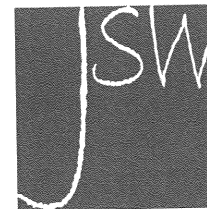


DR. CLINT STURDIVANT, DVM

1070 GLUCKSTADT RD,
MADISON, MS 39110



219 WATERFORD SQUARE, SUITE 3
MADISON, MS 39110



J. SCOTT WILLIAMS ARCHITECTURE, PLLC

P: 601.209.7334
jswarchitecture.com
176 RIVER PARK DRIVE JACKSON, MS 39202

J. SCOTT WILLIAMS
ARCHITECTURE, PLLC
176 RIVER PARK DRIVE
JACKSON, MS 39202
601.209.7334
jswarchitecture.com



Project Title:
Gluckstadt Animal Hospital

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OF



J. SCOTT WILLIAMS
ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7334
 jswarchitecture.com



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ABBREVIATIONS

&	AND	ACT	ACOUSTICAL CEILING TILE
∠	ANGLE	AFF	ABOVE FINISHED FLOOR
⊕	CENTERLINE	ALUM	ALUMINUM
⊙	DIAMETER OR ROUND	BLDG	BUILDING
#	FOUND OR NUMBER	BOT	BOTTOM
CLR	CLEAR	CLJ	CONTROL JOINT
CLG	CEILING	CLP	CARPET
DBL	DOUBLE	DET	DETAIL
DIA	DIAMETER	DR	DOOR
DIM	DIMENSION	EA	EACH
EJ	EXPANSION JOINT	ELEC	ELECTRICAL
EQUIP	EQUIPMENT	ETR	EXISTING TO REMAIN
EXIST	EXISTING	EXP	EXPANSION
EXT	EXTERIOR	FD	FLOOR DRAIN
FIN	FINISH	FL	FLOOR
FL	FLOOR	FLOR	FLOORING
FOS	FACE OF STUDS	FR	FREERZER
FR	FREERZER	FT	FOOT OR FEET
FT	FOOT OR FEET	FTG	FOOTING
FURR	FURRING	GALV	GALVANIZED
GB	GRAB BAR	GC	GENERAL CONTRACTOR
GYP	GYPSUM BOARD	GPB	GYPSUM BOARD
HDWD	HARDWOOD	HGT	HEIGHT
HM	HOLLOW METAL	HVAC	HEATING/VENTILATING & AIR CONDITIONING
INSUL	INSULATION	INT	INTERIOR
JAN	JANITOR	KS	KNEE SPACE
LAM	LABORATORY	LAM	LAMINATE
LAT	LAY-IN ACOUSTICAL TILE	LAV	LAVATORY
N	NORTH	NIC	NOT IN CONTRACT
NTS	NOT TO SCALE	P	POWER
PLYWD	PLYWOOD	PNT	PAINT
PTD	PAINTED	PTD	PAPER TOWEL DISPENSOR
RB	RUBBER BASE	RECEP	RECEPTION
RECEPT	RECEPTION	REF	REFRIGERATOR
RM	ROOM	S	SOUTH (OR SWITCH)
SCHED	SCHEDULE	SF	SQUARE FEET
SH	SHELF	SM	SIMILAR
STST	STAINLESS STEEL	STD	STANDARD
SUSP	SUSPENDED	T	TELEPHONE
THRESH	THRESHOLD	THK	THICK
TOIL	TOILET	TPO	TOILET PAPER DISPENSER
TRTD	TREATED	TYP	TYPICAL
V	VINYL	VOJ	VERIFY ON JOB
W	WEST	WC	WATER CLOSET
WD	WOOD	W/O	WITHOUT

GENERAL NOTES

- IF THE STANDARD PRACTICE OR INDUSTRY STANDARD OF A PARTICULAR SUBCONTRACTOR OR CONTRACTOR DIFFERS FROM THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE TERMS OF THE CONTRACT OR ASK FOR A CHANGE.
- ALL DRAWINGS AND COPIES OF SAME ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT.
- THE DRAWINGS, SPECIFICATIONS, AND AGREEMENT, ALONG WITH ANY ADDENDA, CONSTITUTE THE CONSTRUCTION DOCUMENTS AND ARE TO BE USED AS A COMPLETE SET. THE DRAWING DOCUMENTS AND THE SPECIFICATIONS ARE NOT TO BE SPLIT APART, PARTIALLY COPIED, OR DISTRIBUTED IN PARTS.
- THE WORK DESCRIBED IN THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIC, OR OTHER DIVISIONS OF THE CONTRACT DOCUMENTS ARE NOT ONLY LIMITED TO THAT PARTICULAR SECTION, BUT ARE SUBJECT TO THE CONDITIONS AND CONSTRUCTION DESCRIBED IN EACH AND EVERY SECTION OF THE CONTRACT DOCUMENTS.
- THE CONTRACT DRAWINGS COMPRISING THIS SET OF DOCUMENTS INCLUDING ALL ADDENDA, FIELD DIRECTIVES, AND CHANGE ORDERS ARE COMPOSED OF ALL SECTIONS OF THE DRAWINGS, INCLUDING AT LEAST THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL. ADDITIONAL CRITICAL INFORMATION THAT PERTAINS TO ANY SPECIFIC DIVISION CAN BE FOUND THROUGHOUT THE DOCUMENTS. CONSEQUENTLY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTORS FOR THE COORDINATION AND CONSTRUCTION OF RELATED WORK FOUND IN ALL SECTIONS OF THE CONTRACT DOCUMENTS. NO SECTION OF THE DOCUMENTS IS EXCLUSIVE OF THE REMAINING DOCUMENTS.
- ANY DISCREPANCY OCCURRING IN THESE DOCUMENTS SHOULD BE IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT PRIOR TO ADDITIONAL WORK BEING PERFORMED.
- INSTANCES NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS OTHERWISE NOTED.
- WHERE NO SPECIFIC DETAIL IS SHOWN THE CONSTRUCTION SHALL BE IDENTICAL TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
- IN NO CASE SHALL THE DOCUMENTS BE SCALED CONSULT ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.
- PROVIDE CONTINUOUS SEPARATION BETWEEN DISSIMILAR MATERIALS AS REQUIRED TO PREVENT GALVANIC CORROSION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING CONDITIONS AFFECTING THIS PROJECT PRIOR TO FABRICATION OR INSTALLATION OF NEW WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES, ADJUST NEW CONSTRUCTION TO ALLOW FOR ACTUAL FIELD CONDITIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS.
- FULL COLOR SCHEDULE WILL BE PROVIDED BY TENANT 14 DAYS AFTER CONSTRUCTION COMMENCES IF NOT INCLUDED IN THESE DOCUMENTS.

OWNER TRAINING

- GENERAL CONTRACTOR SHALL COORDINATE ALL TRAINING ACTIVITIES.
- LANDLORD, TENANT, GENERAL CONTRACTOR, AND SUBCONTRACTOR SHALL BE PRESENT AT TRAINING.
- PROVIDE TRAINING ON THE FOLLOWING ASSEMBLIES IF PRESENT IN THE WORK:
 - FIRE ALARM
 - SECURITY SYSTEM
 - WATER HEATERS
 - HVAC UNITS
 - HVAC CONTROLS
- TRAINING SHALL INCLUDE OPERATION AND MAINTENANCE.
- TRAINING SHALL ALSO INCLUDE WARRANTIES, COMMON AND EXTENDED AND THE PROCESS FOR REQUESTING HELP DURING THESE TIMES.
- ALL TRAINING SHALL BE VIDEO TAPED WITH COPIES DISTRIBUTED TO BOTH THE TENANT AND THE LANDLORD ON COMPACT DISC FORMATTED FOR PLAYBACK ON COMPUTER.
- REFERENCE MECHANICAL AND ELECTRICAL DOCUMENTS FOR ADDITIONAL TRAINING INFORMATION.

SHOP DRAWING/SUBMITTAL NOTES

- REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- SUBMITTALS TO INCLUDE BUT NOT LIMITED TO:
 - LIGHTING FIXTURES
 - MECHANICAL AND PLUMBING (SUBMITTED AT ONE TIME IN SINGLE BINDER)
 - DOORS AND DOOR HARDWARE
 - BRUSH OUT OF ALL PAINT. DO NOT SUBMIT PAINT DATA.
 - MILLWORK
 - ALL FINISHES
 - COUNTER TOPS, WITH CUT OUTS AND BORINGS.
 - FIRE EXTINGUISHERS, CABINETS, AND LOCATIONS.
- THIS LIST IS NOT EXCLUSIVE. REFERENCE ENTIRE SET OF CONTRACT DOCUMENTS FOR SUBMITTAL INFORMATION.

PROVIDED BY OWNER/INSTALLED BY CONTRACTOR

NOTE: CONTRACTOR SHALL PROVIDE QUANTITIES FOR ALL MATERIALS LISTED BELOW. QUANTITIES SHALL INCLUDE WASTE, ETC. CONTRACTOR SHALL PROVIDE TENANT WITH THE DATES MATERIALS MUST BE ON SITE FOR ACCLIMATIZATION AND OR CONTRACTOR USE. QUANTITIES AND DATES SHALL BE PROVIDED NO MORE THAN 1 WEEK AFTER CONTRACT IS EXECUTED.

