

Town of Oneonta Pavilion Construction Invitation to Bid

The Town of Oneonta will receive sealed bids for the construction of a timber-framed pavilion at Fortin Park, in the Town of Oneonta, Otsego County, New York. The work shall be performed according to the plans and specifications prepared by Herrmann Engineering, PLLC, and the bid documents on file with the Town Clerk.

Sealed bids will be received at the Office of the Town Clerk, Town of Oneonta Town Hall, 3966 State Highway 23, West Oneonta, New York 13861, until **12:00pm on August 7, 2026**. Bids will be opened and read aloud in public immediately after that time.

Bid documents and drawings may be obtained from the Town Clerk during regular business hours.

Each bid must include bid security equal to five percent (5%) of the bid, as described in the Instructions to Bidders. The successful bidder must provide a performance bond and a payment bond, each for the full amount of the contract.

This is a public work contract. The contractor and all subcontractors must pay the prevailing wage rates set by the New York State Department of Labor and must be registered with the Department of Labor before performing any work.

The contract will be awarded to the lowest responsible bidder. The Town reserves the right to reject any or all bids and to waive any informality in a bid.

By order of the Town Board of the Town of Oneonta. Ryan Pereira, Town Clerk

Dated: July 08, 2026

TOWN OF ONEONTA

Otsego County, New York

INVITATION TO BID

Construction of a Timber-Framed Pavilion

FORTIN PARK PAVILION

Town of Oneonta, New York

Bid Reference No. [2026-01]

Date Issued: July 09, 2026

Bids Due: August 7, 2026, 12:00 PM

Office of the Town Clerk

Town of Oneonta Town Hall, 3966 State Highway 23, West Oneonta, NY 13861

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A. Invitation to Bid

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By order of the Town Board of the Town of Oneonta.

Ryan Pereira, Town Clerk

Dated: July 08, 2026

B. Instructions to Bidders

1. Definitions

“Town” and “Owner” mean the Town of Oneonta. “Bidder” means any person or firm submitting a bid. “Contractor” means the bidder awarded the contract. “Engineer” means Herrmann Engineering, PLLC. “Work” means all labor, materials, equipment, and services needed to complete the project shown in the bid documents.

2. Examination of Documents and Site

Each bidder should examine the bid documents and the construction drawings, and should visit the project site, before submitting a bid. A site visit is not required and may be made during daylight hours. Submitting a bid means the bidder is satisfied as to the conditions that affect the work and the cost of the work. A bidder may not later claim against the Town based on its failure to examine the site or the documents.

3. Questions and Addenda

All questions about this bid must be submitted in writing or email clerk@townofoneonta.org to the Town Clerk, no later than 3:00 pm, July 17, 2026. The Town will answer questions in writing by addendum sent to everyone who obtained the bid documents. Only written addenda change the bid documents; no spoken statement by any Town officer or agent is binding. Each bidder must list the addenda it received on the Bid Form.

4. How to Submit a Bid

1. Submit the bid on the Bid Form in Section E, filled in completely and signed in ink, with all required certifications and forms attached.
2. Give a price for each line item and total for the project.
3. Place the bid in a sealed envelope marked “SEALED BID — FORTIN PARK PAVILION” with the bidder’s name and address on the outside.
4. Deliver the bid to the Town Clerk at or before the date and time stated in the Invitation to Bid. Late bids will not be accepted and will be returned unopened. Faxed, emailed, and telephoned bids will not be accepted.
5. Do not include New York State or local sales tax on materials. The Town is tax exempt and will provide exemption documentation on request.

5. Bid Security

Each bid must include bid security equal to five percent (5%) of the bid amount, in the form of a certified or cashier’s check payable to the Town of Oneonta, or a bid bond from a surety licensed in New York State (see Section E-6). The bid security will be returned to unsuccessful bidders after the award. If the successful bidder fails to sign the contract or provide the required bonds and insurance within ten (10) days of the notice of award, the Town will keep the bid security.

6. Withdrawal of Bids

A bidder may withdraw its bid in writing before the bid opening. After the bid opening, no bid may be withdrawn for forty-five (45) days.

7. How the Contract Is Awarded

The Town will award the contract to the lowest responsible bidder whose bid meets the requirements of the bid documents. In deciding whether a bidder is responsible, the Town may consider the bidder's experience, references, past performance, financial ability, equipment, and its compliance with labor and licensing laws. The Town may reject any or all bids, may waive any informality, and may reject any bid that is incomplete or conditional.

8. Qualifications and References

Each bidder must complete the Statement of Qualifications and References in Section E-5 and provide at least three commercial references for similar projects completed in the last seven years. The Town may ask for additional financial or qualification information before the award.

9. Department of Labor Registration

This is a public work project. No contractor or subcontractor may work on it unless registered with the New York State Department of Labor as required by Labor Law §220-i. Each bidder must attach a copy of its valid registration certificate to its bid. The Town will reject any bid that does not include a valid certificate.

10. Identification of Subcontractors

Because the project includes plumbing and electrical work, each bidder must submit the Identification of Subcontractors form in Section E-4 with its bid, as required by General Municipal Law §101(5). The bidder must name the subcontractor it will use for plumbing, for heating and ventilation, and for electrical work. If the bidder will perform a trade itself, it should write "self."

11. Bonds and Insurance Required Before Work Begins

Within ten (10) days of the notice of award, the successful bidder must provide, before any work begins:

- A performance bond for one hundred percent (100%) of the contract price;
- A labor and material payment bond for one hundred percent (100%) of the contract price; and
- Certificates of insurance showing the coverage required in the General Conditions (Section D).

Bonds must come from a surety licensed in New York State and acceptable to the Town.

12. Signing the Contract

The successful bidder must sign the Town's contract within ten (10) days of the notice of award. If the bidder does not sign the contract or provide the required bonds and insurance within that

time, the Town may keep the bid security and award the contract to the next lowest responsible bidder.

C. Specifications and Scope of Work

1. Work to Be Done

The contractor must provide all materials, labor, tools, equipment, and services needed to build a timber-framed pavilion at Fortin Park, complete and ready for use, according to the construction drawings prepared by Herrmann Engineering, PLLC (Section F) and these specifications. The work includes:

- Site preparation and layout after the Town removes the existing structure (see paragraph 2);
- A reinforced concrete slab, concrete piers, and footings (Sheet S100);
- Pressure-treated glulam posts, timber framing, knee braces, and pre-engineered wood roof trusses (Sheet S101);
- A metal panel roof, metal panel siding, and aluminum fascia (Sheet A201);
- An ADA-compliant restroom and a utility room, including the related plumbing and electrical work (Sheet A101);
- All connections, hardware, and accessories shown on the drawings or needed to complete a finished structure.

2. Demolition and Site Access

The Town will remove the existing structure and have it ready before construction begins. The Town will tell the contractor in writing when the site is clear and ready. The contractor and Town will coordinate the final timeline for this specific task.

3. Plans and Specifications

See the attached drawings, prepared by Herrmann Engineering, PLLC and dated May 22, 2026, are part of this Invitation to Bid:

Under New York State Education Law, these drawings may not be altered except under the direction of a professional engineer. A bidder who finds a conflict between these specifications and the drawings must ask the Engineer for clarification before bidding.

4. Codes and Permits

All work must meet the current editions of the New York State Uniform Fire Prevention and Building Code, the accessibility requirements of the Americans with Disabilities Act, and all other applicable codes and laws. The contractor must obtain and pay for all permits required for the work.

5. Time of Performance

The contractor must begin physical work by September 1, 2026, once the Town issues a written notice to proceed. Any change to the completion date must be approved by the Town in writing.

Substantial competition by October 2, 2026.

Final competition by October 30, 2026.

6. Changes to the Work

The Town may change the plans or leave out any part of the work during construction if it decides this is in the public interest. The contract price will be adjusted up or down at the prices in the bid. A change of this kind is not grounds for a claim by the contractor for damages or lost profit.

D. General Conditions

1. Prevailing Wage

This is a public work project. The contractor and all subcontractors must pay every laborer, worker, and mechanic on the project at least the prevailing wage rates and supplements set by the New York State Department of Labor under Article 8 of the Labor Law. The prevailing wage schedule for this project PRC #2026017999 – Pine Grove Pavilion - Fortin Park, is part of the bid documents. The contractor must keep certified payroll records and submit them as the law requires.

2. Insurance

Before work begins, the contractor must give the Town certificates of insurance showing at least:

- Workers' Compensation and Disability Benefits coverage as required by New York law, on the forms required by the Workers' Compensation Board;
- Commercial General Liability insurance of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate;
- Automobile liability covering owned, hired, and non-owned vehicles; and
- The Town of Oneonta named as an additional insured on the general liability and automobile policies.

The contractor must keep this coverage in force for the whole project.

3. Lead and Environmental Requirements

The contractor is responsible for any lead certification the work requires and must follow all environmental and worker-safety rules. The contractor must tell the Town right away if it finds any hazardous or unexpected condition.

4. Compliance with Law and Non-Discrimination

The contractor must follow all federal, state, and local laws, including the equal-employment and non-discrimination requirements of the New York Executive Law and Labor Law.

5. Indemnification

To the fullest extent allowed by law, the contractor will defend, indemnify, and hold harmless the Town of Oneonta and its officers, employees, and agents from any claims, damages, losses, and expenses, including reasonable attorneys' fees, that arise from the work and are caused by the negligence of the contractor or its subcontractors.

6. Independent Contractor and Assignment

The contractor is an independent contractor, not an employee or agent of the Town. The contractor may not assign or subcontract the contract, in whole or in part, without the Town's written consent.

7. Payment

The Town will pay the contractor for the value of work completed and accepted, less the amount held back (5% retainage) as allowed by law, after the contractor submits an approved requisition and certified payrolls. The Town will make final payment, including retainage, after the work is complete, inspected, and accepted, and after the contractor provides all closeout documents and lien waivers. No payment shall be provided for stored materials.

8. Warranty

The contractor warrants that all materials and equipment will be new and of good quality, and that the work will be free of defects in materials and workmanship for at least one (1) year from the date the work is accepted. The contractor will correct any defective work during the warranty period at no cost to the Town.

9. Termination

The Town may end the contract if the contractor defaults and does not fix the default after notice. The Town may also end the contract for its own convenience by written notice, in which case the contractor will be paid for work properly done up to that date.

10. Iran Divestment Act

By submitting a bid, the bidder certifies that it complies with the Iran Divestment Act (General Municipal Law §103-g), as stated in the certification in Section E-3.

11. Governing Law

New York State law governs the contract. Any dispute will be heard in Otsego County.

E. Bid Form and Required Certifications

E-1. Bid Form

To the Town Board of the Town of Oneonta, care of the Town Clerk, 3966 State Highway 23, West Oneonta, NY 13861.

Having examined the bid documents, the drawings, and the site, the undersigned bidder offers to provide all labor, materials, and equipment to build the Fortin Park Pavilion according to the bid documents for the following price:

Total Bid (line item figures)	
Pavillion _____ dollars	\$ _____
Bathroom _____ dollars	\$ _____
Plumbing _____ dollars	\$ _____
Electrical _____ dollars	\$ _____
Contingency (To be directed by Owner) for concrete testing, compact testing. This must be a third-party inspection service, called Special Inspections.	\$ <u>10,000, Ten Thousand Dollars</u>
Total Bid (words): _____ dollars	\$ _____

The bidder also states:

1. Addenda received (write "none" if none): _____
2. This bid will remain open for forty-five (45) days after the bid opening.
3. Bid security of 5% is attached as a: ☐ certified check ☐ bid bond.
4. The bidder will sign the contract and provide the required bonds and insurance within ten (10) days of the notice of award.
5. The bidder is registered with the New York State Department of Labor; the certificate is attached.
6. The bid does not include New York State or local sales tax on materials.

Firm / bidder name	
Type of business	(corporation, partnership, sole proprietor, LLC)
Mailing address	
Telephone and email	
DOL registration no.	

Signature: _____ Date: _____

Printed name and title: _____

E-2. Non-Collusion Certification

By submitting this bid, the bidder and the person signing it certify, under penalty of perjury, that to the best of their knowledge and belief:

1. The prices in this bid were reached independently, without any agreement with another bidder or competitor for the purpose of limiting competition;
2. The prices in this bid have not been and will not be knowingly disclosed to another bidder or competitor before the bid opening; and
3. No attempt has been made to get any other person or firm to submit or not submit a bid for the purpose of limiting competition.

(General Municipal Law §103-d.)

Firm: _____

Signature: _____ Date: _____

Printed name and title: _____

E-3. Iran Divestment Act Certification

By submitting this bid, the bidder certifies that, as of the date of the bid, it is not on the list of entities engaged in investment activities in the energy sector of Iran kept by the New York State Commissioner of Economic Development under State Finance Law §165-a, and that it complies with the Iran Divestment Act (General Municipal Law §103-g). A bidder that cannot certify this must attach an explanation.

Firm: _____

Signature: _____ Date: _____

Printed name and title: _____

E-4. Identification of Subcontractors

Under General Municipal Law §101(5), the bidder names below the subcontractors it will use for each trade and the amount for each. Write “self” if the bidder will do the work, or “not applicable” if a trade is not part of the project.

Trade	Subcontractor (name and address)
Plumbing	
HVAC	
Electrical	

Firm: _____ Date: _____

E-5. Statement of Qualifications and References

Describe the bidder's experience with similar projects (timber-framed or park structures with foundations and ADA facilities). Attach a list of up to eight comparable projects completed in the last seven years, with the owner, location, initial Bid price, Final Construction cost, and completion date for each. Identify the project Superintendent, design professional, or project owner.

Provide at least three commercial references:

Reference 1:

Organization	
Contact and title	
Phone and email	
Project and value	

Reference 2:

Organization	
Contact and title	
Phone and email	
Project and value	

Reference 3:

Organization	
Contact and title	
Phone and email	
Project and value	

E-6. Bid Bond

Know all persons by these presents, that _____ (the "Principal") and _____ (the "Surety"), a surety licensed in New York State, are bound to the Town of Oneonta in the amount of five percent (5%) of the Principal's total bid.

If the Town accepts the Principal's bid and the Principal signs the contract and provides the required bonds and insurance within the time stated, this obligation is void. Otherwise, the Surety will pay the Town the difference between the Principal's bid and the amount the Town must pay another party to do the work, up to the amount of this bond.

Signed this _____ day of _____, 20____.

Principal: _____ By: _____

Surety: _____ By: _____

A bidder may instead attach its surety's standard bid bond form, or a certified check for 5% of the bid.

F. Construction Drawings

Drawings by Herrmann Engineering, PLLC, 464 Main Street, Oneonta, NY 13820, dated May 22, 2026, are attached and made part of this Invitation to Bid.

§ 3.3 Substitutions

§ 3.3.1 The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

§ 3.3.2 Substitution Process

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

§ 3.3.2.2 Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

§ 3.3.2.3 If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

§ 3.3.3 The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.4 If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

FORTIN PARK PAVILION

101 YOUNGS ROAD

ONEONTA, NY
OTSEGO COUNTY

JUNE 2026
BID SET

ABBREVIATIONS

#	INCH	EIFS	EXTERIOR INSULATED FINISH SYSTEM	LLH	LONG LEG HORIZONTAL	SQ	SQUARE
&	NUMBER, POUND	ELEV	ELEVATOR	LLV	LONG LEG VERTICAL	SS	STAINLESS STEEL
'	AND	ENGR	ENGINEER	LNTL	LINTEL	STD	STANDARD
@	FEET	EOR	ENGINEER OF RECORD	LONG	LONGITUDINAL	STIFF	STIFFENER
(E)	AT	EQ	EQUAL	LSL	LAMINATED STRAND LUMBER	STL	STEEL
(N)	EXISTING	EQPT	EQUIP	LT WT	LIGHTWEIGHT	STRUCT	STRUCTURAL
	NEW	ES	EACH SIDE	LVL	LAMINATED VENEER LUMBER	SUSP	SUSPENDED
		EW	EACH WAY			SYM	SYMMETRICAL
AB	ANCHOR BOLT	EXIST	EXISTING	MANUF	MANUFACTURER, MANUFACTURED		
ACI	AMERICAN CONCRETE INSTITUTE	EXP	EXPANSION	MAX	MAXIMUM	T&B	TOP AND BOTTOM
ADD	ADDENDUM, ADDITION	EXPO	EXPOSED	MB	MACHINE BOLT	T&G	TONGUE AND GROOVE
ADJ	ADJUST, ADJUSTABLE	EXT	EXTERIOR	MECH	MECHANICAL	TAN	TANGENT
AESS	ARCH. EXP. STRUCTURAL STEEL			MEZZ	MEZZANINE		
AFF	ABOVE FINISH FLOOR	F OF F	FACE TO FACE	MFR	MANUFACTURER, MANUFACTURED	THK	THICK
ALT	ALTERNATE	FAB	FABRICATIONS / FABRICATED	MIN	MINIMUM	THRD	THREADED
ALUM	ALUMINUM	FB	FLAT BAR	MISC	MISCELLANEOUS	TOB	TOP OF BEAM
APPROX	APPROXIMATELY	FDTN	FOUNDATION	MTL	METAL	TOC	TOP OF COLUMN, TOP OF CURB
ARCH	ARCHTECTURE	FF	FINISH FLOOR	MUL	MULLION	TOF	TOP OF FOOTING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FFE	FINISH FLOOR ELEVATION			TOJ	TOP OF JOIST
AVG	AVERAGE	FIN	FINISH	N	NORTH	TOL	TOP OF LINTEL, LANDING
AWS	AMERICAN WELDING SOCIETY	FLR	FLOOR	NIC	NOT IN CONTRACT	TOL	TOLERANCE
		FOC	FACE OF CONCRETE	NO	NUMBER	TOP	TOP OF PIER, TOP OF PLATE
BALC	BALCONY	FOF	FACE OF FINISH	NOM	NOMINAL	TOPV	TOP OF PAVEMENT
BD	BOARD	FOM	FACE OF MASONRY	NTS	NOT TO SCALE	TOS	TOP OF SLAB, TOP OF STEEL
BEV	BEVEL	FOS	FACE OF STUD			TOW	TOP OF WALL
BKR	BACKER	FR	FIRE RATED, FIRE RESISTIVE	OC	ON CENTER	TRANS	TRANSVERSE
BLDG	BUILDING	FRM	FRAMED, FRAMING	OD	OUTSIDE DIAMETER	TRANSL	TRANSLUCENT
BLK	BLOCK	FRT	FIRE RETARDANT TREATED	OH	OVERHEAD	TYP	TYPICAL
BLKG	BLOCKING	FT	FOOT, FEET	OPNG	OPENING		
BM	BEAM	FTG	FOOTING	OPP	OPPOSITE, OPPOSITE HAND	UNO	UNLESS NOTED OTHERWISE
BOC	BOTTOM OF CURB	FURRG	FURRING	OSWJ	OPEN WEB STEEL JOIST	UTIL	UTILITY
BOT/BTM	BOTTOM	FUT	FUTURE				
BOW	BOTTOM OF WALL			P/L	PROPERTY LINE	VERT	VERTICAL
BP	BASE PLATE			PAF	POWDER ACTUATED FASTENERS	VFY	VERIFY
BRDG	BRIDGE, BRIDGING	GA	GAUGE	PC	PRECAST	VIF	VERIFY IN FIELD
BRG	BEARING	GALV	GALVANIZED	PCF	POUNDS PER CUBIC FOOT		
BRK	BRICK	GC	GENERAL CONTRACTOR	PERF	PERFORATE, PERFORATED	W/	WITH
BSMT	BASEMENT	GEN	GENERAL	PERIM	PERIMETER	W/O	WITHOUT
BU	BUILT-UP	GL	GLU-LAMINATED	PERIM	PROFESSIONAL ENGINEER	WD	WOOD
		GLB	GLU-LAMINATED BEAM	PERP	PERPENDICULAR	WF	WIDE FLANGE (STRUCTURAL STEEL)
CEM	CEMENT, CEMENTITIOUS	GND	GROUND	PL	PLATE	WR	WATER RESISTANT, WATER RESISTIVE
CGS	CENTER OF GRAVITY OF STRAND	GR	GRADE	PLF	POUNDS PER LINEAL FOOT	WS	WATERSTOP
CIP	CAST IN PLACE	GYP	GYPSUM	PLWD	PLYWOOD	WT	WEIGHT
CJ	CONTROL JOINT	GYP BD	GYPSUM BOARD	PNL	PANEL	WWF	WOVEN WIRE FABRIC
CL	CENTER LINE			PREFAB	PREFABRICATED		
CLG	CEILING	HAS	HEADED ANCHOR STUD	PREFIN	PREFINISHED		
CLR	CLEAR	HC	HOLLOW CORE	PSF	POUNDS PER SQUARE FOOT		
CMU	CONCRETE MASONRY UNIT	HCP	HOLLOW CORE PLANK	PSI	POUNDS PER SQUARE INCH		
COL	COLUMN	HDD	HEADED ANCHOR STUD	PSL	PARALLEL STRAND LUMBER		
COMP	COMPOSITE, COMPENSATION	HDR	HEADER	PT	PRESERVATIVE TREATED, POST-TENSIONED		
CONC	CONCRETE	HEX	HEXAGONAL	QTY	QUANTITY		
COND	CONDITION	HM	HOLLOW METAL				
CONN	CONNECTION	HORIZ	HORIZONTAL	RAD	RADIUS		
CONSTR	CONSTRUCTION	HSS	HOLLOW STRUCTURAL SHAPE	RCP	REFLECTED CEILING PLAN		
CONT	CONTINUOUS	HT	HEIGHT	RD	ROOF DRAIN		
CORR	CORRIDOR	HVAC	HEATING, VENTILATION, AIR CONDITIONING	REF	REFERENCE		
CTR	CENTER	IBC	INTERNATIONAL BUILDING CODE	REINF	REINFORCED, REINFORCING		
CTRL	CONTROL	ICF	INSULATED CONCRETE FORMS	REQ	REQUIREMENTS, REQUIRED		
CTSK	COUNTERSINK	ID	INSIDE DIAMETER	REQ'D	REQUIRED		
CU	CUBIC	IN	INCH, INCHES	REV	REVISION		
CUST	CUSTOM	INFO	INFORMATION	RO	ROUGH OPENING		
		INSP	INSPECTION	SCHED	SCHEDULE		
DBA	DEFORMED BAR ANCHOR	INSUL	INSULATION	SE	SECTIONAL ENGINEER		
DBL	DOUBLE	INT	INTERIOR	SECT	SECTION		
DEFL	DEFLECTION	JST	JOIST	SF	SQUARE FEET		
DEMO	DEMOLITION	JT	JOINT, JOINTS	SGL	SINGLE		
DEPT	DEPARTMENT			SHT	SHEET		
DET	DETAIL	K	KILOPOUND (1000 POUNDS)	SHTG	SHEATHING		
DF	DOUG FIR (DOUGLAS FIR)	KIP	KILOPOUND (1000 POUNDS)	SIM	SIMILAR		
DIA	DIAMETER	L	ANGLE, LEFT, LENGTH	SIMP	SIMPSON STRONG TIE		
DIAG	DIAGONAL	LAM	LAMINATE, LAMINATED	SL	SNOW LOAD		
DIAPH	DIAPHRAGM	LAT	LATERAL	SOG	SLAB ON GRADE		
DIM	DIMENSION	LB	POUND	SPEC	SPECIFICATION, SPECIFICATIONS		
DKG	DECKING	LF	LINEAL FEET, LINEAR FOOTAGE				
DL	DEAD LOAD	LIN	LINEAR				
DWG	DRAWING	LIN FT	LINEAL FEET, LINEAR FOOTAGE				
DWGS	DRAWINGS	LL	LIVE LOAD				
DWL	DOWEL						

LOCATION MAP



SHEET LIST

Sheet Number	Sheet Name	Bid Set - 6.19.2026
COV	COVER	▣
C100	EXISTING/DEMO SITE PLAN	▣
C101	PROPOSED SITE PLAN	▣
A001	SCHEDULES & TYPICAL DETAILS	▣
A101	LEVEL 1 FLOOR PLAN	▣
A102	ROOF PLAN	▣
A201	BUILDING ELEVATIONS	▣
A301	BUILDING SECTIONS	▣
A302	BUILDING SECTIONS	▣
A900	PERSPECTIVE VIEWS	▣
S001	GENERAL STRUCTURAL NOTES	▣
S100	FOUNDATION PLAN	▣
S101	ROOF FRAMING PLAN	▣
S300	CONCRETE DETAILS	▣
S600	WOOD FRAMING DETAILS	▣
S601	WOOD FRAMING DETAILS	▣
MEP101	MEP SCHEMATICS	▣

TOWN BOARD

SUPERVISOR
WILLIAM RIVERA JR.

BOARD MEMBERS
PATRICIA RIDDELL KENT
BRETT D. HOLLERAN
TERESA DeSANTIS
JOE CAMARATA

SYMBOLS LEGEND



1 / A101 BUILDING SECTION

Room name
101 ROOM TAG

0 GRID LINE

1t DOOR TAG

1 REVISION TAG

1t WINDOW TAG

1t WALL TAG

ELEVATION TARGET



464 Main Street
Oneonta, NY 13820
Phone: (607) 267-4258

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

1 6.19.2026 BID SET

MARK DATE DESCRIPTION
IN ACCORDANCE WITH NEW YORK STATE EDUCATION LAW, IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTION UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THESE DOCUMENTS IN ANY WAY. ANY MODIFICATION TO THESE DOCUMENTS SHALL BEAR THE SEAL OF THE ALTERING ENGINEER WITH THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DATE: 6.19.2026
SCALE: As indicated
DRAWN BY: JRG
REVIEWED BY: AJH
PROJECT NO.: 8850.940.546

COVER

COV

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- NEW CONTOURS
- TREELINE

SITE PLAN NOTES

1. SITE PLAN BASED ON AVAILABLE ONLINE MAPPING FROM US GEOLOGICAL SURVEY, OTSEGO COUNTY GEOGRAPHIC & PROPERTY INFORMATION APPLICATION, AND FIELD MEASUREMENTS BY STAFF OF HERRMANN ENGINEERING, PLLC IN JUNE 2026.
2. CONTOUR INTERVAL = 2', ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.



**TOWN OF ONEONTA
FORTIN PARK PAVILION**

**101 YOUNGS ROAD
ONEONTA, NY 13820**

1	6.19.2026	BID SET
MARK	DATE	DESCRIPTION
IN ACCORDANCE WITH NEW YORK STATE EDUCATION LAW, IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THESE DOCUMENTS IN ANY WAY. ANY MODIFICATION TO THESE DOCUMENTS SHALL BEAR THE SEAL OF THE ALTERING ENGINEER WITH THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.		

DATE: JUNE 19, 2026
SCALE: AS SHOWN
DRAWN BY: BRE
REVIEWED BY: AJH
PROJECT NO.: 6442.102.33

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- NEW CONTOURS
- TREELINE

SITE PLAN NOTES

1. SITE PLAN BASED ON AVAILABLE ONLINE MAPPING FROM US GEOLOGICAL SURVEY, OTSEGO COUNTY GEOGRAPHIC & PROPERTY INFORMATION APPLICATION, AND FIELD MEASUREMENTS BY STAFF OF HERRMANN ENGINEERING, PLLC IN JUNE 2026.
2. CONTOUR INTERVAL = 2', ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.



