

# JACKSON COUNTY SPLASH PAD RESTROOM


SHEET SCHEDULE	
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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.

JACKSON COUNTY SPLASH PAD  
SECTION 13 34 23 - PRE-ENGINEERED RESTROOM BUILDING  
Specification Date: 11/3/2023  
SECTION 1: BUILDING SUPPLIER SCOPE

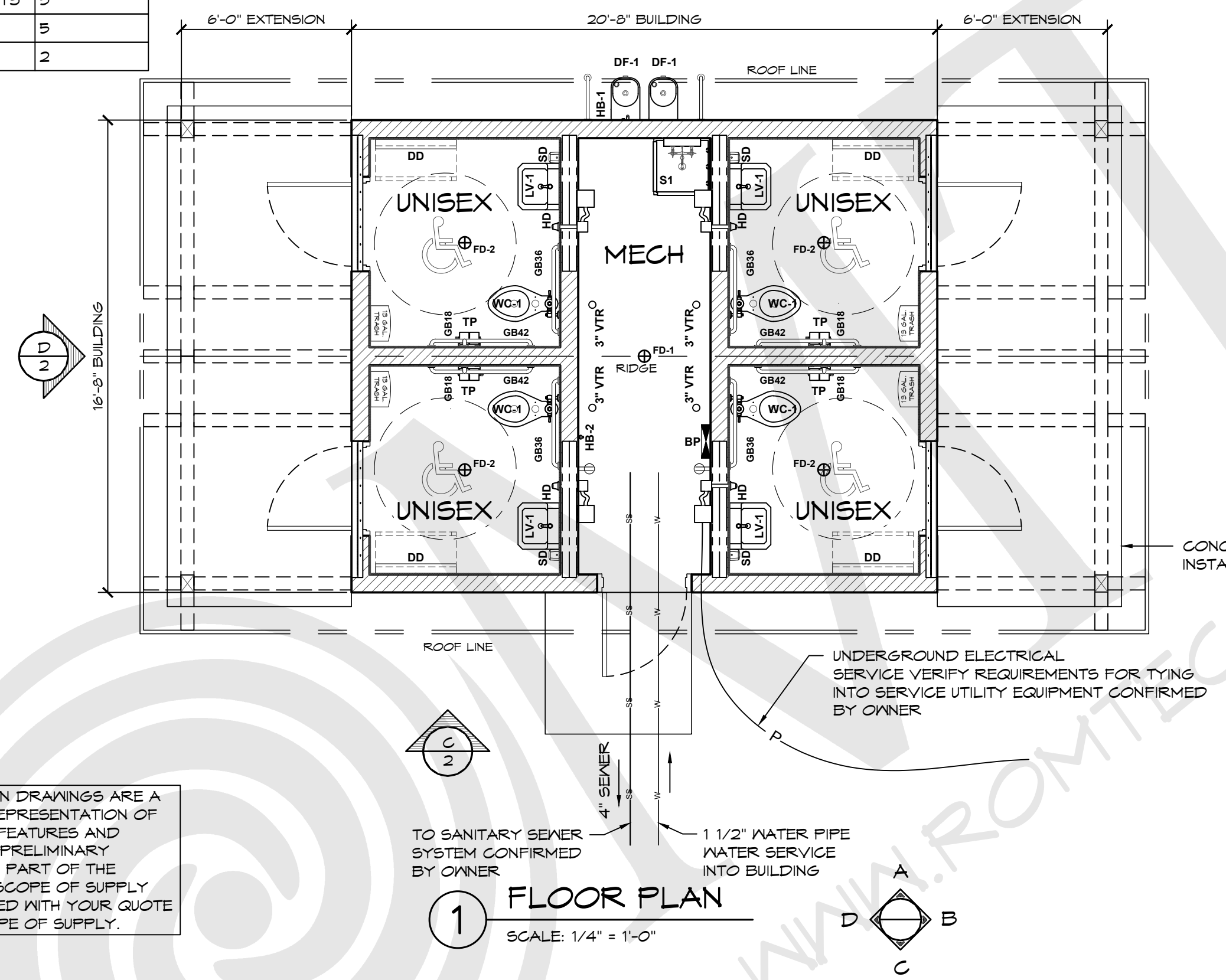
- 1.1 SUMMARY
- A. The work shall include furnishing the sealed architectural, structural, mechanical, and electrical plan sets and furnishing the structural, mechanical, and electrical building components as a complete, pre-designed restroom building package as shown on drawings and as specified herein.
- 1.2 GENERAL REQUIREMENTS
- A. Packaged building design and engineering and furnishing all specified building package components shall be supplied by Romtec, Inc., or pre-approved alternate, hereafter designated as the building supplier.
  - B. The building supplier shall be a single source design, engineering, and manufacturing firm who shall meet all the following requirements.
  - C. The packaged building shall be a current standard product of building supplier.
  - D. Building supplier shall be regularly engaged in and have at least ten (10) years of experience in packaged building engineering, design, supply, and construction.
  - E. The building supplier must meet or exceed the product specifications. The Romtec, Inc. building package is an approved guide and example.
  - F. Alternate building suppliers shall demonstrate that they have designed, engineered, produced, delivered, and constructed at minimum ten (10) functioning site-built buildings of similar type. Project completion dates and a reference contact from the owner of each project must be provided.
  - G. Alternate building suppliers must disclose all instances of any prior municipal reviewer or landscape architect's rejection of the same or similar product as an "or equal" to the specified basis of design building package.
  - H. Bidders who propose and alternate building supplier other than Romtec, Inc. are required to provide a complete submittal package minimum of ten (10) calendar days prior to the bid opening date with full sealed plan sets, calculations, and all pre-engineered structural items.
  - I. Any products proposed as "or equal" that are not as specified must be specifically listed in the alternate building supplier submittal package and accompanied by manufacturers data sheets for review. These products will be approved or denied prior to the bid opening. Incomplete submittals will be rejected and returned to the bidder.
  - J. The building and its concrete footings, foundation, and slab are to be engineered by the building supplier to meet site-specific conditions, including wind and snow loading, local frost depth, and ground conditions.
  - K. Fasteners that are normally included with individual components, as well as all atypical fasteners, shall be supplied by building supplier.
  - L. Building is to be designed and constructed to meet local codes and approvals for permanent structures. Any building that is temporary, permanently relocatable, prefabricated modular, an offsite constructed product, or constructed of precast material is not an accepted equal to permanent, onsite, conventional construction.
  - M. No approval by any external entity will override the local building authority's codes and inspections. Seals meant for modular homes and production plant certifications will not be allowed in lieu of sealed plans from a licensed engineer and conventional inspection during construction.
  - N. Building sidings, treatments, and roofing are to be as specified. Precast buildings with painted textures are not considered architecturally equivalent.
  - O. The building supplier shall provide complete, code-compliant building plans including plans, elevations, sections, and details, under seal of a National Kitchen and Bathroom Association (NKBA) certified technical designer.
  - P. The building supplier shall provide complete structural calculations meeting code for design loads and seismic design under seal of a professional Engineer with current license in the state where the project is located.
  - Q. The reviewing authority reserves the right to review or reject all submittals at its sole discretion.
  - R. All work and materials shall comply with current industry building codes and regulations for the state where the project is located.
  - S. Americans with Disabilities Act Accessibility Guidelines (ADAAG) will be followed in design, manufacture, and construction.
- 1.3 DESIGN & SUBMITTAL DOCUMENTATION
- A. The building supplier 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 contractor.
  - C. Within one (1) week of contract award, the building supplier shall submit the packaged building preliminary Scope of Supply and Design Submittal (SSDS), including the building plan view and elevation drawings.
  - D. The building supplier will provide complete submittal documentation in the building supplier's standard electronic submittal format for review.
  - E. The preliminary SSDS will be reviewed by relevant parties and returned to the building supplier with any required revisions to the terms, product data sheets, and/or building plan view and elevation drawings noted as comments.
  - F. The building supplier 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, the building supplier 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 building supplier 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. Building supplier 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 the building supplier's preliminary Scope of Supply and Design Submittal. Incomplete submittals will be rejected and returned to the bidder.
    - 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 building supplier's scope.
- 1.4 WARRANTY
- A. The building package and all associated components provided by building supplier 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 building supplier's control, the date that the building and all its associated components were ready to deliver.
  - B. Building supplier shall pass through to owner all relevant manufacturers warranties for individual products and components of the building package.