GENERAL CONSTRUCTION NOTES:

- DO NOT ASSUME ANYTHING DURING LAYOUT. USE FACTS ONLY.
 - DIMENSIONS MARKED "CLEAR" ARE MEASURED FROM FINISHED SURFACE TO FINISHED SURFACE. MAINTAIN CLEAR DIMENSIONS AT ALL TIMES. CLEAR DIMENSIONS OVERRIDE ALL OTHER DIMENSIONS. IF A CONFLICT OCCURS, CONSULT THE ARCHITECT.
 - ALL INTERIOR PARTITION DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE INDICATED.
 - PROVIDE STAINLESS STEEL CLEANOUT COVERS WHEREVER EXISTING CLEANOUTS OCCUR IN WALLS.
 - FURR OUT AROUND UTILITY OBSTRUCTIONS ON EXTERIOR WALL AS NECESSARY. PLACE STUDS ON EITHER SIDE OF OBSTRUCTION AND SKIN OVER WITH DRYWALL IN ORDER TO LIMIT THE PROJECTION OF THE FURR OUT INTO THE SPACE.
 - WHEN DOOR PLACEMENTS ARE NOT DIMENSIONED POSITION DOOR SO THAT THE OUTSIDE FACE OF THE HINGE JAMB IS 4" FROM THE FINISHED FACE OF THE NEAREST WALL.
 - PROVIDE AMPLE WOOD BLOCKING, WHETHER DIRECTLY CALLED FOR OR NOT, FOR ALL WALL MOUNTED CONSTRUCTIONS. REFERENCE PLANS AND ELEVATIONS FOR WALL MOUNTED CONSTRUCTIONS.
- CONCRETE NOTES:
- NEW CONCRETE WORK: VERIFY COMPACTION OF SOIL TO 95% OF ITS MAXIMUM DRY DENSITY. SUBMIT SOIL DENSITY REPORT FROM TESTING LAB. TREAT EXPOSED EARTH FOR TERMITES AND INSTALL THE SPECIFIED VAPOR BARRIER. MAINTAIN INTEGRITY OF BARRIER. POUR SLAB, MATCHING THICKNESS OF EXISTING, WITH #4 BARS @ 24" O.C. BOTHWAYS DRILLED INTO CUT SIDES OF EXISTING SLAB. FINISH TO MATCH EXISTING SLAB. SLAB EDGES SHALL MEET EXACTLY, NO VERTICAL OFFSETS, NO DEPRESSIONS, ETC. NO EXCEPTIONS ALLOWED. ANY CONCRETE NOT MEETING THIS CRITERIA SHALL BE REMOVED AND REPLACED REGARDLESS OF THE STAGE OF CONSTRUCTION. IRREGULARITIES AND SURFACE TEXTURE SHALL BE GROUND DOWN AND FILL AND GROUND DOWN.
 - SAW CUT ALL AREAS OF CONCRETE TO BE DEMOLISHED. DRILL AND EPOXY #3 BARS INTO CUT SIDES OF SLAB. REFERENCE CONCRETE NOTES FOR ADDITIONAL SPECIFICATIONS.
 - DO NOT USE CURING COMPOUNDS ON CONCRETE SURFACES SCHEDULED FOR COURING BY ANY METHOD.
 - WHEN NEW CONCRETE SURFACES ARE CALLED OUT TO BE COLORED BY ANY METHOD, MATCH THE CONCRETE MIX AND AGGREGATE SELECTION OF THE ORIGINAL CONCRETE AND SUBMIT TO THE ARCHITECT FOR APPROVAL.
 - COVER DRILL ALL HOLES THROUGH THE CONCRETE TOPPING SLAB AND DECK.
 - VERIFY LOCATION OF STRUCTURE PRIOR TO CORING SLAB.
 - DO NOT CUT STRUCTURE WHEN CORING OR CUTTING SLABS.

PRODUCT SPECIFICATION NOTES:

- WHEN A PRODUCT IS NAMED SPECIFICALLY TO BE INCLUDED IN THE WORK THAT PRODUCT SPECIFICATION AS DRAFTED BY THE MANUFACTURER IS AUTOMATICALLY ATTACHED TO THE CONTRACT DOCUMENTS AS PART OF THE WORK. THE ARCHITECT SHALL BE CONSULTED IF A CONFLICT RESULTS BETWEEN THE MANUFACTURER'S SPECIFICATION AND ANY OTHER SPECIFICATION OR NOTES IN THE CONTRACT DOCUMENTS.

FIRE RATED ENCLOSURE NOTES:

- ALL FIRE RATED PARTITIONS SHALL BE STENCILED ABOVE CEILING PER LOCAL REQUIREMENTS.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE AWARE THAT THE TENANT SEPARATION WALLS ARE MOST LIKELY FIRE RATED, REFERENCE PARTITION SCHEDULE FOR RATING.
- ALL PENETRATIONS OF PIPE, DUCT, CONDUIT, OR ANY OTHER MATERIAL SHALL BE SUITABLY FIRE STOPPED BY EACH SUB-CONTRACTOR WHOSE INSTALLATIONS ARE AFFECTED, INCLUDING THOSE INSTALLATIONS ALREADY EXISTING IN THE BUILDING.

PAINTING NOTES:

- ALL DRYWALL SURFACES EXPOSED TO VIEW SHALL BE PRIMED AND RECEIVE A MINIMUM OF TWO FINISH COATS OF PAINT.
- PROVIDE ADDITIONAL FINISH COATS OF ALL PAINTS UNTIL FULL COVERAGE IS ACHIEVED.
- PAINT TYPES SELECTED TO COAT SPECIFIC MATERIALS MUST BE FORMULATED/SPECIFIED BY THE PAINT MANUFACTURER TO COAT THE INTENDED MATERIAL. CONSULT WITH PAINT MANUFACTURER FOR RECOMMENDATIONS.
- REF. MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL PAINTING REQUIREMENTS.
- DO NOT PAINT HVAC DUCTS, GRILLES, AND REGISTERS.
- PAINT ALL ELECTRICAL CONDUITS, JUNCTION BOXES, ETC. THAT ARE EXPOSED TO VIEW.
- MOCK UP ALL PAINT COLORS. 20 SQUARE FEET MIN. FOR FIELD COLORS. COLORS SHOULD BE ADJACENT TO EACH OTHER.
- PROVIDE TO THE TENANT 1 FULL GALLON OF ALL PAINT COLORS FOR THE TENANT'S FUTURE USE. LABEL CAN WITH COLOR INFORMATION AS WELL AS PAINT DESIGNATION ON PLANS.

DRYWALL NOTES:

- WATER RESISTANT DRYWALL SHALL BE USED IN ALL RESTROOMS, WINDOW AND DOOR RETURNS, AND 2'-0" EITHER SIDE OF ALL SINKS AND WET AREAS.
- WHEREVER WALL TILE IS SCHEDULED, CEMENTITIOUS TILE BACKER BOARD MATCHING THE THICKNESS OF THE SCHEDULED DRYWALL SHALL BE USED IN PLACE OF THE DRYWALL. TYPE "X" TILE BACKER SHALL BE USED IN RATED PARTITIONS.
- ALL OUTSIDE CORNERS OF DRYWALL SHALL RECEIVE IMBEDDED METAL CORNER BEADS, INCLUDING EXPOSED TOPS EDGES.
- ALL DRYWALL RETURNS TO STOREFRONT SYSTEM SHALL BE INSTALLED FLUSH BEHIND THE FRAMES.

CAULK NOTES:

- ARCHITECT TO SELECT COLORS OF ALL CAULKS AND SEALANTS FROM FULL RANGE OF COLORS.
- NEVER APPLY CAULK TO CEILING GRID.
- CAULK FOR ANY SYNTHETIC STONE SURFACE SHALL BE PROVIDED AND COLOR MATCHED BY THE SYNTHETIC STONE MANUFACTURER. CAULK COLOR FOR NATURAL STONE SHALL BE SELECTED BY THE ARCHITECT.
- CAULK DOOR FRAMES TO HARD FLOORINGS.
- CAULK STOREFRONT FRAMES TO HARD FLOORINGS.

MILLWORK NOTES: THESE NOTES GOVERN ALL MILLWORK UNLESS SPECIFIC NOTES OVERRIDE SPECIFIC ITEMS IN THESE NOTES.

- PERFORM ALL WORK IN ACCORDANCE WITH AIA/AIAC ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED, CUSTOM QUALITY.
- ALL MILLWORK FACES EXPOSED TO VIEW SHALL BE FINISHED.
- ONLY FACES IN DIRECT CONTACT WITH WALLS OR IMPOSSIBLE TO VIEW CAN BE LEFT UNFINISHED.
- IF PAINT FINISH IS SPECIFIED ONLY SPRAYED PAINT IS ALLOWED, NO BRUSHING.
- ALL HINGES SHALL BE EUROPEAN STYLE CONCEALED SELF CLOSING, 100 DEGREE MIN. OPENING.
- PROVIDE PLASTER STYLE ADJUSTABLE SHELVES AT ALL LOCATIONS SHELVES ARE INDICATED.
- IF LOCKING MECHANISMS ARE CALLED FOR ONLY METAL CATCHES CAN BE USED, SLOT CUT CATCHES ARE NOT ACCEPTABLE.
- PROVIDE COMMERCIAL GRADE, HEAVY DUTY, SELF CLOSING, FULL EXTENSION, DRAWER SLIDES. ALL MOUNTING SCREWS SHALL BE INSTALLED. BLOCKING SHALL BE USED BEHIND SLIDES AS NECESSARY TO CREATE CONTINUOUS BACKING AND SUPPORT.
- TOE KICKS SHALL BE RECESSED 2" MIN.
- IF CABLE GROMMETS ARE CALLED FOR USE ROCKLER 91017, 2", BLACK.
- SEAL ALL HOLES FOR PLUMBING AND ELECTRICAL.
- CLEAR CAULK COUNTER TO BACKSPLASH.
- DRAWERS MARKED "LEGAL FILE" SHALL BE SIZED FOR HANGING LEGAL FILES (INCLUDING TABS).
- ALL CABINETS AND COUNTERTOPS SHALL BE FRAMELESS CASEWORK.
- ALL STARS SHALL BE FLUSH OVERLAY UNLESS NOTED OTHERWISE.
- ALL SINK AND COUNTERTOP INSTALLATIONS SHALL BE THOROUGHLY COORDINATED BETWEEN PLUMBING SUB, MILLWORK SUB, COUNTERTOP SUB, AND GENERAL CONTRACTOR.
- COUNTERTOP SHOP DRAWINGS SHALL INCLUDE CUTOUTS AND HOLES FOR SINKS, FAUCETS, AND OTHER PENETRATIONS. INDICATE OVERHANG FOR UNDERMOUNT SINKS. ACKNOWLEDGE RECEIPT AND USE OF SINK TEMPLATE.
- COUNTERTOP CUTOUTS FOR UNDERMOUNT SINKS SHALL BE UNIFORM AND SMOOTH.
- BULL NOSED EDGES IN SOLID SURFACE MATERIALS AND STONE SHALL BE UNIFORM AND FREE OF DIPS AND BUMPS. CORNERS WHERE BULL NOSED EDGES MEET SHALL BE SHARP, NOT ROUNDED.
- ALL EXPOSED EDGES OF SYNTHETIC OR NATURAL STONE SHALL BE POLISHED TO MATCH ORIGINAL FINISH.
- CAULK FOR ANY SYNTHETIC STONE SURFACE SHALL BE PROVIDED AND COLOR MATCHED BY THE SYNTHETIC STONE MANUFACTURER. CAULK COLOR FOR NATURAL STONE SHALL BE SELECTED BY THE ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS, SUBMIT SAMPLES.
- CAULK ALL JOINTS IN CABINETRY BOXES THAT CONTAIN PLUMBING.