464 Main Street
Oneonta, NY 13820
Phone: (607) 267-4258

TOWN OF ONEONTA
FORTIN PARK PAVILION

101 YOUNGS ROAD
ONEONTA, NY 13820

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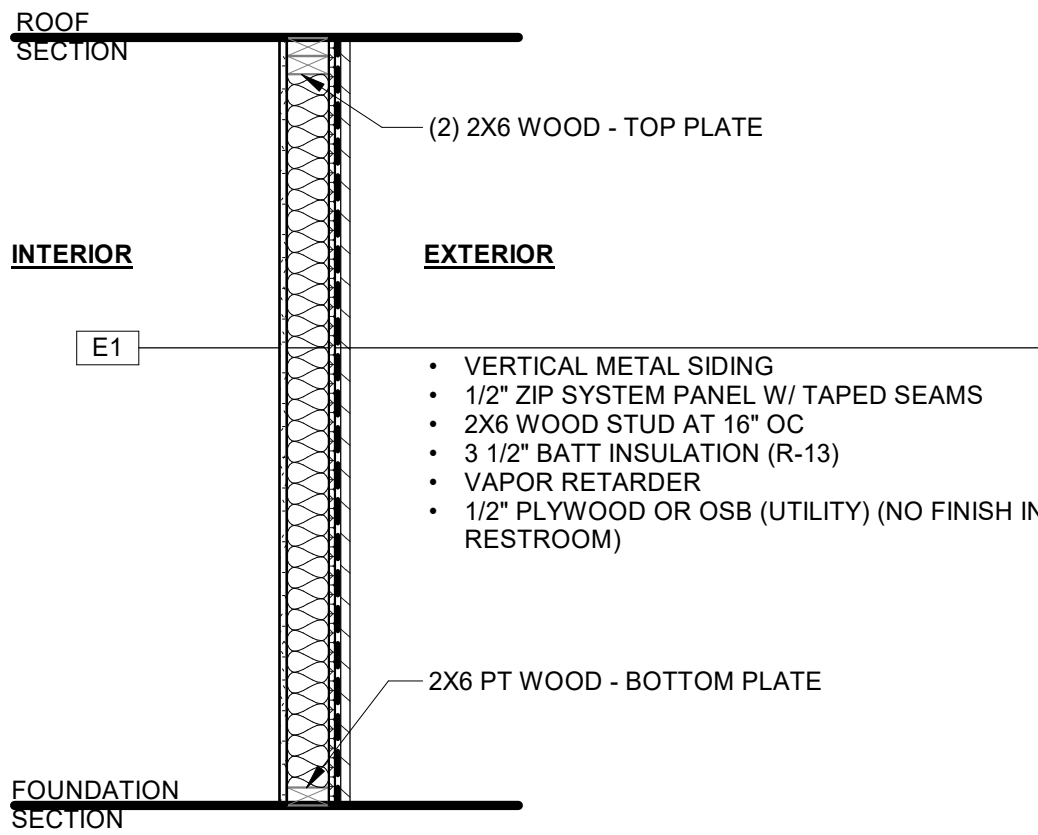
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DRAWN BY: BRE

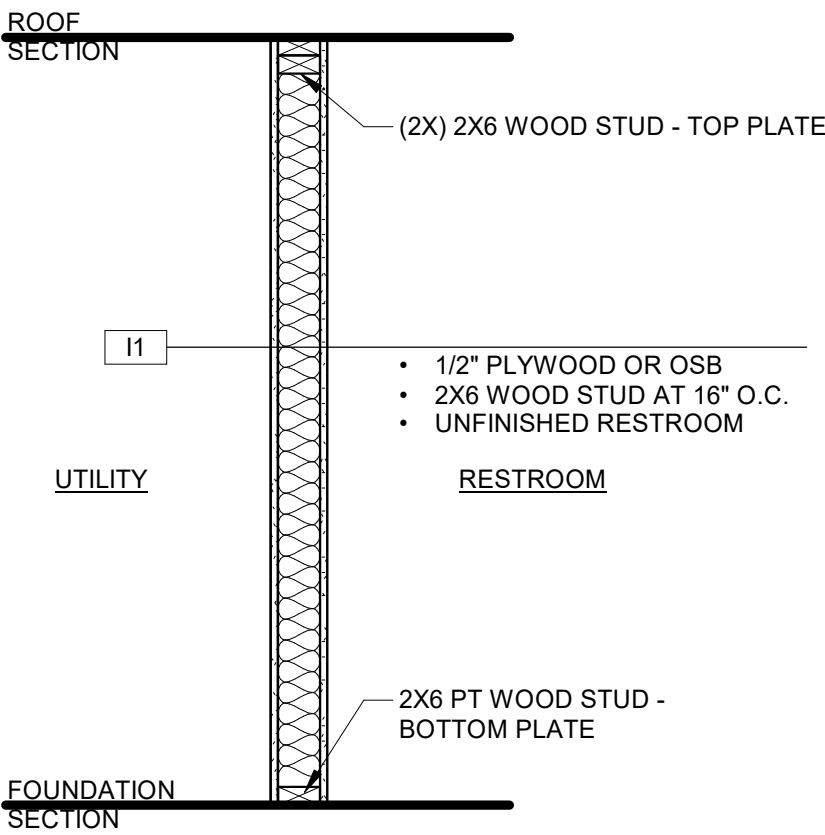
REVIEWED BY: AJH

PROJECT NO.: 6442.102.33

EXTERIOR AND INTERIOR WALL TYPES



WALL TYPE	UL DESIGN NUMBER	FIRE RATING	STC RATING
E1	N/A	N/A	N/A



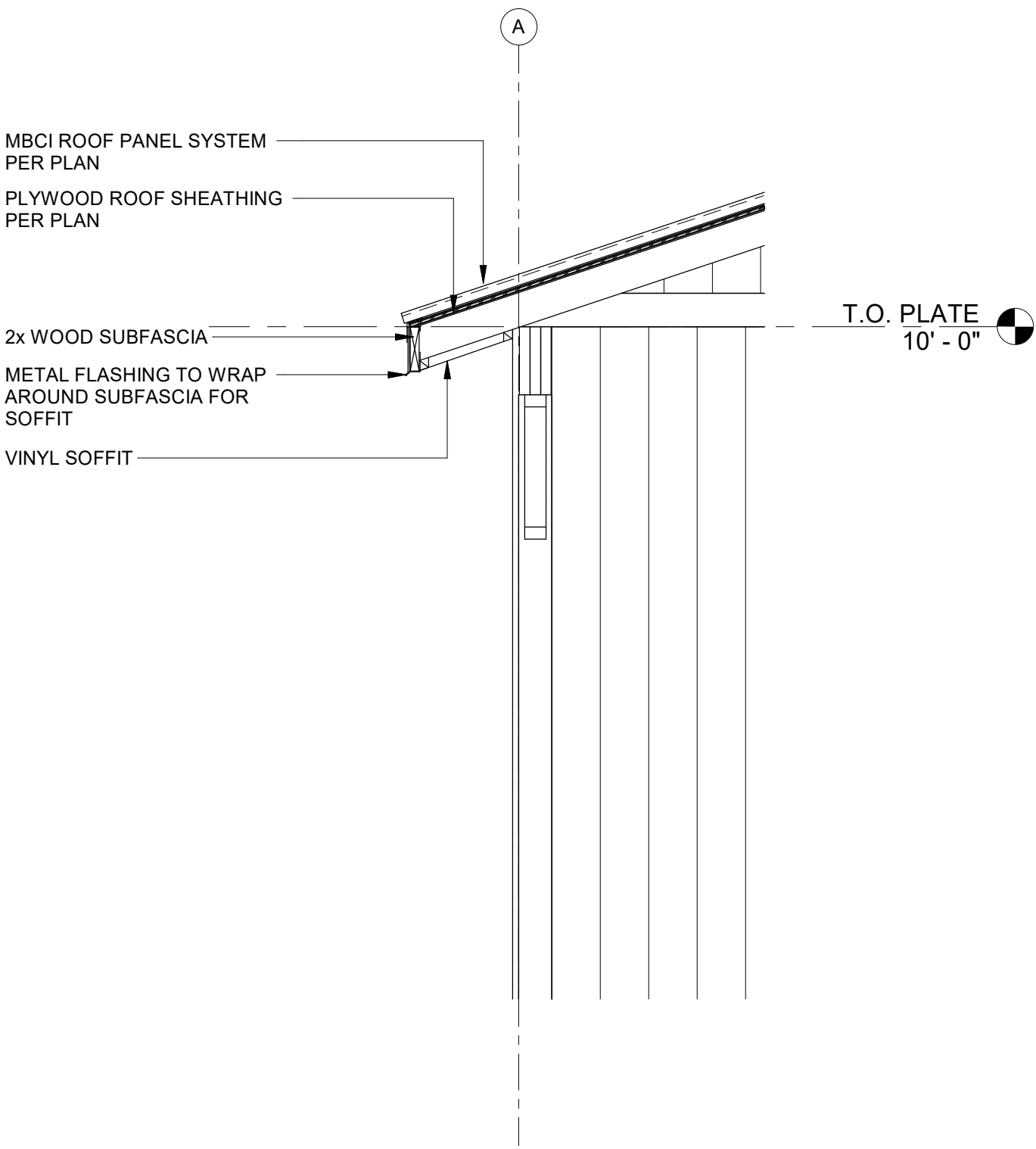
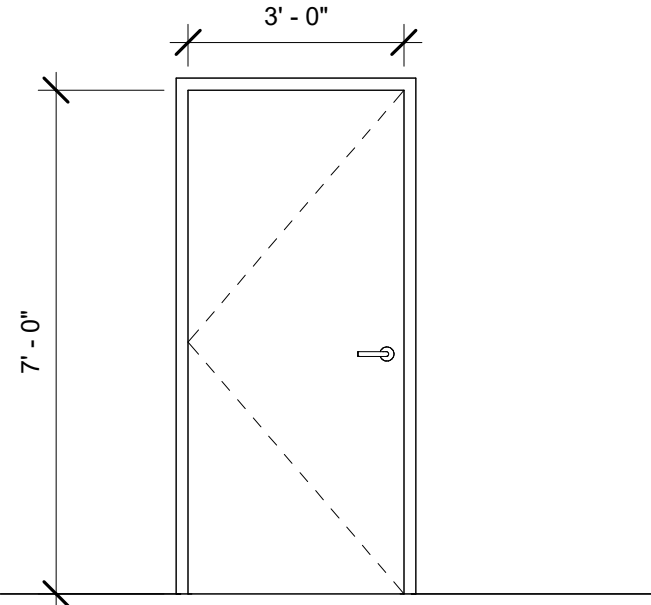
WALL TYPE	UL DESIGN NUMBER	FIRE RATING	STC RATING
I1	N/A	N/A	N/A

DOOR SCHEDULE

DOOR SCHEDULE							
Type Mark	Door Size	Manufacturer	Model	Description	U-Value	Daylight	Finish Comments
D1	36" x 84"	TRUDDOR	TBD	HEAVY DUTY FLUSH METAL DOOR	N/A	N/A	POLYSTYRENE CORE

HARDWARE REQUIREMENTS:				
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MANUFACTURER
(3) EA	HINGE	5BB1 4.5 X 4.5	630	IVES
(1) EA	DORM/EXIT LOCK	MA571L OCCUPIED/VACANT	626	FALCON
(1) EA	MORTISE CYLINDER	AS REQUIRED	626	SCHLAGE
(1) EA	PERMANENT CORE	AS REQUIRED	626	SCHLAGE
(1) EA	SURFACE CLOSER	4011	689	LCN
(1) EA	KICKPLATE	8400 10" X 2" LDW B-CS	630	IVES
(1) EA	WALL STOP	WS406/407CVX	630	IVES
(1) EA	GASKETING	1885BK PSA	BK	ZERO
(1) EA	DOOR SWEEP	8198AA	AA	ZERO
(1) EA	THRESHOLD	655A-MSLA-1-0	AA	ZERO

DOOR TYPES



② SECTION AT TYPICAL OVERHANG
1/2" = 1'-0"

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

1	6.19.2026	BID SET
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DATE:	6.19.2026
SCALE:	As indicated
DRAWN BY:	JRG
REVIEWED BY:	AJH
PROJECT NO.:	8850.940.546

PLAN LEGEND

- 0

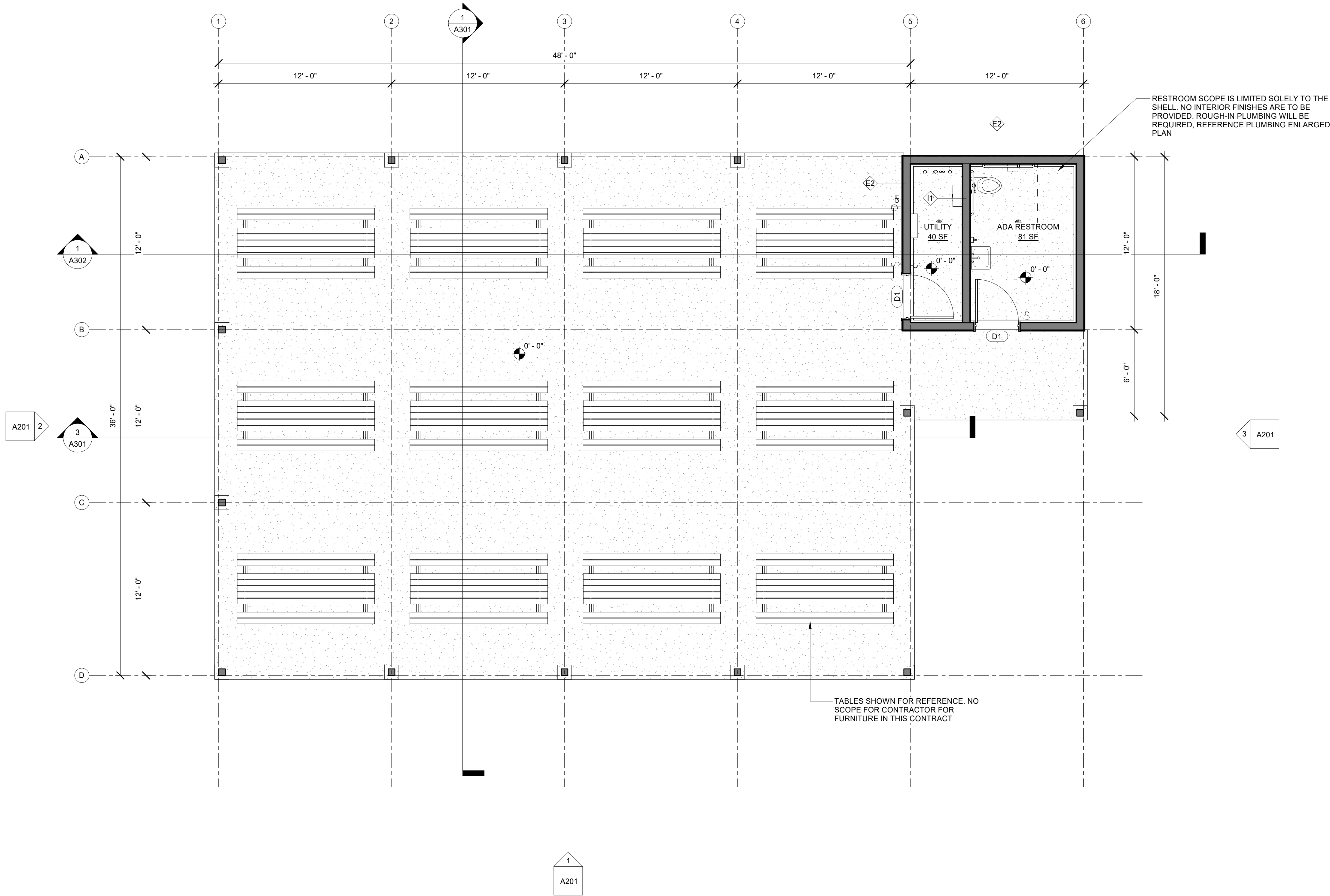
GRID LINE
- 

ELEVATION TAG
- 

WALL TAG
- 

WINDOW TAG
- 

DOOR TAG



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

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SCALE: 1/4" = 1'-0"
DRAWN BY: JRG
REVIEWED BY: AJH
PROJECT NO.: 8850.940.546

PLAN LEGEND

- 0

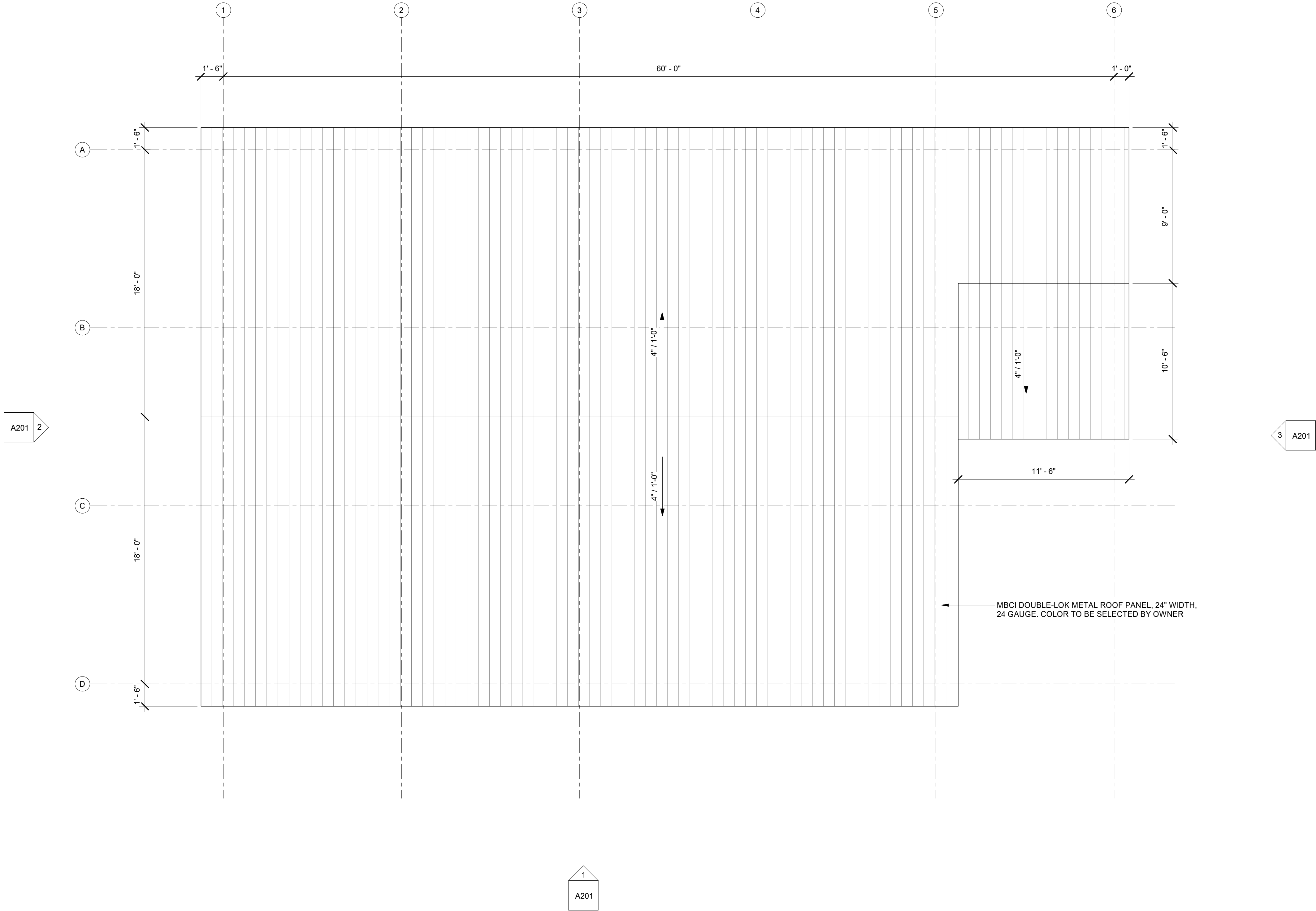
GRID LINE
- 

ELEVATION TAG
- 

WALL TAG
- 

WINDOW TAG
- 

DOOR TAG



1 ROOF PLAN
1/4" = 1'-0"

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

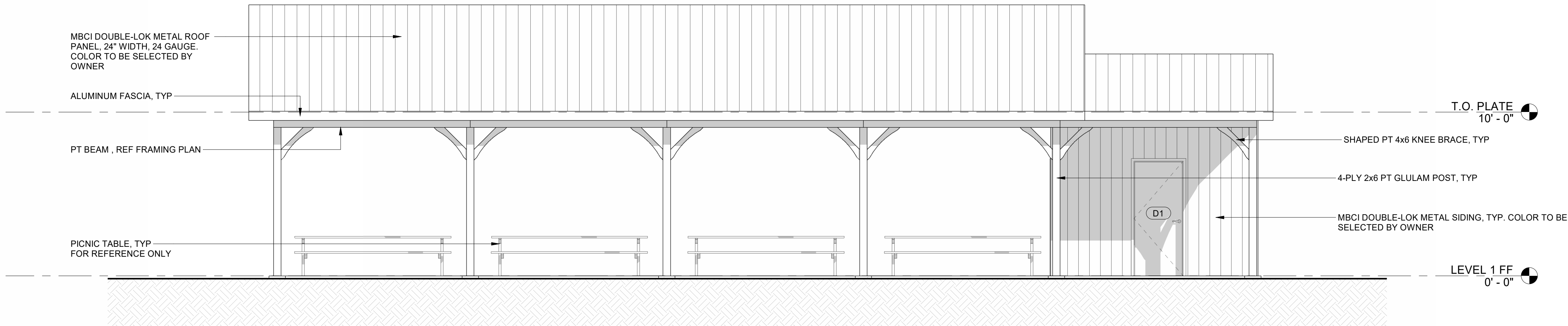
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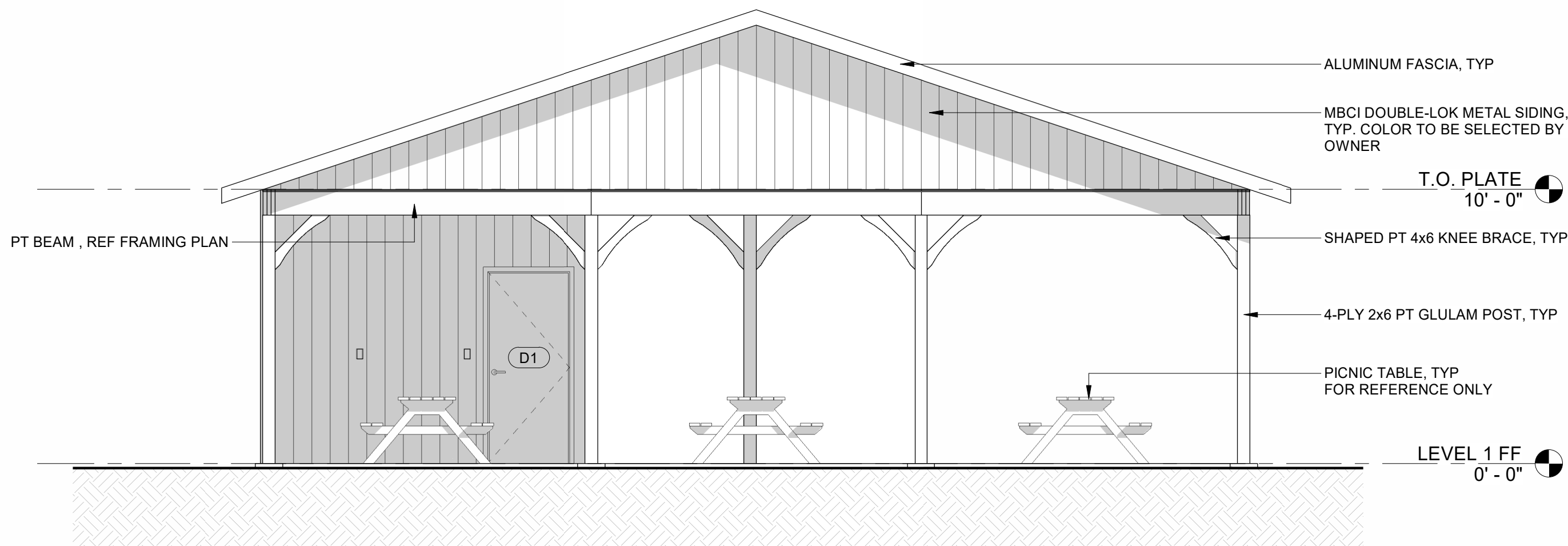
FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

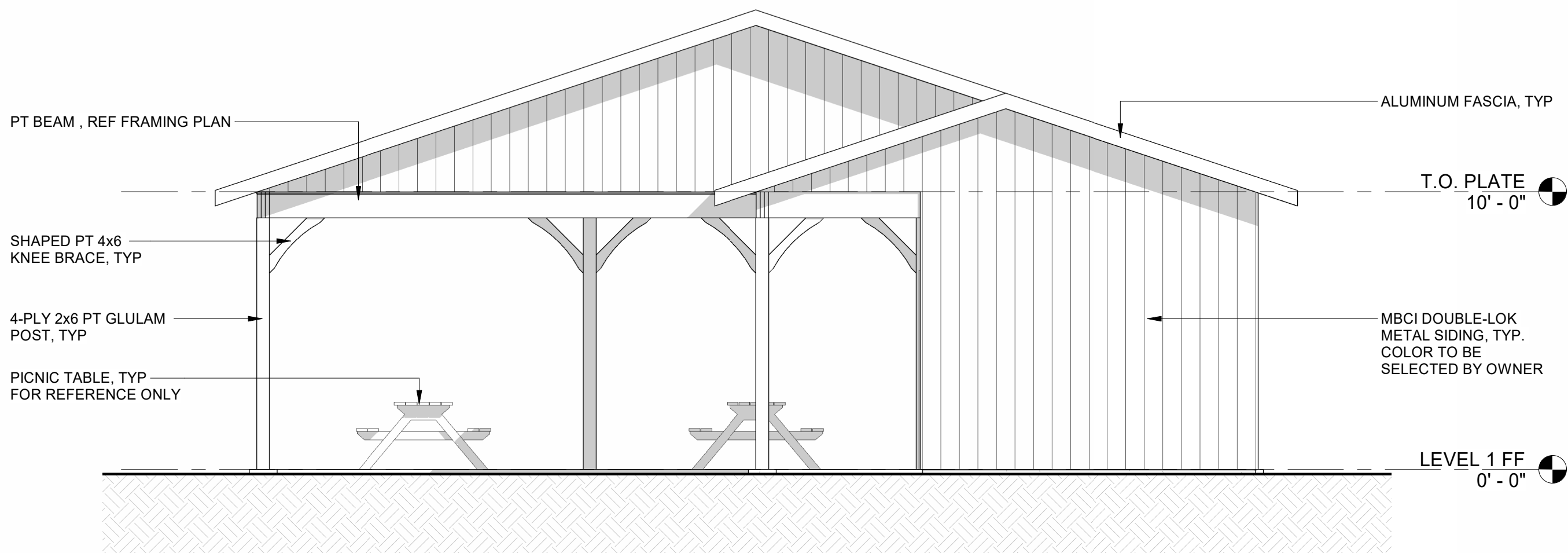
** SIM CONDITION FOR REAR ELEVATION



① FRONT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"



