

ORIGINAL	<input type="checkbox"/>
DUPLICATE	<input type="checkbox"/>

## NOTICE TO BIDDERS

**BID TITLE:** Town of Skaneateles Town Hall Renovations

**BID SUBMISSIONS SHALL BE IN A SEALED ENVELOPE. SEALED ENVELOPES SHALL BE CLEARLY MARKED WITH:**

1. BIDDER'S FULL NAME, ADDRESS, AND TELEPHONE NUMBER
2. THE BID TITLE (SEE ABOVE)
3. ADDRESS TO: Town of Skaneateles  
Attn: Julie Stenger, Town Clerk  
24 Jordan Street  
Skaneateles, New York 13152

**BIDS SHALL BE SUBMITTED AND RECEIVED UP TO AND INCLUDING:**

**2024, 10:00 A.M.**

*LATE BIDS – All bids received after the deadline date and time stated above will not be considered and will be returned unopened to the bidder. The bidder assumes the risk of any delay in the mail or in the handling of the mail by employees of the Town. Whether sent by mail or by means of personal delivery, the bidder assumes responsibility for having the bid deposited on time at the place specified.*

Bids shall be publicly opened and **read aloud at 10:00 a.m.** on the above date, in a designated area assigned by the Town. If attending, please check with the Town Clerk for instructions as to where the bid opening will be held. Phone Julie Stenger, Town Clerk, (315) 685-3473.

**TOWN OF SKANEATELES**

**BID PROPOSAL FOR THE TOWN HALL RENOVATION PROJECT**

THIS BID IS SUBMITTED TO:

Julie Stenger, Town Clerk at 24 Jordan St., Skaneateles, NY 13152

1. Bid Proposal

The undersigned Bidder hereby proposes and agrees, if this Bid is accepted, to enter into an agreement with the Town of Skaneateles to

**Complete proposed renovations of the Town Hall at 24 Jordan Street, Skaneateles, NY 13152.**

The Bidder hereby declares that he or she has carefully examined all bid documents including the Requirements for Bidders and Minimum Specifications attached hereto and related documents, also including those incorporated by reference, and all addenda thereto, is satisfied as to the information and conditions, and understands that in signing this Proposal he or she waives all right to plead any misunderstanding regarding the same.

NOTE: The Town Board reserves the right to reject any and all bids, to waive any and all informalities, and to disregard all nonconforming or conditional bids or counter proposals. Bids containing incomplete or no price information for any bid item, which thus prevents evaluation of the extended total for that bid item, may be rejected.

Any bid hereafter made to any political subdivision of the state or any public department, agency or official thereof by a corporate bidder for work or services performed or to be performed or goods sold or to be sold, where competitive bidding is required by statute, rule, regulation, or local law, and where such bid contains the certification referred to in subdivision one of this section, shall be deemed to have been authorized by the board of directors of the bidder, and such authorization shall be deemed to include the signing and submission of the bid and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Dated: \_\_\_\_\_, 2024.

Signed: \_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Signature of Authorized Officer of Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

STATE OF NEW YORK     )  
COUNTY OF ONONDAGA ) ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally came \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that he/she resides in \_\_\_\_\_; that he/she is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in and which executed the above instrument; and that he/she signed his/her name thereby by authority of the board of directors of said corporation.

\_\_\_\_\_  
Notary Public

TOWN OF SKANEATELES  
STATE OF NEW YORK

**REQUIREMENTS FOR BIDDERS AND MINIMUM SPECIFICATIONS  
FOR THE TOWN HALL RENOVATION PROJECT**

**1.0 GENERAL.**

It is the intention of this document to describe the required specifications for the Town Hall Renovation Project.

**2.0 BIDS.**

Bids shall provide or furnish all of the following:

1) All bids shall be prepared in accordance with the attached instructions and specifications to receive consideration.

2) Bids subject to an escalator clause or increase in price may be rejected.

3) Bid price must include all costs to the Town including, but not limited to, price for all materials and labor.

4) The Non-Collusive Bidding Certificate and Iranian Energy Sector Divestment Certification as required by Section 103-d and 103-g, respectively, of the General Municipal Law of the State of New York must be executed.

5) Bidder agrees that he or she has reviewed and agrees to comply, in all respects, with these specifications.

6) Bidder will agree to comply with all applicable Prevailing Wage requirements.

7) Bidder agrees to comply with the insurance requirements as set out in Section 9 and will provide proof of the same prior to executing a written contract with the Town.

**3.0 PRE-BID CONFERENCE & INTERPRETATION OF SPECIFICATIONS.**

**3.1** The Town Engineer will hold a pre-bid conference at the Town of Skaneateles Town Hall, 24 Jordan Street, Skaneateles, NY 13152, on \_\_\_\_\_, 2024 at \_\_\_\_\_ a.m./p.m. to answer questions regarding any of these specifications and to provide a tour of the Town Hall. Attendance at the pre-bid conference is recommended but is optional.

