CONSTRUCTION NOTES:

1 Do not scale drawings if dimensions are in question. The contractor shall be responsible for obtaining clarification from the architect before continuing with construction.

2 The contractor shall verify all dimensions on the site. Equipment locations and existing conditions. Notify the architect promptly, before submitting their bid, in writing, in the event of any discrepancies.

3 The contractor shall provide chases for mechanical, plumbing, and electrical as required. See respective drawing sections.

4 For all rated and smoke partitions, the surface area of an individual recessed metallic outlet, switch box, etc. shall not exceed 16 square inches. The aggregate surface of the recessed outlets, boxes, etc. shall not exceed 100 square inches per 100 square feet of wall area. Boxes and fixtures that exceed 16 square inches or the aggregate area limitation shall be backed with 5/8" type "X" gypsum board to maintain the partition rating behind the boxes or fixtures. Recessed boxes located on opposite sides of walls or partitions shall be separated by a horizontal distance of 24 inches.

5 Piping located above grade and inside the building shall be concealed in furred spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide furring for piping installed in finished areas and subject to acceptance by Architect.

6 Provide metal stud framing around all penetrations through metal stud/gypsum board walls. Patch and seal penetrations in rated and smoke wall in a manner which will maintain that wall's rating. Similar for any wood stud framing.

7 The contractor shall verify that access panels of the type specified are installed in walls and non-accessible type ceilings where service or adjustment to mechanical, plumbing or electrical item may be required. Access panels shall be of the fire rated type equal to the rating of the wall or ceiling in which they occur. Provide as a minimum (1) access panel at each area of mechanical, plumbing or electrical equipment. Verify locations of equipment with respective subcontractor.

8 Caulk at juncture of interior faces of door frames. View window frames, exterior window frames and casework with adjacent material even though joint may not be visible.

9 Paint exposed roof mounted equipment, piping, etc. in a color as selected by the owner and/or the architect. Unless otherwise specified prefinished in specifications.

10 Refer to the mechanical, plumbing and electrical drawings for the locations of piping, curbs, vents, ducts, fans and other items on the roof surface.

11 The contractor is required to review the entire set of contract documents to note areas of work by others trade on sheets traditionally noted as work of other trades, i.e. the requirement of providing power to mechanical or other equipment shown elsewhere in the contract documents and not on the electrical drawings.

12 The contractor shall maintain safe methods of egress and circulation during construction, in compliance with requirements of authorities having jurisdiction. Provide temporary plywood partitions, doors, barricades as required.

13 Provide 2'x6" P.T. wood blocking in the walls for door bumpers, stops, wall mounted hardware handrails, casework, toilet accessories and other wall mounted items, including televisions, and for other items noted as Not in Contract (N.I.C.), future, and similar indication.

14 The contractor shall verify on the site all dimensions and equipment locations, and notify the architect promptly in writing of any discrepancies, prior to proceeding with work in the effected area(s).

15 Paint surfaces of hollow metal doors and frames in a color as indicated on the schedules, or if not indicated, as directed by the Architect.

16 The contractor shall maintain the appropriate fire and smoke ratings where there is recessed wall mounted equipment.

17 Patch and seal penetrations in fire and smoke walls in a manner which will maintain the walls' fire rating. Fire seal method used must be a tested UL(Underwriter's laboratories) Penetration assembly.

18 See the electrical drawings for the locations of ceiling mounted smoke detectors, speakers, fire alarm devices, exit lights, etc.

19 All work shall be coordinated with the work of other trades to avoid interference and conflicts. Refer to the drawings of the respective systems prior to submission of bids for additional work which may be required as part of this work. No allowances will be made for the lack of coordination between disciplines or systems and equipment.

20 All dimensions indicated to existing walls are plus or minus and shall be field verified prior to bid and construction.

21 Slope finished grade away from buildings, slabs, walks and paving. Ponding and puddles will not be acceptable.

22 Provide 3/4 inch wide expansion joint with premoulded filler and sealer at top, at all locations where walks and paving abut buildings, other structures and construction, at juncture with vertical surfaces, at intersections and changes of direction in walks and in concrete paving : and equally spaced no more than 30-feet o.c. at all exterior concrete work.