③ RIGHT ELEVATION
1/4" = 1'-0"

1 6.19.2026 BID SET

MARK	DATE	DESCRIPTION
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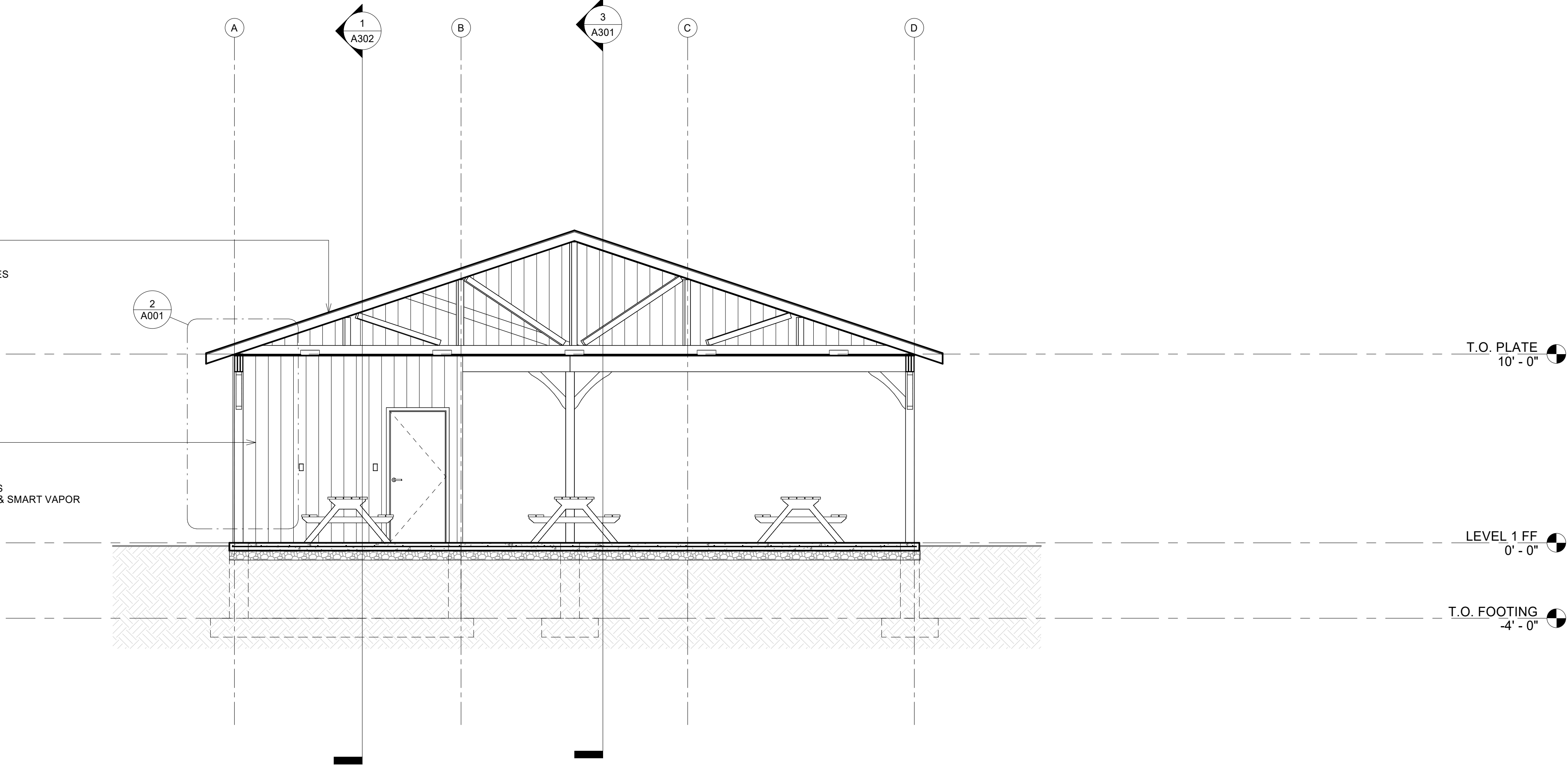
TOWN OF ONEONTA, NY

ROOF ASSEMBLY:

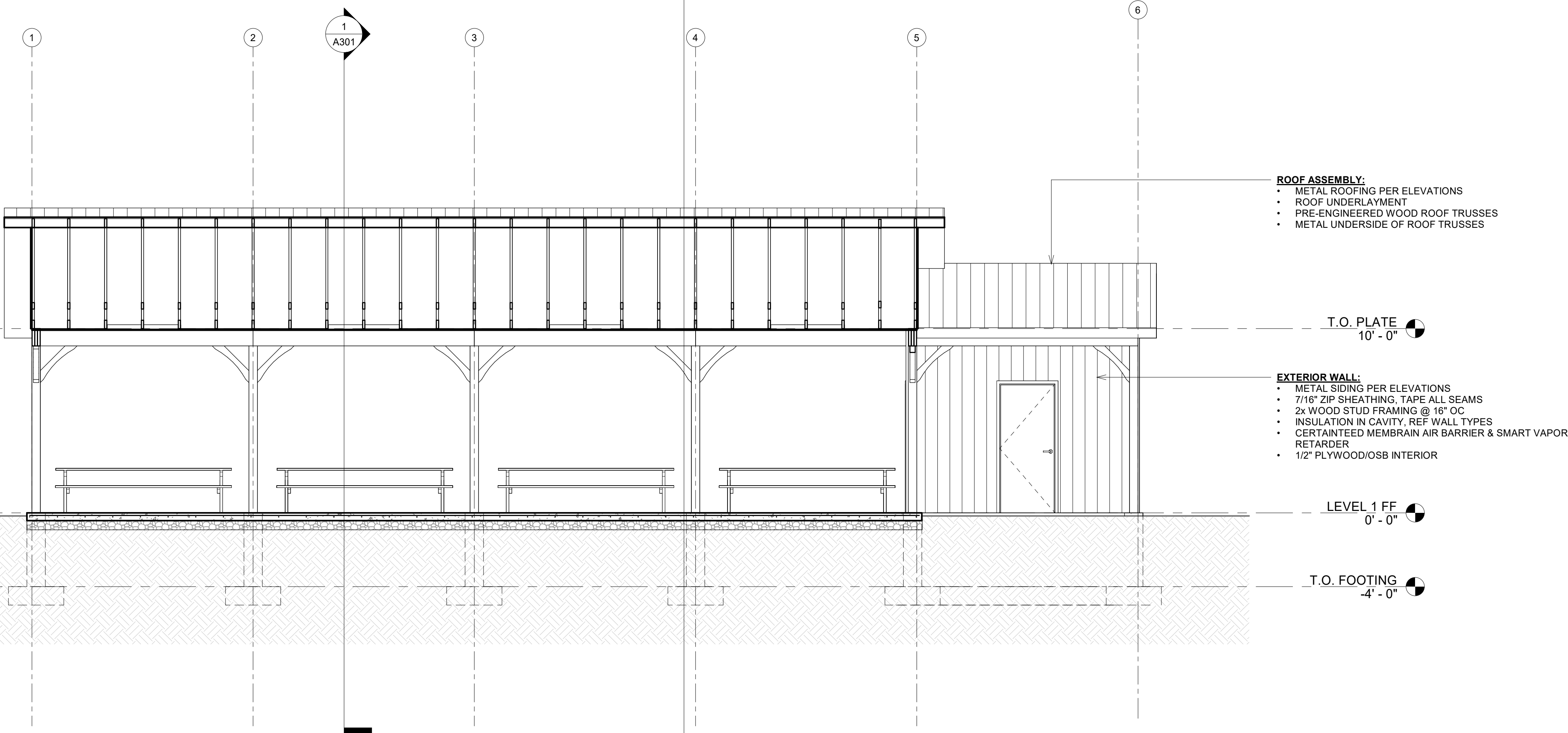
- METAL ROOFING PER ELEVATIONS
- ROOF UNDERLAYMENT
- PRE-ENGINEERED WOOD ROOF TRUSSES
- METAL UNDERSIDE OF ROOF TRUSSES

EXTERIOR WALL:

- METAL SIDING PER ELEVATIONS
- 7/16" ZIP SHEATHING, TAPE ALL SEAMS
- 2x WOOD STUD FRAMING @ 16" OC
- INSULATION IN CAVITY, REF WALL TYPES
- CERTAINTED MEMBRAN AIR BARRIER & SMART VAPOR RETARDER
- 1/2" PLYWOOD/OSB INTERIOR



① SECTION 1
1/4" = 1'-0"



ROOF ASSEMBLY:

- METAL ROOFING PER ELEVATIONS
- ROOF UNDERLAYMENT
- PRE-ENGINEERED WOOD ROOF TRUSSES
- METAL UNDERSIDE OF ROOF TRUSSES

EXTERIOR WALL:

- METAL SIDING PER ELEVATIONS
- 7/16" ZIP SHEATHING, TAPE ALL SEAMS
- 2x WOOD STUD FRAMING @ 16" OC
- INSULATION IN CAVITY, REF WALL TYPES
- CERTAINTED MEMBRAN AIR BARRIER & SMART VAPOR RETARDER
- 1/2" PLYWOOD/OSB INTERIOR

③ SECTION 3
1/4" = 1'-0"

1	6.19.2026	BID SET
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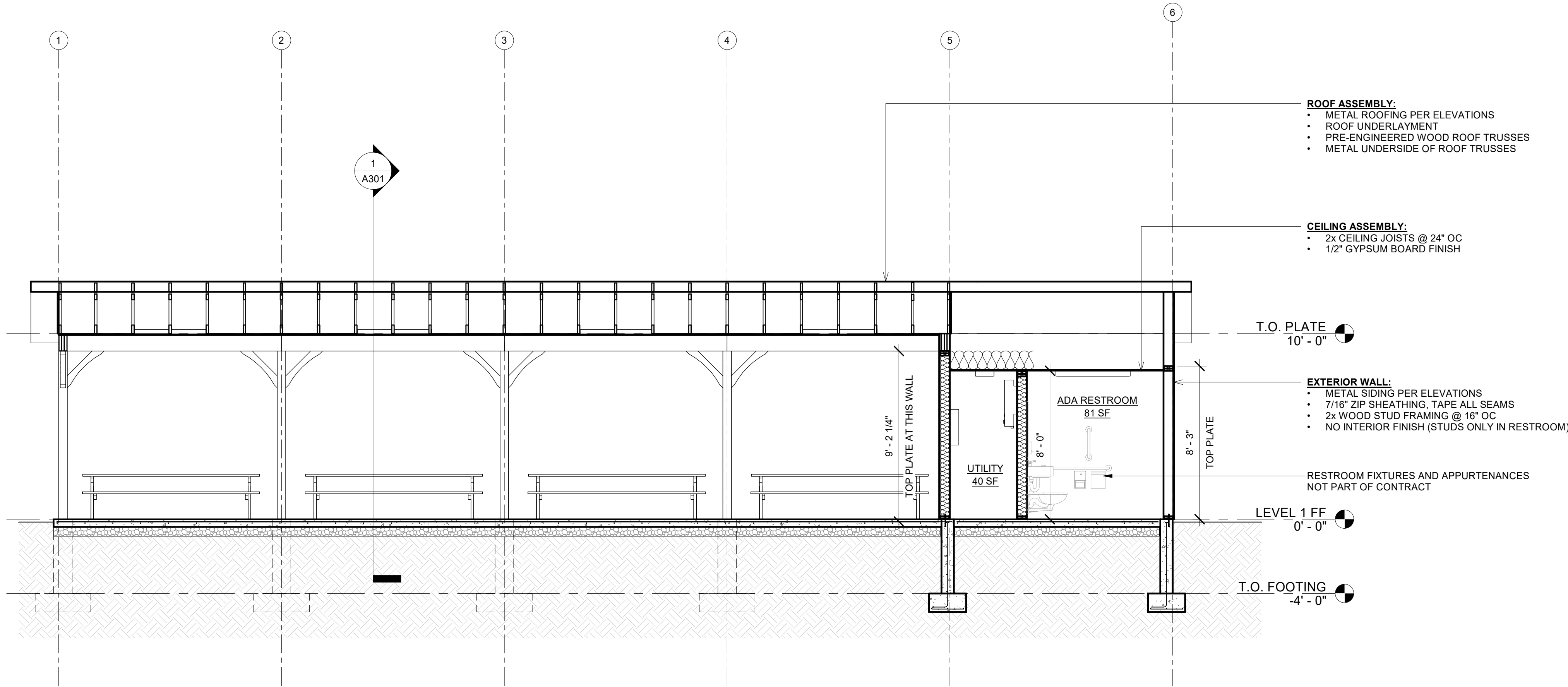
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DRAWN BY:	JRG
REVIEWED BY:	AJH
PROJECT NO.:	8850.940.546

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY



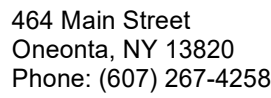
1 SECTION 2
1/4" = 1'-0"

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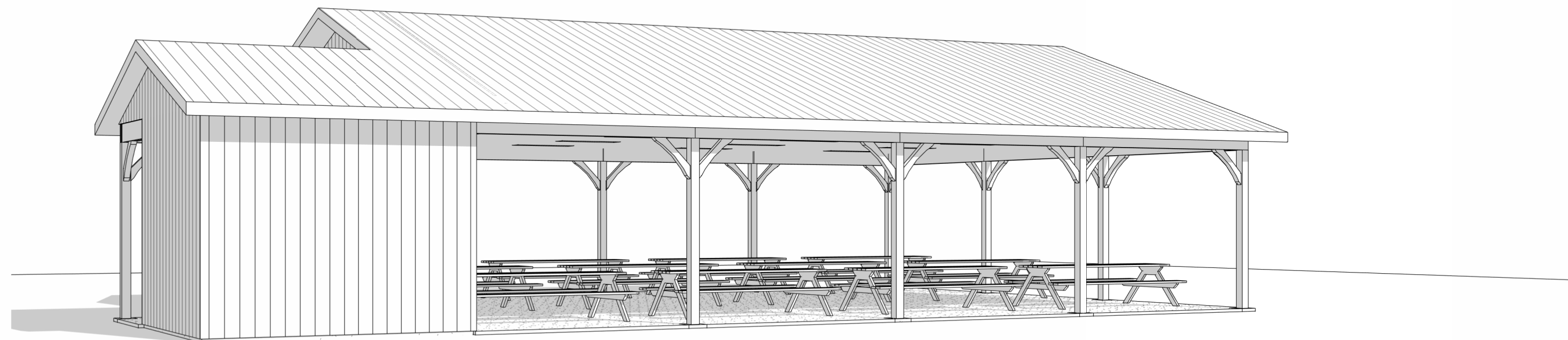
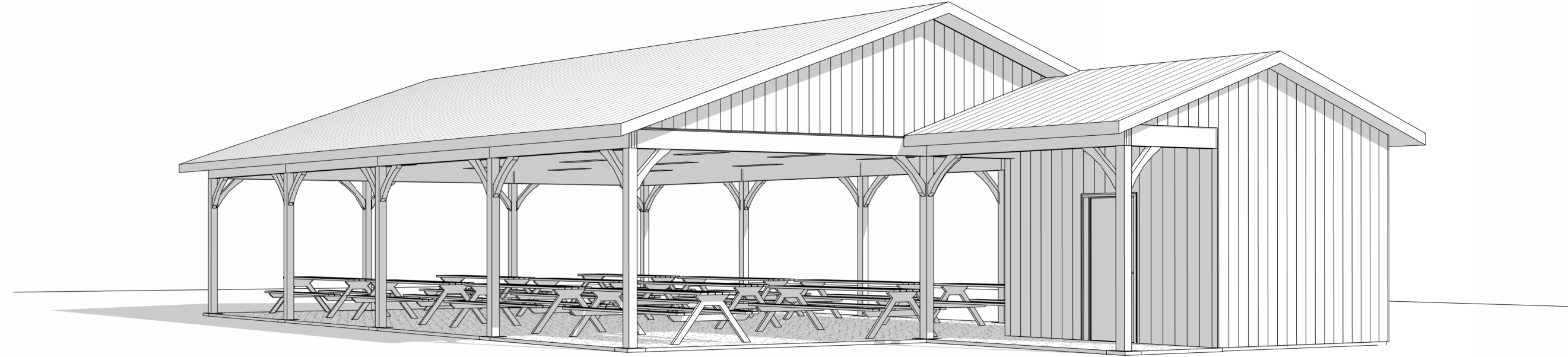
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SCALE:	1/4" = 1'-0"
DRAWN BY:	Author
REVIEWED BY:	Approver
PROJECT NO.:	8850.940.546



TOWN OF ONEONTA, NY



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PERSPECTIVE VIEWS

A900

BASIS OF DESIGN LIGHTING:

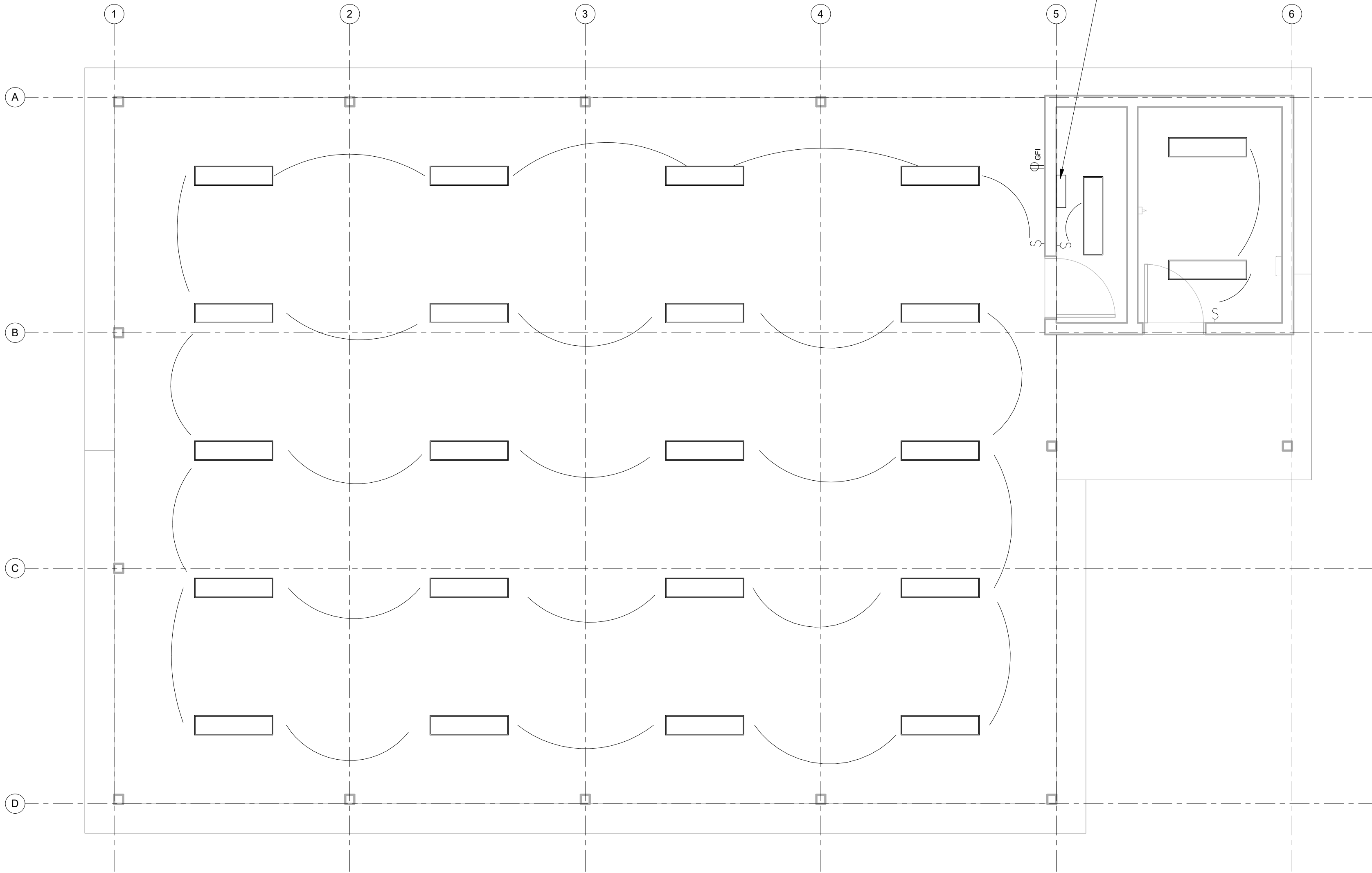
- LAW4-30ML-EU BY COLUMBIA LIGHTING OR EQUAL

60 AMP SUB-PANEL FROM ON-SITE POWER. COORDINATE WITH TOWN FOR LOCATION OF ON-SITE POWER. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CIRCUITRY REQUIRED TO PROVIDE A FULLY OPERATIONAL ELECTRICAL SYSTEM AS SHOWN, INCLUDING SWITCHING

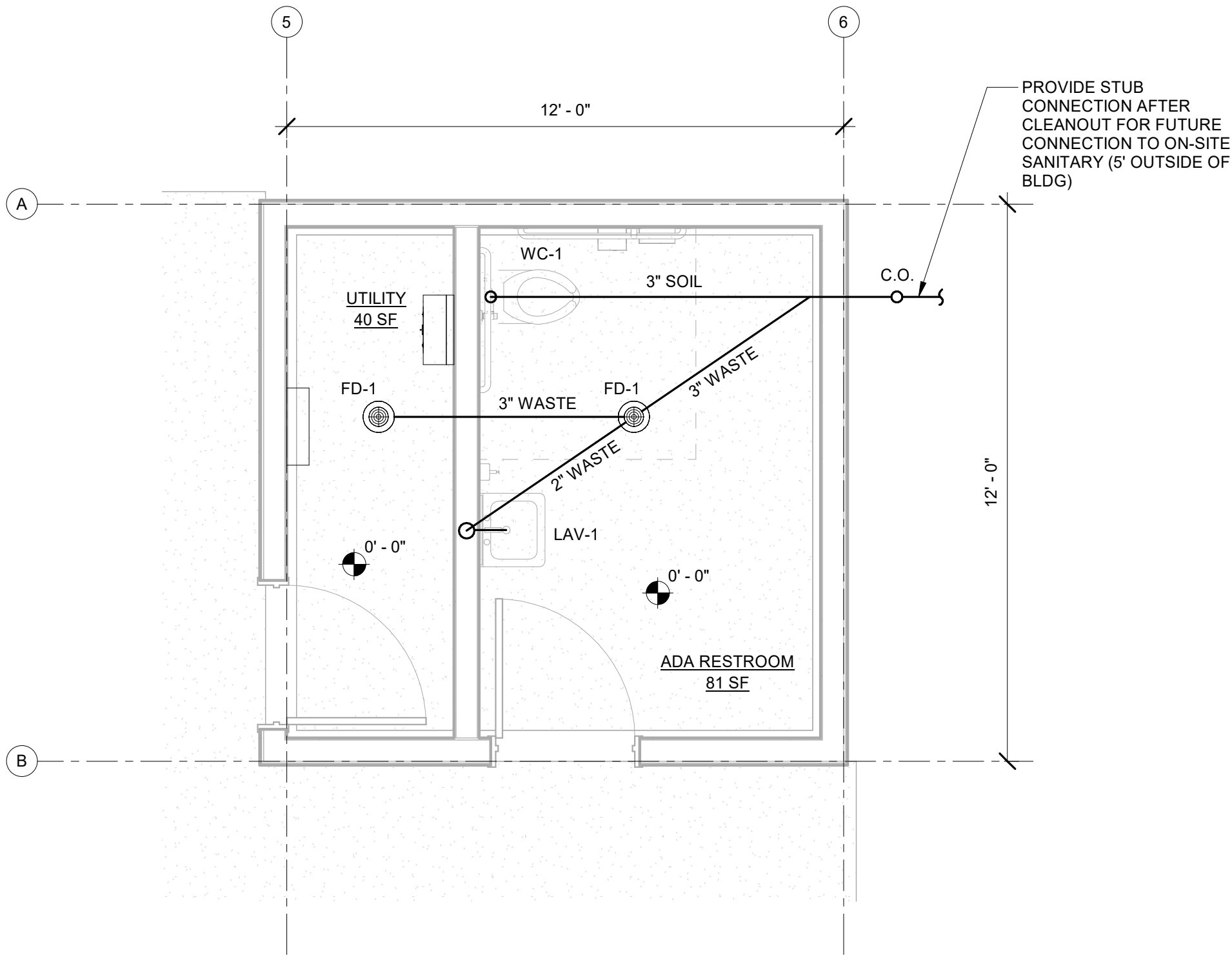
CONTRACTOR SCOPE:

- WASTE PIPING
- DRAIN PIPING
- VENT PIPING (SINGLE 3" THRU ROOF)
- CLEANOUT
- FLOOR DRAIN FD-1 (ZERN Z556 ADJUSTABLE HEAVY DUTY OR EQUAL)

FIXTURES SHOWN FOR FUTURE - NO CONTRACTOR SCOPE FOR FIXTURES



③ LIGHTING SCHEMATIC
1/4" = 1'-0"

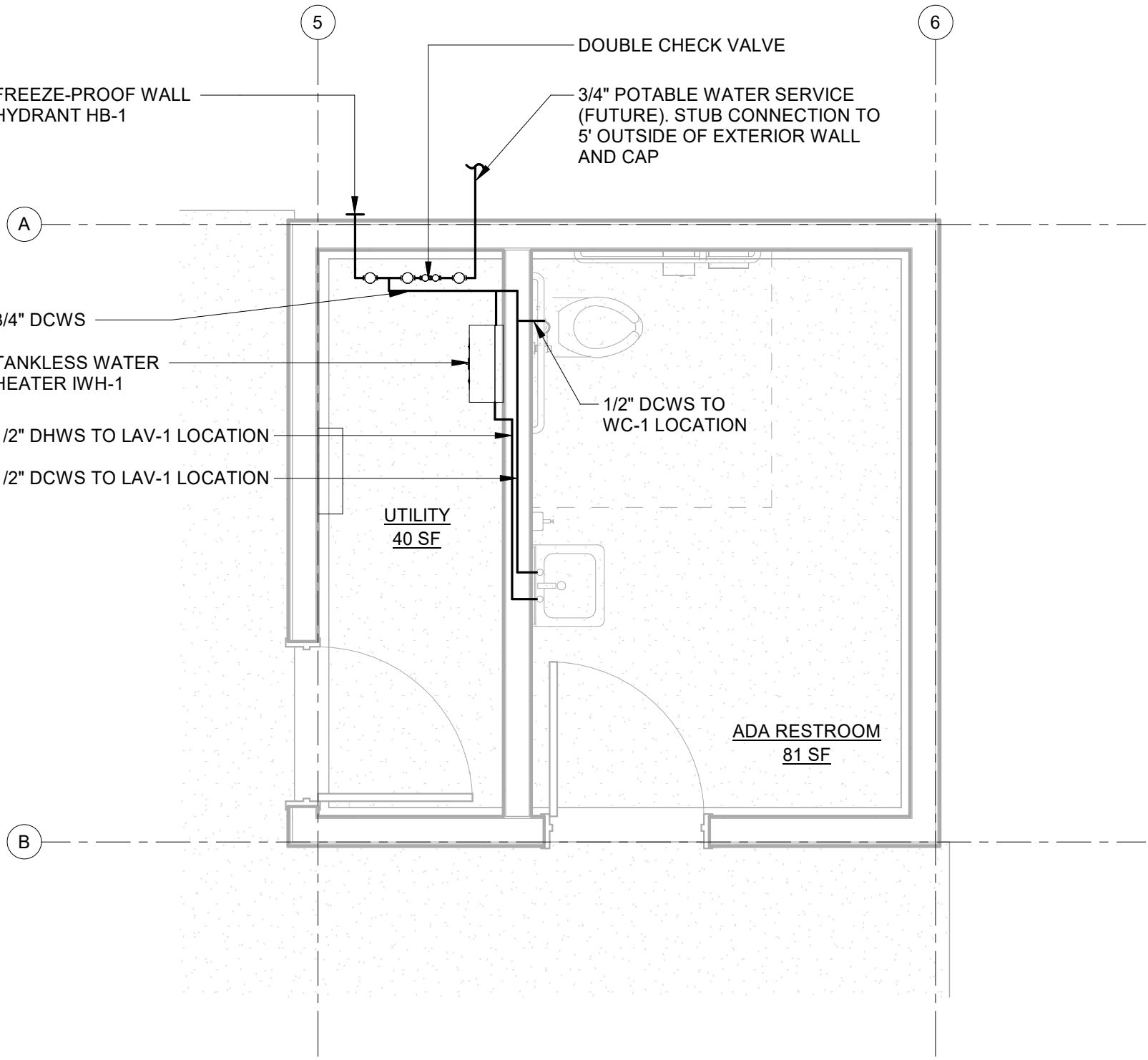


① LEVEL 1 DWV PLAN
3/8" = 1'-0"

CONTRACTOR SCOPE:

- WATER PIPING AND ALL VALVES AND FITTINGS
- WALL HYDRANT HB-1 (ZURN Z1320-CL-PB OR EQUAL)
- TANKLESS WATER HEATER IWH-1 (CHRONOMITE MODEL #M-40 / 240)

FIXTURES SHOWN FOR FUTURE - NO CONTRACTOR SCOPE FOR FIXTURES



② LEVEL 1 POTABLE WATER PLAN
3/8" = 1'-0"

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

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DATE: 6.19.2026
SCALE: As indicated
DRAWN BY: AJH
REVIEWED BY: AJH
PROJECT NO.: 8850.940.546

PROJECT DESCRIPTION:

1. PROJECT CONSISTS OF THE CONSTRUCTION OF A WOOD FRAMED PAVILION STRUCTURE.
2. ALL CONSTRUCTION UTILIZES CONVENTIONAL WOOD FRAMING TECHNIQUES AND REINFORCED CONCRETE FOUNDATIONS.