FLOORING NOTES:

- THOROUGHLY SCRAPE AND CLEAN SUBFLOORS PRIOR TO INSTALLING FINISHED FLOORING.
- OBJECTS DETECTED UNDER FLOORING WILL RESULT IN FLOORING BEING REMOVED AND DEBRIS REMOVED.
- ALL "STARS" BUMPS AND FRACTURES IN VCT SHALL BE CONSIDERED A FAILURE OF THE FINISH AND SHALL BE REPLACED.
- DIRECTIONAL ARROWS OR SPECIFICATION NOTES, NOT PATTERNS ON FLOOR PATTERN PLAN, INDICATE ORIENTATION / RUN OF MATERIAL.
- BOUNDARIES OF DIFFERENT FLOORING MATERIALS.
- THE PATTERN DOES NOT INDICATE EXACT LOCATION OF INDIVIDUAL PIECES OF SPECIFIC FLOORING MATERIAL.
- LAYOUT FLOORING PRIOR TO INSTALLATION TO DETERMINE PROPER START POSITIONS, CENTERING, ETC.
- AT FLOORING TRANSITIONS INSTALL TAPERED EDGE 1" WIDE EDGE STRIPS. COLOR TO MATCH FLOORING.

ROOFING WORK NOTES:

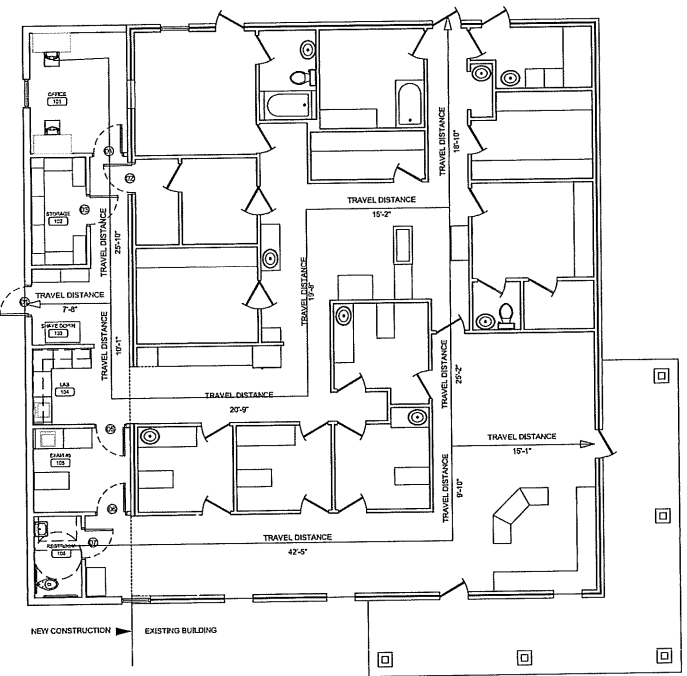
- BUILDING ORIGINAL ROOFING CONTRACTOR SHALL BE USED FOR ALL ROOFING WORK SO AS NOT TO VOID EXISTING ROOFING WARRANTY. CONSULT BUILDING OWNER FOR SPECIFIC ROOFING CONTRACTOR.

DATA AND COMMUNICATION CABLE NOTES:

- THE TENANT WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMMUNICATION AND DATA CABLING.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL INDICATED IN-WALL CONDUIT FOR CABLING. CONDUIT TO TURN OUT 6" ABOVE CEILING.
- ALL CABLE SHALL BE PLENUM RATED.
- WHERE CABLES PASS THROUGH FIRE WALLS THEY MUST BE SEALED WITH FIRE CAULK.
- CABLES SHALL BE INSTALLED NEATLY AND ORDERLY WITH FASTENERS AND "U" TIES. BUNDLE CABLES AND RUN ON THE SUB CEILING OR UNDERSIDE OF JOISTS. CABLES ARE NOT PERMITTED TO BE LAID ON THE FINISHED CEILING OR INSTALLED IN SUCH A WAY AS TO INTERFERE WITH ROUTINE MAINTENANCE AND INSPECTION OF THE ABOVE CEILING SPACE.
- ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH LANDLORD'S SPECIFICATIONS.
- CONDUITS HAVE BEEN INSTALLED FOR RUNNING TELEPHONE CABLE TO THE TENANT'S SPACE.
- ALL CABLE AND EQUIPMENT IN AREAS WITH EXPOSED CEILINGS SHALL BE PAINTED THE BACKGROUND COLOR.

ELECTRICAL NOTES:

- WHERE ELECTRICAL FIXTURES AND OUTLETS ARE GENERALLY SHOWN ALIGNED WITH BUILDING ELEMENTS IT SHOULD BE ASSUMED THAT THE FIXTURES AND DEVICES SHALL BE ALIGNED WITH THOSE ELEMENTS. ALIGNMENT SHOULD OCCUR WITH A 1/4" TOLERANCE IN MILLWORK ITEMS AND A 1" TOLERANCE ELSEWHERE.
- GROUPS OF ELECTRICAL DEVICES THAT ARE POSITIONED NEXT TO EACH OTHER SHALL BE ALIGNED VERTICALLY WITH A 1/4" TOLERANCE UNLESS DEVICES ARE WITHIN 2" OF EACH OTHER IN WHICH CASE THEY SHOULD ALIGN EXACTLY.
- DEVICES AND COVER PLATES ARE WHITE UNLESS SPECIFICALLY NOTED OTHERWISE.

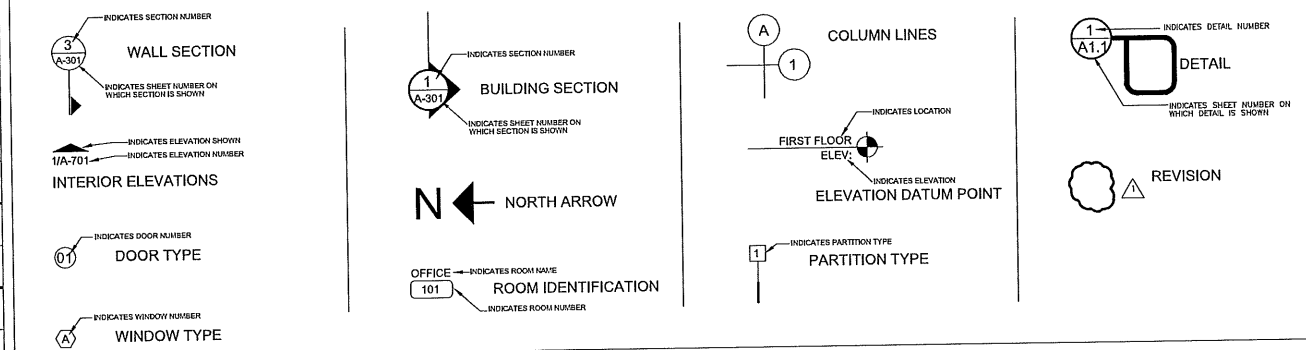


LIFE SAFETY FLOOR PLAN (N.T.S.)

CODE SUMMARY

<p>APPLICABLE CODES</p> <ul style="list-style-type: none"> ... INTERNATIONAL BUILDING CODE 2012 ... AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES - 2010 <p>OCCUPANCY CLASSIFICATION</p> <p>GROUP B: BUSINESS - ANIMAL HOSPITAL</p> <p>PHYSICAL PROPERTIES</p> <p>EXISTING TENANT GROSS AREA - 3,052 SF NEW EXPANSION TENANT GROSS AREA - 672 SF</p> <p>MINIMUM TYPE OF CONSTRUCTION</p> <p>TYPE V NON-SPRINKLERED</p>	<p>FIRE RESISTANCE RATINGS</p> <p>INTERIOR BEARING WALLS - NA STRUCTURAL ELEMENTS - 0 HOURS FLOORS AND FLOOR/CEILING ASSEMBLY - NA ROOFS AND ROOF/CEILING ASSEMBLY - NA NON BEARING PARTITIONS - 0 HOURS EXIT ACCESS CORRIDORS - NA EXTERIOR NON BEARING WALLS - 0 HOURS TENANT SEPARATION WALLS - NA</p> <p>OCCUPANT LOAD</p> <p>TOTAL OCCUPANT LOAD = 38 OCCUPANTS</p>
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GRAPHIC SYMBOLS



INDEX OF DRAWINGS

ARCHITECTURAL	T-001 COVER SHEET
	T-002 CODE & SPECIFICATION
	C-101 SITE PLAN
	S-101 FOUNDATION PLAN & DETAILS
	D-101 DEMOLITION PLAN
	A-101 FLOOR PLAN & FINISH SCHEDULE
	A-102 ROOF PLAN & REFLECTIVE CEILING PLAN
	A-201 EXTERIOR ELEVATIONS
	A-301 WALL SECTIONS
	A-601 INTERIOR ELEVATIONS & DOOR SCHEDULE

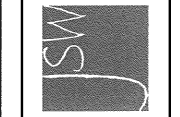
PROJECT LOCATION



AREA MAP
 N.T.S.