DESCRIPTION	
BY	
DATE	
REV	
NOT FOR CONSTRUCTION	
	
PROJECT: JACKSON COUNTY SPLASH PAD CASHIERS, NORTH CAROLINA SHEET TITLE: TITLE PAGE SPECIFICATIONS	
PROJECT L.D.#	2214
DATE	11/08/2023
DRAWN BY	ZNV/JRM
SHEET NO.	1



LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	2x8 WOOD FILLER WALL	4
	EXTERIOR WALL LIGHTS	7
	INTERIOR CEILING LIGHTS	5
	FLOOR DRAIN	5
	ELECTRICAL OUTLET	2

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



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

SECTION 2: BUILDING PACKAGE PRODUCTS

2.1 APPROVED BUILDING SUPPLIERS

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

B. Requests for use of an alternate building supplier will be considered in accordance with provisions of Section 1.

2.2 BUILDING DESCRIPTION

A. Refer to drawings 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.

2.3 PLUMBING FIXTURES & ACCESSORIES

- A. The following plumbing fixtures and accessories shall be supplied by building supplier.
- B. Toilet shall be floor mount, top supply, white vitreous china.
  - 1. Flush valve shall be a chrome, manual lever with ADA compliant metal oscillating non-hold-open handle.
- C. Lavatory shall be 19 in. x 17 in. white vitreous china and wall hung with anti-splash rim and concealed front overflow.
  - 1. Faucets shall be deck mounted single hole single supply metering, sink faucet.
- D. Grab bars shall be stainless steel.
- E. Surface mount, stainless steel, 13-gallon trash receptacle with lid.
- F. Mirror shall be 18" x 36", framed with one-piece, roll-formed stainless steel with 3/4" face and neatly mitered corners.
- G. Toilet paper dispenser shall be stainless steel, wall mount with two-roll capacity.
- H. Soap/Sanitizer Dispenser shall be Bradley Corp. Diplomat Series Model 6A01, surface mounted automatic foam soap/sanitizer dispenser, with face formed with contemporary contours, radii, and finish matching related accessories in manufacturer's designer series. Capacity 27 oz (800 ml). Equipped with hinged cover and completely concealed mounting plate. Vandal resistant filler hole cover and sight gauge. Corrosion-resistant foam soap/sanitizer valve.
- I. Surface mounted baby changing station shall be solid light grey (9631) molded bacterial-resistant, high-density polyethylene. Steel to steel support hinges with pneumatic gas shock mechanism. Unit shall have integrated liner dispenser and bag hooks. Unit shall have an anti-microbial safety belt. Unit shall be operable with less than 5lbs. of force and complies with ASTM F2285 Standard.
- J. Floor mount, 24"x24" mop sink with faucet, holder, and guard.

2.4 ELECTRICAL

- A. The following electrical fixtures shall be supplied by building supplier.
  - B. Light fixtures shall be supplied by building supplier.
    - 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).
  - C. Electric tankless, multiple lav., 9.5kw water heater supplied by building supplier.
  - D. Thru wall, Fast Air hand dryer supplied by building supplier.
  - E. Main breaker panel shall be supplied by building supplier.
    - 1. Breaker Panel shall be 200 Amp, single-phase, indoor.
- Note: Breaker panel shall be sized to accept only the loads of the building supplier electrical fixture package. The building supplier should modify the main breaker panel as needed to be most efficient based on any design changes.

REV	DATE	BY	DESCRIPTION

NOT FOR CONSTRUCTION

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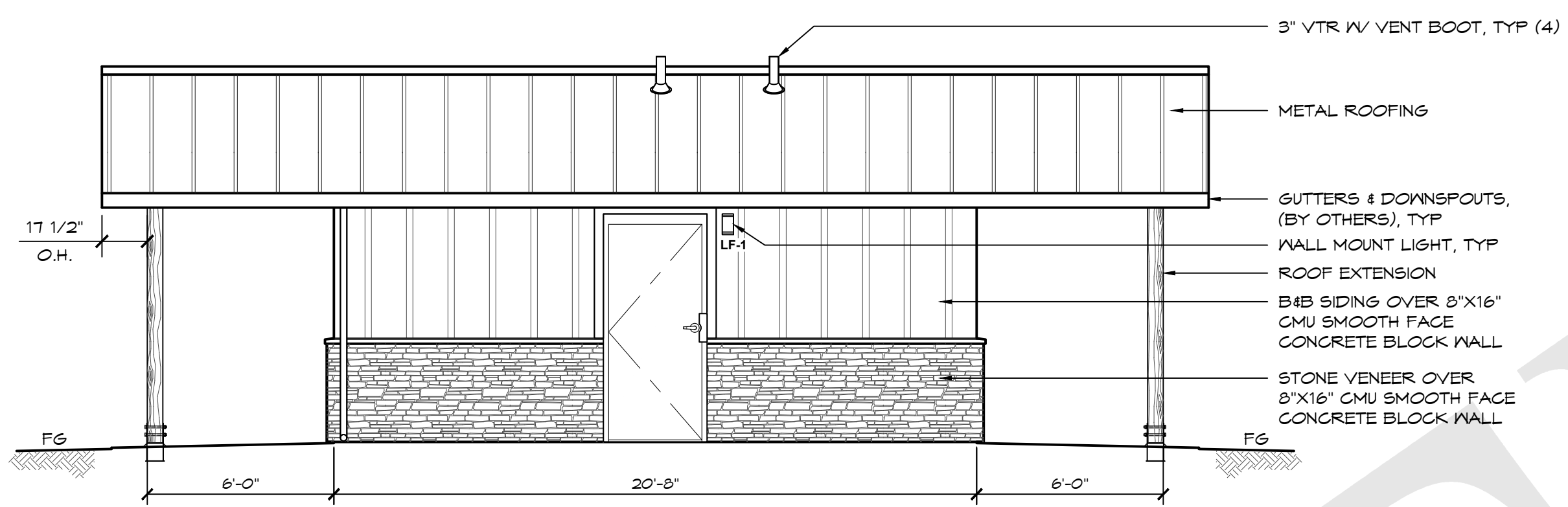
PROJECT: JACKSON COUNTY SPLASH PAD  
CASHIERS, NORTH CAROLINA  
SHEET TITLE: FLOOR PLAN SPECIFICATIONS

PROJECT I.D.#	2214
DATE	11/08/2023
DRAWN BY	ZVJ/JRM
SHEET NO.	

