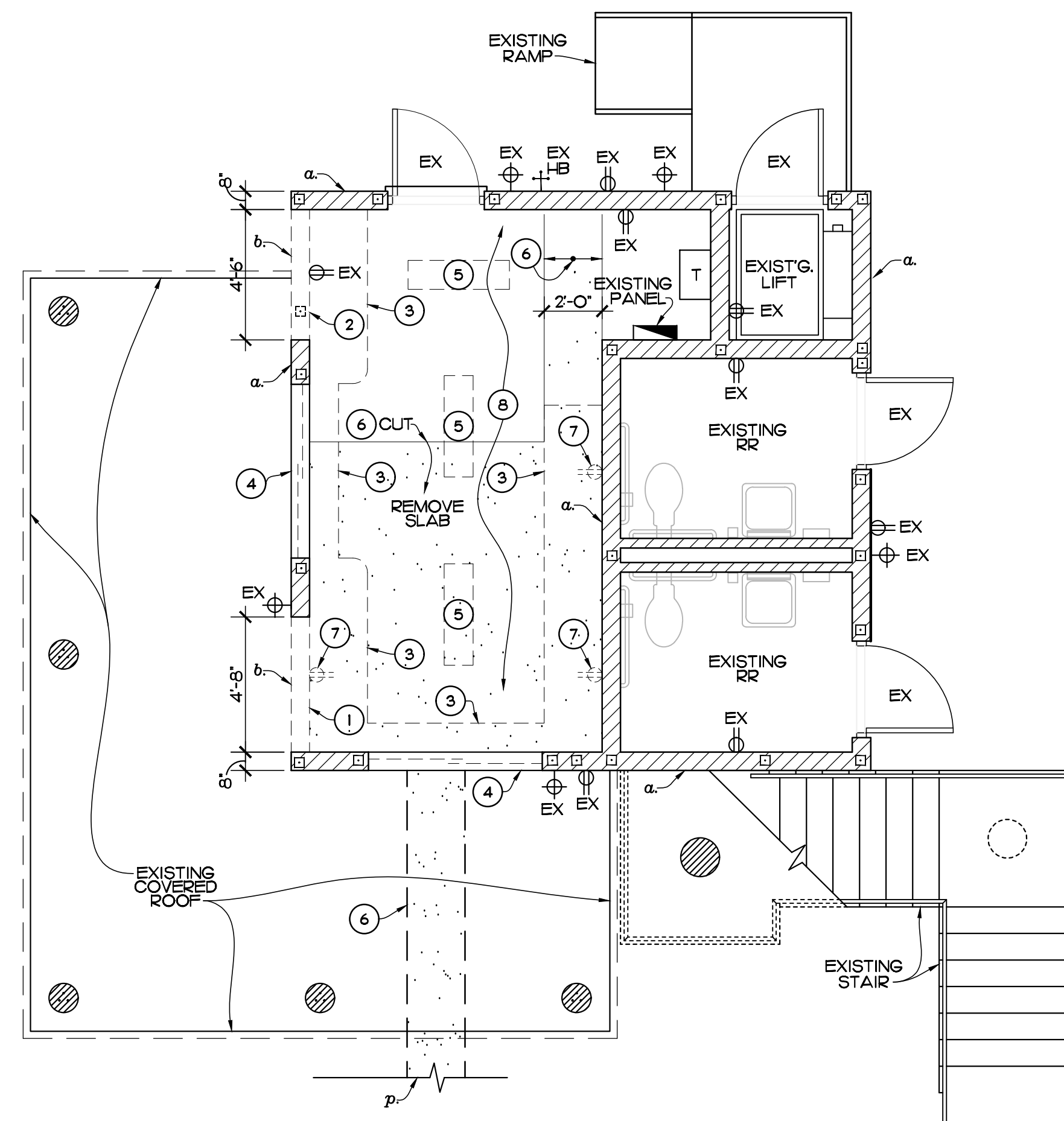
SHEET NO.  
**COVER**  
OF ONE



**NORTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"

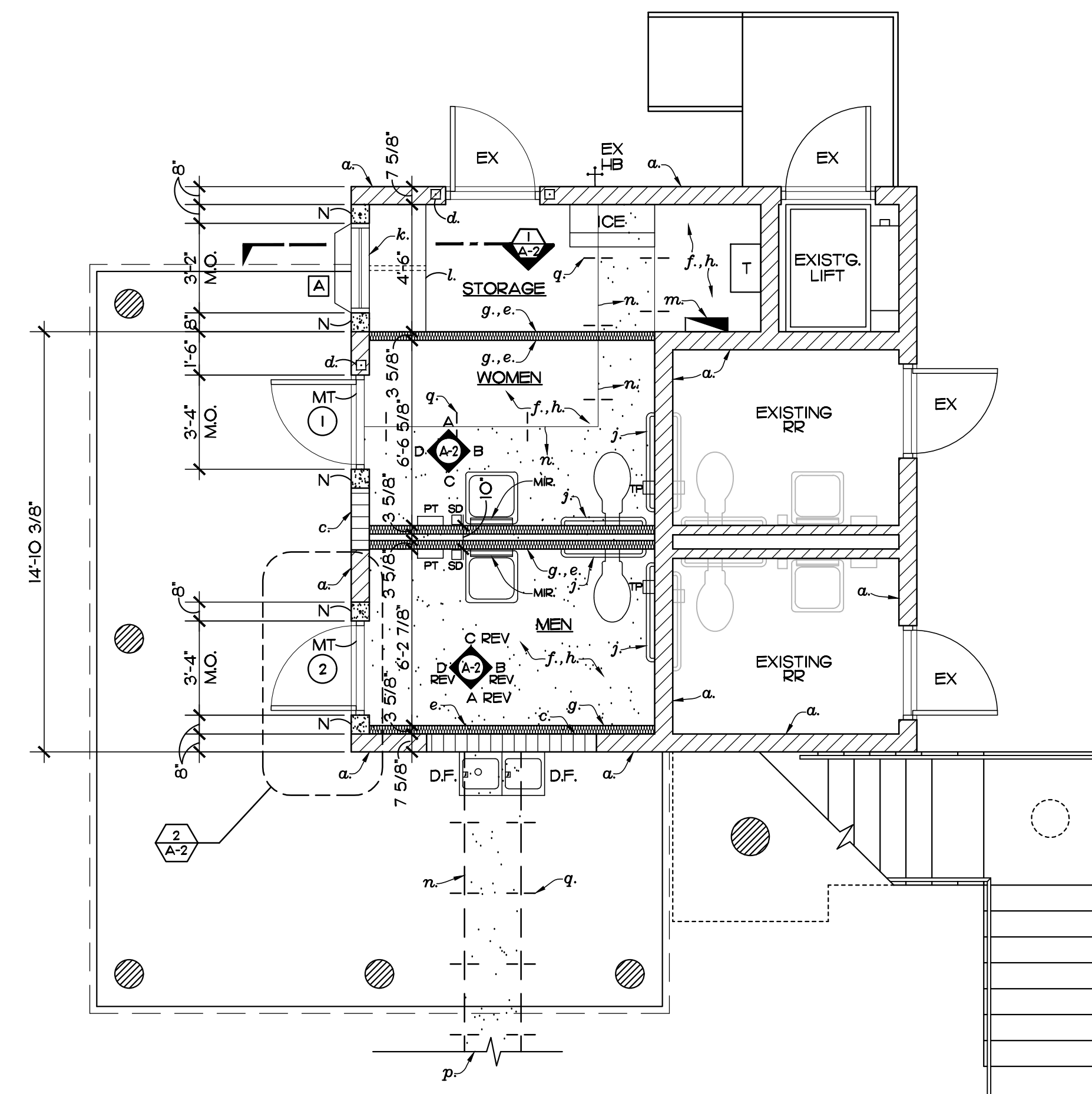


**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**DEMOLITION NOTES:**

- 1 CUT WALL TO UNDER SIDE OF CONC. TIE BEAM ABOVE FOR NEW DOOR OPENING.
- 2 CUT WALL TO UNDER SIDE OF CONC. TIE BEAM FOR NEW WINDOW (SEE DETAIL 1/A-2).
- 3 REMOVE COUNTERTOPS
- 4 REMOVE WINDOW
- 5 REMOVE LIGHT FIXTURES
- 6 CUT AND REMOVE SLAB
- 7 REMOVE ELECTRICAL OUTLETS WHERE SHOWN.
- 8 REMOVE DRYWALL CEILING

- LEGEND:**
- a. [Pattern] EXISTING BLOCK WALLS
  - b. [Pattern] WALLS TO BE REMOVED
  - c. [Pattern] NEW 8" CONC. BLK WALL INFILL W/STUCCO EXTERIOR FINISH
  - d. [Pattern] EXISTING CONC. FILLED CELL W/1/5 V.
  - e. [Pattern] NEW 3 5/8" 20 GA STEEL STUDS AT 16" O.C. W/ 1/2" DUROCK/MR. GYP BD. ABOVE CER. TILE WAINSCOT
  - f. [Pattern] NEW 8"x8" FORMED/POURED CONC. JAMB W/1/5 V. (SEE DETAIL 2/A-2)
  - EX EXISTING DOOR TO REMAIN
  - 1 DOOR SYMBOL, 3'-0" X 6'-8" 1/6 GA FIBERGLASS DOOR W/FIBERGLASS FRAME
  - M.T. METAL THRESHOLD
  - S.D. SOAP DISPENSER
  - T.P. TOILET PAPER DISPENSER
  - [Symbol] 3'-0"W X 4'-0"H SINGLE HUNG ALUMINUM WINDOW W/IMPACT GLAZING
  - [Symbol] EXISTING OUTLET TO REMAIN
  - [Symbol] EXISTING LIGHT FIXTURE TO REMAIN
  - D.F. HIGH/LOW DRINKING FOUNTAIN

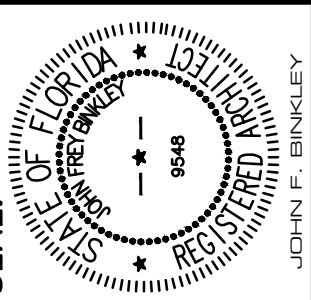
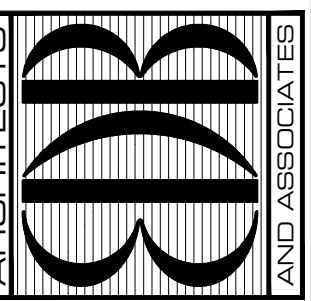


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN NOTES:**

- f. NEW POLURED EPOXY FLOOR AND TURNED UP 4" BASE.
- g. PROVIDE CERAMIC TILE 6'-0" HIGH WAINSCOT OVER DUROCK OVER 3 5/8" 20 GA STEEL STUDS AT 16" O.C.
- h. PAINT ALL WALLS AND NEW DRYWALL CEILING.
- j. NEW GRAB BARS, INSTALL PER ACC SHEET.
- k. NEW POURED CONC. SILL SEE DETAIL 1/A-2.
- l. NEW GRANITE COUNTER, SEE DETAIL 1/A-2.
- m. EXISTING ELECTRICAL PANEL.
- n. NEW 4" THICK CONC. SLAB W/6X6 10/10 WMM OVER 10 MIL VISQUEEN OVER COMPACTED TERMITTE TREATED FILL.
- p. SEE CIVIL DRAWINGS FOR CONTINUATION TO SEWER CONNECTION.
- q. PROVIDE 12" LG #5 DOWEL DRILLED AND EPOXYED 6" DEEP INTO EXISTING SLAB 30" O.C. TYP. AT NEW SLAB TO OLD SLAB.

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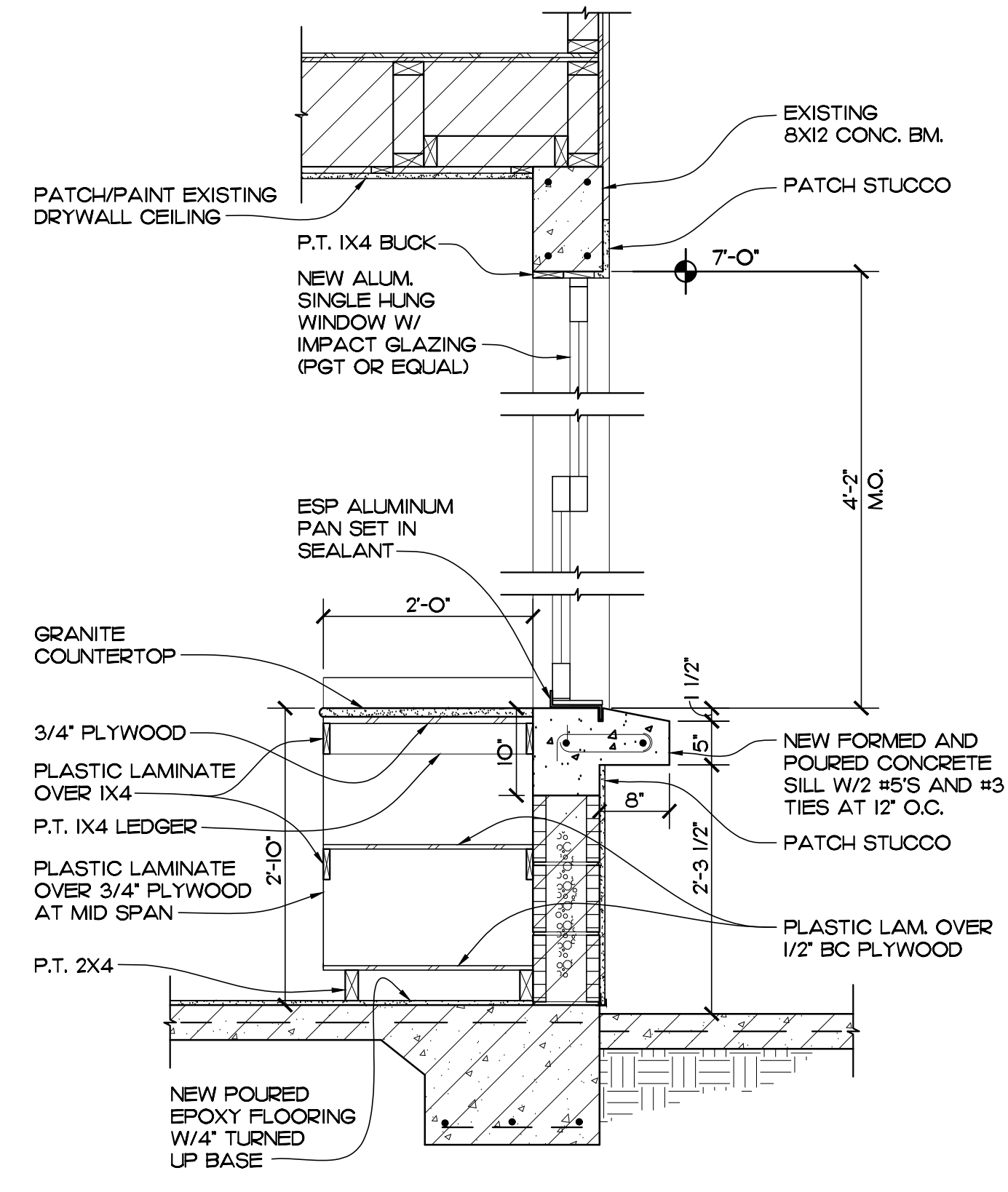
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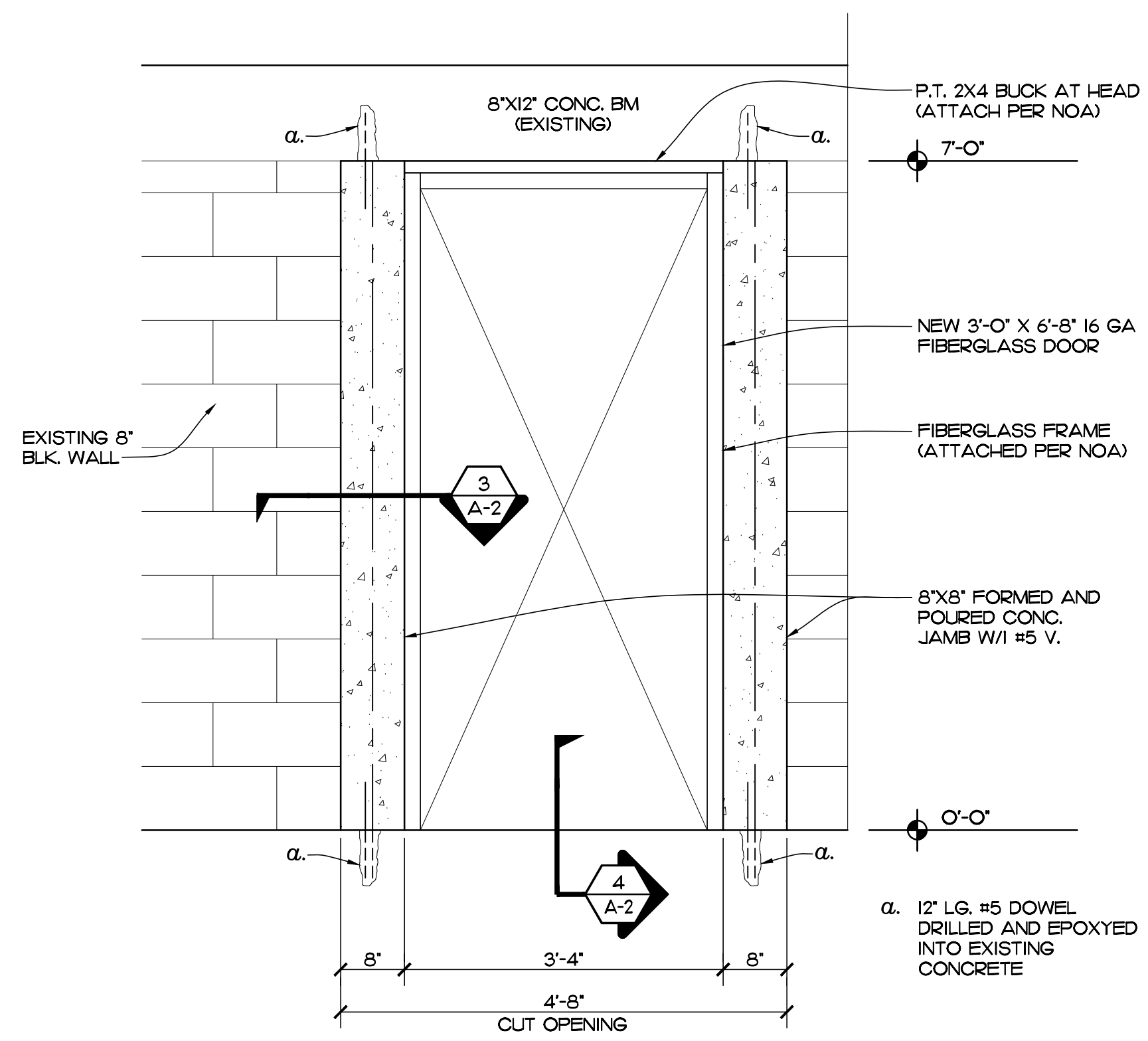
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DATE: JUNE 20, 2024  
BY: LJD  
CHK'D: JFB

