AUGUSTA ADA HOUSING

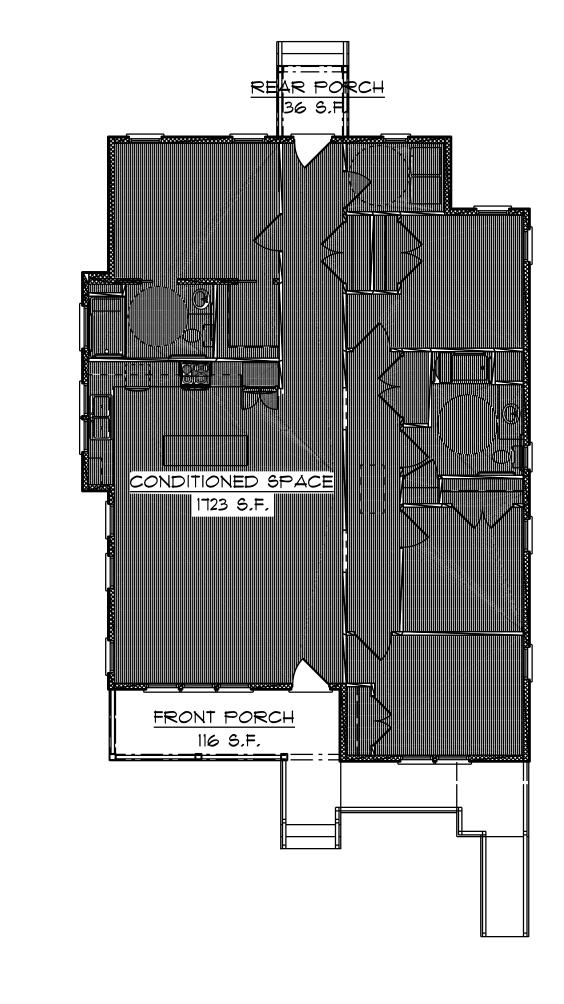
1216 Branch Street, Augusta, GA 30901



CONSTRUCTION DOCUMENTS / ISSUED FOR PERMIT



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
A2O1	ELEVATIONS
A2O2	ELEVATIONS
A3O1	SECTIONS
A4O1	ENLARGED PLANS
A4O2	ENLARGED PLANS
A601	DETAILS
10FA	SCHEDULES & DIAGRAMS
A801	INTERIOR ELEVATION
E101	ELECTRICAL PLAN

SITE MAP



PROJECT TEAM

CIVIL ENGINEER

THE AMERICAN
INSTITUE OF
ARCHITECTS

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LANDSCAPE ARCHITECT N/A

STRUCTURAL ENGINEER

ARCHITECT OF RECORD:
VIRGO GAMBILL ARCHITECTS
3810 OAK DRIVE
AUGUSTA, GA 30901
TEL: 706.736.3661
FAX: 706.736.4552
DRAWINGS@VIRGOGAMBILL.COM

FIRE PROTECTION &
PLUMBING ENGINEER
N/A

MECHANICAL ENGINEER N/A

ELECTRICAL ENGINEER

HOUSING

STA ADA HOU
Branch Street, Augusta, GA 30901

OF AUGUSTA HOUSING

PROJECT NO.:

DATE:
DRAWN BY:

CHECKED BY:

REVISION: 2-21-2023

COVER

SHEET

Gooo

С	CODE ANALYSIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE PLANS, SPECIFICATIONS AND ADDENDA COMPLY WITH THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF ISSUANCE FOR CONSTRUCTION.		
PF	ROJECT DESIGNED IN ACCORDAN	ICE 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 C	ODE 2015 EDITION	
5.	ADA - STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION	
2.	PRIMARY OCCUPANCY CLASSIFICATION R-3 RESI TYPE OF CONSTRUCTION: VB	DENTIAL	
3.	TOTAL FLOOR AREA = 1,833 S.F. BUILDING HEIGHT: 18'-9" TO RIDGE		
5.	DESIGN LOADS: LIVING AREAS: 40 PSF ROOF: LIVE LOAD: 20 PSF DEAD LOAD: 20 PSF TOTAL: 40 PSF	E ATTIC LIMITED CTORACES	20 PG5
	CEILING: LIVE LOAD (UNINHABITABLE DEAD LOAD: 10 PSF TOTAL: 30 PSF	- ATTIC, LIMITED STURAGE)	: 20 F3F

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

<u>SYMBOL</u>	DESCRIPTION
FOYER II	ROOM OR AREA NUMBER
3	WALL TYPE
(IO2A)	DOOR NUMBER
A	WINDOW TYPE
	ELEVATION DETAIL MARKER
Aloz	ARROW INDICATES DIRECTION
	SECTION DETAIL MARKER
AIO2	SECTION NO. ABOVE

DIMENSION NOTES

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

ARROW INDICATES DIRECTION

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

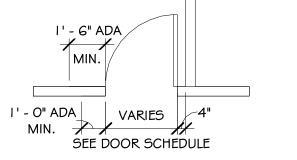
SHEET NO. BELOW

INTERIOR DIMENIONS 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



DRAWING ABBREVIATIONS ANCHOR BOLT HARDWOOD ACOUSTICAL CEILING TILE | HDWR HARDWARE ABOVE FINISHED FLOOR H.M. HOLLOW METAL ALUMINUM HEIGHT ALTERNATE HVAC HEATING, VENTILATION APPROX **APPROXIMATE** AND AIR CONDITIONING ARCH. ARCHITECTURAL INCL. INCLUDED BOARD INSUL. INSULATION BARRIER FREE INTERIOR JNT. BLDG BUILDING JOINT BLK BLOCK OR BLACK JST. JOIST BLK'G BLOCKING LAV. LAVATORY BEAM LIGHT вот. BOTTOM MAX. MAXIMUM BETWEEN MECH. MECHANICAL CATH. CATHEDRAL MFR MANUFACTURER CENTERLINE MIN. MINIMUM CONTROL JOINT MISC. MISCELLANEOUS CEILING M.O. MASONRY OPENING CLEAR CLR. MTL. METAL C.M.U. CONCRETE MASONRY UNIT | N NORTH COLUMN NO. NUMBER CONC. NOT IN CONTRACT CONCRETE N.I.C. NOM. CONN. CONNECTION NOMINAL N.T.S. CONSTR. CONSTRUCTION NOT TO SCALE O.C. CONT. CONTINUOUS ON CENTER CERAMIC TILE O.D. OUTSIDE DIAMETER DEG. DEGREE OH. OVERHANG DET./DTL. OPG. DETAIL OPENING DIAGONAL PLATE PLYWD. DIAMETER PLYWOOD DOWN P.L. PROPERTY LINE DOWNSPOUT PAINTED DRAWING PAIR RISER EACH REFR. REFRIGERATOR **EXPANSION JOINT** REINF REINFORCED ELEVATION REQ'D REQUIRED ELECTRICAL RM. ROOM ENCL. **ENCLOSURE** R.O. ROUGH OPENING EQ. EQUAL SOUTH EQUIP **EQUIPMENT** S.C. SOLID CORE E.W. EACH WAY SCHED. SCHEDULE EXPANSION SECT. SECTION EXTERIOR SQUARE FOOT FLOOR DRAIN SHT. SHEET FDN. FOUNDATION SIMILAR FIRE EXTINGUISHER SPEC SPECIFICATION FINISHED FLOOR SQ. SQUARE FINISH S.S. STAINLESS STEEL FLR. OR FL. FLOOR STAGG. STAGGERED FOUNDATION STD. STANDARD 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 TREAD T & B TOP AND BOTTOM T.O. TOP OF

TYP.

VERT.

W.I.C.

W/O

TYPICAL

VERTICAL

HOT WATER HEATER

WALK IN COOLER

WATER CLOSET

WEST

WITH

WOOD

YARD

WITHOUT

FULL SIZE

TYPICAL

GAUGE

GYPSUM

GYP. BD.

GALVANIZED

GYPSUM BOARD

HOSE BIBB

FOOT OR FEET

FOOTING THK. THICK

GENERAL CONTRACTOR

ENERGY CODE COMPLIANCE



Project

Permit Number:

2015 IECC Energy Code: Augusta, Georgia Single-family Construction Type: New Construction Project Type: Conditioned Floor Area: 1,723 ft2 Glazing Area 18% 3 (2565 HDD) Climate Zone: Permit Date:

Construction Site: Owner/Agent

Designer/Contractor: Joe Gembill Virgo Gembill Architects 3810 OAK DRIVE augusta. GA 30507 (706)-736-3661

ance: Passes using UA trade-off

Maximum UA: 196 Your UA: 185 Maximum SHGC: 0.25 Your SHGC: 0.25 The Willetter 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-ongrade assembly in the specified climate sone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	CHARTEY	Cont. R-Value	Prop. U-Factor	Req. U-Pactor	Prop. UA	Req. UA
Cailing 1: Flat Cailing or Scizzor Truzz	1.723	38.0	0.0	0.030	0.030	52	5
Wall 1: Wood Frame. 16" o.c.	1.189	15.0	0.0	0.060	0.060	56	59
Window 1: Wood Frame:Double Pane with Low-E SHGC: 0.25	211			0.300	0.350	63	7-
Door 1: Solid	40			0.360	0.350	14	1
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0*	180		0.0	1.042	0.047	0	1

calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Verzion 4.7.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

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Report date: 12/13/22 Page 1 of 9

Ga, 30901

WALL TYPES

EXTERIOR WALL TYPES



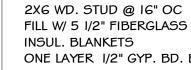
VINYL SIDING-SEE ELEV. 1/2" PLYWD. SHEATHING. E1 2x6 WD STUDS @ 16" O.C., SPRAY FOAM INSULATION; ONE LAYER 1/2" GYP. BD. @ INT SIDE.

> VINYL SIDING- SEE ELEV. I/2" PLYWD. SHEATHING. 2X4 WD STUDS @ I6" OC, SPRAY FOAM INSULATION; ONE LAYER I/2" GYP. BD. AT INTERIOR SIDE.

INTERIOR WALL TYPES



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



FILL W/ 5 I/2" FIBERGLASS SOUND ATTENUATION 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)



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



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AUGUSTA ADA HOUSING

CITY OF AUGUSTA HOUSING & DEV.

1327 Eleventh Street, Augusta,

ROJECT	NO.:	

DATE:

CHECKED BY:

DRAWN BY:

REVISION: 2-21-2023

CODE, INDEX & **GENERAL NOTES**

NUMBER:

G001

GENERAL CONDITIONS

OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM CUTS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE

B. ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AMERICANS WITH DISABILITIES ACT, AND WITH THE APPLICABLE BUILDING CODE AND

C. ALL VIRGO GAMBILL ARCHITECTS DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL Z. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

D. ALL WORK LISTED IN THESE CONSTRUCTION NOTES AND SHOWN OR IMPLIED ON ALL DRAWINGS ALL WORK LISTED IN THESE CONSTRUCTION NOTES AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE COORDINATED BY THE CONTRACTOR, SUPPLIED AND INSTALLED BY THE SELECTED SUBCONTRACTOR EXCEPT AS OTHERWISE NOTED. HOWEVER, THE CONTRACTOR SHALL CLOSELY COORDINATE ALL WORK, INCLUDING OUTSIDE CONTRACTORS, TO ASSURE THAT ALL SCHEDULES ARE MET.

E. THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY TO CONTRACTOR IN WRITING. OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

F. THE WORK OF THIS PROJECT INCLUDES CONSTRUCTION WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN BUT NOT NECESSARILY LIMITED TO GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION WORK.

G. EXECUTE THE WORK DESCRIBED IN THESE SPECIFICATIONS AND SHOWN ON THE DRAWINGS, AND EXECUTE THE WORK DESCRIBED IN THESE SPECIFICATIONS AND SHOWN MANUFACTURER'S INSTALLATION RECOMMENDATIONS UPON REQUEST OF ARCHITECT. ON THE DRAWINGS, AND OTHER WORK NECESSARY TO COMPLETE THE PROJECT, IN A THOROUGHLY SUBSTANTIAL AND WORKMANLIKE MANNER, BY PERSONS THOROUGHLY EXPERIENCED IN THEIR PARTICULAR TRADE OR CRAFT.

H. CONSULT DRAWINGS AND PLAN WORK SO THAT THE EXCAVATED MATERIAL, NEW BUILDING MATERIALS, ETC. ARE NOT PLACED WHERE THEY WILL INTERFERE WITH THE WORK OF OTHERS.

J. ALL CONTRACTORS SHALL NOTIFY VIRGO GAMBILL ARCHITECTS IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THESE PAGES AND ON ALL OTHER VIRGO GAMBILL DRAWINGS OR DOCUMENTS.

K. THE CONTRACTOR SHALL NOTIFY VIRGO GAMBILL ARCHITECTS OF ANY DISCREPANCIES FF. ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS, BEFORE SUBMITTING A EXIT INTO ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM PROPOSAL, AND REQUEST CLARIFICATION.

L. FIELD VERIFY DIMENSIONS OF EXISTING CONDITIONS, IF ANY, THAT AFFECTS THE WORK. TAKE RESPONSIBILITY FOR THE CORRECTNESS OF MEASUREMENTS AND VERIFY GRADES, LINES, LEVELS, ELEVATIONS, AND DIMENSIONS SHOWN PRIOR TO COMMENCING GG. DURING THE ENTIRE PERIOD OF CONSTRUCTION, THE TELEPHONE NUMBERS OF THE WORK.

M. BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK.

N. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL JJ. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP THE BUILDING PERMIT AS WELL OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN AS ALL SIGN-OFFS AND EQUIPMENT USE PERMITS REQUIRED. EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

O. ALL CONTRACTORS SHALL CONTACT THE OWNER TO DETERMINE THE BUILDING REQUIREMENTS FOR CONSTRUCTION, WHICH WILL INDICATE WHEN AND HOW DELIVERIES DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, INSURANCE REQUIREMENTS AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. IF ADDITIONAL OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK, INCLUDING COST.

P. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, AND ALL RELATED WORK

CLEANING FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING A. LEAD-TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

Q. THE SUB-CONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST ACCRUED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE. CHANGES IN THE WORK ADDITIONAL CHARGES SHALL INCLUDE BUT NOT BE LIMITED TO; FREIGHT ELEVATOR CHARGES, FREIGHT COSTS, HANDLING AND STORAGE OF FURNITURE AND OR WORKSTATIONS, AND ANY OTHER CHARGES WHICH ARE LABOR ORIENTED INCLUDING OVERTIME.

R. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE SO REQUIRED.

5. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT INSURANCE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF VIRGO GAMBILL ARCHITECTS. FOR EACH PROPOSED SUBSTITUTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND/OR FULL SIZE SAMPLES FOR INSPECTION.

U. MANUFACTURER'S OF SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. SUBSTITUTE PRODUCTS ARE SUBJECT TO APPROVAL BY ARCHITECT. THE CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCTS FOR CONSIDERATION IN AN EFFORT TO REDUCE THE CONSTRUCTION COST OR TIME. REASONABLE REQUESTS WILL BE REVIEWED FOR COMPLIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

V. CERTAIN SCHEDULES OF MATERIAL, DIAGRAMS OF RISERS, AND SIMILAR INFORMATION MAY ACCOMPANY THE DRAWINGS IN ORDER TO ACCOMMODATE THE CONTRACTOR AND SUBCONTRACTORS, AND TO AVOID A CONFUSING AMOUNT OF LETTERING ON THE DRAWINGS. THESE ARE INTENDED TO BE USED IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS, BUT ARE NOT TO BE INTERPRETED IN ANY MANNER AS MODIFYING OR RESTRICTING SUCH DRAWINGS OR THE SPECIFICATIONS. SCHEDULES C. OF MATERIALS OR ROOM FINISHES ARE FURNISHED AS A CONVENIENCE ONLY, AND THERE IS NO GUARANTEE THAT ANY SCHEDULE INCLUDES ALL OF THE WORK OR MATERIALS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

W. THE CONTRACTOR SHALL PROVIDE CUT SHEETS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON VIRGO GAMBILL ARCHITECTS DRAWINGS, I.E.LIGHT FIXTURES, HARDWARE, ETC.

X. THE CONTRACTOR SHALL PROVIDE ALL FABRICATION SHOP DRAWINGS AND FIXTURE A. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION: STANDARD FORM CUT SHEETS TO VIRGO GAMBILL ARCHITECTS FOR APPROVAL. ALL SHOP DRAWINGS AND APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS. VIRGO GAMBILL ARCHITECTS APPROVAL OF SHOP DRAWINGS AND/OR CUTS SHALL BE FOR CONFORMANCE TO THE CONTRACT DOCUMENTS, ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR FIT AND FINISH, COORDINATION OF RELATED WORK BY OTHER SUB-CONTRACTORS, FIELD MEASUREMENTS, OR FIELD CONDITIONS.

> Y. THE CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING OWNER'S AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY.

CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE

AA. THE CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND THEY WILL BE EXPECTED TO COMPLY WITH THE SPIRIT, AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

BB. THOSE PERFORMING WORK AS A SUBCONTRACTOR MUST EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE COMPLETION OF THE WORK. COMMENCEMENT OF WORK BY A TRADE ON A SURFACE OR CONSTRUCTION SHALL IMPLY ACCEPTANCE OF SUCH SURFACE OR CONSTRUCTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN

CC. PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. PROVIDE A COPY OF THE

DD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN AGREEMENT WITH THE OWNER.

EE. DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.

THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

CLOSEST AVAILABLE PHYSICIANS, HOSPITALS, OR AMBULANCES SHALL BE CONSPICUOUSLY POSTED. A TELEPHONE SHALL BE INSTALLED BY THE CONTRACTOR FOR THESE PURPOSES.

HH. THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), BY FIRE DEPARTMENT

KK. APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.

LL. WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (I) YEAR FROM DATE OF ACCEPTANCE BY OWNER

THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM LEAVING THE JOB SITE. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES DURING THE PROJECT. CONSTRUCTION DEBRIS, EQUIPMENT AND SUPPLIES SHALL BE STORED IN SUCH A WAY AS TO NOT IMPEDE THE PROGRESS OF THE PROJECT OR CREATE A POTENTIAL FIRE HAZARD.

THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

TRANSPORTATION

THE RESPECTIVE SUB CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS, THE CLIENT, THE OWNER OF THE BUILDING, VGA, THE MANAGING AGENTS AND EMPLOYEES OF ALL THE FOREGOING, AND ANY AND ALL MORTAGAGES, AGAINST ANY AND ALL CLAIMS, SUITS, LOSSES OR EXPENSES BY REASON OR ANY LIABILITY ARISING OUT OF OR IN CONSEQUENCE OF THE PERFORMANCE OF HIS CONTRACT (AND/OR IMPOSED BY LAW UPON ANY AND ALL OF THEM) BECAUSE OF PERSONAL INJURIES, INCLUDING DEATH AT ANY TIME RESULTING THEREFROM, SUSTAINED BY ANY PERSON OR PERSONS AND DAMAGE TO PROPERTY ARE DUE OR CLAIMED TO BE DUE TO NEGLIGENCE OF THE CONTRACTOR, THE OWNER OF THE BUILDING, THE MANAGING AGENTS AND EMPLOYEES OF ALL THE FOREGOING, AND ANY AND

ALL MORTGAGES, OR ANY OTHER PERSON OR FOR ANY OTHER REASON. THE CONTRACTOR FURTHER AGREES THAT IT WILL FURNISH SATISFACTORY EVIDENCE OF INSURANCE FROM A REPUTABLE COMPANY OR COMPANIES, INSURING ITS LIABILITY UNDER THIS CONTRACT THE AMOUNTS OF SUCH INSURANCE TO BE AS STATED ABOVE.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ITS OWN EXPENSE UNTIL COMPLETION OF THE WORK, THE FOLLOWING FORMS OF INSURANCE: LIMIT AS REQUIRED BY OWNER LIMIT AS REQUIRED BY OWNER.

THE CONTRACTOR SHALL FURNISH A CERTIFICATE FROM ITS INSURANCE CARRIER THAT OR CARRIERS TO THE AGENT BEFORE COMMENCING WITH THE WORK, SHOWING IT HAS COMPLIED WITH THE REQUIREMENTS REGARDING INSURANCE AND PROVIDING THAT THE INSURER WILL EXTEND TO THE AGENT AND/OR THE OWNER THIRTY DAYS PRIOR NOTICE OF CANCELLATION.

THE ACCEPTANCE BY THE AGENT AND/OR THE OWNER OF INSURANCE FOR THE LIMITS STATED THE ACCEPTANCE BY THE AGENT AND/OR THE OWNER OF INSURANCE FOR THE LIMITS STATED ABOVE SHALL NOT LIMIT THE LIABILITY OF THE CONTRACTOR HEREUNDER.

SECTION 04810 - UNIT MASONRY ASSEMBLIES

WHERE MASONRY CONSTRUCTION IS INDICATED ON DRAWINGS OR WHERE REQUIRED BY CODE TO HAVE FIRE-RESISTANT CONSTRUCTION, PROVIDE MASONRY MATERIAL AND INSTALLATION METHODS NECESSARY TO OBTAIN THE REQUIRED FIRE

WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40° F, OR EXPECTED TO FALL BELOW 40° F, COMPLY WITH THE RECOMMENDED PRACTICE FOR COLD WEATHER MASONRY CONSTRUCTION SET FORTH BY THE INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER COUNCIL AND BIA TECHNICAL NOTES I, LATEST REVISION. PROTECT MASONRY CONSTRUCTION FROM DIRECT EXPOSURE TO WIND AND SUN WHEN ERECTED IN AN AMBIENT AIR TEMPERATURE OF 99° F IN THE SHADE WITH A

RELATIVE HUMIDITY OF LESS THAN 50 PERCENT. MATERIALS:

LOAD-BEARING: ASTM C90-97, TYPE I

NONLOAD-BEARING: ASTM C | 29-97.

2. BRICK: ASTM C126-97, GRADE SW, TYPE FBS. 3. MORTAR:

TYPE "N": 750 PSI; FOR NONLOAD-BEARING WALLS. NATURAL OR COLORED MORTAR AS SELECTED BY ARCHITECT 6. TIES, ANCHORS, AND REINFORCING, GALVANIZED FOR EXTERIOR WALLS:

a. SEE DWG S1.0. FLASHING AND WEEPS:

> a. SEE ARCHITECTURAL DETAILS. PRE-MOLDED RECTANGULAR WEEPS AT BOTTOM \$ TOPS (AS VENTS)

OF WALLS WITH CLEAN MASONRY ASSEMBLY AFTER MORTAR IS THOROUGHLY SET AND CURED, IN ACCORDANCE WITH MASONRY UNIT MANUFACTURER'S

RECOMMENDATIONS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

SECTION 06 I 00 - ROUGH CARPENTRY

LUMBER STANDARDS: COMPLY WITH DOC PS20-94, AMERICAN SOFTWOOD LUMBER STANDARD, AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY ALSC'S BOARD OF REVIEW.

I. PRESERVATIVE TREATED WOOD:

LUMBER: AWPA C2-93 PLYWOOD: AWPA C9-93

C. INSTALLATION: I. FRAME WOOD MEMBERS TO A CLOSE FIT, SET ACCURATELY TO REQUIRED LINES AND LEVELS FRAME WOOD MEMBERS TO A CLOSE FIT, SET ACCURATELY TO REQUIRED LINES AND LEVELS AND SECURE RIGIDLY IN

PLACE, CUT AND FIT FRAMING, BLOCKING, AND SIMILAR ITEMS TO ACCOMMODATE OTHER WORK.

PRESSURE-TREATED WOOD PRODUCTS: a. FASTENERS/BRACKETS IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE STAINLESS STEEL OR COATED WITH G-90

(FASTENERS)/G-185 BRACKETS AND CONNECTORS. PROVIDE PRESSURE TREATED WOOD FOR ALL FRAMING, BLOCKING, FURRING, NAILING STRIPS, BUILT INTO EXTERIOR MASONRY WALLS, WOOD IN CONTACT WITH CONCRETE AND IN CONJUNCTION WITH ROOFING.

SECTION 08710 - DOOR HARDWARE

COMPLY WITH: I. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) REQUIREMENTS USE LATEST EDITION OF AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) REQUIREMENTS, USE LATEST EDITION OF STANDARD AVAILABLE.

A I I 5.2 "SPECIFICATION FOR STANDARD STEEL DOOR AND FRAME PREPARATION FOR BORED OR CYLINDRICAL LOCKS FOR 1 3/8" AND 1 3/4" DOORS."

A I I 5-W SERIES "SPECIFICATIONS FOR WOOD AND DOOR FRAME PREPARATION."

A I 17.1 "BUILDING AND FACILITIES - PROVIDING ACCESSIBILITY AND USABILITY FOR HANDICAPPED PEOPLE." A I 56 SERIES "DOOR HARDWARE SPECIFICATION."

MANUFACTURER: TO THE GREATEST EXTENT POSSIBLE, OBTAIN EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER. 3. HARDWARE SUPPLIER SHALL BE AN AUTHORIZED DISTRIBUTOR OF

MANUFACTURERS LISTED. 4. HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR THOROUGHLY DETAILING THE PROJECT TO ENSURE THAT THE ITEMS SPECIFIED WILL PROPERLY FUNCTION IN

THE INDICATED LOCATIONS. 5. DOOR HARDWARE AND SCHEDULE: REFER TO DRAWINGS. FINISHES AS INDICATED ON DRAWINGS.

6. ACCESSORIES AND ATTACHMENTS:

a. FURNISH HARDWARE WITH SCREWS, THROUGH BOLTS AND OTHER FASTENINGS SUITABLE TO ASSURE PERMANENT ANCHORAGE. WHERE EXPOSED, FASTENINGS SHALL BE COUNTERSUNK OVAL-HEAD TYPE, (EXCEPT USE FLATHEAD FOR HINGES), AND SHALL MATCH FINISH OF HARDWARE BEING ATTACHED. PROVIDE CONCEALED FASTENINGS WHEREVER POSSIBLE. HARDWARE SHALL NOT BE ATTACHED WITH SELF-TAPPING SCREWS AND SHEET METAL SCREWS. DOOR CLOSERS, CLOSER ARMS, DOOR HOLDERS, HOLDER ARMS AND DOORSTOPS SHALL BE SECURED TO DOORS AND FRAMES WITH FASTENERS SUPPLIED BY THE MANUFACTURER. FLOOR TYPE STOPS AND HOLDERS SHALL BE FASTENED TO THE FLOOR WITH MACHINE SCREWS INTO EXPANSION SHIELDS.

INSTALLATION:

INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTION AND RECOMMENDATIONS AT MOUNTING HEIGHTS CONFORMING TO THE RECOMMENDED MOUNTING LOCATIONS OF THE BUILDERS' HARDWARE MANUFACTURERS ASSOCIATION, AND THE AMERICAN'S WITH DISABILITIES ACT. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO AND INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANOTHER WAY, INSTALL EACH ITEM COMPLETELY AND THEN REMOVE AND STORE IN A SECURE PLACE DURING THE FINISH APPLICATION. AFTER COMPLETION OF THE FINISHES, REINSTALL EACH ITEM. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE

SET UNITS LEVEL, PLUMB, AND TRUE TO THE LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER

INSTALLATION AND OPERATION. MORTISE AND CUT TO CLOSE TOLERANCE AND CONCEAL EVIDENCE OF CUTTING IN THE FINISHED WORK

DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY-PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.

