



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 16, 2024

Please find the following addendum to the below mentioned BID.

Addendum No.: 3

Bid#: 24-63-2

Project Name: Lacombe Trace Trails and Nature Park

Bid Due Date: Thursday, December 19, 2024

GENERAL INFORMATION:

Pertaining to Restroom Building Package & Installation – The attached preliminary building sections and elevations are provided as supplemental instruction for restroom building package details and installation. In the case of any discrepancies, specifications provided in the specification manual take precedence over information provided in these drawings. Refer to Romtec contact information provided in Addendum 2 for further questions regarding installation procedures.

ATTACHMENTS:

1. Lacombe Trace Park_RESTROOM-2237A _240117

<< End of Addendum # 3 >>

LACOMBE TRACE 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.

LACOMBE TRACE PARK
 SECTION 13 34 23 - PRE-ENGINEERED ROMTEC BUILDING
 SPECIFICATION DATE: 1/18/2024
 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.

NOT FOR
CONSTRUCTION

ROMTEC
 18240 NORTH BANK ROAD
 ROSEBURG, OR 97470
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PROJECT:
 LACOMBE TRACE PARK - RESTROOM
 LACOMBE, LOUISIANA

SHEET TITLE:
 TITLE PAGE
 SPECIFICATIONS

PROJECT ID:
 2237 A

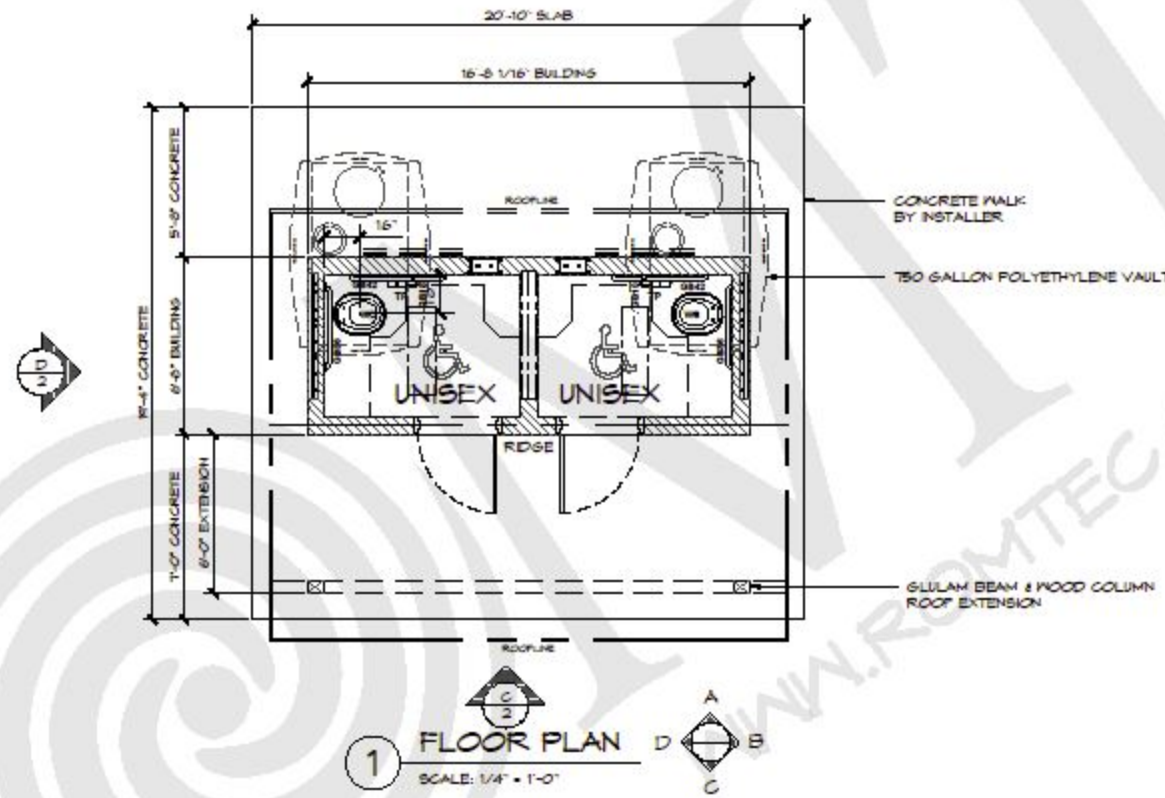
DATE:
 1/18/2024

DESIGNED BY:
 JRM

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE WINDOW	2
	2x4 WOOD FILLER WALL	1
	16' x 24' EXTERIOR, CMU WALL VENT	2

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.

