

MEDICAL OFFICE LEASE SPACE BUILDING

FOR

CRESCENT MEDICAL CENTRE, LLC

AT

CRESCENT MEDICAL CENTRE
1404 MONTREAL ROAD
TUCKER, GA 30084

LAND LOT 144 & 145 18TH DISTRICT DEKALB COUNTY, GA

APPLICABLE CODES

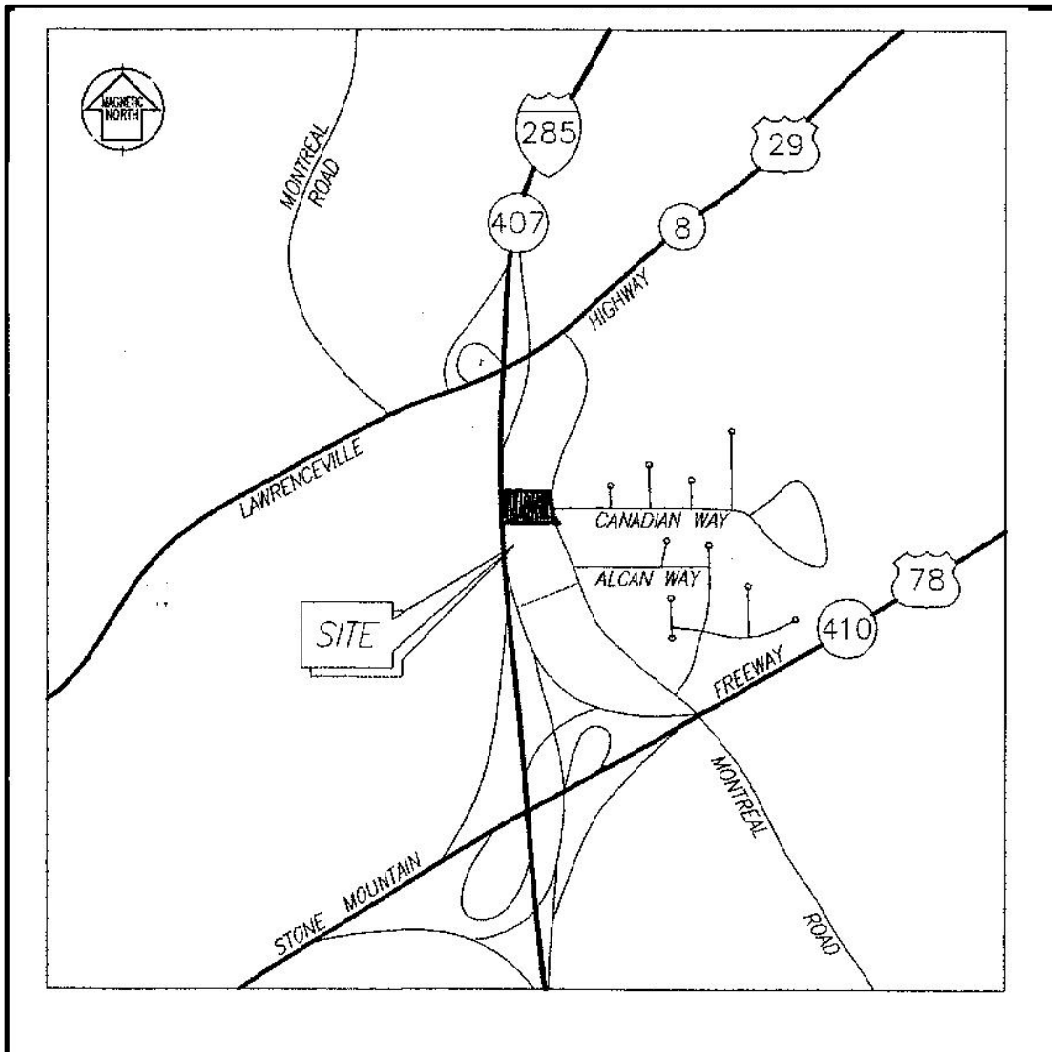
INTERNATIONAL BUILDING CODE/ 2018 EDITION w/ GA. AMENDMENTS (2020)
INTERNATIONAL FIRE CODE; 2018 EDITION w/ GA FIRE MARSHAL AMMENDMENTS
INTERNATIONAL PLUMBING CODE; 2018 EDITION w/GA AMMENDMENTS (2020)
INTERNATIONAL MECHANICAL CODE; 2018 EDITION w/GA AMMENDMENTS (2020)
INTERNATIONAL FUEL/GAS CODE; 2018 EDITION w/GA. AMMENDMENTS (2020)
NATIONAL ELECTRIC CODE/ 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE; 2015 EDITION w/ GA AMMENDMENTS (2020)
NFPA #101 / 2012 Edition as modified by the GA Safety Fire Commissioner with current Ga Amend.
NFPA #96 / 2012 Edition as modified by the GA Safety Fire Commissioner
GEORGIA ACCESSIBLTY CODE-GAC 120-3-20A; 1997 EDITION
U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN; 2010 EDITION
CHAPTER 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE STANDARDS IN GA

DRAWING INDEX

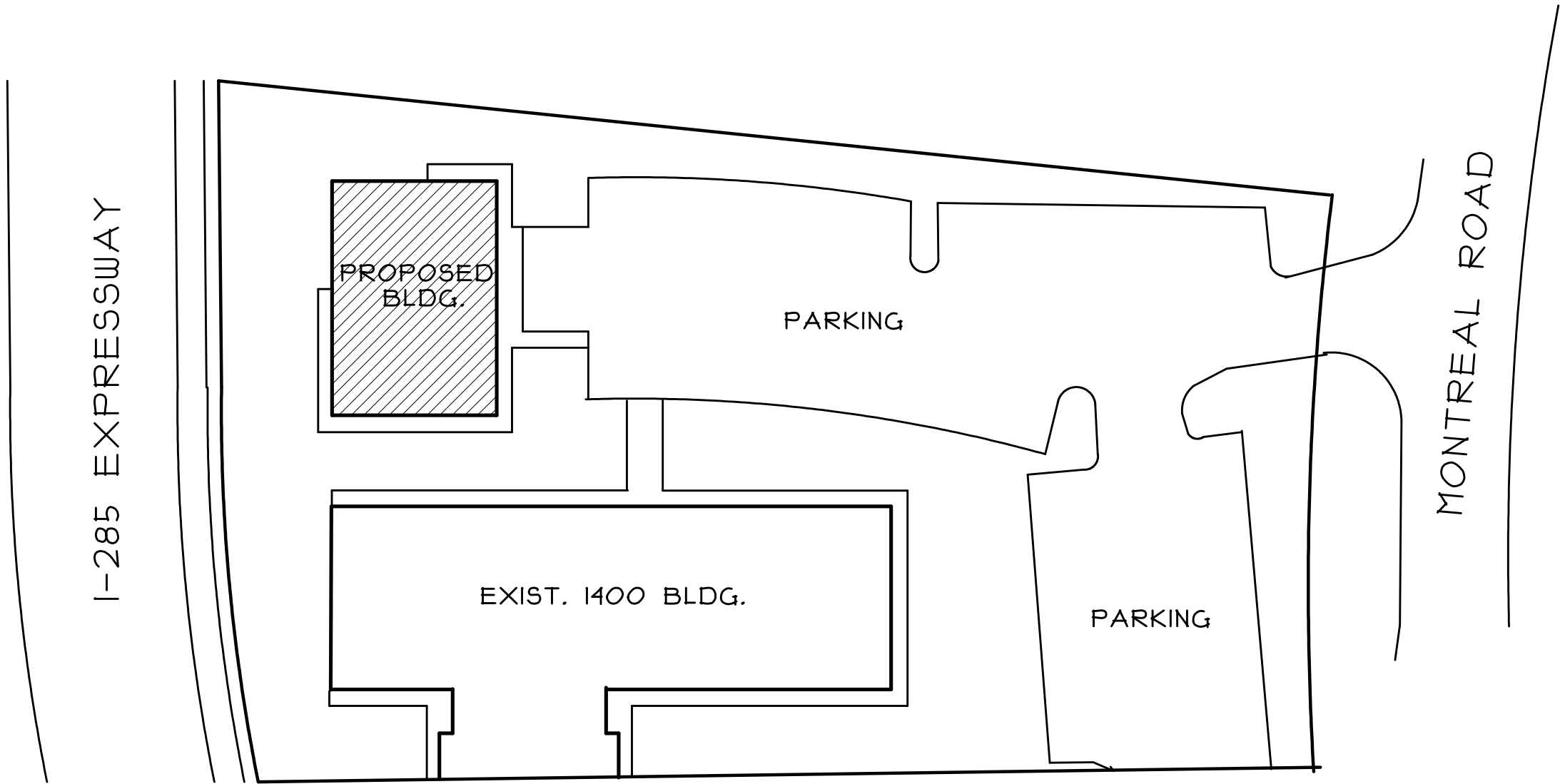
- CS COVER SHEET
- A0 ARCHITECTURAL SITE PLAN
- A1 BUILDING FLOOR PLAN W/ FURNITURE
- A2 DIMENSIONED FLOOR PLAN / DOOR AND FINISH SCHEDULES
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- E2 ELECTRICAL SPECIFICATIONS / RISER DIAGRAM / PANEL SCHEDULE
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PROJECT CRITERIA

ZONING	O I
OCCUPANCY CLASSIFICATION	BUSINESS PER THE 2012 INTERNATIONAL BUILDING CODE, SECTION 303.1.2/SECTION 309.1 PER THE LIFE SAFETY CODE 101, SECTION A.6.1.10.1
BUILDING USE	MEDICAL OFFICE (PRIVATE PRACTICE)
CONSTRUCTION TYPE	TYPE V B (non-sprinklered/unprotected)
BUILDING AREA	2814 SQ.FT.
OCCUPANT LOAD	29 PEOPLE
BUSINESS USE 2814 SQ.FT. / 100 SQ.FT. = 28.14 = 29 PEOPLE	



SITE LOCATION MAP



KEY PLAN

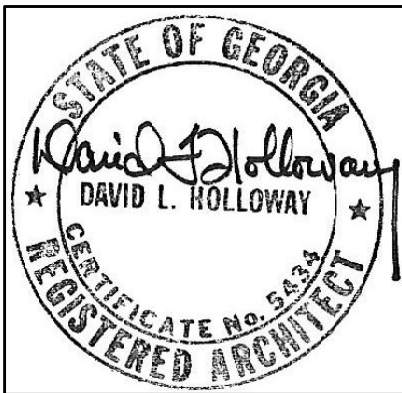
NTS

DAVID L. HOLLOWAY
& ASSOCIATES

ARCHITECTS

1963 WINDCREST DRIVE, LILBURN, GA 30047

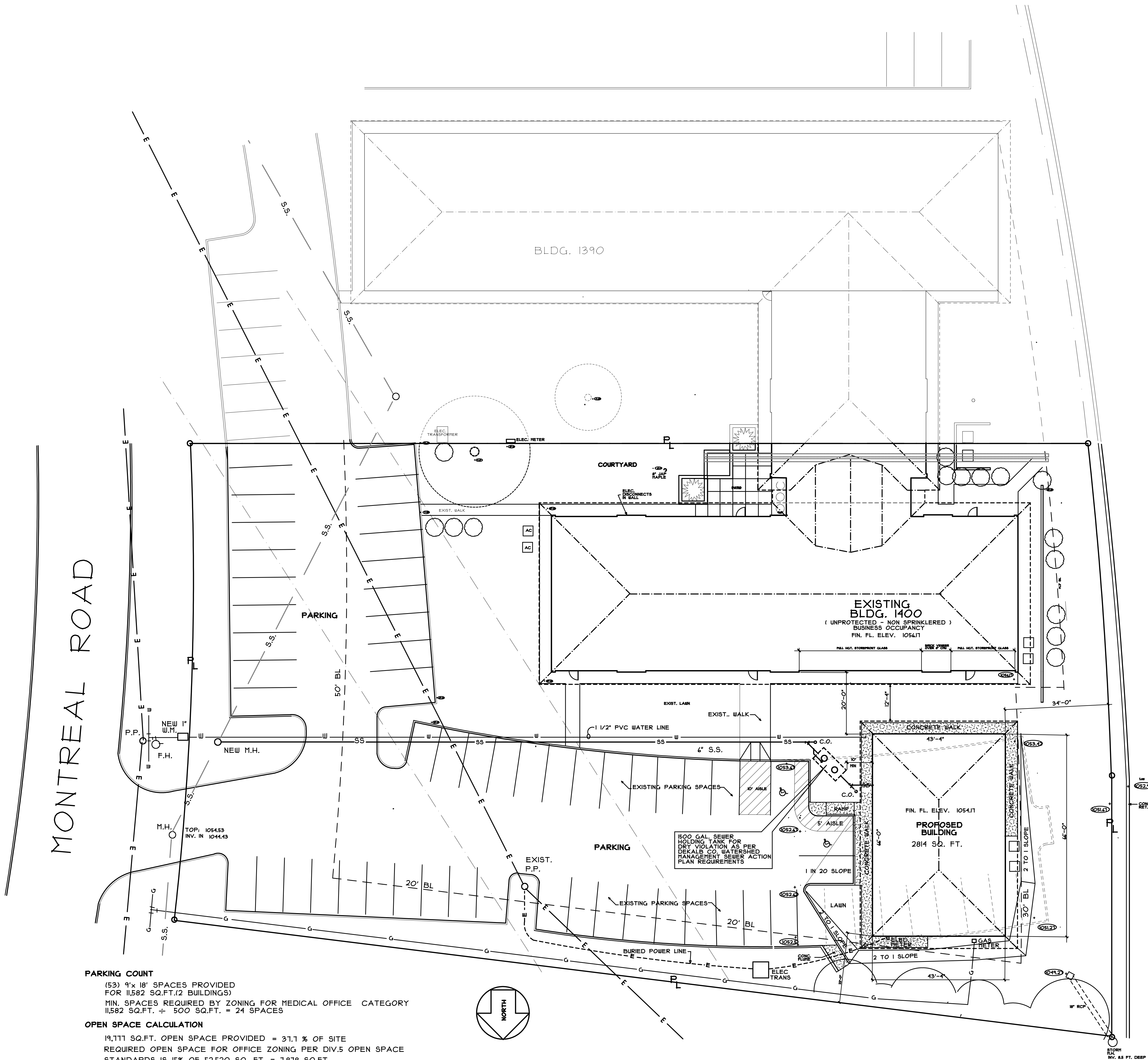
(678) 908-6654

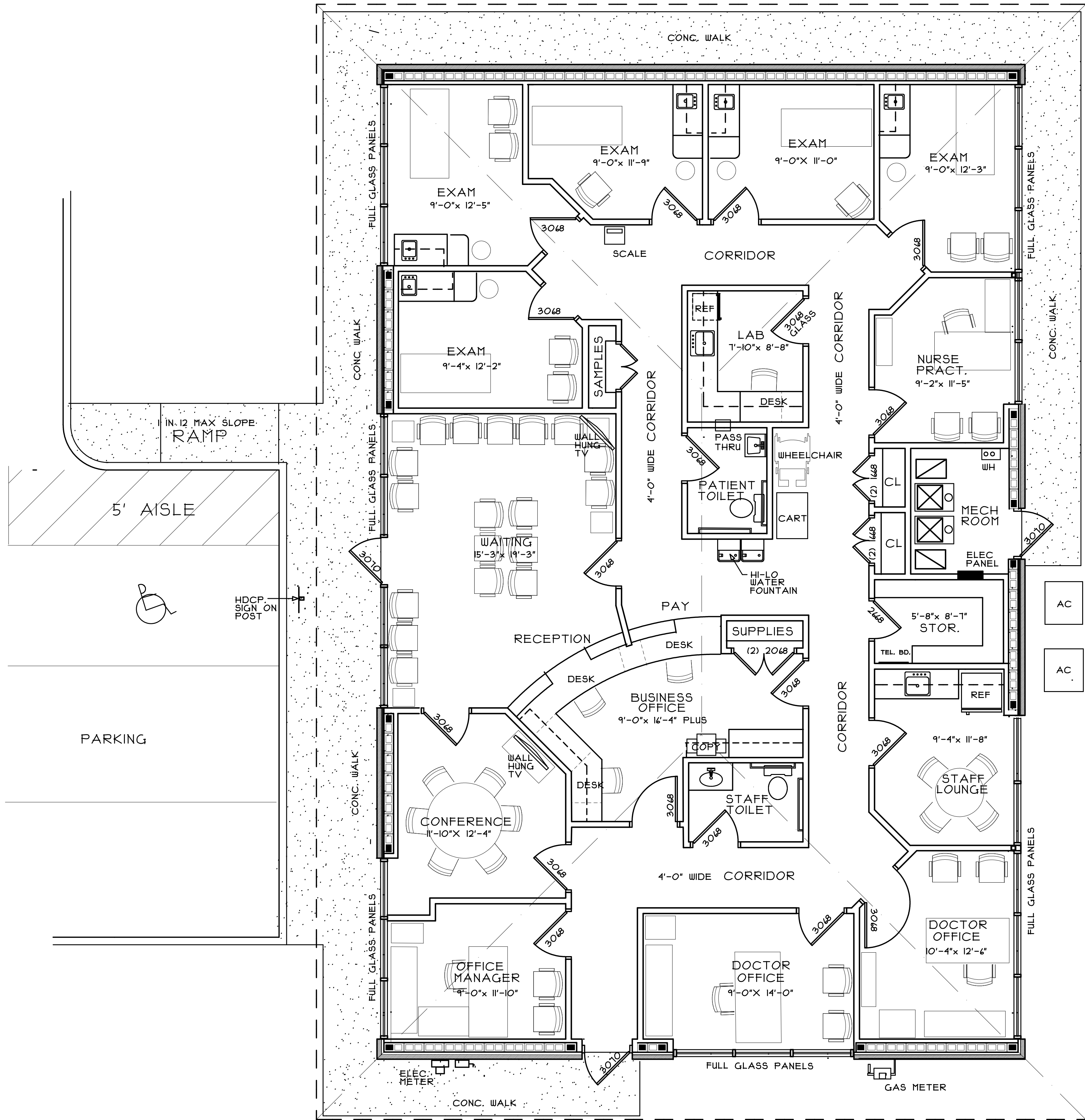


OWNER/DEVELOPER

CRESCENT MEDICAL CENTRE, LLC
2778 MIDDLECREEK WAY
CUMMING, GA 30041

BILL PATTERSON
(770) 310-1234





FLOOR PLAN WITH FURNITURE

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

2620 SQ.FT. LEASEABLE SPACE

F.E. & WALL MOUNTED PORTABLE FIRE EXTINGUISHER HANDLE AT 48" A.F.F.

