



**SITE SUMMARY**

SITE AREA = +/- 7.51 ACRES  
 ZONING = O-I  
 USE = GENERAL OFFICE  
 SETBACKS = 30' FRONT  
 10' REAR  
 20' SIDE  
 WATER = CITY OF GAINESVILLE (PUBLIC)  
 SEWER = HALL COUNTY (PUBLIC)

**PARKING SUMMARY- BUILDING A**

PARKING REQUIRED -  
 3.5 SPACES PER 1,000 SF  
 BUILDING A = 1,500 SF  
 PARKING REQ = 3.5 x 1.5 = 5.25 SPACES  
 TOTAL PARKING REQUIRED = 5.25 SPACES  
 TOTAL PARKING PROVIDED = 7 SPACES  
 HANDICAP SPACES  
 1 REQUIRED - 1 PROVIDED

**PARKING SUMMARY- BUILDING B**

PARKING REQUIRED -  
 3.5 SPACES PER 1,000 SF  
 BUILDING B = 1,200 SF  
 PARKING REQ = 3.5 x 1.2 = 4.2 SPACES  
 TOTAL PARKING REQUIRED = 4.2 SPACES  
 TOTAL PARKING PROVIDED = 8 SPACES  
 HANDICAP SPACES  
 1 REQUIRED - 1 PROVIDED

**SURVEY REFERENCE**

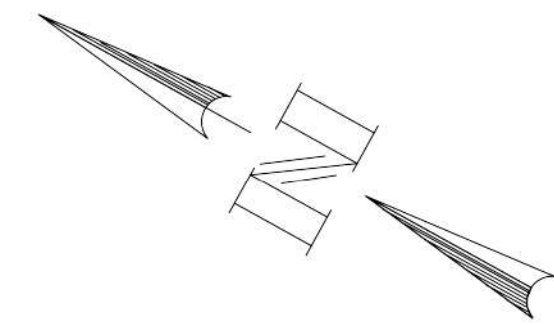
BOUNDARY INFORMATION SHOWN PER SURVEY FOR DILLARD HUDGINS & KATHERINE RIDLEY PREPARED BY DWIGHT KILBY, RLS DATED 6-15-1993.

**OWNER/DEVELOPER**

IN-TRANSITION REALTY, INC.  
 5072 BRISTOL INDUSTRIAL WAY, SUITE C  
 BUFORD, GA 30518  
 CONTACT: JON GOMOLAK  
 PHONE: 678-887-0075

**CIVIL ENGINEER**

REED PLANNING & DESIGN, INC.  
 100 OLD DAWSON VILLAGE RD, SUITE 110  
 DAWSONVILLE, GA 30534  
 CONTACT: KEVIN REED  
 PHONE: 706-531-8428



**PARKING NOTES**

for offices 1 space per 250 sq



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OFFICE PARK  
 4240 WINDER HIGHWAY  
 FLOWERY BRANCH  
 PROPOSED SITE PLAN

Maroun Aoun

No.	Description	Date

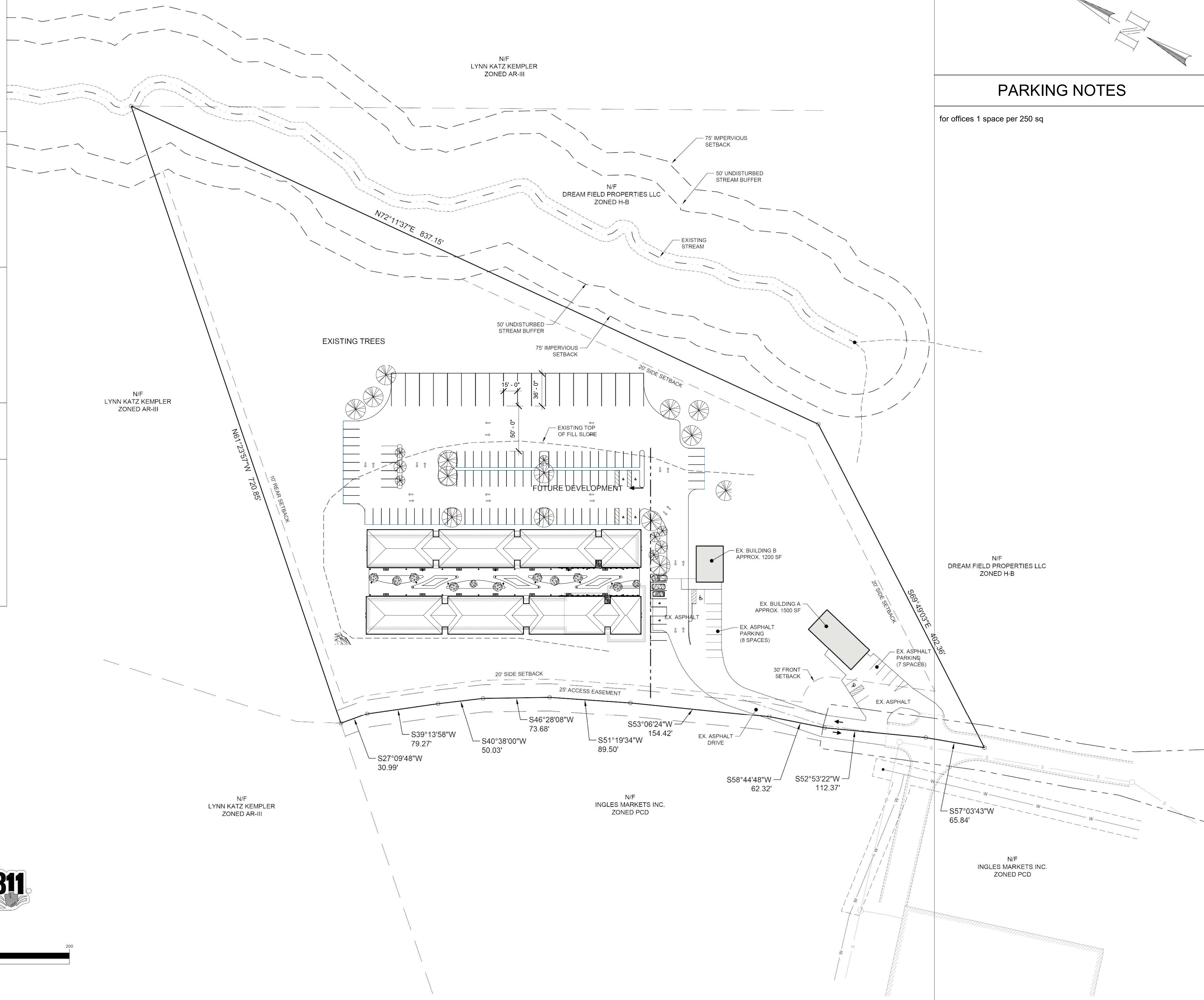
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Project Number 202309  
 Date 02/27/2023  
 Drawn By MM  
 Checked By JG