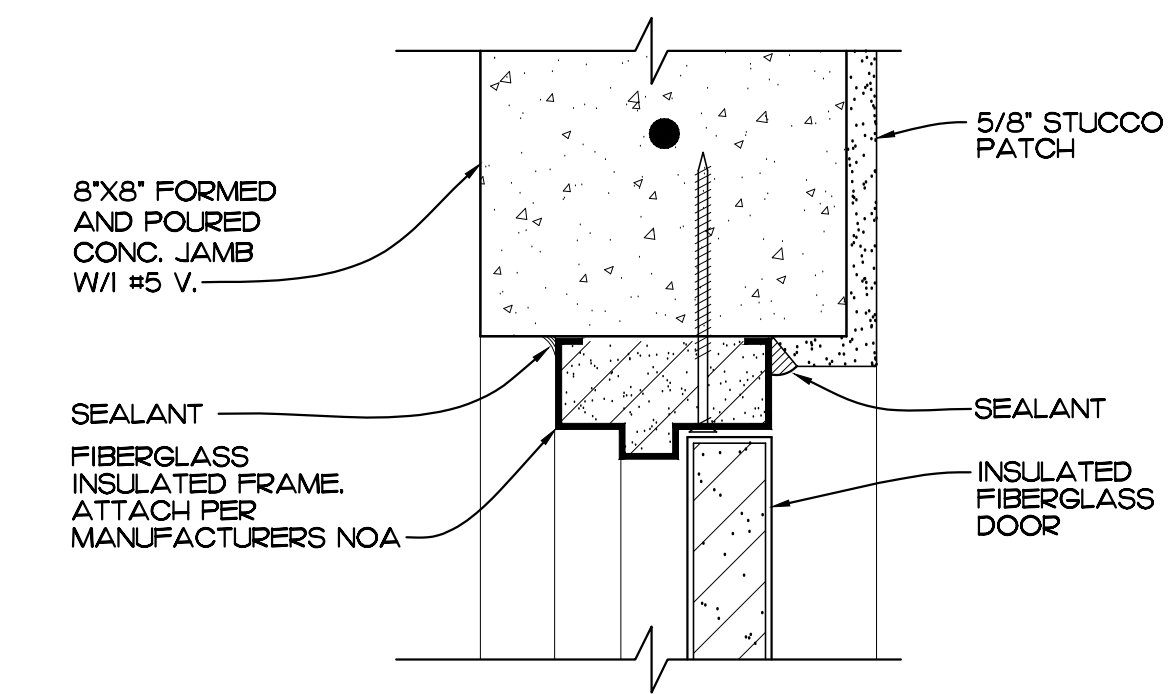
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**A-1**  
OF TWO



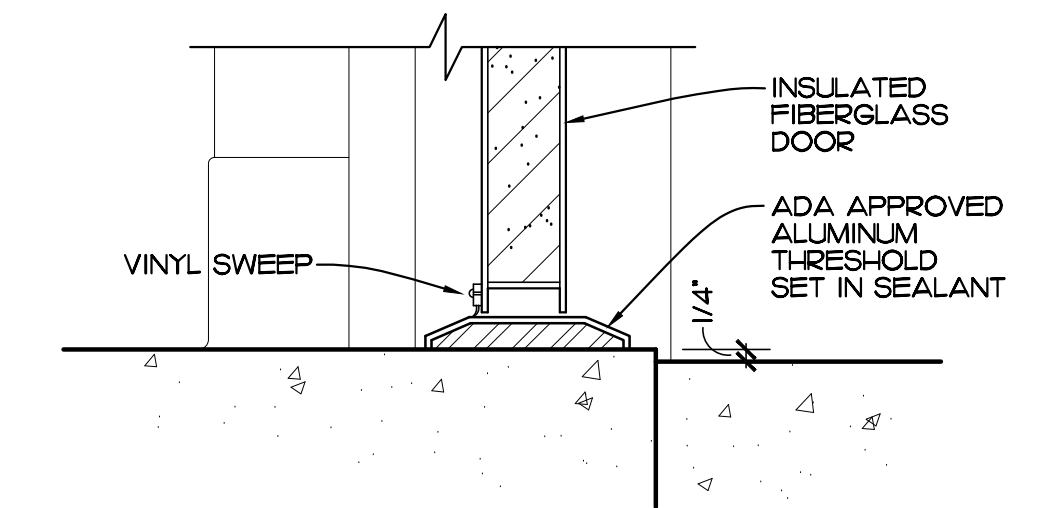
**DETAIL 1**  
SCALE: 3/4" = 1'-0" REF. SHEET A-1



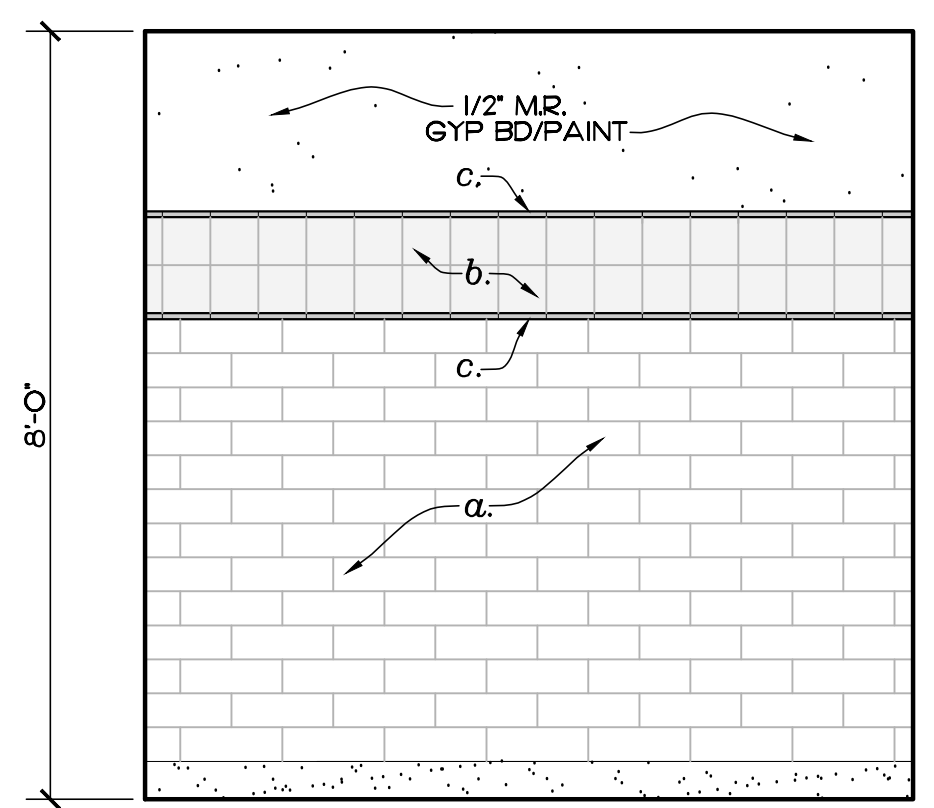
**DETAIL 2**  
SCALE: 3/4" = 1'-0" REF. SHEET A-1



**JAMB / HEAD SIM.**  
SCALE: 3" = 1'-0" REF. 2/A-2



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



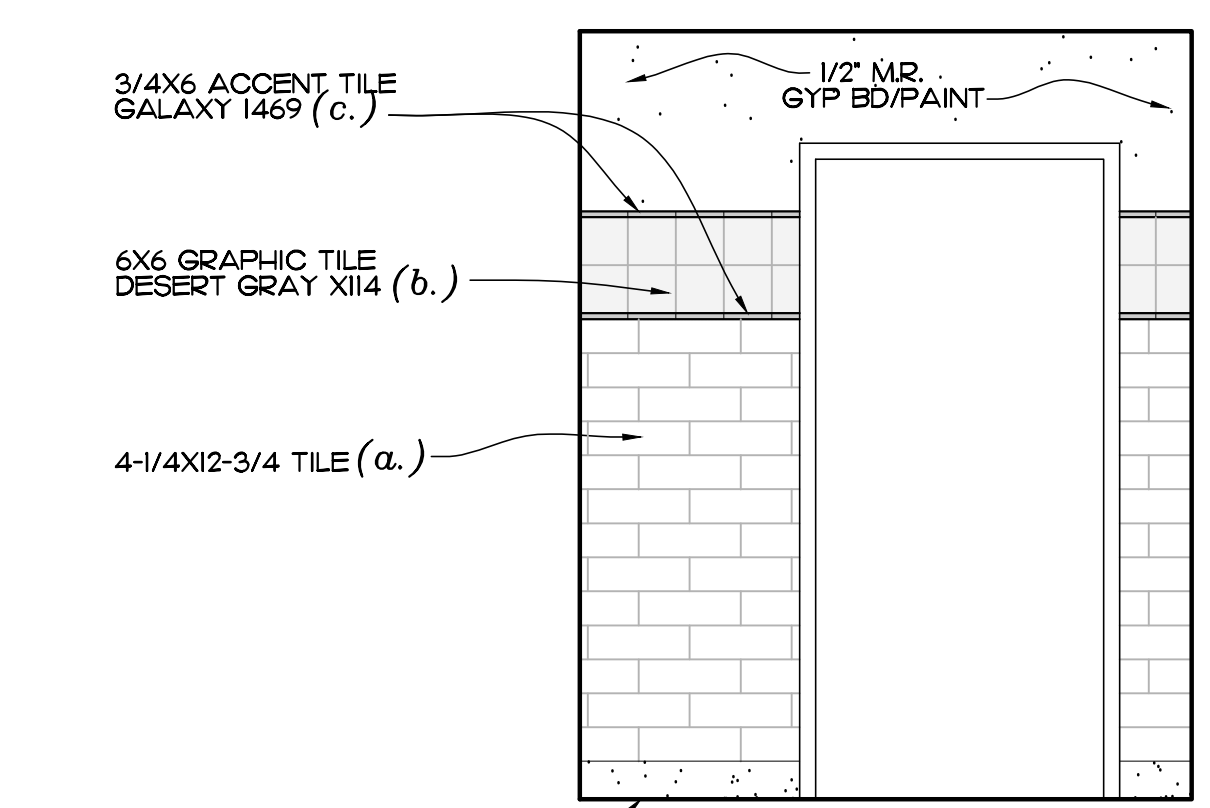
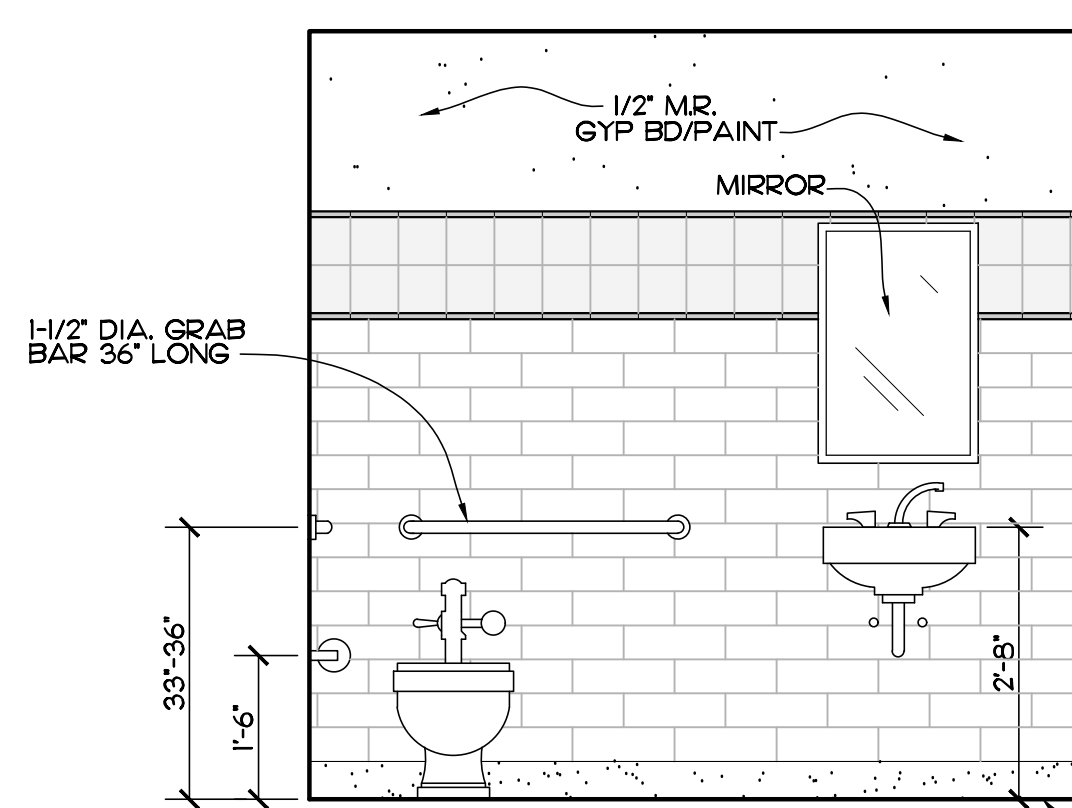
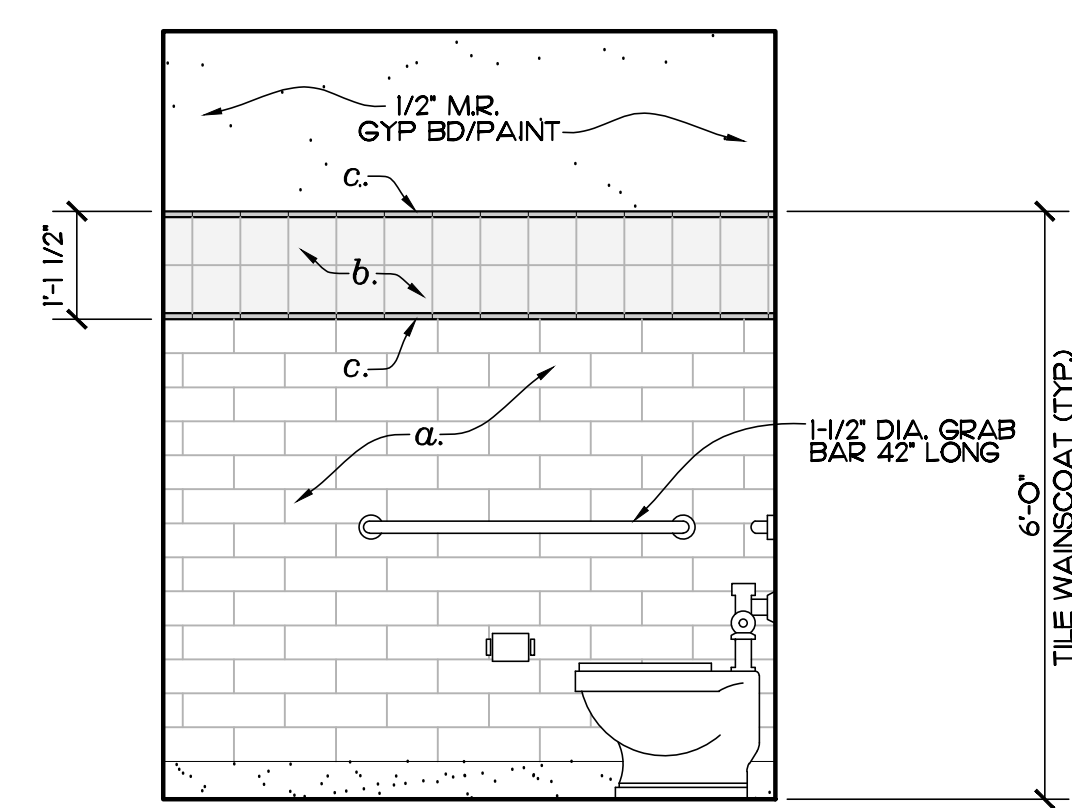
**INTERIORS TILE LEGEND**