RELEASED FOR CONSTRUCTION

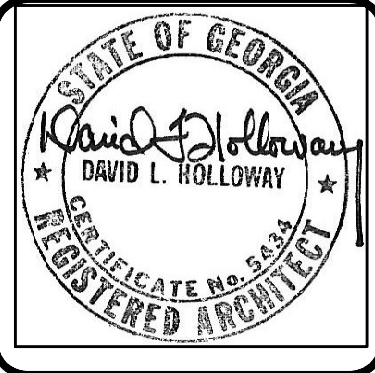
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A1
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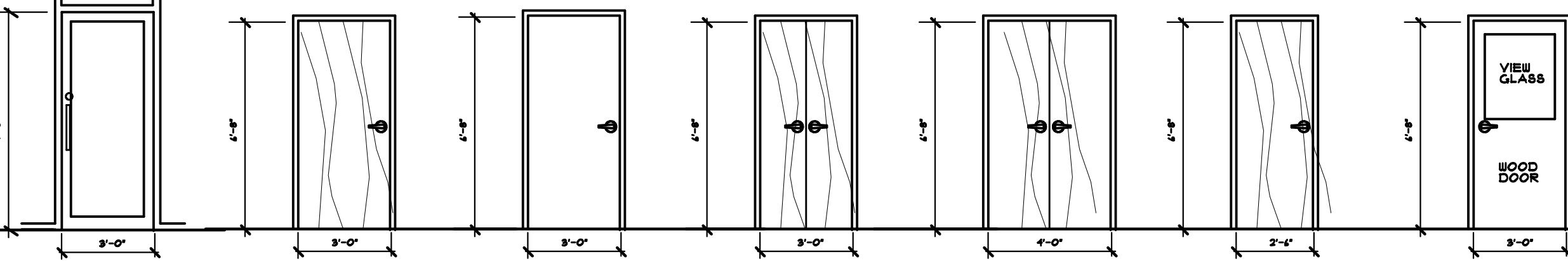
DAVID L. HOLLOWAY & ASSOCIATES
ARCHITECT
1863 WINDCREST DRIVE LLBURN, GA. (678) 908-8654



ROOM FINISH SCHEDULE						
NO.	NAME	FLOOR	BASE	WALL	CEILING	BUILT-INS
		WOOD LOOK STRIP VINYL FLOORING	PORCELAIN TILE	COMMERCIAL GRADE GULED DOWN CARPET	2" VINYL / RUBBER COVERED	NONE
					PORCELAIN TILE COVERED BASE	
					PAINTED DRYWALL (SCREEDABLE)	FRIBERGLAS REINF. PLASTIC PANELS
					2" X 2" STD. INSULATED ACoust. TILE	
					2" X 2" RETICULATED EDGE ACoust. TILE	
					SMOOTH SURFACE PAINTED DRYWALL	
101	WAITING ROOM				8'-6"	(1) WALL MOUNTED TV (BY TENANT), BUILT IN PLASTIC LAM. COUNTER, PAINTED GYP.SOFFIT
102	CORRIDOR				8'-6"	
103	CORRIDOR				8'-6"	
104	CORRIDOR				8'-6"	
105	PATIENT TOILET				8'-6"	U.C. LAV, GRAB BARS, MIRROR, ACCESSORIES
106	LAB				8'-6"	34" HIGH BASE CABINET W/ SINK, 30" HIGH DESK UNIT AND 30" HIGH WALL CABINETS (2 WALLS)
107	SAMPLES CLOSET				8'-6"	MELAMINE SHELVING AT 12" O.C. VERT.
108	EXAM ROOM				8'-6"	34" HIGHx 42" WIDE SINK BASE CAB W/ 18"x 24" SIDE DESK AT 30" HIGH AND 30" HIGHx 42" WIDE WALL CAB.
109	EXAM ROOM				8'-6"	34" HIGHx 42" WIDE SINK BASE CAB W/ 18"x 24" SIDE DESK AT 30" HIGH AND 30" HIGHx 42" WIDE WALL CAB.
110	EXAM ROOM				8'-6"	34" HIGHx 42" WIDE SINK BASE CAB W/ 18"x 24" SIDE DESK AT 30" HIGH AND 30" HIGHx 42" WIDE WALL CAB.
111	EXAM ROOM				8'-6"	34" HIGHx 42" WIDE SINK BASE CAB W/ 18"x 24" SIDE DESK AT 30" HIGH AND 30" HIGHx 42" WIDE WALL CAB.
112	EXAM ROOM				8'-6"	34" HIGHx 42" WIDE SINK BASE CAB W/ 18"x 24" SIDE DESK AT 30" HIGH AND 30" HIGHx 42" WIDE WALL CAB.
113	NURSE PRACTITIONER				8'-6"	
114	CLOSET				7'-6"	MELAMINE SHELVING AT 12" O.C. VERT.
115	CLOSET				7'-6"	MELAMINE SHELVING AT 12" O.C. VERT.
116	MECHANICAL ROOM				10'-6"	EXPOSED DRYWALL CEILING
117	SUPPLIES ROOM				7'-6"	MELAMINE SHELVING AT 12" O.C. VERT.
118	CORRIDOR				8'-6"	
119	STAFF BREAK ROOM				8'-6"	34" HIGHx 44" LONG SINK BASE CAB.W/ 34" HIGHx 102" LONG WALL CAB.INCLUDING MICROWAVE SHELF REF. BY TENANT
120	DOCTOR OFFICE				8'-6"	
121	DOCTOR OFFICE				8'-6"	
122	OFFICE MANAGER OFFICE				8'-6"	
123	CONFERENCE ROOM				8'-6"	(1) WALL MOUNTED TV (BY TENANT)
124	BUSINESS OFFICE				8'-6"	BUILT-IN 30" HIGH DESK AND 30" HIGH WALL CAB. AS SHOWN
125	CLOSET				8'-6"	BUILT IN (1) ADJUSTABLE SHELVES
126	STAFF TOILET				8'-6"	U.C. LAV. IN 30" WIDE COUNTER, GRAB BARS, MIRROR, ACCESSORIES
127	CORRIDOR				8'-6"	

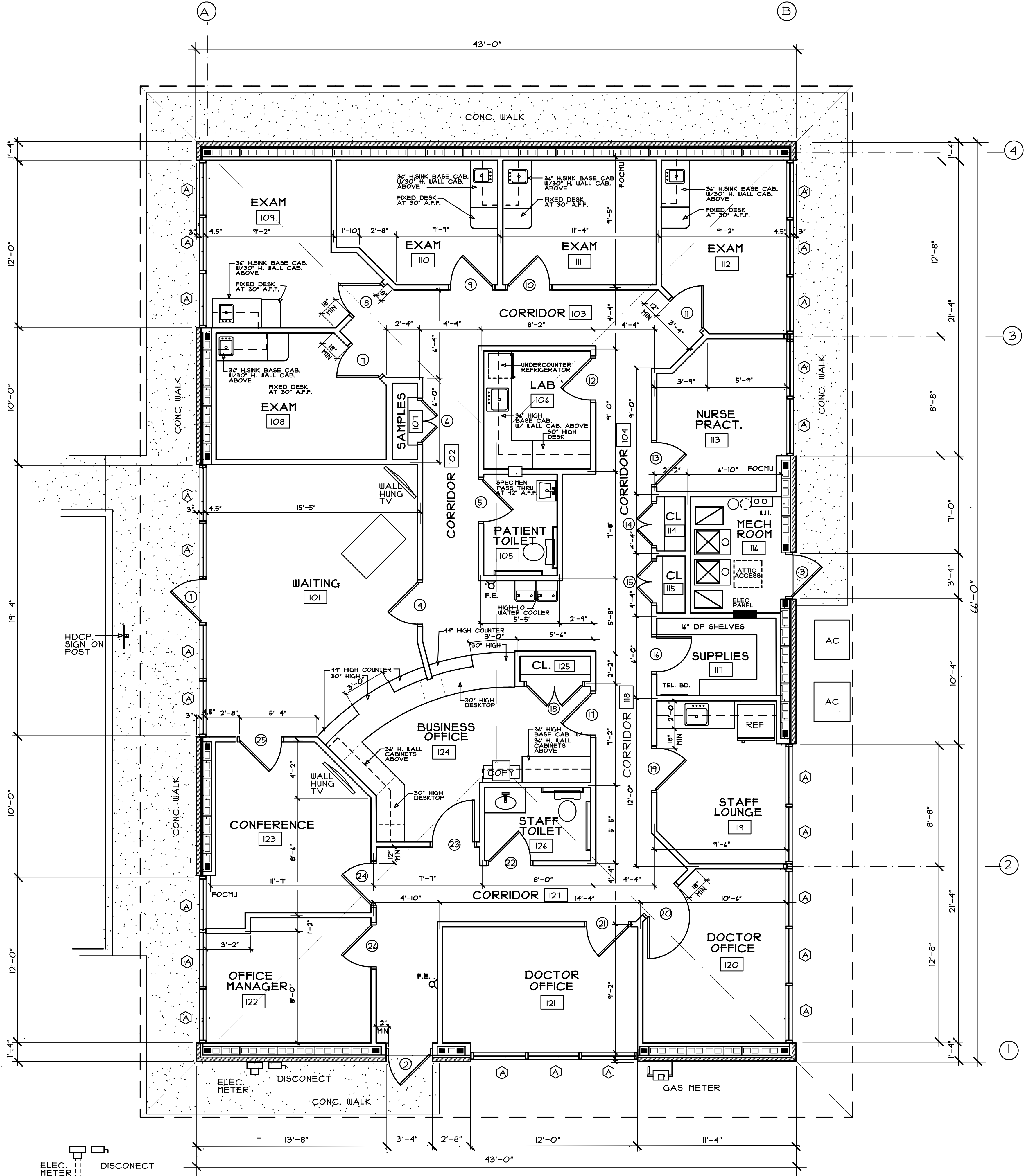
DOOR / FRAME SCHEDULE																	
DOOR							FRAME			HARDWARE					REMARKS		
NO.	SIZE	TYPE		STYLE	MATERIAL	FINISH	HAND	FRAME TYPE	MATERIAL	FINISH	LEVER HANDLE / LATCH	PUSH BAR / FULL HANDLE	PANIC BAR / LATCH CLOSER	ENTRANCE KEY LOCK		PRIVATE KEY LOCK	ELECTRONIC LOCK
1	3'-0" X 7'-0"	STOREFRONT GLASS	(A)	FULL GLASS	ALUMINUM	CL ANODIZED	RHR	STOREFRONT	ALUMINUM	PAINTED							EXISTING
2	3'-0" X 7'-0"	STEEL INSULATED	(C)	FLUSH	STEEL	PAINTED	RHR	WELDED STL.	STEEL	PAINTED							EXISTING
3	3'-0" X 7'-0"	STEEL INSULATED	(C)	FLUSH	STEEL	PAINTED	LHR	WELDED STL.	STEEL	PAINTED							
4	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LHR	KNOCK DOWN NTL	STEEL	PAINTED							
5	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
6	(2) 1'-6" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED		KNOCK DOWN NTL	STEEL	PAINTED							
7	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
8	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
9	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
10	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
11	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
12	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH HALF GLASS	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
13	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
14	(2) 1'-6" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED		KNOCK DOWN NTL	STEEL	PAINTED							
15	(2) 1'-6" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED		KNOCK DOWN NTL	STEEL	PAINTED							
16	2'-6" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
17	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
18	(2) 2'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED		KNOCK DOWN NTL	STEEL	PAINTED							
19	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
20	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
21	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
22	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
23	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
24	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	LH	KNOCK DOWN NTL	STEEL	PAINTED							
25	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							
26	3'-0" X 6'-8"	SOLID CORE	(B)	FLUSH	WOOD	PAINTED	RH	KNOCK DOWN NTL	STEEL	PAINTED							

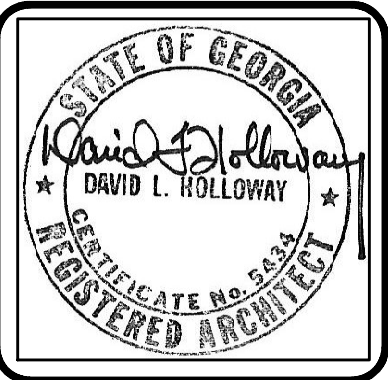
ALL DOORS ARE TO BE PROVIDED WITH HANDICAP ACCESSIBLE HARDWARE (LEVERS, PANIC BAR, U-SHAPED PULL)
ALL DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE
ALL EXTERIOR DOOR THRESHOLDS SHALL NOT EXCEED A HEIGHT OF 1/2" FOR HANDICAP ACCESSIBILITY



(A)	(B)	(C)	(D)	(E)	(F)	(G)
FULL GLASS (TEMPERED) ALUMINUM STOREFRONT DOOR	FLUSH BIRCHWOOD FACED SOLID CORE WOOD PRE-HUNG STL. PRATED UNIT (PAINTED)	FLUSH STEEL INSULATED PRE-HUNG STL. PRATED UNIT (PAINTED)	FLUSH BIRCHWOOD FACED SOLID CORE WOOD PRE-HUNG STL. PRATED UNIT (PAINTED)	FLUSH BIRCHWOOD FACED SOLID CORE WOOD PRE-HUNG STL. PRATED UNIT (PAINTED)	FLUSH BIRCHWOOD FACED SOLID CORE WOOD PRE-HUNG STL. PRATED UNIT (PAINTED)	FLUSH BIRCHWOOD FACED SOLID CORE WOOD PRE-HUNG STL. PRATED UNIT (PAINTED)

DOOR TYPE ELEVATIONS





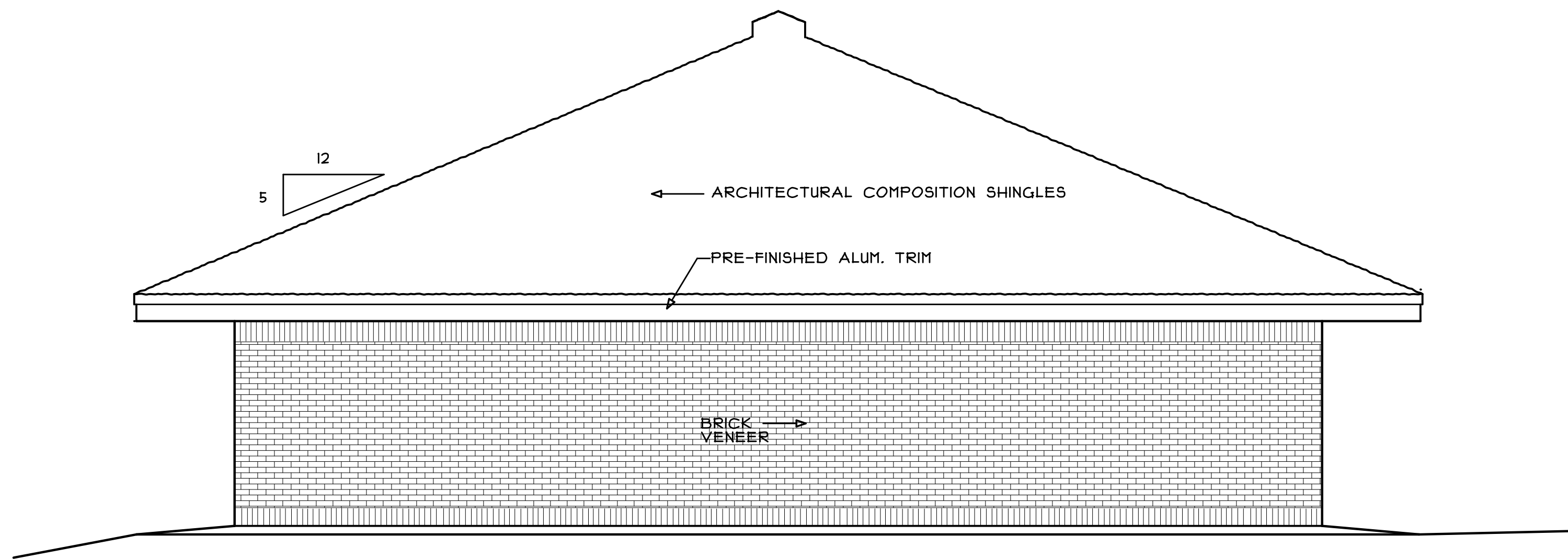
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1863 WINDCREST DRIVE LL BURN, GA. (678) 908-8654

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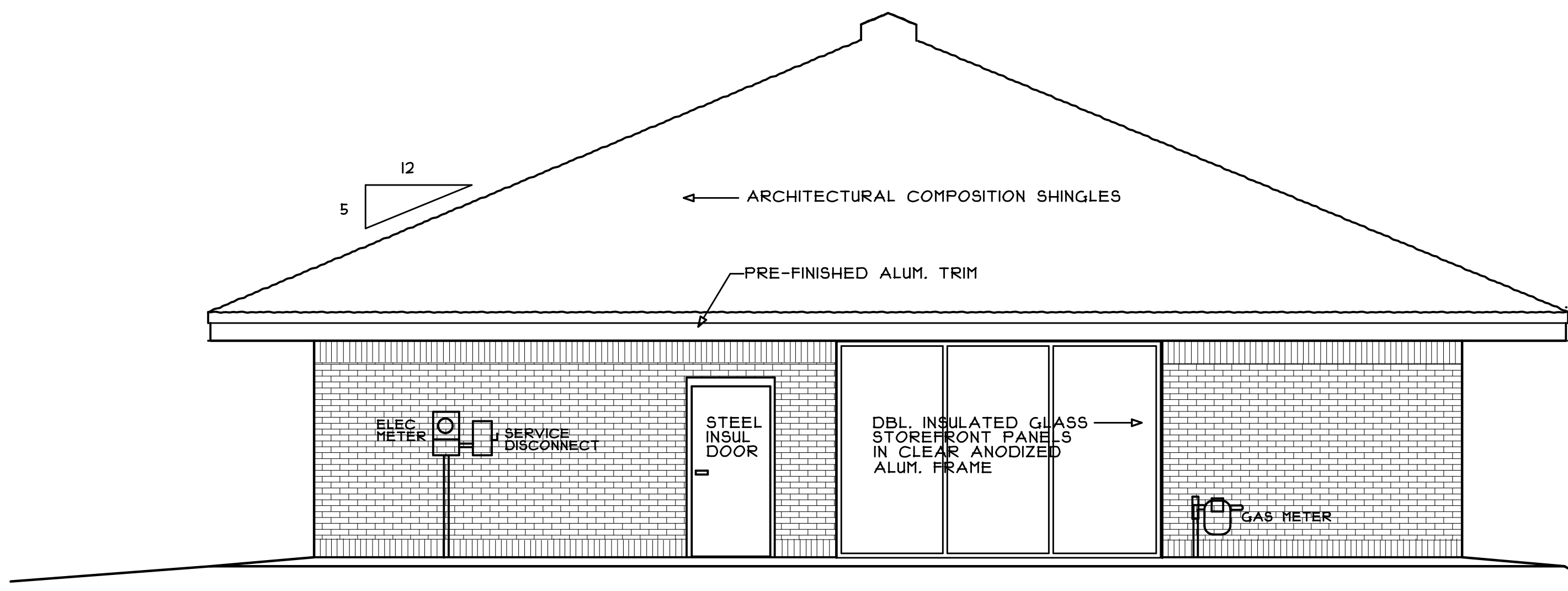
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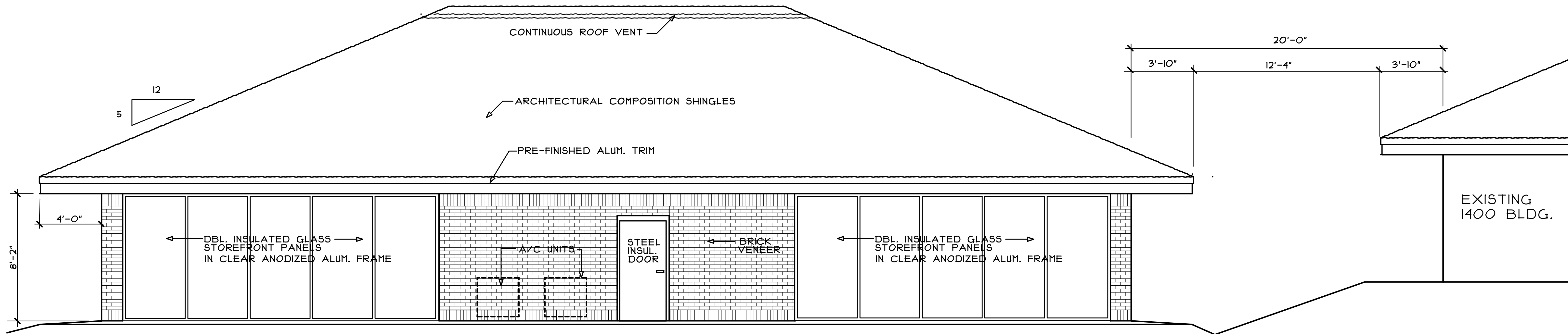
SOUTH ELEVATION