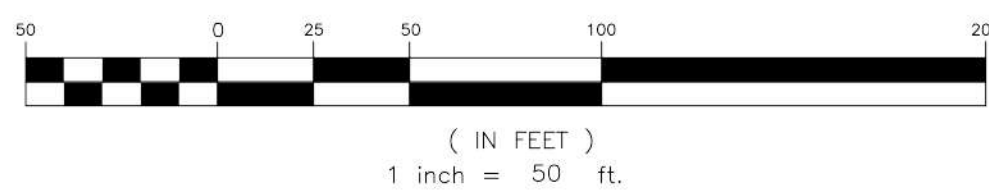
**A-200**

Scale 1" = 50'-0"

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GRAPHIC SCALE





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OFFICE PARK  
 4240 WINDER HIGHWAY  
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 SITE PLAN

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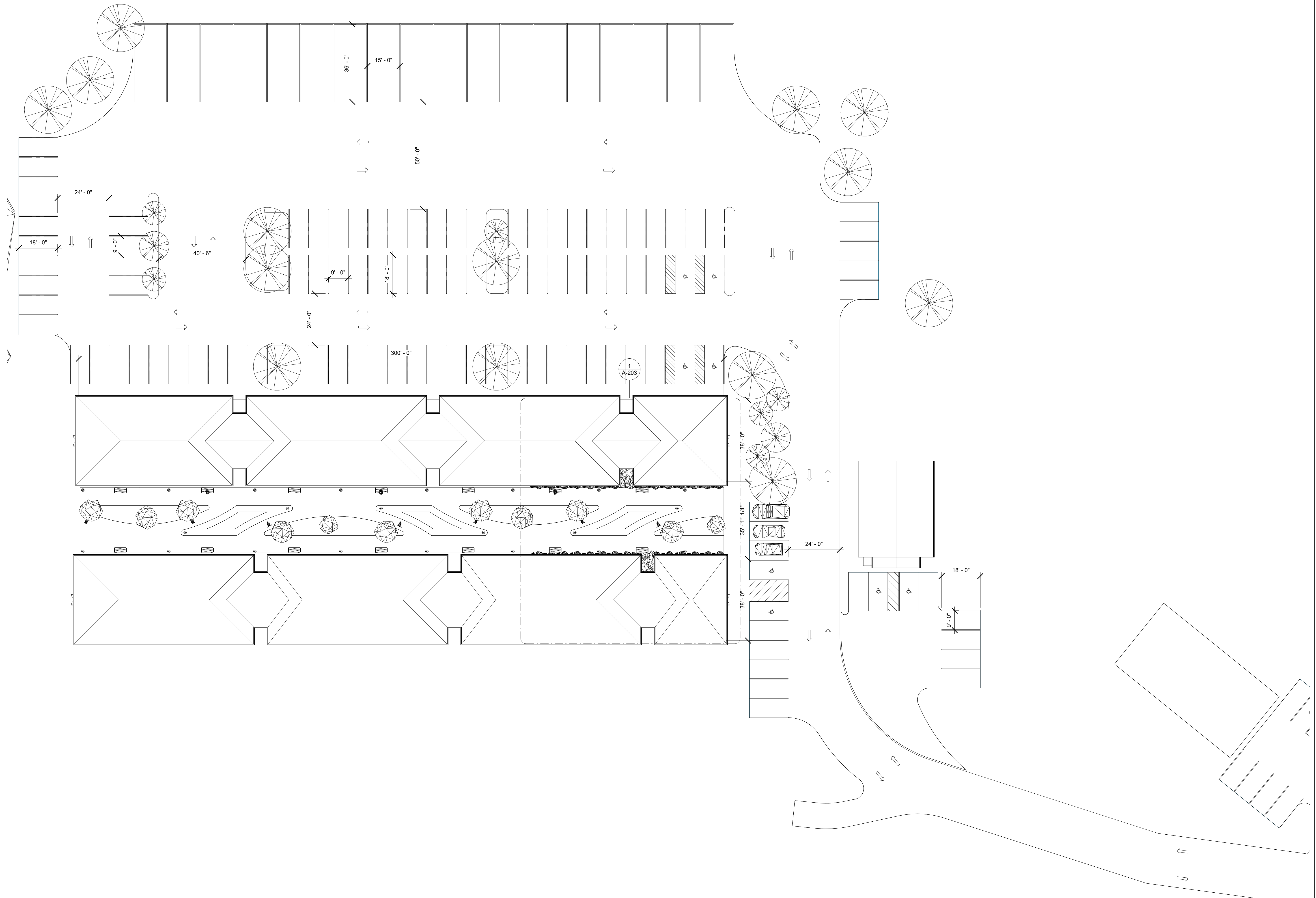
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**A-201**

