OASIS PARK RESTROOM

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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.

.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.

.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.

- 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.
- - 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

- 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.

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NOT FOR CONSTRUCTION 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". 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. **N** N 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 ×N× ×N× \overline{O} \overline{O} 2085

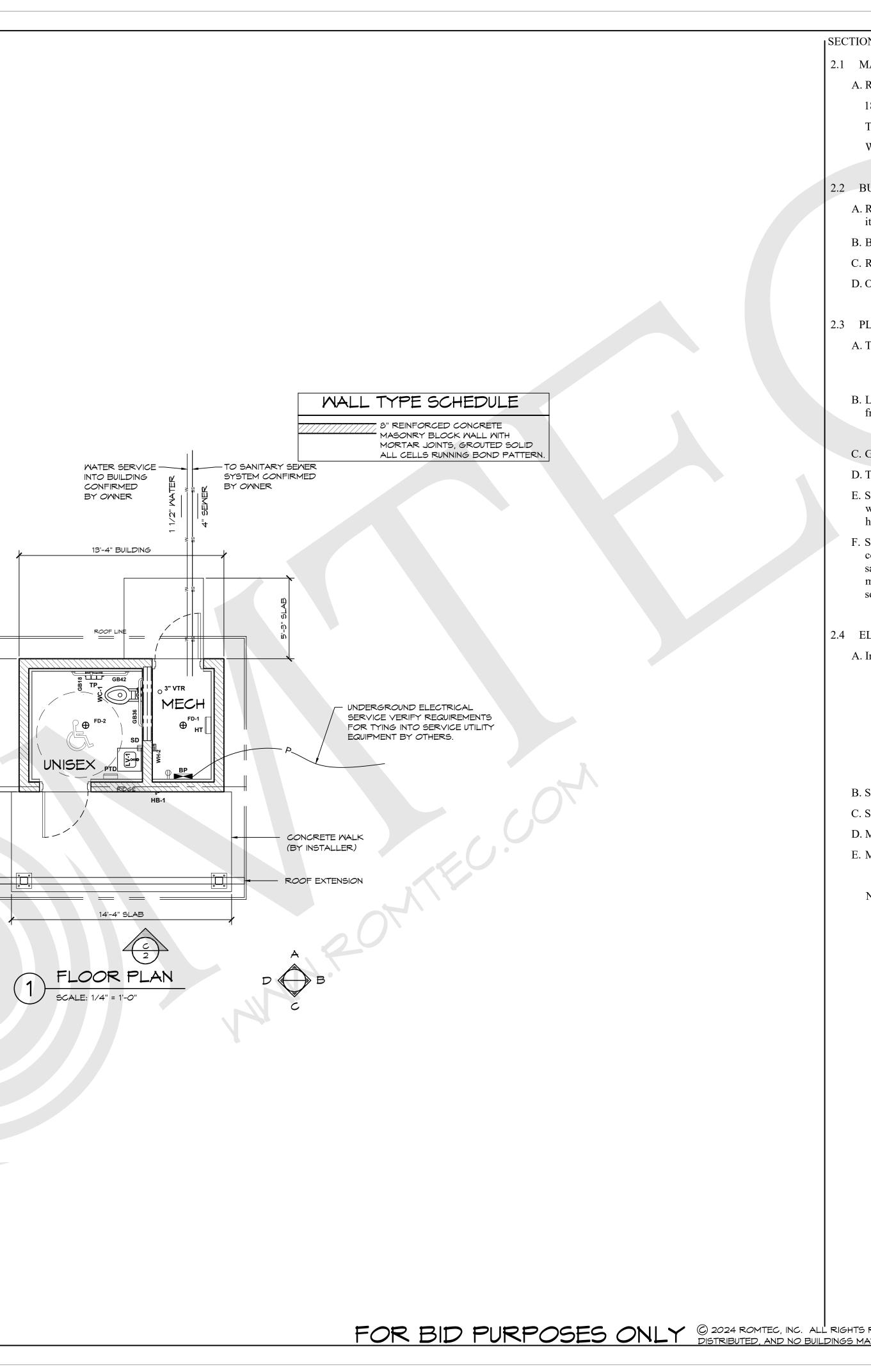
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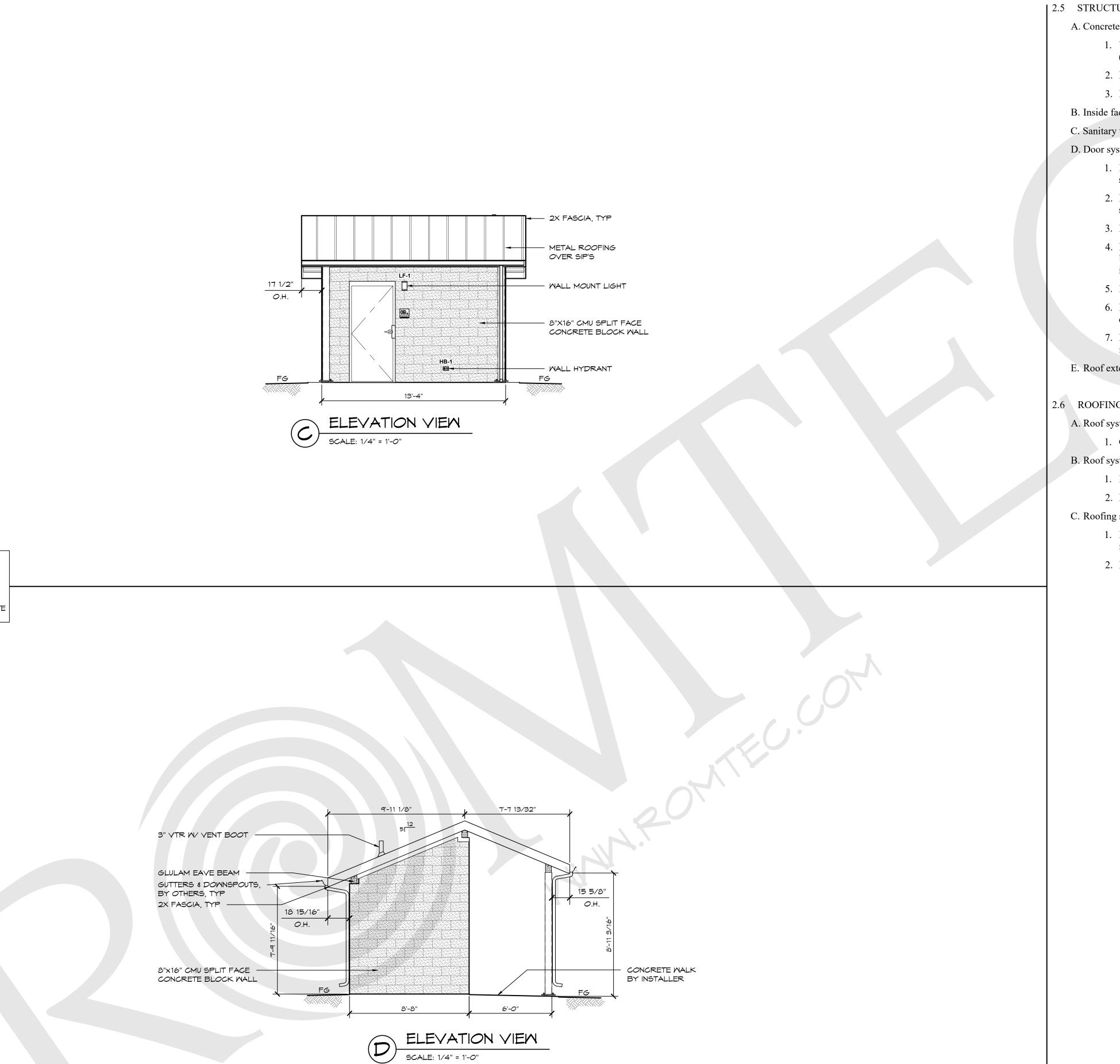
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	LEGEND	
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
⊕ ^{FD}	FLOOR DRAIN	2
φ	ELECTRICAL OUTLET	1
	ERV SYSTEM	1
	MECH EXHAUST SYSTEM	1