GENERAL:

1. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
3. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS, AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARCHITECT/ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.

CODE REQUIREMENTS:

1. CONFORM TO 2021 INTERNATIONAL BUILDING CODE AS ADOPTED W/ 2025 NEW YORK STATE BUILDING CODE.
2. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASCE, ASTM, ETC.) SHALL BE FOR THE EDITIONS LISTED IN CHAPTER 35 OF THE IBC.

TEMPORARY CONDITIONS:

1. THE STRUCTURE HAS BEEN DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT REQUIRED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
2. CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

DESIGN CRITERIA:

1. DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE IBC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS AND ALLOWANCES WERE USED FOR DESIGN, WITH LIVE LOADS (LL) REDUCED IN ACCORDANCE WITH THE IBC:

DESIGN CRITERIA		
GEOTECHNICAL DESIGN CRITERIA		
ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF + 50% INCREASE FOR WIND OR SEISMIC LOADS (DEFAULT W/OUT GEOTECHNICAL REPORT)	
DEAD LOADS		
1. ROOF		
A. SHEATHING, ROOFING, INSULATION	6 PSF	
B. FRAMING	3 PSF	
C. MEP ALLOWANCE	3 PSF	
D. CEILING	3 PSF	
TOTAL ROOF DEAD LOAD	15 PSF	
LIVE LOADS		
1. FLOOR		
A. UNIFORM LOAD	40 PSF	
B. CONCENTRATED LOAD	NONE	
SNOW DESIGN CRITERIA		
DESIGN ROOF SNOW LOAD	69 PSF MINIMUM	
SNOW DRIFT	NONE	
GROUND SNOW LOAD	$P_g = 81 \text{ PSF}$	
FLAT ROOF SNOW LOAD	$P_f = 51 \text{ PSF}$	
EXPOSURE FACTOR	$C_e = 1.0$ (PARTIAL EXPOSED)	
IMPORTANCE FACTOR	$I_s = 1.00$	
THERMAL FACTOR	$C_t = 1.20$	
WIND DESIGN CRITERIA		
MAIN WIND FORCE RESISTING SYSTEM	110 MPH BASIC WIND SPEED (3-SECOND GUST)	
COMPONENTS AND CLADDING	110 MPH BASIC WIND SPEED (3-SECOND GUST)	
EXPOSURE CATEGORY	C	
GUST/INTERNAL PRESSURE	$GC_{pi} = +/- 0.18$	
SEISMIC DESIGN CRITERIA		
RISK CATEGORY	II	
SITE CLASS	D (DEFAULT W/OUT GEOTECH REPORT)	
IMPORTANCE FACTOR	$I_a = 1.00$	
SEISMIC DESIGN CATEGORY	A	
MCE SPECTRAL ACCELERATIONS	$S_s = 0.180$	$S_1 = 0.047$
SITE COEFFICIENTS	$F_a = 1.6$	$F_v = 2.4$
DESIGN SPECTRAL ACCELERATIONS	$S_{DS} = 0.150$	$S_{D1} = 0.066$
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PER ASCE 7-22 SECTION 12.8	
	NORTH-SOUTH DIRECTION	EAST-WEST DIRECTION
SEISMIC LOAD RESISTING SYSTEM	TIMBER FRAMES	TIMBER FRAMES
RESPONSE MODIFICATION FACTOR	$R = 1.5$	$R = 1.5$
SEISMIC RESPONSE COEFFICIENT	$C_s = 0.100$	$C_s = 0.100$
REDUNDANCY FACTOR	$\rho = 1.0$	$\rho = 1.0$
DESIGN INELASTIC STORY DRIFT	$\Delta = 0.5 \text{ INCHES}$	$\Delta = 0.5 \text{ INCHES}$

FOUNDATIONS:

1. FOUNDATION SIZES ARE BASED UPON A MAXIMUM TOTAL LOAD BEARING SOIL PRESSURE AS NOTED IN DESIGN CRITERIA FOR BEARING ON NATIVE SOILS/COMPACTED FILL.
2. ALL FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINAL GRADES.
3. ALL DISTURBED SOIL SHALL BE REMOVED BY HAND OPERATION FROM FOOTING EXCAVATIONS TO NEAT LINES AND REPLACED WITH ENGINEERED FILL.
4. ALL GENERAL EXCAVATIONS AND FOOTINGS SHALL BE INSPECTED AND APPROVED PRIOR TO THE PLACEMENT OF ANY SOIL BACKFILL AND/OR CONCRETE.
5. ALL FILL, BACKFILL AND COMPACTION ACTIVITIES, PARTICULARLY DURING WET WEATHER CONDITIONS, SHALL FOLLOW RECOMMENDATIONS OF THE ENGINEER.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE TO "ACI 318—BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND "ACI 315—MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
2. ALL REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AND GRADES UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS:
A. SMOOTH WELDED WIRE FABRIC—ASTM A185
B. CONCRETE COLUMN VERTICAL REINFORCEMENT—ASTM A706, GRADE 60
C. ALL OTHER REINFORCEMENT—ASTM A615, GRADE 60
3. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4. ALL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING LOW HYDROGEN E70XX ELECTRODES.
4. REINFORCING STEEL SHALL BE SECURELY TIED IN-PLACE WITH #16 ANNEALED IRON WIRE. BARS IN BEAMS, SLABS, AND FOUNDATIONS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS, OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE "CRSI MANUAL OF STANDARD PRACTICE," MSP-1.
5. ALL REINFORCEMENT SHALL BE FREE OF LOOSE MILL AND RUST SCALE, OIL, DIRT, OR COATINGS OF ANY KIND THAT REDUCE THE BOND STRENGTH TO THE CONCRETE.
6. REINFORCING STEEL SHALL NOT BE DISPLACED OR ALTERED FOR THE CONVENIENCE OF OTHER TRADES UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
7. "WET SETTING" OF REINFORCING STEEL, ANCHOR RODS, EMBEDDED PLATES AND INSERTS IS NOT PERMITTED.
8. ALL REINFORCEMENT SHALL BE CONTINUOUS WITH ADEQUATE LAP LENGTHS AT SPLICE LOCATIONS.
9. THE FOLLOWING MINIMUM LAP SPLICE LENGTHS SHALL BE PROVIDED FOR ALL REINFORCING STEEL:

TYPICAL LAP SPLICE SCHEDULE (IN)						
BAR SIZE	3,000 PSI		4,000 PSI		5,000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	28	22	24	19	22	17
#4	37	29	32	25	29	22
#5	47	36	40	31	36	28
#6	56	43	48	37	43	33
#7	61	63	70	54	63	49
#8	93	72	80	62	72	55
#9	105	81	91	70	81	63
#10	118	91	102	79	91	70
#11	131	101	113	87	101	78

NOTES:

- A. FOR CENTER-TO-CENTER SPACING LESS THAN FOUR TIMES THE BAR DIAMETER, MULTIPLY THE ABOVE VALUES BY A FACTOR OF 1.4.
B. TABLE VALUES APPLY FOR CLEAR COVER GREATER THAN OR EQUAL TO 1-1/2". CONTACT ENGINEER OF RECORD IF CONDITIONS VARY.
C. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR.
D. VALUES ARE FOR UNCOATED BARS.
10. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR ALL REINFORCING STEEL:

MINIMUM CONCRETE COVER (CAST-IN-PLACE)	
USE	COVER
CONCRETE EXPOSED TO EARTH	#6-18: 2" / #5 & SMALLER: 1-1/2"
CONCRETE NOT EXPOSED TO EARTH	#14-18: 1-1/2" / #11 & SMALLER: 3/4"
SLAB-ON-GRADE BARS	1-1/2" COVER FROM TOP OF SLAB
CONCRETE CAST AGAINST EARTH	3"

11. CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS AND INTERSECTING WALLS.
12. PROVIDE HOOKED FOOTING DOWELS OF THE SAME SIZE AND SPACING AS THE VERTICAL WALL REINFORCEMENT. LAP SPLICE DOWELS TO THE VERTICAL WALL REINFORCEMENT AND TERMINATE WITH STANDARD 90 DEGREE HOOK INTO THE FOOTING WITH A MINIMUM 6" EMBEDMENT BELOW THE TOP OF FOOTING.
13. AT SLAB AND WALL OPENINGS, PROVIDE A MINIMUM OF TWO #5 BARS OVER, UNDER, AND AT THE SIDES OF THE OPENING. EXTEND THESE BARS A LAP DISTANCE (OR A MINIMUM OF 2'-0") PAST THE OPENINGS ON ALL SIDES.
14. PROVIDE ONE #5 FOR SINGLE LAYER, AND TWO #5 FOR DOUBLE LAYER REINFORCING, 4'-0" LONG, DIAGONALLY AT EACH CORNER OF ALL WALL AND SLAB OPENINGS.
15. REFERENCE TYPICAL DETAILS FOR THE POSITION OF REINFORCEMENT AT WALL CORNERS, WALL INTERSECTIONS, AND FOR BARS IN SMALL WALL SECTIONS.
16. PROVIDE #5 CARRIER BAR AT 3'-0" MAX SPACING FOR ALL SLAB, JOIST, AND WALL REINFORCING NOT SUPPORTED BY OTHER TRANSVERSE REINFORCEMENT.
17. PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS FOR WALLS AND FOUNDATIONS EQUAL IN SIZE, NUMBER AND SPACING TO HORIZONTAL REINFORCING. SIZE CORNER BARS TO PROVIDE A FULL LAP WITH HORIZONTAL REINFORCEMENT ON EACH LEG.

SAWN FRAMING LUMBER:

1. SAWN LUMBER SHALL CONFORM TO ONE OF THE ASSOCIATIONS LICENSED TO ISSUE GRADE STAMPS AND GRADE RULES.
2. ALL LUMBER SHALL BE THE SPECIES AND GRADES AS FOLLOWS, UNLESS OTHERWISE NOTED:

SAWN LUMBER		
USE	SPECIES/GRADE	Fb (PSI)—BASE VALUE
LUMBER 2" TO 4" THICK	SPRUCE-PINE-FIR NO.2	875
BEAMS 5"x6" AND GREATER	SPRUCE-PINE-FIR NO. 1	900
POSTS	SPRUCE-PINE-FIR NO. 1	850

3. ALL DIMENSIONAL LUMBER AND TIMBERS SHALL BE KILN DRIED AND CERTIFIED IN WRITING BY THE SUPPLIER TO BE LESS THAN 19% MOISTURE CONTENT.
4. ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED (PT) PER THE AMERICAN WOOD PRESERVERS BUREAU (AWPB) UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED. ALL PT LUMBER SHALL BEAR THE AWPB QUALITY MARK.
5. CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO IBC SECTIONS 2308.8.2, 2308.9.10, 2308.10.4.2 AND THE LIMITATIONS AS NOTED ON THE STRUCTURAL DRAWINGS.
6. PROVIDE SOLID LINES OF BLOCKING, SAME DEPTH OF FRAMING MEMBER, AT ALL BEARING POINTS.
7. JOIST BRIDGING SHALL BE REQUIRED WHERE JOISTS HAVE A DEPTH-TO THICKNESS RATIO GREATER THAN 5-TO-1 AND WHERE ONE EDGE IS UNSUPPORTED. JOIST BRIDGING SHALL BE SPACED AT 8'-0" ON CENTER MAXIMUM.

CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO "ACI 318—BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE.
2. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, UNLESS NOTED OTHERWISE, AND SHALL BE AS FOLLOWS:

CONCRETE STRENGTHS				
DESCRIPTION	f _c (PSI)	WATER - CEMENT RATIO BY WEIGHT	ENTRAINED AIR	OTHER
FOOTINGS, STEMWALLS	3,000	0.53	2% +/- 1.5%	
EXTERIOR SLAB-ON-GRADE	3,000	0.48	6% +/- 1.5%	

NOTES:

- A. VERIFY WATER/CEMENT RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS.
B. CONCRETE MIXES SHALL BE NORMAL WEIGHT AND CONTAIN PORTLAND CEMENT CONFORMING TO ASTM C150 FOR TYPE I, OR TYPE II.
C. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
D. COLUMNS THAT ARE AN INTEGRAL PART OF A WALL SHALL HAVE CONCRETE STRENGTH AS REQUIRED FOR COLUMNS.
3. MINIMUM CEMENT CONTENT PER CUBIC YARD SHALL BE AS FOLLOWS:

MINIMUM CEMENT CONTENT	
f _c (PSI)	MINIMUM CEMENT CONTENT PER CUBIC YARD
3,000	470 LBS.

NOTES:

- A. FLYASH CONFORMING TO ASTM C618 "TYPE F," OR "TYPE C" MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.
4. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS, ALONG WITH TEST DATA COMPLIANT WITH ACI-318 CHAPTER 5, A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE.
5. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS IT CONFORMS TO THE APPROVED MIX DESIGN AND IS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER.
6. A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494 USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS SHALL BE INCORPORATED INTO CONCRETE MIX DESIGNS. A HIGH RANGE WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494 "TYPE F," OR TYPE "G" MAY BE USED IN CONCRETE MIXES PROVIDED THAT THE SLUMP DOES NOT EXCEED 10-INCHES.
7. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION WHEREVER PRACTICAL. CONSTRUCTION JOINTS IN BEAMS, JOISTS, AND SLABS SHALL BE LOCATED AT MID-SPAN WITH REINFORCING CONTINUING THROUGH AS IF THE JOINT DID NOT OCCUR. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL BE LOCATED MIDWAY BETWEEN COLUMNS OR PILASTERS.
8. SLEEVES, OPENING, CONDUITS, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE-THIRD THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON-CENTER.
9. ALL BOLTS AND/OR ANCHOR RODS EMBEDDED INTO CONCRETE SHALL CONFORM TO ASTM SPECIFICATION F1554 GRADE 36 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
10. ANCHOR RODS ARE TO BE LOCATED BY MEANS OF TEMPLATE. ANCHOR RODS SHALL NOT BE HAND SET, OR WET SET.
11. ANCHOR RODS AND EMBEDDED ITEMS SHALL BE SET IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE SECTION 7.5.
12. WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.
13. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE.
14. PREPARATION, CONSTRUCTION AND PROTECTION OF CONCRETE DURING COLD WEATHER OR HOT WEATHER SHALL CONFORM TO ACI 318 5.12, 5.13 AND ACI 306R AND 305R.

WOOD STRUCTURAL PANEL SHEATHING:

1. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF THE "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD," THE "U.S. PRODUCT STANDARD PS 2 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL USE PANELS," OR THE "APA PRP-108 PERFORMANCE STANDARDS."
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATINGS AS FOLLOWS:

WOOD STRUCTURAL PANEL SHEATHING	
USE	THICKNESS/RATING
ROOF SHEATHING	5/8"-INDEX 40/20
WALL SHEATHING	7/16" ZIP - INDEX 48/24

4. ALL ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED.
4. ROOF SHEATHING SHALL BE BLOCKED, OR HAVE EDGES SUPPORTED BY PLYCLIPS.
5. SHEAR WALL SHEATHING SHALL BE PLYWOOD PANELS CONFORMING TO THE REQUIREMENTS FOR ITS TYPE SPECIFIED IN DOC P51 OR P52.
6. SHEAR WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND BE BLOCKED AT ALL PANEL EDGES. SHEET SIZES SHALL BE 4'x8' UNLESS AT BOUNDARIES OR FRAMING CHANGES. REFERENCE PLANS FOR ADDITIONAL REQUIREMENTS.

ENGINEERED COMPOSITE LUMBER:

1. ENGINEERED COMPOSITE WOOD PRODUCTS SUCH AS LAMINATED VENEER LUMBER (LVL) SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY TRUS-JOIST OR AN APPROVED EQUAL.
2. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

ENGINEERED COMPOSITE LUMBER		
COMPOSITE LUMBER TYPE	MODULUS OF ELASTICITY (PSI)	ALLOWABLE FLEXURAL STRESS (PSI)
LVL	2,000,000	2,600

NOTE:

FLEXURAL STRESSES NOTED ABOVE ARE FOR 12" DEEP MEMBERS. DEEPER MEMBERS SHALL BE DESIGNED FOR REDUCED STRESSES PER THE MANUFACTURER'S REQUIREMENTS.

NAILING AND FASTENERS:

1. ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO THE "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES" (ASTM F1667) AND "POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION" (NER 272).
2. NAILING NOT SHOWN SHALL BE AS INDICATED ON IBC TABLE 2304.9.1, OR NER-272.
3. NAILS SHALL BE IDENTIFIED BY LABELS ATTACHED TO THEIR CONTAINERS, THAT SHOW THE MANUFACTURER'S NAME, NAIL SHANK DIAMETER, AND LENGTH.
4. NAIL SIZES SHALL BE AS FOLLOWS:

FRAMING NAILS		
NAIL TYPE	SHANK DIAMETER (IN)	MINIMUM PENETRATION INTO FRAMING MEMBER (IN)
6d	0.113	1.25
8d	0.131	1.50
10d	0.148	1.625
12d	0.148	1.625
16d	0.148	1.625

5. UNLESS OTHERWISE NOTED ON PLANS, PLYWOOD SHEATHING SHALL BE ATTACHED TO THE FRAMING SUPPORTS AS FOLLOWS:

SHEATHING NAILING		
USE	PANEL EDGES	INTERMEDIATE FRAMING MEMBERS
ROOF SHEATHING	0.148" DIA @ 6" OC	0.148" DIA @ 12" OC
WALL SHEATHING	0.148" DIA @ 6" OC	0.148" DIA @ 12" OC

NOTES:

- A. ALL NAILS SHALL BE COMMON NAILS EXCEPT RING SHANKS SHALL BE USED FOR FASTENING ROOF SHEATHING.
6. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.
7. PRE-DRILL HOLES FOR LAG BOLTS. SOAP THREADS OF LAGS IMMEDIATELY PRIOR TO INSTALLATION.
8. JOIST HANGERS, HOLDOWNS, AND OTHER FRAMING ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR AN APPROVED EQUAL) AND BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HARDWARE FASTENERS SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S REQUIREMENTS. ANY PRODUCT SUBSTITUTIONS TO SIMPSON SHALL MEET OR EXCEED SIMPSON'S PUBLISHED DESIGN CAPACITIES AND MUST HAVE A CURRENT ICC EVALUATION REPORT FOR THE APPLICABLE CODES.
9. HANGERS NOT SHOWN SHALL BE SIMPSON U-TYPE, OR B-TYPE OF THE SIZE RECOMMENDED FOR THE SPECIFIC FRAMING MEMBER SHOWN ON PLAN.
10. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED, OR FIRE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.
11. SILLS AT WALLS SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER x 7" EMBED ANCHOR BOLTS AT 4'-0" OC MAXIMUM AND WITHIN 1'-0" OF SILL PLATE ENDS, CORNERS OR SPLICES, UNLESS DETAILED OTHERWISE. WASHERS TO BE MINIMUM 1/4"x3"x3" AS PER IBC 2305.3.11.
12. ALL SILL PLATES AND LEDGERS SHALL BE ANCHORED WITH A MINIMUM OF THREE FASTENERS PER PIECE.

ANCHOR BOLTS:

1. ANCHOR BOLTS FROM SILL PLATES TO FOUNDATION SHALL BE GALVANIZED.
2. ALL ANCHOR BOLTS SHALL HAVE A GALVANIZED PLATE WASHER BETWEEN THE SILL PLATE AND NUT.
3. ANCHOR BOLTS SHALL BE PLACED SO THAT PLATE WASHER IS NO MORE THAN 1/2" FROM THE SHEATHED FACE OF THE SHEARWALL. FOR THE CONDITION WHERE SHEATHING IS APPLIED TO BOTH SIDES OF SHEARWALL, ALTERNATE ANCHOR BOLTS.
4. ANCHOR BOLTS SHALL BE LOCATED IN THE FORMS AND TIED SUFFICIENTLY TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. DO NOT HAND SET OR WET SET.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD INCLUDING THE FOLLOWING INFORMATION (SIMILAR IF ALTERNATE ANCHORAGE IS SELECTED):
A. ANCHOR BOLT MATERIAL TYPE
B. ANCHOR BOLT SIZE
C. OVERALL ANCHOR BOLT LENGTH
D. ANCHOR BOLT EMBEDMENT
E. ANCHOR BOLT PROJECTION (INCLUDING SUFFICIENT PROJECTION AND THREADS TO ALLOW FOR FIELD TO TOLERANCES)
F. ANCHOR BOLT SPACING
G. DIMENSIONS ANCHOR BOLT LAYOUT DRAWINGS SHOWING LOCATION OF ALL ANCHOR BOLTS
H. PLATE WASHER TYPE AND LOCATIONS
I. SILL PLATE LENGTHS AND SPLICE LOCATIONS
6. SILLS AT WALL SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER x 7" EMBED ANCHOR BOLTS AT 4'-0" OC MAXIMUM AND WITHIN 1'-0" OF SILL PLATE ENDS, CORNERS OR SPLICES, UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. HOLDOWN BOLTS DO NOT TAKE THE PLACE OF ANCHOR BOLT AT THE END OF THE SHEARWALL.
7. ALL SILL PLATES SHALL BE ANCHORED WITH A MINIMUM OF THREE FASTENERS PER PIECE. HOLDOWN BOLTS DO NOT TAKE THE PLACE OF ANCHOR BOLT AT THE END OF THE SHEARWALL.
8. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 STEEL.

HOLDOWN ANCHOR BOLTS:

1. ALL HOLDOWN BOLTS AT SHEAR WALLS TO FOUNDATION SHALL NOT BE IN CONTACT W/ PRESERVATIVE TREATED (PT) WOOD. PT WOOD PLATES SHALL HAVE OVERSIZED HOLES 1/4" MIN & 3/8" MAX LARGER THAN BOLT SIZE. AS AN ALTERNATIVE, THE ANCHOR MAY BE SLEEVED WITH AN INSULATOR BUSHING OR GALVANIZED IN ACCORDANCE W/ ASTM A653.
2. HOLDOWN BOLTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. HOLDOWN BOLTS SHALL BE PLACED A MINIMUM OF 5" FROM THE END OF CONCRETE STEMWALLS. ADD ADDITIONAL 2x STUD AS REQUIRED.
4. SEE HOLDOWN SCHEDULE AND DETAILS ON SHEAR WALL DETAL SHEET FOR TYPICAL HOLDOWN INSTALLATION REQUIREMENTS.
5. HOLDOWN BOLTS SHALL BE LOCATED IN THE FORMS AND TIED SUFFICIENTLY TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. DO NOT HAND SET OR WET SET.
6. HOLDOWN BOLTS SHALL BE ASTM F1554 GRADE 36 STEEL, THREADED ON BOTH ENDS UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD INCLUDING THE FOLLOWING INFORMATION:
A. HOLDOWN BOLT MATERIAL TYPE
B. HOLDOWN BOLT SIZE
C. OVERALL HOLDOWN BOLT LENGTH
D. HOLDOWN BOLT EMBEDMENT INTO FOOTING
E. HOLDOWN BOLT PROJECTION FOR HOLDOWN TYPE (INCLUDING SUFFICIENT PROJECTION AND THREADS TO ALLOW FOR A MINIMUM OF 2" FIELD TOLERANCE)
F. DIMENSIONED HOLDOWN BOLT LAYOUT DRAWINGS SHOWING LOCATION OF ALL HOLDOWN BOLTS
G. DIMENSIONED HOLDOWN BOLT LAYOUT DRAWINGS SHOWING LOCATION, SIZE, TYPE, AND QUANTITY OF HOLDOWN POST OR BUILT-UP MEMBER
H. HOLDOWN TYPE
I. ALL ACCESSORIES (INCLUDING PLATE WASHERS, DOUBLE NUTS, ETC.) AND LOCATIONS



464 Main Street
Oneonta, NY 13820
Phone: (607) 267-4258

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

STRUCTURAL LEGEND

- LOW HIGH • INDICATES FLOOR/ROOF STEP.
- LOW HIGH • INDICATES TOP FOUNDATION WALL STEP.
- LOW HIGH • INDICATES TOP FOOTING STEP.
- INDICATES NEW WALL. FRAMING TO BE 2x STUDS @ 1'-4" OC, TYPICAL UNLESS NOTED OTHERWISE.
- INDICATES NEW CAST-IN-PLACE CONCRETE WALL. REFERENCE PLAN FOR ADDITIONAL INFORMATION.
- # • INDICATES KEYED NOTE.
- HD • INDICATES LOCATION HOLDOWN ANCHOR - SIMPSON HDU4-SDS2.5.

