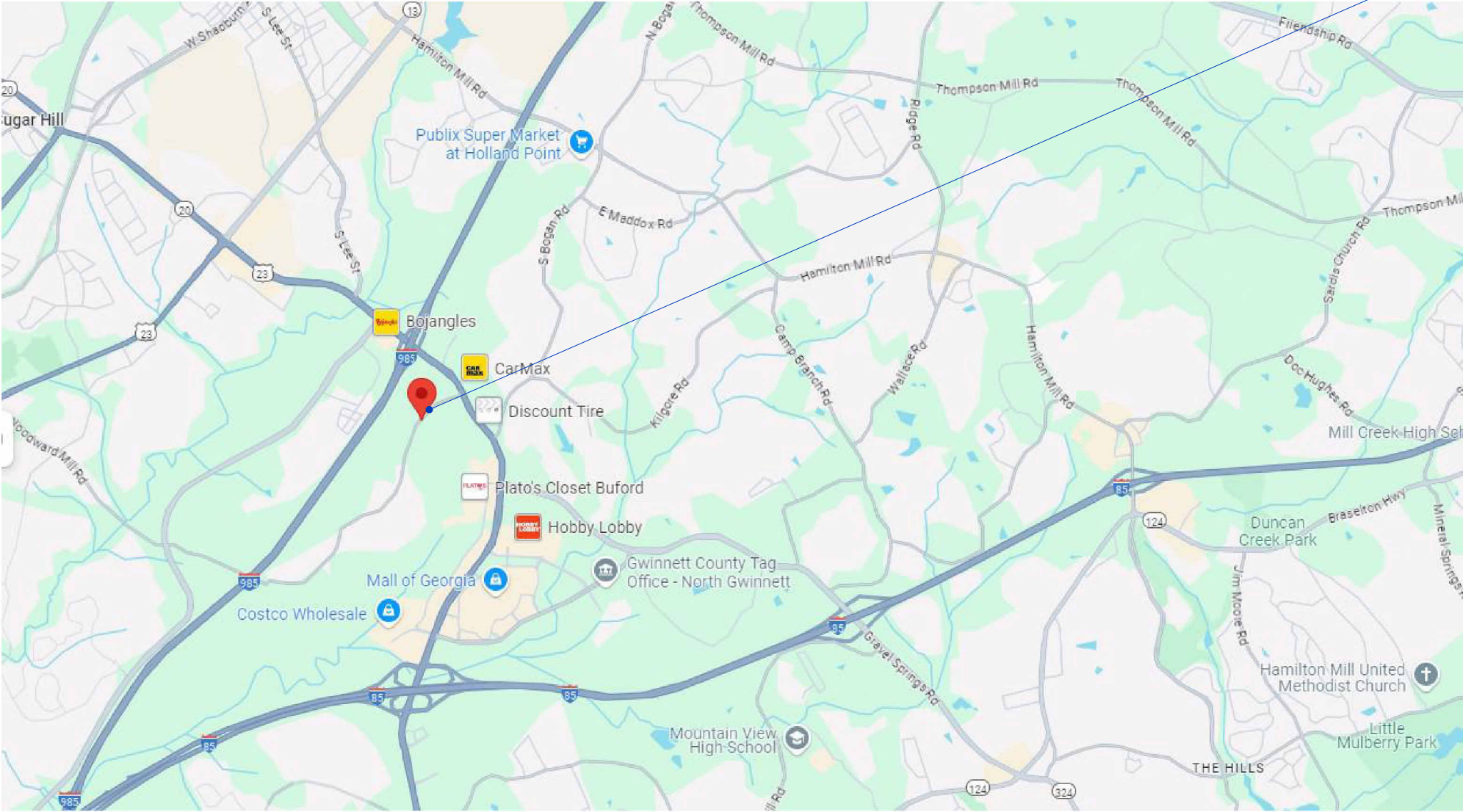


PLUNKETTS RD. BUFORD, GA

VICINITY MAP



PROJECT LOCATION

PROJECT DESCRIPTION

NEW OFFICE BUILDING

APPLICABLE CODES

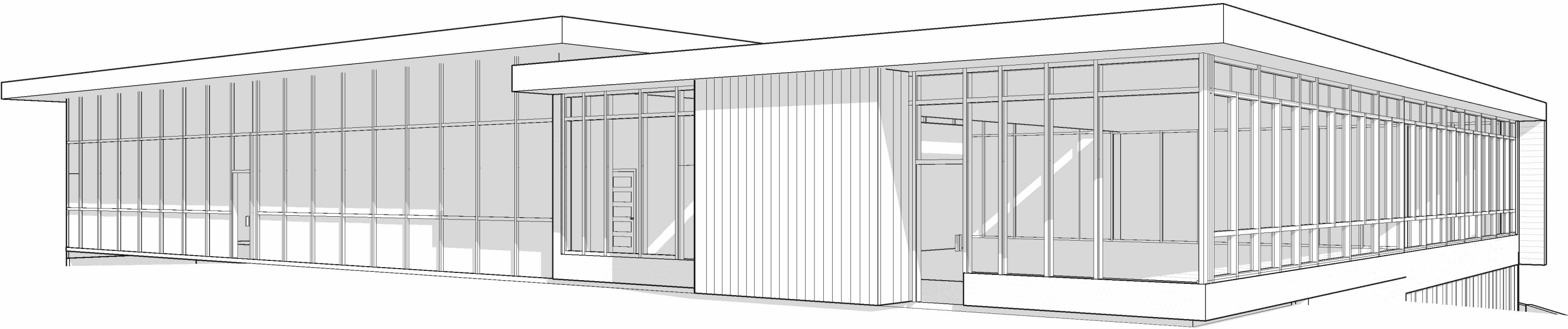
2018 INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS (2020) (2022)
2018 INTERNATIONAL RESIDENTIAL CODE W/ GA AMENDMENTS (2020)
2018 INTERNATIONAL FIRE CODE W/ GA AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS (2020) (2022) (2023)
2018 INTERNATIONAL MECHANICAL CODE W/ GA AMENDMENTS (2020)
2018 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS (2020) (2022)
2020 NATIONAL ELECTRICAL CODE (NO GA AMENDMENTS) (2021)
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GA SUPPLEMENTS & AMENDMENTS (2020) (2022) (2023)
2018 LIFE SAFETY CODE W/ GA AMENDMENTS

