



Space Profile for

Unit: #475

Area: 2900 sq ft

Address

*476 Ritchie Highway, Suite F
Severna Park, MD 21146*



*4300 West Cypress St., Suite 160
Tampa, FL, 33607*

Robinson Crossing



CONTINENTAL REALTY CORPORATION

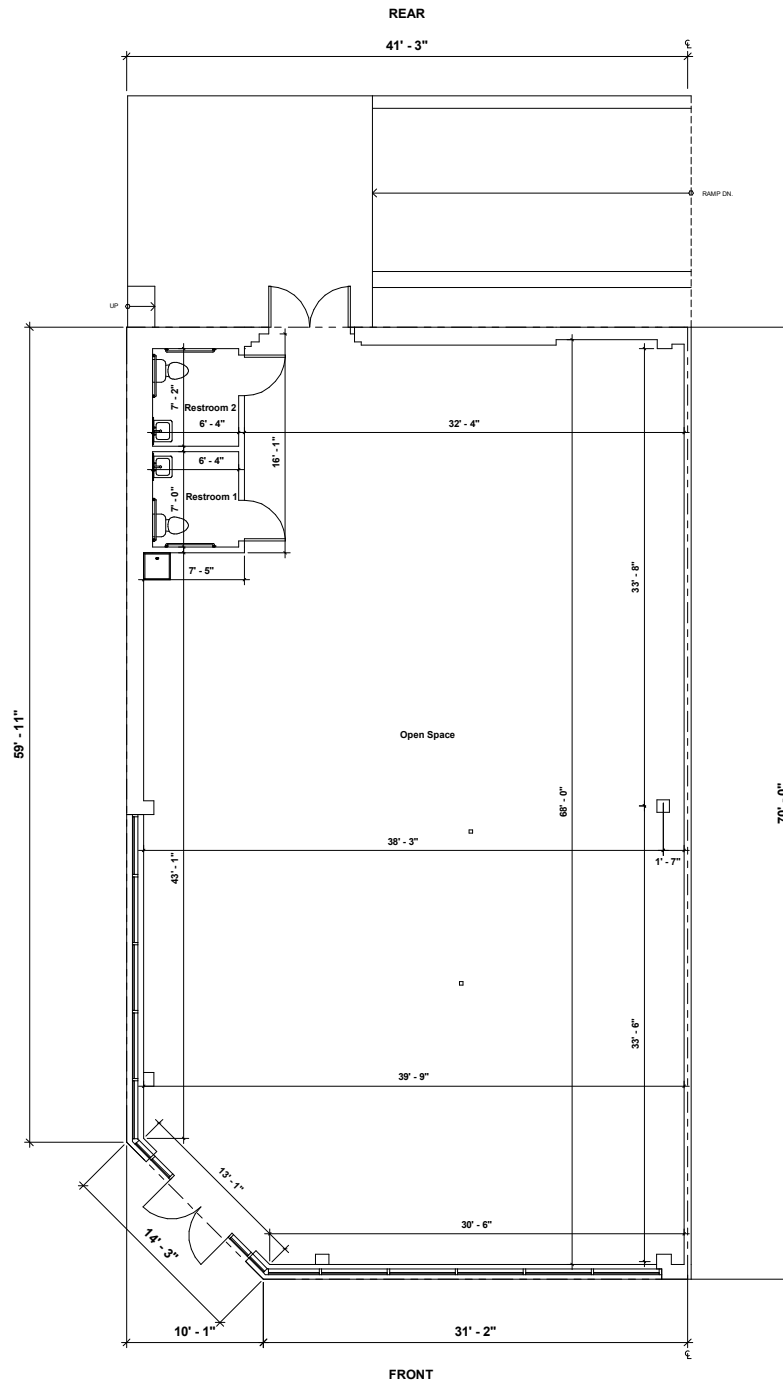
1427 Clarkview Road,
Suite 500
Baltimore, MD 21209

Unit # 475 Ground Floor 2,900 SF

Square footage provided by the customer

Width
41' - 3"

Depth
70' - 0"