**3.2** Bidders can seek verbal interpretation of the meaning of any of these specifications or other contract documents. Every request for such interpretation should be in writing and directed to Julie

Stenger, Town Clerk at jstenger@townofskaneateles.com. Notice of any and all such interpretations and any supplemental instructions will be sent to all bidders of record, by the Town Clerk in the form of addenda to the specifications. All addenda so issued will then become a part of the contract documents.

#### **4.0 PROPOSAL.**

Persons desiring to make a proposal shall use the proposed blank form (the "Proposal Sheet") prepared and attached hereto. The blank places in the Proposal Sheet must be filled in as noted and no change shall be made in the phraseology of the proposal or in the items mentioned herein. The specifications identified hereto are to be considered as and shall form a part of the agreement.

#### **5.0 REQUIRED DOCUMENTS.**

**All Bidders Must:**

- 1. Have authorized officer fill in all blanks on the Proposal Sheet(s) and sign the proposal.**
- 2. Have the authorized officer sign the Non-Collusive Bidding and Iranian Energy Sector Divestment Certificates (attached).**
- 3. Submit one original and one photocopy of all required documents (Extra copies of these forms may be made and retained).**

**NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS MAY CAUSE THE BID TO BE CONSIDERED "NON-RESPONSIVE" AND, THEREFORE, NOT ACCEPTABLE.**

**The successful bidder shall be required to execute a written contract with the Town of Skaneateles (the "Contract").**

#### **6.0 CAPACITY.**

Each bid must contain a statement describing the bidder's capacity to complete the project by:

- 1) Proposing a safe and efficient plan of completing the project in a timely manner, including an estimate schedule date of completion (the "Plan");
- 2) Describing its access to the necessary labor force, equipment, and facilities to complete the Plan; and
- 3) Describing its experience, requisite certifications, and credentials and/or qualifications to oversee and complete the Plan.

#### **7.0 SPECIFICATIONS.**

(See attached project plans and specifications).

The Town also reserves the right to REVISE or AMEND the bid specifications prior to the bid opening date by WRITTEN ADDENDA for reasons other than stated above.

**8.0 NOTICES.**

Any notice required shall be in writing and shall be either sent by mail or hand delivered to the parties at the addresses indicated herein.

Notices for the Town shall be sent to:

Town Clerk  
Town of Skaneateles  
24 Jordan Street  
Skaneateles, NY 13152

Notices to the Bidder shall be sent to the address set forth on the Bid Proposal.

**9.0 INSURANCE.** Bidder must carry the following insurance and provide proof of the same with prior to execution of the Contract:

**9.1** Commercial General Liability (“CGL”) with limits not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. In the event the CGL policy contains a General Aggregate Limit, such limit shall apply separately to each property. CGL coverage shall be written on ISO occurrence form GC 00 01(1093) or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent subcontractors, products-completed operations, and personal and advertising injury.

**9.2** Automobile Liability with limits of at least \$1,000,000 per accident. Such coverage must include coverage for liability arising out of all owned, leased, hired, and non-Bidder owned automobiles.

**9.3** Commercial Liability Umbrella with limits of at least \$2,000,000.

**9.4** Workers’ Compensation, Disability Benefits and Employers Liability with statutory limits as required by law and as customary in the Bidder’s business.

In the event Bidder is awarded the Contract, Bidder shall furnish the Town with copies of policies, certificates of insurance, or other proof satisfactorily evidencing the insurance coverage as herein required, together with all exclusions and endorsements and shall provide an endorsement that the Town will be given advance written notice of cancellation or any material change in coverage. The foregoing insurance policies shall be at Bidder’s or Bidder’s subcontractors’ sole cost and expense and shall name the Town as an additional insured. Coverage as additional insured shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the additional insured and there shall be no New York Labor Law exclusions.

**10.0 INDEMNIFICATION.**

To the fullest extent permitted by law, Bidder shall defend, indemnify, and hold harmless the Town, its officers, agents, and employees, from and against all claims, damages, losses, and expenses, including, but not limited to, attorneys' fees, damages, penalties, costs, and any other amounts which may arise from Bidder's or its agents, employees, or subcontractors' performing the work specified in the Contract.

**11.0 ASSIGNMENT.**

The Bid and any Contract are not assignable or transferrable in any manner and may not be pledged or encumbered without the express written permission of the Town.

**12.0 TAX EXEMPT STATUS.**

The Town is a political subdivision of the State of New York and as a government entity is exempt under Purchase Tax Law, Section 1116. The Town is not issued an exempt organization certificate or an ST119 with an exemption number by the New York State Tax Bureau. A copy of the Town's Voucher (VO), Purchase Order (PO) or petty cash form are the only certifications the Contractor is required to keep for documenting the tax exempt sale. Contractor questions concerning the Town's tax exempt status should be directed to the Town Clerk.

**13.0 TOWN CONTRACTS/NEW YORK STATE CONTRACTS.**

The Town reserves the right to purchase from the Town contract(s) or New York State contracts or authorized cooperative group purchasing programs.

**14.0 REGULATORY COMPLIANCE.**

The Bidder represents that all goods and services provided shall comply with all applicable standards, rules and regulations in effect for the requirements of federal, state and local laws and regulations as applicable, including the Consumer Product Safety Act, Occupational Safety and Health Act, as amended, or other applicable laws or regulations.