AT FINAL COMPLETION, ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION AND FUNCTION OF EVERY UNIT. LUBRICATE MOVING PARTS WITH THE TYPE LUBRICATION RECOMMENDED BY MANUFACTURER (GRAPHITE TYPE IF NOT SPECIFICALLY

REPLACE UNITS WHICH CANNOT BE ADJUSTED AND LUBRICATED TO OPERATE

FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION MADE, WITH NEW INSTRUCT OWNER OF PROPER ADJUSTMENT AND MAINTENANCE OF HARDWARE AND HARDWARE FINISHES DURING THE FINAL ADJUSTMENT OF HARDWARE.

SECTION 102800 - TOILET ACCESSORIES

PRODUCT DELIVERY, HANDLING AND STORAGE: PRODUCT DELIVERY, HANDLING RECEIVE, INVENTORY, AND STORE PRODUCTS PRIOR TO INSTALLATION.

AS INDICATED ON THE DRAWINGS.

INSTALLATION: FOLLOW MANUFACTURER'S DIRECTION SUITING INSTALLATION

CONDITIONS, USING TAMPER-RESISTANT OR CONCEALED FASTENERS. PROVIDE AND INSTALL HANDRAILS IN SIZES AND LOCATIONS AS REQUIRED BY LOCAL AND STATE BUILDING CODES. ATTACH FIRMLY TO WALLS.

PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS AND ALL OTHER TOILET ACCESSORIES.

SECTION 09250 - GYPSUM WALLBOARD

A. CODES AND STANDARDS: GYPSUM ASSOCIATION (GA) "RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD," GA-216, UNLESS OTHERWISE SPECIFIED HEREIN GYPSUM ASSOCIATION (GA) "RECOMMENDED SPECIFICATION: LEVELS OF GYPSUM BOARD FINISH" GA-2 I 4 JOINTLY PUBLISHED BY AWCI, CISCA, AND PDCA.

ASTM C645, "STANDARD SPECIFICATION FOR NON-LOADBEARING (AXIAL) STEEL STUDS, RUNNERS (TRACK), AND RIGID FURRING CHANNELS FOR SCREW APPLICATION OF GYPSUM BOARD".

ASTM C754 "STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM". COLD-FORMED METAL FRAMING AND RELATED WORK SHALL BE DESIGNED OF COLD-FORMED STEEL STRUCTURAL MEMBERS.

MATERIALS: CONFORMING TO ASTM C-36, AND DELIVERED TO THE JOB SITE WITH END TAPERS BEARING UNDERWRITERS LABORATORIES LABEL, WITH THE CORRECT DESIGN NUMBER FOR THESE DRAWINGS AND SPECIFICATION UNLESS SHOWN DIFFERENTLY ON PLANS. WATER-RESISTANT BOARD, 1/2" THICK, TAPERED EDGES,

SCREWS: TYPE S, BUGLE HEAD, LENGTH AS REQUIRED. CONFORMING

TO ASTM C-646. GYPSUM WALLBOARD: TAPERED EDGE, 1/2" THICK...

REGULAR: ASTM C36. REGULAR: ASTM C36. MOISTURE RESISTANT: ASTM C630. MOISTURE RESISTANT: ASTM C630.

4. TREATMENT MATERIALS: JOINT TYPE AND COMPOUND AS RECOMMENDED BY WALLBOARD MANUFACTURER, CONFORMING TO ASTM C-474-5. CORNER BEADS, METAL TRIM, AND OTHER ACCESSORIES SHALL BE

GALVANIZED STEEL. 5. USE 1/2" TILE BACKER BOARD (USG DUROCK OR APPROVED EQUAL) AS A SUBSTRATE FOR TILE TO BE APPLIED TO VERTICAL SURFACES UNLESS OTHERWISE INDICATED. 6. VERIFY THAT THE EXISTING WALL SURFACE IS SMOOTH AND SUITABLE

AS A SUBSTRATE FOR THE FINISHES LISTED ON THE FINISH SCHEDULE. 7. Z-FURRING CHANNELS: 26 GAUGE (0.0179" MINIMUM), HOT DIPPED GALVANIZED STEEL, SLOTTED WEB, 3/4" AND 1 1/4" FLANGE WIDTHS. 8. ACCESSORIES: CORNER REINFORCEMENTS, CASING BEADS AND METAL TRIM, FABRICATED FROM 0.0 | 2" (MINIMUM) GALVANIZED SHEET STEEL WITH PERFORATED FLANGES, DESIGNED TO RECEIVE JOINT COMPOUND. 9. CONTROL JOINTS: ROLL-FORMED ZINC, OR EXTRUDED VINYL AS MANUFACTURED BY GYPSUM WALLBOARD MANUFACTURER. 10. ACOUSTICAL SEALANT: AS MANUFACTURED BY GYPSUM WALLBOARD

MANUFACTURER. II. STEEL FRAMING: ASTM C754.

12. FINISHING: GA-214.

INSTALLATION:

INSTALL WATER-RESISTANT GYPSUM WALLBOARD IN HIGH-MOISTURE AREAS SUCH AS BATHROOMS.

BOARDS OF A MAXIMUM PRACTICABLE LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENING SHALL BE LOCATED SO THAT NO END JOINT WILL ALIGN WITH THE EDGES OF THE OPENING

TAPE AND JOINT MATERIAL SHALL BE APPLIED TO THE JOINTS APPROXIMATELY FOUR (4) INCHES WIDE. THIS IS TO BE IN A THREE COAT PROCESS, ALLOWING 24 HOURS DRYING TIME BETWEEN COATS. ALL NAILS, SCREW HEADS OR DIMPLES SHALL ALSO RECEIVE A THREE COAT FINISH USING THE SAME MANNER. JOINTS TO BE SANDED

ALL INSIDE CORNERS SHALL BE COATED WITH AT LEAST 2 COATS OF JOINT COMPOUND WITH THE EDGES FEATHERED OUT.

FLANGES OF CORNER BEADS AND TRIM SHALL BE CONCEALED BY AT LEAST 2 COATS OF JOINT COMPOUND FEATHERED OUT APPROXIMATELY 9 INCHES ON BOTH SIDES OF THE EXPOSED METAL

ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR WALL FINISH AS INDICATED ON DRAWINGS

SECTION 099 I 00 - PAINTING

DESCRIPTION OF WORK PREPARATION OF NEW SURFACES, PERFORMANCE AND COMPLETION OF PAINTING AND FINISHING NEW AND EXISTING EXTERIOR AND INTERIOR SURFACES, INCLUDING MECHANICAL AND ELECTRICAL WORK IN FINISHED

2. EXCEPT AS OTHERWISE INDICATED, ALL NEW AND EXISTING SURFACES SHALL HAVE FINISH APPLIED EXCEPT AS OTHERWISE INDICATED, ALL NEW AND EXISTING SURFACES SHALL HAVE FINISH APPLIED TO THEM.

COLORS: SEE SCHEDULES AND NOTES ON DRAWINGS FOR FINISH COLOR AND MANUFACTURER. 4. G.C. SHALL DO ALL TOUCHUP AT COMPLETION OF THE JOB WHERE OTHER TRADES HAVE MARRED THE PAINTED SURFACES. CLEAN PAINT DROPPING

FROM HARDWARE, FLOOR, ETC. MAINTENANCE MATERIALS:

I. LEAVE ONE UNOPENED GALLON OF EACH TYPE AND COLOR FOR MAINTENANCE PURPOSES LABEL FOR POSITIVE IDENTIFICATION, INCLUDE DESIGNATION INDICATED ON FINISH SCHEDULE, DATE OF MIXING, AND CROSS REFERENCED MANUFACTURER USED.

DELIVERY, STORAGE, AND HANDLING: I. DELIVERY OF MATERIAL: DELIVER IN SEALED CONTAINERS WITH

MANUFACTURER'S ORIGINAL LABELS LEGIBLE AND INTACT. STORAGE OF MATERIALS: STORE IN MANNER RECOMMENDED BY THE MANUFACTURER AND AS REQUIRED BY BUILDING CODE AND COMPLY WITH HEALTH AND FIRE REGULATIONS.

HANDLING: TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PREVENT FIRE HAZARDS AND SPONTANEOUS COMBUSTION: PLACE COTTON WASTE, CLOTHS AND OTHER HAZARDOUS MATERIALS IN CONTAINERS. REMOVE DAILY FROM THE JOB SITE.

ENVIRONMENTAL CONDITIONS: COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AS TO ENVIRONMENTAL CONDITIONS UNDER WHICH COATING AND COATING SYSTEMS CAN BE APPLIED.

E. PROTECTION: 1. ADEQUATELY PROTECT OTHER SURFACES FROM DAMAGE. MAKE GOOD ANY DAMAGE CAUSED BY FAILURE TO PROVIDE SUITABLE PROTECTION. REMOVAL OF HARDWARE AND MISCELLANEOUS ITEMS: REMOVE ELECTRICAL OUTLET AND SWITCH PLATES, MECHANICAL DIFFUSERS, ESCUTCHEONS, REGISTERS, SURFACE HARDWARE, FITTINGS,

FASTENINGS, AND THE LIKE PRIOR TO STARTING WORK. DROP CLOTHS: PROVIDE DROP CLOTHS, SHIELDS, AND PROTECTIVE EQUIPMENT. EXTEND PROTECTION TO SURFACES WITHIN PREPARATION

GUARANTEE: FURNISH ONE-YEAR WARRANTY FOR FULL VALUE OR WORK INCLUDED THIS SECTION.

1. PAINT, VARNISH, AND STAIN RELATED PRODUCTS FOR PRIME, INTERMEDIATE AND FINISHED COATS. PROVIDE TOP LINE PRODUCTION

REFER TO FINISH SCHEDULE ON DRAWINGS. SUBMIT MANUFACTURERS LITERATURE ON MATERIALS USED TO ARCHITECT FOR REVIEW. MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED, TO BE OF QUALITY NOT LESS THAN REQUIRED BY APPLICABLE FEDERAL OR STATE

SPECIFICATION STANDARDS. 4. ALL WORK "PREMIUM GRADE".

MATERIALS:

H. INSPECTION: VERIFY SUBSTRATE SATISFACTORY FOR WORK OF THIS SECTION. DO NOT

PROCEED UNTIL DEFECTS HAVE BEEN CORRECTED. 2. BY STARTING PAINTING, THE CONTRACTOR IMPLIES THAT HE HAS

ACCEPTED THE SURFACES AS BEING FREE OF DEFECTS.

PREPARATION: NEW WORK WOOD PRODUCTS TO BE PAINTED: REMOVE SURFACE CONTAMINATION, DIRT, AND MINOR GRIT. SPOT COAT KNOTS, PITCH STREAKS AND SAPPY SECTIONS WITH SEALER. FILL AND NAIL HOLES AND FINE CRACKS AFTER PRIMER HAS DRIED AND SAND SMOOTH, LEVEL WITH SURFACE READY FOR FINISH COAT. WOOD PRODUCTS TO BE STAINED: REMOVE SURFACE CONTAMINATION, DUST AND GRIT. AFTER STAIN COAT, FILL NAIL HOLES WITH MATCHING COLOR

FILLER.

4. <u>GYPSUM WALLBOARD</u>: REMOVE ANY MINOR SUBSEQUENT CONTAMINATION, DUST, AND

B. IF SURFACE DEFECTS APPEAR AFTER PRIME COATING, NOTIFY JOB SUPERINTENDENT AND ARCHITECT. REQUIRE DEFECTS REPAIRED BY AND AT EXPENSE OF DRYWALL TRADE. AFTER DEFECTS ARE CORRECTED, PROCEED WITH FINISH PAINTING, AGAIN USING

PRIMER OVER REPAIRED AREAS. MECHANICAL AND ELECTRICAL WORK: PREPARE METAL SURFACES AS SPECIFIED HEREIN ABOVE FOR MISCELLANEOUS STEEL AND IRON AS APPLICABLE TO TYPE OF MATERIAL SCHEDULED TO BE PAINTED. REMOVE DIRT, GREASE, AND OIL FROM CANVAS AND COTTON INSULATION COVERING.

APPLICATION: I. APPLY PAINT OR FINISH BY METHODS GENERALLY ACCEPTED BY THE

TRADE TO ACHIEVE APPROVED FINISHES. COMPLY WITH RECOMMENDATIONS OF PRODUCT MANUFACTURER FOR DRYING TIME BETWEEN SUCCEEDING COATS.

VARY COLOR OF SUCCESSIVE UNDERCOATS. SAND AND DUST BETWEEN EACH COAT TO REMOVE DEFECTS VISIBLE FROM A DISTANCE OF 5 FEET.

PAINT WALL SURFACES INDICATED ON PLANS USING A MINIMUM OF TWO

COATS OF PAINT AND PRIMING WHERE REQUIRED. ALL PAINT WORK SHALL BE FIRST QUALITY WITH NO DEFECTS. DRYWALL PAINT SHOULD BE APPLIED BY ROLLER. PAINT TO WOOD SHALL BE BRUSHED ON.

SEAL ALL GYPSUM WALL BOARD TO RECEIVE WALL COVERINGS. WALL COVERINGS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. GYPSUM WALLBOARD AND VENEER PLASTER: I COAT LATEX PRIMER

10. DAMAGED FINISHES INCLUDING PREFINISHED OWNER FURNISHED ITEMS: PREPARE AND REFINISH AS SPECIFIED AND SCHEDULED FOR NEW WORK. ALL THE ABOVE SURFACES MAY NOT BE ENCOUNTERED DURING THE COURSE OF THIS PROJECT.