Revisions

Floor Plan
Prepared 10/02/2025
Unit # 475

Plans Produced by:
ID PLANS

4300 West Cypress Street Suite 160
Tampa, Florida 33607
Phone: (866) 657-2545
idplans.com

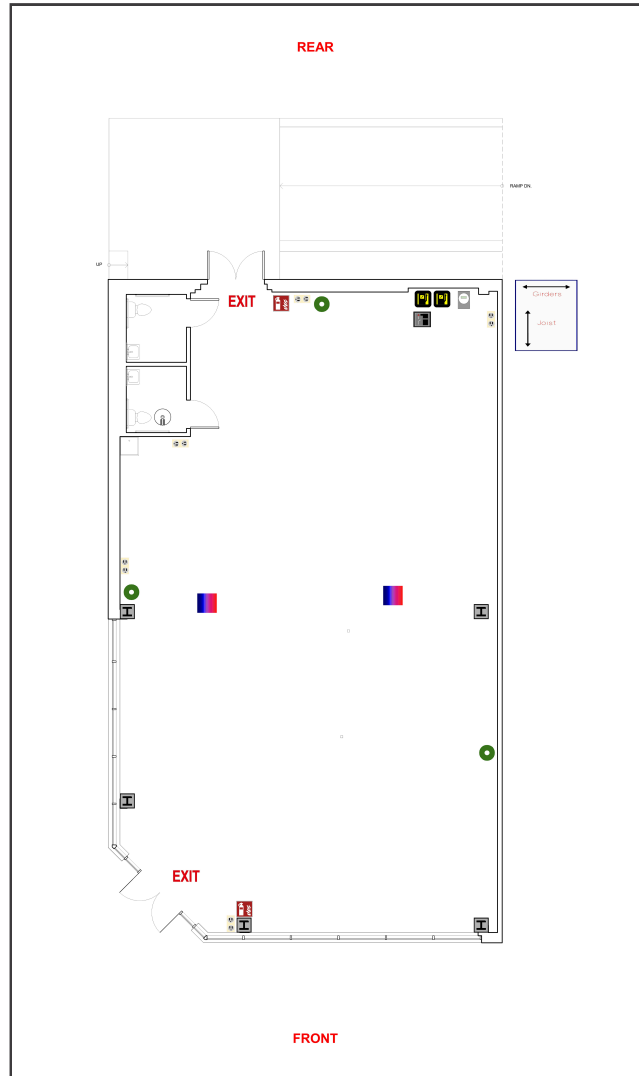


Floor plan is for general use and purposes only. ID PLANS does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as replacement for documents, drawings, or media intended or claimed to be structurally accurate, such as blueprints. The property owner has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.

















































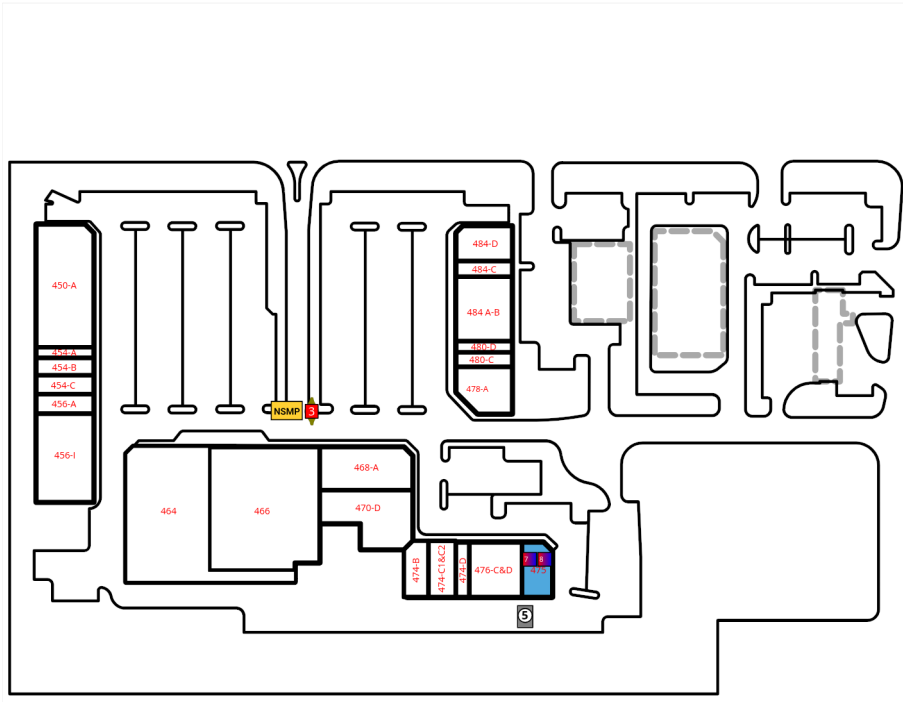
A1 MAIN FLOOR

Virtual Tour



Legend

| | | | | | | | |
|--|-----------------------|---|--------------------------|---|-----------------------|---|----------------------|
|  | Tenant Water Meter |  | Air Handler |  | Rectangular Column |  | Disconnect |
|  | Sub Water Meter |  | HVAC Unit |  | Appliance Outlet |  | Freezer |
|  | House Water Meter |  | Blank Air Handler |  | Outlet |  | Can Light |
|  | Blank Water Meter |  | Blank HVAC Unit |  | Service Panel |  | Recessed Light |
|  | Tenant Gas Meter |  | Vertical Fire Riser |  | Water Heater |  | Ceiling Fan w/ Light |
|  | Sub Gas Meter |  | Horizontal Fire Riser |  | RJ45 |  | Ceiling Fan |
|  | House Gas Meter |  | Fire Sprinkler |  | Backflow Preventer |  | Diffuser |
|  | Blank Gas Meter |  | Fire Alarm Pull |  | Water Fountain |  | Air Vent |
|  | Tenant Electric Meter |  | Fire Alarm |  | Grease Trap |  | Emergency Light |
|  | Sub Electric Meter |  | Fire Extinguisher |  | Step Down Transformer |  | 4 Bulb Fluorescent |
|  | House Electric Meter |  | Thermostat |  | Floor Drain |  | 2 Bulb Fluorescent |
|  | Blank Electric Meter |  | Fire Alarm Control Panel |  | Tankless Water Heater |  | 1 Bulb Fluorescent |