**15.0 WITHDRAWAL OF BIDS.**

- A. No bids may be withdrawn after the bid deadline unless no award has been made within forty-five (45) days of bid opening.
- B. In the case of a unilateral bid mistake, or error, by a Bidder, on any bid proposal, legislation allows the Bidder to withdraw the bid after showing that:
  - 1. the mistake was known, or made known to the Town **PRIOR** to the awarding of the Contract, or within three (3) days after the bid opening, whichever period is shorter;

2. the price bid was based on an error of such magnitude that enforcement would be unconscionable;
3. the bid was submitted in good faith and the Bidder submits credible evidence that the mistake was a clerical error rather than a judgment error;
4. the error was actually due to an unintentional substantial mathematical error, or unintentional omission of a substantial quantity of work, labor, materials or services, made directly in the compilation of the bid (which error or omission can be shown by objective evidence drawn from certain listed documents); and
5. it is possible to put the Town in “status quo ante.”

#### **16.0 AUTHORIZED SIGNATURE**

The words “officer” or “officer of the company” means anyone having the “authority” to obligate their principal in the bidding and contract process. This person will provide documentation that he has this authority and will furnish the documentation within 72 hours, when requested, or be considered indicative of non-responsibility and will not be given further consideration.

#### **17.0 REJECTION AND/OR ACCEPTANCE OF BIDS.**

The successful Bidder will be notified by letter within 20 days after opening of the bids. The successful Bidder will be required to execute a written contract with the Town of Skaneateles. The Bid and advertisement for bid are incorporated into the executed contract. The Town reserves the right to evaluate and/or reject any and all bids in whole or in part, and to waive technicalities, irregularities and omissions, if, in the Town’s judgment, the best interests of the Town will be served.

#### **18.0 ENTIRE AGREEMENT.**

This instrument represents the entire agreement between the parties. This contract may only be modified by a written instrument duly executed by both parties and shall be binding upon and inure to the benefit of the parties and their successors and assigns.

**NOTICE: All bids received that lack:**

1. **A signed proposal; or**
2. **Signed Non-Collusive Bidding and Iranian Energy Sector Divestment Certifications *may be rejected as being non-responsive at the formal public bid opening.***

**The Town Procurement Officer(s) or employees conducting the bid opening will document the non-responsiveness orally and in writing.**



The undersigned hereby asserts that he/she is an authorized officer of the Bidder and has read and agrees to abide by the foregoing Bid Requirements and Specifications.

Dated: \_\_\_\_\_, 2024.

Signed: \_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Signature of Authorized Officer of Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

STATE OF NEW YORK     )  
COUNTY OF ONONDAGA ) ss:

On the \_\_\_\_ day of \_\_\_\_\_, 2024, before me personally came \_\_\_\_\_  
\_\_\_\_\_ to me known, who, being by me duly sworn, did depose and  
say that he/she resides in \_\_\_\_\_; that he/she is the \_\_\_\_\_  
of \_\_\_\_\_ the corporation described in and which executed the  
above instrument; and that he/she signed his/her name thereby by authority of the board of  
directors of said corporation.

\_\_\_\_\_  
Notary Public

## **NON-COLLUSIVE BIDDING CERTIFICATION**

Section 103-d of the General Municipal Law requires the following statement subscribed by the bidder as true under the penalties of perjury: Non-Collusive Bidding Certification.

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

- (1) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
- (2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
- (3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

Section 103-d of the General Municipal Law, as amended, in addition to requiring the above certification, provides as follows:

A bid shall not be considered for award nor shall any award be made where (a) (1) (2) and (3) above have not been complied with; provided however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. Where (a) (1) (2) and (3) above have not been complied with, the bid shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the bid is made, or his designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that a bidder (a) has published price lists, rates, or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publication of new or revised price lists for such items, or (c) has sold the same items to other customers at the same prices being bid, does not constitute, without more, a disclosure within the meaning of subparagraph one (a).

Any bid hereafter made to any political subdivision of the state or any public department, agency or official thereof by a corporate bidder for work or services performed or to be performed or goods sold or to be sold, where competitive bidding is required by statute, rule, regulation, or local law, and where such bid contains the certification referred to in subdivision one of this section, shall be deemed to have been authorized by the board of directors of the bidder, and such authorization shall be deemed to include the signing and submission of the bid and the inclusion therein of the

certificate as to non-collusion as the act and deed of the corporation.

Dated: \_\_\_\_\_, 2024.

Signed:

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Signature of Authorized Officer of Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

## IRANIAN ENERGY SECTOR DIVESTMENT CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the state finance law.

A bid shall not be considered for award nor shall any award be made where the condition set forth in paragraph a of this subdivision has not been complied with; provided, however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. A political subdivision may award a bid to a bidder who cannot make the certification pursuant to paragraph a of this subdivision on a case-by-case basis if:

(1) The investment activities in Iran were made before the effective date of this section, the investment activities in Iran have not been expanded or renewed after the effective date of this section, and the person has adopted, publicized, and is implementing a formal plan to cease the investment activities in Iran and to refrain from engaging in any new investments in Iran; or

(2) The political subdivision makes a determination that the goods or services are necessary for the political subdivision to perform its functions and that, absent such an exemption, the political subdivision would be unable to obtain the goods or services for which the contract is offered. Such determination shall be made in writing and shall be a public document.