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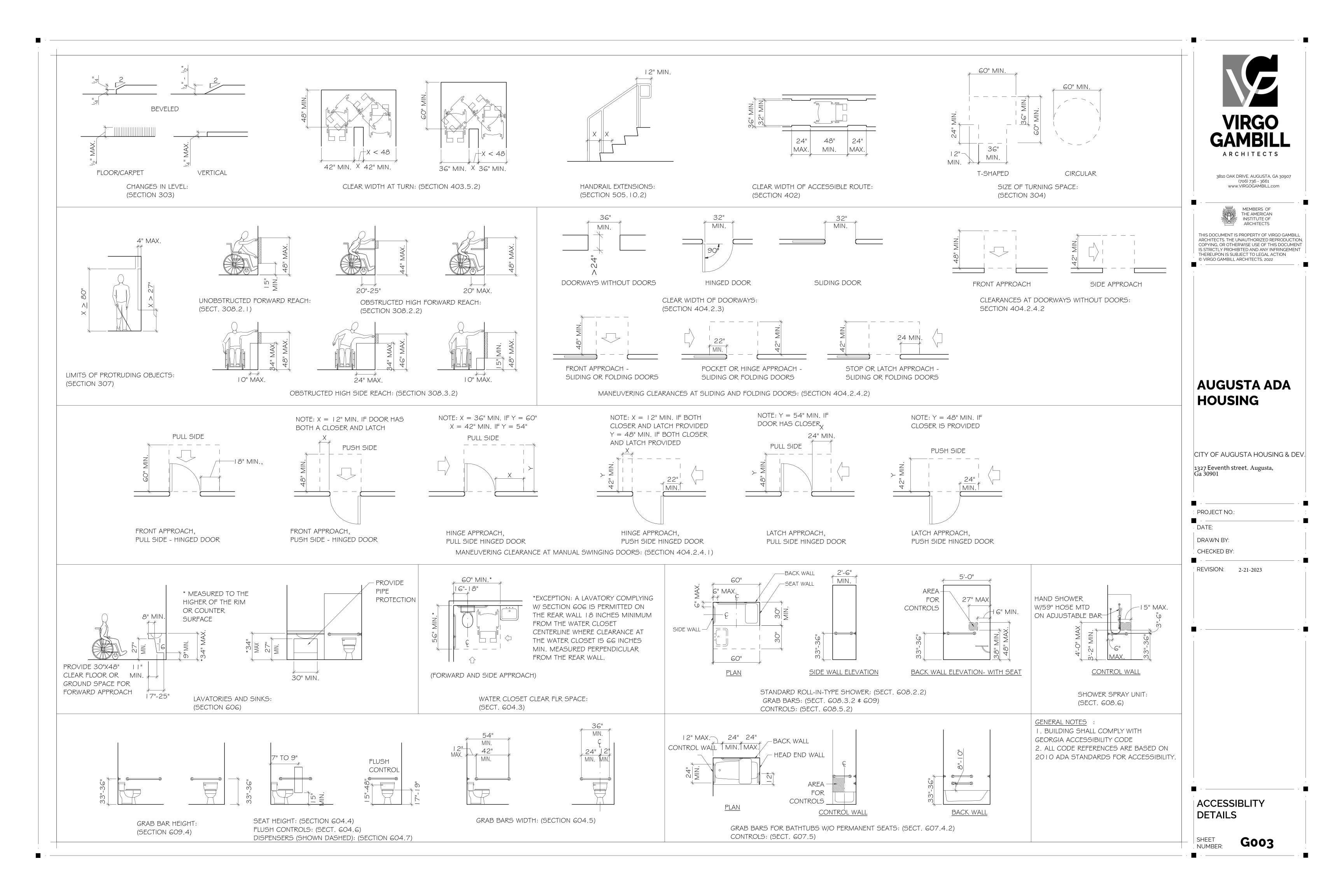
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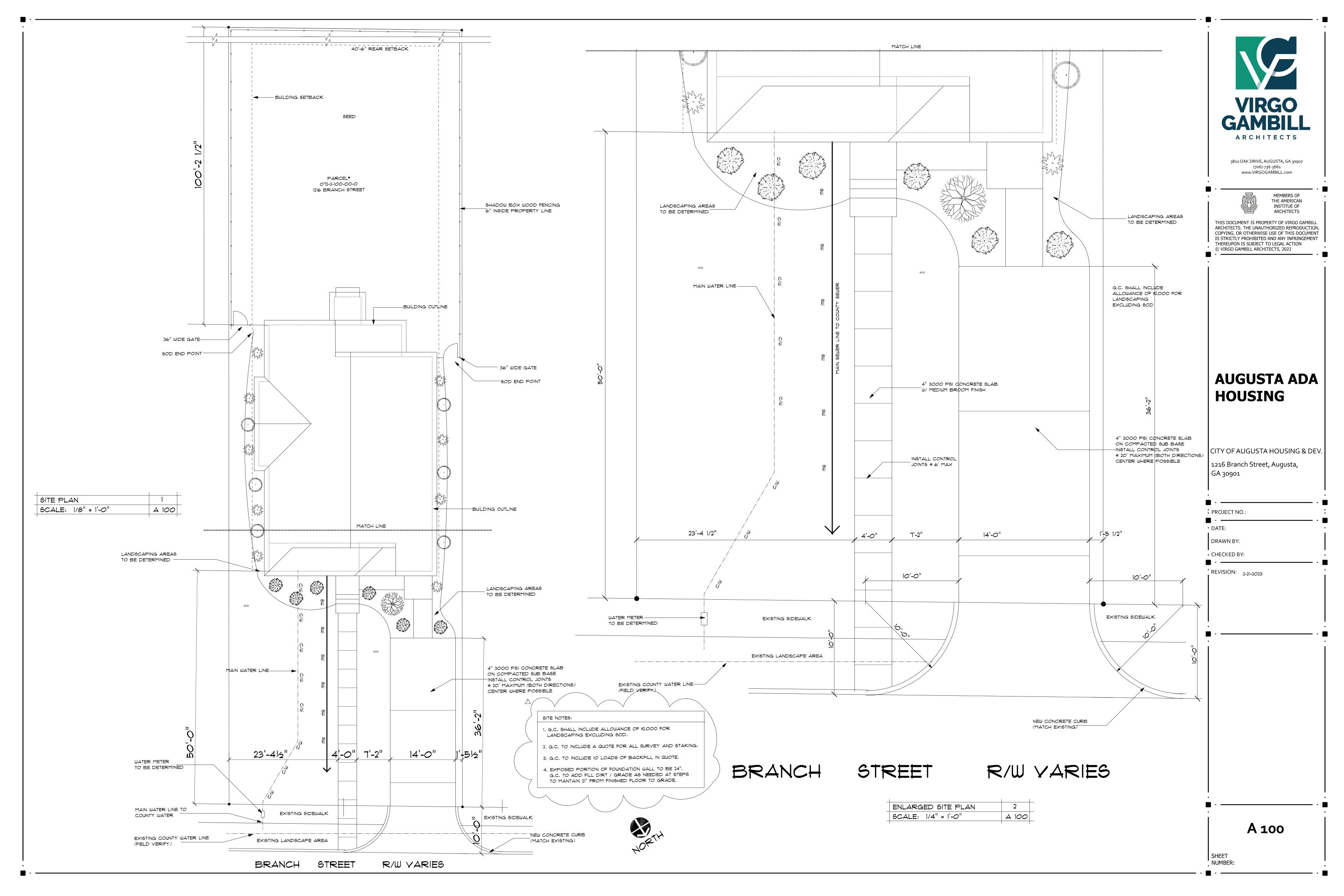
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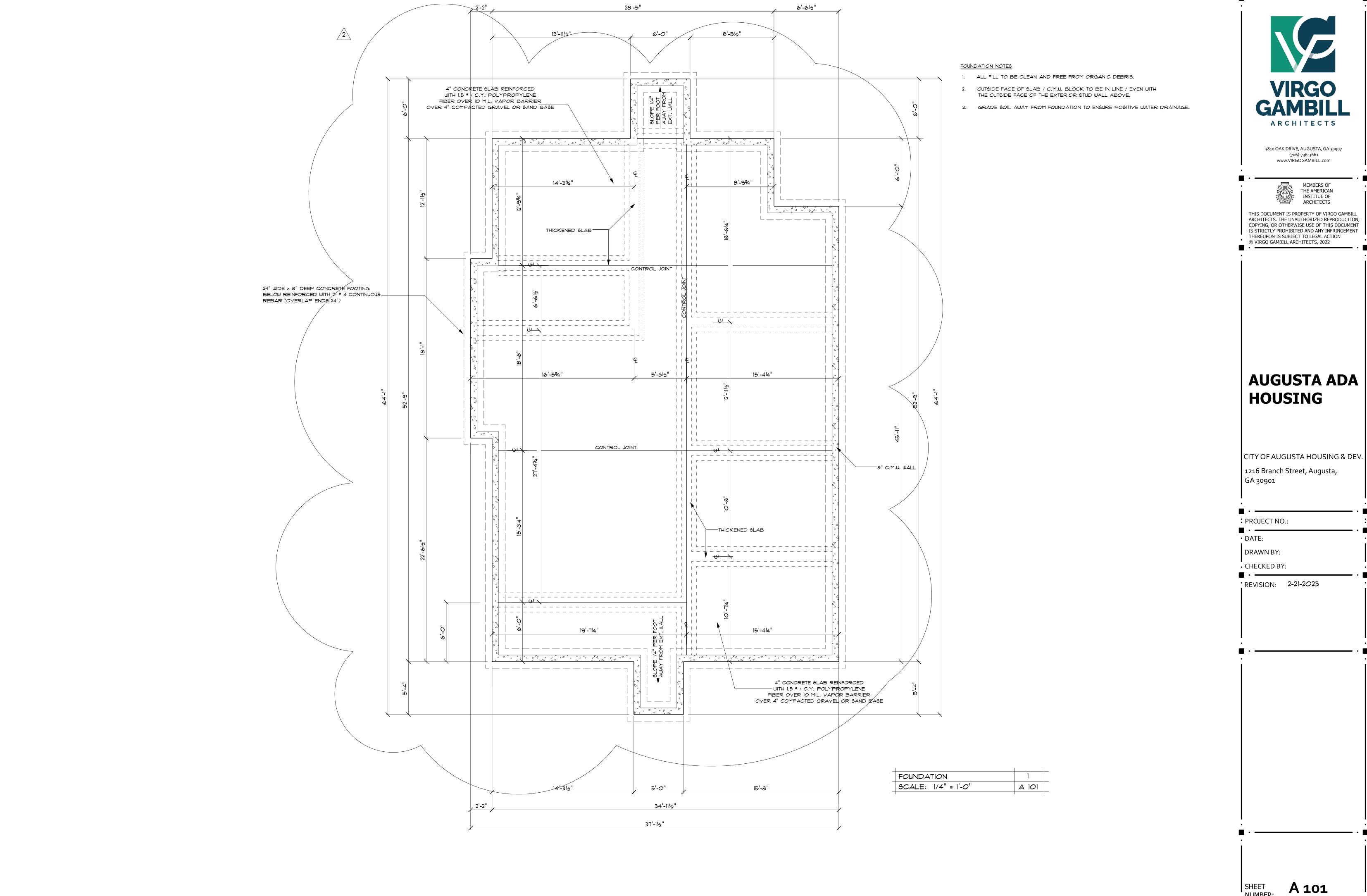
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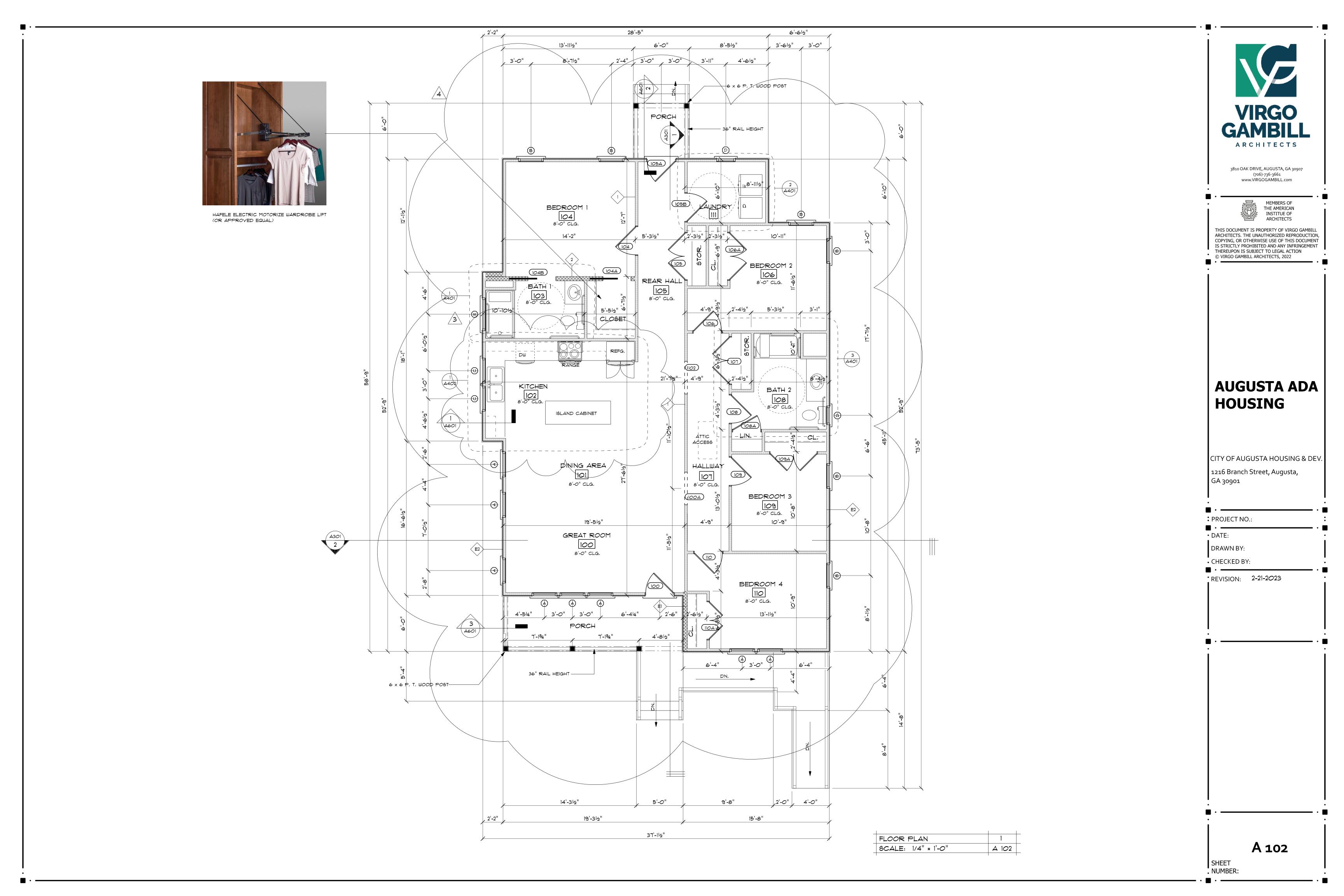
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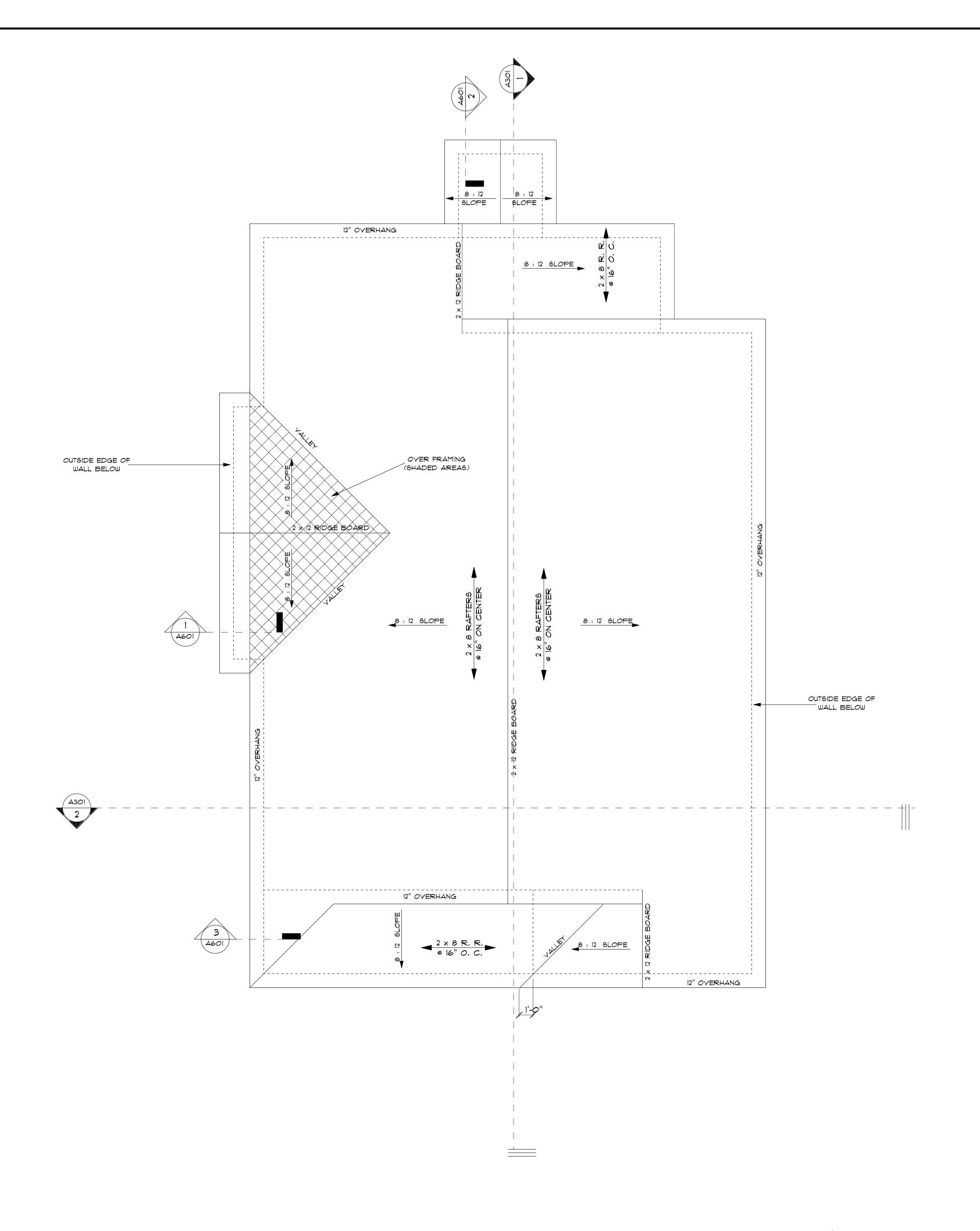
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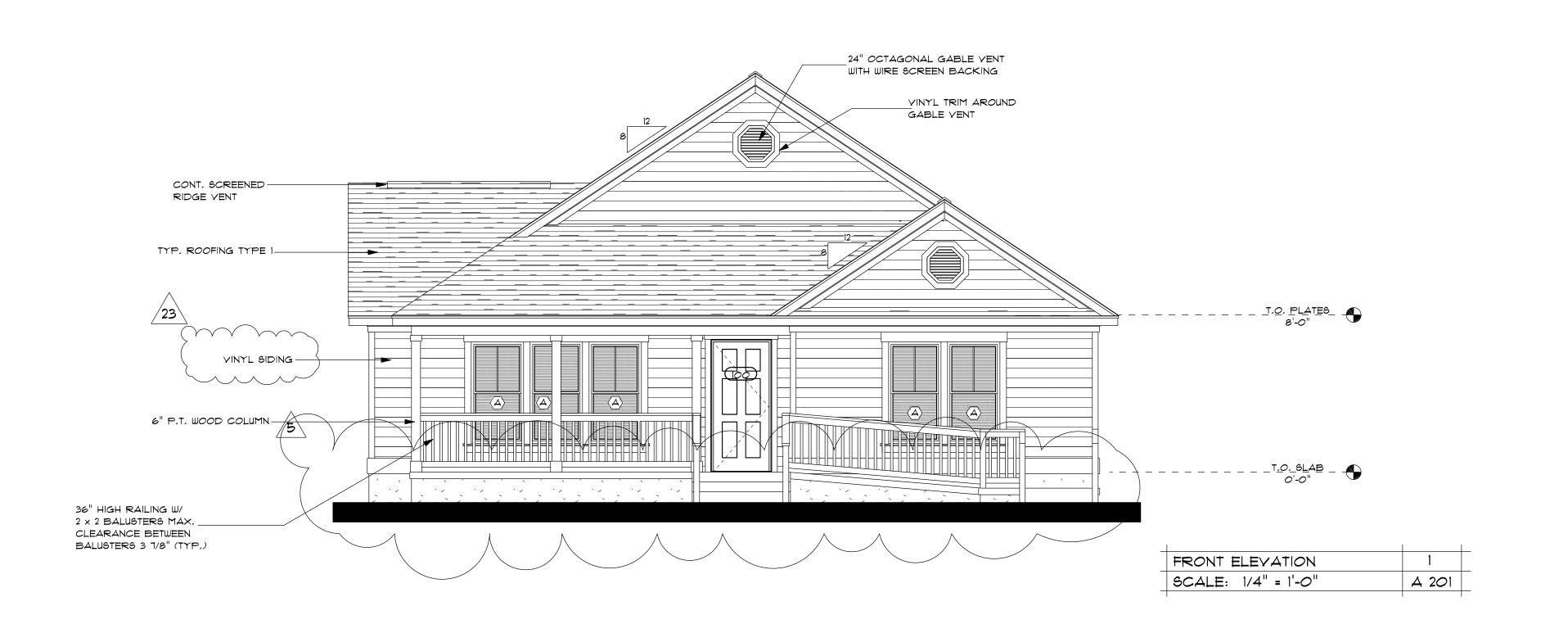
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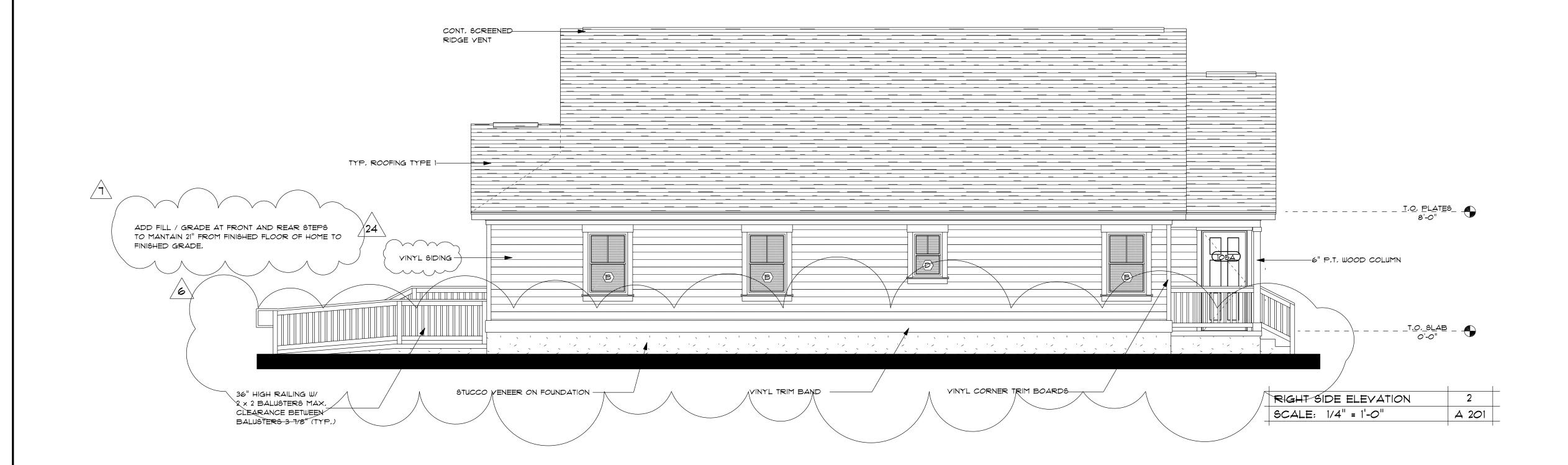
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ROOF PLAN 1
SCALE: 1/4" = 1'-0" A 103