Scale 1" = 20'-0"

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site plan SCALE: 1" = 20'-0" 1

## GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED.
2. SEE SHEET K-100 FOR EQUIPMENT, FURNITURE, FIXTURES AND PLUMBING FIXTURES.
3. SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
5. DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
7. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT, OWNER, AND LANDLORD UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS EQUIPMENTS, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
8. THE CONTRACTOR WARRANT TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
9. ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
10. PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION. TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
12. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISIONS AND GRAPHIC SIGNAGE TO PROVIDE BLOCKING FOR MOUNTING.
13. ALL WET/PLUMBING WALLS ARE TO BE PROVIDED WITH MOISTURE RESISTANT GYP. BOARD UNLESS TILE IS TO BE USED, THEN PROVIDE CEMENT BACKER BOARD.
14. ALL PLUMBING WALLS ARE TO BE 6" METAL STUD FRAMING. PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVING, CABINETRY, ETC.
15. THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, UNLESS OTHERWISE NOTED. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUITS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.
16. NO PLUMBING IS ALLOWED IN DEMISING WALLS. FURR OUT AS REQUIRED.
17. INSTALL FULL THICKNESS BATT INSULATION CONTINUOUS TO ROOF DECK IN ALL WALL SEPARATING REST ROOMS FROM ADJACENT CONVENIENCE STORE AREAS. INSULATION TO BE NON-COMBUSTIBLE, BEARING THE UL CLASSIFICATION MARKING
18. BRACE STUDS ABOVE CEILING AS REQUIRED TO PROVIDE RIGID WALLS THROUGHOUT. SEE STRUCTURAL DRAWINGS
19. ALL CABINETS IN FAST-FOOD AREA, INCLUDING COFFEE BAR AND SALES COUNTER, TO HAVE SOLID TOP WITH METAL SIDES PAINTED AND KICK PLATE BASE PAINTED "BLACK"
20. USE FDA APPROVED FOOD GRADE CLEAR CAULKING BETWEEN COUNTERTOPS AND WALLS AND WHERE REQUIRED PER LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS
21. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT AND DRYWALL INSTALLERS TO ENSURE THAT ALL ELECTRICAL WIRING, WATER LINES AND REFRIGERATION LINES HAVE BEEN INSTALLED PROPERLY ON ALL EQUIPMENT PRIOR TO THE HANGING OF ANY DRYWALL. SEE THE CIRCLE K PROJECT MANAGER FOR ANY EQUIPMENT LOCATION CLARIFICATIONS.
22. ALL INSULATION SHALL NOT BE EXPOSED TO VIEW FROM INSIDE SALES FLOOR AREA



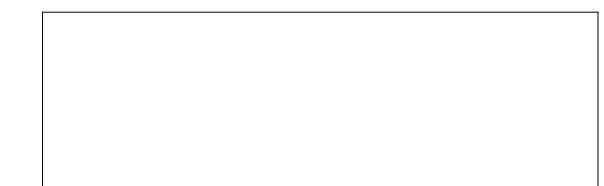
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OFFICE PARK  
 4240 WINDER HIGHWAY  
 FLOWERY BRANCH  
 EXISTING FIRST FLOOR PLAN