Bidder Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**There will be a walk through of the Town Hall on May 31<sup>st</sup> at 10am at 24 Jordan Street, Skaneateles. Questions may be submitted to [mrobinson@townofskaneateles.com](mailto:mrobinson@townofskaneateles.com) until June 7<sup>th</sup> at 4pm.**

**This Project is split into four major scopes of work for grant funding requirements. It is requested that each scope is bid separately with the understanding that some scopes may be completed simultaneously.**

**Disposal containers will be provided and hauled by the Town. The contractor shall coordinate with at least 72 hours notice for container/volume needs. The contractor will not be responsible for hauling and disposal costs related to containers provided by the Town.**

**Means and methods are not provided within these specification documents. Contractor shall meet once per week with Town Representative to discuss work plan. These specifications are provided as an addition to the plans provided by Eggleston & Krenzer, Architects PC.**

**Minimum Required Submittals:**

1. Roofing
2. Siding: composite "Everlast" Gray siding and Almond trim
3. Windows
4. Doors
5. Shutters
6. Gutters
7. Trim Detail Mock-Ups
8. Bricks for planters
9. On Demand Water Heater
10. Work plan regarding all drainage work with piping and excavation

<b>Total Bid Price for Exterior Work-Roof (page 2)</b>	\$ _____
<b>Total Bid Price for Exterior Work-Siding &amp; Openings (page 3)</b>	\$ _____
<b>Total Bid Price for Foundation Work-Stone Steps/Masonry (page 4)</b>	\$ _____
<b>Total Bid Price for Plumbing Scope (page 5)</b>	\$ _____

<b>Total Bid Price for Town Hall Renovations (page 2 + page 3 + page 4 + page 5)</b>	\$ _____
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Town of Skaneateles Town Hall Renovations Specifications  
May 20, 2024  
Bids Due: June 13, 2024 to 24 Jordan Street, Skaneateles by 10:00 AM

**EXTERIOR WORK-ROOF**

1. Furnish and Install Decorative Vent
2. Furnish and Install Frieze Board with Bed Molding
3. Extend Eave return and gutter
4. Furnish and Install Black standing seam roofing over parking lot exit
5. Furnish and Install Black metal eave with crown molding over main entryway, and side
6. Furnish and Install Frieze board with bed mold over main entryway, and side
7. Furnish and Install continuous ridge vent
8. Furnish and Install blown-in insulation to existing floor for a total of R-49
9. Furnish and Install air baffle as required
10. Remove and replace all shingles with new architectural fiberglass shingles
11. Furnish and Install all Porch Roof Details 'C'
  - a. Standing seam metal roofing
  - b. Metal drip edge
  - c. roof sheathing with clips
  - d. rafters
  - e. plate
  - f. CLG Joists
  - g. Bead Board Ceiling
  - h. K-Style seamless gutter
  - i. Crown, Frieze and Bed Moldings
  - j. Capital and Cove
  - k. studs wrap with trip (PT studs for exterior)
  - l. box beam match existing details
  - m. LP smartside siding
  - n. Metal eave return across front of porch flashing as required
  - o. K-style seamless gutter to wrap around corners
12. Furnish and Install ice/water shield with felt/drip edge

**Total Bid Price for Exterior Work-Roof**

\$ \_\_\_\_\_

Town of Skaneateles Town Hall Renovations Specifications  
May 20, 2024  
Bids Due: June 13, 2024 to 24 Jordan Street, Skaneateles by 10:00 AM

**EXTERIOR WORK-SIDING & OPENINGS**

- 1. Furnish and Install Corner Board with cap and Base Trim
- 2. Furnish and Install Closed shutters and trim work for window
- 3. Furnish, install and align windows (3)
- 4. Remove second story door and replacing with new window, furnished by contractor
- 5. Remove second story platform
- 6. Install new Town Hall sign, provided by Town
- 7. Remove of existing siding and trim
- 8. Furnish and Install all siding and trim
- 9. Furnish and install new zip system R-Sheathing over exterior sheathing
- 10. Furnish and install vertical furring with existing sheathing
- 11. Furnish and paint all existing block foundation
- 12. Remove existing door and modify opening for new window in town supervisor office
- 13. Replace in kind two (2) exterior doors, main front entrance and main rear entrance.
- 14. Replace in kind all outdoor lighting.
- 15. Furnish and Install timer for front vestibule light.

