

# OASIS PARK RESTROOM

SHEET SCHEDULE	
SHEET	CONTENTS
1	TITLE PAGE & SPECIFICATIONS
2A	FLOOR PLAN & SPECIFICATIONS
2B	ELEVATION VIEWS & SPECIFICATIONS
3	CMU PLAN & DETAILS & SPECIFICATIONS
4	FOUNDATION PLAN & DETAILS, & SPEC'S

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541)-496-3541 FAX (541)-496-0803

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

OASIS PARK  
 SECTION 13 34 23 - PRE-ENGINEERED ROMTEC BUILDING  
 Specification Date: 2/19/24

SECTION 1: BUILDING PACKAGE OVERVIEW

1.1 SUMMARY

- A. Owner will provide a pre-engineered Romtec building package for onsite installation by the building installer and/or contractor (see definitions and scope of work in sections below).
- B. The following is an overview of the scope and products included in the Romtec building package.

1.2 OVERVIEW

- A. Building package design, engineering, and furnishing all specified building package components shall be provided by Romtec, Inc.
- B. The building and its concrete footings, foundation, and slab shall be engineered by Romtec to meet site specific conditions including wind and snow loading, local frost depth, and ground conditions.
- C. Building shall be designed to meet local codes and permitting authority approvals for permanent structures.
- D. The reviewing authority reserves the right to review or reject all submittals at its sole discretion.
- E. All work and materials shall comply with the latest industry building codes and regulations for the state where the project is located.
- F. Americans with Disabilities Act Accessibility Guidelines (ADAAG) will be followed in design, manufacture, and construction.

1.3 DESIGN & SUBMITTAL DOCUMENTATION

- A. Romtec's work shall include the design of the architectural, mechanical, structural, and electrical components that will be required for this building.
- B. The building will be designed as a complete building package to be delivered to the job site for construction on-site by the building installer and/or contractor.
- C. Romtec shall submit the packaged restroom building preliminary Scope of Supply and Design Submittal (SSDS), including the building plan view and elevation drawings.
- D. Romtec will provide complete submittal documentation in the Romtec's standard electronic submittal format for review.
- E. The preliminary SSDS will be reviewed by relevant parties and returned to Romtec with any required revisions to the terms, product data sheets, and/or building plan view and elevation drawings noted as comments.
- F. Romtec shall make any required corrections or revisions and resubmit the preliminary SSDS until the preliminary SSDS is approved by the relevant parties.
- G. Once the preliminary SSDS has been approved, Romtec will provide full sealed plan sets stamped by an engineer licensed in the state that the building is located for review by the permitting authority.
- H. Up to three (3) wet stamped sets of the plans and structural calculations shall be provided by Romtec before any additional fees apply. Standard plan set size is 11" x 17".
- I. Permitting authority will review the full sealed plan set and return with any required revisions or corrections noted as comments.
- J. Romtec shall provide one full round of sealed plan revisions in response to permitting authority comments before any additional fees are allowed.
- K. The following sections shall be included in Romtec's preliminary Scope of Supply and Design Submittal. Incomplete submittals will be rejected and returned for revision.

1. INTRODUCTION
2. BUILDING DESIGN,
  - (a) SUPPLIED ITEMS
  - (b) EXCLUDED ITEMS
  - (c) PLAN VIEW AND ELEVATION DRAWINGS
3. PRODUCT DATA
4. WARRANTY & LIMITATIONS

Note: Overall site plan is not part of Romtec's scope.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Romtec's freight shall be based on delivering the product on a 48' to 53' flatbed or van truck and trailers, or as close to those dimensions as can legally access the site. Overall dimensions of the truck and trailers are: 70' overall length, 102" wide and 168" high.
- B. Romtec shall deliver organized building package components in stages as shrink-wrapped pallets that correspond to a typical sequence of construction. A bill of material stating the stages of palletized components shall be included with every delivery. All stages as applicable.
  1. Stage 1 pallets shall include structural components such as block, frames, vents, beams, connectors, trusses, etc.
  2. Stage 2 pallets shall include second stage structural components such as filler wall material, windows, skylights, roofing, etc.
  3. Stage 3 pallets shall include structural finish components such as siding material, tile, doors etc.
  4. Stage 4 pallets shall include plumbing and electrical fixtures and other finish materials such as toilets, sinks, drinking fountains, electrical fixtures, accessories, etc.
- C. Romtec shall coordinate the delivery with the receiving entity (owner, building installer, and/or contractor) as appropriate.

1.5 WARRANTY

- A. The building package and all associated components provided by Romtec shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date of delivery of the building package, or, if delivery is delayed for any reason beyond Romtec's control, the date that the building and all its associated components were ready to deliver.
- B. Romtec shall pass through to owner all relevant manufacturers warranties for individual products and components of the building package.

REV	DATE	BY	DESCRIPTION

NOT FOR  
CONSTRUCTION

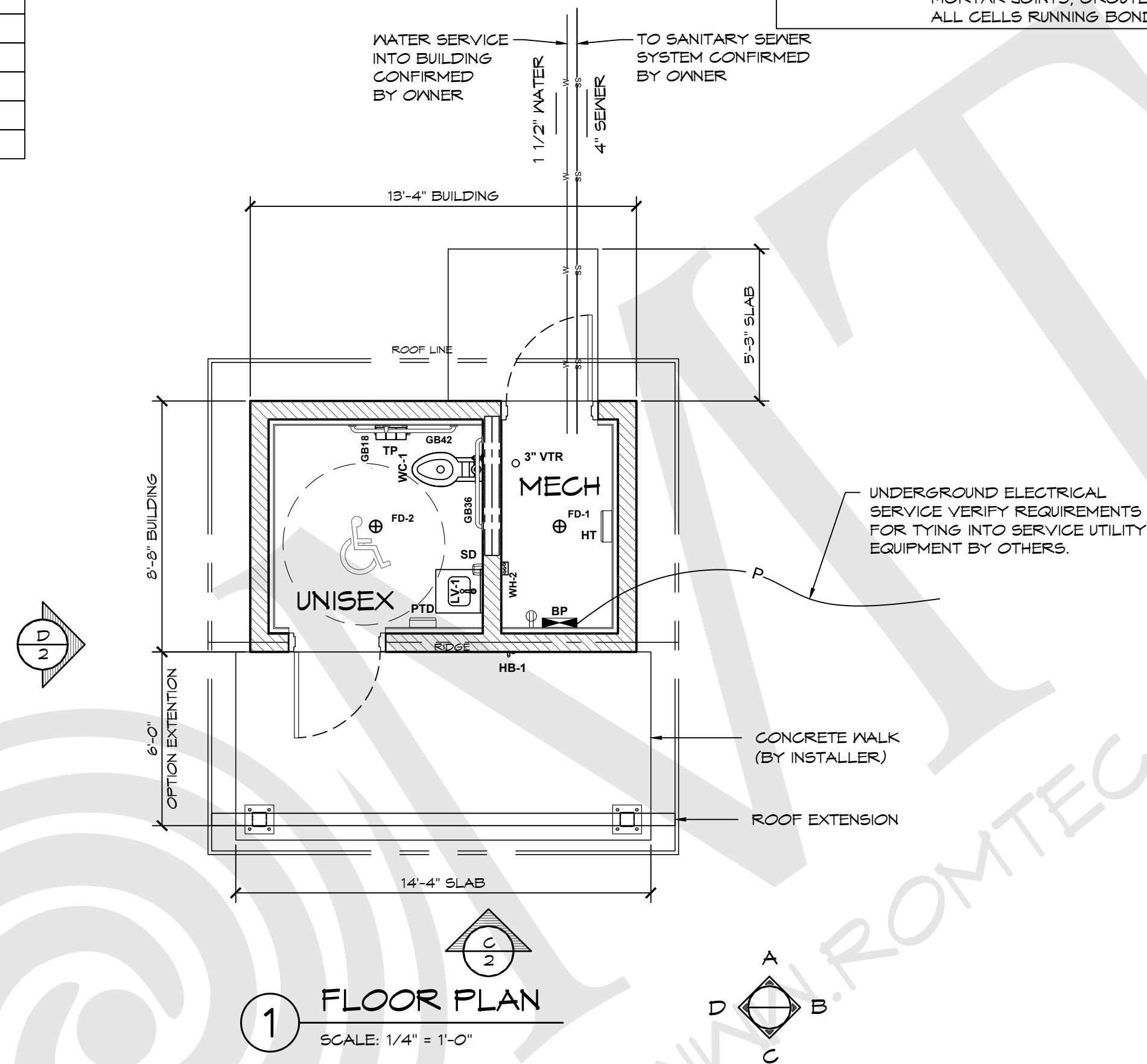
**ROMTEC**  
 18240 NORTH BANK ROAD  
 ROSEBURG, OR 97470  
 (541)-496-3541 FAX (541)-496-0803

PROJECT: OASIS PARK  
 CITY OF COMMERCE, COLORADO  
 SHEET TITLE: TITLE PAGE  
 SPECIFICATIONS

PROJECT I.D.# 2085  
 DATE 02/19/2024  
 DRAWN BY LS  
 SHEET NO.