Maroun Aoun



No.	Description	Date



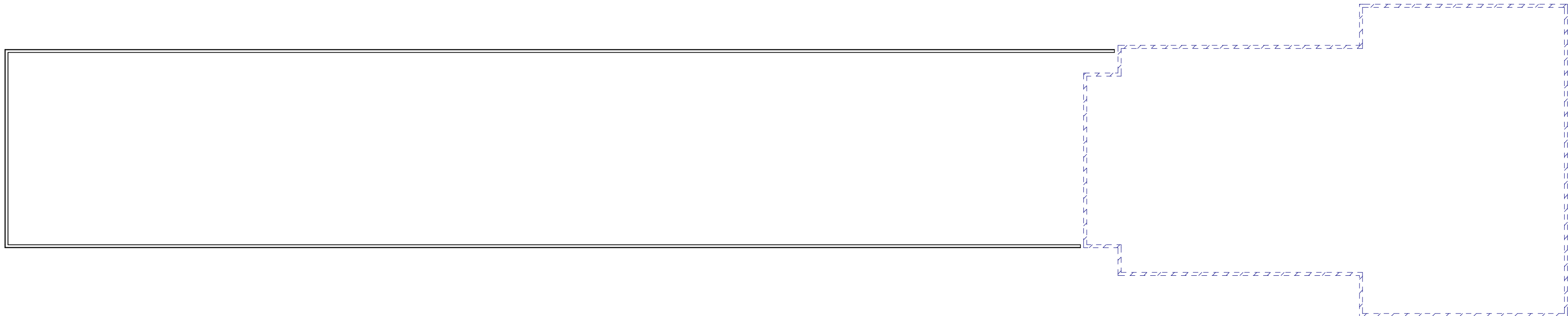
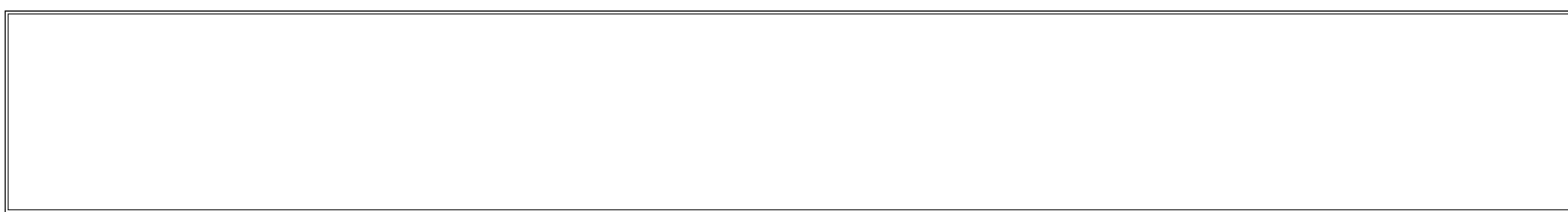
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Project Number    202309  
 Date                    02/27/2023  
 Drawn By              MM  
 Checked By          JG

A-202

Scale                    1/16" = 1'-0"

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ENLARGED PROPOSED FLOOR PLAN

SCALE:  
3/16" = 1'-0"  
1



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OFFICE PARK  
4240 WINDER HIGHWAY  
FLOWERY BRANCH  
ENLARGED PROPOSED FLOOR  
PLAN

Maroun Aoun



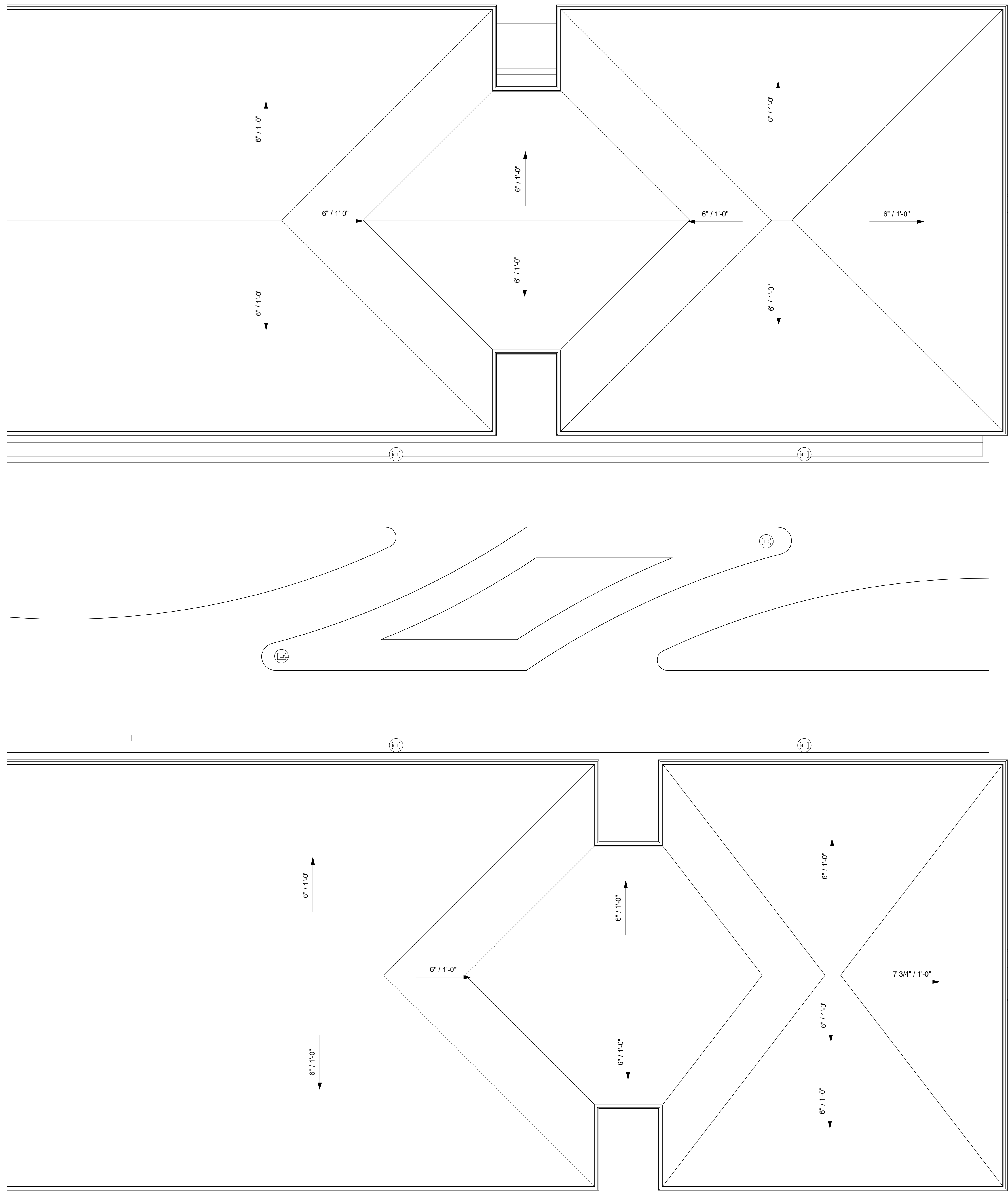
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Project Number 202309  
Date 02/27/2023  
Drawn By MM  
Checked By JG