ZONING SUMMARY

AREA CALCULATIONS

1ST FLOOR LEASABLE - 6,154 SF
1ST FLOOR CORE - 620 SF

2ND FLOOR LEASABLE - 4,950 SF
2ND FLOOR CORE - 620 SF



ROBERTSON
ARCHITECTURE

800 BATTERY AVE. SE ATLANTA, GA 30339

P.678.576.3540. drobertson@robertsonarc.com

12/6/24

ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

ARCHITECT	CONSULTANT	CONSULTANT
name: ROBERTSON ARCHITECTURE, LLC address: 800 BATTERY AVE. SE SUITE 100, ATLANTA, GA 30339 phone: 678.576.3540	name address phone	name address phone
CONTRACTOR	CONSULTANT	CONSULTANT
name address phone	name address phone	name address phone

PLUNKETT'S RD OFFICE

GENERAL NOTES



1.

General Conditions of the Contract (AIA Document A-201) apply to this project.
2.

All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
3.

The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
4.

All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
5.

The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
6.

The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
7.

The General Contractor shall provide and maintain access to the premises at all times.
8.

The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
9.

The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
10.

The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
11.

No cutting or damage to building structural components will be allowed without written authorization from the Architect.
12.

All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
13.

Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
14.

Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
15.

Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
16.

All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
17.

No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
18.

All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
19.

All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
20.

Door and window details are indicated on the Door and Window Schedules.
21.

Door and window dimensions are to centerlines of units UNO.
22.

(David Robertson) Architect of Record is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase; and the Architect of Record is no longer liable for the work where changes to these documents have been made.

LEGEND



- WALL TYPE (see wall type schedule)
- DOOR TYPE (see door schedule)
- WINDOW TYPE (see window schedule)
- FLOOR TYPE (see assemblies sheet)
- BUILDING SECTION
- WALL SECTION
- DETAIL NUMBER
- BUILDING ELEVATION
- Interior Elevation
- ELEVATION MARK
- ROOM NAME / NUMBER
- COLUMN LINE
- CENTERLINE
- REVISION TAG
- AMERICAN CONCRETE INSTITUTE
- BUILDING
- CONCRETE
- CONTROL JOINT
- COLUMN
- DETAIL
- DIAMETER
- DOWN
- ELEVATION
- ELECTRICAL
- EQUAL
- FINISH
- FLOOR
- GALVANIZED
- GYP SUM
- INSIDE DIAMETER
- JOINT
- MECHANICAL
- MINIMUM
- NOT TO SCALE
- NUMBER
- ON CENTER
- OPENING
- OUTSIDE DIAMETER
- UNLESS NOTED OTHERWISE
- REFERENCE
- RISER
- ROUGH OPENING
- ROOM
- STAINLESS STEEL
- STRUCTURAL
- SPECIFICATIONS
- TOP OF (...)
- TOP OF CONCRETE
- TOP OF FRAMING
- TOP OF STEEL
- TOP OF WALL
- TREAD
- TYPICAL
- AT
- AND
- BOARD
- ABOVE FINISHED FLOOR
- UNLESS OTHERWISE NOTED
- VERIFY IN FIELD

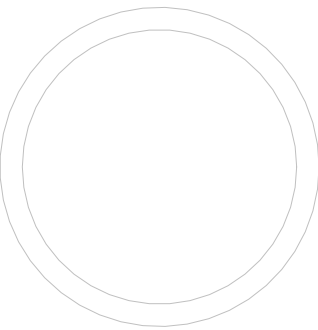
DRAWING LIST



SHEET LIST

SHEET NUMBER	SHEET NAME
A0-2	SITE PLAN
A1-1	1ST FLOOR PLANS
A1-2	2ND FLOOR PLANS
A5-1	ELEVATIONS
A5-2	ELEVATIONS
A7-1	BUILDING SECTIONS
G0-1	COVER SHEET
G0-2	GENERAL NOTES
G0-3	ACCESSIBILITY DIAGRAMS