a. FIELD TILE - 4-3/4" X 12-3/4" DAL TILE-ARCTIC WHITE O180

b. GRAPHIC TILE - 6X6 DAL TILE-DESERT GRAY XII4

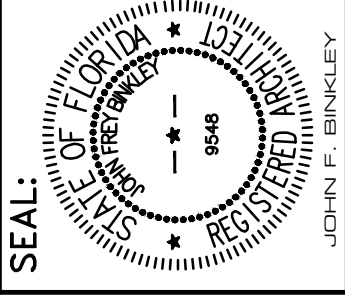
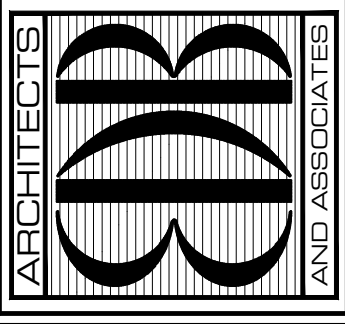
c. ACCENT TILE - 3/4" X 6" DAL TILE-GALAXY 1469

**NOTE:**  
PROVIDE 1/2" CEMENT BACKER BOARD BEHIND ALL CERAMIC TILE (TYP.)



**WOMEN'S RESTROOM**  
**MEN'S RESTROOM (SIM)**  
SCALE: 1/2" = 1'-0" REF. SHEET A-1

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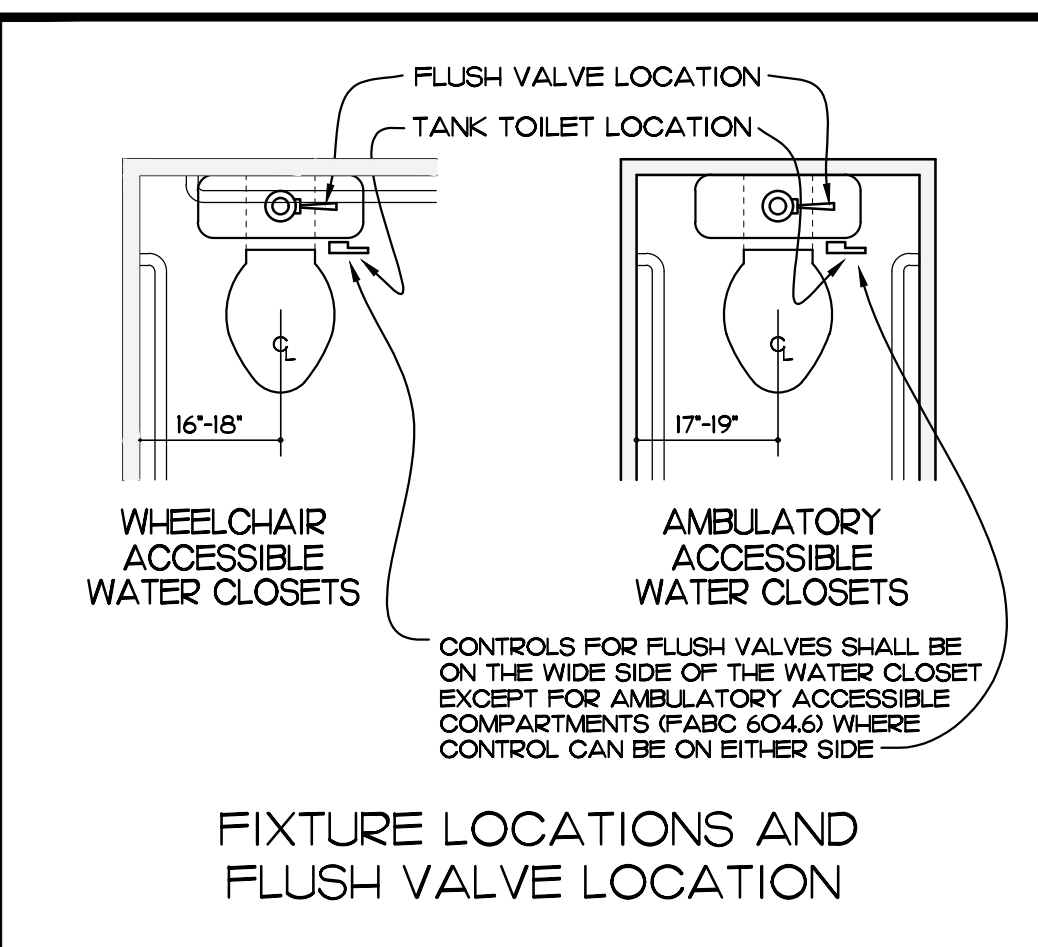
FOR:

NO.	DATE	REVISIONS

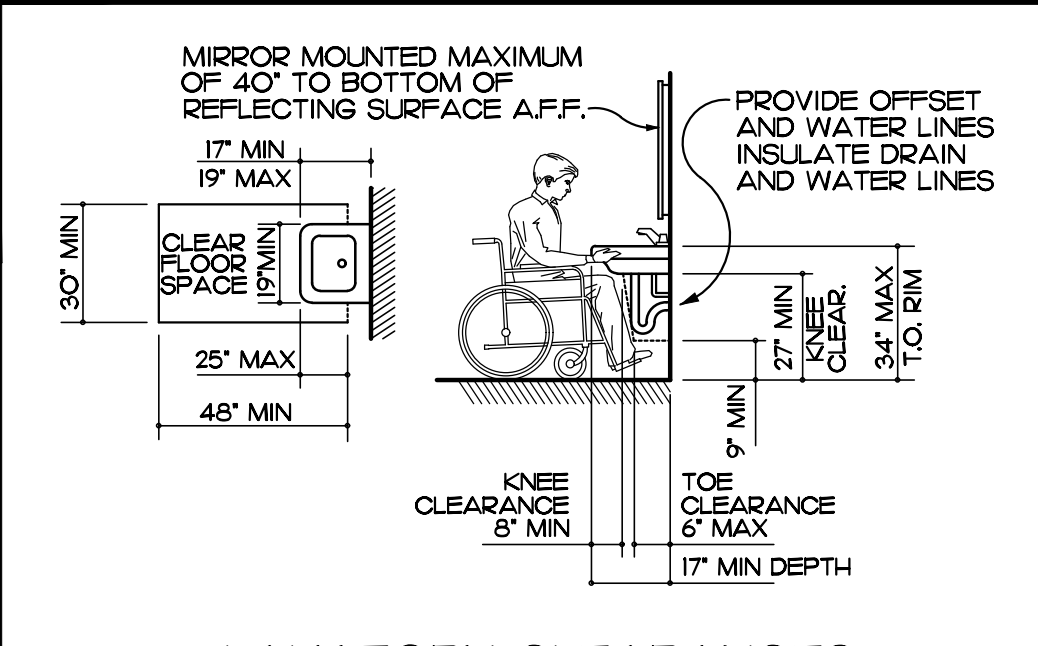
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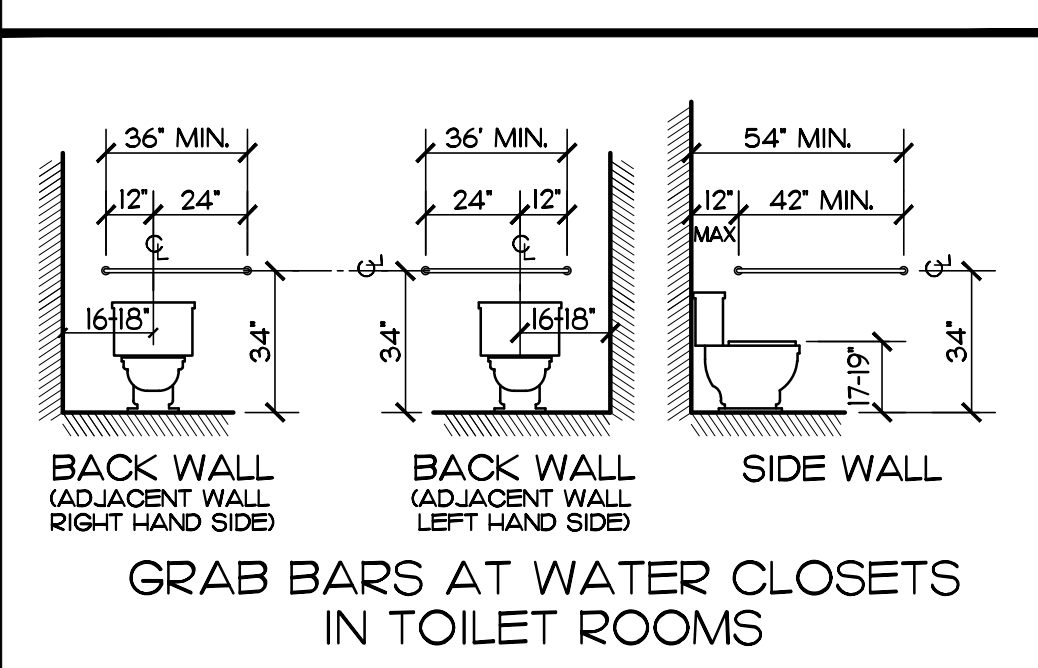
SHEET NO.  
**A-2**  
OF TWO



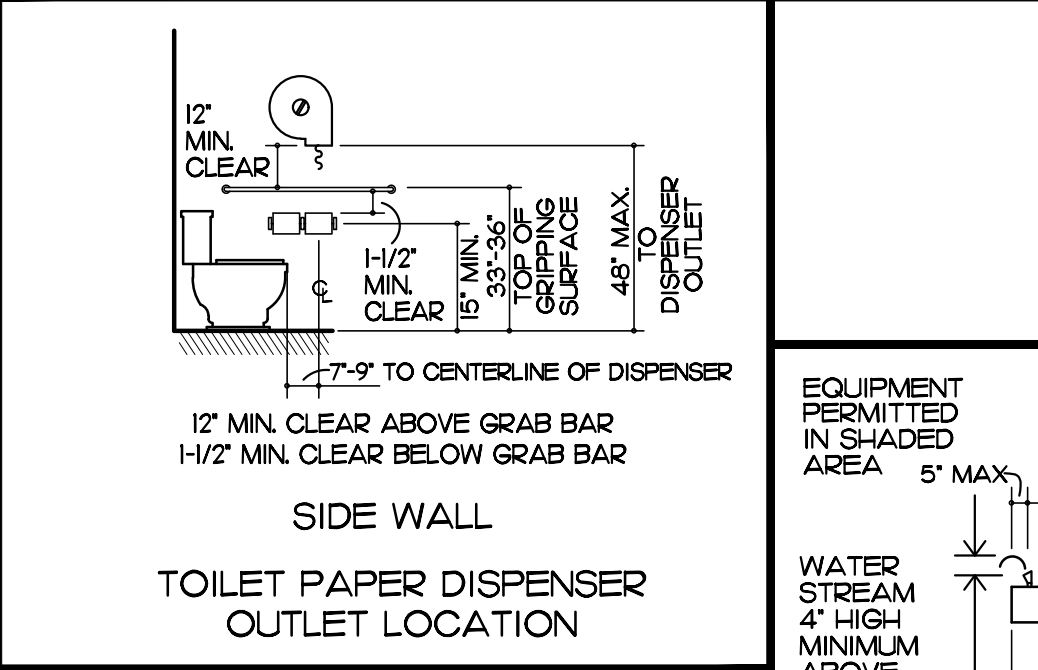
FIXTURE LOCATIONS AND FLUSH VALVE LOCATION



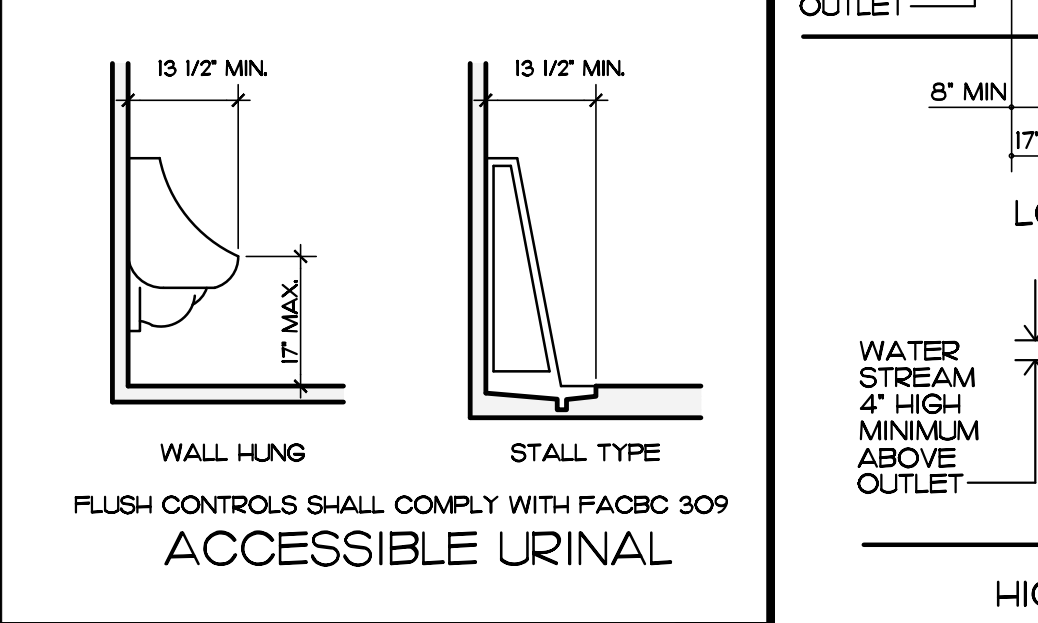
LAVATORY CLEARANCES



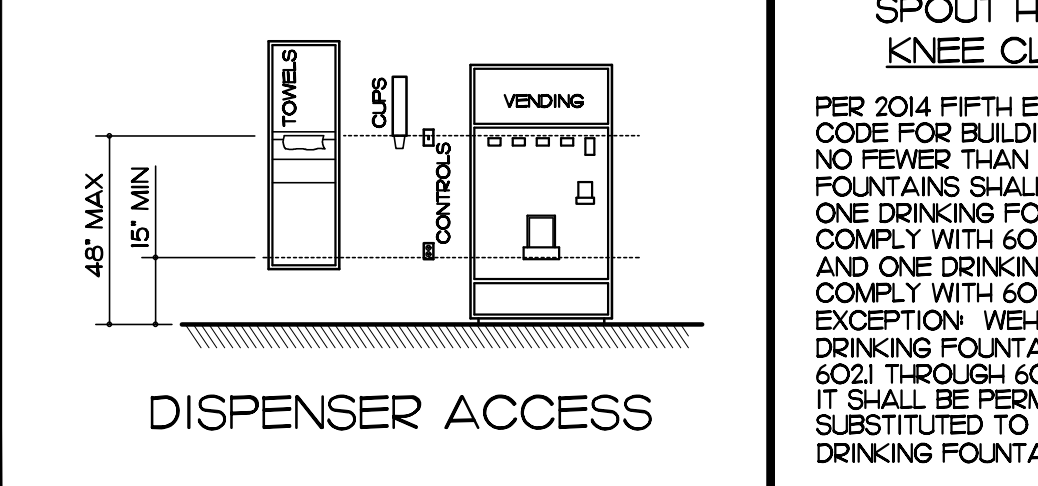
GRAB BARS AT WATER CLOSETS IN TOILET ROOMS



