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THE SHOPS AT CROSSROADS FORSYTH COUNTY, GEORGIA

PARTNERS TWO INVESTMENT CORPORATION
3264 MEDLOCK BRIDGE ROAD
NORCROSS, GEORGIA 30092

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PROJECT NAME
The Shops at Crossroads
Partners Two Investment Corp.
3264 Medlock Bridge Road
Norcross, Georgia 30092

ISSUED FOR PRICING	DRAWING TITLE Title Sheet	PROJECT NUMBER MTA-07-005-01
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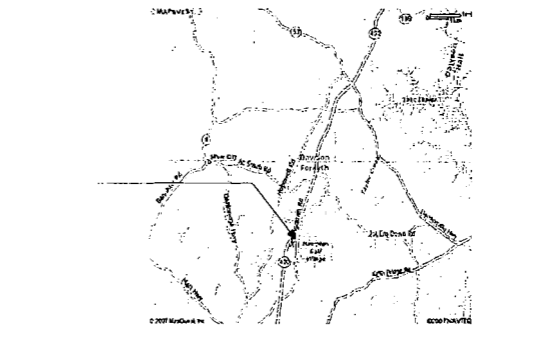
APPLICABLE CODES

BUILDING DEPARTMENT	
BUILDING CODE:	2006 IRC W/ GEORGIA AMENDMENTS
PLUMBING CODE:	2006 IPC W/ GEORGIA AMENDMENTS
ELECTRICAL CODE:	2005 NEC W/ GEORGIA AMENDMENTS
MECHANICAL CODE:	2006 IMC W/ GEORGIA AMENDMENTS
GAS CODE:	2006 IFGC W/ GEORGIA AMENDMENTS
ENERGY CODE:	2006 IECC W/ GEORGIA AMENDMENTS
FIRE MARSHALLS OFFICE	
ACCESSIBILITY CODE:	GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-20
IFPA:	2000 NFPA 101 LIFE SAFETY CODE 2000 EDITION
FIRE CODE:	2006 IRC W/ GEORGIA AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE II-B
SPRINKLERED:	YES
ALLOWABLE HEIGHT:	4 STORIES
ACTUAL HEIGHT:	1 STORY
ALLOWABLE AREA:	UNLIMITED PER SBC 507.3
ACTUAL AREA:	22,213 SQ. FT.
SITE ZONING:	C8D

DRAWING INDEX

ARCHITECTURAL	STRUCTURAL
A-001 TITLE SHEET	S110 FOUNDATION PLAN
A-007 ADDITIONAL PLAN REVIEW INFORMATION	S210 ROOF FRAMING PLAN
A-003 ADDITIONAL PLAN REVIEW INFORMATION	S310 FOUNDATION DETAILS
A-010 LIFE SAFETY PLAN	S320 FRAMING DETAILS
A-012 ARCHITECTURAL SITE PLAN	S330 FRAMING DETAILS
A-014 SIDEWALK PLAN	S340 STRUCTURAL NOTES
A-100 OVERALL FLOOR PLAN	MECHANICAL
A-102 FLOOR PLAN - SUITES 101-107	M-001 HVAC SCHEDULES & DETAILS
A-104 FLOOR PLAN - SUITES 108-114	M-100 HVAC FLOOR PLAN
A-106 REFLECTED CEILING PLAN - 101-107	MS-100 MECHANICAL SPECIFICATIONS
A-108 REFLECTED CEILING PLAN - 108-114	PLUMBING
A-110 ENLARGED RESTROOM PLANS	P-001 PLUMBING LEGEND, SCHEDULES & DETAILS
A-112 ROOF PLAN	P-100 PLUMBING PLAN & RISER DIAGRAMS
A-200 DOOR AND FINISH SCHEDULES AND NOTES	ELECTRICAL
A-300 FRONT ELEVATION	E-001 ELECTRICAL CONDUIT DETAILS & SCHEDULES
A-302 REAR ELEVATION	E-002 ELECTRICAL SPECIFICATIONS
A-304 SIDE ELEVATIONS	E-003 LEGEND & SCHEDULES
A-400 TRANSVERSE BUILDING SECTIONS	E-004 LIGHTING PLAN
A-402 LONGITUDINAL BUILDING SECTIONS	E-005 POWER & SYSTEMS PLAN
A-502 DETAIL WALL SECTIONS	
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A-512 DETAIL WALL SECTIONS	