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
⊕ FD	FLOOR DRAIN	2
⊕	ELECTRICAL OUTLET	1
	ERV SYSTEM	1
	MECH EXHAUST SYSTEM	1

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

SECTION 2: BUILDING PACKAGE PRODUCTS

2.1 MANUFACTURER

A. Romtec, Inc.,  
18240 North Bank Road, Roseburg, OR 97470  
Tel: 541-496-3541; Fax: 541-496-0803; Email: RIsales@romtec.com  
Web: www.Romtec.com

2.2 BUILDING DESCRIPTION

- A. Refer to plans for quantities, dimensions, locations, and installation methods for the materials and items described in this section.
- B. Building dimensions shall match what is indicated on drawings.
- C. Romtec will supply the building package products to owner.
- D. Owner will supply the Romtec building package products to building installer and/or contractor.

2.3 PLUMBING FIXTURES & ACCESSORIES

- A. Toilet shall be floor mount, top supply, stainless steel.
  - 1. Flush valve shall be a chrome, manual lever with ADA compliant metal oscillating non-hold-open handle.
- B. Lavatory shall be 19 in. x 17 in. stainless steel and wall hung with anti-splash rim and concealed front overflow.
  - 1. Faucets shall be deck mounted single hole single supply metering, sink faucet.
- C. Grab bars shall be stainless steel.
- D. Toilet paper dispenser shall be stainless steel, wall mount with three-roll capacity.
- E. Surface-mounted towel dispenser shall be fabricated of type heavy duty, 22 gauge stainless steel with exposed surfaces in satin finish. Refill indicator on face of cabinet. Tumbler lock to secure hinged front panel. Towel dispenser capacity 525 multi-fold or 400 C-fold towels.
- F. Surface mounted automatic soap/sanitizer dispenser, with face formed with contemporary contours. Capacity shall be 27 oz (800 ml). Dispenser shall accommodate liquid soap, liquid hand sanitizer, and/or gel sanitizer, and shall be equipped with hinged cover and completely concealed mounting plate. Vandal resistant filler hole cover and sight gauge. Corrosion-resistant liquid soap/gel sanitizer valve; peristaltic tube with self-contained valve/nozzle.

2.4 ELECTRICAL

- A. Interior and exterior light fixtures
    - 1. Exterior lights to be LED downlights with cast-aluminum housing with corrosion-resistant paint in dark bronze. Polycarbonate lens.
    - 2. Exterior lights controlled by photocell.
    - 3. Interior surface mount, 48" LED light fixtures.
    - 4. Restroom lights controlled by motion sensor.
    - 5. Mech room lights controlled by switch (switches by installer).
  - B. Single point Electric tank, 4.8kW water heater to supply the restroom sink.
  - C. Surface mount, 2250 - 4500-Watt wall heater in mechanical room only.
  - D. Mechanical exhaust system with inline fan and ERV to recycle heated air within the building.
  - E. Main breaker panel.
    - 1. Breaker Panel shall be 100 Amp, single-phase, rain tight.
- Note: Breaker panel shall be sized to accept only the loads of the Romtec electrical fixture package. Romtec should modify the main breaker panel as needed to be most efficient based on any design changes.