NOT FOR CONSTRUCTION



GENERAL NOTES

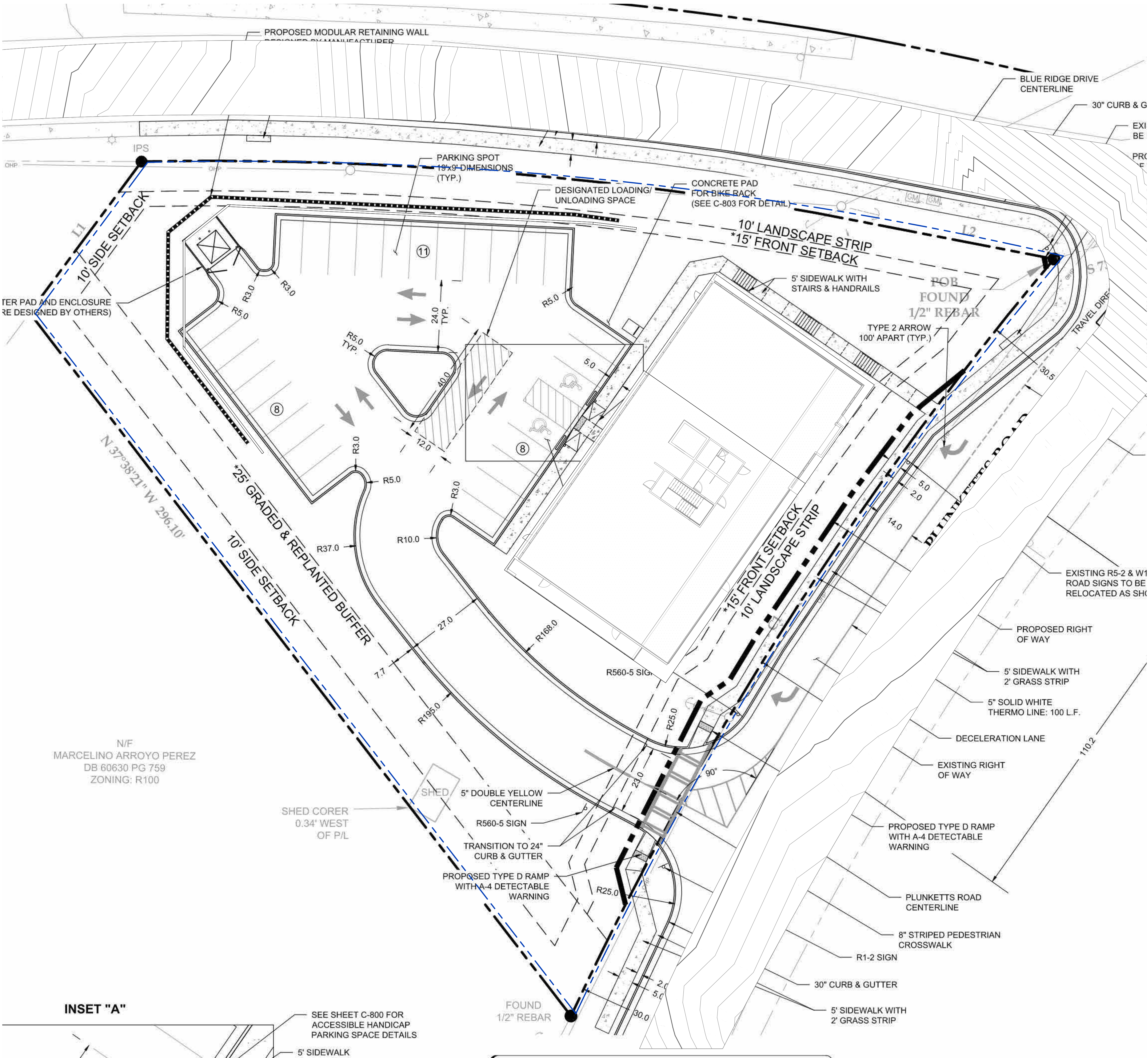
G0-2

CLIENT:
BOGART ENTERPRISES

SITE ADDRESS
PLUNKETTS RD

- ABBREVIATIONS:
- BFNC BOARD FENCE
 - CB CATCH BASIN
 - DL DRIP LINE
 - FGL FOG LINE
 - FVC FACE OF VERTICAL CURB
 - PPU POWER POLE WITH UNDERGROUND
 - PTL POWER POLE WITH TRANSFORMER AND LIGHT
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - CY CHERRY
 - D DECIDUOUS
 - M MAPLE