J. SCOTT WILLIAMS
 ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7334
 jsarchitecture.com



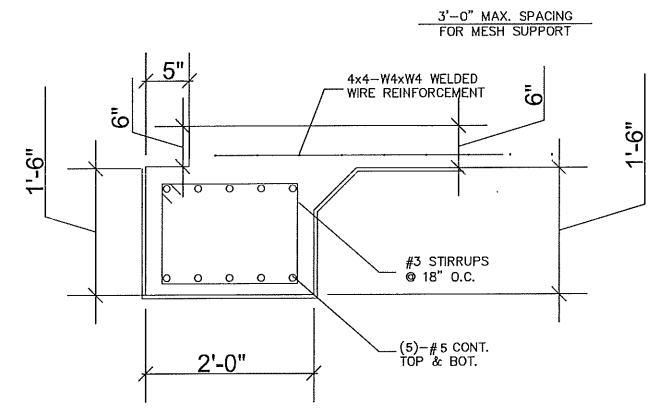
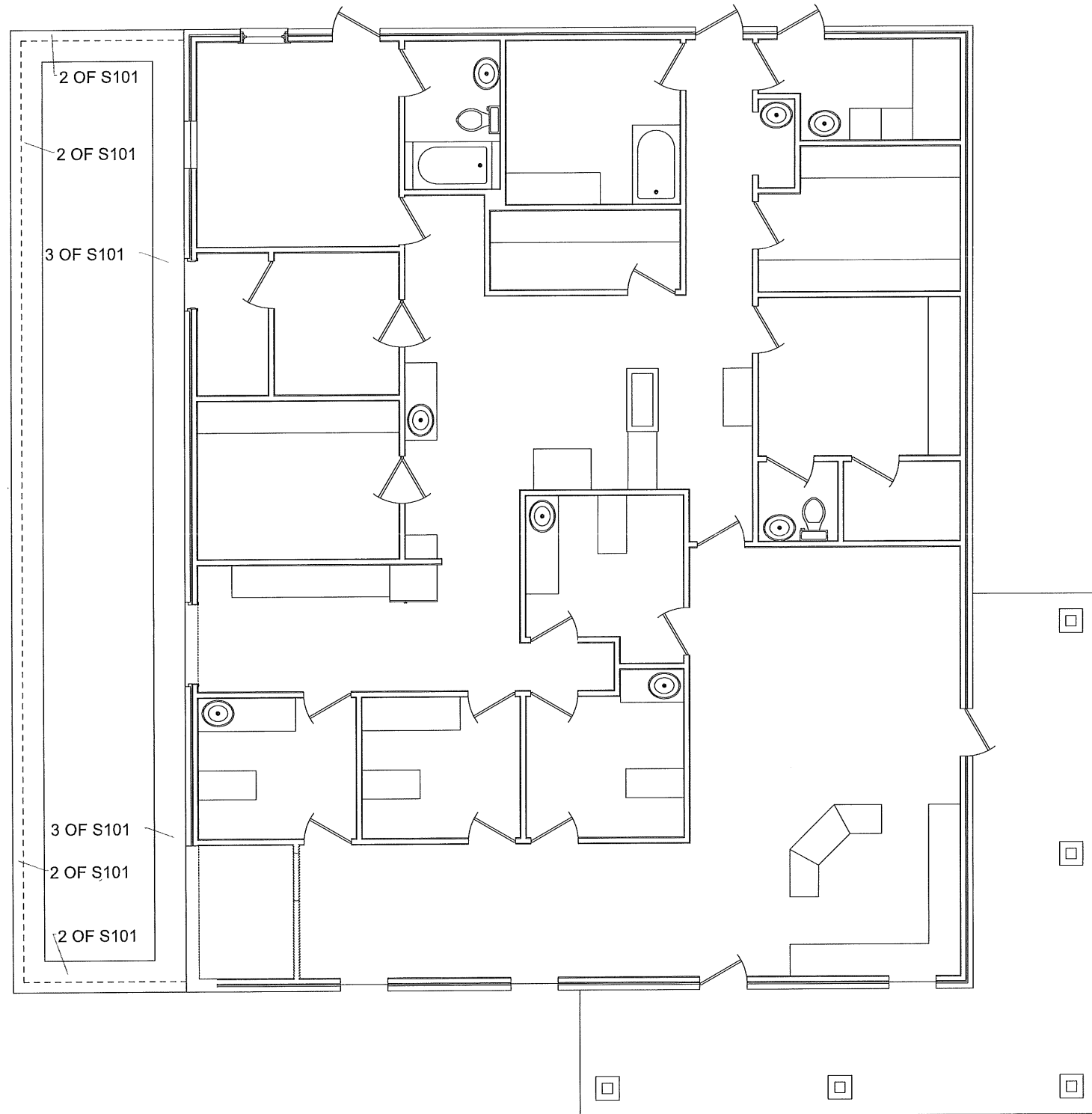
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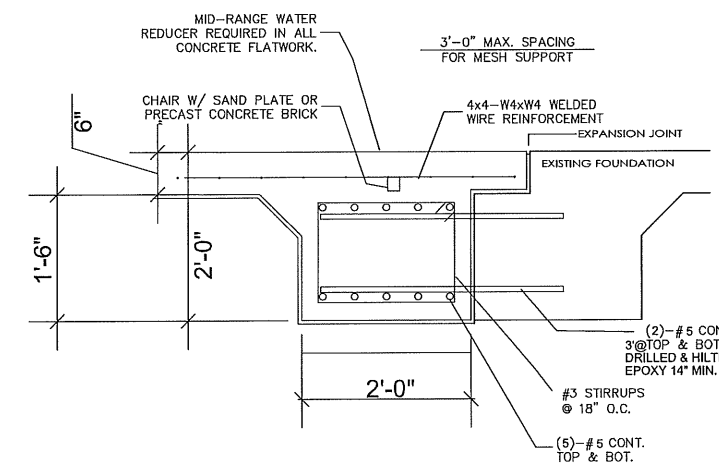
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2 FOUNDATION DETAILS

S-101 SCALE: 1" = 1'-0"



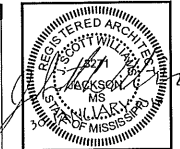
3 FOUNDATION DETAILS

S-101 SCALE: 1" = 1'-0"



1 FOUNDATION PLAN

S-101 SCALE: 1/4" = 1'-0"



J. SCOTT WILLIAMS
 ARCHITECTURE, PLLC
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 601.209.7334
 jswarchitecture.com



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Gluckstadt Animal Hospital

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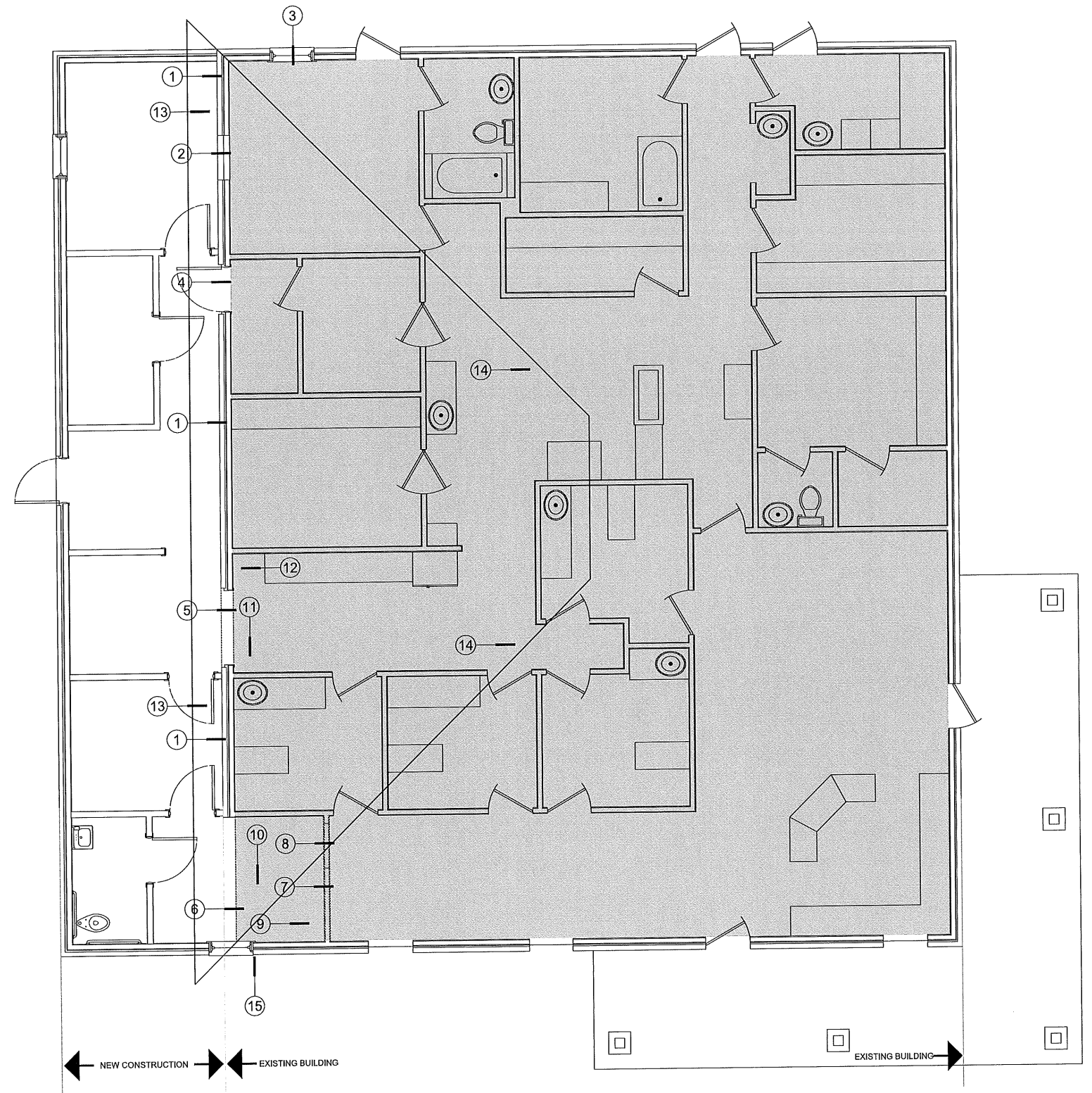
PROJECT NO:
 17-027
 DATE:
 30 JANUARY 2018
 REVISIONS:

