

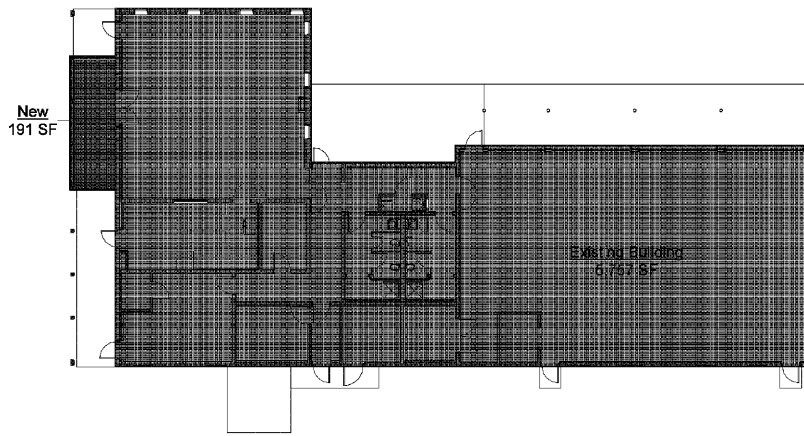
**West Danby Fire Station Renovations**  
 47 Sylvan Lane  
 Spencer, NY 14883  
 Tax Map No. 18.-1-17.11

**Project Description**

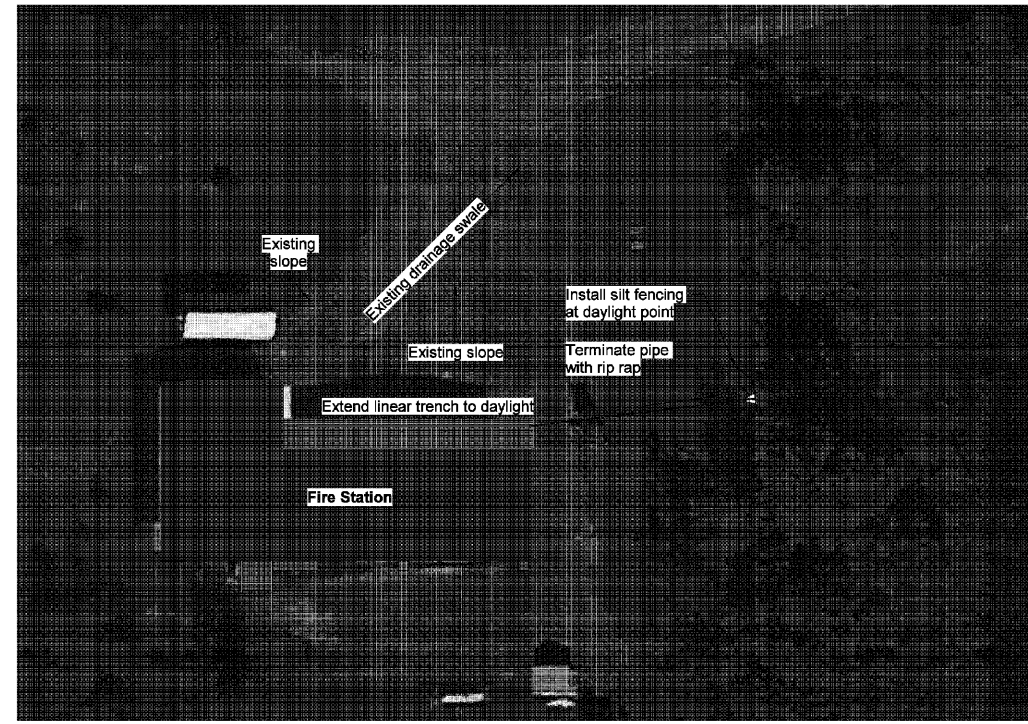
The owners, Danby Fire District have hired JKDA to design and plan for limited renovations and upgrades to the existing facility. The project scope includes minor interior upgrades to flooring, ceilings, lighting, fire alarm, and HVAC systems. Exterior modifications include new concrete pavements, drainage, and reconstruction of water damaged portions of the building. A small, passively heated storage room addition is also planned.