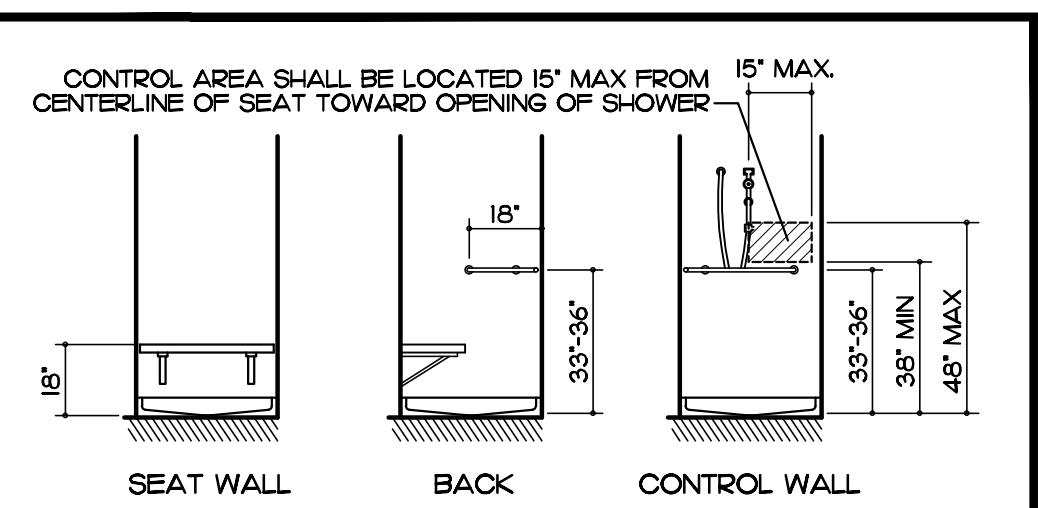
TOILET PAPER DISPENSER OUTLET LOCATION



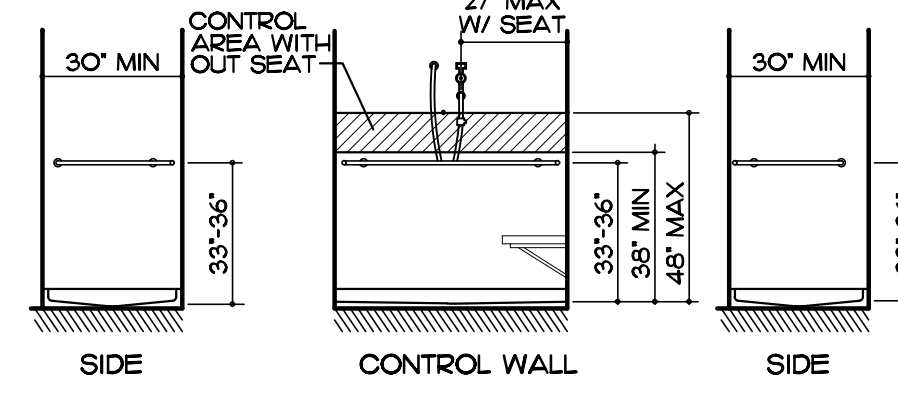
ACCESSIBLE URINAL



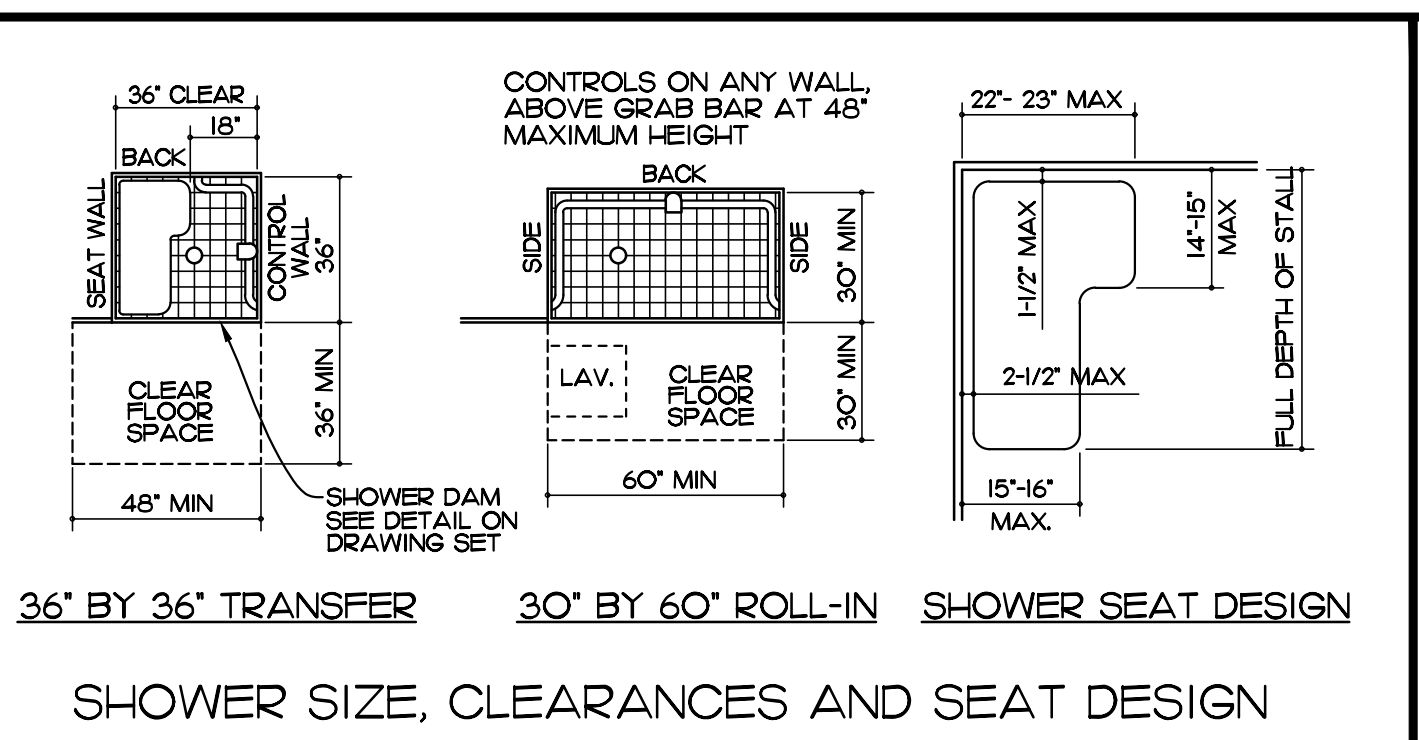
DISPENSER ACCESS



36" BY 36" TRANSFER



30" BY 60" ROLL-IN WITH OUT SEAT  
GRAB BARS AT SHOWER STALLS



SHOWER SIZE, CLEARANCES AND SEAT DESIGN

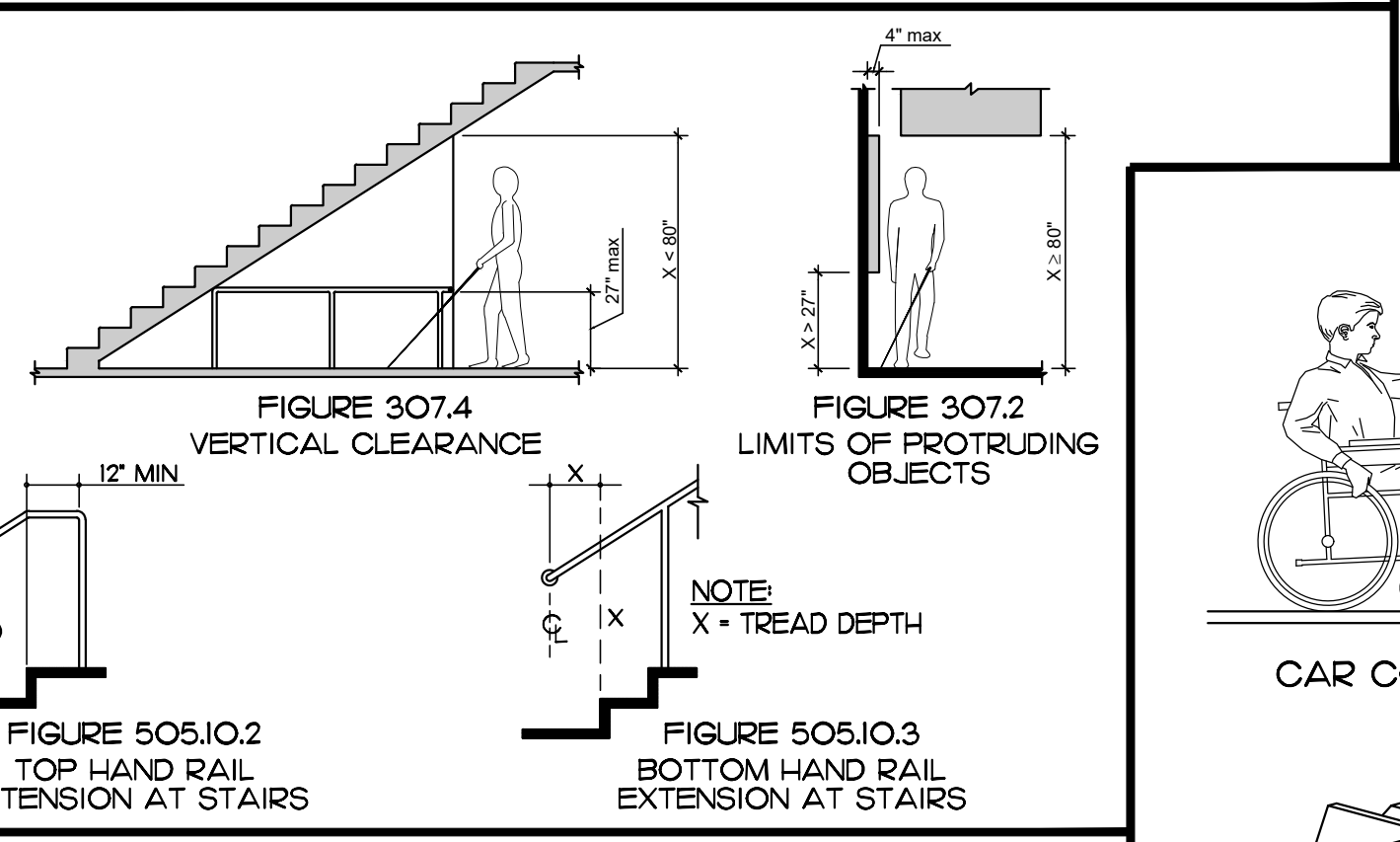


FIGURE 307.4 VERTICAL CLEARANCE  
FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS

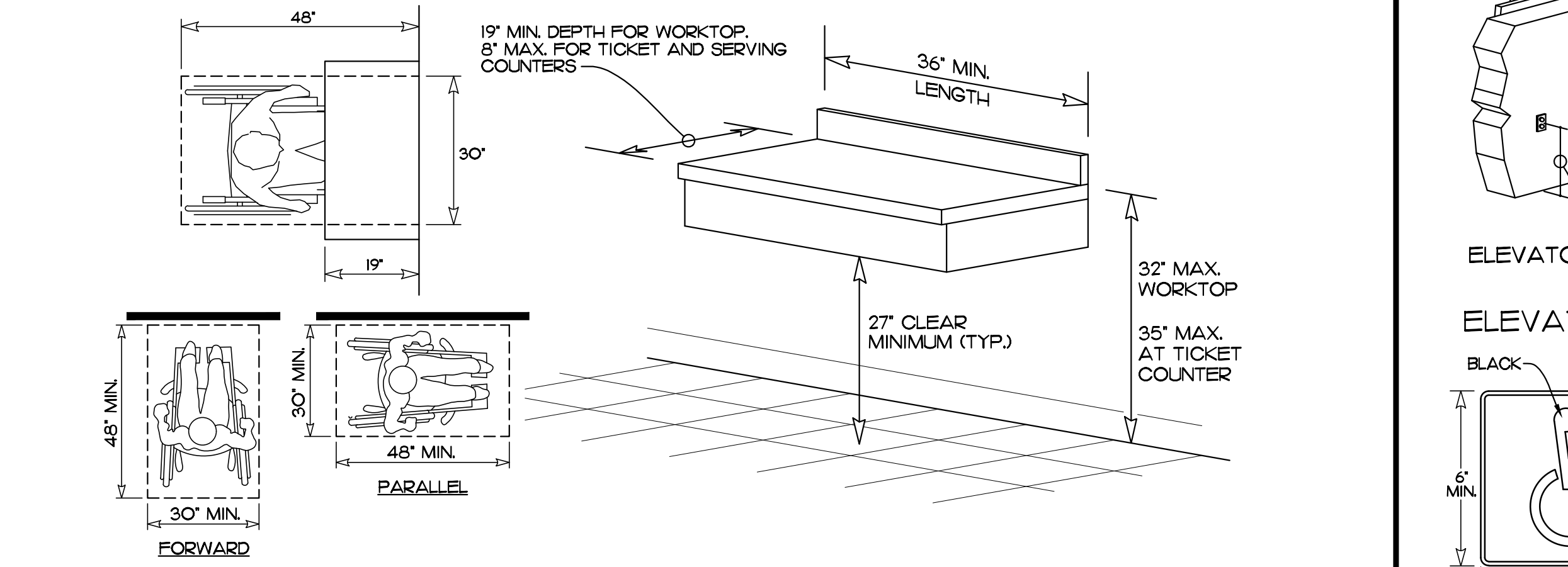
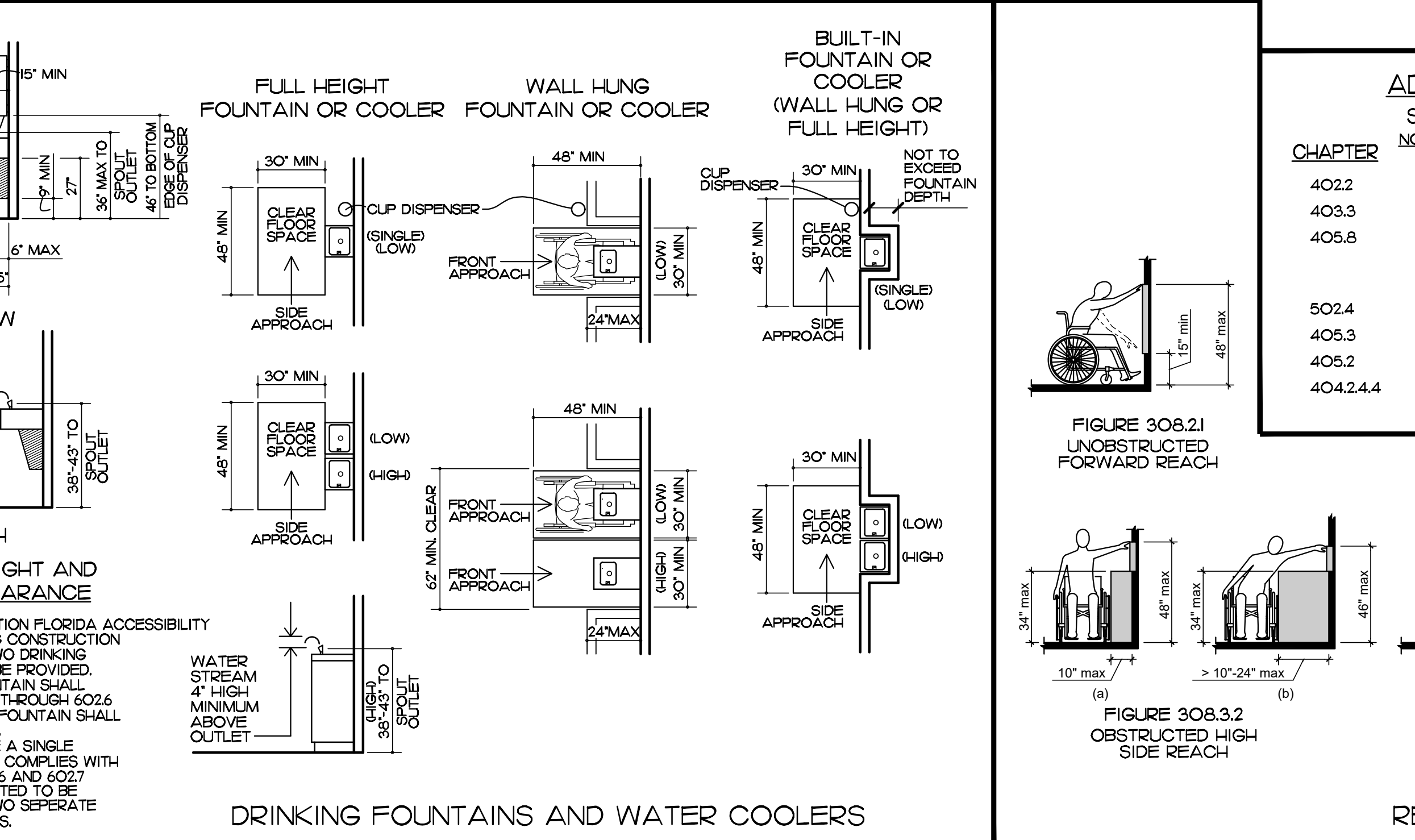
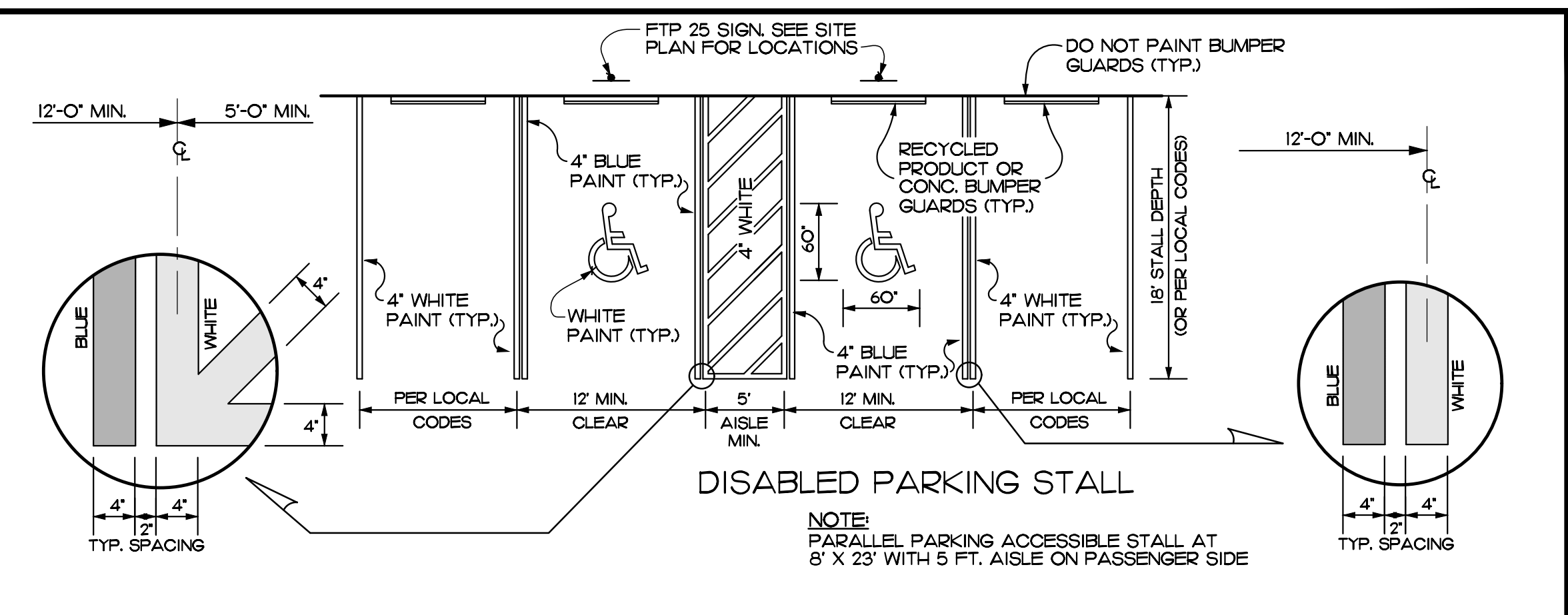