23 Contractor to replace broken panes of glass in windows. Typical at all window locations. Contractor to reglaze windows that have failed glazing (putty). Contractor to field verify quantities and locations prior to bidding.

ABBREVIATIONS:

FE	FIRE EXTINGUISHER	EQUIP.	EQUIPMENT
FEC	FIRE EXTINGUISHER AND CABINET	G.C.	GENERAL CONTRACTOR
NIC	NOT IN CONTRACT	AFF.	ABOVE FINISH FLOOR
FOS	FACE OF STUD	CONC.	CONCRETE
TYP.	TYPICAL	DIA.	DIAMETER
CJ	CONTROL JOINT	EJ.	EXPANSION JOINT
TH	THRESHOLD	VW	VIEW WINDOW
R.O.	ROUGH OPENING	BFF	BELOW FINISH FLOOR
FOM	FACE OF MASONRY	FOF	FACE OF FINISH
F.F.E.	FINISH FLOOR ELEVATION	F.D.	FLOOR DRAIN
PNT	PAINT	E.O.S.	EDGE OF SLAB
M.O.	MASONRY OPENING	DS	PREFINISHED MTL. DOWNSPOUT
H.T.	CERAMIC/PORCELAN TILE	RS	RELIEF SCUPPER
EWC	ELECTRIC WATER COOLER	RD	ROOF DRAIN
OS	OVERFLOW SCUPPER	DN	DOWN
CH	CONDUCTOR HEAD	EXF	EPOXY FLOORING
WD	HARD WOOD	PC	PAINTED CONCRETE
CPT	CARPET	SC	SEALED CONCRETE
QT	QUARRY TILE	FRT	FIRE RESISTANT TREATED
HW	HARDWOOD FLOOR	CNC	SEALED CONCRETE

FINISH NOTES:

1. ITEMS REQUIRING FINISH SELECTIONS WHICH DO NOT APPEAR IN THE FINISH SCHEDULE SHALL BE SELECTED FROM SAMPLE SUBMITTALS MADE TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR IS TO SUBMIT FOUR SAMPLES OF EACH PAINT COLOR IN THE APPROPRIATE FINISH TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING THE PAINT. SAMPLES ARE TO BE PANTED ON 8 1/2" X 11" GYPSUM BOARD, AND SHALL HAVE THE SAME FINISH AND NUMBER OF COATS AS REQUIRED FOR THE ACTUAL WORK.

3. UNLESS OTHERWISE STATED IN THE SPECIFICATIONS, ALL PAINTED SURFACES TO RECEIVED A MINIMUM OF ONE PRIME COAT AND A MINIMUM OF TWO FINISH COATS. PRIME ALL SURFACES ACCORDING TO MANUFACTURERS SPECIFICATIONS PRIOR TO APPLICATION OF PAINT. THE NUMBER OF COATS SPECIFIED IS THE MINIMUM NUMBER REQUIRED. APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS, OR OTHER CONDITIONS SHOW THROUGH THE FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR, AND APPEARANCE. BACK ALL EXPOSED WOOD WORK AND TRIM PRIOR TO INSTALLATION.

4. ALL SURFACES WHICH ARE TO RECEIVE A FINISH APPLICATION SHALL BE COMPLETELY SMOOTH. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISHES, NOTIFY GENERAL CONTRACTOR AND HAVE SURFACES CORRECTED BEFORE BEGINNING THE FINISH APPLICATION.

5. ALL FINISH APPLICATIONS TO BE FREE OF IMPERFECTIONS.

6. IF DRAWINGS OR SPECIFIED FINISHES DO NOT COORDINATE WITH EXISTING CONDITIONS, CONTACT ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH WORK IN THE EFFECTED AREA.

7. FOR CLARIFICATION OF FINISHES WHERE CASEWORK BUILT-INS OR SPECIAL TREATMENTS OF MULTIPLE FINISHES OCCUR, REFER TO THE ELEVATIONS AND/OR DETAILS.