Space Overview

| Overview | Actual Square Footage | Measured Depth of Space |
|----------|-----------------------|-------------------------|
| | 2900 SQFT | 70' 0" |

| Thickness | Front Wall | Rear Wall | Left Wall | Right Wall |
|-----------|------------|-----------|-----------|------------|
| | 1' 1" | 0' 6" | 1' 3" | 0' 6" |

| Flooring | Concrete | Carpet | Tile | Other | Unit | Total |
|----------|----------|--------|--------------|-------|-----------|--------------|
| | | | 2630.84 SQFT | | 2900 SQFT | 2630.84 SQFT |

| Ceiling Information | Height From Floor To Ceiling | Height From Floor To Bottom Of Deck | Height From Floor To Bottom Of Joist |
|---------------------|------------------------------|-------------------------------------|--------------------------------------|
| | Front: 9' 10" Back: 9' 10" | Front: 15' 4" Back: 14' 0" | Front: 13' 4" Back: 12' 0" |

| Ceiling Information Cont. | Clear Ceiling Height | Height From Floor To Bottom Of Girder |
|---------------------------|----------------------|---------------------------------------|
| | 9' 10" | NaN' NaN" |

Mechanical

| HVAC | Reference | Manufacturer | Model | Serial | Tonnage | Year | Notes |
|------|-----------|--------------|--------------------|------------|---------|------|-------|
| | 1 | YORK | XN060C00B2A1AAA1A1 | N1G8027007 | 5 | 2018 | |
| | 2 | YORK | XN060C00B2A1AAA1A1 | N1G8994683 | 5 | 2018 | |

| Not Present | Assets Not Present |
|-------------|--------------------|
| | Air Handler |

Electric

| Disconnect | Reference | Amps | Location | UL Number | Manufacturer | Handle or Breaker | Notes |
|------------|-----------|------|------------|------------|------------------|-------------------|-------|
| | 1 | 200 | Open Space | Not Listed | General Electric | Breaker | |

| Electric Meter | Reference | Meter # | Location | Amps | Notes |
|----------------|-----------|------------|------------------|------|-------|
| | 1 | D115997795 | Inside the Space | | |

| Not Present | Assets Not Present |
|-------------|-----------------------|
| | Step-Down Transformer |

| Service Panel | Reference | Amps | Service Type | Panel Type | Panel UL Number | Manufacturer | Location | Number of Circuit Breakers | Notes |
|---------------|-----------|------|--------------|---------------------|-----------------|------------------|------------|----------------------------|-------|
| | 1 | 225 | 120/208 | A Series Panelboard | FT 852254 | General Electric | Open Space | | |
| | 2 | 225 | 120/208 | A Series Panelboard | FT 851867 | General Electric | Open Space | | |

IDPlans does not provide an Ampacity Report

Plumbing

| No Sub Meter Present | Reference | Meter # | Verified Date | Notes |
|----------------------------|-----------|---------|----------------------|-------|
| | | 1 | No Sub Meter Present | |

| Not Present | Assets Not Present |
|----------------|--------------------|
| | Water Fountains |
| | Backflows |

| Water Heater | Reference | Manufacturer | Model | Serial | Gallons | Tank | Water Line (in) | Location | Notes |
|-----------------|-----------|--------------|------------------------|-----------|-----------|------|-----------------|----------|------------------|
| | | 1 | State Industries, Inc. | P62010MSK | C00306870 | 19.9 | Tank | 3/4" | Restroom Ceiling |

| Water Meter | Reference | Meter # | Location | Meter Size | Line Size | Notes |
|----------------|-----------|--------------|-------------|--------------|--------------|-------|
| | 1 | Inaccessible | Meter Vault | Inaccessible | Inaccessible | |

Waste

| | |
|-------------|--------------------|
| Not Present | Assets Not Present |
| | Grease Trap |
| | Grease Container |

Fire

| Fire Extinguisher | Number of Fire Extinguishers | Notes |
|-------------------|------------------------------|-------|
| | 2 | |

| Not Present | Assets Not Present |
|-------------|--------------------------|
| | Fire Alarm Control Panel |
| | Sprinkler Heads |

Gas

| | |
|--------------------|--------------------|
| Not Present | Assets Not Present |
| | Gas Meter |

Room

| Restroom | Unit | Description |
|------------|------------|-------------|
| | Restroom 1 | |
| Restroom 2 | | |