



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014

t 770.786.3031
f 770.786.3046

Assumptions and Clarifications

Drywall Warehouse
275 Highway 81
Oxford, Georgia 30054

July 23, 2026

01 GENERAL REQUIREMENTS

- All Owner Contingencies are by *Owner*
- Cost of all Permits & Fees are by Owner
- All cost of 3rd party testing engineer for compliance with Chapter 17 inspections are by *Owner*
- All fees for water service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Owner*
- All fees for electric service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Owner*

03 CONCRETE

- Concrete Dock Well including heavy duty concrete paving, concrete retaining walls, overhead door and metal handrails have been removed from the project
- Concrete Slab-on-grade for mini storage is not included

ALPHA ASSUMPTIONS AND CLARIFICATIONS 09-18-2026

06 WOODS & PLASTICS

- Breakroom cabinets are included as plastic laminate base cabinets with plastic laminate countertops

08 OPENINGS

- Storefront includes narrow style door

09 FINISHINGS

- LVT with rubber base is included in Reception, Front Desk, Hallways, Dispatch and Restrooms
- Carpet tiles with rubber base are included in three offices and closet in Office 106

11 EQUIPMENT

- All equipment is by *Owner*
- Residential appliances are by *Owner*

12 FURNISHINGS

- All furnishings are by *Owner*

13 SPECIAL CONSTRUCTION

- Metal building roof is included as 26ga screw down panels in a standard color
- Metal buildings for mini storage are not included

ALPHA ASSUMPTIONS AND CLARIFICATIONS 09-18-2026

22 PLUMBING

- All water closets are included as Western Standard Height Commodes
- Urinal is included as Kohler K-5452-ET

23 HVAC

- Utilize a standard efficiency 4 ton heat pump in lieu of specified high efficiency model
- Utilize round duct in lieu of square duct
- Replace all other equipment with the most economical options

26 ELECTRICAL

- The lighting package has been value engineered with comparable fixtures

27 COMMUNICATIONS

- All Low Voltage is by **Owner**

28 ELECTRONIC SAFETY & SECURITY

- Access Controls are by **Owner**
- Video Surveillance is by **Owner**

31 EARTHWORK

- All excess dirt will be stockpiled on site
- All costs for grading, paving and curb & gutter for the mini storage are not included

32 EXTERIOR IMPROVEMENTS

- All Fencing & Gates are by *Owner*
- Heavy duty Asphalt drive on the North side of Warehouse is included as 24' wide with a roll over curb at the Future mini storage area (See Take-off Sheet)

ALPHA ASUUMPTIONS AND CLARIFICATIONS 09-18-2026

- 4 - Asphalt Paving - Heavy Duty - Q1 5,600 SY ; Q2 50,400 SF
298 - Roll Over Curb - Q1 179 LF
431 - Concrete Sidewalks - Q1 277 SF
465 - Concrete Drive - Q1 2,397 SF
573 - Asphalt Paving - GDOT - Q1 215 SY ; Q2 1,932 SF
577 - 24" Curb & Gutter - Q1 1,084 LF

ALPHA
ASUUMPTIONS AND
CLARIFICATIONS
09-18-2026



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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Professional Seal



Project Information

DRYWALL WAREHOUSE HWY 81

257 HIGHWAY 81
OXFORD, GA 30054
ZONING: R1

PAVING LEGEND:

HD = HEAVY DUTY
SD = STANDARD DUTY

HD CONCRETE PAVING

HD ASPHALT PAVING

SD CONCRETE PAVING

GDOT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES SHALL BE DONE BY CONTRACTOR.

2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404.644.2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variations in their actual location. This plan may not show and/or may incorrectly show utility location on site. Contractor shall be responsible to locate and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance (including but not limited to excavation and depth of all lines that are to be opened and/or cut). Contractor shall verify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. All underground utilities shall be coordinated with the respective utility company.

OWNER/DEVELOPER

COMPANY: PABLO ZURITA

ADDRESS: 80 PADEN ST

COVINGTON, GA 30016

PHONE: (470)334-1855

CONTACT: ANGEL ZURITA

EMAIL: ZURITAANGEL3@GMAIL.COM

CONTRACTOR

COMPANY: SUNBELT BUILDERS

ADDRESS: 10641 HWY 36

COVINGTON, GA 30014

CONTACT: MIKE MCCROREY

PHONE: 404.644.2939

EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR

COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O.

BOX 896 MADISON, GA 30650

PHONE: 706.342.1104 C

CONTACT: BRIAN SLATE

EMAIL: BSLATE@GEORGIA CIVIL.COM

SITE DESIGNER

COMPANY: GEORGIA CIVIL, INC.

ADDRESS: P.O. BOX 896

MADISON, GA 30650

PHONE: 706.342.1104

GRAPHIC SCALE

(IN FEET)

SCALE: 1" = 30'



GA STATE PLANE EAST