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



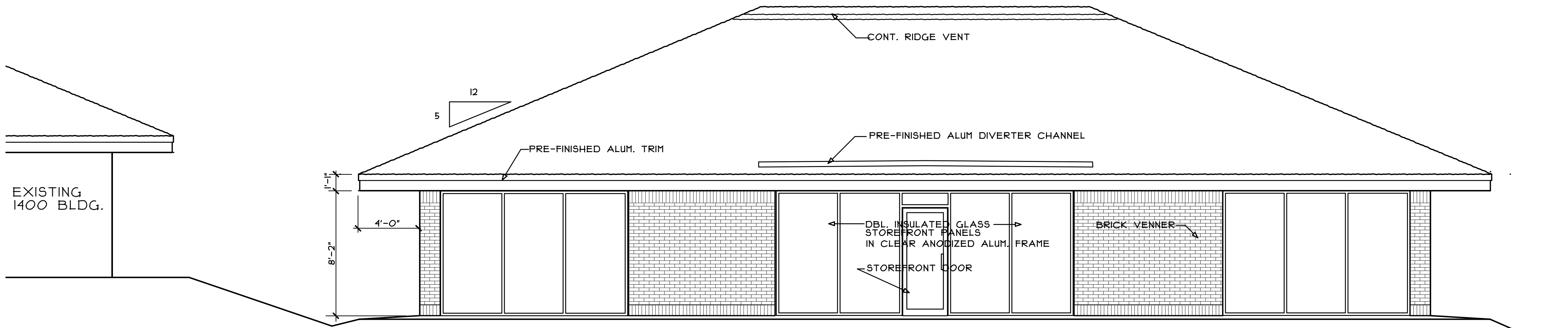
NORTH ELEVATION

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



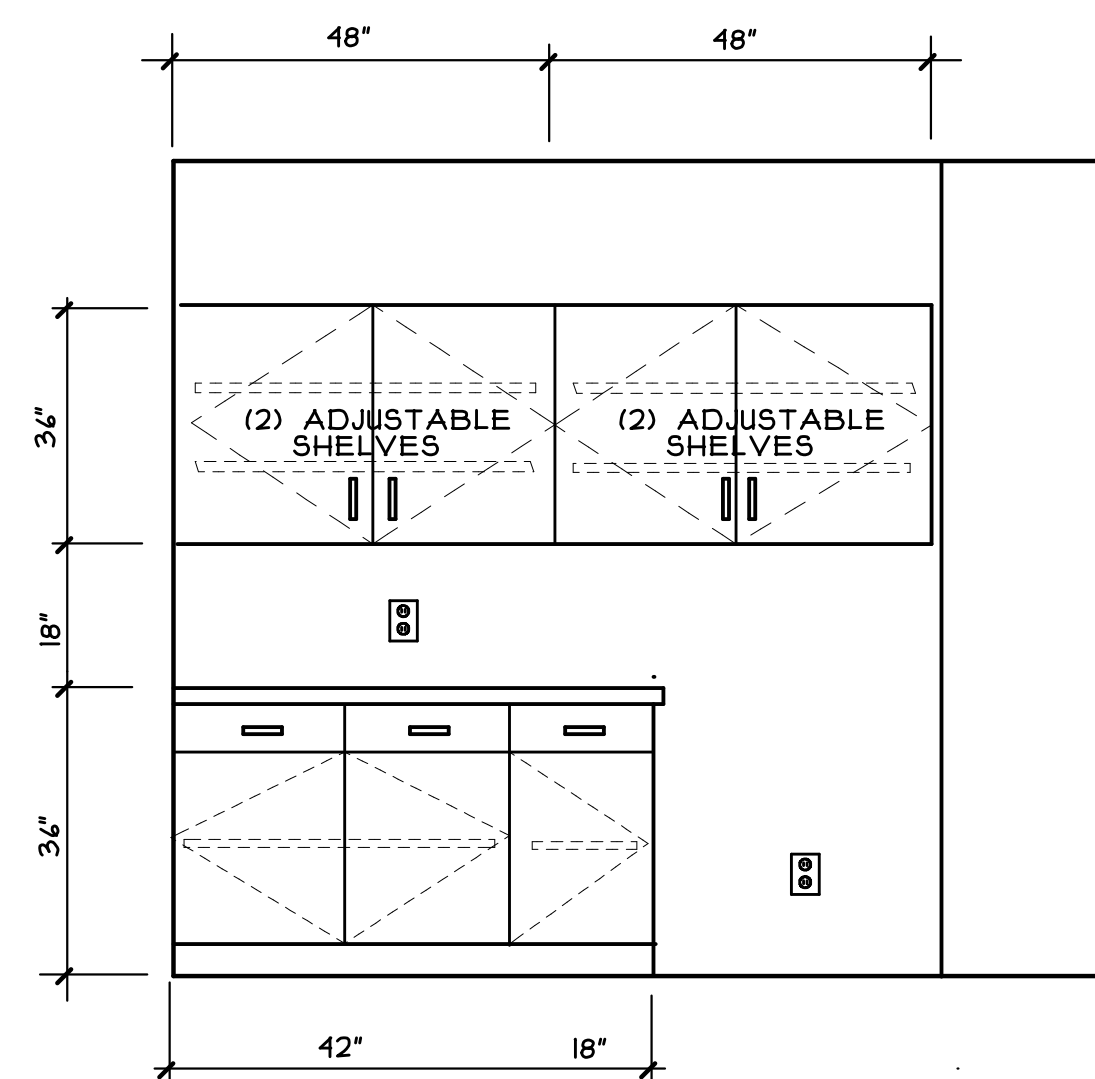
WEST ELEVATION (EXPRESSWAY SIDE)

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



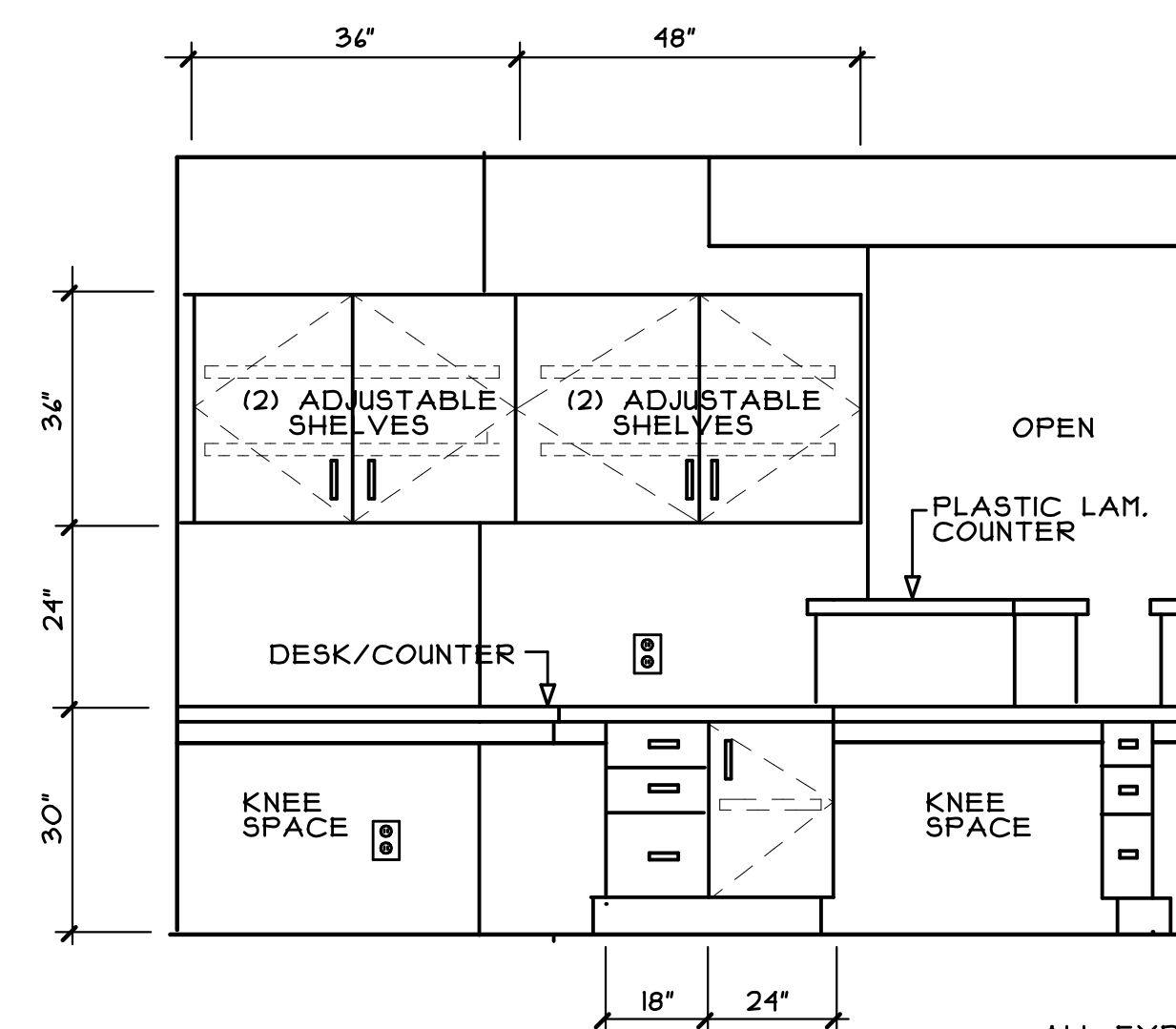
EAST ELEVATION (FRONT)

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

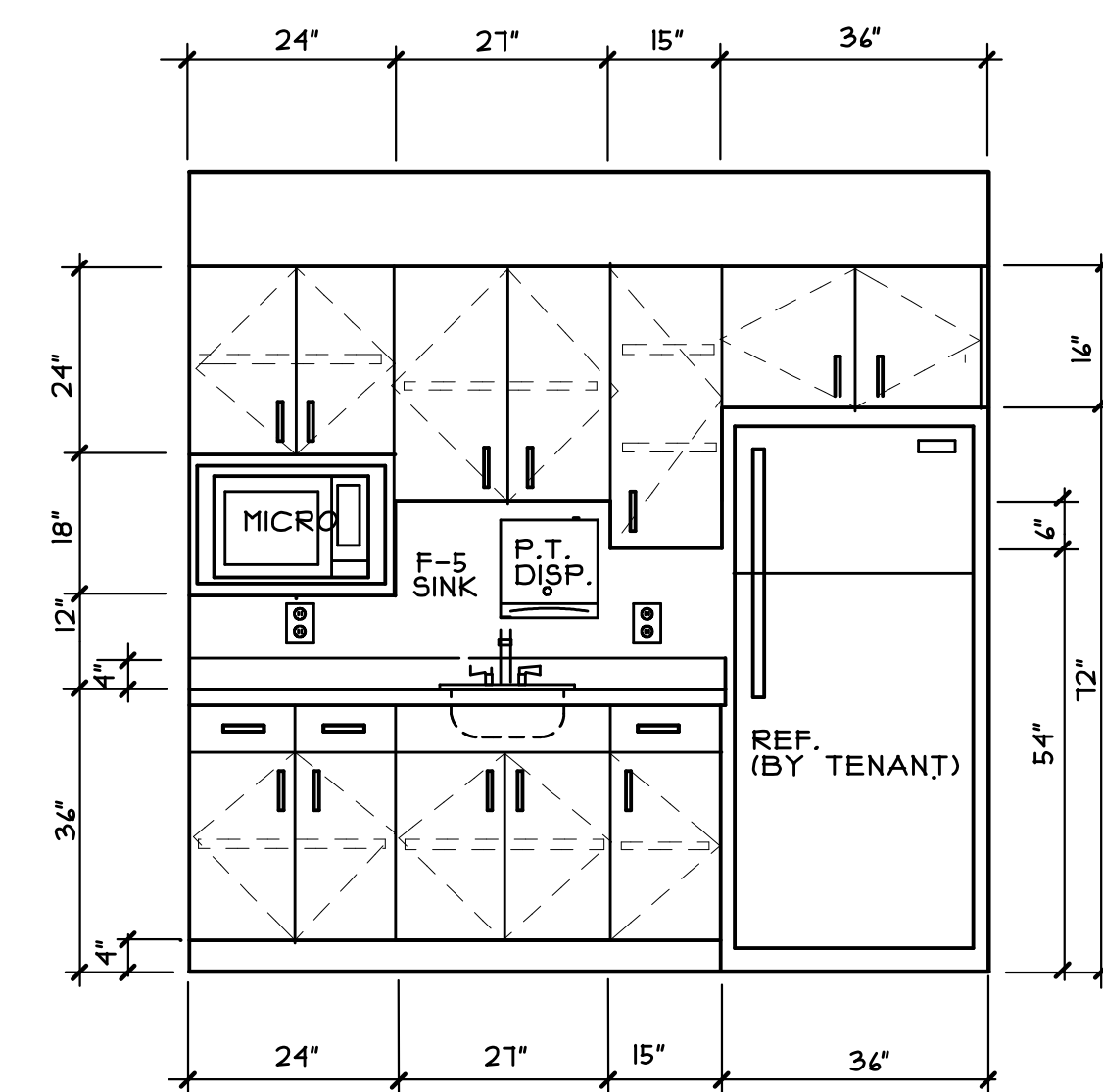
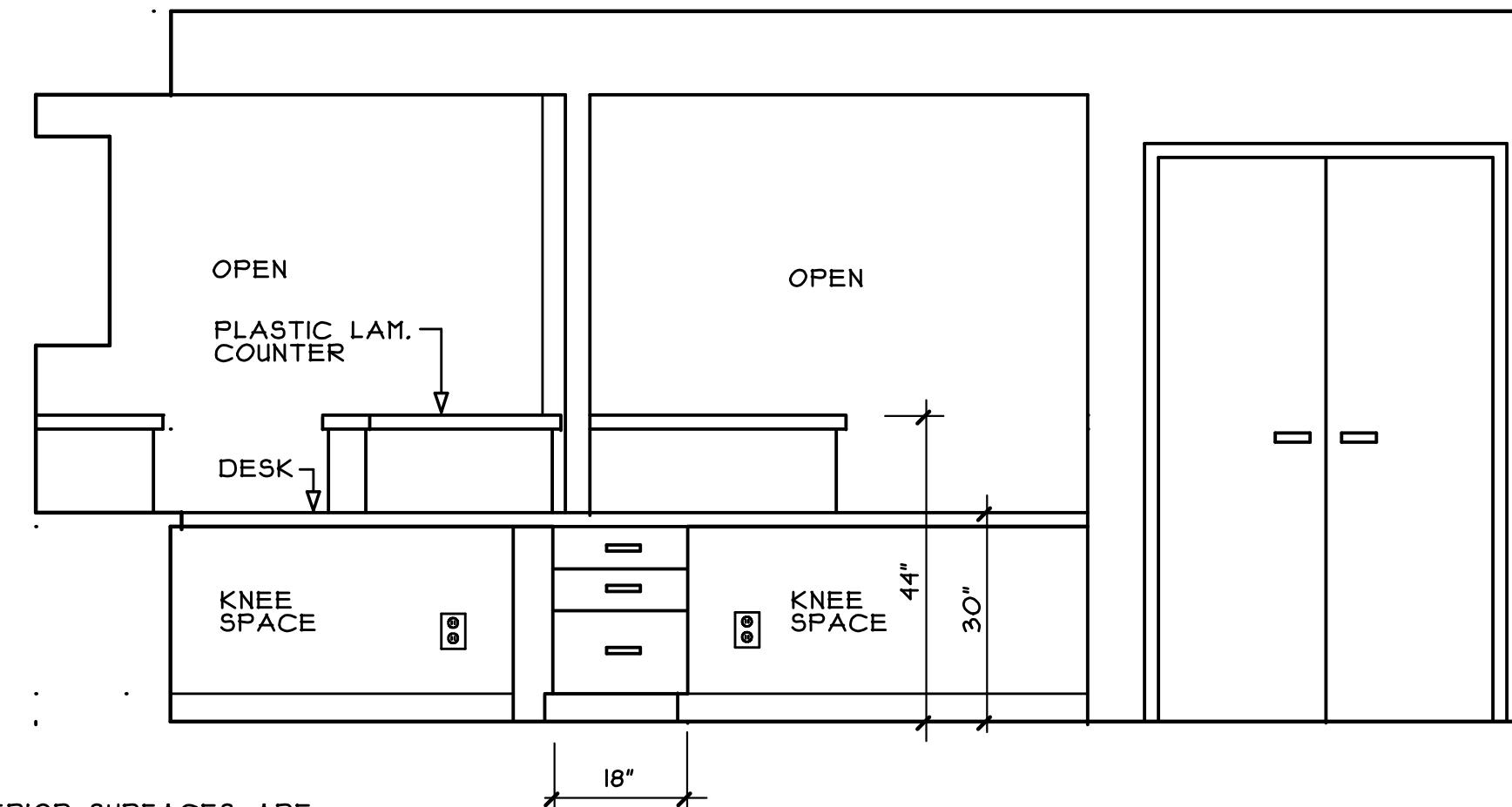


