

# AUGUSTA ADA HOUSING

1216 Branch Street, Augusta, GA 30901



## CONSTRUCTION DOCUMENTS / ISSUED FOR PERMIT

### PROJECT TEAM

CIVIL ENGINEER  
N/A

LANDSCAPE ARCHITECT  
N/A

STRUCTURAL ENGINEER  
N/A

ARCHITECT OF RECORD:  
VIRGO GAMBILL ARCHITECTS  
3810 OAK DRIVE  
AUGUSTA, GA 30901  
TEL: 706.736.3661  
FAX: 706.736.4882  
DRAWINGS@VIRGOGAMBILL.COM

FIRE PROTECTION &  
PLUMBING ENGINEER  
N/A

MECHANICAL ENGINEER  
N/A

ELECTRICAL ENGINEER  
N/A



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CITY OF AUGUSTA HOUSING & DEV.

**AUGUSTA ADA HOUSING**  
1216 Branch Street, Augusta, GA 30901

PROJECT NO.:

DATE:

DRAWN BY:

CHECKED BY:

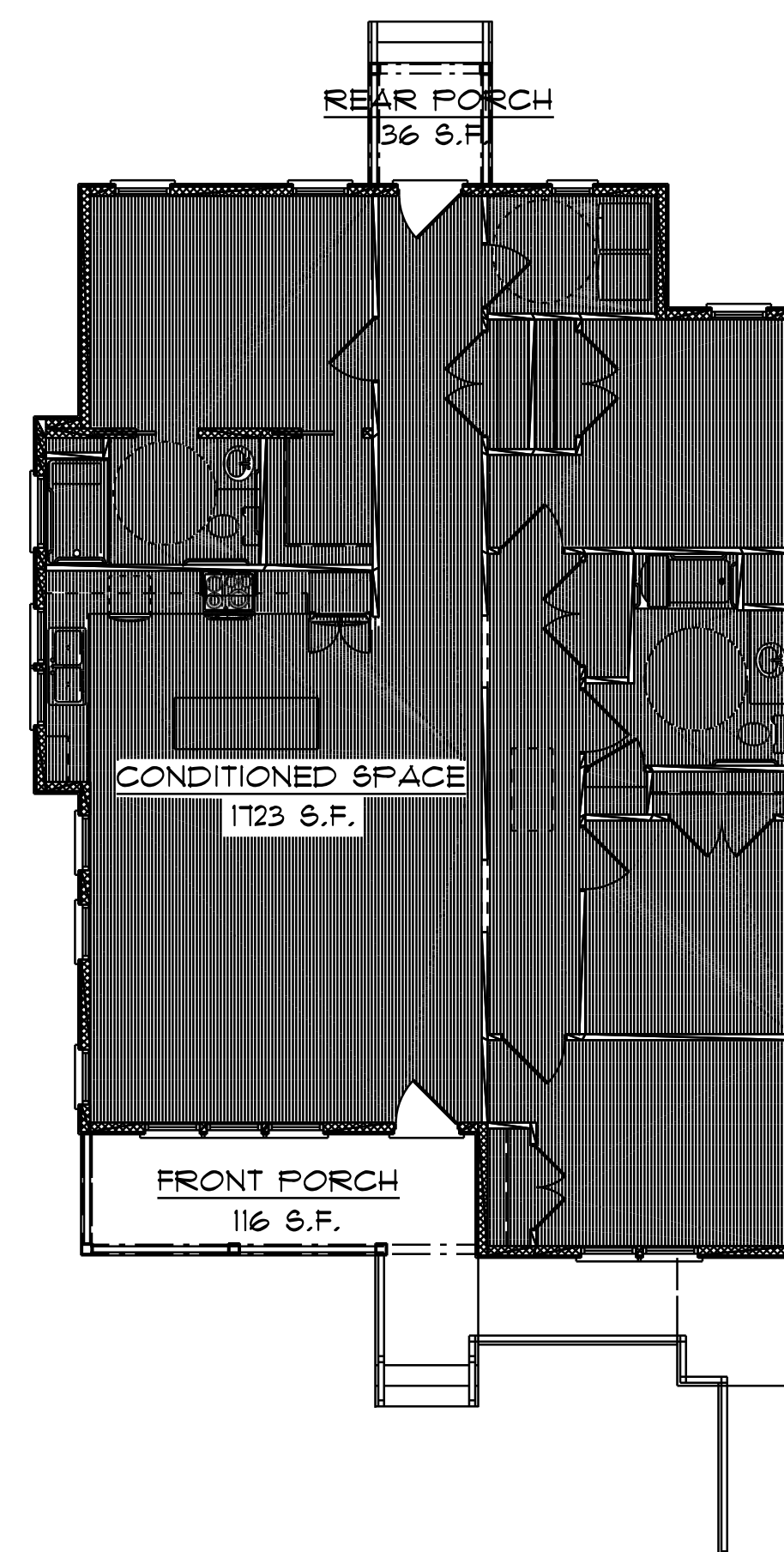
REVISION: 2-21-2023

**COVER**

SHEET NUMBER: **G000**



### AREA PLAN



BUILDING AREA	
SPACE	AREA
CONDITIONED SPACE	1723 S.F.
FRONT PORCH	116 S.F.
REAR PORCH	36 S.F.
TOTAL	1875 S.F.

### DRAWING INDEX

Sheet Number	Sheet Name
G000	COVER
G001	CODE INDEX & GENERAL NOTES
G002	SPECIFICATIONS
G003	ACCESSIBILITY DETAILS
A100	SITE PLAN
A101	FOUNDATION / SLAB PLAN
A102	FLOOR PLAN
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	SECTIONS
A401	ENLARGED PLANS
A402	ENLARGED PLANS
A601	DETAILS
A701	SCHEDULES & DIAGRAMS
A801	INTERIOR ELEVATION
E101	ELECTRICAL PLAN

### SITE MAP



# CODE ANALYSIS

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE PLANS, SPECIFICATIONS AND APPENDIX COMPLY WITH THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF ISSUANCE FOR CONSTRUCTION.

## PROJECT DESIGNED IN ACCORDANCE WITH:

CODE	EDITION	ADOPTED APPENDICES
1. IRC - INTERNATIONAL RESIDENTIAL CODE	2018 EDITION	WITH GEORGIA AMENDMENTS
2. IPC - INTERNATIONAL PLUMBING CODE	2018 EDITION	
3. NEC - NATIONAL ELECTRICAL CODE	2020 EDITION	
4. IECC - INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION	
5. ADA - STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION	

## BASIC REVIEW INFORMATION

SEISMIC DESIGN CATEGORY - **2C**

1.	PRIMARY OCCUPANCY CLASSIFICATION	R-3 RESIDENTIAL
2.	TYPE OF CONSTRUCTION:	VB
3.	TOTAL FLOOR AREA =	1,833 S.F.
4.	BUILDING HEIGHT:	18'-9" TO RIDGE
5.	DESIGN LOADS: LIVING AREAS: ROOF:  CEILING:	40 PSF LIVE LOAD: 20 PSF DEAD LOAD: 20 PSF TOTAL: 40 PSF  LIVE LOAD (UNINHABITABLE ATTIC, LIMITED STORAGE): 20 PSF DEAD LOAD: 10 PSF TOTAL: 30 PSF

## GENERAL CONSTRUCTION NOTES

(APPLIES TO ENTIRE PROJECT WORK):

- IF DISCREPANCIES ARE FOUND ANYWHERE IN THE CONTRACT DOCUMENTS, IMMEDIATELY REQUEST, IN WRITING, CLARIFICATION FROM THE ARCHITECT.
- IF THERE ARE CONFLICTS BETWEEN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS, THE MORE DETAILED DOCUMENT IN RELATION TO THE ITEM IN QUESTION GOVERNS. GENERALLY, BUT NOT ALWAYS, THIS WILL BE THE SPECIFICATIONS. WHEN IN DOUBT, CONSULT THE ARCHITECT.
- SYMBOLS ON CONSTRUCTION DOCUMENTS DENOTE GENERALLY LOCATED WORK AREAS. THERE ARE LIKELY TO BE OTHER AREAS REQUIRING WORK THAT ARE NOT ANNOTATED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CLOSELY INSPECTING THE ENTIRE PROJECT FOR OTHER SIMILAR AREAS TO THE ANNOTATED WORK AREAS. ALL SUCH WORK AREAS SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND SUBSEQUENT WORK, WHETHER ACTUALLY ANNOTATED ON THE DRAWINGS OR NOT.
- DO NOT SCALE FROM THESE DRAWINGS. USE ONLY ANNOTATED DIMENSIONS AS SHOWN ON THE DRAWINGS. IF ANY DIMENSIONS ARE MISSING, CONFLICT WITH OTHER DIMENSIONS, OR OTHER DIMENSIONING PROBLEMS ARE ENCOUNTERED, REQUEST, IN WRITING, ADDITIONAL INFORMATION FROM THE ARCHITECT.
- PROVIDE TEMPORARY CONSTRUCTION BARRIERS TO SECURE PROPERTY AND TO PROTECT PUBLIC.
- REMOVE FROM PREMISES ALL DEMOLITIONS AND CONSTRUCTION WASTE. DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- SEGREGATE ANY HAZARDOUS WASTE MATERIAL, STORE AND DISPOSE OF ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THERE ARE TO BE NO UNFINISHED EXPOSED SURFACES IN THIS PROJECT, SUCH AS WOOD, METAL, ETC. PAINT SUCH SURFACES IN ACCORDANCE WITH THE FINISH SCHEDULE AND SPECIFICATION SECTION. CONSULT ARCHITECT IF QUESTIONS ARISE.
- PREPARE SURFACES TO BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. PRIME AND PAINT WITH A MINIMUM OF ONE PRIME COAT AND TWO FINISH COATS OF PAINT, ACCORDING TO SPECIFICATIONS. SEAL, CAULK, GLAZE, ETC. AS NECESSARY TO ENSURE WATER TIGHTNESS OF BUILDING AROUND ALL DOORS, WINDOWS, TRIM, MOLDINGS, CORNICE, FASCIA, ETC.

## ARCHITECTURALS SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FOYER II	ROOM OR AREA NUMBER
3	WALL TYPE
102A	DOOR NUMBER
A	WINDOW TYPE
I A102	ELEVATION DETAIL MARKER
I A102	ARROW INDICATES DIRECTION
I A102	SECTION DETAIL MARKER
I A102	SECTION NO. ABOVE SHEET NO. BELOW ARROW INDICATES DIRECTION

## DIMENSION NOTES

ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF WOOD STUD (EDGE OF SLAB) OR OUTSIDE EDGE OF MASONRY.

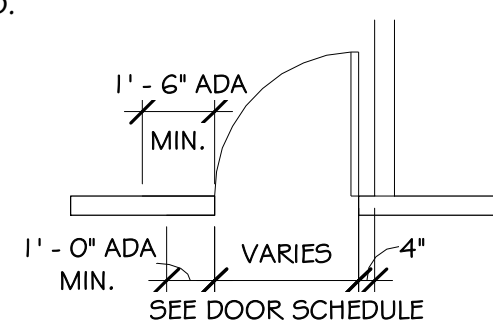
INTERIOR DIMENSIONS TO EXTERIOR WALLS ARE TO THE OUTSIDE FACE OF WOOD STUD (EDGE OF SLAB).

INTERIOR DIMENSIONS TO INTERIOR WOOD STUD WALLS ARE TO THE FACE OF THE WOOD STUD.

## DOOR NOTES

ALL DOORS SHALL BE LOCATED IN PROPOSED WALLS AS INDICATED BY THE DIAGRAM BELOW, UNLESS SHOWN OTHERWISE AT PLAN AND/OR JAMB DETAILS. THESE DIMENSIONS ARE REFERENCED AS A BASIC GUIDE FOR THE CONTRACTOR, HOWEVER CERTAIN CONDITIONS SHALL VARY AND CONSTITUTE DOOR LOCATION ACCORDING TO DETAILS INDICATED ON DRAWINGS.

ALL DIMENSIONS WITH "ADA" NOTATION ARE MINIMUM AND MUST BE MAINTAINED AT ALL LOCATIONS IN WHICH ACCESSIBILITY BY THE AMERICAN WITH DISABILITIES ACT IS REQUIRED.



## DRAWING ABBREVIATIONS

AB.	ANCHOR BOLT	HDWD	HARDWOOD
ACT	ACOUSTICAL CEILING TILE	HDWR	HARDWARE
AFF.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
AL	ALUMINUM	HT.	HEIGHT
ALT.	ALTERNATE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING
APPROX.	APPROXIMATE	INCL.	INCLUDED
ARCH.	ARCHITECTURAL	INSUL.	INSULATION
BD.	BOARD	INT.	INTERIOR
B.F.	BARRIER FREE	JNT.	JOINT
BLDG	BUILDING	JST.	JOIST
BLK	BLOCK OR BLACK	LAV.	LAVATORY
BLKG	BLOCKING	LT.	LIGHT
BM.	BEAM	LT.	LAVATORY
BOT.	BOTTOM	MAX.	MAXIMUM
BTWN.	BETWEEN	MECH.	MECHANICAL
CATH.	CATHEDRAL	MFR	MANUFACTURER
C	CENTERLINE	MIN.	MINIMUM
C.J.	CONTROL JOINT	MISC.	MISCELLANEOUS
CLG.	CEILING	M.O.	MASONRY OPENING
CLR.	CLEAR	MTL.	METAL
C.M.U.	CONCRETE MASONRY UNIT	N	NORTH
COLM	COLUMN	NO.	NUMBER
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
DEG.	DEGREE	OH.	OVERHANG
DET./DTL.	DETAIL	OPG.	OPENING
DIAG.	DIAGONAL	PL.	PLATE
DIA.	DIAMETER	PLYWD.	PLYWOOD
DN.	DOWN	P.L.	PROPERTY LINE
DS.	DOWNSPOUT	PT.	PAINTED
DWG.	DRAWING	FR	PAIR
		R	RISER
EA.	EACH	REFR.	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF.	REINFORCED
EL.	ELEVATION	REQD	REQUIRED
ELEC.	ELECTRICAL	RM.	ROOM
ENCL.	ENCLOSURE	R.O.	ROUGH OPENING
EQ.	EQUAL	S	SOUTH
EQUIP.	EQUIPMENT	S.C.	SOLID CORE
E.W.	EACH WAY	SCHED.	SCHEDULE
EXP.	EXPANSION	SECT.	SECTION
EXT.	EXTERIOR	SF	SQUARE FOOT
F.D.	FLOOR DRAIN	SHT.	SHEET
FDN.	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SPEC	SPECIFICATION
F.F.	FINISHED FLOOR	SQ.	SQUARE
FIN.	FINISH	S.S.	STAINLESS STEEL
FLR. OR FL.	FLOOR	STAGG.	STAGGERED
FND.	FOUNDATION	STD.	STANDARD
F.O.	FACE OF	F.O.B.	FACE OF BRICK
F.O.B.	FACE OF BRICK	T & B	TOP AND BOTTOM
F.O.S.	FACE OF SLAB	TR.	TREAD
T & B	TOP AND BOTTOM	T.O.	TOP OF
F.S.	FULL SIZE	TYP.	TYPICAL
FT.	FOOT OR FEET	VERT.	VERTICAL
FTG.	FOOTING THK. THICK	W	WEST
TYP.	TYPICAL	W	WITH
GA.	GAUGE	W.H.	HOT WATER HEATER
GALV.	GALVANIZED	W.I.C.	WALK IN COOLER
G.C.	GENERAL CONTRACTOR	W.C.	WATER CLOSET
GL.	GLASS	WD.	WOOD
GYP.	GYP. BOARD	W/O	WITHOUT
GYP. BD.	GYP. BOARD	YD.	YARD
H.B.	HOSE BIBB		

## ENERGY CODE COMPLIANCE



REScheck Software Version 4.7.2

## Compliance Certificate

### Project

Energy Code: 2015 IECC  
Location: Augusta, Georgia  
Construction Type: Single-family  
Project Type: New Construction  
Conditioned Floor Area: 1,723 ft<sup>2</sup>  
Glazing Area: 18%  
Climate Zone: 3 (2565 HDD)  
Permit Date:  
Permit Number:

Construction Site: Owner/Agent: Designer/Contractor: Joe Gambill  
Virgo Gambill Architects  
3810 Oak Drive  
Augusta, GA 30907  
(706)-736-3661

### Compliance: Passes using UA trade-off

Compliance: 5.8% Better Than Code Maximum UA: 188 Your UA: 185 Maximum UFGC: 0.25 Your UFGC: 0.25  
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

### Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity U-Value	Cont. U-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	1,723	18.0	0.0	0.030	0.030	52	52
Wall 1: Wood Frame, 16" o.c.	1,189	13.0	0.0	0.060	0.060	56	56
Window 1: Wood Frame/Double Pane with Low-E Sngl: 0.25	211			0.300	0.350	63	74
Door 1: Solid	40			0.360	0.350	14	14
Floor 1: Slab-On-Grade/Unheated Insulation depth: 0.2'	180		0.0	1.042	0.047	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: Report date: 12/13/22  
Data filename: C:\Users\Sean\OneDrive\Documents\REScheck\1216 branch street.rck Page 1 of 9

## WALL TYPES

### EXTERIOR WALL TYPES

E1	VINYL SIDING-SEE ELEV. 1/2" PLYWD. SHEATHING. 2x6 WD STUDS @ 16" O.C., SPRAY FOAM INSULATION; ONE LAYER 1/2" GYP. BD. @ INT SIDE.
E2	VINYL SIDING- SEE ELEV. 1/2" PLYWD. SHEATHING. 2X4 WD STUDS @ 16" OC, SPRAY FOAM INSULATION; ONE LAYER 1/2" GYP. BD. AT INTERIOR SIDE.