REV	DATE	BY	DESCRIPTION

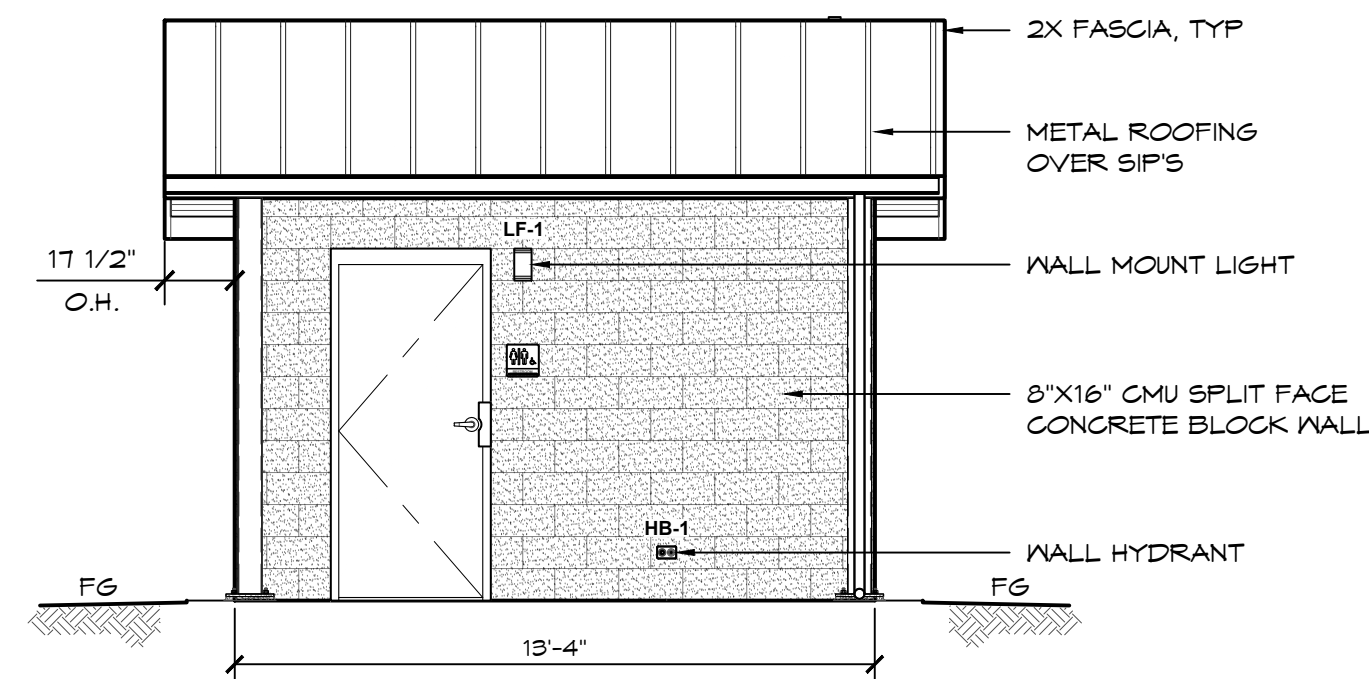
NOT FOR CONSTRUCTION



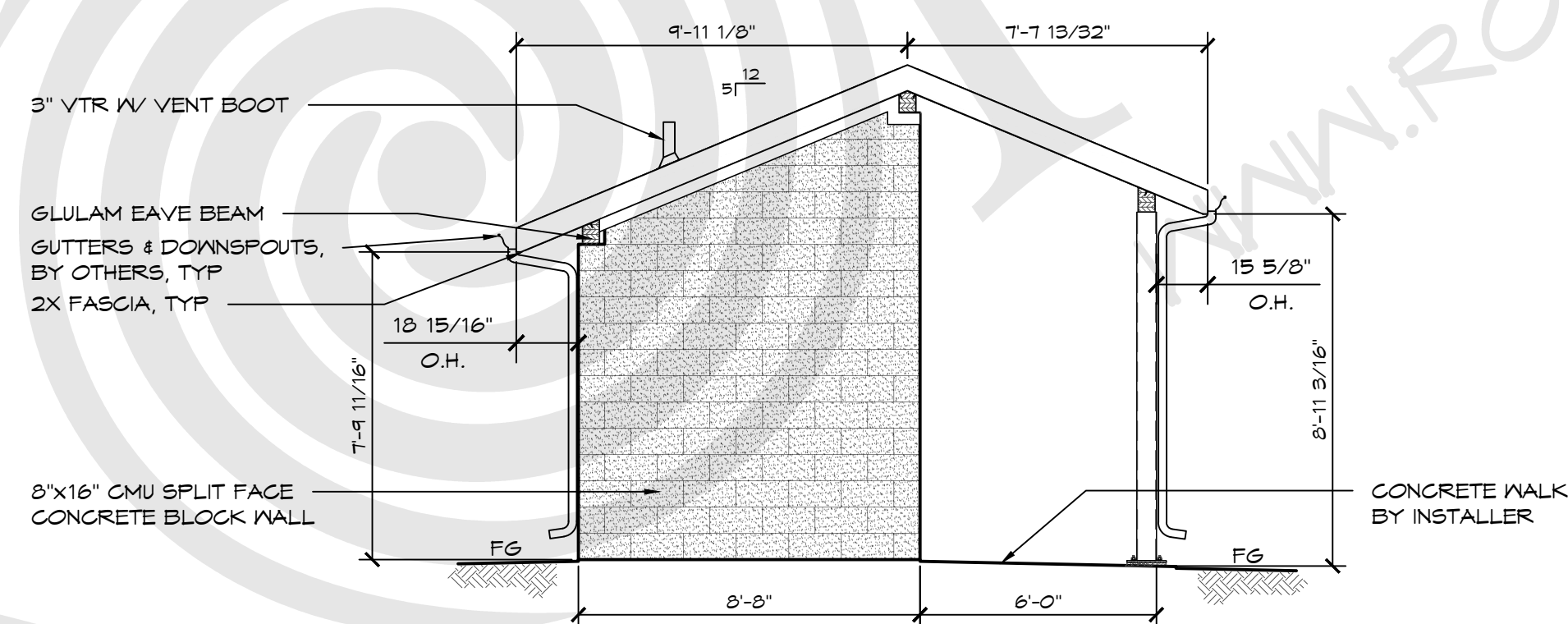
PROJECT: OASIS PARK  
CITY OF COMMERCE, COLORADO  
SHEET TITLE: FLOOR PLAN SPECIFICATIONS

PROJECT I.D.# 2085  
DATE 02/19/2024  
DRAWN BY LS

SHEET NO. 2A



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



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

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

2.5 STRUCTURE

A. Concrete Masonry Units (CMU).

1. Walls shall be constructed of 8"W x 16"L x 8"H split-face mortar joint concrete masonry units (concrete blocks).
2. Blocks shall be manufactured to ASTM C90 designation for load bearing concrete masonry units.
3. Block color to be Gray.

B. Inside face of all exterior walls to have insulation finished with white FRP panels.

C. Sanitary tile cove base on interior walls.

D. Door system components

1. Doors shall be Steelcraft® SL18 standard laminated honeycomb core and 18-gauge galvanized steel.
2. Door frame shall be pre-welded Steelcraft® 3-Sided flush frame, 16-gauge galvanized A-60 steel.
3. Doors and frames to be powder coated with undercoating (brown color to be selected by owner).
4. Masonry door clips (3/16" dia.) for door frame shall be fitted between the doorframe and concrete blocks to bond frame to wall. Door clips allow full internal grouting of the frame during installation.
5. Hinges shall meet ANSI A5112 with non-removable pin and two ball bearings.
6. Hager 5100 Series Grade 1 door closer is constructed of cast iron, which makes it ideal for heavy duty, high use and abusive environments.
7. Door lock shall be Grade 2, standard duty commercial cylindrical lever locks with no exposed mounting screws.

E. Roof extension to be supported by steel columns.

2.6 ROOFING

A. Roof system.

1. Glulam beam shall be 24F-V4 and architectural grade.

B. Roof system shall consist of prefabricated structural insulated panels.

1. Panels shall be constructed of expanded polystyrene foam, OSB and urethane adhesives.
2. Interior finish shall be white FRP.

C. Roofing shall be Fabral, 26-gauge, Horizon 16, standing seam panels, with 16 in. coverage width.

1. Roofing package shall include inside and outside foam closures, matching trim (eaves, gables, and ridge) and fasteners, sheet metal flashing (all sides), and 30# felt (under metal).
2. Roofing color to be selected by the owner from the manufacturers standard color chart.