DRAWINGS:

SHEET NO.
D-101
 OF

DEMOLITION NOTES:

- ① — DEMOLISH ALL EXISTING BRICK DOWN TO SHEATHING AS INDICATED
- ② — DEMOLISH EXISTING WINDOW & CLOSE OPENING
- ③ — DEMOLISH EXISTING WALL FOR NEW WINDOW OPENING
- ④ — DEMOLISH EXISTING WALL FOR NEW DOOR OPENING
- ⑤ — DEMOLISH EXISTING WALL FOR FRAMED OPENING
- ⑥ — DEMOLISH EXISTING WALL FOR FINISHED OPENING
- ⑦ — DEMOLISH EXISTING INTERIOR WALL FOR FINISHED OPENING
- ⑧ — DEMOLISH EXISTING WD DOOR & WD FRAME
- ⑨ — DEMOLISH ALL TOILET FIXTURE & STORE
- ⑩ — DEMOLISH ALL CEILING GRID & FIXTURES
- ⑪ — REMOVE ALL CABINETS ON THE EXTERIOR WALL TO BE STORED & RELOCATED
- ⑫ — DEMOLISH COUNTER FROM END TO CREATED A 26" OPENING FOR FILE CABINET FURNISHED BY OWNER
- ⑬ — RELOCATED UTILITIES IN CONFLICT PER ENGINEERING
- ⑭ — DEMOLISH METAL ROOF TO DECKING TO RIDGE FOR NEW TRANSITION ROOF
- ⑮ — SAW CUT EXISTING BRICK @ EDGE OF OPENING FOR NEW WINDOW AND CREATE EXPANSION JOINT FILLED WITH SEALANT TO MATCH.





J. SCOTT WILLIAMS
ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7334
 jswarchitecture.com



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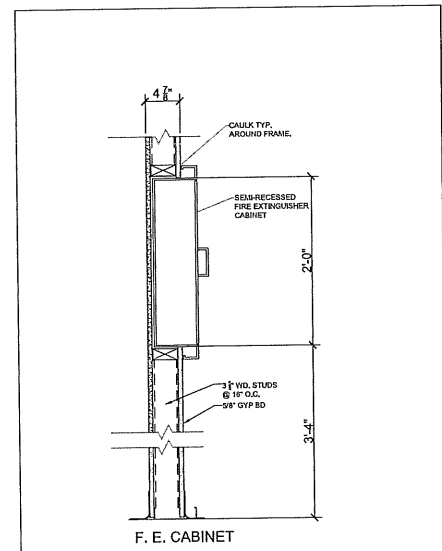
SHEET NO.
A-101
 OF

FINISH SCHEDULE

RM #	ROOM NAME	FLOOR	BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	CLG	CLG. HT.	
101	OFFICE	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	GB PT-1	ACT-1	9'-0"	-
102	STORAGE	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	GB PT-1	ACT-1	9'-0"	-
103	CORRIDOR	EP-1	EP-1	GB PT-1	GB PT-1	-	GB PT-1	ACT-1	9'-0"	-
104	SHAVE DOWN	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	GB PT-1	ACT-1	9'-0"	-
105	LAB	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	-	ACT-1	9'-0"	-
106	EXAM #5	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	GB PT-1	ACT-1	9'-0"	-
107	RESTROOM	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	GB PT-1	ACT-1	9'-0"	-
108	FOYER	EP-1	EP-1	GB PT-1	GB PT-1	GB PT-1	-	GB PT-2	12'-0"	MATCH EXISTING

MATERIAL LEGEND

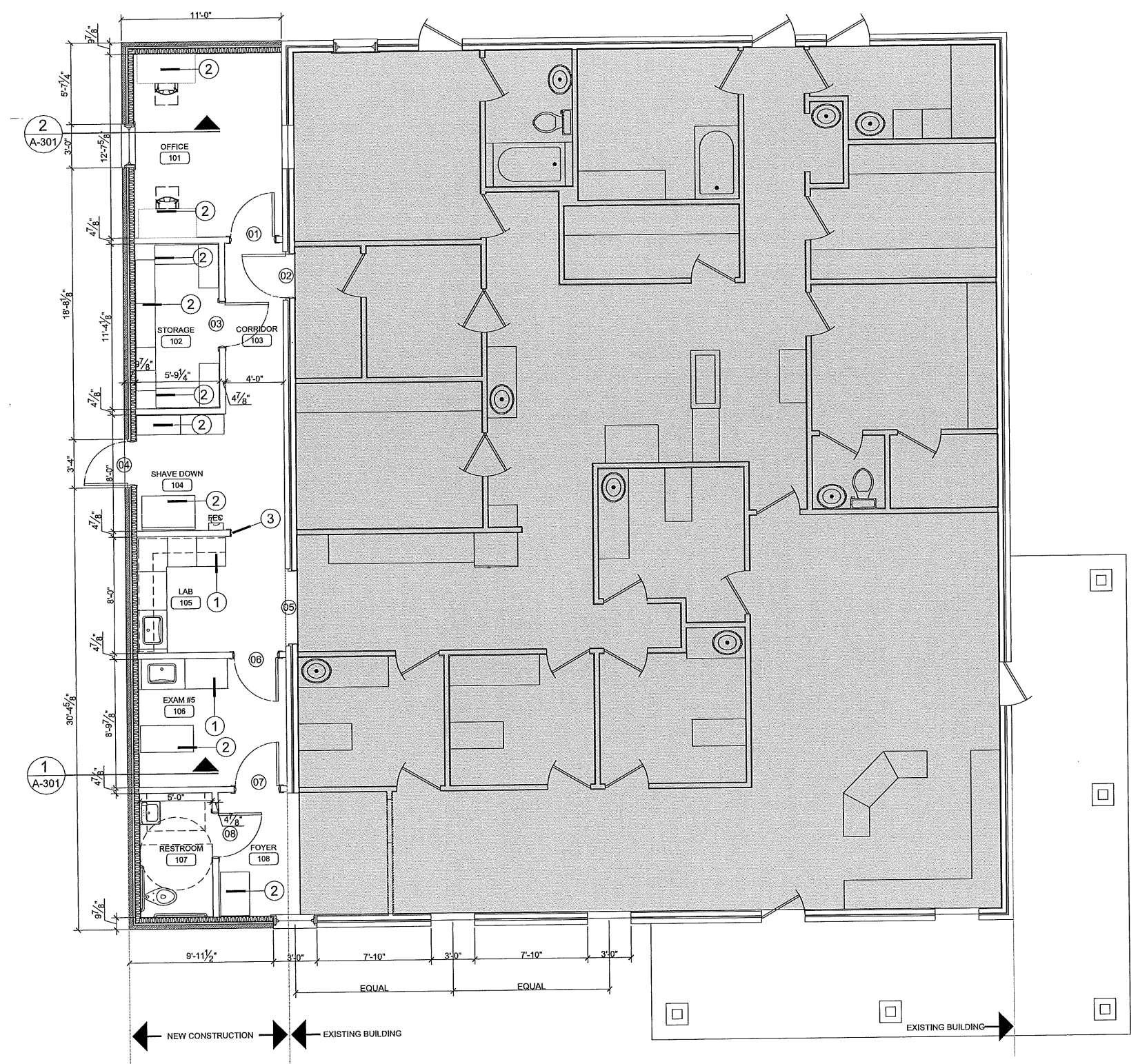
SYMBOL	PRODUCT	DETAILED DESCRIPTION
EP-1	EPOXY PAINT-FLOOR/BASE	BENJAMIN MOORE EPOXY WITH FLECKS FINISH: LOW SHEEN, -1 COAT PRIME + 2 COATS OF FINISH - MATCH EXISTING & EPOXY COVE BASE WITH RADIUS OF COVE AND HEIGHT TO MATCH EXISTING
PT-1	PAINT-WALL	BENJAMIN MOORE ULTRA SPEC 500 FINISH: FLAT, COLOR: -1 COAT PRIME + 2 COATS OF FINISH
PT-2	PAINT-CEILING	BENJAMIN MOORE ULTRA SPEC 500 FINISH: FLAT, COLOR: -1 COAT PRIME + 2 COATS OF FINISH
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG, CERAMAGUARD UNPERFORATED 605, COLOR: WHITE, 24 X 48 FRAME: PRELUDE XL 15/16" EXPOSED T GRID
GB	GYPSUM BOARD	



2 F.E. CABINET
 A-101 SCALE: 1" = 1'-0"

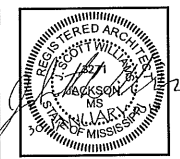
GENERAL NOTES:

- ① — MILLWORK - CABINETS FURNISHED BY OWNER & INSTALLED BY CONTRACTOR
- ② — F.F. & E THAT IS NOT IN CONTRACT.
- ③ — WD. CASED END-WALL TO MATCH DR. TRIM - FLOOR TO CEILING