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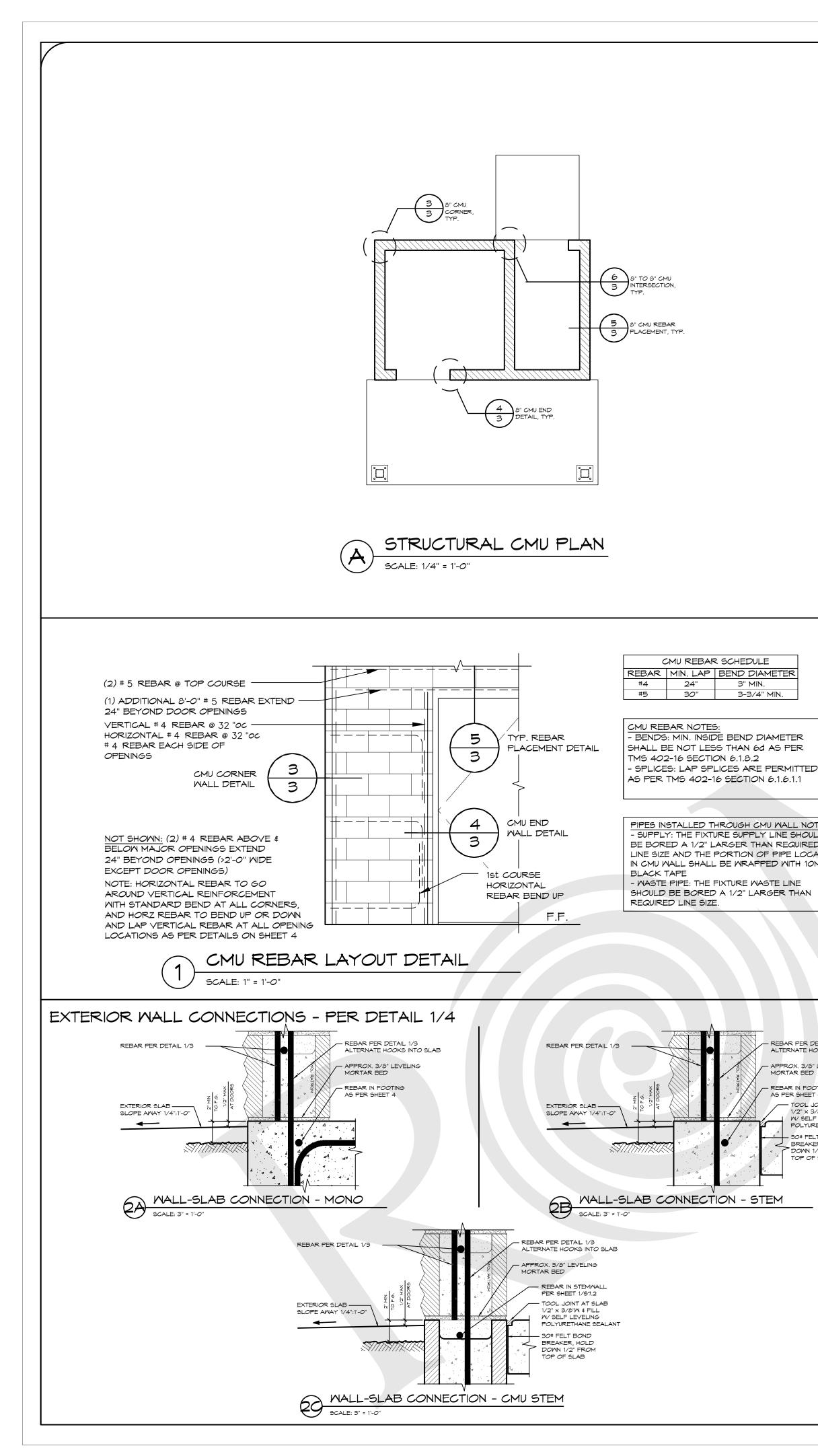
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21 2. DUILDING FACKAOL FRODUCIS	
MANUFACTURER	
Romtec, Inc.,	
18240 North Bank Road, Roseburg, OR 97470	
Tel: 541-496-3541; Fax: 541-496-0803; Email: RIsales@romtec.com	
Web: www.Romtec.com	
	DESCRIPTION
BUILDING DESCRIPTION	
Refer to plans for quantities, dimensions, locations, and installation methods for the materials and	
items described in this section.	