FOUNDATION PLAN NOTES

1. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHOD FOR THIS STRUCTURE, CONNECTIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS ARISE REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ENGINEER OF RECORD FOR CLARIFICATION.
2. VERIFY SIZE AND LOCATION OF ALL SLAB AND WALL PENETRATIONS.
3. ALL FOUNDATIONS MUST BEAR MINIMUM 4'-0" BELOW FINISHED GRADE. FINISHED BASEMENT FOUNDATIONS ARE INDICATED ON PLAN.
4. FOOTINGS ARE CENTERED ON STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED.
5. WALL FOOTINGS ARE CENTERED ON FOUNDATION WALL UNLESS OTHERWISE NOTED IN PLAN OR SECTION.

FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	THICKNESS	REINF.
F3x3	3' - 0"	3' - 0"	1' - 0"	(5) #4 EA. WAY

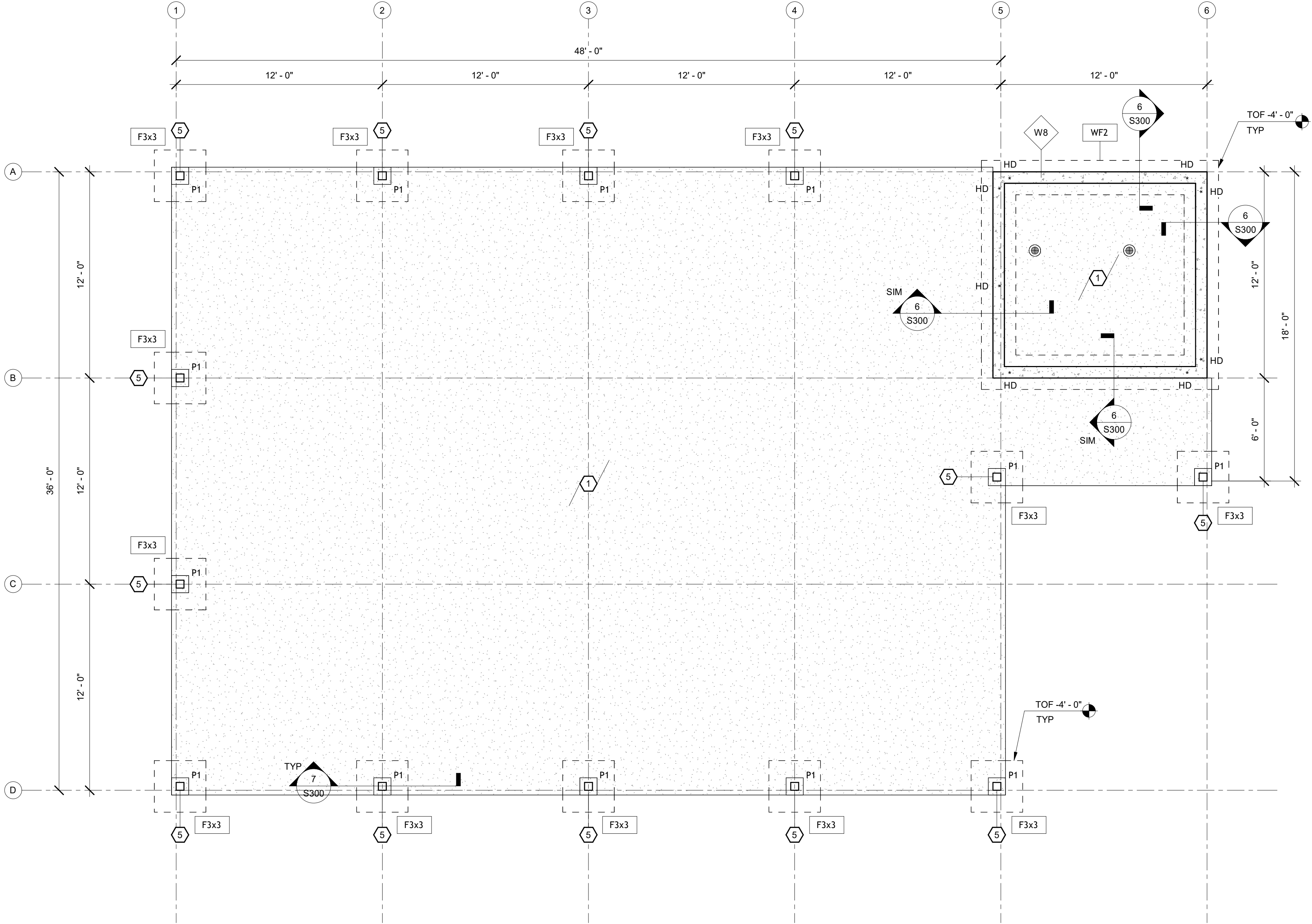
PIER SCHEDULE			
MARK	SIZE	VERT REINF	TIES
P1	12 x 12	(4) #4	#3 @12" OC

WALL FOOTING SCHEDULE				
MARK	WIDTH	THICKNESS	LONG. REINF.	TRANS. REINF.
WF2	2' - 0"	1' - 0"	(3) #4	#4@24" OC

WALL SCHEDULE				
MARK	WIDTH	VERT. REINF.	HORIZ. REINF.	MATERIAL
W8	8"	#4@12" OC	#4@12" OC	CONCRETE

KEYNOTES #

- 1 5" CONCRETE SLAB-ON-GRADE, REINFORCE W/ #4@18" OC EACH WAY. T/SLAB = 0' - 0".
- 5 4-PLY 2x6 PT GLULAM POST W/ PERMA-COLUMN STURDI-WALL PLUS POST BASE CAST INTO PIER, CONNECT POST TO BEAM W/ SIMPSON BC6 POST CAP.



1 FOUNDATION PLAN
1/4" = 1'-0"

FORTIN PARK PAVILION

TOWN OF ONEONTA, NY

1	6.19.2026	BID SET
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MARK	DATE	DESCRIPTION
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IN ACCORDANCE WITH NEW YORK STATE EDUCATION LAW, IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTION UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, TO ALTER THESE DOCUMENTS IN ANY WAY. ANY MODIFICATION TO THESE DOCUMENTS SHALL BEAR THE SEAL OF THE ALTERING ENGINEER WITH THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DATE: 6.19.2026
SCALE: As indicated
DRAWN BY: JRG
REVIEWED BY: AJH
PROJECT NO.: 8850.940.546

STRUCTURAL LEGEND

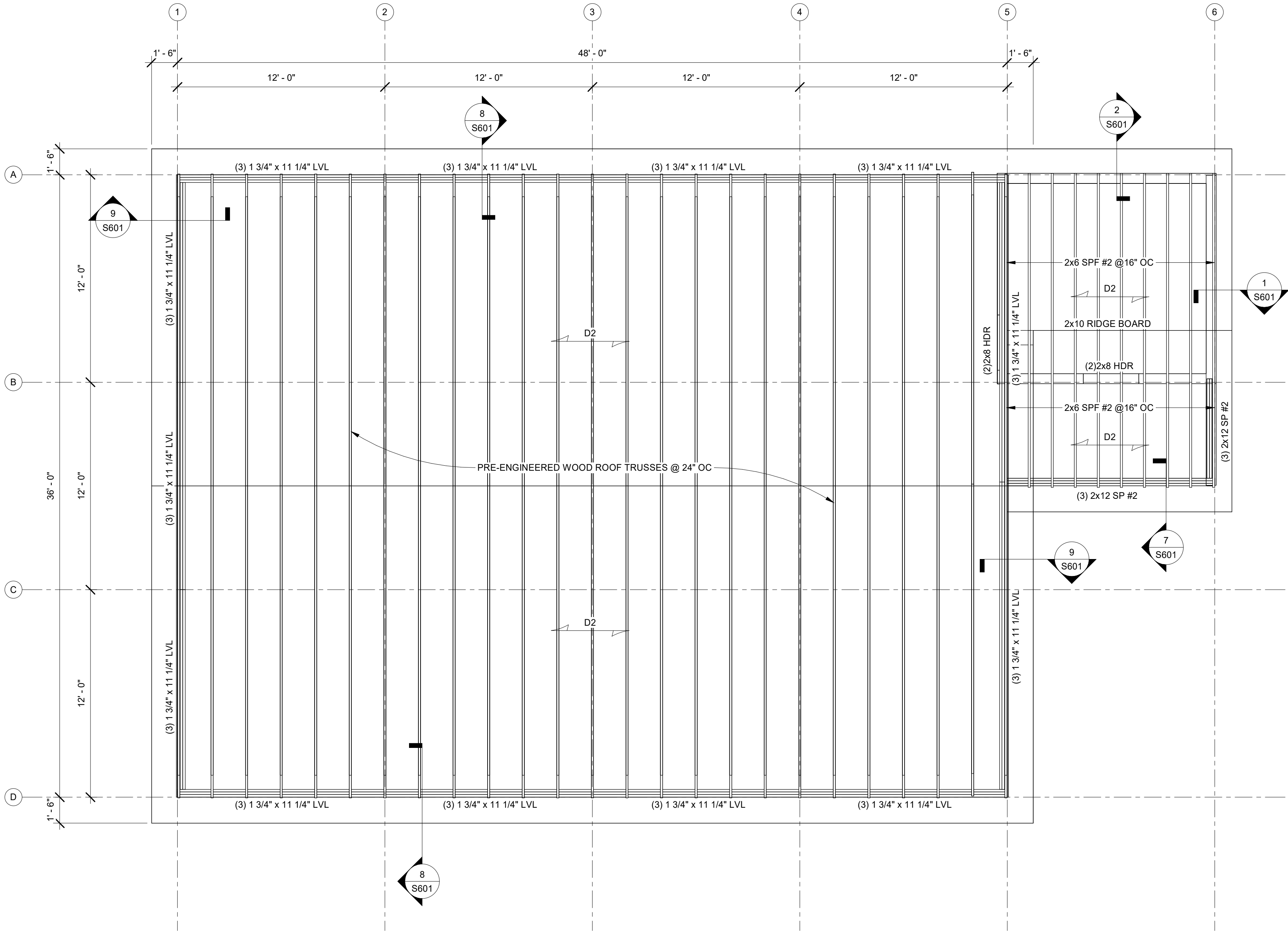
- LOW HIGH • INDICATES FLOOR/ROOF STEP.
- LOW HIGH • INDICATES TOP FOUNDATION WALL STEP.
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- INDICATES NEW WALL. FRAMING TO BE 2x STUDS @ 1'-4" OC, TYPICAL UNLESS NOTED OTHERWISE.
- INDICATES NEW CAST-IN-PLACE CONCRETE WALL. REFERENCE PLAN FOR ADDITIONAL INFORMATION.
- # • INDICATES KEYED NOTE.
- HD • INDICATES LOCATION HOLDOWN ANCHOR - SIMPSON HDU4-SDS2.5.

FRAMING PLAN NOTES

- ALL ELEVATIONS ARE REFERENCED FROM 0'-0" = 0.00 (FIRST LEVEL FF).
- DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARCHITECT / ENGINEER FOR CLARIFICATION.
- TOP PLATE ELEVATION ARE NOTED WITHIN THE ARCHITECTURAL BUILDING SECTIONS.
- REFER TO DOOR SCHEDULE FOR OPENING SIZES.
- DIMENSIONS SUFFIXED W/ "FOS" INDICATES FACE OF STUD.
- PROVIDE 15/32" STRUCTURAL I ZIP SHEATHING FOR ENTIRETY OF EXTERIOR WALLS, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- ALL WOOD WALLS SHALL HAVE 5/8" DIA F1554 GR 36 SILL PL ANCHORS INSTALLED IN CONCRETE STEMWALLS AT MAXIMUM OF 48" OC. HOLDOWN ANCHORS ARE ADDITIONAL ITEMS, NOT REPLACEMENT FOR SILL PL ANCHORS.
- ALL HEADERS ARE SPECIFIED ON PLANS AND SHALL BE MINIMUM (3) 2x10 UNLESS INDICATED OTHERWISE.
- D2 INDICATES SPAN DIRECTION OF 5/8" STRUCTURAL I ROOF SHEATHING.
- ROOF SHEATHING SHALL BE NAILED TO TRUSSES WITH 10d NAILS @ 6" OC BOUNDARIES, 12" OC FIELD.

KEYNOTES #

- 1 5" CONCRETE SLAB-ON-GRADE, REINFORCE W/ #4@18" OC EACH WAY. T/SLAB = 0' - 0".
- 5 4-PLY 2x6 PT GLULAM POST W/ PERMA-COLUMN STURDI-WALL PLUS POST BASE CAST INTO PIER, CONNECT POST TO BEAM W/ SIMPSON BC6 POST CAP.



FORTIN PARK PAVILION

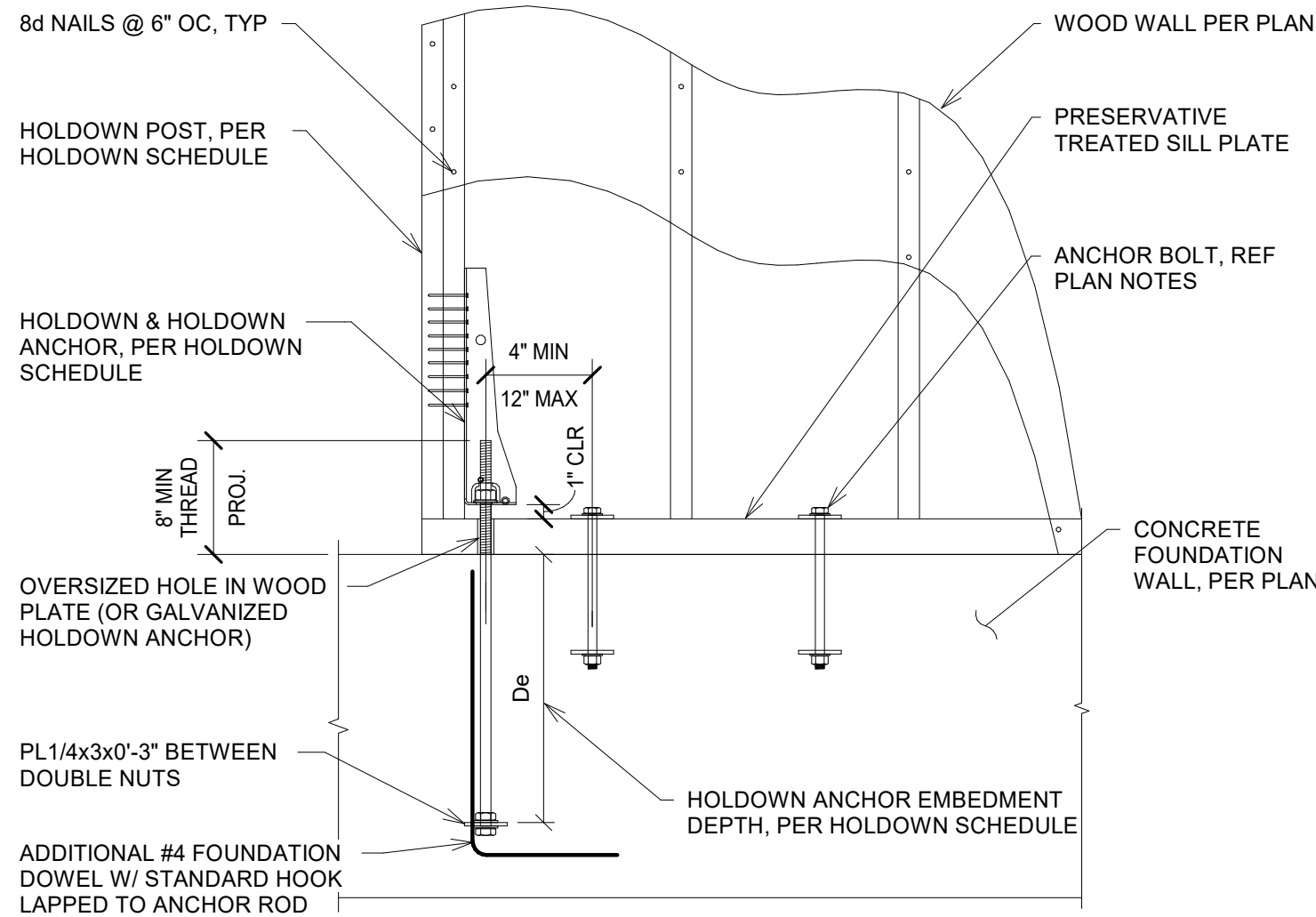
TOWN OF ONEONTA, NY

1	6.19.2026	BID SET
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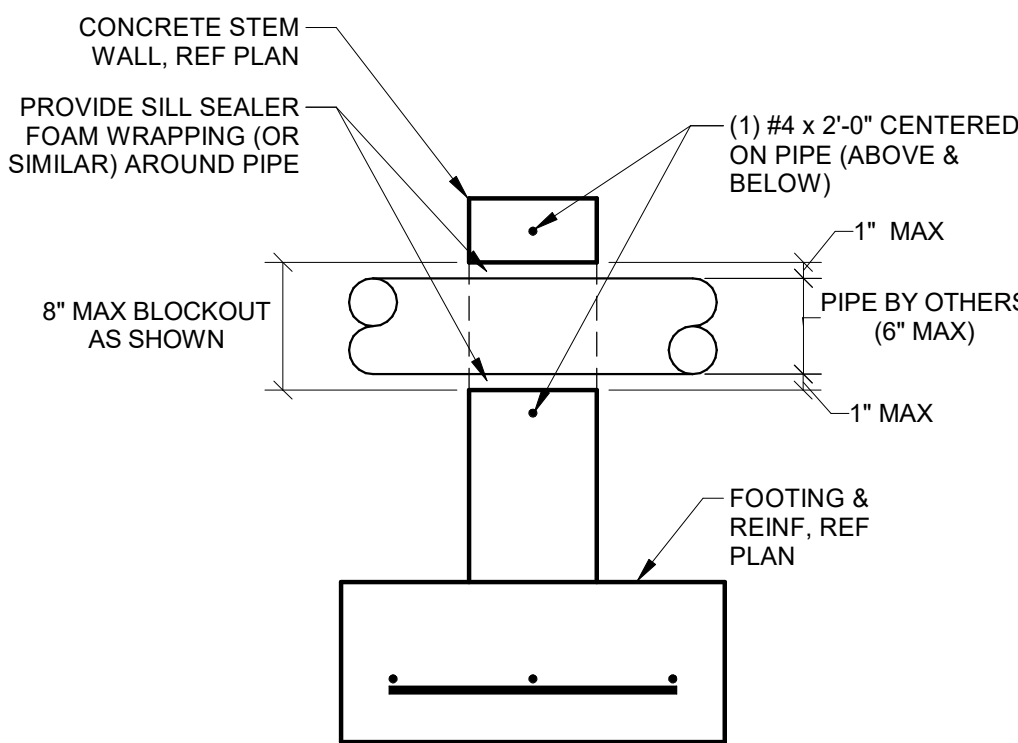
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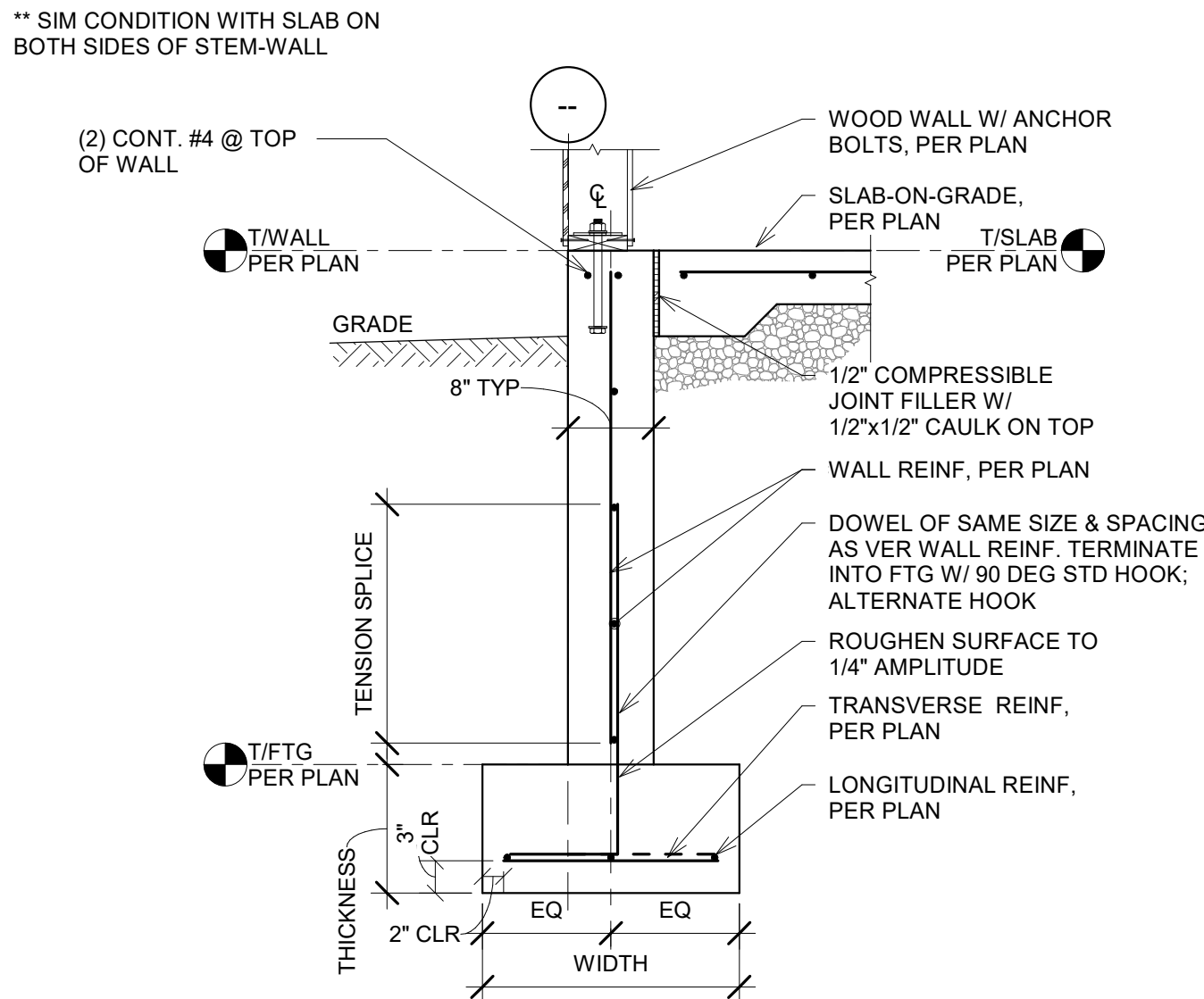
DATE: 6.19.2026
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8 SHEAR WALL HOLDOWN AT FDN
1" = 1'-0"

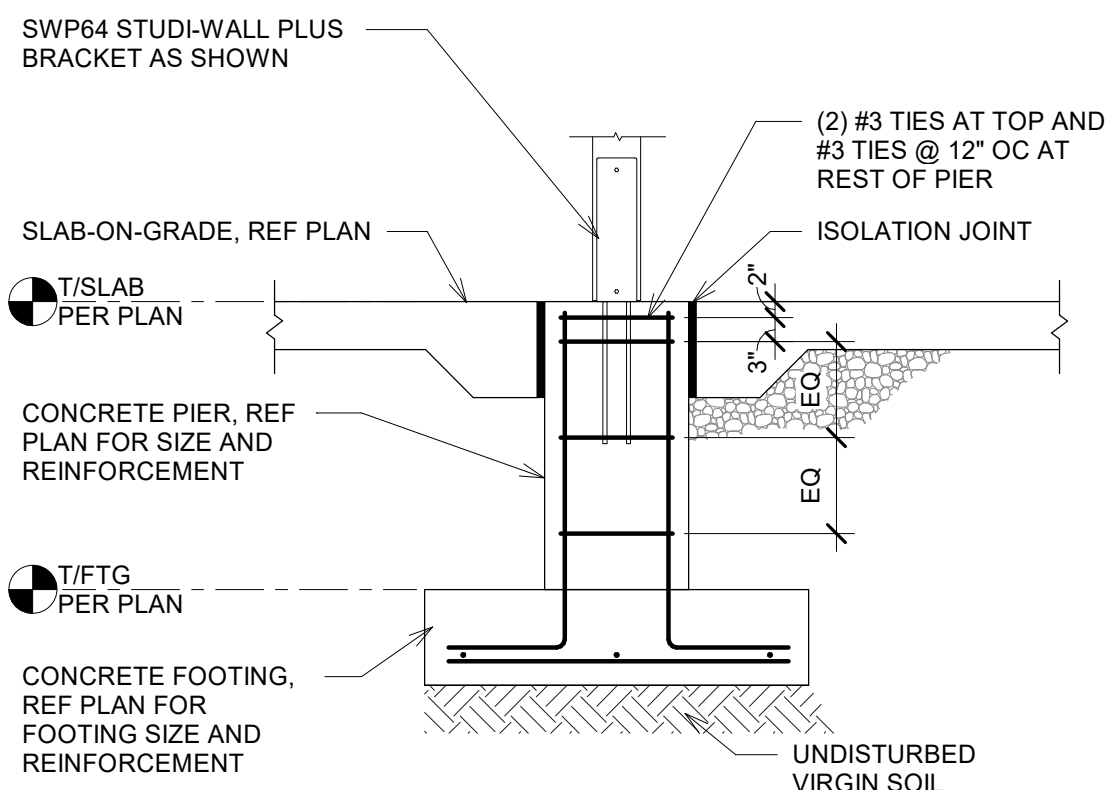


5 PIPE THROUGH STEM WALL
1" = 1'-0"

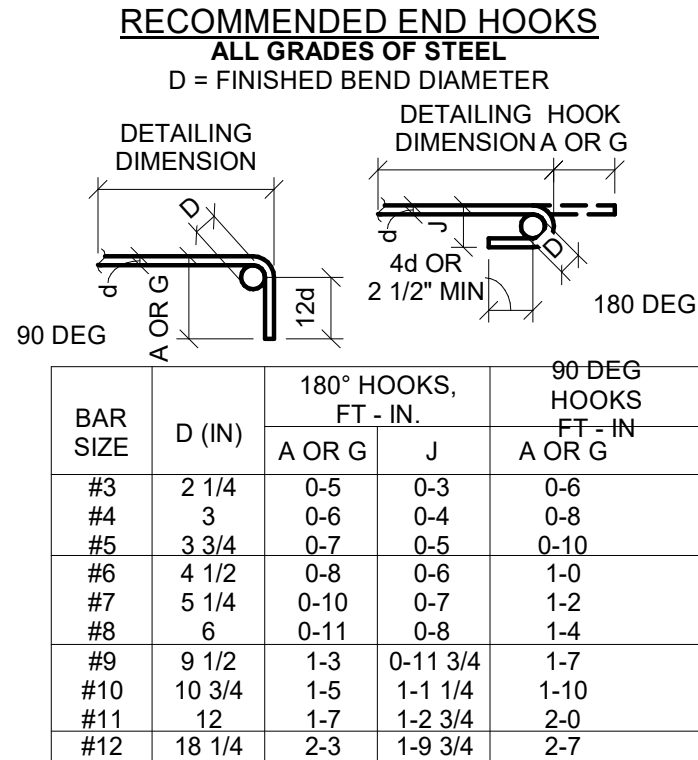
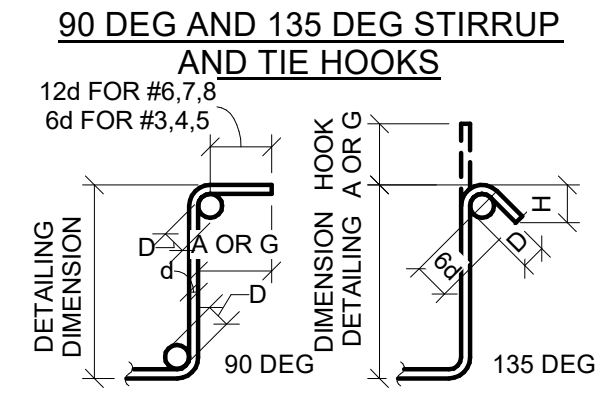


6 TYPICAL SLAB ON GRADE AT WOOD WALL
3/4" = 1'-0"

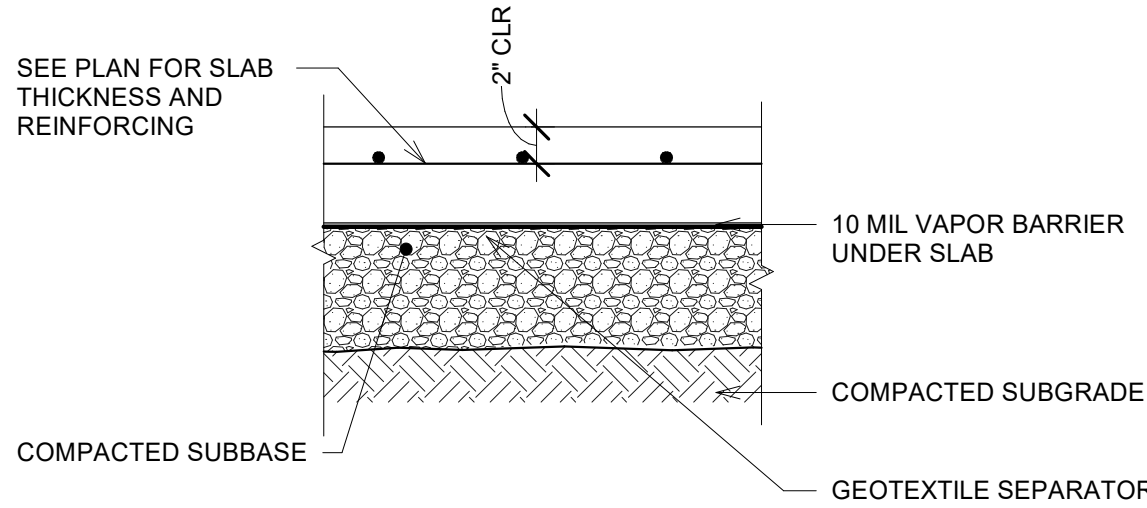
- NOTES:
1. SIM CONDITION WHERE SLAB ABUTS GRADE REF SITE/CIVIL AND AT SINGLE-SIDED LOCATIONS.