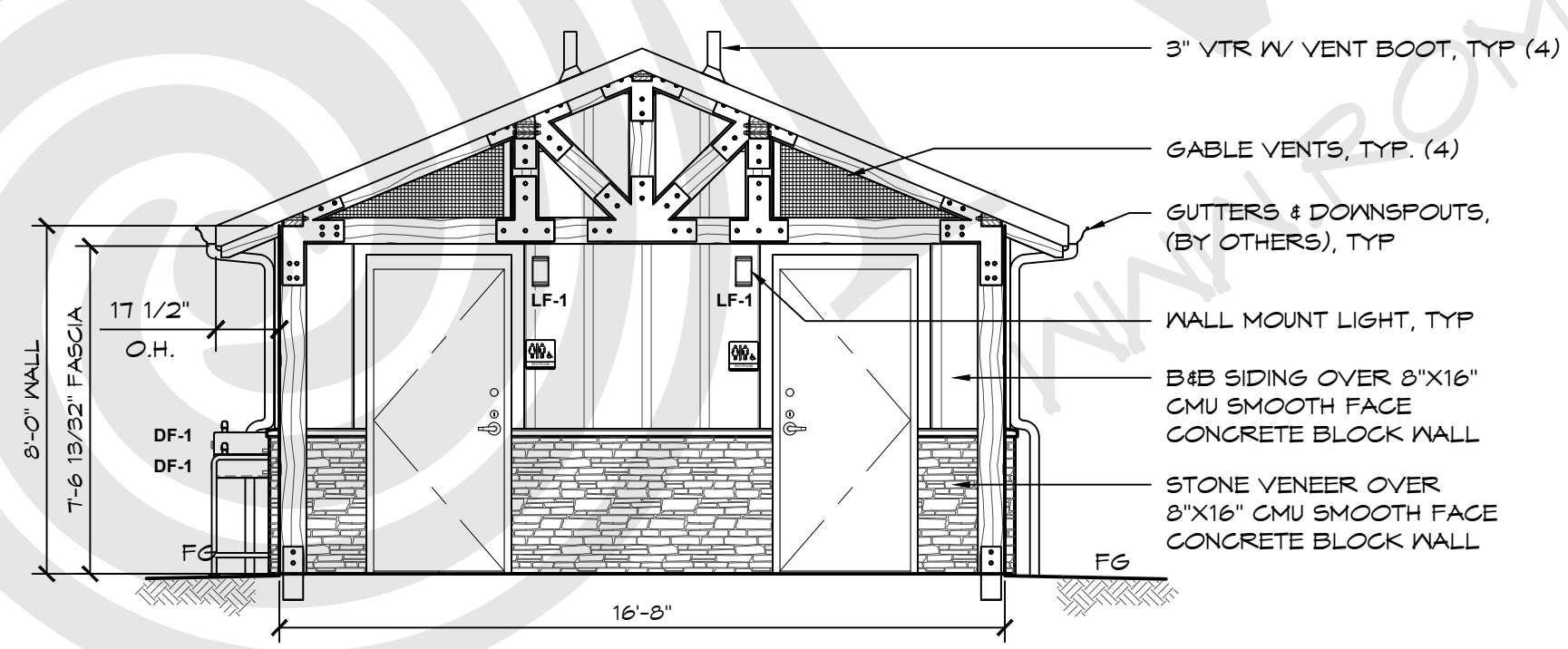
2A



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



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

2.5 STRUCTURE

- A. Concrete Masonry Units (CMU) shall be supplied by building supplier.
  1. Walls shall be constructed of 8"W x 16"L x 8"H smooth-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. Interior restroom walls to be finished with faux tile FRP panels supplied by building supplier.
- C. Exterior wall finish shall be fiber cement Board and Batt siding above stone veneer accent.
  1. Siding shall be mounted over OSB sheathing supplied by building supplier.
- D. Sanitary tile cove base on interior restroom walls to be supplied by building supplier.
- E. Wire weave gable vents for natural ventilation shall be supplied by building supplier.
  1. Pre-assembled steel frame with 10-gauge, 1" square lock joint wire weave mesh integral insect screen.
  2. Steel frame shall be powder coated black.
- F. Door system components shall be supplied by building supplier.
  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 shall be powder coated black.
  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 shall 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 shall be constructed of cast iron.
  7. Restroom doors shall have Hager 3700 series interconnected locks with occupancy indicator with one way deadbolt lock.
  8. Door lock shall be Grade 2, standard duty commercial cylindrical lever locks with no exposed mounting screws.
    - (i) Hager 341C latch protection plate with lock cut out.

2.6 ROOFING

- A. The following roof components shall be supplied by building supplier.
  1. Glulam beam shall be 24F-V4 and architectural grade.
  2. Tongue & groove decking shall be 2x6 V-edge deck boards, select deck Douglas fir.
  3. Pre-Engineered wood truss and post roof extension for covered entry.
  4. Exposed steel truss plates/brackets to be powder coated black.
- B. 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.

2.7 DELIVERY, STORAGE, AND HANDLING

- A. The building supplier 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 allowed to access the site are: 70' overall length, 102" wide and 168" high.
- B. Building supplier 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.
  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.

DESCRIPTION	BY	DATE	REV

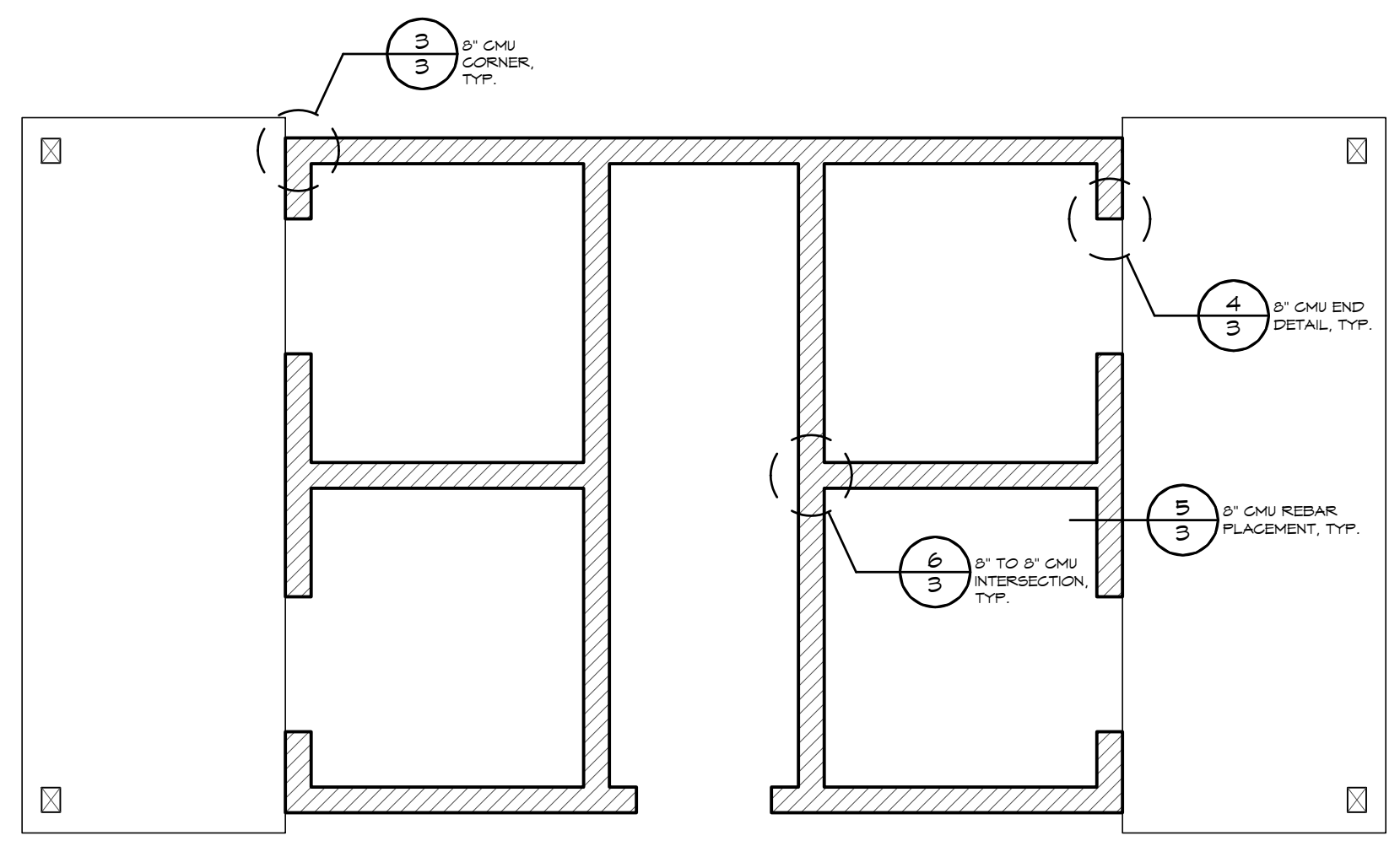
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PROJECT:  
JACKSON COUNTY SPLASH PAD  
CASHIERS, NORTH CAROLINA  
SHEET TITLE:  
ELEVATIONS  
SPECIFICATIONS