REV	DATE	BY	DESCRIPTION

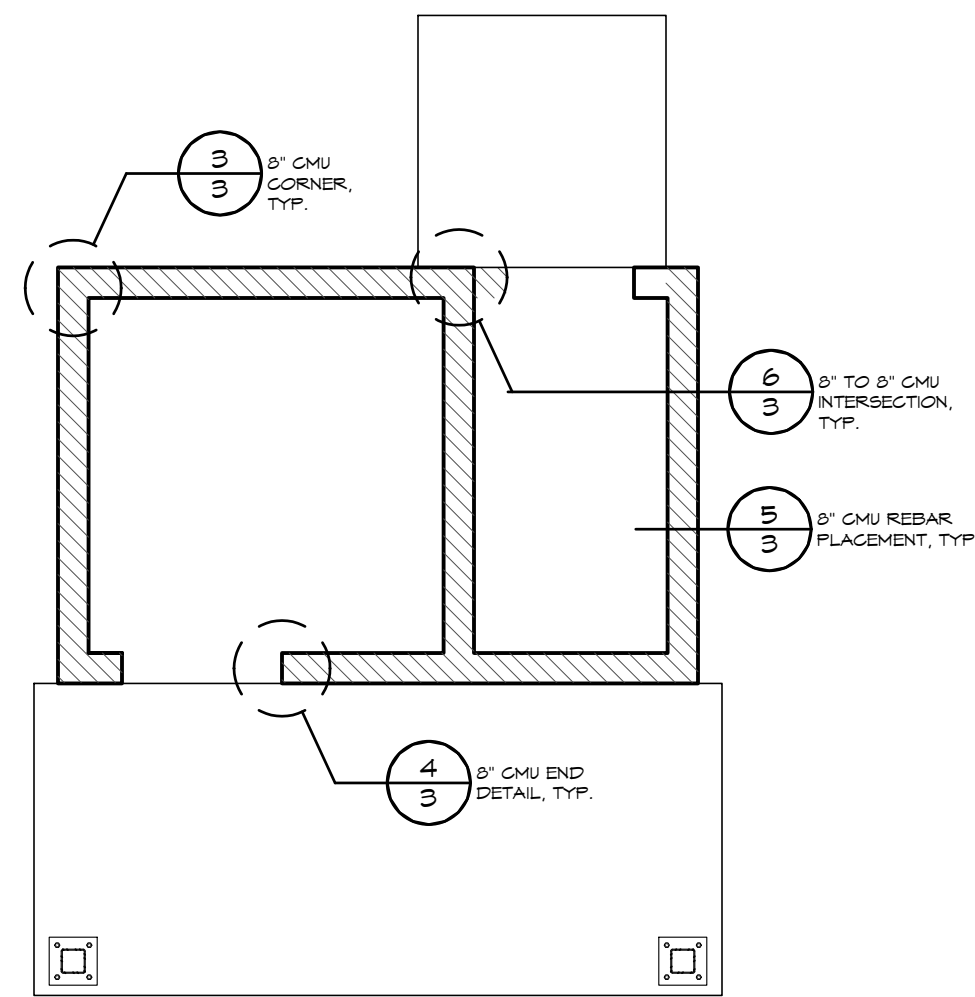
NOT FOR CONSTRUCTION

**ROMTEC**  
18240 NORTH BANK ROAD  
ROSEBURG, OR 97470  
(541) 496-3541 FAX (541) 496-0803

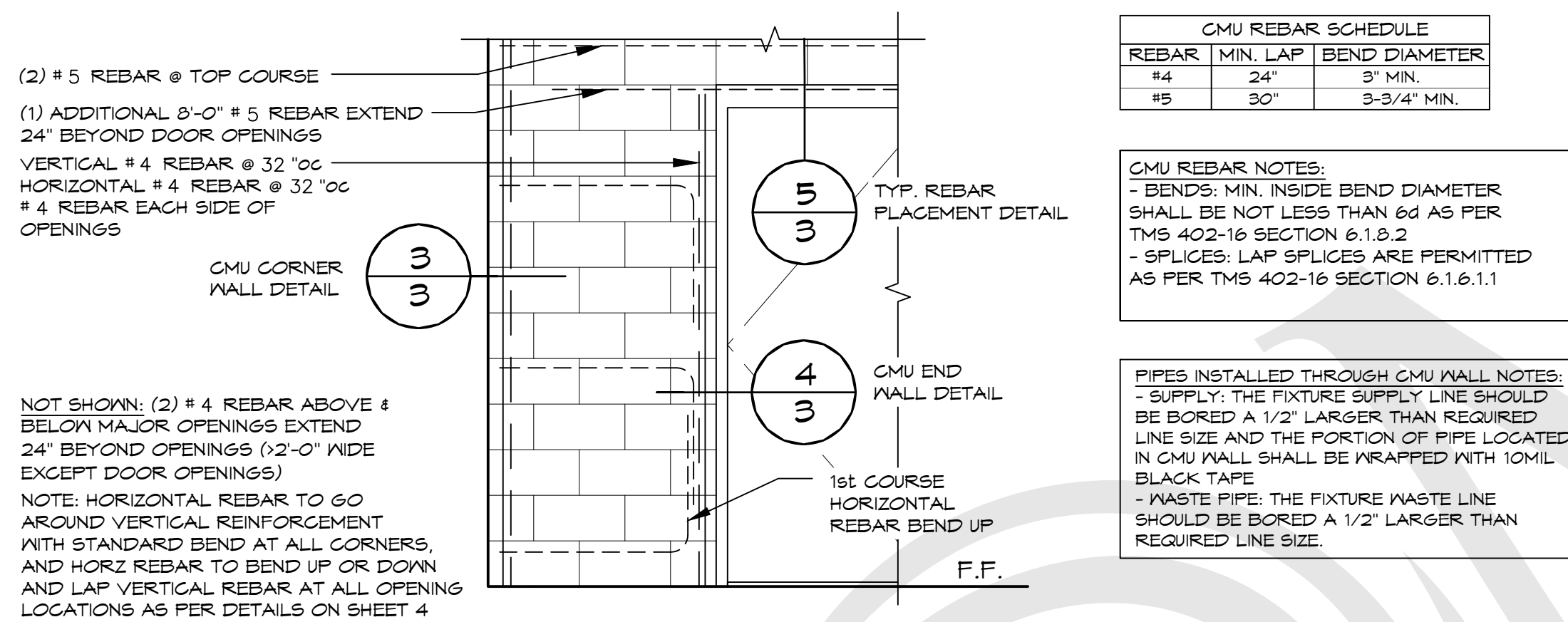
PROJECT: OASIS PARK  
CITY OF COMMERCE, COLORADO  
SHEET TITLE: ELEVATIONS SPECIFICATIONS

PROJECT I.D.# 2085  
DATE: 02/19/2024  
DRAWN BY: LS  
SHEET NO.

2B



**A STRUCTURAL CMU PLAN**  
SCALE: 1/4" = 1'-0"



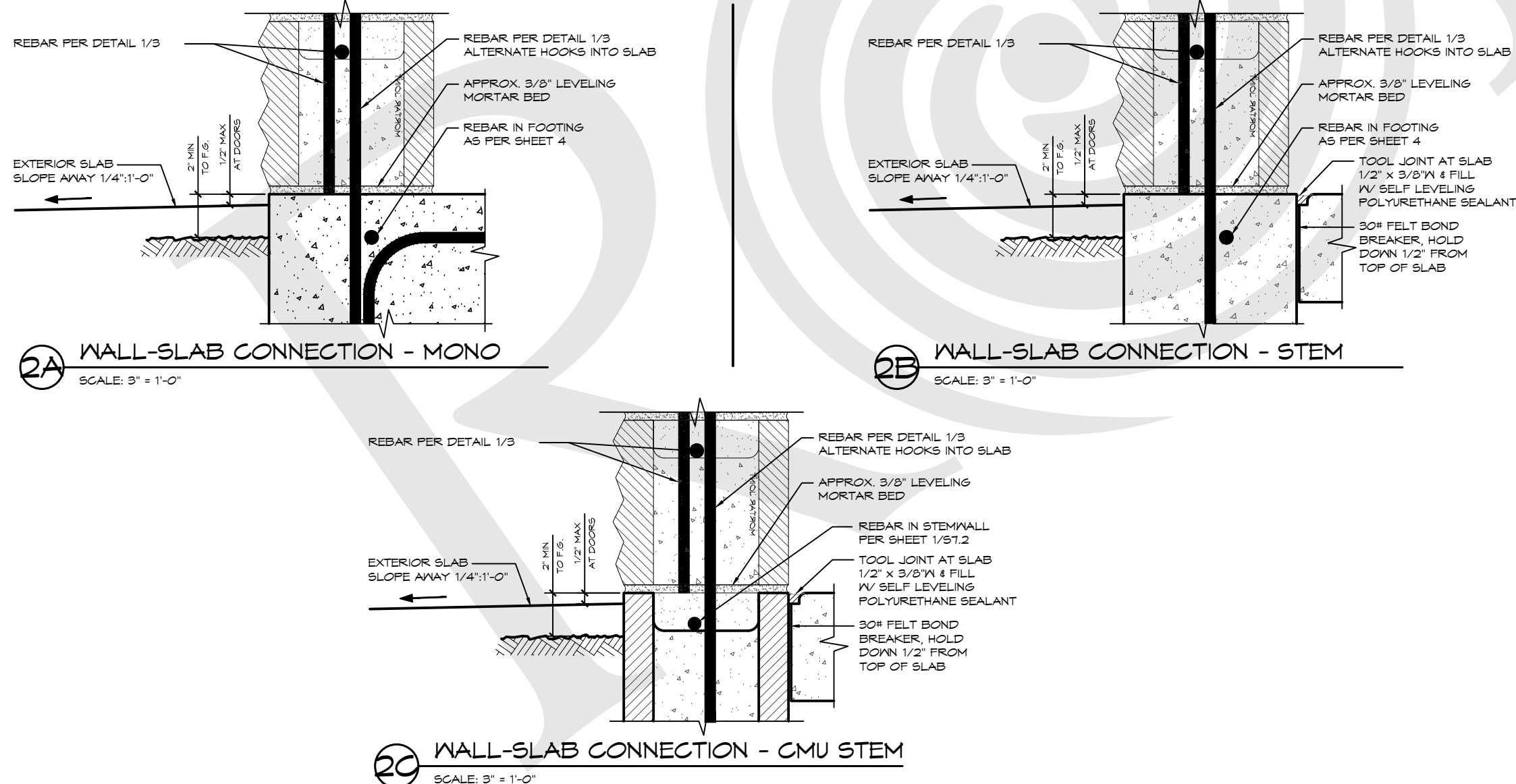
**1 CMU REBAR LAYOUT DETAIL**  
SCALE: 1" = 1'-0"

REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

**CMU REBAR NOTES:**  
- BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER TMS 402-16 SECTION 6.1.6.2  
- SPLICES: LAP SPLICES ARE PERMITTED AS PER TMS 402-16 SECTION 6.1.6.1.1

**PIPES INSTALLED THROUGH CMU WALL NOTES:**  
- SUPPLY: THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE  
- WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE.

**EXTERIOR WALL CONNECTIONS - PER DETAIL 1/4**



**SECTION 3: BUILDING INSTALLER SCOPE**

The installing contractor or subcontractor, hereafter designated as the building installer, is responsible for building package installation. Building installer work will generally include foundation/pad construction and building package assembly/construction.

Note: Romtec's scope is separate from the building installer's scope. Romtec, Inc., is the approved building package supplier, not a designated building installer.

**3.1 CONSTRUCTION SUBMITTALS**

A. If required by owner and/or reviewing authority, building installer shall submit product data sheets and relevant information about the specified building installer supplied products below for review and approval.

**3.2 WARRANTY**

A. Building installer's work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. If final acceptance of the completed building is delayed for reasons beyond building installer's control, the warranty shall be one (1) year from the completion of building installer's installation work and demobilization.  
B. Building installer shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by building installer.