**A-203**  
Scale 3/16" = 1'-0"

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ENLARGED ROOF PLAN

SCALE:  
3/16" = 1'-0"

1



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OFFICE PARK  
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ROOF PLAN

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No.	Description	Date

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**A-400**

Scale 3/16" = 1'-0"

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OFFICE PARK  
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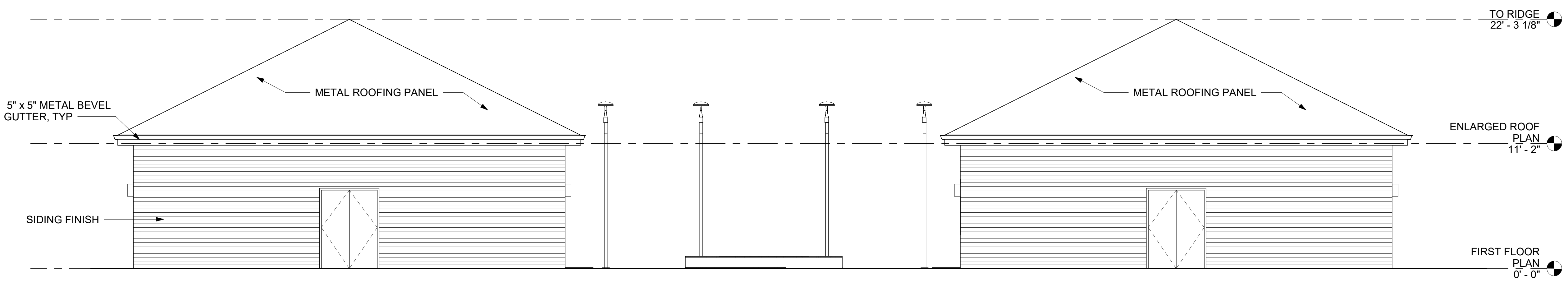
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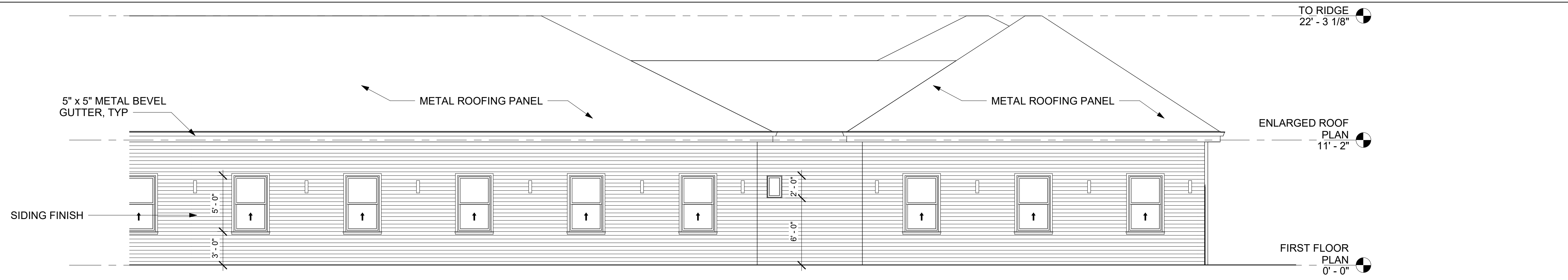
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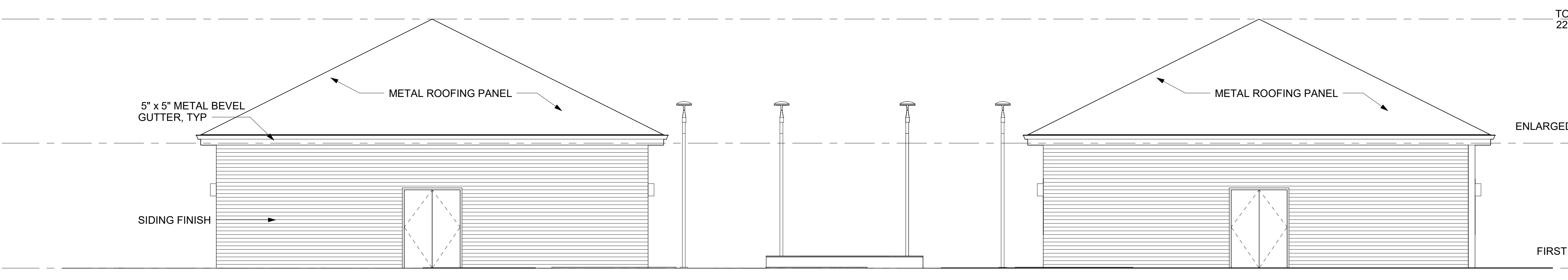
Elevation 1 - a