PROJECT I.D.#  
**2214**  
DATE  
11/08/2023  
DRAWN BY  
ZNV/JRM  
SHEET NO.





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

**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: Building supplier's scope is separate from the building installer's scope. Romtec, Inc., is the approved building 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. In the event that 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.
- Grout shall have a minimum compressive strength of 2,500 psi at 28 days, 9+/-1" slump, with max 1/2" aggregate.
  - Fine or coarse grout may be used in accordance with 2009 UBC.
  - 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.
- All walls shall have # 4 and # 5 rebar. See final approved plans for spacing.
  - All rebar used in the building must meet ASTM A615 manufacturing standards and is to be placed per the final approved plans.
- C. Interior block wall finish shall be latex epoxy paint supplied and installed by building installer.
- D. Interior floors to be sealed concrete finish supplied by building installer.
- E. Sealant for all exposed wood shall be supplied and installed by building installer.
- F. Sealant for all exterior CMU block is required, to be supplied and installed by building installer.
- G. Fiber cement siding is primed to be painted on-site by building installer.
- Siding shall be mounted over OSB sheathing (sheathing supplied by building supplier).
- H. 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.
- All underground and/or overhead service to building shall be as specified in the final site plan.
  - 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.
  - Building installer shall supply and install all switches and outlets required to complete the building package installation.

**SECTION 4: CONTRACTOR SCOPE ITEMS**

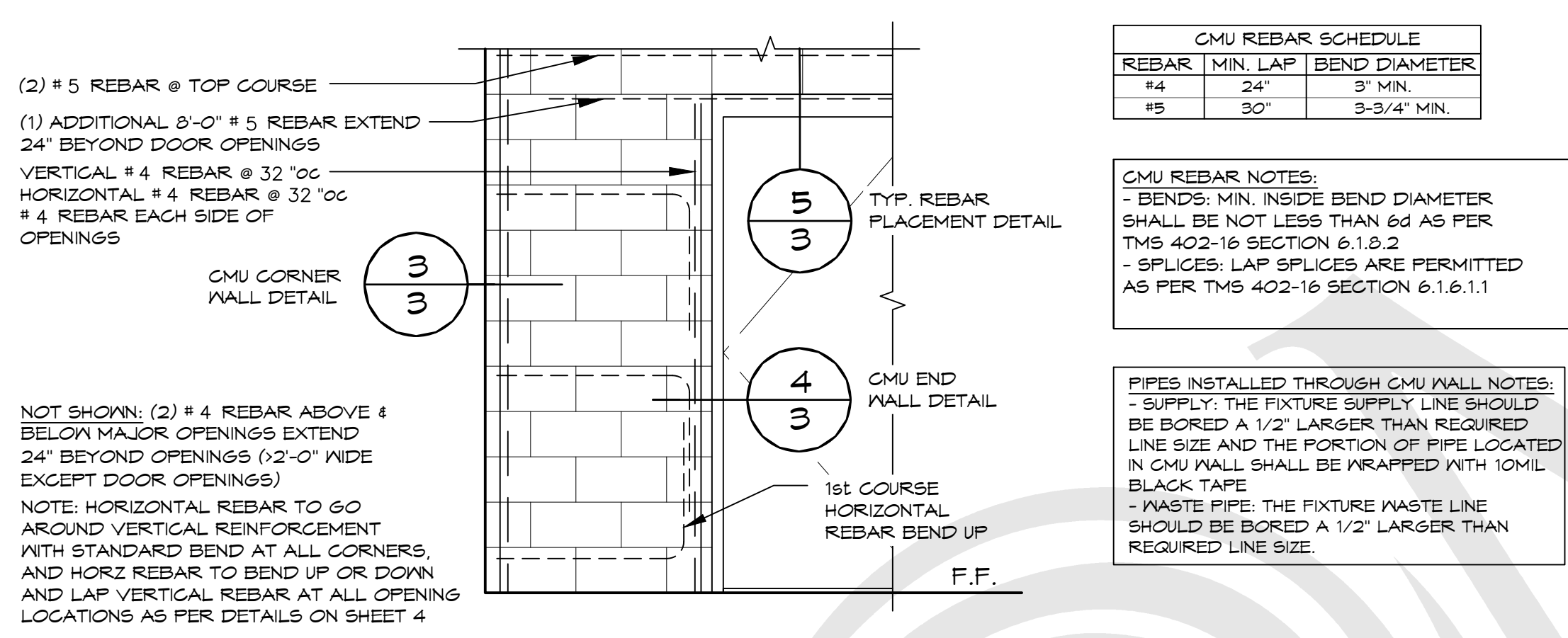
The items in this section may be provided by the same building installer as defined in Section 3 above (typically when a single entity is acting as both the building installer and contractor), or the items in this section may be provided by a separate entity such as a general contractor or site contractor, 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. Contractor'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. In the event that final acceptance of the completed building is delayed for reasons beyond contractor's control, the warranty shall be one (1) year from the completion of contractor's installation work and demobilization.
- B. Contractor shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by contractor.
- 4.3 ELECTRICAL**
- A. Incoming electrical utility lines to within approximately 10' of the building shall be provided by contractor.
- All underground and/or overhead service to building shall be as specified in the final site plan.
  - Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final plans.
  - Contractor supplies and installs the meter base and meter.