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



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: RSALES@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 WATERLESS RESTROOM FIXTURES
 - A. WATERLESS RESTROOM COMPONENTS SHALL BE SUPPLIED BY BUILDING SUPPLIER.
 - B. UNDERGROUND VAULT SHALL BE 750-GALLON POLYETHYLENE VAULT WITH STEEL REINFORCED CENTER COLUMN.
 - C. VENT PIPE FOR VAULT SHALL BE:
 - 1. INNER DIAMETER OF 12" AND BLACK POLYETHYLENE
 - 2. VENT PIPE TO HAVE BIRD SCREEN
 - D. TOILET RISER FOR VAULT SHALL BE:
 - 1. SINGLE PIECE, 18", WHITE POLYETHYLENE MOLDED DOUBLE WALLED RISER WITH SAFETY BARS AND A HEAVY DUTY SEAT AND LID THAT COME PREINSTALLED
 - E. GRAB BARS SHALL BE STAINLESS STEEL.
 - F. SURFACE MOUNT, AUTOMATIC WATERLESS HAND SANITIZER DISPENSER.

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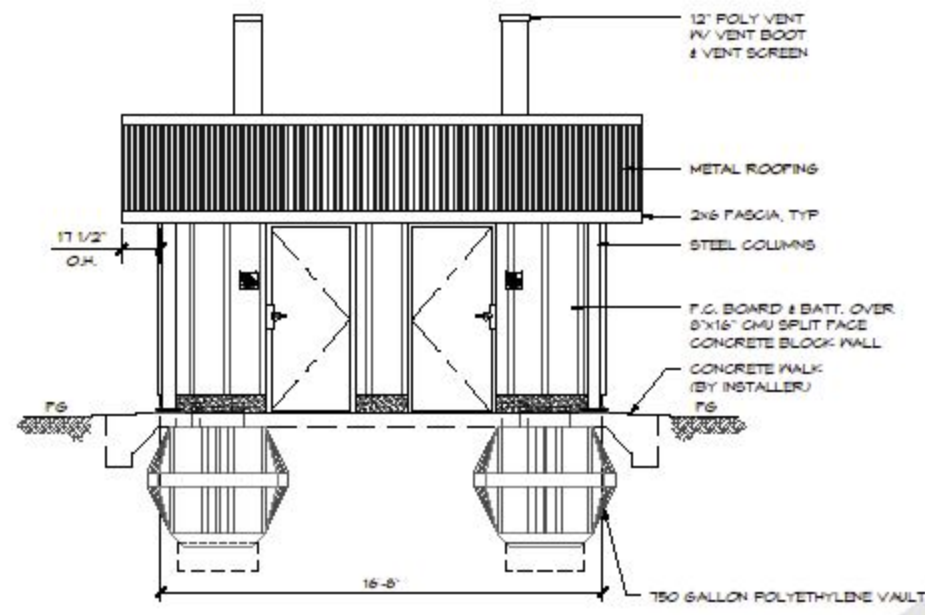