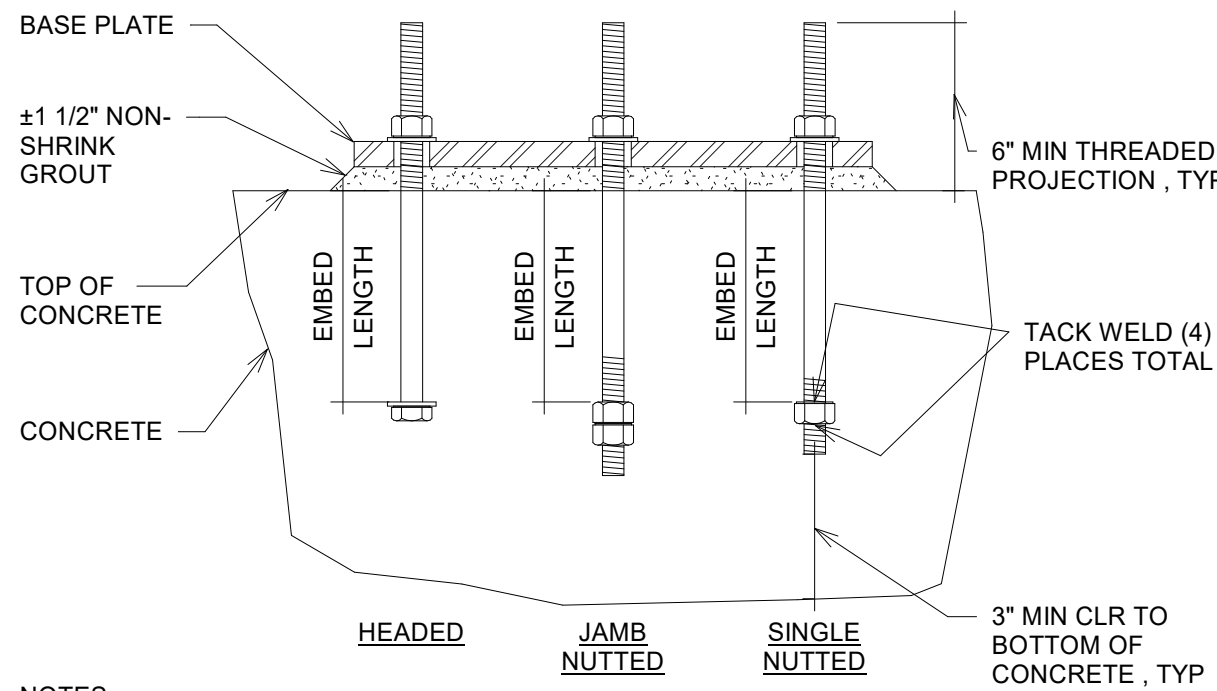
7 STURDI WALL AT PIER
1/2" = 1'-0"



1 REBAR HOOK DETAILS
3/8" = 1'-0"

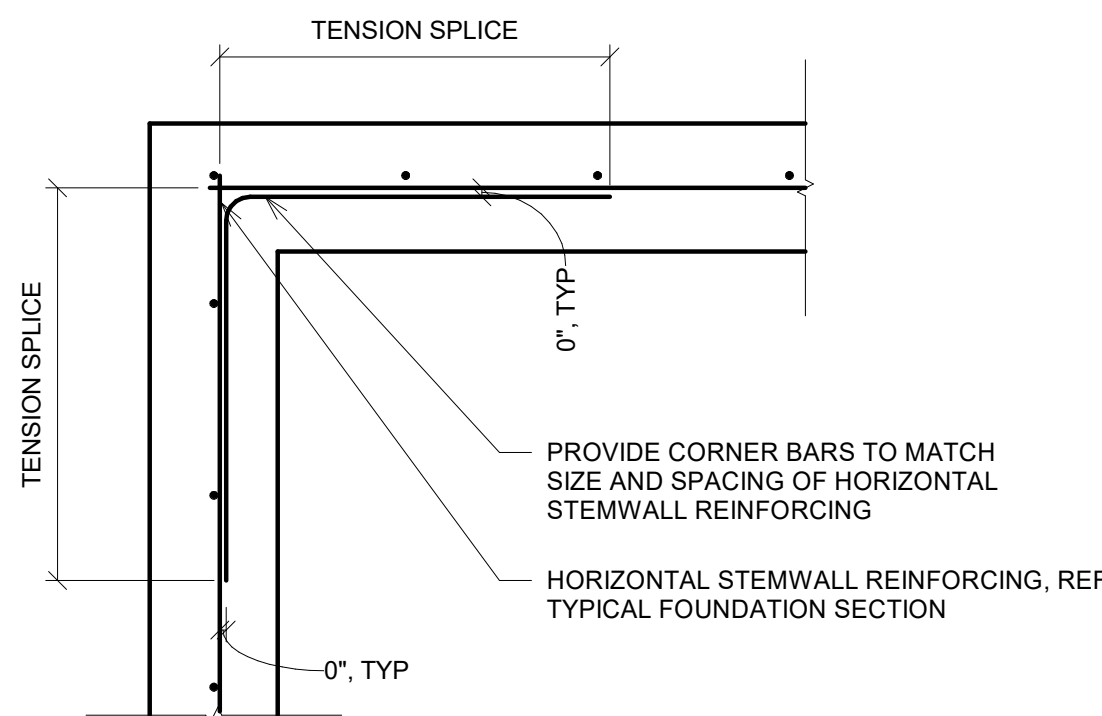


2 TYPICAL SLAB ON GRADE
1 1/2" = 1'-0"



- NOTES:
1. ANCHOR RODS TO BE ASTM F1554 GRADE 36.
 2. NUTS FOR ANCHOR RODS SHALL BE STANDARD HEX NUTS TYPE ASTM A563-A.
 3. WASHER FOR ANCHOR RODS SHALL BE ASTM F436. PROVIDE WASHER BETWEEN ALL NUTS AND BASE PL'S.
 4. ALL ANCHOR ROD EMBEDDED ENDS SHALL BE ONE OF THE FOLLOWING:
 - A. HEADED
 - B. JAMB NUTTED (DOUBLE NUTTED)
 - C. SINGLE NUTTED (TACK WELD IN (4) LOCATIONS TO SECURE NUT IN PLACE)
 5. ALL HOLES IN BASE PLATES SHALL BE ANCHOR ROD DIAMETER + 3/16" MAXIMUM.
 6. ANCHOR RODS, NUTS, AND WASHERS PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.

3 TYPICAL ANCHOR ROD EMBEDMENT
1" = 1'-0"



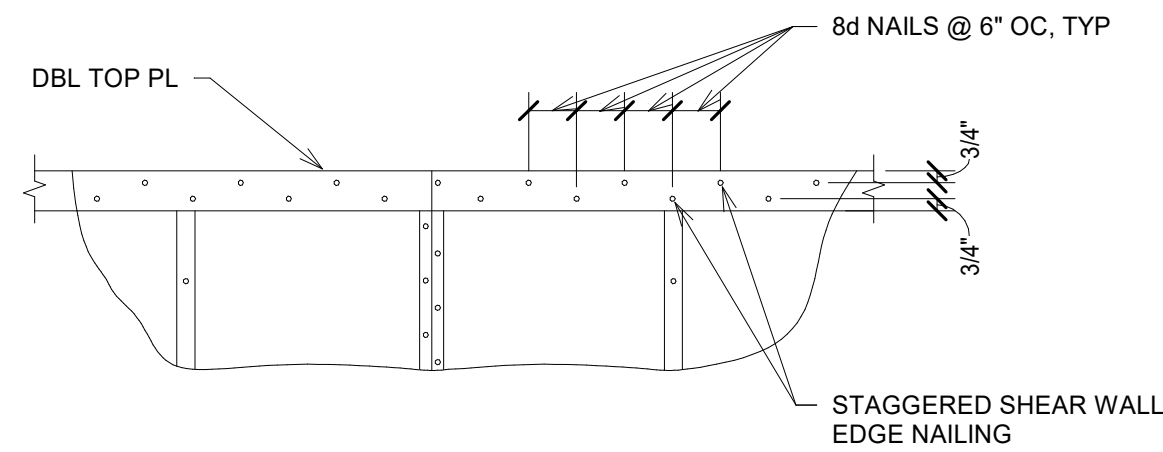
4 CONCRETE WALL SINGLE LAYER
1" = 1'-0"

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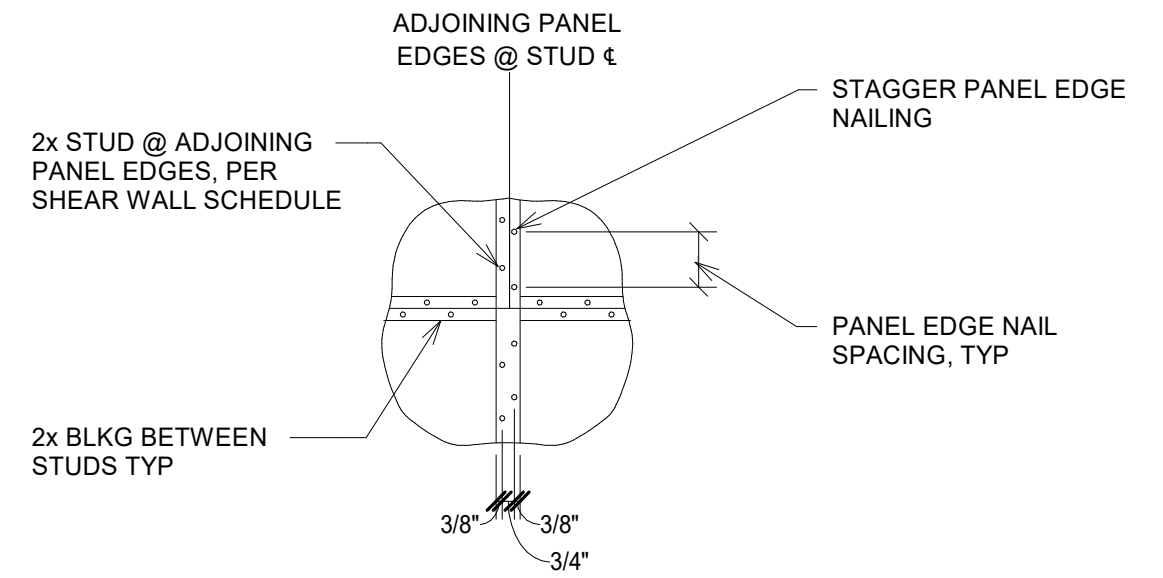
DATE: 6.19.2026
SCALE: As indicated
DRAWN BY: JRG
REVIEWED BY: AJH
PROJECT NO.: 8850.940.546

FORTIN PARK PAVILION

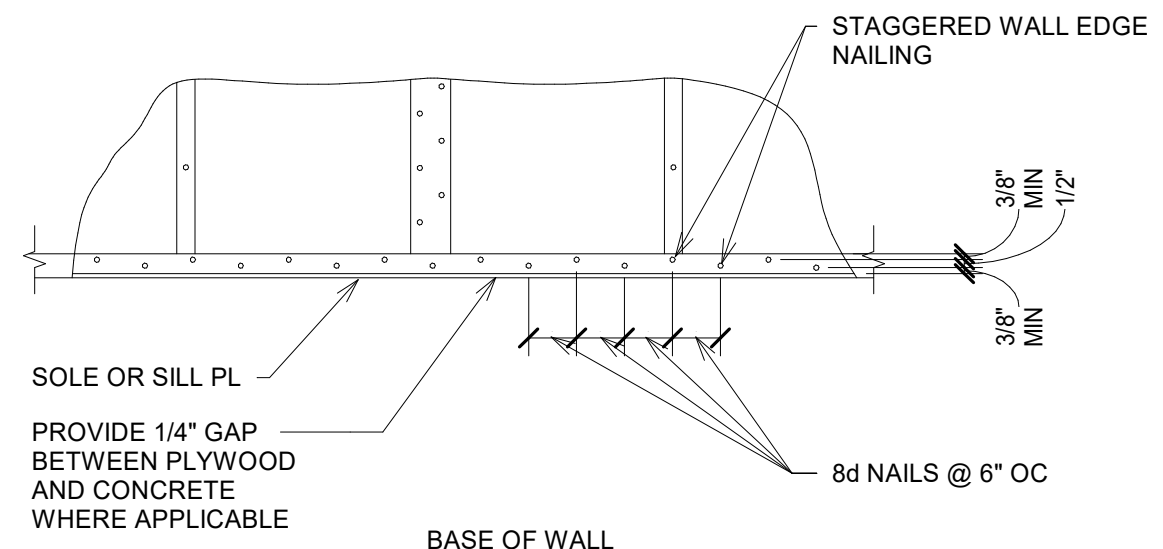
TOWN OF ONEONTA, NY



TOP OF WALL

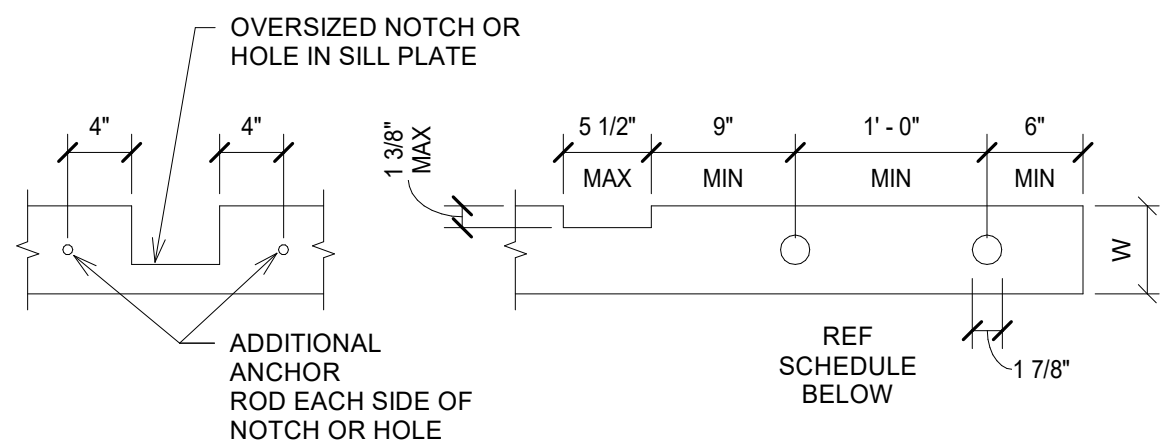


VERTICAL AND HORIZONTAL PANEL JOINTS OF WALL

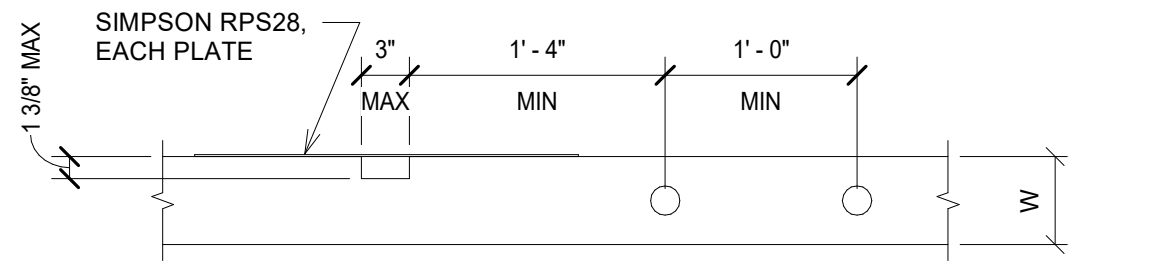


BASE OF WALL

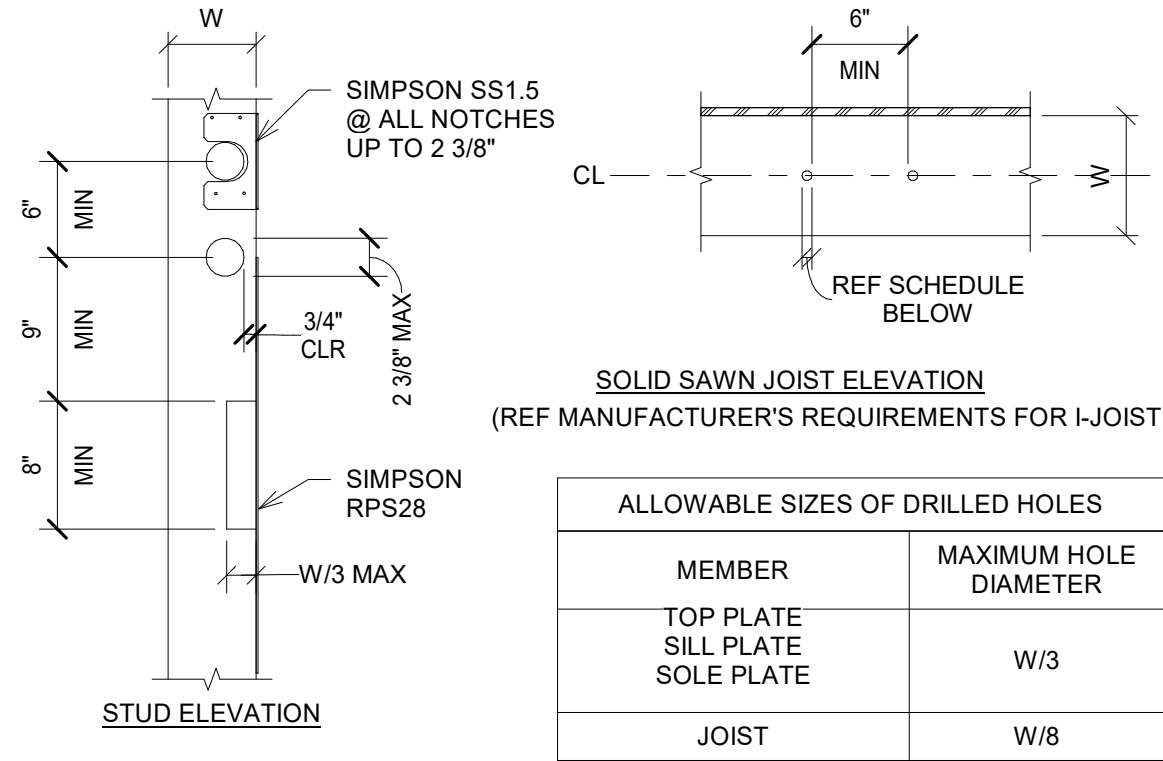
1 WALL PANEL EDGE NAILING
1" = 1'-0"



SILL OR SOLE PLATE - PLAN VIEW



DOUBLE TOP PLATE - PLAN VIEW



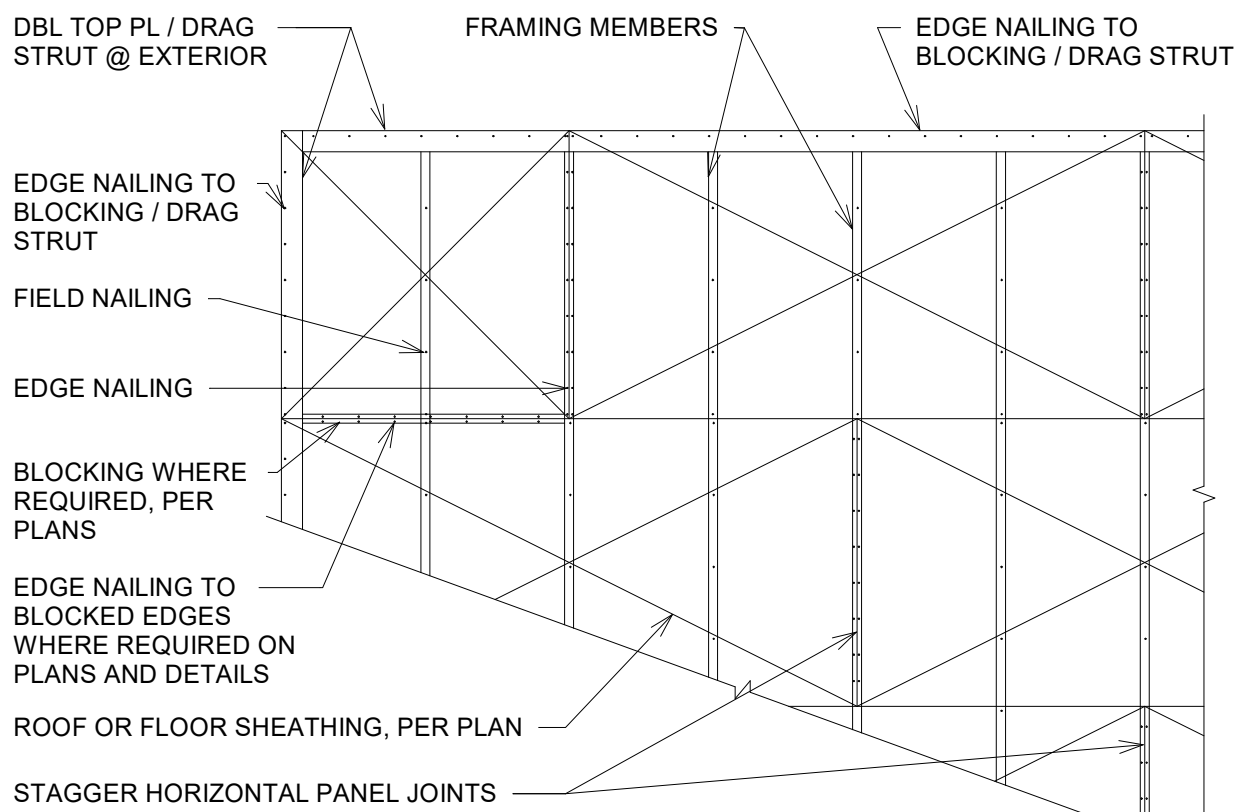
STUD ELEVATION

- NOTES:
1. "W" INDICATES WIDTH OR DEPTH OF MEMBER
 2. ALL HOLES SHALL BE DRILLED, NOT SAWN
 3. ALL NOTCHES TO HAVE CORNERS PRE-DRILLED. OVERCUTS WILL NOT BE ALLOWED

SOLID SAWN JOIST ELEVATION
(REF MANUFACTURER'S REQUIREMENTS FOR I-JOIST)