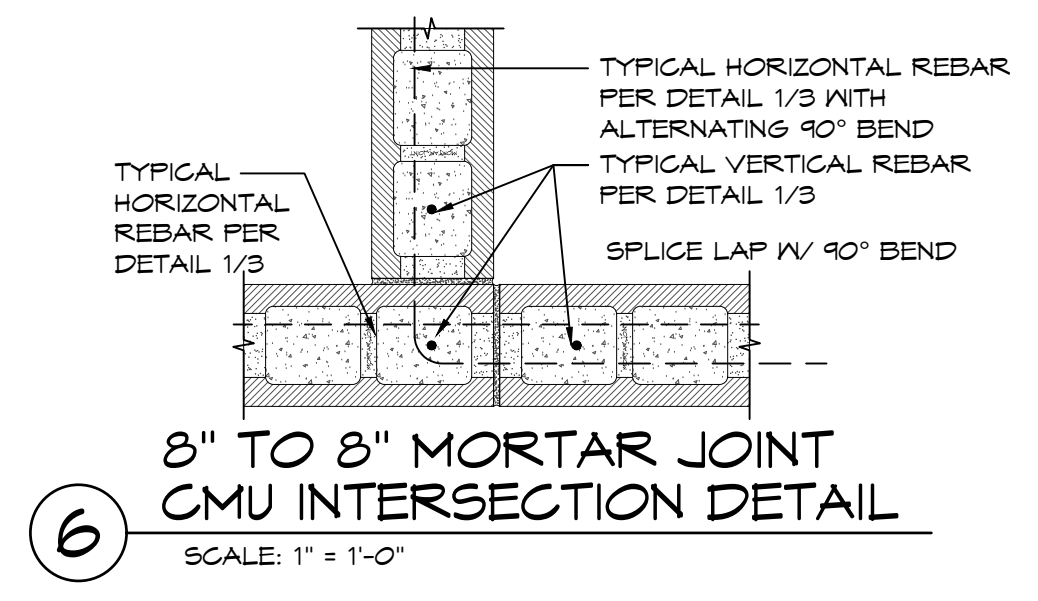
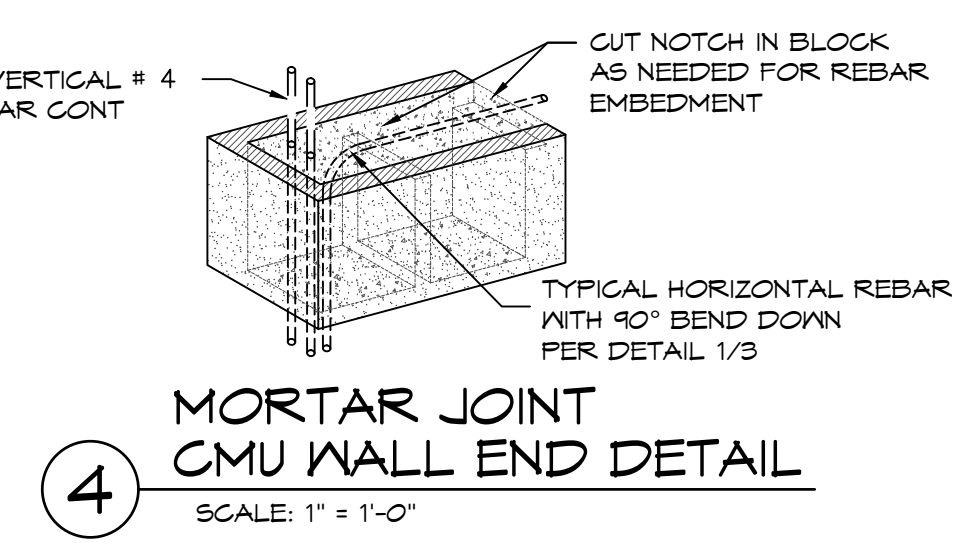
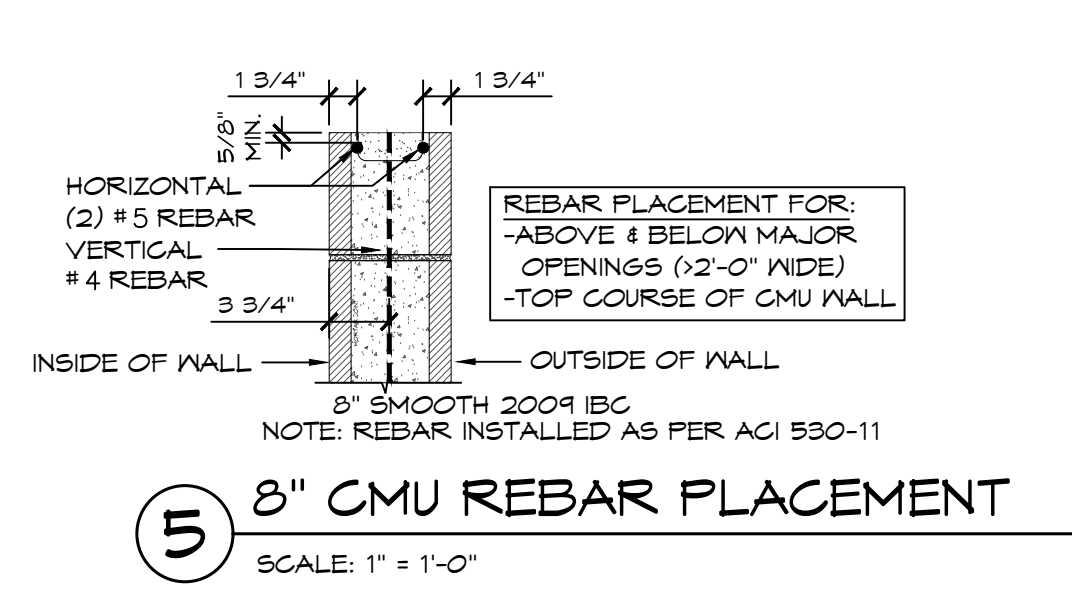
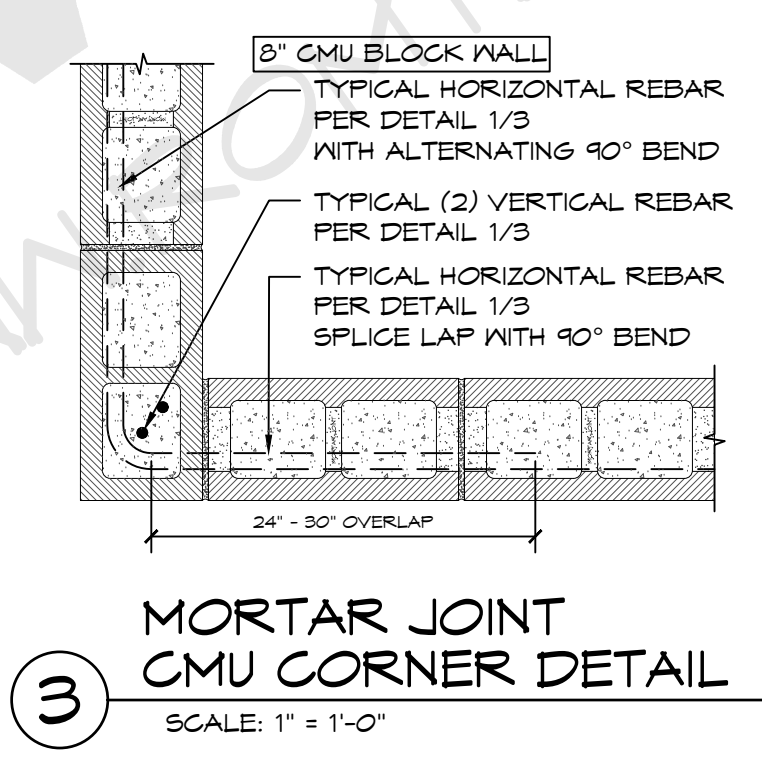
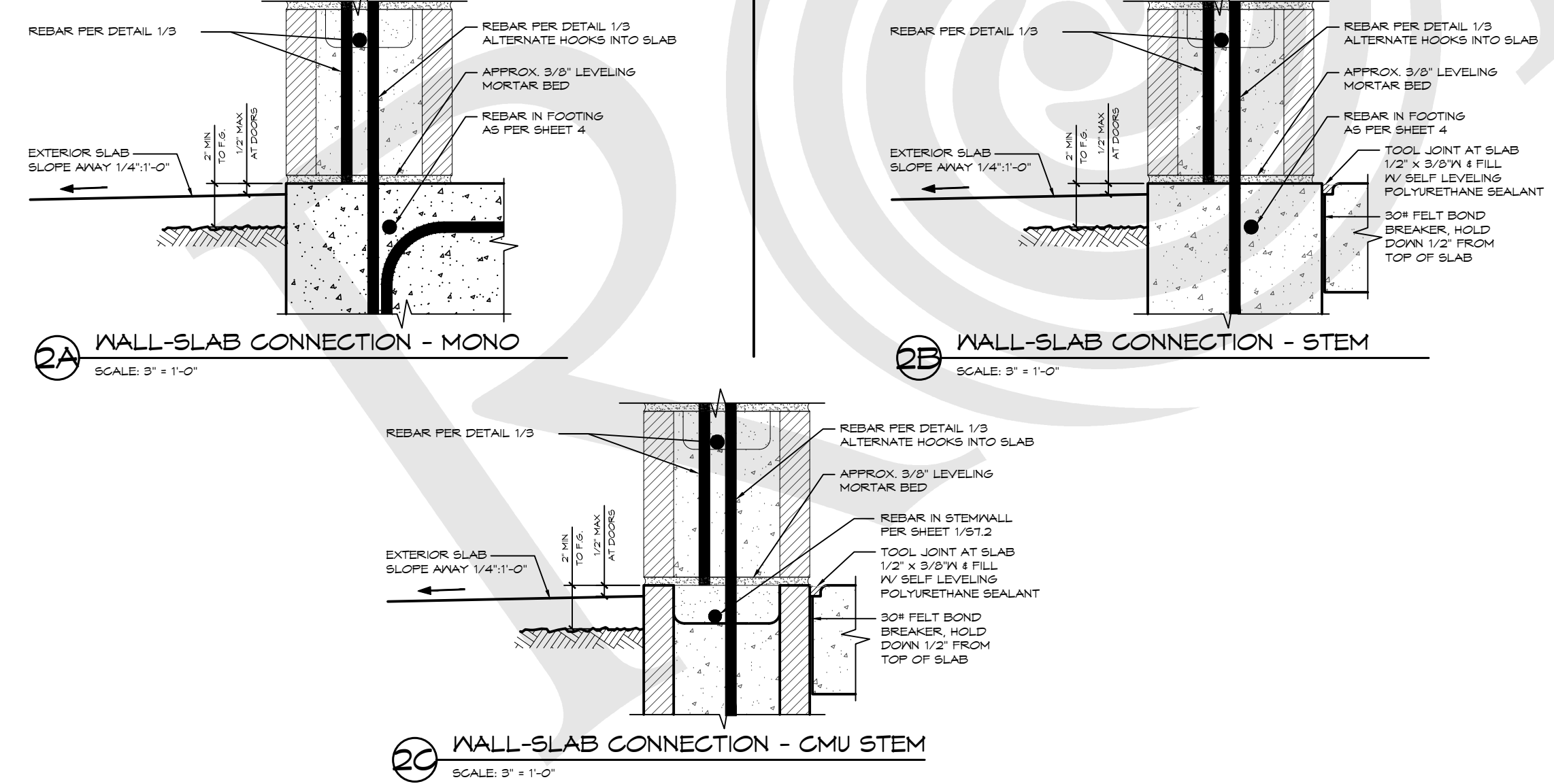
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**1 CMU REBAR LAYOUT DETAIL**  
SCALE: 1" = 1'-0"