**Total Bid Price for Exterior Work-Siding & Openings** \$ \_\_\_\_\_

Town of Skaneateles Town Hall Renovations Specifications  
May 20, 2024  
Bids Due: June 13, 2024 to 24 Jordan Street, Skaneateles by 10:00 AM

**FOUNDATION WORK-STONE STEPS/MASONRY**

- 1. Furnish and Install Stone treads over concrete brick and concrete steps
- 2. Existing stair to be removed
- 3. Furnish and install cmu over concrete footing
- 4. Furnish and install vinyl-backed insulation
- 5. Field verify condition of existing stud wall, Replace in kind if necessary
- 6. Furnish and Install P. T rim joist over P.T sill plate
- 7. Furnish and install flashing
- 8. Furnish and install limestone over concrete slab over compacted granular fill
- 9. Furnish and install flashing
- 10. Furnish and install thin brick veneer to match existing
- 11. Furnish and install top rail and post
- 12. Remove chimney in attic through roof
- 13. Furnish and install new stone steps
- 14. Repair bricks in planters, to be submitted
- 15. Furnish and Install R15 on walls in foundation
- 16. Furnish and Install spray foam box sill with R20

**Total Bid Price for Foundation Work-Stone Steps/Masonry**      \$ \_\_\_\_\_



Town of Skaneateles Town Hall Renovations Specifications  
May 20, 2024  
Bids Due: June 13, 2024 to 24 Jordan Street, Skaneateles by 10:00 AM

**PLUMBING SCOPE**

- 1. Confirm operational plumbing vents (Replace in kind if necessary)
- 2. Remove old water heater and provide proper seals to chimney
- 3. Furnish and install on demand water heater
- 4. Relocate hose bib to higher location on North Side of Building away from Generator
- 5. Furnish and install Drain under building and to street hook up to down spouts from new gutters
- 6. Tie in drain at rear door
- 7. Furnish and install solid drain hung from floor joists
- 8. Tie into downspout
- 9. Furnish and install drain to street with all appropriate tie ins

**Total Bid Price for Plumbing Scope** \$ \_\_\_\_\_



**WEST ELEVATION**  
SC.: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SC.: 1/4" = 1'-0"

**GENERAL NOTES**

**STRUCTURAL DESIGN LOADS**

- SNOW NO PSF GROUND LOAD
- WIND 60 PSF PER ROOF SLP
- SEWER BEARING MIN 7000 PSF
- OCCUPANCY CLASSIFICATION B-BUSINESS
- CONSTRUCTION CLASSIFICATION III
- FLOOR FINISH AREA 1.10M<sup>2</sup> (1-STORY)
- ACTUAL FLOOR FINISH AREA 1.10M<sup>2</sup> (1-STORY)
- ALLOWABLE FLOOR FINISH AREA 3.00M<sup>2</sup> (1-STORY)
- OCCUPANT LOAD 30 (FLOOR) x 30 (PARTS)

- JOIST HEADERS & BEAMS SHALL BE WESTERN SPRUCE OR BETTER UNLESS NOTED OTHERWISE
- SPF 1.90M<sup>2</sup> PSF 1.90M<sup>2</sup> PSF 1.90M<sup>2</sup> PSF 1.90M<sup>2</sup> PSF
- ALL FIRE-RATED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING & BRACING TO BE CERTIFIED BY THE MANUFACTURER
- DOUBLE FLOOR JOISTS AT FLOOR OPENINGS AND AT BUILDING BAYS
- WINDOW AND DOOR HEADERS AT BEARING WALLS TO BE 175MM HEADER SALES NOTED OTHERWISE
- PROVIDE DOUBLE STUDS 175MM UNDER BEAMS WHERE BAYS TO MATCH AW SOLID CON JOISTS AT FRONT LOAD, C/A, OR REAR FOR PROPER SUPPORT AND LOAD TRANSFER
- EXTERIOR CORNICES AND EAVES SHALL BE FIRE-STOPPED AT THE ENDS OF FIRE AND PARTY WALLS AND AT INTERVALS OF NOT MORE THAN 2.4M
- CONCRETE SUBJECT TO WHEEL TRUCKS SHALL HAVE A MIN COMPRESSIVE STRENGTH OF 3000 PSI AND BE AIR ENKAGED
- PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE (MORSE & DESIGN, PROJECTIONS, VALLEYS, OVERLAPS, ETC)

- ALL INTERIOR DOORS IN A-3 USE TO HAVE LEVER TYPE HARDWARE (NOT INCLUDING TOILET STALLS)
- ALL INTERIOR PARTIAL INTERIOR FLOOR FINISH TRIM AND DECORATIVE MATERIALS SHALL COMPLY WITH CHAPTER 8 TABLE 803.3 OF THE BUILDING CODE OF NY & C. FINISHES IN SPINNALED ROOMS & ENCLOSED SPACES FOOTNOTE & LESS THAN 50% PEOPLE CLAMS TO FINISHES IN SPINNALED COMMON AREAS
- TABLE 803.1 FINISHES FLOOR AREA ALLOWANCES PER OCCUPANT STORAGE
- ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA 70) & SHALL BE INSPECTED DURING CONSTRUCTION
- GROUND FAULT INTERRUPTORS SHALL BE PROVIDED WHERE REQUIRED ON ALL NEW RECEPTACLE OUTLETS
- INTERCEPTOR REQUIRED - IF THE NEW OCCUPANCY WILL PROVIDE GREASE OR OILY WASTE WASTES IT SHALL BE PROVIDED BY INTERCEPTORS (GREASE TRAP) AS REQUIRED IN SECTION 900.3 OF THE PLUMBING CODE
- IF THE ALARM SYSTEM AND AUTOMATIC FIRE DETECTION SYSTEM REQUIRED PER SECTION 907.1 (HEAT DETECTION) SYSTEM NOT REQUIRED
- CEILING SPRINKLING SHALL BE INSTALLED PER SECTION 904.2 OF THE BUILDING CODE OF NY & C. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED FLOOR AND ATTIC SPACES SO THAT NO SPACE EXCEEDS 100MM BY AND 300MM BY RESPECTIVELY