**3.3 STRUCTURE**

A. Masonry (concrete) grout shall be supplied and installed by building installer.  
1. Grout shall have a minimum compressive strength of 2,500 psi at 28 days, 9+/- 1" slump, with max 1/2" aggregate, or as required in final approved plans.  
2. Fine or coarse grout may be used in accordance with 2009 UBC.  
3. All CMU block must be fully grouted and may not be wetted.  
Note: If required for installation, building installer will be responsible for providing appropriate equipment and labor for notching CMU block for bond beams, cutting CMU block to make any required shapes, and/or grinding CMU block for fixture mounting.  
B. Rebar for walls shall be supplied and installed by building installer.  
1. All walls shall have # 4 and # 5 rebar. See final approved plans for spacing.  
2. All rebar used in the building must meet ASTM A615 manufacturing standards and is to be placed per the final approved plans.  
C. Interior floors to be sealed concrete finish supplied by building installer.  
D. Sealant for all exposed wood shall be supplied and installed by building installer.  
E. Sealant for all exterior CMU block is required, to be supplied and installed by building installer.  
F. Rain gutters and downspouts are supplied and installed by building installer.

**3.4 ELECTRICAL**

A. Electrical rough-in, installation and trim shall be provided by building installer.  
1. All underground and/or overhead service to building shall be as specified in the final site plan.  
2. Building installer is responsible for all necessary wire, connectors, grounding, conduit, and related items to install the building package electrical components and meet all relevant national, state, and local codes.  
3. Building installer shall supply and install all switches and outlets required to complete the building package installation.

**SECTION 4: CONTRACTOR SCOPE ITEMS**

The items in this section may be provided by the same building installer as defined in Section 3 above (typically when a single entity is acting as both the building installer and contractor), or the items in this section may be provided by a separate entity such as a general contractor or site contractor, hereafter designated as contractor (typically when the building installer is a separate subcontractor). Contractor work will generally include site preparation and grading, excavations for structures, backfill and/or structural backfill, and any site or utility work outside the building package footprint.

Items in this section are generally to be completed prior to building installer beginning its installation work described in Section 3 above.

**4.1 CONSTRUCTION SUBMITTALS**

A. If required by owner and/or reviewing authority, contractor shall submit product data sheets and relevant information about the specified contractor supplied products below for review and approval.

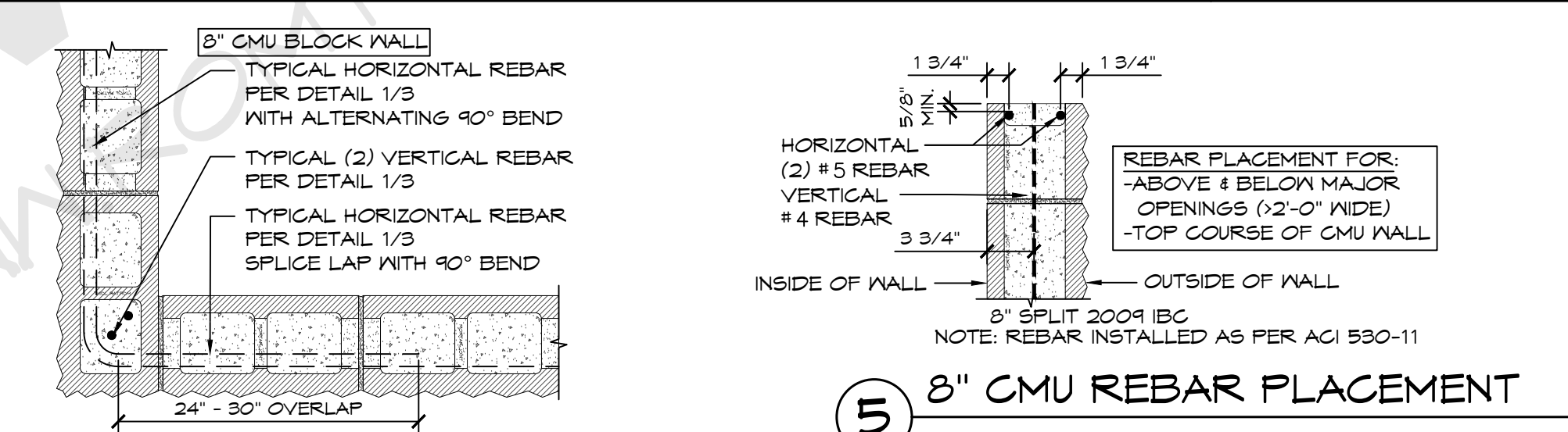
**4.2 WARRANTY**

A. Building installer's work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. If final acceptance of the completed building is delayed for reasons beyond building installer's control, the warranty shall be one (1) year from the completion of building installer's installation work and demobilization.

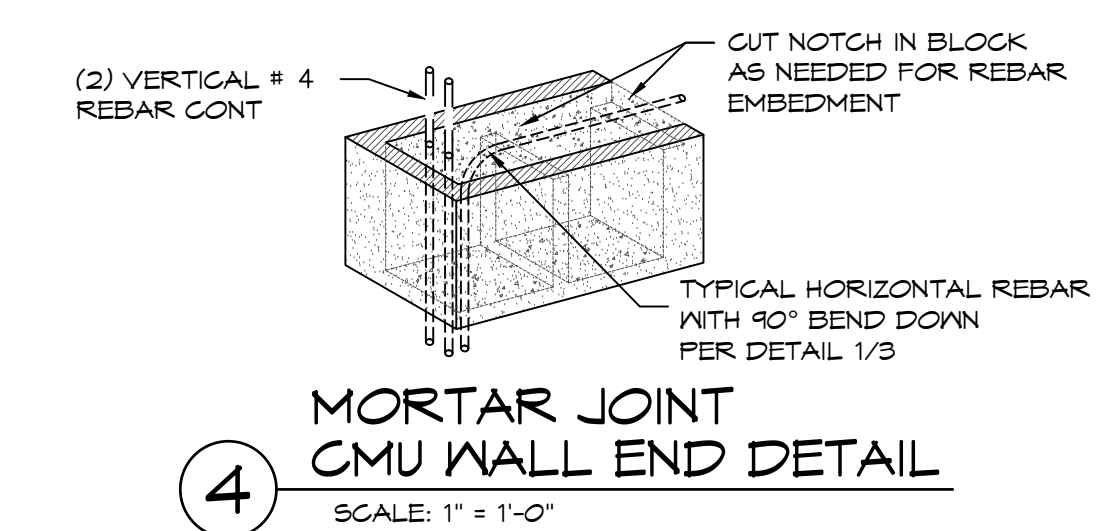
A. Building installer shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by building installer.

**4.3 ELECTRICAL**

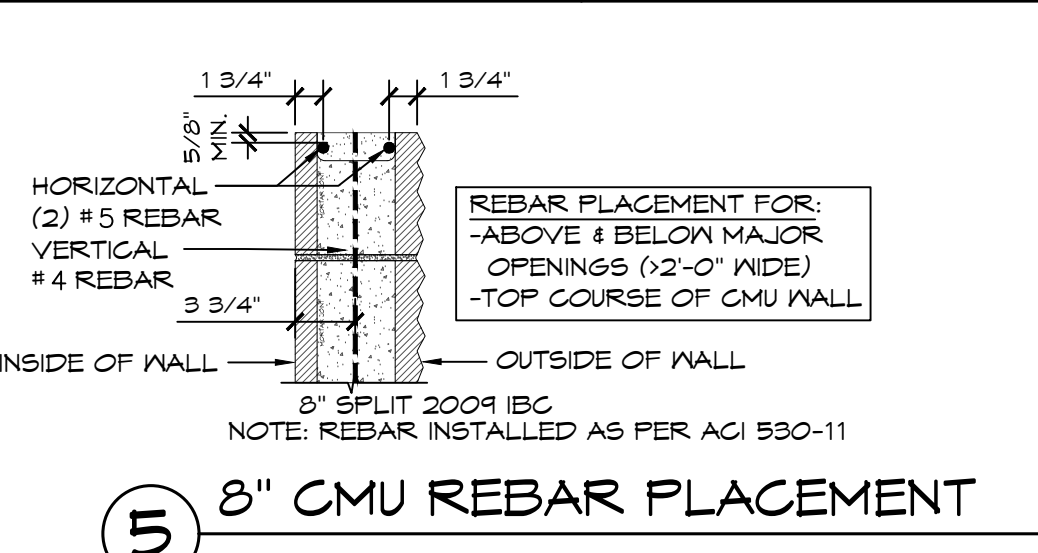
A. Incoming electrical utility lines to within approximately 10' of the building shall be provided by contractor.  
1. All underground and/or overhead service to building shall be as specified in the final site plan.  
2. Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final plans.  
3. Contractor supplies and installs the meter base and meter.