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



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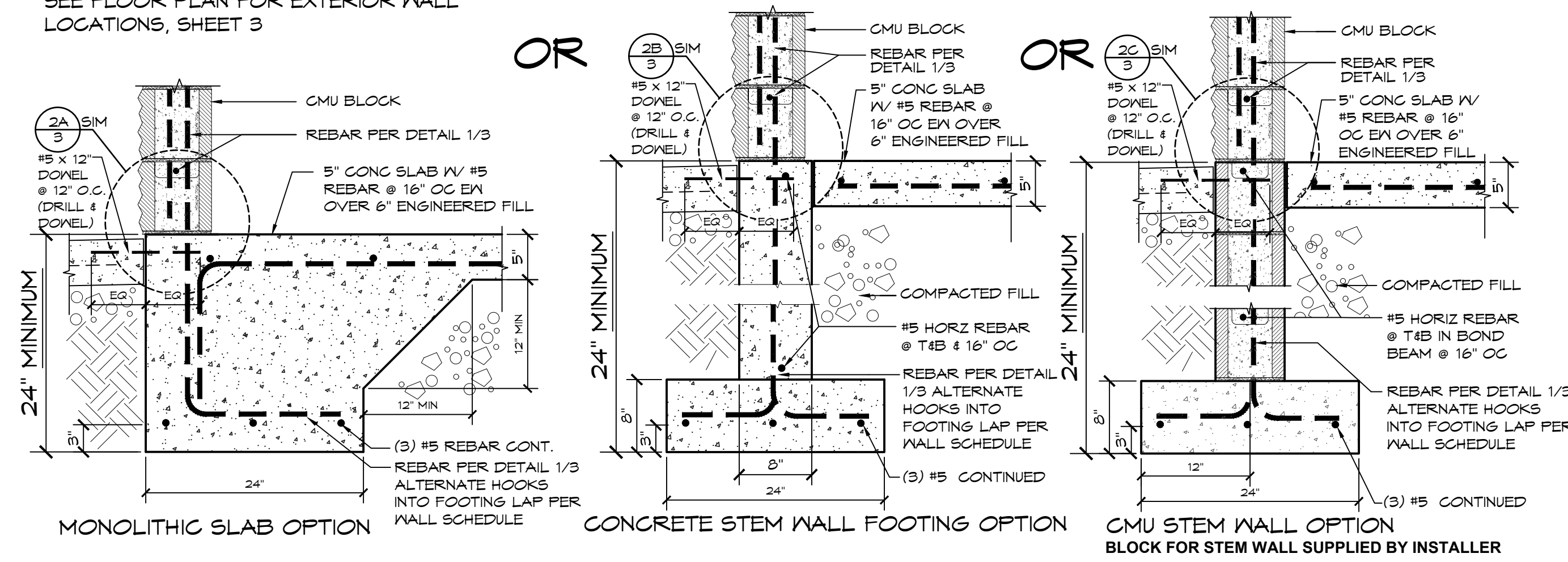
PROJECT: JACKSON COUNTY SPLASH PAD  
CASHIERS, NORTH CAROLINA  
SHEET TITLE: STRUCTURAL CMU PLAN & DETAILS  
SPECIFICATIONS