1 FLOOR PLAN & FINISH SCHEDULE
 A-101 SCALE: 1/4" = 1'-0"





J. SCOTT WILLIAMS
 ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7334
 jswarchitecture.com



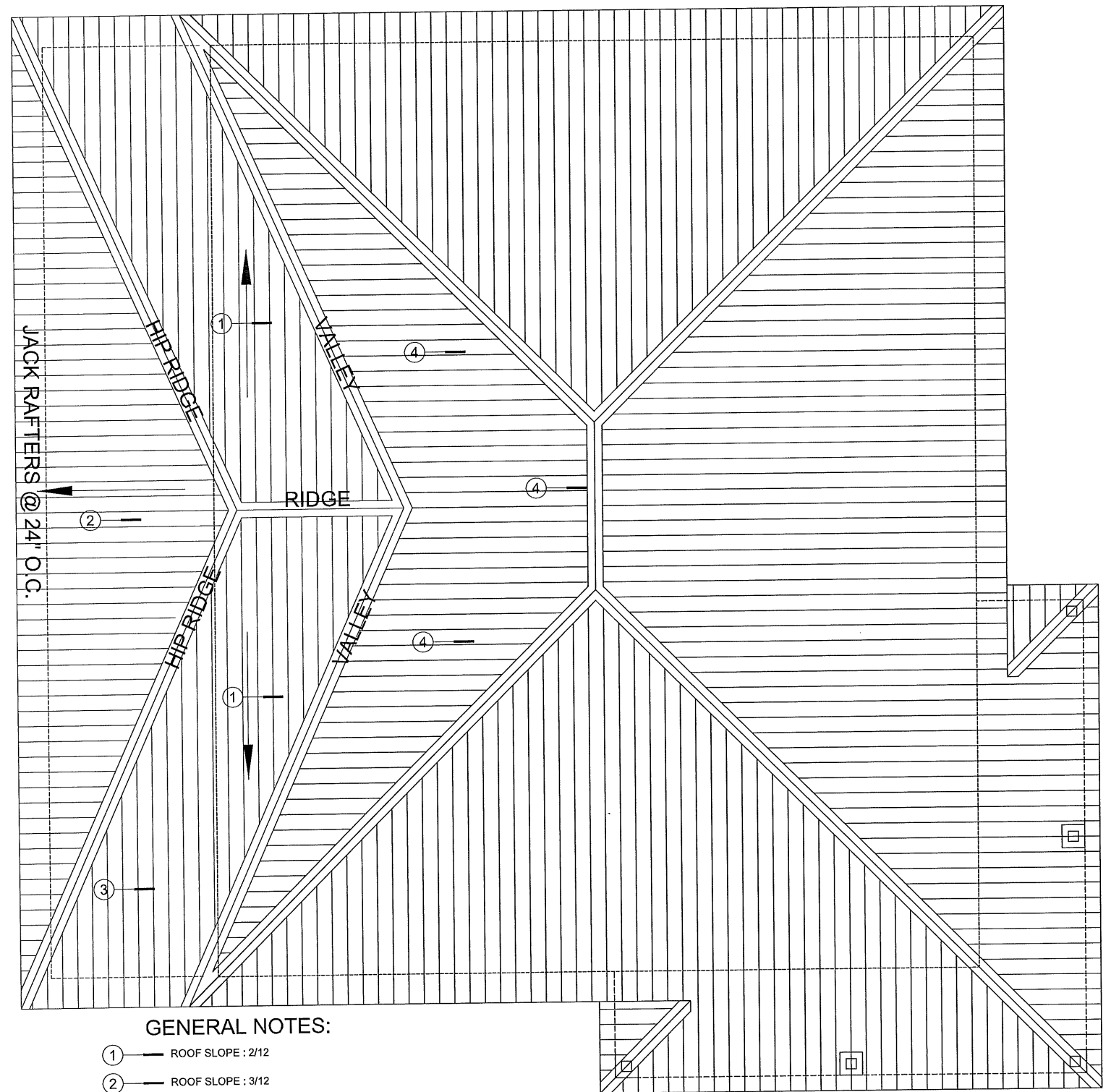
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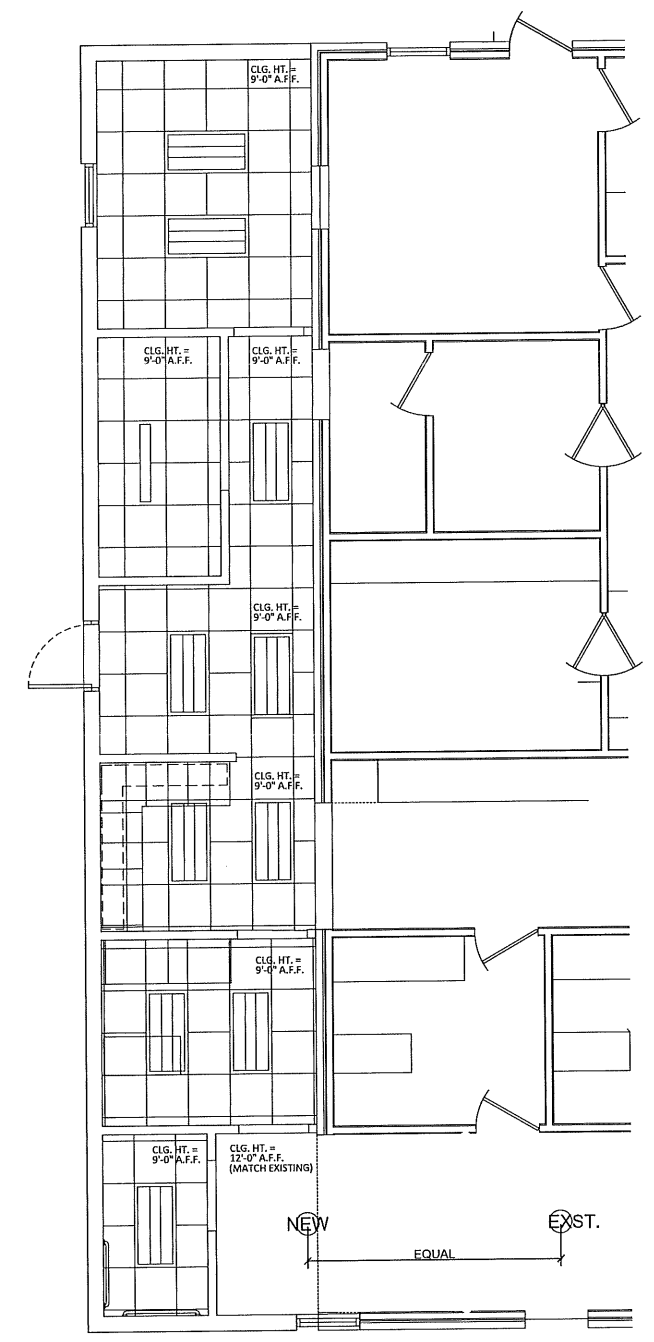
PROJECT NO:
 17-027
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SHEET NO.
A-102
 OF



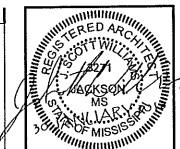
- GENERAL NOTES:**
- ① — ROOF SLOPE : 2/12
 - ② — ROOF SLOPE : 3/12
 - ③ — COMBINE ROOF VENTS TO MINIMIZE ROOF PENETRATIONS
 - ④ — REPLACE EXISTING ROOF TO RIDGE WITH NEW CAP. NEW ROOF PROFILE & COLOR TO MATCH EXISTING ROOF.



1 ROOF PLAN
 A-102 SCALE: 1/4" = 1'-0"

2 REFLECTIVE CEILING PLAN
 A-102 SCALE: 1/4" = 1'-0"





J. SCOTT WILLIAMS
 ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7334
 jswarchitecture.com



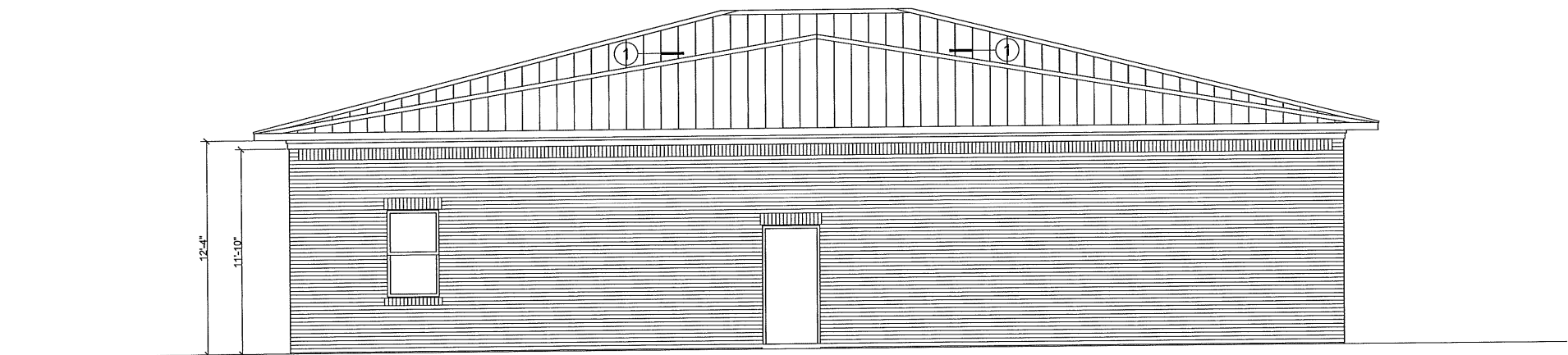
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SHEET NO.
A-201
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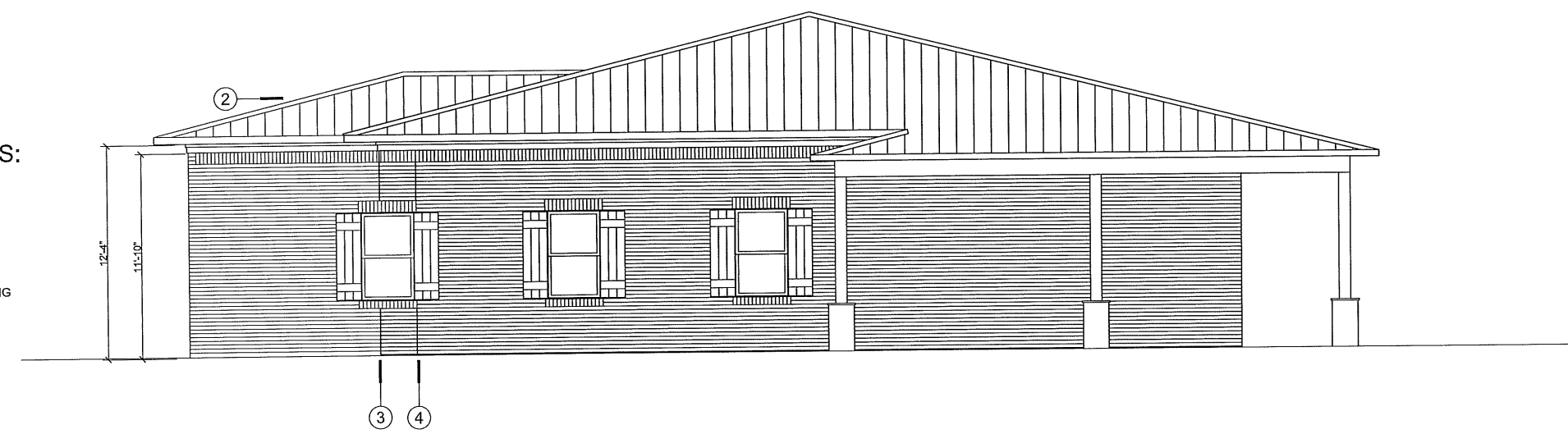


