



Space Profile for

Unit: #1232

Area: 6555 sq ft

Address

1350 Scenic Highway South, Unit

1232

Snellville, GA 30078



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**Shoppes at
Webb Gin**



**CONTINENTAL
REALTY
CORPORATION**

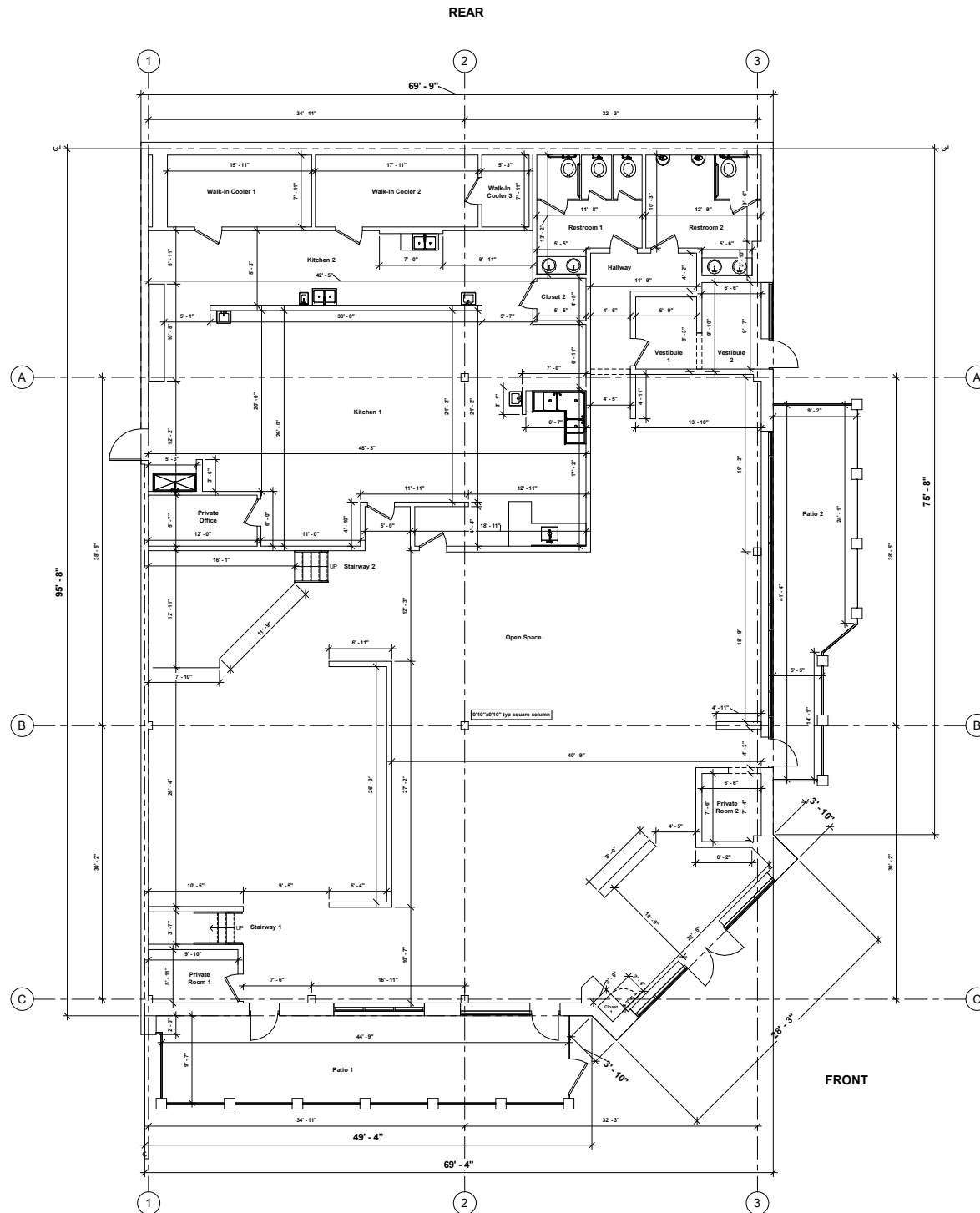
1427 Clarkview Road,
Suite 500,
Baltimore, MD 21209

**Unit # 1232
Ground Floor
6,555 SF**

Square footage shown was measured
on-site and adheres to BOMA standards.