PROJECT I.D.# 2214  
DATE: 11/08/2023  
DRAWN BY: ZIV/JRM  
SHEET NO. 3



EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING

SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3

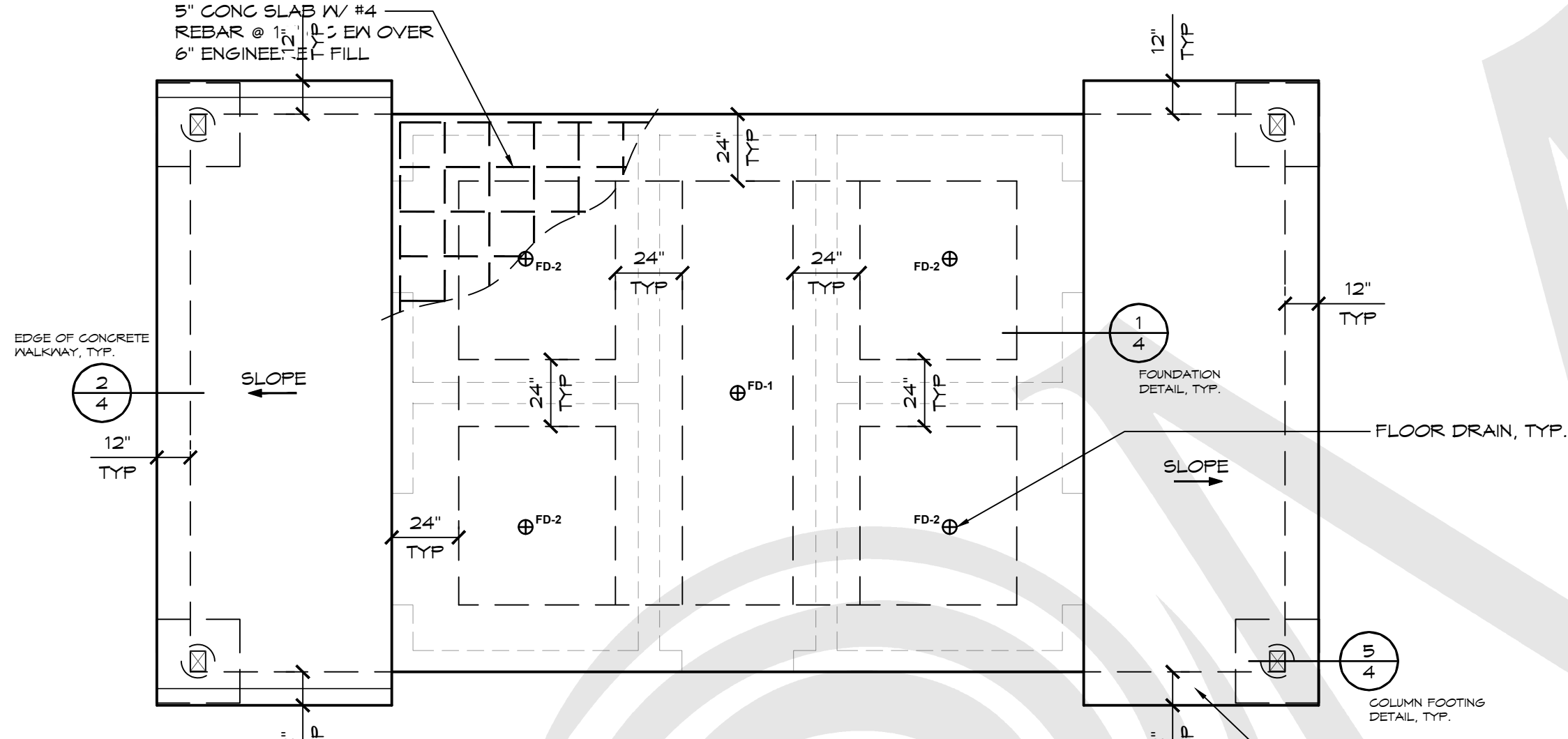


EXTERIOR WALL FOUNDATION DETAIL OPTIONS

SCALE: 1" = 1'-0"

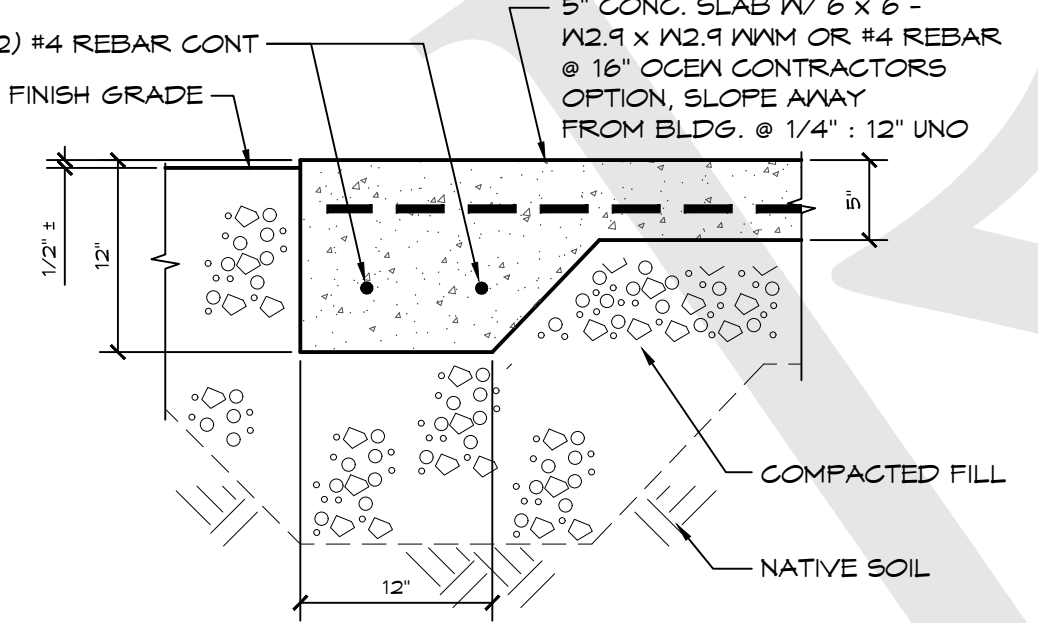
**GENERAL NOTES:**  
 \* WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD  
 \* PRIVACY WALLS TO HAVE A 30" WIDE X 12" DEEP FOOTING, IF APPLICABLE  
 \* CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER  
 \* VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL 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**