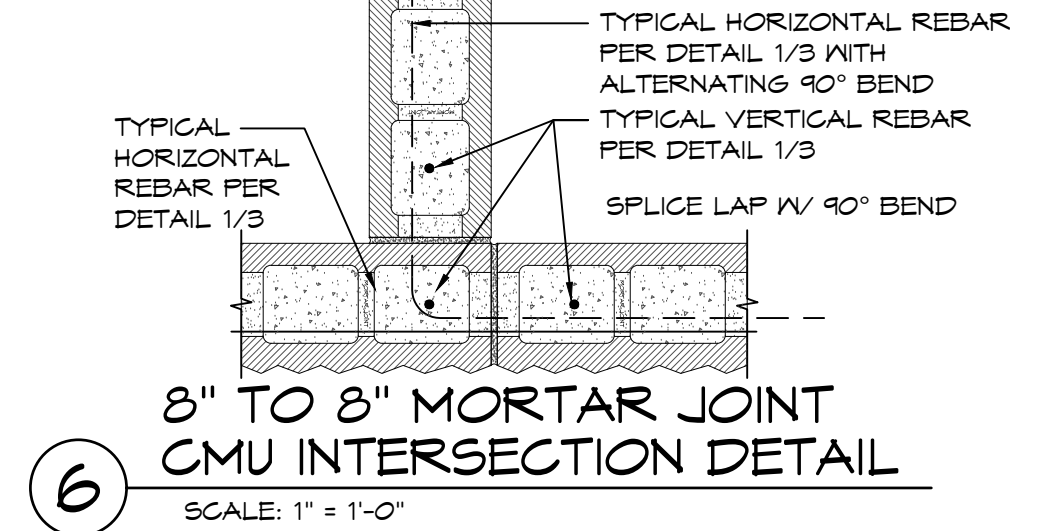
**3 MORTAR JOINT CMU CORNER DETAIL**  
SCALE: 1" = 1'-0"



**4 MORTAR JOINT CMU WALL END DETAIL**  
SCALE: 1" = 1'-0"



**5 8\"/>**

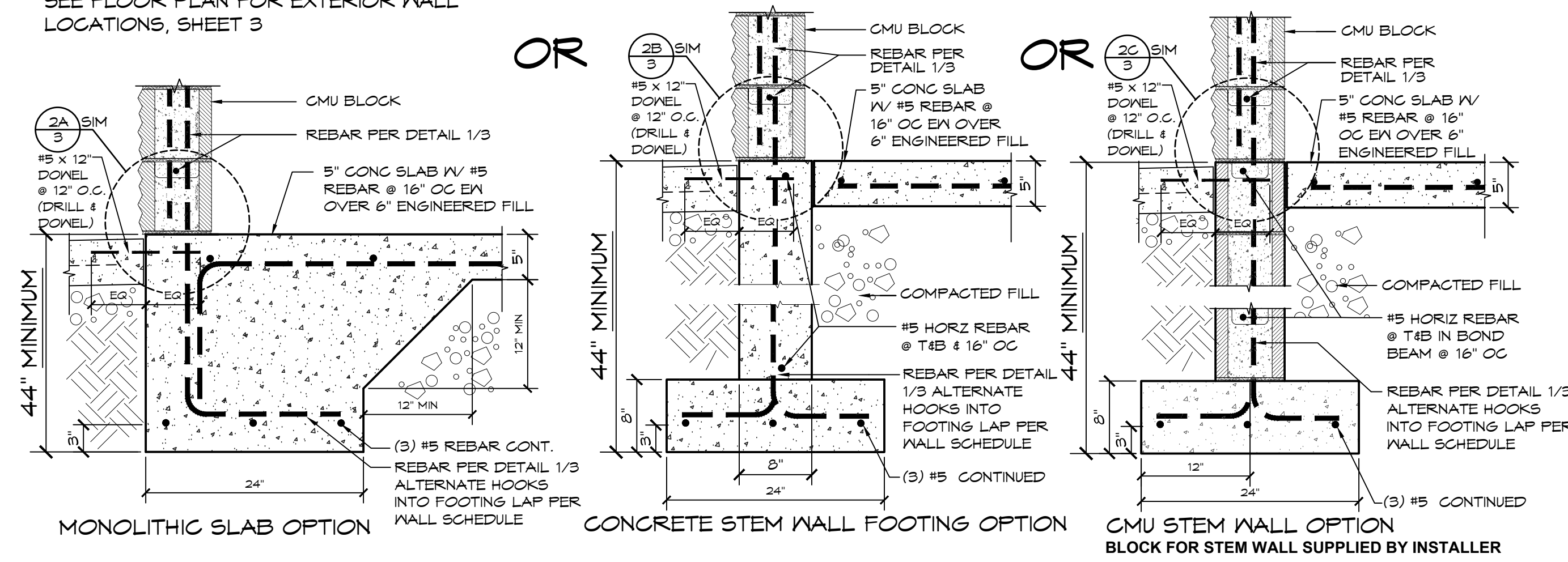


**6 8\"/>**

DESCRIPTION					
BY					
DATE					
REV					
<b>NOT FOR CONSTRUCTION</b>					
<b>ROMTEC</b> 18240 NORTH BANK ROAD ROSEBURG, OR 97470 (541) 496-3541 FAX (541) 496-0803					
PROJECT:	OASIS PARK CITY OF COMMERCE, COLORADO				
SHEET TITLE:	STRUCTURAL CMU PLAN & DETAILS SPECIFICATIONS				
PROJECT I.D.#	2085				
DATE:	02/19/2024				
DRAWN BY:	LS				
SHEET NO.:	3				

**EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING**

SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3



**EXTERIOR WALL FOUNDATION DETAIL OPTIONS**

SCALE: 1" = 1'-0"