ALLOWABLE SIZES OF DRILLED HOLES	
MEMBER	MAXIMUM HOLE DIAMETER
TOP PLATE	W/3
SILL PLATE	W/3
SOLE PLATE	W/3
JOIST	W/8

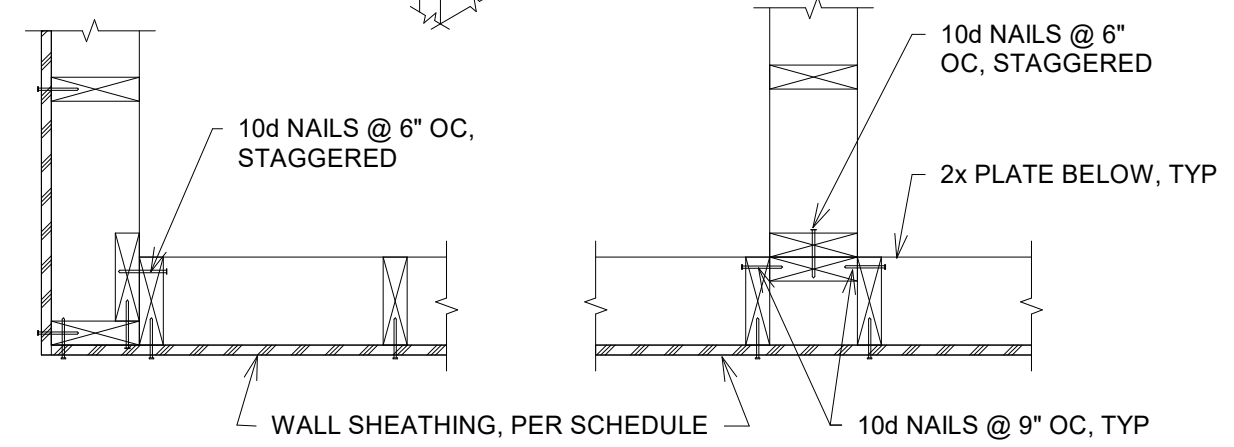
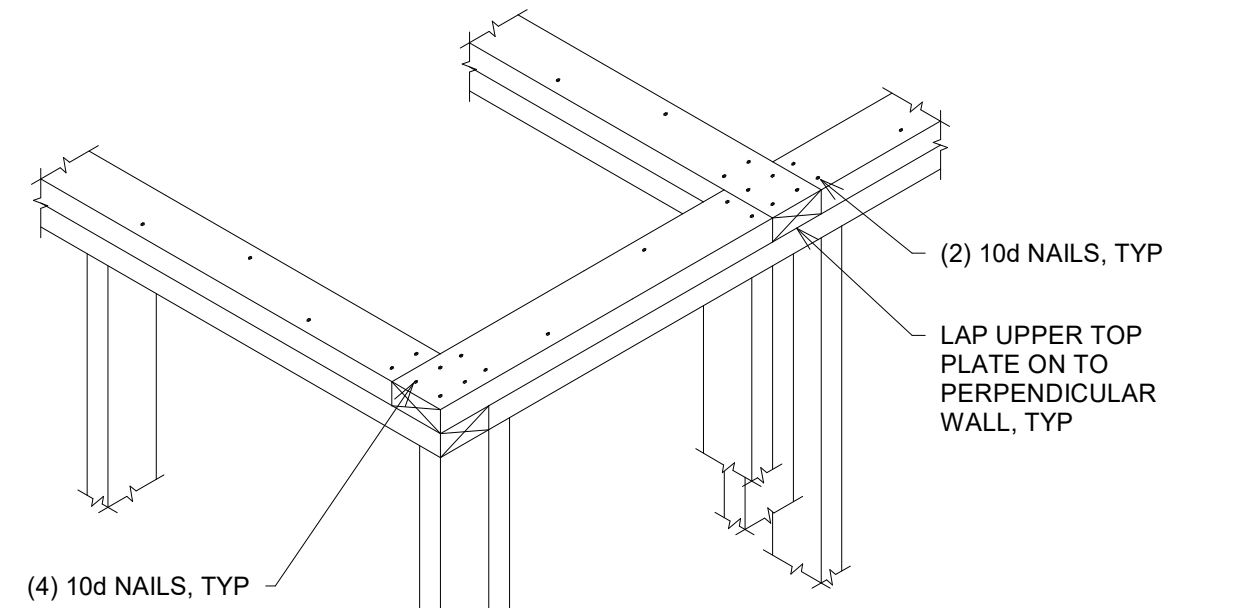
3 ALLOWABLE HOLES AND NOTCHES
1" = 1'-0"



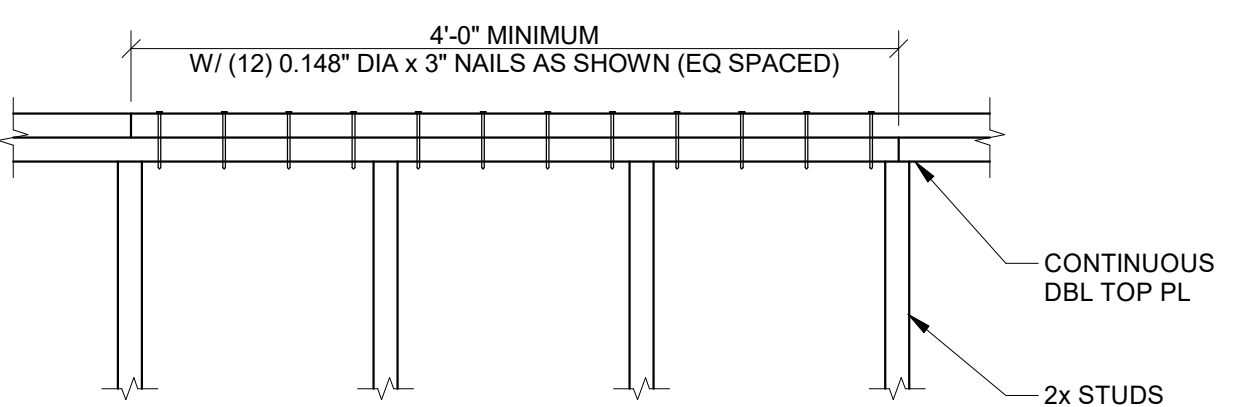
NOTES:

1. EDGE NAILING SHALL BE 8d NAILS @ 6" OC

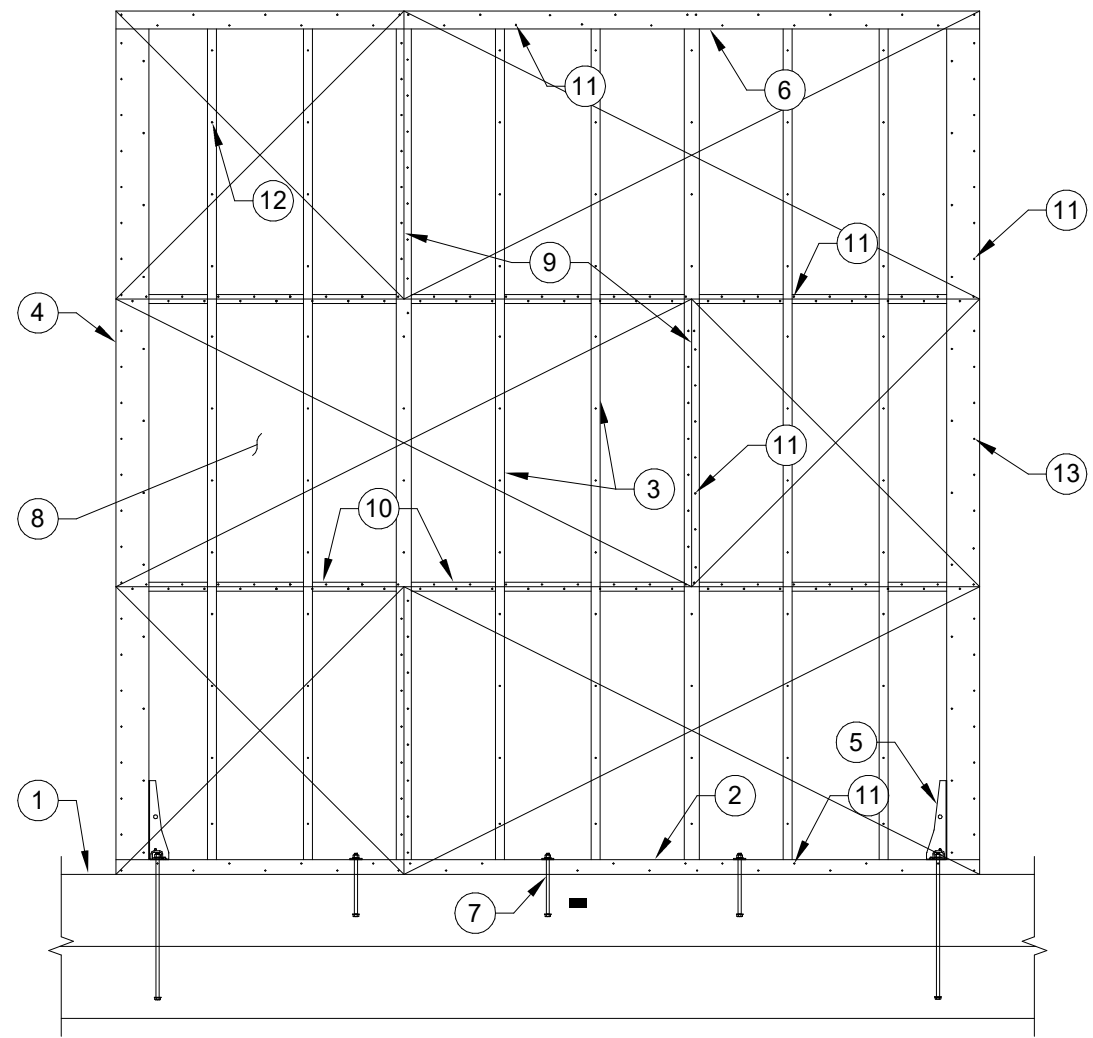
2 PLYWOOD FLOOR OR ROOF DIA
3/8" = 1'-0"



4 WALL FRAMING AT CORNERS AND INT
1" = 1'-0"



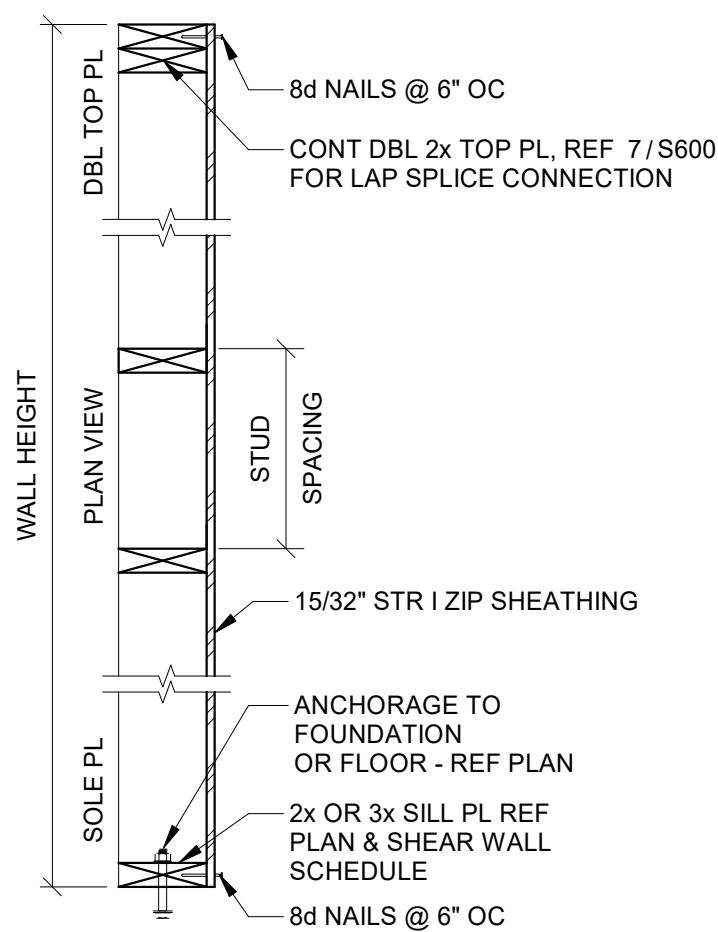
7 DBL TOP PLATE SPLICE CONNECTION
1" = 1'-0"



SHEAR WALL ELEVATION NOTES:

1. FOUNDATION PER PLAN.
2. PRESERVATIVE TREATED SILL PLATE REF SHEAR WALL SCHEDULE.
3. WALL STUDS.
4. HOLDOWN POST REF HOLDOWN SCHEDULE.
5. HOLDOWN ANCHOR. REFERENCE PLANS & HOLDOWN SCHEDULE FOR HOLDOWN ATTACHMENT & ANCHORAGE TO FOUNDATION.
6. DOUBLE TOP PLATE. REFERENCE 7/S600 DOUBLE TOP PLATE SPLICE DETAIL.
7. ANCHOR BOLTS W/ STEEL PLATE WASHERS. THERE SHALL BE A MINIMUM OF TWO ANCHORS FOR EACH SILL PIECE (ANY MODIFICATION TO SILL REMOVING MORE THAN 25% CROSS-SECTION SHALL BE CONSIDERED BREAKING PLATE) W/ ONE ANCHOR LOCATED NOT LESS THAN 4-1/2" NOR MORE THAN 12" FROM THE END OF EACH PIECE.
8. WOOD STRUCTURAL PANEL SHEATHING. ORIENTATION MAY BE EITHER HORIZONTAL OR VERTICAL AT CONTRACTORS OPTION. MINIMUM DIMENSION OF AN INDIVIDUAL PANEL SHALL BE 24" IN EITHER DIRECTION.
9. STAGGER ALL VERTICAL PANEL JOINTS WHERE POSSIBLE.
10. ALL PANEL EDGES ARE TO BE BLOCKED. REFERENCE SHEAR WALL SCHEDULE FOR FRAMING THICKNESS AT ADJOINING PANEL EDGES.
11. PANEL EDGE NAILING. REFERENCE SHEAR WALL SCHEDULE AND
12. PANEL FIELD NAILING TO INTERMEDIATE SUPPORT MEMBERS AT 12" C1/S600
13. PROVIDE EDGE NAILING TO EACH HOLDOWN POST. WHERE HOLDOWN POST CONSISTS OF BUILT-UP MEMBERS, PROVIDE STAGGERED NAILING TO EACH PIECE AND LAMINATE IN ACCORDANCE W/ SHEAR WALL SCHEDULE.
14. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS & FOR INFORMATION NOT SHOWN.

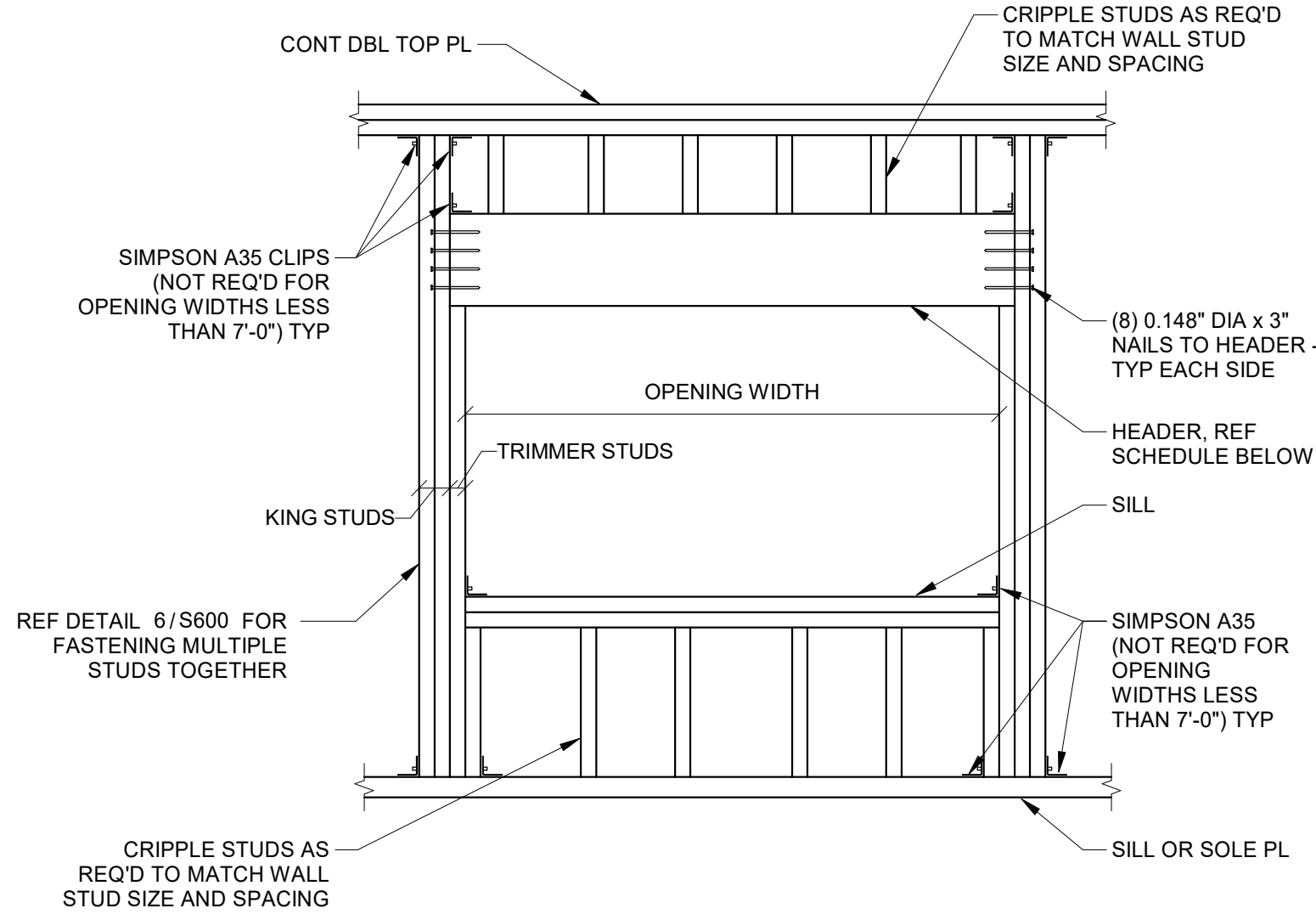
5 TYPICAL SHEAR WALL ELEVATION
3/8" = 1'-0"



- NOTE:
1. REF ARCH FOR WALL FINISHES, FURRING, ETC.
 2. REF ARCH FOR ADDITIONAL REQ'D TO MAINTAIN FIRE RATING.

TYPICAL WALL CONSTRUCTION

9 BEARING WALL DETAIL
12" = 1'-0"

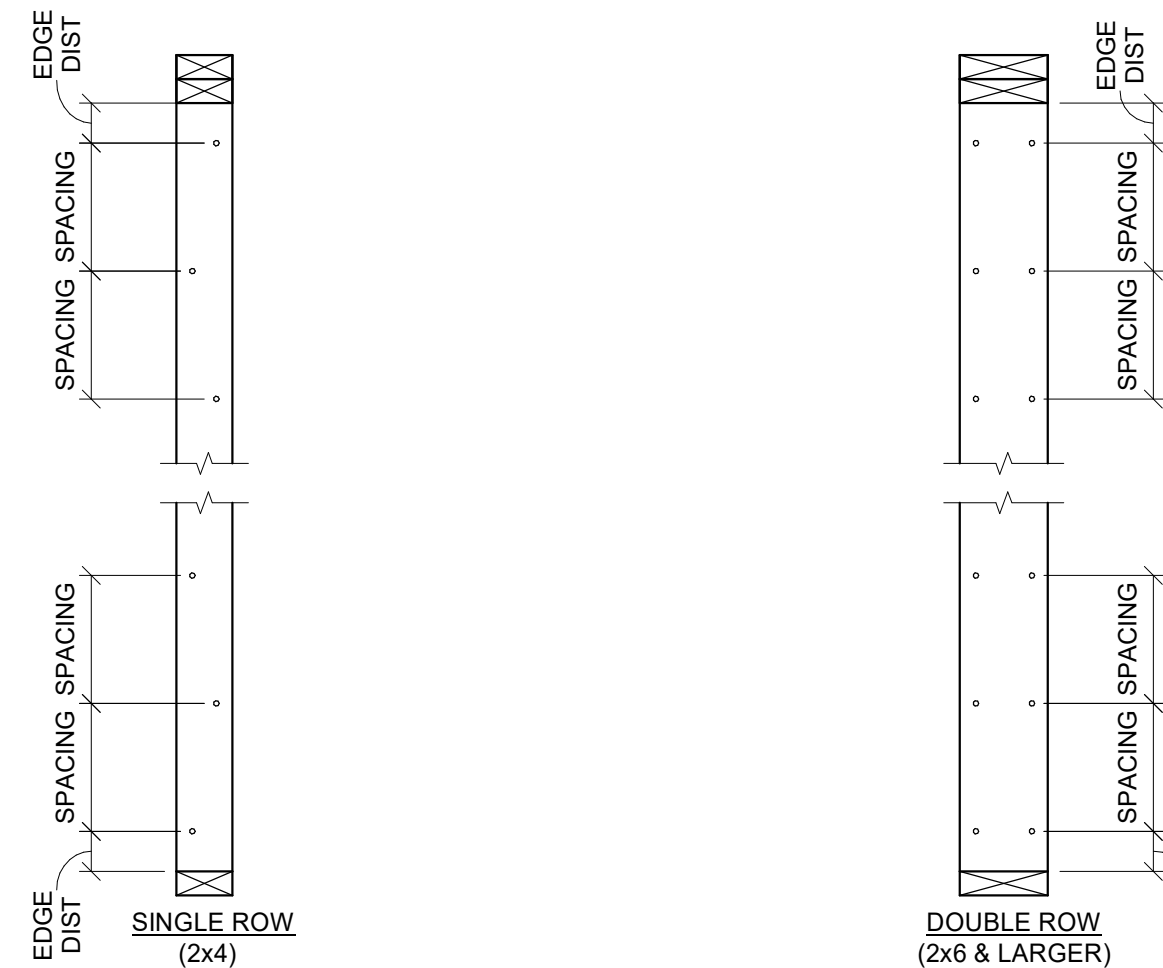


LOAD BEARING WALLS				
OPENING WIDTH	HEADER	SILL	TRIMMER	KING STUD
0'-0" TO 6'-0"	REF PLAN	(2) 2x	(1) 2x	(3) 2x
6'-1" TO 12'-0"	REF PLAN	(3) 2x	(2) 2x	(4) 2x
12'-1" TO 30'-0"	REF PLAN	(3) 2x	(3) 2x	(4) 2x

NON-LOAD BEARING WALLS				
OPENING WIDTH	HEADER	SILL	TRIMMER	KING STUD
0'-0" TO 6'-0"	(2) 2x6	(1) 2x	(1) 2x	(1) 2x
6'-1" TO 10'-6"	(2) 2x8	(2) 2x	(1) 2x	(2) 2x
10'-7" TO 14'-0"	(2) 2x10	(3) 2x	(1) 2x	(3) 2x

- NOTES:
1. HEADER SIZES ARE INDICATED ON THE PLANS FOR LOAD BEARING WALLS.
 2. THE DEPTH OF 2x SILLS, TRIMMERS AND KING STUDS SHALL MATCH THE WALL THICKNESS
 3. DETAIL APPLICABLE FOR BOTH SEMI AND FULL HEIGHT OPENINGS IN WALLS.

8 WINDOW / DOOR HDR DET AND SCH
1" = 1'-0"



BUILT-UP MEMBER	FASTENER SIZE	FASTENER SPACING	FASTENER END DIST	FASTENER EDGE DIST	ROWS OF FASTENERS
(2) 2x4	0.148" x 3" NAIL	8"	2.5"	1" - 1.5"	1 - STAGGER
(3) 2x4	0.148" x 4 1/2" NAIL	8"	2.5"	1" - 1.5"	1 - STAGGER
(4) OR MORE 2x4	1/2" DIA BOLT	9"	4"	1.5"	1 - STAGGER
(2) 2x6	0.148" x 3" NAIL	8"	2.5"	1" - 1.5"	2
(3) 2x6	0.148" x 4 1/2" NAIL	8"	2.5"	1" - 1.5"	2
(4) OR MORE 2x6	1/2" DIA BOLT	9"	4"	1.25"	2

- NOTES:
1. PLYWOOD SHEATHING OR GYP BOARD FASTENERS SHALL BE STAGGERED TO EA STUD IN BUILT-UP MEMBER.
 2. NAILS & SCREWS SHALL STAGGERED EACH SIDE OF BUILT-UP MEMBER.
 3. BOLTS SHALL HAVE STANDARD PLATE WASHERS BETWEEN WOOD AND BOLT HEAD AND NUT HEAD.
 4. NUTS TO BE TIGHTENED TO INSURE ALL WOOD LAMS ARE IN CONTACT.
 5. 1/4" DIA SDS SCREWS OF SAME LENGTH MAY BE SUBSTITUTED FOR NAILS W/ 9" SPACING & 4" END DIST.