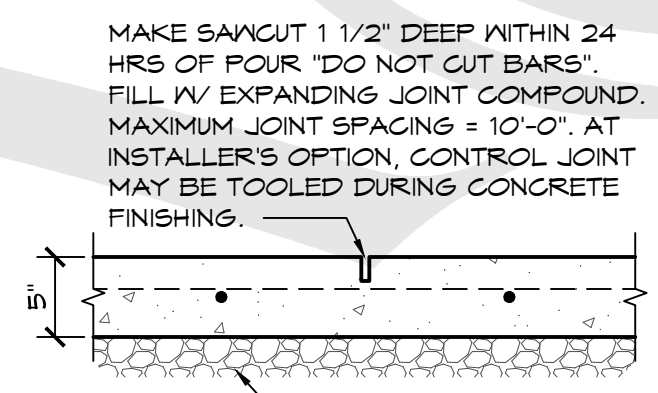
FOUNDATION PLAN

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



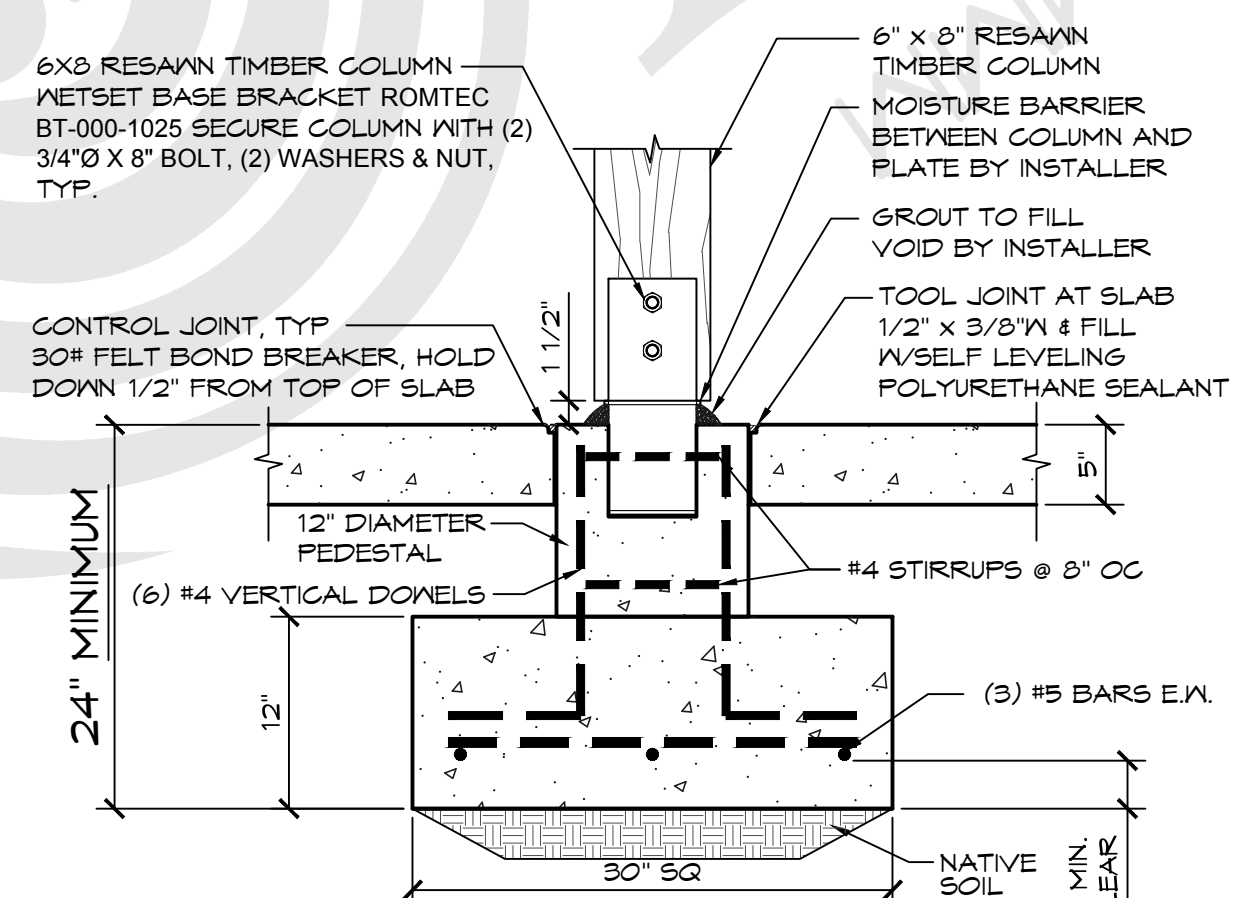
EDGE OF CONC. WALKWAY

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

- A. All equipment, labor, trades, and materials for cast-in-place concrete shall be provided by building installer.
  1. Includes all materials and labor for building package foundations/footings and interior slabs.
- B. 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.
- C. Engineered fill shall be 3/4" minus crushed aggregate around footings, foundations, and slabs, or as required in the final approved plans.
- D. Slab vapor barrier shall be 6-mil continuous plastic under the concrete slab, or as required in the final approved plans.
  1. Footings will be built to minimum 24" depth or greater if required by local frost depth or permitting authority.
  2. 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.
  3. Slabs shall have a fine broom finish with joints required in flat work as shown on plans.
  4. Steel rebar shall be installed as specified in final plans.
- F. Building installer shall supply and install concrete slab sealer.
  1. 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

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

3.7 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by building installer (if applicable).
  1. Building package installation
  2. Cast-in-place concrete foundations, footings, interior slabs
  3. Concrete slab & block sealer
  4. Mortar
  5. Concrete grout
  6. Rebar
  7. Latex epoxy paint
  8. Caulk for siding
  9. Plumbing rough in, installation and trim
  10. Electrical rough in, installation and trim
  11. Switches & outlets
  12. Typical fasteners; for example: roofing nails, staples, etc.
  13. Fasteners not included in product packaging
  14. Wood sealant for all decking, glulam beams, posts, and extensions
  15. 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 building supplier.

3.8 DELIVERY, STORAGE, AND HANDLING

- A. The building installer will be responsible for all equipment and labor required for off-loading of the delivered building package onsite.
- B. 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.
- C. 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 building supplier for additional copies shall be at building installer's expense.

4.4 CAST-IN-PLACE CONCRETE FOR BUILDING EXTERIOR

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

4.5 PLUMBING

- A. Incoming plumbing to within approximately 10' of the building shall be provided by contractor.
  1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  2. Building water shutoff valve is to be supplied and installed by contractor.
  3. Contractor is responsible to ensure that incoming water pressure is sufficient to meet building package fixture demands.
  4. 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.
- B. Water line drain valve shall be supplied and installed by contractor.
- C. Sewer line backflow check valve shall be supplied and installed by contractor.

4.6 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by contractor.
  1. All items not specifically listed as supplied by building supplier or building installer.
  2. Any item listed as supplied by "contractor" or "others".
- B. Unless specified in the plans or submittals, contractor supplies the following items (if applicable):
  1. Incoming electrical, water, sewer, and gas utilities.
  2. Asphalt paving
  3. Masonry pavers
  4. Sidewalks
  5. Landscaping
  6. Site grading
  7. Exterior/entry slabs
  8. Drain valves and backflow check valves
  9. Branch circuit breakers
  10. Irrigation Equipment
  11. Fire alarm and fire suppression equipment
  12. Lighting equipment not attached to the building.
  13. 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 building supplier or building installer.

4.7 DELIVERY, STORAGE, AND HANDLING

- C. 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
  - A. Owner is responsible for ongoing maintenance of the completed building after completion of work by building installer and contractor.
- 5.2 SITE PLAN
  - A. Owner (or owner's site engineer) is responsible for providing the final approved site plan to building supplier and/or building installer.
- 5.3 SPECIAL INSPECTION
  - A. If required, special inspection(s) services shall be provided by owner.
  - B. If special inspection(s) are required by the permitting authority or relevant agency(ies), then the building supplier, building installer, and/or contractor shall provide reasonable assistance to the owner to accommodate the special inspection(s).

NO.	DESCRIPTION	BY	DATE	REV

NOT FOR CONSTRUCTION



PROJECT: JACKSON COUNTY SPLASH PAD  
 CASHIERS, NORTH CAROLINA  
 SHEET TITLE: FOUNDATION PLAN & DETAILS  
 SPECIFICATIONS

PROJECT I.D.# 2214  
 DATE: 11/08/2023  
 DRAWN BY: ZIV/JRM  
 SHEET NO.