8. REFER TO SPECIFICATIONS FOR ADDITIONAL PRODUCT INFORMATION NOT INCLUDED IN THE FINISH PLANS OR OTHER DRAWINGS.

9. ALL INTERIOR FINISH SPECIFICATIONS, AS REQUIRED BY THE ARCHITECT, ARE INCLUDED HEREIN (OR IN THE PROJECT MANUAL AND SPECIFICATIONS). SHOULD ANY QUESTIONS ARISE REGARDING THE FINISH DRAWINGS OR SPECIFICATIONS WHICH REQUIRE CLARIFICATION, THE ARCHITECT IS TO BE CONSULTED BEFORE PROCEEDING. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES THAT ARISE DUE TO CHANGES BY CONTRACTORS, TENANTS, LANDLORDS, OR OWNERS AFTER THE DATE OF THE BID & CONTRACT DOCUMENTS.

10. REFER TO FINISH PLANS FOR TRANSITIONS OF MATERIALS.

11. PROVIDE RUBBER OR VINYL CARPET REDUCER STRIPS AT ALL CARPET/VCT/TILE TRANSITIONS. COLOR AND TYPE TO BE SELECTED BY THE ARCHITECT

12. ALL REDUCER STRIPS AND OTHER THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.

13. PROVIDE MARBLE THRESHOLDS AT ALL PORCELAIN AND QUARRY TILE FLOOR TRANSITIONS (IF ANY). PROVIDE SAMPLES FOR ARCHITECTS APPROVAL, SEE SPECIFICATIONS.

14. ALL RUBBER BASE, IF INDICATED, IS TO BE 4" HIGH UNLESS OTHERWISE NOTED. AT CORNERS: USE PRE-MOLDED INSIDE AND OUTSIDE CORNER UNITS. MITERED JOINTS AT OUTSIDE CORNERS NOT ACCEPTABLE.

15. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS, ALL (IF ANY) GYPSUM BOARD WALLS, CEILINGS & SOFFITS (IF ANY) SHALL RECEIVE PAINT.

16. MISCELLANEOUS METAL (RETURN AND SUPPLY AIR GRILLES, EXPANSION JOINTS, FIRE EXTINGUISHER CABINETS, ETC) IS TO BE PAINTED TO MATCH ADJACENT WALL, CEILING OR FLOOR COLOR UNLESS OTHERWISE INDICATED. THE ARCHITECT IS TO BE CONSULTED REGARDING ITEMS TO BE PAINTED. UNLESS OTHERWISE SPECIFIED AS PREFINISHED IN THE SPECIFICATIONS.

17. WHERE ACOUSTICAL CEILING TILES HAVE BEEN CUT, PAINT EDGES TO MATCH CEILING COLOR UNLESS OTHERWISE NOTED.

18. REFER TO FINISH SCHEDULE, AND CASEWORK NOTES FOR APPLICATION OF ANY PLASTIC LAMINATE WORK.

19. VCT AND HARD TILE WHERE INDICATED IN THE FINISH PLANS SHALL BE CONTINUOUS BENEATH CASEWORK.

20. SUBMITTAL ITEMS THAT REQUIRE FINISH OR PAINT COLOR WILL BE HELD UNTIL ALL MAJOR ITEMS HAVE BEEN SUBMITTED TO THE ARCHITECT. MAJOR ITEMS INCLUDE, BUT ARE NOT LIMITED TO ROOFING, FASCIA METAL, MASONRY, MORTAR, WALL PANELS, VCT, CARPET, PAINT COLOR SELECTIONS, TILE, ETC.

21. CONTRACTOR TO REMOVE PORTIONS OF EXISTING CONSTRUCTION TO INCLUDE, BUT NOT LIMITED TO THRESHOLDS, TRIM, BASE, ETC. AS REQUIRED TO INSTALL NEW WORK TO INCLUDE BUT NOT LIMITED TO FLOORING, CEILINGS, DOORS, WINDOWS, ETC.

22. GENERAL REFERENCE TO ALL SPECS SCHEDULED TO RECEIVE PAINTING WORK: CONTRACTOR TO PREPARE EXISTING WALLS AS REQUIRED (BY MANUFACTURER) TO PROVIDE NEW PAINTING / FINISH WORK AS SCHEDULED TO ACHIEVE A UNIFORM SMOOTH FINISH. (PATCHING OF EXISTING CRACKS, HOLES, SURFACE IMPERFECTIONS, ETC. IS INCLUDED AS PART OF THE WORK AND IS CONSIDERED PREPERATION.

