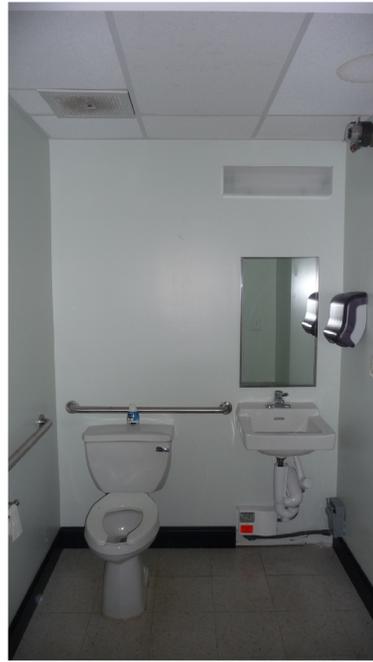




**Front of Unit 5198**  
NTS



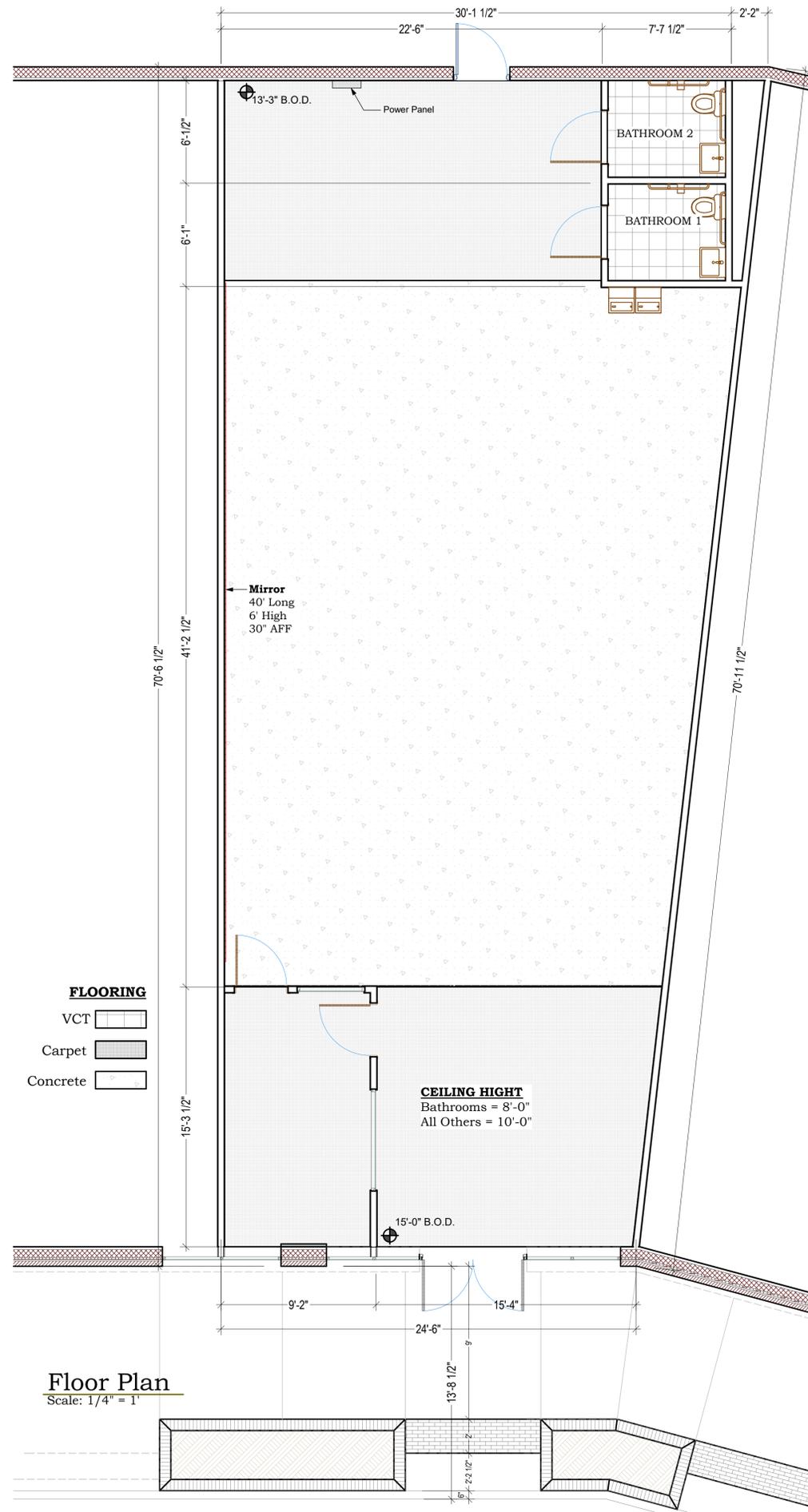
**Bathroom 1**  
NTS



**Bathroom 2**  
NTS



**208/120 Volt Elec. Panel**  
NTS



UNIT 5198		2,000 SF
<b>EXISTING FINISHES</b>		
<b>FLOORING</b>		<b>CONDITION</b>
CARPET		POOR
EXPOSED CONCRETE		FAIR
VCT		GOOD
<b>WALLS</b>		<b>GOOD/FAIR</b>
PAINT		
1 Wall covered with Mirrors		
<b>WALL BASE</b>		
RUBBER (in Bathrooms)		GOOD
All other Baseboard are Missing		N/A
<b>CEILING</b>		<b>GOOD</b>
2' x 4' Layin		
<b>WINDOWS</b>		<b>GOOD</b>
ALUMINUM W/1" INSULATED GLAZING		

<b>AMERICAN DISABILITIES COMPLIANCE</b>	YES
<b>CONSTRUCTION TYPE</b>	TYPE III
<b>BUILDING FIREPROOFED</b>	NO
<b>FIRE ALARM</b>	NO
<b>SPRINKLER SYSTEM</b>	YES

<b>CEILING HEIGHT</b>	
FRONT SALES AREA	10'-0"
BATHROOMS	9'-0"
BACK OF UNIT	9'-8"
<b>NUMBER OF STORIES</b>	1
<b>DECK HEIGHT (at back of unit)</b>	13'-3"

- NOTES:**
- THIS DRAWING IS FOR DIAGRAMMATIC PURPOSES ONLY AND IS INTENDED TO SHOW THE GENERAL CONFIGURATION OF THE SPACE.
  - ALL DIMENSIONS MUST BE FIELD VERIFIED BY THE TENANT OR THEIR CONTRACTOR.
  - ALL UTILITY LOCATIONS AND FIELD CONDITIONS MUST BE VERIFIED BY THE TENANT BEFORE THE DEVELOPMENT OF TENANT BUILD OUT DRAWINGS.



**Meters at back of Unit 5198**  
NTS

**FLYNN CROSSING**  
5158-5238 McGinnis Ferry Road | Alpharetta, GA 30005



**Site Plan**  
Scale: NTS



**ROBERT NOBLE ARCHITECT A.I.A.**

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ROME, GA 30161  
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FX: (706) 295.2063

**NOT FOR CONSTRUCTION**

**PHILLIPS EDISON & CO**  
**FLYNN CROSSING - UNIT 5198**  
MCGINNIS FERRY ROAD  
Rome, Georgia 3016

**NOT FOR CONSTRUCTION**

LOD Unit 5198

PROJECT # #Pln  
DRAWN BY:  
**L. A. (Tony) LOMBARD**  
DATE: ##/##/####  
REV. DATE:

**A1.1**