PROJECT:
LACOMBE TRACE PARK - RESTROOM
LACOMBE, LOUISIANA

SHEET TITLE:
FLOOR PLAN
SPECIFICATIONS

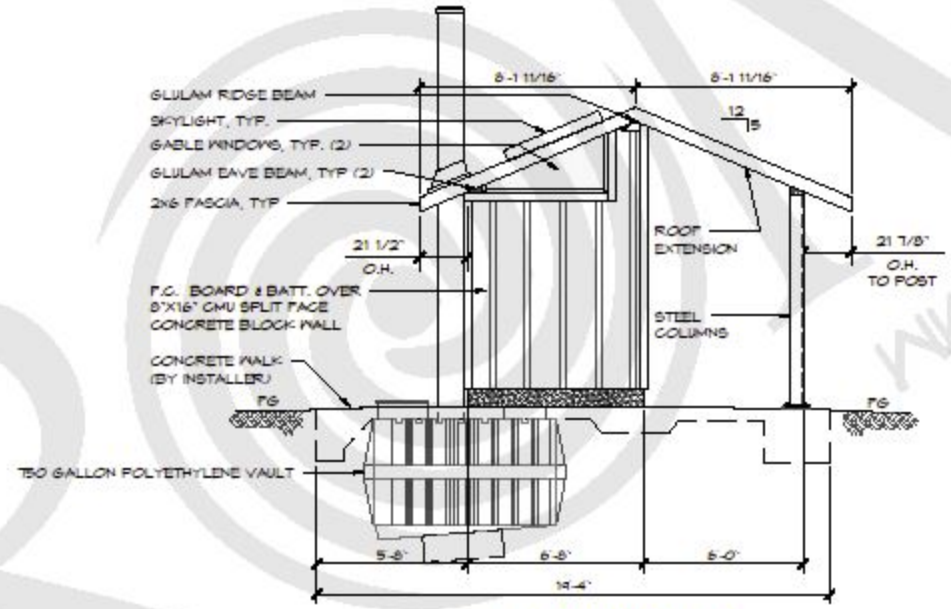
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1/18/2024
JRM

2A



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

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

- 2.4 STRUCTURE
- A. CONCRETE MASONRY UNITS (CMU).
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 GR4T.
- B. EXTERIOR WALL FINISH SHALL BE FIBER CEMENT BOAR AND BATT SIDING.
1. SIDING SHALL BE MOUNTED OVER OSB SHEATHING SUPPLIED BY **BUILDING SUPPLIER**.
- C. SANITARY TILE COVE BASE ON INTERIOR WALLS.
- D. POLYCARBONATE WINDOWS.
1. WINDOWS SHALL INCLUDE PRE-ASSEMBLED STEEL FRAME WITH 1/4" THICK POLYCARBONATE WITH TRANSLUCENT PEBBLE FINISH.
 2. STEEL FRAMES ARE PRIMED AND PAINTED **BLACK**.
- E. KICK PROOF WALL VENTS FOR NATURAL VENTILATION.
1. PRE-ASSEMBLED STEEL FRAME WITH 19-GAUGE, 1" SQUARE LOCK JOINT WIRE WEAVE MESH AND INTERIOR LOUVER WITH INTEGRAL INSECT SCREEN.
 2. VENTS ARE PRIMED AND PAINTED **BLACK**.
- F. WIRE WEAVE GABLE VENTS FOR NATURAL VENTILATION.
1. PRE-ASSEMBLED STEEL FRAME WITH 19-GAUGE, 1" SQUARE LOCK JOINT WIRE WEAVE MESH INTEGRAL INSECT SCREEN.
 2. STEEL FRAME IS PRIMED AND PAINTED **BLACK**.
- G. 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 GALVANNEALED A-60 STEEL.
 3. DOORS AND FRAMES TO 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 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 TO HAVE 0.031" GAUGE, STAINLESS STEEL PROTECTION PLATES.
 8. DOORS TO HAVE ALUMINUM ALLOY 6063, T5 TEMPER MILL FINISH SADDLE THRESHOLDS, MODEL 424E.
 9. 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.

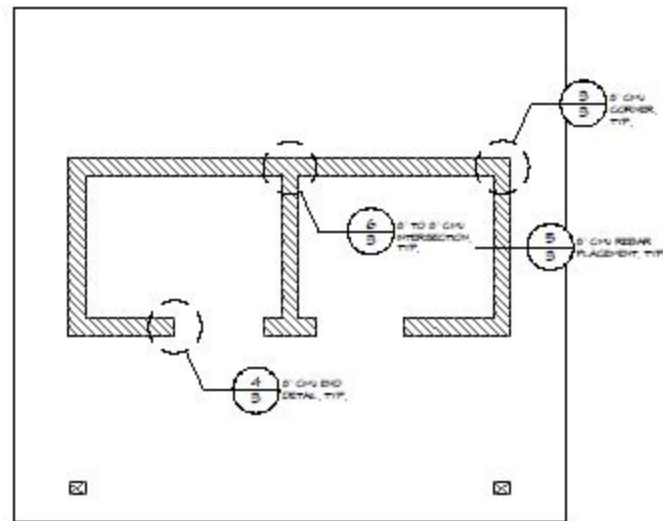
- 2.5 ROOFING
- A. ROOF SYSTEM
1. GULUM BEAM SHALL BE 24F-V4 AND ARCHITECTURAL GRADE.
 2. TONGUE & GROOVE DECKING SHALL BE 2X6 V-EDGE DECK BOARDS, SELECT DECK DOUGLAS FIR.
 3. DECK MOUNT, 15"X46" SKYLIGHT.
 4. STEEL POST ROOF EXTENSION FOR COVERED ENTRY.
 5. EXPOSED STEEL, TRUSS PLATES/BRACKETS TO BE POWDER COATED **BLACK**.
- B. ROOFING TO BE FABRAL, 29 GAUGE, GRAND-RIB 3 ROOF PANELS WITH EXPOSED FASTENERS.
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.