### INTERIOR WALL TYPES

I1	2X4 WD. STUD @ 16" OC FILL W/ 3 1/2" FIBERGLASS SOUND ATTENUATION INSUL. BLANKETS ONE LAYER 1/2" GYP. BD. EACH SIDE
I2	2X6 WD. STUD @ 16" OC FILL W/ 5 1/2" FIBERGLASS SOUND ATTENUATION INSUL. BLANKETS ONE LAYER 1/2" GYP. BD. EACH SIDE

### TYP. ROOF CONSTRUCTION

TYP. ROOF ASSEMBLY TYPE 1:  
ANTIFUNGAL 30-YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES COMPATIBLE UNDERLAYMENT PER SHINGLE MFR. 5/8" PLYWD. SHEATHING ON TRUSS OR RAFTERS (SEE ROOF PLAN)

TYP. ROOF ASSEMBLY TYPE 2:  
STANDING SEAM MTL. ROOF COMPATIBLE UNDERLAYMENT PER ROOFING MFR. 5/8" PLYWD. SHEATHING ON TRUSS OR RAFTERS (SEE ROOF PLAN)



**VIRGO GAMBILL**  
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CITY OF AUGUSTA HOUSING & DEV.  
1327 Eleventh Street, Augusta, Ga, 30901

PROJECT NO.:

DATE:

DRAWN BY:

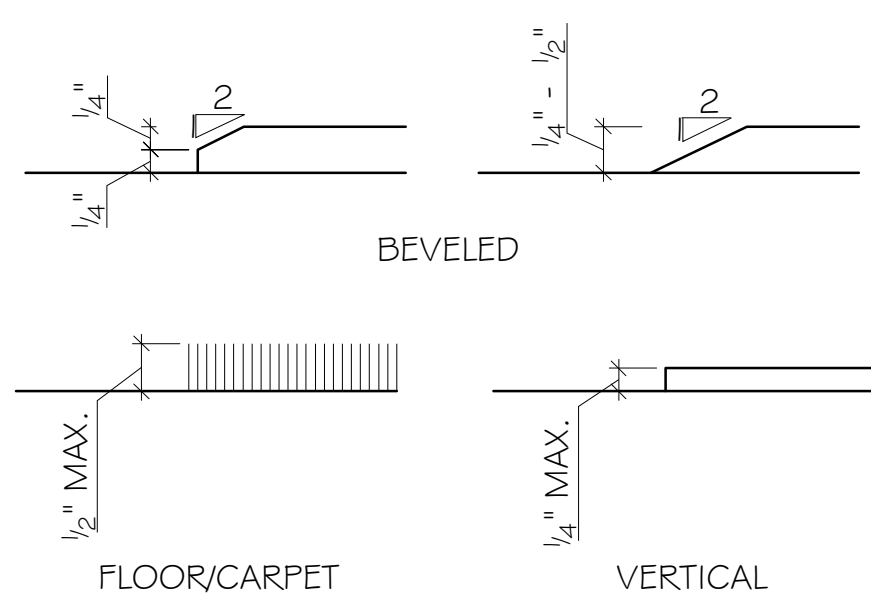
CHECKED BY:

REVISION: 2-21-2023

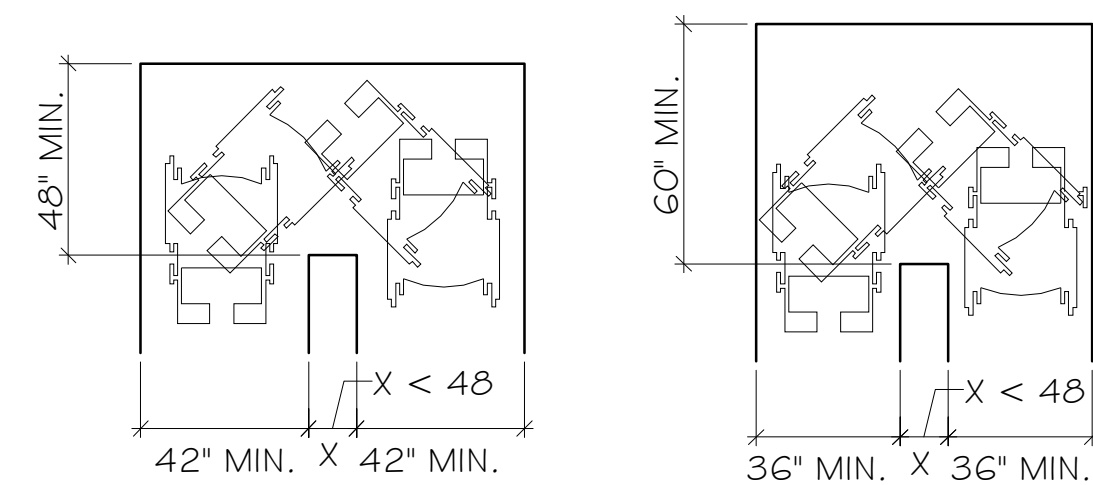
## CODE, INDEX & GENERAL NOTES

SHEET NUMBER: **G001**

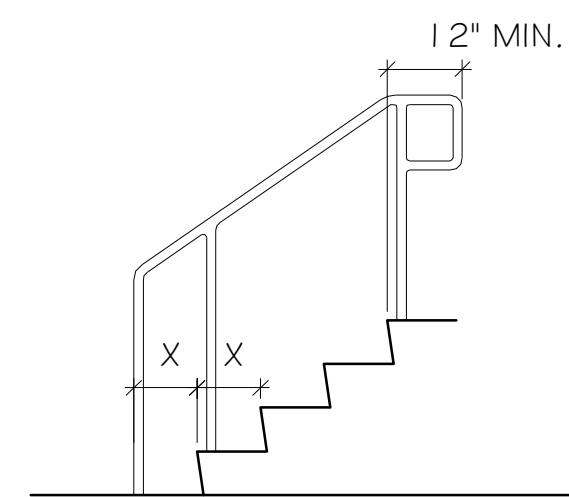




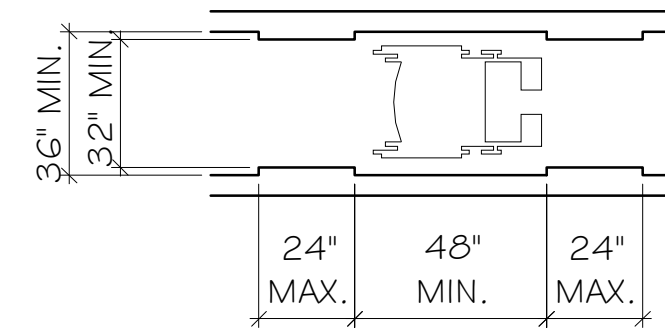
CHANGES IN LEVEL:  
(SECTION 303)



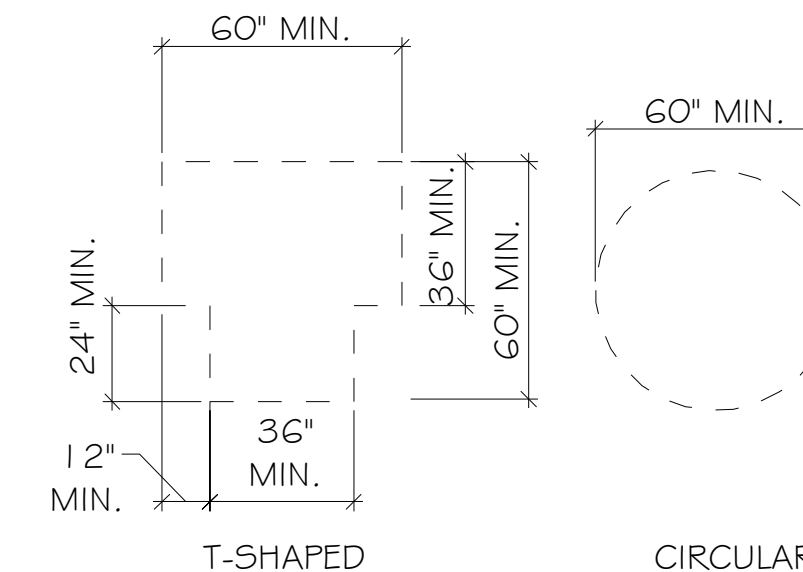
CLEAR WIDTH AT TURN: (SECTION 403.5.2)



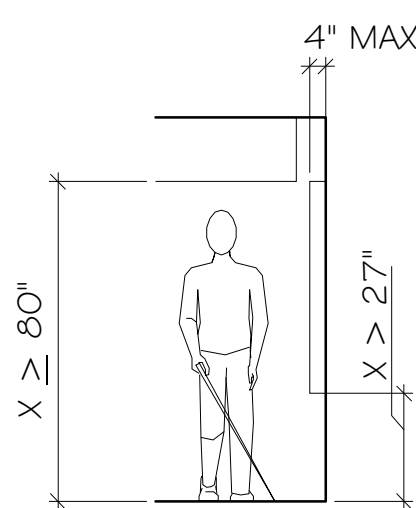
HANDRAIL EXTENSIONS:  
(SECTION 505.10.2)



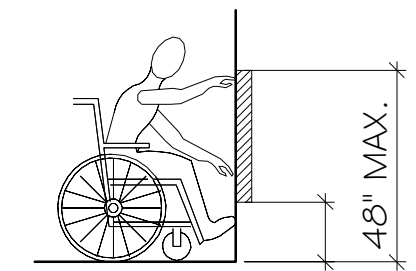
CLEAR WIDTH OF ACCESSIBLE ROUTE:  
(SECTION 402)



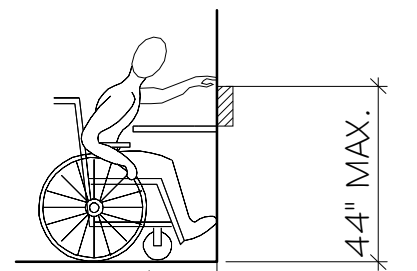
SIZE OF TURNING SPACE:  
(SECTION 304)



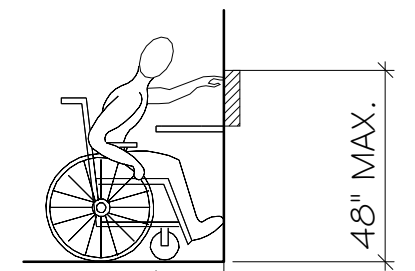
LIMITS OF PROTRUDING OBJECTS:  
(SECTION 307)



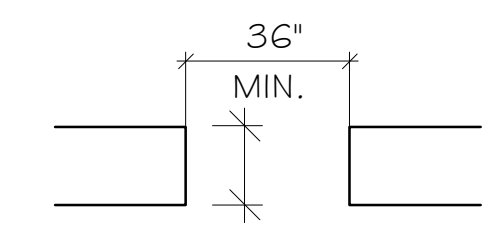
UNOBSTRUCTED FORWARD REACH:  
(SECT. 308.2.1)



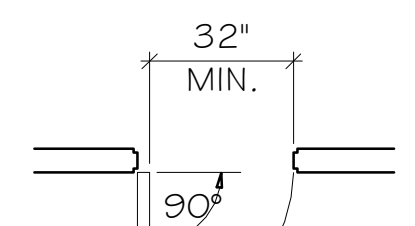
OBSTRUCTED HIGH FORWARD REACH:  
(SECTION 308.2.2)



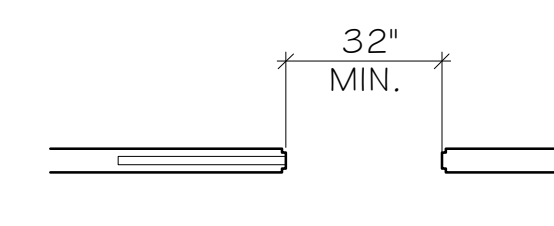
OBSTRUCTED HIGH SIDE REACH: (SECTION 308.3.2)



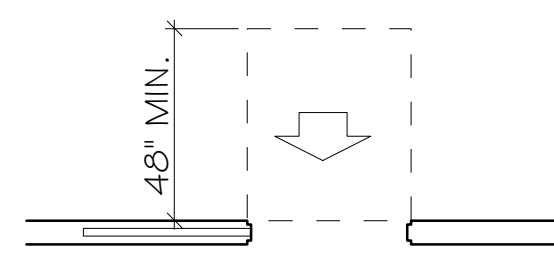
DOORWAYS WITHOUT DOORS



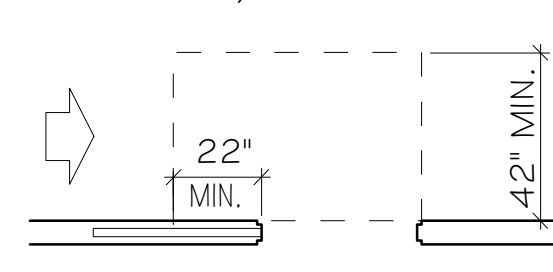
HINGED DOOR



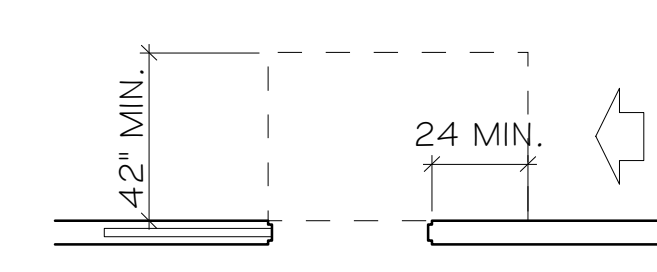
SLIDING DOOR



FRONT APPROACH -  
SLIDING OR FOLDING DOORS

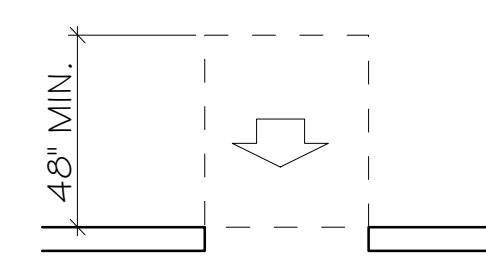


POCKET OR HINGE APPROACH -  
SLIDING OR FOLDING DOORS

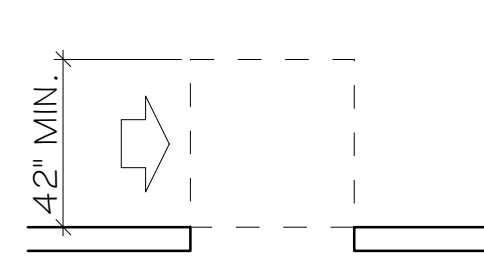


STOP OR LATCH APPROACH -  
SLIDING OR FOLDING DOORS

MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS: (SECTION 404.2.4.2)

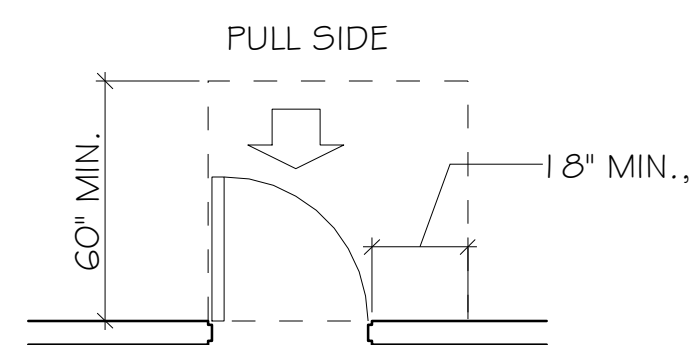


FRONT APPROACH

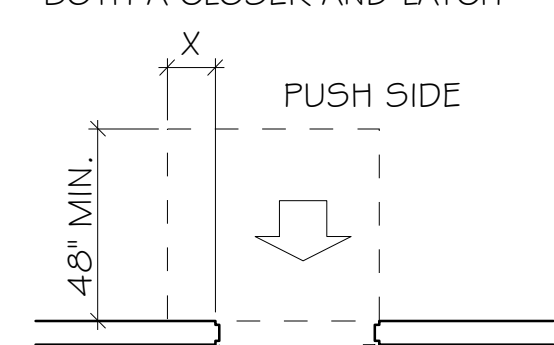


SIDE APPROACH

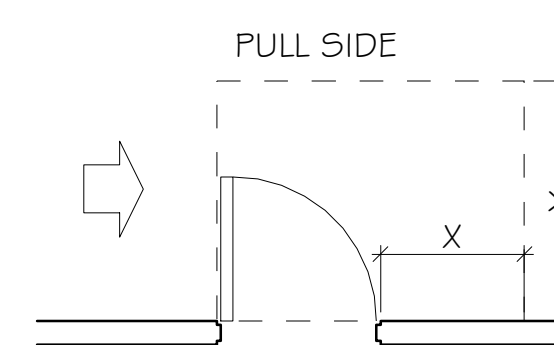
CLEARANCES AT DOORWAYS WITHOUT DOORS:  
SECTION 404.2.4.2



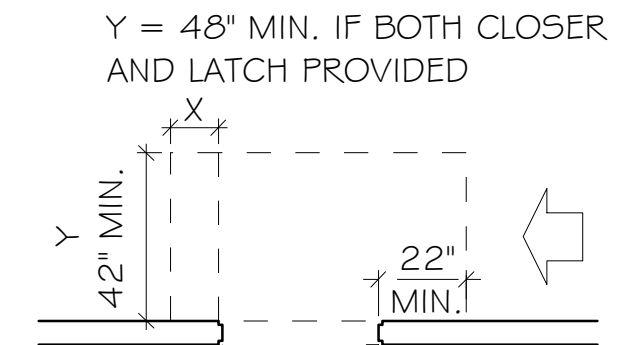
FRONT APPROACH,  
PULL SIDE - HINGED DOOR



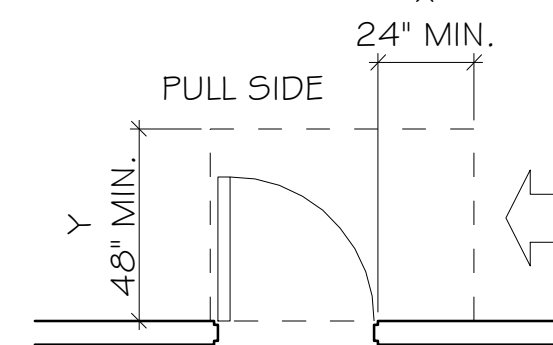
FRONT APPROACH,  
PUSH SIDE - HINGED DOOR



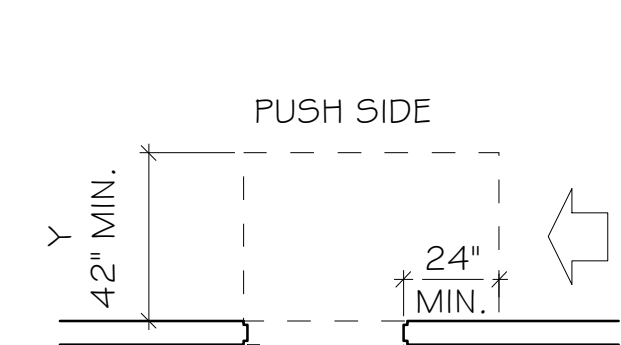
HINGE APPROACH,  
PULL SIDE HINGED DOOR



HINGE APPROACH,  
PUSH SIDE HINGED DOOR

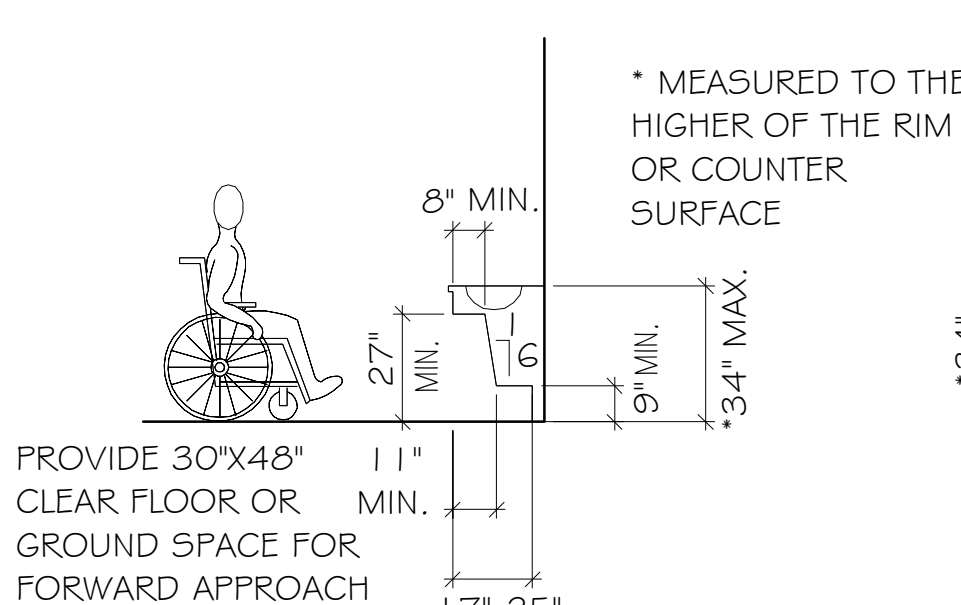


LATCH APPROACH,  
PULL SIDE HINGED DOOR

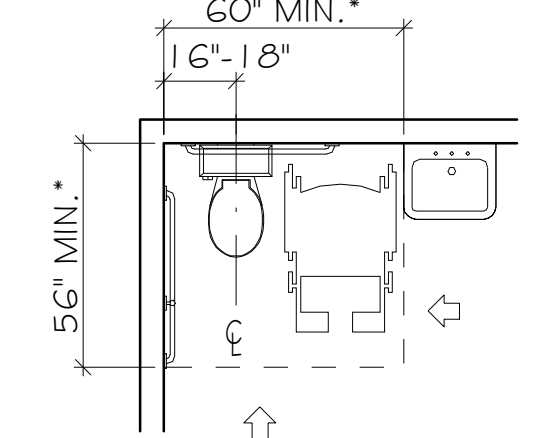
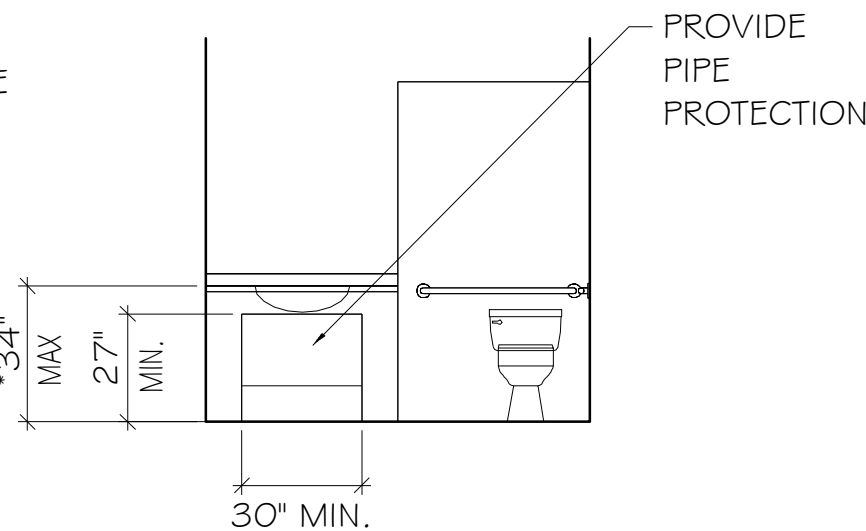