SHEET A 103







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

SYMBOL

STUCCO VENEER
LIGHT TEXTURE
COLOR- AS SELECTED BY OWNER

TYP, SIDING TYPE I

VINYL SIDING (MIN. 0.044" THICK)
COLOR - AS SELECTED BY OWNER

DESCRIPTION

TYP. SIDING TYPE 2

BOARD AND BATTEN STYLE VINYL
(MIN. 0.044" THICK)
COLOR - AS SELECTED BY OWNER

TYP. ROOFING TYPE 1

TYP, ROOFING TYPE 1

ARCHITECTURAL ASPHALT ROOFING COLOR AND TYPE TO BE SELECTED BY ARCHITECT

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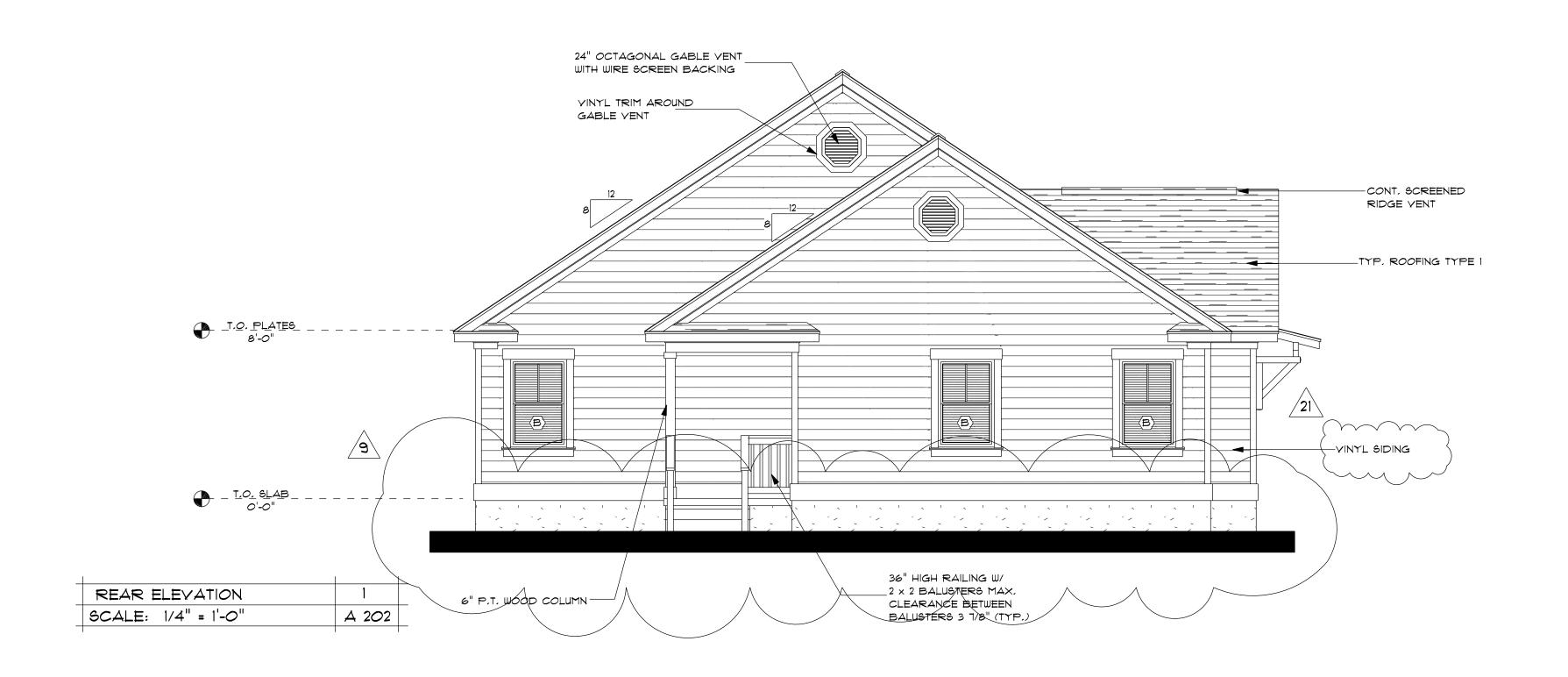
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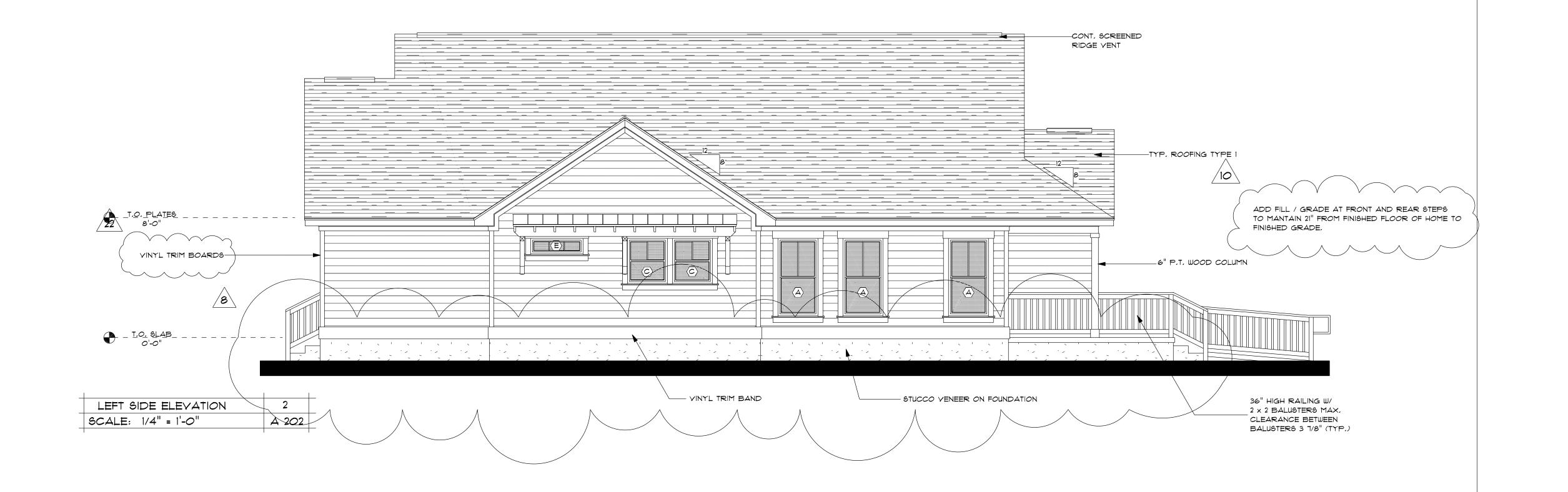
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EXTERIOR MATERIAL LEGEND