NOT FOR CONSTRUCTION

ROMTEC
1504 NORTH BARKER ROAD
MONROE, LOUISIANA 70501
(504) 485-5811 FAX (504) 485-0835

PROJECT: LACOMBE TRACE PARK - RESTROOM
LACOMBE, LOUISIANA
SHEET TITLE: ELEVATIONS SPECIFICATIONS

2237 A
1/18/2024
JRM
2B



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: 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**.

- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, 9+/-1" SLUMP, WITH MAX 1/4" AGGREGATE, OR AS REQUIRED IN FINAL APPROVED PLANS.
- 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 FUTURE 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. FIBER CEMENT SIDING IS PRIMED TO BE PAINTED ON-SITE BY **BUILDING INSTALLER**.

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.

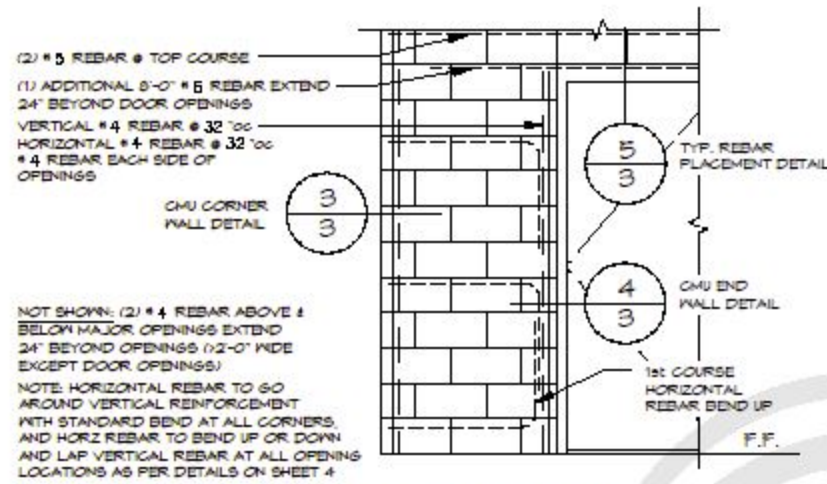
4.1 CONSTRUCTION SUBMITTALS

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.

B. **BUILDING INSTALLER** SHALL PASS THROUGH TO OWNER ALL RELEVANT MANUFACTURERS WARRANTIES FOR INDIVIDUAL PRODUCTS AND COMPONENTS SUPPLIED BY **BUILDING INSTALLER**.



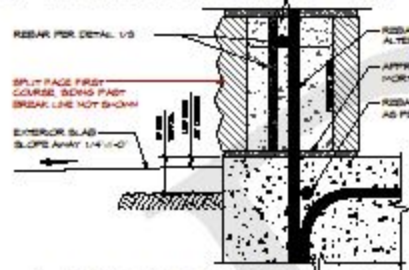
1 CMU REBAR LAYOUT DETAIL
SCALE: 1" = 1'-0"

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

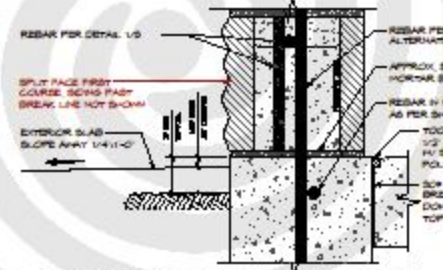
CMU REBAR NOTES:
- BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER THIS 402-16 SECTION 6.1.1.2
- SPLICES: LAP SPLICES ARE PERMITTED AS PER THIS 402-16 SECTION 6.1.1.1

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 10ML BLACK TAPE
- WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE.