- FIREBLOCKING SHALL BE INSTALLED PER SECTION 716 OF THE BUILDING CODE OF NY & C. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR BRACES AT THE FLOOR AND CEILING (ALSO UP) AND ON INCREASED OF STAIRS IN ENCLOSED ACCESSIBLE SPACES PER 909.2.2.2) WORDS NUMBER SPACES AT INTERVALS NOT EXCEEDING 10 FT. CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS / PARTITIONS (8 FT MAX)
- STAIRS 1.10M<sup>2</sup> STAIRS SHALL BE PROVIDED PER 903.3.3
- 38" MIN WIDTH STAIRS SHALL BE PROVIDED OR LESS
- STAIRS AT MIN - 11" MAX CLOSED UNLESS NOTED OTHERWISE
- TREAD DEPTH SHALL BE 11" MIN FROM EDGE TO EDGE
- 8" x 2" MIN HEADROOM MIN UNLESS NOTED OTHERWISE
- PROVIDE HANDRAILS EA SIDE FOR 17" OR MORE RISERS, W/ INTERMEDIATE RAILS SO THAT ANY RAIL IS W/IN 30" REACH (1/4" DIA. W/ 1" BIRD CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR RESEMBLE RAIL 24" - 36" MIN ABOVE HANDRAIL W/ 1/2" CLEARANCE TO WALL OR OBSTRUCTION)
- OPEN ENDS OF STAIRS GREATER THAN 30" OF HT. SHALL HAVE GUARDS 34" - 36" MIN ABOVE HANDRAILS
- RAILING OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" DIAMETER SPHERE - 4" OPG IS PERMITTED AT TRIANGULAR OPG AT RISER TREAD 1/2" DIA
- EXTEND HANDRAIL TO BEYOND HANDRAIL TOP / BOTTOM OF STAIRS
- ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR - ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
- THIS SET OF PLANS HAS BEEN DESIGNED & SHALL BE BUILT TO COMPLY WITH THE INTERNATIONAL BUILDING CODE ADOPTED 2021

- EMERGENCY ALARM SYSTEM NOT REQUIRED PER SECTION 906
- FIRE & SMOKE DETECTING & ALARM SYSTEM REQUIRED PER SECTION 907
- HANDAL ALARM SYSTEM NOT REQUIRED PER SECTION 907.2.1 PROVIDED
- INSTALL IN ACCORDANCE W/ SECTION 907.1
- SPINNALED SYSTEM NOT REQUIRED PER SECTION 903.12
- STAND PIPE SYSTEM NOT REQUIRED
- EXIT SIGN NOT REQUIRED PER SECT 1003.1 - EXCEPTION 12
- PORTABLE FIRE EXTINGUISHER - 2A TYPE - REQUIRED TO MEET MAX DISTANCE TABLE 1003.1.1.30 FEET TO OCCUPANT PER FIRE CODE 1003.1.1.1.1.1.1

- SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL
- ROOFING
- SIDING
- WINDOWS
- DOORS
- SHUTTERS
- GUTTERS
- TRIM DETAIL MOCK-UPS



**EAST ELEVATION**  
SC.: 1/4" = 1'-0"



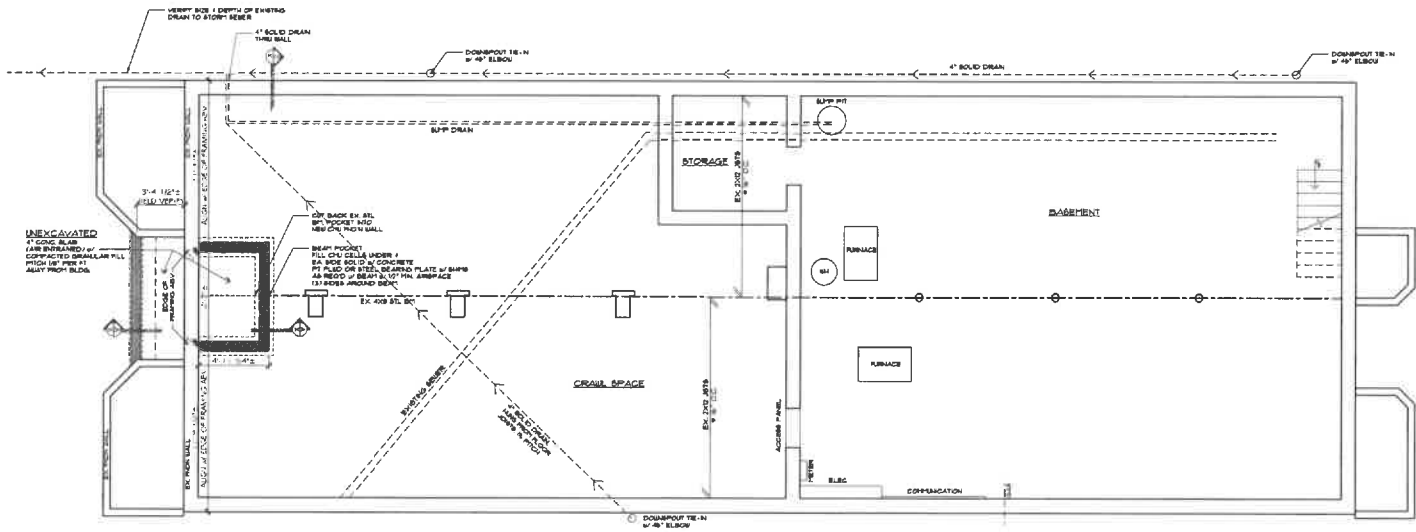
**NORTH ELEVATION**  
SC.: 1/4" = 1'-0"