- CONCRETE
- PROPERTY LINE
- SETBACKS



1 Site Plan
SCALE: 1/16" = 1'-0"

ROBERTSON ARCHITECTURE

PROJECT:
PLUNKETT'S RD
OFFICE

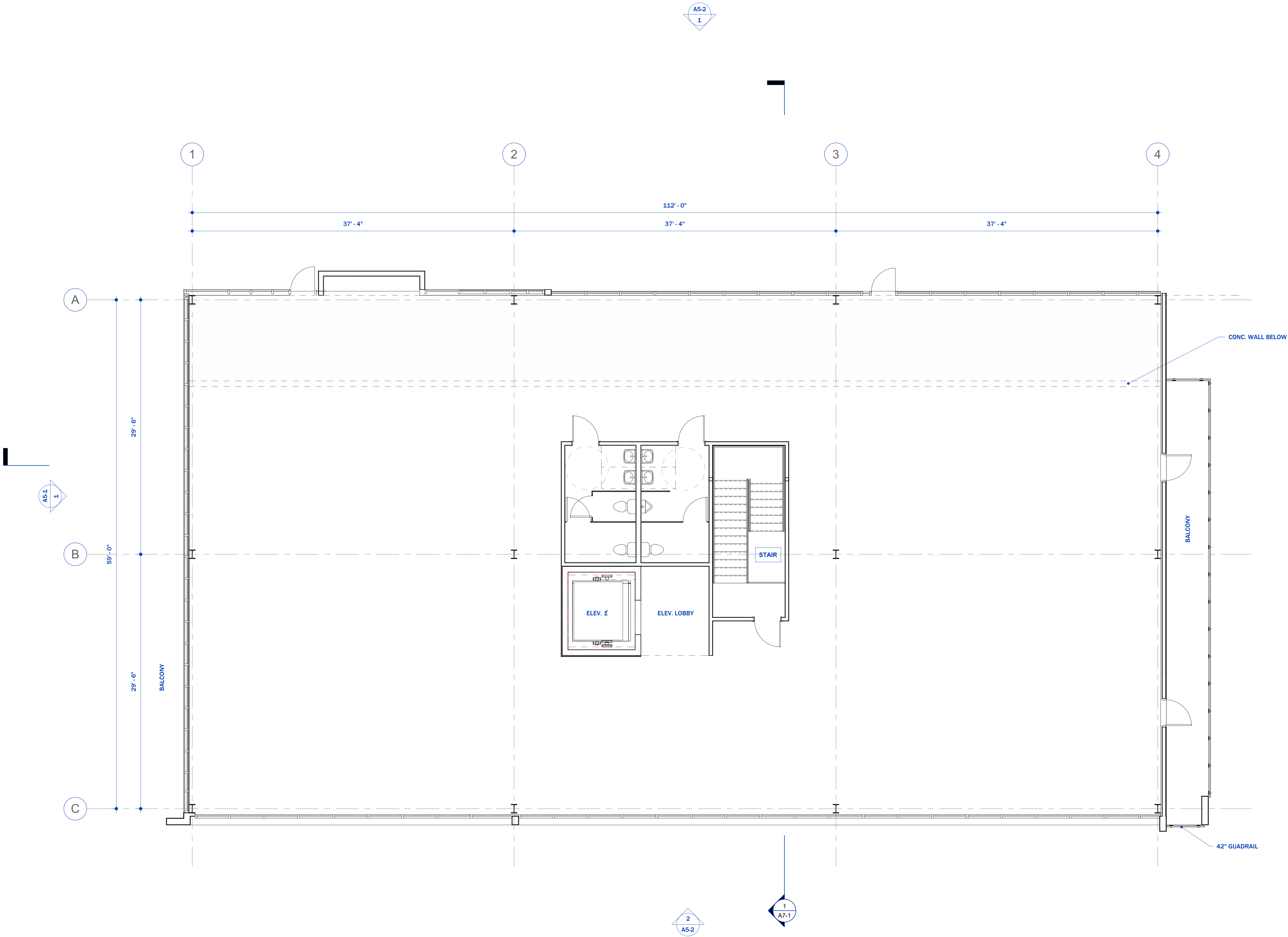
BUFORD, GA

DATE: 12/6/24
PROJECT NO. 2447
REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