Building dimensions shall match what is indicated on drawings.	
Romtec will supply the building package products to owner.	
Owner will supply the Romtec building package products to building installer and/or contractor.	
	DATE
PLUMBING FIXTURES & ACCESSORIES	2
Toilet shall be floor mount, top supply, stainless steel.	Lee
1. Flush valve shall be a chrome, manual lever with ADA compliant metal oscillating non-hold-open handle.	
Lavatory shall be 19 in. x 17 in. stainless steel and wall hung with anti-splash rim and concealed front overflow.	NOT FOR CONSTRUCTION
1. Faucets shall be deck mounted single hole single supply metering, sink faucet.	
Grab bars shall be stainless steel.	
Toilet paper dispenser shall be stainless steel, wall mount with three-roll capacity.	
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.	
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.	
ELECTRICAL	
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.	170 496-0803
5. Mech room lights controlled by switch (switches by installer).	7470 1)-490
Single point Electric tank, 4.8kW water heater to supply the restroom sink.	BANK OR 9 X (54
Surface mount, 2250 - 4500-Watt wall heater in mechanical room only.	
Mechanical exhaust system with inline fan and ERV to recycle heated air within the building.	(541)-496-3541 F
Main breaker panel.	1824 RC 1996
1. Breaker Panel shall be 100 Amp, single-phase, rain tight.	(541
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.	
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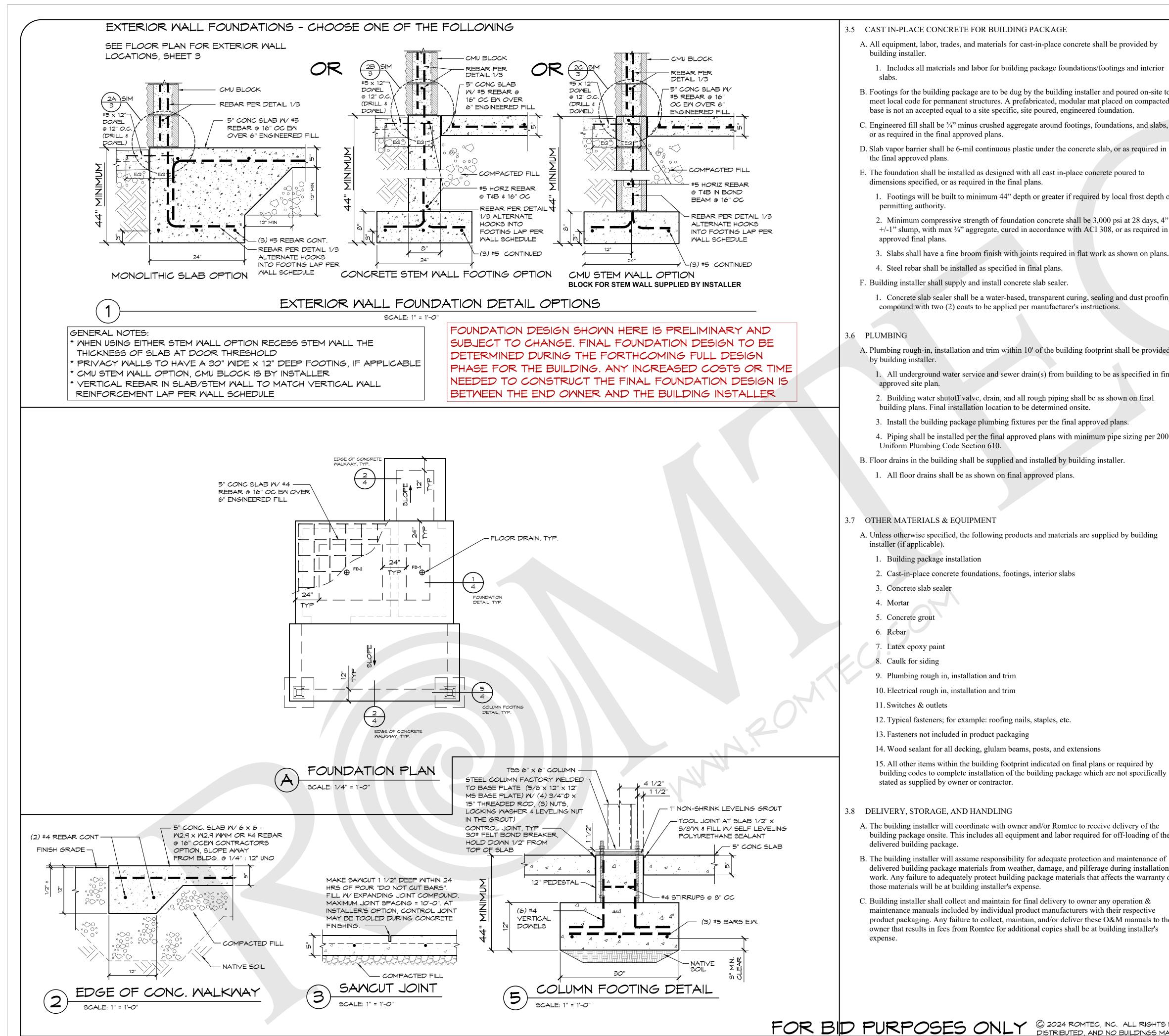
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	MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC.	