BUSINESS OFFICE 124

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



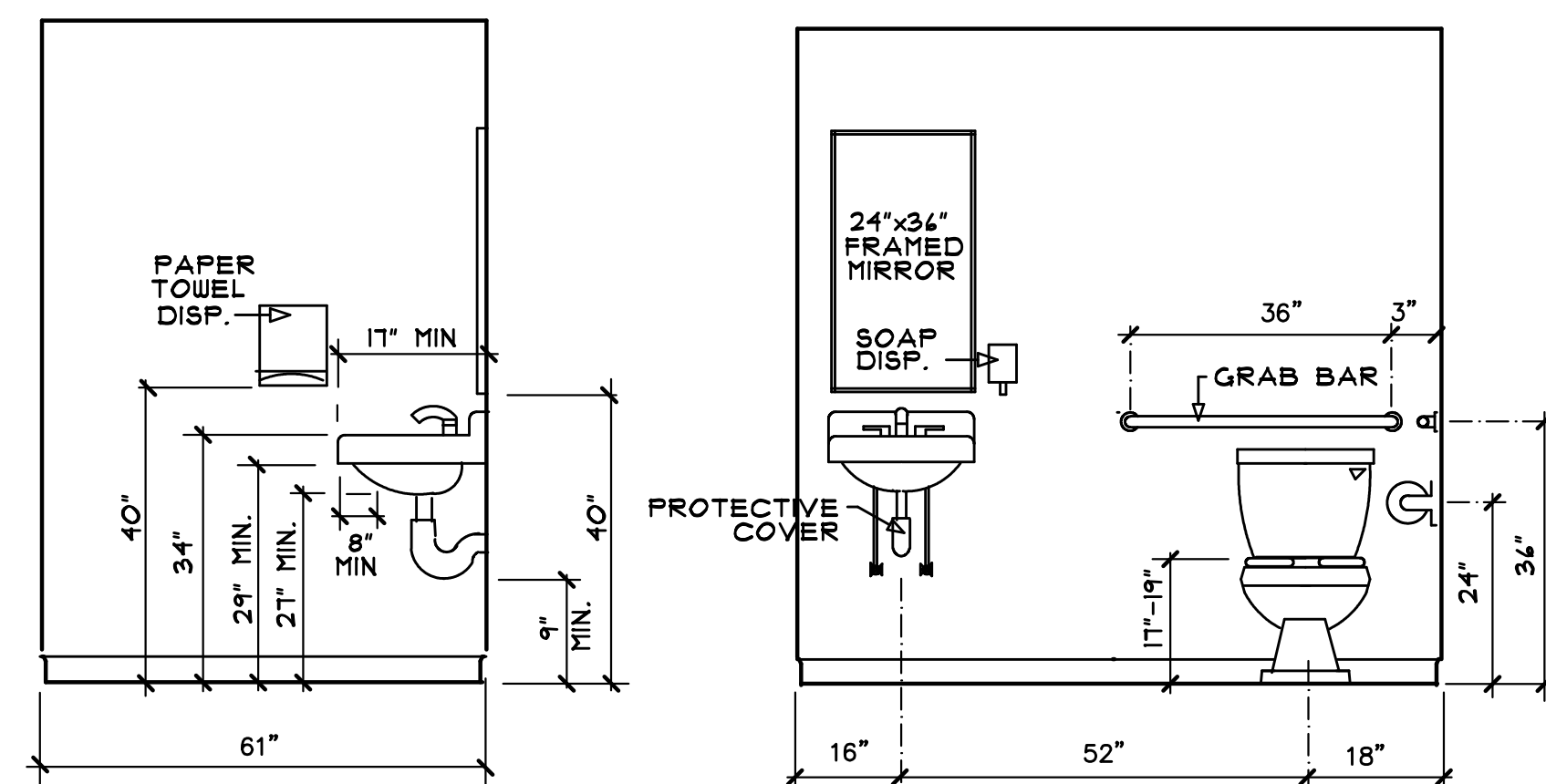
ALL EXPOSED EXTERIOR SURFACES ARE
PLASTIC LAM (COLOR SELECTED BY TENANT)
WITH WHITE MELAMINE INTERIOR SURFACES



STAFF BREAK ROOM 119

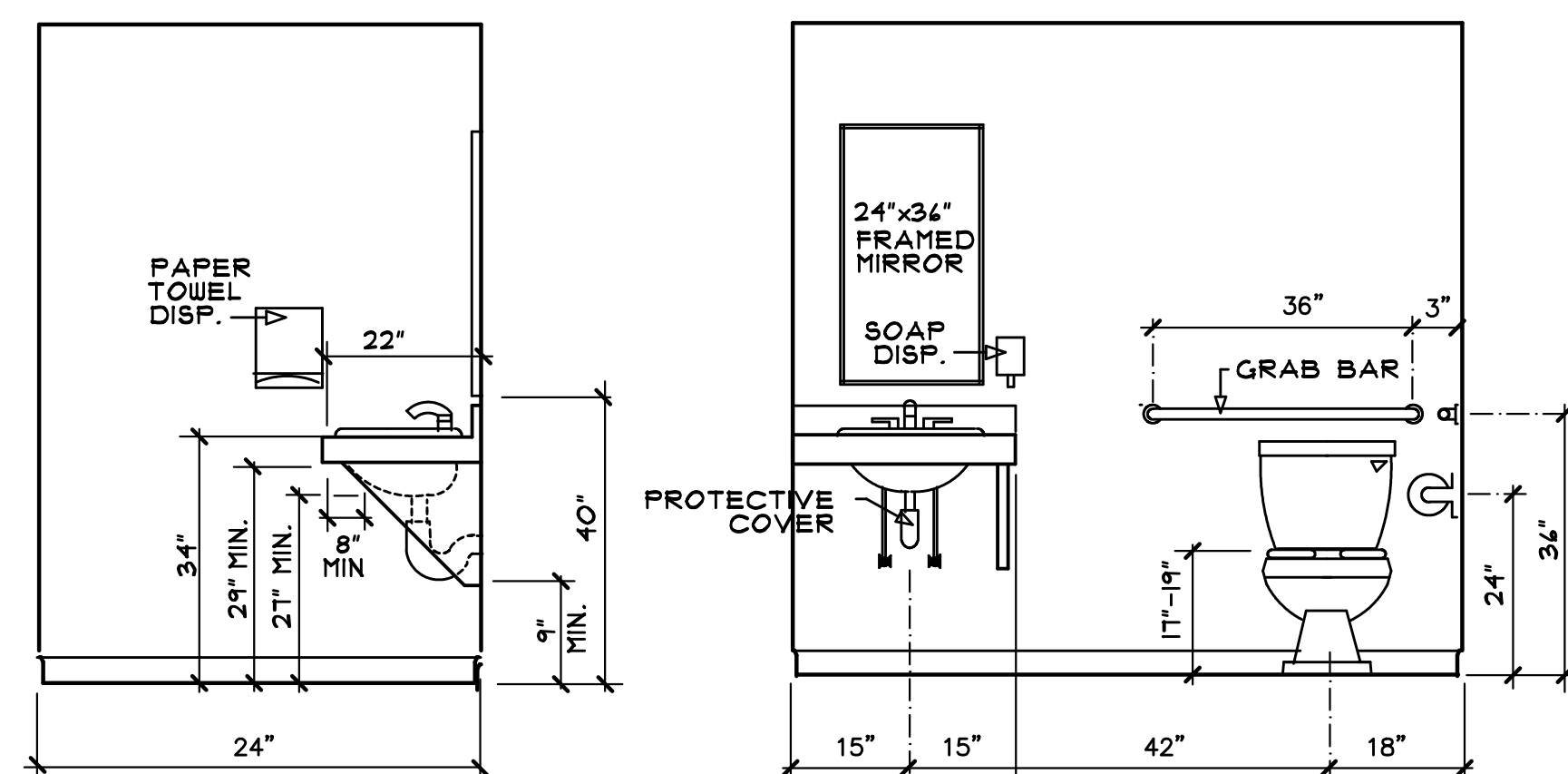
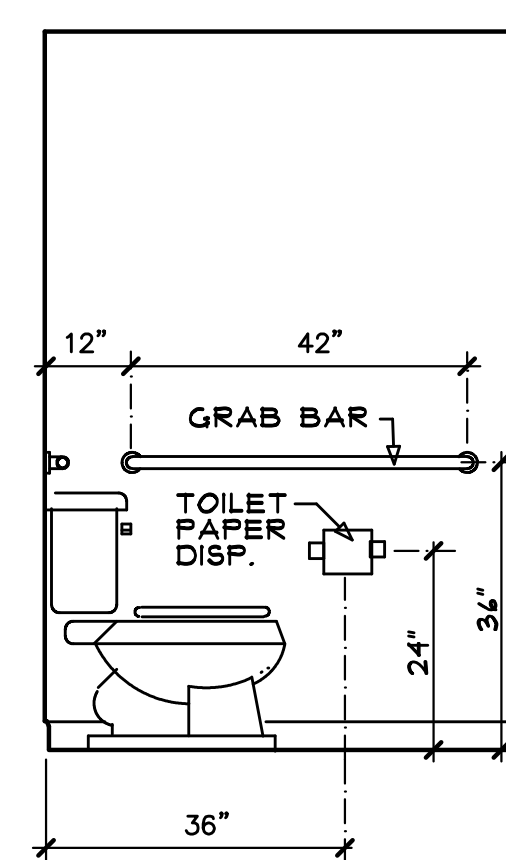
SCALE: 1/2" = 1'-0"

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TOILET ROOM 105 FIXTURE ELEVATIONS

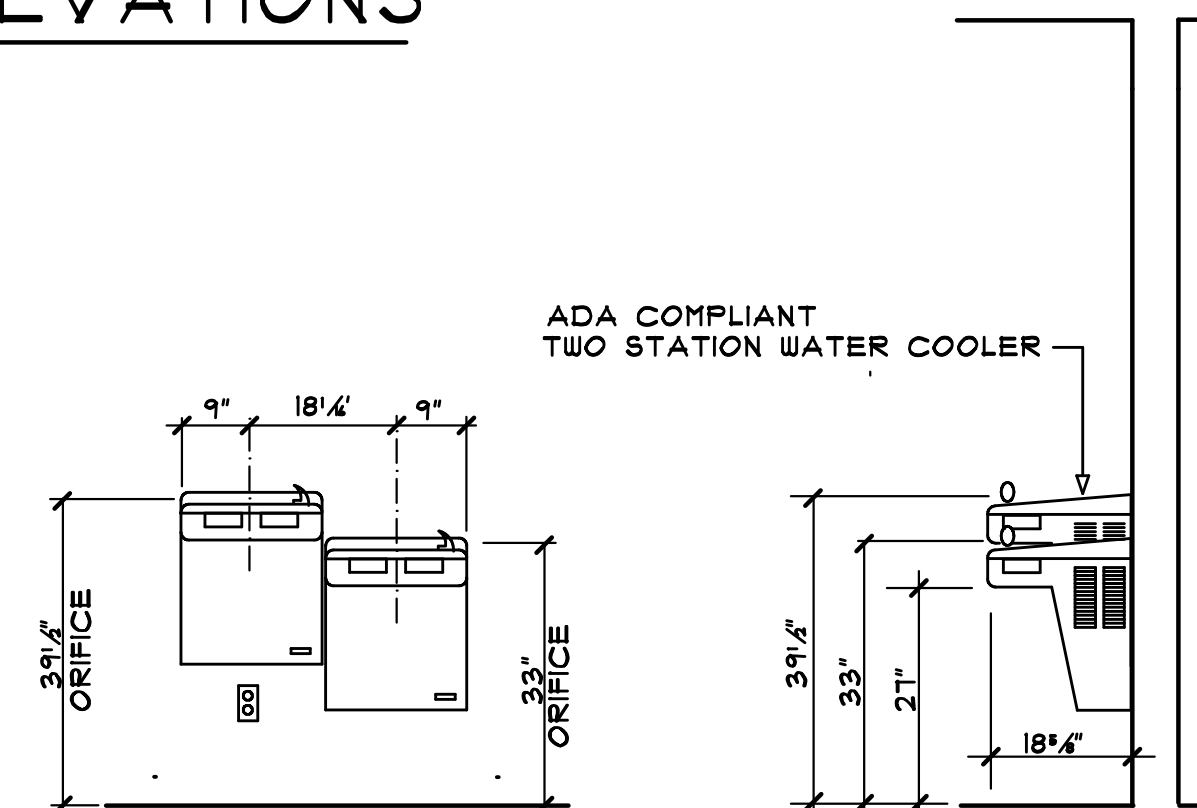
SCALE: 1/2" = 1'-0"



TOILET ROOM 126 FIXTURE ELEVATIONS

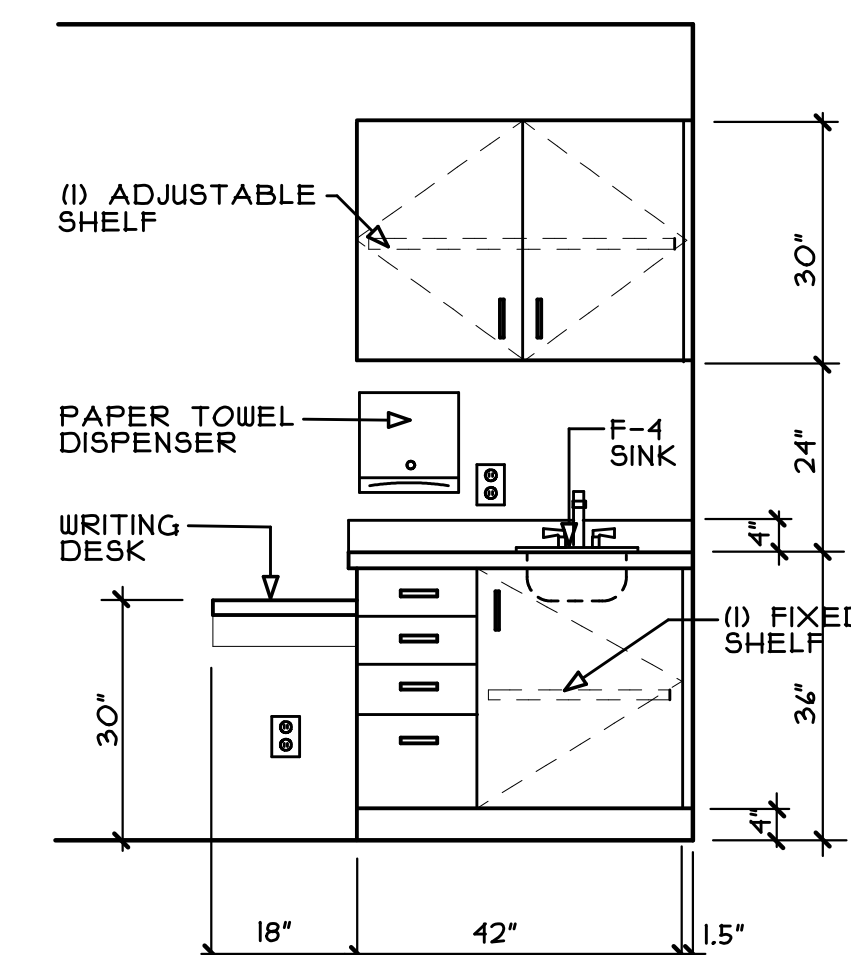
ACCESSIBILITY NOTES

1. FLUSH CONTROLS SHALL BE INSTALLED PER RULE 120-3-20-.27(5) AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET, NO MORE THAN 44" A.F.F.
2. EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
3. SIGNAGE FOR RESTROOMS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 40" A.F.F. TO TH CENTERLINE OF THE SIGN.
4. MIRRORS SHALL BE INSTALLED A MAXIMUM OF 40" A.F.F. TO THE BOTTOM , AND AT LEAST 14" TO THE TOP.