6 BUILT-UP WOOD POSTS
1" = 1'-0"

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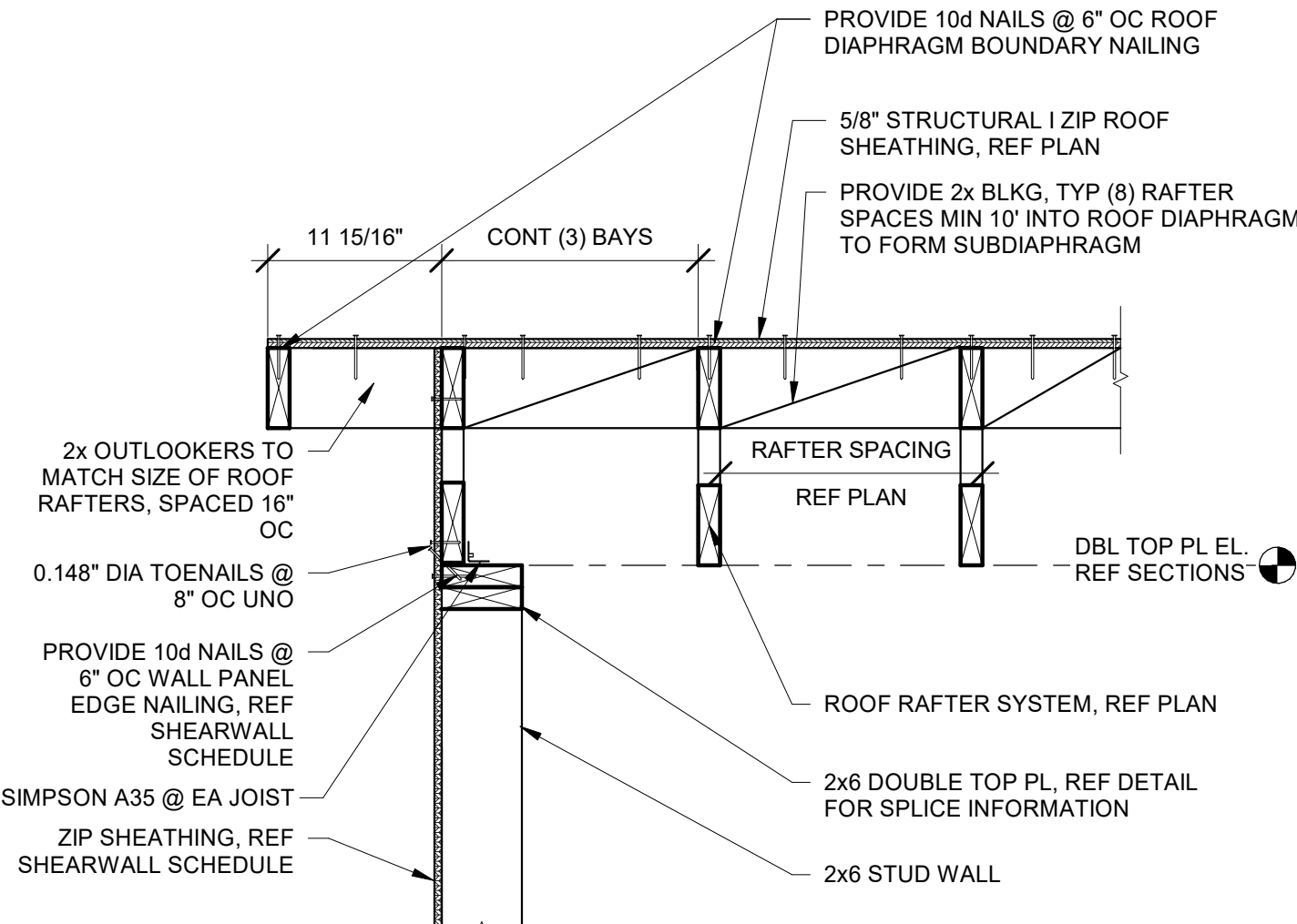
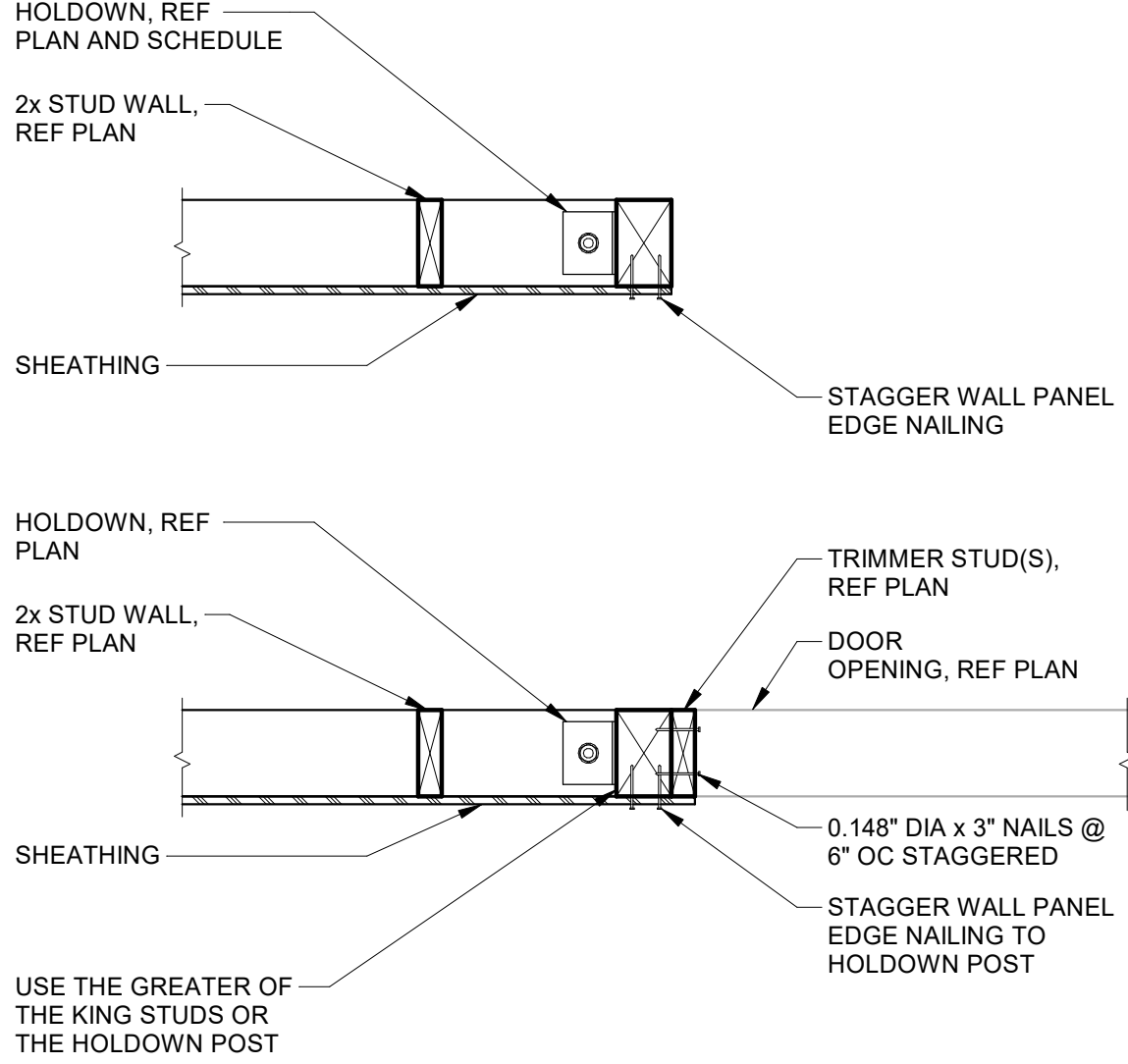
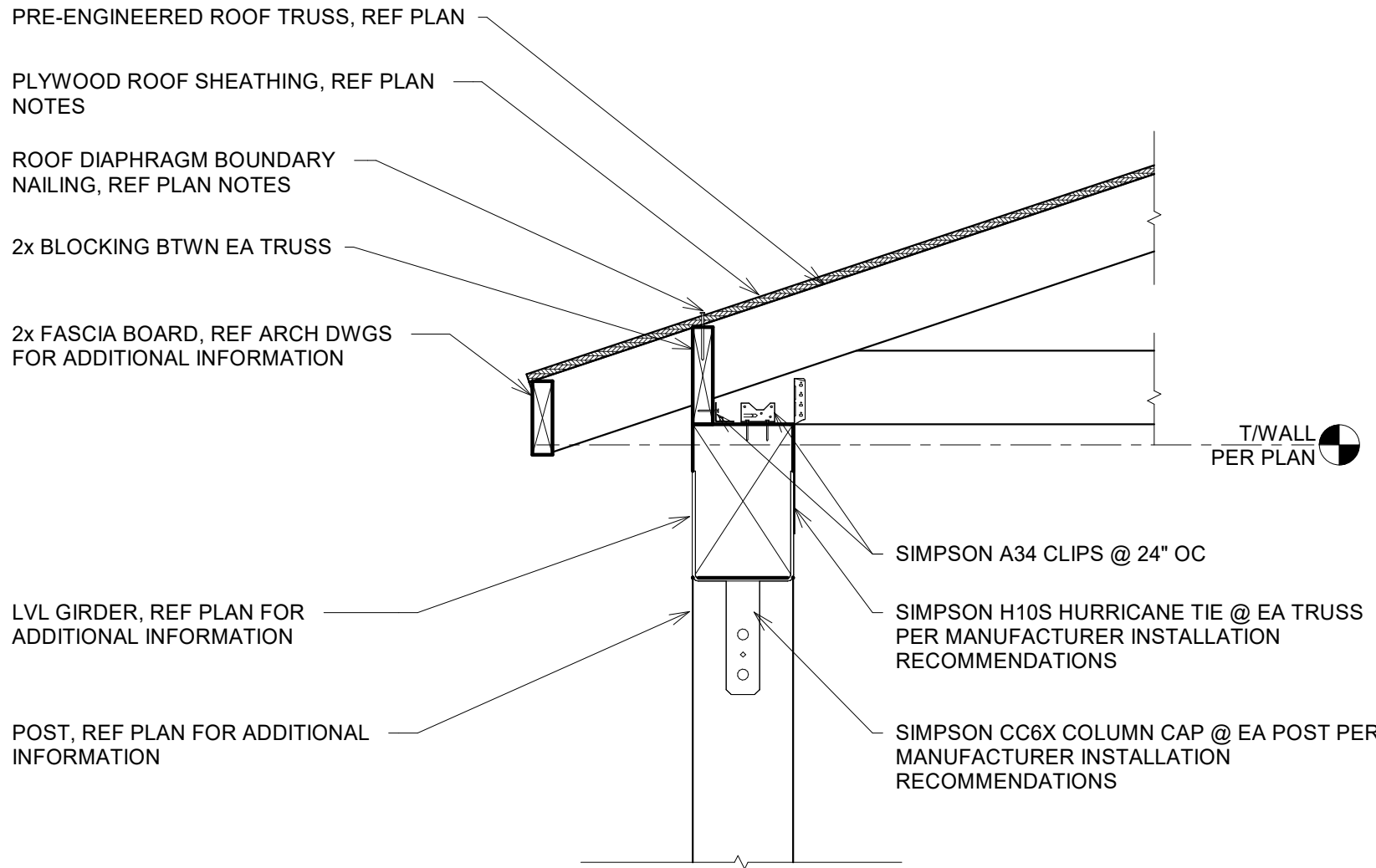
DRAWN BY: JRG

REVIEWED BY: AJH

PROJECT NO.: 8850.940.546

FORTIN PARK PAVILION

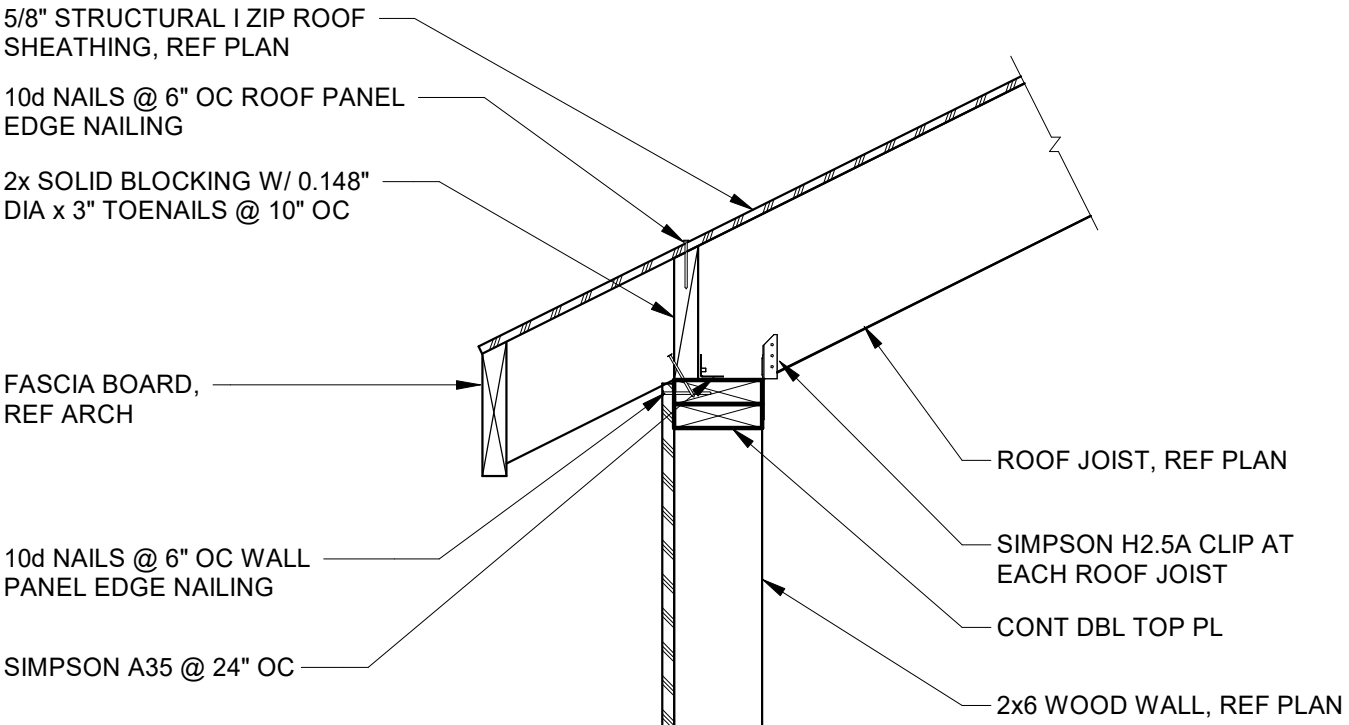
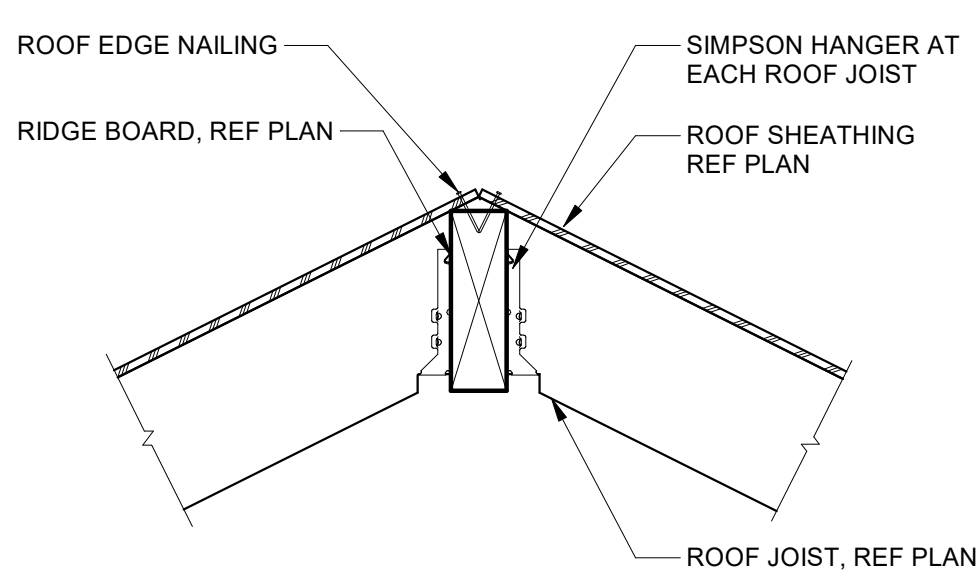
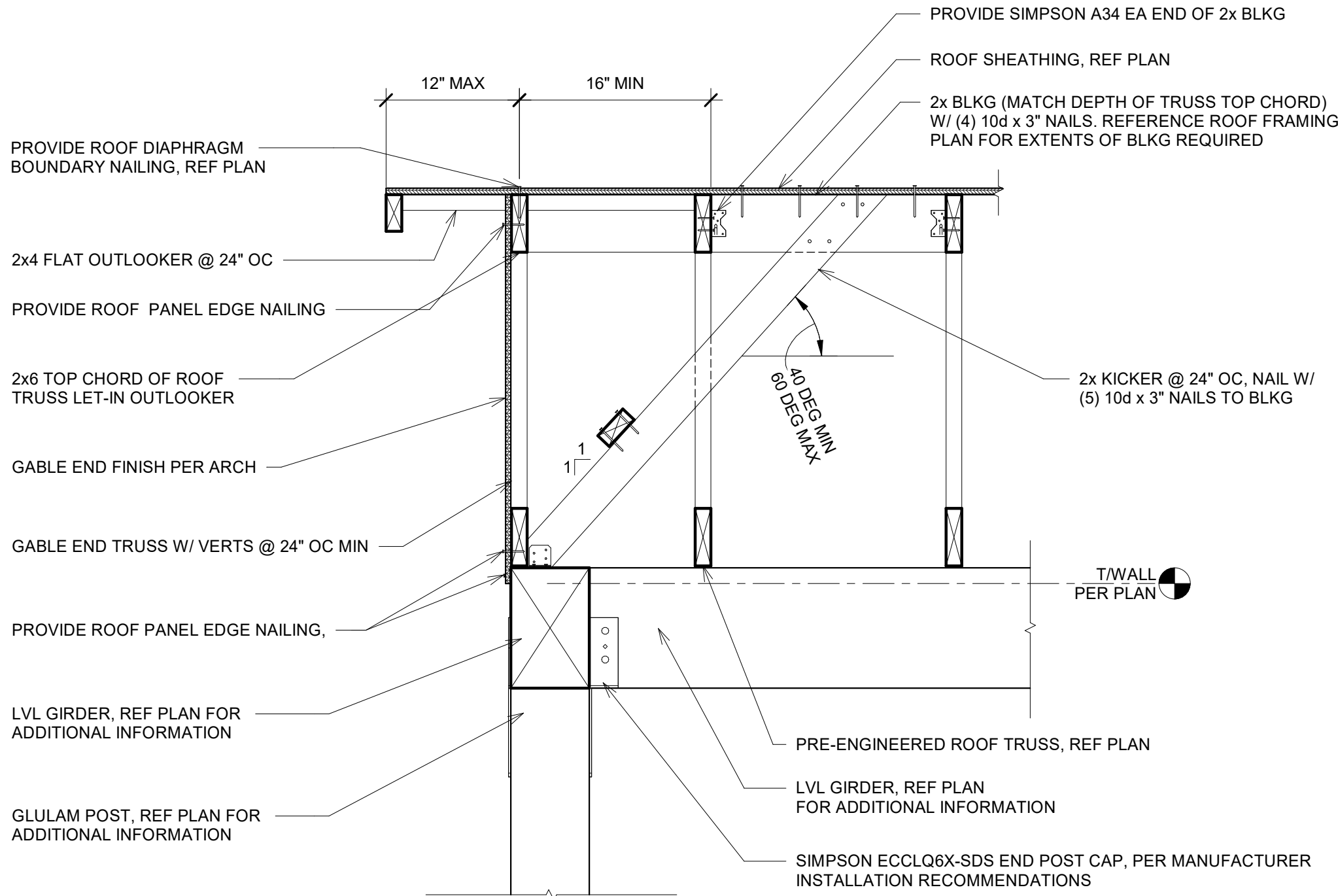
TOWN OF ONEONTA, NY



8 WOOD TRUSS TO WOOD GIRDER
1" = 1'-0"

4 HD AT END OF WALL/OPENING
1" = 1'-0"

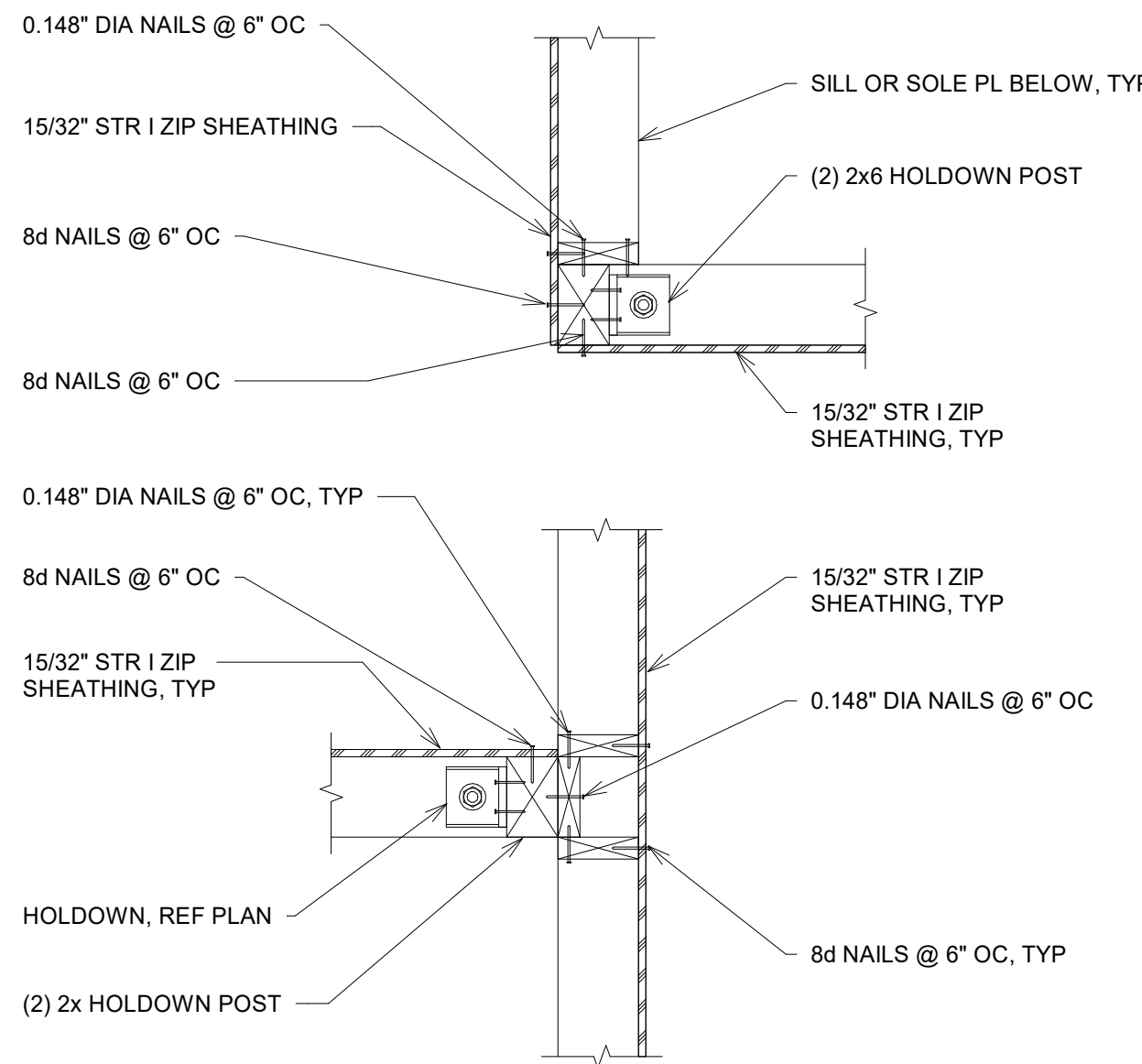
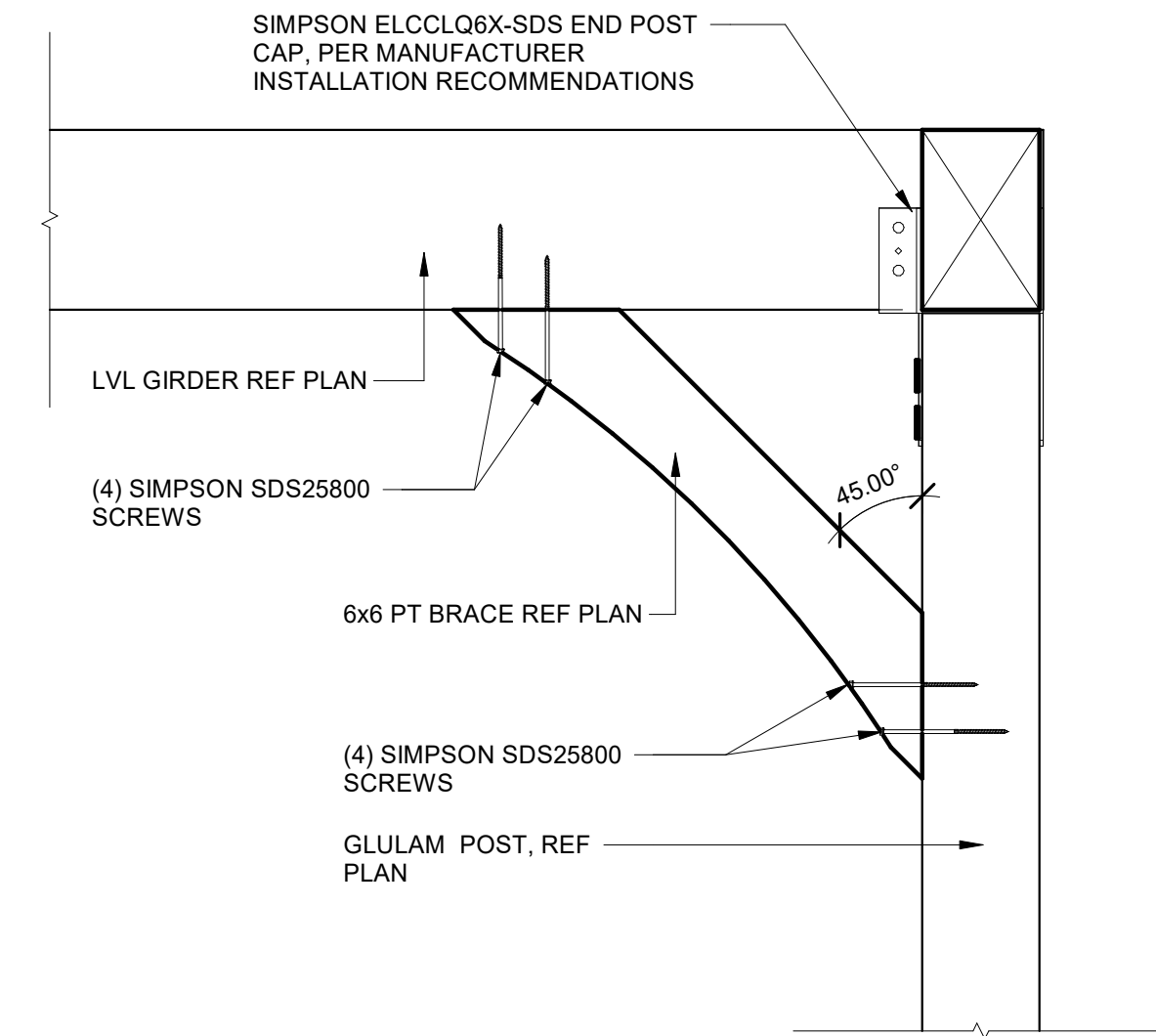
1 RAFTER PARALLEL TO WALL
1" = 1'-0"



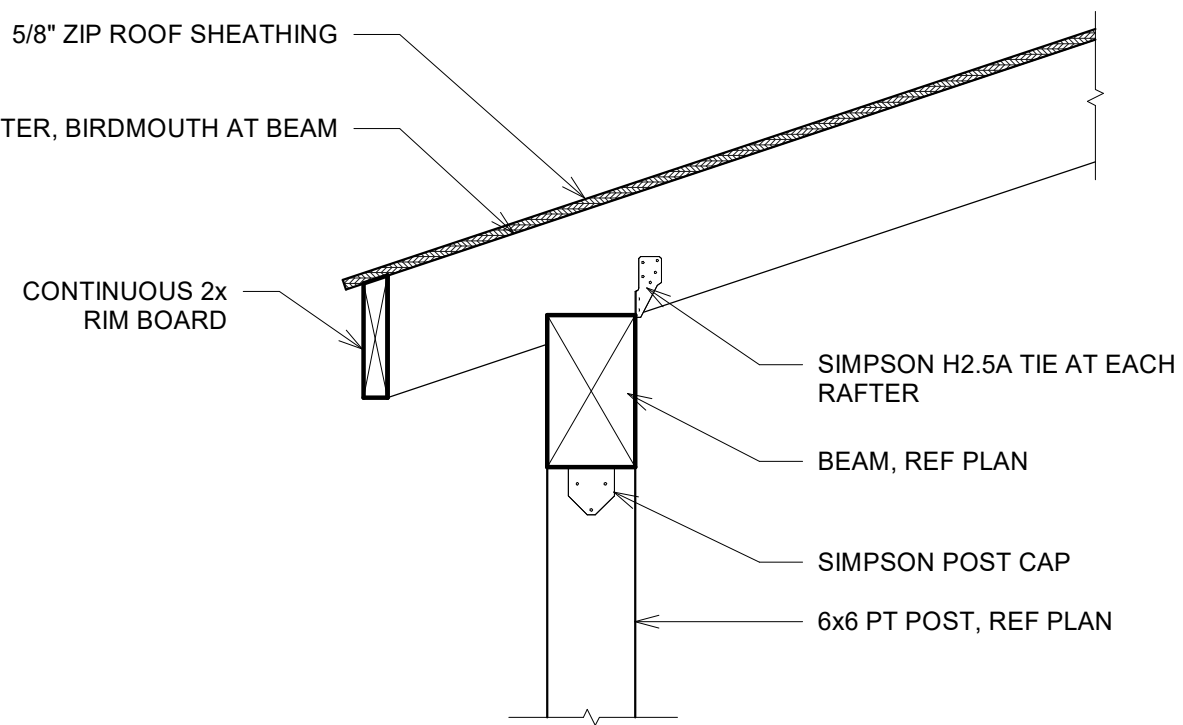
9 GABLE END TRUSS TO GIRDER
1" = 1'-0"

5 ROOF RAFTER TO RIDGE BOARD
1" = 1'-0"

2 RAFTER OVERHANG
1" = 1'-0"



6 POST BRACE
1" = 1'-0"



7 RAFTER TO BEAM
1" = 1'-0"

3 HOLD-DOWN AT WALL CORNERS AND INT
1" = 1'-0"

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