SCALE:  
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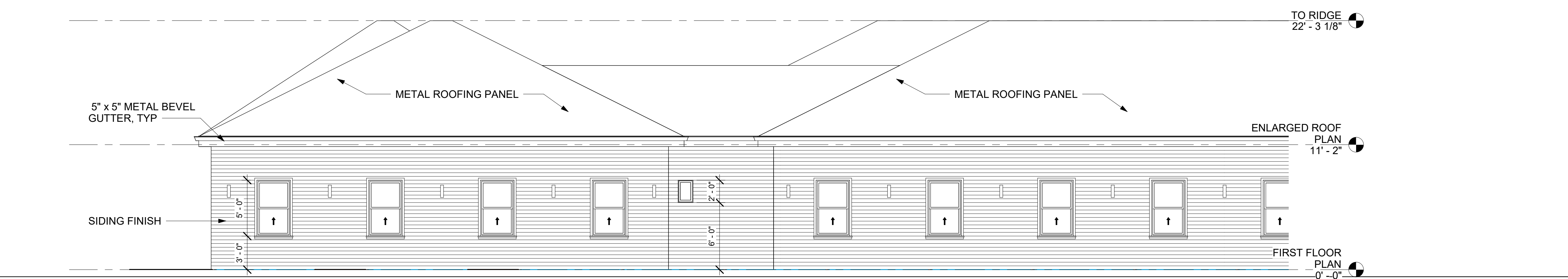
Elevation 2 - a