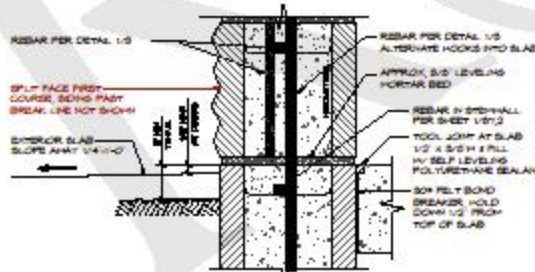
EXTERIOR WALL CONNECTIONS - PER DETAIL 1/4



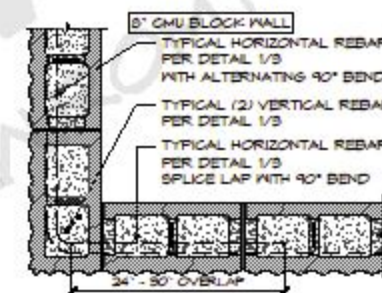
2A WALL-SLAB CONNECTION - MONO
SCALE: 3/4" = 1'-0"



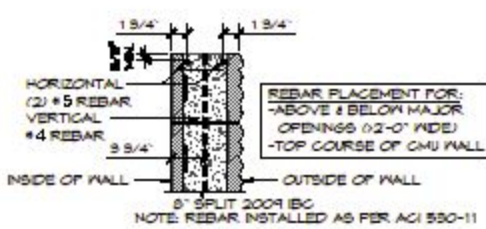
2B WALL-SLAB CONNECTION - STEM
SCALE: 3/4" = 1'-0"



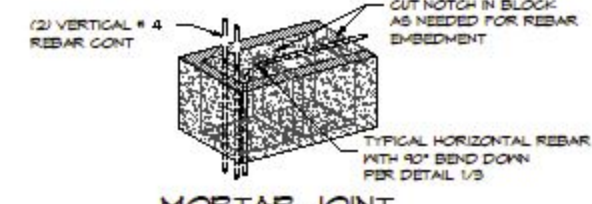
2C WALL-SLAB CONNECTION - CMU STEM
SCALE: 3/4" = 1'-0"



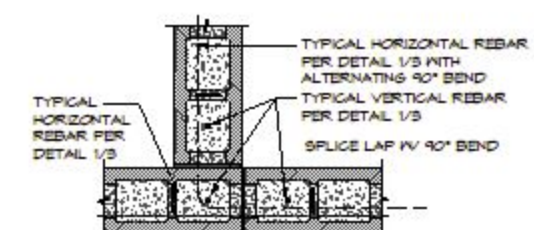
3 MORTAR JOINT CMU CORNER DETAIL
SCALE: 1" = 1'-0"



5 8" CMU REBAR PLACEMENT
SCALE: 1" = 1'-0"



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



6 8" TO 8" MORTAR JOINT CMU INTERSECTION DETAIL
SCALE: 1" = 1'-0"

FOR BID PURPOSES ONLY

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NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

ROMTEC
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HOUSTON, TEXAS 77037
713-944-8888 FAX 713-944-8880

LACOMBE TRACE PARK - RESTROOM
LACOMBE, LOUISIANA
PROJECT NO. 2237 A
DATE: 1/18/2024
DRAWN BY: JRM
SHEET TITLE: STRUCTURAL CMU PLAN & DETAILS
SPECIFICATIONS