1 EAST ELEVATION

A-201 SCALE: 1/4" = 1'-0"

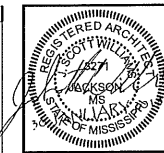
GENERAL NOTES:

- ① — ROOF SLOPE : 2/12
- ② — ROOF SLOPE : 3/12
- ③ — EXISTING BUILDING
- ④ — EXPANSION JOINT BUILDING



2 SOUTH ELEVATION

A-201 SCALE: 1/4" = 1'-0"



J. SCOTT WILLIAMS
 ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.209.7934
 jsarchitecture.com



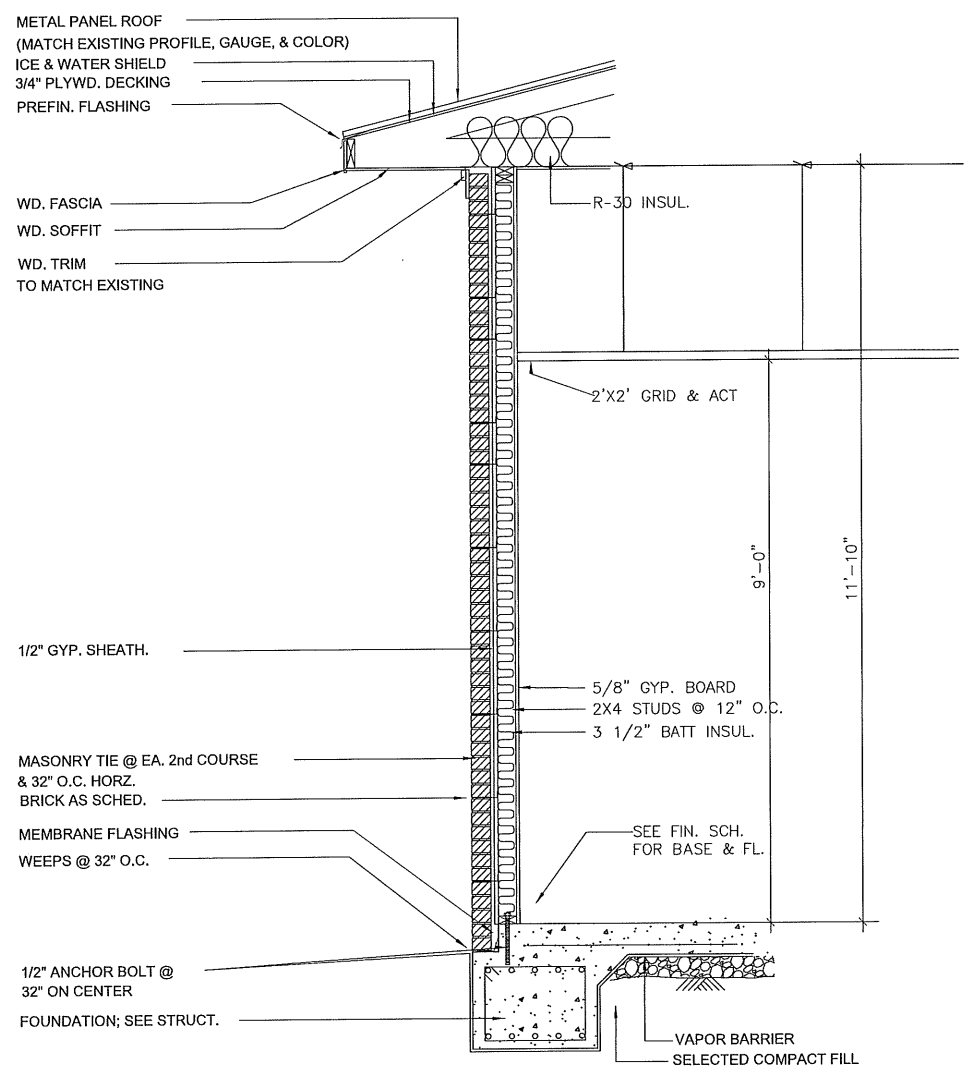
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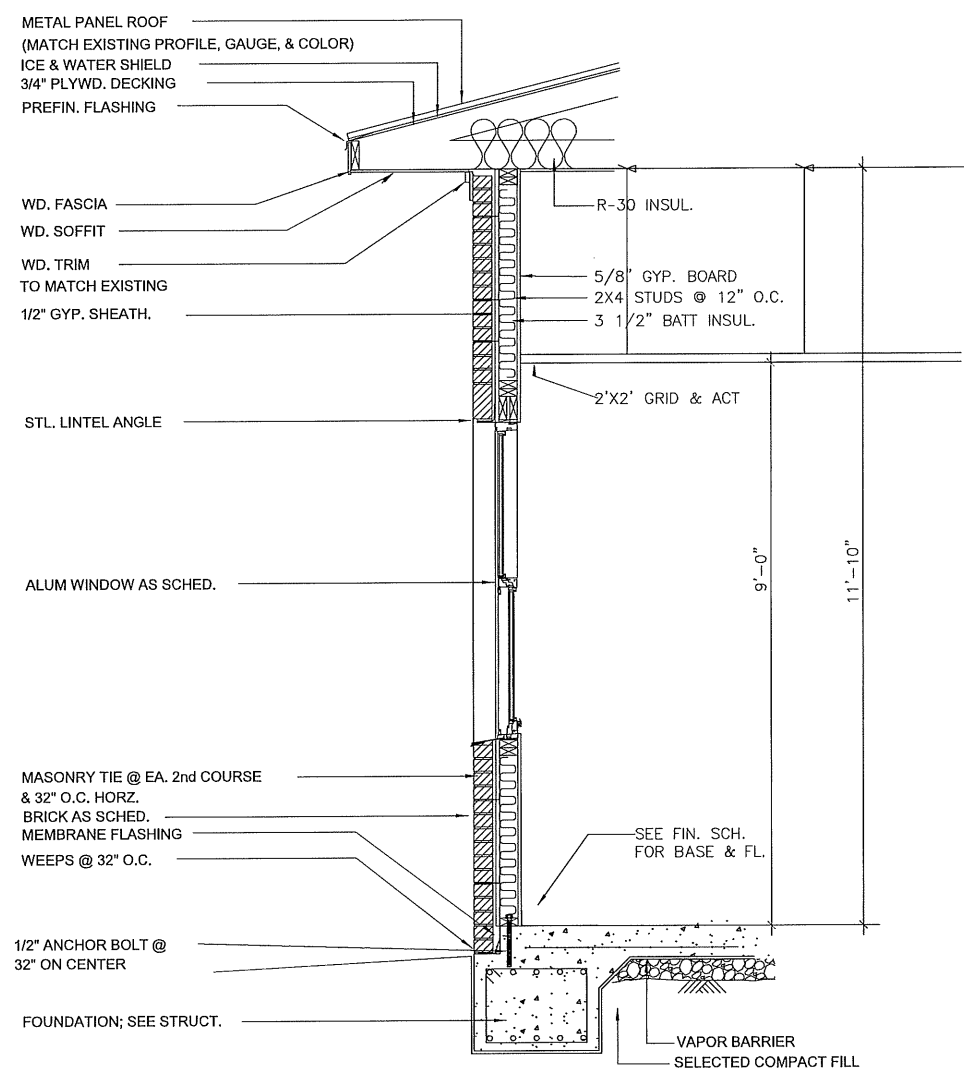
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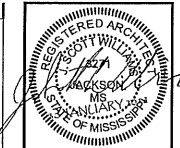
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1 WALL SECTION
 A-301 SCALE: 3/4" = 1'-0"