LATCH APPROACH,  
PUSH SIDE HINGED DOOR

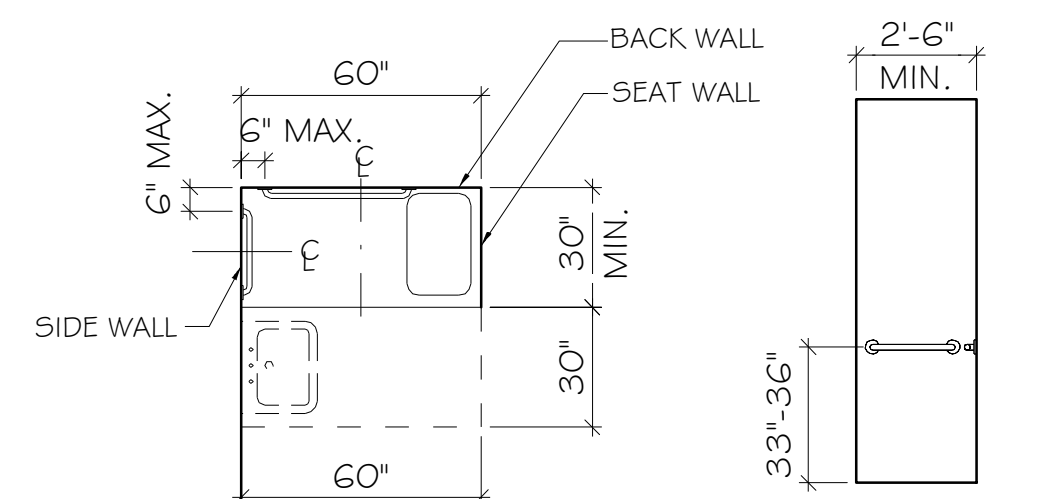
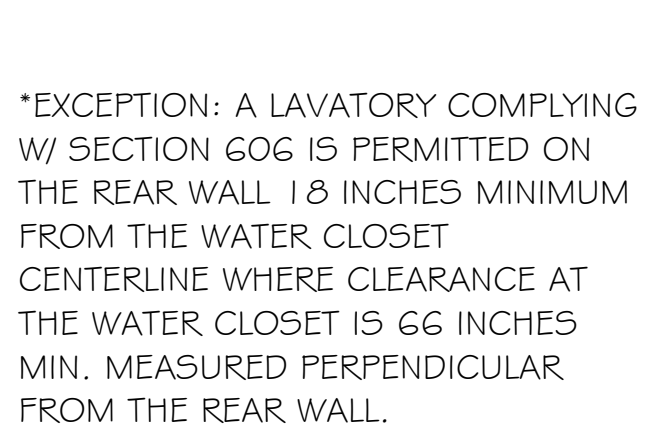
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS: (SECTION 404.2.4.1)



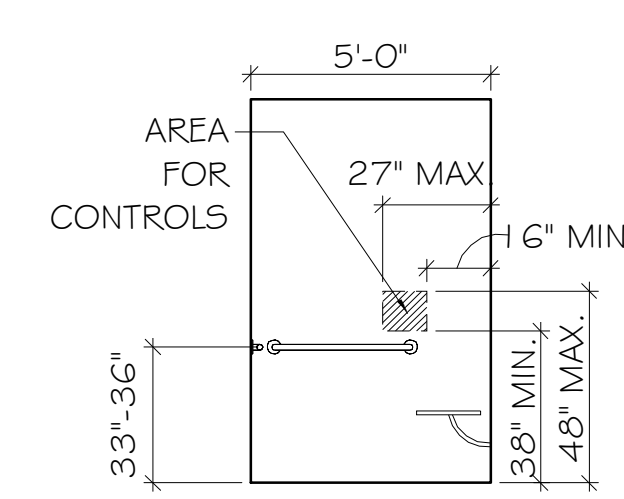
LAVATORIES AND SINKS:  
(SECTION 606)



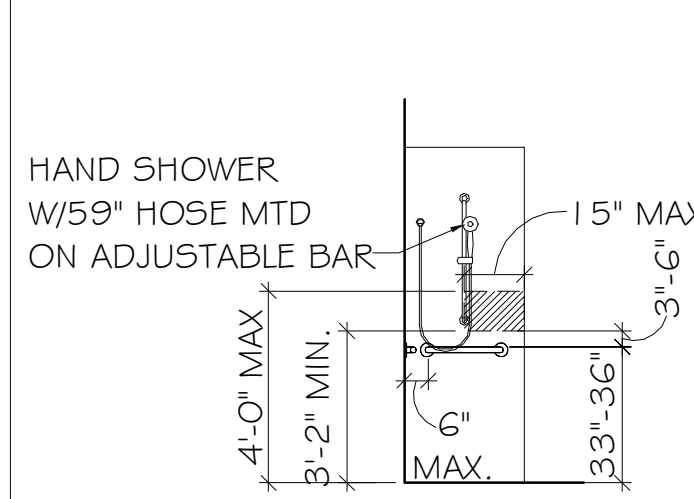
WATER CLOSET CLEAR FLR SPACE:  
(SECT. 604.3)



STANDARD ROLL-IN-TYPE SHOWER: (SECT. 608.2.2)  
GRAB BARS: (SECT. 608.3.2 & 609)  
CONTROLS: (SECT. 608.5.2)

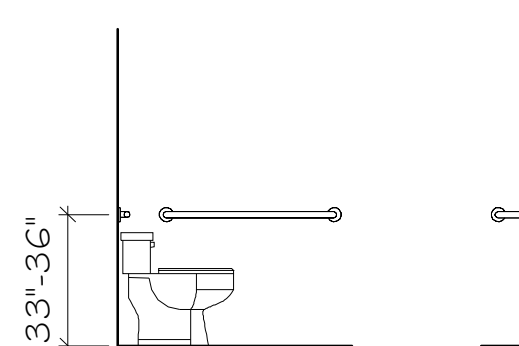


BACK WALL ELEVATION- WITH SEAT

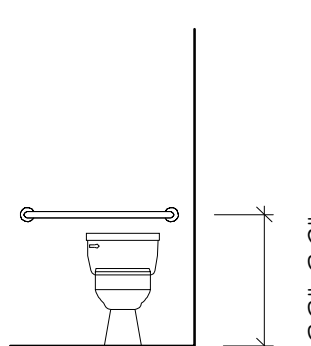


SHOWER SPRAY UNIT:  
(SECT. 608.6)

GENERAL NOTES :  
1. BUILDING SHALL COMPLY WITH GEORGIA ACCESSIBILITY CODE  
2. ALL CODE REFERENCES ARE BASED ON 2010 ADA STANDARDS FOR ACCESSIBILITY.



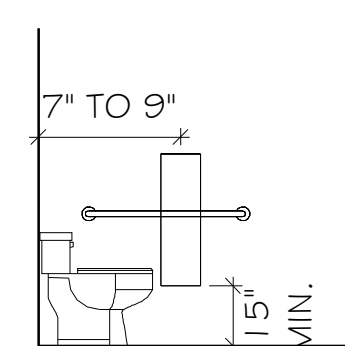
GRAB BAR HEIGHT:  
(SECTION 609.4)



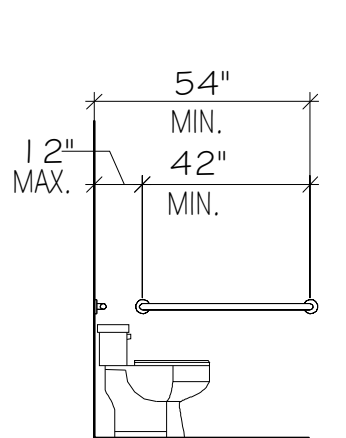
SEAT HEIGHT: (SECTION 604.4)

FLUSH CONTROLS: (SECT. 604.6)

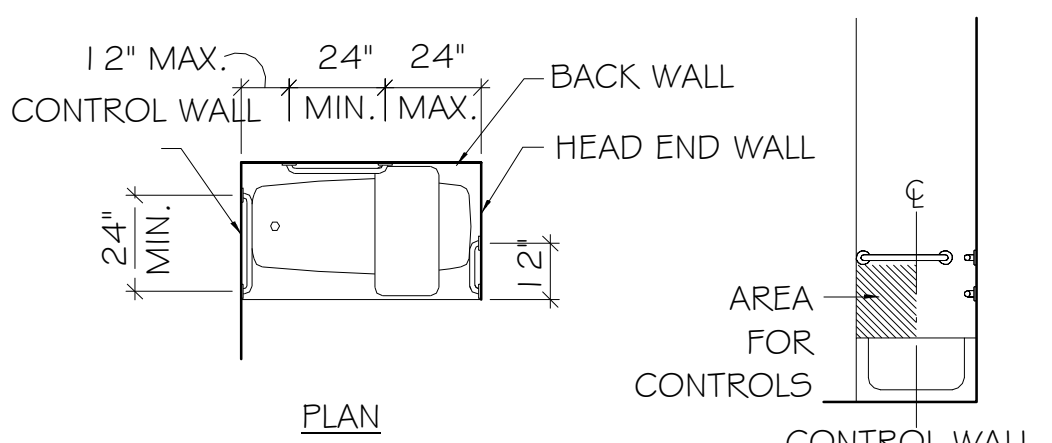
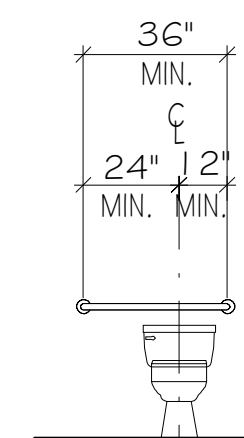
DISPENSERS (SHOWN DASHED): (SECTION 604.7)



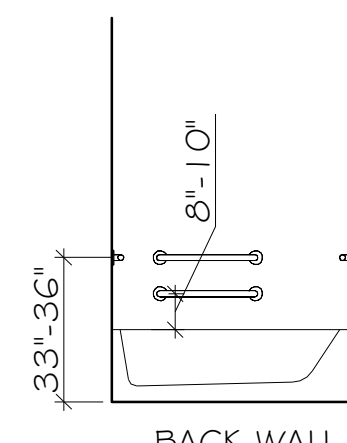
FLUSH CONTROL



GRAB BARS WIDTH: (SECTION 604.5)



GRAB BARS FOR BATHTUBS W/O PERMANENT SEATS: (SECT. 607.4.2)  
CONTROLS: (SECT. 607.5)



BACK WALL



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**AUGUSTA ADA HOUSING**

CITY OF AUGUSTA HOUSING & DEV.  
1327 Eeventh street, Augusta, Ga 30901

PROJECT NO:

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**ACCESSIBILITY DETAILS**

SHEET NUMBER: **G003**



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1216 Branch Street, Augusta, GA 30901

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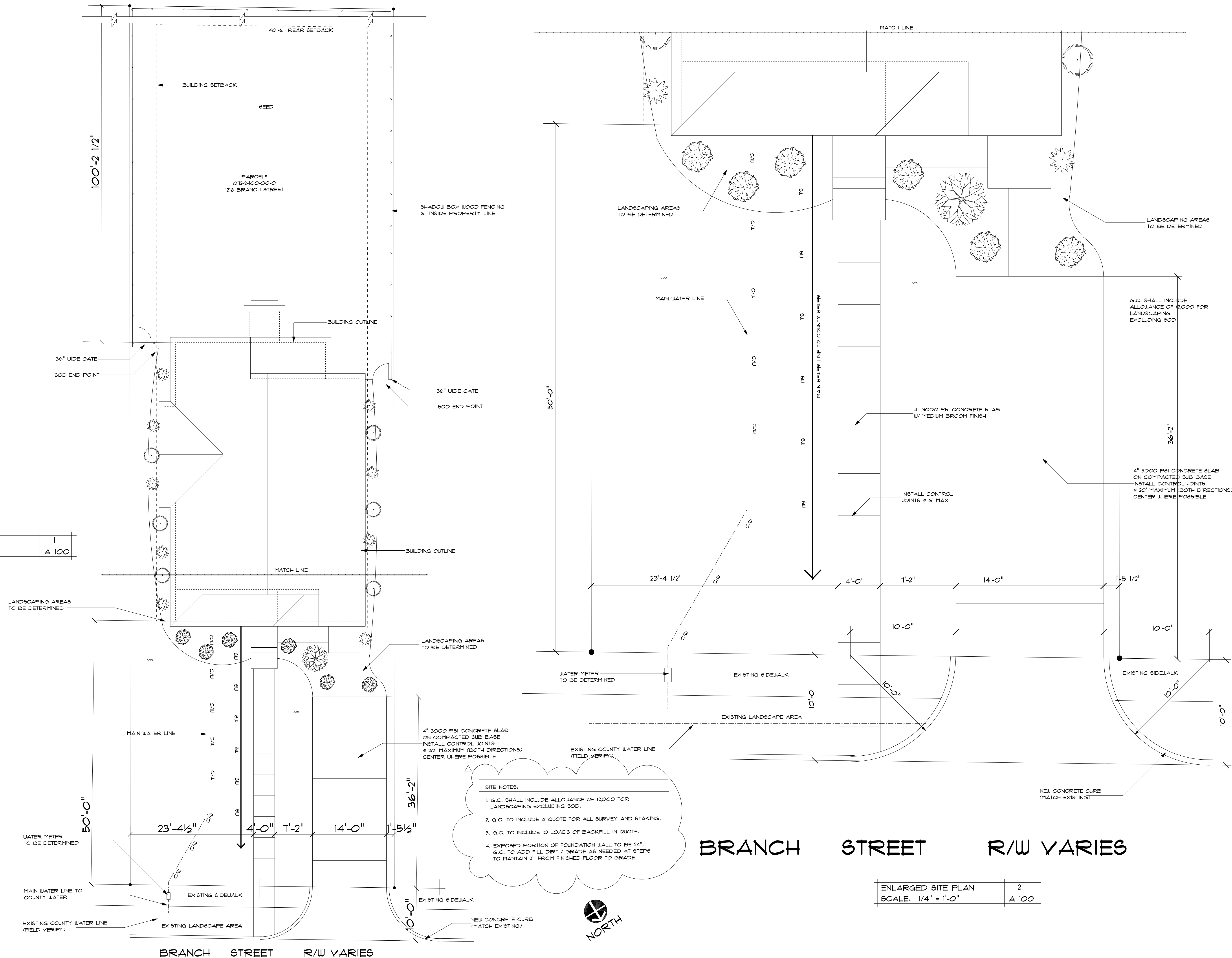
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SITE PLAN	1
SCALE: 1/8" = 1'-0"	A 100

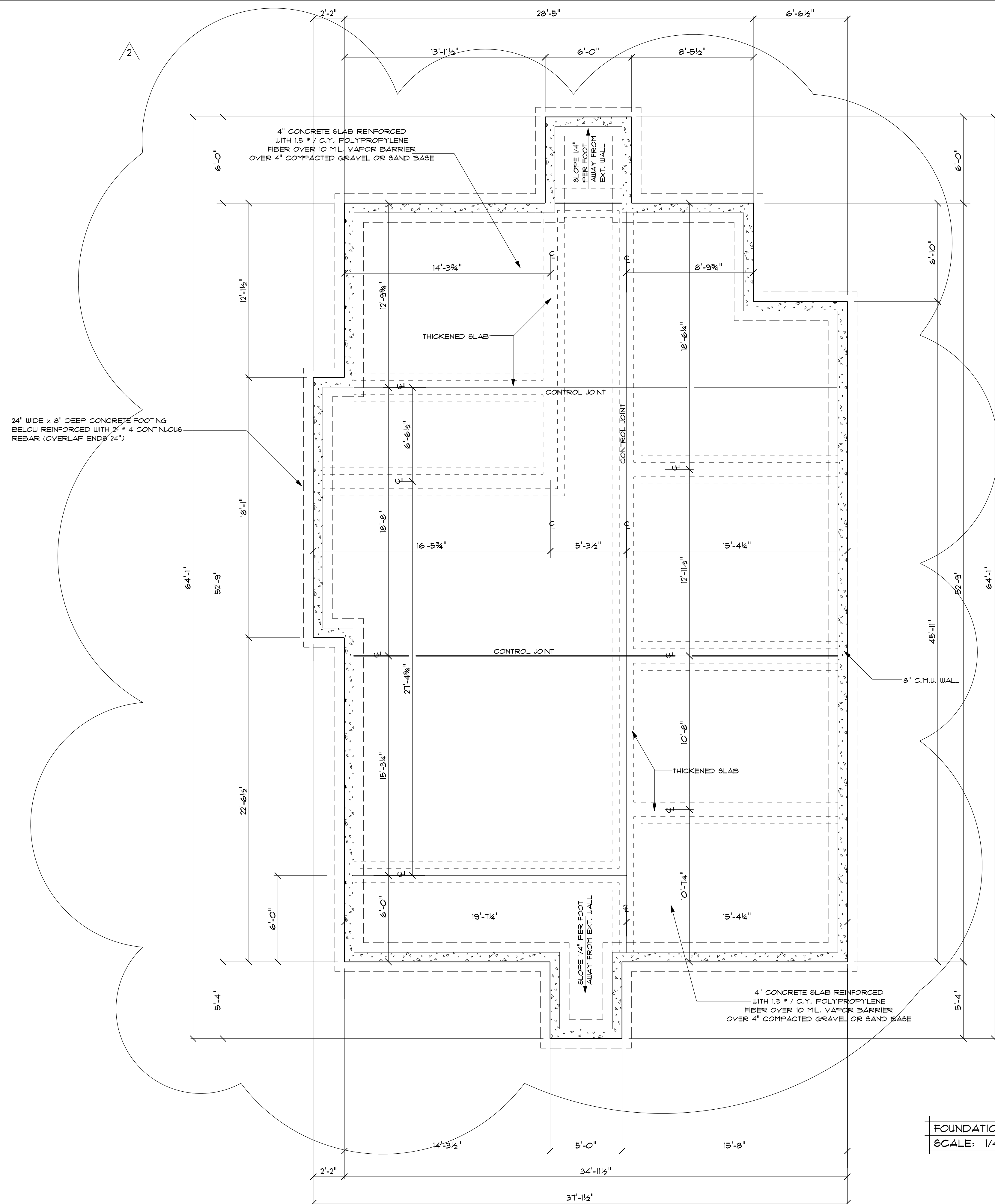


- SITE NOTES:**
- G.C. SHALL INCLUDE ALLOWANCE OF \$2,000 FOR LANDSCAPING EXCLUDING SOD.
  - G.C. TO INCLUDE A QUOTE FOR ALL SURVEY AND STAKING.
  - G.C. TO INCLUDE 10 LOADS OF BACKFILL IN QUOTE.
  - EXPOSED PORTION OF FOUNDATION WALL TO BE 24". G.C. TO ADD FILL DIRT / GRADE AS NEEDED AT STEPS TO MAINTAIN 2" FROM FINISHED FLOOR TO GRADE.