2237 A
1/18/2024
JRM
3

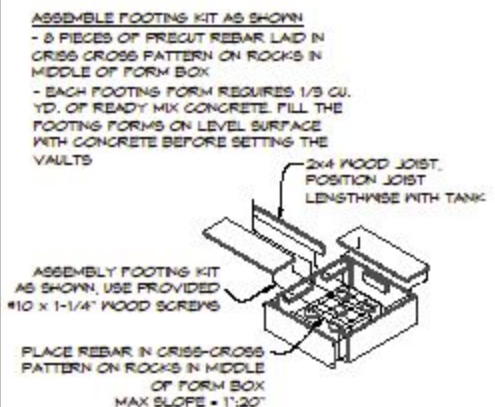
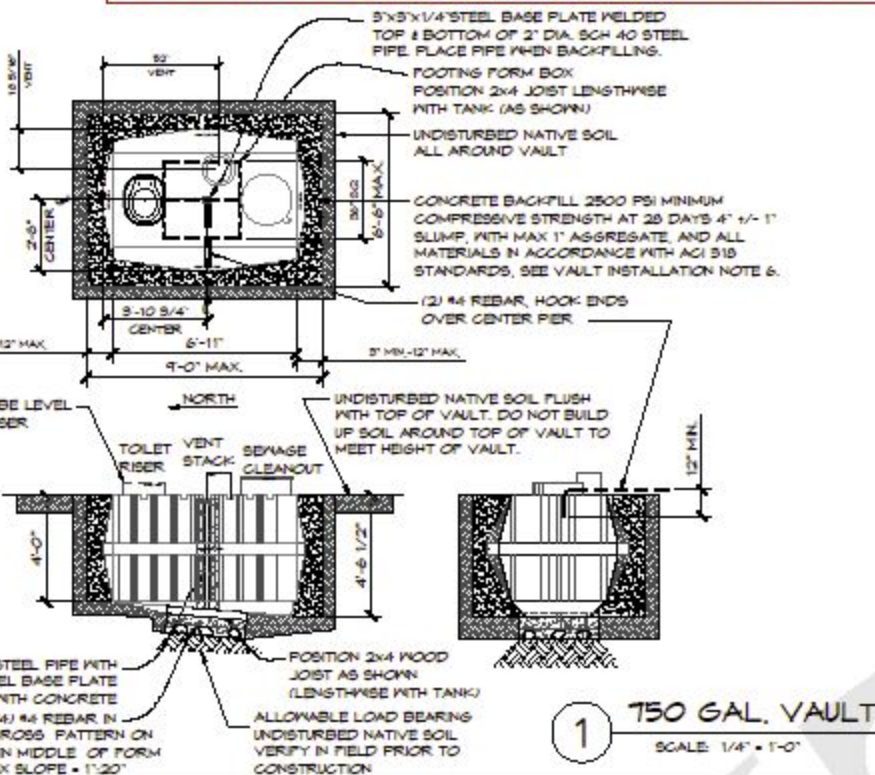
VAULT INSTALLATION NOTES:

- 1) VAULT MUST BE INSPECTED FOR DAMAGE DURING SHIPPING BEFORE INSTALLATION.
- 2) VAULT HOLE MUST NOT BE OVERSIZED.
- 3) DO NOT DIG VAULT HOLE DEEPER THAN SHOWN. (ANY UN-COMPACTED FILL AT BOTTOM OF VAULT CAN COMPACT AND CAUSE DAMAGE TO VAULT)
- 4) DO NOT BUILD UP SOIL AROUND TOP OF VAULT TO MEET HEIGHT OF VAULT. IF THAT IS THE CASE THE DIFFERENCE MUST BE MADE UP WITH MAKING THE CONCRETE SLAB THICKER.
- 5) IF OVERSIZE HOLE REQUIRED FOR REMOVAL OF BOLDERS OR OTHER MATERIAL, HOLE MUST BE FILLED WITH CONCRETE.
- 6) BACKFILL 1/4" CONCRETE AROUND VAULT AREA IN 12" INCREMENTS AND CHECK TOILET RISER LEVEL AS BACKFILLING.

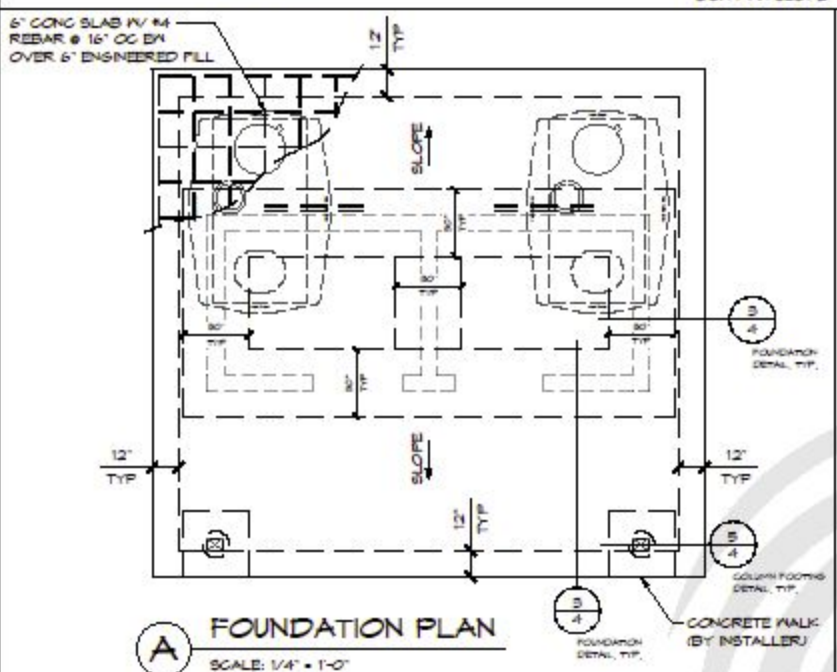
NOTE:
2500 PSI CONCRETE BACKFILL. CAST-IN-PLACE CONCRETE MAY BE USED AS BACKFILL AROUND VAULT. SEE GENERAL NOTES ON SHEET 6-1.