2 WALL SECTION
 A-301 SCALE: 3/4" = 1'-0"



J. SCOTT WILLIAMS
ARCHITECTURE, PLLC
 176 RIVER PARK DRIVE
 JACKSON, MS 39202
 601.208.7334
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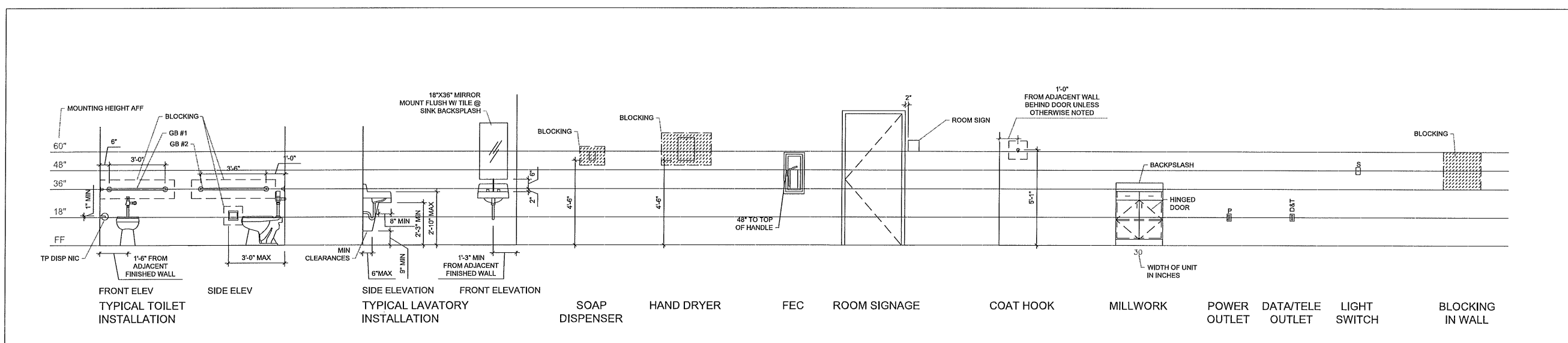
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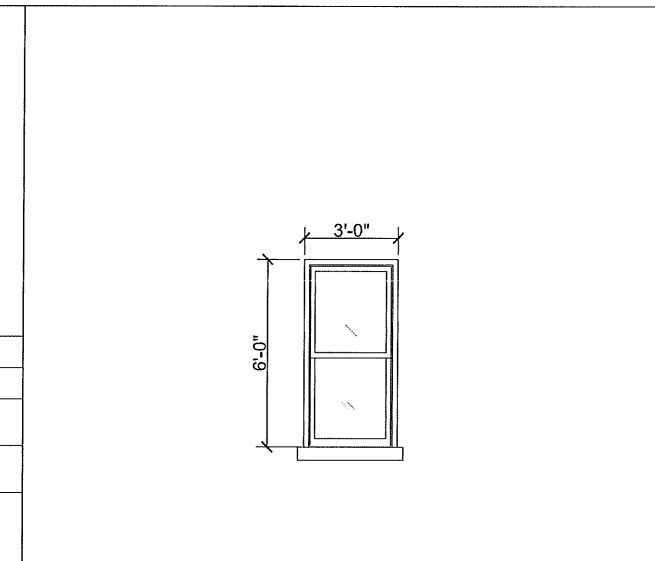
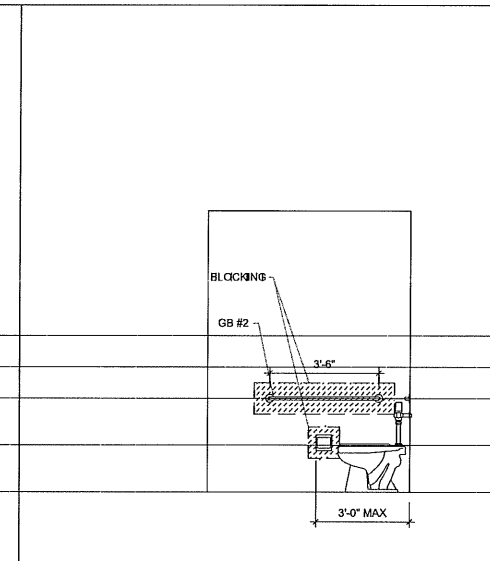
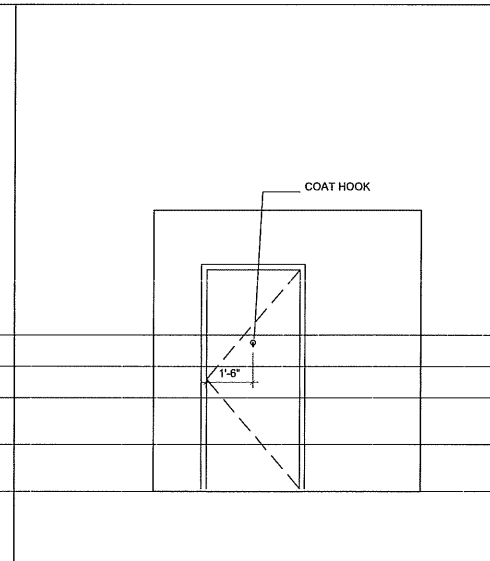
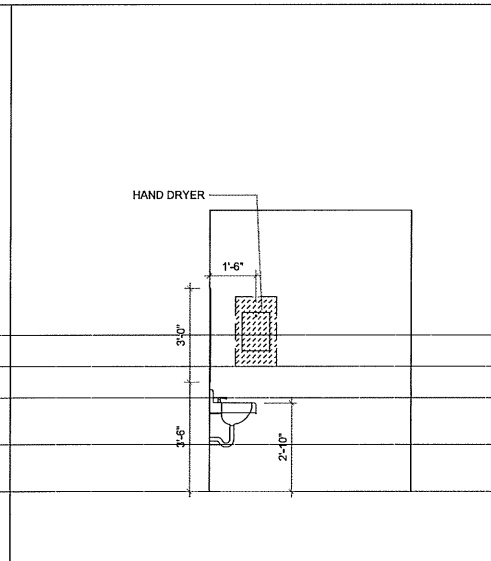
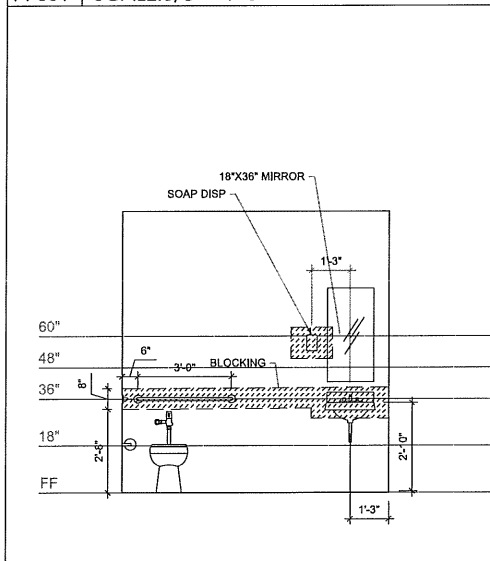
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A-601
 OF



1 INTERIOR ELEVATION : TYPICAL MOUNTING HEIGHTS, LOCATIONS, & LEGENDS
 A-601 SCALE: 3/8" = 1'-0"



2 INT. ELEV. @ RM 106
 A-601 SCALE: 3/8" = 1'-0"

3 INT. ELEV. @ RM 106
 A-601 SCALE: 3/8" = 1'-0"

4 INT. ELEV. @ RM 106
 A-601 SCALE: 3/8" = 1'-0"

5 INT. ELEV. @ RM 106
 A-601 SCALE: 3/8" = 1'-0"

6 ALUM. WINDOW TYPE 1
 A-601 MATCH EXISTING WINDOW TYPE & WOOD SHUTTERS

FINISH: GENERALLY SHALL BE DULL CHROME (US26D)

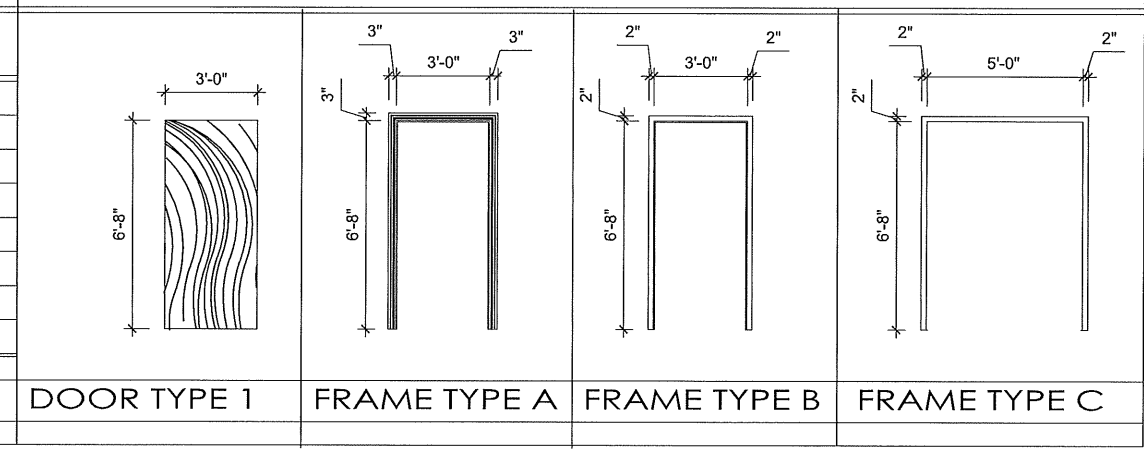
HARDWARE SET #1(H1): DR #S 01, 03, 07,
 3 HINGES: MCKINNEY TA2714 4
 1 LOCKSET: SARGENT 10-28-63-7G05LG
 1 WALLSTOP: ROCKWOOD 409
 3 SILENCERS: ROCKWOOD 608

HARDWARE SET #2(H2): DR #S 02, 6
 3 HINGES: MCKINNEY TA2714 4
 1 WALLSTOP: ROCKWOOD 409
 3 SILENCERS: ROCKWOOD 608

HARDWARE SET #3(H3): DR # 8
 3 HINGES: MCKINNEY TA2714 4
 1 LOCKSET: SARGENT 10-63-8255TRG
 1 CLOSER: SARGENT EN1431-P9-TB
 1 KICKPLATE: ROCKWOOD 8 X 34 32D
 1 WALLSTOP: ROCKWOOD 409
 3 SILENCERS: ROCKWOOD 608

DR #	DOOR				FRAME				DETAILS			RATING	NOTES		
	DR TYPE	WIDTH	HEIGHT	DR THK	DR MTL	FR TYPE	WIDTH	HEIGHT	DEPTH	FR MTL	HEAD			JAMB	SILL
01	1	3'-0"	6'-8"	1 3/4"	WD	A	3'-0"	6'-8"	4 7/8"	WD				NA	NA
02	1	3'-0"	6'-8"	1 3/4"	WD	B	3'-0"	6'-8"	8"	H.M.				NA	NA
03	1	3'-0"	6'-8"	1 3/4"	WD	A	3'-0"	6'-8"	4 7/8"	WD				NA	NA
04	1	3'-0"	6'-8"	1 3/4"	WD	B	3'-0"	6'-8"	8"	H.M.				NA	NA
05	NA	NA	NA	NA	NA	C	5'-0"	6'-8"	8"	H.M.				NA	NA
06	1	3'-0"	6'-8"	1 3/4"	WD	A	3'-0"	6'-8"	4 7/8"	WD				NA	NA
07	1	3'-0"	6'-8"	1 3/4"	WD	A	3'-0"	6'-8"	4 7/8"	WD				NA	NA
08	1	3'-0"	6'-8"	1 3/4"	WD	A	3'-0"	6'-8"	4 7/8"	WD				NA	NA

7 DOOR SCHEDULE
 A-601



DOOR TYPE 1 **FRAME TYPE A** **FRAME TYPE B** **FRAME TYPE C**