ENLARGED SITE PLAN	2
SCALE: 1/4" = 1'-0"	A 100

**A 100**

SHEET NUMBER:



**FOUNDATION NOTES**

1. ALL FILL TO BE CLEAN AND FREE FROM ORGANIC DEBRIS.
2. OUTSIDE FACE OF SLAB / C.M.U. BLOCK TO BE IN LINE / EVEN WITH THE OUTSIDE FACE OF THE EXTERIOR STUD WALL ABOVE.
3. GRADE SOIL AWAY FROM FOUNDATION TO ENSURE POSITIVE WATER DRAINAGE.

FOUNDATION	1
SCALE: 1/4" = 1'-0"	A 101



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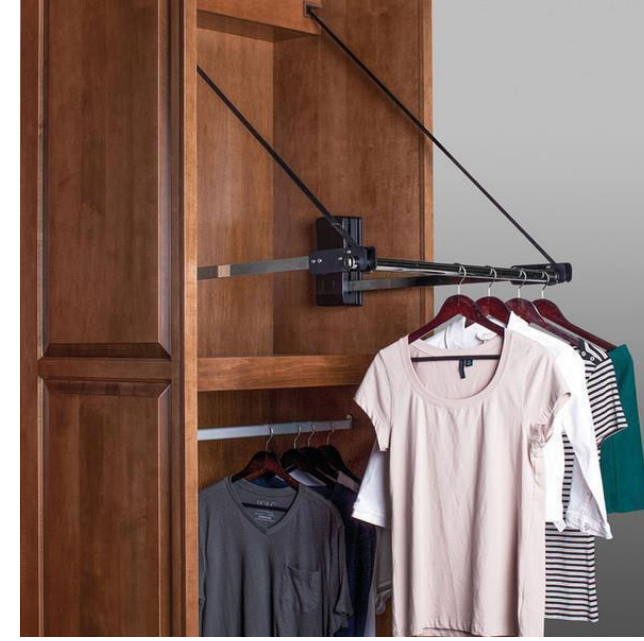


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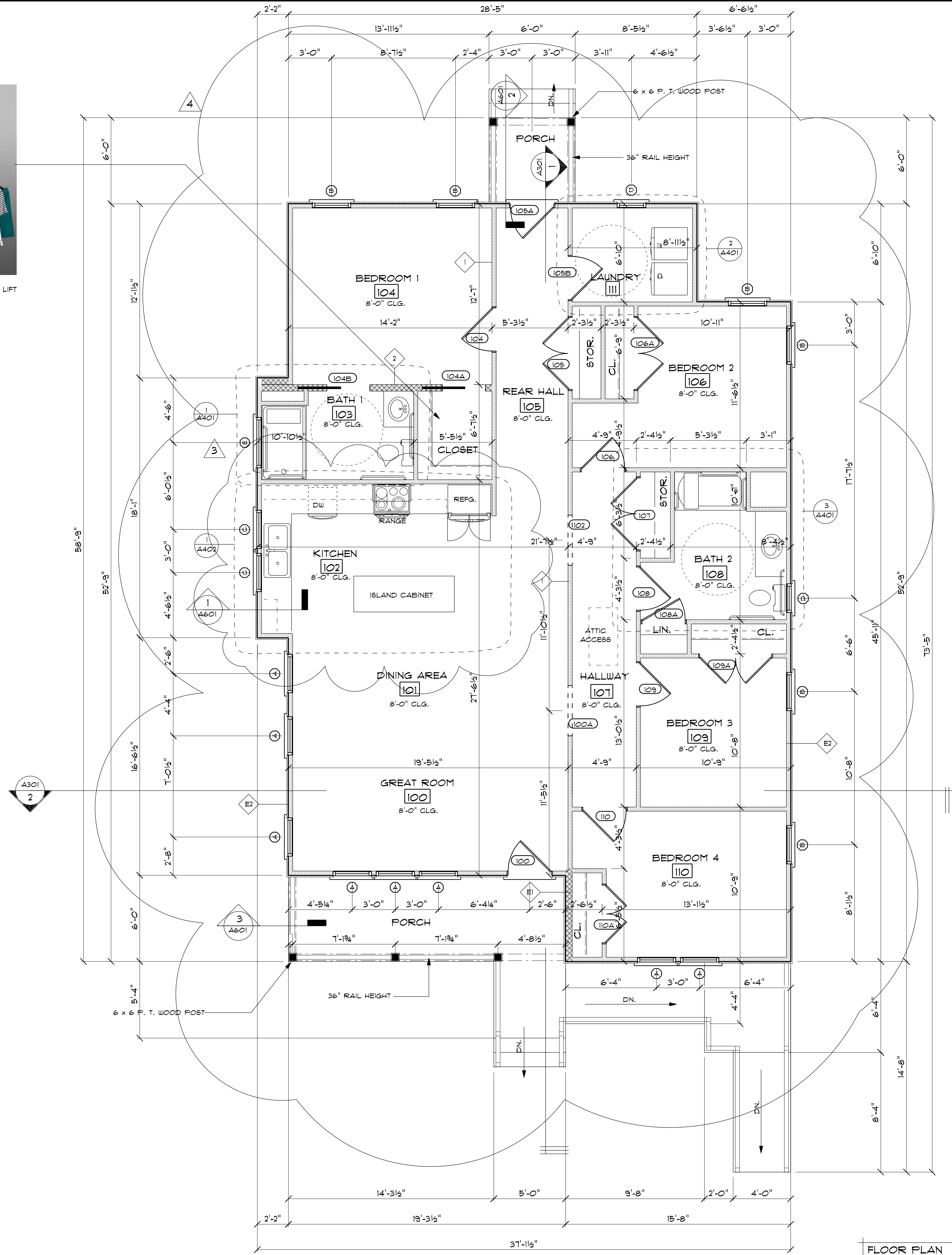
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HAFELE ELECTRIC MOTORIZE WARDROBE LIFT  
(OR APPROVED EQUAL)



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



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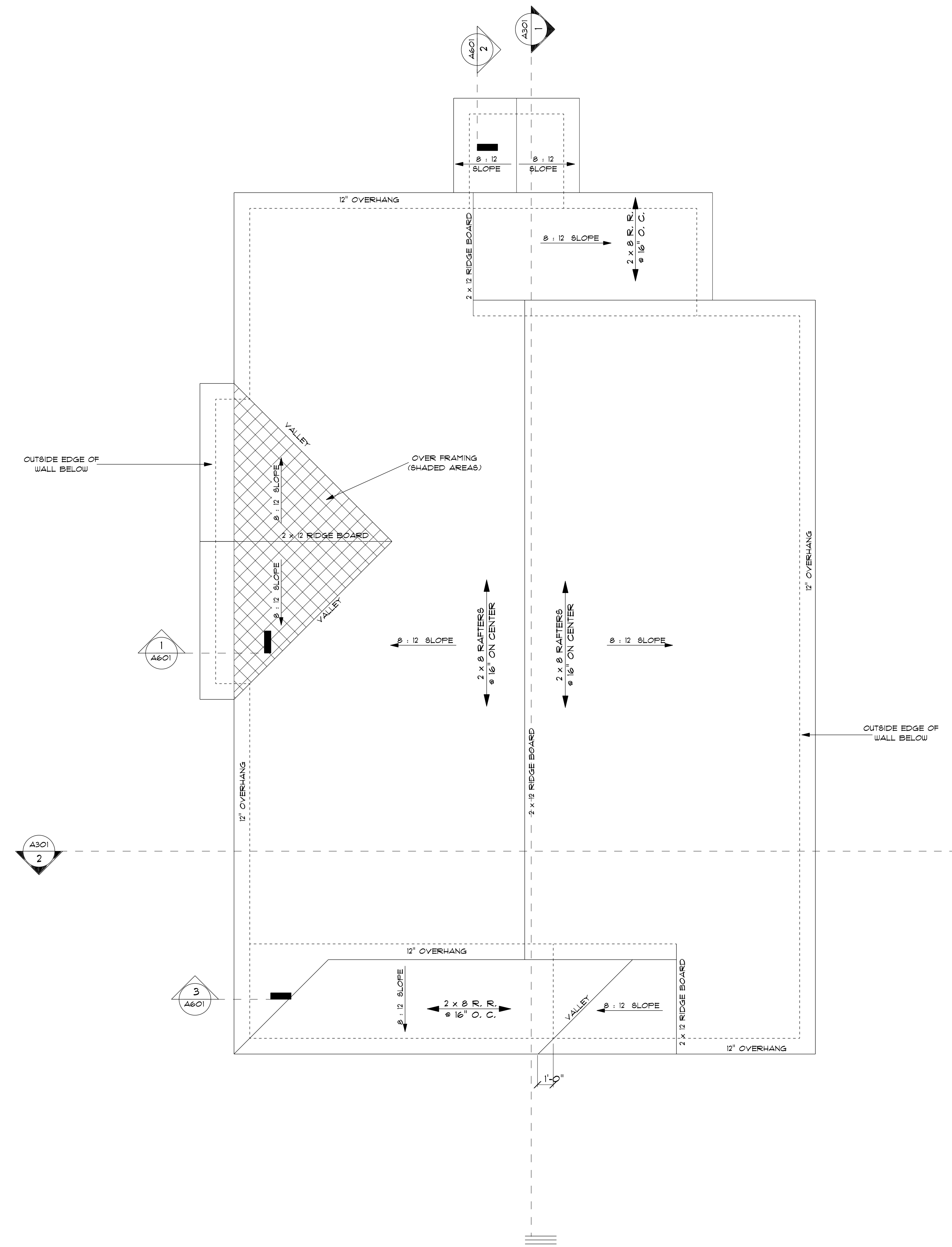
**A 102**

SHEET  
NUMBER:

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ROOF PLAN	1
SCALE: 1/4" = 1'-0"	A 103





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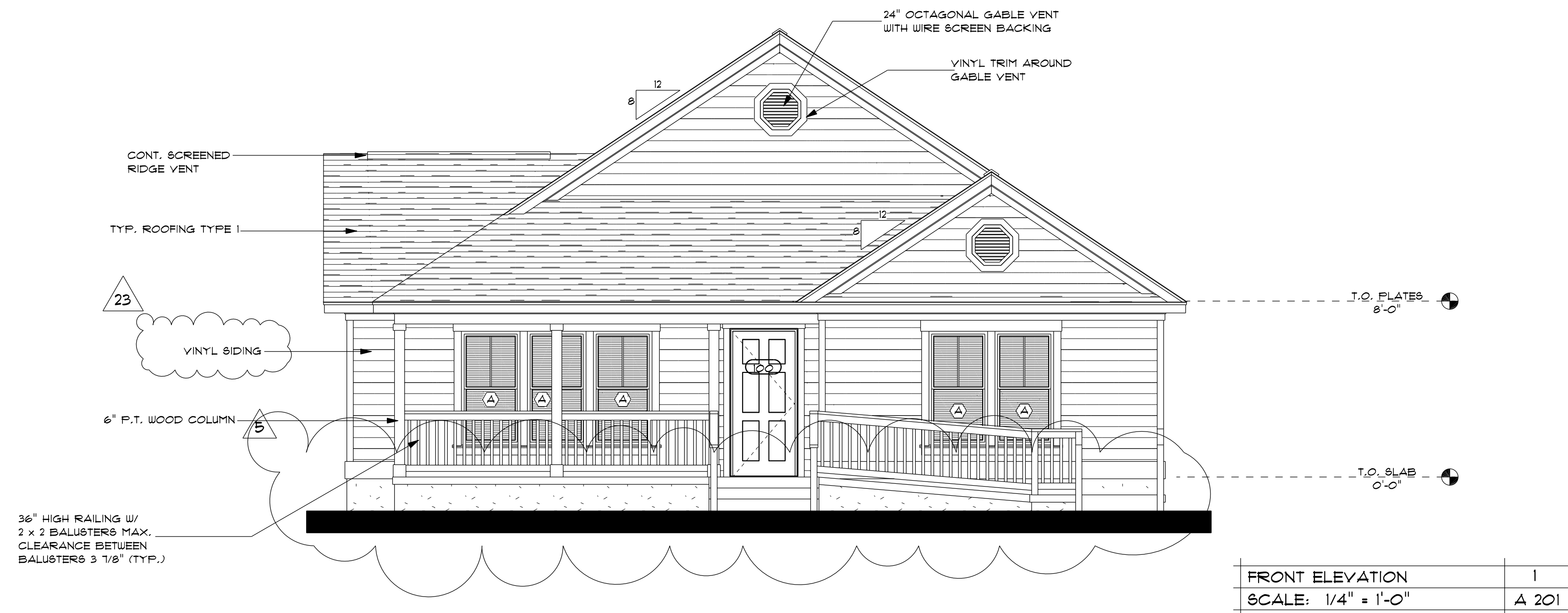
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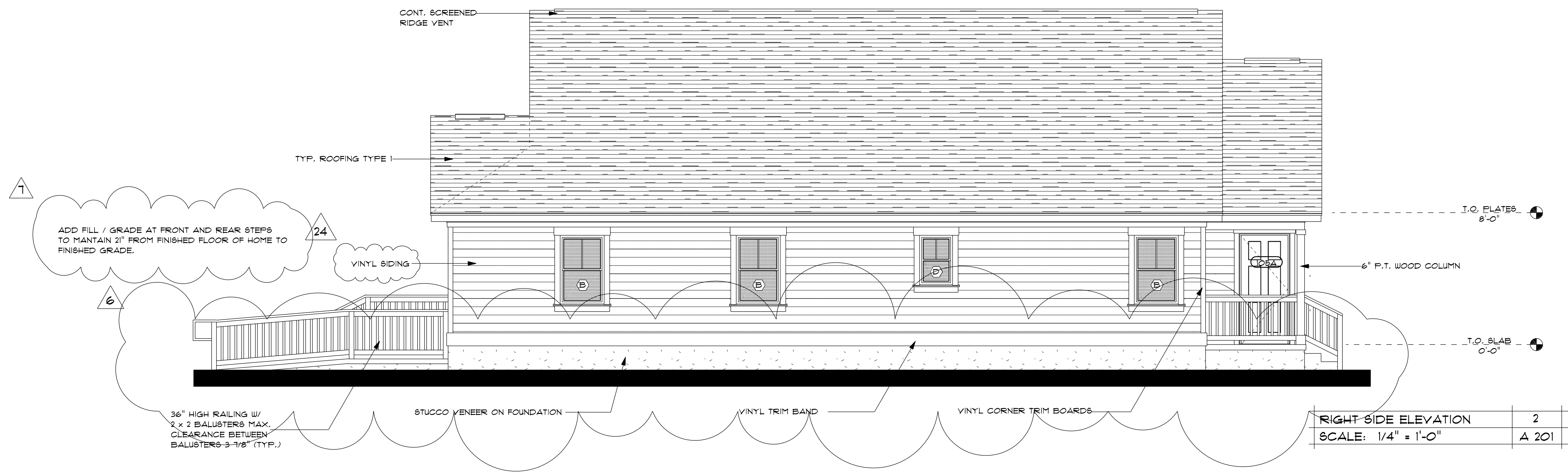
**EXTERIOR MATERIAL LEGEND**

NOTE: CORNER BOARD TRIM, FASCIAS, FRAMES AND TRIMS TO BE PAINTED TO MATCH ADJACENT SIDING. ARCHITECT TO PROVIDE COLORS.

SYMBOL	DESCRIPTION
	<b>STUCCO VENEER</b> LIGHT TEXTURE COLOR - AS SELECTED BY OWNER
	<b>TYP. SIDING TYPE 1</b> VINYL SIDING (MIN. 0.044" THICK) COLOR - AS SELECTED BY OWNER
	<b>TYP. SIDING TYPE 2</b> BOARD AND BATTEN STYLE VINYL (MIN. 0.044" THICK) COLOR - AS SELECTED BY OWNER
	<b>TYP. ROOFING TYPE 1</b> ARCHITECTURAL ASPHALT ROOFING COLOR AND TYPE TO BE SELECTED BY ARCHITECT



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



RIGHT SIDE ELEVATION	2
SCALE: 1/4" = 1'-0"	A 201

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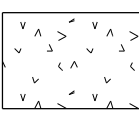
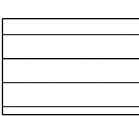
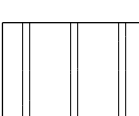