HI-LO WATER COOLER

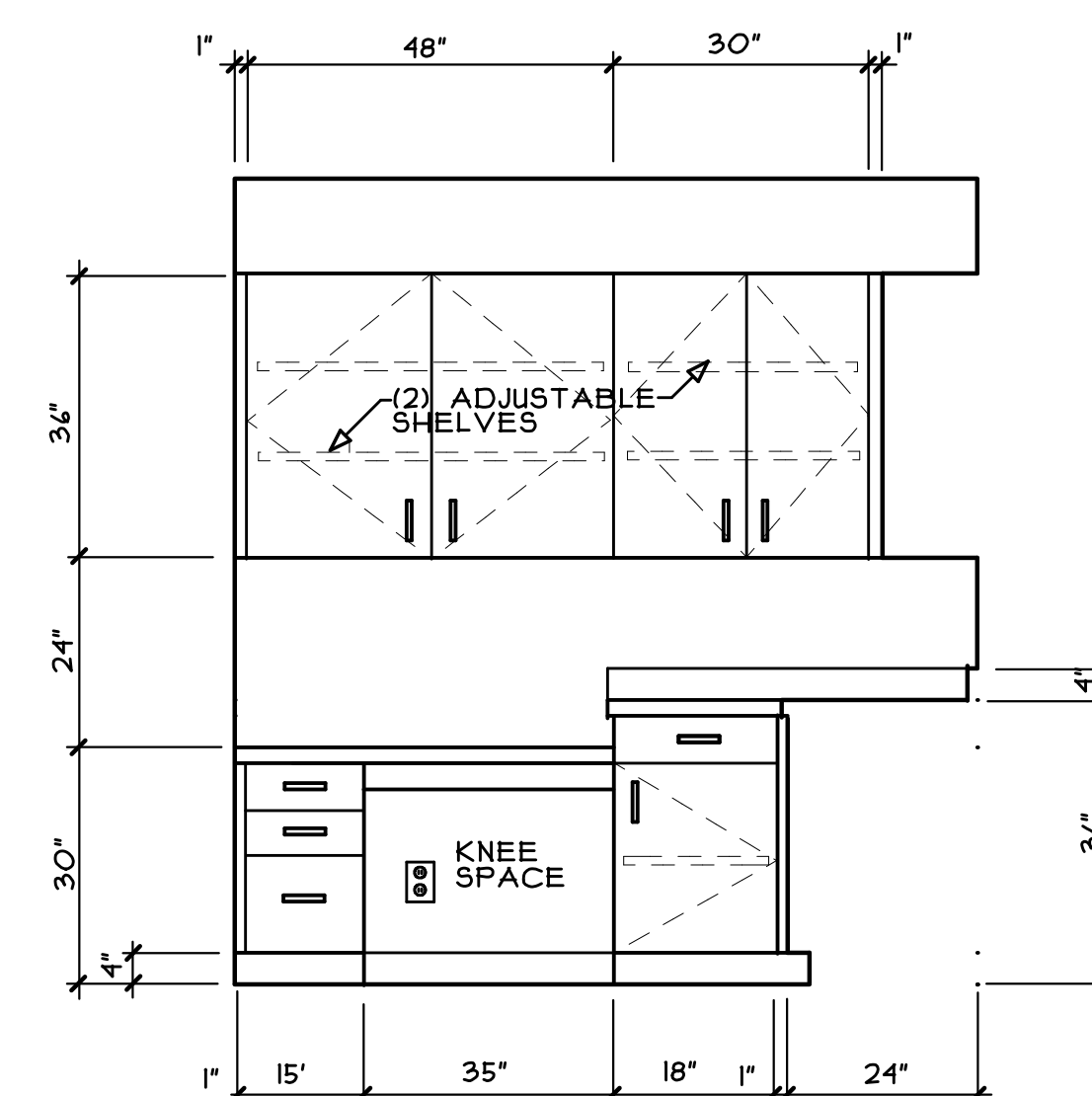
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EXAM ROOMS 109 III 112

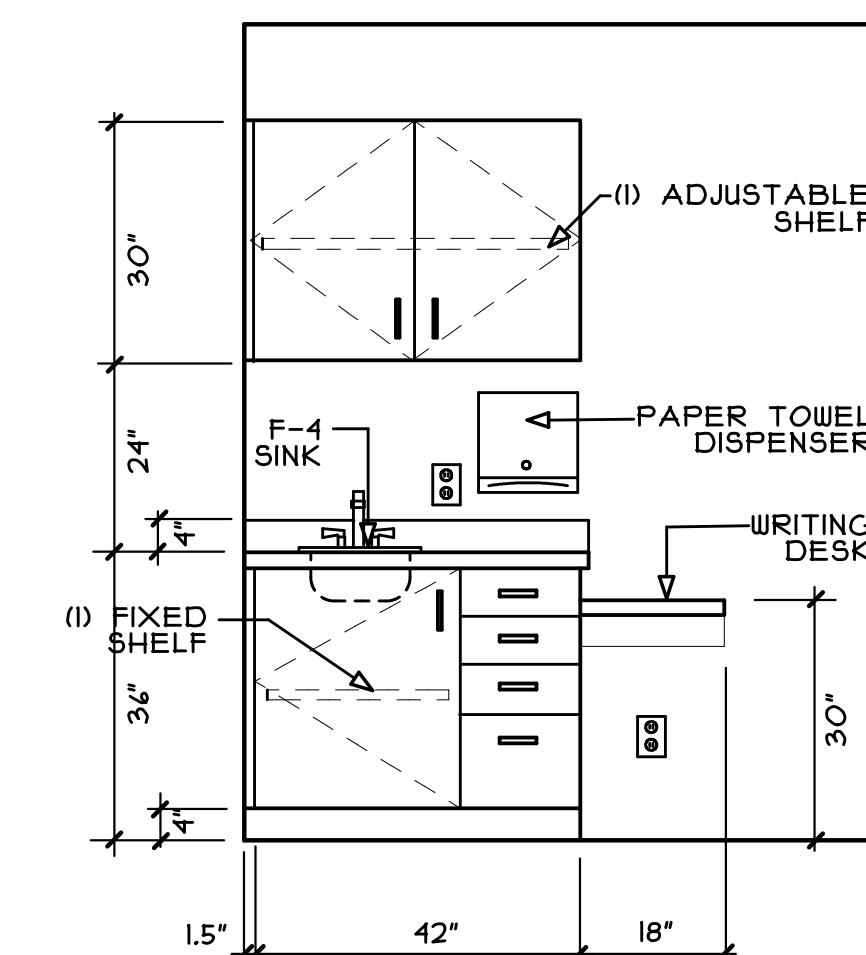
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LAB 106

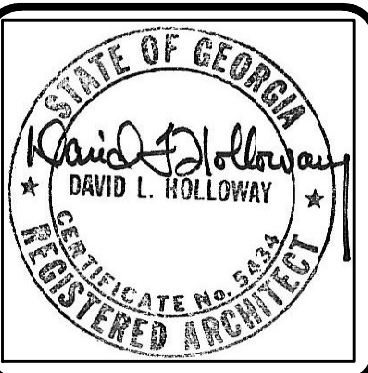
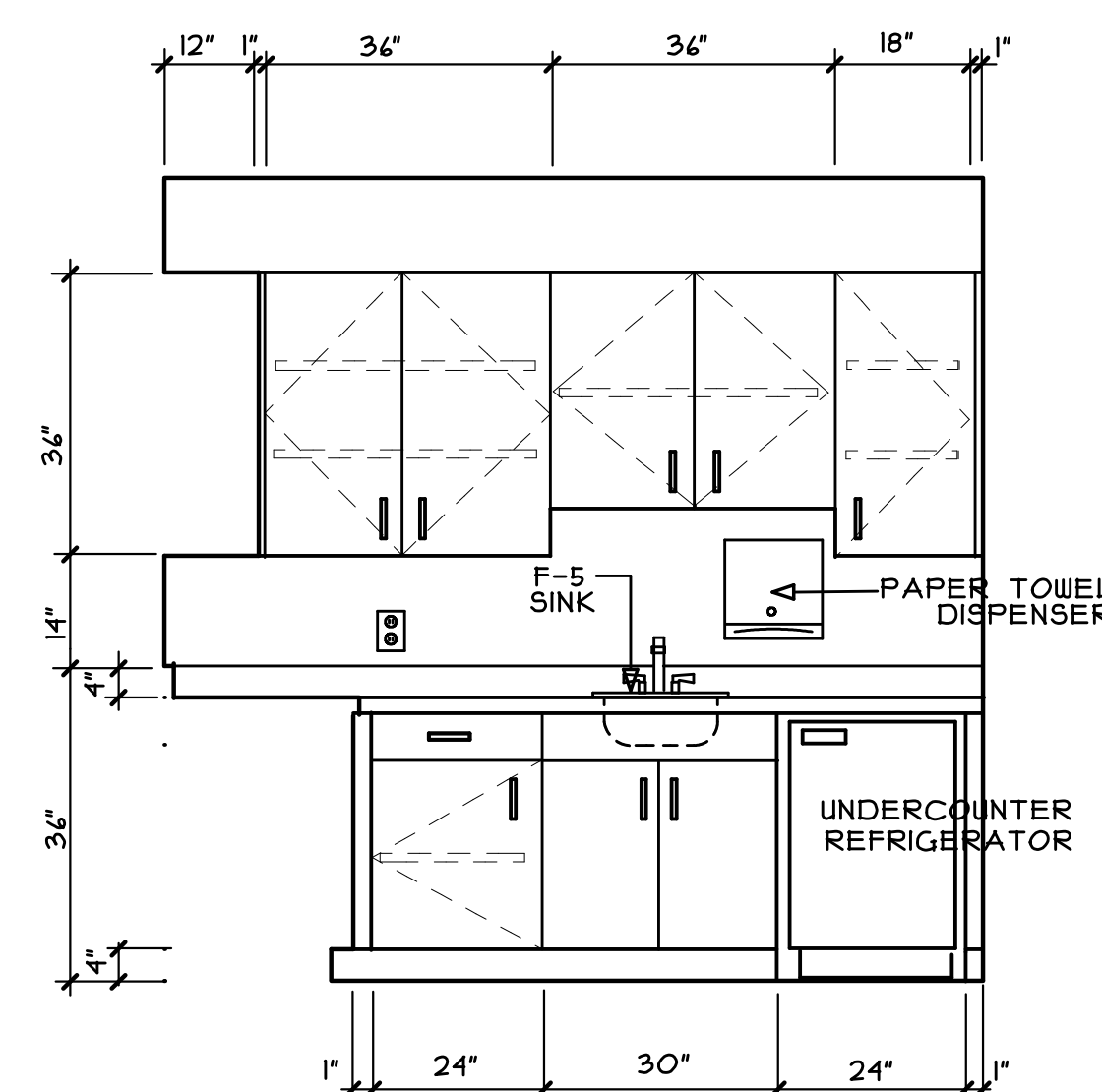
SCALE: 1/2" = 1'-0"



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WITH WHITE MELAMINE INTERIOR SURFACES

EXAM ROOMS 108 110

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



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1963 WINDCREST DRIVE LILBURN, GA. (678) 908-6654

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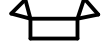
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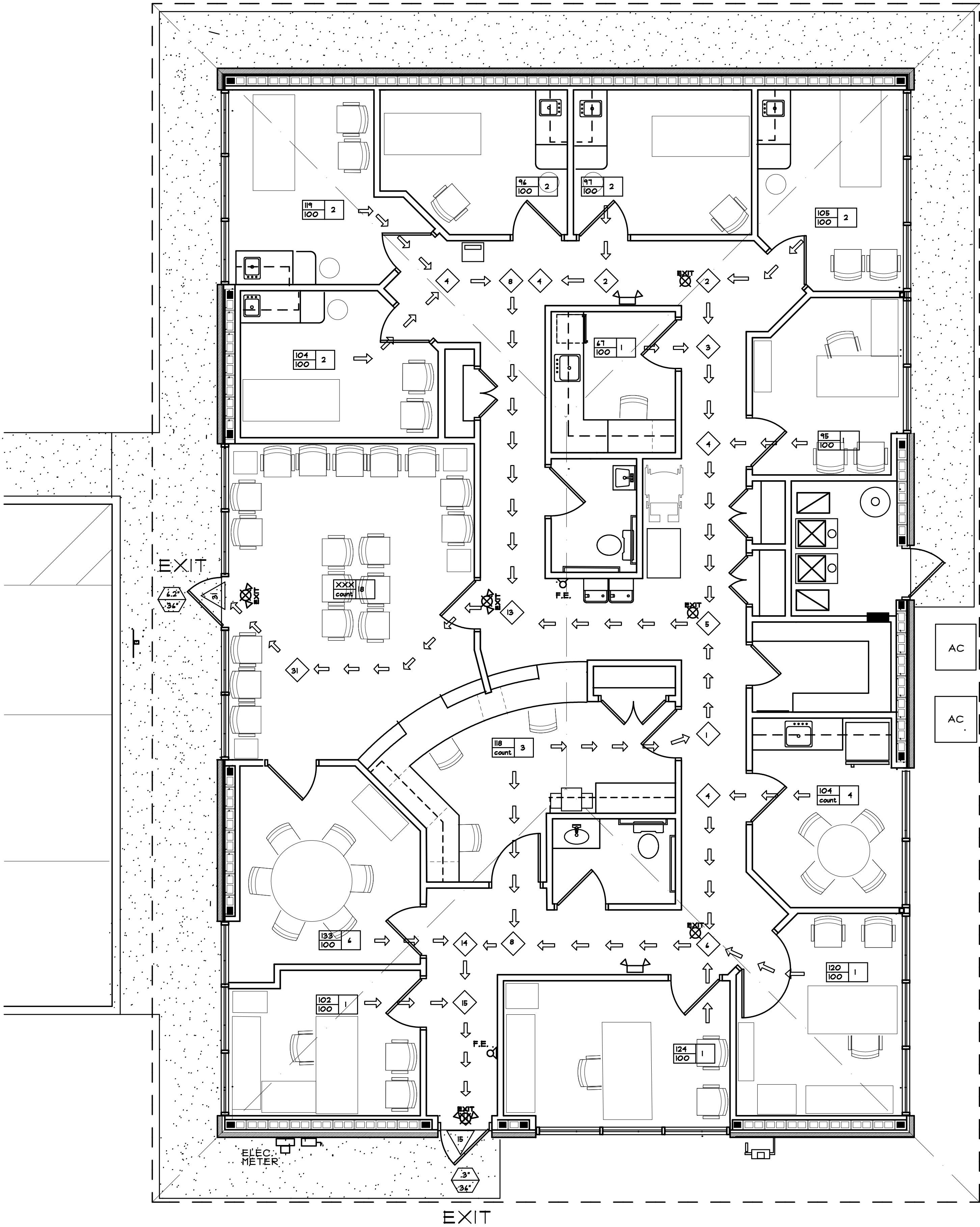
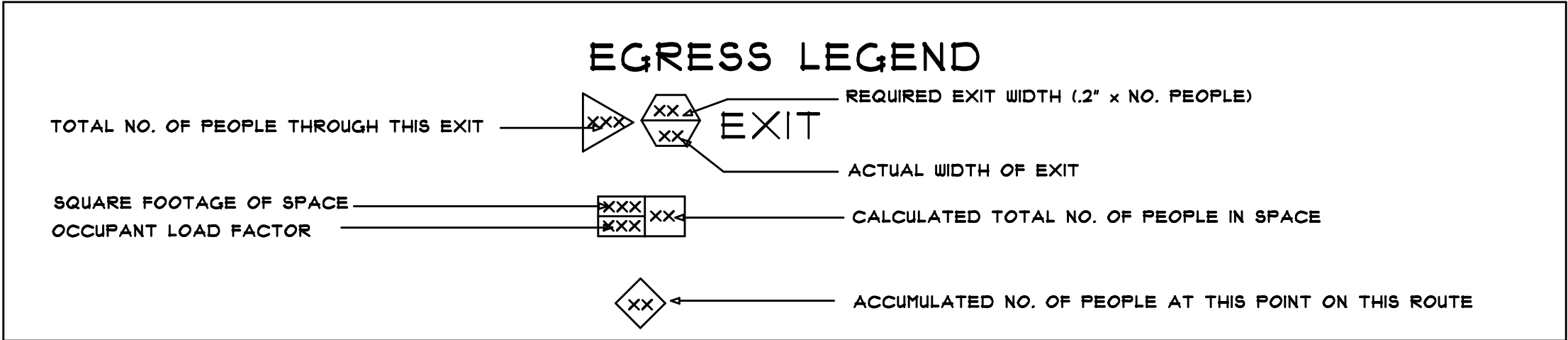
RELEASED FOR CONSTRUCTION

- 
DIRECTIONAL EXIT LIGHT
- 
EXIT LIGHT W/ EMERGENCY LIGHTING
- 
EMERGENCY LIGHTING W/BATTERY BACKUP

FIRE EGRESS PLAN

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

F.E. WALL MOUNTED PORTABLE FIRE EXTINGUISHER
HANDLE AT 48" A.F.F.

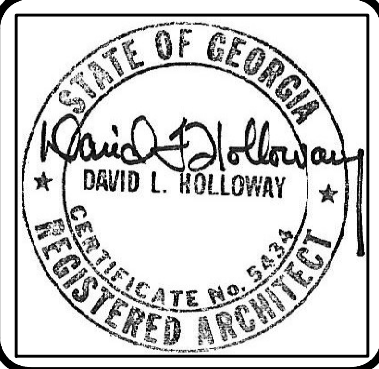


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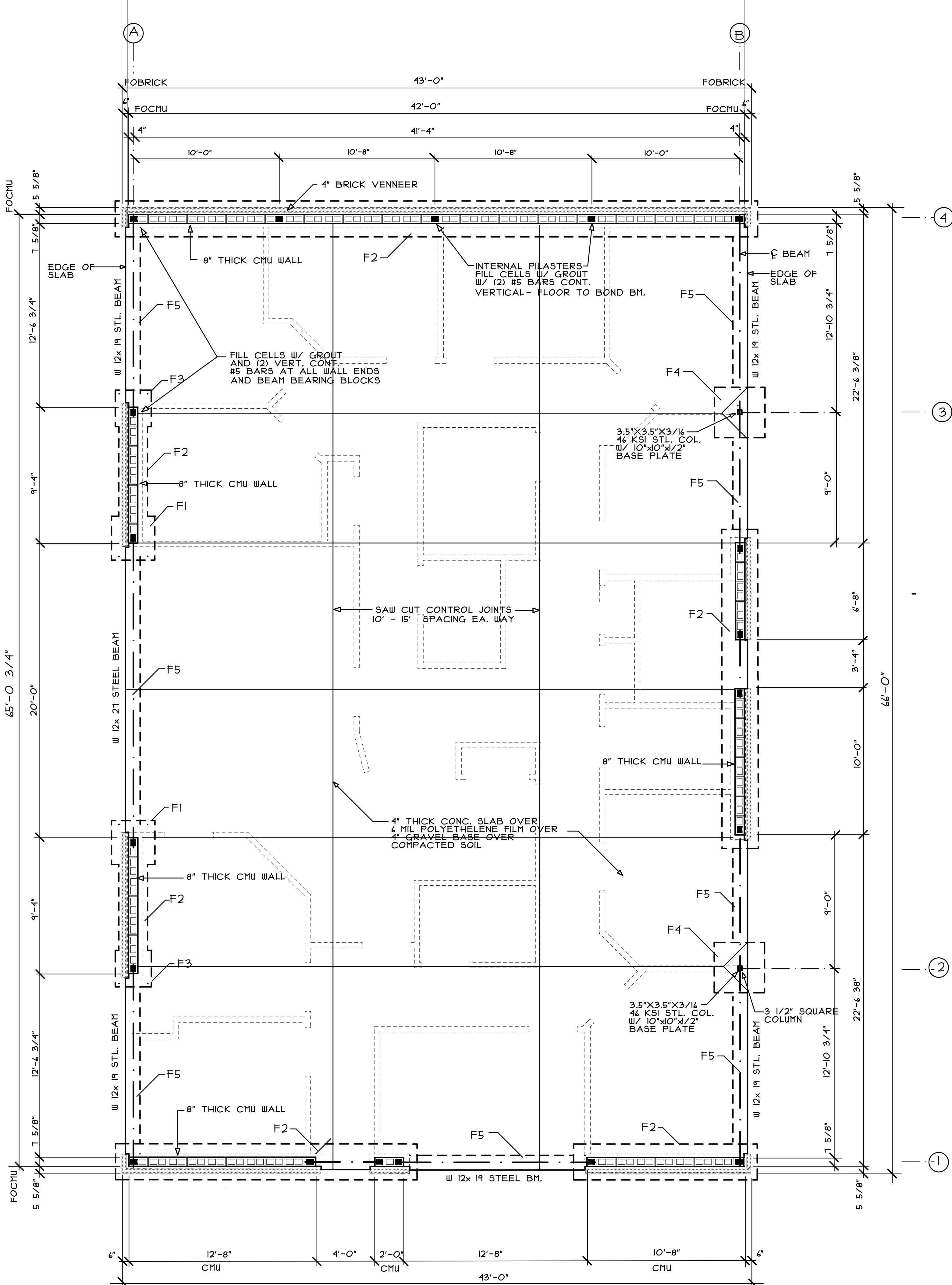
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LILBURN, GA (678) 908-8654