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Gross Area Schedule		
Finish Classification	Name	Area
New construction	New	191 SF
Renovated area	Existing Building	5,757 SF
		5,949 SF



① **First Floor Gross Area Plan**  
 1/16" = 1'-0"



② **Site Plan**  
 1/32" = 1'-0" (Scale is approximate)

**- Symbolic Legend -**

Centerline	Detail	Room name	Room Tag	Wall Type
Datum Marker	Door Tag	Section Cut		Wall Tag

**- Materials Legend -**

Aluminum	Gravel (Bank Run)	Masonry (Concrete Block)	Rip-Rap
Composite	Gypsum Board	Phase (Demolished)	Sand
Concrete	Insulation (Batt)	Phase (Existing)	Steel
Dimensional Lumber	Insulation (Rigid Board)	Phase (New)	Stone (Drystack LedgeStone)
Earth (Backfill)	Insulation (Spray Foam)	Plaster	Structural Fill
Earth (Undisturbed)	Laminated Veneer Lumber	Plastic	Woodgrain (Finished)
Gravel	Masonry (Brick)	Plywood	Woodgrain (Rough)

**- Abbreviations -**

#	Pound, Pounds, Number	FIN	Finish, Finished	OD	Outside diameter
+/-	Plus / Minus, Approximate	FLR	Floor	OH	Overhead
-	None	FND	Foundation	OSB	Oriented strand board
AFB	Above finished floor	FRP	Fiberglass reinforced panel	OVHG	Overhang
ALT	Alternate	FRT	Fire retardant treated	P LAM	Pressure laminated
APT	Apartment	FT	Foot, Fire treated	PAF	Powder-actuated fastener
ARCH	Architect, Architectural	FTG	Footing	PLYWD	Plywood
B.O.	Bottom of	GA	Gauge	POLY	Polyethylene, Polyurethane
CFMF	Cold Formed Metal Framing	GALV	Galvanized	POLYISO	Polyisocyanurate
CJ	Control Joint	GC	General contractor	PSF	Pounds per square foot
CL	Centerline	GWB	Gypsum wall board	PSI	Pounds per square inch
CLG	Ceiling	HDG	Hot-dipped galvanized	PT	Pressure treated
CLR	Clear	HDWD	Hardwood flooring	PTD	Painted
CMU	Concrete masonry unit	HOR	Horizontal	PVC	Polyvinyl chloride
COL	Column	HR	Hour	R.O.	Rough Opening
CONC	Concrete	HT	Height	RC	Resilient channel
CONT	Continuous	ICF	Insulated concrete form	RE	Refer to
CPT	Carpet	ID	Inside diameter	REINF	Reinforcing
DBL	Double	IN	Inch	REQD	Required
DEMO	Demolish(ed)	INT	Interior	S	Stud
DIA, Ø	Diameter	LB, LBS	Pound, Pounds	SIM	Similar
DL	Dead Load	LL	Live Load	SPEC	Specification
DN	Down	LSL	Laminated strand lumber	SPP	Spruce-pine-fir
DTL	Detail	LVL	Laminated veneer lumber	SYP	Southern yellow pine
DWG	Drawing	M.O.	Masonry opening	T&G	Tongue and groove
E-W	East - West	MAX	Maximum	T.O.	Top of
EA	Each	MECH	Mechanical	TBD	To be determined
ELEV	Elevation	MFR	Manufacturer	TPO	Thermoplastic polyolefin
EMBED	Embedment	MIL	Millimeter	TYP	Typical
ENG	Engineer(ed), Engineering	MIN	Minimum	UL	Underwriter's Laboratory
EPDM	Ethylene propylene diene terpolymer membrane	MR	Moisture resistant	UNO	Unless noted otherwise
EPS	Expanded polystyrene	MTD	Mounted	VCT	Vinyl composition tile
EQ	Equal	MTL	Metal	VERT	Vertical
EW	Each way	N-S	North - South	VIF	Verify in field
EXG	Existing	N/A	Not applicable	W	With
EXT	Exterior	N/C	Not in contract	W/O	Without
FD	Fire drain, Fire department	NOM	Nominal	WRB	Weather resistive barrier
FE	Fire extinguisher	NTS	Not to scale	WWM	Woven wire mesh
FF	Finished Floor	OAE	Or approved equal	XPS	Extruded polystyrene
		OC	On center		