VICINITY MAP



OCCUPANCY & EGRESS

OCCUPANCY CLASSIFICATION:	S8CCI - BUSINESS GROUP B/ LIFE SAFETY - BUSINESS
OCCUPANT SEPARATION:	EXISTING 1 HOUR SEPARATION
TENANT SEPARATION:	EXISTING 1 HOUR SEPARATION
PLUMBING FIXTURE COUNTS	
	TOILET 1 UNISEX
	LAVATORY 1 UNISEX
	WATER COOLER 1
BUILDING OCCUPANT LOAD	1,840 SF @ 100 SF/OCCUPANT + 18 OCCUPANTS
TOTAL OCCUPANT LOAD	
UNITS OF EGRESS REQUIRED (0.27 X 16 OCCUPANTS)	3.2 INCHES
MEANS OF EGRESS AT FRONT	34 INCHES
MEANS OF EGRESS AT REAR	34 INCHES
TOTAL UNITS OF EGRESS PROVIDED	68 INCHES

PROJECT DIRECTORY

CLIENT:	PARTNERS TWO INVESTMENT CORP. 3264 MEDLOCK BRIDGE ROAD NORCROSS, GEORGIA 30092 DARRELL DOBRESK PH: (678) 488-4456	GENERAL CONTRACTOR:	IBD
ARCHITECT:	M. TIMS AND ASSOCIATES 625 CROSSVILLE ROAD SUITE 204 ROSWELL, GA 30075 SIRK MCCLESKEY PH: (770) 643-1610 FAX: (770) 643-1016	BUILDING DEPARTMENT:	110 E. MAIN STREET CUMMING, GEORGIA 30040 PH: (770) 781-2115 F: (770) 781-2197
STRUCTURAL ENGINEER:		FIRE MARSHAL:	FORSYTH COUNTY FIRE DEPT. 3520 SETTING DOWN RD. CUMMING, GEORGIA 30040 FIRE CHIEF DANNY BOWMAN PH: (678) 450-8272 F: (770) 781-2194
MECHANICAL & PLUMBING ENGINEER:	MAY RIVER ENGINEERING, LLC 1680 WEST OAK PARKWAY SUITE 1031 MARIETTA, GA 30062 VINCENT HAZZIB PH: (678) 231-1537	CIVIL ENGINEER:	RILEY PARK HAYDEN AND ASSOCIATES, INC. WILL MARTIN PH: (478) 380-9170
ELECTRICAL ENGINEER:	MAY RIVER ENGINEERING, LLC 1680 WEST OAK PARKWAY SUITE 1031 MARIETTA, GA 30062 LADD MARSH PH: (678) 231-1537	74 HOUR CONTRACT:	PARTNERS TWO INVESTMENT CORP. 3264 MEDLOCK BRIDGE ROAD NORCROSS, GEORGIA 30092 DARRELL DOBRESK PH: (678) 488-4456

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS AND EQUIPMENT LOCATIONS IN THE FIELD. DISCREPANCIES SHALL BE COMMUNICATED TO ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.

ELEVATIONS AND LEVELS ARE SHOWN TOP OF SLAB AND DOES NOT INCLUDE APPLIED FINISHES (I.E. CARPET, VCT OR OTHER THIN SET FINISH MATERIALS)

UNLESS OTHERWISE NOTED, INTERIOR PARTITION DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN METAL STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILL WORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH (GYP BOARD, PLASTER, ETC.)

ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE ALLOWED IN THE SERVICE AREA.

ELECTRICAL PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATING.

ALL EXISTING WORK, FURNISHINGS, EQUIPMENT OR MATERIAL TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE REPAIR OR REPLACED AT NO ADDITIONAL COST TO OWNER.

CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:

- VALVES
- FLOW MEASURING DEVICES
- MIXING BOXES
- POWER OPERATED DAMPERS
- ACCESS PANELS IN THE DUCT WORK
- VOLUME AND BALANCING DEVICES
- WATER FLOW SWITCHES
- SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
- PRESSURE SWITCHES.

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