**Width
69' - 4"**

**Depth
95' - 8"**



A1 MAIN FLOOR

Virtual Tour

Revisions

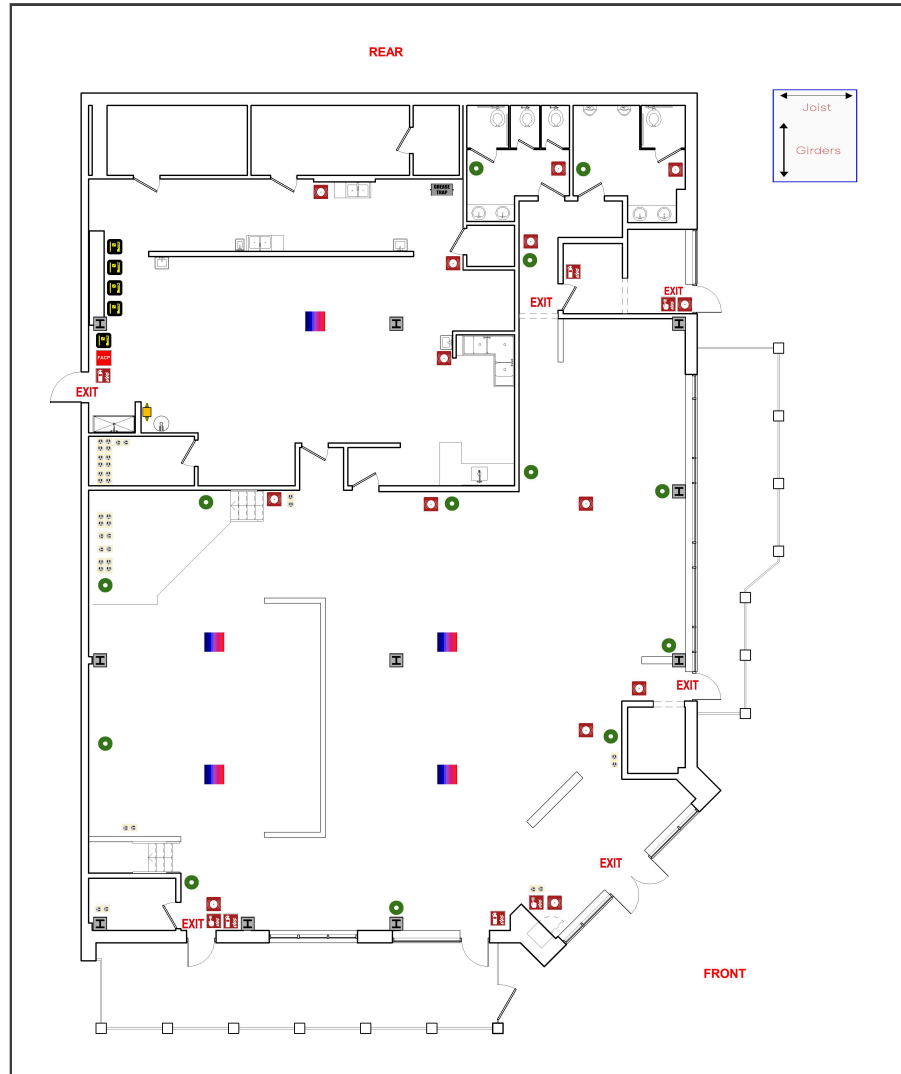
Floor Plan
Prepared 09/19/2024
Unit # 1232

Plans Produced by:
ID PLANS





























































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Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	EXIT Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Tenant Water Meter
	Disconnect		Sub Water Meter		House Gas Meter		Sub Gas Meter
	House Water Meter		Air Handler		House Electric Meter		Tenant Electric Meter
	Tenant Gas Meter		Vertical Fire Riser		Horizontal Fire Riser		
	Sub Electric Meter						



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	6555 SQFT	95' 8"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	1' 4"	1' 5"	1' 4"	1' 4"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	1851.36 SQFT		3856.61 SQFT	195.98 SQFT	6555 SQFT	5903.95 SQFT

Ceiling
Information

Height From Floor To Ceiling

Height From Floor To Bottom Of Deck

Height From Floor To Bottom Of Joist

Front: 11' 10" Back: 9' 0"

Front: 20' 5" Back: 23' 4"

Front: 18' 4" Back: 21' 3"

Ceiling
Information
Cont.

Clear Ceiling Height

8' 2"

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	LENNOX	KGB074S4BH2G	5620E02992	6	2020	
	2	YORK	J15ZFN24R4FAA1B	N1C1835933	15	2011	
	3	TRANE	LABEL FADED	LABEL FADED			
	4	YORK	ZJ150N18R4A1BAA1A2	N2F3705605	12.5	2023	
	5	LENNOX	LABEL FADED	LABEL FADED			

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	400	Hallway	Not Listed	General Electric	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	75003468	Utility Room		

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	0	Not Listed	Not Listed	Not Listed	General Electric	Kitchen		Amps not Listed
	2	400	120/208	A-Series II Panelboard	HT 930117	General Electric	Kitchen		
	3	400	120/208	A-Series II Panelboard	HT 932341	General Electric	Kitchen		
	4	175	120/208	LCP128 Spec-Grade	243C	Lutron	Kitchen		
	5	400	120/208	A-Series II Panelboard	HT 930861	General Electric	Kitchen		

IDPlans does not provide an Ampacity Report

Plumbing

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1	70170227	Meter Vault	3 inch	Utility company will not confirm name on the account.

Not Present	Assets Not Present
	Backflows

Sub Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1	6868951	Ceiling	2 inch	2 inch	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	A.O. Smith	BTH-400A 300	1952117588645	119	Yes	No	1/2"	Kitchen	

Waste

Grease Container	Company	Size	Notes
		DAR PRO SOLUTIONS	

In-ground Grease Trap Cover	Diameter	Notes
	25	
	25	
	25	
	25	
	25	
	25	
	25	
	25	
	25	

Fire

Fire Extinguisher	Number of Fire Extinguishers	Notes
	4	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	66	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	3096557	Rear Exterior	2 inch	

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	