- Architect's Notes -**
- The Architect is authorized to inspect and gain access to all work in a timely manner if the Architect deems it necessary, or upon request of the Owner. These drawings assume the work shall be carried out by professional contractors with the proper experience and training to achieve code compliance and to utilize standard construction practices.
  - If requested by the Owner, the Architect shall evaluate the work at regular intervals appropriate to the stage of the Contractor's operations, but at the Architect's discretion, to become generally familiar with the work to guard against defects and deficiencies and to determine in general if the work will be in conformance with the Contract Documents. However, the Architect shall not make exhaustive on-site inspections to check the quality or quantity of the work, unless requested otherwise under a separate project management contract.
  - The Architect assumes no responsibility for construction means, methods, techniques, sequences, or procedures, or safety precautions and programs in connection with the work. There are no warranties nor any merchantability of fitness for a specific use expressed or implied in the use of these plans.
  - All work represented on these drawings has been designed according to the applicable Codes of NYS and all applicable local codes.
- Contractor and Owner Notes -**
- It is the Contractor's responsibility to complete the work according to these drawings and to ensure that the project meets all current federal, state and local codes, ordinances and regulations, etc., which shall be considered as part of the specifications of the building and shall be adhered to even if they are in variance with the project drawings. It is assumed that the Contractor owns or has access to the 'Codes of New York State'. Go to <https://codes.iccsafe.org/content/NYSBC2022P1>
  - The information contained within these construction documents is issued to show design intent and basic framing details. It is the Contractor's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weather-proofed finished product. The Contractor shall notify the Owner/Architect of any discrepancies or problems, observed or perceived, prior to starting construction of such.
  - The heating, air conditioning, plumbing, and electrical systems shall be calculated and designed by a local professional or sub-contractor as allowed. These sub-contractors are responsible for obtaining permits for this work and must meet the licensing requirements of the municipality in which the work is being performed.
  - These drawings are NOT intended to be a comprehensive documentation of the project and should be used in conjunction with the prescriptive requirements of the Codes of NYS, the project specifications, and any additional owner's requirements.
  - The General Contractor must provide worker's comp. & disability insurance certificates to the Building Department prior to starting any work.
- General Notes -**
- The Owners, Builders and Contractors are to check and verify all dimensions and conditions before starting with work, and perform all construction and procedures to the codes, laws and statutes that govern in the area of which the work is to be performed, regardless of what is shown on the Contract Documents. Any inconsistencies between the Contract Documents and the applicable building codes must be reported to the Architect immediately.
  - Figure dimensions take precedence over scaled dimensions. Verify all dimensions in the field.
  - All materials & equipment shall be installed according to the manufacturer's directions & shall be UL listed.
  - The specifications shall supercede the information contained on these drawings.
  - All construction material quantities shown on the drawings are derived from the BIM model and are for reference purposes only. The Architect assumes no responsibility for construction material quantities. The Contractor shall verify all construction material quantities required to complete construction.
- Demolition Examination & Preparation Notes -**
- Examine substrates and conditions for surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances; substrates within installation tolerances, and application conditions within environmental limits. Proceed with Work only after unsatisfactory conditions have been corrected.
  - Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to survey and existing benchmarks.
  - Take field measurements as required to fit the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabrication and, when possible, allow for fitting and trimming during installation.
- Demolition Execution Notes -**
- Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area.
  - Provide waste-collection containers in sizes adequate to handle waste from construction operations. Collect waste daily and, when containers are full, legally dispose of waste off-site. Provide storage and collection of recyclable paper & cardboard, plastics and metals for processing at approved recycling facility. Comply with EPA regulations, and hauling and disposal regulations of authorities having jurisdiction. Owner to be provided with all weight tickets for recycled and non-recycled materials.
  - Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
  - It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
  - Maintain services/systems indicated to remain and protect them against damage during selective demolition operations. Before proceeding with demolition, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of the building.
  - Locate, identify, shut off, disconnect, and cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
  - Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
  - Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain or construction being demolished.
  - Provide temporary weather protection to prevent water leakage and damage to structure and interior areas.
  - Protect walls, ceilings, floors, and other existing finish work that are to remain. Erect and maintain dustproof partitions. Cover and protect furniture, furnishings, and equipment that have not been removed.
  - Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.

Revision Schedule		
Number	Description	Date

**Cover Sheet & General Notes**

Project No:	DFD01
Date:	10/26/20
Drawn by:	BAD
Checked by:	JKD
<b>G0.01</b>	
Scale:	As indicated

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