REQUIREMENT:
FILL VAULT WITH WATER BEFORE POURING CONCRETE BACKFILL.

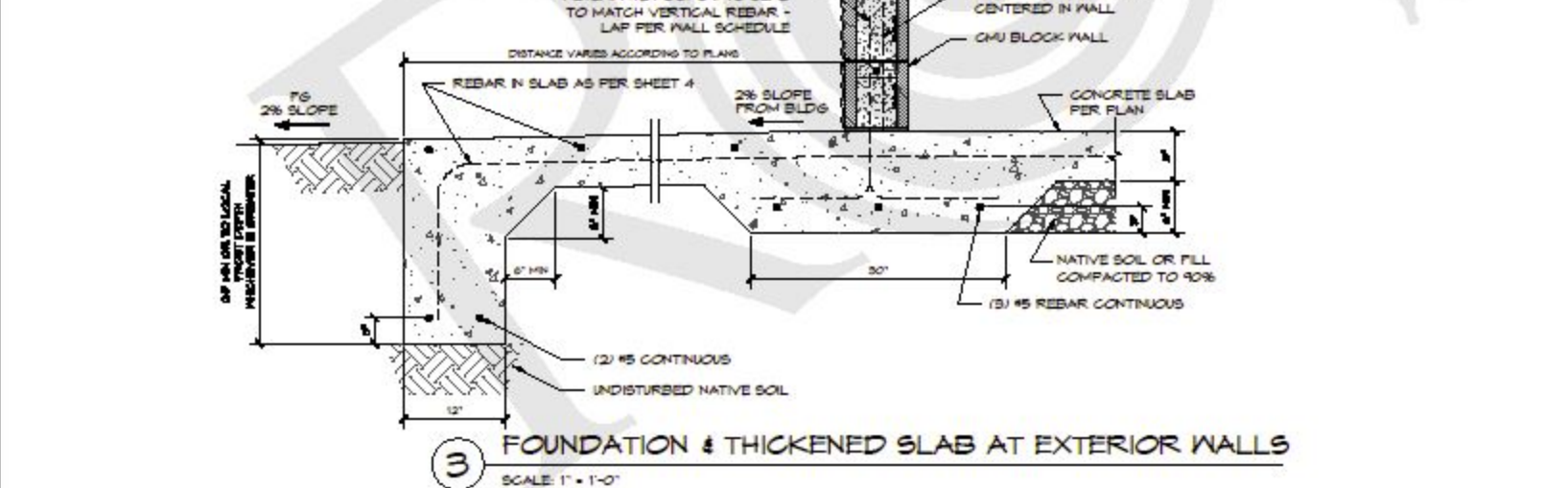
FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER.