	SECTION 3: BUILDING INSTALLER SCOPE	SECTION 4: CON
	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.	The items in when a single provided by a
	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.	(typically wh preparation a outside the bu
	 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. 	Items in this described in S 4.1 CONSTRU
	3.2 WARRANTY	A. If rec informa
	 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 	4.2 WARRAN' A. Build not less buildin
	and components supplied by building installer.	buildin comple A. Build
	3.3 STRUCTURE	and con
	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 ½" aggregate, or as required in final approved plans.	4.3 ELECTRIC A. Incor
	2. Fine or coarse grout may be used in accordance with 2009 UBC.	1. All u
	3. All CMU block must be fully grouted and may not be wetted.	2. Elect
	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.	plans. 3. Cont
	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.	
D	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.	
DTES:	3. Building installer shall supply and install all switches and outlets required to complete the building	
DTES: JLD ED	package installation.	
DMIL		
	B" CMU BLOCK WALL TYPICAL HORIZONTAL REBAR PER DETAIL 1/3 D Z N	
		PLACEMENT FOR: & BELOW MAJOR
DETAIL 1/3 100K5 INTO SLAB		IGS (>2'-0" WIDE) DURSE OF CMU WAL
" LEVELING	SPLICE LAP WITH 90° BEND INSIDE OF WALL OUTSIE	DE OF WALL
	8" SPLIT 2009 IBC NOTE: REBAR INSTALLED	AS PER ACI 530-11
JOINT AT SLAB 3/8"W ∉ FILL		R PLACEN
F LEVELING RETHANE SEALANT ELT BOND	5) SCALE: 1" = 1'-0"	
ER, HOLD 1/2" FROM IF SLAB	MORTAR JOINT	
	3 CMU CORNER DETAIL	
_	SCALE: 1" = 1'-0"	
	(2) VERTICAL # 4 REBAR CONT CUT NOTCH IN BLOCK AS NEEDED FOR REBAR EMBEDMENT	
	TYPICAL HORIZONTAL REBAR PER DETAIL 1/3	
	TYPICAL HORIZONTAL REBAR WITH 90° BEND DOWN UU PER DETAIL 1/3	
		8" MORT
		NTERSEC
	FOR BID PURPOSES ONLY © 2024 ROMTEC, DISTRIBUTED, AND	

ONTRACTOR SCOPE ITEMS	
n this section may be provided by the same building installer as defined in Section 3 above (typically gle entity is acting as both the building installer and contractor), or the items in this section may be a separate entity such as a general contractor or site contractor, hereafter designated as contractor when the building installer is a separate subcontractor). Contractor work will generally include site and grading, excavations for structures, backfill and/or structural backfill, and any site or utility work	
building package footprint.	
s section are generally to be completed prior to building installer beginning its installation work Section 3 above.	NOL
UCTION SUBMITTALS	DESCRIPTION
equired by owner and/or reviewing authority, contractor shall submit product data sheets and relevant nation about the specified contractor supplied products below for review and approval.	
nation about the specified contractor supplied products below for review and approval.	
