

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
A3 EXTERIOR BUILDING ELEVATIONS
A4 BUILDING CROSS SECTION / DETAILS
A5 INTERIOR ELEVATIONS / CABINET DETAILS
A6 FIRE EGRESS PLAN
S1 BUILDING FOUNDATION PLAN / DETAILS
S2 BUILDING ROOF FRAMING PLAN / DETAILS
M1 HVAC PLAN / SPECIFICATION
E1 ELECTRICAL POWER / LIGHTING FLOOR PLANS
E2 ELECTRICAL SPECIFICATIONS / RISER DIAGRAM / PANEL SCHEDULE
P1 PLUMBING DWV PIPING PLAN / WATER/GAS PIPING PLAN
P2 PLUMBING DWV PIPING RISER DIAGRAM/ WATER/GAS RISER DIAGRAM

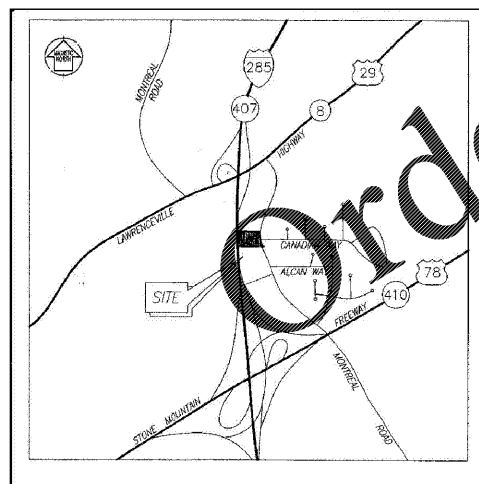
PROJECT CRITERIA

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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

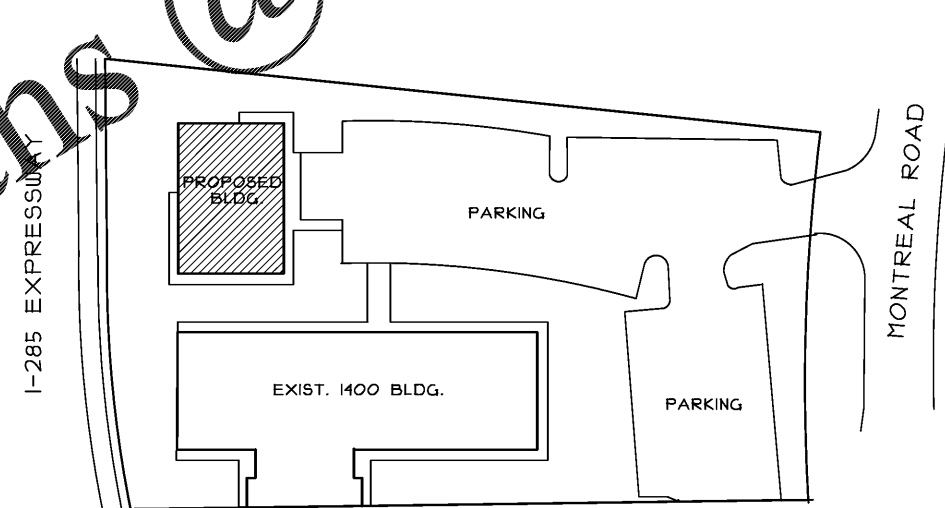
OWNER/DEVELOPER

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

BILL PATTERSON
(770) 310-1234



SITE LOCATION MAP



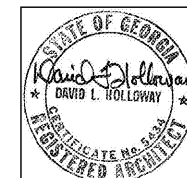
KEY PLAN
NTS

DAVID L. HOLLOWAY
& ASSOCIATES

ARCHITECTS

1963 WINDCREST DRIVE, LILBURN, GA 30047

(678) 908-6654



JANUARY 21, 2020

RELEASED FOR CONSTRUCTION