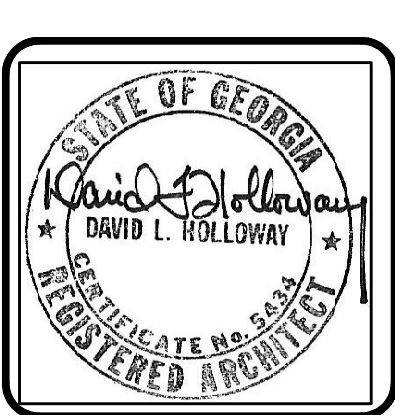


FOOTING SCHEDULE			3000 PSI CONCRETE
MARK	SIZE	REINF.	
F1	12" THICK x 36"x 36"	(3) #4 EA. WAY	
F2	12" THICK x 24" CONT.	(2) #4 CONT.	
F3	12" THICK x 30"x 30"	(2) #4 EA. WAY	
F4	12" THICK x 42"x 42"	(3) #4 EA. WAY	
F5	1'-6" THICK x 8" WIDE CONT. MONOLITHIC SLAB EDGE	(2) #4 (TOP & BOT) CONT.	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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DAVID L. HOLLOWAY & ASSOCIATES
ARCHITECT
1863 WINDCREST DRIVE LILBURN, GA. 30148 908-6654

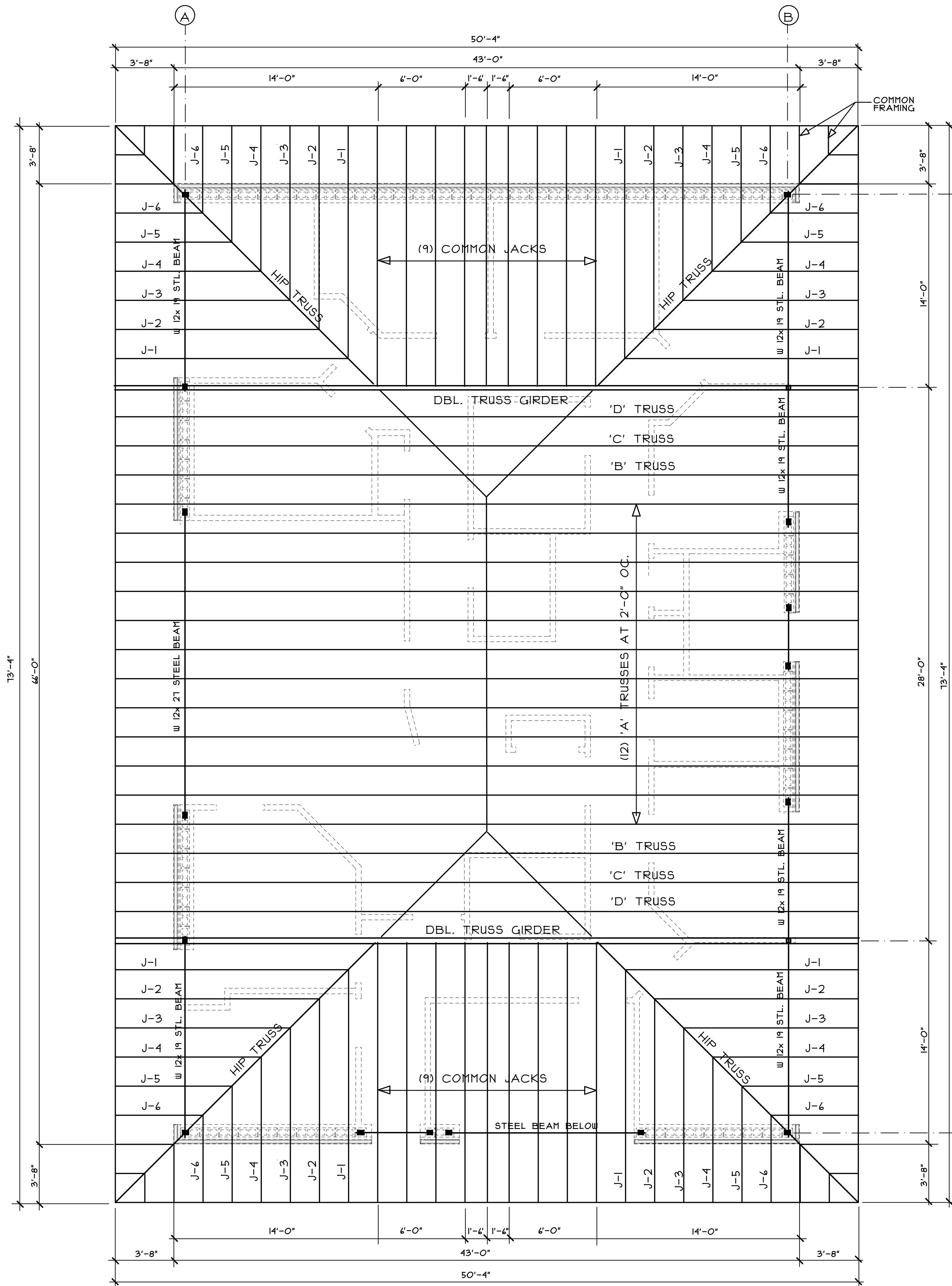
NO.	REVISION	BY	DLH
1			

MEDICAL OFFICE LEASE SPACE BUILDING
FOR
CRESCENT MEDICAL CENTRE, LLC
AT
CRESCENT MEDICAL CENTER
1404 MONTREAL ROAD
TUCKER, GEORGIA

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DATE :	
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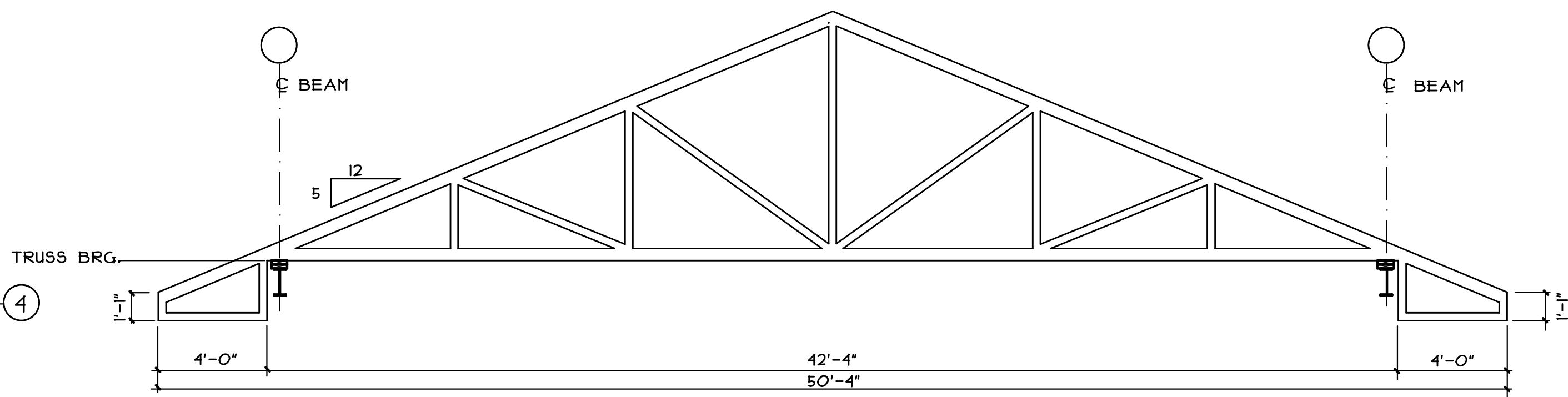
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JANUARY 21, 2020

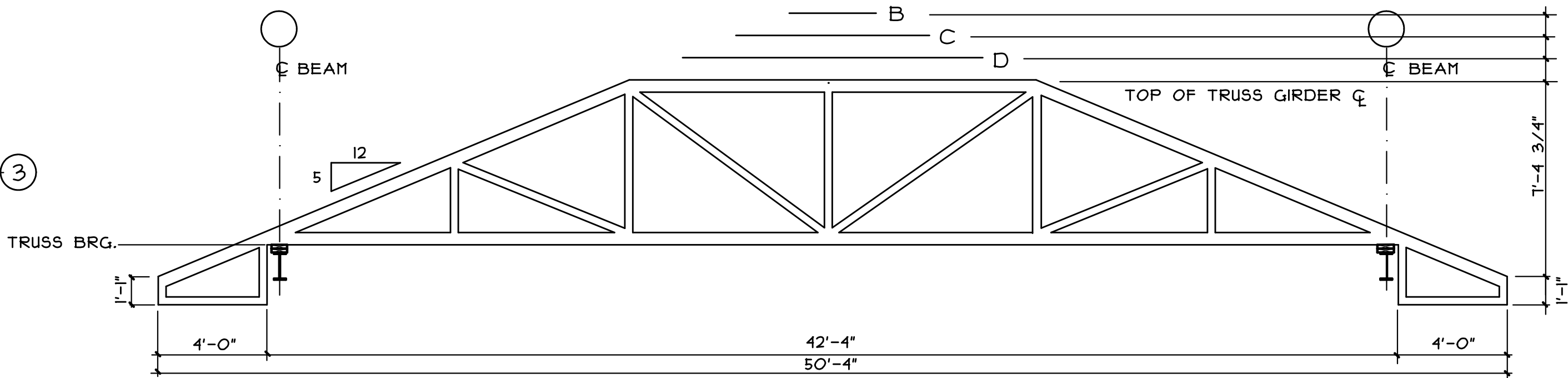


ROOF TRUSS FRAMING PLAN

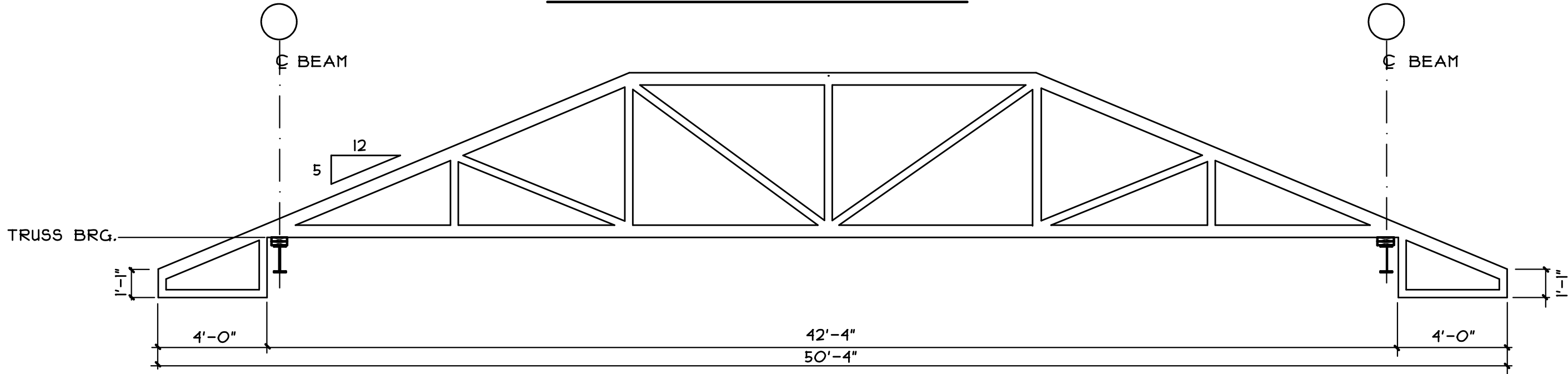
SCALE: 1/4" = 1'-0"



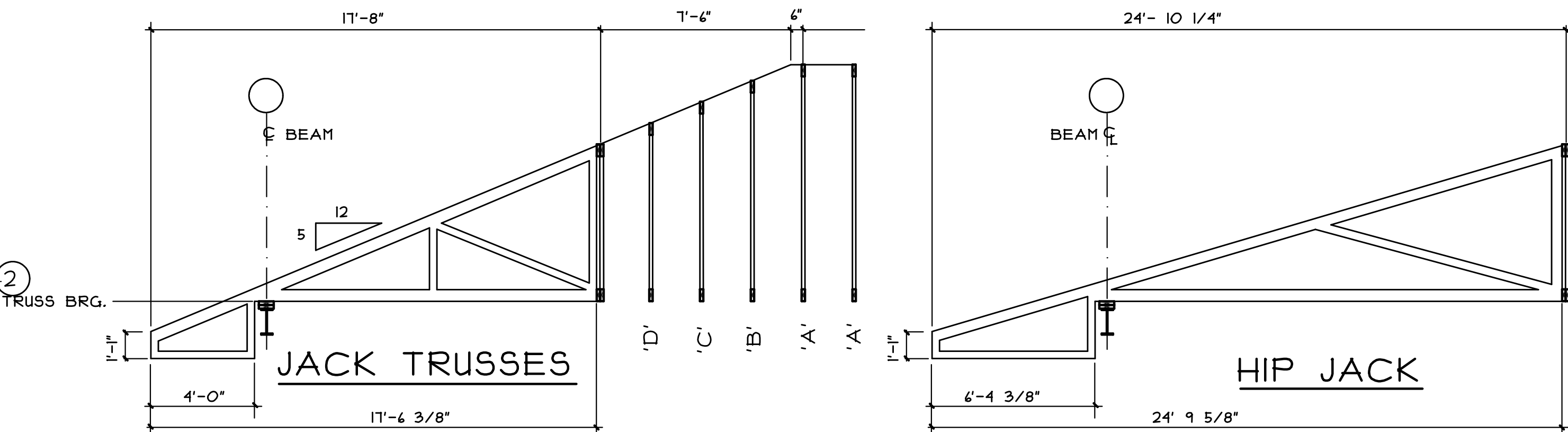
STANDARD TRUSS TYPE 'A'



STEP DOWN TRUSSES - B, C, AND D



DBL. TRUSS GIRDER



JACK TRUSSES

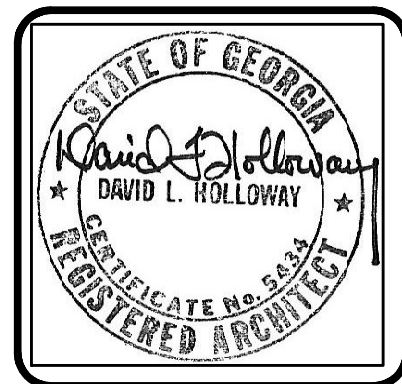
HIP JACK

ROOF LOADS

DEAD LOADS		LIVE LOADS	
SHINGLES	3.0 PSF	TOP CHORD	20.0 PSF
DECKING	2.0 PSF	BOT CHORD	0 PSF
TRUSS SELF WEIGHT	6.0 PSF		
INSULATION	1.5 PSF		
DRYWALL	2.0 PSF		
LAY-IN CEILING	2.0 PSF		
MEP	4.0 PSF		
MISC.	4.5 PSF		
	25.0 PSF		
		TOTAL ROOF LOAD	45.0 PSF

WOOD TRUSS NOTE:

WOOD TRUSSES AND PERMANENT BRACING ARE TO BE ENGINEERED AND MANUFACTURED BY A LICENSED STATE OF GEORGIA TRUSS MANUFACTURER. ENGINEER STAMPED SHOP DRAWINGS WILL BE REQUIRED TO SUBMIT TO BUILDING AUTHORITY. THIS DRAWING IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW BASIC CONFIGURATION/ DIMENSIONS IN ORDER TO FACILITATE THE DETAILED DESIGN OF TRUSSES BY MANUFACTURER.



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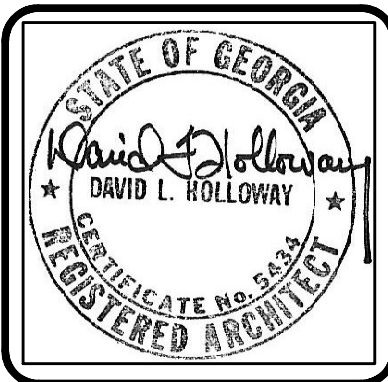
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MEDICAL OFFICE LEASE SPACE BUILDING
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TUCKER, GEORGIA

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HVAC SYMBOLS

- MANUAL DAMPER IN DUCT
- EXHAUST FAN
- SMALL SUPPLY REGISTER
- 2'-0" X 2'-0" LAY-IN CLG SUPPLY REGISTER
- 2'-0" X 2'-0" LAY-IN RETURN AIR GRILLE
W/ REMOVABLE/WASHABLE FILTER
TITUS 50 FF OR EQUAL
- FLEXIBLE DUCT
- PROGRAMMABLE THERMOSTAT
- MANUALLY ADJUSTABLE IN- DUCT DAMPER