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

<u>SYMBOL</u>

DESCRIPTION

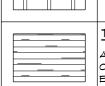
TYP, SIDING TYPE I

LIGHT TEXTURE

COLOR- AS SELECTED BY OWNER

VINYL SIDING (MIN, 0.044" THICK) COLOR - AS SELECTED BY OWNER

TYP, SIDING TYPE 2 BOARD AND BATTEN STYLE VINYL (MIN, 0,044" THICK) COLOR - AS SELECTED BY OWNER



TYP, ROOFING TYPE 1 ARCHITECTURAL ASPHALT ROOFING
COLOR AND TYPE TO BE SELECTED
BY ARCHITECT



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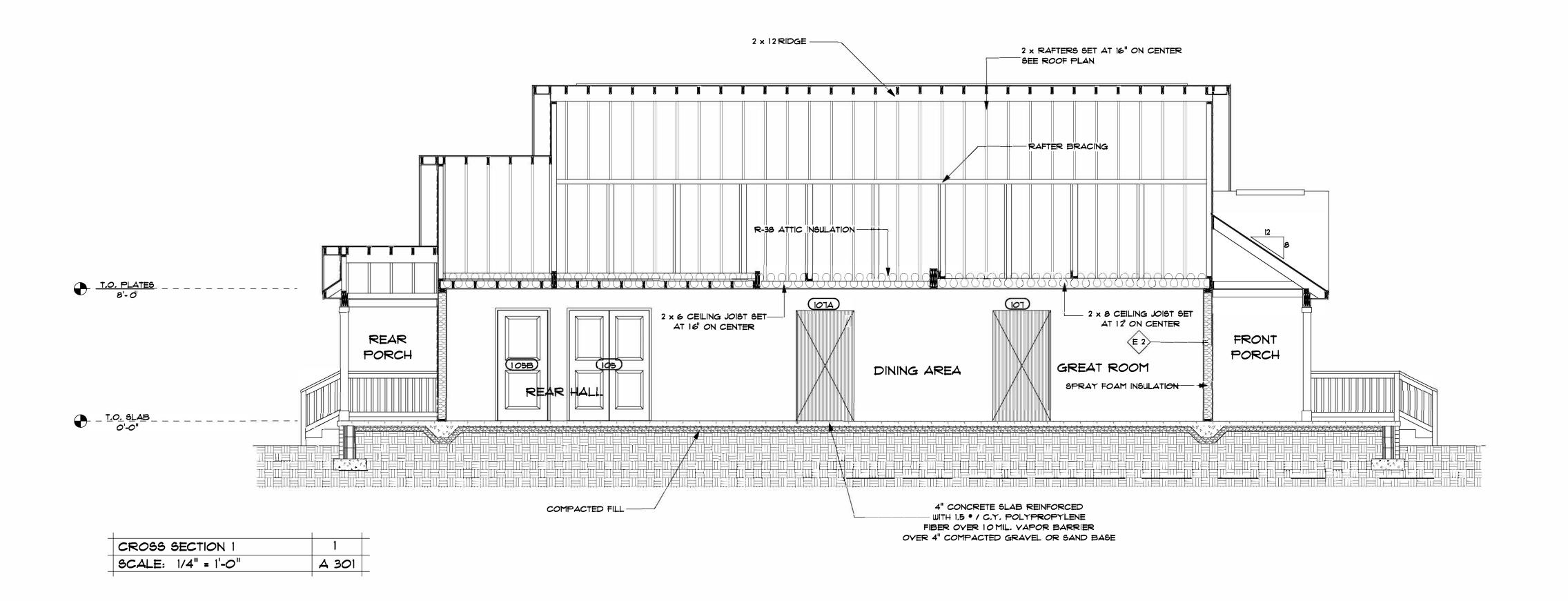
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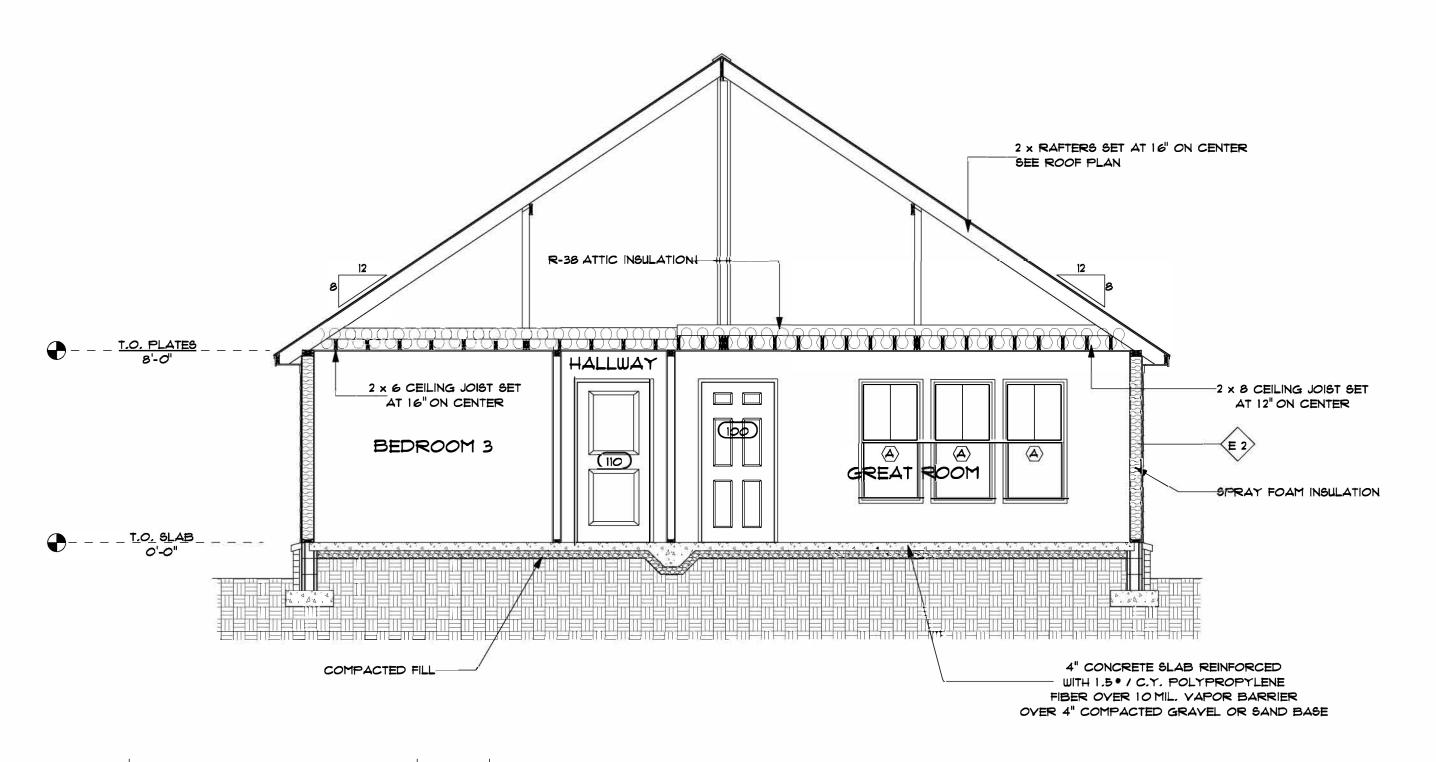
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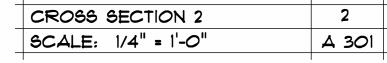
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SHEET **A 202**









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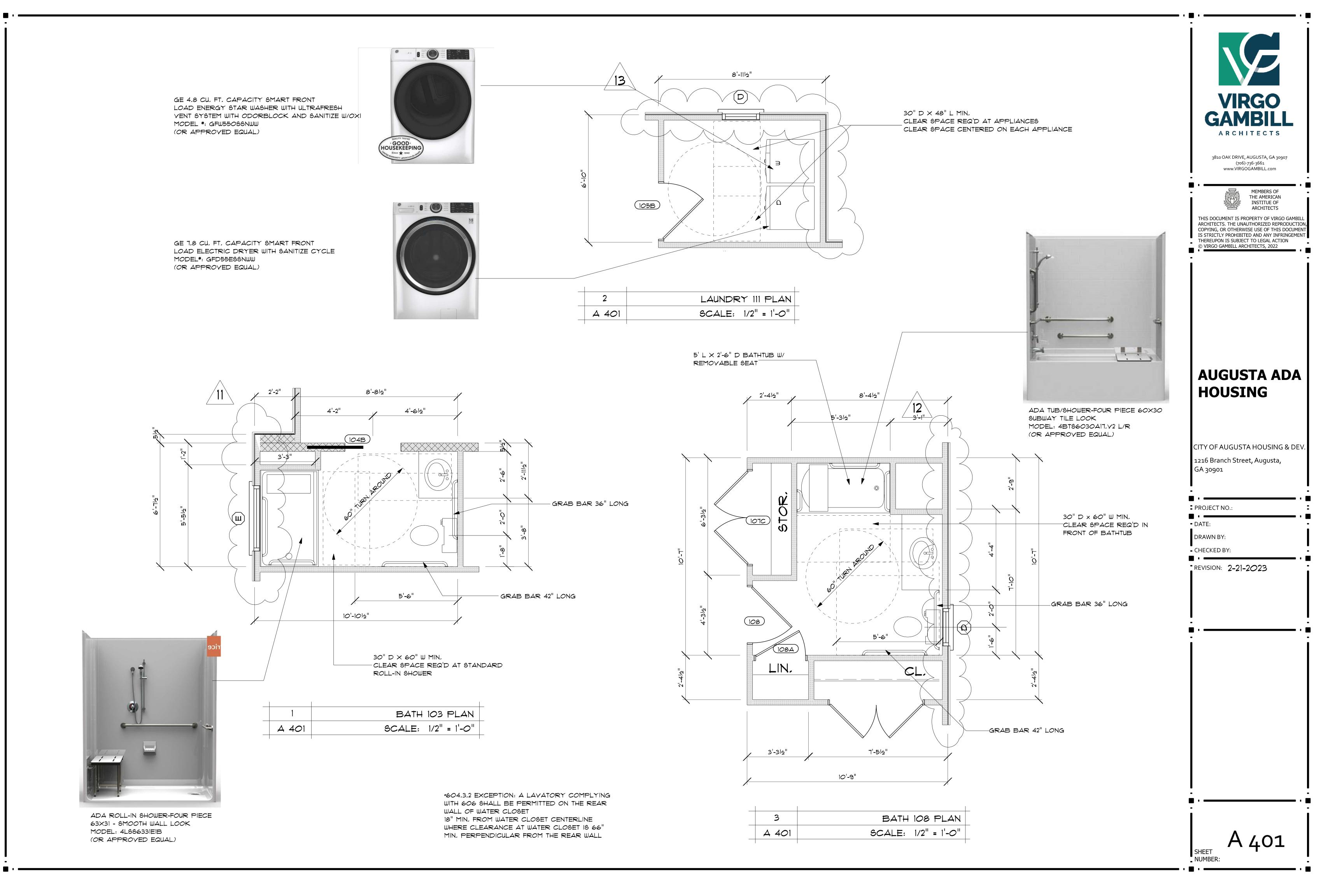
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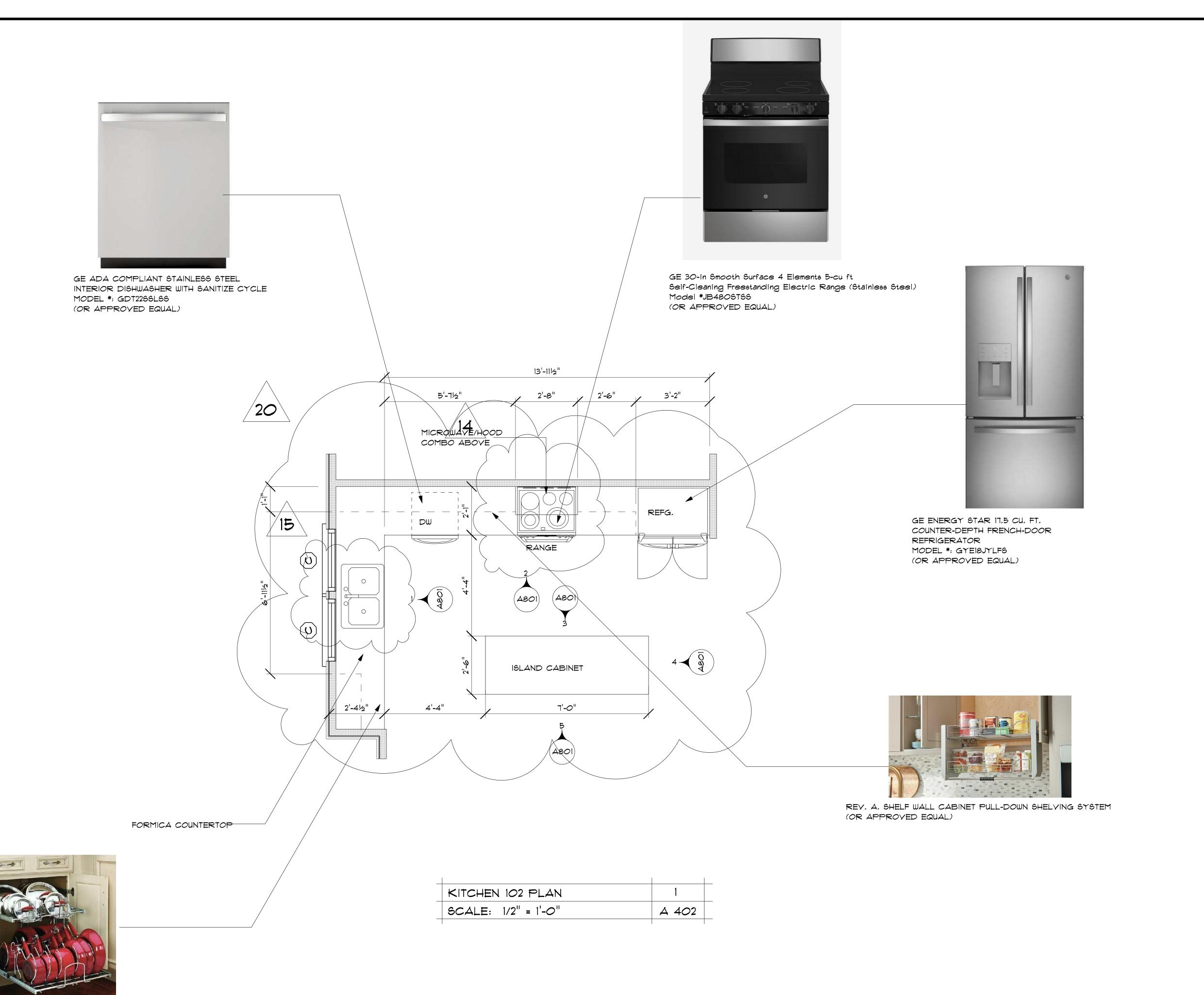
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SHEET