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Iding installer's work shall be warranted against defects in materials and workmanship for a period of ss than one (1) year from the date of acceptance. Acceptance is the date that installation work for the ng package is completed, including any relevant final punch list. If final acceptance of the completed ng is delayed for reasons beyond building installer's control, the warranty shall be one (1) year from the letion of building installer's installation work and demobilization.	DATE BY
lding installer shall pass through to owner all relevant manufacturers warranties for individual products omponents supplied by building installer.	
CAL	
oming electrical utility lines to within approximately 10' of the building shall be provided by contractor. underground and/or overhead service to building shall be as specified in the final site plan. ctric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final	NOT FOR CONSTRUCTION
ntractor supplies and installs the meter base and meter.	
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attribute 4. Minimum pipe sign as per 2009 Uniform Plumbing Code Section 610, or as required in final approved plans. 9. Water line duain valve shall be supplied and installed by contractor. C. Sever line backflow check valve shall be supplied and installed by contractor. C. Sever line backflow check valve shall be supplied and installed by contractor. 4.6 OTHER MATERIALS & EQUIPMENT A. Infesse otherwise specified, the following products and materials are supplied by contractor. 4.7 All trans not specifically listed as supplied by orner or building installer. 9. Manonry parents 1. Autors more specified in the plans or aubminithe, contractor supplies the following (if upplicable): 1. Not remain composition of the plans or aubminithe, contractor supplies the following (if upplicable): 1. Incoming electrical, water, sever, and gas utilities. 2. Asphalt parving 3. Manonry parents 3. Indecapting 4.8 Dimin valves and backflow check valves 9. Branch circuit brackers 10. Integration Equipment 1.2. Houting installer. 1.1. Fina alam and fits captrostion equipment 1.2. Houting installer. 1.8 Dimin valves and backflow check valves 9. Branch circuit brackers 10. Integration Equipment 1.2. Houting installer. 1.8 Jubiter materials and the composibility materials after completion of moning places and the adapted protect and materials will be a contractor. 5. MITIVERY, STO		2. Building water shutoff value is to be supplied and installed by contractor.	
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C. Sever link backflow check valve shall be supplied and installed by contractor. A. Contess otherwise specified, the following products and materials are supplied by contractor or the disting installer. A. Unless otherwise specified, the following products and materials are supplied by contractor or "others". B. Unless specified in the plane or submittals, contractor or upplicable: A. Any item listed as supplied by "contractor" or "others". B. Unless specified in the plane or submittals, contractor supplies the following (if plane) is a supplied by "contractor" or "others". B. Unless specified in the plane or submittals, contractor supplies the following (if a supplicable): A. Hardweaping S. State grading S. There or interver of the building for opport in file acted on final planes or regarred by halfing coale where an ent specificable by owner or building installer. A. Di Heir PKY, STORAFF, AND HANDLING C. The contractor will assume responsibility for ongoing ministemater of the soungleidor for installering work where the building installer. SECTION 5: OWNER'S SCOPE S. ONOON MAINTENANCE S. SPECIAL INSPECTION A. If equiral, special inspection(s) services shall be provided by cover. S. SPECIAL INSPECTION A. If equiral, special inspection(s) services shall be provided by cover. S. THE PLAN A. Cover (a cover is size regiment) is responsible for providing the final approved at a plane to Remet, could by surface materials what he provided by cover. S. SPECIAL INSPECTION A. If equiral, special inspection(s) services shall be provided by cover. S. The particular, and where the advise insuffer, and overative relatively in the agreenting is responsible for provided by cover. S. SPECIAL INSPECTION A. If equiral, special inspection(s) services shall be provided by cover. S. The postical inspection(s) services shall be provided by cover. S. The postical inspection(s) serv		with minimum pipe sizing as per 2009 Uniform Plumbing Code Section 610,	L L L L L L L L L L L L L L L L L L L
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5.4 DELIVERY, STORAGE, AND HANDLING		5.4 DELIVERY STORAGE AND HANDLING	02/19/2024 DRAWN BY:
C. Owner will coordinate with Romtec, building installer, and/or contractor to			JS
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