FIGURE 305.I.1 TOP AND BOTTOM HAND RAIL EXTENSION AT RAMPS  
FIGURE 305.I.2 TOP HAND RAIL EXTENSION AT STAIRS  
FIGURE 305.I.3 BOTTOM HAND RAIL EXTENSION AT STAIRS  
FIGURE 305.5 POSITION OF CLEAR FLOOR OR GROUND SPACE

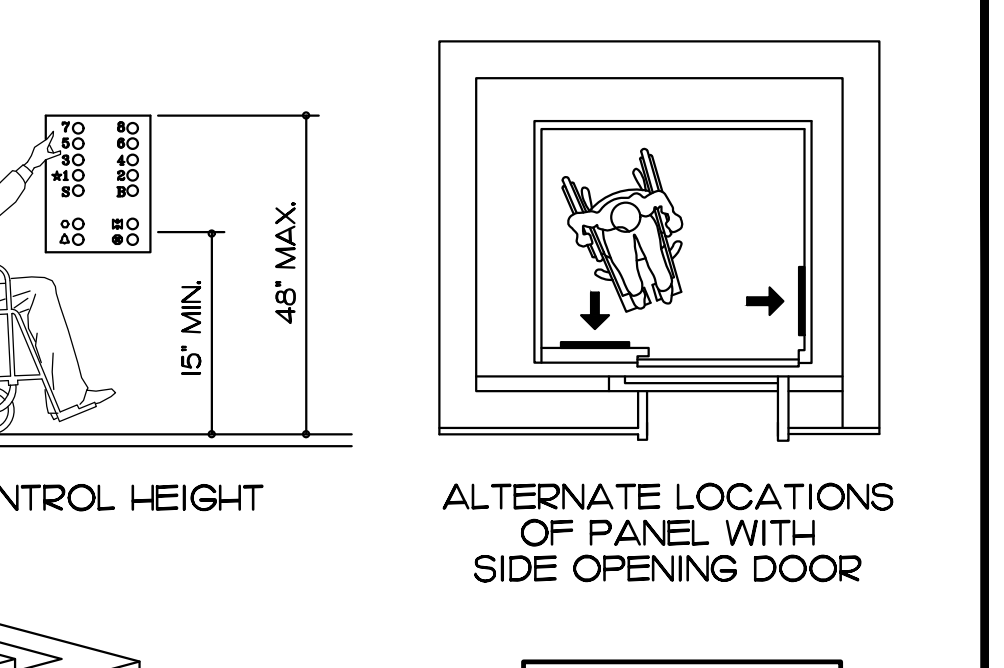


DRINKING FOUNTAINS AND WATER COOLERS

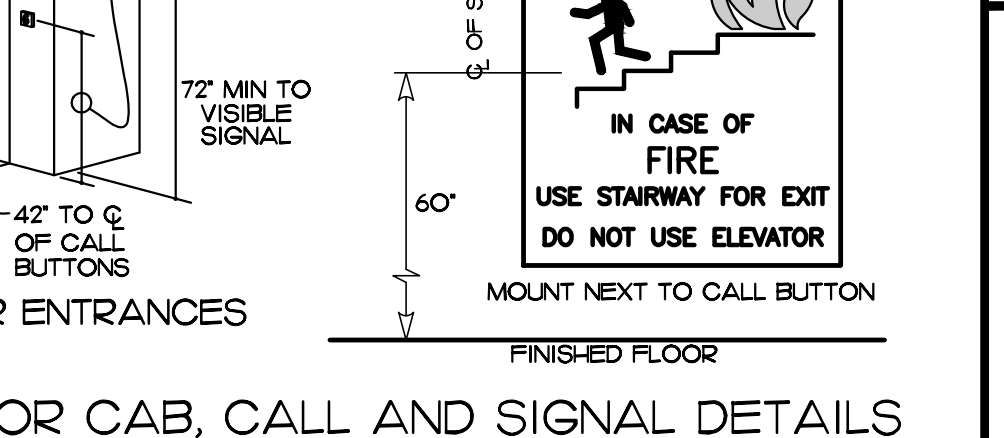


DISABLED PARKING STALL

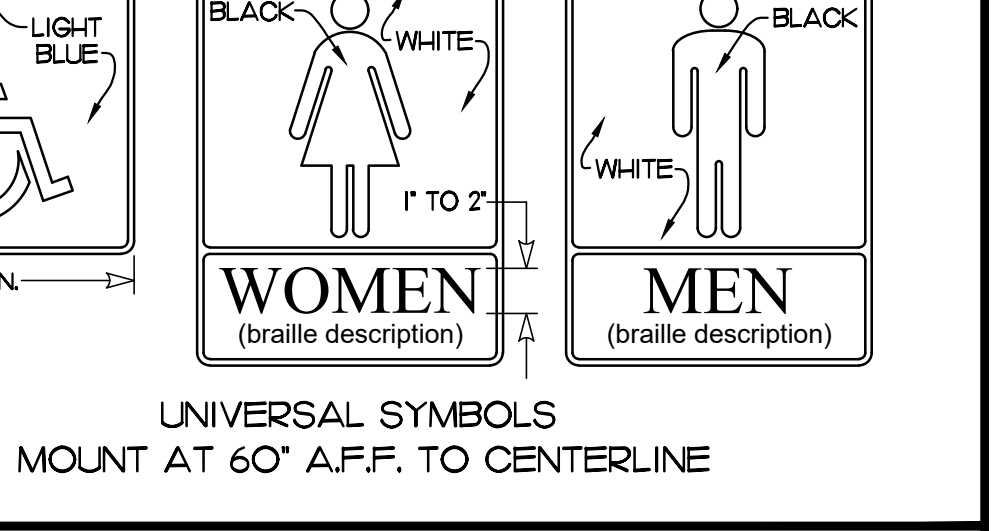
NOTE: PARALLEL PARKING ACCESSIBLE STALL AT 8' X 23' WITH 5 FT. AISLE ON PASSENGER SIDE



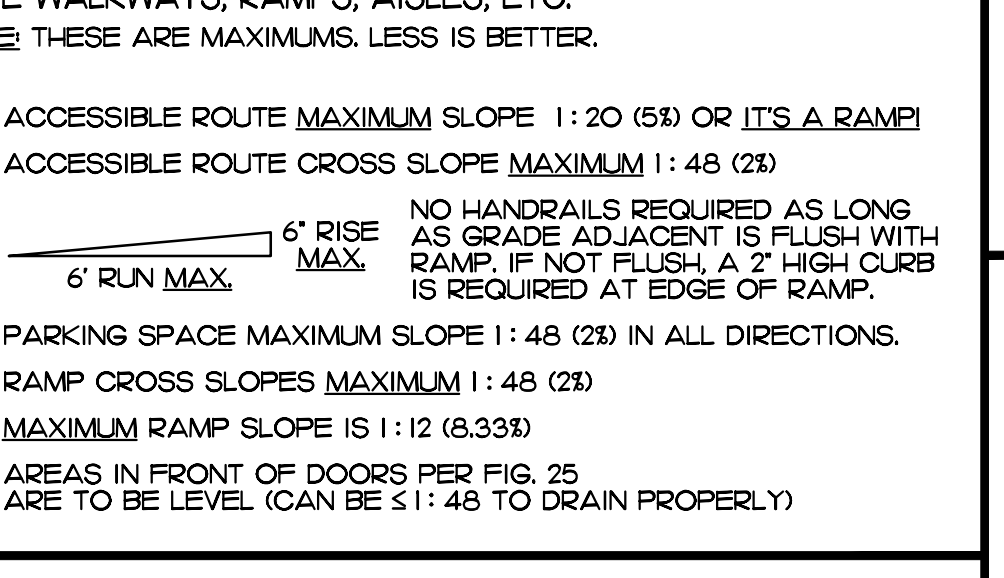
CAR CONTROL HEIGHT  
ALTERNATE LOCATIONS OF PANEL WITH SIDE OPENING DOOR



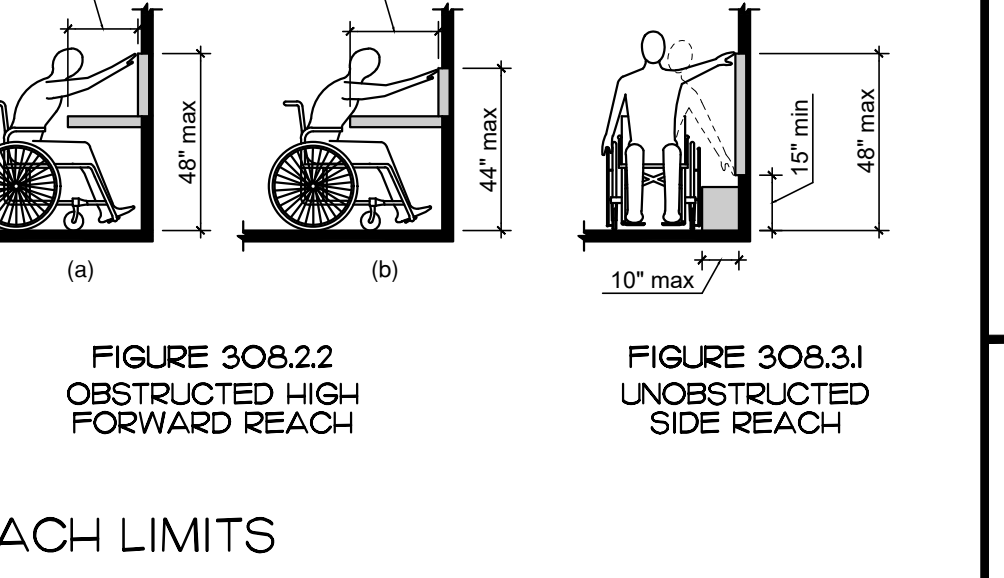
ELEVATOR ENTRANCES  
ELEVATOR CAB, CALL AND SIGNAL DETAILS



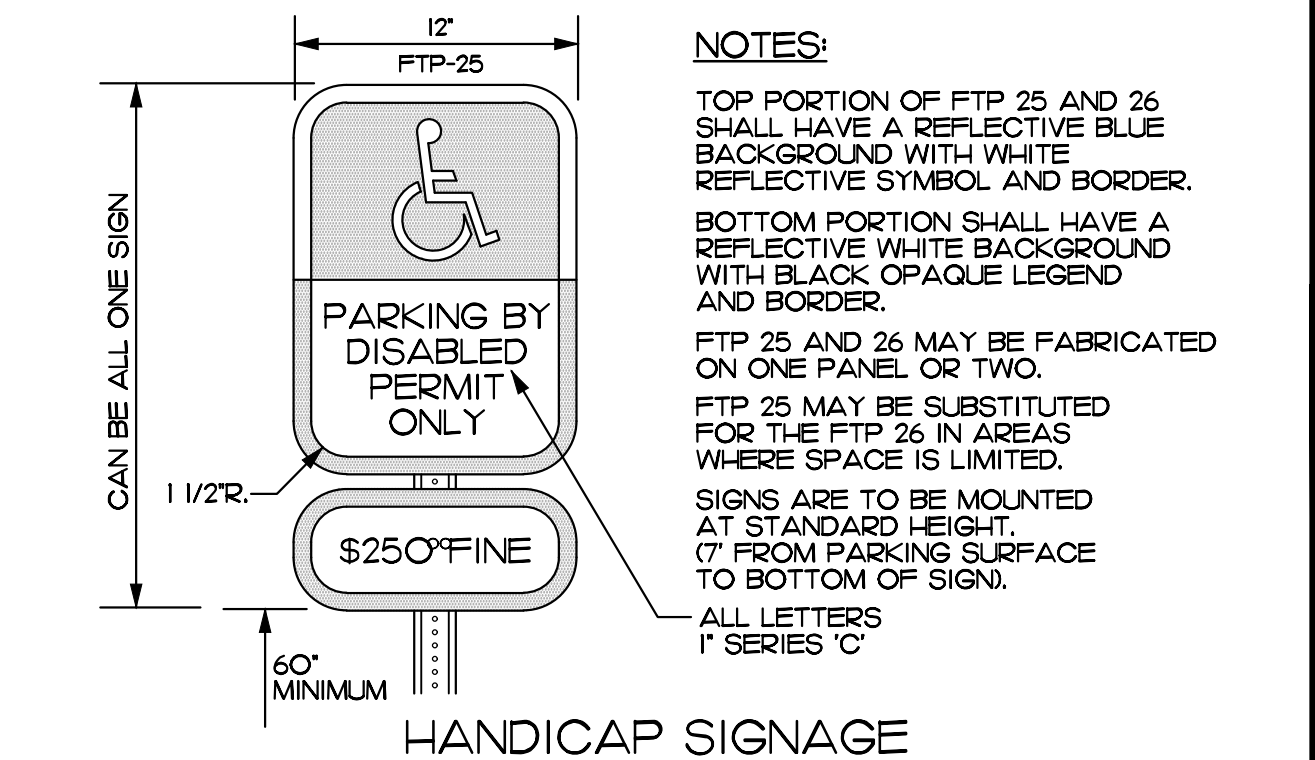
UNIVERSAL SYMBOLS  
MOUNT AT 60" AFF. TO CENTERLINE