**AUGUSTA ADA HOUSING**

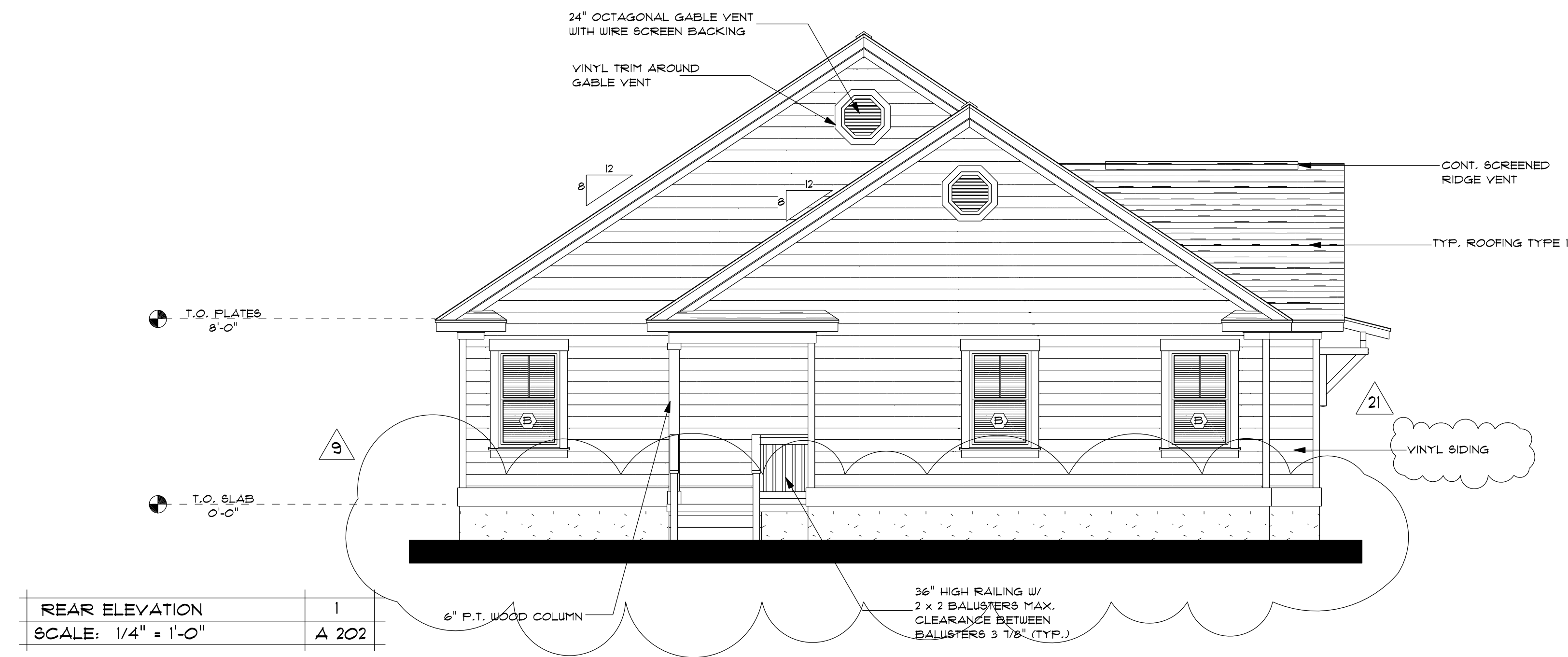
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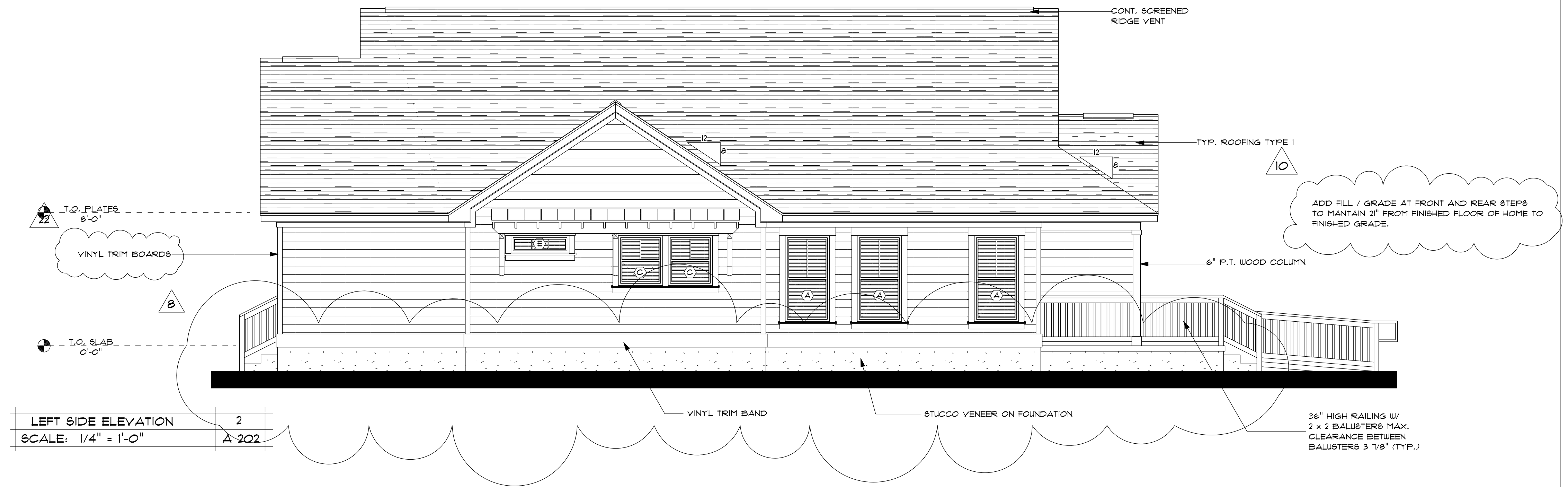
**EXTERIOR MATERIAL LEGEND**

NOTE: CORNER BOARD TRIM, FASCIAS, FRAMES AND TRIMS TO BE PAINTED TO MATCH ADJACENT SIDING. ARCHITECT TO PROVIDE COLORS.

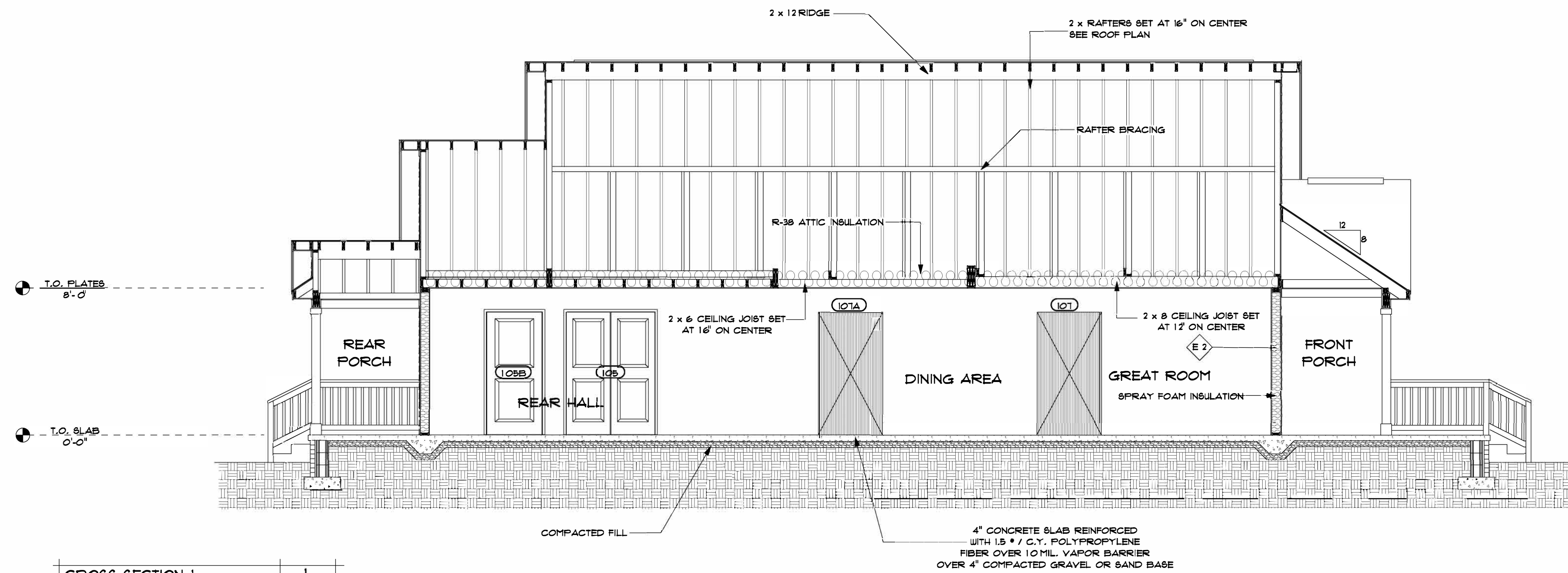
SYMBOL	DESCRIPTION
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	<b>TYP. SIDING TYPE 1</b> VINYL SIDING (MIN. 0.044" THICK) COLOR - AS SELECTED BY OWNER
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	<b>TYP. ROOFING TYPE 1</b> ARCHITECTURAL ASPHALT ROOFING COLOR AND TYPE TO BE SELECTED BY ARCHITECT



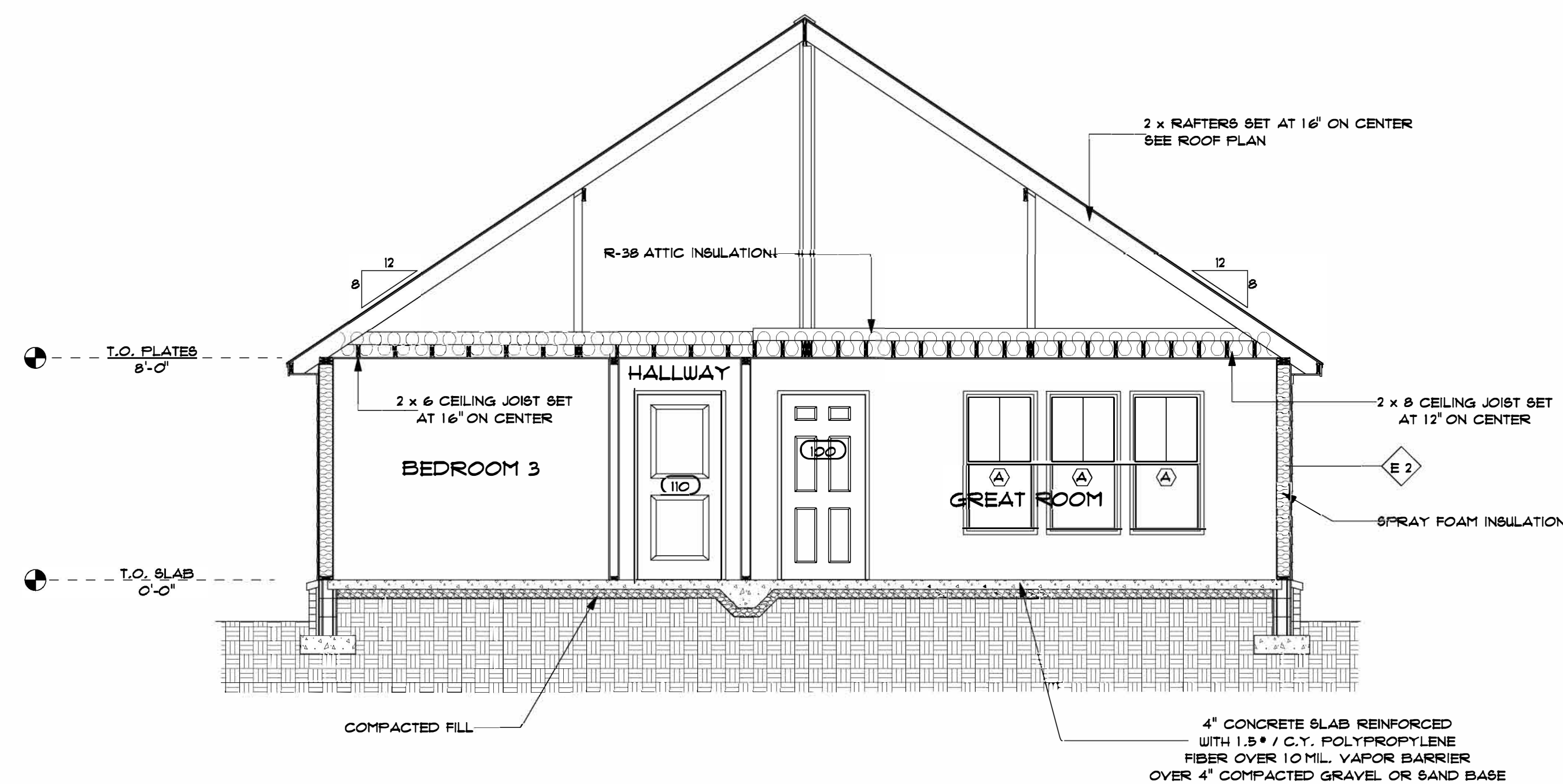
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"  
1  
A 202



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
2  
A 202



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



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

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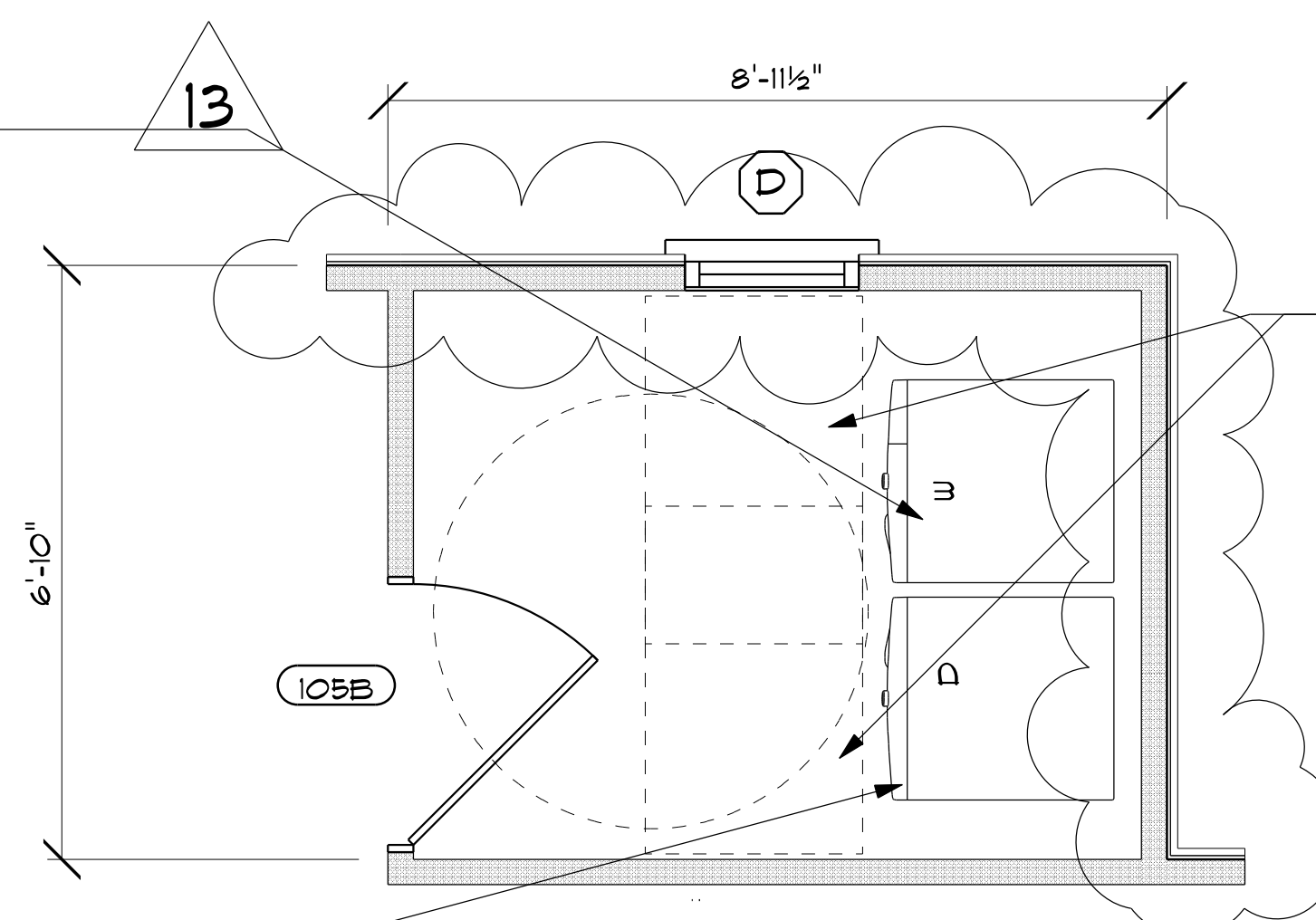
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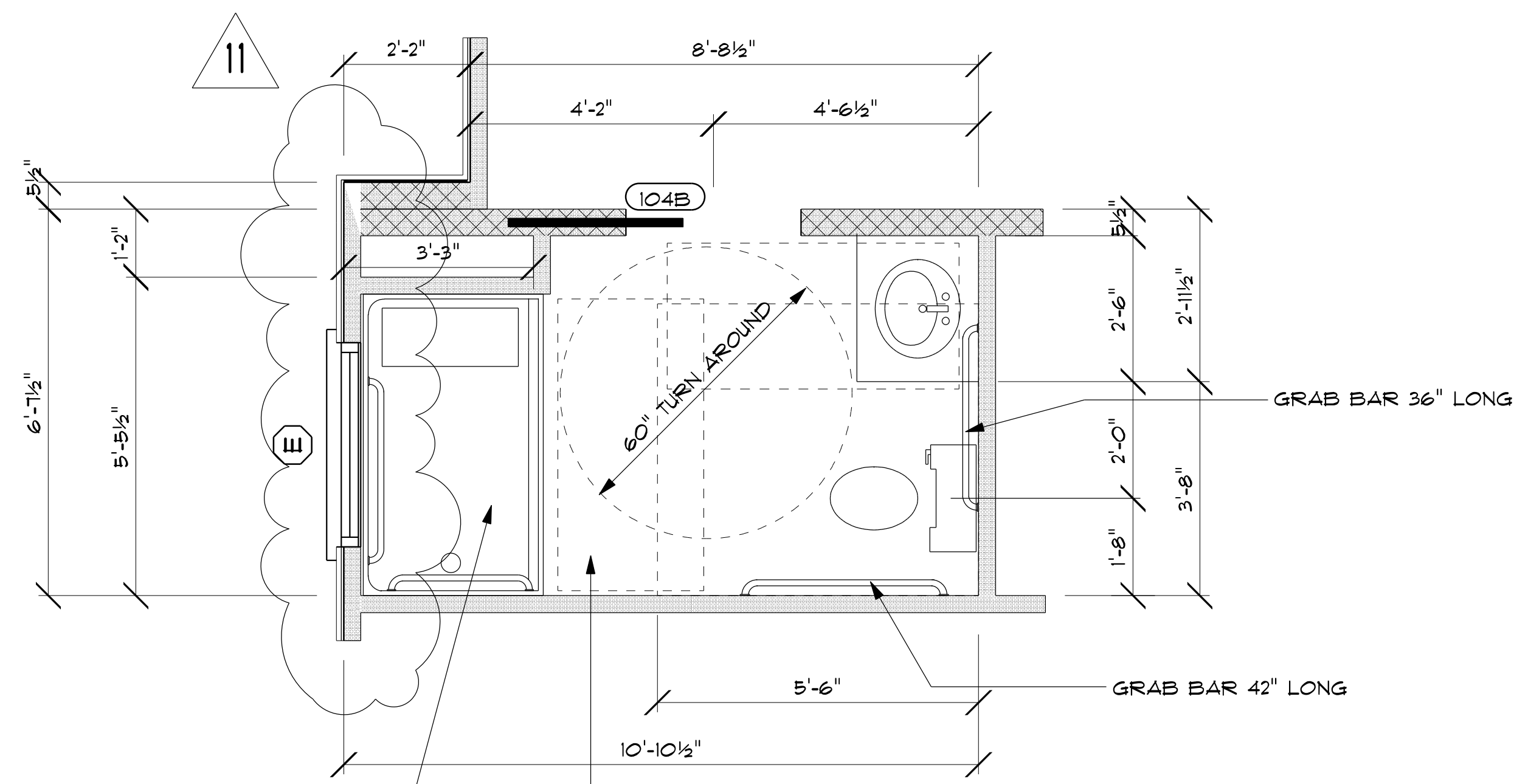
GE 4.8 CU. FT. CAPACITY SMART FRONT LOAD ENERGY STAR WASHER WITH ULTRAFRESH VENT SYSTEM WITH ODORBLOCK AND SANITIZE W/OXI MODEL #: GFUE5088NWW (OR APPROVED EQUAL)



GE 7.0 CU. FT. CAPACITY SMART FRONT LOAD ELECTRIC DRYER WITH SANITIZE CYCLE MODEL #: GFD55E88NWW (OR APPROVED EQUAL)