A 301





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AUGUSTA ADA HOUSING

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

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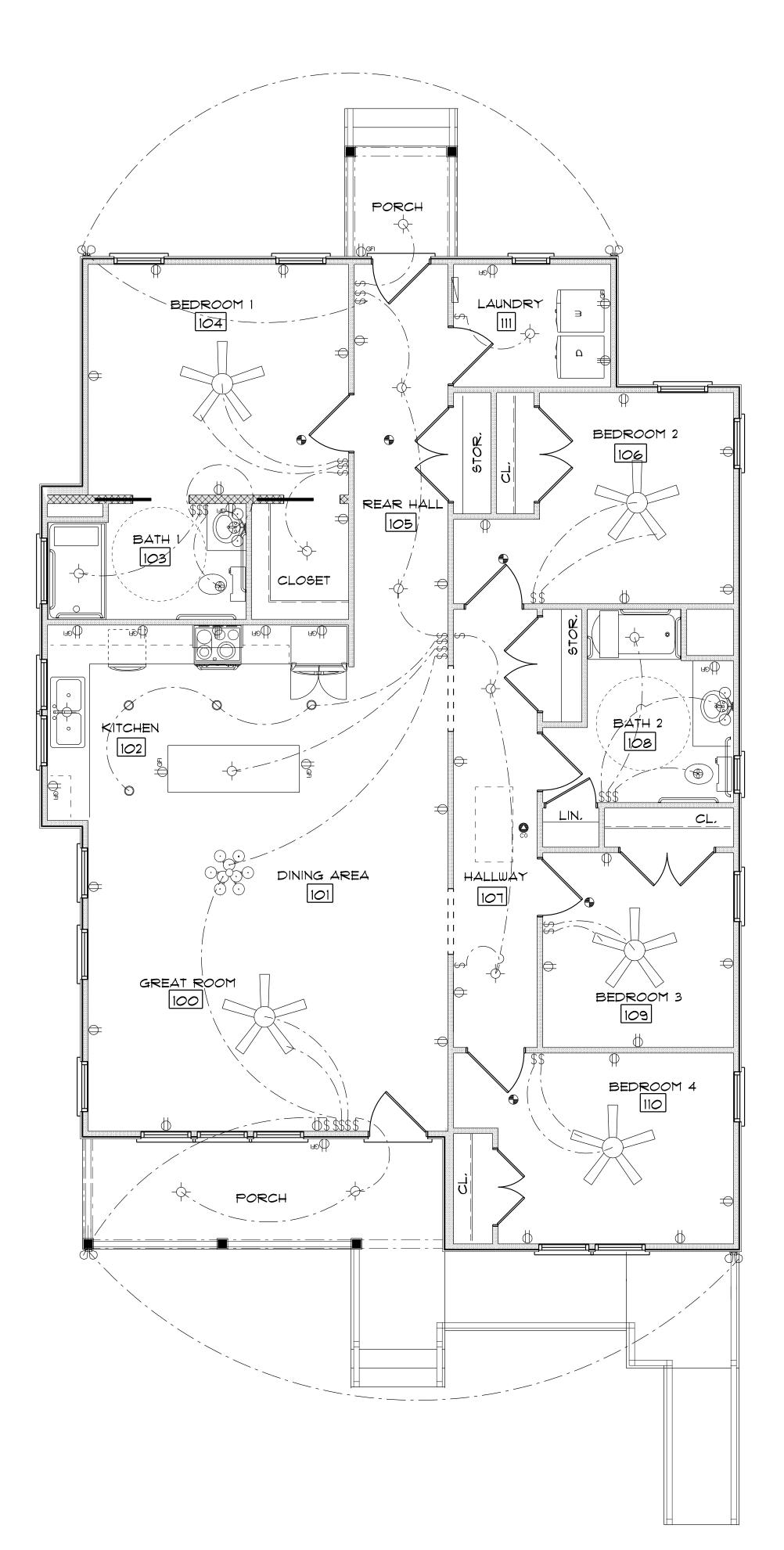
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REVISION: 2-21-2023

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



ELECTRICAL NOTES

- I. 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

INSTALLATION OF ELECTRICAL EQUIPMENT.

- 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

HYAC NOTES

- I. FURNACE NOT LOCATED IN CONDITIONED ARE TO BE AS CENTRALLY LOCATED AS POSSIBLE. IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 2. GC & HYAC CONTRACTORS RESERVE THE RIGHT TO LOCATE SUPPLY YENTS 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 & HYAC CONTRACTOR RESERVE THE RIGHT TO DETERMINE HYAC UNIT AND HEAT PUMP REQUIREMENTS.

PLUMBING NOTES

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

ELECTRICAL SYSTEMS LEGEND			
SYMBOL	DESCRIPTION		
MUD RM.	ROOM OR AREA NUMBER		
	CEILING FAN WITH LIGHT		
0	RECESSED CAN LIGHT		
0-0 0650 060	CHANDELIER LIGHT		
O CO	COMBO C.O. & SMOKE DETECTOR		
⊕	EXHAUST FAN		
	CLG, MTD, LIGHT FIXTURE		
\Diamond	STANDARD DUPLEX RECEPTACLE		
	220 OUTLET		
 GFI	GROUND FAULT INTERRUPTER		
•	SMOKE DETECTOR		
\$	SWITCH		
000	THREE LIGHT FIXTURE		
	ELECTRICAL PANEL		
Œ.	FLOOD LIGHT		

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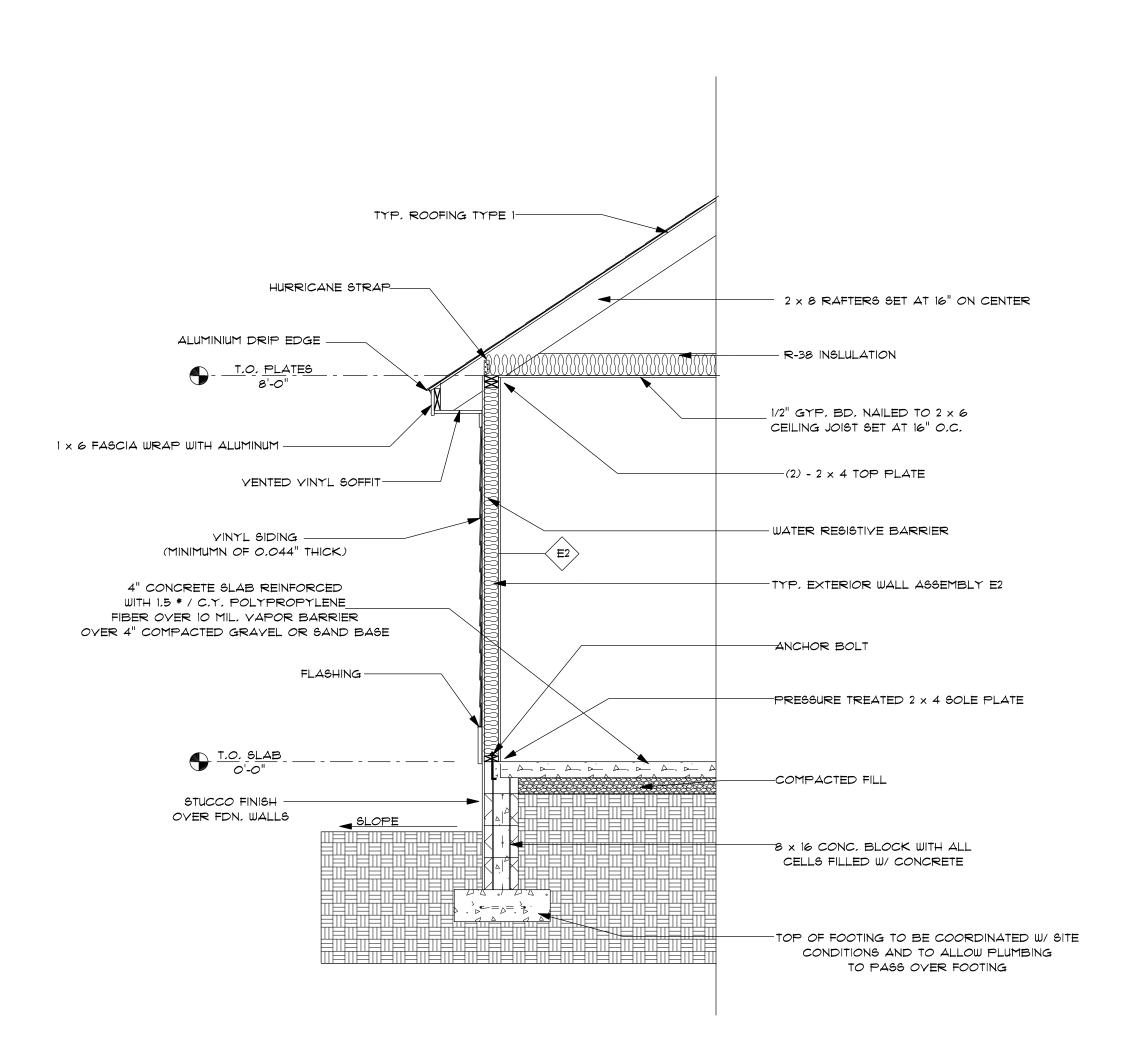
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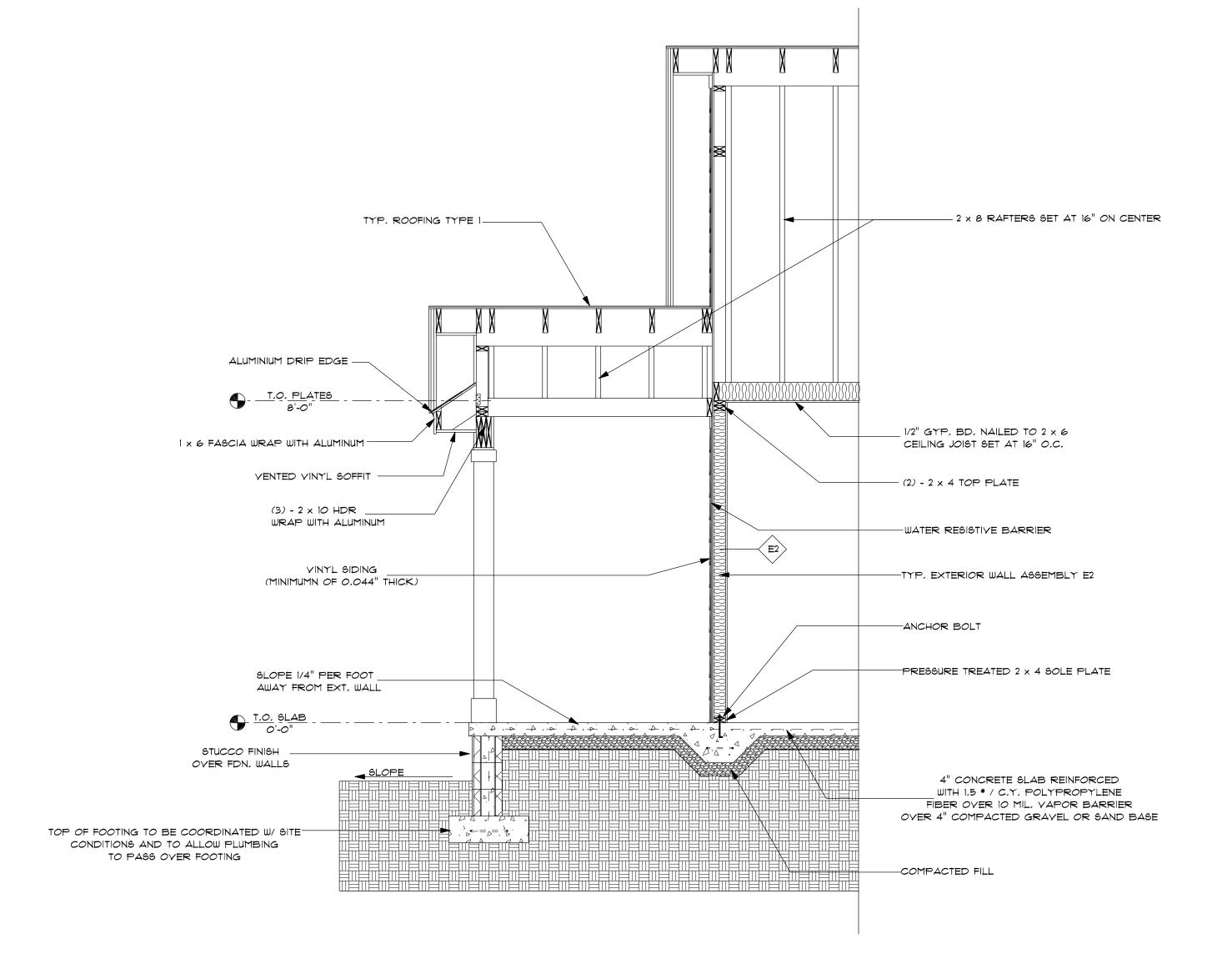
ELECTRICAL PLAN SCALE: 1/4" = 1'-0" E 101