SITE PLAN



1 2ND FLOOR

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

NOT FOR CONSTRUCTION

2ND FLOOR PLANS

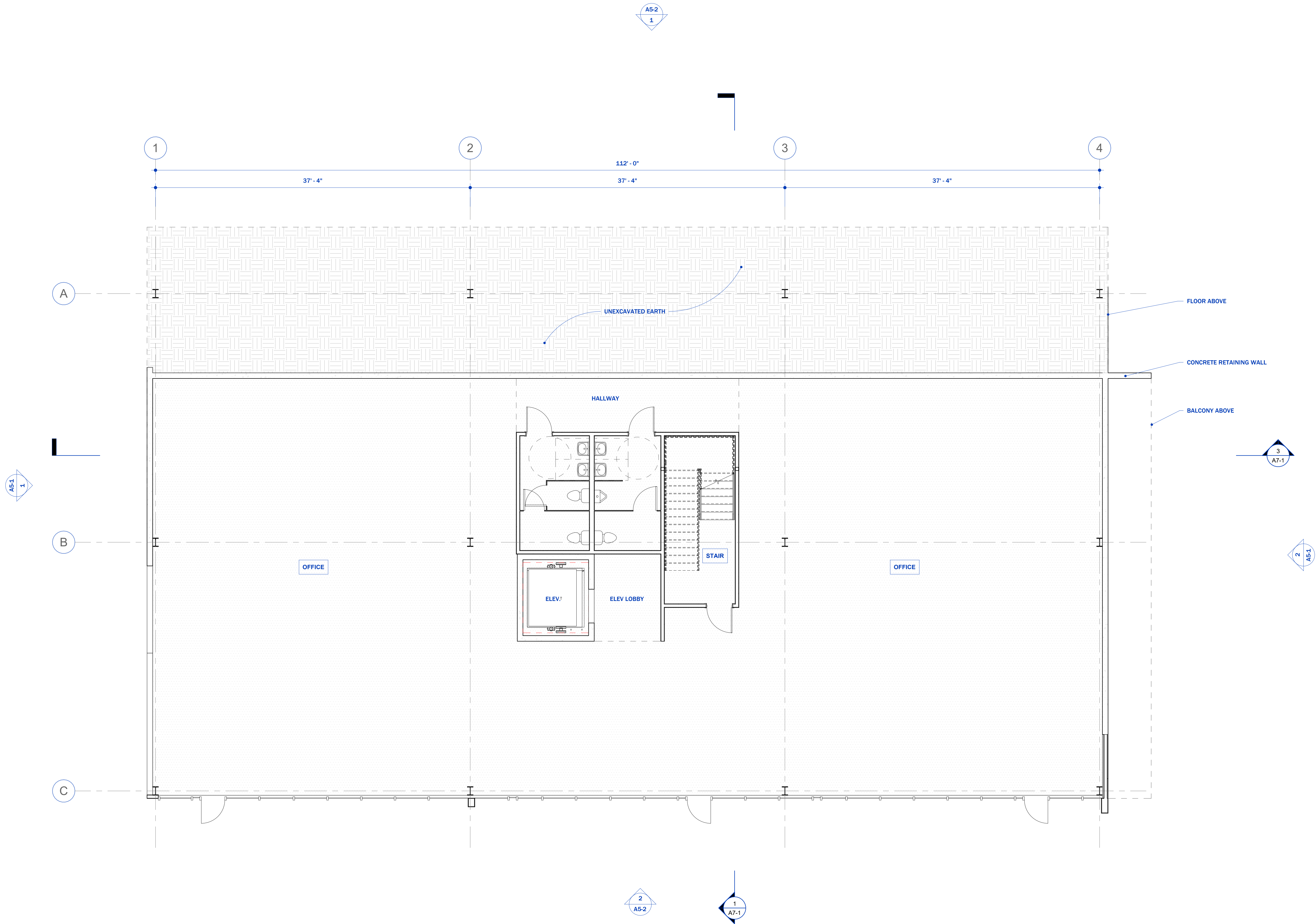
A1-2



NOT FOR CONSTRUCTION

1ST FLOOR PLANS

A1-1



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

A

B

C

1

2

3

4

1/8" - 1'-0"

1/8" - 1'-0"

SINGLE PLY BUILT UP ROOFING

A5-2
1

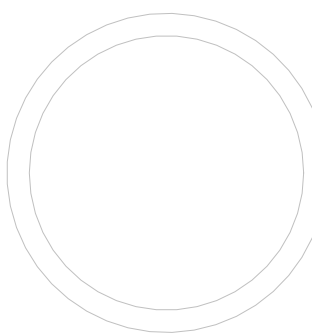
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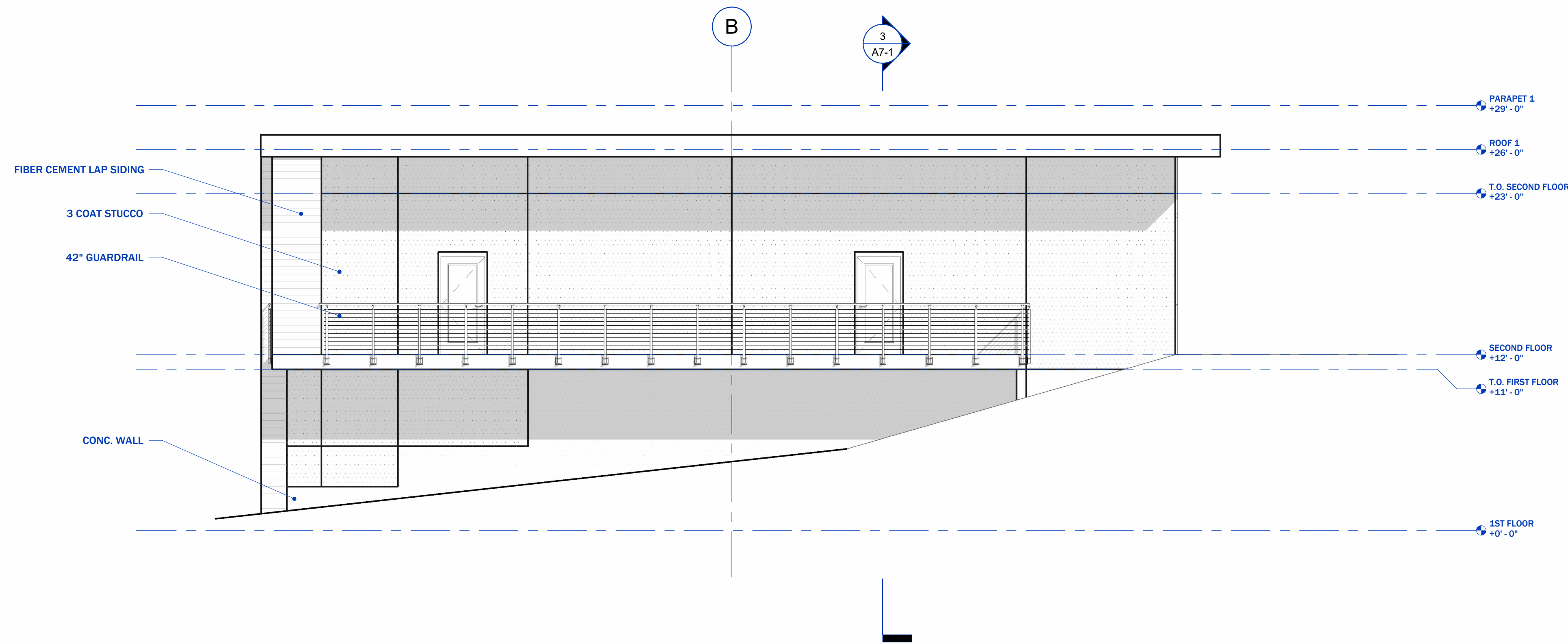
3
A7-1