2	LAUNDRY III PLAN
A 401	SCALE: 1/2" = 1'-0"

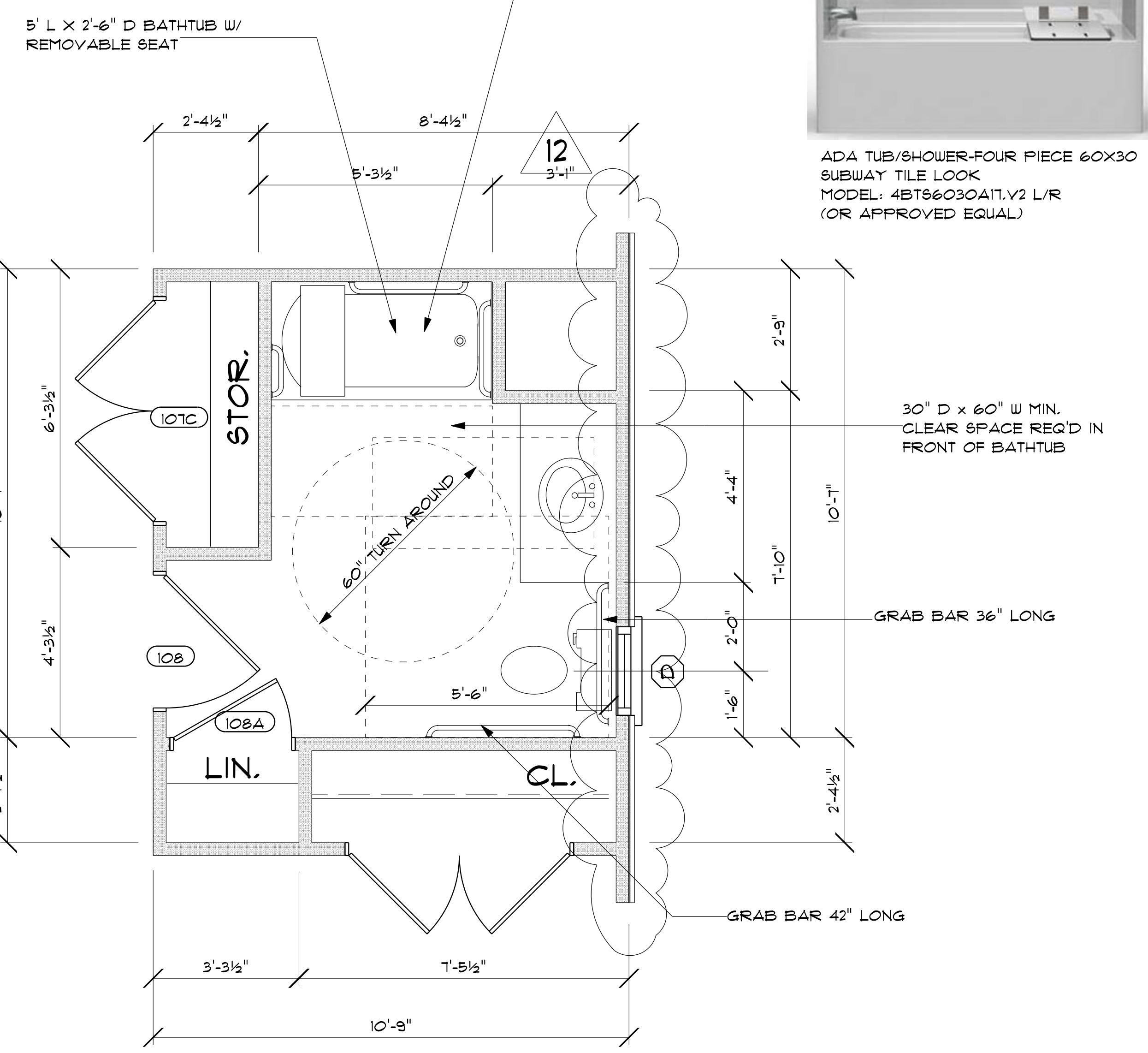


1	BATH 103 PLAN
A 401	SCALE: 1/2" = 1'-0"



ADA ROLL-IN SHOWER-FOUR PIECE 63X31 - SMOOTH WALL LOOK MODEL: 4L86331E1B (OR APPROVED EQUAL)

\*604.3.2 EXCEPTION: A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON THE REAR WALL OF WATER CLOSET 18" MIN. FROM WATER CLOSET CENTERLINE WHERE CLEARANCE AT WATER CLOSET IS 66" MIN. PERPENDICULAR FROM THE REAR WALL



3	BATH 108 PLAN
A 401	SCALE: 1/2" = 1'-0"

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GE ADA COMPLIANT STAINLESS STEEL  
INTERIOR DISHWASHER WITH SANITIZE CYCLE  
MODEL #: GDT2286L66  
(OR APPROVED EQUAL)



GE 30-in Smooth Surface 4 Elements 5-cu ft  
Self-Cleaning Freestanding Electric Range (Stainless Steel)  
Model #JB4806T66  
(OR APPROVED EQUAL)



GE ENERGY STAR 17.5 CU. FT.  
COUNTER-DEPTH FRENCH-DOOR  
REFRIGERATOR  
MODEL #: GYE18JYLF6  
(OR APPROVED EQUAL)

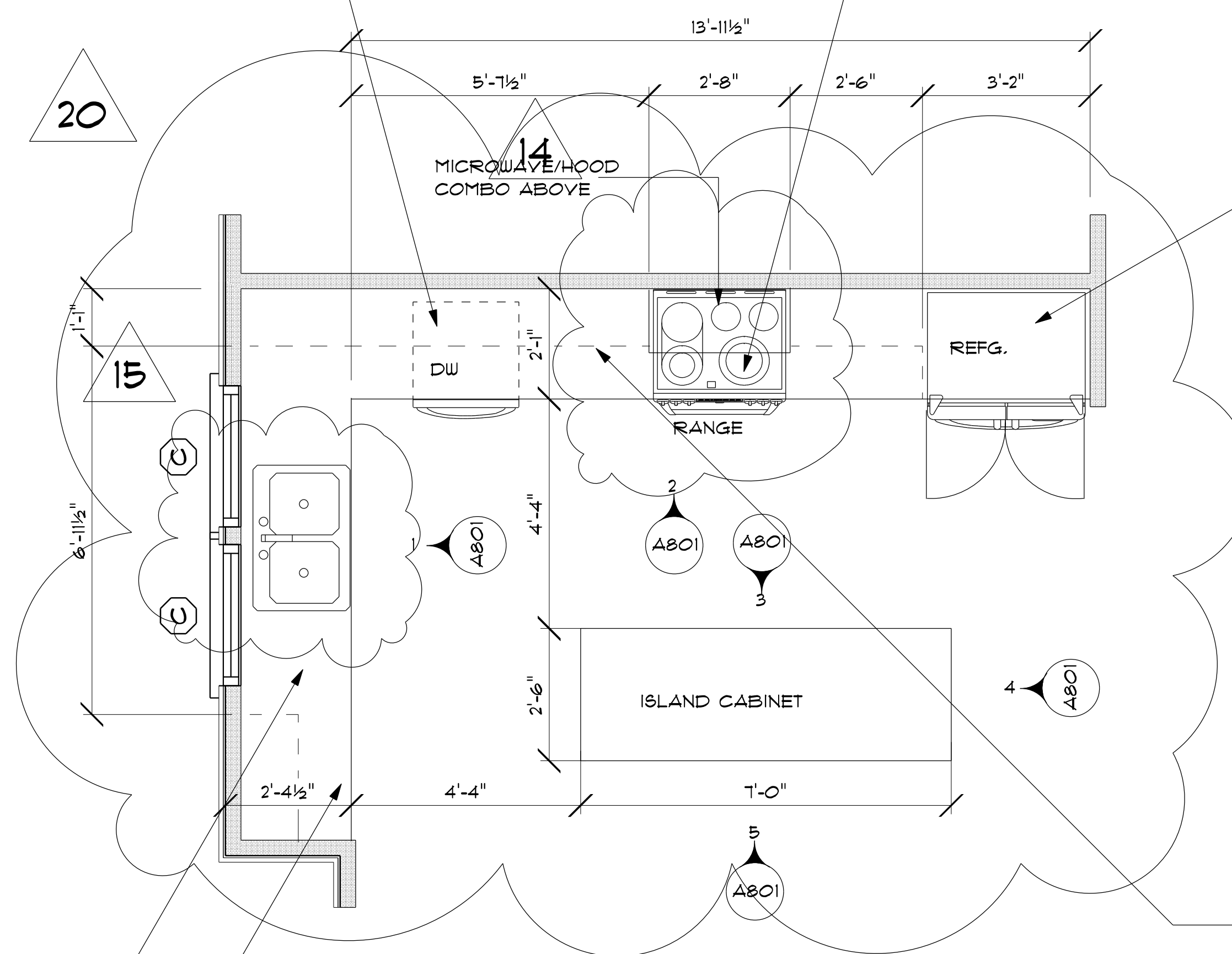


REV. A. SHELF WALL CABINET PULL-DOWN SHELVING SYSTEM  
(OR APPROVED EQUAL)

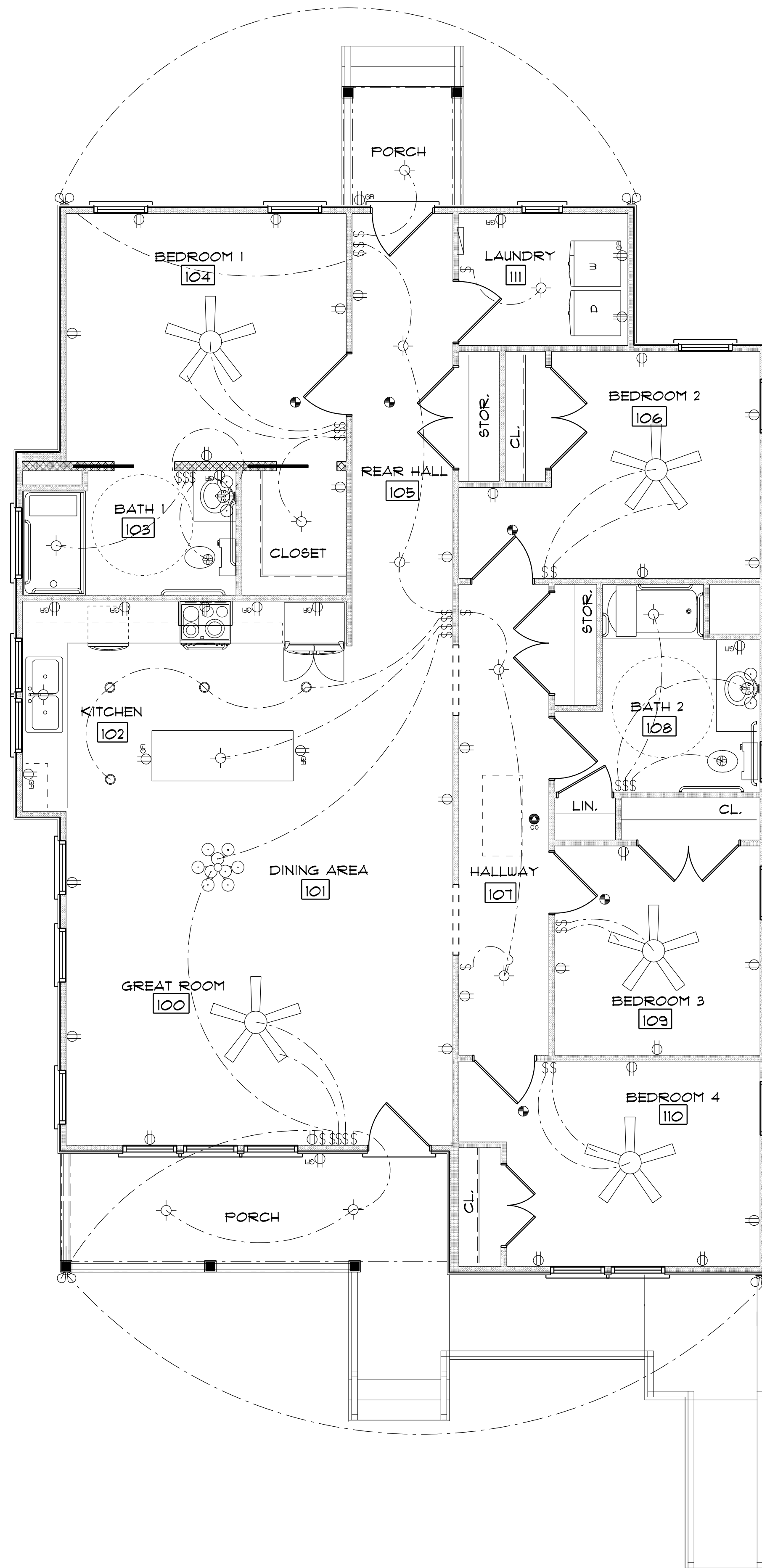


REV-A-SHELF TWO-TIER POTS, PANS AND LIDS ORGANIZER  
FOR KITCHEN CABINET (OR APPROVED EQUAL)

FORMICA COUNTERTOP



KITCHEN 102 PLAN	1
SCALE: 1/2" = 1'-0"	A 402



**ELECTRICAL NOTES**

1. ALL OUTLETS INSTALLED TO SERVE KITCHEN COUNTER TOP SHALL BE GFI PROTECTED PER NEC.
2. INSTALL SMOKE DETECTORS PER NFPA 72 AND IRC.
3. MAINTAIN CONTINUOUS GROUND ON ALL RECEPTACLES
4. CEILING PENETRATIONS SHALL MEET THE REQUIREMENTS OF NEC AND IBC.
5. GROUND ELECTRICAL SERVICE PER NEC250-66 AND AS APPROVED BY LOCAL AHJ.
6. MAINTAIN 3FT. MINIMUM CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT PER NEC. 110.26(A)
7. CONSULT LOCAL UTILITY AND BUILDING AUTHORITY FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ELECTRICAL EQUIPMENT.

**HVAC NOTES**

1. FURNACE NOT LOCATED IN CONDITIONED ARE TO BE AS CENTRALLY LOCATED AS POSSIBLE. IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. GC & HVAC CONTRACTORS RESERVE THE RIGHT TO LOCATE SUPPLY VENTS OR LINES.
3. RETURN AIR REGISTERS TO BE AS CLOSE TO AIR HANDLER UNIT & AS CENTRALLY LOCATED AS POSSIBLE.
4. OUTSIDE COMPRESSOR UNIT TO BE LOCATED AS CLOSE TO INTERIOR AIR HANDLER AS POSSIBLE.
5. OUTSIDE COMPRESSOR UNIT TO BE LOCATED 10'-0" AWAY MIN. FROM DRYER VENT.
6. INTERIOR AIR HANDLER TO BE INSTALLED IN ATTIC SPACE.
7. PROVIDE A 3 TON HEAT PUMP SPLIT SYSTEM WITH SUPPLY GRILL @ ROOMS. GC & HVAC CONTRACTOR RESERVE THE RIGHT TO DETERMINE HVAC UNIT AND HEAT PUMP REQUIREMENTS.

**PLUMBING NOTES**

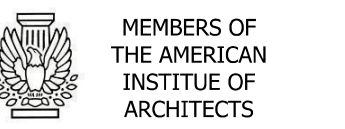
1. ALL FAUCETS TO HAVE BLADE HANDLES MEETING ADA REQUIREMENTS.

ELECTRICAL SYSTEMS LEGEND	
SYMBOL	DESCRIPTION
MUD RM. 105	ROOM OR AREA NUMBER
	CEILING FAN WITH LIGHT
	RECESSED CAN LIGHT
	CHANDELIER LIGHT
	COMBO C.O. & SMOKE DETECTOR
	EXHAUST FAN
	CLG. MTD. LIGHT FIXTURE
	STANDARD DUPLEX RECEPTACLE
	220 OUTLET
	GROUND FAULT INTERRUPTER
	SMOKE DETECTOR
	SWITCH
	THREE LIGHT FIXTURE
	ELECTRICAL PANEL
	FLOOD LIGHT



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PROJECT NO.:

DATE:

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ELECTRICAL PLAN	1
SCALE: 1/4" = 1'-0"	E 101

SHEET NUMBER: **E 101**

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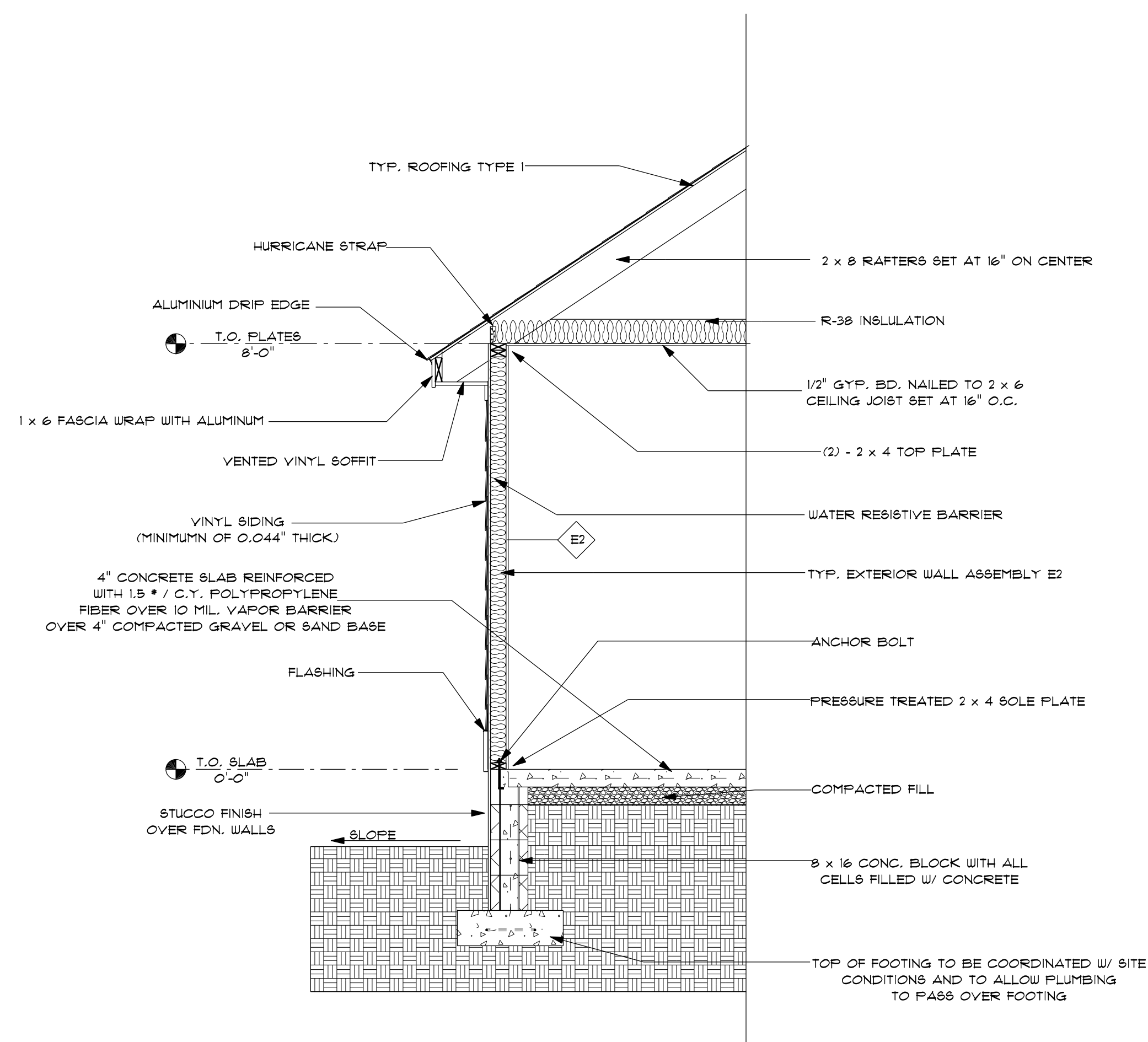
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DATE:

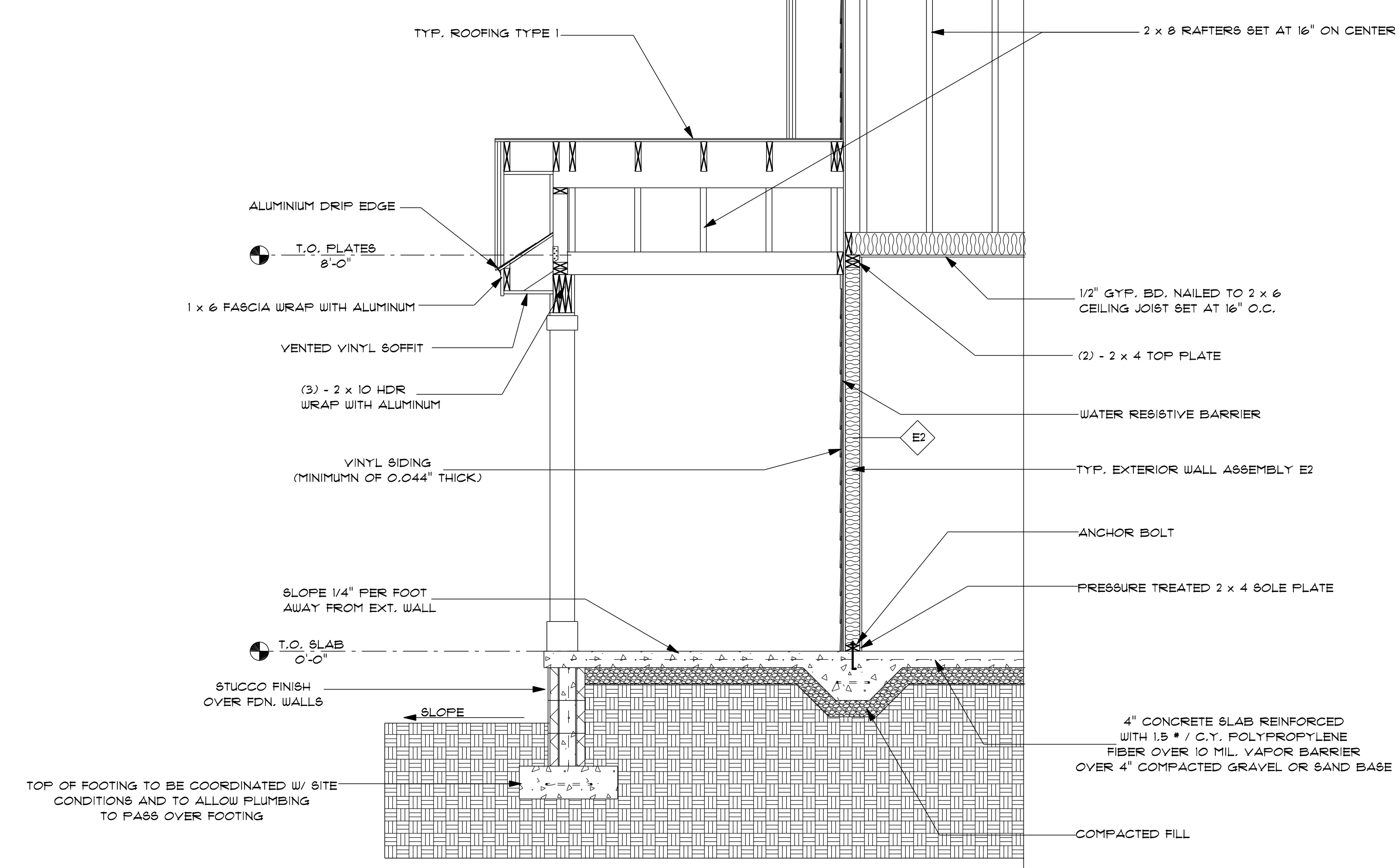
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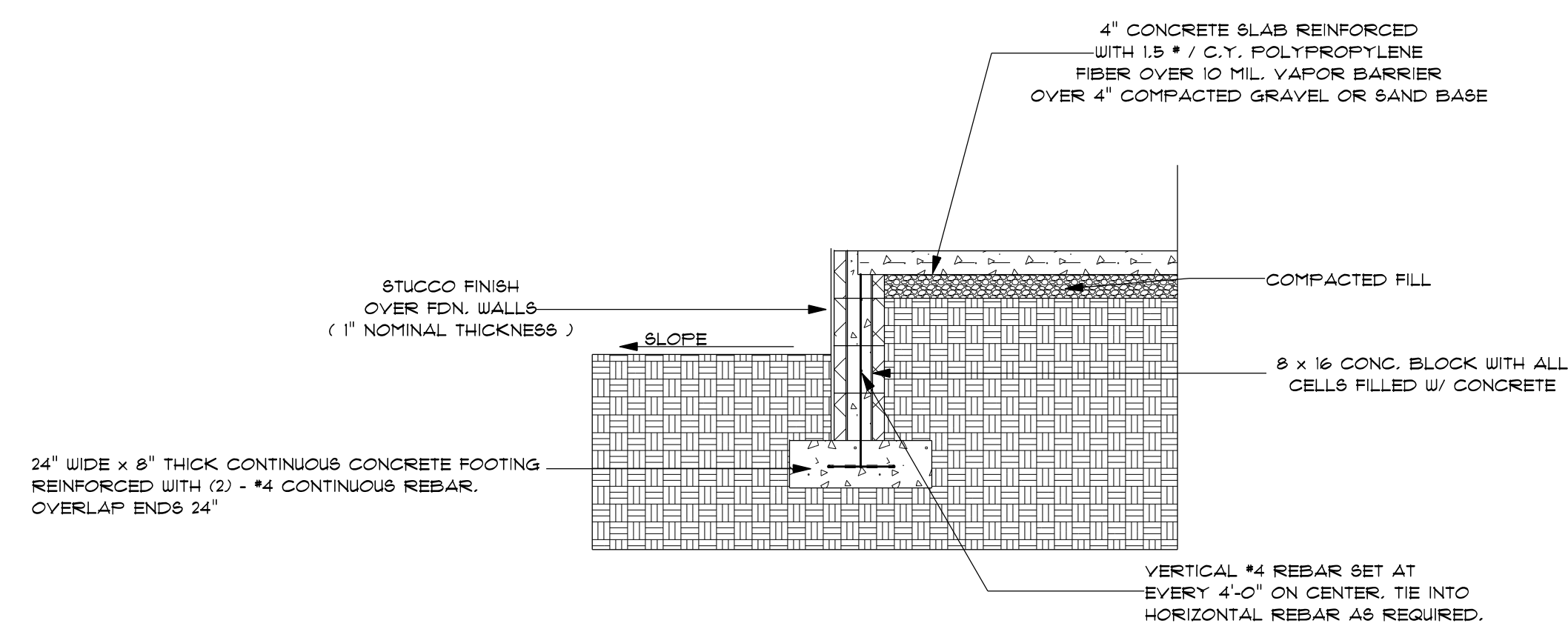
REVISION: 2-21-2023



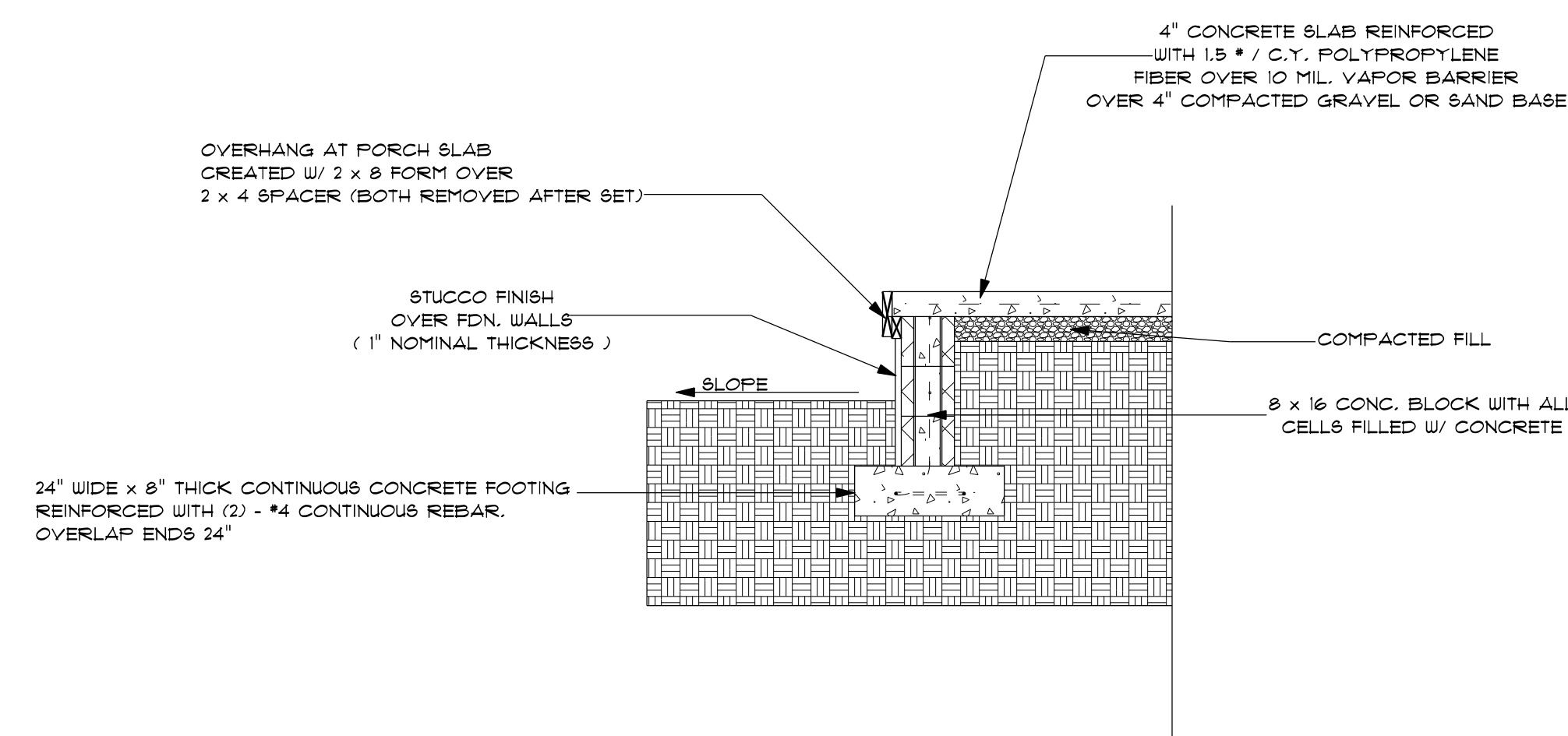
WALL SECTION 1	1
SCALE: 1/2" = 1'-0"	A 601



WALL SECTION 2	2
SCALE: 1/2" = 1'-0"	A 601

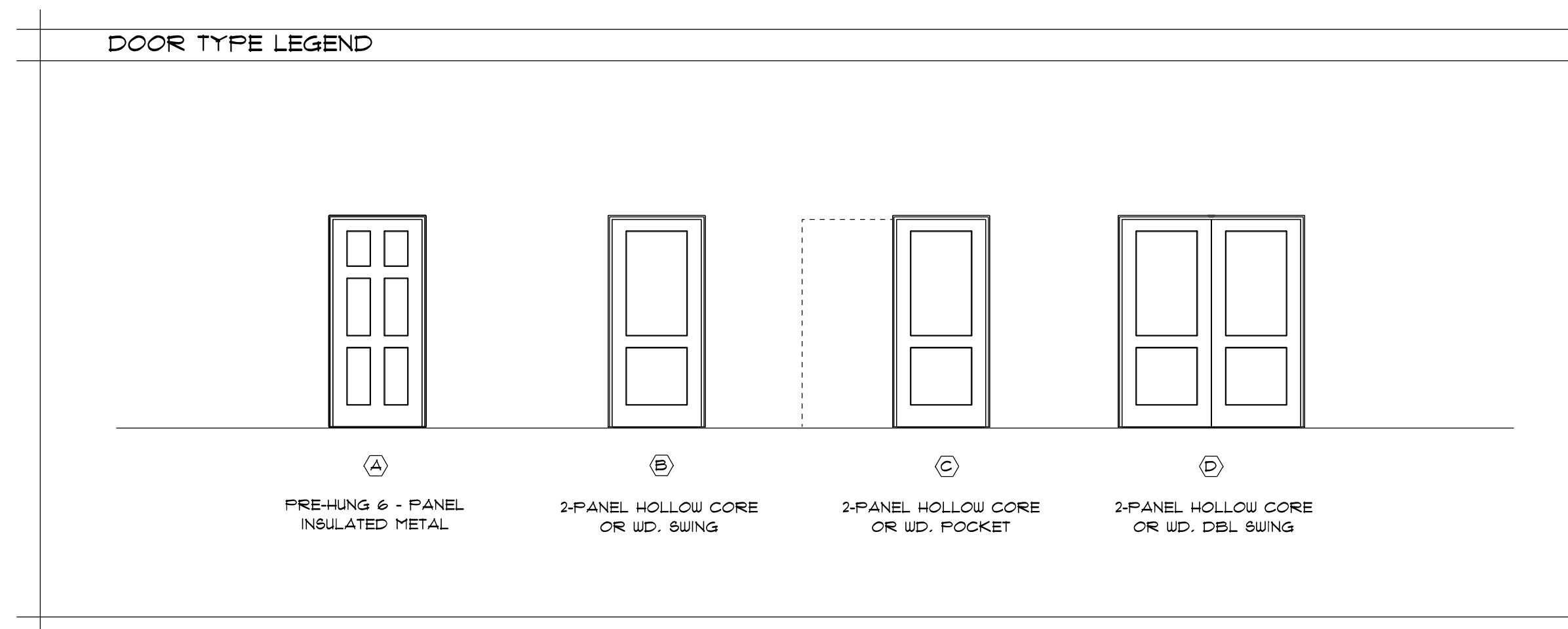
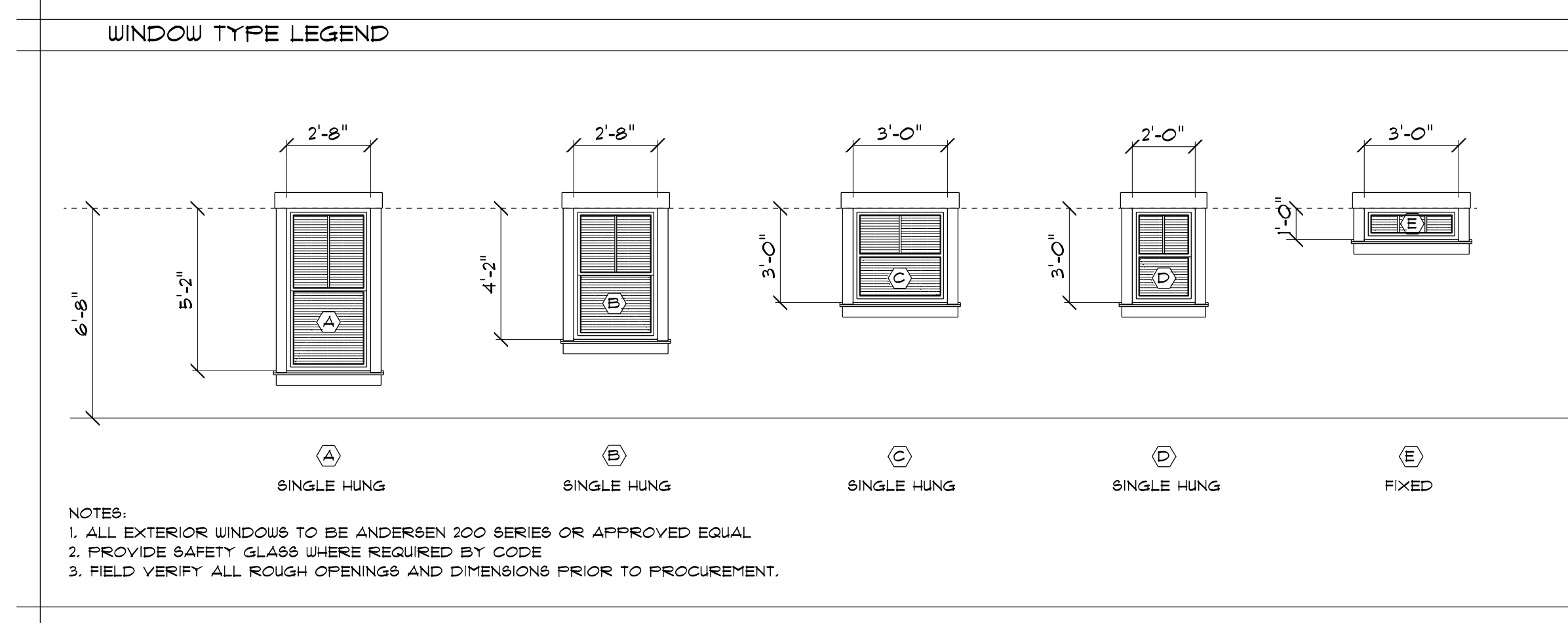


PORCH SLAB EDGE AT STEM WALL	3
SCALE: 1/2" = 1'-0"	A 601



PORCH SLAB EDGE AT STEM WALL	3
SCALE: 1/2" = 1'-0"	A 601

OPENING SCHEDULE					
NO.	WIDTH	HEIGHT	THICKNESS	ELEVATION	REMARKS
100	3'-0"	6'-8"	1 3/4"	A	
100 A	3'-6"	6'-8"	N/A	N/A	SHEETROCK OPENING
102	3'-6"	6'-8"	N/A	N/A	SHEETROCK OPENING
104	3'-0"	6'-8"	1 3/8"	B	
104A	3'-0"	6'-8"	1 3/8"	C	
104B	3'-0"	6'-8"	1 3/8"	C	
105	5'-0"	6'-8"	1 3/8"	D	
105 A	3'-0"	6'-8"	1 3/4"	A	
105 B	3'-0"	6'-8"	1 3/8"	B	
106	3'-0"	6'-8"	1 3/4"	B	
106A	5'-0"	6'-8"	1 3/8"	D	
107	5'-0"	6'-8"	1 3/8"	D	
108	3'-0"	6'-8"	1 3/8"	B	
108A	3'-0"	6'-8"	1 3/8"	B	
109	3'-0"	6'-8"	1 3/4"	B	
109A	5'-0"	6'-8"	1 3/8"	D	
110	3'-0"	6'-8"	1 3/8"	B	
110 A	5'-0"	6'-8"	1 3/8"	D	



ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT
GREAT ROOM	LVT FLOORING	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
DINING ROOM	LVT FLOORING	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
KITCHEN	LVT FLOORING	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
BATH	TILE	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
CLOSET	CARPET	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
REAR HALL	LVT FLOORING	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
BEDROOM 1	CARPET	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
BEDROOM 2	CARPET	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
BEDROOM 3	CARPET	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
BEDROOM 4	CARPET	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"
HALLWAY	LVT FLOORING	WOOD PAINTED	GYP&UM WALL BOARD FT.	GYP&UM BOARD SMOOTH	8'-0"

HARDWARE SETS	
GENERAL NOTE: A. CONTRACTOR TO COORDINATE KEYS/AT, KEYING, AND MASTER KEYING SYSTEM WITH OWNER. B. PROVIDE TWO KEYS PER LOCK. C. PROVIDE THREE DOOR BUMPERS PER DOOR LEAF. D. PROVIDE STOP PER EACH DOOR LEAF. E. SEE DOOR SCHEDULE FOR HARDWARE SET. F. ALL HARDWARE TO BE ADA COMPLIANT. G. ALL INTERIOR DOOR HARDWARE TO HAVE FINISH TEO.	
NO.	FUNCTION
1	ENTRANCE
2	PASSAGE SWING
3	PRIVACY SWING
4	PRIVACY POCKET
5	PASSAGE DBL SWING