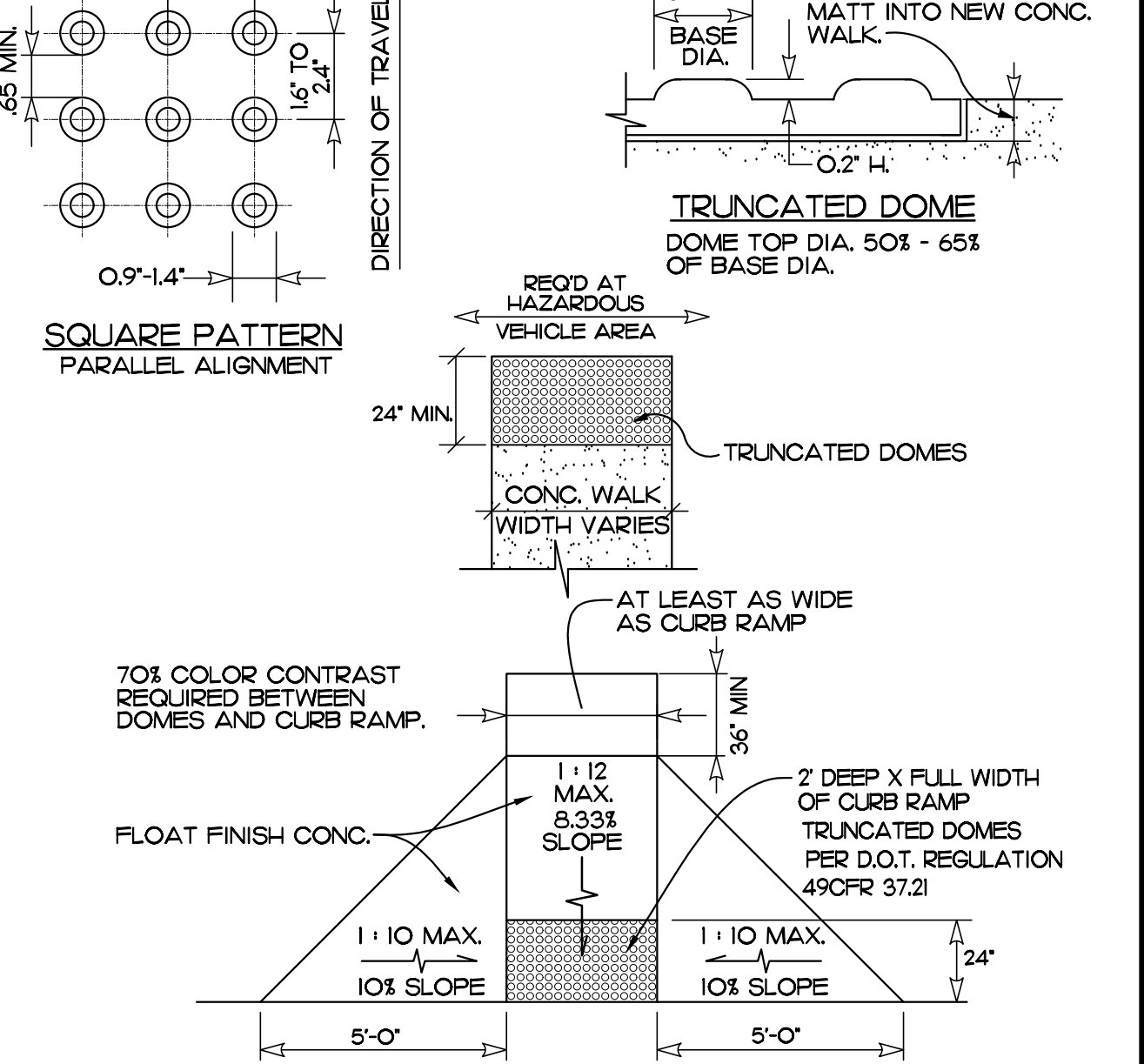
ADA / FACBC REFERENCE GUIDE  
SITE WALKWAYS, RAMPS, AISLES, ETC.  
NOTE: THESE ARE MAXIMUMS, LESS IS BETTER.



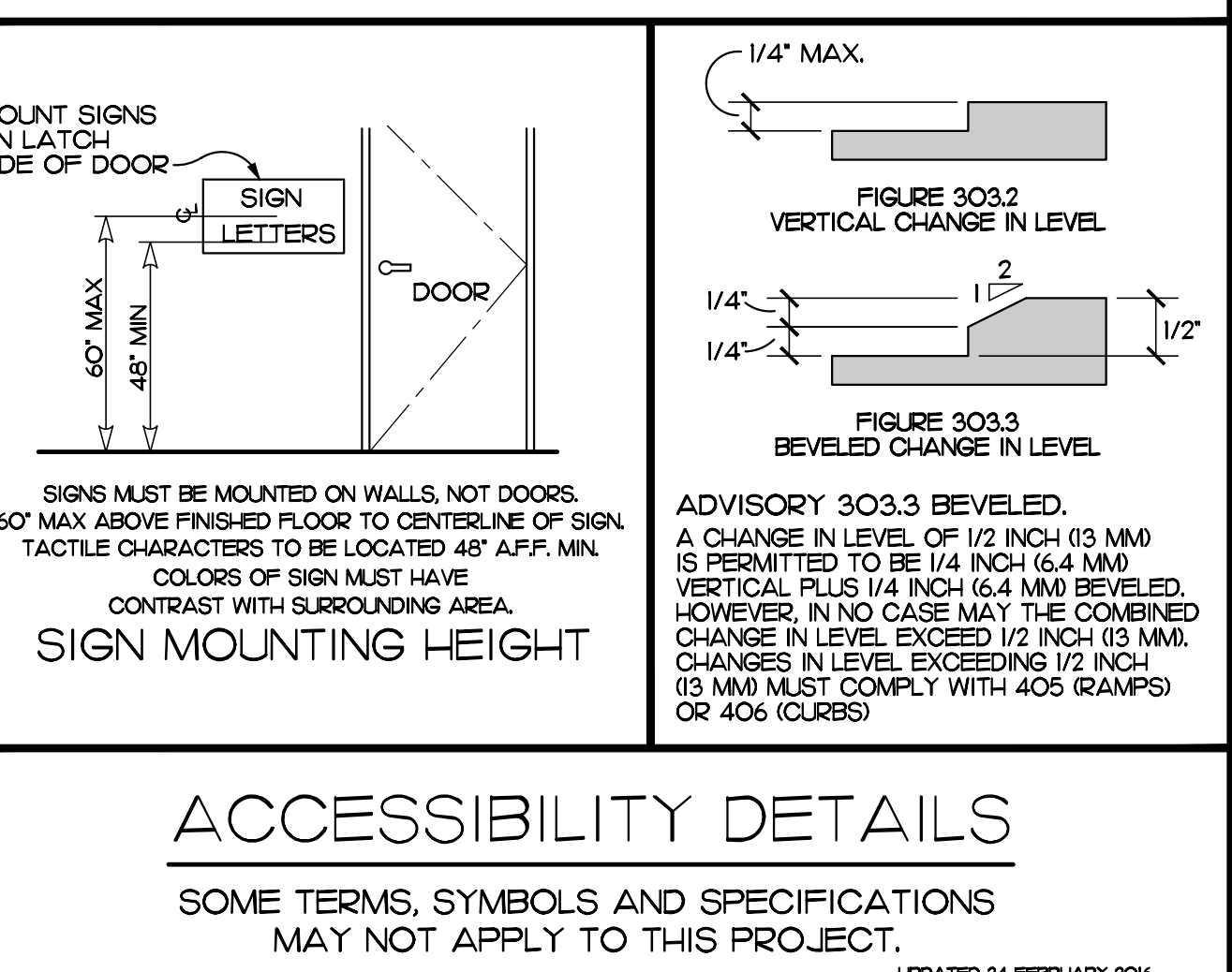
REACH LIMITS



HANDICAP SIGNAGE

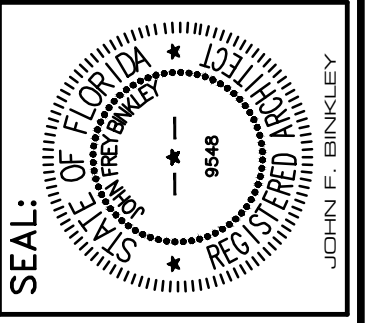
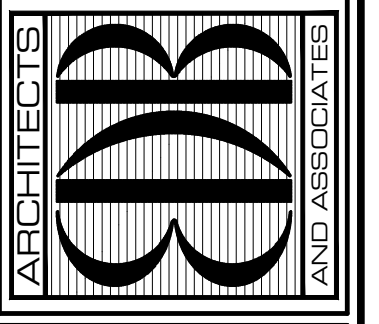


CURB RAMP SLOPES



SIGN MOUNTING HEIGHT

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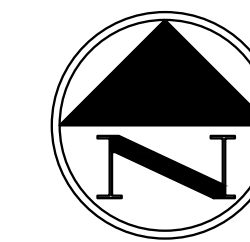
UPDATED 24 FEBRUARY 2016



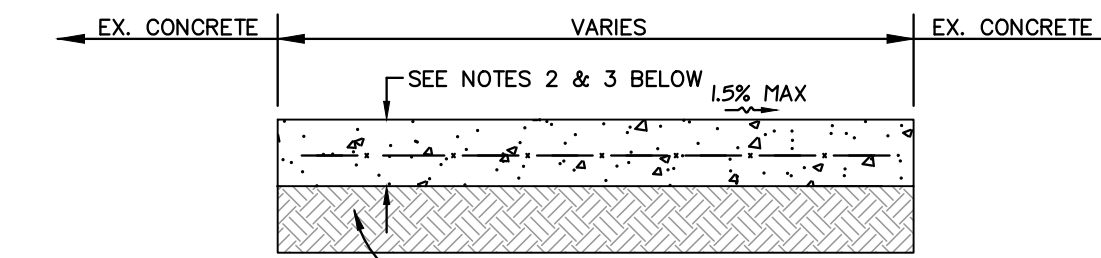
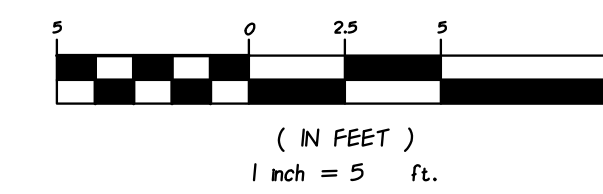
**AERIAL VIEW**

1"=30'  
SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING IMPROVEMENTS. BUILDING IMPROVEMENTS SHOWN BELOW FOR REFERENCE PURPOSES ONLY.

**DATUM**  
THE DATUM AND DESIGN GRADES SHOWN WITHIN THESE PLANS REFER TO THE  
**NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)**  
DATUM CONVERSION: NGVD 29 = NAVD 88 + (1.43')



GRAPHIC SCALE

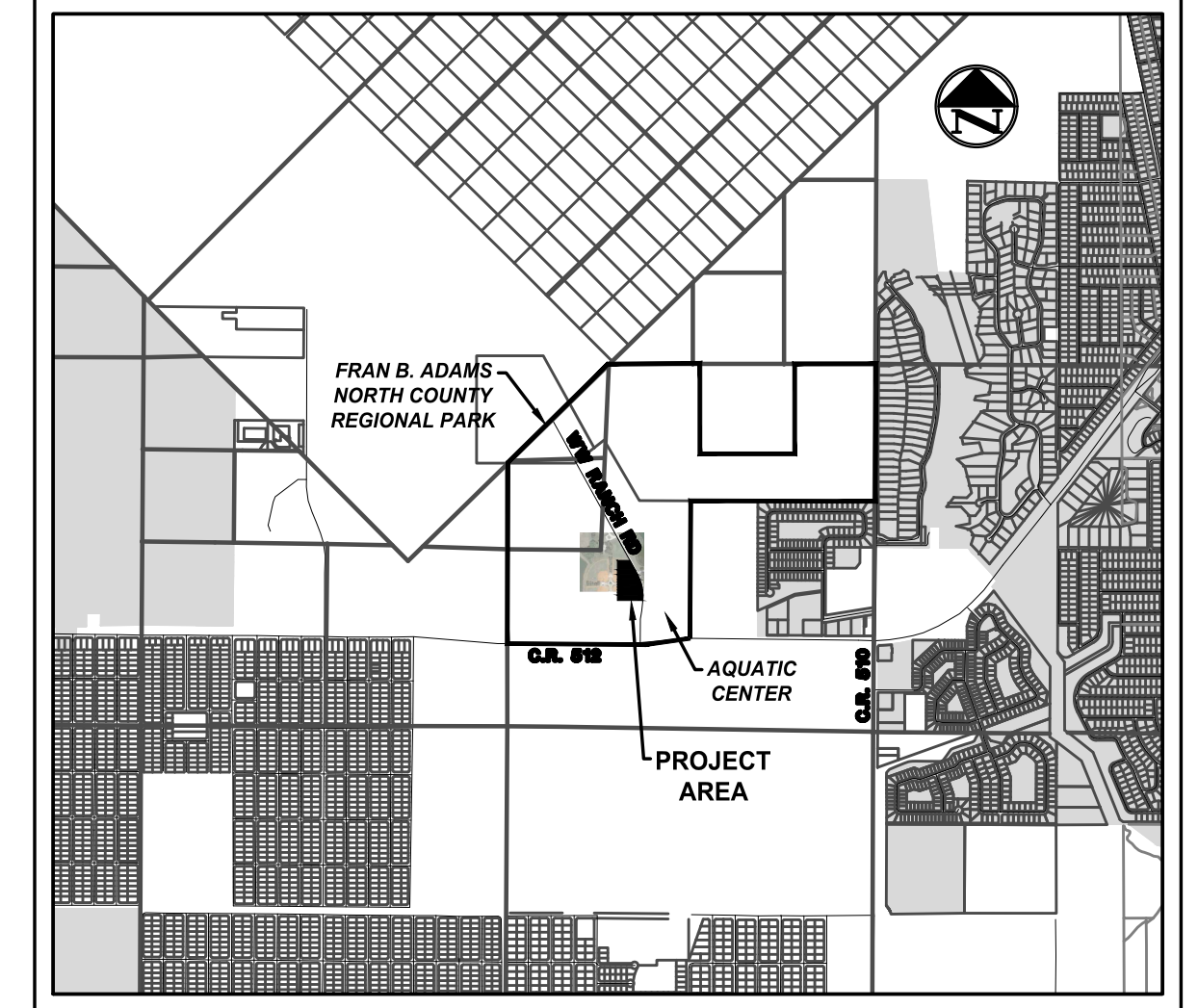


1. CONCRETE SIDEWALK SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE REQUIREMENTS FOR CROSS-SLOPE, ETC. ON ACCESSIBLE ROUTE REMEDIAL CONSTRUCTION WILL BE REQUIRED SHOULD SIDEWALK/CROSSWALK BE OUT OF COMPLIANCE.
2. CONCRETE SHALL HAVE A REQUIRED MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS.
3. FIBER-REINFORCED CONCRETE MAY BE USED IN LIEU OF STEEL MESH.
4. SIDEWALK TO BE 4" THICKNESS STANDARD
5. PROVIDE JOINTS EVERY 5'

**SIDEWALK DETAIL**

(N.T.S.)