**EXTERIOR IMPROVEMENTS**  
TOWN OF SKANEATELES  
24 JORDAN STREET  
SKANEATELES, NEW YORK

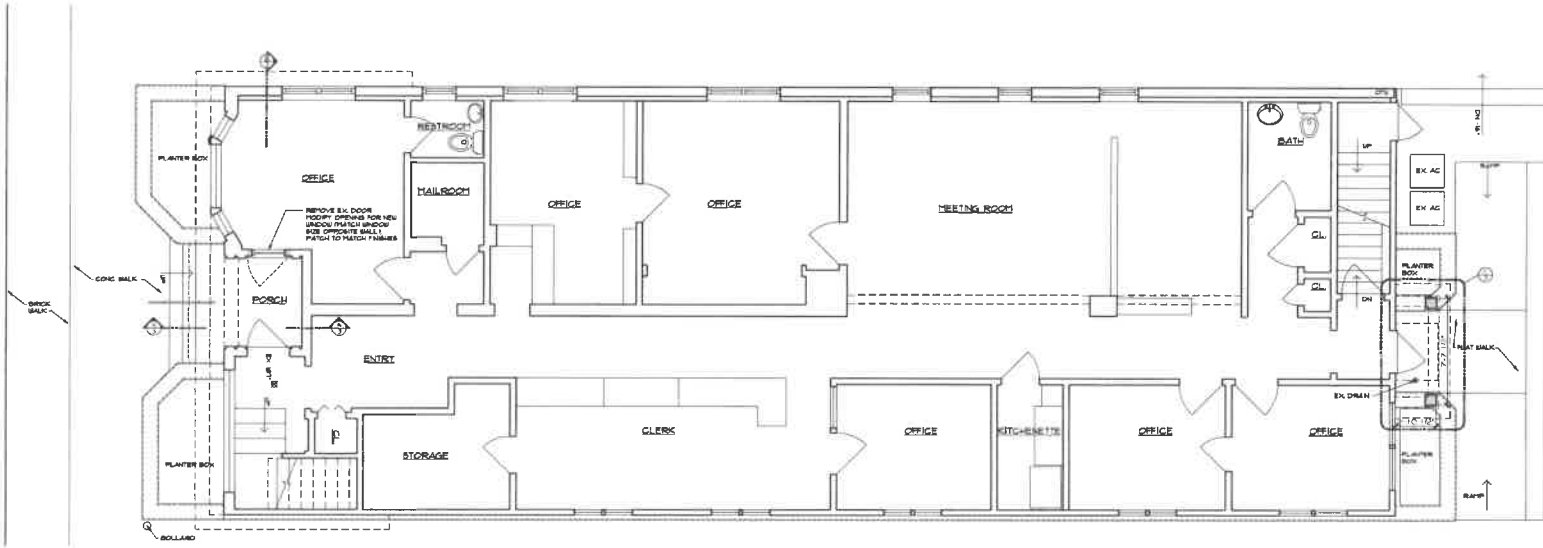
**architect**  
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 695-8144