SCALE:  
 3/16" = 1'-0"  
 2



Elevation 3 - a

SCALE:  
 3/16" = 1'-0"  
 3



Elevation 4 - a

SCALE:  
 3/16" = 1'-0"  
 4



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 3D SHOTS

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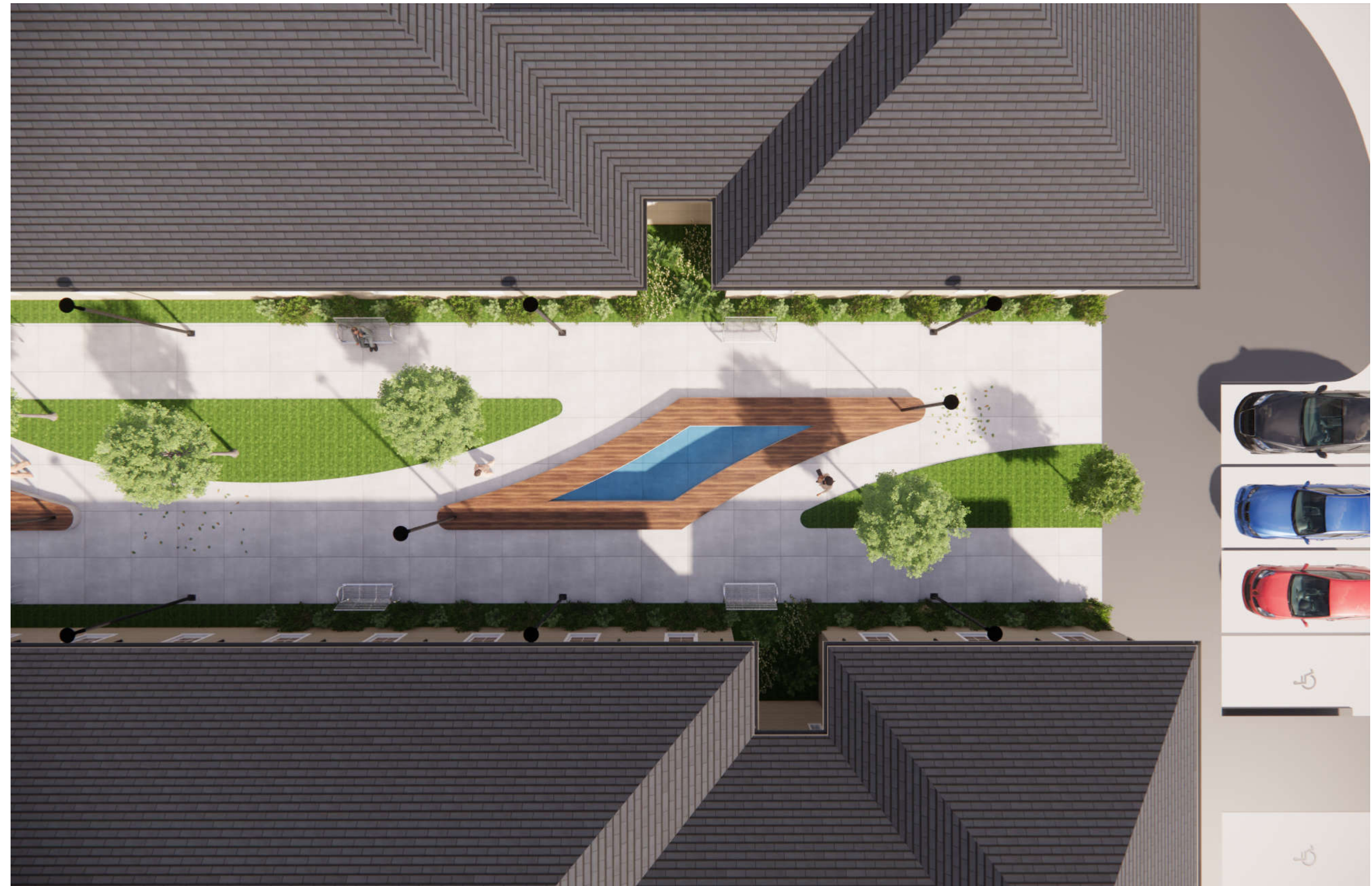
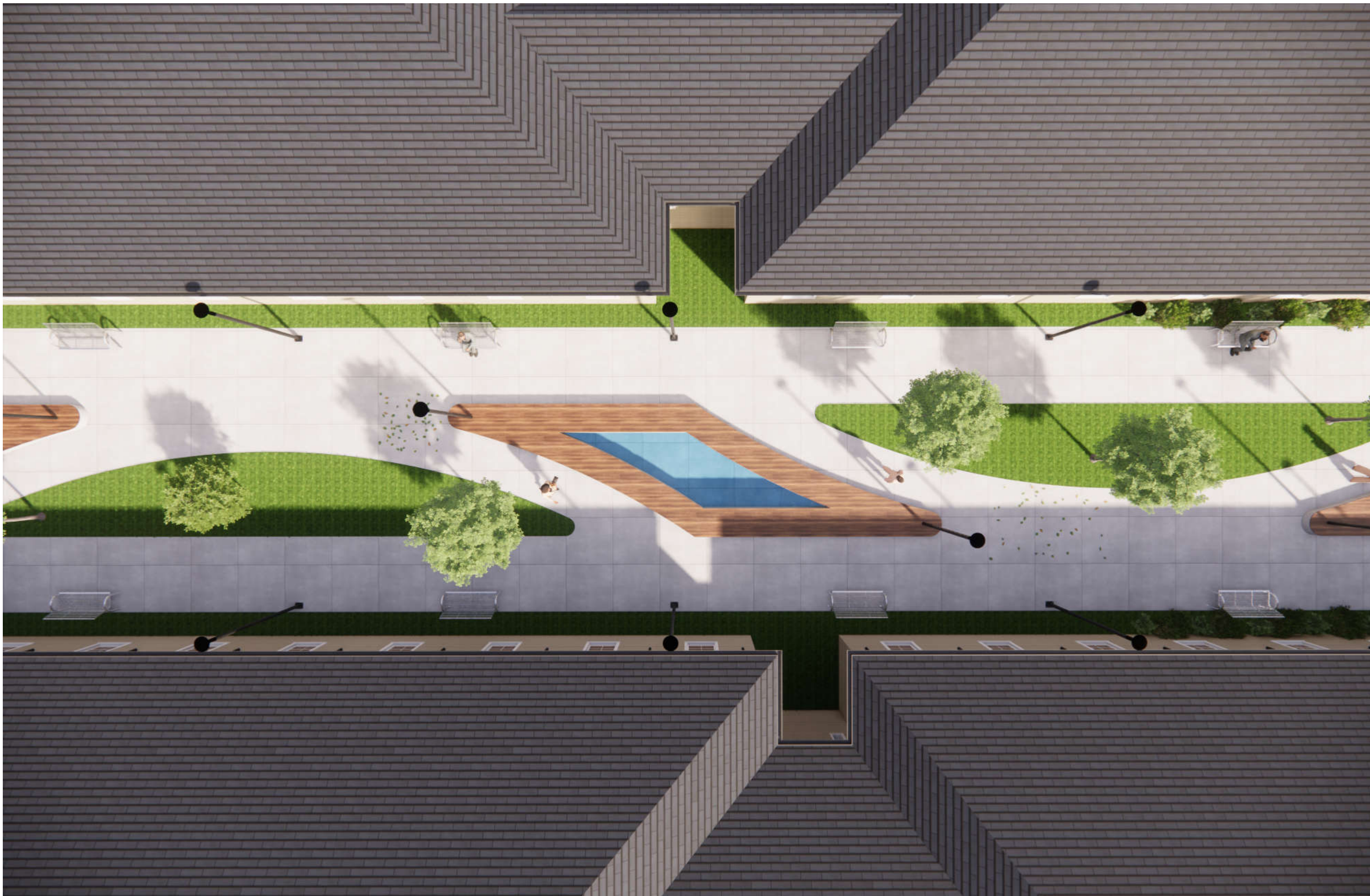
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**A-600**