E 101

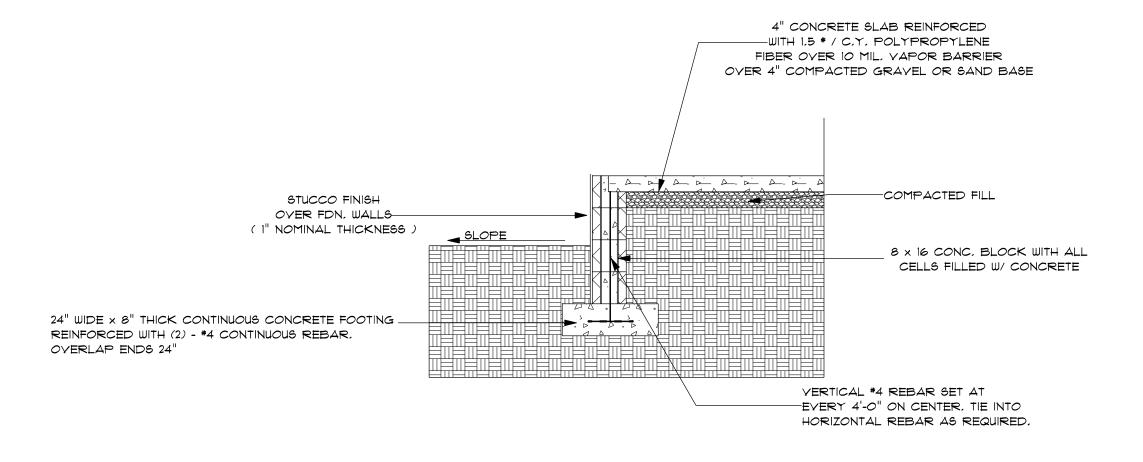
SHEET . NUMBER:



A 601



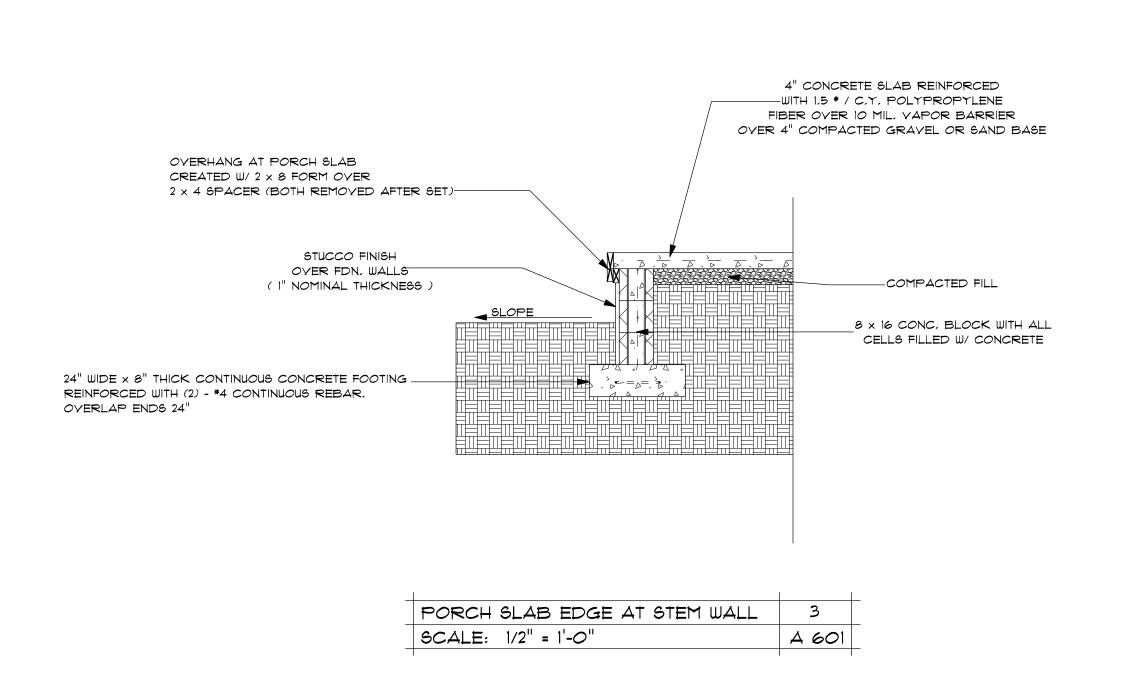
		L
WALL SECTION 2	2	
SCALE: 1/2" = 1'-0"	A 601	



WALL SECTION 1

| SCALE: 1/2" = 1'-0"

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





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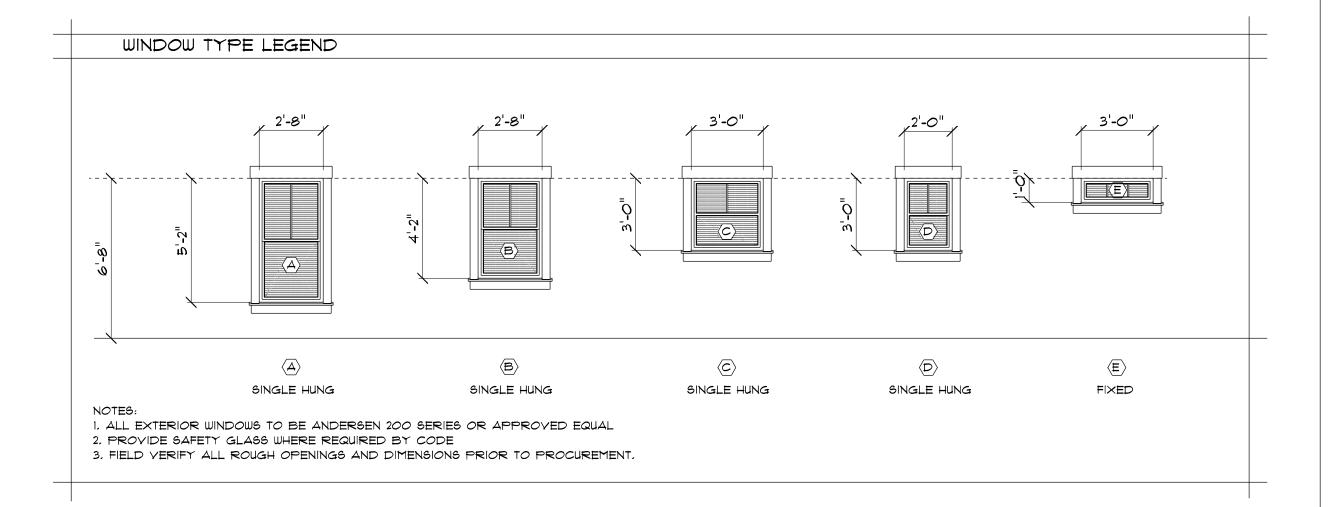
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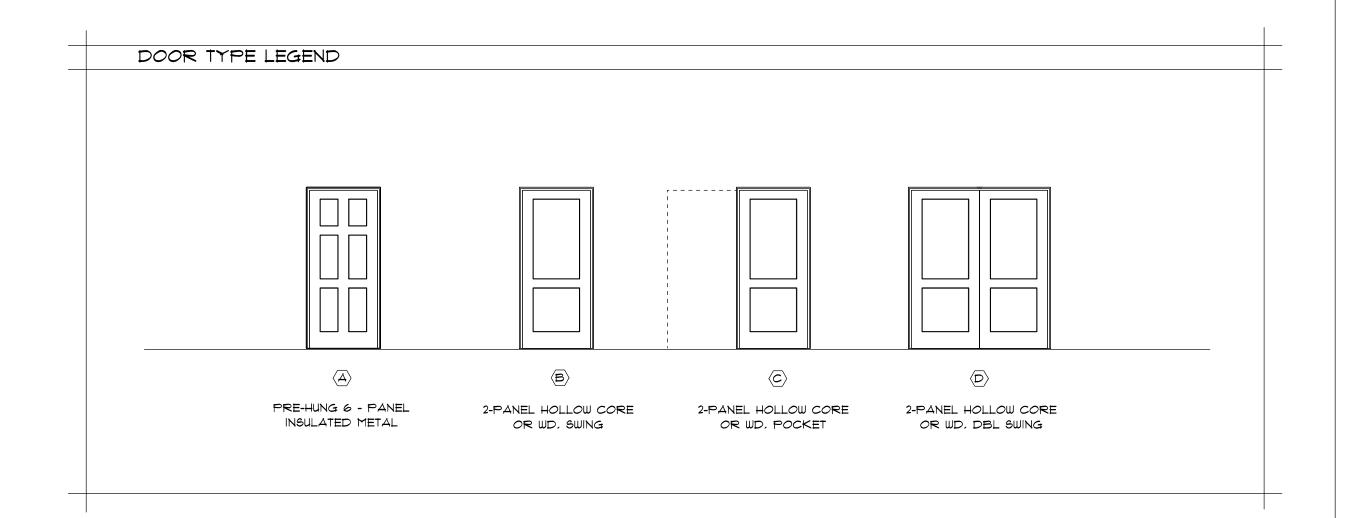
REVISION: 2-21-2023

A 601

SHEET . NUMBER:

OPENING SCHEDULE									
NO.	WIDTH	HEIGHT	THICKNESS	ELEVATION	REMARKS				
100	3'-0"	6'-8"	1 3/4"	Д					
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"	В					
1044	3'-0"	6'-8"	1 3/8"	С					
104B	3'-0"	6'-8"	1 3/8"	С					
105	5'-0"	6'-8"	1 3/8"	D					
105 A	3'-0"	6'-8"	1 3/4"	Д					
105 B	3'-0"	6'-8"	1 3/8"	В					
106	3'-0"	6'-8"	1 3/4"	В					
1064	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"	В					
1084	3'-0"	6'-8"	1 3/8"	В					
109	3'-0"	6'-8"	1 3/4"	В					
1094	5'-0"	6'-8"	1 3/8"	D					
110	3'-0"	6'-8"	1 3/8"	В					
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	LYT FLOORING	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
DINING ROOM	LYT FLOORING	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
KITCHEN	LYT FLOORING	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
BATH	TILE	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
CLOSET	CARPET	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
REAR HALL	LYT FLOORING	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
BEDROOM 1	CARPET	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
BEDROOM 2	CARPET	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
BEDROOM 3	CARPET	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
BEDROOM 4	CARPET	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				
HALLWAY	LYT FLOORING	WOOD PAINTED	GYPSUM WALL BOARD PT.	GYPSUM BOARD SMOOTH	8'-0"				

HARDWARE SETS

A. CONTRACTOR TO COORDINATE KEYWAY, 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: TBD

NO. FUNCTION ENTRY SET W/ LEVER AT ENTRANCE INTERIOR SIDE DEADBOLT LOCK DOOR STOP 1 1/2 PAIR HINGES (INCL. W/ PREHUNG FRAME)

LEVER PASSAGE DOOR STOP 2 SWING 1 1/2 PR, HINGES

PRIVACY LEVER SET

MAGNETIC CATCH 2 PR, HINGES

DOOR STOP

1 1/2 PR, HINGES MAGNETIC PRIVACY PRIVACY POCKET DOOR LOCK 4 POCKET SOFT OPEN/CLOSE POCKET DOOR KIT (2) DUMMY LEVERS

PRIVACY

PASSAGE

5 DBL SWING -

SWING

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