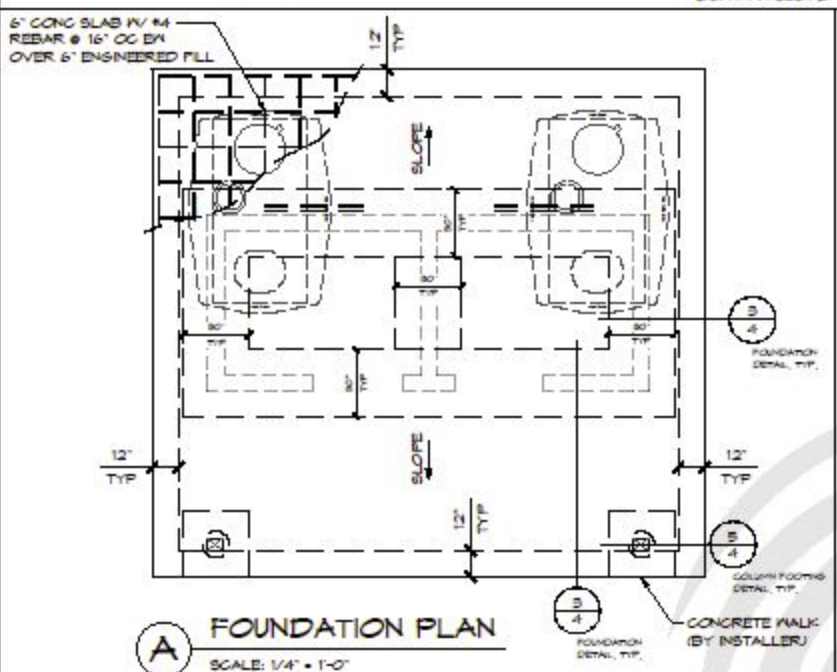
2 FOOTING FORM BOX
SCALE: 1/4" = 1'-0"



A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION & THICKENED SLAB AT EXTERIOR WALLS
SCALE: 1" = 1'-0"



5 COLUMN FOOTING DETAIL
SCALE: 1" = 1'-0"

- 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.
- 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.
 2. 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.
 3. ENGINEERED FILL SHALL BE 1/2" MINUS CRUSHED AGGREGATE AROUND FOOTINGS, FOUNDATIONS, AND SLABS, OR AS REQUIRED IN THE FINAL APPROVED PLANS.
 4. SLAB VAPOR BARRIER SHALL BE 6-MIL CONTINUOUS PLASTIC UNDER THE CONCRETE SLAB, OR AS REQUIRED IN THE FINAL APPROVED PLANS.
 5. THE FOUNDATION SHALL BE INSTALLED AS DESIGNED WITH ALL CAST-IN-PLACE CONCRETE POURED TO DIMENSIONS SPECIFIED, OR AS REQUIRED IN THE FINAL PLANS.
 1. FOOTINGS WILL BE BUILT TO MINIMUM 14" 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" x 8" SLAB, WITH MAX 1/2" 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.
 6. **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 ON-SITE.
 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 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 **OWNER** OR **CONTRACTOR**.
- 3.8 DELIVERY, STORAGE, AND HANDLING
- A. THE **BUILDING INSTALLER** WILL COORDINATE WITH **OWNER** AND/OR **ROMTEC** TO RECEIVE DELIVERY OF THE BUILDING PACKAGE ON-SITE. THIS INCLUDES ALL EQUIPMENT AND LABOR REQUIRED FOR OFF-LOADING OF THE DELIVERED BUILDING PACKAGE.
- 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.
- 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.

- 3.9 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.
- 3.10 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.
 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.
- 3.11 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**.
- 3.12 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 **OWNER** 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 (IF APPLICABLE).
1. INCOMING ELECTRICAL, WATER, SEWER, AND GAS UTILITIES.
 2. ASPHALT PAVING
 3. SIDEWALKS
 4. LANDSCAPING
 5. SITE GRADING
 6. EXTERIOR ENTRY SLABS
 7. DRAIN VALVES AND BACKFLOW CHECK VALVES
 8. BRANCH CIRCUIT BREAKERS
 9. IRRIGATION EQUIPMENT
 10. FIRE ALARM AND FIRE SUPPRESSION EQUIPMENT
 11. LIGHTING EQUIPMENT NOT ATTACHED TO THE BUILDING
 12. 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**.
- 3.13 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
- A. **OWNER** IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE COMPLETED RESTROOM 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 **ROMTEC** 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 **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
- C. **OWNER** WILL COORDINATE WITH **ROMTEC**, **BUILDING INSTALLER**, AND/OR **CONTRACTOR** TO RECEIVE DELIVERY OF THE BUILDING PACKAGE ON-SITE.

NOT FOR CONSTRUCTION

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(405) 465-5841 FAX (405) 465-5848

LACOMBE TRACE PARK - RESTROOM
LACOMBE, LOUISIANA

FOUNDATION PLAN & DETAILS
SPECIFICATIONS

PROJECT NO: 2237 A
DATE: 1/18/2024
DRAWN BY: JRM

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