Scale





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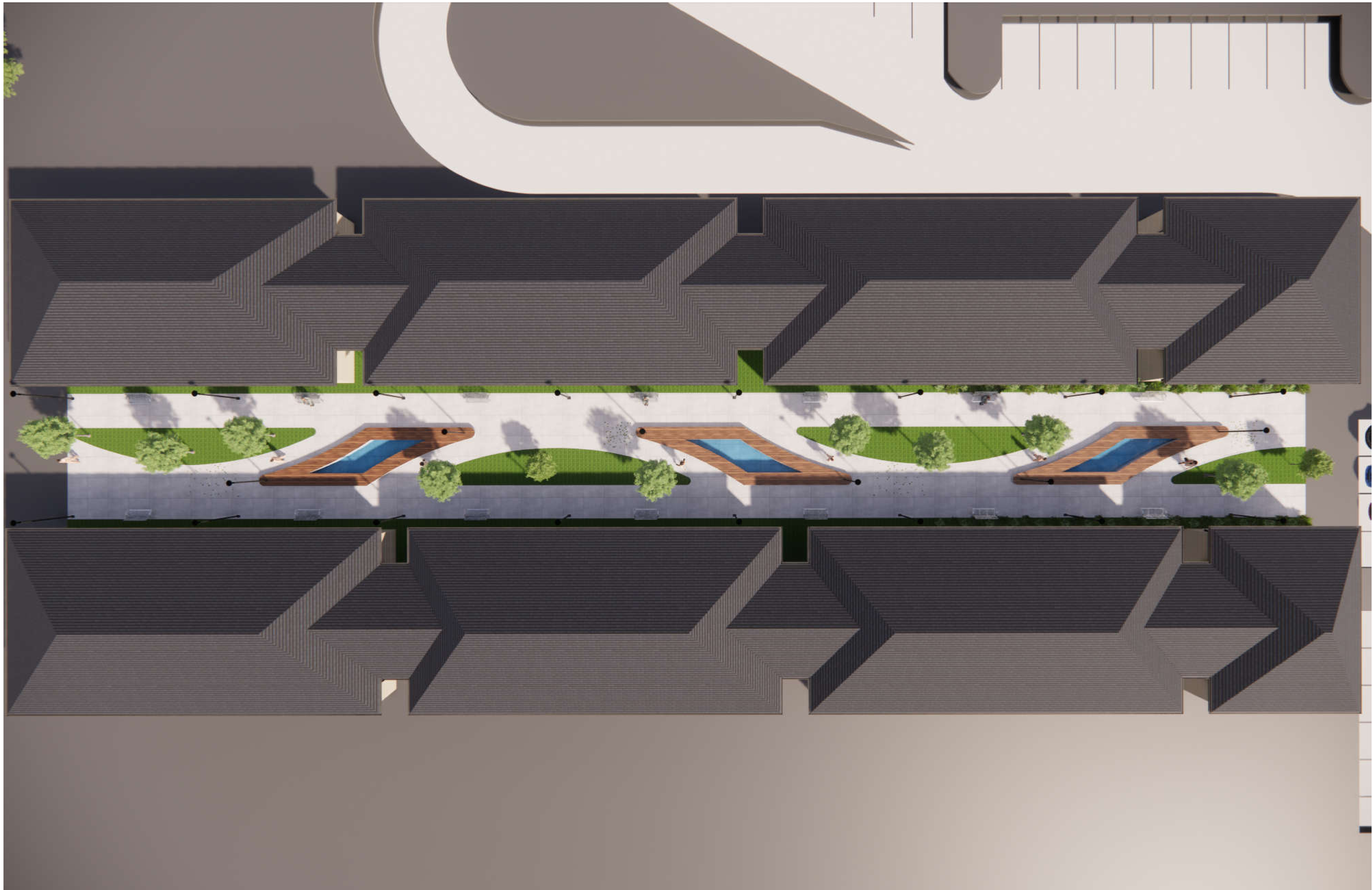
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**A-601**

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**A-602**

Scale