CABINETS/CASEWORK NOTES:

1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS AND THE CASEWORK ELEVATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION THAT HE MAY DISCOVER.
2. THE CONTRACTOR SHALL REFER TO THE AWI, QUALITY STANDARDS SECTION 400B - LAMINATE CLAD CABINETS, FOR GUIDELINES ON THE CONSTRUCTION OF CUSTOM GRADE LAMINATE CLAD CABINETS.
3. REFER TO THE PROJECT MANUAL, SECTION 12355 FOR ADDITIONAL CASEWORK INFORMATION.
4. ALL DRAWER FACES AND CABINET DOORS ARE TO BE CONSTRUCTED FLUSH OVERLAY ACCORDING TO THE AWI.
5. THE CONTRACTOR SHALL VERIFY AND COORDINATE CLEAR DIMENSION DIMENSIONS REQUIRED FOR EQUIPMENT WHICH IS LOCATED WITHIN OR ADJACENT TO ANY PIECE OF CASEWORK. (SEE FLOOR PLANS FOR LOCATIONS)
6. BACK SPLASHES AND SIDE SPLASHED TO BE SCRIBED TO CONFORM TO SURFACE OF ABUTTING WALLS AT BACK ENDS.
7. CLEAR WALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CASEWORK UNIT FABRICATION AND INSTALLATION.
8. ALL COUNTERTOPS WITH A BACKSPLASH TO RECEIVE A SIDE SPLASH AT SAME HEIGHT WHEN ADJACENT TO A SIDE WALL.
9. CASEWORK SHALL BE CAULKED AT ALL JUNCTURES WITH ADJOINING MATERIAL (INCLUDING WALLS, COUNTERTOPS, BASE, ETC. EVEN THOUGH JOINT MAY NOT BE VISIBLE).
10. CASEWORK MANUFACTURER AND INSTALLER SHALL COORDINATE WITH APPROPRIATE SUBCONTRACTORS FOR INSTALLATION OF SINKS WITH ASSOCIATED PIPING AND FITTINGS, AND FOR INSTALLATION OF ELECTRICAL RECEPTACLES, LIGHT FIXTURES, TELEPHONE OUTLETS COMMUNICATION OUTLETS, ETC. WITHIN THE CASEWORK.
11. CASEWORK SUPPLIER TO PROVIDE WALL MOUNTED ANGLE SUPPORTS (FINISH TO MATCH THE ADJACENT SURFACE) WHERE NECESSARY FOR SUPPORT OF COUNTERTOPS.
12. CASEWORK SUPPLIER TO PROVIDE A MAXIMUM OF TWO FILLER PANELS PER ELEVATION.
13. MAXIMIZE AND EQUALIZE LENGTHS OF ALL UNITS WHERE POSSIBLE.
14. WALL CABINET WIDTHS SHALL BE ALIGNED WITH BASE CABINET WIDTHS WHERE POSSIBLE.
15. PROVIDE PLASTIC LAMINATE AT SURFACES WHICH ARE EXPOSED TO VIEW AND WHERE OTHERWISE INDICATED. PROVIDE PLASTIC LAMINATE AT EXPOSED FACE AND ALL EDGES OF DOORS AND DRAWER FRONTS. ALL SEMI-EXPOSED SURFACES SHALL RECEIVE MELAMINE. COLOR TO SELECTED BY THE ARCHITECT.
16. PROVIDE 2x6 P.T. WOOD BLOCKING AT STUD IN WALLS FOR WALL MOUNTED HARDWARE, CASEWORK AND ALL OTHER WALL MOUNTED ITEMS.
17. ALL BASE CASEWORK AND OVERHEAD CABINETS TO BE PLASTIC LAMINATE, UNLESS OTHERWISE NOTED. ALL COUNTERTOPS AND BACKSLASHES, TO BE PLASTIC LAMINATE UNLESS OTHERWISE NOTED.
18. MAXIMUM CONTINUOUS LENGTHS REQUIRED FOR COUNTERTOPS. NO JOINTS ALLOWED IN TOPS LESS THAN 10 FEET IN LENGTH.
19. CASEWORK MANUFACTURER TO PROVIDE 2 1/2" x 6" BLACK PLASTIC. OVAL GROMMETS @ 3'-0" O.C. IN ALL BRACKET SUPPORTED COUNTERTOPS.