2
A5-1

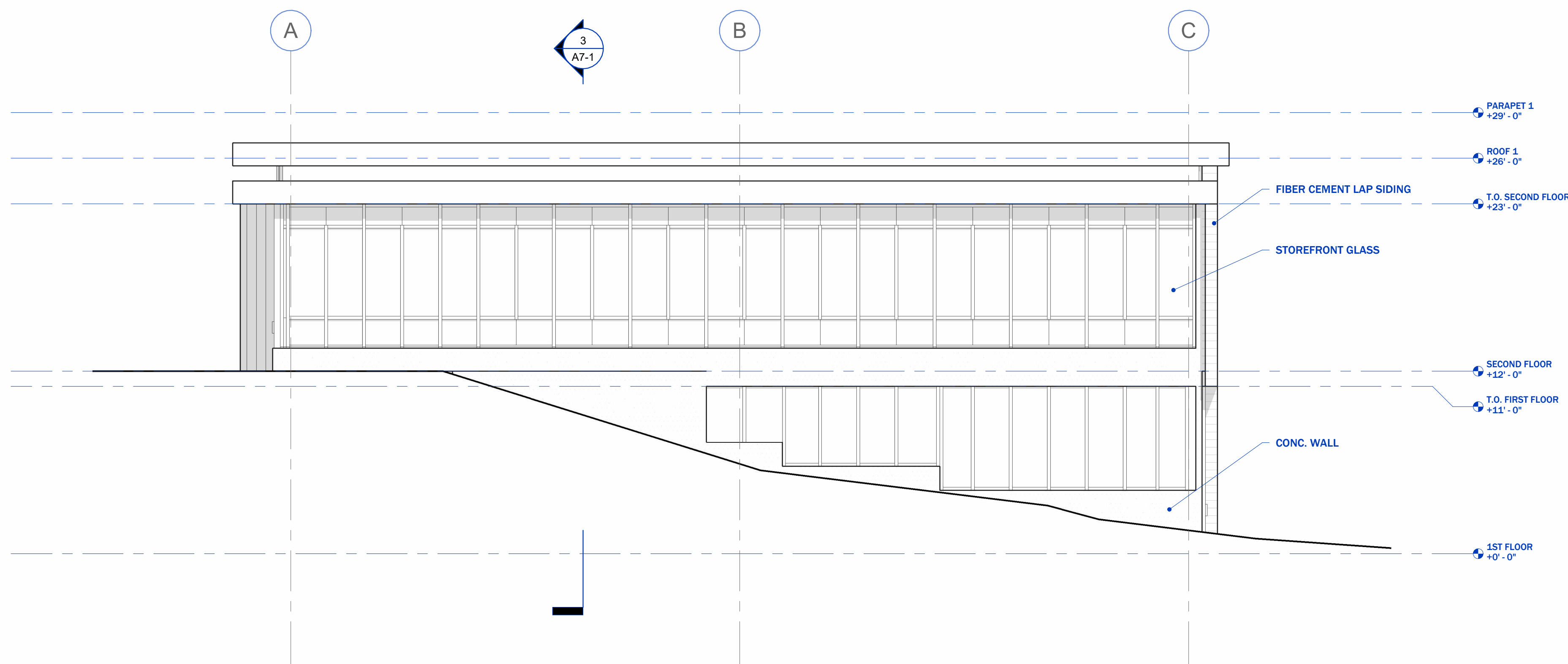
2
A5-2

1
A7-1

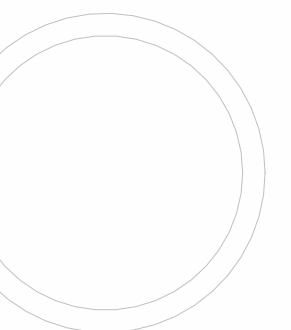




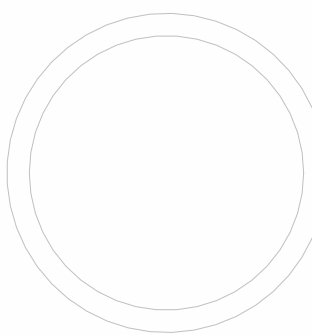
2 NEW ELEVATION - LEFT SIDE
SCALE: 3/16" = 1'-0"