HVAC EQUIPMENT SCHEDULE

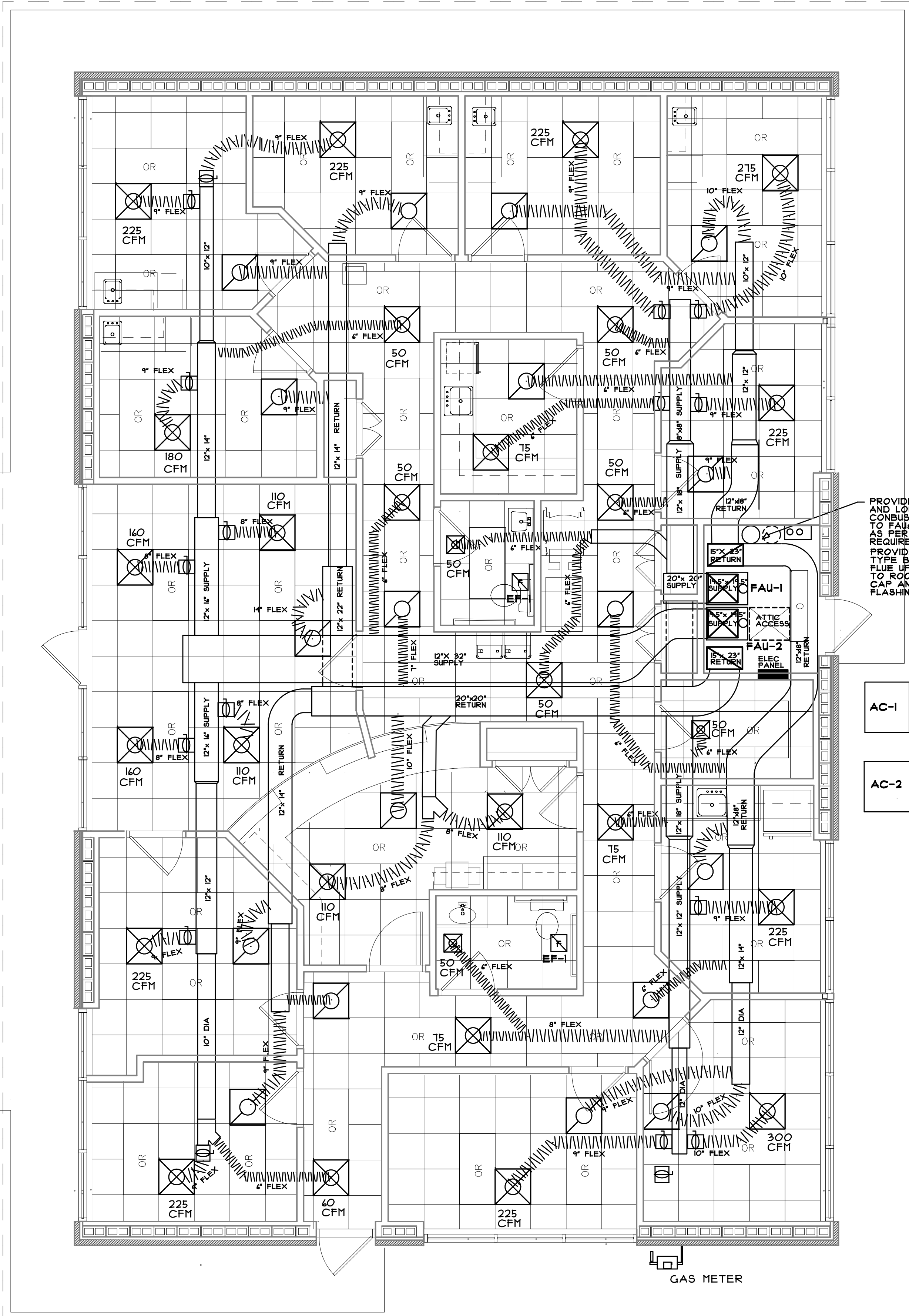
- RTU-1 GOODMAN ® MODEL # GSX14S403, GAS HEAT/ELEC COOLING, 14 SEER,
NOMINAL 5 TON COOLING, 208V/3 PH/40, 2 STAGE COOLING, 1400-2000 CFM,
80,000 MAX BTUH INPUT GAS HEATING, 125 LBS, 15 AMP, 3/4 HP BLOWER, 80 AFUE
- RTU-2 GOODMAN ® MODEL # GSX14S403, GAS HEAT/ELEC COOLING, 14 SEER,
NOMINAL 5 TON COOLING, 208V/3 PH/40, 2 STAGE COOLING, 1400-2000 CFM,
80,000 MAX BTUH INPUT GAS HEATING, 125 LBS, 15 AMP, 3/4 HP BLOWER, 80 AFUE
- EF-1 PENN OR BROAN BATH EXHAUST FAN RATED FOR 15CFM @.25" SP

OUTSIDE AIR CALCULATION

FROM IMC TABLE 403.3

SPACE	AREA	NO. PEOPLE	O.A. CFM/PERSON	O.A. CFM/AREA
OFFICE SPACE	492 SQ.FT.	ACTUAL COUNT 1 PEOPLE	1 X 5 CFM = 35 CFM	492 SQ.FT. X .06 CFM = 42 CFM
RECEPTION/WAITING	215 SQ.FT.	ACTUAL COUNT 18 PEOPLE	18 X 5 CFM = 90 CFM	215 SQ.FT. X .06 CFM = 17 CFM
EXAM ROOMS	534 SQ.FT.	534/1000 X 10 = 6 PEOPLE	6 X 25 CFM = 150 CFM	—
CORRIDORS	534 SQ.FT.	—	—	534 SQ.FT. X .06 CFM = 32 CFM
CONFERENCE	238 SQ.FT.	ACTUAL COUNT 10 PEOPLE	10 X 5 CFM = 50 CFM	238 SQ.FT. X .06 CFM = 14 CFM
TOILETS	80 SQ.FT.	—	—	—
			325 CFM	105 CFM

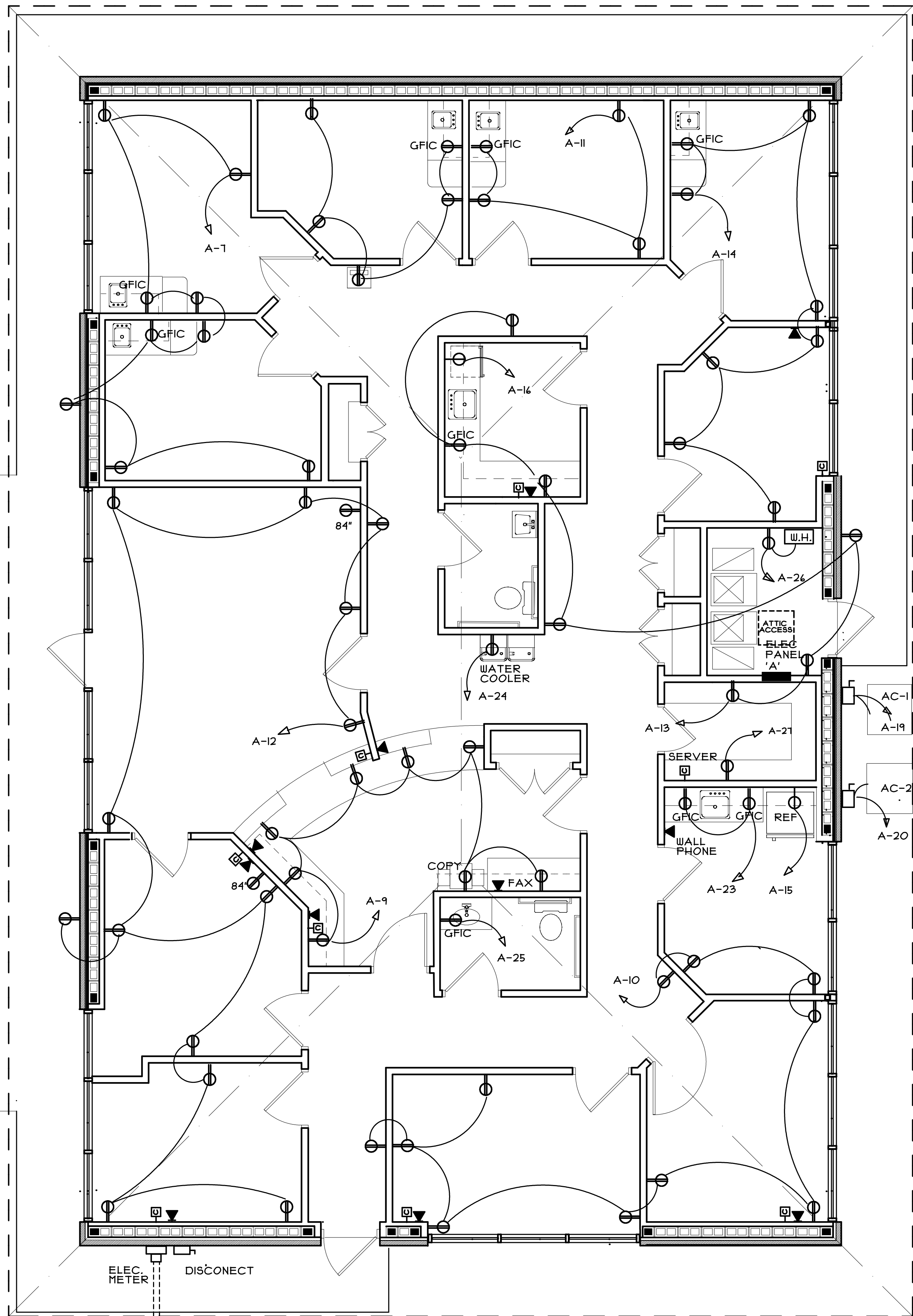
TOTAL OUTSIDE AIR REQUIRED = 430 CFM
SET O.A. DAMPER ON FAU-1 AND FAU-2 FOR 215 CFM MIN.



HVAC REFLECTED PLAN

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

HVAC DUCT LAYOUT IS SCHEMATIC IN NATURE
AND DOES NOT DEPICT ACTUAL BENDS AND
TURNS OF DUCTWORK WHICH MAY BE REQUIRED
TO ACCOMMODATE SPACE.



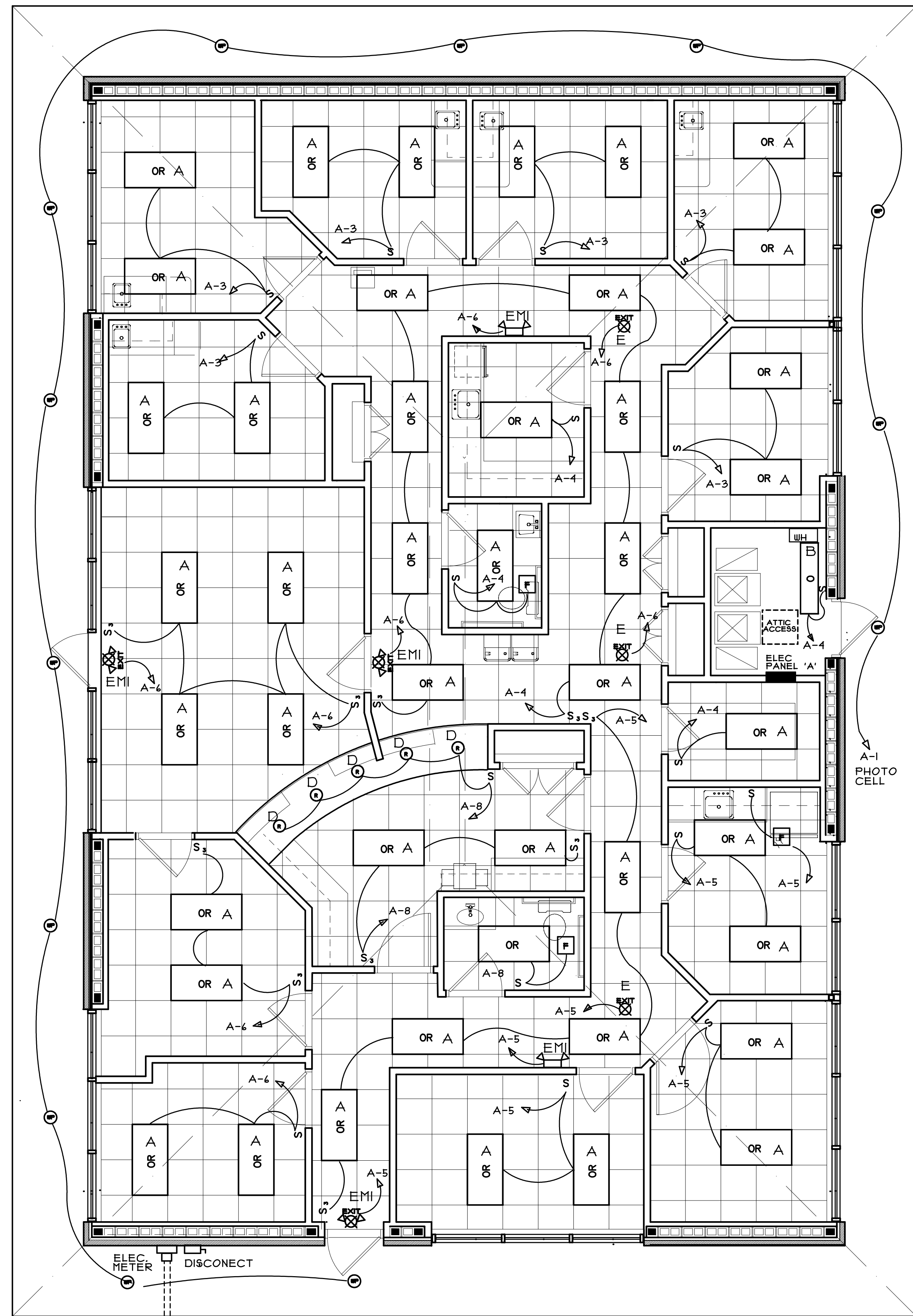
UNDERGROUND SERVICE
FROM PAD MOUNTED
TRANSFORMER
(SEE SITE PLAN)

ELECTRICAL POWER PLAN

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

SYMBOL LEGEND

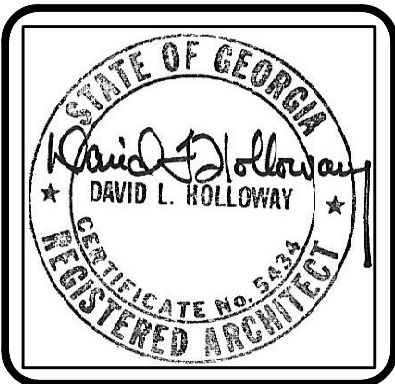
- NEW LED PENDANT FIXTURE
- LED RECESSED LIGHT
- WATERPROOF LED RECESSED LIGHT
- DIRECTIONAL EXIT LIGHT
- EXIT LIGHT W/ EMERGENCY LIGHTING
- EMERGENCY LIGHTING W/BATTERY BACKUP
- EXHAUST FAN
- FIRE ALARM STROBE AT 80" A.F.F.
- FIRE ALARM PULL AT 44" A.F.F.
- OR 2'x4' LAY IN RECESSED LED FIXTURE
- O 1'x4' SUSPENDED LED STRIP FIXTURE
- 110 V DUPLEX WALL RECEPTACLE
- 110 V SINGLE WALL RECEPTACLE
- COMPUTER DATA WALL PORT
- TELEPHONE OUTLET JACK
- S2 3 WAY LIGHT SWITCH
- S SINGLE POLE LIGHT SWITCH
- FAN/MOTOR
- ELEC. PANEL 200 AMP ELEC. SERVICE PANEL 'A'



UNDERGROUND SERVICE
FROM PAD MOUNTED
TRANSFORMER
(SEE SITE PLAN)

ELECTRICAL REFLECTED LIGHTING PLAN

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



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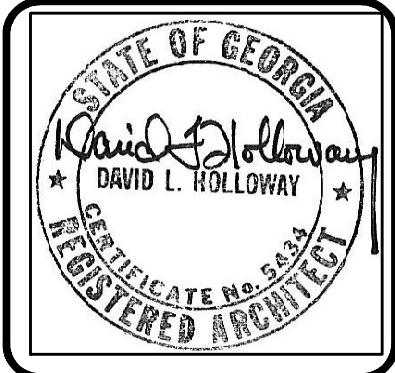
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MEDICAL OFFICE LEASE SPACE BUILDING
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ELECTRICAL NOTES

1. PENDANT LIGHTING FIXTURES SHALL BE SELECTED BY TENANT AND INSTALLED BY CONTRACTOR. LED LAMPS ARE RECOMMENDED.
2. ALL RECEPTACLES W/ COVERS AND SWITCHES W/ COVERS SHALL BE (WHITE) IN COLOR.
3. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF GEORGIA LICENSED COMMERCIAL ELECTRICAL CONTRACTOR.
4. ALL WIRING AND EQUIPMENT INSTALLED SHALL BE COMPLETELY TESTED AND LEFT IN PERFECT WORKING ORDER.
5. TYPEWRITTEN OR PRINTED DIRECTORIES WILL BE INSTALLED IN PANELBOARD INDICATING FINAL CIRCUITS AND BREAKERS.
6. RECEPTACLES AND SWITCHES ARE TO BE 20 AMP, 120 VOLT SPECIFICATIONS GRADE.
7. ALL LED GENERAL LIGHTING SWITCHES TO BE DIMMER TYPE.

LIGHTING FIXTURE SCHEDULE

- A. LAY-IN 2x4 LED PANEL FIXTURE W/PRISMATIC LENS, 41W, LITHONIA LIGHTING
MODEL 2ALT4 5000 LM MVOLT DIM, DIMABLE
- B. SUSPENDED LED STRIP FIXTURE
- C. LAY-IN 2x2 LED PANEL FIXTURE W/ PRISMATIC LENS, 19W, LITHONIA LIGHTING
- D. LED RECESSED CAN DOWNLIGHT
- E. EXIT DIRECTIONAL SIGN W/ BATTERY BACK-UP. LITHONIA LIGHTING #EXR LED EL M6
- EM EXIT SIGN W/ EMERGENCY LAMPS AND BATTERY BACK-UP, LITHONIA LIGHTING # ECR EMERGENCY COMBO UNIT
- EMI EMERGENCY LIGHT (2) HEAD W/ BATTERY BACK-UP, LITHONIA # ELM4L LED SERIES