**VICINITY MAP (NOT TO SCALE)**



**GENERAL SITE DATA**

**OWNER / APPLICANT**  
INDIAN RIVER COUNTY PARKS RECREATION  
C/O BETH POWELL, DIRECTOR  
3500 77TH STREET  
VERO BEACH, FLORIDA 32967  
Ph. (772) 226-1780

**ENGINEER**  
MASTELLER & MOLER, INC.  
1655 27TH STREET, SUITE 2  
VERO BEACH, FLORIDA 32960  
Ph. (772) 567-5300

**GENERAL STATEMENT**  
THIS PROJECT PROPOSES RENOVATING THE EXISTING CONCESSION BUILDING TO SERVICE THE EXISTING PLAYGROUND AREA CENTRALIZED TO THE EXISTING BASEBALL FIELDS AT THE FRAN B. ADAMS NORTH COUNTY REGIONAL PARK.

**SURVEYOR**  
MASTELLER & TAYLOR INC.  
1655 27TH STREET, SUITE 2  
VERO BEACH, FLORIDA 32960  
Ph. (772) 564-8050

**TAX PARCEL**  
TAX ID. # 31-39-22-00000-1000-000010

**LEGAL DESCRIPTION**  
NE 1/4 OF NE 1/4, N 1/2 OF NE 1/4 OF NW 1/4, S 1/2 OF NW 1/4 & LOT 1 & N 1/2 OF SW 1/4 LESS GULF & WESTERN INDUSTRIES INC. & FELLSPERE-SEBASTIAN HW R/W A/K/A STATE RD 512

**SITE ADDRESS**  
9450 CR 512  
SEBASTIAN, FLORIDA 32958

**FIRM PANEL**  
FLOOD ZONE: AREA X  
MAP NUMBER: 0606C0094J  
DATED: JANUARY 26, 2023  
ESTIMATED BASE FLOOD ELEVATION: +22.50' NGVD29' = 21.07' NAVD88'

\*ESTIMATED BASE FLOOD ELEVATION PER SURVIND ERP NO. 66856-1 PLANS PREPARED BY BRAD SMITH ASSOCIATES, INC.

**IMPERVIOUS AREA SUMMARY**

NO NEW IMPERVIOUS AREA PROPOSED. PROJECT PROPOSES TO RENOVATE EXISTING CONCESSION BUILDING.

**SCHEDULE**

PROJECT COMMENCEMENT: NOVEMBER 2023  
PROJECT COMPLETION: APRIL 2024

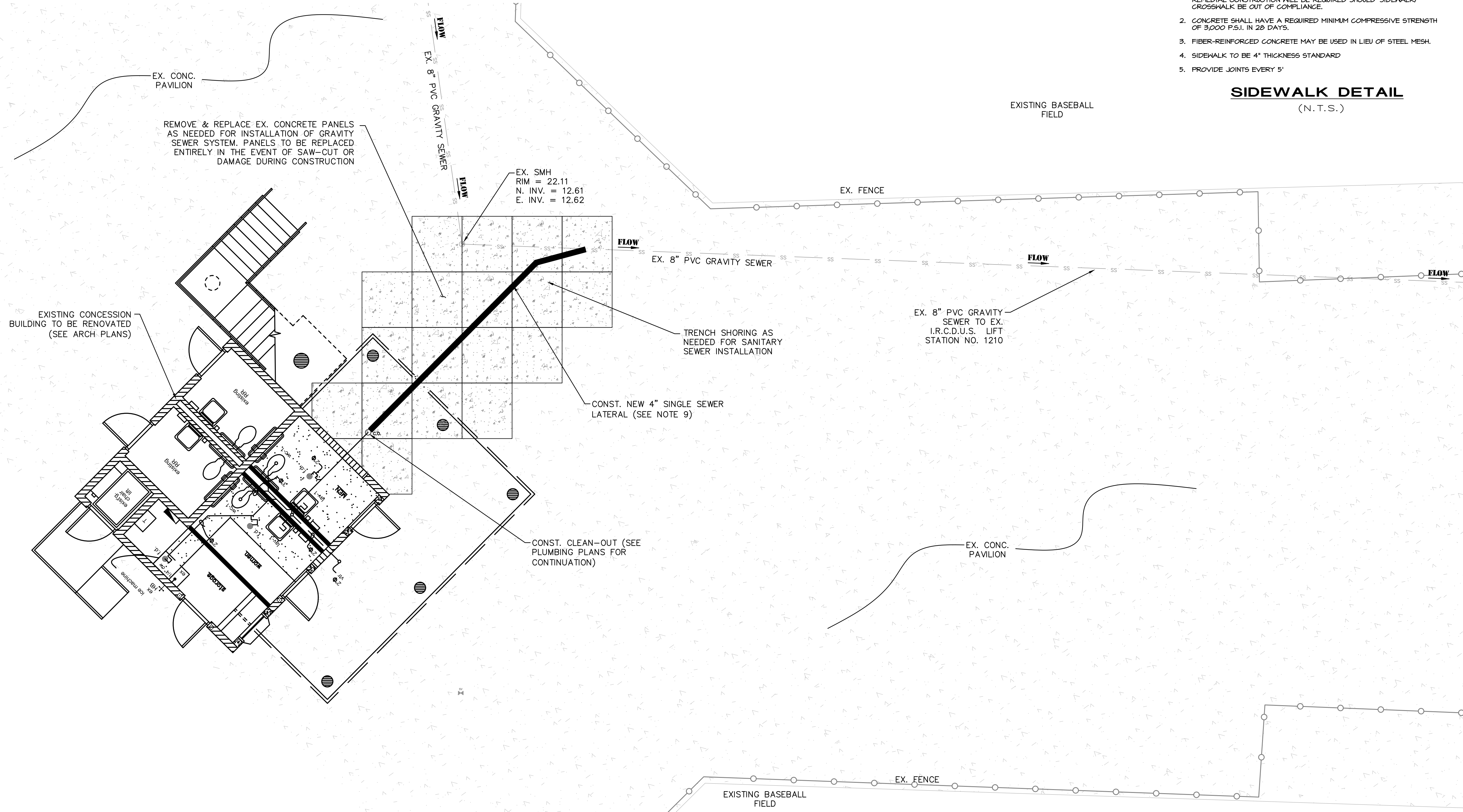
**UTILITY PROVIDERS**

POTABLE WATER IRCDUS  
WASTEWATER IRCDUS

\*EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY IRCDUS

**GENERAL NOTES:**

1. ON-SITE MATERIAL STORAGE AREA LOCATION(S) TO BE COORDINATED WITH IRCPCR.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE PIPE, FITTING, OR VALVE.
4. ALL VALVES AND FITTINGS SHALL BE RESTRAINED.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH INDIAN RIVER COUNTY, FPL, AT&T, BELLSOUTH, AND ANY OTHER RELEVANT UTILITY PROVIDERS REGARDING THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES.
6. ALL PAVED OR UNPAVED ROADS, DRIVEWAYS, OR SIDEWALKS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED IN-KIND. TRENCH MATERIAL SHALL NOT BE STORED IN THE SWALE AREA (BLOCKING DRAINAGE) AND ANY DISTURBED SWALES SHALL BE REGRADED TO RESTORE HISTORICAL DRAINAGE PATTERNS AND STORAGE VOLUME.
7. ALL GREEN AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED (OR HYDROSEEDDED IF APPROVED BY ENGINEER) WITHIN THREE (3) DAYS OF FINAL GRADING.
8. ALL SIGNS, MAILBOXES, AND INSTALLED LANDSCAPING DISTURBED BY CONSTRUCTION SHALL BE RESTORED IN-KIND.
9. SANITARY SEWER LATERAL LOCATIONS MAY BE ADJUSTED BASED ON FIELD OBSERVATIONS. TERMINATE CONSTRUCTION OF 8" PVC SEWER LATERAL FIVE (5) FEET FROM EDGE OF EXTERIOR WALL OF PROPOSED RESTROOM FACILITY.
10. CONTRACTOR TO MAKE ALL EFFORTS TO REDUCE IMPACTS TO SPECIMEN OAK & PALM TREE CRITICAL ROOT ZONES TO THE GREATEST EXTENT POSSIBLE.
11. MINIMUM TRENCH DIMENSIONS SHOWN PER DETAIL M-1, SHEET 8
12. IF DURING THE SANITARY INSTALLATION THE EXISTING CONCRETE SURFACE BECOMES UNDERMINED, CONTRACTOR SHALL RESTORE EX. CONCRETE IN-KIND (TYP.) CONCRETE PATHS SHALL HAVE A MINIMUM OF 6" THICK BASE W/ LBR OF 100 COMPACTED TO 98%.
13. EXCAVATED MATERIALS SHALL NOT BE REUSED FOR ANY CONCRETE PATH RESTORATION THAT MAY BE REQUIRED.



**M MASTELLER & MOLER, INC.**  
CONSULTING ENGINEERS  
1655 27th STREET, SUITE #2, VERO BEACH, FLORIDA, 32960  
(772) 567-5300 / FAX (772) 794-1106  
CERTIFICATE OF AUTHORIZATION NUMBER 4204

**SITE UTILITY PLAN**  
**EX. CONCESSION BUILDING RENOVATIONS**  
**FRAN B. ADAMS NO. CO. REGIONAL PARK**  
**FOR**  
**I.R.C. PARKS & RECREATION**

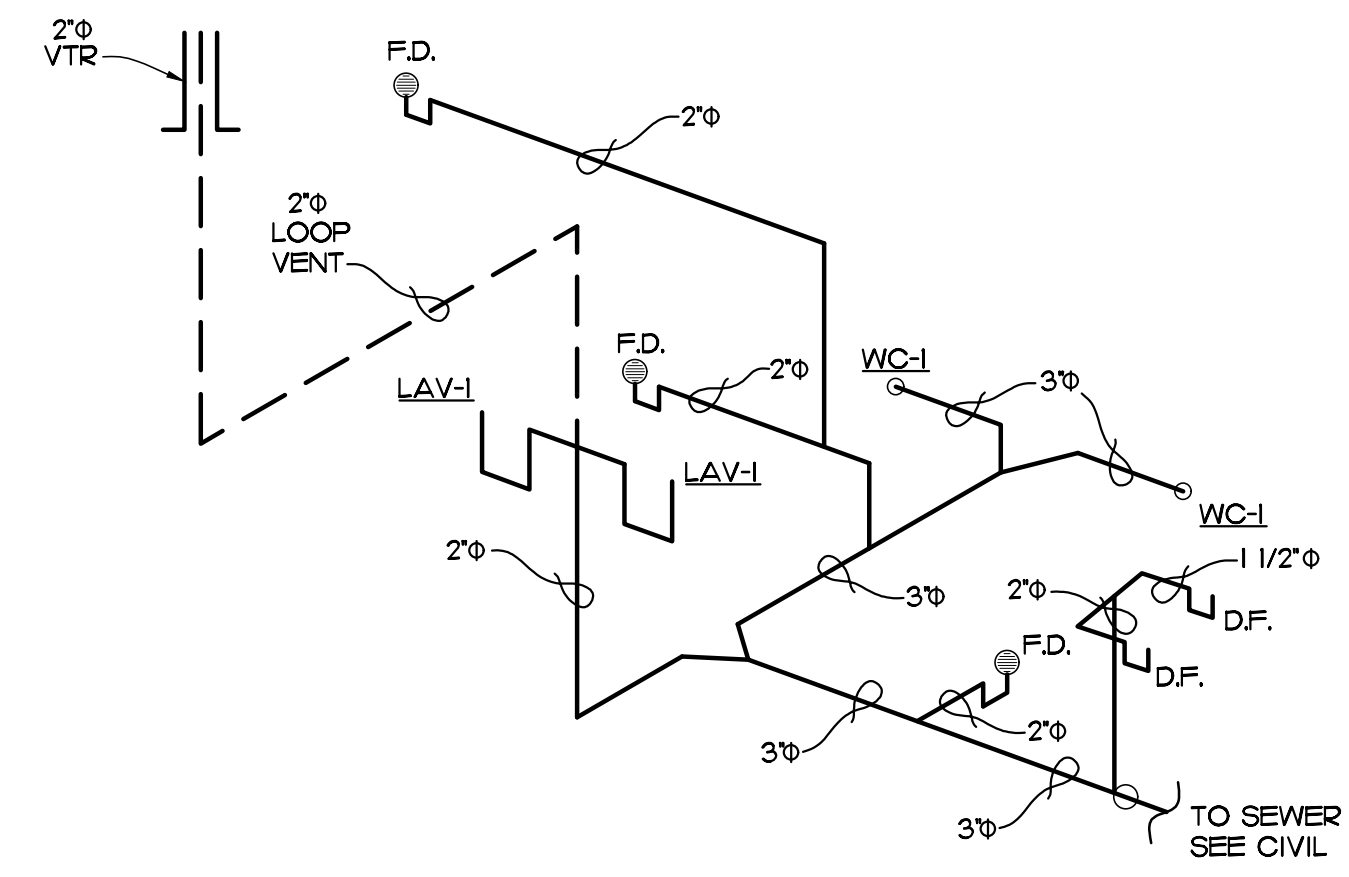
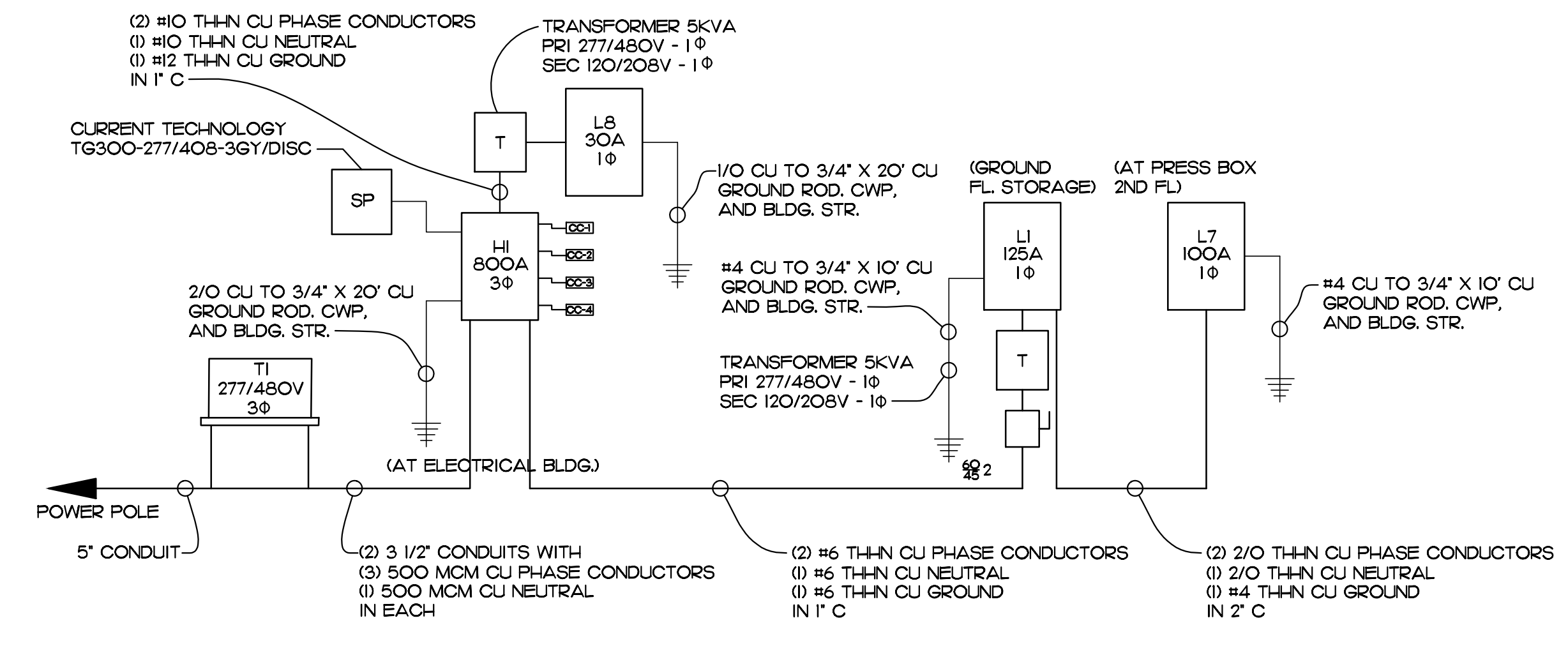
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10/02/23  
SEAN C. GREEN, P.E. FL#90797  
DRAWN: MBB  
DESIGNED: MBB  
CHECKED: SCG  
DATE: 10/02/23  
SCALE: AS NOTED  
SHEET 1 OF 1  
PROJECT NO: 2314