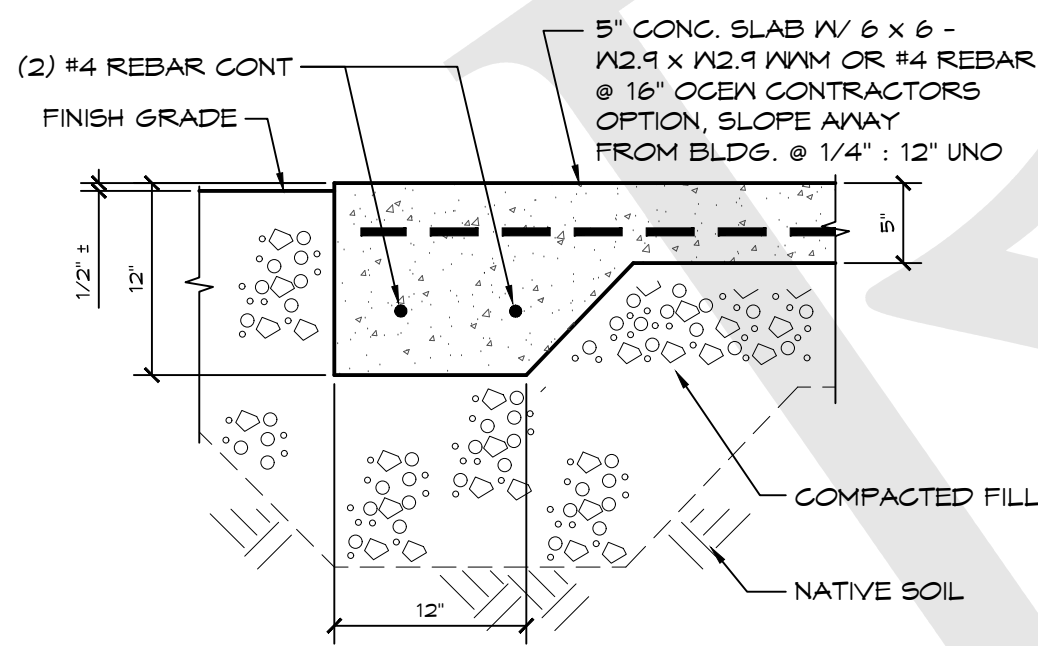
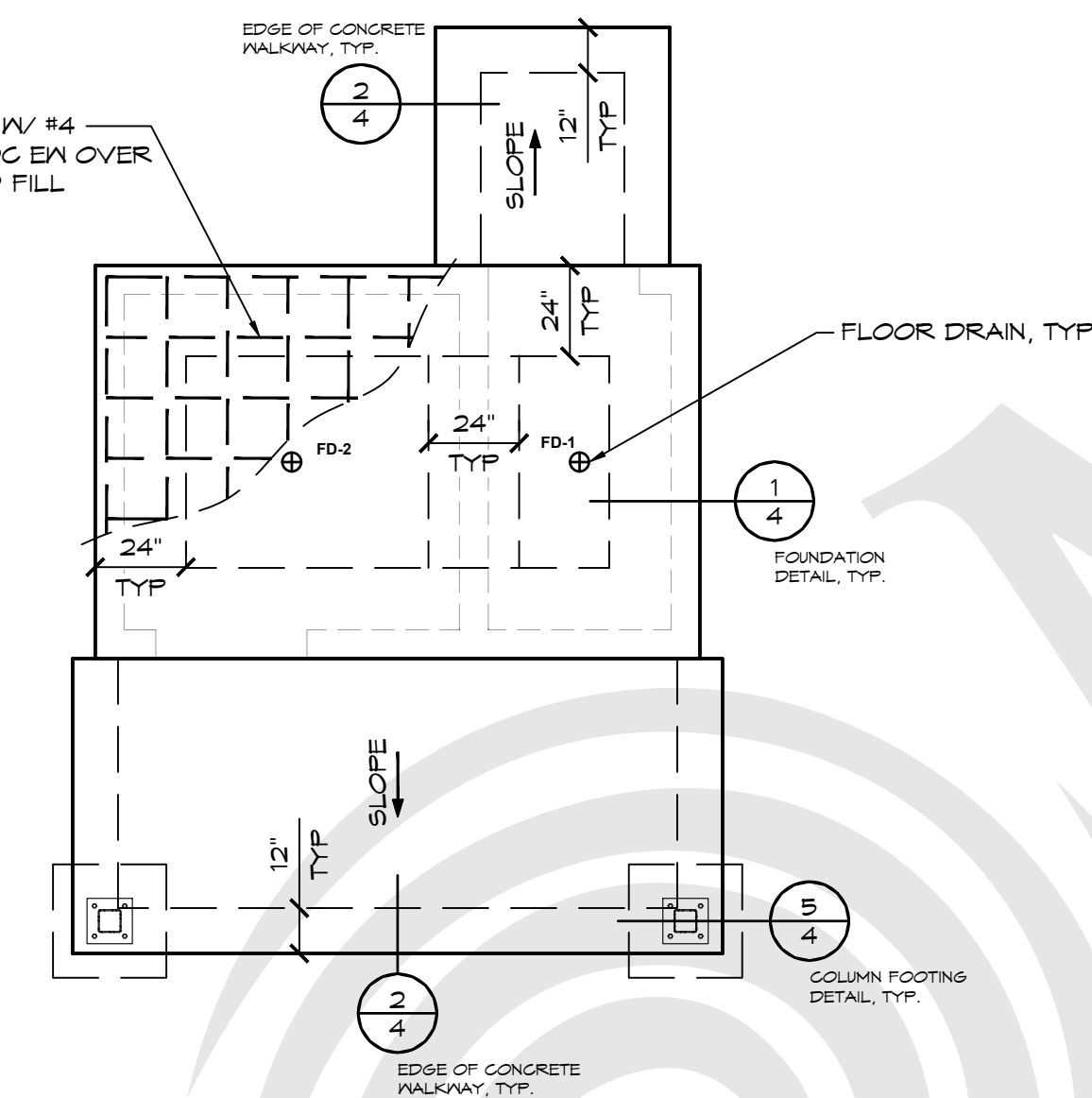
**GENERAL NOTES:**

- WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- PRIVACY WALLS TO HAVE A 30" WIDE X 12" DEEP FOOTING, IF APPLICABLE
- CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

**FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER**

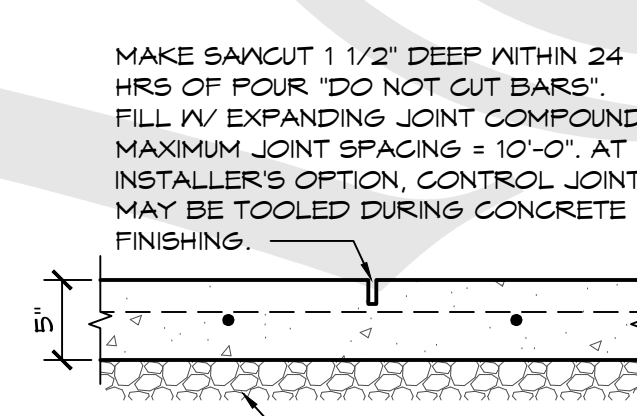
**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



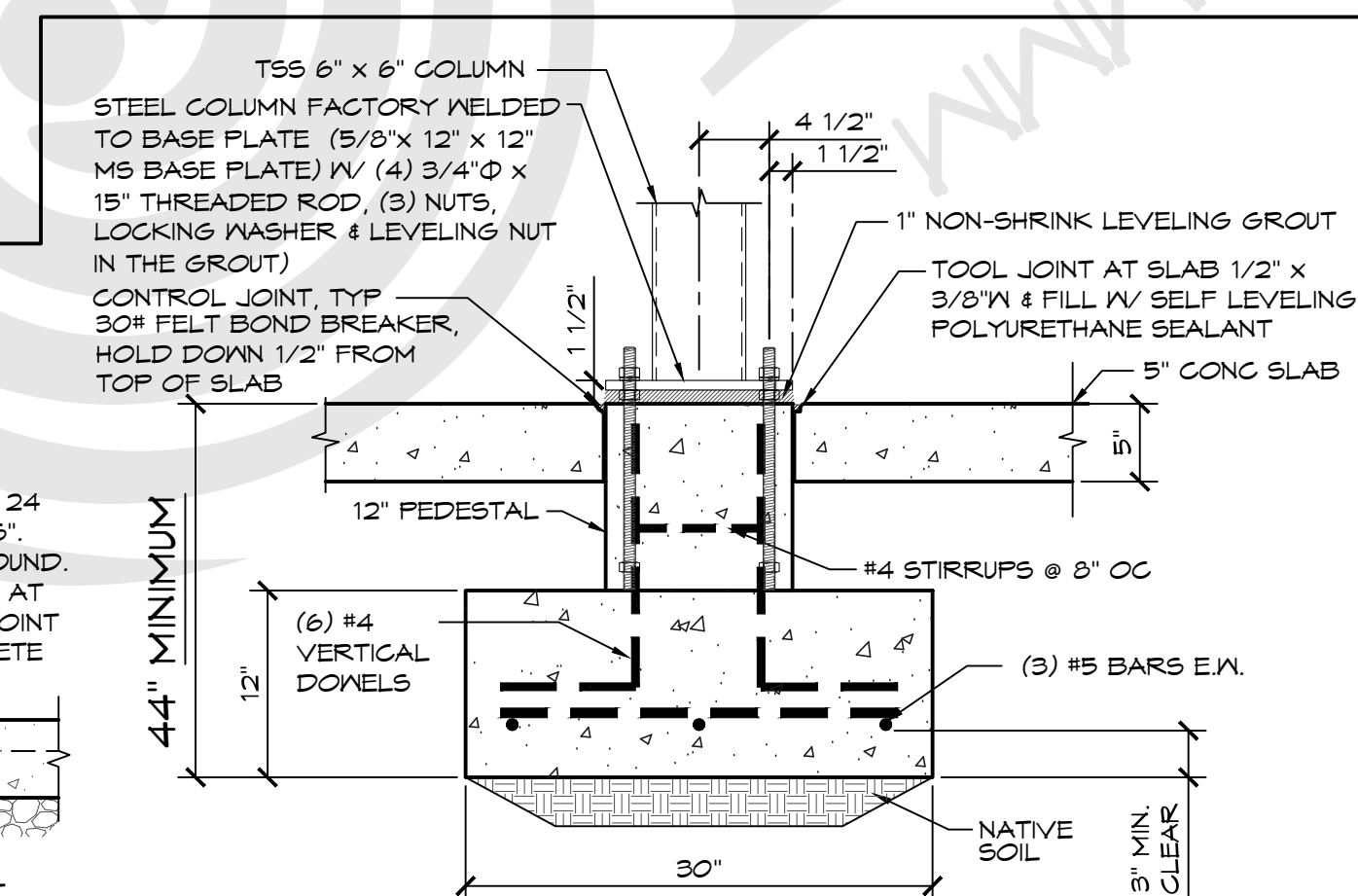
**EDGE OF CONC. WALKWAY**

SCALE: 1" = 1'-0"