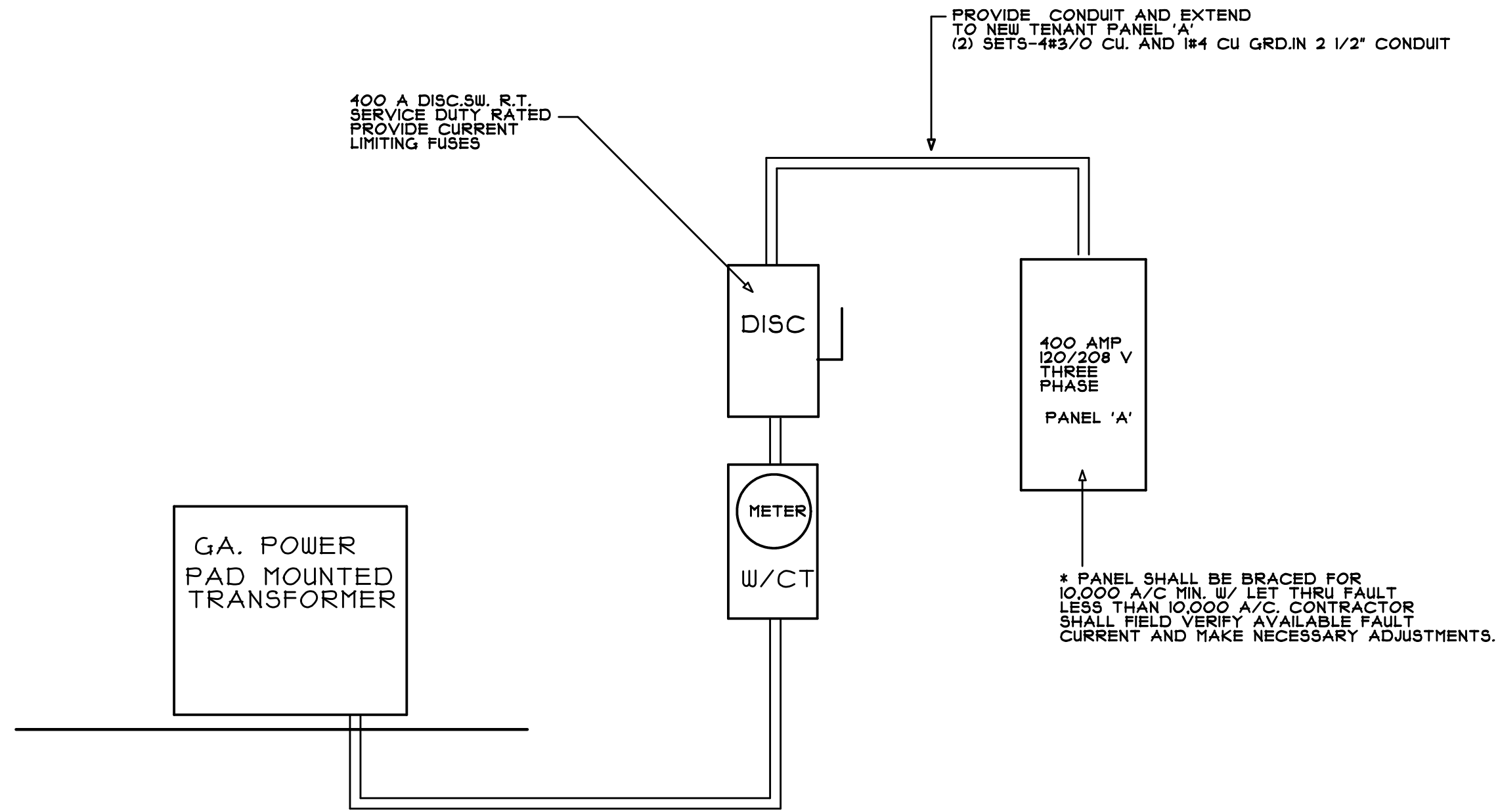
PANELBOARD 'A' SCHEDULE																		
VOLTAGE 208/120				MAIN: MAIN LUGS ONLY				MOUNTING: FLUSH				PHASE: 3 PHASE-4W						
BUS SIZE 400 AMPS				TOTAL LOAD: 51.6 KVA														
BRANCH CIRCUIT				DEVICE			PHASE LOAD			DEVICE			BRANCH CIRCUIT					
NO.	DESIGNATION	NOTE	LOAD (KVA)										LOAD (KVA)	NOTE	DESIGNATION	NO.		
				TRIP	P	A	B	C	P	TRIP								
1	EXTERIOR LIGHTS		1.7	20	1	2.9				1	20	1.2			EXTERIOR LIGHTED SIGNS	2		
3	GENERAL LIGHTING		2.0	20	1		4.0			1	20	2.0			GENERAL LIGHTING	4		
5	GENERAL LIGHTING		2.0	20	1				4.0	1	20	2.0			GENERAL LIGHTING	6		
7	RECEPTACLES		1.7	20	1	3.7				1	20	2.0			GENERAL LIGHTING	8		
9	RECEPTACLES		1.5	20	1		3.5			1	20	2.0			RECEPTACLES	10		
11	RECEPTACLES		1.7	20	1				4.1	1	20	2.4			RECEPTACLES	12		
13	RECEPTACLES		1.5	20	1	3.0				1	20	1.5			RECEPTACLES	14		
15	STAFF BREAK RM. REFRIGERATOR		0.7	20	1		1.4			1	20	0.7			LAB REFRIGERATOR	16		
17	FAU-1		2.2	20	1				4.4	1	20	2.2			FAU-2	18		
19	AC-1		3.1	50	2	4.2				2	50	3.1			AC-2	20		
21			3.1				4.2					3.1				22		
23	TOILET RM. RECEPTACLES (GFCI)		1.2	20	1				3.2	1	20	2.0			STAFF BREAK RM. KITCH. RECEPTACLES	24		
25	WATER COOLER		0.7	20		1.4					20	0.7			WATER HEATER (2 AMPS)	26		
27	COMPUTER SERVER (8.3 AMPS MAX)		1.0	20			2.1				20	1.1			SPARE (9.2 AMPS MAX)	28		
29	SPARE (6.7 AMPS MAX)		0.8	20					1.5		20	0.7			SPARE (5.8 AMPS MAX)	30		
31	EMPTY SPACE														EMPTY SPACE	32		
33	EMPTY SPACE														EMPTY SPACE	34		
35	EMPTY SPACE														EMPTY SPACE	36		
37	EMPTY SPACE														EMPTY SPACE	38		
39	EMPTY SPACE														EMPTY SPACE	40		
41	EMPTY SPACE														EMPTY SPACE	42		

17.2 17.2 17.2

51.6 KVA x 1.25/.360 = 179.17 AMPS

NOTES:

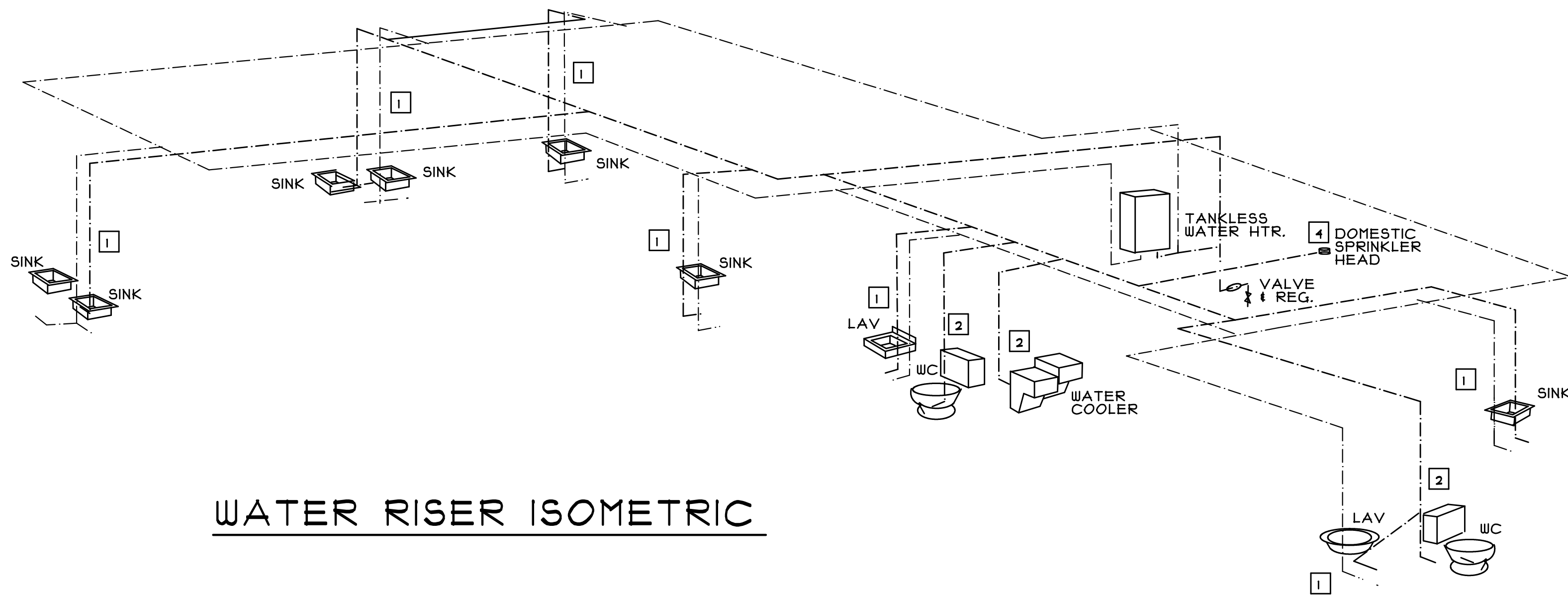
1. PANEL IS OVERSIZED FOR CURRENT AMPERAGE NEEDS TO ACCOMMODATE POTENTIAL FUTURE INCREASE.



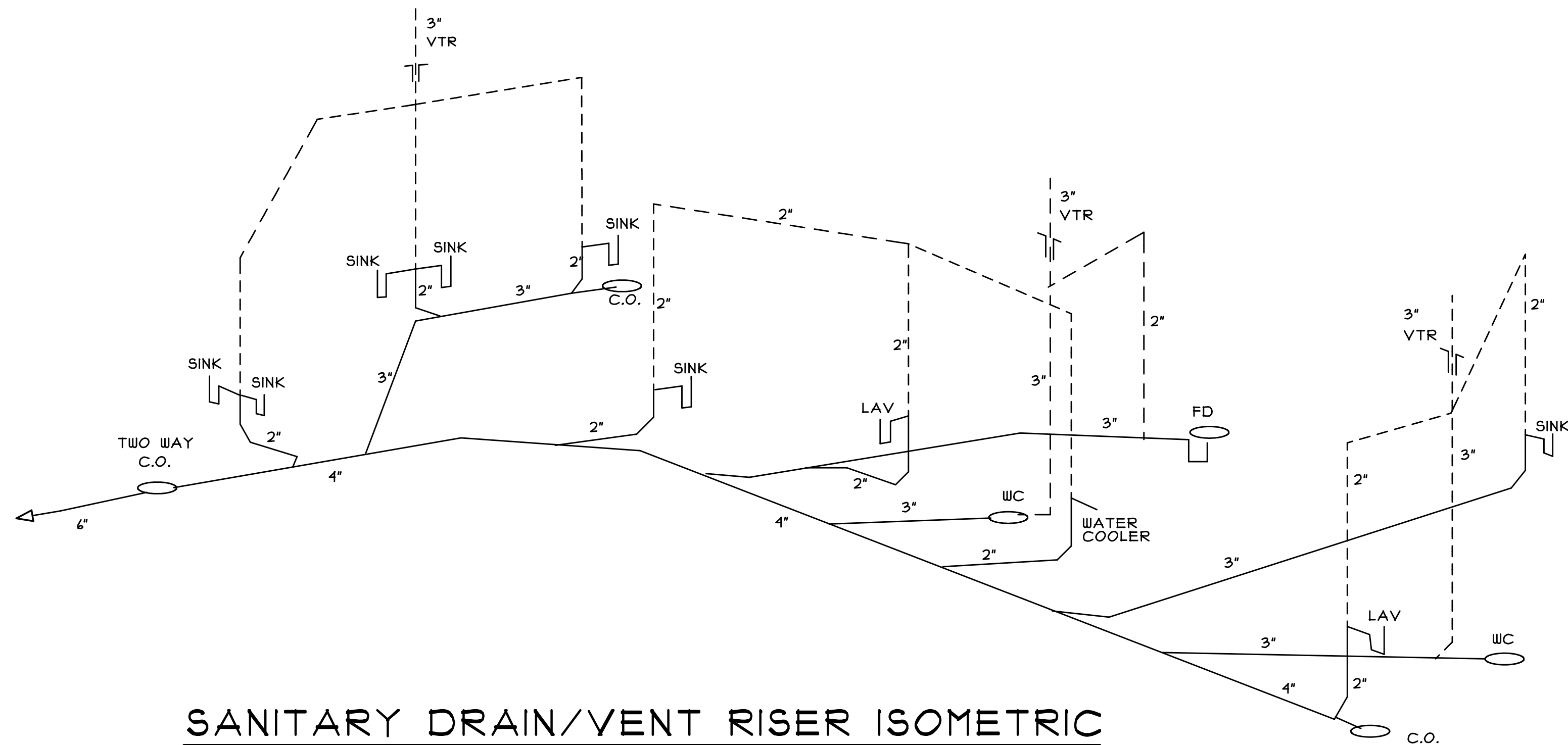
SERVICE ENTRANCE SCHEMATIC

SCALE: NONE

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WATER RISER ISOMETRIC



SANITARY DRAIN/VENT RISER ISOMETRIC

KEYED NOTES

- 1 1/2" CW AND HW DOWN TO FIXTURE
 - 2 1/2" CW DOWN TO FIXTURE
 - 3 EXTEND 1 1/4" GAS LINE FROM BLDG. MASTER GA METER MANIFOLD TO MECHANICAL RM. COORDINATE GAS METER AND SERVICE WITH GAS COMPANY.
- GAS LOAD SUMMARY
- | | |
|--------------|--------------|
| WATER HEATER | 151,000 BTUH |
| FAU-1 | 80,000 BTUH |
| FAU-2 | 80,000 BTUH |
| | 311,000 BTUH |
- GAS PIPE DEVELOPED LENGTH 54 FT.

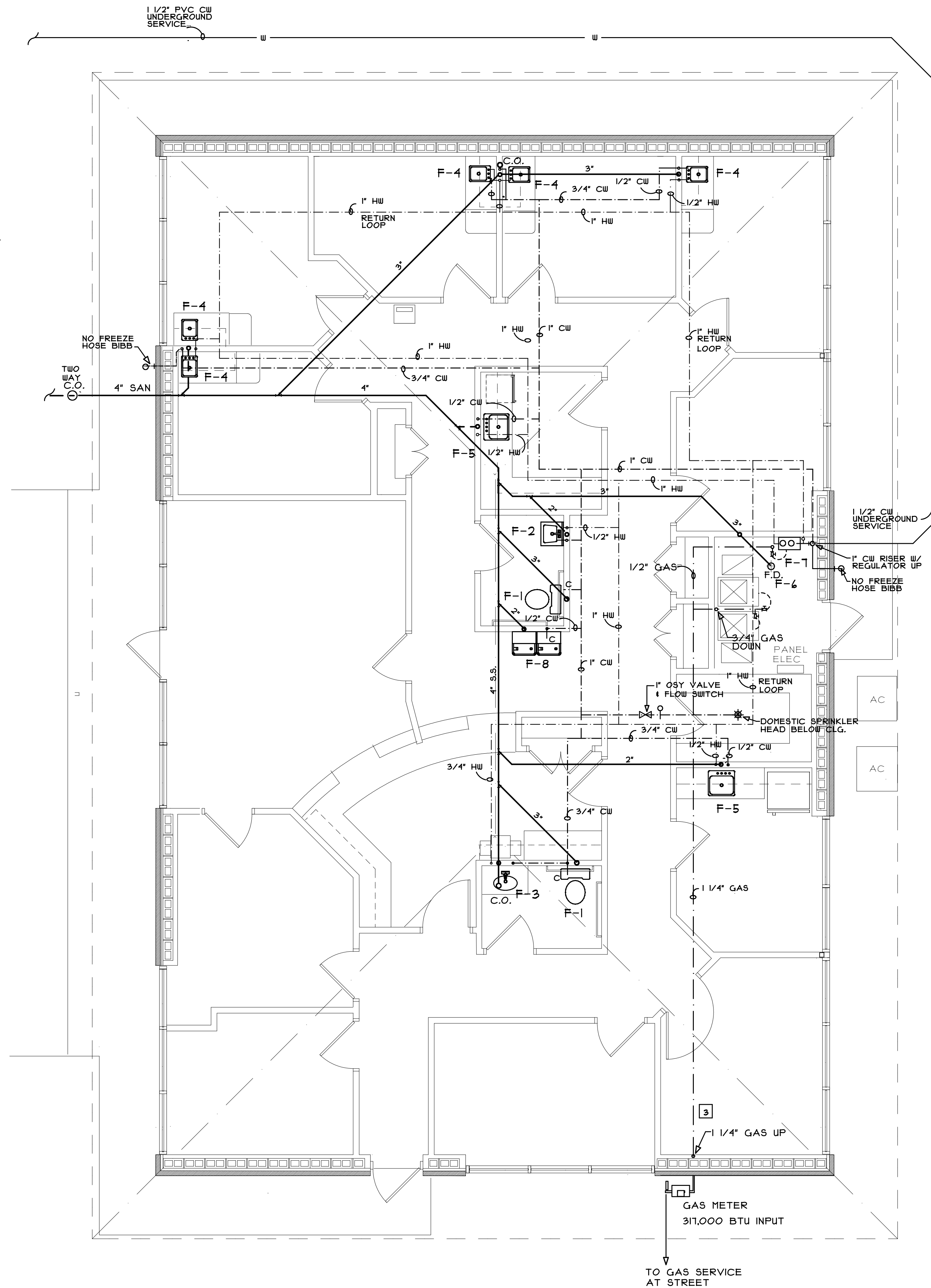
- 4 PROVIDE (1) DOMESTIC WATER SYSTEM AUTOMATIC FIRE SPRINKLER IN SUPPLIES ROOM. WATER SUPPLY SYSTEM SHALL HAVE CAPACITY SUFFICIENT TO PROVIDE 0.5 GPM/FT THROUGHOUT THE ENTIRE ENCLOSED AREA. AN INDICATOR SHUT-OFF VALVE SUPERVISED IN ACCORDANCE WITH SECTION 9.12 OF LSC (1) SHALL BE INSTALLED IN AN ACCESSIBLE, VISIBLE LOCATION BETWEEN THE SPRINKLER AND THE CONNECTION TO THE DOMESTIC WATER SUPPLY.

LEGEND

- FD FLOOR DRAIN W/TRAP
WC WATER CLOSET
VTR VENT THRU ROOF
CO CLEAN OUT

PLUMBING FIXTURE SCHEDULE

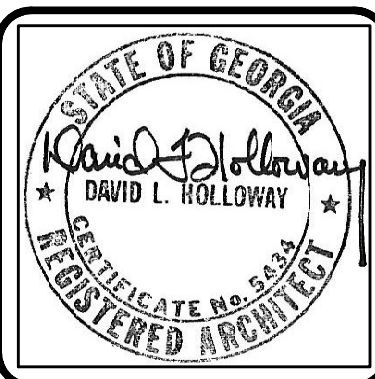
- F-1 TANK TYPE ELONGATED TOILET - AMERICAN STANDARD® MODEL 2214.10 BARRIER FREE W/ SEAT 415, RIM 11" A.F.F.
- F-2 WALL MOUNT LAVATORY - AMERICAN STANDARD® DECLYN MODEL #0321.024 W/ DELTA 4" O.C. SINGLE LEVER FAUCET
- F-3 COUNTER MOUNT LAVATORY - AMERICAN STANDARD® OVAL HORIZON MODEL #3303.000 W/ DELTA 4" O.C. SINGLE LEVER FAUCET
- F-4 15" x 15" x 4" SINGLE BOWL STAINLESS STEEL SINK W/ GOOSE NECK FAUCET ELKAY® MODEL HD320814LFR W/ LK241TICR FAUCET
- F-5 11" x 21-1/4" x 4 1/2" STAINLESS STEEL SINK W/ 8" CENTERS ELKAY® MODEL# D1121 W/ DELTA® MODEL #B3310LP SINGLE HANDLE FAUCET AND SPRAYER
- F-6 ADJUSTABLE 4" DIA FLOOR DRAIN
- F-7 TANKLESS NATURAL GAS WATER HEATER - RHEEM PRESTIGE® RTGH-84DVLN-2, 8.4 MAX GPM 11,000-151,000 BTU INPUT, DIRECT VENT, 0.93 UEF
- F-8 BARRIER FREE HI-LO WATER COOLERS HAWS® MODEL #HUBFABL



PLUMBING PLAN

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

PLUMBING PIPING LAYOUT IS SCHEMATIC IN NATURE AND DOES NOT DEPICT ACTUAL BENDS AND TURNS OF PIPES WHICH MAY BE REQUIRED TO ACCOMMODATE ACTUAL CONDITIONS.



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