1 NEW ELEVATION - RIGHT SIDE
SCALE: 3/16" = 1'-0"

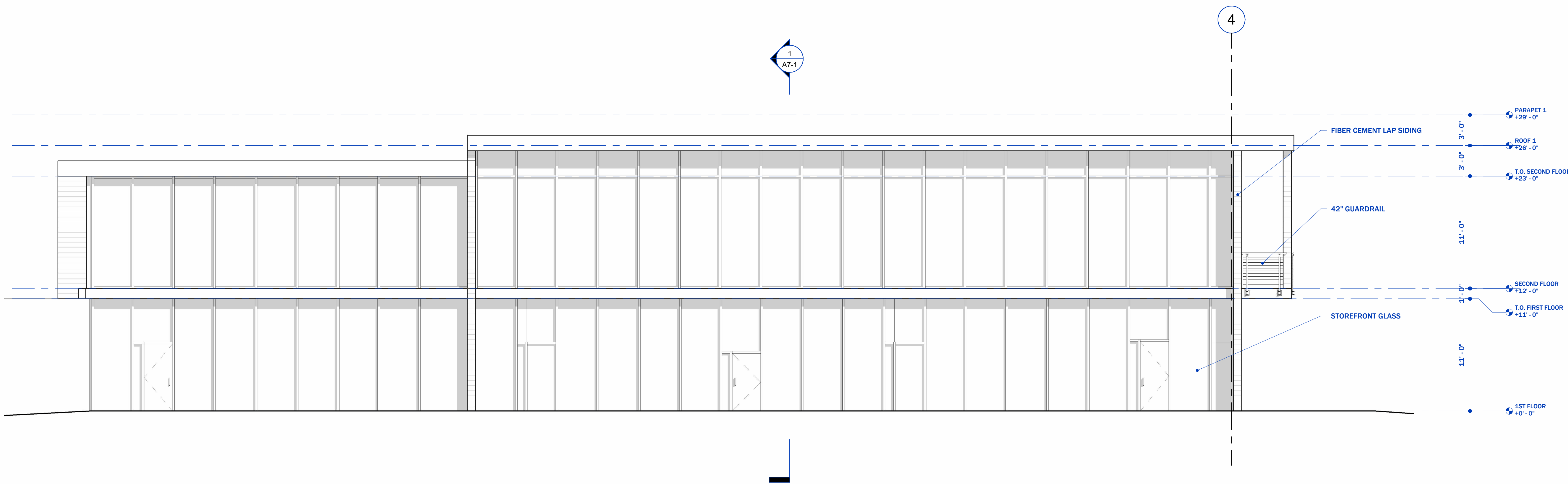


NOT FOR CONSTRUCTION



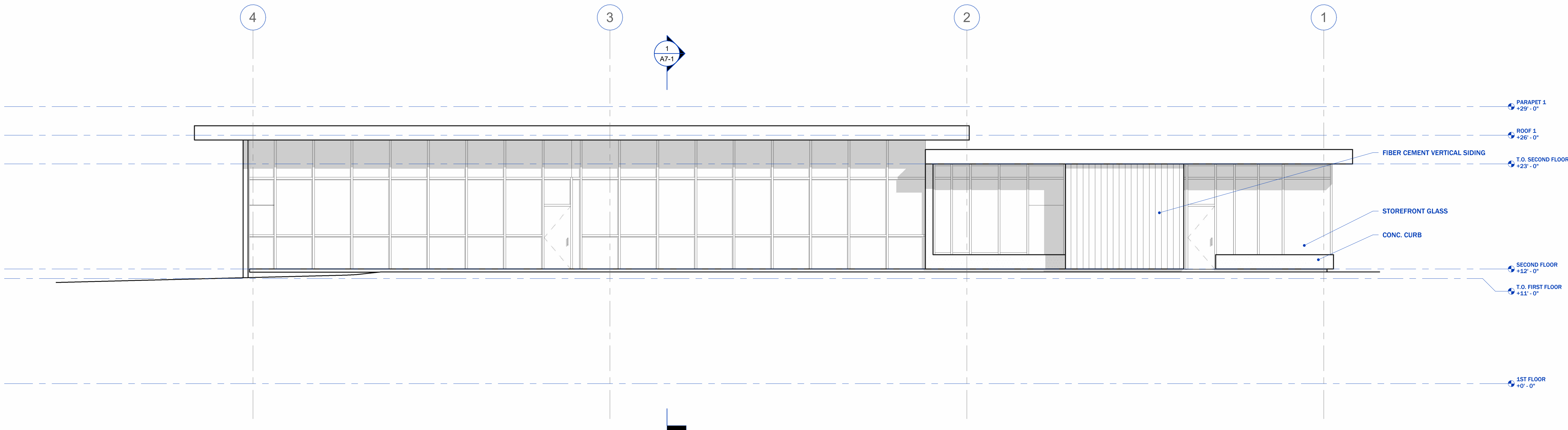
ELEVATIONS

A5-2



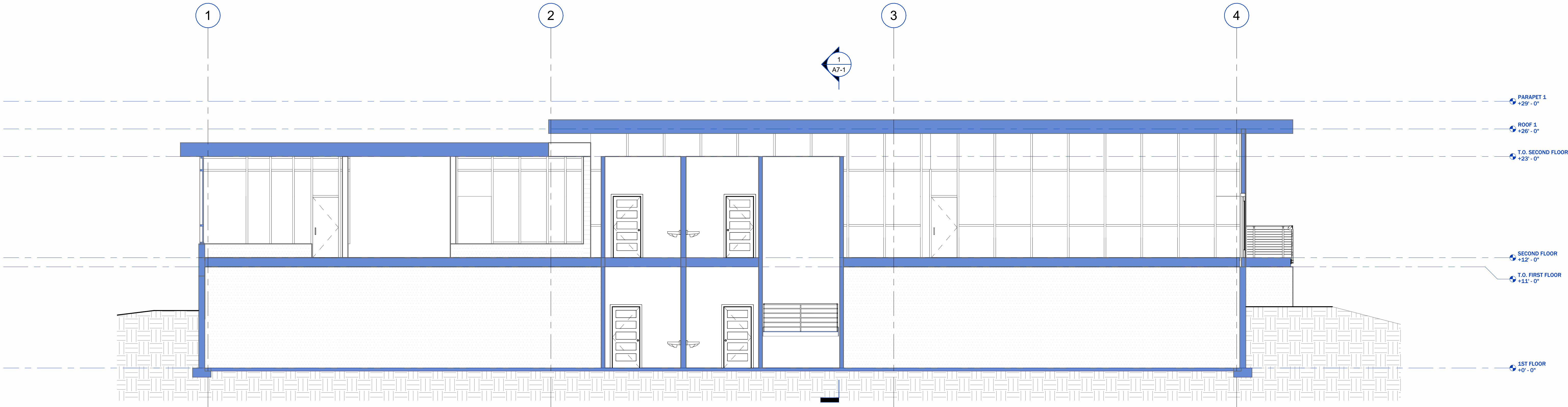
REAR ELEVATION

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

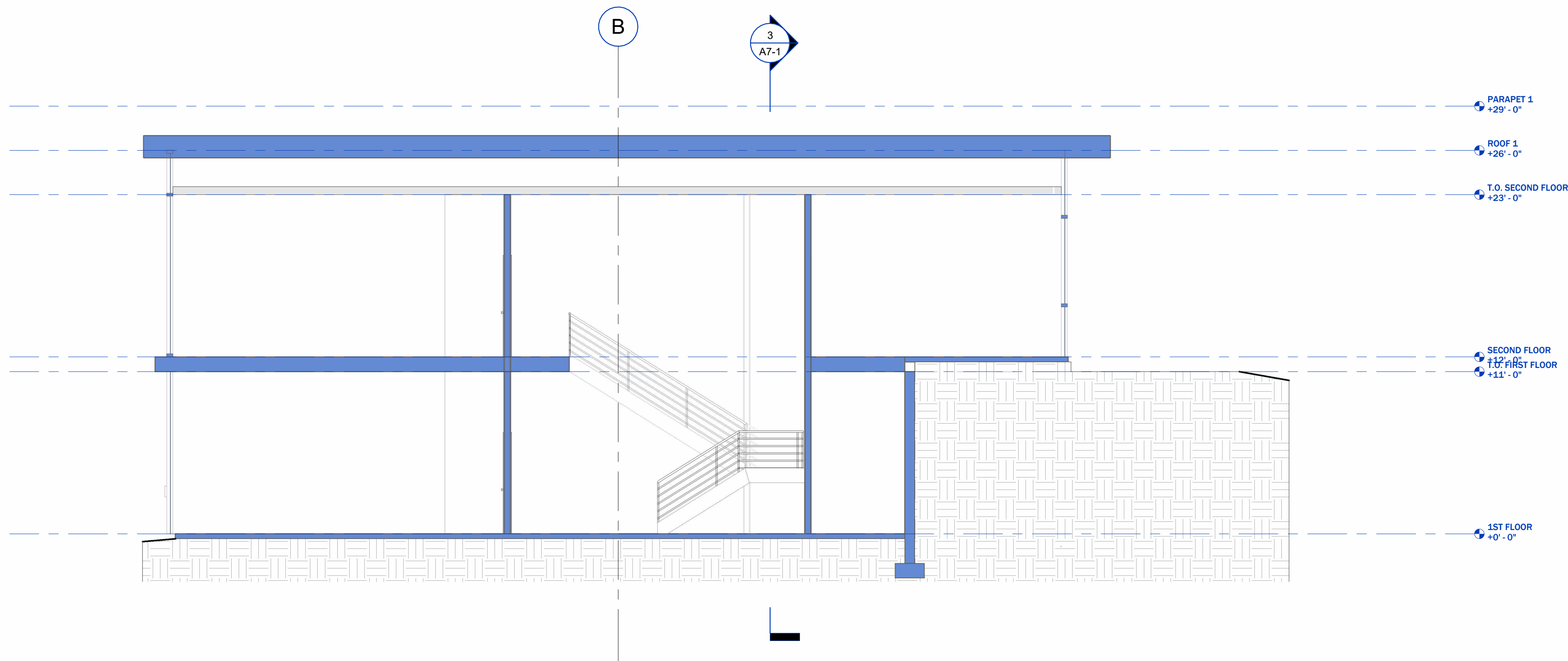


FRONT ELEVATION

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



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



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

880 BATTERY AVE SE ATLANTA, GA 30339
P 404.515.3346 o@robertsonarchitect.com

ROBERTSON
ARCHITECTURE



PROJECT:
PLUNKETT'S RD
OFFICE

BUFORD, GA

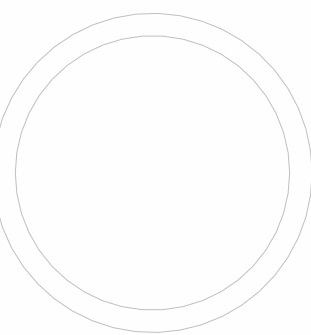
DATE: 12/6/24

PROJECT NO. 2447

REVISION DATE

NOTES:

NOT FOR CONSTRUCTION



BUILDING SECTIONS

A7-1

DRAWN BY: DR