**VIRGO GAMBILL ARCHITECTS**

3810 OAK DRIVE, AUGUSTA, GA 30907  
 (706) 736-3661  
 www.VIRGOGAMBILL.com

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## AUGUSTA ADA HOUSING

CITY OF AUGUSTA HOUSING & DEV.  
 1216 Branch Street, Augusta, GA 30901

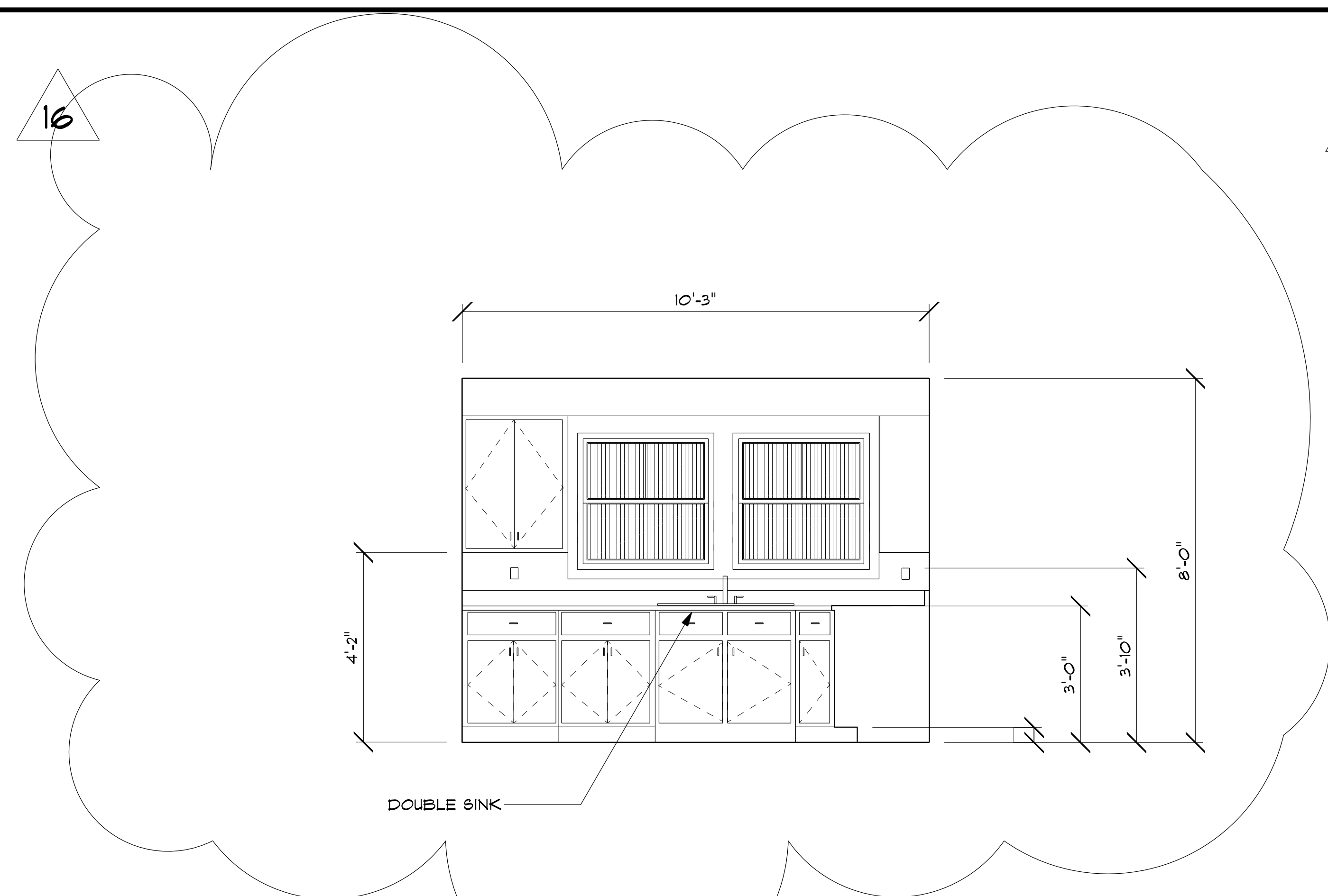
PROJECT NO.:  
 DATE:  
 DRAWN BY:  
 CHECKED BY:  
 REVISION: 2-21-2023



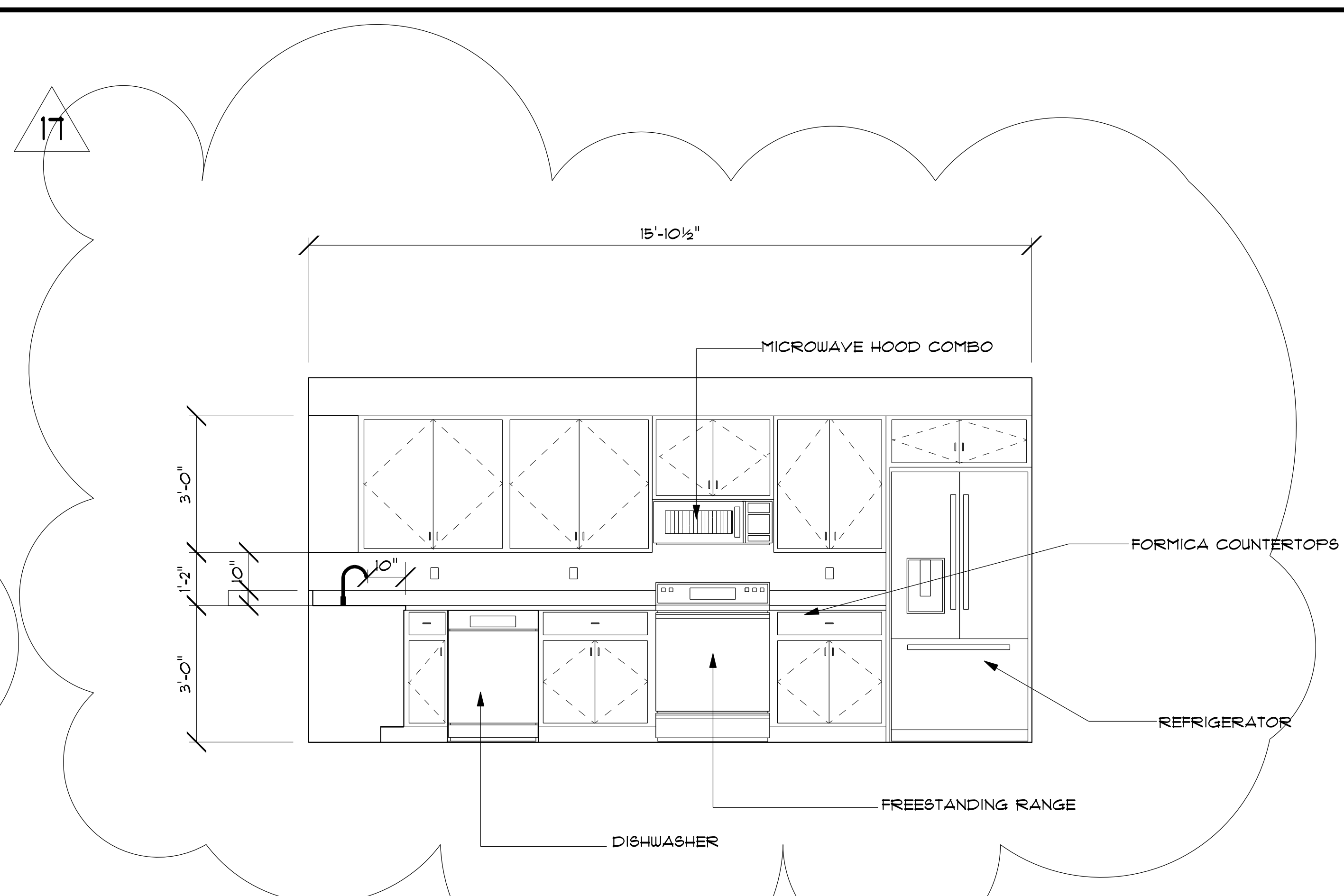
**AUGUSTA ADA HOUSING**

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1216 Branch Street, Augusta,  
GA 30901

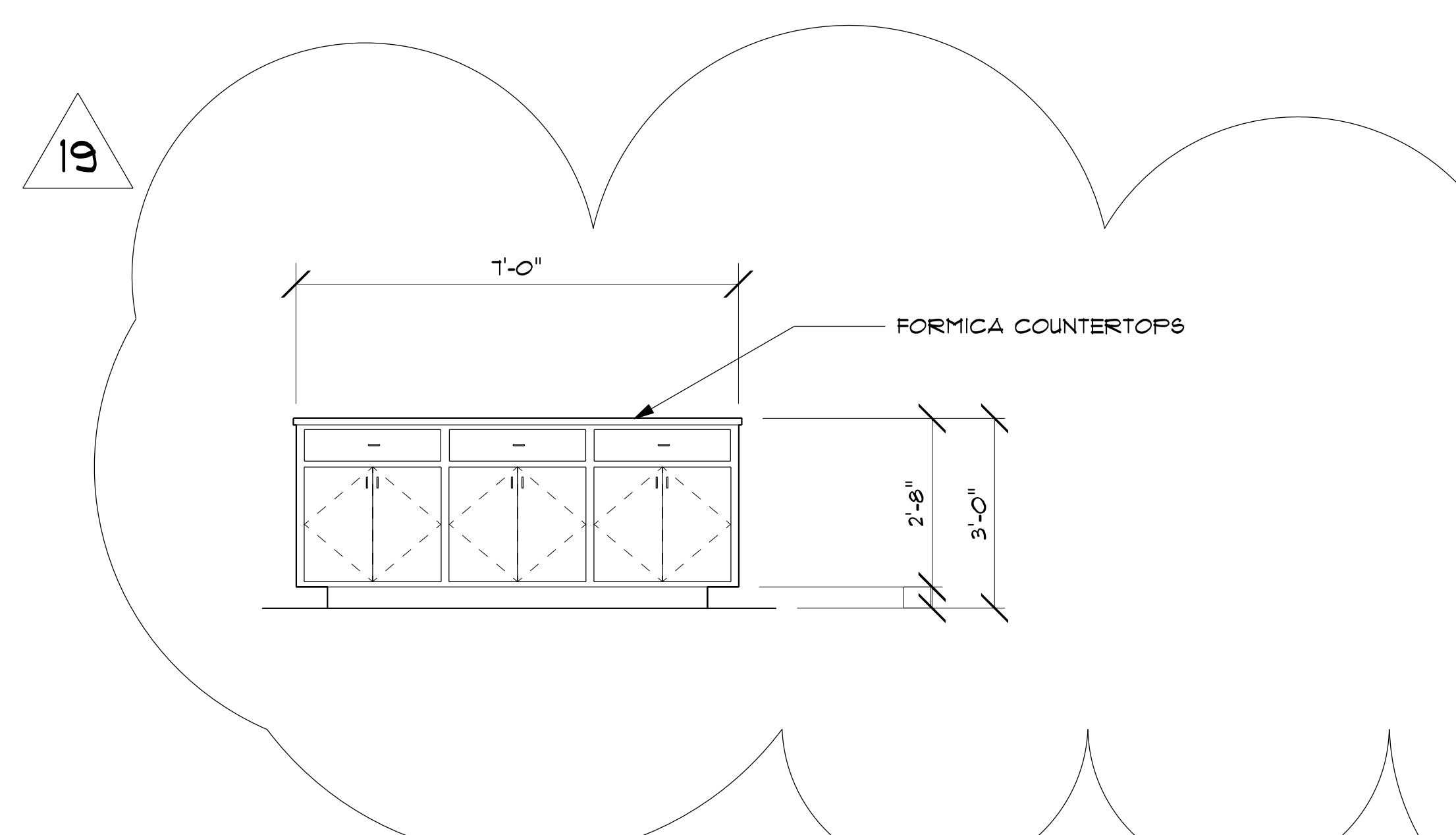
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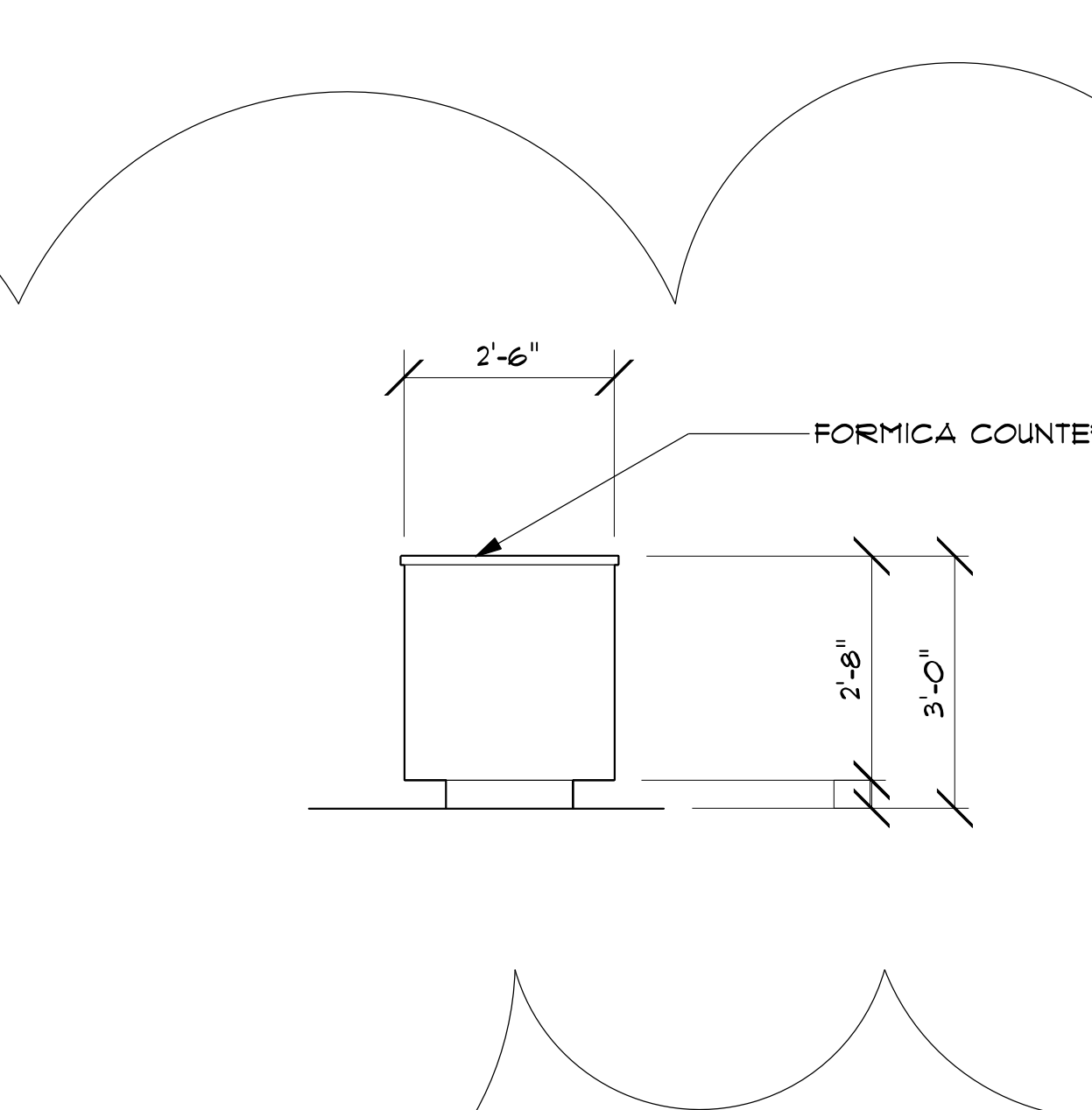
KITCHEN CABINET ELEVATION	1
SCALE: 1/2" = 1'-0"	A 801



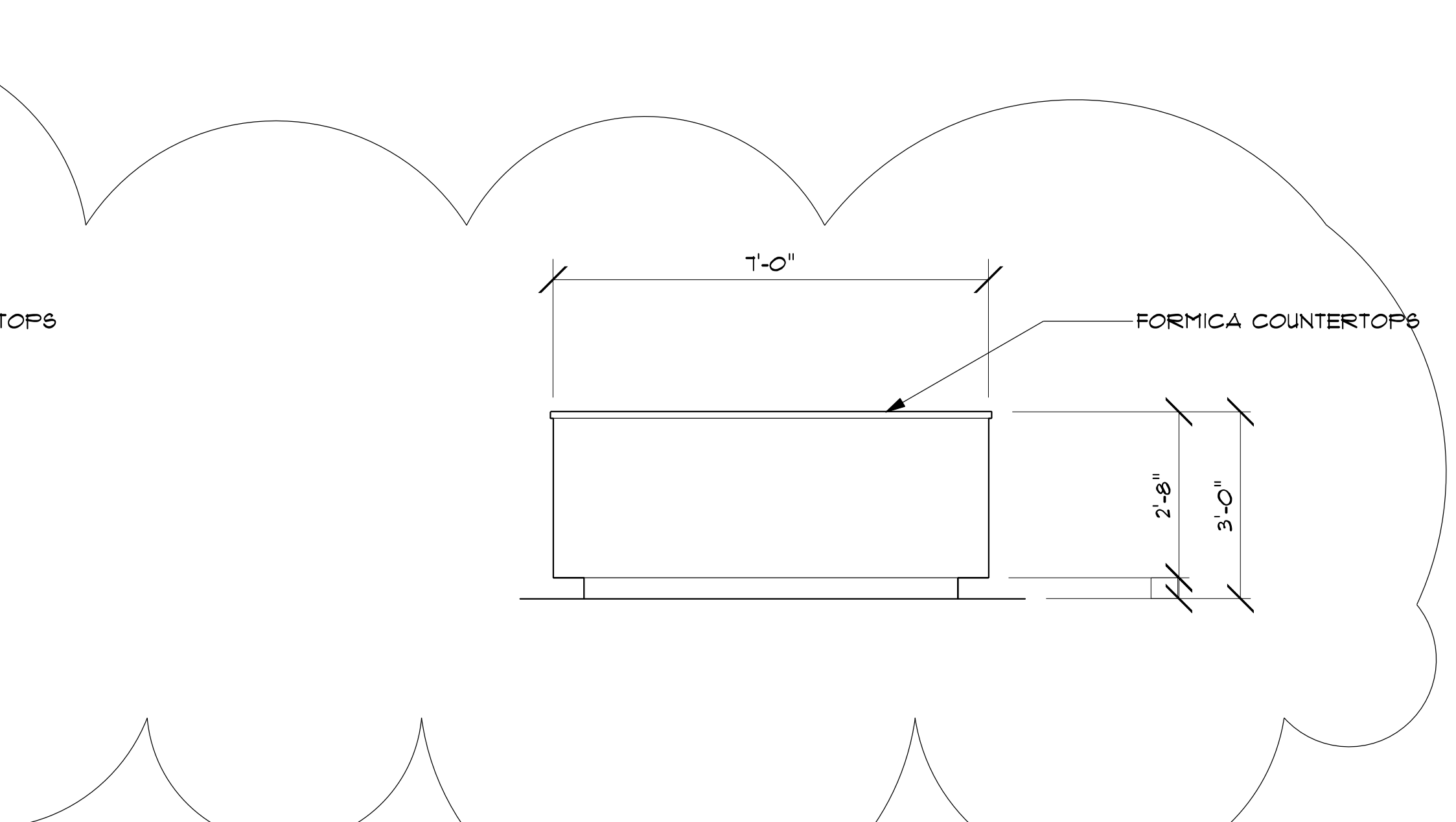
KITCHEN CABINET ELEVATION	2
SCALE: 1/2" = 1'-0"	A 801



KITCHEN CABINET ELEVATION	3
SCALE: 1/2" = 1'-0"	A 801



KITCHEN CABINET ELEVATION	4
SCALE: 1/2" = 1'-0"	A 801



KITCHEN CABINET ELEVATION	5
SCALE: 1/2" = 1'-0"	A 801