GRAPHIC SYMBOLS:

DETAIL NUMBER / DETAIL INDICATION / SHEET NUMBER (1 / A1.1)

DETAIL NUMBER / DETAIL INDICATION / SHEET NUMBER (1 / A1.1)

DETAIL NUMBER / SECTION INDICATION / SHEET NUMBER (1 / A1.1)

DETAIL NUMBER / WALL ELEVATION INDICATOR / SHEET NUMBER (1 / A1.1)

[A] WINDOW TYPE INDICATION (SEE SCHEDULE)

(A102) DOOR NUMBER INDICATION (SEE SCHEDULE) — DOOR NUMBER; FLOOR DESIGNATION; QUADRANT DESIGNATION

PLAN FINISH KEY — PNT: WALL FINISH; WD: BASE TRIM; CPT: FLOOR MATERIAL

(A) COLUMN CENTERLINE

DASHED LINE INDICATES FURNITURE NOT IN CONTRACT

[A] CLEAR STORY WINDOW TYPE INDICATION (DASHED BOX REPRESENTS WINDOW ABOVE)

RCP PLAN GENERAL NOTES:

1. The contractor shall carefully study and compare the reflected ceiling plan with the electrical lighting plans, and the mechanical supply, return and exhaust plans and they shall report in writing to the architect any error, inconsistency, or omission that they may discover, prior to bidding, and proceeding with work in the affected areas.

2. The contractor shall verify that access panels of appropriate size and type are installed in gypsum board ceilings or soffits where access, service, or adjustments to mechanical, plumbing or electrical items may be required. Provide rated access panels in area of fire rated assembly.

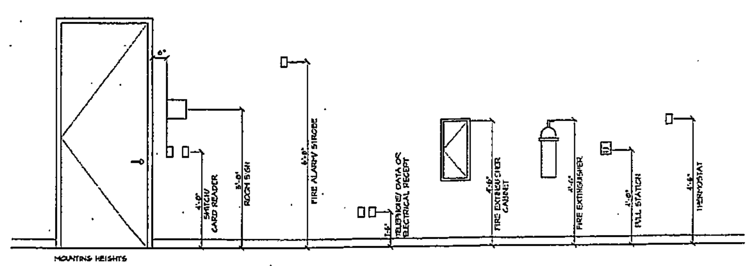
3. Exit lights are shown on the reflected ceiling plan. See electrical plan for location of all required exit lights.

4. See mechanical, electrical, plumbing and fire protection drawings for items not shown on reflected ceiling plans.

5. In all ceilings, align light fixtures in both directions unless otherwise noted.

6. Contractor to coordinate type of light fixture (surface, recessed, etc.) with ceiling system indicated on the RCP. Where discrepancies occur, refer to the RCP plans for reference.

ADA MOUNTING HEIGHT LEGEND:



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GOODWYN, MILLS & CAWOOD, INC.

ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

2701 1st Avenue South
Suite 100
Birmingham Alabama 35233
Phone: (205) 879.4462
Fax: (205) 879.4493

2660 Eastchase Lane, Suite 200
Montgomery Alabama 36117
Phone: (334) 271.3200
Fax: (334) 272.1566

Jefferson State Community College

SCIENCE LAB RENOVATION AT CARSON HALL BUILDING
BIRMINGHAM, AL

D7-002

STATE OF ALABAMA
GOODWYN MILLS & CAWOOD, INC.
4732
By JEFFREY ALAN BREWER
BIRMINGHAM, ALABAMA
REGISTERED ARCHITECT

issue	date
CONSTRUCTION DOCUMENTS	09.12.07

drawn by:

GENERAL NOTES & DETAILS

sheet **G1.0** of