PROJ: 22209

DATE:  
9 JUNE 2023  
16 JUNE 2023  
23 JUNE 2023  
15 APRIL 2024



**BASEMENT / FOUNDATION PLAN**  
 SC: 1/4"=1'-0"



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

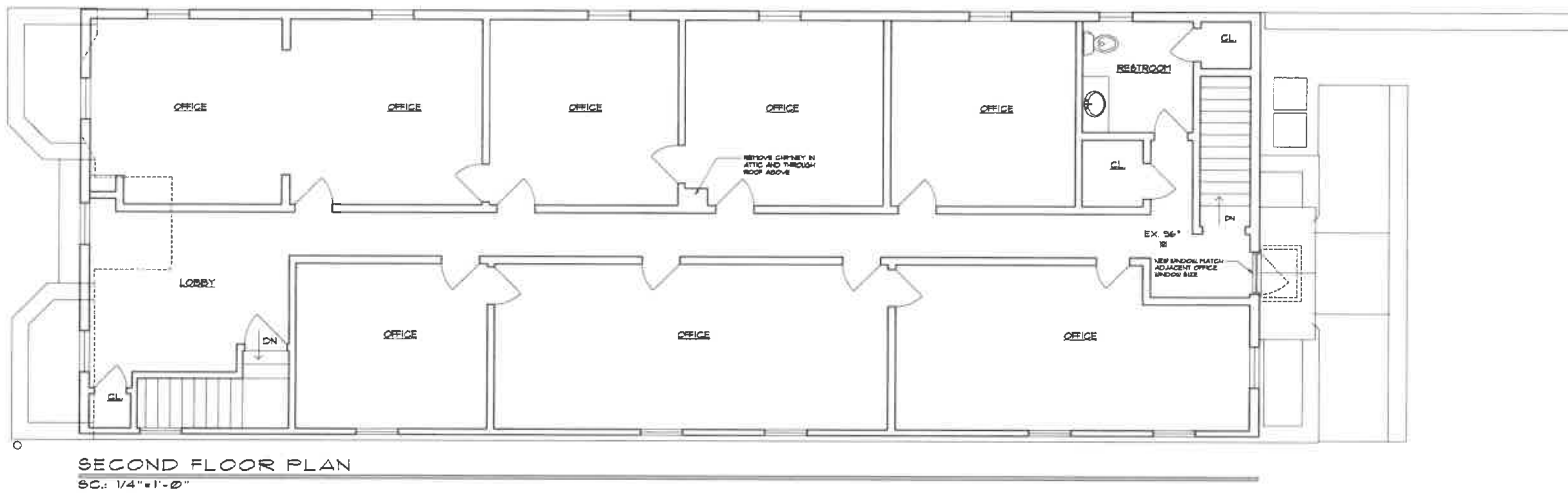
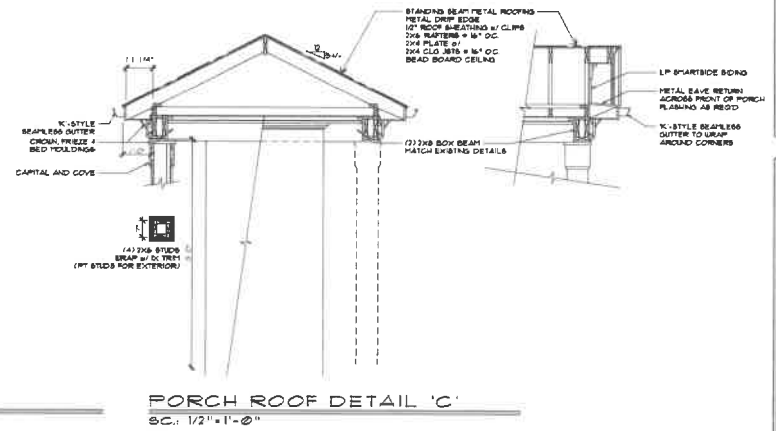
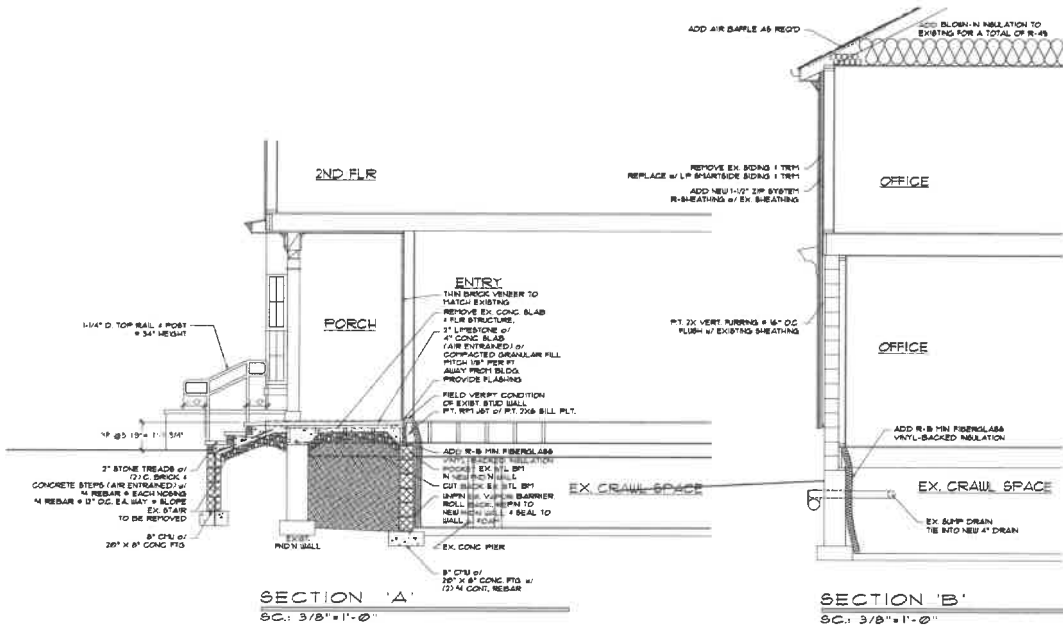
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