**SAWCUT JOINT**

SCALE: 1" = 1'-0"



**COLUMN FOOTING DETAIL**

SCALE: 1" = 1'-0"

**3.5 CAST-IN-PLACE CONCRETE FOR BUILDING PACKAGE**

- All equipment, labor, trades, and materials for cast-in-place concrete shall be provided by building installer.
  - Includes all materials and labor for building package foundations/footings and interior slabs.
- Footings for the building package are to be dug by the building installer and poured on-site to meet local code for permanent structures. A prefabricated, modular mat placed on compacted base is not an accepted equal to a site specific, site poured, engineered foundation.
- Engineered fill shall be 3/4" minus crushed aggregate around footings, foundations, and slabs, or as required in the final approved plans.
- Slab vapor barrier shall be 6-mil continuous plastic under the concrete slab, or as required in the final approved plans.
- The foundation shall be installed as designed with all cast in-place concrete poured to dimensions specified, or as required in the final plans.
  - Footings will be built to minimum 44" depth or greater if required by local frost depth or permitting authority.
  - Minimum compressive strength of foundation concrete shall be 3,000 psi at 28 days, 4" +/- 1" slump, with max 3/4" aggregate, cured in accordance with ACI 308, or as required in approved final plans.
  - Slabs shall have a fine broom finish with joints required in flat work as shown on plans.
  - Steel rebar shall be installed as specified in final plans.
- Building installer shall supply and install concrete slab sealer.
  - Concrete slab sealer shall be a water-based, transparent curing, sealing and dust proofing compound with two (2) coats to be applied per manufacturer's instructions.

**3.6 PLUMBING**

- Plumbing rough-in, installation and trim within 10' of the building footprint shall be provided by building installer.
  - All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  - Building water shutoff valve, drain, and all rough piping shall be as shown on final building plans. Final installation location to be determined onsite.
  - Install the building package plumbing fixtures per the final approved plans.
  - Piping shall be installed per the final approved plans with minimum pipe sizing per 2009 Uniform Plumbing Code Section 610.
- Floor drains in the building shall be supplied and installed by building installer.
  - All floor drains shall be as shown on final approved plans.

**3.7 OTHER MATERIALS & EQUIPMENT**

- Unless otherwise specified, the following products and materials are supplied by building installer (if applicable).
  - Building package installation
  - Cast-in-place concrete foundations, footings, interior slabs
  - Concrete slab sealer
  - Mortar
  - Concrete grout
  - Rebar
  - Latex epoxy paint
  - Caulk for siding
  - Plumbing rough in, installation and trim
  - Electrical rough in, installation and trim
  - Switches & outlets
  - Typical fasteners; for example: roofing nails, staples, etc.
  - Fasteners not included in product packaging
  - Wood sealant for all decking, gulum beams, posts, and extensions
  - All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by owner or contractor.

**3.8 DELIVERY, STORAGE, AND HANDLING**

- The building installer will coordinate with owner and/or Romtec to receive delivery of the building package onsite. This includes all equipment and labor required for off-loading of the delivered building package.
- The building installer will assume responsibility for adequate protection and maintenance of delivered building package materials from weather, damage, and pilferage during installation work. Any failure to adequately protect building package materials that affects the warranty of those materials will be at building installer's expense.
- Building installer shall collect and maintain for final delivery to owner any operation & maintenance manuals included by individual product manufacturers with their respective product packaging. Any failure to collect, maintain, and/or deliver these O&M manuals to the owner that results in fees from Romtec for additional copies shall be at building installer's expense.

**4.4 CAST IN-PLACE CONCRETE FOR BUILDING EXTERIOR**

- All equipment, labor, trades, and materials shall be supplied by contractor.
  - Includes all materials and labor for exterior/entry slabs and sidewalks.
- Refer to drawings for sidewalks and entry slabs.
  - Minimum concrete compressive strength of 2,500 psi at 28 days.
  - Remesh or rebar reinforcement shall be used in sidewalks.
  - All sidewalks shall be finished with a fine broom with control joints installed per the final approved site plan.

**4.5 PLUMBING**

- Incoming plumbing to within approximately 10' of the building shall be provided by contractor.
  - All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  - Building water shutoff valve is to be supplied and installed by contractor.
  - Contractor is responsible to ensure that incoming water pressure is sufficient to meet building package fixture demands.
  - Minimum water pressure at toilet and urinal flush valves shall be 40 psi with minimum pipe sizing as per 2009 Uniform Plumbing Code Section 610, or as required in final approved plans.
- Water line drain valve shall be supplied and installed by contractor.
- Sewer line backflow check valve shall be supplied and installed by contractor.

**4.6 OTHER MATERIALS & EQUIPMENT**

- Unless otherwise specified, the following products and materials are supplied by contractor.
  - All items not specifically listed as supplied by owner or building installer.
  - Any item listed as supplied by "contractor" or "others".
- Unless specified in the plans or submittals, contractor supplies the following (if applicable):
  - Incoming electrical, water, sewer, and gas utilities.
  - Asphalt paving
  - Masonry pavers
  - Sidewalks
  - Landscaping
  - Site grading
  - Exterior/entry slabs
  - Drain valves and backflow check valves
  - Branch circuit breakers
  - Irrigation Equipment
  - Fire alarm and fire suppression equipment
  - Lighting equipment not attached to the building.
  - All other items exterior of the building footprint indicated on final plans or required by building codes which are not specifically stated as supplied by owner or building installer.

**4.7 DELIVERY, STORAGE, AND HANDLING**

- The contractor will assume responsibility for adequate protection and maintenance of the installed building package materials after completion of installation work by building installer. Any failure to adequately protect building package materials that affects the warranty of those materials will be at contractor's expense.

**SECTION 5: OWNER'S SCOPE**

- 5.1 ONGOING MAINTENANCE**
  - Owner is responsible for ongoing maintenance of the completed restroom building after completion of work by building installer and contractor.
- 5.2 SITE PLAN**
  - Owner (or owner's site engineer) is responsible for providing the final approved site plan to Romtec and/or building installer.
- 5.3 SPECIAL INSPECTION**
  - If required, special inspection(s) services shall be provided by owner.
  - If special inspection(s) are required by the permitting authority or relevant agency(ies), then Romtec, building installer, and/or contractor shall provide reasonable assistance to the owner to accommodate the special inspection(s).
- 5.4 DELIVERY, STORAGE, AND HANDLING**
  - Owner will coordinate with Romtec, building installer, and/or contractor to receive delivery of the building package onsite.

NO.	DESCRIPTION	BY	DATE	REV

**NOT FOR CONSTRUCTION**

**ROMTEC**  
 18240 NORTH BANK ROAD  
 ROSEBURG, OR 97470  
 (541) 496-3541 FAX (541) 496-0803

PROJECT: **OASIS PARK**  
 CITY OF COMMERCE, COLORADO  
 SHEET TITLE: **FOUNDATION PLAN & DETAILS SPECIFICATIONS**

PROJECT I.D.# **2085**  
 DATE: **02/19/2024**  
 DRAWN BY: **JS**  
 SHEET NO. **4**