NO.	DATE	DESCRIPTION	DR/APP
REVISIONS			

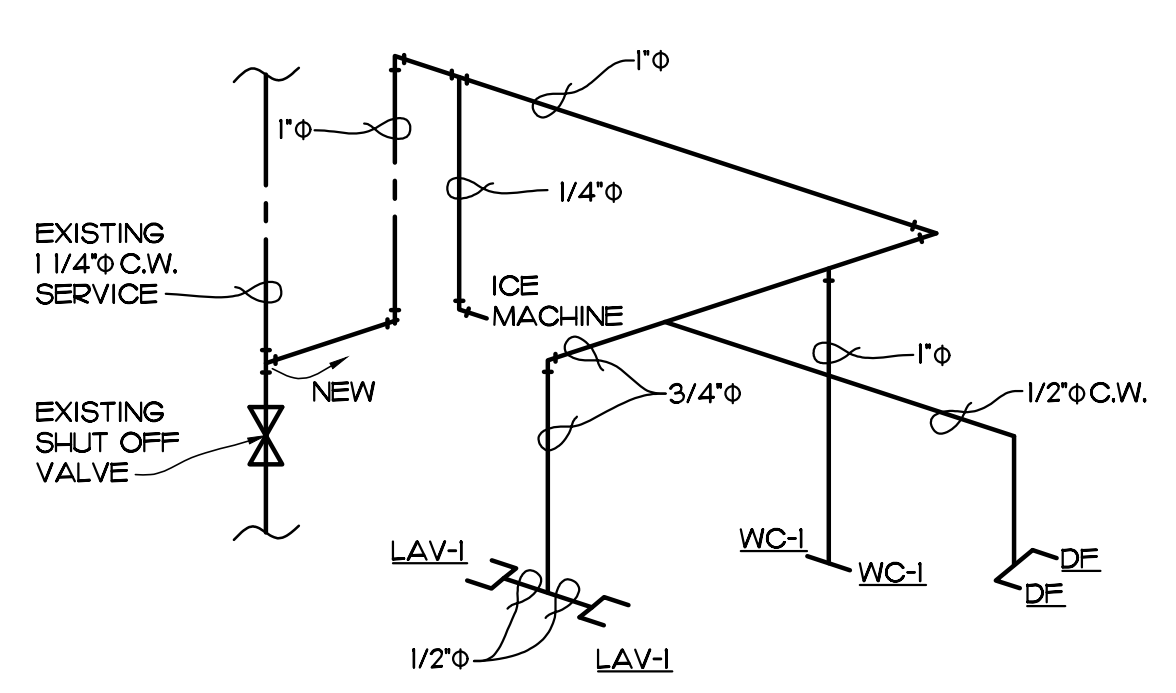
PANEL:	VOLTAGE:	BUS AIC RATING:	MOUNTING:	BUS RATING:	CONNECTED KVA		CALCULATED DEMAND	
					NO.	NO.	NO.	NO.
33 L1 33	120/208V - 1Ø	22000	FLUSH	125A	0.5	0.8	0.7	0.8
	LOCATION: CONCESSION/PRESS	BREAKER AIC:	DEVICE FAMILY: PLUG-ON	MAIN CONNECTION: BREAKER 125A				
	FED FROM: TRANSFORMER	FEEDER & CONDUIT SIZE: (3) #1 THHN CU - 1 1/2" C	POLES: 42					
DESCRIPTION	WIRE SIZES	POLES	CONNECTED KVA	NO.	NO.	CONNECTED KVA	NO.	DESCRIPTION
LIGHTING	12 20	1	0.5	1	2	0.8	1	20 12 RECEPTACLES
LIGHTING	12 20	1	0.7	3	4	0.8	1	20 12 RECEPTACLES
LIGHTING	12 20	1	0.6	5	6	0.8	1	20 12 RECEPTACLES
				7	8	0.6	1	20 12 RECEPTACLES
				9	10	0.6	1	20 12 RECEPTACLES
				11	12			
				13	14			
				15	16			
				17	18			
				19	20			
				21	22			
				23	24			
				25	26			
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
PANEL "L7"	2 100	2	1.2	39	40	2.1	2	30 10 ELEVATOR
				41	42	2.1		
				TOTAL				TOTAL KVA
SERVES	CONNECTED LOAD - KVA		DF	CALCULATED DEMAND - KVA				
TOTALS								

**EXISTING PANEL SCHEDULE**  
SCALE: NTS



**EXISTING POWER RISER DIAGRAM**  
SCALE: NTS

**WASTE WATER RISER DIAGRAM**  
SCALE: NTS

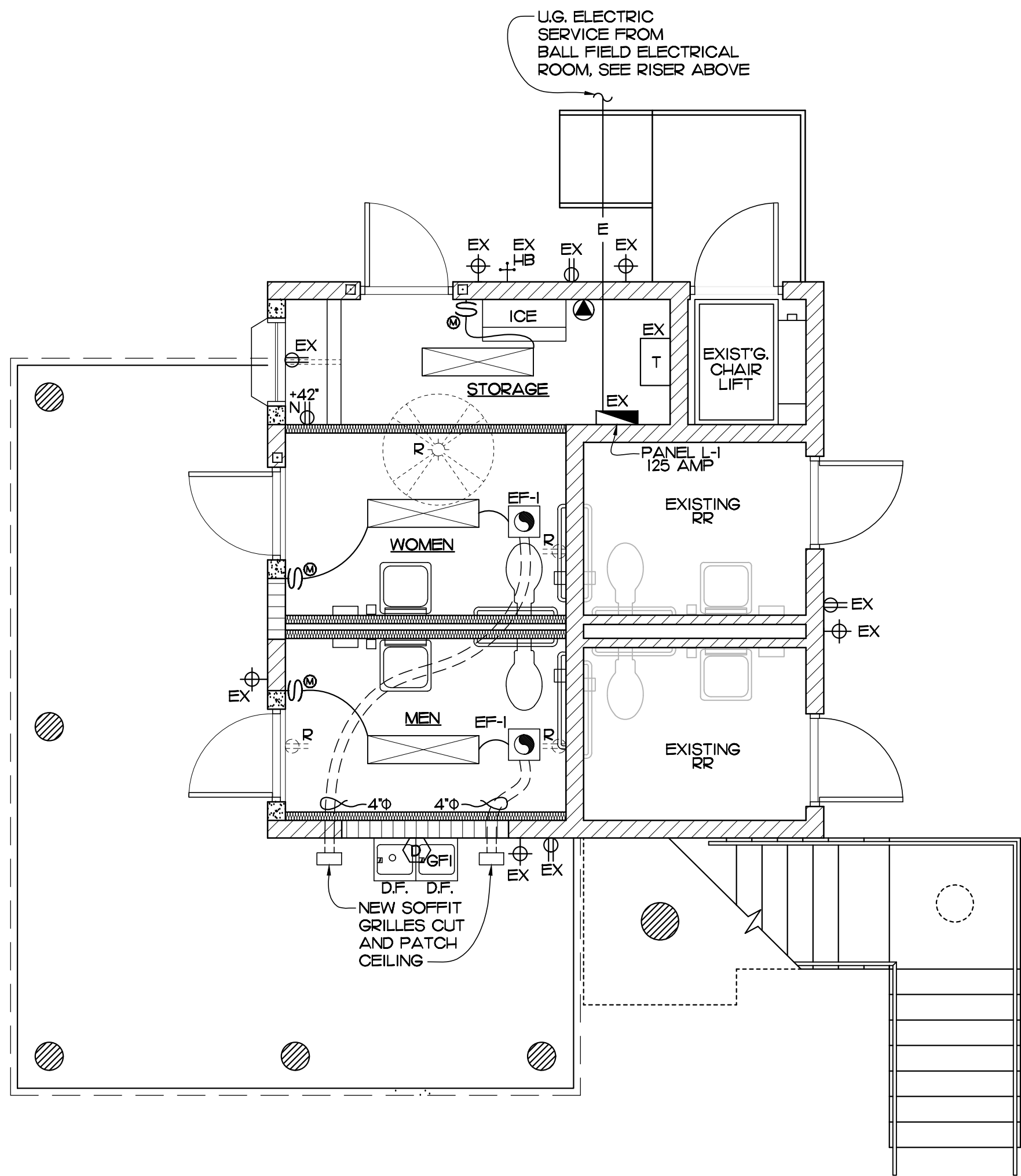


**WATER RISER DIAGRAM**  
SCALE: NTS

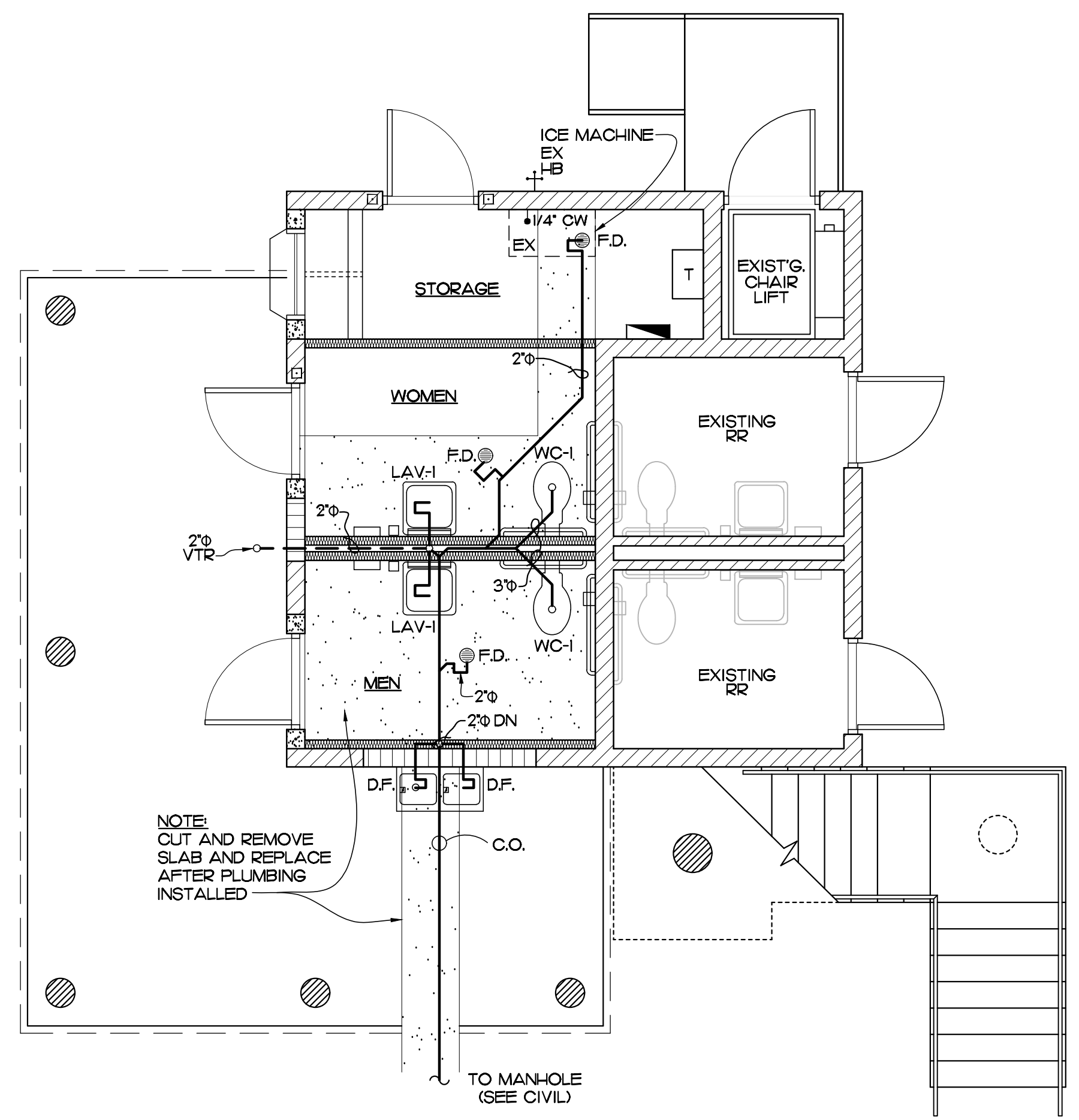
PLUMBING FIXTURE SCHEDULE	
LAV-I	HANDICAP LAVATORY, AMERICAN STANDARD, LUCERNE LUCERNE WALL HUNG LAVATORY MODEL NO. 0356-028, WHITE WITH TBS BRASS FALUCET BS-2701-VF05. CONTRACTOR TO SUPPLY CONCEALED ARM SUPPORT CARRIER FOR MOUNTING OF LAV. WADE MODEL 520-M36, SUPPLY PLUMBEREX MODEL 4333 INSULATION KIT. MUST MEET ADA CODE.
WC-I	HANDICAP WATER CLOSET - FLUSH VALVE BOWL, FLOOR MOUNTED, SIPHON JET VITREOUS CHINA WITH ELONGATED RIM AND 1-1/2" TOP SPUD, 18" HIGH AMERICAN STANDARD 3541-00US ELDERLY NEW CADET AQUAMETER, 126 GPF TOILET WITH SLOAN ROYAL III-1.6 FLUSH VALVE AND CENTCO 500CC OPEN FRONT SEAT LESS COVER.
F.D.	FLOOR DRAIN, JOSAM SERIES 3000QA, C.I. BODY, POLISHED BRONZE STRAINER, INTEGRAL TRAP, WITH PRIMER CONNECTION AND TRAP GUARD INSERT BY PROSET.
C.O.	EXTERIOR CLEAN OUT, ADJUSTABLE TOP, INTERNAL CLOSURE PLUG, HEAVY DUTY COVER PLATE.
D.F.	ELKAY VRCTLAWSK EZ-20 HIGH-LOW BARRIER FREE 8 GPH VANDAL-RESISTANT ADA WATER FOUNTAIN BOTTLE FILLER - NON-FILTERED (REFRIGERATED DRINKING FOUNTAIN-WALL MOUNTED-OUTDOOR)

MARK	TYPE	MANUFACTURER
A	4 FT. LONG SURFACE MOUNTED LED FIXTURE WITH WEATHER PROOF COVER	H.E. WILLIAMS 75L-4-1.38-840 -A 12125-DRV-UNV OR EQUAL

- LEGEND:**
- ⊖R REMOVE EXISTING OUTLET
  - EX EXISTING TO REMAIN
  - ⊖ NEW 1X4 LED SURFACE MTD LIGHT FIXTURE
  - ⊖ NEW SINGLE POLE SWITCH
  - ⊖ NEW SWITCH W/MOTION SENSOR
  - ⊖ REMOVE EXISTING CEILING FAN
  - EF-1 NEW 150 CFM EXHAUST FAN WITH NEW 4" DUCT TO EXTERIOR
  - ⊖ NEW SPECIAL PURPOSE OUTLET
  - NE-T NEW 110V OUTLET
  - EX-T EXISTING STEP DN. TRANSFORMER TO REMAIN
  - EX-T EXISTING ELECTRIC PANEL TO REMAIN
  - D DIRECT CONNECTION 110 VOLT W/GFI PROTECTION

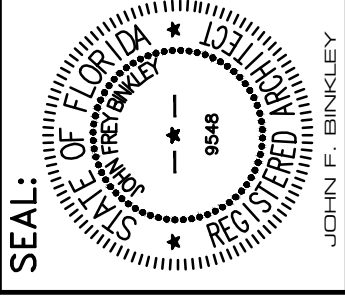
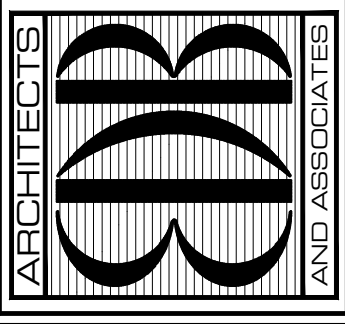


**MECHANICAL/ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



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

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



PROJECT: NORTH COUNTY PARK  
RESTROOM REMODEL  
INDIAN RIVER COUNTY  
1801 27TH ST.  
VERO BEACH, FL 32960

FOR:

NO.	DATE	REVISIONS

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COMM. NO: OIC223VB  
DATE: JUNE 20, 2024  
BY: LJD  
CHKD: JFB

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